

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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September 17, 2012

**TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media**

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday September 25, 2012 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Land Use Map Revisions
2. Review of Urban Design and Historic Preservation and Environment Chapters of the Comprehensive Plan (as time permits)
3. Public Comment – 15 minutes

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



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Charlottesville Planning Commission
From: Missy Creasy, Planning Manager
Date: September 12, 2012
Re: September 25, 2012 Work Session – Comprehensive Plan

At the September 25, 2012 Planning Commission work session, the Commission will continue review of the draft Comprehensive Plan materials in preparation for the October public outreach sessions and ultimately for community adoption. The Land Use Map revisions are first priority from a timing stand point with chapter discussions to follow as time permits. The following outlines preparation for this meeting:

Land Use Map Revisions

A joint Council Planning Commission meeting was held on March 27, 2012 to kick off the land use map review. This meeting was followed up on June 7th with a mapping exercise where the Commission and Council worked in groups to “map” visions for the City to discuss in preparation for staff focus on review of the map over the summer months. At the same time these reviews were occurring, we held numerous focus groups and attended community events to gather input from the community on where citizens would like to see Charlottesville go into the future.

Staff spent the last month focusing on the details of the map with many discussions as well as field visits to gather information in order to propose informed modifications for the map. The attached map and memo provide draft changes for your consideration. We will be taking this information to the community in October at a series of Outreach events and want to gather your initial comments. We plan to return to you at the November work session with highlights of the community input sessions to assist in a more detailed review of the map.

As you review the draft land use map materials, consider the following questions in your review:

Are these modifications reasonable?

Are there other areas of consideration to be reviewed?

Comprehensive Plan Chapters

The Planning Commission was provided with the Urban Design and Historic Preservation and Environment draft chapters on July 30th and given the month of August to review. We received comments for these chapters and worked to integrate those into the chapters. During that timeframe, we shared the chapter drafts with a number of groups including the Parks and

Recreation Board and staff, the Tree Commission, Preservation Piedmont, the Historic Resources Commission, the Rivanna Trails Foundation and integrated any comments provided. We have received positive feedback overall from community partners.

There were some comments that staff felt additional consideration from the Commission is needed. Those areas have been outlined for each chapter in the attached memos. Staff anticipated taking a number of meetings to review the comprehensive plan chapters. Drafts will be posted on line at the same time as the community meetings to obtain additional comments from the public on draft language as well as the themes outlined in the public workshops. We will also be integrating regional goals as the joint city County PC work sessions and subsequent public outreach move forward.

Attachments:

Land Use Plan memo

Draft Land Use Plan map

Draft Urban Design and Historic Preservation Chapter and Comments Memo

Draft Environment Chapter and Comments Memo



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES
MEMO**

To: City of Charlottesville Planning Commission
From: Brian Haluska, AICP
CC: Jim Tolbert, AICP; Missy Creasy, AICP
Date: September 14, 2012
Re: Future Land Use Map Revision

Introduction

Over the past few months, staff has focused efforts on creating a draft general land use map for the Comprehensive Plan. The Future Land Use Map is a key document that sets a vision for the land use of the City. Creating a new land use map also presents the City with the opportunity to make changes in how the future land use of the City is represented. Staff has created this first draft of the map with the goal of simplifying the map so that it better presents the vision of the City, as well as resolving as many conflicts between the Zoning Map and the Future Land Use Map as possible.

As a reminder, the future land use map presents a vision of the City's future. Changing the designation of a property in the Future Land Use Map does not require the City to alter the zoning of that parcel in the immediate future. Any rezoning is still subject to the standard of review in the zoning ordinance. Compliance with the Future Land Use Map is only one of several considerations that the Planning Commission and City Council must discuss when debating on whether or not to rezone property. While the Future Land Use Map may suggest a particular type of development in the future on a parcel, City Council maintains the authority to decide when the time is right for any zoning changes.

The following headings are proposed modifications that staff has made in the first draft of the map.

General Changes

These changes have been instituted across the entire draft map.

- **Two Family Residential and Single Family Residential Designations have been combined into a new “Low Density Residential” Designation.** Staff believes that the decision to zone an area single or two family residential is an issue best resolved at the zoning level, not at the future land use level. This change encourages a broader reading

of the future land use map, rather than a focus on where the exact zoning district lines will run. Along the same lines, the Multi-Family Residential designation has been renamed to “High-Density Residential”.

- **The parcels currently zoned for mixed use development have been designated as “Mixed-Use” on the land use map.** On the draft map, mixed-use zones are intended to be zones where the City aims to encourage development of a moderate or high intensity, and where a large variety of uses will be permitted, including many commercial uses, residential uses, and some limited research and manufacturing where appropriate. It is important to note that there is currently a great amount of variation in the existing mixed-use zones in the zoning ordinance. The fact that a parcel is designated for mixed-use development in the future land use plan does not mean that it will be suitable for the most intense mixed-use zoning designation.
- The required open spaces for many large Planned Unit Developments have been designated as **Open Space**. This reflects the fact that modifying the open space of a Planned Unit Development requires a rezoning process, affording some protection of these areas despite the fact that they are privately held.
- **The “Office”, “Commercial”, and “Neighborhood Commercial” Designations have been combined into the “Neighborhood Commercial” designation.** The reasoning for this change is that the current zoning ordinance permits mixed-use development in all commercial zones, and calling out specific commercial uses in the land use plan is unnecessary. “Neighborhood Commercial” is envisioned as an area where the building form mirrors that of the low density residential zones, but some additional commercial uses that are compatible with residential areas are permitted.
- **Business and Technology Zone** – Staff proposes replacing the Industrial land use designation with a “Business and Technology” designation. The name of this designation more accurately reflects the desire of the City for areas designated as such within the City. Properties designated as Business and Technology would permit small scale offices that cater to start-up businesses and technological development, as well as commercial activity that does not generate the amount of traffic that can be found in more consumer oriented commercial areas.

This land use designation would be an ideal area to focus on creating spaces for the industries identified in the Target Markets Report – especially the biosciences and medical devices manufacturing. These light manufacturing uses have minimal impacts on surrounding properties, while providing jobs that can be obtained by persons with a wide range of educational backgrounds.

The areas proposed for the business and technology designation include:

- **River Road** – the River Road area is already used for the headquarters of construction companies, warehousing, and office locations for many businesses. The area could accommodate bioscience and medical device manufacture without significant infrastructure changes. Redevelopment of River Road sites would also present the opportunity to reengage the Locust Grove planning area with the Rivanna River.
- **Harris Street** – the Harris Street industrial corridor already straddles the line between a commercial district and an industrial district. With the exception of the Allied Concrete Plant, there are very few establishments that impact the area in the manner of a heavy industry. In fact, many of the businesses in the area have a retail component. In particular, the Allied Street shopping center has become a popular shopping destination for second-hand furniture as well as hosting several restaurants. Staff sees this area as being well suited to support technology startup businesses.
- **Woolen Mills** – the industrial area in the Woolen Mills neighborhood has primarily been devoted to industries that deconstruct automobiles. The surrounding residential neighborhood has expressed continued concern about the impact of these industries on the single-family character of the neighborhood. Staff feels that it is not economically viable to rezone the industrial area to low-density residential, because of the environmental concerns with redeveloping industrial sites. Instead, staff sees the Woolen Mills industrial area as having the potential to serve as a location for businesses that do not require high visibility or high amounts of traffic. Artist studios, small furniture construction and repair shops, and computer repair businesses are just some of the establishments that are vital to a community, but do not need a prominent storefront location. The Woolen Mills industrial area can provide these types of locations. Future redevelopment should focus on creating a more robust buffer between residential and business properties, and the permitted uses should have activity mostly indoors to mitigate noise impacts.
- **Properties between Forest and Albemarle Streets, north of Dale and South on Concord** – These properties border the railroad tracks just off Preston Avenue. They are zoned industrial, but the use of the properties is a mix of residential, business, and office. Staff feels that this area has a particular vitality that should be encouraged, while safeguarding adjacent residential properties from potential negative impacts. The lots and structures are smaller than some of the other

properties in the City zoned for industrial uses, and the zoning should reflect that unique character.

- **The 1100 block of Rose Hill Drive, north of Madison Avenue, with the exception of 1174 Rose Hill Drive** – These properties are currently zoned for commercial development, but are used for a variety of business uses. Staff feels that existing structures could easily be adapted to serve the bioscience sector, and the infrastructure is sufficient to support these businesses.

Specific Parcels

The following parcels are proposed for a change in their future land use designation not covered in the general changes noted above.

1. **Tax Map 41B, Parcel 4:** This property was designated as Multi-Family Residential in the 2001 Land Use map along with the rest of the properties on Michie Drive. Based on its frontage on Hydraulic Road, staff recommends it be designated as Mixed-Use, along with the rest of the mixed-use zoned properties with frontage on Hydraulic Road.
2. **Tax Map 6CT, Parcels 1.6 and 1.7:** These properties on Arlington Boulevard were designated as “Office” in the 2001 Land Use plan. Staff proposes to change their designation to High-Family Residential to reflect the current zoning of the properties.
3. **Tax Map 32, Parcel 26:** This property is the location of the Crossings at Preston. This property was shown as Commercial on the 2001 Land Use map and zoned industrial. Staff proposes designating it as Mixed-Use as it fronts on Preston Avenue. The properties fronting on Preston Avenue in this area of the City are all zoned for mixed-use development.
4. **Tax Map 54, Parcels 157-167, 253-255, 266, 267 and Tax Map 55, Parcels 25 and 26:** These are properties on East Market Street that were designated for Industrial land use and zoned for industrial development. These properties form a boundary between the low-density residential neighborhood to the north, and the mixed-use zone to the south. Staff proposes changing them to a Neighborhood Commercial Designation, to serve as a transition between the high intensity zoning of the Downtown Extended zone, and the low density neighborhood.
5. **Tax Map 22, Parcels 16.1-16.45; Tax Map 22B, Parcels 180-186, 232-234, 195-198, 335-342, 199-202; Tax Map 25, Parcels 4, 5, 7, 126-126.3:** Properties bordering the west side of 5th Street south of the Ridge Street/Cherry Avenue intersection. These properties were designated as Single and Two-Family Residential in the 2001 Future Land Use map, but were subsequently rezoned to McIntire-5th Residential, a Multi-Family Residential zoning classification. Staff proposes that these properties be designated as High-Density Residential to reflect the current zoning.

6. **Tax Map 59A, Parcel 91:** A landlocked parcel off of Chesapeake Avenue. This parcel was designated as Public/Semi-Public in the 2001 Land Use plan, presumably because of its proximity to the nearby cemetery. Staff proposes designating it as Low-Density Residential, which is in keeping with its current zoning, as well as the fact that it is not included in the cemetery property.
7. **Tax Map 61CT, Parcels 49.5, 50, 51, 51.1 and Tax Map 61, Parcels 52, 52.AA and 52.B-Z:** Properties on Linden Avenue that were designated Two-Family Residential in the 2001 Land Use plan. These properties have subsequently been rezoned to Mixed-Use, and are proposed to be designated as such in the Future Land Use Map to match the zoning.
8. **Tax Map 11, Parcels 88-94, 97 and 91.1, 99-105, 107, 114-117, and 120:** These properties are located along Brandon Avenue. They are zoned for multi-family residential development, but are designated as Public/Semi-Public on the 2001 Land Use plan. Staff proposes changing the land use designation to High-Density Residential, as the current development on Brandon Avenue in multi-family residential in character.
9. **Tax Map 49, Parcel 225:** The location of the Dominion Power Switching Station on St. Clair Avenue. This property is designated as Industrial on the 2001 Land Use map, and is zoned for Two-Family Residential. Staff proposes changing its designation to Low-Density Residential, which is in keeping with the surrounding properties.
10. **Tax Map 30, Parcel 170:** Property on Grove Street that is currently zoned and designated as Industrial in the 2001 Land Use plan. This property is a part of the Grove Square site. Staff proposes changing the designation to Mixed-Use to simplify the land use designations in the neighborhood.
11. **Tax Map 57, Parcels 123.69-123.71:** Vacant property at the corner of Monticello Road and Carlton Road. The parcels are currently zoned Industrial, and are designated Industrial and Single-Family Residential. Staff proposes to change the designation for all three parcels to High-Density Residential, in keeping with the adjacent use at Monticello Vista apartments and Ridgecrest townhouse development.
12. **Tax Map 61, Parcels 18, 18.1, 19, and 20:** Parcels on Monticello Road, and at the corner of Monticello Road and Rives Street. The parcels are currently designated as Multi-Family Residential, but zoned for Low-Density Residential. Staff proposes changing the land use designation to Low-Density Residential to maintain consistency with the current zoning.
13. **Tax Map 56, Parcels 46-51:** Commercially zoned parcels on Carlton Avenue that are designated as Low-Density Residential in the 2001 Land Use plan. Staff proposes switching the designation to Neighborhood Commercial to serve as a buffer between the low density neighborhood to the south, and the industrial properties to the north.

14. **Tax Map 57, Parcels 118-121.2 and 123.72:** Industrially zoned parcels on the east side of Monticello Road. These properties have been designated for Industrial use in the 2001 Land Use plan. Staff proposes changing the parcels to Neighborhood Commercial in light of their small lot size, and relationship to the surrounding low-density residential areas.
15. **Tax Map 56, Parcels 1-6, 8.1, 9-19 and 21:** These parcels are zoned and designated for Industrial development in the 2001 Land Use plan. They are adjacent to the Downtown Extended zone, and house a variety of uses. Accordingly, staff recommends that these parcels be designated for Mixed-Use.
16. **Tax Map 53, Parcels 198-202:** These parcels are residences on Lexington Avenue that were used as office properties by Martha Jefferson Hospital. They are zoned for mixed-use development, and were designated for Office uses in the 2001 Land Use map. Staff proposes changing the land use designation to Mixed-Use, to reflect the future land use designation of the rest of the block.
17. **Tax Map 53, Parcels 228, 230-232 and Tax Map 54, Parcels 4, 4.1, 5, and 10:** These are properties adjacent to the Martha Jefferson Hospital property that are designated for office uses. The properties are zoned commercial. Staff proposes to change the designation to Low-Density Residential, as the rest of the block is designated.
18. **Tax Map 49, Parcels 79, 82, 84, and 84.A:** Property located on Landonia Circle. The properties are zoned for low-density residential and are used as such. The 2001 Land Use map designated the properties for Commercial development. Staff proposes to change the land use designation to Low-Density Residential in keeping with the current zoning and use of the properties.
19. **Tax Map 47A, Parcel 50:** City owned properties on Agnese Street that was previously designated for Low-Density Residential development. Staff proposes changing the designation to Open Space, as the City has no intention of developing the property.
20. **Tax Map 29, Parcel 278.1:** Property on Oak Street designated as Multi-Family Residential on both the land use map and zoning map. Staff proposes changing the parcel to Low-Density Residential because of the parcel's proximity to a low density residential neighborhood, and the low-density designations on Ridge Street.
21. **Tax Map 30, Parcels 8-10, 19-19.84D, 44-45.1, 48, 48.1, 53-55, 59-61, and Tax Map 29, Parcels 46-50, 67-70.1, 71, 73-76, and 81:** Properties currently zoned Cherry Avenue Corridor that do not border on Cherry Avenue. Included are the new Estes Street Townhouses, Walker Square, and the Oak Grove Cottages. These properties were designated for Commercial development on the 2001 Land Use map. Staff proposes changing the land use designation to High-Density Residential to avoid future developments that are not in keeping with the character of the neighborhood.

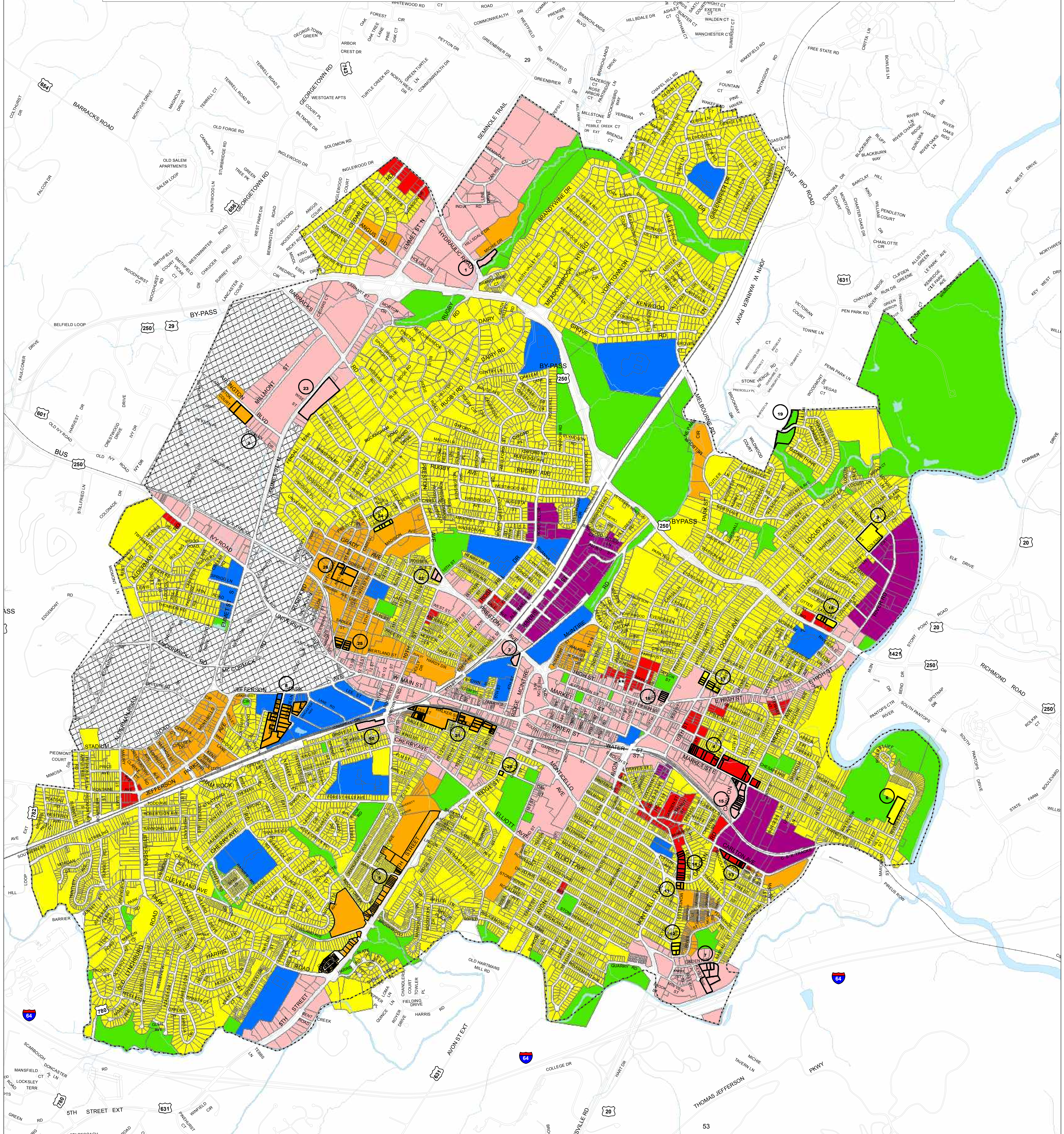
22. **Tax Map 4, Parcels 41 and 42:** Parcels on Preston Avenue. These properties are designated for Commercial development on the 2001 Land Use map, and zoned for commercial development. Staff proposes changing the land use designation to Mixed-Use due to the proximity of these properties to the Central City zone on Preston Avenue.
23. **Tax Map 1, Parcel 18:** A large parcel of land on the east side of Emmet Street, across from the Barracks Road Shopping Center. The property is owned by the University of Virginia and houses Carruthers Hall. The property was designated for Office use in the 2001 Land Use map, and is zoned Emmet Street Commercial. Staff proposes changing the land use designation to Mixed-Use.
24. **Tax Map 5, Parcels 150, 152, 153, 153.1, and 154:** Properties in the 800 block of Cabell Avenue. The properties are zoned for low-density residential, but were designated for High-Density Residential development on the 2001 Land Use map. Staff proposes changing the designation to Low-Density Residential to match the zoning.
25. **Tax Map 4, Parcels 297-301 and Tax Map 9, Parcels 70-73:** Properties on 14th Street north of Wertland Street. These properties are zoned and designated for Commercial development. Staff proposes changing the land use designation to High-Density Residential, in keeping with the prevailing pattern of recent development on these properties.
26. **Tax Map 9, Parcels 13-16.1:** Property occupied by the Martha Jefferson House on Gordon Avenue. The 2001 Land Use plan shows these parcels as Public/Semi-Public. The property is zoned for multi-family residential development. Staff proposes changing the land use designation to High-Density Residential development to maintain consistency throughout the neighborhood for future development.

Larger Area to Discuss

Stadium Road Property - Staff is proposing designating all land between Jefferson Park Avenue and Stadium Road for High Density Residential development. Properties to the west of Maury Avenue would not be subject to the change.

This change is in line with the City's desire to promote high density student oriented developments close to the University Grounds. By encouraging the development of apartment complexes in these areas, students are able to walk to and from class and other activities, and thus lessen the need for students to drive and own cars in the City.

GENERAL LAND USE PLAN 2040



Land Use

Low Res	Parks or Open Space
High Res	Public or Semi-Public
Neigh Comm	UVA
Mixed Use	Specific Changes
Business Tech	

N
W E
S

**denotes property not subject to the City of Charlottesville's municipal authority

0 1,900 3,800 7,600 Feet

URBAN DESIGN AND HISTORIC PRESERVATION GOALS

The following Urban Design and Historic Preservation goals would help implement City Council's vision in many areas. A well-designed community is sustainable, healthy, socially just, and beautiful. Regarding historic preservation, "Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources." These goals would build on a base of education and collaboration in order to maintain the character of our neighborhoods' core historic fabric; our major routes of tourism, and the Downtown Mall, which is the centerpiece of our community.

URBAN DESIGN *(New goal title)*

goal ONE: Continue Charlottesville's history of architectural excellence by both maintaining existing traditional design features and encouraging creative new contemporary design. *(New goal)*

- 1.1: Emphasize the importance of public buildings, public spaces, and other public improvements as opportunities to promote a sense of place and a welcoming environment for residents and visitors. **New Objective*
- 1.2: Promote Charlottesville's diverse architectural and cultural heritage through the development of attractive and unique neighborhood characteristics that highlight individual identity. **New Objective*
- 1.3 Facilitate development of nodes of density in the City's Mixed Use Corridors to encourage vitality, pedestrian movement, and visual interest. **New Objective*
- 1.4 Develop pedestrian-friendly environments in Charlottesville that interconnect neighborhoods to community facilities to promote a healthier community. **New Objective*
- 1.5: Encourage community vitality and interaction through the incorporation of art in public spaces, neighborhoods, and gateways. **New Objective*

EDUCATION PROGRAMS FOR HISTORIC RESOURCES *(New goal title)*

goal TWO **number change due to goal addition: Educate property owners and potential property owners of historic resources about the history and significance of their properties. *(same goal as the 2007 Comp Plan)***

- 2.1: Continue to improve the City's ongoing education program to notify property owners and potential property owners that their property is situated in a historic district, or is individually designated as a historic property. **Rewording of Objective A, an existing objective of the 2007 Education Program goals.*
- 2.2: Continue to support the Historic Resources Committee **name change from Task*

Force* in efforts to promote an appreciation of local historic resources. **Rewording of Objective B, an existing objective of the 2007 Education Program goals.*

2.3 Continue to interpret historic resources to the community. **New objective replacing Objective E.*

2.4: Continue to support the Piedmont Area Preservation Alliance (PAPA) in efforts to coordinate communication among local, regional, and state preservation organizations. **Replacing of Objective C, an existing objective of the 2007 Education Program goals, with a new and more appropriate third objective. (Delete Objective D, as it is no longer relevant)*

INCENTIVES AND TOOLS FOR HISTORIC PRESERVATION *(Keep same language)*

goal THREE **number change due to goal addition: Continue to identify and make available incentives to encourage historic preservation. *(Same goal as 2007 Comp Plan goal)***

- 3.1: Continue to disseminate information to property owners regarding federal and state rehabilitation tax incentives, including Virginia's rehabilitation tax credit program. **Rewording of Objective A, existing objective from 2007 Comp Plan*
- 3.2: Pursue National Register and Virginia Landmarks Register status for all future local historic districts. **This objective has been moved from the 2007 Local Protection goal*
- 3.3: Continue the Planning Commission's and Board of Architectural Review's annual awards that may include recognition of exceptional Entrance Corridor designs, and the best examples of preservation and design in the community, especially in ADC Districts. **Combined Objectives B and C in 2007 Comp Plan*
- 3.4: *(Combined - See Objective 3.3)*
- 3.4: Provide technical assistance to property owners and/or provide referrals to other sources of information, regarding architectural, historical or financial questions. **Same as Objective D in 2007 Comp Plan (Delete Objectives E and F from 2007 Comp Plan)*

INVENTORY OF HISTORIC RESOURCES *(keep same language)*

goal FOUR **number change due to goal addition**: **Systematically inventory and evaluate all historic resources in the City to identify properties and districts that should be protected by local ordinance.** **Same goal as 2007 Comp Plan*

4.1: Work with the following neighborhoods to develop interest in documentation of neighborhood buildings and history through architectural and historic surveys: 10th & Page, Starr Hill and North Belmont.

**Rewording of Objective A, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.2: Continue to identify and survey additional properties that may qualify for Individually Protected Property designation. In addition to historic buildings, consider significant buildings from the recent past (less than 50 years old), structures such as sculptures, landscapes such as public spaces and cemeteries, and archaeological sites. **Rewording of Objective B, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.3: Conduct additional survey work as needed to reevaluate existing ADC district boundaries. **Rewording of Objective C, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.4: *(Eliminate as redundant with 4.2)*

NEIGHBORHOOD CONSERVATION *(keep same language)*

goal FIVE **number change due to goal addition**: **Protect and enhance the existing character, stability and scale of the City's older neighborhoods.** **same goal as 2007 Comp Plan*

5.1: Monitor the effectiveness of the Conservation District as an alternative, more flexible type of local historic district to prevent inappropriate demolition and encroachment in designated neighborhoods. Monitoring techniques may include: resident surveys and tracking demolition permits. **Rewording of Objective A, an existing Objective of the 2007 Neighborhood Conservation goal.*

5.2: Identify policies within Conservation Districts that place value on cultural and human resources as well as physical resources. **No change*

5.3: Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for more vibrancy and creative reuse of existing buildings. **New objective.*

5.4: Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.. **New objective*

LOCAL PROTECTION OF HISTORIC RESOURCES *(keep same language)*

goal SIX **number change due to goal addition**: **Provide effective protection to the City of Charlottesville's historic resources.** **Rewording of Goal from 2007 Comp Plan Goal.*

6.1: Based on architectural and historic survey results, consider additional neighborhoods and areas for designation as local historic districts (either Architectural Design Control Districts or Conservation Districts). **no changes*

6.2: Based on architectural and historic survey results, consider additional properties outside existing ADC Districts for designation as Individually Protected Properties. **no changes*

Existing Objective C has been moved to the Incentives and Tools for Historic Preservation section.

6.3: Consider expanding the list of Individually Protected Properties to include resources from the more recent past (less than 50 years old), especially those of significant architectural value, and those that are becoming rare surviving examples of their type or their period of construction.

**no changes*

6.4: Consider amending the existing ordinance to address protection of archaeological resources.

**no changes*

6.5: Designate Maplewood, Oakwood, and Daughters of Zion Cemeteries as ADC districts to ensure their protection and maintenance. **New objective*

COMPREHENSIVE APPROACH TO PRESERVATION *(keep same language)*

goal SEVEN **number change due to goal addition**: **Coordinate the actions of government, the private sector, and non-profit organizations to achieve preservation goals.** **Same goal as 2007 Comp Plan*

7.1: Facilitate periodic meetings with BAR, City Council, Entrance Corridor Review Board, and PLACE (Place making, Livability, and Community Engagement) Design Task Force to ensure a consistent design vision for the City. **Rewording of Objective A, an existing objective from the 2007 Comp Plan goal for the Comprehensive Approach to Preservation*

7.2: All public decision-making bodies should give due consideration to the impact of their decisions on historic resources. **no changes*

7.3: Evaluate transportation decisions for their impact on historic districts, such as the Ridge Street District, and on Individually Protected Properties. **no changes*

7.4: Evaluate zoning map districts and amendments to the zoning map for their consistency with preservation goals.. **no changes*

7.5: Review the historic preservation plan, historic district ordinance, entrance corridor ordinance, and design guidelines every five years to ensure that goals for preservation and compatible new construction are being addressed. **no changes*

7.6: Encourage sustainable and green building designs as complementary goals to historic preservation. **no changes*

7.7: Coordinate with other City programs such as affordable housing initiatives to encourage preservation of historic resources. **no changes*

7.8: Consider the effects of Public Works and Parks Departments' maintenance and construction on historic features of the city's neighborhoods. Maintain granite curbs, distinctive paving patterns and other features instead of replacing them. **Move the last sentence to the Environment Update section.** Also encourage and offer incentives for retaining or planting shade trees in the city's older neighborhoods. **Rewording of Objective H, an existing objective from the 2007 Comp Plan Comprehensive Approach to Preservation.*

7.9: Adopt Secretary of the Interior Standards for Historic Rehabilitation for all city-owned property more than 50 years old and apply appropriate preservation technologies in all additions and alterations while also pursuing sustainable and energy conservation goals. **no changes*

ENTRANCE CORRIDOR *(New Goal Title)*

goal EIGHT: Ensure quality of development in the City's designated Entrance Corridor Overlay Districts compatible with the City's historic, architectural, and cultural resources. *(New goal)*

8.1: Encourage site designs that consider building arrangements, uses, natural features, and landscaping that contribute to sense of place. **New objective*

8.2: New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment. **New objective*

8.3: Use street trees, landscaping, and pedestrian routes to provide shade, enclosure and accessibility in streetscapes. **New objective*

8.4 *Protect access routes to our community's World Heritage Sites, the University of Virginia and Monticello, to recognize their significance as cultural and economic assets of the local heritage industry.* **New objective*

8.5: Consider the designation of additional streets, such as Ridge-McIntire, East Market Street and Meade Avenue, as Entrance Corridor districts. **New objective*

8.6 *When appropriate, coordinate the City's Entrance Corridor Design Guidelines with Albemarle County's Design Guidelines. Encourage continuity of land use, design, and pedestrian orientation between contiguous corridors in the City and County.* **New objective*



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Mary Joy Scala, Design and Preservation Planner
Date: September 14, 2012
Re: Comprehensive Plan Update-Urban Design and Historic Preservation Chapter

Urban Design and Historic Preservation Chapter of Comprehensive Plan comments and responses which warrant additional discussion (reference the chapter draft to review comments in context of the draft):

GOAL THREE. Incentives and Tools for Historic Preservation:
3.5: add “and financial” after “technical” and before “assistance.”
Not recommended. There is no financial assistance to provide.

GOAL FOUR. Inventory of Historic Resources:
4.2: eliminate second sentence from “In addition” through “sites.”
Not recommended. Wording is the same as 2007, adding “Continue to...”

GOAL FIVE. Neighborhood Conservation:
Goal Five: add “Where appropriate” before “Protect.”
Not recommended. Wording is the same as 2007

Add a 5.3: “Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for more vibrancy and creative reuse of existing buildings.”
Added.

Add a 5.4: “Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.”

Added.

GOAL SIX. Local Protection of Historic Resources:

Add 6.6: “Evaluate Historic Resource protection decisions for their impact on transportation, economy and affordable housing.”

Not recommended. Coordination is discussed under Goal Seven, Comprehensive Approach to Preservation.

GOAL SEVEN. Comprehensive Approach to Preservation:

7.6 Not sure if this wouldn't best be left to project team to decide what encouragement would City offer? This seems redundant to enviro goals/objectives.

When the previous historic district guidelines were approved by City Council, Council asked that a section be added to specifically state that preservation and sustainability/green building are complementary goals.

GOAL EIGHT. Entrance Corridors:

8.5: Change to: “Consider designating Ridge-McIntire as an entrance corridor.”

Including only Ridge-McIntire makes sense, but the ERB previously recommended adding East Market Street and Meade Avenue also.

8.6: Add second sentence: “Encourage continuity of land use, design and pedestrian-orientation between contiguous corridors in the City and the County.”

Added.

Add 8.7: “Provide coordinated pedestrian linkages between City and County Entrance corridors.”

Redundant with 8.6.

Need some mention of the City's attitude toward density in the corridors.

Added new objective 1.3 regarding nodes of density in Mixed Use Corridors under Goal One Urban Design.

ENVIRONMENTAL GOALS

City Council envisions Charlottesville to be a “Green City,” one with lush green neighborhoods, healthy rivers and streams, clean air and water, and energy efficient homes and buildings. To ensure this vision is made possible, this chapter will discuss goals supporting the direction of this vision. This vision, coupled with the public comments received during community outreach events, will provide context to the environmental quality goals established within this chapter.

Urban Landscape and Habitat Enhancement **Replacing the 2007 language “Water Quality, Stormwater, and Watershed”*

goal ONE: Promote practices throughout the City that contribute to a robust urban forest through implementation and updating of the Urban Forest Management Plan to protect quality of air, water and land as well as manage stormwater, provide shading, and absorb CO2. **Rewording of Objective A an existing objective of the 2007 Urban Forest goals.*

1.1 Expand the overall tree canopy of the City and increase the canopy of neighborhoods in an effort to achieve American Forests recommendations for urban (25%), suburban (50%) and center business zones (15%). **Revamping the 40% canopy goal in the 2007 Urban Forest goal*

1.2 Develop methods, including financial incentives, to support retaining and increasing healthy tree canopy on private lands. **Rewording of Objective H, an existing objective of the 2007 Urban Forest goals.*

goal TWO: Promote use of native and drought tolerant plants. (new)

goal THREE: Provide an interconnected system of green space, including pocket parks and buffers along streams for wildlife and birds. Identify gaps in the system to provide additional habitat corridors and opportunities to implement natural habitat improvements. *Move up from Water Resources Protection section, Goal Three, Object 1. (new)*

goal FOUR: Develop wildlife management policy and plan. (new)

Water Resources Protection **Replacing “Urban Forest*

goal ONE: Create a permanent, dedicated funding mechanism to meet a range of water resources goals and challenges, including regulatory compliance, stormwater infrastructure, drainage and flooding, water quality, and environmental stewardship. (reworded)

goal TWO: Improve public and private stormwater infrastructure to protect natural systems and public health by reducing stormwater volumes, velocities, and pollutants. (reworded)

2.1: Assess infrastructure and prioritize solutions for the repair, upgrade, and improvement of the City’s stormwater infrastructure, and establish an ongoing program for inspections, operation and maintenance. *(reworded)*

2.2: Identify and track stormwater hazards such as flooding and drainage problems that may be threatening people and property and identify or establish funding to repair or prevent safety hazards. *(reworded)*

2.3: Reduce and/or eliminate stormwater runoff impacts from sites that lack adequate stormwater treatment by incentivizing reductions in overall imperviousness (i.e., effective imperviousness) and encouraging retrofits on developed properties to address stormwater management. *(reworded)*

2.4: Examine feasibility of municipal, sustainable storm water management facilities such as rain gardens to facilitate higher FAR on urban lots, particularly in or adjacent to target zones such as entrance corridors. *(new)*

2.5: Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that results in applications proposing less impervious surface. *(new)*

goal THREE: Protect and restore stream ecosystems to improve habitat, watershed health, and water quality *(Same goal and objectives from the 2007 Comp Plan, except Objective A8 has been removed.)*

3.1: Provide technical assistance and educational outreach regarding water quality and land management practices for homeowners and businesses. *(reworded)*

3.2 : Promote and participate in programs to establish conservation or open-space easements of forested stream-side lands to ensure permanent protection.

(reworded)

3.3: Improve stream and vegetated buffer conditions to increase wildlife habitat, groundwater recharge and stream base flow, decrease sedimentation, and improve environmental aesthetics. (reworded)

3.4: Reduce loss of open waterways and habitats by minimizing additional underground piping of city streams. (reworded)

3.5: Increase public stewardship of city lands and habitats through showcase projects and education. (reworded)

3.6: Continue collaboration and cooperation with Rivanna Watershed stakeholders, including Albemarle County, University of Virginia, residents, businesses, and developers on watershed and stormwater management. (reworded)

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection (Added Resource Efficiency and Waste Reduction)

goal ONE: Capture the ‘embodied energy’ of existing buildings and avoid using new materials by encouraging the adaptive re-use of existing structures. Same goal and objectives from the 2007 Comp Plan.

1.1: Develop an inventory of underutilized properties within city limits and develop strategies (such as rezoning and development incentives) that will move these properties back into productive uses that will support increased commercial or residential uses. (reworded)

1.2: Collaborate with local organizations to steward the movement of underutilized properties into productive and sustainable uses As appropriate, create policy and financial incentives to encourage this process. (reworded)

goal TWO: Encourage high performance, green building standards and practices and the use of the U.S. Green Building Council's (USGBC) LEED certification program , Earthcraft, Energy Star, or other similar systems. (reworded)

2.1: As appropriate, create policy and financial incentives to encourage higher building and site performance. (new)

goal THREE: Promote effective and innovative energy and fuel management in both City and community buildings and operations.

3.1: Reduce energy demand by an average of 30% in existing building and operations; support and collaborate with local energy efficiency partners and stakeholders (i.e., the Local Energy Alliance Program [LEAP]) (reworded)

3.2: Maximize energy efficiency performance of new buildings & systems.

3.3: Pursue and promote cleaner sources of electrical energy as well as energy for heating and cooling (e.g., renewable energy strategies)

3.4: Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts, and use of alternative fuels (e.g., compressed natural gas, biodiesel, and electric vehicle technology) (reworded)

3.5:Track greenhouse gas emissions in City operations and the community and strategically explore and implement initiatives to achieve emissions reductions. (new. Formerly, Goal Six under “Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection)

goal FOUR: Promote and implement strategies for water efficiency and conservation in both City and community buildings and operations. (reworded)

goal FIVE: Promote and implement strategies to reduce waste generation and increase recycling and diversion to decrease environmental impacts, including greenhouse gas emissions. (reworded)

goal SIX: Encourage and incentivize transit oriented development, including providing density bonuses for mixed use projects that tie into public transportation network. (new)



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Michael Smith, Neighborhood Planner
Date: September 14, 2012
Re: Comprehensive Plan Update-Environment Chapter

Staff has reviewed comments provided by the Commission and organized the comments into two categories:

1. **Administrative-** Administrative comments are minor in nature (revisions to proposed language, requested clarification on goals/objectives, etc.)
2. **Conceptual-** Conceptual comments are broader and involve concepts that staff believe should be brought to the table for discussion.

Administrative

Staff has addressed most of the administrative comments and those changes are reflected in the updated plan. There are some administrative changes, primarily ideas for new goals, which staff wanted to highlight.

Urban Landscape and Habitat Enhancement

- Goal One 1.2: add “including financial incentives” after “methods” and before “to”
Added.

Water Resource Protection

- Add 2.4 to Goal Two: “Examine feasibility of a municipal sustainable storm water management facilities such as rain gardens to facilitate higher FAR on urban lots, particularly in or adjacent to target zones such as entrance corridors.”

Added.

- Add 2.5 to Goal Two: “Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that results in applications proposing less impervious surface.”

Added.

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection

- Add 2.1 to Goal Two: “As appropriate, create policy and financial incentives to encourage higher building and site performance.”

Added.

- Add a Goal Seven: “Encourage and incentivize transit oriented development, including providing density bonuses for mixed use projects that tie into the public transportation network.”

Added.

Conceptual

Water Resource Protection

- Addressing TMDL during this comp plan update.
Staff notes that TMDL will be addressed under the “Water Resources Protection” goals and objectives currently proposed.

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection

- Research partnerships among banks, realtors, and schools/city facilities to steward the growth of homeowners utilizing green building techniques. For example:
 - Banks-Provide homeowner loans to fund improvements to existing structures.
 - Realtors- Develop database of underutilized properties.
 - Schools/City Facilities-Publish energy use data annually. Track energy usage to note if energy use can be further reduced. Utilize city buildings as an example of energy efficiency to the community.

Staff believes partnerships similar to these can be achieved underneath Goal 1.2 of “Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection” (Goal 1.2: Collaborate with local organizations to steward the movement of underutilized properties into productive and sustainable uses As appropriate, create policy and financial incentives to encourage this process.)

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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September 17, 2012

**TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media**

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday September 25, 2012 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Land Use Map Revisions
2. Review of Urban Design and Historic Preservation and Environment Chapters of the Comprehensive Plan (as time permits)
3. Public Comment – 15 minutes

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



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Charlottesville Planning Commission
From: Missy Creasy, Planning Manager
Date: September 12, 2012
Re: September 25, 2012 Work Session – Comprehensive Plan

At the September 25, 2012 Planning Commission work session, the Commission will continue review of the draft Comprehensive Plan materials in preparation for the October ~~p~~Public outreach sessions and ultimately for community adoption. The Land Use Map revisions are first priority from a timing stand point with chapter discussions to follow as time permits. The following outlines preparation for this meeting:

Land Use Map Revisions

A joint Council Planning Commission meeting was held on March 27, 2012 to kick off the land use map review. This meeting was followed up on June 7th with a mapping exercise where the Commission and Council worked in groups to “map” visions for the City to discuss in preparation for staff focus on review of the map over the summer months. At the same time these reviews were occurring, we held numerous focus groups and attended community events to gather input from the community on where citizens would like to see Charlottesville go into the future.

Staff spent the last month focusing on the details of the map with many discussions as well as field visits to gather information in order to propose informed modifications for the map. The attached map and memo provide draft changes for your consideration. We will be taking this information to the community in October at a series of Outreach events and want to gather your initial comments. We plan to return to you at the November work session with highlights of the community input sessions to assist in a more detailed review of the ~~document~~map.

As you review the draft land use map materials, consider the following questions in your review:

- Are these modifications reasonable?
- Are there other areas of consideration to be reviewed?

Comprehensive Plan Chapters

The Planning Commission was provided with the Urban Design and Historic Preservation and Environment draft chapters on July 30th and given the month of August to review. We received comments for these chapters and worked to integrate those into the chapters. During that timeframe, we shared the chapter drafts with a number of groups including the Parks and Recreation Board and staff, the Tree Commission, Preservation Piedmont, the Historic Resources Commission, the Rivanna Trails Foundation and integrated any comments provided. We have received positive feedback overall from community partners.

There were some comments that staff felt additional consideration from the Commission ~~was~~ needed. Those areas have been outlined for each chapter in the attached memos. Staff anticipated taking a number of meetings to review the comprehensive plan chapters. Drafts will be posted on line at the same time as the community meetings to obtain additional comments from the public on draft language as well as the themes outlined in the public workshops. We will also be integrating regional goals as the joint city County PC work sessions and subsequent public outreach move forward.

Attachments:

Land Use Plan memo

Draft Land Use Plan map

Draft Urban Design and Historic Preservation Chapter and Comments Memo

Draft Environment Chapter and Comments Memo



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES
MEMO**

To: City of Charlottesville Planning Commission
From: Brian Haluska, AICP
CC: Jim Tolbert, AICP; Missy Creasy, AICP
Date: September 14, 2012
Re: Future Land Use Map Revision

Introduction

Over the past few months, staff has focused efforts on creating a draft general land use map for the Comprehensive Plan. The Future Land Use Map is a key document that sets a vision for the land use of the City. Creating a new land use map also presents the City with the opportunity to make changes in how the future land use of the City is represented. Staff has created this first draft of the map with the goal of simplifying the map so that it better presents the vision of the City, as well as resolving as many conflicts between the Zoning Map and the Future Land Use Map as possible.

As a reminder, the future land use map presents a vision of the City's future. Changing the designation of a property in the Future Land Use Map does not require the City to alter the zoning of that parcel in the immediate future. Any rezoning is still subject to the standard of review in the zoning ordinance. Compliance with the Future Land Use Map is only one of several considerations that the Planning Commission and City Council must discuss when debating on whether or not to rezone property. While the Future Land Use Map may suggest a particular type of development in the future on a parcel, City Council maintains the authority to decide when the time is right for any zoning changes.

The following headings are proposed modifications that staff has made in the first draft of the map.

General Changes

These changes have been instituted across the entire draft map.

- **Two Family Residential and Single Family Residential Designations have been combined into a new “Low Density Residential” Designation.** Staff believes that the decision to zone an area single or two family residential is an issue best resolved at the zoning level, not at the future land use level. This change encourages a broader reading

of the future land use map, rather than a focus on where the exact zoning district lines will run. Along the same lines, the Multi-Family Residential designation has been renamed to “High-Density Residential”.

- **The parcels currently zoned for mixed use development have been designated as “Mixed-Use” on the land use map.** On the draft map, mixed-use zones are intended to be zones where the City aims to encourage development of a moderate or high intensity, and where a large variety of uses will be permitted, including many commercial uses, residential uses, and some limited research and manufacturing where appropriate. It is important to note that there is currently a great amount of variation in the existing mixed-use zones in the zoning ordinance. The fact that a parcel is designated for mixed-use development in the future land use plan does not mean that it will be suitable for the most intense mixed-use zoning designation.
- The required open spaces for many large Planned Unit Developments have been designated as **Open Space**. This reflects the fact that modifying the open space of a Planned Unit Development requires a rezoning process, affording some protection of these areas despite the fact that they are privately held.
- **The “Office”, “Commercial”, and “Neighborhood Commercial” Designations have been combined into the “Neighborhood Commercial” designation.** The reasoning for this change is that the current zoning ordinance permits mixed-use development in all commercial zones, and calling out specific commercial uses in the land use plan is unnecessary. “Neighborhood Commercial” is envisioned as an area where the building form mirrors that of the low density residential zones, but some additional commercial uses that are compatible with residential areas are permitted.
- **Business and Technology Zone** – Staff proposes replacing the Industrial land use designation with a “Business and Technology” designation. The name of this designation more accurately reflects the desire of the City for areas designated as such within the City. Properties designated as Business and Technology would permit small scale offices that cater to start-up businesses and technological development, as well as commercial activity that does not generate the amount of traffic that can be found in more consumer oriented commercial areas.

This land use designation would be an ideal area to focus on creating spaces for the industries identified in the Target Markets Report – especially the biosciences and medical devices manufacturing. These light manufacturing uses have minimal impacts on surrounding properties, while providing jobs that can be obtained by persons with a wide range of educational backgrounds.

The areas proposed for the business and technology designation include:

- **River Road** – the River Road area is already used for the headquarters of construction companies, warehousing, and office locations for many businesses. The area could accommodate bioscience and medical device manufacture without significant infrastructure changes. Redevelopment of River Road sites would also present the opportunity to reengage the Locust Grove planning area with the Rivanna River.
- **Harris Street** – the Harris Street industrial corridor already straddles the line between a commercial district and an industrial district. With the exception of the Allied Concrete Plant, there are very few establishments that impact the area in the manner of a heavy industry. In fact, many of the businesses in the area have a retail component. In particular, the Allied Street shopping center has become a popular shopping destination for second-hand furniture as well as hosting several restaurants. Staff sees this area as being well suited to support technology startup businesses.
- **Woolen Mills** – the industrial area in the Woolen Mills neighborhood has primarily been devoted to industries that deconstruct automobiles. The surrounding residential neighborhood has expressed continued concern about the impact of these industries on the single-family character of the neighborhood. Staff feels that it is not economically viable to rezone the industrial area to low-density residential, because of the environmental concerns with redeveloping industrial sites. Instead, staff sees the Woolen Mills industrial area as having the potential to serve as a location for businesses that do not require high visibility or high amounts of traffic. Artist studios, small furniture construction and repair shops, and computer repair businesses are just some of the establishments that are vital to a community, but do not need a prominent storefront location. The Woolen Mills industrial area can provide these types of locations. Future redevelopment should focus on creating a more robust buffer between residential and business properties, and the permitted uses should have activity mostly indoors to mitigate noise impacts.
- **Properties between Forest and Albemarle Streets, north of Dale and South on Concord** – These properties border the railroad tracks just off Preston Avenue. They are zoned industrial, but the use of the properties is a mix of residential, business, and office. Staff feels that this area has a particular vitality that should be encouraged, while safeguarding adjacent residential properties from potential negative impacts. The lots and structures are smaller than some of the other

properties in the City zoned for industrial uses, and the zoning should reflect that unique character.

- **The 1100 block of Rose Hill Drive, north of Madison Avenue, with the exception of 1174 Rose Hill Drive** – These properties are currently zoned for commercial development, but are used for a variety of business uses. Staff feels that existing structures could easily be adapted to serve the bioscience sector, and the infrastructure is sufficient to support these businesses.

Specific Parcels

The following parcels are proposed for a change in their future land use designation not covered in the general changes noted above.

1. **Tax Map 41B, Parcel 4:** This property was designated as Multi-Family Residential in the 2001 Land Use map along with the rest of the properties on Michie Drive. Based on its frontage on Hydraulic Road, staff recommends it be designated as Mixed-Use, along with the rest of the mixed-use zoned properties with frontage on Hydraulic Road.
2. **Tax Map 6CT, Parcels 1.6 and 1.7:** These properties on Arlington Boulevard were designated as “Office” in the 2001 Land Use plan. Staff proposes to change their designation to High-Family Residential to reflect the current zoning of the properties.
3. **Tax Map 32, Parcel 26:** This property is the location of the Crossings at Preston. This property was shown as Commercial on the 2001 Land Use map and zoned industrial. Staff proposes designating it as Mixed-Use as it fronts on Preston Avenue. The properties fronting on Preston Avenue in this area of the City are all zoned for mixed-use development.
4. **Tax Map 54, Parcels 157-167, 253-255, 266, 267 and Tax Map 55, Parcels 25 and 26:** These are properties on East Market Street that were designated for Industrial land use and zoned for industrial development. These properties form a boundary between the low-density residential neighborhood to the north, and the mixed-use zone to the south. Staff proposes changing them to a Neighborhood Commercial Designation, to serve as a transition between the high intensity zoning of the Downtown Extended zone, and the low density neighborhood.
5. **Tax Map 22, Parcels 16.1-16.45; Tax Map 22B, Parcels 180-186, 232-234, 195-198, 335-342, 199-202; Tax Map 25, Parcels 4, 5, 7, 126-126.3:** Properties bordering the west side of 5th Street south of the Ridge Street/Cherry Avenue intersection. These properties were designated as Single and Two-Family Residential in the 2001 Future Land Use map, but were subsequently rezoned to McIntire-5th Residential, a Multi-Family Residential zoning classification. Staff proposes that these properties be designated as High-Density Residential to reflect the current zoning.

6. **Tax Map 59A, Parcel 91:** A landlocked parcel off of Chesapeake Avenue. This parcel was designated as Public/Semi-Public in the 2001 Land Use plan, presumably because of its proximity to the nearby cemetery. Staff proposes designating it as Low-Density Residential, which is in keeping with its current zoning, as well as the fact that it is not included in the cemetery property.
7. **Tax Map 61CT, Parcels 49.5, 50, 51, 51.1 and Tax Map 61, Parcels 52, 52.AA and 52.B-Z:** Properties on Linden Avenue that were designated Two-Family Residential in the 2001 Land Use plan. These properties have subsequently been rezoned to Mixed-Use, and are proposed to be designated as such in the Future Land Use Map to match the zoning.
8. **Tax Map 11, Parcels 88-94, 97 and 91.1, 99-105, 107, 114-117, and 120:** These properties are located along Brandon Avenue. They are zoned for multi-family residential development, but are designated as Public/Semi-Public on the 2001 Land Use plan. Staff proposes changing the land use designation to High-Density Residential, as the current development on Brandon Avenue in multi-family residential in character.
9. **Tax Map 49, Parcel 225:** The location of the Dominion Power Switching Station on St. Clair Avenue. This property is designated as Industrial on the 2001 Land Use map, and is zoned for Two-Family Residential. Staff proposes changing its designation to Low-Density Residential, which is in keeping with the surrounding properties.
10. **Tax Map 30, Parcel 170:** Property on Grove Street that is currently zoned and designated as Industrial in the 2001 Land Use plan. This property is a part of the Grove Square site. Staff proposes changing the designation to Mixed-Use to simplify the land use designations in the neighborhood.
11. **Tax Map 57, Parcels 123.69-123.71:** Vacant property at the corner of Monticello Road and Carlton Road. The parcels are currently zoned Industrial, and are designated Industrial and Single-Family Residential. Staff proposes to change the designation for all three parcels to High-Density Residential, in keeping with the adjacent use at Monticello Vista apartments and Ridgecrest townhouse development.
12. **Tax Map 61, Parcels 18, 18.1, 19, and 20:** Parcels on Monticello Road, and at the corner of Monticello Road and Rives Street. The parcels are currently designated as Multi-Family Residential, but zoned for Low-Density Residential. Staff proposes changing the land use designation to Low-Density Residential to maintain consistency with the current zoning.
13. **Tax Map 56. Parcels 46-51:** Commercially zoned parcels on Carlton Avenue that are designated as Low-Density Residential in the 2001 Land Use plan. Staff proposes switching the designation to Neighborhood Commercial to serve as a buffer between the low density neighborhood to the south, and the industrial properties to the north.

14. **Tax Map 57, Parcels 118-121.2 and 123.72:** Industrially zoned parcels on the east side of Monticello Road. These properties have been designated for Industrial use in the 2001 Land Use plan. Staff proposes changing the parcels to Neighborhood Commercial in light of their small lot size, and relationship to the surrounding low-density residential areas.
15. **Tax Map 56, Parcels 1-6, 8.1, 9-19 and 21:** These parcels are zoned and designated for Industrial development in the 2001 Land Use plan. They are adjacent to the Downtown Extended zone, and house a variety of uses. Accordingly, staff recommends that these parcels be designated for Mixed-Use.
16. **Tax Map 53, Parcels 198-202:** These parcels are residences on Lexington Avenue that were used as office properties by Martha Jefferson Hospital. They are zoned for mixed-use development, and were designated for Office uses in the 2001 Land Use map. Staff proposes changing the land use designation to Mixed-Use, to reflect the future land use designation of the rest of the block.
17. **Tax Map 53, Parcels 228, 230-232 and Tax Map 54, Parcels 4, 4.1, 5, and 10:** These are properties adjacent to the Martha Jefferson Hospital property that are designated for office uses. The properties are zoned commercial. Staff proposes to change the designation to Low-Density Residential, as the rest of the block is designated.
18. **Tax Map 49, Parcels 79, 82, 84, and 84.A:** Property located on Landonia Circle. The properties are zoned for low-density residential and are used as such. The 2001 Land Use map designated the properties for Commercial development. Staff proposes to change the land use designation to Low-Density Residential in keeping with the current zoning and use of the properties.
19. **Tax Map 47A, Parcel 50:** City owned properties on Agnese Street that was previously designated for Low-Density Residential development. Staff proposes changing the designation to Open Space, as the City has no intention of developing the property.
20. **Tax Map 29, Parcel 278.1:** Property on Oak Street designated as Multi-Family Residential on both the land use map and zoning map. Staff proposes changing the parcel to Low-Density Residential because of the parcel's proximity to a low density residential neighborhood, and the low-density designations on Ridge Street.
21. **Tax Map 30, Parcels 8-10, 19-19.84D, 44-45.1, 48, 48.1, 53-55, 59-61, and Tax Map 29, Parcels 46-50, 67-70.1, 71, 73-76, and 81:** Properties currently zoned Cherry Avenue Corridor that do not border on Cherry Avenue. Included are the new Estes Street Townhouses, Walker Square, and the Oak Grove Cottages. These properties were designated for Commercial development on the 2001 Land Use map. Staff proposes changing the land use designation to High-Density Residential to avoid future developments that are not in keeping with the character of the neighborhood.

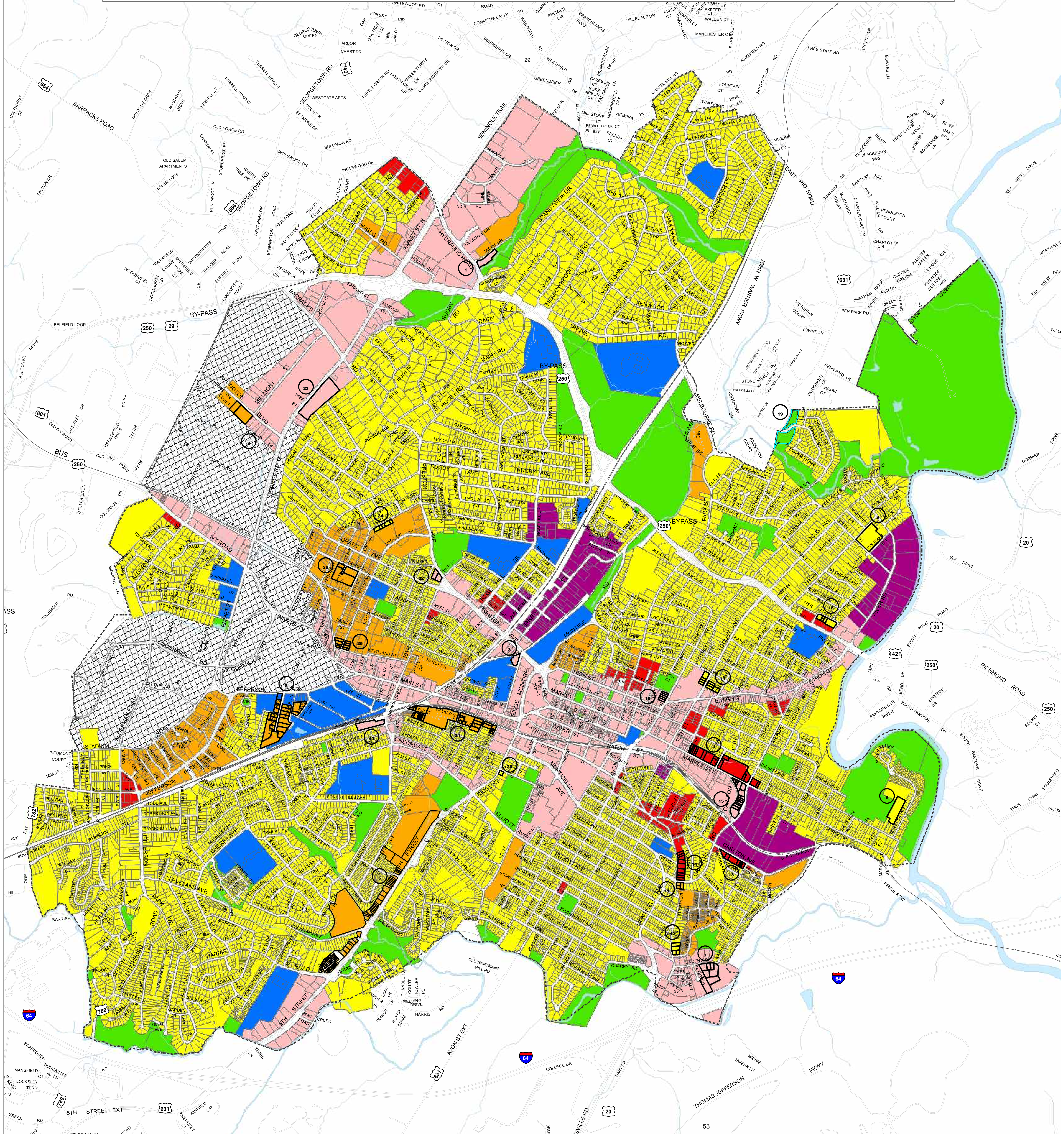
22. **Tax Map 4, Parcels 41 and 42:** Parcels on Preston Avenue. These properties are designated for Commercial development on the 2001 Land Use map, and zoned for commercial development. Staff proposes changing the land use designation to Mixed-Use due to the proximity of these properties to the Central City zone on Preston Avenue.
23. **Tax Map 1, Parcel 18:** A large parcel of land on the east side of Emmet Street, across from the Barracks Road Shopping Center. The property is owned by the University of Virginia and houses Carruthers Hall. The property was designated for Office use in the 2001 Land Use map, and is zoned Emmet Street Commercial. Staff proposes changing the land use designation to Mixed-Use.
24. **Tax Map 5, Parcels 150, 152, 153, 153.1, and 154:** Properties in the 800 block of Cabell Avenue. The properties are zoned for low-density residential, but were designated for High-Density Residential development on the 2001 Land Use map. Staff proposes changing the designation to Low-Density Residential to match the zoning.
25. **Tax Map 4, Parcels 297-301 and Tax Map 9, Parcels 70-73:** Properties on 14th Street north of Wertland Street. These properties are zoned and designated for Commercial development. Staff proposes changing the land use designation to High-Density Residential, in keeping with the prevailing pattern of recent development on these properties.
26. **Tax Map 9, Parcels 13-16.1:** Property occupied by the Martha Jefferson House on Gordon Avenue. The 2001 Land Use plan shows these parcels as Public/Semi-Public. The property is zoned for multi-family residential development. Staff proposes changing the land use designation to High-Density Residential development to maintain consistency throughout the neighborhood for future development.

Larger Area to Discuss

Stadium Road Property - Staff is proposing designating all land between Jefferson Park Avenue and Stadium Road for High Density Residential development. Properties to the west of Maury Avenue would not be subject to the change.

This change is in line with the City's desire to promote high density student oriented developments close to the University Grounds. By encouraging the development of apartment complexes in these areas, students are able to walk to and from class and other activities, and thus lessen the need for students to drive and own cars in the City.

GENERAL LAND USE PLAN 2040



Land Use

Low Res	Parks or Open Space
High Res	Public or Semi-Public
Neigh Comm	UVA
Mixed Use	Specific Changes
Business Tech	

**denotes property not subject to the City of Charlottesville's municipal authority

0 1,900 3,800 7,600
 Feet

URBAN DESIGN AND HISTORIC PRESERVATION GOALS

The following Urban Design and Historic Preservation goals would help implement City Council's vision in many areas. A well-designed community is sustainable, healthy, socially just, and beautiful. Regarding historic preservation, "Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources." These goals would build on a base of education and collaboration in order to maintain the character of our neighborhoods' core historic fabric; our major routes of tourism, and the Downtown Mall, which is the centerpiece of our community.

URBAN DESIGN *(New goal title)*

goal ONE: Continue Charlottesville's history of architectural excellence by both maintaining existing traditional design features and encouraging creative new contemporary design. *(New goal)*

- 1.1: Emphasize the importance of public buildings, public spaces, and other public improvements as opportunities to promote a sense of place and a welcoming environment for residents and visitors. **New Objective*
- 1.2: Promote Charlottesville's diverse architectural and cultural heritage through the development of attractive and unique neighborhood characteristics that highlight individual identity. **New Objective*
- 1.3 Facilitate development of nodes of density in the City's Mixed Use Corridors to encourage vitality, pedestrian movement, and visual interest. **New Objective*
- 1.4 Develop pedestrian-friendly environments in Charlottesville that interconnect neighborhoods to community facilities to promote a healthier community. **New Objective*
- 1.5: Encourage community vitality and interaction through the incorporation of art in public spaces, neighborhoods, and gateways. **New Objective*

EDUCATION PROGRAMS FOR HISTORIC RESOURCES *(New goal title)*

goal TWO **number change due to goal addition: Educate property owners and potential property owners of historic resources about the history and significance of their properties. *(same goal as the 2007 Comp Plan)***

- 2.1: Continue to improve the City's ongoing education program to notify property owners and potential property owners that their property is situated in a historic district, or is individually designated as a historic property. **Rewording of Objective A, an existing objective of the 2007 Education Program goals.*
- 2.2: Continue to support the Historic Resources Committee **name change from Task*

Force* in efforts to promote an appreciation of local historic resources. **Rewording of Objective B, an existing objective of the 2007 Education Program goals.*

2.3 Continue to interpret historic resources to the community. **New objective replacing Objective E.*

2.4: Continue to support the Piedmont Area Preservation Alliance (PAPA) in efforts to coordinate communication among local, regional, and state preservation organizations. **Replacing of Objective C, an existing objective of the 2007 Education Program goals, with a new and more appropriate third objective. (Delete Objective D, as it is no longer relevant)*

INCENTIVES AND TOOLS FOR HISTORIC PRESERVATION *(Keep same language)*

goal THREE **number change due to goal addition: Continue to identify and make available incentives to encourage historic preservation. *(Same goal as 2007 Comp Plan goal)***

- 3.1: Continue to disseminate information to property owners regarding federal and state rehabilitation tax incentives, including Virginia's rehabilitation tax credit program. **Rewording of Objective A, existing objective from 2007 Comp Plan*
- 3.2: Pursue National Register and Virginia Landmarks Register status for all future local historic districts. **This objective has been moved from the 2007 Local Protection goal*
- 3.3: Continue the Planning Commission's and Board of Architectural Review's annual awards that may include recognition of exceptional Entrance Corridor designs, and the best examples of preservation and design in the community, especially in ADC Districts. **Combined Objectives B and C in 2007 Comp Plan*
- 3.4: *(Combined - See Objective 3.3)*
- 3.4: Provide technical assistance to property owners and/or provide referrals to other sources of information, regarding architectural, historical or financial questions. **Same as Objective D in 2007 Comp Plan (Delete Objectives E and F from 2007 Comp Plan)*

INVENTORY OF HISTORIC RESOURCES *(keep same language)*

goal FOUR **number change due to goal addition**: **Systematically inventory and evaluate all historic resources in the City to identify properties and districts that should be protected by local ordinance.** **Same goal as 2007 Comp Plan*

4.1: Work with the following neighborhoods to develop interest in documentation of neighborhood buildings and history through architectural and historic surveys: 10th & Page, Starr Hill and North Belmont.

**Rewording of Objective A, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.2: Continue to identify and survey additional properties that may qualify for Individually Protected Property designation. In addition to historic buildings, consider significant buildings from the recent past (less than 50 years old), structures such as sculptures, landscapes such as public spaces and cemeteries, and archaeological sites. **Rewording of Objective B, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.3: Conduct additional survey work as needed to reevaluate existing ADC district boundaries. **Rewording of Objective C, an existing objective of the 2007 Inventory of Historic Resources goal.*

4.4: *(Eliminate as redundant with 4.2)*

NEIGHBORHOOD CONSERVATION *(keep same language)*

goal FIVE **number change due to goal addition**: **Protect and enhance the existing character, stability and scale of the City's older neighborhoods.** **same goal as 2007 Comp Plan*

5.1: Monitor the effectiveness of the Conservation District as an alternative, more flexible type of local historic district to prevent inappropriate demolition and encroachment in designated neighborhoods. Monitoring techniques may include: resident surveys and tracking demolition permits. **Rewording of Objective A, an existing Objective of the 2007 Neighborhood Conservation goal.*

5.2: Identify policies within Conservation Districts that place value on cultural and human resources as well as physical resources. **No change*

5.3: Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for more vibrancy and creative reuse of existing buildings. **New objective.*

5.4: Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.. **New objective*

LOCAL PROTECTION OF HISTORIC RESOURCES *(keep same language)*

goal SIX **number change due to goal addition**: **Provide effective protection to the City of Charlottesville's historic resources.** **Rewording of Goal from 2007 Comp Plan Goal.*

6.1: Based on architectural and historic survey results, consider additional neighborhoods and areas for designation as local historic districts (either Architectural Design Control Districts or Conservation Districts). **no changes*

6.2: Based on architectural and historic survey results, consider additional properties outside existing ADC Districts for designation as Individually Protected Properties. **no changes*

Existing Objective C has been moved to the Incentives and Tools for Historic Preservation section.

6.3: Consider expanding the list of Individually Protected Properties to include resources from the more recent past (less than 50 years old), especially those of significant architectural value, and those that are becoming rare surviving examples of their type or their period of construction.

**no changes*

6.4: Consider amending the existing ordinance to address protection of archaeological resources.

**no changes*

6.5: Designate Maplewood, Oakwood, and Daughters of Zion Cemeteries as ADC districts to ensure their protection and maintenance. **New objective*

COMPREHENSIVE APPROACH TO PRESERVATION *(keep same language)*

goal SEVEN **number change due to goal addition**: **Coordinate the actions of government, the private sector, and non-profit organizations to achieve preservation goals.** **Same goal as 2007 Comp Plan*

7.1: Facilitate periodic meetings with BAR, City Council, Entrance Corridor Review Board, and PLACE (Place making, Livability, and Community Engagement) Design Task Force to ensure a consistent design vision for the City. **Rewording of Objective A, an existing objective from the 2007 Comp Plan goal for the Comprehensive Approach to Preservation*

7.2: All public decision-making bodies should give due consideration to the impact of their decisions on historic resources. **no changes*

7.3: Evaluate transportation decisions for their impact on historic districts, such as the Ridge Street District, and on Individually Protected Properties. **no changes*

7.4: Evaluate zoning map districts and amendments to the zoning map for their consistency with preservation goals.. **no changes*

7.5: Review the historic preservation plan, historic district ordinance, entrance corridor ordinance, and design guidelines every five years to ensure that goals for preservation and compatible new construction are being addressed. **no changes*

7.6: Encourage sustainable and green building designs as complementary goals to historic preservation. **no changes*

7.7: Coordinate with other City programs such as affordable housing initiatives to encourage preservation of historic resources. **no changes*

7.8: Consider the effects of Public Works and Parks Departments' maintenance and construction on historic features of the city's neighborhoods. Maintain granite curbs, distinctive paving patterns and other features instead of replacing them. **Move the last sentence to the Environment Update section.** Also encourage and offer incentives for retaining or planting shade trees in the city's older neighborhoods. **Rewording of Objective H, an existing objective from the 2007 Comp Plan Comprehensive Approach to Preservation.*

7.9: Adopt Secretary of the Interior Standards for Historic Rehabilitation for all city-owned property more than 50 years old and apply appropriate preservation technologies in all additions and alterations while also pursuing sustainable and energy conservation goals. **no changes*

ENTRANCE CORRIDOR *(New Goal Title)*

goal EIGHT: Ensure quality of development in the City's designated Entrance Corridor Overlay Districts compatible with the City's historic, architectural, and cultural resources. *(New goal)*

8.1: Encourage site designs that consider building arrangements, uses, natural features, and landscaping that contribute to sense of place. **New objective*

8.2: New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment. **New objective*

8.3: Use street trees, landscaping, and pedestrian routes to provide shade, enclosure and accessibility in streetscapes. **New objective*

8.4 *Protect access routes to our community's World Heritage Sites, the University of Virginia and Monticello, to recognize their significance as cultural and economic assets of the local heritage industry.* **New objective*

8.5: Consider the designation of additional streets, such as Ridge-McIntire, East Market Street and Meade Avenue, as Entrance Corridor districts. **New objective*

8.6 *When appropriate, coordinate the City's Entrance Corridor Design Guidelines with Albemarle County's Design Guidelines. Encourage continuity of land use, design, and pedestrian orientation between contiguous corridors in the City and County.* **New objective*



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Mary Joy Scala, Design and Preservation Planner
Date: September 14, 2012
Re: Comprehensive Plan Update-Urban Design and Historic Preservation Chapter

Urban Design and Historic Preservation Chapter of Comprehensive Plan comments and responses which warrant additional discussion (reference the chapter draft to review comments in context of the draft):

GOAL THREE. Incentives and Tools for Historic Preservation:

3.5: add “and financial” after “technical” and before “assistance.”

Not recommended. There is no financial assistance to provide.

GOAL FOUR. Inventory of Historic Resources:

4.2: eliminate second sentence from “In addition” through “sites.”

Not recommended. Wording is the same as 2007, adding “Continue to...”

GOAL FIVE. Neighborhood Conservation:

Goal Five: add “Where appropriate” before “Protect.”

Not recommended. Wording is the same as 2007

Add a 5.3: “Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for more vibrancy and creative reuse of existing buildings.”

Added.

Add a 5.4: “Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.”

Added.

GOAL SIX. Local Protection of Historic Resources:

Add 6.6: “Evaluate Historic Resource protection decisions for their impact on transportation, economy and affordable housing.”

Not recommended. Coordination is discussed under Goal Seven, Comprehensive Approach to Preservation.

GOAL SEVEN. Comprehensive Approach to Preservation:

7.6 Not sure if this wouldn't best be left to project team to decide what encouragement would City offer? This seems redundant to enviro goals/objectives.

When the previous historic district guidelines were approved by City Council, Council asked that a section be added to specifically state that preservation and sustainability/green building are complementary goals.

GOAL EIGHT. Entrance Corridors:

8.5: Change to: “Consider designating Ridge-McIntire as an entrance corridor.”

Including only Ridge-McIntire makes sense, but the ERB previously recommended adding East Market Street and Meade Avenue also.

8.6: Add second sentence: “Encourage continuity of land use, design and pedestrian-orientation between contiguous corridors in the City and the County.”

Added.

Add 8.7: “Provide coordinated pedestrian linkages between City and County Entrance corridors.”

Redundant with 8.6.

Need some mention of the City's attitude toward density in the corridors.

Added new objective 1.3 regarding nodes of density in Mixed Use Corridors under Goal One Urban Design.

ENVIRONMENTAL GOALS

City Council envisions Charlottesville to be a “Green City,” one with lush green neighborhoods, healthy rivers and streams, clean air and water, and energy efficient homes and buildings. To ensure this vision is made possible, this chapter will discuss goals supporting the direction of this vision. This vision, coupled with the public comments received during community outreach events, will provide context to the environmental quality goals established within this chapter.

Urban Landscape and Habitat Enhancement **Replacing the 2007 language “Water Quality, Stormwater, and Watershed”*

goal ONE: Promote practices throughout the City that contribute to a robust urban forest through implementation and updating of the Urban Forest Management Plan to protect quality of air, water and land as well as manage stormwater, provide shading, and absorb CO2. **Rewording of Objective A an existing objective of the 2007 Urban Forest goals.*

1.1 Expand the overall tree canopy of the City and increase the canopy of neighborhoods in an effort to achieve American Forests recommendations for urban (25%), suburban (50%) and center business zones (15%). **Revamping the 40% canopy goal in the 2007 Urban Forest goal*

1.2 Develop methods, including financial incentives, to support retaining and increasing healthy tree canopy on private lands. **Rewording of Objective H, an existing objective of the 2007 Urban Forest goals.*

goal TWO: Promote use of native and drought tolerant plants. *(new)*

goal THREE: Provide an interconnected system of green space, including pocket parks and buffers along streams for wildlife and birds. Identify gaps in the system to provide additional habitat corridors and opportunities to implement natural habitat improvements. *Move up from Water Resources Protection section, Goal Three, Object 1. (new)*

goal FOUR: Develop wildlife management policy and plan. *(new)*

Water Resources Protection **Replacing “Urban Forest*

goal ONE: Create a permanent, dedicated funding mechanism to meet a range of water resources goals and challenges, including regulatory compliance, stormwater infrastructure, drainage and flooding, water quality, and environmental stewardship. *(reworded)*

goal TWO: Improve public and private stormwater infrastructure to protect natural systems and public health by reducing stormwater volumes, velocities, and pollutants. *(reworded)*

2.1: Assess infrastructure and prioritize solutions for the repair, upgrade, and improvement of the City’s stormwater infrastructure, and establish an ongoing program for inspections, operation and maintenance. *(reworded)*

2.2: Identify and track stormwater hazards such as flooding and drainage problems that may be threatening people and property and identify or establish funding to repair or prevent safety hazards. *(reworded)*

2.3: Reduce and/or eliminate stormwater runoff impacts from sites that lack adequate stormwater treatment by incentivizing reductions in overall imperviousness (i.e., effective imperviousness) and encouraging retrofits on developed properties to address stormwater management. *(reworded)*

2.4: Examine feasibility of municipal, sustainable storm water management facilities such as rain gardens to facilitate higher FAR on urban lots, particularly in or adjacent to target zones such as entrance corridors. *(new)*

2.5: Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that results in applications proposing less impervious surface. *(new)*

goal THREE: Protect and restore stream ecosystems to improve habitat, watershed health, and water quality *(Same goal and objectives from the 2007 Comp Plan, except Objective A8 has been removed.)*

3.1: Provide technical assistance and educational outreach regarding water quality and land management practices for homeowners and businesses. *(reworded)*

3.2 : Promote and participate in programs to establish conservation or open-space easements of forested stream-side lands to ensure permanent protection.

(reworded)

3.3: Improve stream and vegetated buffer conditions to increase wildlife habitat, groundwater recharge and stream base flow, decrease sedimentation, and improve environmental aesthetics. (reworded)

3.4: Reduce loss of open waterways and habitats by minimizing additional underground piping of city streams. (reworded)

3.5: Increase public stewardship of city lands and habitats through showcase projects and education. (reworded)

3.6: Continue collaboration and cooperation with Rivanna Watershed stakeholders, including Albemarle County, University of Virginia, residents, businesses, and developers on watershed and stormwater management. (reworded)

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection (Added Resource Efficiency and Waste Reduction)

goal ONE: Capture the ‘embodied energy’ of existing buildings and avoid using new materials by encouraging the adaptive re-use of existing structures. Same goal and objectives from the 2007 Comp Plan.

1.1: Develop an inventory of underutilized properties within city limits and develop strategies (such as rezoning and development incentives) that will move these properties back into productive uses that will support increased commercial or residential uses. (reworded)

1.2: Collaborate with local organizations to steward the movement of underutilized properties into productive and sustainable uses As appropriate, create policy and financial incentives to encourage this process. (reworded)

goal TWO: Encourage high performance, green building standards and practices and the use of the U.S. Green Building Council's (USGBC) LEED certification program , Earthcraft, Energy Star, or other similar systems. (reworded)

2.1: As appropriate, create policy and financial incentives to encourage higher building and site performance. (new)

goal THREE: Promote effective and innovative energy and fuel management in both City and community buildings and operations.

3.1: Reduce energy demand by an average of 30% in existing building and operations; support and collaborate with local energy efficiency partners and stakeholders (i.e., the Local Energy Alliance Program [LEAP]) (reworded)

3.2: Maximize energy efficiency performance of new buildings & systems.

3.3: Pursue and promote cleaner sources of electrical energy as well as energy for heating and cooling (e.g., renewable energy strategies)

3.4: Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts, and use of alternative fuels (e.g., compressed natural gas, biodiesel, and electric vehicle technology) (reworded)

3.5:Track greenhouse gas emissions in City operations and the community and strategically explore and implement initiatives to achieve emissions reductions. (new. Formerly, Goal Six under “Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection)

goal FOUR: Promote and implement strategies for water efficiency and conservation in both City and community buildings and operations. (reworded)

goal FIVE: Promote and implement strategies to reduce waste generation and increase recycling and diversion to decrease environmental impacts, including greenhouse gas emissions. (reworded)

goal SIX: Encourage and incentivize transit oriented development, including providing density bonuses for mixed use projects that tie into public transportation network. (new)



**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Michael Smith, Neighborhood Planner
Date: September 14, 2012
Re: Comprehensive Plan Update-Environment Chapter

Staff has reviewed comments provided by the Commission and organized the comments into two categories:

1. **Administrative-** Administrative comments are minor in nature (revisions to proposed language, requested clarification on goals/objectives, etc.)
2. **Conceptual-** Conceptual comments are broader and involve concepts that staff believe should be brought to the table for discussion.

Administrative

Staff has addressed most of the administrative comments and those changes are reflected in the updated plan. There are some administrative changes, primarily ideas for new goals, which staff wanted to highlight.

Urban Landscape and Habitat Enhancement

- Goal One 1.2: add “including financial incentives” after “methods” and before “to”
Added.

Water Resource Protection

- Add 2.4 to Goal Two: “Examine feasibility of a municipal sustainable storm water management facilities such as rain gardens to facilitate higher FAR on urban lots, particularly in or adjacent to target zones such as entrance corridors.”

Added.

- Add 2.5 to Goal Two: “Update the subdivision ordinance and standards and design manual to allow for greater design flexibility that results in applications proposing less impervious surface.”

Added.

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection

- Add 2.1 to Goal Two: “As appropriate, create policy and financial incentives to encourage higher building and site performance.”

Added.

- Add a Goal Seven: “Encourage and incentivize transit oriented development, including providing density bonuses for mixed use projects that tie into the public transportation network.”

Added.

Conceptual

Water Resource Protection

- Addressing TMDL during this comp plan update.
Staff notes that TMDL will be addressed under the “Water Resources Protection” goals and objectives currently proposed.

Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection

- Research partnerships among banks, realtors, and schools/city facilities to steward the growth of homeowners utilizing green building techniques. For example:
 - Banks-Provide homeowner loans to fund improvements to existing structures.
 - Realtors- Develop database of underutilized properties.
 - Schools/City Facilities-Publish energy use data annually. Track energy usage to note if energy use can be further reduced. Utilize city buildings as an example of energy efficiency to the community.

Staff believes partnerships similar to these can be achieved underneath Goal 1.2 of “Sustainable Development, Resource Efficiency, Waste Reduction, and Climate Protection” (Goal 1.2: Collaborate with local organizations to steward the movement of underutilized properties into productive and sustainable uses As appropriate, create policy and financial incentives to encourage this process.)