

NOTES
PLANNING COMMISSION WORK SESSION
January 3, 2017
5:00 – 8:00 p.m.

I. PLANNING COMMISSION WORK SESSION

Members Present: Chairman Kurt Keesecker, Vice Chairman, Lisa Green, Commissioners Genevieve Keller, Tania Dowell, Jody Lahendro, and Brian Hogg

Staff Present: Missy Creasy, Brian Haluska, Carrie Rainey, Alex Ikefuna

Call to Order: by Chair Keesecker at 5:00 p.m.

AGENDA

Chairman Keesecker created a game for the Commission to identify places in the city where one takes visitors currently to show the community and, places which are up and coming.

- A. Place markers on places we take visitors to
 - 1. Downtown Mall
 - 2. Monticello
 - 3. UVA area
 - 4. Barracks Road
 - 5. Park Street
 - 6. Rugby Road
 - 7. Downtown Belmont
 - 8. Woolen Mills/River
 - 9. IX
 - 10. Community Gardens/Frisbee
- B. Places we go and gather with our families
 - 1. Downtown Mall
 - 2. Monticello
 - 3. McGuffey
- C. Other markers for places that have potential to be “places” which have room for improvement
 - 1. West Main
 - 2. Preston Avenue
 - 3. Cherry Avenue (Ridge area in the commercial area)
 - 4. McIntire/YMCA
 - 5. Fontaine/Maury
 - 6. Down near Quarry

City needs to respond on the City side of 5th Street Station

CFA should be considered as a place.

- F. Places for employment – light industrial vs. all others
 - 1. County Office Building
 - 2. Ice arena
 - 3. River Rd-industrial
 - 4. JPA
 - 5. West Main

6. Cherry Avenue
7. SIA-Industrial
8. Harris-Industrial? Or mixed use? Would someone live there?
9. Need a grocery store in the north
10. Belmont Bridge (the area surrounding)

1) Review the current Land Use Plan and provide specific comments:

A. What are the reasons for updating the plan?

- a. Cherry Avenue hotel coming in isn't what was intended.
- b. Our ordinances are not in line with what we said we wanted in the plan, always battling developers
- c. We short-changed housing, because we focused on affordable housing
- d. Current issue of industrial bumping up against housing
- e. Not enough steps in transitions, there are jarring changes of uses
- f. The red areas (commercial) really jump out because a lot of times they are not neighborhood commercial – downtown Belmont is not the intent of NCC.

B. What is not working on the current plan?

- a. High density residential and Venable neighborhood – misplaced intensity?
- b. Downtown Belmont
- c. JPA (need more of a breather)

C. Show areas of conflict.

- a. Business technology area by residential
- b. Restaurants near residential – maybe it's not about the use, but more about parking, lighting, etc.
- c. Be more realistic about what 20-year industrial means – were the dots on the map in Kurt's game chosen strategically due to access and other issues? Would the area near Hydraulic be included?
- d. East High Street – downtown encroachment
- e. Rose Hill (neighborhood vs. Preston)
- f. Emmet and Barracks (neighbors on Dairy Rd)
- g. Cherry Avenue – missed opportunity
- h. Didn't acknowledge Martha Jefferson Hospital was leaving last time, need to re-look at that, same way with Court Square and McIntire Rd area.
- i. Could use a gradient for people to understand the transition of intensity
- j. Could argue hospital is the most intense activity in City (# of people working there) and then it goes down in intensity
- k. Be careful to not dilute the Downtown (don't make a spider like design of the city) with mixed used areas being too strong along the corridors.

2) Review the Land Use Chapter (Appendix) and Implementation Chapter (part) and provide specific comments:

A. What is not working in the Land Use chapter/implementation chapter?

- a. The goals are not specific enough to know what to do, how to focus.
- b. Land use plan should not be in the innovation section.
- c. Nothing wrong with dreaming, but need to set up steps to achieve it.
- d. Need to give examples of where we should be going, how it should look when we get there- precedents, "case studies"

- e. Did a lot of work in the last round to get it so small.
 - f. Need 3-D resources as a tool.
- B. What should the chapter explicitly address?
- a. The PUD should be a super tool. Make the area required much bigger, so more likely to work together with neighborhoods
 - b. Could PUD's only occur in the small area plans areas?
 - c. Maybe nodes correspond with small areas/PUD areas.
 - d. They want a 3-D topographical model of the whole City- maybe even physical.
 - e. How important are goal 4 and 5? Do they go without saying? Incorporate in?
- C. What resources will be needed to achieve these changes?
- Discussion on work plan and time line:
- a. Reach out to other communities to see how they handle engagement
 - b. Come up with a taskforce (street team) to knock on doors.
 - c. Need to ask both "what you want to see" and "how do you feel about what we are proposing"
 - d. Ask people what is not working, instead of what you want
 - e. This city is going to grow, so knowing that, people need to say where they want to see high density residential, etc.
 - f. Visual survey- where are the three places best suited for more residential units, business, etc.
 - g. Where is the most appropriate place for tall buildings in Charlottesville?
 - h. How do we define industrial in today's age? Use plain English- what do people want to see when people come to town to make things?
 - i. Beyond consulting but not beyond ...blank
 - j. How do we deal with the tough questions – gentrification, etc.?
 - k. Need a resource (such as Dan Rosensweig) on poverty issues, etc.
 - l. Are we retaining people? Hard to be a young person in the city
 - m. We need to give skilled laborers incentives