

Minutes

PLANNING COMMISSION REGULAR MEETING
January 11, 2022 – 5:30 P.M.
Virtual Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: Virtual/Electronic

Members Present: Commissioner Mitchell, Chairman Solla-Yates, Commissioner Habbab, Commissioner Lahendro, Commissioner Stolzenberg, Commissioner Russell, Commissioner Dowell, Commissioner Palmer

Staff Present: Patrick Cory, Missy Creasy, James Freas, Remy Trail, James Freas

Chair Solla-Yates called the meeting to order at 5:00pm. Ms. Creasy introduced Mr. Javier Gomez-Jacome from the Attorney's office and noted that Mr. Gomez-Jacome and Mr. Robinson Hubbard will be alternating attendance at Planning Commission meetings in the future.

Commissioners had no comments on the minutes. Chair Solla-Yates asked commissioners for any questions on agenda items. Commissioner Russell asked about the last section where it notes that a Master Plan would be the next step. What does that mean? Ms. Creasy provided background on the project noting that a third phase could take place next if there was support. In the meantime, there are several recommendations provided from this phase that can move forward regardless of a future phase. Commissioner Russell asked if this plan will be considered as part of the zoning rewrite, and it was noted that materials were already provided to the consultant.

Commissioner Habbab asked if Code Studio was consulted in review of this plan. It was noted that they were not, but the plan is in harmony with the Comprehensive Plan as it was considered during that review.

Commissioner Dowell asked if we have information on the water quality of the Rivanna. Ms. Shackelford noted that there are reports including those from the Rivanna Conservation Association. Ms. Riddervold provided additional detail on water sampling points and noted the goal is continuing to improve water quality.

Commissioner Mitchell noted that he would like to talk about natural gas hookups. He thanked those who had provided some comments and he would like to organize a session for further discussion. He noted that he provided a meeting request in December and is following up. He would like this session to be scheduled within the next month. Mr. Freas noted that since that message there had been two interdepartmental meetings and that a meeting can be scheduled soon.

Commissioner Stolzenberg noted a change needed in the Rivanna River Corridor plan on page 68 of the document.

II. COMMISSION REGULAR MEETING – Meeting called to order at 5:30 PM by the Chairman

Beginning: 5:30 PM

Location: Virtual/Electronic

A. COMMISSIONER'S REPORT

Commissioner Mitchell – I attended the LUPEC meeting. The LUPEC committee includes the Rivanna Sewer, Charlottesville, Albemarle County, and the University. The administrative responsibility in moderating the meetings has been transferred to Charlottesville. Lauren Hildebrandt will now be the chair of the LUPEC committee. James Freas (Director of NDS) did an incredible job of walking the committee through all the things that we have done with the Comprehensive Plan. The UVA Foundation talked about the North Fork project. That is Rt. 29 north across from the NGIC facility. They talked about what they're doing there. They are asking for a rezoning. The rezoning is to allow for residential to be included in the industrial developments that they're doing there. The residential could be between 200 and 1400 units. At least 15 percent of these units will be affordable. The Rivanna Foundation talked about their plans for bringing water and sewage to that area. It looks like the city, county, and UVA have a good plan for developing that area.

Commissioner Habbab – The Rivanna River Bike Ped Crossing Stakeholder Advisory Committee met on the 16th of December. We looked at 3 options for a connection between one side of the Rivanna River to the other side. We eliminated one of the options. The two other options that we're looking at are a connection near Riverview Park on Chesapeake. The other would be the Wool Factory. One would span between the county and city. The other would basically be county land. Our next meeting is scheduled for January 20th. We're meeting this Friday to walk the site and look at the two potential landing areas.

Commissioner Dowell – No Report. The CDBG and Home Task Force application review process is underway. Hopefully, next month, I will have a date for when we will be meeting.

Commissioner Lahendro – I attended two committee meetings since the last Planning Commission meeting. The first was the Board of Architectural Review that met December 21st. We approved 3 Certificate of Appropriateness Applications. We had one preliminary discussion for additions and alterations to 540 Park Street. We also approved the 6 Preservation Awards for this past year. I did want to mention one. Mary Joy Scala received the preservation award for past service as the city's historic preservation planner and her current volunteer work with Preservation Piedmont and other preservation organizations. The Tree Commission met last week. The Tree Commission asked me to convey their thanks to the Planning Commission for recommending the restoration of the CIP funding levels that were originally requested by the Tree Commission. Parks and Recreation staff reported a successful bid for planting this year's allotment of new trees. It is about \$5000 under the \$75,000 budget. I think it is about 180 trees. RELEAF Cville, which is a component of the education and advocacy subcommittee is working with the Charlottesville High School teachers to create an environmental awareness day. The component that RELEAF Cville will play will be providing tree education. The Tree Commission elected new officers for this next calendar year. Peggy Van Yahres will be the Chair and Jeff Aten will be the Vice-Chair.

Commissioner Russell – No Report

Commissioner Stolzenberg – No Report

B. UNIVERSITY REPORT

Commissioner Palmer – Classes start next week. The Spring Semester will begin. There is a master council planning meeting next week on the 18th of January.

C. CHAIR'S REPORT

Chairman Solla-Yates – The Housing Advisory Committee met December 15th to discuss the Capital Improvement Plan. There was concern about funding, taxes, and how the housing plan will work with FY27. There were two desires expressed out of that. One was for a joint meeting between the Planning Commission and the Housing Advisory Committee to discuss the CIP long term and the Housing Plan to see if we can continue the housing plan. There were considerations about funding, which were referred to the policy subcommittee.

D. DEPARTMENT OF NDS

Missy Creasy, NDS Assistant Director – The Clerk of Council has sent you the disclosure of real estate form. I know that a few of you have already processed that. Make sure to do that as soon as possible. If you did not receive any paperwork on that, let me know and I will coordinate with the Clerk on that.

James Freas, NDS Director – I wanted to provide an update on where we are in getting ready for the zoning rewrite project. We are aiming to formally kick off that process at the end of the month. There will be a press release at that time as well as an update of the website where we will detail the schedule over the course of the next year and clearly identify those opportunities for engagement in this process for the community. As we were wrapping up the Comprehensive Plan, there was some discussion of what the phases of this project will look like. It is largely a three-phase process. The first phase is the diagnostic and approach phase. The diagnostic part of that is where we're looking at the existing zoning ordinance, our newly adopted Comprehensive Plan, and the small area plans. We will be looking to see where our zoning ordinance does not support implementation of those plans. Where are the inconsistencies and flagging those for change or potential change? Most significantly is going to be the land use map. The approach part of that report is how we propose to make changes to the ordinance to address those necessary changes for consistency with the Comp Plan. It will also talk about the best practices in formatting and layout of a zoning ordinance. What we are looking at is a complete rewrite. This is going to take the existing zoning ordinance and redline it and make changes. There are going to be sections of the existing ordinance that we do effectively bring over into the new ordinance unchanged except for the formatting. From a policy perspective, there are some aspects of the existing ordinance we anticipate bringing over 'wholesale.' It will be a new document, new formatting, new appearance. The diagnostic and approach will be in a report. There will be community engagement around that. There will be a steering committee meeting around that report. That report is going to come to the Planning Commission and City Council, where we're going to be looking for a 'nod' essentially from the Planning Commission and Council that says 'yes, that's the approach.' After that will be phase two, which is drafting the zoning ordinance. That first phase will take us up to the end of May. We will be drafting over the summer. Sometime in the Fall, we will start sharing the actual draft zoning document. That will be subject to public discussion over the course of the Fall until we get to a point where we're prepared to start the adoption process. I have already spoken with Chairman Solla-Yates about how we might approach that on the Commission side. We're anticipating that adoption process taking us into 2023 and culminating in a

vote by Council in the Spring of 2023. In terms of community engagement, there are going to be many opportunities. We're going to be holding large public meetings at key milestones in this process. We are going to be doing neighborhood and small group meetings. Both of those are going to be virtual or in person depending on where we are in the pandemic as we move forward. There is also going to be a significant online component to all this work, including places where you can call or email to share your input. Once we get a draft map and a draft document, there will be online versions of that that people can comment on directly. We're also talking about doing popups. We have some work to do on what the logistics might be of those types of activities. I will be presenting this to Council as well at the meeting on the 18th. We're aiming for a kickoff at the end of the month.

Commissioner Lahendro – Between now and a year from now, how many Planning Commissioners will be rotating off the Commission?

Ms. Creasy – At least three.

Commissioner Lahendro – I would just ask the staff and Commission leadership to think about how to update new commissioners and how to bring them into this process as they come in over the next year. We certainly don't want to be 'going backwards.' I don't want to see the turnover of Commissioners to be slowing down the process. We need to think about how we incorporate new Commissioners and get them up to date with what is going on with this Comprehensive Plan.

Commissioner Stolzenberg – I am curious to hear what the adoption process phase will look like. If the draft phase is earlier, are we coming into that with what we think is basically a final draft? The adoption process is just public hearings? Is it something more involved?

Mr. Freas – Some of that remains to be seen to a certain extent. At the 'bare bones,' it is a public hearing process with the Planning Commission and then City Council. I would anticipate a lot of public comment periods like what we had with the Comprehensive Plan. This is a project of great interest. Even though we will have gone through an extensive drafting phase, the Commission has wanted to go through it very systematic. At this meeting, we're going to talk about this chapter/this section and take public comment on that. At the next meeting, we're going to do this section and take public comment on that. It will be done methodologically to allow for that opportunity for public comment on discrete sections and then take the vote and pass onto Council. It could certainly be done on one night. It is not appropriate at this point to commit to one way or the other. As we move through this process, we will be able to understand what the most appropriate process is.

Commissioner Mitchell – Please be certain that you communicate very clearly with us what the process is so that we know in advance how we're going to come to the Final Call.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Emily Dreyfus – I have a comment about the previous discussion on the process. I know that community engagement has been incredibly difficult during the timing of all the great lengths that you all took to gather input because of COVID. I am hoping that we're going to enter a new day eventually and be in a situation where public interaction is a lot more feasible and no longer risky. I hope that there will be some efforts to do the public engagement in the ways that were envisioned by the consultants in terms of doing

much more one-to-one work. I would encourage you to think about whether there is a possibility of using some funding or asking the consultants to engage in part of their process. There are a lot of people in the city who are feeling very disconnected and hopeless about what will be done. I wanted to thank you for all that you did in 2021. It was a very challenging year. You all have made some wonderful things happen.

F. CONSENT AGENDA

1. Minutes – June 8, 2021 – Pre-Meeting and Regular Meeting
2. Entrance Corridor Review – 1252 Emmet Street North – New Medical Office Building (Aspen Dental)

Commissioner Russell moved to approve the Consent Agenda – Second by Commissioner Mitchell – Motion passes 7-0

The meeting was recessed until 6:00 PM.

Council was called to order by Mayor Snook.

III. JOINT MEETING OF COMMISSION AND COUNCIL

Beginning: 6:00 PM

Continuing: Until all public hearings are complete

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

- I. CP21-00003 - Comprehensive Plan Amendment** – Urban Rivanna River Corridor Plan: The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2021 Comprehensive Plan update, that will incorporate the contents of the Urban Rivanna River Corridor Plan, as prepared by the Thomas Jefferson Planning District Commission, into the 2021 Comprehensive Plan. The purpose of the Urban Rivanna River Corridor Plan is to set a detailed vision for the Urban Rivanna River Corridor area to guide the future development and environmental preservation of the urban portion of the Rivanna River. The plan includes vision statements and guiding principles, benchmarking, and recommendations for stewardship of the River. The study area primarily consists of the parcels adjacent to the Rivanna River from Darden Towe Park south to where I-64 crosses over the Rivanna. A general map of the area is shown on page 15 (Area of Focus) of the Plan document. The Urban Rivanna River Corridor Plan may be viewed at <https://tjpd.org/our-work/area-plans/urban-rivanna-river-corridor-plan/>

Following the joint public hearing, the Planning Commission may recommend to City Council that it should approve the Urban Rivanna River Corridor Plan as presented, make recommendations for changes to the plan and recommend approval of the Urban Rivanna River Corridor Plan with the recommended changes, or disapprove the proposed Urban Rivanna River Corridor Plan as a Comprehensive Plan amendment.

- i. Staff Report**

Missy Creasy, Assistant Director NDS – We have one item tonight. This is consideration for a Comprehensive Plan Amendment for the urban Rivanna River Corridor Plan. The Thomas Jefferson Planning District was tasked with the second phase of a joint effort with Charlottesville and Albemarle in this process. We did Phase One several years ago, which involved inventory of existing conditions. That work was completed in 2018. It was determined that we would move to the next phase, which is the phase that we brought forward now. This involves the development of a joint area plan to guide future development and environmental preservation of the urban portion of the Rivanna River. I am going to leave a lot of the details to our presenters. I did want to point out a few items from the report to note as you move forward. In the consistency with the Comprehensive Plan, the sections that we denoted are based on our newly adopted plan. This is the second meeting where we have had items that have been under that realm. There are several items that speak specifically to this corridor plan. This corridor plan has been underway at the same time as our Comprehensive Plan. We have made sure that we're coordinating and corresponding as we go along so that we can minimize any concerns. We're now aware of any conflicts that would be of concern. Following the presentation and the public hearing, the Planning Commission has the option to approve a resolution, potentially with comments.

ii. Applicant Presentation

Sandy Shackelford, Director of Planning & Transportation –

Next Slide – Process Background

This is the second of what was originally envisioned to be a three-phase planning effort that was jointly agreed upon between City of Charlottesville and Albemarle County. We finished analyzing the existing conditions in 2018. We've moved to this point, which is the visioning phase: looking at what development along the corridor and future use of the corridor should look like. The third phase was originally envisioned to be a master plan to look at implementation and some of the recommendations.

Next Slide – Phase II Study Area

This is the study area that we focused on for this planning effort. It is a 4.3 section of the corridor that starts at the north at Pen Park and goes south to I-64. It includes the adjacent parcels on both sides of the Rivanna River.

Next Slide – Public Engagement Process

We initially started this plan in the summer of 2019. We got a kickoff in 2019 and did some initial public engagement at the River Flow Festival. We were planning to do another big push of public engagement, in person, in the spring of 2020. We had to reevaluate what our public outreach was going to look like as part of this plan. We transitioned to relying a lot on electronic communication, making sure we were regularly updating the website. There was a lot of use along the river corridor during the pandemic. We took advantage of that by putting some signs up along the river to make sure that people, who were using the river corridor, were directed to our website, had opportunities to provide comments. We also made sure that, as we were doing some of this public engagement, we wanted to make sure that people throughout the corridor that would potentially be impacted by the corridor plan would have some opportunities to comment on it. We also sent direct mailings out to everyone within 500 feet of the corridor, letting them know about the public webinars and website. Under the circumstances, we were successful in getting some engagement. We had around 100 people participating through one mechanism or another. We also had a steering committee that some of you served on that met three times over the

course of the project to get updates at key points to help us further develop the recommendations for each of the sections of the plan. We also met with smaller stakeholders that had technical or professional expertise in some of these areas to help us refine what some of those goals and recommendations should be.

Next Slide – Benchmarking

In addition to the public engagement, we also undertook a benchmarking exercise where we looked at other successful river planning efforts to pull out some of the best practices and get some additional ideas and suggestions for what other successful efforts had included. We looked at 4 plans, which included Richmond and Greenville (SC). They were both the main ones that everybody thought of when they thought of well-developed efforts. Some of the common themes were the importance of creating a cohesive trail network, making sure that we were considering how we could promote access to the trail system, incorporating the local history into the plan, and making sure that, as development was considered along the river corridor, it was done in a way that fostered connections to the water to help provide a better tie-in between any sort of development that was happening and an appreciation for the river itself. There were some other items that didn't come up in all the plans, but we thought were insightful. Those included things like accessibility for people with different physical abilities, looking at how wayfinding and navigation could support use of the river, and things like environmental considerations and zoning.

Next Slide – Vision Statement

After meeting with the public, a steering committee, and technical committee, this is the visions statement that we ended up 'landing on.'

“The Rivanna River flowing through Charlottesville and Albemarle County is one of the community’s greatest assets. In and near Free Bridge, Woolen Mills, and the Pantops area, the river corridor is and will be a dynamic place where people can experience a natural environment, enjoy healthy outdoor activities and venues, peaceful and serene opportunities, and important historic and cultural points of interest.”

This went through a couple of different iterations. There was this really strong desire to make sure that we were promoting the use of the river corridor as a natural environment, while also making sure that we're supporting the recreational use of the river. All those considerations were how to balance the different priorities for the use of the river corridor was considered very strongly as we worked through what this vision statement should communicate.

Next Slide – Guiding Principles

What came out of the this was six guiding principles, which helped us further develop the pillars of what the recommendations should be around the river. There are the five diamonds that are in the middle of this diagram here. The guiding principles are outdoor recreation, public, health, safety, and wellness, historic sites and cultural features, development and redevelopment, and multi-purpose bridges and trails. The gray arrow across the top is labeled Environmental Protection. When we first started talking about these different principles that we wanted to make sure were incorporated into the plan, the initial conversation was that all of these should be considered equally. This is unique compared to some of the other ones that we reviewed. It wasn't a specific type of plan. It wasn't a recreation plan, a flood mitigation plan, an economic development plan. It was really intended to balance a lot of different desires for uses in this one plan. After having conversations with the steering committee and public, it became clear that we needed

to balance a lot of different interests. It was important that if we were going to state that the environmental protection of the river corridor was priority, it had to be the most important priority. We basically drew a band around all these other guiding principles. All the guiding principles were equal, except for environmental protection, which had to be considered the first and highest importance for the river corridor. All these other factors could be considered, as long as there wasn't any sort of detrimental impact to the environment.

Next Slide – Environmental Protection

For each of those guiding principles, we developed a set of recommendations. With the environmental protection recommendations, we wanted to make sure that we were protecting and educating the public about the sensitive, biological, and ecological areas within the corridor area. There has already been some work that has been done to start identifying those so we can build off that. There is additional work that might need to be done to further identify where some of these sensitive, ecological areas exist. The second thing that came up repeatedly in our public outreach was this strong desire to address the invasive species throughout the corridor and encourage the use of native species whenever possible. That's a recommendation that is reflected as well and encouraging the continued compliance and looking at how we can improve storm water management throughout the corridor to further protect the water quality and ecological systems within the corridor itself and continue to support collaboration with other organizations that are already doing some of this work to make ecological improvements and investments throughout the corridor.

Next Slide – Recreational Activities

Recreational activities were one area where we focused on trying to consider equity impacts. As you're reading the plan, we didn't mention the word **equity** a lot. What we tried to do was be thoughtful about the recommendations and made sure that we were developing recommendations that would support equity considerations and how we promoted use and access to the river. We made sure that we emphasized the importance of increasing neighborhood connections, especially who we were increasing those neighborhood connections for and diversifying access through supporting different modes of transportation and access to the river corridor. We also talked about developing a trail system that accommodates users of all ability levels. Having different kinds of surfaces within the trail system and providing a variety of surfaces dirt/soft surfaces or hard surfaces. Depending on your accommodation needs, you had the opportunity to use a surface or a trail surface that was accommodating for that. There is also the strong desire to increase public access points to the river and the waterfront and to make sure we were providing information to trail users through a regional map of what was available throughout the corridor. They could plan their trips and know what kind of opportunities they would have before going to the river corridor in order to improve the comfort and accessibility of the different kinds of recreational uses.

Next Slide – Multi-Purpose Trails & Bridges

Multi-purpose trails and bridges are important because it is important to consider how the uses and the access to the river system can be for multiple purposes, not just recreation. It can be integrated into the larger transportation system. One of the things that we talked about was this bike and pedestrian crossing between Riverview Park/Woolen Mills area and the Pantops area. Looking at key locations where we can fill those network gaps by increasing access to the river corridor and across the river corridor. Promoting a multi-purpose use of the trails and bridges is making sure that it is not just recreation, but it is integrated into the overall transportation network. Helping people understand how they can navigate through the trail

system, through a different wayfinding system, and signage to help them understand how they can use the trail system for their commuting purposes; in thinking about how people are accessing the trail system from the larger transportation system and making sure that we're increasing the comfort to help people get to the trail system.

Next Slide – Public Health, Safety, & Wellness Measures

Public health, safety, and wellness measures was an interesting set of recommendations to review. The recommendations started off being surrounded by helping people feel safe while they're on the corridor. As we talked to the stakeholder group, it transitioned to helping users feel empowered and confident in knowing how to navigate different types of situations that might come up. We moved this from making people feel safe through things like lighting and call boxes to helping them feel informed and educated to know what to do if faced with different kinds of emergency, health, or safety situations. We talked about the importance of building trust with your local public health and safety personnel. There is some interest around developing programming to increase the visibility of personnel that would respond to emergencies. We were conscientious that, if not done well, this could come across as being a policing of the river system. We wanted to emphasize that the goal of this was to build relationships and community trust and community confidence that if there is an emergency, people will be taken care of.

Next Slide – Development & Redevelopment

When we surveyed the general public, as part of the public outreach, there was this strong desire to not overdevelop the river corridor. The first thing that we wanted to emphasize is that we are not recommending development or redevelopment that is any different than what is already in the approved Comprehensive Plan. We wanted that to be consistent. We're not permitting anything. What we wanted to do is focus on how we could support development and redevelopment that was already going to be allowed in ways that were supportive of what we were trying to achieve throughout the river corridor. That included developing recommendations around supporting visual and physical access to use of the river and trails from service-oriented businesses; making sure that there is that connection between the business uses and the river corridor to foster that sense of connection to the water through the development that is going in along the corridor. Permitting the economic development that has some sort of tie into the trail system and the riverfront itself. The rest of the discussion was around some of the existing businesses and how we could work with existing businesses to improve the experience of being within the corridor. We also are recommending exploring some voluntary landscaping or industrial art installations that could help enhance some of the existing commercial and industrial sites along the corridor.

Next Slide – Historic Places & Cultural Features

The last recommendations were related to historic places and cultural features. The first thing that we thought was going to be important was to develop a comprehensive inventory of existing sites throughout the corridor. We wanted to make sure that we were balancing between encouraging additional public access to resources that are appropriate for educating and informing the public but also acknowledging that there are going to be some sites that need to be protected and need to have limited access to make sure that they are preserved. That starts with having an inventory in place so that kind of analysis can be done. We also wanted to make sure that there was support for acknowledging that there is a wide range of groups and types of history throughout the corridor. Making sure that there was support for increasing education and awareness of that broad range of history that represents so many different people and different types of history throughout the corridor. This is a good opportunity where we can partner with

other local organizations to develop educational programming to enhance what is on site but understanding the importance of this corridor through the history of the local area.

Next Slide - Recommendations

This slide serves as an example of some of the changes that we put into place after we met with the Planning Commission last summer. One of the pieces of feedback that we got was that there was a long list. We needed to know how to prioritize some of these recommendations within the full list of recommendations that were listed. If you look at the timeframe column, we ended up taking one or two recommendations with each category and prioritizing those as short term. Those were intended to be things where there is already some sort of momentum or something that seemed to be low cost and high impact. Those were the short-range priority items that we thought would be a good starting place to start moving forward in the implementation of some of these plans. This matrix also included more information that would help with implementation at some point, which includes what type of recommendation, what category, what agency/departments would be responsible, and the general fiscal impact.

Next Slide – Planning Commission Feedback

We did previously meet with you. You had some feedback for us. This is a high-level summary of everything that you told us. There is a high number of action items. We did discuss how we were giving you a starting point by identifying some short-term opportunities. We added a recommendation that stated that we would be supporting affordable housing within the corridor in compliance with existing Comprehensive Plan land use decisions that had been made and supporting robust transportation system access from different parts of the region. There was a concern about equity not being emphasized. We tried to provide more explanation on how equity was addressed throughout the plan. You won't see the word 'Equity' mentioned no more than once or twice. We did try to be thoughtful about developing the recommendations in a way that considered the equity impacts. With the emphasis on vehicle-oriented access and increase in parking, I don't know if we can take out the need for monitoring additional parking access. We recognize that we want to decrease reliance on single-occupancy vehicles. We did try to be general about making sure that we were also supporting a broad range of other types of modal access to the parks through transit, through improved bike/ped access. Prior to the most recent updates to the plan, we did reach out to the Monacan Indian Nation and requested that they review the plan. We had some feedback from them that was incorporated. We changed some of the language around those recommendations based on your feedback. We developed a list that linked to other plans that. Some of those recommendations were pulled directly into the list of recommendations that were developed.

Next Slide – Implementation Strategies

We developed, as a starting point, this set of recommendations around implementation strategies. These are more general. There are some intermediate steps that aren't necessarily appropriate as specific recommendations but would help with the implementation of some of these recommendations. The scope of this plan was broad. It was hard to be specific on how a lot of these implementations would be implemented. Some of the planning priorities that were identified under the implementation strategies were intended to provide a bridge for that; to take you from 'what we would like to do' to the next step 'this is what we need to consider' in terms of having the information we need to put it into practice. The other thing that is helpful about some of these planning priorities that were identified is that they would be helpful as far as implementation on their own. They could also be incorporated into a master plan if that is moved forward at a future date. There are several grant opportunities that can be pursued to implement

some of the projects. Some of them are already being pursued; related to flood prevention/mitigation, transportation system improvements. We wanted to make sure that there was support for pursuing any of those grant opportunities that could help with the implementation. There are individual project priorities that were identified within the plan as short-term opportunities that were low cost with high impact.

Next Slide – Next Deliverable – Master Plan

The third phase of this plan was originally envisioned as being a master plan. This would look at what ‘on the ground’ implementation would like as far as some of the goals and objectives that were developed as part of this plan. If a master plan is going to move forward, the next steps would get the financial commitment from Charlottesville and Albemarle. We could then move forward with developing a scope of work to get a consultant to develop a plan. That would be determined at a future date if there is interest from both localities.

Commissioner Mitchell – This is everything I expected it to be. You guys have done a great job. The benchmarking is probably not the best benchmarking we could have done. All these cities that we benchmarked have rivers running through the downtown. The Rivanna River doesn’t run through downtown. It is difficult to find a good benchmark with a city our size. I like what you have done by upgrading and highlighting the indigenous community in bringing it forward in the document. I encourage you, as you present this to others, to be more vocal about the Monacan Tribe and the work that we have done to recognize that and pull that into what we’re doing. I am comfortable with the deliverable that you have come up with.

Commissioner Dowell – I only have the comment from the pre-meeting. For general knowledge purposes, I wanted to make sure that we documented what the water quality level was in actual numbers. As we’re moving forward with this awesome plan, we can make sure we’re keeping our waterways safe and to see what the recreation on the development and how it may be affecting our waterways. I look forward to the implementation of the plan. I have tried to use some of our trailways more often. I would like to see more signage about the history of the vegetation. It would be nice, especially for our younger residents to learn about the vegetation and how it grows.

Commissioner Habbab – I am very happy with this.

Commissioner Lahendro – Sequence is an issue for me. When I see for the next steps, for historic preservation, to pursue funding opportunities to protect the identified cultural and historic assets, we haven’t done the comprehensive inventory of this historic assets along the river. The sequence doesn’t seem right to me. I presume that comprehensive inventory will happen during the master plan, which is in the future. We’re going to be going after grants to protect some of those places now. I find the sequence to be mixed up or unclear or scattered.

Ms. Shackelford – If you have a recommendation for addressing that, that could be part of the action that you’re recommending on the plan at this point. Some of this is already identified. Do you want to wait until everything is identified before you pursue any sort of funding to preserve what you already know might need some additional assistance? Are those things that you can do in tandem? You could pursue funding for things that you know are of need. I will defer to those of you in this meeting, who might have more expertise on historic preservation to give us guidance on what makes sense.

Commissioner Lahendro – How do we know what the committee has already identified as historic? Is that somewhere in the documentation? I have gone through it. I didn't see an inventory or any information on it. I am still concerned that I don't see, within the committees, any historic preservation experts or advisors involved with this master plan.

Ms. Shackelford – We did not identify specific historic sites that would need preservation. We did reach out to people, who had expertise in historic preservation. We met with Albemarle County's Historic Preservation Committee for them to inform the plan.

Commissioner Lahendro – The city has a preservation planner. Has that person been consulted? I am seeing recommendations without the support of knowing what you have.

Commissioner Mitchell – Is there a corrective action that you would like to see, Mr. Lahendro?

Commissioner Lahendro – I would like to hold off making recommendations about what to do/what kind of grants to get and what to protect before we do the actual work, to know what it is that we need to protect.

Ms. Creasy – There might be grant opportunities to address that inventory. That might be the first step. That could be clarified.

Commissioner Russell – I am on the steering committee for this project. I also serve on the Albemarle County Board of Historic Preservation. Our group did provide feedback, not only on the plan, but also a 'brain dump' of sites, features, and districts within the area. Those informed the narrative at the beginning part of the document; they weren't listed as an inventory. Not everything made it into that document. A draft of an inventory does exist. I thought that the historic resources committee was also part of this. I thought you met with city Historic Resources Committee?

Ms. Shackelford – I don't recall that we had a separate meeting with the city.

Commissioner Russell – In terms of the next steps, I read it that, under the category of planning priorities, item 2 is to create a comprehensive inventory of historic and cultural resources throughout the river corridor to be used for planning purposes. There is another section called Grant Application Priorities. That is pursuing the funding opportunities. It could be better clarified. I think the inventory is there.

I was hoping that staff could speak to how this work informs the zoning work underway with our consultants and the 'temperature' on phase 3 implementation of the master planning. Is that necessary? How do we take these recommendations in this document and move it into the staff work plan if we do ultimately recommend it?

Ms. Creasy – For the zoning work, we have provided this material to the zoning consultants. They have this information that they're reviewing as part of the diagnostic, like what they're doing with the small area plans and other plans that are already adopted to make sure that themes and aspects are considered as that review moves forward. With the 'temperature' for phase 3, Albemarle is going through a similar process with a review of the document. They are just starting their Comprehensive Planning process. The

last discussion I was a part of, they were planning to integrate this material into the Comprehensive Plan as opposed to specifically adopting it in their current plan. As what happened with phases 1 and 2, the appropriate decision makers will have to come to the table to determine if this is a priority for both groups. Since this initiative began, it began with a smaller discussion that evolved into this potential process. We have made it through step one and almost through step two. It is something that the community cares about. I could foresee something in the future. I don't know how quickly. We're looking out for the discussions that Albemarle is having on this at the same time. With how to move recommendations forward, I know a number of the physical recommendations are things that Parks and Recreation will have the opportunity to work with. As part of this project, we have been working with Parks and Recreation staff for the city and county. It considers initiatives that they are pursuing. Those groups are very active in making sure that we're moving forward. There are some policy-related things. A lot of them are physical things that people would see are things that the Parks groups have prioritized.

Commissioner Stolzenberg – What is the process for this plan to be passed by the county?

Ms. Shackelford – They are going through an endorsement process. Instead of formally adopting it as an amendment to the Comprehensive Plan, they are going to go their Board of Supervisors to ask for an endorsement. They're going to integrate that into their update for the Comprehensive Plan as they undertake that full Comprehensive Plan update.

Commissioner Stolzenberg – Did they express any reason for that?

Ms. Shackelford – They're going through the Comprehensive Plan process currently.

Commissioner Stolzenberg – Will any changes we make be incorporated into what they end up endorsing?

Ms. Shackelford – That will go to their Board of Supervisors on February 2nd. The Council meeting for this is scheduled for later in February. We will have a discussion with them after this meeting to see what recommended changes might be incorporated and include those with whatever goes to their Board for consideration.

Commissioner Palmer – It is a great plan. I enjoyed hearing about it. I like the aspect of elevating the environmental protection above everything else. That's the most important aspect of the river and everything else that comes along with that. As this becomes a part of the Comprehensive Plan and our community's aspirations for the river, it must focus on the resiliency of the river to weather the future climate as it changes and provide a safe and beneficial place for our community. I'm glad to see it become a part of our Comprehensive Plan.

Chairman Solla-Yates – If we choose to proceed with step 3, are you free?

Ms. Shackelford – That would be something that we could potentially help with the project management and coordination. We would need to be working with a landscape architect or survey firm that has more technical expertise to putting that planning work on paper. We would be happy to discuss what our opportunity to support that would be.

Councilor Payne – I see the environmental preservation as being the most important and key piece of it. I am curious to see what will be necessary for implementation on Council's end in terms of the resources that we must give to make it happen. Orienting it around pedestrian access, as opposed to parking and cars, will be important. There are challenges there. One of the recommendations was industrial art in the area. That popped out as a potential investment with a lot of returns if we're able to have a partnership with Bridge Progressive Arts Institute or public art that we see in river districts in other localities that can open that space for the public as a public resource.

Mayor Snook – I am seeing and reading the Urban Rivanna River Corridor Plan that was circulated about a week ago. It was my first exposure to the fact that there was this kind of plan happening. Over the weekend, I saw some article about the archaeological work being done at the Old Shadwell Estate. Most of the history of the Rivanna River is in places that are County places. They're not City. The city has the middle part of that. When I was giving tours to school kids, I would go on school buses with 4th graders. We would go around in the school bus and talk about the history of Charlottesville. I would go down to the Woolen Mills and the Port of Paires, which seemed to be a Charlottesville conceit that we should name our report after the port that was accessed to city of Athens in Greece. All that land on the Rivanna River south of I-64 is owned by The Thomas Jefferson Memorial Foundation. Were they involved in any way in any of these discussions? Because it was a phase 2 plan, it wasn't necessary to involve them. I would like to know if they have any plans for developing the river access that they have as it relates to the Shadwell residence. It would help them portray the story of early 18th and 19th century living was like.

Ms. Shackelford – They were not on any of the committees. They were not part of the stakeholder group. We had set a targeted email list out to different community organizations that might have additional interest in it. I would have to go back to check.

Commissioner Russell – It is not in the actual boundaries of the urban area. We have been involved with TJPDC and the county. There was a recent article in The Cville about the restoration work on the historic Shadwell Mill. We are very much in conversation with the county. It is part of a 2005 proffer that Monticello dedicate right of way of land on that side of the river. We have been working on that for a while. We're currently in the easement negotiation portion of that. That would add an additional 5 miles to that Old Mills Trail that runs along the north side. It is an existing project. As a planner at Monticello, Monticello has been a part of this conversation.

Mayor Snook – At the other end of the Rivanna River, if you go far enough up, you hit the site of an old Monacan town. There is not as much public land on the way up there. As I was thinking about historic trails, hikes, and things like that, what a great opportunity to connect the Monacan history to the 1742 Jefferson history to the 1820 Jefferson history. There is a lot of potential for a lot of interesting things happening there.

Commissioner Russell – You're talking about the site on Polo Ground Road. There is another point at the other end of the Rivanna River with the junction with the James River. The Jefferson component of that is not great. He massacred an archaeological dig/burial site. There are a lot of history of the Monacans and other people traveling along this river.

Mayor Snook – One of the things that came up in the discussion of the Lewis and Clark and Sacajawea statue and placing that at Darden Towe Park was the understanding and the recognition that the Monacan

tribe and Shoshone, trying to represent for the Monacan tribe; to work out some understanding for Council and for the city that this land all used to be Monacan land. What does that say about what we should be doing in recognition of that? That's a whole discussion that I don't want to have to get wrapped up in the fate of the statue with Sacajawea. It is much more of a broad discussion that needs to be had. This kind of Park and this kind of historic trail would be another avenue for discussing that.

iii. Public Hearing

No Public Comments

iv. Commission Discussion and Motion

Commissioner Stolzenberg – I am up to four changes. Three of them are minor changes. The substantive one is in The Public, Health, and Safety and Wellness Table. I want to change the word 'homelessness' to 'encampment.' The mere state of homelessness is not illegal on the trail as other parts of the plan do a good job of talking about it sensitively.

Motion – Commissioner Stolzenberg – I move to approve the attached resolution with amendments to amend the City's 2021 Comprehensive Plan update to include the Urban Rivanna River Area Plan, dated December 2021. Those amendments are:

- **Changing 'bloat' to 'boat' on "boat launches on pages 52 and 58."**
- **Typos in Monacan with an i to two a's on 78 and 82.**
- **The heading on the Public Health, Safety, and Wellness Table Recommendations on page 68**
- **Changing the 'homelessness' to 'encampments' in item 2.3.**

Second by Commissioner Mitchell. Motion passes 7-0.

IV. COMMISSION ACTION ITEMS

Continuing: until all action items are concluded.

The meeting was adjourned at 7:02 PM.