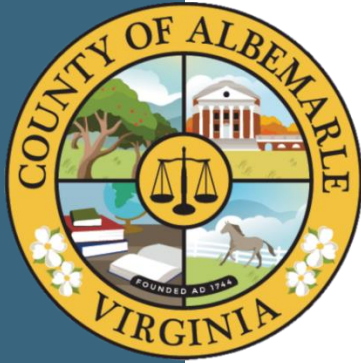


AC44: Coordinated Land Use and Transportation

Crozet Community Advisory Committee

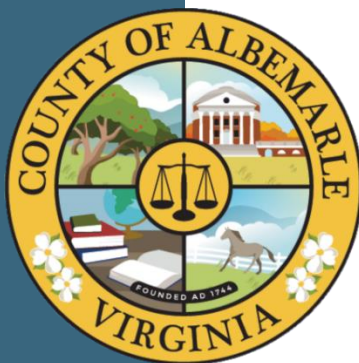
November 8, 2023



AC44 Agenda

- Review where we are in the AC44 process – focused on Phase 2
- Multimodal Planning Approach and Activity Centers
- Draft Updated and Consolidated Land Use Designations
- Next Steps

AC44 – Where we are in the process



PHASE 1: PLAN FOR GROWTH

- Review the Growth Management Policy
- Update the Land Use Buildout Analysis
- Develop a Framework for an Equitable and Resilient Community
- Align Comp Plan Vision and Values with County's updated Values

PHASE 2: GOALS, OBJECTIVES, AND PLANNING TOOLKITS

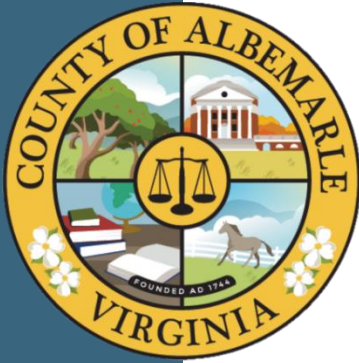
- Identify main topics for the Comp Plan and review existing conditions and recent trends for each
- Update Comp Plan Goals and Objectives
- Develop 'planning toolkits' for coordinated land use and transportation planning and related topics (such as growth management)

PHASE 3: PRIORITIZE ACTION STEPS

- Review and update Action Steps (called Strategies in the 2015 Comp Plan) to implement the Comprehensive Plan
- Prioritize Comp Plan recommendations with 'Big Moves' for the next 5 years
- Continue to refine Planning Toolkits

PHASE 4: FINALIZE AND ADOPT PLAN

- Finalize the Comprehensive Plan document with public hearings with the Planning Commission and Board of Supervisors and final adoption by the Board



Phase 2 – 3 Steps

Step 1: Community Priorities (January – April)

- Input on opportunities, challenges, and priorities by Plan topic to inform updating Plan recommendations for all chapters

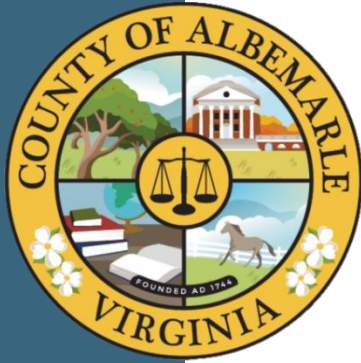
Step 2: Planning Toolkits (May – August)

- Input on the four toolkit topics for coordinated land use and transportation planning
 - Activity Centers in the Development Areas
 - Factors/Process for Potential Future Development Areas Expansion
 - Rural Crossroads Communities
 - Rural Interstate Interchanges

Step 3: Draft Goals and Objectives (current)

- Input on draft Goals and Objectives by Plan chapter





Comp Plan Organization: Goals, Objectives, Action Steps

Phase 2:

- Goal: a high-level and long-term direction to fulfill the vision and Framework

Phase 2:

- Objective: a specific outcome or target that accomplishes a goal

Phase 3:

- Action Step: a policy, infrastructure improvement, planning effort, or other activity or project to achieve and implement a Plan objective

County Vision and Mission

AC44 Framework

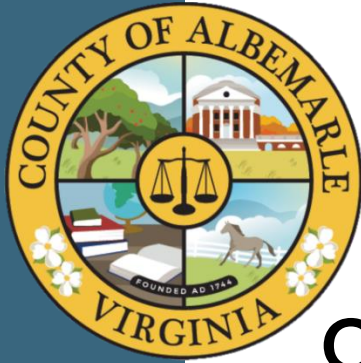
Comp Plan Chapters
(e.g. Housing, Parks and Rec)



Goals

Objectives

Action Steps



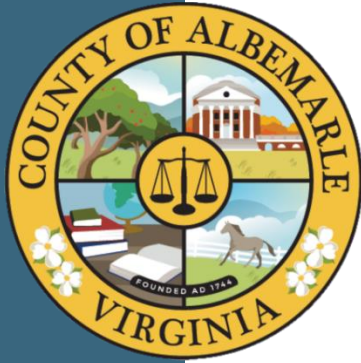
Share your input: draft Goals & Objectives! engage.albemarle.org/ac44

Questionnaires are open for:

- Environmental Stewardship
- Parks and Recreation
- Historic, Cultural, Scenic Resources
- Housing
- Economic Development

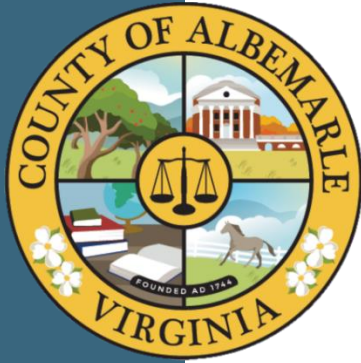
Upcoming Questionnaires:

- Rural Area Land Use + Transportation
- Development Areas Land Use + Transportation
- Community Facilities



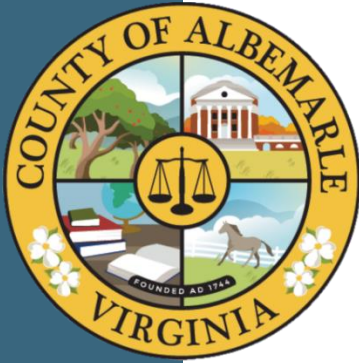
Today's Meeting – Coordinated Land Use and Transportation Planning

- Multimodal Planning Approach
 - Activity Centers
 - Modal Emphasis Mapping
- Draft Updated and Consolidated Land Use Designations

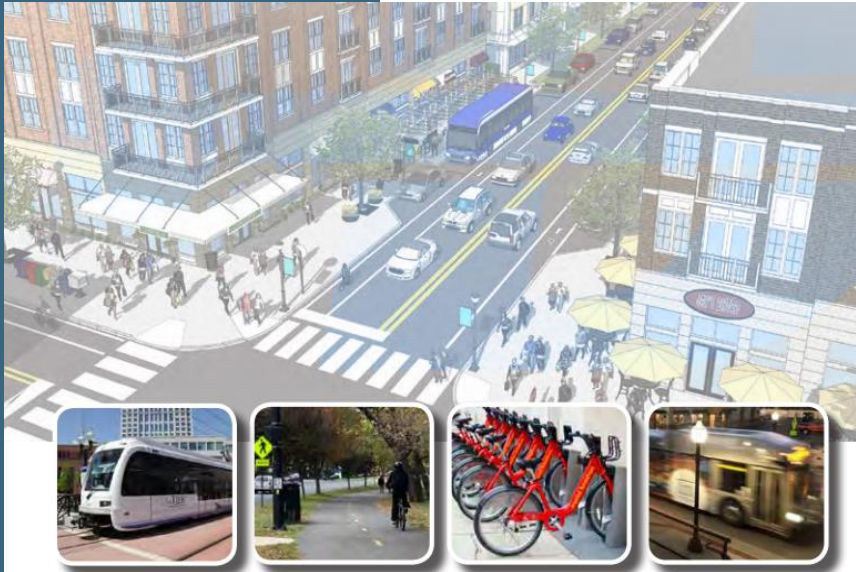


Community input themes related to today's topics

- General support for **Activity Centers** concept – mix of uses, housing choice, opportunities to age in place, encourage redevelopment, safe options for walking and biking
- **Multimodal Transportation:** bike and pedestrian infrastructure separated from vehicles and more frequent transit
- **Growth Management Policy:** prioritize efficient use of land in the existing Development Areas and redevelopment over expansion of the Development Areas while encouraging greater housing choice
- Pair greater density/intensity of uses with **quality open and recreational spaces** and **protected natural environment**

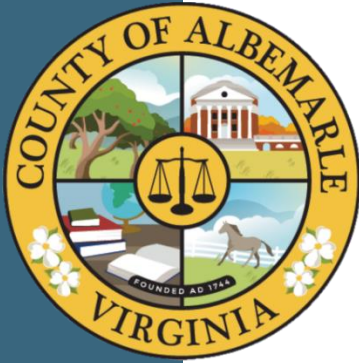


Multimodal Planning Approach



- Used by localities across Virginia
- Guidance through the VA Dept. of Rail and Public Transit (DRPT) - recognized by VDOT
- Identify activity centers linked by multimodal networks
 - Walking, biking, transit, driving
- Result = multimodal systems plan for coordinated land use and transportation planning

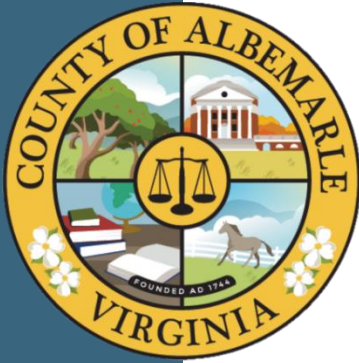




Activity Centers

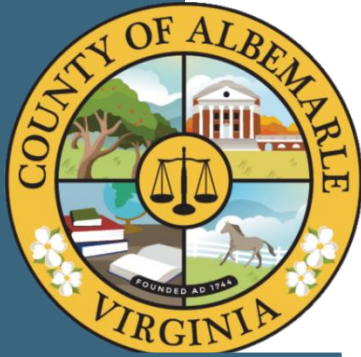


- Variety of businesses, services, and housing options (either now or in the future)
- Located within Development Areas
- Walkable design with quality open/green space
- Using DRPT multimodal guidelines and the Master Plans for guidance
- Three center place types: Neighborhood, Town, Destination
- Intended to consolidate and update the current Master Plan Centers







Step 1: Identify Activity Centers

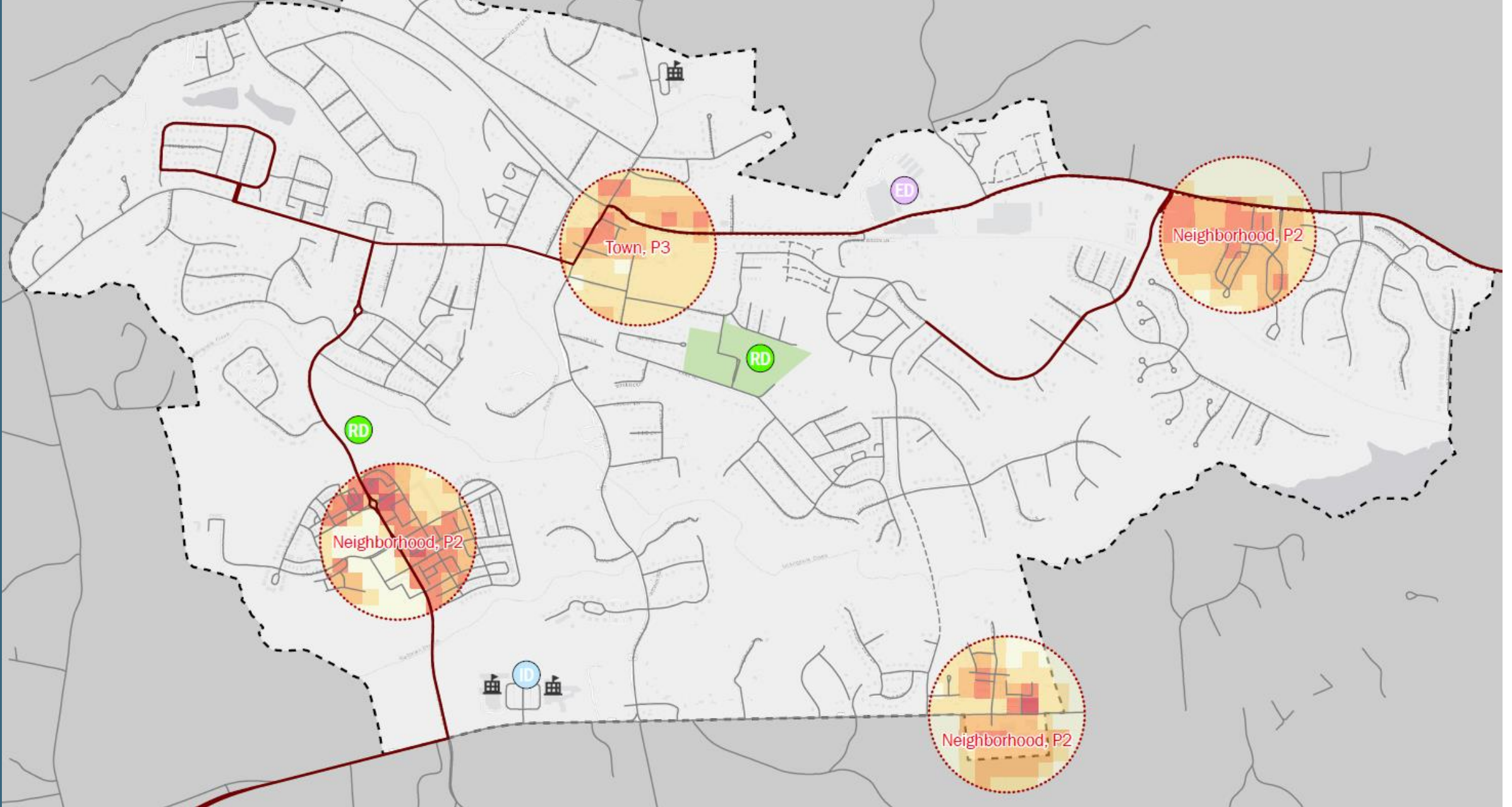
- Activity intensity analysis – estimated current and future number of people and jobs per acre
 - Housing units, number of jobs, land use buildout analysis, and development pipeline
- Compare with current Master Plan centers
 - Many of the 50 centers across the 5 MPs are small and primarily single-use (e.g. a trailhead or a single commercial building)
- Refine with community, Planning Commission, and Board input



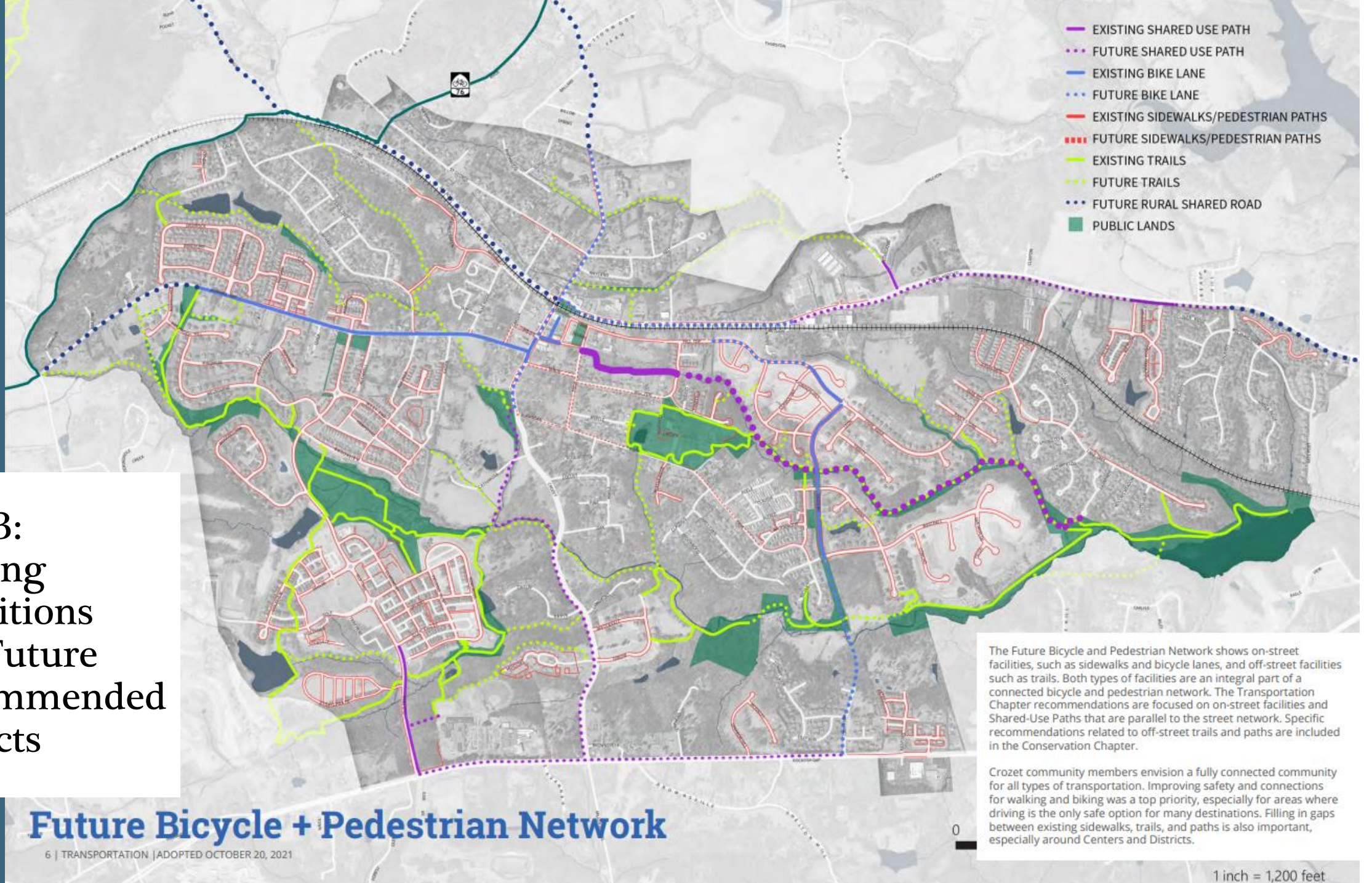
Step 2: Form and Scale Guidance for Activity Centers

	Neighborhood Center	Town Center	Destination Center
Intent	Provide smaller-scale areas of activity that support surrounding neighborhoods. They may not necessarily have a more intense 'core area' (like Town and Destination Centers). They generally serve a smaller area than other center types.	Serve as a focal point for commercial and cultural activities and promote a mix of uses. The most intense activities tend to be concentrated within the core area (approximately a quarter-mile radius).	Create community focal points with high-density, compact, mixed-use development patterns. The most intense activities tend to be concentrated within the core area (approximately a quarter-mile radius).
Core Area	May not have a core area; walkshed typically 1/4 mile radius from center or about 10 minutes walking end to end.	Core area typically in the 1/4 mile radius from center (about 10 minutes walking end to end). Walkshed for multimodal service area about 1/2 mile radius from center (about 20 minutes walking end to end).	Core area typically in the 1/4 mile radius from center (about 10 minutes walking end to end). Walkshed for multimodal service area about 1/2 mile radius from center (about 20 minutes walking end to end).
Building Type	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.
Use and Development	Mix of uses (non-residential and residential) expected; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Neighborhood Centers.	Mix of uses (non-residential and residential) expected; active ground story uses encouraged especially in the core area; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Town Centers.	Mix of uses (non-residential and residential) expected; active ground story uses throughout the Center are encouraged; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Destination Centers.
Form & Site Design Guidance	2-4 stories; street trees and landscaping; bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; transit stops encouraged; parking relegated to side/rear of buildings or on-street parking (encouraged).	2-4 stories, up to 6 stories within core; street trees and landscaping; wide sidewalks within core, bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; enhanced transit stops encouraged; structured parking encouraged, parking relegated to side/rear of buildings or on-street parking (expected).	3-6 stories, up to 8 stories within core; street trees and landscaping; wide sidewalks within core; bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; enhanced transit stops encouraged; structured parking strongly encouraged, parking relegated to side/rear of buildings or on-street parking (expected).
Public Civic & Open Space	Public civic and open spaces encouraged, such as small or medium-scale plazas and parks with active recreational amenities. 	Interconnected public civic and open spaces encouraged, such as small or medium-scale plazas and parks with active and passive recreational amenities, with linkage to other public open spaces and preference for location along public ROW frontage. 	Interconnected public civic and open spaces encouraged, such as medium or large-scale plazas and parks with active and passive recreational amenities, with linkage to other public open spaces and preference for location along public ROW frontage. 
Examples of typical scale & building types			

Draft Activity Centers in Crozet



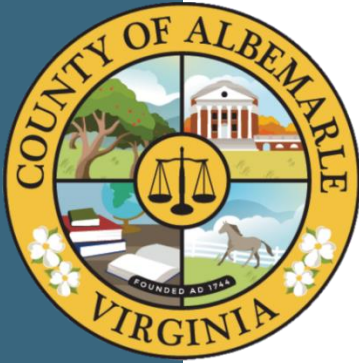
Step 3: Existing Conditions and Future Recommended Projects



The Future Bicycle and Pedestrian Network shows on-street facilities, such as sidewalks and bicycle lanes, and off-street facilities such as trails. Both types of facilities are an integral part of a connected bicycle and pedestrian network. The Transportation Chapter recommendations are focused on on-street facilities and Shared-Use Paths that are parallel to the street network. Specific recommendations related to off-street trails and paths are included in the Conservation Chapter.

Crozet community members envision a fully connected community for all types of transportation. Improving safety and connections for walking and biking was a top priority, especially for areas where driving is the only safe option for many destinations. Filling in gaps between existing sidewalks, trails, and paths is also important, especially around Centers and Districts.

Future Bicycle + Pedestrian Network



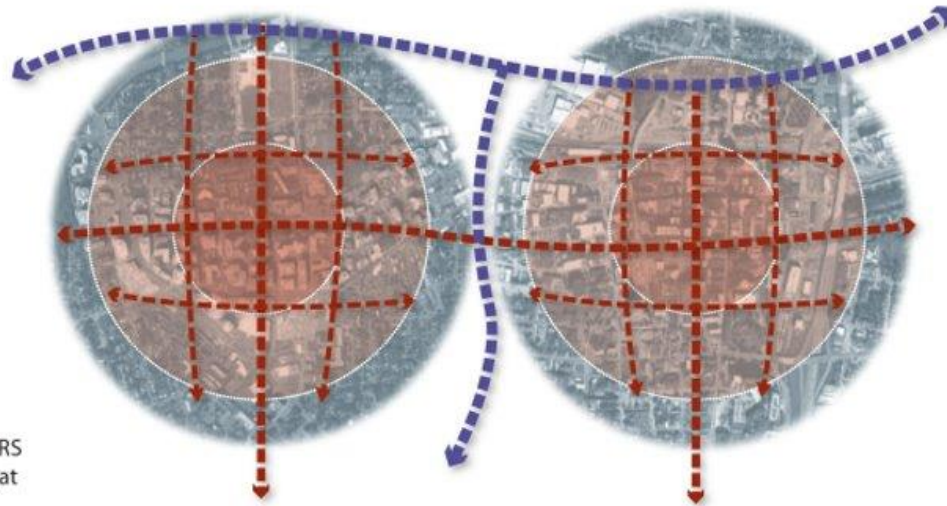
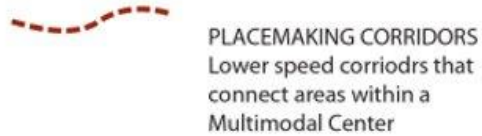
Multimodal Plan – Corridors

MULTIMODAL CENTERS & CORRIDORS

Multimodal Centers

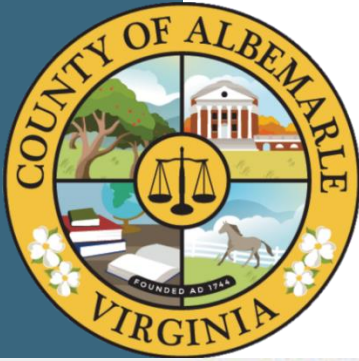


Multimodal Corridors



Multimodal Through Corridors are the higher speed roads that travel between and connect Multimodal Centers in Development Areas, yet still provide safe minimum facilities for non-motorized modes.

Placemaking Corridors are the slower speed roads that facilitate movement within Multimodal Centers but focus on creating a sense of place where pedestrians and bicyclists of all ages and abilities feel safe and comfortable.

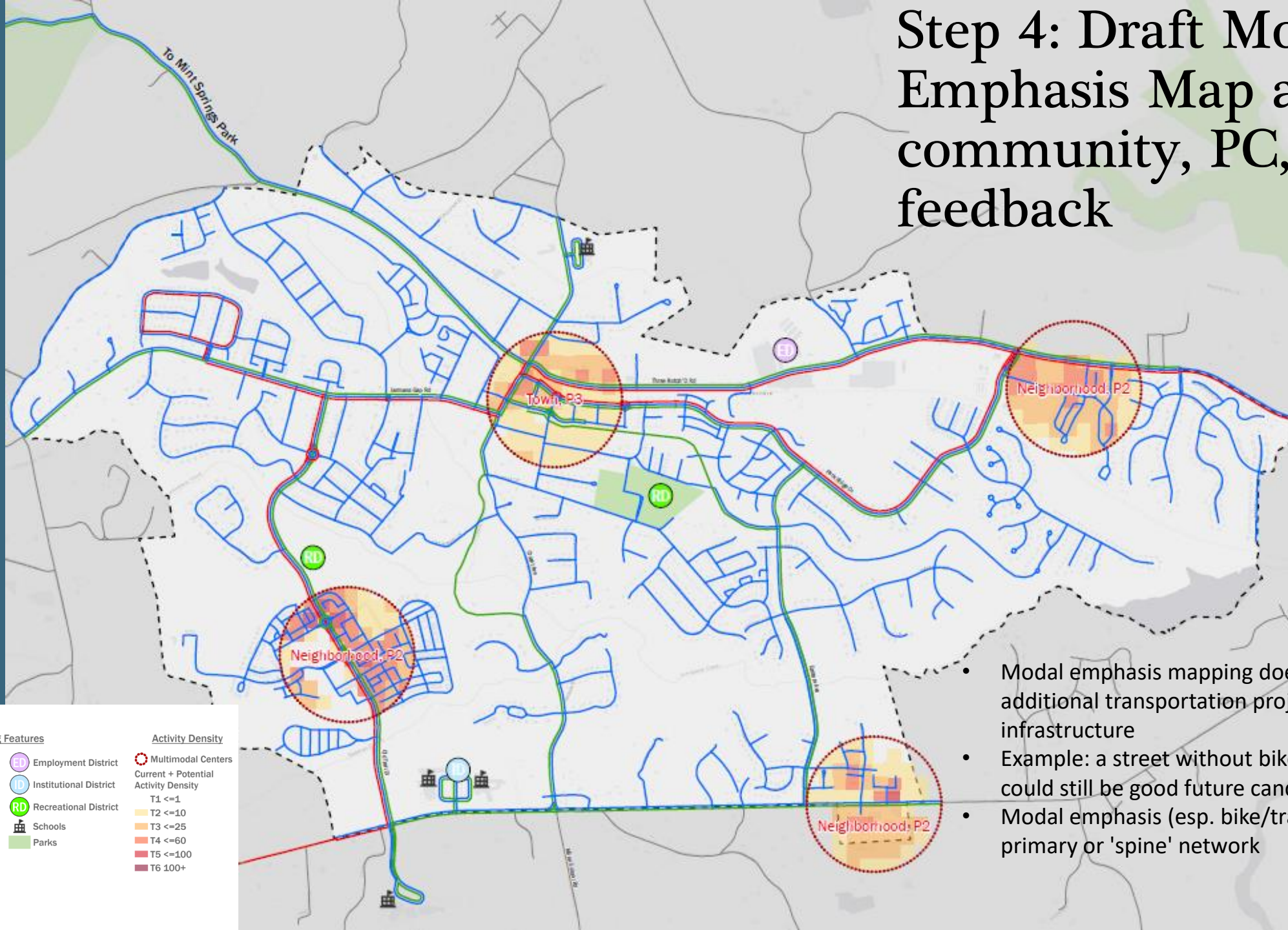


Multimodal Plan – Modal Emphasis



- Designation of one or more travel modes that should be emphasized in the design of a Multimodal Corridor.
- Corridors may carry any combination of modal emphases.
- **All streets should at least minimally accommodate all travel modes.**
- **Modal Emphasis prioritizes more optimal standards for whichever mode is emphasized (bike/ped/transit facilities)**

Step 4: Draft Modal Emphasis Map and community, PC, BOS feedback



LEGEND

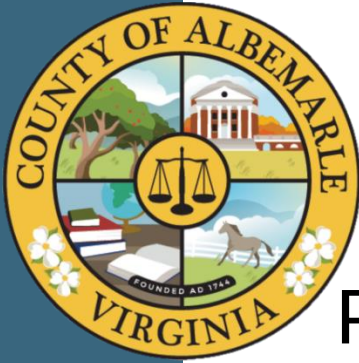
Existing Features

- Development Areas/ Multimodal District
- Roads
- Modal Emphasis**
 - Pedestrian
 - Transit
 - Bicycle
 - Pedestrian/Transit
 - Pedestrian/Bicycle
 - Pedestrian/Transit/Bicycle
 - No Modal Emphasis
- Employment District (ED)
- Institutional District (ID)
- Recreational District (RD)
- Schools
- Parks

Activity Density

- Multimodal Centers
- Current + Potential Activity Density
 - T1 <=1
 - T2 <=10
 - T3 <=25
 - T4 <=60
 - T5 <=100
 - T6 100+

- Modal emphasis mapping does not preclude additional transportation projects or infrastructure
- Example: a street without bike modal emphasis could still be good future candidate for bike lane
- Modal emphasis (esp. bike/transit) highlights the primary or 'spine' network



Share your feedback!

Please visit the multimodal modal emphasis map with the draft Activity Centers and use the sticky notes and pens provided to share your input.

Questions to consider:

- What are your preferred transportation modes for getting around Crozet?
- Do any major bicycle or transit modal emphases seem to be missing?
- What destinations (within Crozet or elsewhere) do you want to be able to walk, bike, or take transit to?

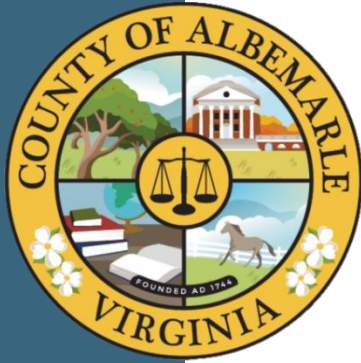
Future Land Use and Zoning

Land Use

- The recommended future use(s)
- Used for legislative review applications (rezonings and special use permits)
- **Recommendations** for uses, density, form and scale, design, connectivity
- Land use designations and future land use map

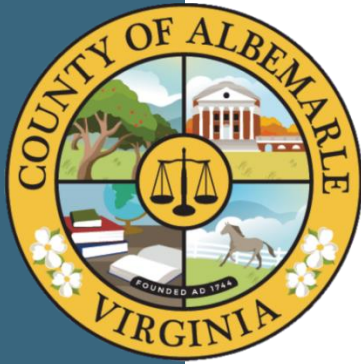
Zoning

- What can be built today: by-right development
- Regulates what uses are permitted
- **Requirements** for building height, setbacks, street design, density, lot size, open and recreational space, landscaping
- Zoning districts and zoning map



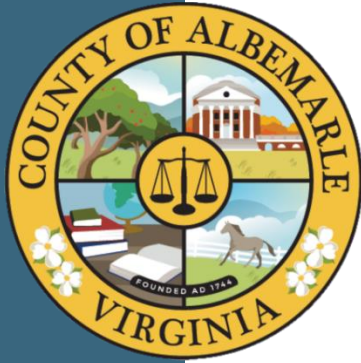
Land Use Designations

- Currently 24 land use designations across the 5 Master Plans
- Many designations are very similar but have different names and/or slightly different recommendations
 - Example: Community Mixed Use and Regional Mixed Use: 34 units/acre and mixed-uses
 - Example: Neighborhood Density Residential: 3-6 units/acre with different recommended max building footprints (3,000 sq ft for retail in Southern/Western MP and 5,000 sq ft in Crozet and Pantops MPs)



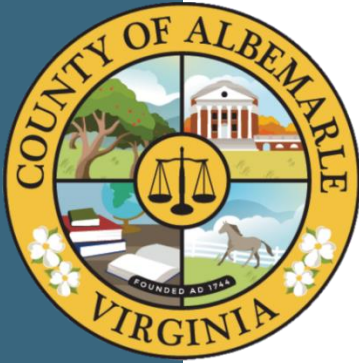
Updating Land Use Designations

- **Goal:** An updated and standard set of land use designations applied across the Development Areas in a 'matching' approach.
- **Current (2015) Comp Plan:** "To the extent possible, create uniformity in format and land use categories in Master Plans."
- **Housing Albemarle** (County's current Housing Policy): Strategy 8a: Review the County's Comp Plan to identify barriers to affordable and workforce housing development and remove identified barriers."
 - "Review all Comprehensive Plan land use designations and corresponding densities, unit types, lot sizes, form recommendations, and land use maps to identify barriers."



Process for updating and consolidating Land Use Designations

- Starting with Crozet and Pantops MPs – most recently updated with best practices
- Consolidate similar land use designations and land use designations with the same name with slightly different recommendations
- During Phase 3 of AC44, apply draft land use designations to a draft future land use map for the Development Areas in a 1:1 'matching' approach



Land Use Designations – Primarily Residential

Neighborhood Residential (Low)

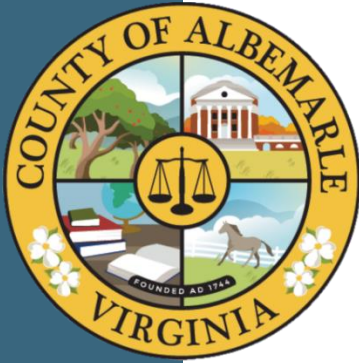
Neighborhood Residential

Missing Middle Residential

Urban Residential

Primary potential changes relevant to Crozet MP land use designations:

- Neighborhood Residential Low would have recommended density of 1-3 units/acre (currently 1-1.99 units/acre)
- Noting that Missing Middle Residential would be applied to the other Development Areas through Master Plan updates



Land Use Designations – Mixed-Use

Neighborhood Mixed Use

Community Mixed Use

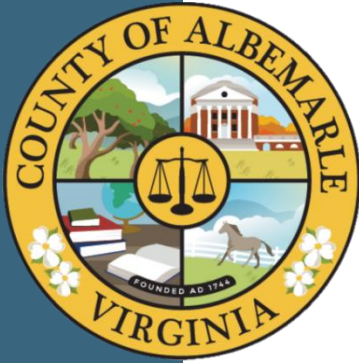
Commercial Mixed Use

Downtown Mixed Use

Urban Mixed Use

Primary potential changes relevant to Crozet MP land use designations:

- Community and Commercial Mixed Use: Increases block length to 300-500 ft from 300-400 ft
- Noting that Downtown could be applied to other Development Areas through future Master Plan updates – no longer listed as specific only to Crozet



Land Use Designations – Industrial/Employment and Institutional

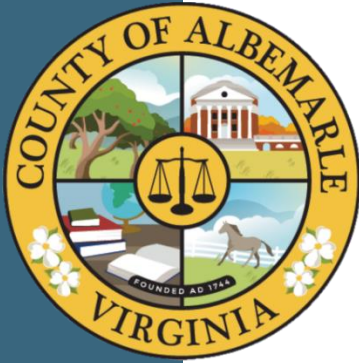
Office/Research & Development/Flex-
/Light Industrial

Industrial

Institutional

Primary potential changes relevant to
Crozet MP land use designations:

- Office/Flex/RD/LI: Increases block length to 300-500 ft from 300-400 ft
- Institutional: Research and development added as a primary recommended use



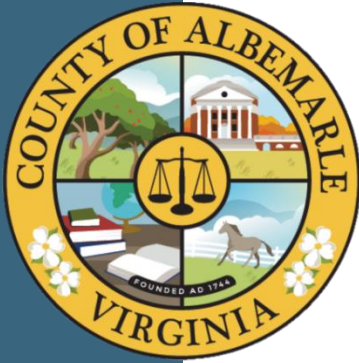
Land Use Designations – Open and Green Space

Public Land

Green Systems

Primary potential changes relevant to Crozet MP land use designations:

- Adds recommendation for connections to nearby and adjacent Activity Centers and Neighborhoods
- Adds reference to Biodiversity Action Plan (BAP)

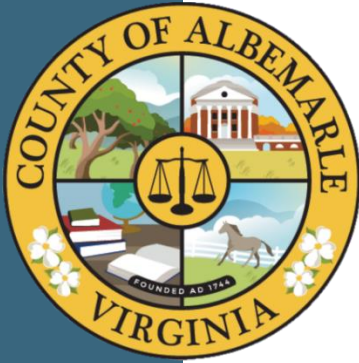


Draft Land Use Designations

This is an initial opportunity for feedback – there will be additional options for input, including upcoming online questionnaires

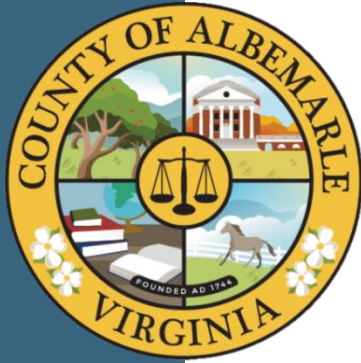
Questions to consider:

- Are there any terms or recommendations we can clarify?
- Do you have any initial feedback on the draft proposed updates to the land use designations?



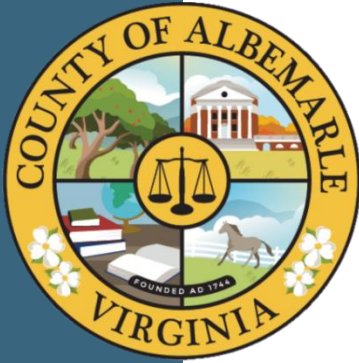
Next Steps

- Continue to share draft Goals and Objectives for each Comp Plan chapter (Phase 2)
- Continue to refine Planning toolkits (Phases 2 and 3)
 - Including the Development Areas-focused Activity Centers and prioritizing efficient use of Development Areas land
 - Possible Action Step: future Small Area Plans for rural interstate interchange exits 124 (Shadwell) and 107 (Yancey Mills)
- Draft Action Steps for Plan implementation (Phase 3)



Possible options for prioritizing development in the existing Development Areas

- Encouraging and incentivizing redevelopment and infill in the Development Areas
- Using Activity Centers to encourage additional density/intensity of uses beyond underlying land use designations
- Using gross density to calculate recommended density based on future land use, instead of net density
 - Land use density ranges are recommendations – max not always feasible, including due to terrain/waterways



Share your input and stay informed – engage.albemarle.org/ac44

AC44



Albemarle County is planning for an equitable and resilient future. One of the main ways we plan for this future is through periodic updates to the Comprehensive Plan.


Share your thoughts on draft Goals and Objectives! Questionnaires are now open for [Housing](#) and [Economic Development](#).


Questionnaires also remain open for [Environmental Stewardship](#), [Parks and Recreation](#), and [Historic, Scenic, and Cultural Resources](#).

[Sign Up Now](#)


Receive updates and get involved.

Upcoming Events and Key Dates

 AC44 Virtual Open House
November 06 2023

 AC44 Multimodal Planning and Land Use - Crozet Community Advisory Committee (CAC)
November 08 2023

 AC44 Multimodal Planning and Land Use - Places29 Hydraulic Community Advisory Committee (CAC)
November 13 2023

 AC44 Planning Commission Work Session
November 14 2023

 AC44 Multimodal Planning and Land Use - Pantops