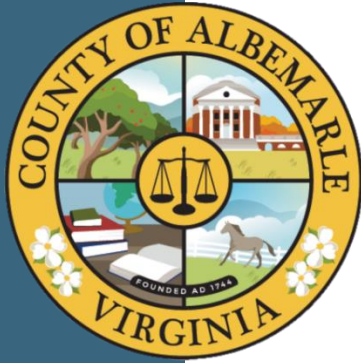


# AC44: Coordinated Land Use and Transportation

Places29 Rio Community  
Advisory Committee

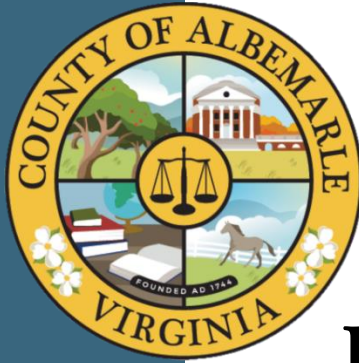
December 7, 2023



# 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

AC44 Framework for an Equitable and Resilient Community

Land use buildout analysis (2022)

Review Growth Management Policy

## Phase 2

Updated Goals and Objectives for each Plan Chapter

Planning Toolkits for coordinated land use and transportation planning

## Phase 3

Updated Action Steps for each Plan Chapter

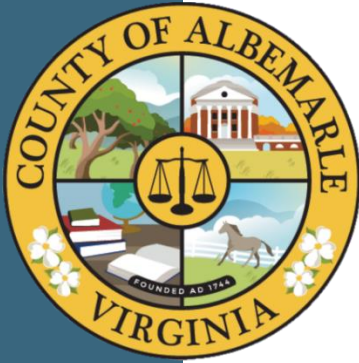
Prioritized Plan recommendations with 'Big Moves' to complete in the first 5 years after Plan adoption

## Phase 4

Finalized Comp Plan document

Public hearings with Planning Commission and 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

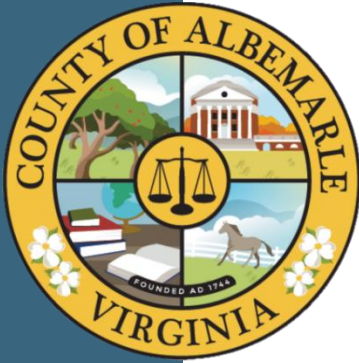
## Step 2: Planning Toolkits (May – August)

- 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

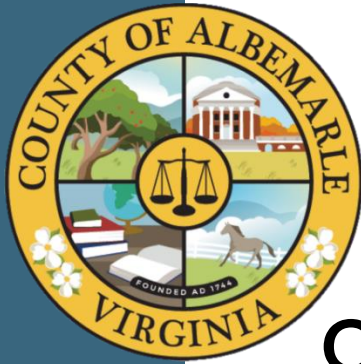
Comp Plan Chapters  
(e.g. Housing, Parks and Rec)



Goals

Objectives

Action Steps



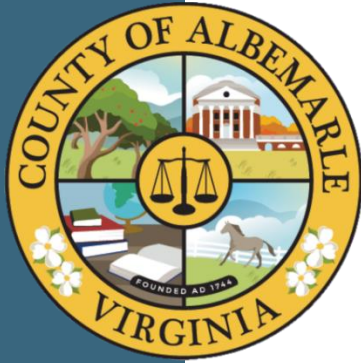
# Share your input: draft Goals & Objectives! [engage.albemarle.org/ac44](https://engage.albemarle.org/ac44)

## Questionnaires are open for:

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

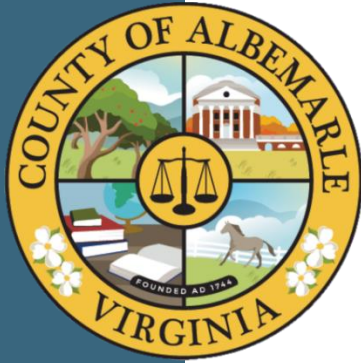
## Upcoming Questionnaires:

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



# Today's Meeting – Coordinated Land Use and Transportation Planning

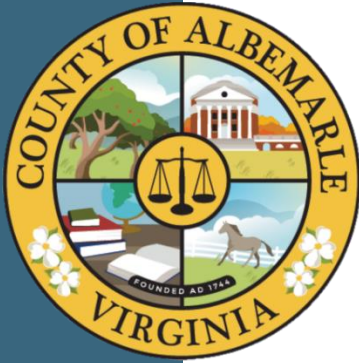
- Multimodal Planning Approach
  - Activity Centers
  - Modal Emphasis Mapping
- Draft Updated and Consolidated Land Use Designations



# 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**



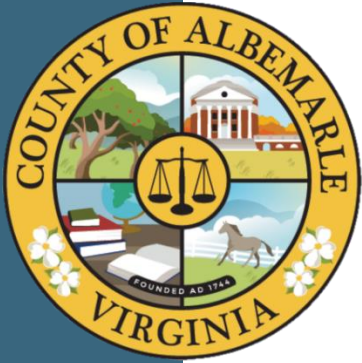


# Multimodal Planning Approach



- 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

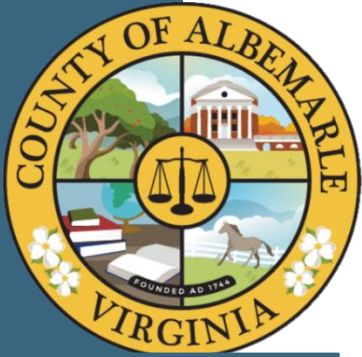








# Activity Centers

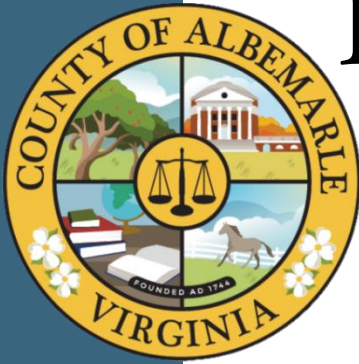


- Variety of businesses, services, and housing options (either now or in the future)
- Located within Development Areas
- Walkable design with quality open/green space
- Using DRPT multimodal guidelines and the Master Plans for guidance
- Three center place types: Neighborhood, Town, Destination
- Intended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

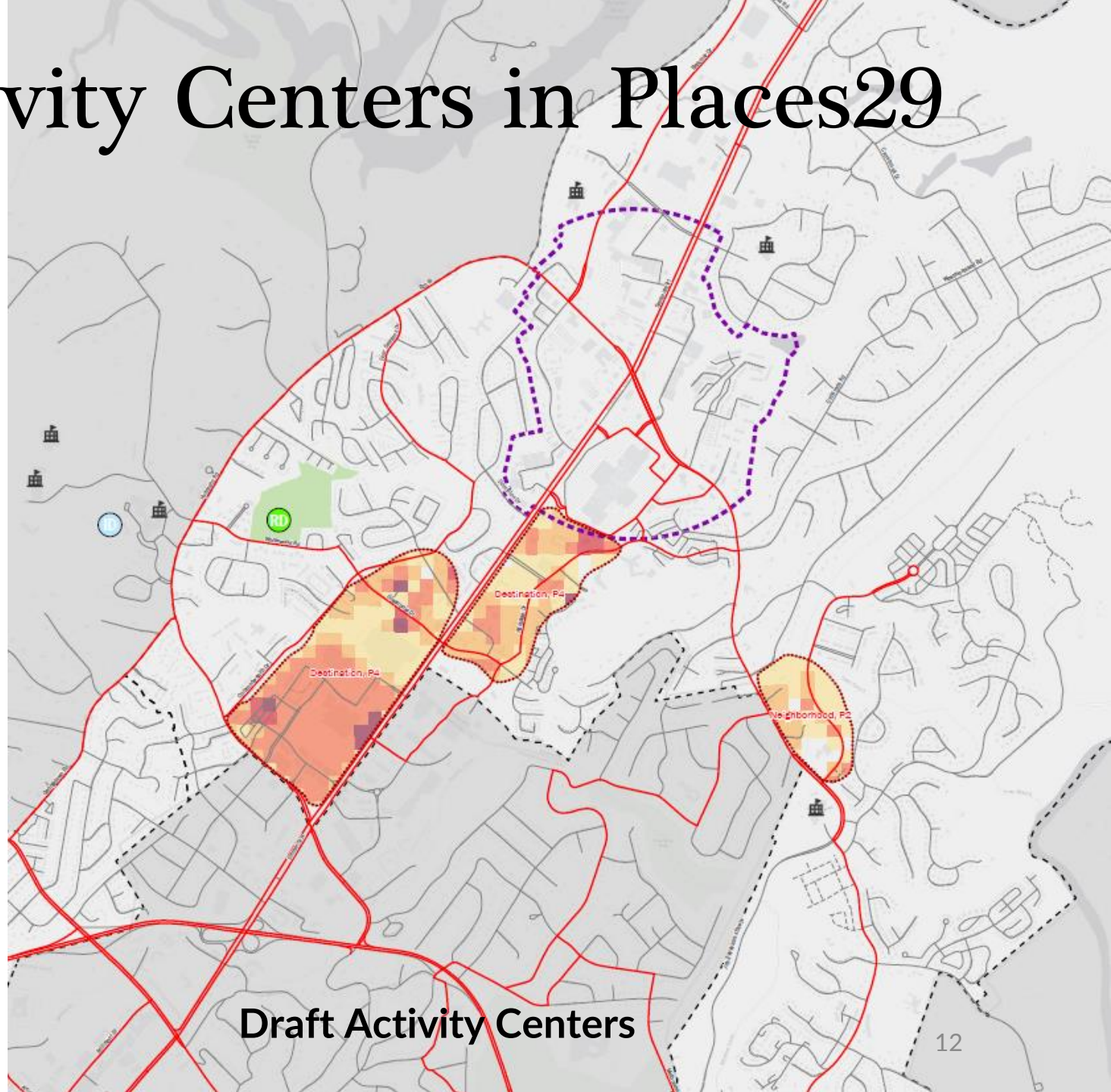
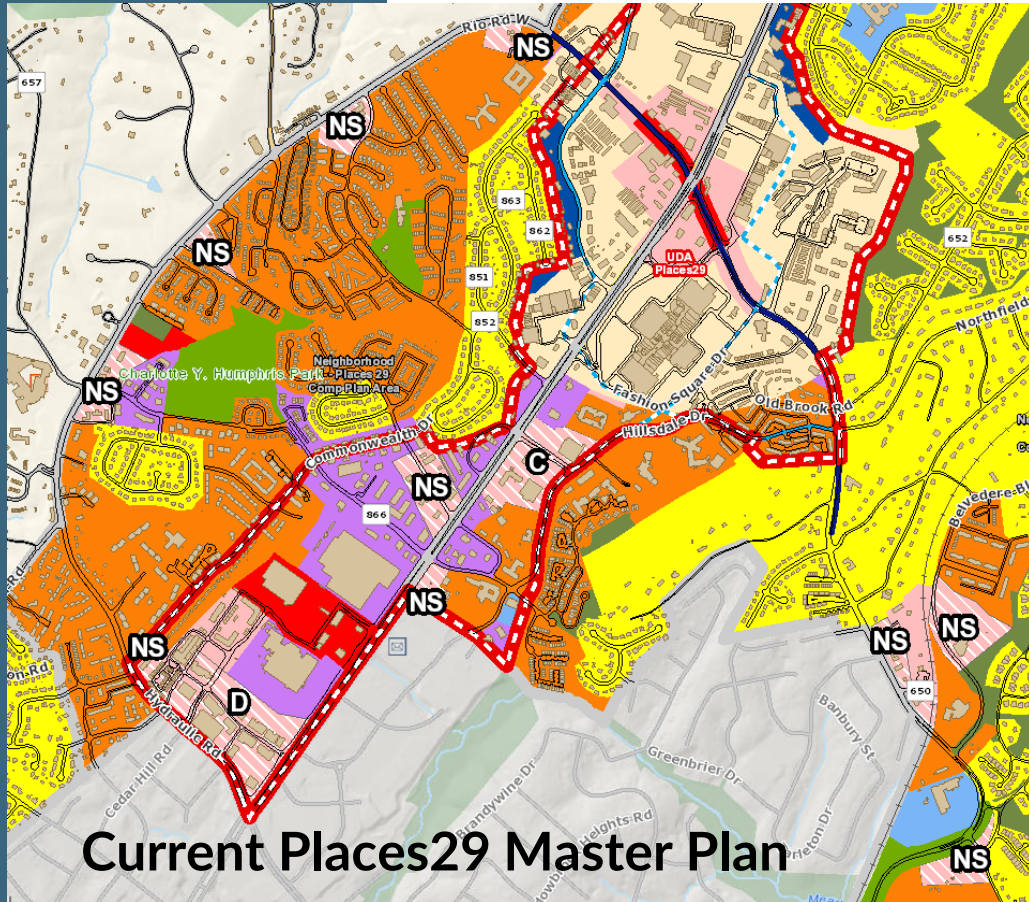


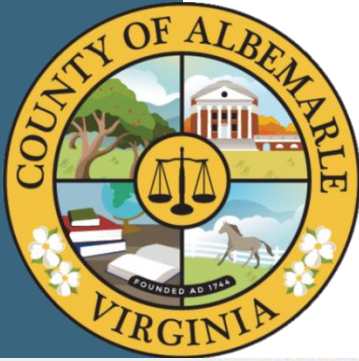
# Form and Scale Guidance for Activity Centers

	Neighborhood Center	Town Center	Destination Center
<b>Intent</b>	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).
<b>Core Area</b>	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).
<b>Building Type</b>	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.
<b>Use and Development</b>	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.
<b>Form &amp; Site Design Guidance</b>	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).
<b>Public Civic &amp; Open Space</b>	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. 
<b>Examples of typical scale &amp; building types</b>			



# Draft Activity Centers in Places29





# Multimodal Plan – Modal Emphasis



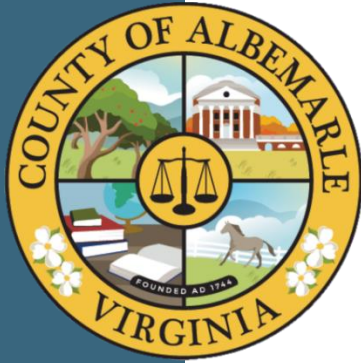
- Designation of one or more travel modes that should be emphasized in the design of a Multimodal Corridor.
- Corridors may carry any combination of modal emphases.
- **All streets should at least minimally accommodate all travel modes.**
- **Modal Emphasis prioritizes more optimal standards for whichever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

# Draft Modal Emphasis Map and community, PC, BOS feedback

## LEGEND



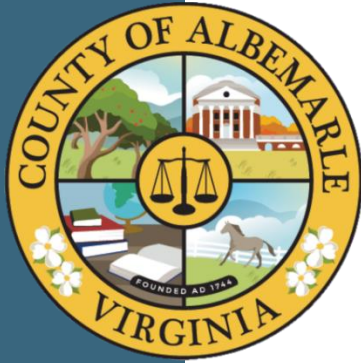
- Connect centers, parks, and schools
- Modal emphasis mapping does not preclude additional transportation projects or infrastructure
- Modal emphasis (esp. bike/transit) highlights the primary or 'spine' network



# Share your feedback!

Reviewing the draft modal emphasis map, please **consider the following questions:**

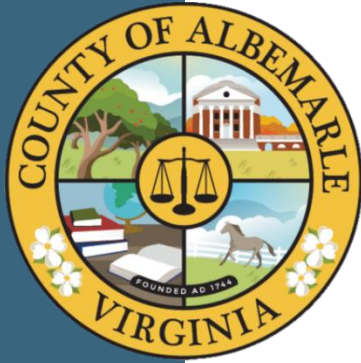
- What are your preferred transportation modes for getting around Route 29/Hydraulic/Rio?
- Do any major bicycle or transit modal emphases seem to be missing?
- What destinations (within this area or elsewhere) do you want to be able to walk, bike, or take transit to?



# Land Use Designations

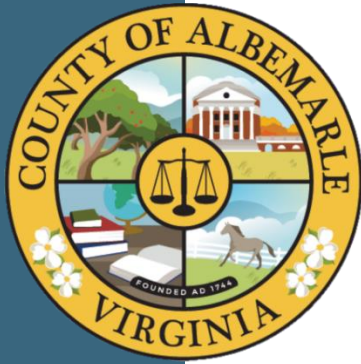
- Anticipated outcome of AC44: updated and consolidated future land use designations, applied across the Development Areas in a 'matching' approach
- Currently 24 land use designations across the 5 Master Plans
- Many designations are very similar but have different names and/or slightly different recommendations





# 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

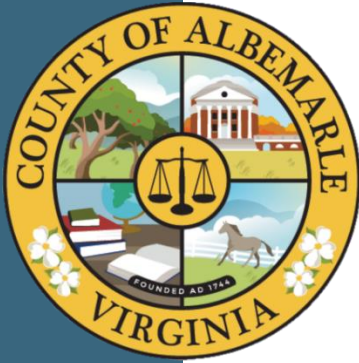
Missing Middle Residential

Urban Residential

Primary potential changes relevant to Places29 MP land use designations:

- Neighborhood Residential: would add ADUs as a recommended housing type
- Noting that Missing Middle Residential would be applied through Master Plan updates
- Urban Residential: Increases the density 'floor' from 6 to 12 units/acre
- Urban Residential: Increases max building footprint recommendations and building height for some uses

# Land Use Designations – Mixed-Use



Neighborhood Mixed Use

Community Mixed Use

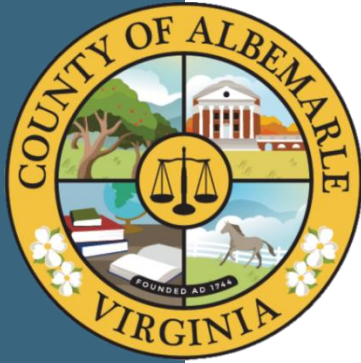
Commercial Mixed Use

Downtown Mixed Use

Urban Mixed Use

Primary potential changes relevant to Places29 MP land use designations:

- **Neighborhood Mixed Use**
  - Generally corresponds to P29 Neighborhood Service Center
  - Would change recommended density to 18 units/acre from 3-20 units/acre
  - Increases max building footprint recommendations
- **Community Mixed Use**
  - Generally corresponds to P29 Urban Mixed Use (outside centers) and P29 Community Centers
  - Uses form/block guidance instead of max building footprints and increases building height for some uses
  - Some land uses now specified – e.g. light industrial and existing auto uses



# Land Use Designations – Mixed-Use

Primary potential changes relevant to Places29 MP land use designations:

- **Commercial Mixed Use**
  - Could also correspond to P29 Urban Mixed Use (outside centers)
  - Would change recommended density to 6-34 units/acre (does not currently specify)
  - Uses form/block guidance instead of max building footprints and increases building height for some uses
- **Downtown Mixed Use** – would likely be applied with future Master Plan updates
- **Urban Mixed Use**
  - Generally corresponds to P29 Destination Centers and P29 Uptown Center
  - Recommends up to 60 units/acre (same as Destination, though lower than Uptown which is 80 units/acre)
  - Uses form/block guidance instead of max building footprints and increases building height for some uses
  - Some land uses now specified – e.g. light industrial

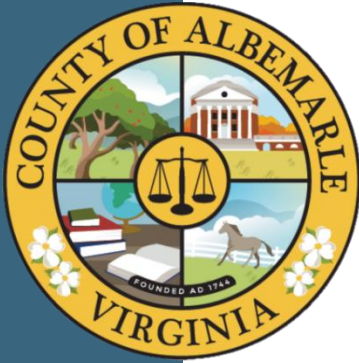
Neighborhood Mixed Use

Community Mixed Use

Commercial Mixed Use

Downtown Mixed Use

Urban Mixed Use



# Land Use Designations – Industrial/Employment and Institutional

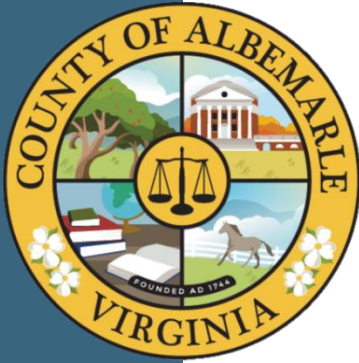
Primary potential changes relevant to  
Places29 MP land use designations:

- Office/Flex/RD/LI:
  - Also corresponds with P29 Light Industrial
  - Would specify a recommended density range (6-34 units/acre) and add residential as a secondary use (currently in O/F/RD/LI but not Light Industrial in P29)
  - Uses form/block guidance instead of max building footprints and increases building height for some uses
- Industrial: Uses form/block guidance instead of max building footprint
- Institutional: Research and development added as a primary recommended use

Office/Research & Development/Flex-  
/Light Industrial

Industrial

Institutional



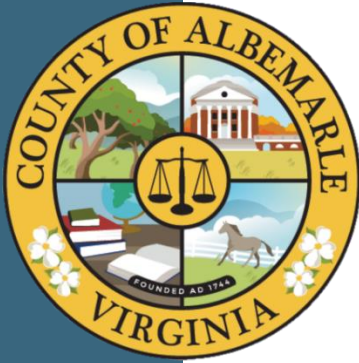
# Land Use Designations – Open and Green Space

**Public Land**

**Green Systems**

Primary potential changes relevant to Places29 MP land use designations:

- Two land use designations instead of one ('Open Space')
  - Distinguish between publicly-accessible spaces and private spaces/other natural areas
- No guidance on uses or form of development in current 'Open Space' designation

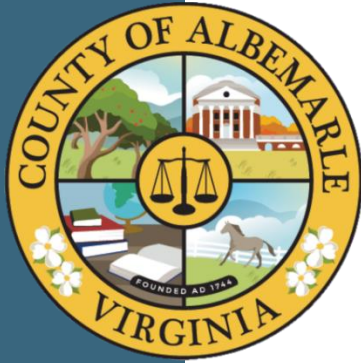


# Draft Land Use Designations

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

Questions to consider:

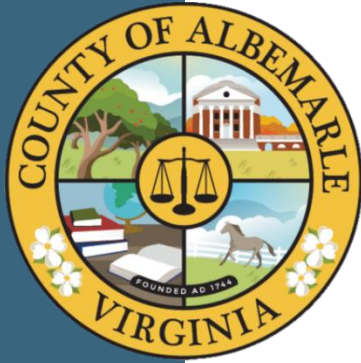
- Are there any terms or recommendations we can clarify?
- Do you have any initial feedback on the draft proposed updates to the land use designations?



# Next Steps

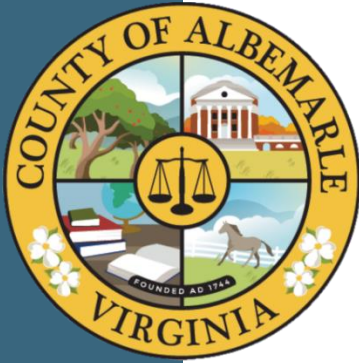
- Continue to share draft Goals and Objectives for each Comp Plan chapter (Phase 2)
- Continue to refine Planning toolkits (Phases 2 and 3)
  - Including the Development Areas-focused Activity Centers and prioritizing efficient use of Development Areas land
  - Possible Action Step (Rural Area): future 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 + connecting with multimodal transportation
- 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](https://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

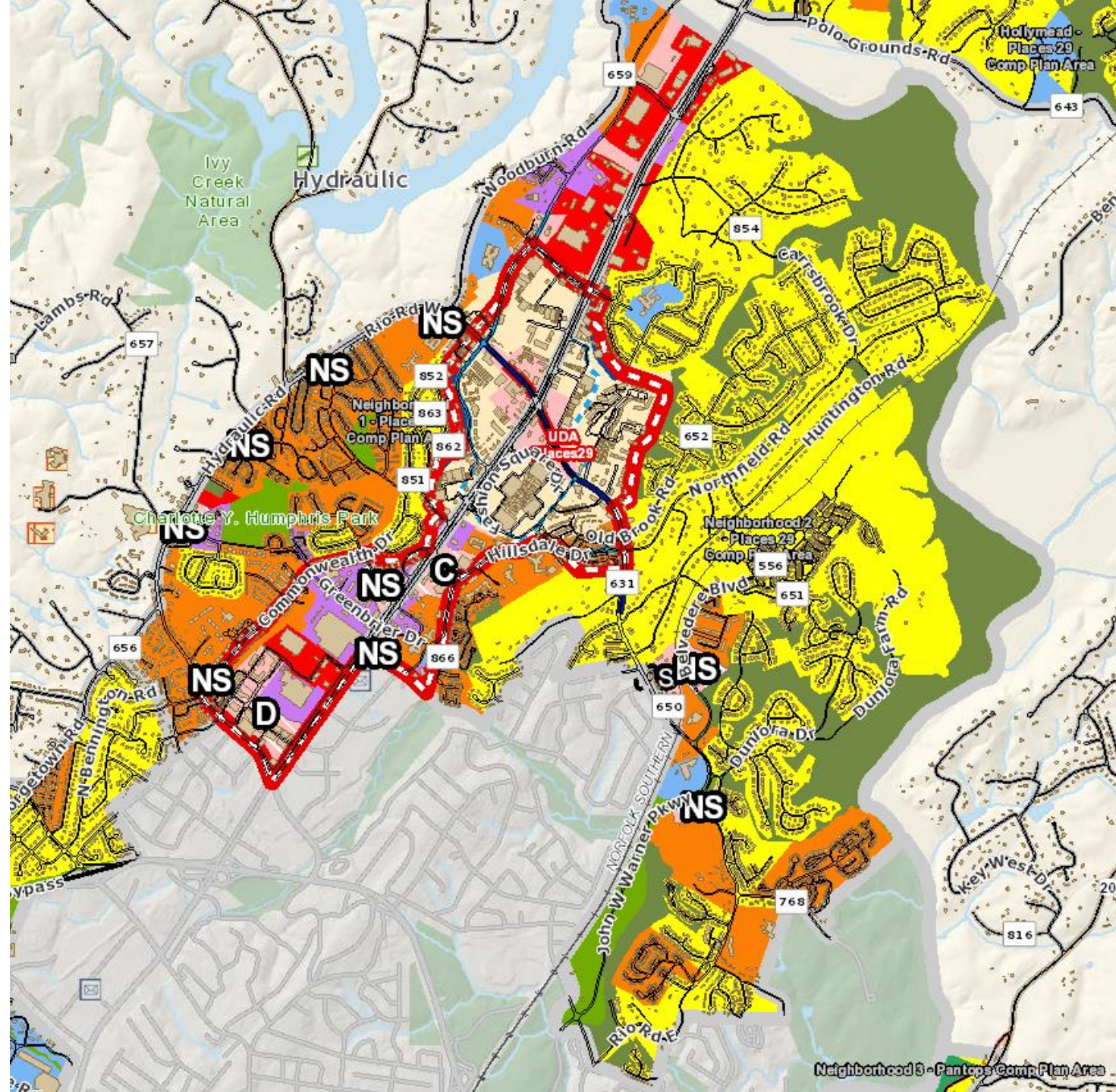
 AC44 Multimodal Planning and Land Use - Crozet  
Community Advisory Committee (CAC)  
November 08 2023

 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





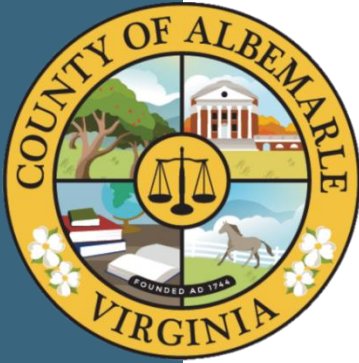
**Table LU 1: Land Uses in Centers and the Uptown**

Primary & Secondary Uses ↓	Neighborhood Service Center (NS)	Community Center (C)	Destination Center (D)	The Uptown (Up)
<b>Residential</b>	<ul style="list-style-type: none"> <li>Single family attached &amp; detached, multifamily</li> <li>Density: 3 – 20 units/acre</li> <li>Maximum building height: 3 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 34 units/acre</li> <li>Maximum building height: 4 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 60 units/acre</li> <li>Maximum building height: 5 stories</li> </ul>	<ul style="list-style-type: none"> <li>Single family attached, multifamily</li> <li>Density: 6.01 – 80 units/acre</li> <li>Maximum building height: 6 stories</li> </ul>
<b>Neighborhood Retail Community &amp; Regional Retail General Commercial Service</b>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 15,000 SF</li> <li>Maximum building height 3 stories; no more than 2 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 60,000 SF</li> <li>Maximum building height 4 stories; no more than 2 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 50,000 SF</li> <li>Maximum building height 5 stories, no more than 3 stories for retail-only buildings</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 25,000 SF</li> <li>Maximum building height: 6 stories</li> <li>First floor may be retail, commercial, or residential; upper floors may be office or residential</li> </ul>
<b>Auto Commercial Sales &amp; Service</b>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses.</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps.</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not adversely affect surrounding uses.</li> <li>Maximum single building footprint: 7,500 SF</li> </ul>	Not permitted
<b>Office R&amp;D/Flex</b>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 15,000 SF</li> <li>Maximum building height for retail-only buildings: 2 stories</li> <li>Maximum building height if retail on ground floor only: 3 stories, with residential units or office uses above retail</li> <li>Maximum height of office only building: 2 stories, unless by exception where up to 4 stories may be allowed if consistent with surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> <li>Maximum building height for retail-only buildings: 2 stories</li> <li>Maximum building height if retail on ground floor only: 3 stories, with residential units or office/commercial uses above retail</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single building footprint: 20,000 SF</li> <li>Maximum building height for retail-only buildings: 3 stories</li> <li>Maximum building height if retail on ground floor only: 5 stories, with residential units or office/commercial uses above retail</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 25,000 SF; may increase to 40,000 SF by exception</li> <li>Maximum building height for retail-only buildings: 3 stories</li> <li>Maximum building height if retail on ground floor only: 6 stories, with residential units or office/commercial uses above retail</li> </ul>
<b>Light Manufacturing/Storage/ Distribution</b>	Not Permitted, unless by exception where there are no impacts on surrounding uses and where consistent with the character of surrounding uses.	Not Permitted	Not Permitted	Not Permitted
<b>Heavy Manufacturing/ Storage/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<b>Warehousing/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<b>Institutional</b>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 15,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF; larger by exception</li> </ul>	<ul style="list-style-type: none"> <li>Maximum single-building footprint: 20,000 SF</li> </ul>
<b>Open Space</b> (Each Center needs a minimum of 10 percent usable open space. Each development needs to provide at least 10% or show where the equivalent area is already provided on another property.)	<ul style="list-style-type: none"> <li>Minimum of 1 small green park conveniently located</li> <li>Park is intended to be a central, focal point of the Center</li> <li>Minimum size of park: 1/4 to 1/2 acre</li> <li>Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be in the form of a plaza, minimum size: 2,500 SF.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 green usable park, centrally located</li> <li>Park is intended to be a focal point of the Center</li> <li>Minimum size of park: 1/4 to 1 acre.</li> <li>Additional open space may be necessary, depending on the intensity and mix of uses. This additional open space may be a: plaza (5,000 SF min.), greenway, formal lawns in front of public buildings (1/4 acre min.), or a playground (1/4 acre min.)</li> </ul>	<ul style="list-style-type: none"> <li>Same as Community Center, although minimum size of single park may be ¼ acre if at least two parks are provided. Allows for two focal points, if design of Destination Center permits.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum of 1 usable park required</li> <li>Intended to be a central, focal point of Uptown</li> <li>Minimum size of single space: 1/4 acre.</li> <li>Playgrounds should be provided with residential</li> <li>Plazas and formal lawns: same as Community</li> <li>Additional open space(s) are strongly encouraged. Amount of open space required will be determined during preparation of the Small Area Plan for Airport Road Corridor Area.</li> </ul>

**Table LU2—Land Use Designations in Areas Around Centers**

<b>Land Use Designation</b> → Primary & Secondary Uses ↓	<b>Urban Mixed Use</b>	<b>Urban Density Residential</b>	<b>Neighborhood Density Residential</b>	<b>Commercial Mixed Use</b>	<b>Office/ R&amp;D/ Flex/Light Industrial</b>	<b>Light Industrial</b>	<b>Heavy Industrial</b>	<b>Open Space</b>
<b>Residential</b>  For these uses, buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> <li>Density: 3 – 34 units/acre in areas with this designation that are not in Centers</li> <li>Minimum 25 percent of urban mixed use development should be residential</li> <li>Residential may be mixed vertically or horizontally</li> </ul>	<ul style="list-style-type: none"> <li>Density: 6.01 – 34 units/acre</li> <li>Maximum building height: 4 stories or 45 feet</li> <li>Two or more housing types preferred in each development</li> </ul>	<ul style="list-style-type: none"> <li>Density: 3 – 6 units/acre</li> <li>Maximum building height: 3 stories or 35 feet</li> <li>Two or more housing types preferred in each development</li> </ul>	<ul style="list-style-type: none"> <li>Residential is a secondary land use in this designation</li> <li>Residential should be included in developments over 5 acres</li> <li>Locate residential above office or retail</li> </ul>	<ul style="list-style-type: none"> <li>Residential is a secondary land use in this designation</li> <li>Residential should be located on upper floors of multistory buildings</li> </ul>	Not Permitted	Not Permitted	Not Permitted
<b>Neighborhood Retail</b>  <b>Community &amp; Regional Retail</b>  <b>General Commercial Service</b>  Buildings should not be taller than 3 stories, unless by exception	<ul style="list-style-type: none"> <li>Minimum 25 percent of urban mixed use should be retail</li> <li>Maximum retail-only single-building footprint: 15,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum retail-only single-building footprint: 5,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum retail-only single-building footprint: 5,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is a primary land use in this designation</li> <li>Maximum single-building footprint: 80,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary use in this designation</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>Maximum single-building footprint for mixed use building: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary industrial use in this designation</li> <li>Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>No maximum building footprint for retail showroom included in mixed use building</li> </ul>	<ul style="list-style-type: none"> <li>Retail is incidental to primary industrial use in this designation</li> <li>Retail uses encouraged to locate in Centers; may be located in areas around Centers by exception</li> <li>Maximum single-building footprint for retail-only building: 10,000 SF</li> <li>No maximum building footprint for retail showroom included in mixed use building</li> </ul>	Not Permitted
<b>Auto Commercial Sales &amp; Service</b>  Buildings should not be taller than 2 stories, unless by exception	<ul style="list-style-type: none"> <li>All activities must be within a building, except for customer/employee parking, loading, and gas pumps</li> <li>Maximum single-building footprint: 7,500 SF</li> <li>Evidence must be provided that noise, odors, and other potential nuisances do not affect surrounding properties</li> </ul>	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>Provide evidence that noise, odors, &amp; other potential nuisances do not adversely affect surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>Services that may involve noise, odors, traffic &amp; other potential nuisances may locate in this land use designation after providing evidence that these nuisances will not adversely affect surrounding uses</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Services that may involve noise, odors, traffic &amp; other potential nuisances should locate in this land use designation</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Services that may involve noise, odors, traffic, or other potential nuisances should locate in this land use designation</li> </ul>	Not Permitted
<b>Office Research &amp; Development (R&amp;D)/Flex</b>  Buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> <li>Minimum 20 percent of development in this designation should be office or office/R&amp;D/ Flex</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> </ul>	<ul style="list-style-type: none"> <li>These uses are encouraged to locate in Centers; may be located in areas around Centers by exception</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>May be located above retail or other service uses</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A primary use in this designation</li> <li>Maximum office-only single-building footprint: 40,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Office is incidental to primary industrial use in this designation</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Office is incidental in this designation associated with primary industrial use</li> <li>Maximum office-only single-building footprint: 20,000 SF</li> </ul>	Not Permitted

<b>Land Use Designation</b> → Primary & Secondary Uses ↓	<b>Urban Mixed Use</b>	<b>Urban Density Residential</b>	<b>Neighborhood Density Residential</b>	<b>Commercial Mixed Use</b>	<b>Office/ R&amp;D/ Flex/Light Industrial</b>	<b>Light Industrial</b>	<b>Heavy Industrial</b>	<b>Open Space</b>
<b>Light Manufacturing/ Storage/ Distribution</b>  For these uses, buildings should not be taller than 4 stories, unless by exception	<ul style="list-style-type: none"> <li>All activities, except customer/employee parking and loading must be within a building</li> <li>Maximum size of building footprint: 20,000 SF</li> <li>Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties</li> </ul>	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>All activities, except customer/employee parking and loading must be within a building</li> <li>Maximum single-building footprint: 20,000 SF</li> <li>Evidence must be provided that noise, traffic, and other potential nuisances do not affect surrounding properties</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>Maximum single-building footprint: 40,000 SF, unless by exception if consistent with surrounding uses and character of area</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Heavy Manufacturing/ Storage/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>A primary land use type in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Warehousing/ Distribution</b>	Not Permitted	Not Permitted	Not Permitted	Not Permitted	<ul style="list-style-type: none"> <li>Warehousing/Distribution is incidental to Office/ R&amp;D/Flex in this designation</li> <li>Maximum single-building footprint: 40,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	<ul style="list-style-type: none"> <li>A primary land use in this designation</li> <li>No maximum single-building footprint</li> </ul>	Not Permitted
<b>Institutional</b>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>A secondary land use in this designation</li> <li>Maximum single-building footprint: 20,000 SF</li> </ul>	<ul style="list-style-type: none"> <li>Not recommended in this land use designation</li> </ul>	<ul style="list-style-type: none"> <li>Not recommended in this land use designation</li> </ul>	Permitted, if of a recreational nature
<b>Open Space</b>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas to serve businesses, employees, customers</li> <li>Nearest open space should be within ¼ mile of businesses or residences</li> <li>Tot lots or active recreation areas should be provided with residential use</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas, and greenway trails to serve residents &amp; visitors</li> <li>Areas of active recreation should be provided (may be indoors)</li> <li>Emphasis should be placed on central, useable open space</li> <li>Nearest open space should be within ¼ mile of residences</li> <li>Protected areas may have greenways/trails to provide alternate travel modes</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, and greenway trails to serve residents &amp; visitors</li> <li>Areas of active recreation should be provided</li> <li>Emphasis should be placed on central, useable open space</li> <li>Nearest open space should be within ¼ mile of residences</li> <li>Protected areas may have greenways/trails to provide alternate travel modes</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas to serve residents &amp; visitors</li> <li>Nearest open space should be within ¼ mile or business or residence</li> <li>Tot lots or active recreation areas should be provided with residential use</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas to serve businesses, employees, customers and residents</li> <li>Nearest open space should be within ¼ mile of businesses or residences</li> <li>Areas of active recreation should be provided with residential uses (may be indoors)</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers</li> <li>Nearest open space should be within 1/2 mile of businesses</li> </ul>	<ul style="list-style-type: none"> <li>Public/Private owned parks, greens, commons, plazas to serve businesses, employees, and customers</li> <li>Nearest open space should be within 1/2 mile of businesses</li> </ul>	



# Existing Conditions and Future Recommended Projects

## LEGEND

### Existing Features

- Development Areas/  
Multimodal District
- Existing Road
- Future Road
- Employment District
- Institutional District
- Recreational District
- Schools
- Parks

### Activity Density

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

### Multimodal System

- Bicycle Facilities**
- Existing Bike Lane
- Planned Bike Lane
- Planned Bike Lane, Existing Shared Road
- Existing Shared Road
- Planned Shared Road
- Shared Use Paths**
- Existing Shared Use Path
- Future Shared Use Path

