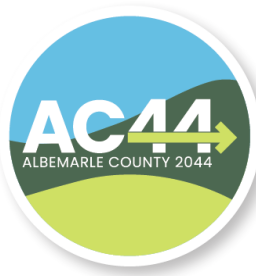# Growth Management Options and Themes

PLANNING COMMISSION WORK SESSION
JULY 26, 2022
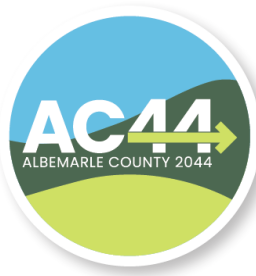
# Purpose of the Work Session and Where We Are in AC44

# Purpose of the Work Session

- Provide a briefing on the AC44 process

- Summarize potential options for Growth Management

- Discuss potential "Common Themes" to build a New **Vision for Growth and Resilience** (for the September PC meeting)

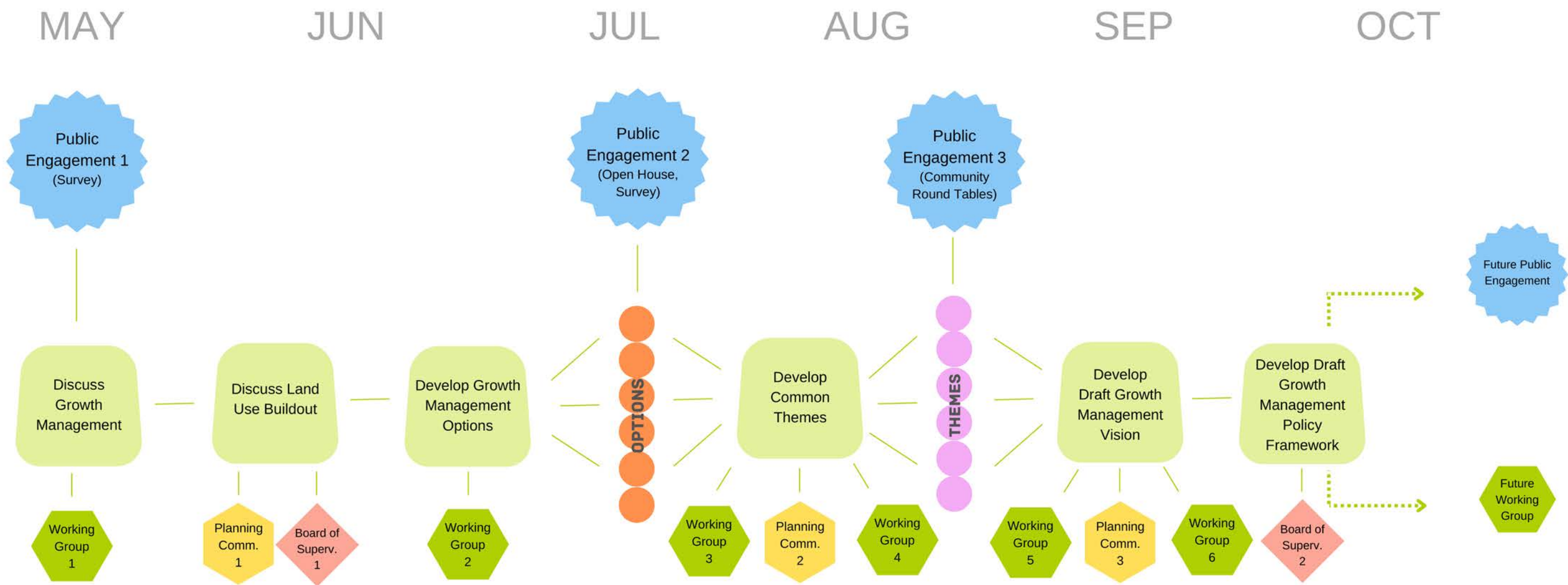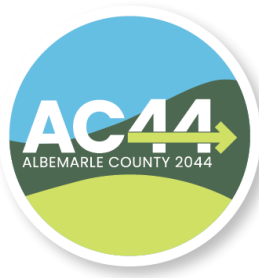AC44 Comprehensive Plan Update

# Agenda

- Where we are in the AC44 Comp Plan update process

- Land Use Buildout: next steps

- Overview of Growth Management Options and Related Public Input

- What We Heard / Common Themes

- Next Steps and Planning Commission Discussion / Questions
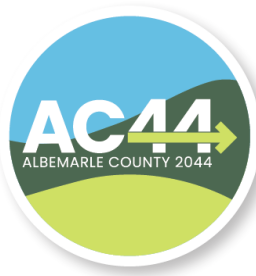
# AC44 Project Phasing Plan



We are here!

**1 Plan for Growth**

**2 Draft Policies**

**3 Prioritize Action Steps**

**4 Finalize and Adopt Plan**

Draft Vision for Growth and Resilience · Vision for Growth and Resilience · Draft Policies for Major Topics · Updated Policies for Major Topics · Draft Action Steps · Updated Action Steps · Draft Document · Final Document

### How we will Plan for Growth:

- Review the Growth Management Policy using equity, climate action, and capacity projections to guide our work
- Develop a Vision for Growth and Resilience
- Align the Comprehensive Plan Vision and Values with Albemarle County's updated Values

### How we will Draft Policies:

- Identify main topics for the Comprehensive Plan, such as transportation, economic development, land use, and rural area planning
- Review existing conditions and current trends for each topic
- Update guiding policies for each main topic

### How we will Prioritize Action Steps:

- Review and update action steps to implement the Comprehensive Plan
- Prioritize action steps, using equity and climate action to guide our work

### How we will Finalize and Adopt the Plan:

- Finalize the Comprehensive Plan document, including Plan chapters, recommendations, and document design
- Public hearings with the Planning Commission and Board of Supervisors
- Adoption of final document by the Board of Supervisors

AC44 Comprehensive Plan Update

# AC44 Phase 1 Work Flow



MAY      JUN      JUL      AUG      SEP      OCT

Public Engagement 1 (Survey)

Public Engagement 2 (Open House, Survey)

Public Engagement 3 (Community Round Tables)

Future Public Engagement

Discuss Growth Management

Discuss Land Use Buildout

Develop Growth Management Options

OPTIONS

Develop Common Themes

THEMES

Develop Draft Growth Management Vision

Develop Draft Growth Management Policy Framework

Working Group 1

Planning Comm. 1

Board of Superv. 1

Working Group 2

Working Group 3

Planning Comm. 2

Working Group 4

Working Group 5

Planning Comm. 3

Working Group 6

Board of Superv. 2

Future Working Group

# Land Use Buildout: Next Steps

# Land Use Buildout Analysis: Next Steps

- **Next Steps**
  - Continue compiling/analyzing the non-residential development pipeline
  - Continue analyzing recent residential buildout and approval trends
  - Continue coordinating with Economic Development Office on site readiness and site selection factors for non-residential uses

- **Key Takeaways (so far)**
  - Mixed-use developments: the residential component tends to build out first, and non-residential may not build out until years (5-10+) later
  - When factoring in site readiness/selection criteria, appears to be sufficient capacity for commercial/retail, but much less currently available sites for office and industrial
  - Urban Density Residential (6.01 - 34 units/acre) projects not being approved at higher end of density range; recent rezonings approved at average of 17.6 units/acre
  - Many by-right projects developing at 30-50% of the density recommended in the Comp Plan

# Growth Management Options

# Current Growth Management Policy
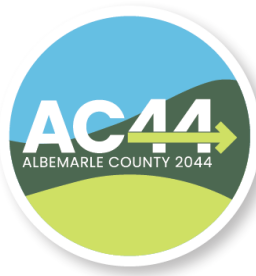
**Current Growth Management Policy**

Promote the efficient use of County resources through a combination of:

protecting the elements that define the **Rural Area**: agricultural resources, forestry resources, land preservation, land conservation, water supply resources, natural resources, scenic resources, historic, archeological, and cultural resources; and

promoting the **Development Areas** as the place where a variety of land uses, facilities, and services exist and are planned to support the County's future growth, with an emphasis placed on density and high-quality design in new and infill development.
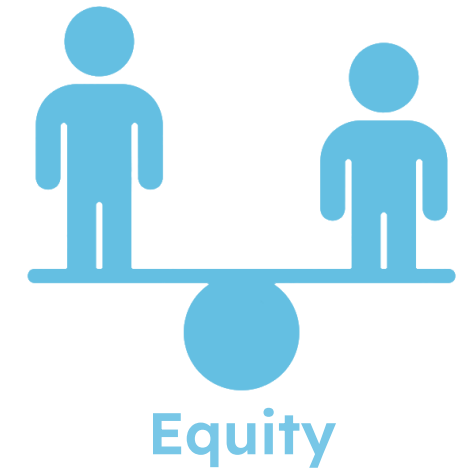
# Why and How We Are Reviewing the Current Policy
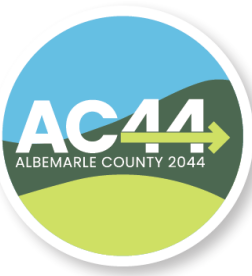
**Why:**

- Board of Supervisors adopted Resolution in Support of an Equitable and Inclusive Community as County initiative (2019)
- Board Strategic Plan: Climate Action the top priority
- Board adopted Climate Action Plan (2020)
- Board direction to review current Growth Management Policy in relation to these initiatives and projections for growth

**How:**

- Broad public and stakeholder input throughout each Phase of the AC44 Comp Plan update process
- Working Groups in each phase to inform the process
- Land use Buildout Analysis to understand potential capacity for growth
- Reviewing potential policy options through the lenses of climate action and equity

**Equity**

**Climate Action**

**Accommodating Growth**

# Why and How We Are Reviewing the Current Policy
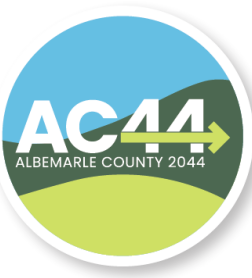
This work will include:

- Incorporating community feedback and input
    - Including: which options best support our goals for equity, climate action, and accommodating projected future growth?
    - Themes heard based on growth management options
- Building on recommendations and language in the current Comp Plan
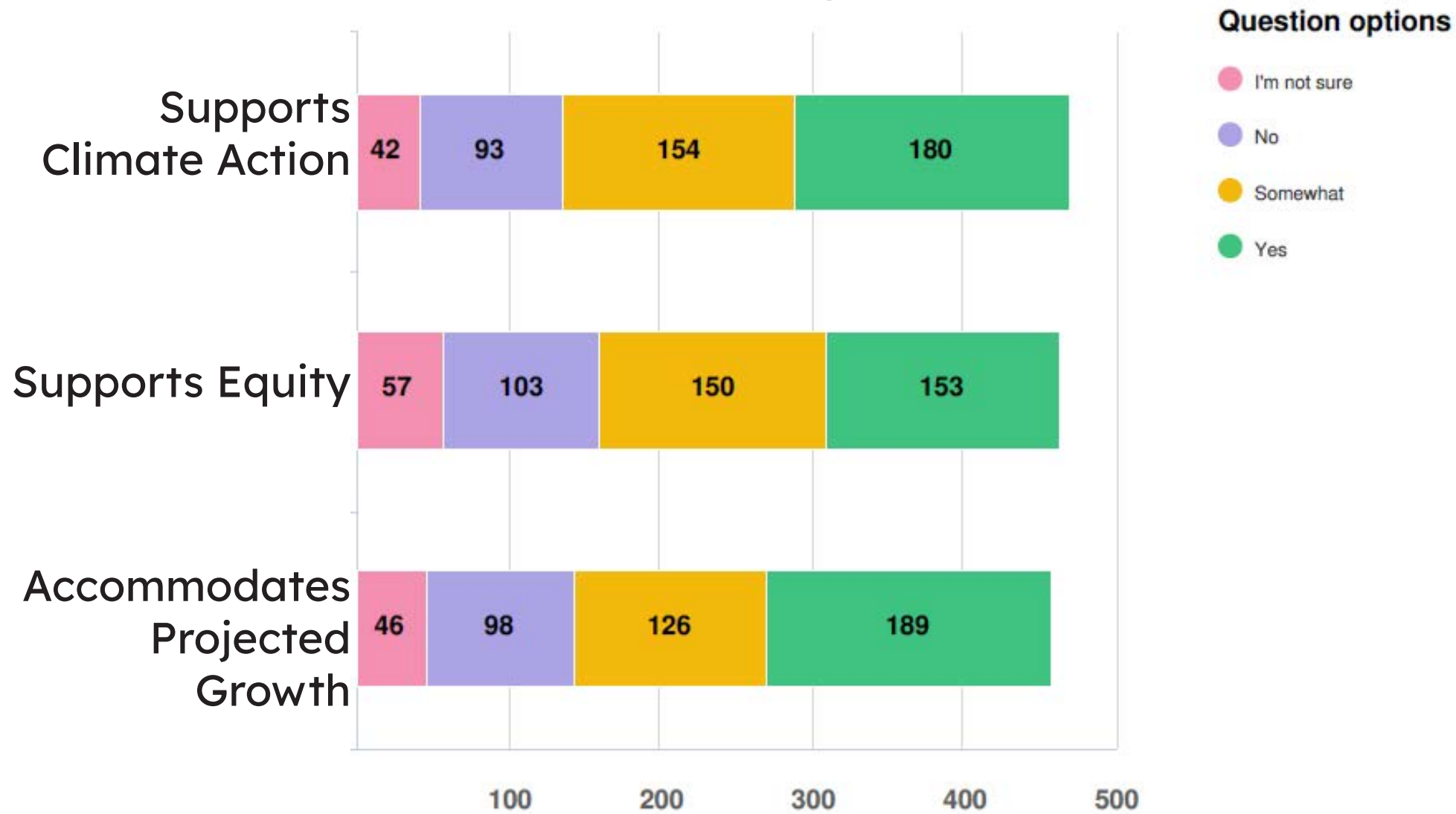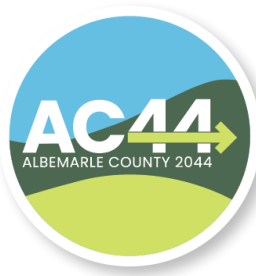- Integrating planning best practices

# Growth Management Options

- **Option 1:** Explore opportunities to provide more density and more infill development in the existing Development Areas, while retaining and enhancing green infrastructure.

- **Option 2:** Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns.

- **Option 3:** Draft new criteria that would identify when, where, and how the Development Areas should be expanded.

- **Option 4:** Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals.

- **Option 5:** Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and services uses to nearby Rural Area residents.

- **Option 6:** Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas.

- **Option 7:** Explore opportunities to promote forest retention and regenerative land uses in the Rural Area that support climate action goals.

# Option 1: Explore opportunities to provide more density and more infill development in the existing Development Areas, while retaining and enhancing green infrastructure



## Questionnaire #2 Responses

**Question options**
- I'm not sure (pink)
- No (purple)
- Somewhat (yellow)
- Yes (green)

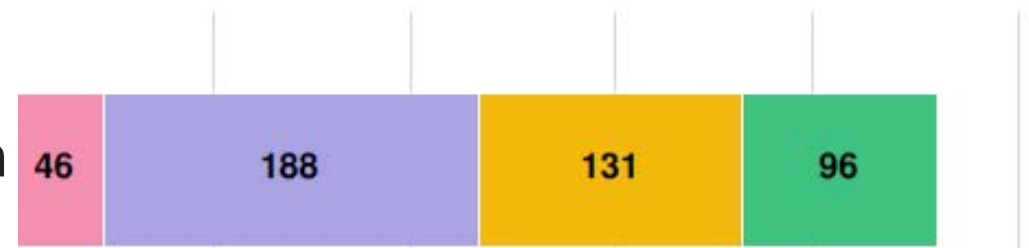| Category | I'm not sure | No | Somewhat | Yes |
|---|---|---|---|---|
| Supports Climate Action | 42 | 93 | 154 | 180 |
| Supports Equity | 57 | 103 | 150 | 153 |
| Accommodates Projected Growth | 46 | 98 | 126 | 189 |

# Option 2: Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns.
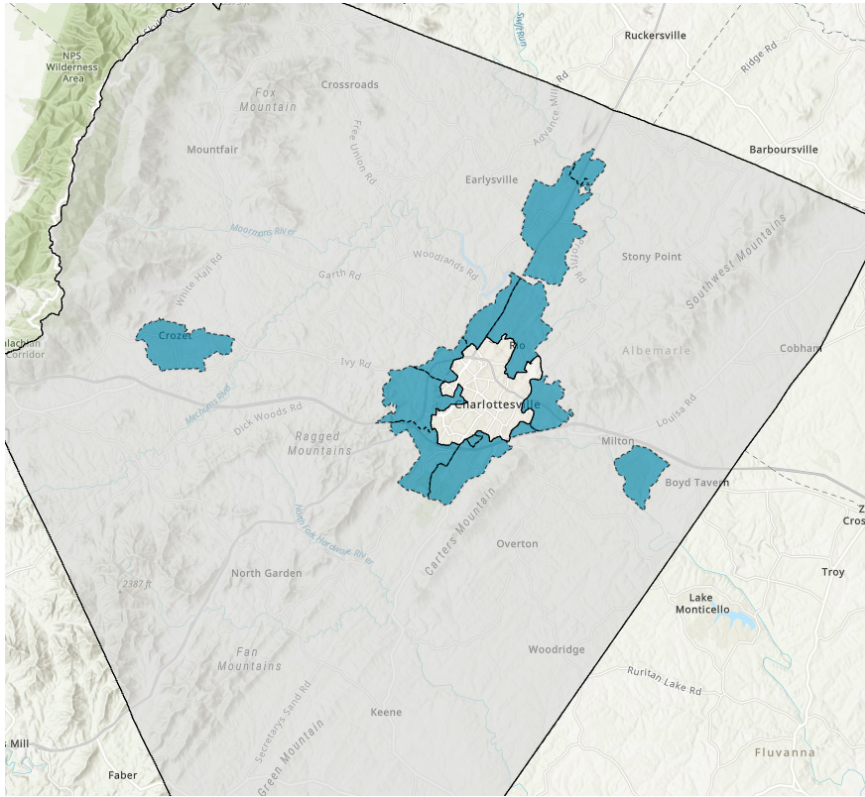


## Questionnaire #2 Responses

**Question options**
- I'm not sure
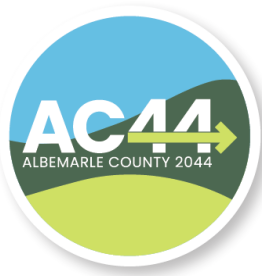- No
- Somewhat
- Yes

| | I'm not sure | No | Somewhat | Yes |
|---|---|---|---|---|
| Supports Climate Action | 46 | 188 | 131 | 96 |
| Supports Equity | 53 | 182 | 128 | 90 |
| Accommodates Projected Growth | 46 | 169 | 137 | 101 |

AC44 Comprehensive Plan Update
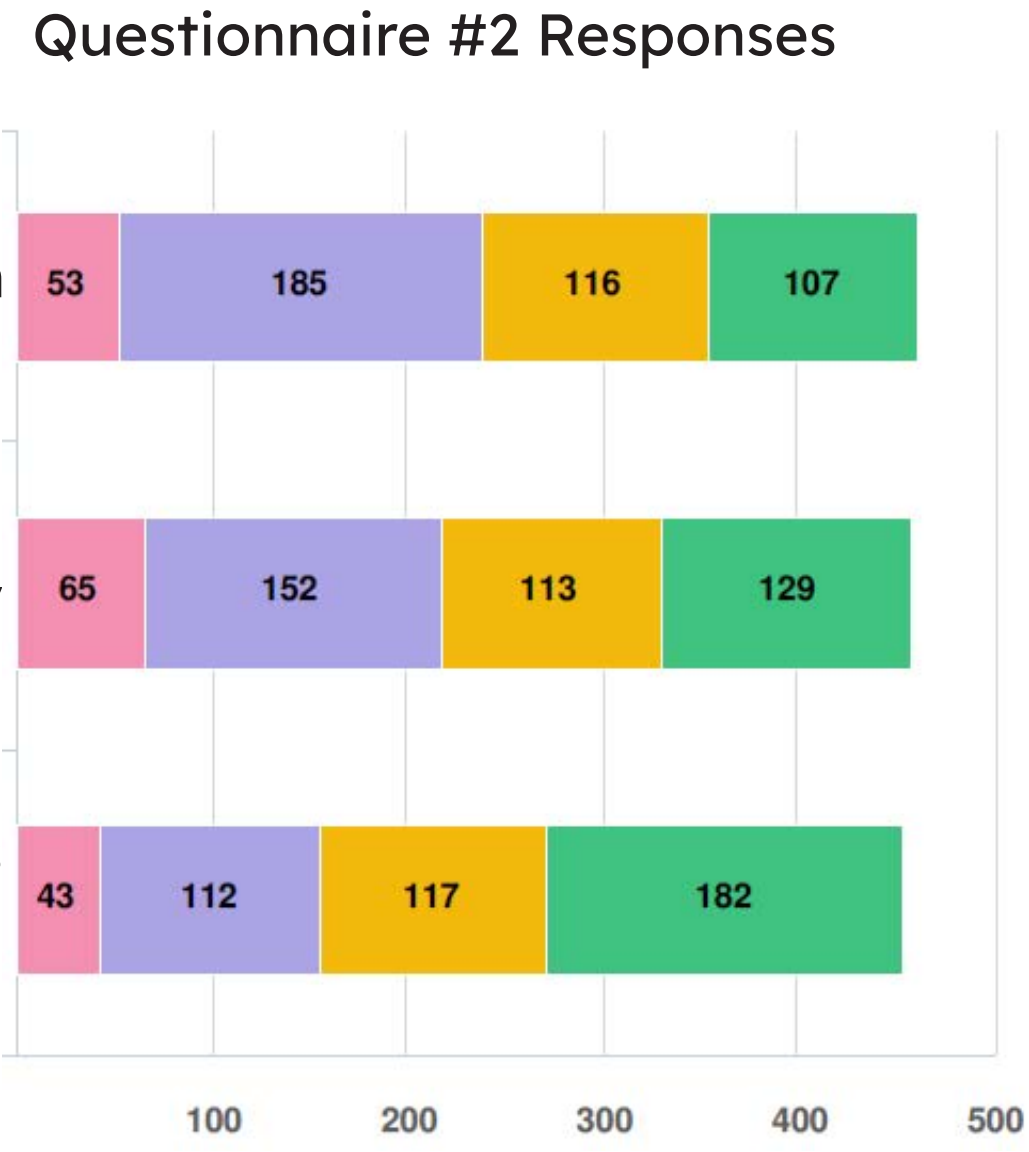
# Option 3: Draft new criteria that would identify when, where, and how the Development Areas should be expanded.

## Questionnaire #2 Responses

**Supports Climate Action**
| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 53 | 185 | 116 | 107 |

**Supports Equity**
| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 65 | 152 | 113 | 129 |

**Accommodates Projected Growth**
| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 43 | 112 | 117 | 182 |

Axis: 100  200  300  400  500

**Question options**
- I'm not sure
- No
- Somewhat
- Yes

AC44 Comprehensive Plan Update

# Option 4: Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals.
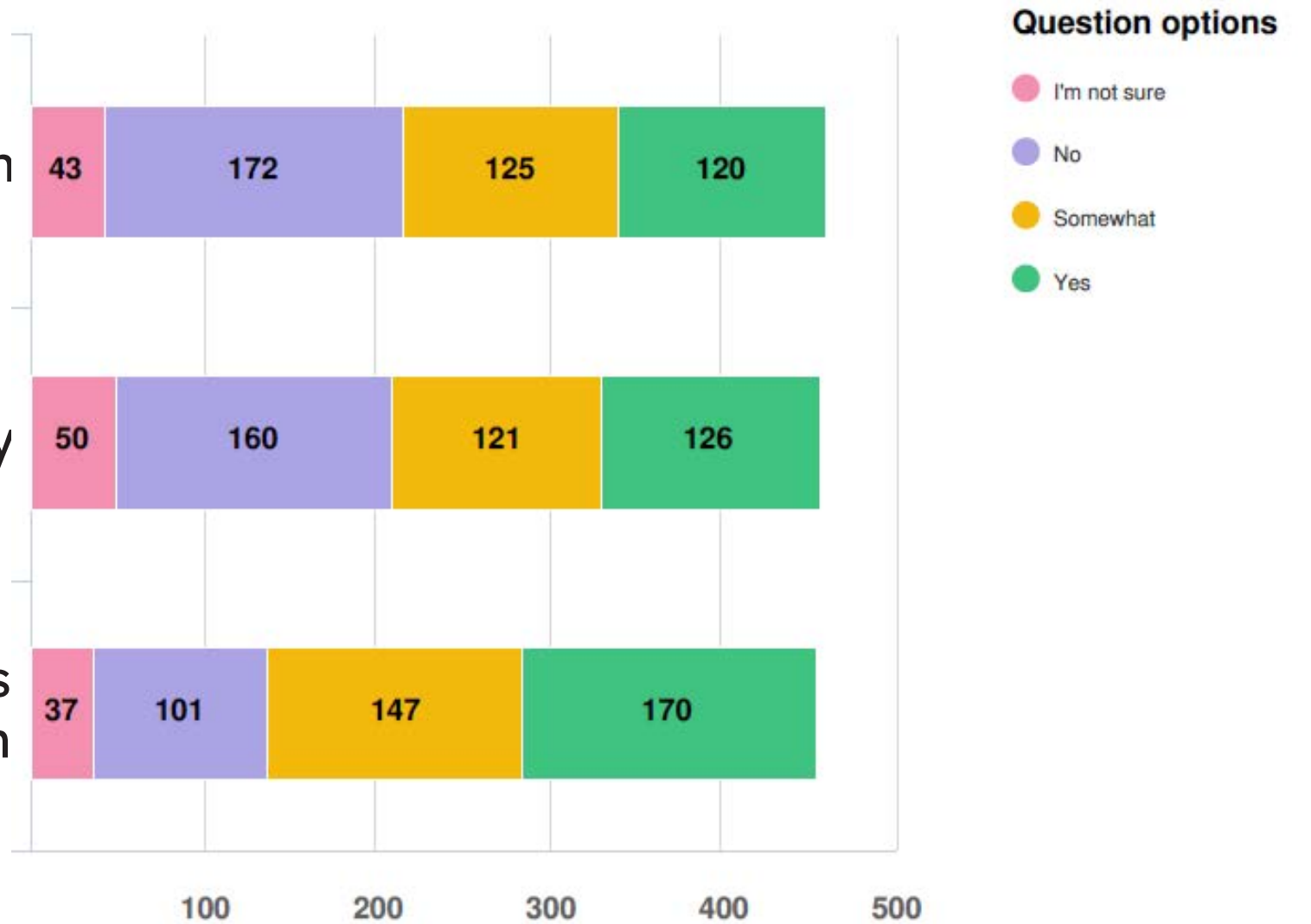


## Questionnaire #2 Responses

**Question options**
- I'm not sure
- No
- Somewhat
- Yes

**Supports Climate Action**
- I'm not sure: 43
- No: 172
- Somewhat: 125
- Yes: 120

**Supports Equity**
- I'm not sure: 50
- No: 160
- Somewhat: 121
- Yes: 126

**Accommodates Projected Growth**
- I'm not sure: 37
- No: 101
- Somewhat: 147
- Yes: 170

AC44 Comprehensive Plan Update

# Option 5: Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and services uses to nearby Rural Area residents.
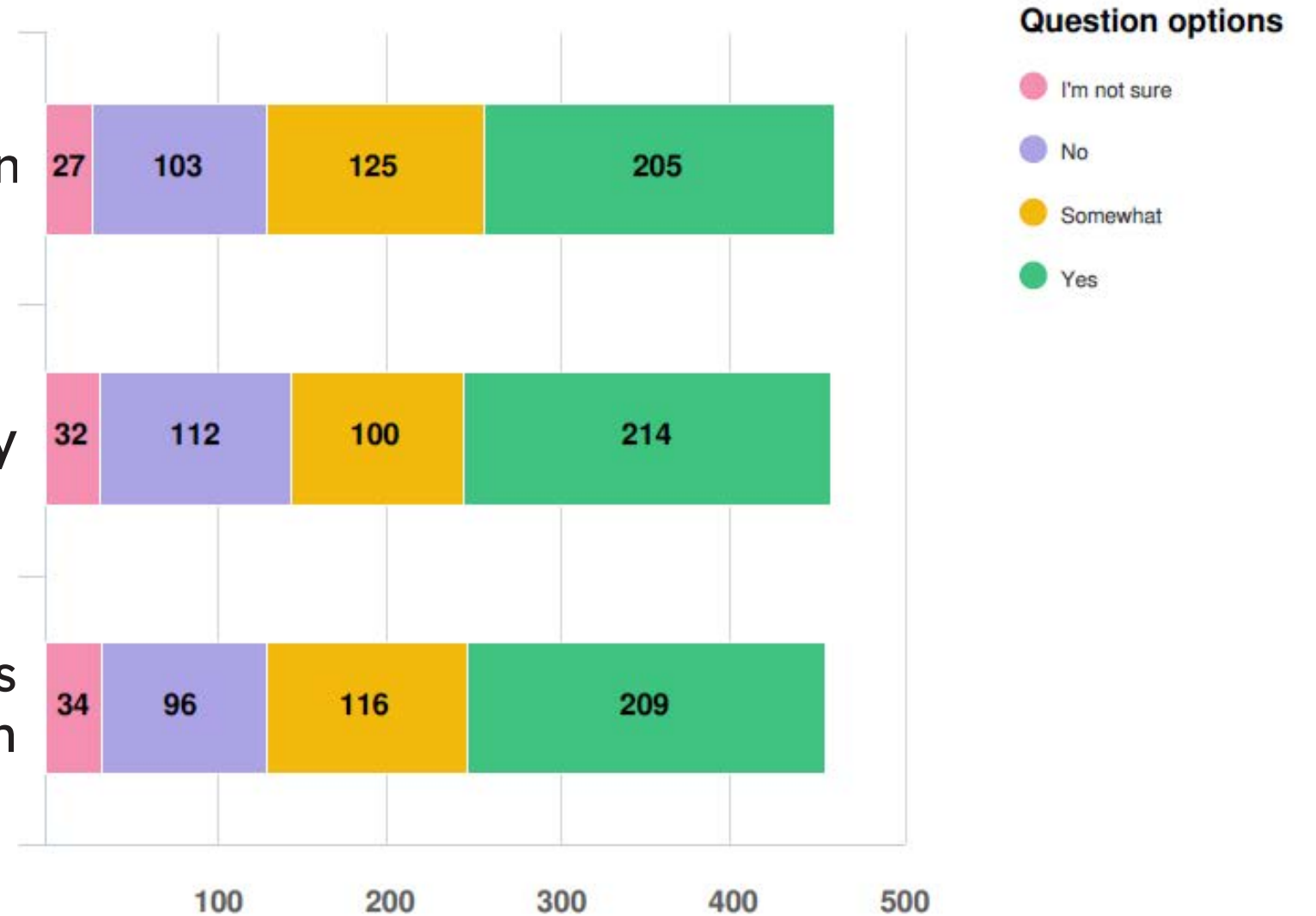
## Questionnaire #2 Responses

**Supports Climate Action**

| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 27 | 103 | 125 | 205 |

**Supports Equity**

| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 32 | 112 | 100 | 214 |

**Accommodates Projected Growth**

| I'm not sure | No | Somewhat | Yes |
|---|---|---|---|
| 34 | 96 | 116 | 209 |

**Question options**
- I'm not sure
- No
- Somewhat
- Yes

# Option 6: Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas.
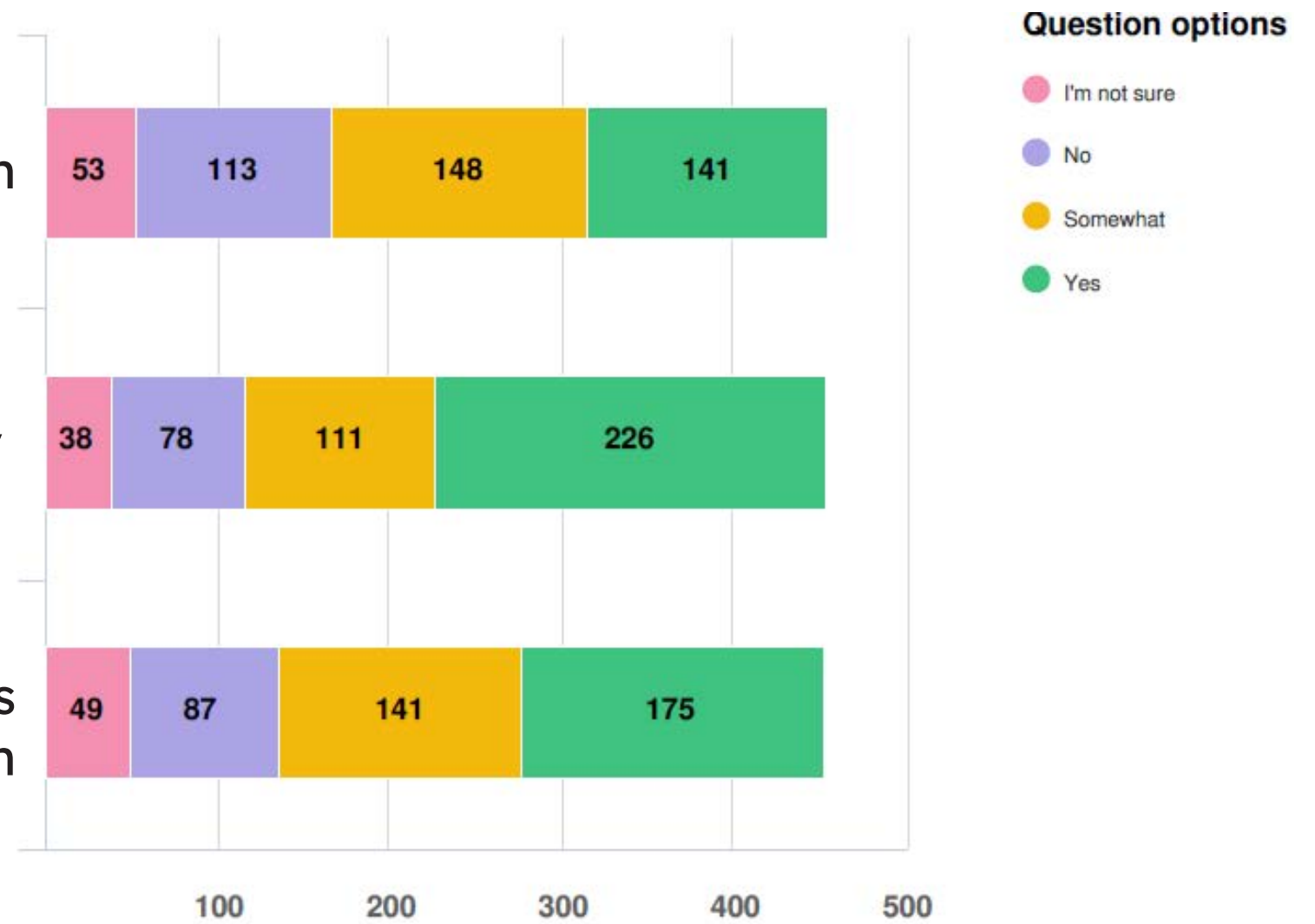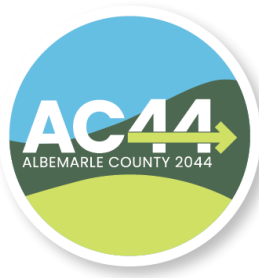
## Questionnaire #2 Responses

**Question options**
- I'm not sure
- No
- Somewhat
- Yes

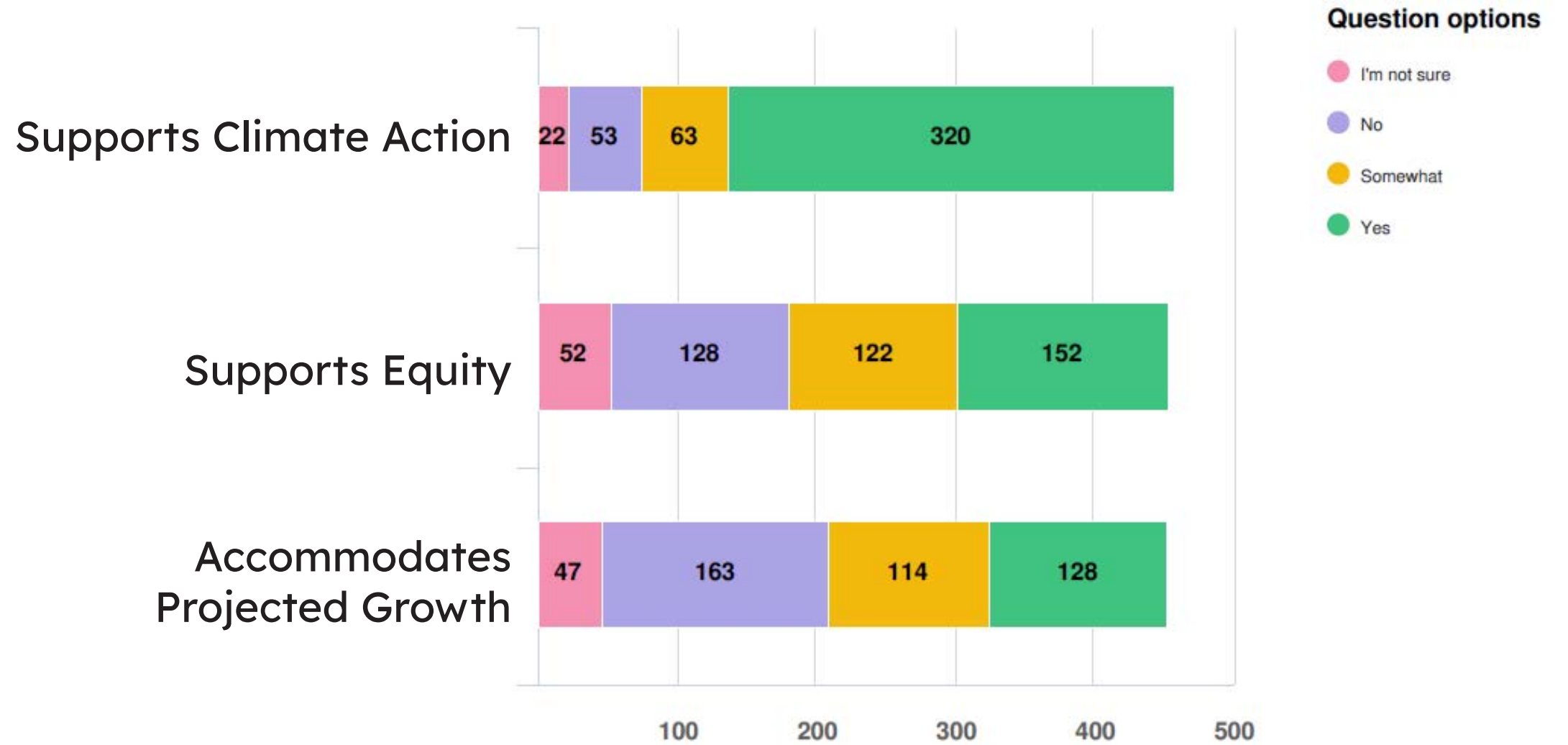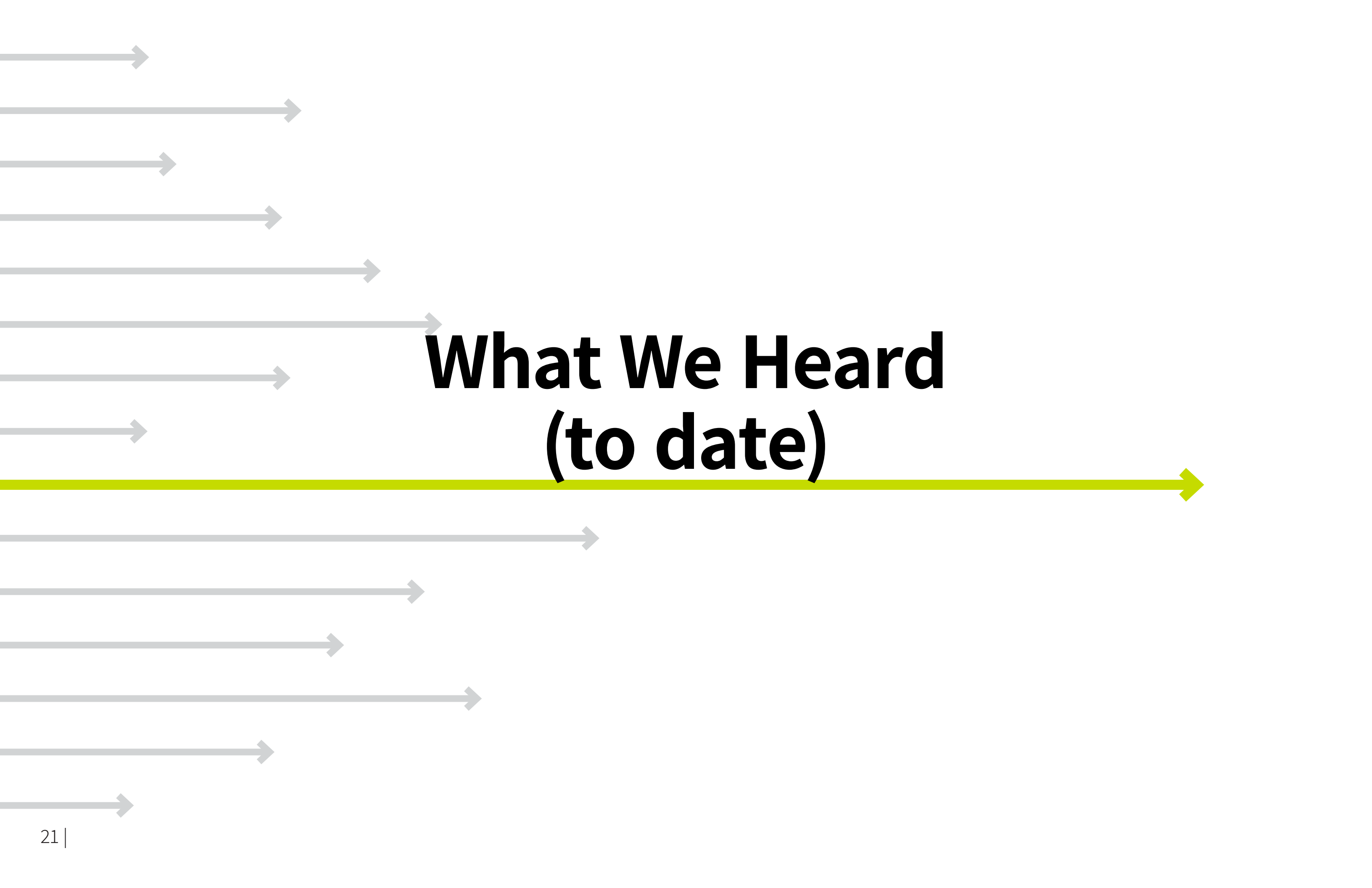| | I'm not sure | No | Somewhat | Yes |
|---|---|---|---|---|
| Supports Climate Action | 53 | 113 | 148 | 141 |
| Supports Equity | 38 | 78 | 111 | 226 |
| Accommodates Projected Growth | 49 | 87 | 141 | 175 |

# Option 7: Explore opportunities to promote forest retention and regenerative land uses in the Rural Area that support climate action goals.
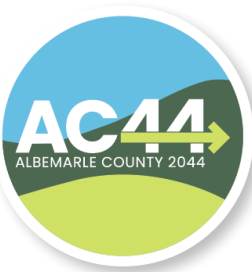


## Questionnaire #2 Responses

| | I'm not sure | No | Somewhat | Yes |
|---|---|---|---|---|
| Supports Climate Action | 22 | 53 | 63 | 320 |
| Supports Equity | 52 | 128 | 122 | 152 |
| Accommodates Projected Growth | 47 | 163 | 114 | 128 |

**Question options**
- I'm not sure
- No
- Somewhat
- Yes

# What We Heard
# (to date)

# Phase 1 Engagement (to date)
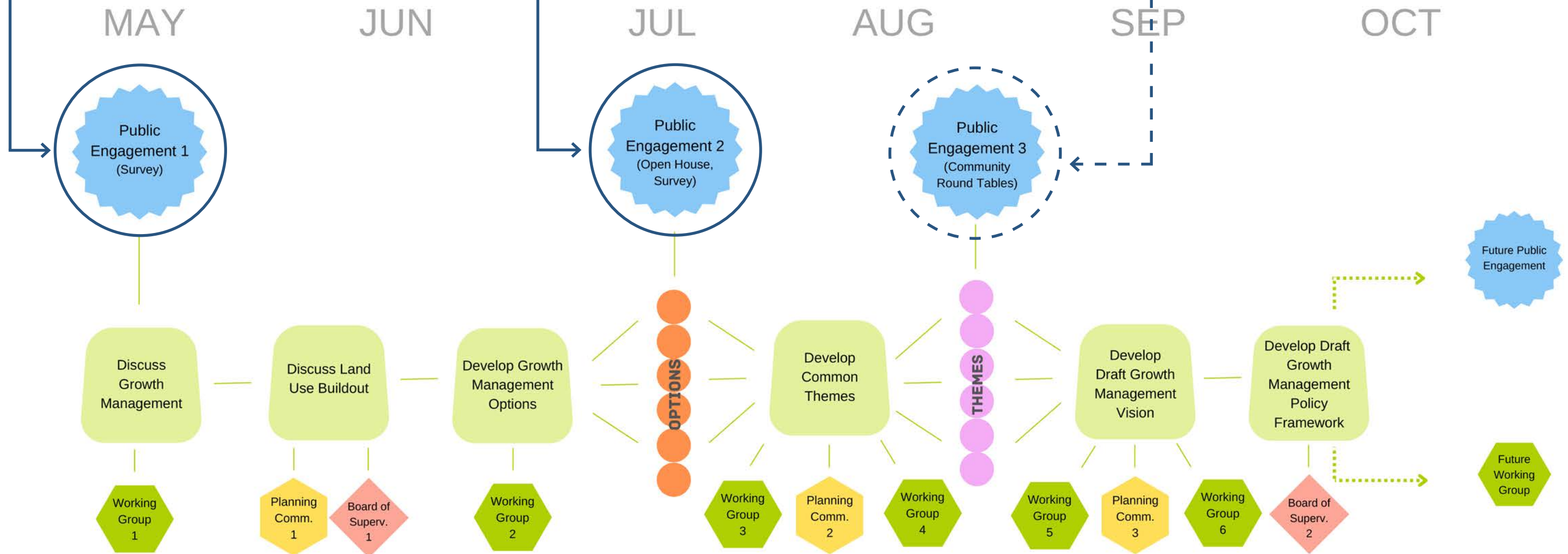
AC44 ALBEMARLE COUNTY 2044

**Step 1:**
- Online Survey, Pop Ups
- Feedback on current growth management policy: input/ experience of **current policy**; what we should **prioritize**; how aligns with **equity/climate action** goals
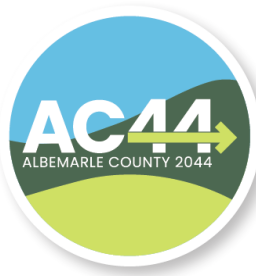
**Step 2:**
- Online Survey, Open Houses
- Feedback on growth management **options** and how those align with **equity/climate action** goals and potential for accommodating **growth**

**Step 3:**
- Online opportunities, Roundtables
- **Common Themes** on growth management **options**

MAY        JUN        JUL        AUG        SEP        OCT

Public Engagement 1 (Survey)

Public Engagement 2 (Open House, Survey)

Public Engagement 3 (Community Round Tables)

Future Public Engagement

Discuss Growth Management

Discuss Land Use Buildout

Develop Growth Management Options

OPTIONS

Develop Common Themes

THEMES

Develop Draft Growth Management Vision

Develop Draft Growth Management Policy Framework

Future Working Group

Working Group 1

Planning Comm. 1

Board of Superv. 1

Working Group 2

Working Group 3

Planning Comm. 2

Working Group 4

Working Group 5

Planning Comm. 3

Working Group 6

Board of Superv. 2

# What We Heard

**Step 1 (May)**

- Current policy has been successful at **protecting natural resources and agriculture/forestry uses**
- Challenges under the current policy include **housing affordability**, the need for more **transportation options**, and the need for **infrastructure**

- Top 3 priorities for updating policy:
  1. protection of natural resources
  2. infrastructure and utilities planning
  3. housing type variety and affordability
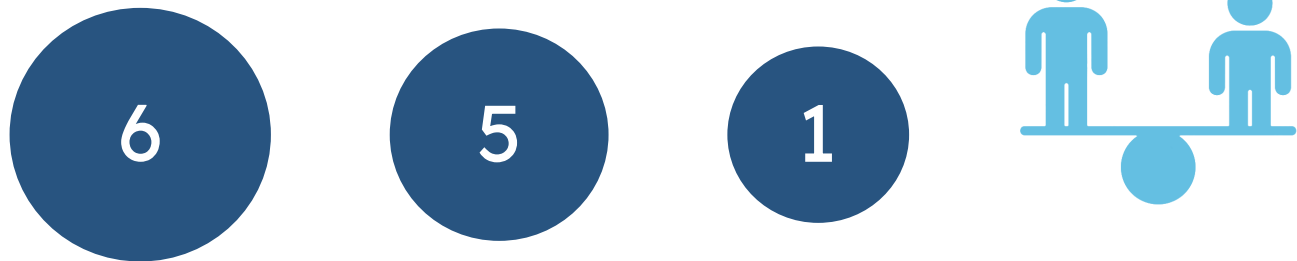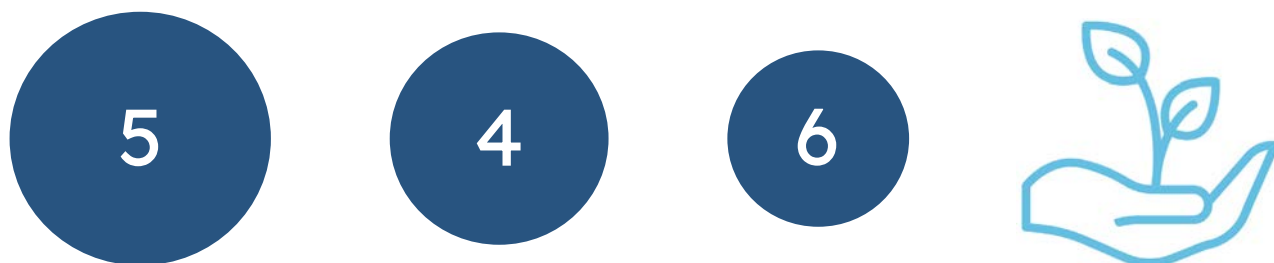
# What We Heard
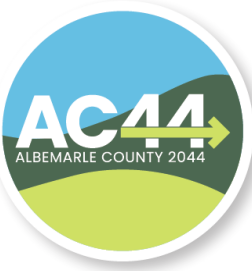
**Step 2 (June-July)**

## Top 3 Options for Climate Action

**7**   **5**   **6**

## Top 3 Options for Equity

**6**   **5**   **1**

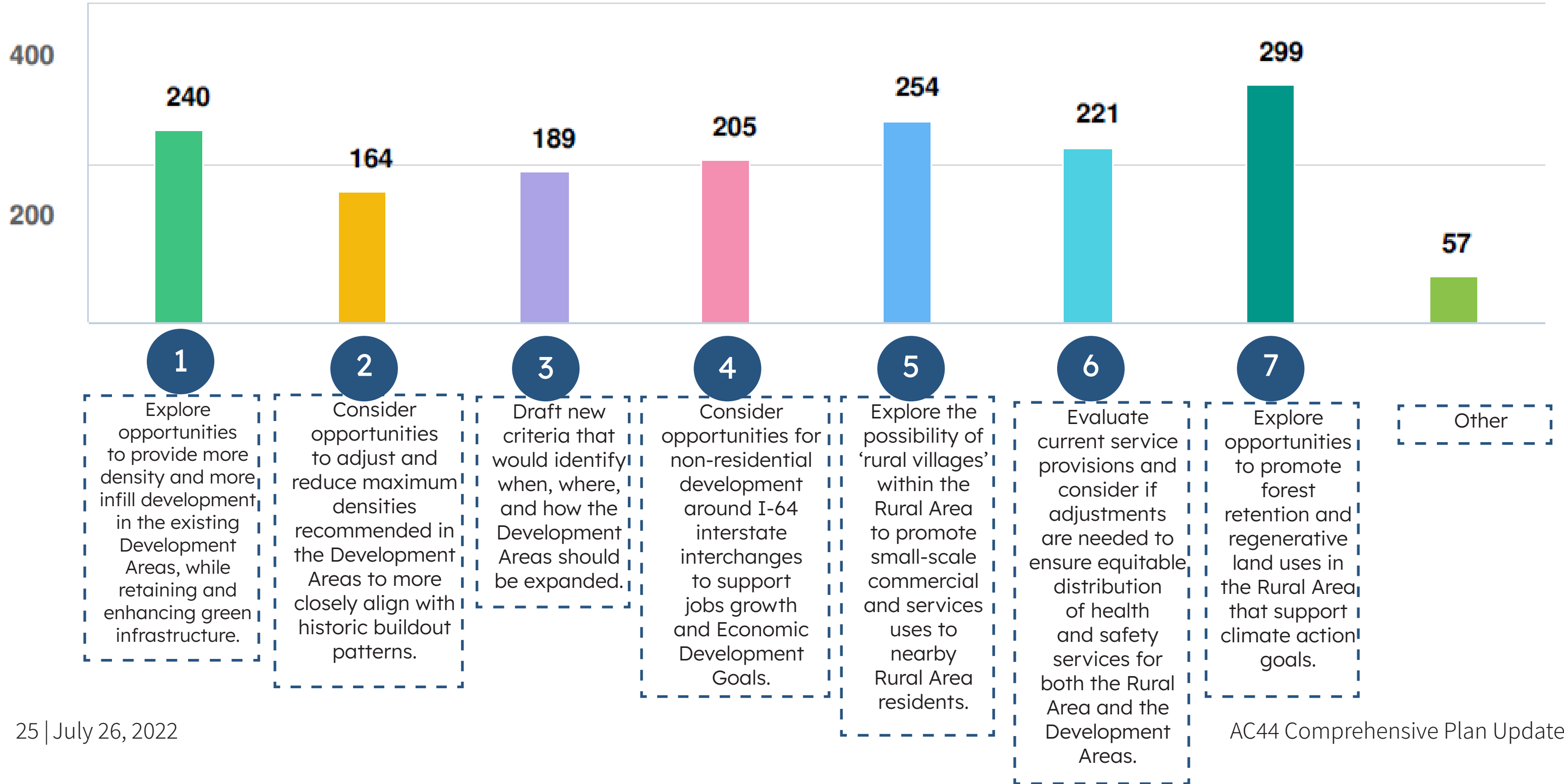## Top 3 Options for Accommodating Growth

**5**   **4**   **6**

**1** Explore opportunities to provide more density and more infill development in the existing Development Areas, while retaining and enhancing green infrastructure.

**2** Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns.

**3** Draft new criteria that would identify when, where, and how the Development Areas should be expanded.

**4** Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals.

**5** Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and services uses to nearby Rural Area residents.

**6** Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas.

**7** Explore opportunities to promote forest retention and regenerative land uses in the Rural Area that support climate action goals.
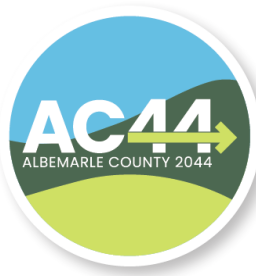
# What We Heard

**Step 2 (June-July)**

**Which of the following options should we continue to explore?**

| Option | Value |
|--------|-------|
| 1 | 240 |
| 2 | 164 |
| 3 | 189 |
| 4 | 205 |
| 5 | 254 |
| 6 | 221 |
| 7 | 299 |
| Other | 57 |

1. Explore opportunities to provide more density and more infill development in the existing Development Areas, while retaining and enhancing green infrastructure.

2. Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns.

3. Draft new criteria that would identify when, where, and how the Development Areas should be expanded.

4. Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals.

5. Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and services uses to nearby Rural Area residents.

6. Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas.

7. Explore opportunities to promote forest retention and regenerative land uses in the Rural Area that support climate action goals.

Other

AC44 Comprehensive Plan Update

# What We Heard

**Step 2 (June-July)**

- Other ideas to consider include:
  - Incorporate alternative modes of transportation (e.g. walking, biking, transit)
  - Incorporate more recreational opportunities that can be easily accessed without having to drive
  - Status quo - keep the current growth management policy and not update at this time
  - Incorporate strategies for affordable housing, e.g. mobile and modular housing types
  - Encourage more replacement/enhancement of tree canopy and forested areas
  - Encourage more mixed-use development
  - Focus on job training opportunities and encouraging the creation of career ladder jobs
  - Noting that staff received 60 emails and 8 survey responses expressing support for the Three Notched Trail (proposed shared use path between Afton and Charlottesville)

# What We Are Hearing (to date)

(Open Ended Comments in Both Steps 1 and 2 + Working Group Input)

## Hearing Both:

- Growth management policy has increased cost of housing by restricting land available for development

- Concentrating density is needed to reduce sprawl and support climate action goals

- Not enough density to support housing needs in the Development Areas

- Need to expand Development Areas

- Rural villages concept could reduce distance Rural Area residents need to travel for some goods/services and enhance equity

- Non-residential uses at I-64 interchanges could make use of existing infrastructure and support new business opportunities

- Too much density & growth already

- Lack of infrastructure to support growth

- Concern with loss of tree canopy

- Concern with new development and climate impacts

- Need to reduce density in Development Areas

- Rural villages concept could have unintended effect of encouraging additional growth

- Concern that non-residential uses at I-64 interchanges could negatively impact the surrounding Rural Area (mainly noise and additional traffic)
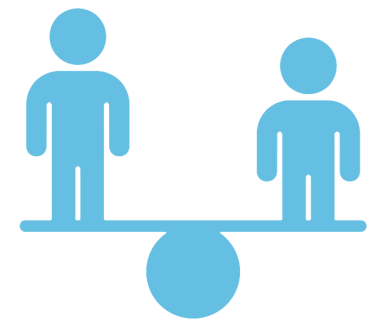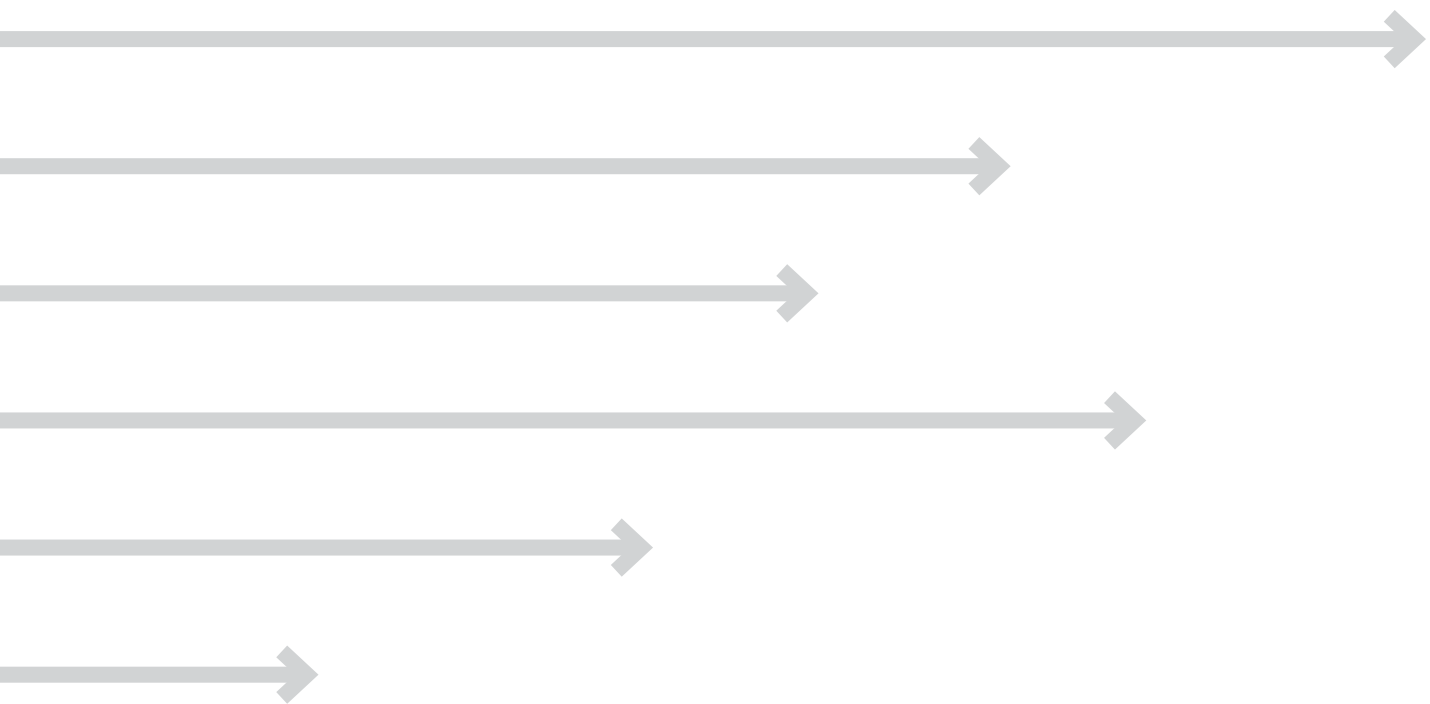
# Main Takeaways (to date)

## Potential Common Themes to Bring to Step 3 of Engagement:

1. **Action Focus** - Importance of Climate Action and Equity as goals but need to translate them into concrete actions

2. **Affordable Housing Focus** - Need for affordable housing and variety of housing types to address high cost of housing/living

3. **Design Importance** - More emphasis on 'how' we grow: e.g. energy-efficient design, water conservation, more/better situated tree canopy, lighting, etc.

4. **Multimodal Transportation Focus** - Need for improvement and expansion of alternative modes of transportation (alternatives to driving)

5. **Sustainable Pace** - Infrastructure needs to keep up with growth

6. **Strategic Density** - Identify areas in the Development Areas appropriate for higher density, as well as areas for lower density to meet historical development patterns.

7. **Greening Development Areas** - Need for integrating green infrastructure and parks/green systems into the Development Areas
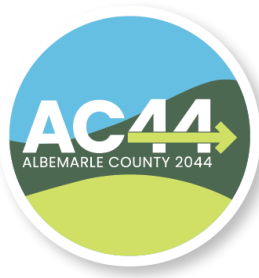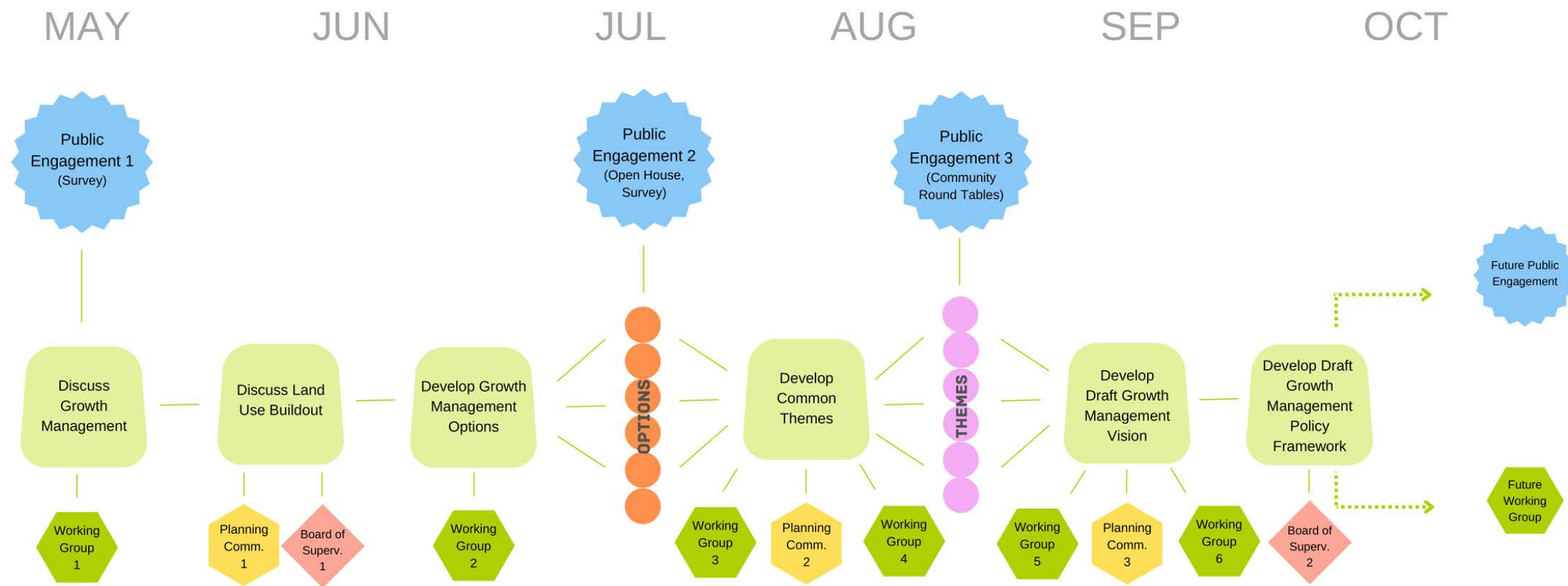
# Next Steps

# Next Steps

## Phase 1 Work Flow
### (Working Document)



- Beginning the work of developing themes into a 20-year Vision for Growth and Resilience
- Asking for Planning Commission input as we start this work

AC44 Comprehensive Plan Update
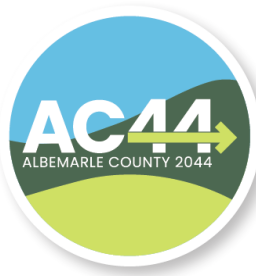
# **Planning Commission Discussion Questions**

Discussion of Common Themes for next round of engagement - do they point us in the right direction?

Discussion of Common Themes in the context of a 20-year 'Vision for Growth and Resilience'

What's missing?

# Potential Common Themes

1. **Action Focus** - Importance of Climate Action and Equity as goals but need to translate them into concrete actions

2. **Affordable Housing Focus** - Need for affordable housing and variety of housing types to address high cost of housing/living

3. **Design Importance** - More emphasis on 'how' we grow: e.g. energy-efficient design, water conservation, more/better situated tree canopy, lighting, etc.

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7. **Greening Development Areas** - Need for integrating green infrastructure and parks/green systems into the Development Areas