

AC44 Comprehensive Plan Update

LUEPC

March 17, 2023

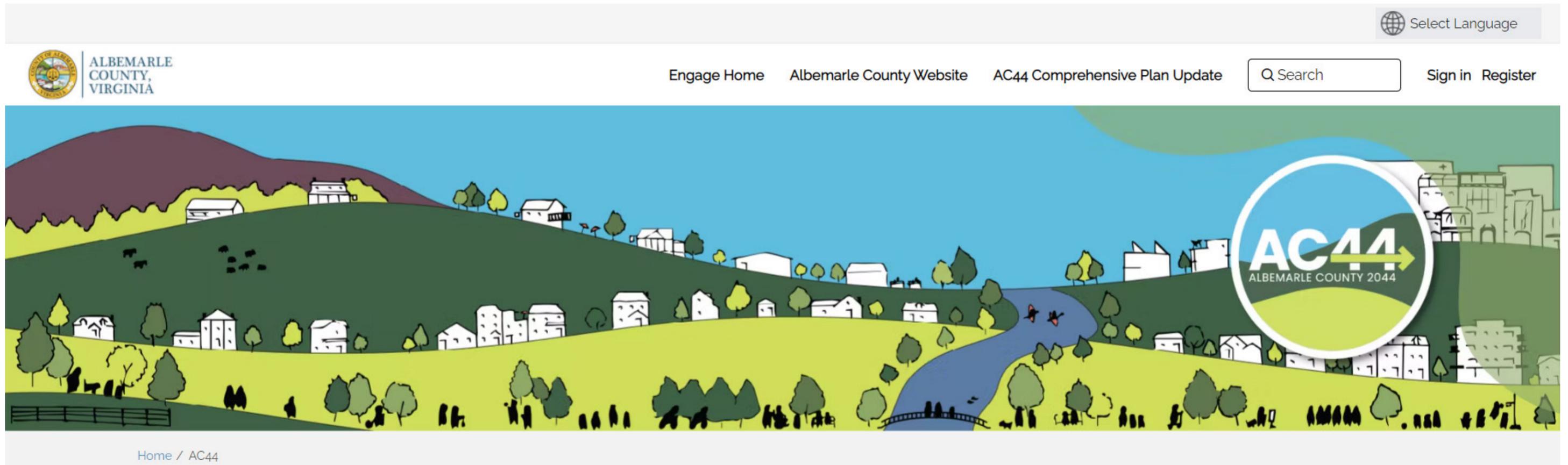
What is AC44?



Planning for an **equitable and resilient future**

AC44 is the name of the process for updating the Comp Plan, which kicked off in early 2022 and is anticipated to be completed in late 2024. 'AC44' is an abbreviation of the full project name of Albemarle County 2044.

Project Website: engage.albemarle.org/ac44



Current Comp Plan Structure



TRANSPORTATION

GOAL:

Albemarle's transportation network will be increasingly multimodal, environmentally sound, well maintained, safe, and reliable.

Objective 3: Continue to improve, promote, and provide regional multimodal and accessible transportation options.

Strategy 3b: Increase and expand transit network efficiency and use throughout the region.

- Current Comp Plan has 10 topic chapters (e.g. Housing, Transportation)
- One goal per chapter with supporting objectives and strategies to implement the Plan
- Over 400 strategies ('action steps')

Why is the Comp Plan being updated now?



- Align the Comprehensive Plan with updated County plans and policies, including: Climate Action Plan, Project ENABLE (economic development), and Housing Albemarle (updated housing policy)
- Plan for projected estimated population growth and increasing demand for urban services, housing, and infrastructure
- Improve usability and prioritization of Plan
- Align with new and updated State Code criteria
- Use best practices from Virginia and around the country

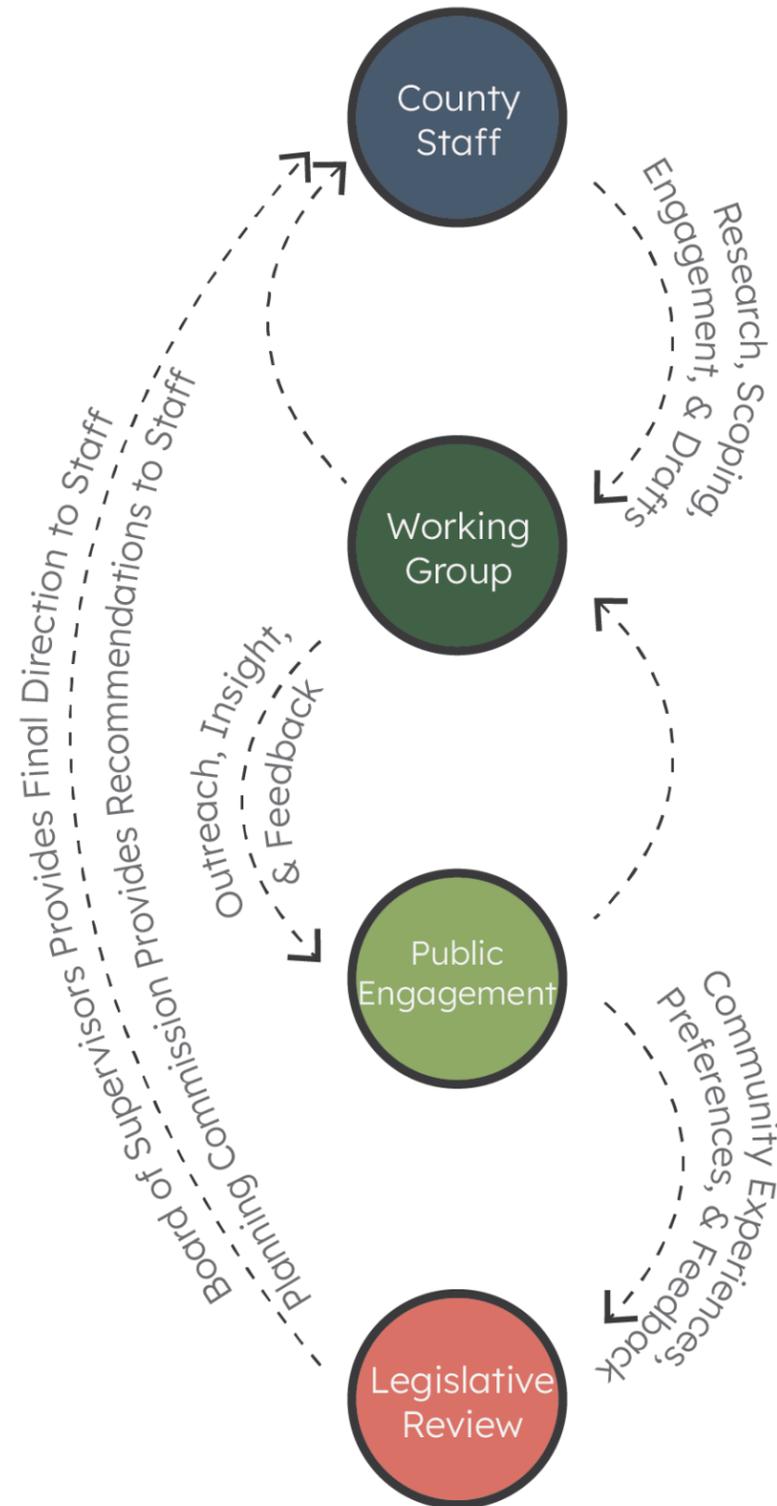
Project Goals



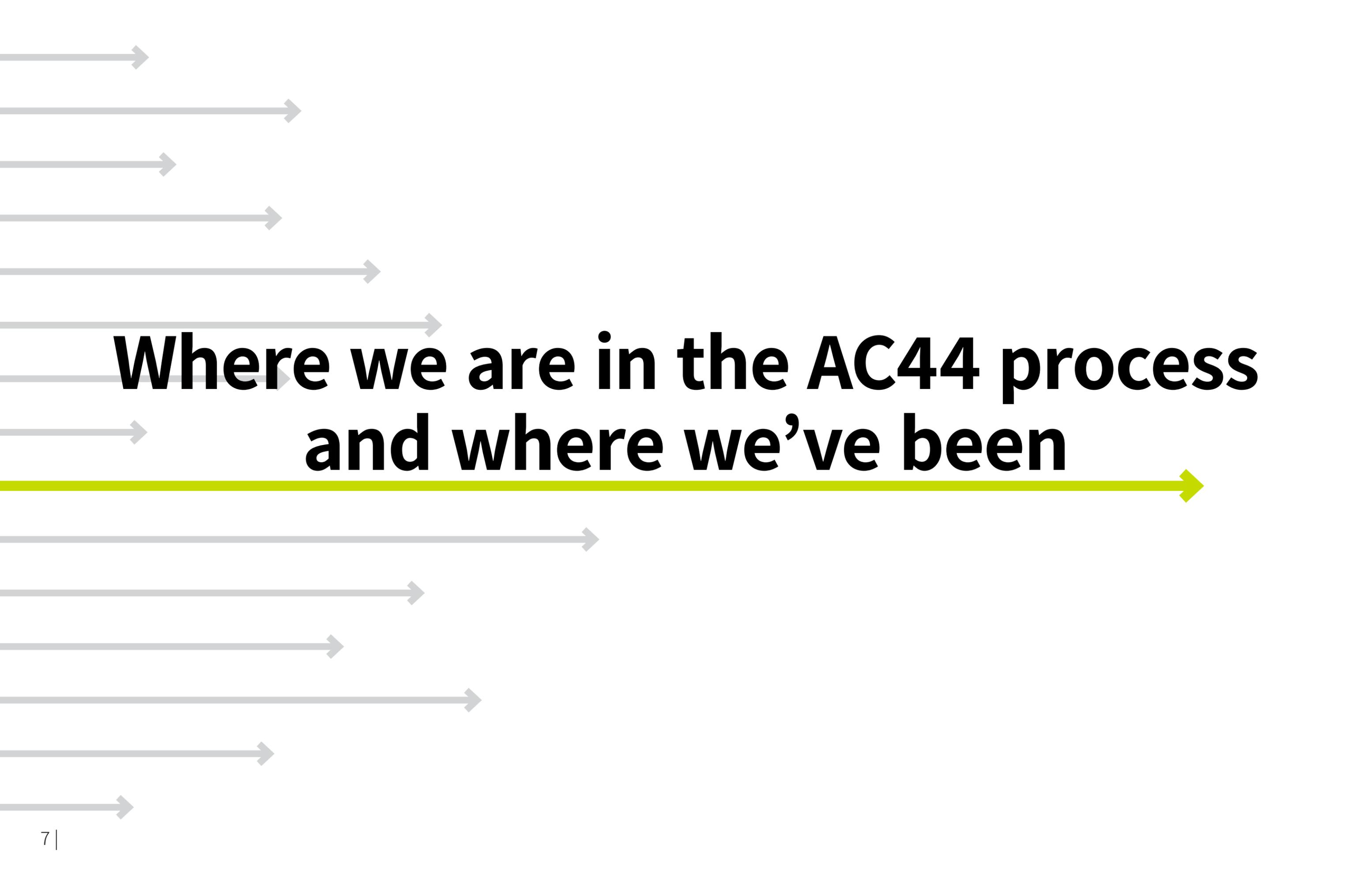
- Update plan content to reflect recent County-wide strategic initiatives including climate action, economic development, and multi-modal transportation planning.
- Ensure that equity is integrated into the engagement process and the updated plan content, consistent with the County’s recently added “Community” organizational value.
- Improve Plan usability by articulating clearly prioritized goals, incorporating metrics for tracking progress, and applying a modern, streamlined document design.



Engagement Process



- Iterative process: developing and refining content
- Collaboration approach:
 - County staff + consultants, partner agencies/ departments/stakeholders
 - Working Group
 - Community engagement
 - Planning Commission and Board of Supervisors
- Variety of online and in-person opportunities for engagement; regular outreach and communications



Where we are in the AC44 process and where we've been

Where we are in the AC44 process



- Four phase process with increasing level of detail
- Start with big ideas/visioning and end with implementation
- In the first step (out of three) for Phase 2



Phase 1



- Reviewed the Growth Management Policy, using equity, climate action, and capacity projections
- Developed a Plan Framework (Framework for an Equitable and Resilient Community)



What were the results of Phase 1?



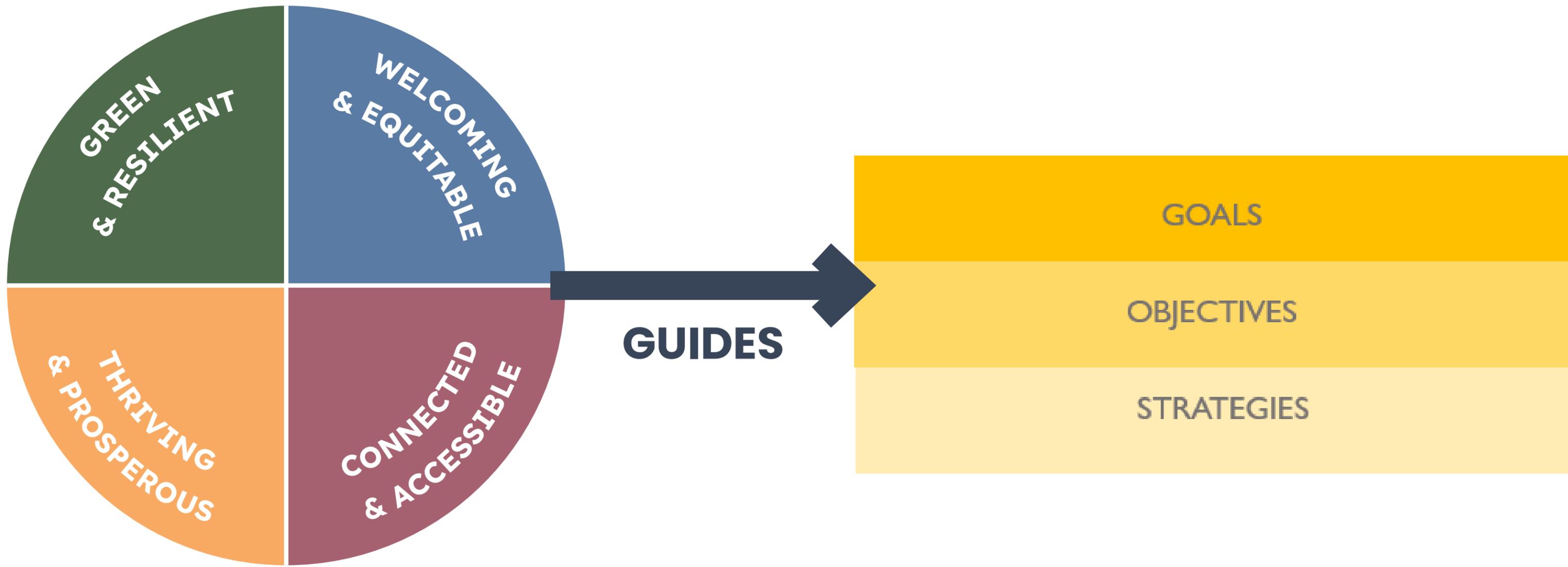
- Framework for an Equitable and Resilient Community (visioning and big ideas)
- Several growth management options (possible ways to update the current growth management policy). Community input summarized into common themes that helped develop the Framework.
- Land use buildout analysis: estimates capacity for future residential and non-residential growth in the County's Development Areas, noting potential factors that could limit actual buildout.



Framework for an Equitable and Resilient Community



Framework will be used to guide upcoming AC44 phases, including updating Comp Plan goals, objectives, and strategies

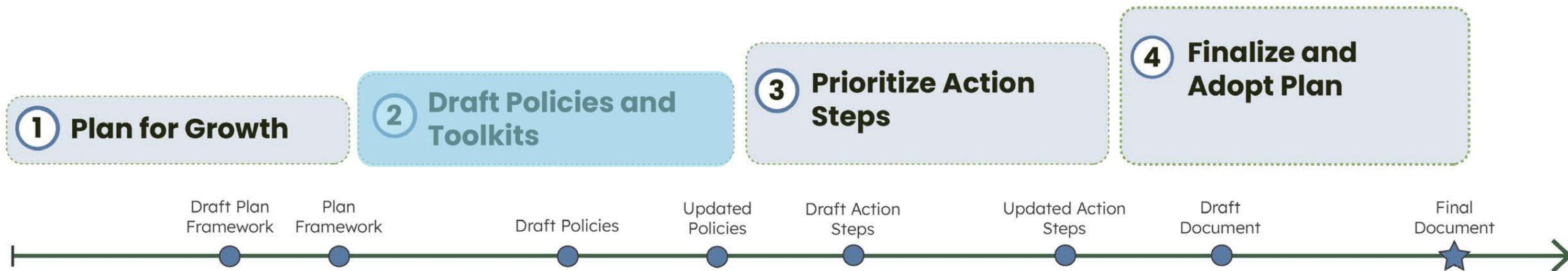


Phase 2



Currently in Phase 2:

- Identify main topics for the Comp Plan and review existing conditions and current trends for each
- Update Goals and Objectives for each topic
- Developing ‘planning toolkits’ for coordinated land use and transportation planning (will continue to be developed in Phase 3) and related topics including growth management



Phase 2 Steps



- **Step 1 (where we are now): Discovering Challenges and Opportunities (Winter/Spring 2023)**
 - Review existing conditions and current trends for each Plan topic
 - Community input on challenges, opportunities, and priorities
- **Step 2: Developing Planning Toolkits (Spring/Summer 2023)**
 - Multimodal systems planning (centers of activity + multimodal transportation network)
 - Possible updates to Neighborhood Model Principles and land use designations
 - Community input on multimodal activity centers/transportation, growth management options
- **Step 3: Defining Goals and Objectives (Fall/Winter 2023)**
 - Update Goals and Objectives and continue to refine planning toolkits
 - Community input on Goals, Objectives, toolkits

Phase 2 Engagement To Date



- **Questionnaire on opportunities, challenges, and priorities by Plan topic**
 - Over 500 responses so far; closes today
 - Input will be used to help inform Goals/Objectives and planning toolkits
- **Community Chat Kits (can be submitted through April 14)**
 - Opportunity for community members to host their own meeting with their neighbors and networks outside of a County-hosted event
 - AC44 Working Group members are expected to hold at least two community engagement opportunities as part of their role, which includes using a chat kit
- **Pop-Ups**
 - February - March in each Magisterial District
 - Informal way to share thoughts, learn more about the project

Comp Plan Structure

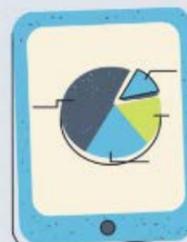


For each Comp Plan Chapter:

- **Goal:** High-level and long-term direction to fulfill the Vision and Framework.
 - Will likely have multiple goals per chapter for organization of main topics within a chapter
- **Objective:** Specific outcomes or targets that accomplish a goal.
 - Incorporate metrics and ways to track success
- **Strategy:** A policy, infrastructure improvement, planning effort, or other activity or project to achieve and implement a Plan objective.
 - More clear prioritization of strategies for implementing Comp Plan
 - Inform Zoning Ordinance update

Explore the Topic Areas

- [Community Facilities](#)
- [Economic Development](#)
- [Housing](#)
- [Land Use](#)
- [Natural, Historic, Scenic, and Cultural Resources](#)
- [Parks & Recreation](#)
- [Transportation](#)



View the one-page information sheet on Land Use

This resource was designed to introduce the topic and is a quick guide companion to the Topic Area Report.



View the in-depth Topic Area Report on Land Use

This multi-page resource was developed by subject matter experts to build community understanding on this topic.



Themes from community input (so far)



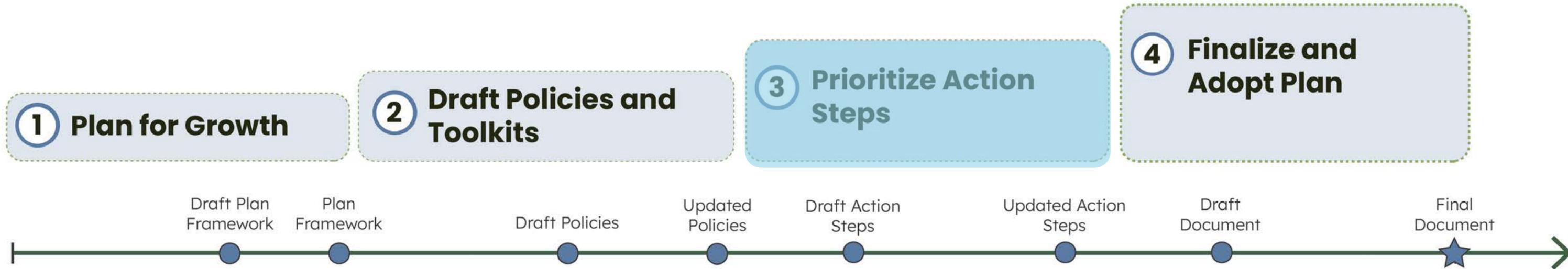
- The need for **housing** that is affordable for current and future community members (and for those employed in Albemarle County but unable to afford to live in the County) is a high priority. Desire to have more housing types available and opportunities to age in place
- Importance of accessible **multimodal transportation** options that are also safe, reliable, and affordable to connect neighborhoods with services and amenities
- Need to protect **natural resources** and environment, especially our waterways, tree canopy, and biodiversity
- Explore ways to more **equitably distribute and provide access** to resources, amenities, and services in both the Development Areas and the Rural Area
- Explore opportunities for **workforce development**, especially for career ladder jobs

Phase 3



In Phase 3, we will:

- Review and update strategies (action steps) to implement the Comp Plan
- Prioritize action steps, using equity and climate action to guide our work
- Continue to refine and develop toolkits



Phase 4



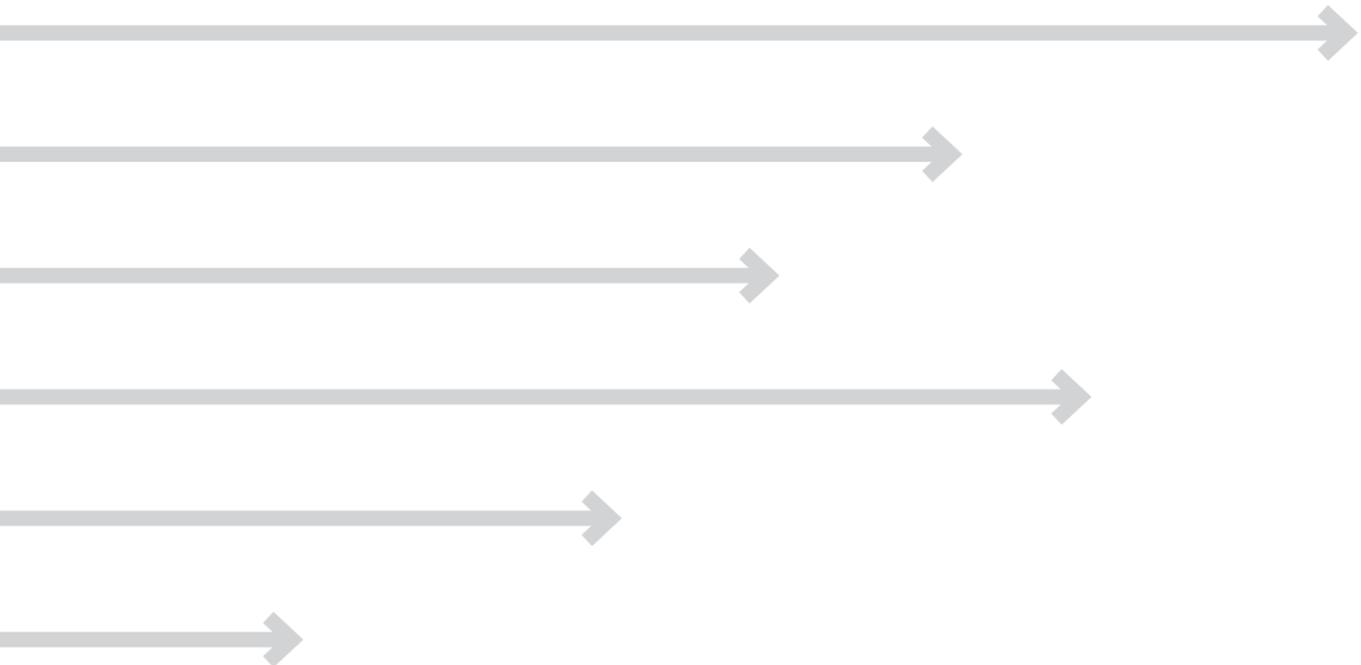
In Phase 4, we will:

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





Collaboration



Possible Areas for Collaboration



Current Comp Plan has Goals, Objectives, and Strategies that **recommend coordination with the City and UVA**, including:

- Land Use, including Areas A and B, border of City/County
- Transportation, including ways to improve multimodal transportation network
- Housing, including regional housing needs and affordability concerns
- Economic development, including workforce development, tourism, historic preservation, and ensuring sufficient land availability for business needs
- Parks and trails
- Water and sewer services (with ACSA + RWSA)
- Regional emergency communications
- Regional solid waste management

While climate action is not specifically called out in the current Comp Plan, it relates to all of these key areas and is another opportunity for collaboration

Questions to Consider



How can we collaborate with the City and UVA on these Comp Plan areas?

Are there other areas in the Comp Plan (besides those listed on the previous slide) where we should be collaborating?

What areas of collaboration in the current Comp Plan need to be updated?