



## **ALBEMARLE COUNTY PLANNING**

### **STAFF REPORT SUMMARY**

<b>Project Name:</b> CPA202100002 AC44 Comprehensive Plan Update	<b>Staff:</b> Tori Kanellopoulos, Principal Planner Ben Holt, Senior Planner II
<b>Planning Commission Work Session:</b> December 19, 2023	<b>Board of Supervisors Work Session:</b> Tentative date: March 20, 2024
<b>Owner:</b> Multiple	<b>Applicant:</b> N/A (County-initiated)
<b>TMP:</b> Multiple <b>Acreage:</b> ~464,640 acres (726 sq mi)	<b>Comprehensive Plan Amendment:</b> Update of the Albemarle County Comprehensive Plan
<b>Magisterial Districts:</b> Rivanna, Scottsville, White Hall, Jack Jouett, Samuel Miller, Rio	<b>Future Land Use:</b> Multiple
<b>DA (Development Area) or RA (Rural Area):</b> All Development Areas and the Rural Area	<b>Topics for discussion:</b> Options for implementing the Planning Toolkits: multimodal plan/activity centers, future land use designations, community design guidelines (formerly neighborhood model principles), how density is calculated (gross or net), and rural crossroads communities to support community resilience and wellbeing in the Rural Area
<b>Discussion/Recommendation:</b> Staff recommends that the Commission review the information provided in this staff report and attachments and provide input and direction to staff on options for Plan recommendations to implement the Planning Toolkits previously discussed in Phase 2. Planning Toolkits included activity centers, factors for future Development Areas expansion, crossroads communities, and rural interstate interchanges.	

**STAFF CONTACTS:**

Tori Kanellopoulos, Principal Planner  
Ben Holt, Senior Planner II

**PLANNING COMMISSION:**

December 19, 2023

**BOARD OF SUPERVISORS:**

Tentative date March 20, 2024

**PROJECT BACKGROUND:**

Albemarle County's Comprehensive Plan Update (AC44) is currently in Phase 2. The Comprehensive Plan is being updated through a four-phased process:

- Phase 1: Plan for Growth
  - AC44 Framework for an Equitable and Resilient Community
  - Updated land use buildout analysis (2022)
  - Review of Growth Management Policy using growth management options
- Phase 2: Goals, Objectives, and Planning Toolkits
  - Updated Goals and Objectives for each Comp Plan chapter
  - Plan recommendations for each of the Toolkit topics (Activity Centers, factors for potential future Development Areas expansion, Crossroads Communities, Rural Interstate Interchanges)
- Phase 3: Prioritize Action Steps
  - Updated Action Steps for each Comp Plan chapter
  - Prioritized Plan recommendations with 'Big Moves' (wide-reaching initiatives that cover multiple goals of the updated Plan that will set the County on track to reach its vision for 2044; Big Moves may include multiple Action Steps and are priorities for the next 5 years to implement the updated Plan)
  - Future Land Use Plan and Multimodal Plan
- Phase 4: Finalize and Adopt Plan
  - Finalized Comprehensive Plan document
  - Public hearings with the Planning Commission and Board of Supervisors
  - Final adoption by the Board

At the beginning of Phase 2 (Step 1), staff shared a series of topic reports with data, trends, challenges, and opportunities for each Plan chapter that provide a foundation for updating Goals, Objectives, and Action Steps. Community members shared input on their priorities by topic through an online questionnaire, chat kits, and pop-ups. Several County committees, including the Natural Heritage Committee, the Historic Preservation Committee, the Architectural Review Board, and the Solid Waste Alternatives Advisory Committee shared their input on their topic areas of expertise and suggestions for relevant Plan recommendations. These committees have continued to share input throughout Phase 2.

The second round of Phase 2 engagement (Step 2) focused on the Planning Toolkit Topics: Activity Centers, factors for potential future Development Areas expansion, Crossroads Communities, and Rural Interstate Interchanges. Community members shared their input through questionnaires, open houses, and chat kits. Staff held work sessions with the Planning Commission (August 8, 2023) and the Board of Supervisors (September 6, 2023).

The final round of Phase 2 engagement (Step 3) involves sharing draft Goals and Objectives for each Plan chapter with a series of community engagement opportunities and Planning Commission and Board of Supervisors work sessions. Community engagement in Step 3 includes online questionnaires, pop-ups, a virtual open house, 'chat with a planner' office hours, Community Advisory Committee (CAC) meetings, stakeholder meetings, and upcoming additional meetings and events.

## **PURPOSE OF THE WORK SESSION:**

The purpose of this work session is to receive Planning Commission feedback on draft Comprehensive Plan recommendations for implementing the Planning Toolkits.

At their respective August 8 and September 6 work sessions, the Planning Commission and Board of Supervisors gave the AC44 team the following direction for the four Planning Toolkit topics:

- Activity Centers in the Development Areas
  - Update center locations and place types throughout the Development Areas to encourage walkable, mixed-use development and support the Growth Management Policy
- Factors for potential future Development Areas expansion
  - Continue to prioritize efficient use of land in the Development Areas over potential Development Areas expansion, including through redevelopment and encouraging walkable/mixed-use centers
  - Develop factors to use in a potential future analysis for how/where to expand the Development Areas, should expansion be found to be needed in the future
- Crossroads Communities
  - Develop a clear definition of crossroads communities and an updated list of communities
  - Focus on small-scale uses meant to serve nearby community members and engage with individual communities prior to any land use changes
  - Incorporate opportunities for community resilience hubs
- Rural Interstate Interchanges
  - Include an Action Step for future (after and outside of the Comp Plan update process) Small Area Plans for the Shadwell (Exit 124) and Yancey Mills (Exit 107) rural interchanges, prioritizing Shadwell

The AC44 team is in the process of drafting Plan recommendations for the following chapters: Rural Area Land Use and Transportation, Development Areas Land Use and Transportation, and Community Facilities. At this work session, staff is asking the Planning Commission for feedback on several specific sections within these chapters as they relate to implementing the Planning Toolkits.

Based on community, Planning Commission, and Board input to date, staff has heard the following priorities related to the Planning Toolkits:

- Priorities for the Development Areas
  - Increase housing choice, walkability, public transit, and access to high quality open space/parks.
  - Use Development Areas land efficiently, including through redevelopment and infill.
  - Provide safe and comfortable multimodal transportation options, especially to access key destinations such as parks, schools, and employment opportunities. Pedestrian and bicycle infrastructure should be separated from vehicles, and transit should be more frequent and reliable.
  - Pair greater density/intensity of uses with quality open and recreational spaces and a protected natural environment.
  - Infrastructure needs to keep up with growth, especially for transportation and schools.

- Priorities for the Rural Area
  - Some small-scale uses may be appropriate in some crossroads communities, including medical services and health care, country stores, community centers, fire rescue/EMS stations, and parks. Should engage with individual crossroads communities prior to changing land uses or zoning.
  - General support for community resilience hubs, with classes/events programming, affordable food access, senior or youth centers and related programming, access to health care, and emergency shelter with phone/internet access.
  - Important natural areas to protect and restore include waterways/water resources, habitats that support local biodiversity (including mountains/old growth forests/wildlife corridors), and conservation focus areas in the Biodiversity Action Plan.
  - Protect and adaptively reuse historic structures. New buildings should have to have same footprint as previous buildings (if torn down and not salvageable for adaptive reuse).
  - Need for public transportation options to access employment areas and health care.

Feedback from the Commission and direction from the Board will be used to update and refine the draft recommendations shared during this work session.

### **Work Session Topics:**

The five topics for this work session include multimodal planning and activity centers; draft future land use designations; method for calculating density; draft community design guidelines; and draft recommendations for crossroads communities. Each section includes an overview of the topic, how it relates to implementing the Planning Toolkits, and any specific questions staff has for the Commission.

### **Topic 1: Multimodal Plan and Activity Centers**

Coordinated land use and transportation planning is a key aspect of the Comprehensive Plan update and is important for supporting community input heard to date, the Growth Management Policy, and the AC44 Framework for an Equitable and Resilient Community. One way this coordinated planning is being incorporated into the updated Comprehensive Plan is through a Multimodal Systems Plan (MMSP). Multimodal planning is used by localities across Virginia and is based on guiding documents from the Virginia Department of Rail and Public Transit (DRPT). These guidelines have been vetted by VDOT, and following this approach can improve coordination on future projects with VDOT.

The outcome of the MMSP is a coordinated land use and transportation plan that connects Activity Centers and other key destinations. The MMSP shows Activity Centers, multimodal corridors, and modal emphasis. Modal emphasis mapping is used to indicate where one or more travel modes should be emphasized in the design of a street, either through improvements to existing streets or through the development review process when new streets are proposed. All streets should at least minimally accommodate all travel modes, with the modal emphasis prioritizing more optimal standards for which modes are emphasized (pedestrian, bicycle, or transit). For example, some streets may be less important for public transit, but may form a critical piece of a bicycle network. Cars are assumed to be accommodated on every street, though not necessarily prioritized. Detailed guidance for each modal emphasis and corridor type is provided in the DRPT Multimodal Guidelines, which was approved by VDOT.

Draft maps with Activity Centers and modal emphases are provided for the Development Areas in Attachment 1, along with the draft Center and District place types. The draft Activity Centers were identified through estimates for future jobs and people and a comparison with the Development Areas

Master Plans. These are locations in the Development Areas that are expected to have a higher intensity of uses with a mix of land uses, walkability, high quality civic and open space, housing choice, and multimodal transportation connections to surrounding areas.

The draft modal emphases have been identified through a review of existing infrastructure and relevant local and regional plans, including the Master Plans and the TJPDC Regional Bicycle and Pedestrian Plan. All streets in the Development Areas have been identified as pedestrian emphasis, as walkability is expected throughout the Development Areas. Bicycle emphasis was identified based on major connections needed between and through Centers and other areas of importance, such as parks and schools. Transit emphasis was identified through existing transit routes and the unconstrained vision in the Regional Transit Vision Plan for the Charlottesville area. Community input will help identify gaps and needed connections.

As the DRPT guidelines note, achieving these networks will take place over years or even decades, with efforts from both the public and private sectors. One of the primary intents behind the guidelines is to allow communities to establish a blueprint for this transformation over time. It is ultimately a long-term vision that is implemented incrementally as funding is available and opportunities arise. It should also be noted that modal emphasis mapping does not preclude additional transportation projects or infrastructure. For example, even if a street is not identified as a bike modal emphasis, it could still be a good future candidate for a bike lane.

The MMSP approach can provide more focused guidance for future projects and infrastructure. It also supports transportation choice and transportation options that reduce greenhouse gas emissions and congestion, including walking, biking, and transit. In 2018, greenhouse gas emissions from the transportation sector accounted for approximately 52% of Albemarle County's estimated emissions total. Encouraging a variety and higher intensity of uses in Activity Centers with multimodal transportation options supports using the Development Areas efficiently and prioritizes development and investment in the current Development Areas over expansion.

**Staff is asking for the Commission to consider the following questions:**

- **Do you have feedback on the location and/or place type of any of the Activity Centers that have been identified? Do any seem to be out of place or to be missing?**
- **Are there other important destinations that are not connected?**
- **Do any major bicycle or transit modal emphases seem to be missing?**

## **Topic 2: Updating Future Land Use Designations**

Future land use designations are applied to each property in the County and provide recommendations for land uses, density, form and scale, design, and connectivity. Future land use guidance is a key part of rezoning and special use permit review, along with a number of other factors and considerations, including recommendations throughout the Comprehensive Plan and relevant Master Plan on topics such as housing, transportation, and economic development.

An anticipated outcome of AC44 is an updated and consolidated set of future land use designations that are applied across the Development Areas in a 'matching' approach, resulting in an updated future land use plan that uses a consistent set of land use designations. While the current Comprehensive Plan recommends "to the extent possible, create uniformity in format and land use categories in Master Plans", there are currently 24 land use designations across the five Master Plans. Many of the designations are very similar but have different names and/or slightly different recommendations. An updated and consolidated set of future land use designations would provide more clear guidance for future development. Additionally, Strategy 8a in the County's Housing Policy recommends to "Review all

Comprehensive Plan land use designations and corresponding densities, unit types, lot sizes, form recommendations, and land use maps to identify barriers" to workforce and affordable housing development. Having a consistent set of future land use designations makes this type of review more feasible.

To draft this updated set of future land use designations (Attachment 2), staff started with a review of the land use designations in the Pantops and Crozet Master Plans, as they are the most recently updated Master Plans and incorporate best practices. Staff then consolidated similar land use designations, such as land use designations with the same name and slightly different recommendations. For example, Neighborhood Density Residential in most Master Plans recommends a maximum building footprint for retail uses of 5,000 square feet, but recommends 3,000 square feet in the Southern and Western Master Plan. Consistent with the Pantops and Crozet Master Plans, each designation provides guidance on primary uses, secondary uses, form and scale, height and massing, and prioritized design principles. Designations are organized by primarily residential, mixed-use, employment/industrial, institutional, and open/green space.

A high-level summary of changes compared with the current Master Plan land use designations includes the following:

- Increases the maximum recommended range for Neighborhood Residential (Low) to 1-3 units/acre (currently 1-1.99 units/acre)
- Increases the 'floor' of Urban Residential to a range of 12-34 units/acre (compared with 6-34 units/acre)
- All land use designations that recommend residential uses (primary or secondary) now include a recommended density range (some Master Plans do not currently specify)
- Increases the recommended maximum building height and maximum building footprint square footages for some non-residential uses
- For mixed-use designations, more focus on form and scale guidance and block lengths rather than maximum building footprints
- Adds 'research and development' as a primary recommended use for the Institutional designation

After receiving community, Commission, and Board input on draft land use designations during Phase 2, refined land use designations will be applied to a draft future land use plan during Phase 3, using the 1:1 'matching' approach. For example, properties designated Neighborhood Density Residential would be designated Neighborhood Residential. More significant changes, such as residential to mixed-use, would primarily be done through future Master Plan updates. It should be noted that there may be some changes made during AC44 to reflect existing development (such as redesignating a parcel for residential instead of industrial if there is already an existing apartment building) or to reflect the intended future use of County-owned properties.

The updated and consolidated set of future land use designations is intended to provide more consistent and clear guidance for future development in the Development Areas and to encourage housing choice, mixed-use developments, employment opportunities, walkability, connected and quality open space/parks, and protected natural features. For example, this standard set of designations includes the Missing Middle Residential designation, which is currently only applied in the Crozet Development Area (Middle Density Residential). This designation could be applied in other Development Areas through Master Plan updates to encourage smaller and more affordable units.

**Staff is asking for the Commission to consider the following questions:**

- **Do you have any initial feedback on the draft land use designations?**

- **Does the Commission support having the AC44 team draft an updated future land use plan for community input in Phase 3 using these designations?**

### **Topic 3: Community Design Guidelines**

The Neighborhood Model Principles in the current Comprehensive Plan are recommendations to guide development across the Development Areas. The Neighborhood Model Principles are intended to encourage developments and neighborhoods that are walkable, mixed-use, have a variety of housing types, and have access to recreation. These Principles support the Growth Management Policy by encouraging compact and connected neighborhoods within the Development Areas. An anticipated outcome of the updated Comprehensive Plan is a consolidated and updated set of Neighborhood Model Principles, which are now referred to as Community Design Guidelines.

The existing twelve Neighborhood Model Principles from the 2015 Comprehensive Plan have been consolidated into four Community Design Guideline categories of Land Use, Transportation, Site Design, and Parks, Recreational Amenities, and Open Space (Attachment 3). The consolidation is intended to streamline and organize the content, making the guidelines easier to read, evaluate and apply.

The category of Land Use provides guidance for a mix of uses, a variety of housing choice, affordable units (per the County's housing policy) and having a 'hard edge' between the Development Areas and the Rural Area. The Transportation category entails safe, comfortable and accessible multimodal transportation options as well as a connected transportation network. Site Design includes walkability and pedestrian experience, street trees and landscaping, parking, building form and scale, adaptive reuse, and historic preservation of structures, as well as protecting and restoring the natural environment. Parks and Open Space guidance includes equitable and expanded access to parks, greenways, and natural areas, and design elements that support the goals of the Parks and Recreation chapter and the County's Climate Action Plan. Together, these guidelines would provide direction for new development and infill to achieve Comprehensive Plan goals, use Development Areas land efficiently, and utilize best practices for the built environment within the Development Areas.

The Recommendations for each of the guideline categories are included as elements which distinguish between expected and encouraged aspects. Expected guidelines are to be provided with all new development within the Development Area. Possible exceptions are noted, which may be applied in certain situations. For example, a smaller development where only one type of use is proposed may be deemed appropriate where it is not feasible to fit a variety of uses within the development and when the development contributes to the mixed-use character of the surrounding area. Encouraged elements, on the other hand, are not expected with all new development, but are strongly encouraged to support Comprehensive Plan goals, such as housing choice, multimodal transportation, placemaking elements, utilization of energy-efficient design and construction, and protection of natural areas.

The revised Community Design Guidelines would be implemented through the same process as the current Neighborhood Model Principles. Applications for rezonings and special permit reviews would be evaluated per the Guidelines to provide direction and guidance for the key aspects of the built environment and site design associated with each application. Such clear guidance is important to provide standards and best practices for the development community when applications are submitted. Guidelines provide clear expectations for community members, applicants/developers,

the Planning Commission, the Board of Supervisors, and County staff for rezoning and special permit applications.

The concept of best practices was supported by the Planning Commission at previous work sessions. The encouraged elements would promote and support improved design standards for buildings, structures, streetscapes and street corridors, landscaping and a quality green/open space.

The recommendations within these Guidelines will need to strike a balance between community benefits and the cost or feasibility of new development. This includes housing construction/design costs, which are passed from developers to homeowners or renters. Community benefits may be achieved through the form and layout of quality development, such as recreational and open space, safe spaces to walk, and street trees for shade. Site design may also add to the cost and feasibility of new development, including aspects such as parking, building setbacks (the space between buildings and distance from the street) and building stepbacks - where upper floors of a building are recessed from the building frontage.

Many site design requirements are important for safety and wellbeing. Additionally, there are opportunities through the updated Comprehensive Plan to support and recommend updates that are consistent with best practices and that can be integrated into the County's Zoning Modernization efforts. An example of best practices is illustrated by a recent study by Rutgers University, which found that lowering mandated parking requirements resulted in lower initial construction costs and ongoing operating costs for residential developments, allowing reduced rent costs as compared to more typical 'over-parked' residential developments.

**Staff is asking for the Commission to consider the following questions:**

- **Does the Commission have any initial feedback on the Community Design Guidelines?**
- **Does the Commission find that the draft Community Design Guidelines support the priorities heard for the Development Areas, such as a mix of uses, housing choice, multimodal transportation, and open space/parks?**

#### **Topic 4: Calculating Density**

When applications for a rezoning or special use permit that include a residential component are reviewed, they are evaluated in part based on the recommended density of the property's future land use designation. Residential density is the number of dwelling units per acre, or units/acre. One dwelling unit is one single-family detached house, one townhouse, one apartment unit, or one modular home. There are two main ways to calculate density: gross and net. Gross density uses the full acreage of a property to calculate density. Net density 'nets out' areas in environmental features/green systems (steep slopes, stream buffers, floodplain) by subtracting the acreage of areas in environmental features from the total acreage. Therefore, using net density calculations for any property with environmental features will result in a lower total number of recommended units compared with using gross density. There is no similar calculation for non-residential uses.

The current Comprehensive Plan recommends using net density to calculate recommended densities for proposed rezonings and special use permits. The Zoning Ordinance uses gross density for by-right development. Regardless of how density is calculated, ordinance requirements will apply for protecting environmental features. There are also ordinance requirements for providing open space and street trees with new development for residential and mixed-uses. Therefore, even with a gross density calculation, a variety of infrastructure and open space still needs to fit within a site, along with residential units. Space is needed for parking, roads, utilities, stormwater management, and open/recreational space.

Based on research provided by McBride Dale Clarion (MDC), a consultant for AC44, density calculation recommendations in Comprehensive Plans vary across localities in Virginia. In their review of Comprehensive Plans in Virginia localities, MDC found a fairly even split between use of gross density and net density, while some Comprehensive Plans did not clearly specify. MDC noted that differences between density calculations in the Comprehensive Plan and Zoning Ordinance in a locality could cause confusion.

Along with other strategies such as encouraging redevelopment and infill and identifying Activity Centers, using gross density to calculate recommended densities for rezonings and special use permits could be an option for prioritizing development in the existing Development Areas. Recommending gross density in the Comprehensive Plan would provide consistency across the Comprehensive Plan and Zoning Ordinance and allow for more straightforward calculations. Using gross density would increase the recommended density for some properties in the Development Areas (any property with steep slopes, stream buffers, or floodplain). It would leave recommendations for properties without those environmental features unchanged. It should be noted that land use density ranges are recommendations, and the maximum recommended density is not always feasible, including due to topography and other physical constraints and space needed to accommodate infrastructure and open/recreational space. Clustering development to avoid sensitive environmental features is always encouraged, regardless of the recommended number of units.

**Staff is asking for the Commission to consider the following question:**

- **Which approach for calculating density does the Commission recommend for rezonings and special use permits – gross or net density?**

### **Topic 5: Crossroads Communities and Community Resilience Hubs**

While new development is encouraged to occur primarily within the Development Areas, there are locations in the Rural Area with existing development, some of which are historic crossroads with existing small-scale commercial uses, or historic structures formerly used as stores and post offices. The current Comp Plan calls for identifying “crossroads communities” in the Rural Area that could “provide support services and opportunities to engage in community life” for Rural Area community members. The Plan also encourages adaptive reuse of historic structures in crossroads communities, especially for small-scale uses such as country stores, offices, daycare, doctor/dentist offices, post offices, and community centers.

Based on community, Commission, and Board input to date, staff has heard the need for a clear definition of crossroads communities and a list of identified communities in the Rural Area. Many of the currently listed communities in the 2015 Comprehensive Plan are no longer community gathering spaces or commercial areas. Staff has heard that the priority for crossroads communities should be identifying options for providing or supporting services such as health care, food access/community gardens, emergency preparedness/response, and places for community gathering. Staff has drafted the following initial definition for the Commission to review and provide feedback on:

- Rural Crossroad Communities provide access to essential public services and basic service needs to rural populations that are more distant to designated Development Areas and can also function to serve as community resiliency hub locations. Crossroad Communities are not Development Areas designated for economic development purposes or to provide residential holding capacity. The primary purpose for crossroads communities should be to provide more equitable distribution of/access to public services in the Rural Area and to increase community resilience and wellbeing.

Based on this draft definition, crossroads communities could include Esmont, Batesville, Stony Point, White Hall, Ivy, Earlysville, and North Garden. Once this definition is refined, staff will identify a complete list of communities to share for input.

Based on this draft definition, small-scale land uses that support surrounding community members would be recommended for crossroads communities, with an emphasis on uses that provide services (e.g. programs, job training, health care) and increase community resilience and health. Public uses such as community centers are allowed by-right in all zoning districts. Small-scale businesses in the Rural Area, such as country stores, offices, daycare, and doctor/dentist offices, would typically require a special use permit or a rezoning. Staff recommends that individual crossroads communities be engaged through a small area plan or similar planning process prior to any future land use or zoning mapping changes. Constraining factors such as transportation and well/septic feasibility will vary by location.

Community resilience hubs, or buildings that provide physical spaces for accessing resources and services and preparing and responding to emergencies, could be a tool for building community resilience, increasing equitable access to services in the Rural Area, and supporting relevant recommendations in the County's Climate Action Plan and ongoing Resilient Together project. Community resilience hubs can be public community facilities, such as libraries, community centers, and schools. They can also be spaces in businesses and non-profits. They should be locations that community members are already using and where they feel comfortable going. Having these resilience hubs in the Rural Area could reduce the distance needed to drive to access services and resources for some community members, which would also reduce greenhouse gas emissions.

The Growth Management Policy continues to be a key component of the Comprehensive Plan, with different expectations for public services and infrastructure in the Rural Area and Development Areas. Although not all public services and infrastructure are feasible at the same level of service or scale in the Rural Area as in the Development Areas (especially public water and sewer), staff finds that community resilience hubs are an opportunity to provide more clarity on the types of services that should be provided in the Rural Area. Community input has indicated that medical services and health care, youth/senior programming, access to healthy food, and emergency shelters should be priorities for community resilience hubs in the Rural Area.

**Staff is asking for the Commission to consider the following question:**

- **Does the Commission have any feedback on the proposed definition for crossroads communities?**
- **Does the Commission find that the community resilience hubs concept could support more equitable service provision and access in the Rural Area?**

### **Next Steps**

In early 2024, staff anticipates holding two Board of Supervisors work sessions for Board direction on all draft Goals and Objectives and a Planning Commission work session focused on draft Goals and Objectives for land use, transportation, and community facilities. Staff will then revise Goals and Objectives based on community, Commission, and Board input. From that point, staff anticipates moving into Phase 3 where the Action Steps, metrics for tracking successful implementation of the Plan, and prioritized "Big Moves" for the next 5 years will be developed.

### **Attachments:**

[Attach 1 – CCP2021-02 AC44 Comp Plan Update - Draft Activity Centers locations, draft Activity Center place types, draft District place types, and draft multimodal plan modal emphasis mapping](#)

[Attach 2 – CCP2021-02 AC44 Comp Plan Update - Draft Updated Future Land Use Designations](#)

[Attach 3 – CCP2021-02 AC44 Comp Plan Update - Draft Community Design Guidelines](#)