

CITY OF CHARLOTTESVILLE  
"A World Class City"

Department of Neighborhood Development Services

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September 9, 2011

TO: Charlottesville Planning Commission, Neighborhood Associations &  
News Media

## Please Take Notice

The following joint meeting of the Charlottesville and Albemarle Planning Commissions will be held on **Tuesday September 20, 2011** beginning at **5:30 p.m.** in the NDS Conference Room (610 East Market Street)

### AGENDA

- 5:30 Welcome
1. Review of Environmental Goals
  2. One Map – Review of the City/County Northern and Eastern Borders
  3. Public Comment
- 7:00 Adjourn

cc: City Council, BAR, Maurice Jones, Aubrey Watts, Jim Tolbert, Neighborhood Planners, Melissa Thackston, Kathy McHugh, Mary Joy Scala, Craig Brown, Rich Harris

## JOINT MEMORANDUM

To: County of Albemarle and City of Charlottesville Planning Commissions  
From: Elaine Echols and Missy Creasy  
Date: September 9, 2011  
Re: Joint Planning Commission Meeting – September 20, 2011 – Livability Project and Community Comprehensive Planning

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### Purpose of Meeting

- Discuss City and County goals related to the Environment as a first step towards developing joint goals, where appropriate
- Begin discussion on the compatibility of land use adjacent to the City/County border.

### Environmental Goals

At the September 13, 2011 meetings, both the City and County Planning Commission will have reviewed the existing Comprehensive Plan goals related to the Environment. The September 20<sup>th</sup> joint meeting will provide an opportunity to review those goals side by side and provide preliminary comments in advance of the September 29<sup>th</sup> Community-wide Workshop.

The following questions will be asked at the Community-wide Workshop:

1. Do existing goals adequately protect environmental resources?
2. Should goals be added or changed?
3. What other actions can be taken?

In addition to the above questions, the Commissions should consider the following question for discussion at the joint meeting:

In what areas do the individual localities have goals that support each another and are there goals that might not be compatible?

As you review the goals, please keep these questions in mind and use this opportunity to explore areas where our localities can collaborate.

### Land Use

When the Commissions met together in March, they asked to look at the areas where the localities adjoin to see where joint planning might be beneficial. Some of these areas relate directly to the University of Virginia and have been identified over time as Areas A and B. Those are areas for joint planning already identified in the Three-Party Agreement in 1982.

### Area B Status

The Planning and Coordination Council (PACC) is currently going through a process to provide an update to the “Area A and Area B” maps. Once the maps have been agreed to in November 2011, there will be review of the substance of the plans. The goal of the City-County work will be to provide for a single set of recommendations that can be adopted into the City and County Comprehensive Plans. In October, PACC-Tech will recommend the final map to PACC for approval in November along with updated Area A & B definitions and procedures for incorporating Area Bs in Comprehensive Plans. Concurrent to these activities, staff will be reviewing Area B documents to make sure the current recommendations are reflected in materials in a way that will make sense for both plans. Once this process is complete, staff will bring the recommendations back to the City and County Planning Commissions. At that time, the Commissions can discuss land use in the Area Bs and their linkage to the discussions that we are having now.

### One Map

It was noted in previous meetings that the Commissions would discuss existing land use designation along the City and County borders. Since the Area B review process is underway (as noted above), that portion of the discussion will not be scheduled until PACC completes its work. At this time staff is prepared to review the Northern and Eastern areas where the localities are adjacent. Attached, you will find maps of these two areas with the 1-map colors. Please focus your review of the attached maps on the land use adjacent to the city/county line and identify any areas where you feel discussion would be useful in terms of land use compatibility. Your discussion will be helpful to staff in preparing for the Land Use and Transportation Workshop to be held at the end of October.

### Attachments:

Attachment A: City and County Environmental Goals

Attachment B: Northern and Eastern portions of One Map

Attachment C: Albemarle County -- River Corridor Plan from the Pantops Master Plan



# Existing Goals: Natural Resource Protection

ALBEMARLE COUNTY	
Goals	
Natural Resource Protection	Preserve and manage the County's <b>natural resources</b> and cultural assets in order to protect the environment and conserve resources for future use.
	Encourage the preservation of existing <b>wooded areas</b> as development occurs in Development Areas. Maintain or establish wooded buffer areas between dissimilar land uses as development occurs.
	Protect Albemarle County's <b>agricultural lands and forests</b> as a resource base for its agricultural and forestry industries and for related benefits they contribute towards the County's rural character, scenic quality, natural environment, and fiscal health.
	Recognize the importance of protecting <b>biological diversity</b> in both the Rural Area and the Development Areas for the ecological, aesthetic, ethical, and economic benefits to the community.
	Keep systems of <b>critical slopes</b> intact in the Rural Areas and protect <b>mountains</b> as they contribute to water quality and drinking water reservoir capacity, soil conservation, forest resources, plant and animal habitat, scenic values, tourism, and the economic impact of these resources.
Protect the County's <b>surface water</b> through management techniques such as stream buffers, flood plains and wetlands.	

CHARLOTTESVILLE	
Goals	
Establish and maintain a 40 percent minimum <b>urban tree canopy</b> level in Charlottesville.	
Promote, protect and restore riparian (streamside) and <b>stream ecosystems</b> to protect habitat and water quality for people and animals.	
Strategically continue, expand, and implement environmentally sustainable initiatives and measures that contribute to <b>climate protection</b> and support key actions outlined in the US Mayor's Climate Protection Agreement.	



## Goals at a Glance

### Albemarle County

Preserve & protect:

- ▶ **Wooded areas**
- ▶ **Agricultural lands**
- ▶ **Biological diversity**
- ▶ **Mountains & critical slopes**
- ▶ **Rivers & streams**

### Charlottesville

Preserve & protect:

- ▶ **Urban forest**
- ▶ **Rivers & streams**
- ▶ **Air quality (See Vision Statement)**



Do existing goals adequately protect our natural resources?



# Existing Goals: Sustainable Development

ALBEMARLE COUNTY	
Goals	
Sustainable Development	Encourage and maintain <b>strong ties between the region's urban and rural areas</b> , fostering healthy economic, environmental, social and political interactions.
	Continue research and updates to the Comprehensive Plan for viable strategies for <b>green building, energy efficiency</b> , and in other public facilities service provision.
	Achieve <b>sustainable design</b> in County buildings and planning for services.



CHARLOTTESVILLE	
Goals	
	Strategically continue, expand, and implement environmentally sustainable initiatives and measures that contribute to <b>climate protection</b> and support key actions outlined in the US Mayor's Climate Protection Agreement.
	Promote the achievement of a <b>30 percent reduction in current energy use</b> by businesses and residences through a city-wide education, assistance and incentive program.
	Encourage green building and <b>resource and energy conservation</b> practices in new and existing buildings through financial incentives.
	Ensure a consistent city-wide policy that promotes <b>green building</b> by ensuring that other city regulations, practices and guidelines actively allow for and encourage green building practices.
	Capture the 'embodied energy' of existing buildings and avoid using new materials by encouraging the <b>adaptive re-use</b> of existing structures.

## Goals at a Glance

### Albemarle County

Achieve a sustainable community by:

- ▶ **Creating strong ties between urban & rural areas**
- ▶ **Inclusion of green building & energy efficiency strategies in Comprehensive Plan**
- ▶ **Using green building design in County buildings & planning for services**

### Charlottesville

Achieve a sustainable community by:

- ▶ **Augmenting actions in US Mayors' Climate Protection Agreement**
- ▶ **Promoting a 30% reduction in energy use**
- ▶ **Encouraging green building**
- ▶ **Encouraging adaptive reuse**



Do existing goals adequately promote sustainable development?



# Existing Goals: Water Quality & Stormwater Management

ALBEMARLE COUNTY	
Goals	
Water Quality & Stormwater Management	Protect the County's <b>surface water</b> through management techniques such as stream buffers, flood plains and wetlands.
	Maintain the integrity of <b>existing stream channels</b> and networks for their biological functions and drainage. Protect the condition of state waters for all reasonable public uses and ecological functions. Restore <b>degraded stream and wetland ecosystems</b> where possible.
	Support <b>water conservation</b> and use-efficiency measures to minimize impacts to water resource systems and the environment and to prolong the life of existing and future water supplies.
	Protect the availability and quality of <b>groundwater</b> resources.
	Continue to support <b>Chesapeake Bay protection</b> initiatives.
	Preserve designated <b>stream valleys</b> in their natural state in order to protect significant resources associated with stream valleys and to provide buffer areas.
	Protect <b>floodplains</b> from inappropriate uses and recognize their value for stormwater management and ecological functions.
	Protect <b>wetlands</b> from inappropriate uses and recognize their value for maintaining surface water quality and other benefits.
	Facilitate the integration of <b>stormwater management and pollution control</b> from new land development.

CHARLOTTESVILLE	
Goals	
Promote, protect and restore riparian (streamside) and <b>stream ecosystems</b> to protect habitat and water quality for people and animals.	
Improve public and private <b>stormwater infrastructure</b> and protect natural systems from flooding due to extreme stormwater volumes and velocities and protect public health by reducing contaminant to stormwater runoff.	
Reduce and prevent impacts from <b>polluted stormwater runoff</b> through voluntary and incentive programs for government agencies, businesses and residents.	



### Goals at a Glance

**Albemarle County**

Protect & restore:

- ▶ Existing stream channels
- ▶ Floodplains & wetlands
- ▶ Stormwater management

Participate in & promote:

- ▶ Water conservation

Practice:

- ▶ Stormwater management
- ▶ Chesapeake Bay protection

**Charlottesville**

Provide for & improve:

- ▶ Stormwater infrastructure & programs
- ▶ Riparian ecosystems



Do existing goals adequately protect water resources?



# Existing Goals: Trails & Greenways

**ALBEMARLE COUNTY**

**Goals**

Establish a Countywide network of **greenway trails** for conservation, recreation, transportation and education throughout Albemarle County, and linked to trails in the City of Charlottesville.

**CHARLOTTESVILLE**

**Goals**

Connect the park system to the community through the development of trails and through the effective and appropriate design of **park and recreation facilities**.

Develop **trails** that are sensitive to the community's environmental systems and cultural and historic resources.

Promote the **green infrastructure benefits** that trail systems provide to the public and to stakeholders.

Designate **separate trails for commuting and recreation** to avoid user conflicts.

Establish **connectivity between residences and commercial destinations** that are located in close proximity to one another to promote the option of walking and biking rather than driving.

**Goals at a Glance**

**Albemarle County**

Establish greenway trails that provide for:

- ▶ **Conservation**
- ▶ **Recreation**
- ▶ **Transportation**
- ▶ **Links to the City**

**Charlottesville**

Establish greenway trails that:

- ▶ **Connect the park system**
- ▶ **Are sensitive to natural & cultural resources**
- ▶ **Promote green infrastructure**
- ▶ **Separate commuting & recreation**
- ▶ **Connect residential to commercial areas**

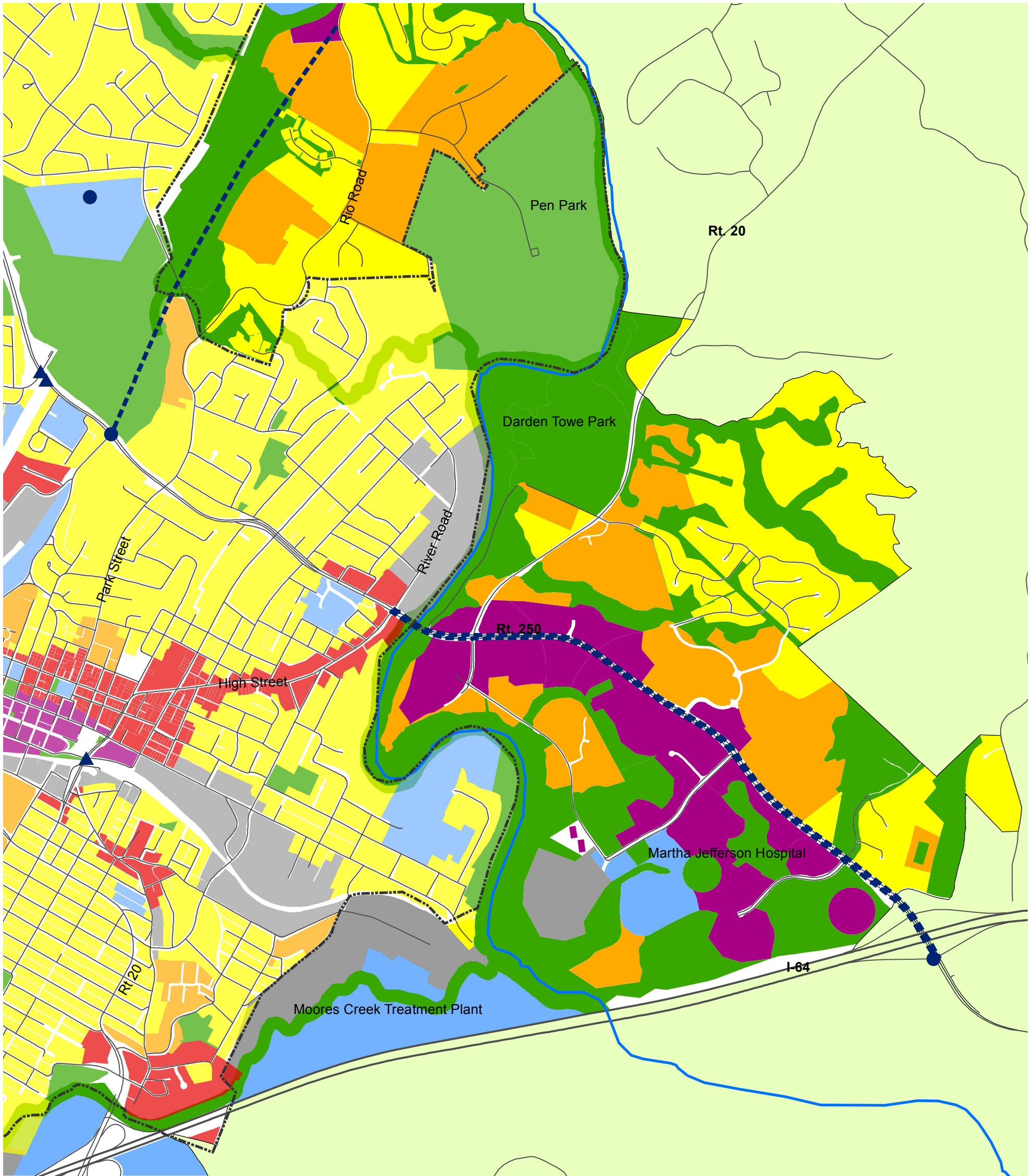
Trails & Greenways



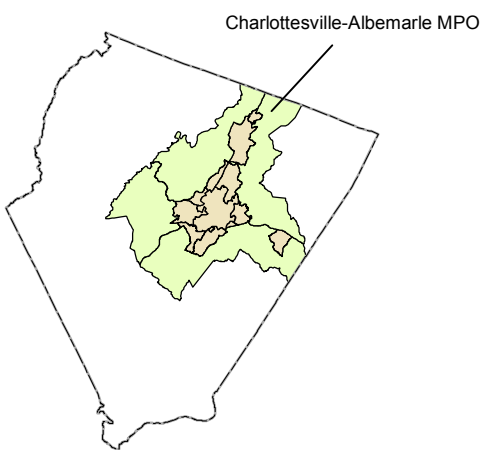
**Do existing goals adequately enhance our network of trails & greenways?**



# Future Land Use & Transportation Projects - East



## Albemarle County



## Legend

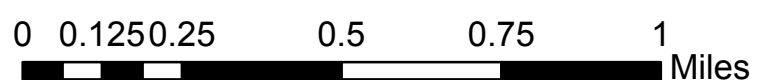
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- RURAL AREA
- Charlottesville-Albemarle MPO
- Charlottesville
- Biscuit Run State Park (Future Designation)

### Roadways

### Waterways

- Industrial
- Low Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Greenspace
- Institutional
- Road Improvement Projects
- Bridge Projects
- Intersection Improvements
- Southern Urban Area B Study

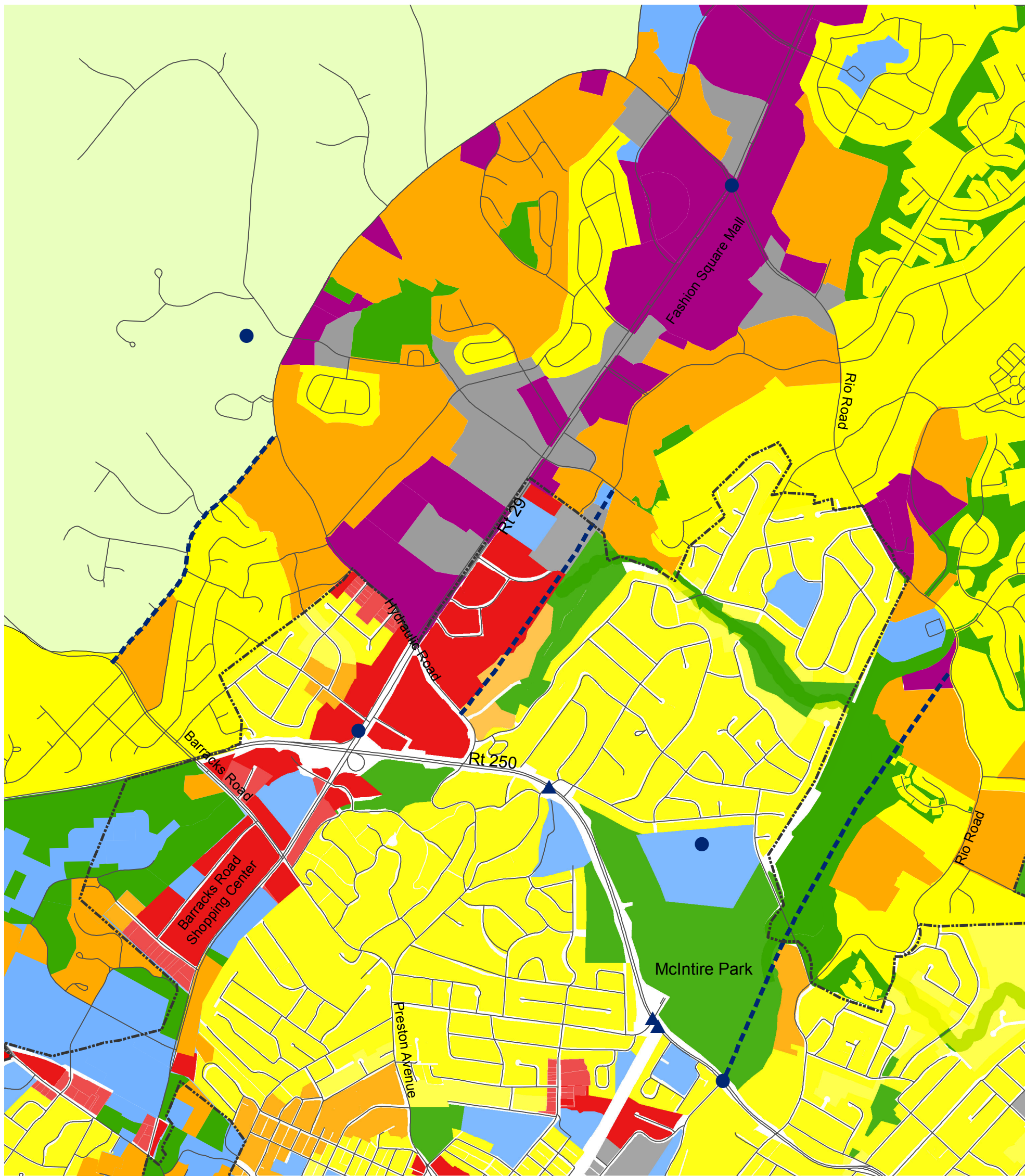
many plans  
**one COMMUNITY**  
1-community.org



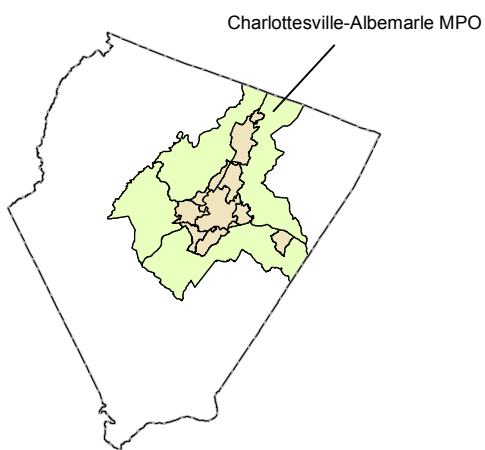
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# Future Land Use & Transportation Projects - North



## Albemarle County



## Legend

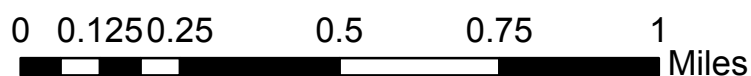
- Development Area
- RURAL AREA
- Charlottesville-Albemarle MPO
- Charlottesville
- Biscuit Run State Park (Future Designation)

## Roadways

## Waterways

- Industrial
- Low Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Greenspace
- Institutional
- Road Improvement Projects
- Bridge Projects
- Intersection Improvements
- Southern Urban Area B Study

many plans  
**one COMMUNITY**  
1-community.org



Last updated 09.07.11



***FROM PANTOPS MASTER PLAN – originally adopted March 12, 2008  
and amended to include UDA boundary July 6, 2011***

**RIVANNA RIVER CORRIDOR**

The Rivanna River Corridor includes both the river and land adjacent to the river along Free Bridge Lane, south of Darden Towe Park, and around the Pantops Shopping Center to River Bend. It is shown on the Framework Plan as an overlay to underlying land use recommendations to stress river-orientation and uses. Where there is no underlying land use designation for development and for the remainder of the corridor of the river through Pantops, a linear park and trails are in development. The Parks and Green Systems Plan calls for several access points along the River and a trailhead (major access point) as a feature of the linear park in and around the Free Bridge and Riverbend portions of the park.

**Free Bridge Lane-Focal Point of River Corridor**

This area offers the best river walk possibilities along Free Bridge Lane adjacent to the Rivanna River and includes the properties between Free Bridge Lane and Route 20 North, south of a stream and Darden Towe Park. A redeveloped area would relate to the centers at Pantops Shopping Center, Darden Towe Park, and the City of Charlottesville; however, the Rivanna River is the intended focal point. This area deserves a special designation because the property along the river is publicly owned and provides opportunities for an enhanced river park. Any future development in this area should be especially sensitive to river ecology.

Free Bridge Lane as a river walk may mean future limitations to vehicular access. The proposed Framework Plan calls for two land uses adjacent to the flood plain, Urban Mixed Use and Urban Density. This area could include the recreational focus associated with the River Corridor, with possible canoe rental and recreational opportunities.

**Riverbend (Pantops Shopping Center) Mixed-Use Neighborhood with River Corridor**

This neighborhood surrounds the Route 20/Route 250 intersection and includes the Free Bridge area and Pantops Shopping Center down to Riverbend. The edges are formed by the Rivanna River, a stream running north of Rivers Edge office buildings, and the office developments along Spotnap Road to the east. This neighborhood also includes the majority of the Rivanna River Corridor designation of the Pantops Master Plan. The eastern edge of the neighborhood along Route 250 is less defined and connects with the Commercial Mixed Use Corridor on Route 250.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- Intensify use of the area with Urban Mixed Uses serving as a Core for the Pantops Development Area. It is expected that this area of Pantops would exhibit the greatest density and formal design as a Core center.
- The special River Corridor designation applies to the edges of this neighborhood.
- No intensification of development should take place along the southern portion of South Pantops Drive, past the trail connection shown on the Green Infrastructure Map.
- In conjunction with proposed transportation improvements, connect High Street in the City of Charlottesville to Pantops through this general area. The



interconnection should be provided through the northwest wing of the shopping center and should avoid buildings closest to Riverbend Drive.

- Provide pedestrian/bike/transit improvements as a high priority.
- Study this area further for development of a design plan to accommodate a street connection into the City of Charlottesville, redevelopment of the area into an urban form, and enhancement of the river corridor.
- Preserve natural systems adjacent to the river while enhancing this area of Pantops with mixed use development including shops, cafes, and residential uses above.
- Frame and enhance views to the river
- Provide access to the greenway through use of stairs and walkways where topography will allow.

In addition, as part of the implementation plan, the County Parks and Recreation Department is expected to:

*Establish plan/design guidelines/strategies/ for development along river corridor to encourage appropriate river oriented development for future land uses/development on adjacent private lands and greenway (and address stream protection/water quality issues)*