

CITY OF CHARLOTTESVILLE
PLANNING COMMISSION WORK SESSION
TUESDAY, March 5, 2013 – 5:00 P.M.
NDS CONFERENCE ROOM

Planning Commissioners present

Ms. Genevieve Keller
Mr. Dan Rosensweig
Mr. Kurt Keesecker

Staff Present:

Ms. Missy Creasy, Planning Manager
Ms. Mary Joy Scala, Preservation Planner
Ms. Melissa Thackston, Grants Coordinator
Ms. Kathy McHugh, Housing Specialist
Ms. Amanda Poncy, Bike and Pedestrian Coordinator
Mr. Chris Engel, Economic Development Director
Ms. Hollie Lee, Economic Development Specialist
Mr. Mike Smith, Neighborhood Planner
Mr. Richard Harris, Deputy City Attorney

Ms. Keller called the meeting to order at 5PM and turned the time to Ms. Creasy who provided announcements and an overview of the work session for this evening.

Transportation

Ms. Poncy provided an overview. Mr. Keesecker noted that this would be a good chapter to provide a diagram which shows the transportation network as a whole. At a minimum a goal to create this diagram should be included. There was a discussion concerning street guidelines and update of the Standards and Design manual (SADM). It was determined that objective 1.4 would remain and another objective would be added to present an update of the SADM in the broader sense of implementing the community vision. Ms. Keller noted that objective 4.2 needs to be made clearer and objective 6.6 should read “transit supported.” There should also be reference to “bikeability” as a part of goal 6.

Economic Sustainability

Ms. Lee provided an overview. Mr. Keesecker noted a concern with objective 5.4. Following a discussion it was noted that this objective would be revised to explore with other community partners ways of providing transportation linkages between various tourist destinations.

Urban Design and Historic Preservation

Ms. Scala provided an overview including pointing out a pending discussion about the use of the word “centerpiece” in the chapter vision statement. After discussion, the following was proposed: 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 neighborhoods, buildings and public spaces, including the Downtown Mall, 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 public spaces. Ms. Scala will further refine and forward to the full commission for comment.

Mr. Rosensweig asked that “nodes of density and vitality” be added to objective 1.3 and “commercial areas and employment centers” be added to objective 1.4. There was a brief discussion about editing objective 4.3 but it was determined that no change would take place. Objective 5.1 needs to be reworded. Ms. Keller noted that objective 6.3 should begin with “regularly review” as opposed to “consider. There should be a review of the chapter to assure that no objectives are repeated. Mr. Rosensweig noted that Goal 7 and the preceding header should include “urban design.” Ms. Keller noted that Ms. Sienitsky would like the Monticello view shed map included as a reference to the Comprehensive Plan. She also noted that objective 8.7 should be moved to 8.1 as well as stating that she would forward additional language to Ms. Scala.

Mr. Bill Emory requested that references to Woolen Mills historic area be titled “Woolen Mills Village” for consistence with the registry documents.

Housing

Ms. McHugh provided an overview asking for the Commissioners to focus on five objectives that were left off of the previously reviewed draft. Ms. Keller noted that “as appropriate” should be added to objective 2.2 and removed from sub goals. Commissioners discussed the comment provided by the Southern Environmental Law Center with regards to transportation and housing costs. Following a discussion it was noted that both transportation and energy efficiency should be included using the wording of objective 3.2g as a guide. Mr. Rosensweig expressed concern with the second part of objective 1.3a and following discussion, it was determined that reference to close proximity of affordable housing would be removed. Ms. Keller asked for updated language for objective 1.3c.

Mr. Keesecker noted that in the urban design chapter, there should be an objective which encourages public space to truly be open to the public. Interior courtyards should not count for public open space. He provided comments on the Planned Unit Development (PUD) ordinance review criteria. In addition, he noted that housing and public space should be considerations in using the zoning tools available (PUD, Infill Special Permit, etc.)

Ms. Keller noted that an objective should be included which provides for education for all on housing choices. She concluded her comments by noting that objective 2.3d should be more specific using “state and local elected officials.”

Environment

Mr. Smith provided an overview. Commissioners agreed with the comment from SELC for the vision statement and further noted that transit should be added. Ms. Keller requested that chapters be reviewed to assure that “walkable, bikeable and transit supported” was reflected where appropriate. It was noted that objective 4.5 in the draft should include the word “ratio.”

Mr. Bill Emory requested that “daylighting streams where possible” be added to objective 3.6.

He also noted that objective 4.2 should include a reference to green infrastructure.

There was a discussion about making sure that language in support of the stormwater utility was reflected in the plan. Language focused on exploring incentives, mitigation and credits rather than monetary payments should be included. There should also review of the possibility of off site mitigation options and education programs for citizens to minimize their on site stormwater. It was noted that Ms. Riddervold would be consulted for language to assist in this area.

Glossary

Ms. Creasy noted that she would update the glossary with the comment provided by SELC. No other comments were provided at this time.

Ms. Creasy provided an overview of next steps and the work session ended at 7:15 PM

Packet materials for the March 5, 2013 work session can be reviewed here:

<http://www.charlottesville.org/index.aspx?page=3368>