



Overview: Three Party Agreement: Areas A, B, C

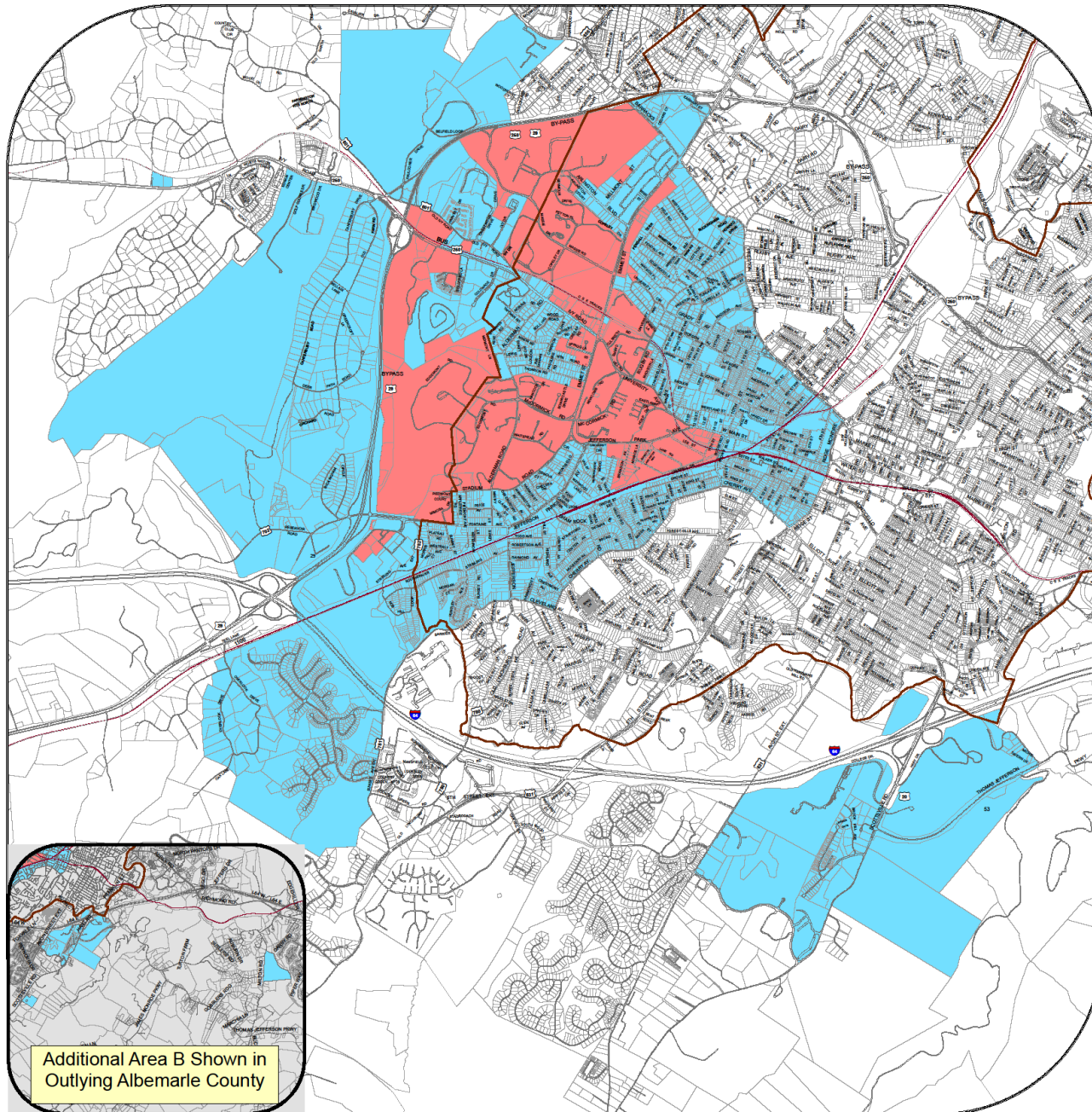
Background

- ▶ Three Party Agreement adopted in 1986.
- ▶ Intent of the Agreement:
 - promote cooperation in planning and community development between the University, City and County.
- ▶ The Planning and Coordination Council (PACC) established with Agreement to promote & manage the cooperative effort.
- ▶ PACC reconstituted as Land Use and Environmental Planning Committee (LUEPC) in 2019 in joint agreement.
- ▶ LUEPC Still functions to promote cooperation in planning and community development among City/County/UVA
 - A forum to present and discuss information and issues of mutual interest.
- ▶ PACC/LUEPC engaged in cooperative planning for particular areas of mutual interest in the City and County and adjacent to the University (Area "B").

Areas A, B, and C

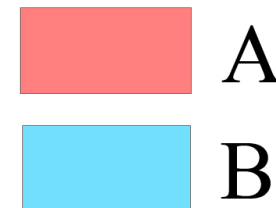
The Three-Party Agreement established areas where collaborative planning would take place – Areas A, B, and C.

- ▶ Area A – All properties now owned by UVA and its related foundations that are used for educational purposes, as designated on the Map, which was last updated in 2012 (The University Grounds).
- ▶ Area B – Land that lies at the boundaries of the University in either the City or the County, or has otherwise been designated as part of Area B, and on which the activities of any or all three of the parties might have a significant effect, as designated on the Map. Development in these areas continues to be guided by the current City and County Comprehensive Plans and the current University of Virginia Grounds Plan.
- ▶ Area C – All land on the Map not included in Areas A and B.



AREA A and AREA B

Albemarle County, City of Charlottesville
and
University of Virginia



**Approved by the PAC Tech Committee:
January 19, 2012**

Neighborhood Development Services
January 2012

Area B

- ▶ Joint planning by the City, the County, and UVA takes place for Area B.
- ▶ After adoption of Three-Party Agreement in the 1980s, studies were conducted and adopted by the County for most of the areas designated as Area B.
- ▶ Those studies have now been reviewed, and updated goals, objectives, strategies/recommendations are now incorporated in the City's, County's and University's Comprehensive Plans and Master Plans.

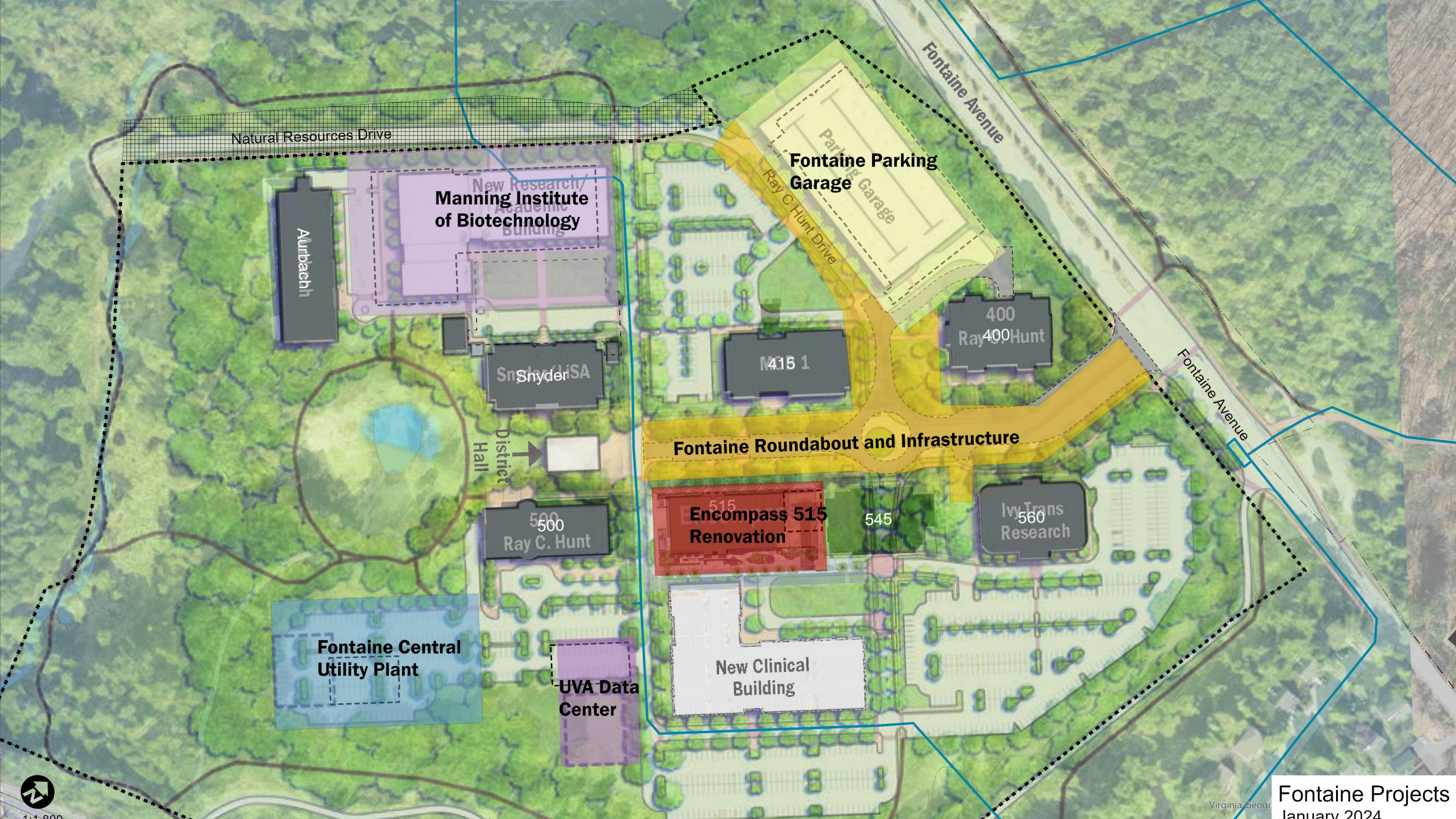
Previous Area B Studies

- ▶ Southern Urban Area (Fontaine/JPA Avenue and Fifth Street Area)
- ▶ Milton Airport Study
- ▶ Blue Ridge Neighborhood Study (Route 20/Rt. 53/Avon Street Area)
- ▶ Lewis Mountain-University Heights Neighborhood Study (Ivy/Old Ivy/Alderman Road area)
- ▶ West Main Street-University Hospital Study
- ▶ Birdwood Study

All have been reviewed/updated with recommendations incorporated into City, County Comprehensive Plans and/or University Master Plan.

Area B Study Implementation/Updates

- ▶ For Area “B” studies/updates, the City and County Planning Commissions and University Master Planning Council would likely be engaged in the review process at strategic points in time.
- ▶ It is anticipated that Area B recommendations will be reviewed and updated as needed during updates of City/County/UVA Comprehensive Plans/Master Plans.
- ▶ A study Task Force or Advisory Committee *may* be appointed as needed to provide more “community” level input.



Natural Resources Drive

Fontaine Avenue

Aurbachh

Manning Institute of Biotechnology

Fontaine Parking Garage

Snyder SA

415 1

400 Ray Hunt

Fontaine Roundabout and Infrastructure

District Hall

500 Ray C. Hunt

515 Encompass Renovation

545

560 Ivy Trans Research

Fontaine Central Utility Plant

UVA Data Center

New Clinical Building



1:1,800

Virginia Geogr

Fontaine Projects
January 2024

Other Components of the Three-Party Agreement

- ▶ City and County will “submit to the University and to each other for review all proposed changes in land use plans or regulations in Area B and make reasonable efforts to comply with any recommendations made by the other parties.”
LEUPC *may* be used for this purpose.
- ▶ City and County will submit land use plan and regulation changes in Area C to the University, and make reasonable efforts to comply with recommendations made by the University.
LUEPC does not have a formal role in planning for Area A or C and may be a forum for discuss/info exchange.
- ▶ *The agreement* also established a non-voting University representative for the City and County Planning Commissions.
- ▶ (Broadly) Lead to establishing the UVA Real Estate Foundation (UVAF)/University land ownership and review process for UVAF properties.

Albemarle County Comprehensive Plan, Background Section (p. 1.6)

Planning and Coordination Council

One of the most important regional cooperative activities involves the County, the City of Charlottesville, and the University of Virginia (UVA). Established in 1986, the Planning and Coordination Council (PACC) exists to promote cooperation in planning and community development among the City, the County, and UVA. PACC began with a "[Memorandum of Understanding](#)," which is provided in the Reference Documents. The three-party agreement established areas where collaborative planning would take place – Areas A, B, and C. The areas are defined as follows:

Area A – All properties now owned by UVA and its related foundations that are used for educational purposes, as designated on the Map, which was last updated in 2012.

Area B – Land that lies at the boundaries of the University in either the City or the County, or has otherwise been designated as part of Area B, and on which the activities of any or all three of the parties might have a significant effect, as designated on the Map. Development in these areas continues to be guided by the current City and County Comprehensive Plans and the current University of Virginia Grounds Plan.

Area C – All land on the Map not included in Areas A and B.

A map of Areas A and B is provided in Figures 4 and 5. Joint planning by the City, the County, and UVA takes place for Area B. In the County, plans for Area B are reflected in the Development Area Master Plans and also in the Rural Area Chapter of this Plan. These recommendations have been approved by the City of Charlottesville City Council and the Albemarle County Board of Supervisors. This successful regional planning effort, and continued participation in PACC, remains a priority for the County.

Figure 3: Sustainability Accords

The Sustainability Council developed the 1998 Sustainability Accords that were adopted into the County's Comprehensive Plan in 1998 and reaffirmed in 2007. These fifteen Accords continue to be important aspirational principles of the County.

1. Encourage and maintain strong ties between the Region's urban and rural areas, fostering healthy economic, environmental, social, and political interactions.
2. Strive for a size and distribution of human population that will preserve the vital resources of the Region for future generations.
3. Retain the natural habitat required to support viable plant and animal communities that make up the Region's biological diversity.
4. Ensure that water quality and quantity in the Region are sufficient to support the human population and ecosystems.

Charlottesville Comprehensive Plan, City Operations: Partners (p. 14)

Partners

The City of Charlottesville values its many partnerships with local and regional organizations.

Land Use and Environmental Planning Committee (LUEPC)

LUEPC, formerly known as The Planning & Coordination Council, was established in 1986 as part of a Three Party agreement to promote cooperation in planning and community development among the City of Charlottesville, Albemarle County, and the University of Virginia.



The Three Party agreement was established in 1986 among the City of Charlottesville, Albemarle County, and the University of Virginia, and specifies the planning process for the University. Please see related links for the 1986 agreement and the Area A, B, and C community map.

The Planning & Coordination Council (PACC) was established in 1986 as part of the Three Party agreement to promote cooperation in planning and community development among the City of Charlottesville, Albemarle County, and the University of Virginia. PACC and PACCTech (precedes PACC meeting by one month) meetings are held quarterly and the coordination of those meetings is shared and rotated between the three governing bodies on a yearly basis. The membership of PACCTech and PACC changes on a yearly basis depending on local elections and committee appointments, and both meetings are open to the public.

[CLICK HERE](#) to access the original Three Party agreement.

[CLICK HERE](#) to access the Area A, B and C community map.

Areas A, B and C Defined in Three-Party Agreement

Definitions

Area A – All properties now owned by the University of Virginia and its related foundations that are used for educational purposes as designated on the Map.

Area B – Land which lies at the boundaries of the University in either the City or the County, or has otherwise been designated as part of Area B, and on which the activities of any, or all three, of the parties might have a significant effect, as designated on the Map. Development in these areas continues to be guided by the current City and County Comprehensive Plan and the current University of Virginia Grounds Plan.

Area C – All land on the Map not included in Areas A and B.