

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

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February 19, 2013

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

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday February 26, 2013 at 5:00 p.m. in the NDS Conference Room in City Hall (610 East Market Street).**

AGENDA

1. Comprehensive Plan Review
 - a. Community Facilities
 - b. Introduction & Implementation
 - c. Land Use
 - d. Community Values
2. 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



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: February 12, 2013
Re: February 26, 2013 Work Session materials

The Commission will continue review of Comprehensive Plan elements at the February 26, 2013 regular work session. Chapters for discussion at this meeting include Community Facilities, Introduction, Implementation, Land Use and Community Values.

Community Facilities

The memo outlining how comments from the first draft have been integrated is attached and the draft chapter is located in the following location: <http://www.charlottesville.org/index.aspx?page=3366>

Introduction

In drafting the introduction to the Comprehensive Plan, we used the 2007 materials as the starting point. Since this chapter can only be fully completed when the remainder of the document is ready, there are portions of this section which are pending. One important section pending is the Joint City County Goals process. The introduction will include a summary and link to the full report when that information is completed by the TJPDC. We anticipate an update on the status of that report on February 22, 2013.

Implementation

This is another chapter that will change based on revisions made to individual chapters. Staff will provide updates based on new chapter drafts at the end of February 2013 and we anticipate additional changes prior to completion. The structure of the section will remain intact. Each of the objectives from the chapters has been looked at individually and timeframes for implementation have been anticipated. This will provide guidance as projects are prioritized as well as a framework for yearly reporting of accomplishments. The document from December 2012 is located here: <http://www.charlottesville.org/index.aspx?page=3366> and the current version attached.

Land Use

Following the February 5th work session, Mr. Haluska integrated the comments made at the meeting in addition to materials submitted by Mr. Keesecker and Mr. Rosensweig following the meeting. The attached memo outlines how those comments have been integrated.

Community Values

The comments received at the February 12, 2013 meeting have been integrated into the draft for review.

Other Updates:

Community Outreach Comments– January 31, 2013

The comments received from members of the public at the outreach event have been categorized and any which need inclusion in the Comprehensive Plan have been identified. The materials associated with that process are attached. Chapter Champions have reviewed and made updates as needed.

Chapter Revisions

Staff will be bringing most of the updated chapters to the March 5th Work Session for any final additions prior to getting the next draft on line in advance of the public hearing.

Attachments:

Work session Schedule

Community Facilities comments memo

Draft Introduction

Draft Implementation

Land Use memo and updated chapter

Community Values Update

Community Outreach memo and comments listing (1-31-2013)

Work Session Schedule (updated 2/6/13)

January 15, 2013 – Joint City County Planning Commission Meeting (5:30-7:30 County Office Building)

January 22, 2013 - Work Session (5-7PM NDS Conference Room City Hall)
Complete Transportation Chapter review and Urban Design and Historic Preservation

January 31, 2013 – Community Outreach meeting – (4-7PM Water Street Center)
(February 6th weather date)

February 5, 2013 – Work Session (5-8PM NDS Conference Room City Hall)
Review Economic Sustainability, Housing, and Land Use Chapters - Will reserve additional time for City Council to provide comments on Land Use.

February 12, 2013 – Regular Planning Commission meeting
Continue Land Use discussion, Review Community Values, Community Characteristics and Glossary.

February 26, 2013 – Work Session (5-7PM NDS Conference Room City Hall)
Complete any pending discussions, Review Introduction, Implementation, Community Values, Community Facilities and Land Use Chapters

March 5, 2013 - Review of updated chapters (5-7PM NDS Conference Room City Hall)
Housing, Transportation, Urban Design and Historic Preservation, Environment, Glossary Land Use, and Economic Sustainability

March 12, 2013 - Regular Planning Commission meeting
Continued review of materials from last week and Introduction, Implementation and Community Facilities Chapter

March 26, 2013 – Complete any pending discussions

April 9, 2013 - Public Hearing (tentative)

The above schedule will be revised as needed based on the pace of chapter review. Commissioners will need to review the draft chapters noted for each session located here <http://www.charlottesville.org/index.aspx?page=3366> and staff will provide chapter update memos in advance of work sessions.

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: City of Charlottesville Planning Commission
From: Willy Thompson, Neighborhood Planner
Date: December 12, 2012
Re: Comprehensive Plan Update--Community Facilities

Comments Received

Comments have been received from the following sources:

- Kurt Keesecker, Planning Commission
- Mike Osteen, Planning Commission
- Dan Rosensweig, Planning Commission
- Charlottesville Tree Commission, 11-2-12
- Southern Environmental Law Center, 11-1-12
- Chris Gensic, Parks and Recreation Department, 11-15-12

Summary of how comments have been integrated into the Draft

A few changes were made to draft reviewed by the Planning Commission. The following highlights the changes:

1. The chapter summary was amended under the advisement of the Planning Commission.
2. The Parks and Recreation section incurred the most changes.
 - a. Goal Two from the 2007 plan was added back to the draft with modifications.
 - b. Objectives 3.5 and 3.6 were added.
 - c. Objective 4.4 was modified.
 - d. Objective 4.6 was added.
 - e. From the last draft, Objectives 4.2, 4.3, and 4.4 were removed. This section is now under Goal 5.
3. The Public Buildings section has been removed.
4. Under Educational Institutions, Objective 1.2 was removed.

Introduction

PURPOSE OF THE PLAN

The Comprehensive Plan's purpose is to implement the City Council Vision while providing general guidelines for future development and neighborhood stability with primary considerations given to the following:

Chapter Vision statements as of 2/14/2013 – will be updated as appropriate.

Community Facilities - The City's civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from having access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation's best emergency response systems. The health and welfare of the city will also be supported by effective and efficient water, wastewater and stormwater services.

Transportation- The City's street network provides the fundamental framework for creating a safe, livable community. Streets connect people to each other and to destinations, foster economic activity and provide public space for human interaction. As a result, streets will be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or carpooler, restaurateur or shopkeeper. The street network is an effective, flexible framework for building community.

Urban Design and Historic Preservation- Urban design and historic preservation contribute to the character and quality of neighborhoods and the aesthetic value of the entire community. As a result, Charlottesville will be a well-designed community with buildings and public spaces that are human scaled, sustainable, healthy, equitable, and beautiful. Charlottesville will also seek to preserve its historic resources through education and collaboration 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.

Housing- The quality and diversity of the city's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable, and affordable housing for all segments of its population. Consequently, Charlottesville neighborhoods will feature a variety of housing types, housing sizes, incomes, and enhanced community amenities that include barrier free, mixed use, , higher density, pedestrian and

transit-oriented housing at employment and cultural centers connected to facilities, parks, trails, and services.

Economic Sustainability- A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents. At its best, Charlottesville is a community with an effective workforce development system and a business-friendly environment that supports entrepreneurship, heritage tourism, and commercial, mixed use, and infill development. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events, and a dynamic City Market.

Environment- Charlottesville will be a “Green City,” with clean air and water, sustainable neighborhoods, and open space and natural areas that mitigate the effects of increased development and density in residential and economic centers.

Land Use- The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, and play in proximity. Charlottesville’s land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City.

The Comprehensive Plan should serve to coordinate public and private development with present and future policies as may be reflected through zoning, capital improvement programs, code enforcement and other means.

A secondary purpose of the Comprehensive Plan is to comply with state regulations that require local planning. In 2001 a complete revision of the Comprehensive Plan was completed. Virginia Code requires community plans to be reviewed and updated once every five years as necessary. The 2006 review produced minor revisions with an increased attention paid to transportation and housing.

The 2012 review was also organized and conducted as an update with minor content revisions. Substantial attention was given to reorganizing and reformatting the Comprehensive Plan document. The 2012 Plan is concise and efficient, designed primarily for electronic use. While accessed and used online, a user has access to an array of supporting documents, plans, and studies which are digitally embedded throughout the Plan. The 2007 plan contained voluminous amounts of reference and resource-related information. Much of that information can now be accessed through the digital links.

DETERMINATION OF PLANNING PERIODS

A great deal of effort has been put into the development of a Comprehensive Plan that is both responsive to current development trends, and that anticipates long-range requirements for developable land and related public improvements. To distinguish between immediate and long-range needs, two planning periods have been established: a short-range period, up to 2017, for which decisions reflect development trends that are underway or imminent and offer more immediate ways to protect and enhance neighborhoods; and a long-range period, which extends beyond 2017, for which policies are formulated to direct anticipated growth and aim to improve our neighborhoods. These two planning periods have been used in the analysis of community resources and in the formulation of proposals regarding the timing of future development.

CITIZEN PARTICIPATION

Citizen participation is considered an important element in the Comprehensive Planning Process. In order to prepare a plan that is fully responsive to the needs of community residents, the Planning Commission carried out an extensive program of citizen review and participation. The objectives in encouraging citizen participation were to assist local residents in understanding the planning process, to allow citizens to discuss the future of their community, to incorporate public input into the formation of policies for the future, and to transmit these comments to members of the Planning Commission and the City Council. Emphasis was also placed on open and free distribution of information and encouraging public involvement in the formulation of goals, policies, and implementation strategies.

The following processes and outreach efforts demonstrate the City's efforts to engage in effective citizen participation:

2006 Neighborhood Design Day

Materials from the 2006 Community Design Process were evaluated to determine which recommendations would be included in the 2013 Comprehensive Plan. These materials were included as Neighborhood Plans in the 2007 comprehensive plan as an appendix. Staff reviewed and categorized each statement resulting from that effort and found that the majority of statements made by the neighborhoods are supported by the 2013 Comprehensive Plan. The following items are included additionally in the 2013 Comprehensive Plan:

- Additional references should be made highlighting the importance and the promotion of opportunities for mixed use development in our community.
- The addition of a goal to support planning efforts for the Rivanna River

Land Use Opinion Survey

As a part of the update of the Land Use chapter of the Comprehensive Plan, staff aimed to gather input from multiple sources, especially citizens and members of the public that

do not often participate in the visioning and planning of the City. Staff particularly wanted to get more input on the idea of creating more neighborhood commercial nodes in the City, as well as what improvements citizens would like to see in their residential neighborhoods.

The survey effort produced the following overarching themes:

- Strong support exists for the existing character of the City of Charlottesville and that this character should be maintained.
- There is support for increased access to alternative modes of transportation, whether public transportation, or walking and bike routes.
- Many citizens voiced a need preserve and increase in the amount of green and open space.

Community Outreach Meetings

In the fall of 2012 Neighborhood Development Services hosted a series of meetings to get feedback on the Comprehensive Plan chapter goals and the draft Land Use map. The meetings were held on three evenings at Buford Middle School, Venable and Clark Elementary Schools. All three meetings had the same content, which included:

- An overview of the planning efforts and principles of the recent past.
- Citizen feedback on a condensed version of each of the Comprehensive Plan chapter visions and 4-6 overarching goal themes. Staff reviewed each of the chapters to create one sentence goals that captured the spirit of the chapter goals. Participants used a real time selection tool and were asked to select 2-3 of the goals from each chapter as priorities for implementation and early action.
- A gallery of posters and maps explaining the draft land use map changes and feedback stations for citizen comment.

Land Use Focus Groups

City staff attempted to engage various groups of people in a series of conversations regarding aspects of the City. Among the discussions, staff engaged citizens on their City preferences, opportunities for improvement, and how their unique experiences in and around the City might benefit the planning process. Looking back on the nine focus groups the City hosted, several themes stood out:

- Many desire City focus on pedestrian and bicycle infrastructure improvements.
- Strong support exists for open space and parks.
- There is a need for balanced economic development.

One Community Project

To include information on the One Community Project outlining a summary of the grant products and goals

Charlottesville and Albemarle Joint Goals

To include executive summary info on the joint goals process and discussion on the two areas that the commissions prioritized to work on together in the future.

USE OF THE PLAN

This Plan may be effectively used in a variety of ways. First, and foremost, it should serve as a guide for the government and neighborhoods of Charlottesville in making decisions about land use and urban development related matters. Second, the Plan may serve as a source of information for private sector entities concerned with the location, timing, and intensity of new development. Third, it is important that the Plan be used as a means of coordinating local government activities including capital improvements programming, community and economic development activities, zoning, housing initiatives, transportation improvements, open space utilization, and community facility plans aimed at improving our neighborhoods and quality of life. Because this Plan presents an outline for the pattern, intensity, and timing of land uses, it should be used as the primary source of information for those persons engaged in urban policy-making and administration.

The end result toward which the Comprehensive Planning Process has been directed is to give guidance to short term and long term decisions that affect the quality of life in our neighborhoods and community. It includes recommendations for the location, timing, and intensity of development, and the establishment of standards for assessing the desirability of development proposals. This plan is meant to form a comprehensive basis for decision making for the next twenty years.

1.1 ACTION: Maintain the City's housing stock for residents of all income levels.

Source: Housing Advisory Committee (HAC)

Parties Responsible: Neighborhood Development Services, City Council, Charlottesville Redevelopment and Housing Authority (CRHA)

Timeframe: Ongoing

1.1a ACTION: Preserve and improve the quality and quantity of the existing housing stock including promoting the renovation, rehabilitation, and expansion in size of existing units as a means of enhancing neighborhood stability.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council, CRHA

Timeframe: Ongoing

1.1b ACTION: Continue to support the City's Tax Relief programs to accommodate the housing needs of low-income households, seniors and those with disabilities.

Source: 2007 Comprehensive Plan

Parties Responsible: Commissioner of Revenue, City Council

Timeframe: Ongoing

1.2 ACTION: Continue to improve the City's housing stock for residents of all income levels.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council, CRHA

Timeframe: Ongoing

1.2a ACTION: Encourage the use of programs that allow residents to adapt to growing/changing family situations, such as the continued use of the City's Home Improvement Program that provides tax exemptions as an incentive for residents to renovate or add on to their homes.

Source: 2007 Comprehensive Plan with updated text based on comments from the Planning Commission and City Council

Parties Responsible: Neighborhood Development Services, Tax Assessor, City Council

Timeframe: Ongoing

1.2b ACTION: Support the promotion of the Design for Life C'ville program that provides a rebate of permit fees for incorporation of standards that address visit-ability and live-ability.

Source: Updated from 2007 Comprehensive Plan to reflect new program

Parties Responsible: Neighborhood Development Services

Timeframe: Ongoing

1.2c ACTION: Promote the Tax Abatement Program for houses and mixed use buildings that become or are developed as 30% more energy efficient than statewide building code.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.2d ACTION: Promote the expansion of the range of transitional and supportive housing options within the community by providing physical and financial support to programs serving the homeless and near-homeless populations, as well as those with challenges that would otherwise prevent independent living.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3 ACTION: Continue to grow the City's housing stock for residents of all income levels.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3a ACTION: Meet City Council goal of 15% supported affordable housing by 2025 as adopted in February 2010. Attempt to scatter or incorporate affordable units throughout the City rather than aggregating them in close proximity to other affordable units.

Source: Housing Advisory Committee, Planning Commission, and City Council

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Within 20 years

1.3b ACTION: Promote housing options to accommodate both renters and owners at all price points.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3c ACTION: Review the zoning ordinance to reduce any restrictions on creating appropriate creative, green, mixed-income and mixed-use housing options, including accessory dwellings, live/work units, and shared housing.

Source: Housing Advisory Committee, Planning Commission, and City Council

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3d ACTION: Continue to support the use of tax credit proposals submitted by private and non-profit developers within the locality to create affordable rental units.

Source: 2007 Comprehensive Plan

Parties Responsible: HAC, Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3e ACTION: Continue to fund programs that provide assistance to those unable to afford market rate housing options in the City.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3f ACTION: Promote long-term affordability of units by utilizing industry strategies and mechanisms (including deed restrictions and covenants for their initial sale and later resale and the use of community land trust.)

Source: 2007 Comprehensive Plan with updated text

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3g ACTION: Encourage creation of new, on-site affordable housing as part of rezoning or residential special use permit applications.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

1.3h ACTION: Consider range of affordability proposed in rezoning and special use applications with emphasis on provision of affordable housing for those with the greatest need.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1 ACTION: Establish a series of incentives to create new housing.

Source: 2007 Comprehensive Plan

Parties Responsible: HAC, Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1a ACTION: Create incentives such as deferral or exemption from real estate taxes for development of mixed-use projects in designated Entrance Corridors of the City.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1b ACTION: Look at expanding the City's tax abatement program to allow for longer terms of deferment, applying it to rental properties and lessening other restrictions as allowed by Virginia Code.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1c ACTION: Consider the merits and feasibility of establishing a Tax Deferral Program such as a 50% tax deferral for income-eligible home buyers who earn less than 30% of Area Median Income.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1d ACTION: Examine feasibility of augmenting reductions to existing review time for projects including affordable housing in targeted areas.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.1e ACTION: Examine feasibility of allowing the amortization of the cost of meter connection fees.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.2 ACTION: Provide additional financial support to aid in the development of housing as identified within this chapter.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.2a ACTION: Where applicable or allowed, increase annual outlay of funds into the Charlottesville Housing Fund through general fund allocation and use of proffers.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.2b ACTION: Dedicate an annual provision of funds for low-income rehabilitation and emergency home repair.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.2c ACTION: Allocate annual funding to strategic initiatives geared toward incubating affordable and mixed income housing.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.2d ACTION: Support continuation of existing housing assistance programs as well as increases in funding, as appropriate.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.3 ACTION: Support projects and public/private partnerships (i.e. private non-profits, private developers and governmental agencies) in affordable housing, including workforce housing and

mixed-use and mixed-income developments as well as projects that promote economic development and job creation, especially (but not exclusively) in relatively underinvested, financially depressed areas.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.3a ACTION: Identify privately or institutionally owned land or properties that would be suitable for development or creative redevelopment of affordable or mixed income housing projects. Support partnerships with private or non-profit entities to create affordable housing.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services

Timeframe: Ongoing

2.3b ACTION: Encourage the University and major employers to work in partnership with developers to produce new or rehab existing workforce housing projects either for rent or purchase that are in close proximity to the respective employer.

Source: 2007 Comprehensive Plan with updated text from Planning Commission and City Council

Parties Responsible: Neighborhood Development Services, Economic Development, City Council

Timeframe: Ongoing

2.3c ACTION: Perform an inventory across the City and use GIS mapping technology to plot where and how much affordable housing is available and where opportunities exist to create additional units.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.3d ACTION: Work with state delegation to break down barriers to achieve our goals in State code (including inclusion of livability, visitability, and/or universal design standards in our local zoning ordinance.)

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

2.3e ACTION: Explore creation of a regional housing authority.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, CRHA, City Council

Timeframe: Ongoing

2.3f ACTION: Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods, consistent with other objectives/strategies found herein. Where applicable, support resident bill of rights as formally adopted.

Source: Planning Commission and City Council

Parties Responsible: Neighborhood Development Services, City Council, CRHA

Timeframe: Ongoing

3.1 ACTION: To the greatest extent feasible, ensure affordable housing is aesthetically similar to market rate.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.1a ACTION: Encourage the use of the Design for Life C'ville program to promote and expand visitability/live-ability features and market inclusion.

Source: 2007 Comprehensive Plan updated to reflect new program

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.1b ACTION: Achieve a mixture of incomes and uses in as many areas of the City as possible.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.1c ACTION: Encourage appropriate design so that new supported affordable units blend into existing neighborhoods, thus eliminating the stigma on both the area and residents.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2 ACTION: Ensure that the City's housing portfolio offers a wide range of choices that are integrated

and balanced across the City to increase sustainability, abilities to walk, bike, and use public transit, to support families with children, to break up pockets of poverty, to sustain local commerce, and to decrease student vehicle use.

Source: 2007 Comprehensive Plan with updated text from Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2a ACTION: Encourage mixed-use and mixed-income housing developments.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, CRHA, City Council

Timeframe: Ongoing

3.2b ACTION: Link housing options and employment opportunities in City land use decisions.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, Economic Development, Planning Commission, City Council

Timeframe: Ongoing

3.2c ACTION: Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes, and commercial services.

Source: 2007 Comprehensive Plan

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2d ACTION: Promote environmentally sustainable patterns of development as well as economic development and job creation in relatively underinvested, financially depressed areas.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, Economic Development, City Council

Timeframe: Ongoing

3.2e ACTION: Promote redevelopment and infill development to support bicycle and pedestrian-oriented infrastructure (including robust public transportation) that better connects residents to jobs and commercial activity.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2f ACTION: With the community's participation, develop small-area plans that lay the groundwork for transportation-oriented, mixed-use and mixed-income neighborhoods, within the context of a broader vision for Charlottesville.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2g ACTION: Evaluate effects of all land use regulations on affordable and mixed-use housing to ensure that they will not unduly restrict mixed income and mixed-use redevelopment.

Source: Housing Advisory Committee

Parties Responsible: Neighborhood Development Services, Board of Architectural Review, City Council

Timeframe: Ongoing

3.2h ACTION: Encourage the incorporation of green sustainable principles (e.g., LEED, Earthcraft Virginia, Energy Star, etc...) in all housing developments to the maximum extent feasible.

Source: Planning Commission

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

3.2i ACTION: Encourage the creative uses of innovative housing through available opportunities, such as infill SUP.

Source: Planning Commission and City Council

Parties Responsible: Neighborhood Development Services, City Council

Timeframe: Ongoing

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**

MEMO

To: Missy Creasy, Planning Manager
From: Brian Haluska, Neighborhood Planner
Date: February 18, 2013
Re: Comprehensive Plan Update-Land Use Chapter

Following the Planning Commission work session on February 5, 2013, staff has revised the draft land use chapter of the Comprehensive Plan. The revisions were substantial, and reflect a slightly different organizational concept than the prior chapter. The purpose of this memo is to detail the broad changes that were made in the chapter, as well as identifying specific items where the staff feels further discussion is needed.

Organization

The chapter follows the organizational concept agreed upon at the work session. Goal 1 is focused on the target areas that the Commission and staff have identified for attention in the future. Goal 2 is addressing the neighborhood scale land use issues the City would like to focus on, such as pedestrian accessibility, and the location of neighborhood-scale businesses within walking distance of residential areas.

Goals 3 and 4 are intended to focus on the City as a whole. Goal 3 is dedicated to the preservation of notable assets in the City, while Goal 4 addresses how the City intends to grow in light of the preservation efforts in Goal 3. Additionally, Goals 2 and 4 mention gathering spaces for residents, a key point raised in the prior work session.

Goal 5 is devoted to regional land use issues that cross jurisdictional boundaries. Finally, Goal 6 highlights some of the tools the City endeavors to use to aid in accomplishing the vision laid out in the land use chapter.

Tone

While revising the chapter, staff felt that the tone of the chapter seemed negative. In several goals and initiatives, the text glossed over the current state of the City, which could imply that the City was not as desirable a place to live as it is. Staff has edited the chapter to better reflect the nature

of land use changes in the City – namely that the suggested changes are ways the City can improve and continue to move forward, but that the City is not starting from scratch.

Specificity

Many of the draft goals and initiatives used multiple verbs as action words when describing what the City intended to undertake. For example, goal one was originally drafted to say that the City would “Create and enhance...”. Staff has removed most of these, opting to choose the one verb that best describes the nature of the action needed. In the case of goal one, where the original text read “Create and enhance a sense of place...” staff removed the word “Create” since it implied that the City had no sense of place to start with.

Wordiness/Jargon

A common criticism of planning documents is that they tend to contain a large amount of “planner-speak” – words and terms that are not well understood by the general public. The Comprehensive Plan is a document that should be easily understood by the public. Staff has edited the chapter with the intent of shortening sentences as much as possible and replacing terms that are not easily defined. Additionally, staff has edited the document with the understanding that the Comprehensive Plan is a broad document that sets the tone for land use policy in the future. Each individual project and initiative the City intends to undertake over the next 5-10 years does not need to be listed in the Comprehensive Plan. Rather, the goals and vision should support those potential projects.

As a final general note, the chapter is presented in Word document form until the language is finalized. The final published chapter will match the format of the other chapters of the Comprehensive Plan.

Staff has highlighted several items where more discussion may be necessary. They are listed below.

GOAL ONE: Enhance the authentic character of Charlottesville.

The original draft of the goal was worded “Create and enhance the sense of place throughout Charlottesville.” Staff feels that this implied that Charlottesville does not have a sense of place currently. Additionally, staff looked to replace the term “sense of place” with a phrase that is easier for the general public to understand.

2.1: Protect residential areas when considering changes to land use regulations.

One suggestion was that this action item have a second sentence that said that future development projects should be reviewed in the context of goal two, which supports enhancing areas for small group interaction. Staff is not supportive of singling out one particular goal for consideration in future developments, since ideally all Comprehensive Plan goals will be reflected in the land use policies and regulations of the City.

2.5: Expand the network of small public spaces, particularly in areas that are identified for potential higher density.

The original draft of this item went into greater detail about the types of public spaces, including small parks and gardens. Staff felt that the term “small public spaces” covered all the places in question, as well as leaving the item open to interpretation should any other ideas for small public gathering areas arise in the future.

Land Use Map

Staff has no proposed changes on the land use map to bring forward at this time. Several parcels in the Woolen Mills neighborhood were examined and changed as directed by the Commission.

LAND USE GOALS

The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development, support neighborhoods and create more places that allow residents to live, work, and play in proximity. Charlottesville's land use patterns preserve neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City.

goal ONE: Enhance the authentic character of Charlottesville.

- 1.1 Examine opportunities in the following target areas: Downtown to Elliott between Avon and Ridge; Woolen Mills; West Main/Ridge McIntire; Cherry/Roosevelt Brown; Fry's Spring; Fontaine Neighborhood Commercial; Rose Hill; Preston Avenue; McIntire/Harris/Allied; River Road; Emmet Street North of the 250 bypass; High Street/Martha Jefferson; and Fifth Street Extended
- 1.2 Identify common elements of a Strategic Investment Area planning process
- 1.3 Create a guide for implementing proposed investments in the target areas
- 1.4 Create a map showing the target areas in context with the entire City.

goal TWO: Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville.

- 2.1: Protect residential areas when considering changes to land use regulations.
- 2.2: Encourage small businesses in the City's employment centers that enhance existing neighborhoods.
- 2.3: Enhance pedestrian connections between residences, commercial centers, public facilities and amenities and green spaces.
- 2.4: Enhance the role of schools and parks by expanding the community use of these places.
- 2.5: Expand the network of small public spaces, particularly in areas that are identified for potential higher density.

goal THREE: Protect the City's natural environment, historic character, architecturally significant structures and high quality of life.

3.1: Protect natural resources and sensitive environmental areas, including designated flood plain areas, rivers and streams.

3.2: Update the zoning ordinance as needed so that it complements the City's design guidelines and is sensitive to the history of the community. Provide for the protection of valuable historic resources.

goal FOUR: Enhance areas for healthy and meaningful large group interactions through Charlottesville that support the City's role as the regional economic center.

4.1: Revise the Future Land Use Map so that it represents a vision for the City's future. Pay special attention to increasing the supply of affordable housing.

4.2: Revise the light industrial zoning regulations to reflect contemporary uses. New regulations should increase buffering adjacent to low-density residential neighborhoods, while permitting uses that are compatible with surrounding land use.

4.3: Revise the zoning ordinance so that zoning classifications are based on intensity of use (as defined by density, height and maximum size of allowable use) as well as the type of use.

4.4: Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential areas. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors.

4.5: Increase opportunities for employment centers, particularly for targeted industries and businesses.

4.6: Increase both passive and active recreational opportunities for Charlottesville residents.

goal FIVE: Facilitate the creation of new opportunities for regional cooperation on land use issues.

5.1: Coordinate with Albemarle County and other regional stakeholders to create a link between the City's pedestrian infrastructure and Monticello.

5.2: Work with regional partners to draft and implement a plan that better utilizes and protects the Rivanna River as an environmental, recreational and economic amenity.

5.3: Coordinate with the University of Virginia to address issues that arise from any potential future expansion of the University and the University Medical Center.

5.4: Coordinate with Albemarle County on matters of land use that cross the jurisdictional border.

goal SIX: Employ progressive land use and zoning regulations to accomplish the City's vision.

6.1: Encourage the use of the Planned Unit Development ordinance to allow flexibility and variety in development.

6.2: Explore the expansion of the area of the City where the infill Special Use Permit can be utilized.

6.3: Maintain a Standards and Design Manual and subdivision ordinance that promote pedestrian-oriented, environmentally sensitive design where appropriate.

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission and City Council
From: Missy Creasy, Planning Manager
Date: February 14, 2013
Re: Comprehensive Plan Community Values Chapter updates

The Planning Commission reviewed the Draft Comprehensive Plan Community Values Chapter at the February 12, 2013 work session and provided a number of comments for update which include:

- Removal of the introduction paragraph
- Reordering the materials to place current vision first followed by the summary of the history.
- Remove bold formatting of history materials
- Condense the language presented for the ideal community factors
- Provide additional context and transition for clarity on the importance of each planning step

These revisions have been made and are attached for review.

COMMUNITY VALUES

The Charlottesville Planning Commission confirmed at a work session on July 25, 2010 that during the 2013 Comprehensive Plan review, the direction established during the 2001 Plan and 2007 plan would be carried forward with any updates as appropriate. It was further determined that implementation of the City Council Vision would be used as the focus for moving forward. City Council confirmed this direction at an April 2011 meeting. The following provides information on the current City Council vision as well as existing visionary processes in which the current vision builds.

City Council Vision Statement

In 2007, Charlottesville City Council adopted a vision statement following months of discussion and a year of input from the public. Council has reviewed this document regularly and in 2011, updated the text and added another topic area, Community of Mutual Respect. This document serves as a guide for future Council discussion and directs city staff in implementing new projects and initiatives. For the 2013 Comprehensive Plan, the focus has been specific to implementing the City Council Vision. The vision statement (readopted Fall 2012) is noted below:

Charlottesville: A Great Place to Live for All of Our Citizens

- **A leader in innovation, environmental sustainability, and social and economic justice, and healthy race relations**
- **Flexible and progressive in anticipating and responding to the needs of our citizens**
- **Cultural and creative capital of Central Virginia**
- **United community that treasures diversity**

Economic Sustainability

Our community has an effective workforce development system that leverages the resources of the University of Virginia, Piedmont Virginia Community College, and our excellent schools to provide ongoing training and educational opportunities to our residents. We have a business-friendly environment in which employers provide well-paying, career-ladder jobs and residents have access to small business opportunities. The Downtown Mall, as the economic hub of the region, features arts and entertainment, shopping, dining, cultural events, and a vibrant City Market. The City has facilitated significant mixed and infill development within the City.

A Center for Lifelong Learning

In Charlottesville, the strength of our education is measured not by the achievements of our best students, but by the successes of all our students. Here, an affordable, quality education is cherished as a fundamental right, and the community, City schools, Piedmont Virginia Community College and the University of Virginia work together to create an environment in which all students and indeed all citizens have the opportunity to reach their full potential.

Quality Housing Opportunities for All

Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities. Our

neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers. We have revitalized public housing neighborhoods that include a mixture of income and housing types with enhanced community amenities. Our housing stock is connected with recreation facilities, parks, trails, and services.

C'ville Arts and Culture

Our community has world-class performing, visual, and literary arts reflective of the unique character, culture, and diversity of Charlottesville. Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources. Through City partnerships and promotion of festivals, venues, and events, all have an opportunity to be a part of this thriving arts, cultural, and entertainment scene.

A Green City

Charlottesville citizens live in a community with a vibrant urban forest, tree-lined streets, and lush green neighborhoods. We have an extensive natural trail system, along with healthy rivers and streams. We have clean air and water, we emphasize recycling and reuse, and we minimize storm-water runoff. Our homes and buildings are sustainably designed and energy efficient.

America's Healthiest City

All residents have access to high-quality health care services. We have a community-wide commitment to personal fitness and wellness, and all residents enjoy our outstanding recreational facilities, walking trails, and safe routes to schools. We have a strong support system in place. Our emergency response system is among the nation's best.

A Connected Community

The City of Charlottesville is part of a comprehensive, regional transportation system that enables citizens of all ages and incomes to easily navigate our community. An efficient and convenient transit system supports mixed use development along our commercial corridors, while bike and pedestrian trail systems, sidewalks, and crosswalks enhance our residential neighborhoods. A regional network of connector roads helps to ensure that residential neighborhood streets remain safe and are not overburdened with cut-through traffic.

Community of Mutual Respect

In all endeavors, the City of Charlottesville is committed to racial and cultural diversity, inclusion, racial reconciliation, economic justice, and equity. As a result, every citizen is respected. Interactions among city leaders, city employees and the public are respectful, unbiased, and without prejudice.

Smart, Citizen-Focused Government

The delivery of quality services is at the heart of Charlottesville's social compact with its citizens. Charlottesville's approach to customer service ensures that we have safe neighborhoods, strong schools, and a clean environment. We continually work to employ the optimal means of delivering services, and our decisions are informed at every stage by effective communication and active citizen involvement. Citizens feel listened to and are easily able to find an appropriate forum to respectfully express their concerns.

RECENT HISTORY OF COMMUNITY VISIONING

The Charlottesville Community has undertaken visioning processes for many decades and each builds to the next. The 1995 Comprehensive Plan Vision, the Ideal Community Factors and the Guiding Principles are outlined below.

The 1995 Comprehensive Plan Vision statement was one of the documents that began as a building block for current community planning efforts. Charlottesville, Albemarle and the University of Virginia held two visioning forums with the public in advance of the 1995 Comprehensive Plan review. From these forums, the community adopted the following as part of the 1995 plan:

1995 COMPREHENSIVE PLAN VISION

STATEMENT OF VALUES: We value a community made up of diverse individuals and groups who recognize the community's unique history and culture; who adhere to principles of justice, equity and respect; who practice stewardship of the natural and built environment as well as human resources; and who make public decisions through an open democratic process.

LAND USE/ENVIRONMENTAL BALANCE: We visualize our community as one that balances the natural and built environments and that has a vital urban core surrounded by a rural area that remains predominantly green and open.

ECONOMIC OPPORTUNITY: We visualize our community as one that has a strong diversified economy with opportunities for local businesses and meaningful jobs.

GOVERNMENTAL STRUCTURE AND PUBLIC SERVICES: We visualize our community as one that has open and accessible governments which cooperate to provide quality services economically.

SOCIAL WELL BEING: We visualize our community as one where each individual is valued and where all can live affordably and safely.

EDUCATIONAL QUALITY: We visualize our community as one that values and provides quality education for all ages, vocations, and abilities.

SUMMARY OF IDEAL COMMUNITY FACTORS

In 2000, the City approached comprehensive planning in a very different way. The process began with a kick-off meeting in February of 2000 where citizens in attendance outlined "Ideal Community Factors" which were used to guide the 2001 Comprehensive Plan review. Those factors include:

- Support for mixed-use development with a healthy balance of residential and commercial
- Economic opportunity for all residents including job diversity, higher wages, and inclusion of all was a common concern.

- Affordable housing and availability of all types of housing throughout the City in all styles and price ranges was a primary concern.
- Strong neighborhoods with identifiable centers and strong associations. There should be diversity in a neighborhood, both in its physical characteristics and in its residents. There should be mixed uses and the neighborhoods should be self-sufficient.
- Strong schools
- Accessibility to public transportation, availability of alternative modes of transportation and interconnected pedestrian and bicycle access to all parts of the community. Traffic safety is also important.
- Trees, parks, greenspace and biodiversity are important
- Affordable housing, day care for working parents, neighborhood safety and economic opportunities for all residents also received mention.

DEVELOPMENT OF GUIDING PRINCIPLES

Guiding Principles were developed after comparing the 1995 Comprehensive Plan vision with the Ideal Community Factors identified in the February 2000 kick-off meeting for the 2001 Comprehensive Plan. Because these seemed to form a consensus of community values, they were used to formulate the guiding principles. Community residents validated the principles at a June 2000 community meeting.

In May 2005, the Planning Commission and City Council came together to review the 1995 vision and 2001 guiding principles and discuss their continued relevance to guide the 2005 planning process. The principles below were readopted in 2005 by both the Planning Commission and City Council to guide the 2007 Plan.

Guiding Principles

The Charlottesville Community...

- ✚ Has safe neighborhoods with identifiable centers with strong social fabric.
- ✚ Has accessibility to safe public transportation, alternative modes of transportation and interconnected pedestrian and bicycle access.
- ✚ Puts a value on trees, parks, greenspace, stream and biodiversity as adding to the appearance and livability of the City.
- ✚ Values and provides quality education for all ages, vocations and abilities.
- ✚ Provides housing opportunities with a diversity of style, scale, price, financing and location.
- ✚ Has open and accessible government and institutions that cooperate to provide quality services economically and operate through an open democratic process.

- ✚ Has a strong diversified economy with opportunities for entrepreneurship and a diversity of jobs.
- ✚ Balances the natural and built environments and practices sustainability in its decisions.
- ✚ Reaches across jurisdictional lines for regional progress.
- ✚ Values mixed use development that promotes 24 hour activity, pedestrian connectivity, and transit use.
- ✚ Promotes an intellectual climate that values arts and culture.

It can be noted that though all these documents were developed in different timeframes, they are complementary and link to each other supporting the long term vision of the community.

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: City of Charlottesville Planning Commission
From: Willy Thompson, Neighborhood Planner
Date: February 13, 2013
Re: Comments Review for January 31, 2013 Plan Charlottesville Outreach Meeting







Executive Summary

It was requested that staff evaluate the comments from the January 31, 2013 Community Outreach meeting in a similar fashion to the evaluation done for the 2006 Community Design Process. This past fall, a data review of the 2006 Design statements was conducted and summarized in a memo, dated October 31, 2012. The memo is attached. The objective of the review was to organize and sort the Design statements into categories which would be used to determine which statements are appropriate for Comprehensive Plan consideration or some other designation.

Evaluation Process

Staff read each comment provided at the January 31, 2013 Comprehensive Plan Outreach meeting and sorted the comments into different categories.

The categories are as follows

-  Operational Items- This could also include general items which could lead to zoning specific changes or capital improvement program requests
-  Completed or Underway
-  Item is contained or would be appropriate to be contained in the Comprehensive Plan within the goals/objectives
-  For Neighborhood Action
-  General Statement of beliefs
-  Specific Construction Project
- | |
|---|
| P |
|---|

 Could be appropriate as a policy statement. Potential to be in the Comprehensive Plan or an operation policy.

Conclusions

The majority of comments are general statements and opinions. Of those comments shaded orange or labeled P, the orange statements have references to the draft Comprehensive Plan chapters. The items shaded orange under Community Facilities regarding athletic fields will be discussed at the February 26, 2013 Planning Commission Worksession, and the comment regarding the Land Use Plan is a technical issue. The items labeled P are primarily operational policy issues or issues for future legislation.

Attachments

October 31, 2012 Data Review

Memo <http://www.charlottesville.org/Index.aspx?page=3355>

Data Sort of January 31, 2013 Outreach Meeting Comments

Plan Charlottesville- Community Outreach Even January 31, 2013

Comments Received

Transportation

- Avon St. connecting 2-parking lots- That connection may not be necessary- eliminating it could simplify the notion of an underpass.
- P • Look at cost per rider. Does this investment amount make sense?
- P • Is sending giant empty buses all around the city an environmentally responsible thing to do?
 - Could we look at sending a Prius around to pick up the few people riding?
 - Do we know cost per user of city buses? Not cost per ride (total city dollars annually divided by actual individual using buses). Should explore.
 - As a former resident of NYC, I am a big fan of public transportation, but low cost of driving, parking, and time spent getting there makes buses not make sense for anyone with a car. We can help those without one in more cost efficient way.

Housing

- Too much focus on affordable housing. Almost appears that it is the only focus of the housing plan.
- A hard thing to do. Change people's attitudes and behavior vis a vis renting vacant space in their homes.
- What number of rooms are already available in the 10.4 square miles?
- P • Get our legislators to secure a tax credit for lessors who rent affordability.

Environment

- Follow a drop of water from source to Rivanna River. How may a video of this improve?
- Are we addressing water shortage within the current Water Resources Protection?
- What creative uses do we have for stormwater?

Community Facilities

- Reinsert the specific numbers and types of athletic fields, specifically rectangular fields.
- Needs Assessment Study needs to be more accurate.
- Provide an objective that identifies the need for fields.

Land Use

- Colors on General Land Use Plan are too close in value to be able read easily: Mixed-use and Business and Technology.

General Comments

- The city should consider in all its plan and actions the overall impact on the health of the resident. For example, how is it possible that with our focus on being the “healthiest city,” we are giving out Little Debbies and Doritos at free roller skating?
- Overall desire for city to be more efficient in all respects. Reward and incentivize employees to think of new ideas. Operate different departments like a business.
- Although this process results in actionable tasks, it is design-by-committee which never results in anything lasting or great in the context of great cities. It’s IBM’s process, not Apple’s.
- I don’t see a cohesive vision.
- The departmentalization of duties results in departments not working collectively. Bigger, cross departmental planning issues are not anyone’s ownership. Little things get done but collectively they don’t amount to anything transcendent. Example: a vision for the Belmont Bridge nexus or a more creative solution for stormwater- “duck pond” solutions.
- Where is the arts and culture table?
- This was not on the city calendar. How is this authentically “community outreach?”

Historic Preservation

- Goals look good. Many changes are important. I would hope to see this section adopted as is.