



# Phase 2 – Step 1 Engagement Summary



# PHASE 2

Goals, Objectives  
& Planning Toolkits

# Phase 2: Goals & Objectives + Planning Toolkits

## PHASE 2

### STEP 1

Questionnaire 1  
Pop-ups  
Working Group  
Community Chats

### STEP 2

Questionnaire 2  
Open House  
Working Group

### STEP 3

Questionnaire 3  
Open House  
Working Group

## Step 1: Discovering Challenges & Opportunities

The engagement and feedback for Phase 2, Step 1 is centered upon the topics of the Comprehensive Plan. Step 1 engagement (conducted in early 2023) provided feedback that will help define the challenges and opportunities within each topic area of the plan (7 topics total). These challenges and opportunities will be used to help inform the updated goals, objectives and strategies of the plan. In Step 1, the AC44 team shared topic overviews to provide context for each subject. The [topic overviews published online](#) included a single page brief and a more detailed (multi-page) report for each subject.

### Comp Plan Topics

1. Community Facilities
2. Economic Development
3. Housing
4. Land Use
5. Resources
6. Parks & Recreation
7. Transportation

Phase 2, Step 2 will focus on “Planning Toolkits” - which will provide options for coordinated land use planning and transportation planning. Step 2 engagement will be conducted in the summer of 2023.

## Step 1 Questionnaire

The [Step 1 Questionnaire](#) allowed participants to respond to questions about Comprehensive Plan topics. Topic overview materials provided additional context, data and trends related to each subject. Feedback from community members will be incorporated into revised Goals and Objectives for the comprehensive plan update.

### Step 1 Questionnaire at a glance



Pop-up event at the Crozet Library

## Pop-ups

Pop-up events were held in all six Magisterial Districts. These events allowed the AC44 team to promote the questionnaire and discuss the Comprehensive Plan topics with community members. The feedback acquired at the pop-ups were documented and organized by themes, to be added to a summary of themes from all methods of engagement in this step, including the online questionnaire and community chats.

## Working Group & Community Chats

The AC44 Working Group is a group of community members who engage with the AC44 project team at a series of meetings to discuss Comprehensive Plan topics and share their insights and feedback. Working Group members also act as community ambassadors, sharing AC44 content and interacting with community members to acquire more feedback. The Phase 2 Working Group features three total meetings, each featuring a different project topic (or focus). The Phase 2, Step 1 meeting covered the Comprehensive Plan topics and the community feedback used to inform updated goals and objectives for the plan. Working Group members provided feedback on the first draft of the Community Chat Kits - a meeting kit with prompts to discuss the Comprehensive Plan topics with others. Members were encouraged to complete their own Community Chats with their local networks and neighbors. The feedback acquired through these chats were also compiled and organized by the AC44 team, to be incorporated with the Phase 2, Step 1 questionnaire and pop-up events.



## Transportation

### Pedestrian Infrastructure and Walkability

- More crosswalks are needed that are safe for pedestrians and bicyclists, especially at busy intersections. Route 250 in Pantops and Avon Street Extended were cited as examples. Route 29 was also referenced multiple times, with a need for above-grade crossings for pedestrians.
- Slow down cars, especially in areas with people walking and biking, and explore locations that could be car-free zones.
- More sidewalks are needed, including in existing neighborhoods that do not currently have them.
- Improved accessibility (ADA, wheelchairs, strollers) for sidewalks and trails is needed.
- More trails are needed.
- Options for walking and biking can improve the cost of living and provide opportunities for more affordable reaching destinations.
- Some multimodal transportation options like bike/pedestrian may be less important for seniors.
- Improve pedestrian access to schools (e.g. Safe Routes to Schools) and other frequently used destinations.

Q2: Preferred mode of travel in future (Avg. ranked priority order, 1=highest)	
Walk	1
Bike, e-bike, or bikeshare service	2
Primarily drive alone	3
Use transit (CAT, JAUNT)	4
Use shared services (carshare, rideshare, bikeshare, scootershare)	5
Electric personal mobility device (scooter, one wheel, other)	6
Carpool	7

### Bike Infrastructure and Bikeability

- Bike lanes need to be properly maintained. There is concern about debris in bike lanes, which is very unsafe for people riding bikes.
- Bike infrastructure should be separated from cars whenever feasible. If not fully separated, bike lanes should at least be protected with a physical barrier from cars. Protected bike infrastructure should be contiguous.
- More bike lanes and a bike lane inventory are needed.
- There should be options for being able to safely bike in the rural area, such as wider shoulders or separated trails and paths.
- Provide park and ride lots that support riding bikes, so that someone in the rural area could park closer to Charlottesville/the surrounding areas of the County and bike the rest of the way.

- More bicycle parking is needed (that is also secure).
- Paved paths should be provided to connect neighborhoods to employment and shopping areas, and transit nodes. The proposed Three Notched Trail between Crozet and Charlottesville was cited as an example.
- Consider small improvements to roads in rural areas for walking and biking – start with small projects and phase over time to keep upgrades affordable. Examples cited were fixing/widening shoulders, including on Route 810.
- Consider a bike/pedestrian bridge over the Rivanna River.
- Explore golf cart paths.

### **Public Transit**

- Designated lanes for public transit should be explored so that buses can move more efficiently. Route 29 was cited as an example.
- Consider the needs of those who want to age in place and may not be able to drive in the future but would still like to stay in their current homes. This includes having transit stops closer to and/or within more neighborhoods.
- Expand where public transit is offered to more areas of the County, including in the Rural Area. Regional transit should be explored as well (e.g. connecting to Greene and Orange counties).
- Park and ride options, include rural area connections, provide access to key areas in the county and Charlottesville.
- Support JAUNT and CAT – establish cost-effective funding.
- Transit needs to be frequent and reliable in order to increase ridership and be preferable to driving.
- Transit should be low cost or free for users.
- Offer fixed route transit or trolleys with transit loops. An example was given of a route to get from Forest Lakes to Hollymead Town Center.
- Transit stops need benches and shelters.
- Provide airport shuttles and ride connections.
- Consider on-demand ride services (including bus, van, car).
- Consider longer distance transit travel options, such as Charlottesville to Richmond.
- Make it easy to put bikes on buses.

### **Light Rail**

- There is interest in exploring options for light rail and bus rapid transit to provide more public transportation options. Light rail between Crozet and Charlottesville was cited as an example.

## Driving, Streets, and Road Maintenance

- Concern about infrastructure keeping up with growth , especially traffic and congestion. Some comments thought this indicated that growth should be slower, while other comments thought it was a reason to improve more transportation options so that fewer trips need to be made by driving.
- Provide more connections in the existing road network. Avoid cul-de-sacs as much as possible, as they do not provide connectivity. Provide more options outside of major/main roads (e.g. Rio Road and Berkmar Drive as alternatives to Route 29).
- Consider how autonomous vehicles could impact our roadways and infrastructure.
- Single occupant vehicles will remain important over next 20 years.
- Provide more streetlights on major corridors.
- Safety is a concern, especially drivers exceeding speed limits and going through red lights. Safety was a concern for people walking, biking, and driving.
- For many locations in the rural area, driving is likely to be the only feasible option for most trips.
- Improved road quality desired in the rural area.
- Consider rest areas along rural highways.
- Provide more attractive street corridors with more street trees.

### Q3: What options might support your transportation preferences? (Avg. ranked priority order, 1 = highest)

Additional pedestrian infrastructure: all ages & abilities (e.g. sidewalks, crossings, signals, etc.)	1
Additional biking infrastructure: all ages and abilities (e.g. shared use paths, trail connections, protected bike lanes, etc.)	2
Reduced traffic congestion through road/ intersection improvements (e.g. changing traffic signal timings, additional lanes, redesigning intersections)	3
Public transportation that runs more frequently and reaches more areas of county	4
Improved roadway maintenance on existing roadways	5
Large network of parking areas designated to carpooling, ride/carshare, E- vehicle charging	6
Wider range of shared transportation options (e.g. shared bikes, scooters, etc.)	7

## Carpooling and Ride-sharing

- Provide more opportunities or incentives for ride-sharing and explore options for volunteer drivers to help other community members access appointments and daily needs.
- Explore on demand ride-share and include e-vehicles.



## Electric Vehicles (EV)

- More EV charging stations are needed throughout the county.
- More public transit and JAUNT vehicles should be electric.
- Consider e-vehicle incentives.
- Consider e-bike rebates.

## Parking

- Reducing parking requirements would decrease the amount of impervious surface.
- Parking lots should include tree coverage and solar panels to provide shade.
- Some street parking spaces could instead be used for restaurants/outdoor seating.

## Land Use and Transportation

- Allowing more dense and mixed use development makes walking, biking, and public transit more feasible. Developments should be well-designed so that walking and biking is safe and accessible and that there are a variety of uses nearby to walk or bike to. If people are going to walk and bike, they need useful destinations to walk and bike to.
- The cost of housing locally leads to commuters needing to live outside of Albemarle County and commute in. More affordable housing options in the county are needed.

# Economic Development

## Workforce Development & Job Opportunities

- Enhanced job training opportunities are needed, such as:

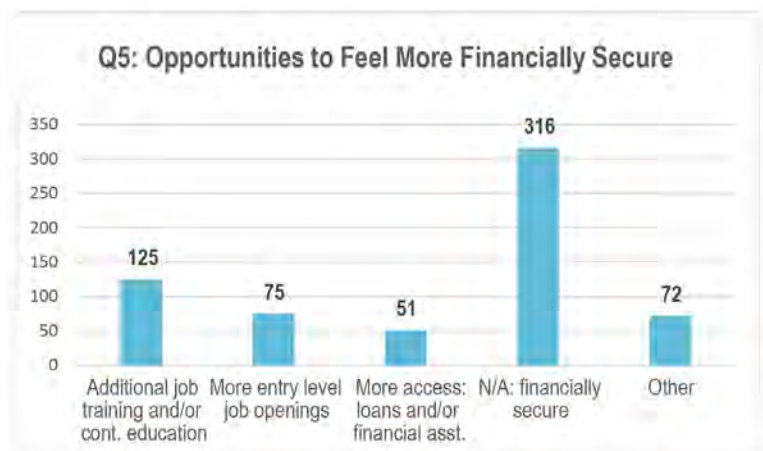
- » Vocational training, and job entry training, especially for trades and technical jobs that do not require four-year degrees. Should include training on new technologies and computer programs.

- » Training for specific groups - career change, senior work force, non-English speakers, disabled adults, etc.

- » Apprenticeship training

- » Employer demand training to meet economic market (example: Vector Space)

- » Career education training in school



- » Financial literacy education in school
- » Linguistics training
- Support PVCC and CATEC.
- Provide better pay for teachers.
- Invest in county public schools and address over-crowding.
- Desire for greater access to entry level and mid-level jobs.
- More livable wage jobs are needed.
- Support career growth and advancement opportunities.
- Need more assistance for people applying for jobs, especially those with a disability.
- Could encourage more trade and technical businesses to locate in the county so that they can provide pathways for learning trade skills.
- Regional coordination is needed for workforce development and training.

## **Business Support**

- Support is desired for specific industries including: agriculture, tourism, tech, bio-tech, artisans, and craft businesses.
- More service businesses are desired, such as restaurants, grocery stores, and entertainment.
- Provide financial support for businesses.
- Support is needed for minority businesses.
- Attract new jobs to the county, including manufacturing jobs.
- Provide space for start-ups, entrepreneurs, incubators, and shared workspaces.
- Provide more support for home businesses/home occupations & reduce restrictions.
- Commercial and business taxes are too high, including tourism and restaurant taxes.
- Provide support and incentives for green and environmentally-friendly businesses.

<b>Q6: What options might support your future career or business needs? (Avg. ranked priority order, 1 = highest)</b>	
Provide support for business growth, including entrepreneurship and startups	1
Provide support for "career ladder" job growth	2
Identify appropriate new locations for light industrial, research & development, flex, office growth	3
Identify appropriate new locations for commercial/retail growth (e.g. shops, restaurants)	4
Provide support for "entry level" job growth	5
Reduce zoning and land use barriers for business expansion and development	6

## Development and Land Use

- Facilitate business location and development, including availability of land and infrastructure.
- Support infill and adaptive reuse of buildings, especially vacant commercial and office space.
- Commercial businesses should be clustered & strip development should be avoided.
- Reduce barriers for land development, permitting, and construction.
- Reduce restrictions for some site design requirements, such as parking.
- Streamline the development process (for both businesses and housing).

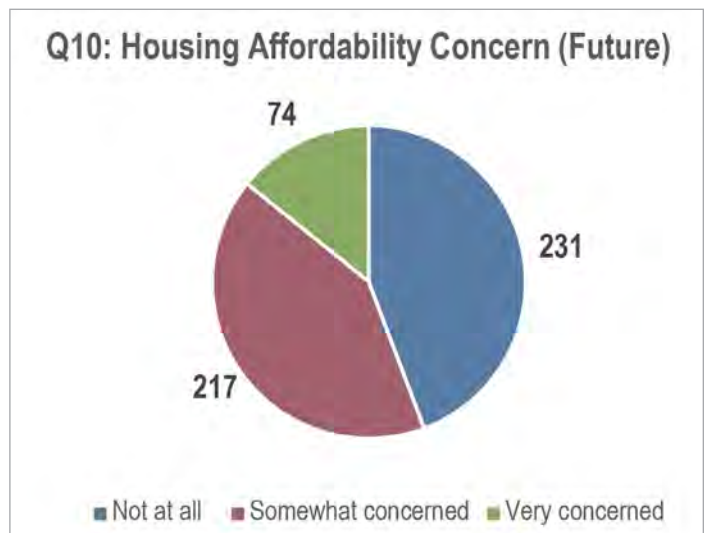
## Local Workforce

- Support affordable housing so that workers can reside within county and close to their place of employment. Example cited that local restaurants are having a hard time finding employees.
- Better transportation is needed, including improved pedestrian and bike infrastructure and improved transit.
- There is a need for more childcare options, after school care, and options that are less expensive. Expensive childcare can create a barrier for accessing employment.
- Broadband and internet support is needed for remote working.
- Affordable healthcare options are needed.

## Housing

### Housing Affordability

- Housing affordability is a significant concern. Some current residents worry that their children will not be able to afford to stay in Albemarle County after they graduate high school if they want to stay. There is also a need for housing that is affordable to people employed in Albemarle County.
- Support programs for first time home buyers.
- Improve affordable housing requirements and better access affordable housing for both renters and buyers.

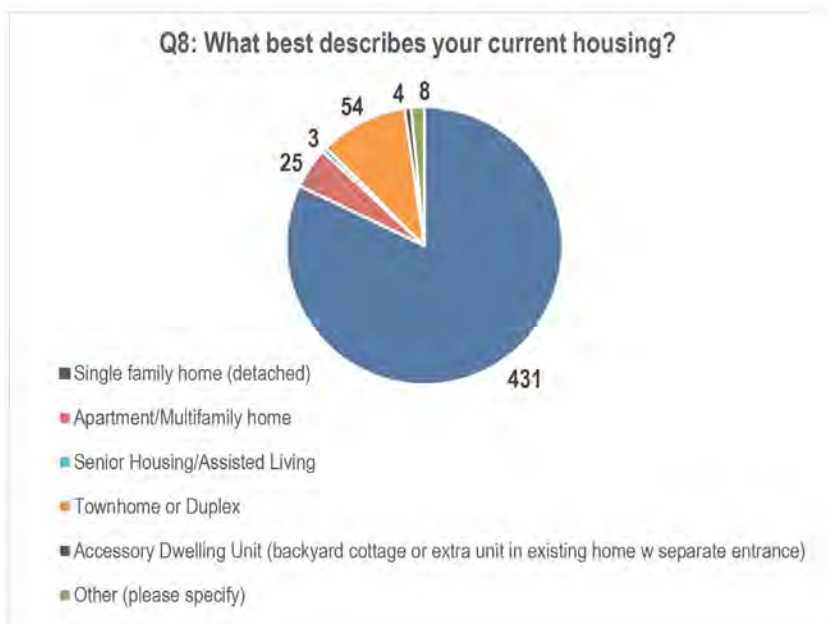


- Provide effective rent control for renters.
- Increasing property assessments (and therefore property taxes) affect housing affordability and the ability to remain in a community.
- Both for sale and for rent affordable options are needed.
- Support repairing and maintaining current homes, especially as community members sometimes cannot afford to move elsewhere.
- Affordable housing should look like market rate housing.
- Concern that investors keep buying and flipping houses.
- New development should have more affordable housing units.
- Higher densities should be allowed around transit nodes to provide more affordable housing options near public transit.
- Partner regionally to address affordable housing.

***“My wish for the future is that my children could afford to live in this area too”***  
***–Pop up comment (housing topic)***

## Need for Different Types of Housing

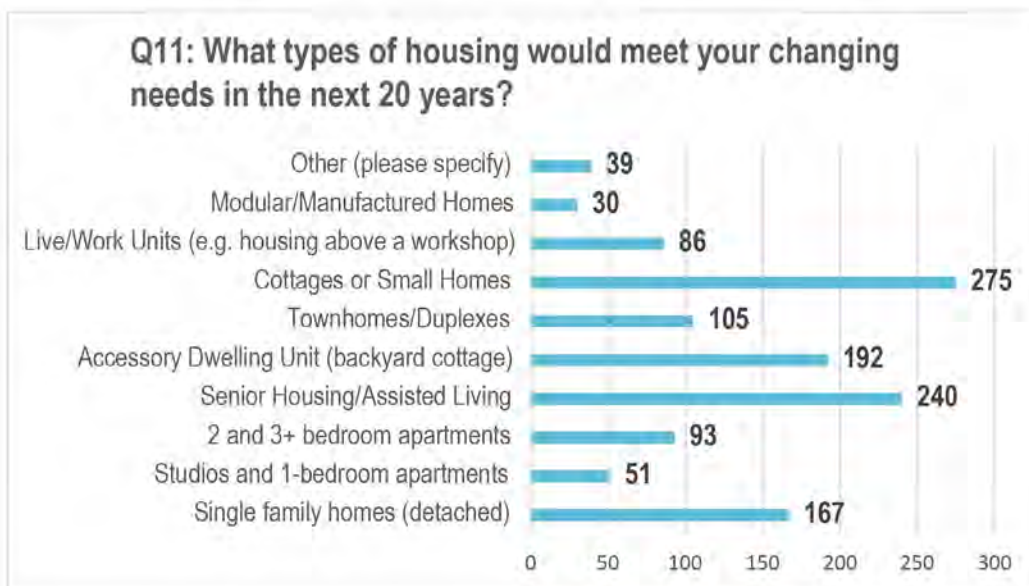
- Tiny houses should be allowed as a housing type.
- Have more neighborhoods with shared spaces and amenities, such as community centers and community gardens.
- There are not enough housing options for smaller household sizes, first time home buyers, and households looking for smaller units (downsizing). Many new units being built are larger and more expensive.



- More multi-family housing and middle housing options are needed.
- More accessory dwelling units are needed.
- Co-housing communities and clustered developments can allow sharing land and common space.
- Need more outdoor space for townhomes and apartments, such as balconies and access to nearby parks and trails.
- There is not enough design variety in housing with too many cookie-cutter developments.

## Aging and Housing

- More single level homes that are accessible for those with impaired mobility are needed to allow aging in place.
- Aging in place needs to go beyond housing - include transportation, healthcare, and daily needs.
- Lawn care support for seniors is needed.
- Have rate caps to make housing affordable for seniors.
- Assisted living and retirement communities should be located in walkable areas and should have access to public transportation.
- Support affordable senior housing.
- More assisted living and senior living communities are needed. Many respondents felt they or someone they know would need assisted/senior living in the next 10 years.
- More condos, apartments, and townhouses should have elevators for accessibility needs.



- There should be more small unit housing options for aging in place.
- Accessory dwelling units can provide options for aging in place and having family members be able to help with care and live nearby.
- Concern that tax rebate for qualifying elderly community members is not sufficient; some people make just above the requirement but still struggle to afford housing costs.

## Transportation and Housing

- More accessible transit stops are needed near housing, especially for seniors.
- Neighborhoods should have options for safely walking and biking.

## Energy Efficiency

- More public EV charging stations are needed, otherwise community members in apartments and townhomes may not have options to charge electric cars.
- New homes should be energy efficient.
- Incentives could help with energy efficient upgrades to existing homes (e.g. solar panels).
- Support lawn care alternatives that are lower maintenance and better for the environment, such as hardscaping to reduce water consumption.

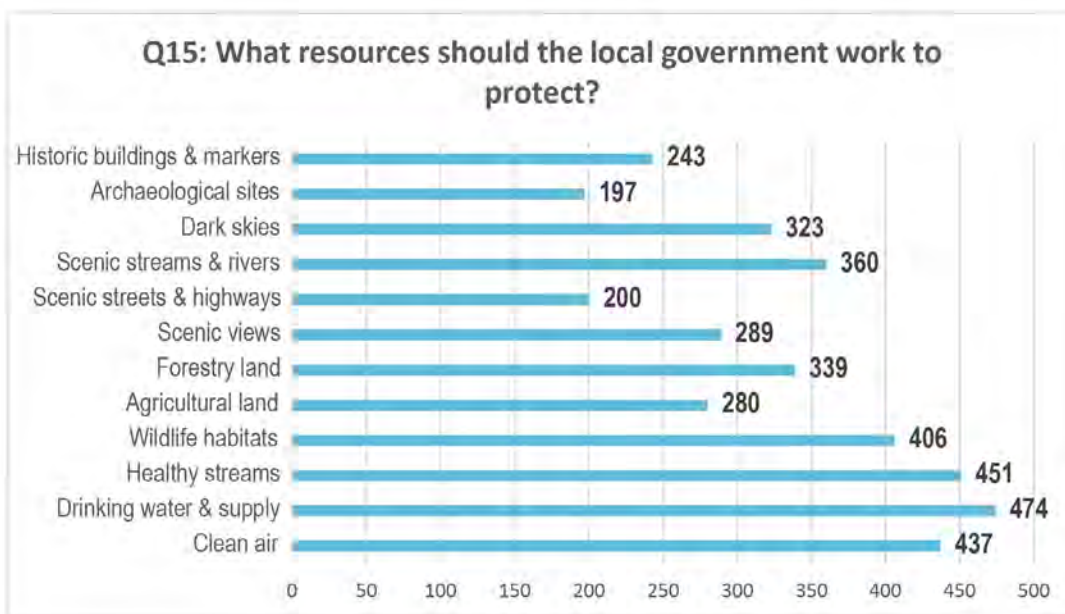
### Q12: What options might support your future housing needs? (Avg. ranked priority order, 1 = highest)

More housing in locations that are walkable, bikeable, or have public transit options for accessing services, recreation amenities, & jobs	1
Support for necessary maintenance and energy efficiency upgrades for existing homes	2
More flexibility in neighborhood layout and design to support smaller housing types (e.g. smaller yards, houses closer together, reduced parking requirements, houses built around shared open space)	3
Accessory Dwelling Units in more locations	4

## Natural, Historic, Scenic and Cultural Resources

### Natural Resources

- Have stronger protections for biodiversity and native species.
- Protect the tree canopy by retaining existing trees (including by using developer incentives), supporting tree replacement, and making sure trees do not conflict with utilities.
- Protect waterways and wetlands, and the public drinking water supply. Improve water quality and stream/riparian buffers.
- Improve stormwater management with more permeable surface options.
- Support conservation easements and provide more land conservation tools.
- Protect natural resources and green spaces in the Development Areas (not just in the Rural Area).
- Support green residential practices, such as rainwater capture, green lawn practices and/or landscaping, and backyard habitat protection.



### Scenic Resources

- Preserve dark skies and improve lighting requirements.
- Protect scenic views, scenic streams, and scenic rivers.

## Historic Resources

- Increase requirements for historic preservation and provide incentives.
- Improve historic preservation in villages and crossroad communities in the Rural Area.
- Improve entrance corridors.
- Have more historic markers in the county.
- Share more inclusive histories with historic preservation efforts.
- Support tourism with historic preservation.

## Climate Resilience

- State and regional cooperation is needed to address climate change.
- Disaster preparedness is essential, including preparing for power outages.
- Protect against flooding, including with improved stormwater management. There is concern about potential future flooding impacts.
- Protect against heat impacts, drought, and forest fires.
- Support solar and renewable energy, including utility scale solar.
- Support sustainable agriculture and forestry practices, local food systems, and community gardens to help mitigate climate impacts.
- Encourage waste reduction (including by providing incentives and through education initiatives) and expand recycling programs.
- Provide energy savings incentives.

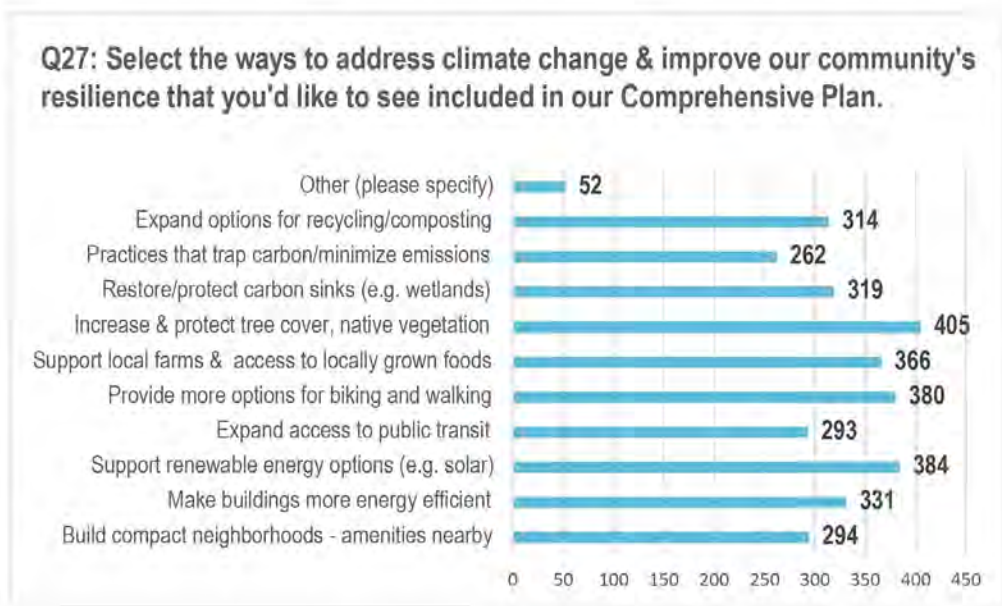
### Q17: How would you prioritize the following ways to protect our historic and cultural resources? (Avg. ranked priority order, 1 = highest)

Provide additional incentives to property owners to preserve historic and cultural resources.	1
Provide more information about local historic and cultural resources in walkable areas such as parks and along trails.	2
Adopt regulations to protect historic & cultural resources.	3
Expand the types of uses that are allowed in historic structures to support heritage tourism.	4
Require documentation of historic structures prior to demolition.	5
Establish a local historical marker program.	6

### Q16: How would you prioritize the following ways to protect natural resources to improve our community's resilience to climate change? (Avg. ranked priority order, 1 = highest)

Restore degraded streams and wetlands to improve habitat and flood resiliency.	1
Reduce stormwater runoff and pollution into waterways through more rain gardens, green roofs, pervious pavement, bioswales, and other green infrastructure.	2
Increase the use of land conservation tools (e.g. conservation easements) to prevent habitat fragmentation and development in natural areas and on agricultural lands.	3
Increase protection of existing trees and/or plant trees in other places to offset where they have been removed.	4
Require the use of native trees and plants with new development.	5



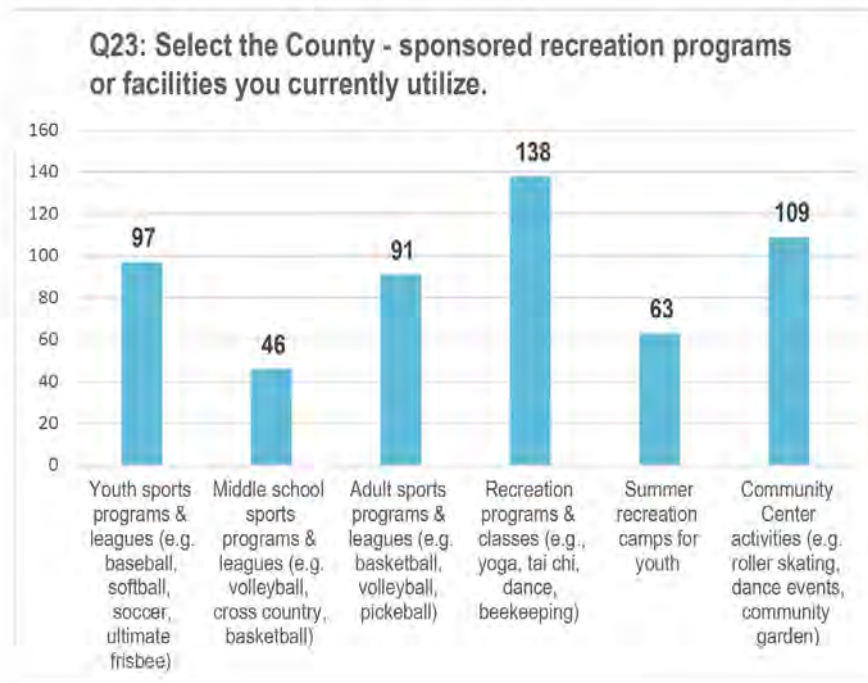


## Parks and Recreation

### Recreation Programs, Amenities, and Facilities

- Provide more recreational opportunities in the evening (outside school/work hours).
- More recreation areas and programs for teenagers are needed. Crozet was cited as an example, where there are places for young kids but not teenagers. Could look at skate parks, 'ninja warriors' type of parks, and other options.
- Provide more of the following programs, amenities, and facilities:
  - » Indoor recreation options
  - » Sports courts
  - » Splash parks and pools
  - » Parks (throughout the county)
  - » Community gardens
  - » Expanded water access & boat launches (especially for Rivanna River)
  - » Pocket parks (and parks in general) in the Development Areas

Q25: What options might support your recreation needs in the future? (Avg. ranked priority order, 1 = highest)	
Provide more greenways and trails with increased bicycle and pedestrian connectivity to trails and parks from neighborhoods	1
Increase parks and green spaces within the Development Areas	2
Provide equitable access to parks and greenways facilities, including the expansion of facilities in areas where they are currently lacking	3
Increase parks and green spaces within the Rural Area	4
Enhance water recreation opportunities and 'blueways' (water trails for boating or paddling)	5
Expand recreation programs and events/activities in the county	6
Improve accessibility in parks and on trails, including for wheelchair and stroller use	7
Increase summer camp opportunities	8



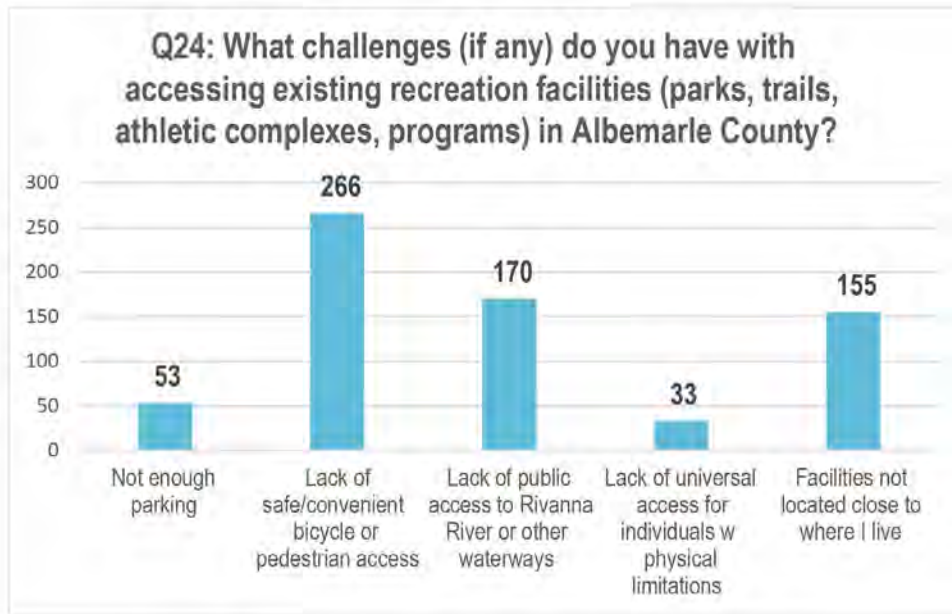
- Preserve more natural and green spaces (without clearing and amenities construction).
- Have more opportunities to access to nature and to view local plant and animal life.
- Have more public places for live music and entertainment.

## Greenways and Trails

- Expand the greenways network (Raleigh area noted as example).
- Develop the Three Notched Trail. Comment that, if the Three Notched Trail is built, the National Bike Route should be re-rerouted there.
- Provide more horse trails.
- Improve options in the Development Areas for walking, biking, and taking transit to get to parks and trails.

## Parks Access

- Improve accessibility to parks and facilities, especially for wheelchairs and strollers.
- Improve signage and wayfinding on parks and trails.
- Provide better parking options.
- Add more picnic tables and benches.
- Parks are important for supporting more housing.



- Provide more accessible public restrooms at public parks.
- Continue to provide access to school recreation facilities and playgrounds for nearby residents.

## Community Facilities and Land Use

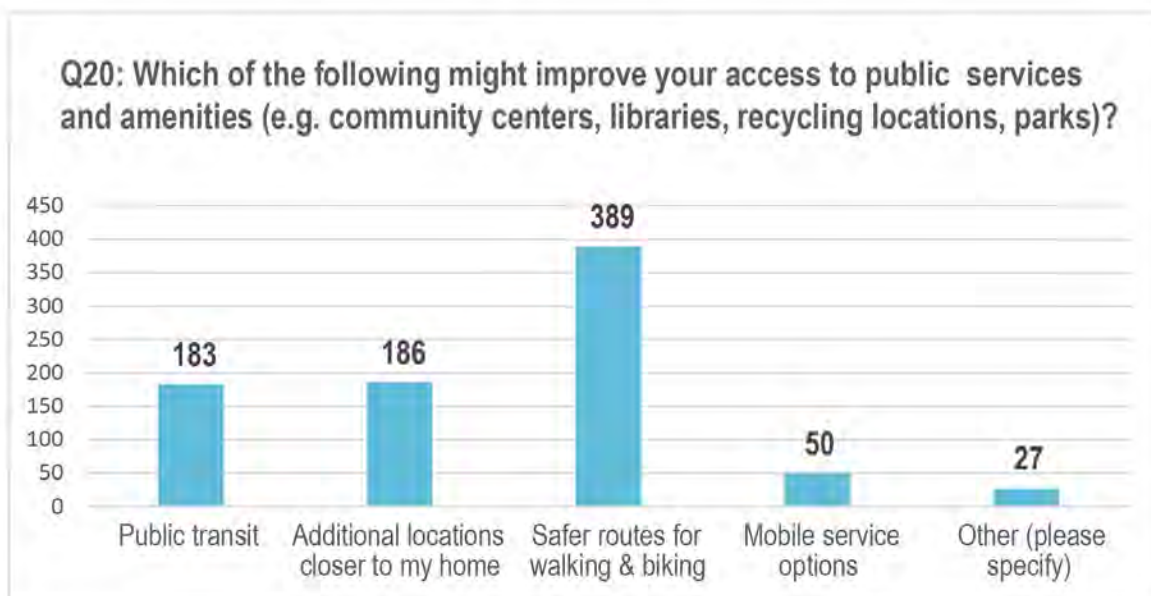
### Infrastructure and Service Needs

- Provide and improve broadband and cell service. This is important for accessing jobs as well.
- Provide additional libraries and services at libraries. Example cited of the need for a library in Southern Albemarle.
- Improve emergency services (e.g. fire, rescue/EMS, police).
- Provide more community centers, parks, natural areas, greenways, and trails.
- Improve school capacities, reduce overcrowding, and make sure there are sufficient buses available. Have more coordination between the School Board and the Board of Supervisors.
- There is a need for more affordable pre-school and day care options. More after school activities and care options are needed. The Boys and Girls Club was cited as an example of a strong existing program, but more are needed.
- Provide more recycling centers and more education about recycling options. Recycling options and methods are currently confusing.
- Encourage more farmer's markets.
- Ensure the county has adequate water supply, especially with increasing risks from climate change such as heat and droughts.

- Infrastructure needs to keep up with growth, especially school capacity and transportation.
- More healthcare facilities and supportive services are needed.
- County needs an adequate and resilient power and electrical network to withstand extreme weather storms and the greater demand with less use of fossil fuels.
- Coordinate with Charlottesville and UVA for shared and regional issues.
- Consider that more people may move here from coastal areas of Virginia due to climate change/sea level rise.
- Current agricultural areas in coastal Virginia locations may be lost due to saltwater infiltration and rising sea levels and may have to be re-established further inland.
- Some comments felt that the current level of service in the Rural Area is adequate, and that there is no need for additional services in the Rural Area. There is concern that additional services could lead to additional residential development in the Rural Area.

### Accessing Community Facilities

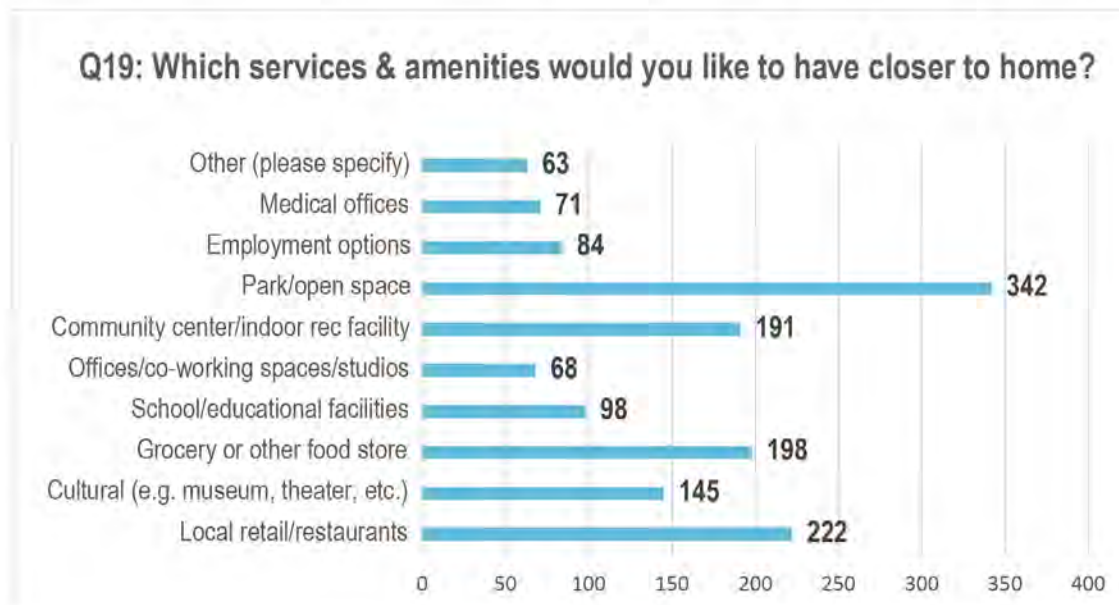
- Provide more transportation options to access public services and facilities, including local and regional transit and safe options for walking and biking.
- Provide more sidewalks, bike lanes, footpaths, and trails to get to these locations.
- Implement road improvements to handle traffic and safe places for walking and biking.



## Infill and Redevelopment

- Redevelopment projects allow for use of existing infrastructure and structures in locations that have already been developed. Commercial buildings, shopping malls and office buildings that have closed were cited as examples.
- Avoid having new development or redevelopment that is “a series of disconnected parking lots”.
- Some comments mentioned concerns about gentrification, especially with rising housing costs and assessments.

## Land Use and Development Patterns

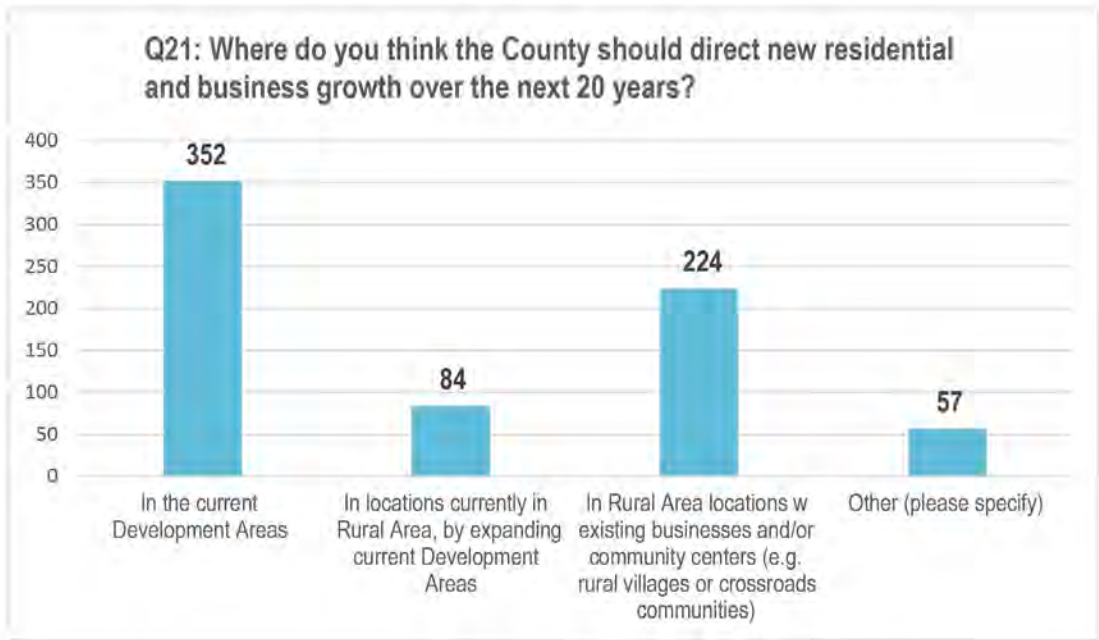
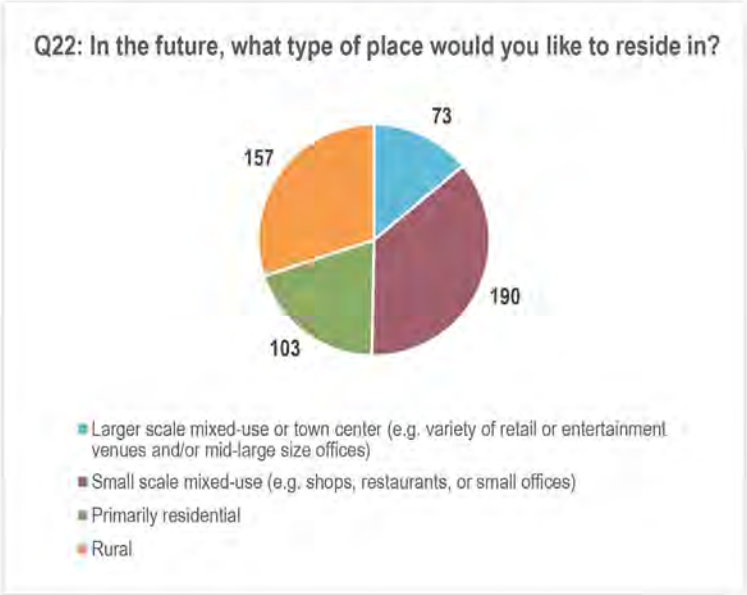


- Consider walkable mixed-use ‘hubs’ throughout the county, not just centered around the City. Some could be similar to the City’s downtown mall to reduce the need to drive into Charlottesville for services and amenities.
- Some comments noted an interest in better access to retail and services (including by walking), such as grocery stores, services for daily needs, day care centers, neighborhood businesses, gyms, dry cleaners, restaurants, coffee shops, pharmacies, and gas stations.
- Avoid strip malls and sprawl.
- Concern with some places having denser development on small lots. Balance higher densities with quality and character of the site and provide open areas/green spaces.
- Allowing taller buildings in some places could provide more opportunities for housing

- Some comments noted an interest in more commercial and recreational options in the Rural Area, such as a place to pick up a cup of coffee or get gas. Others noted concern about potentially encouraging additional residential development as an unintended side effect.

- Some comments expressed a desire to maintain the existing Development Areas/Rural Area boundaries and avoid an expansion of the Development Areas.

- Some comments felt that Board of Supervisors approvals of some development applications are not consistent with Master Plan recommendations.
- Improve the impact analysis for development review, including for schools and roads.
- Have better public access to development applications.



**Q28: Select the ways to advance equity that you'd like to see included in our Comprehensive Plan.**



**Climate action and equity will be incorporated into each Comp Plan topic**