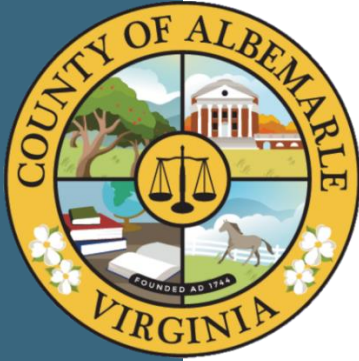


AC44: Coordinated Land Use and Transportation

Pantops Community Advisory Committee

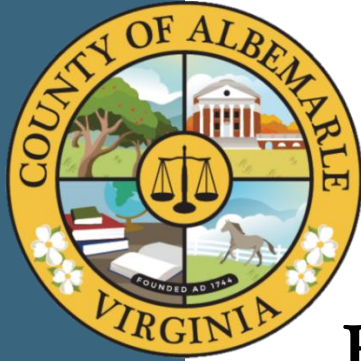
January 22, 2024



AC44 Agenda

- Review where we are in the AC44 process – focused on Phase 2
- Multimodal Planning Approach and Activity Centers
- Draft Updated and Consolidated Land Use Designations
- Next Steps

AC44 – Where we are in the process



Phase 1

AC44 Framework for an Equitable and Resilient Community

Land use buildout analysis (2022)

Review Growth Management Policy

Phase 2

Updated Goals and Objectives for each Plan Chapter

Planning Toolkits for coordinated land use and transportation planning

Phase 3

Updated Action Steps for each Plan Chapter

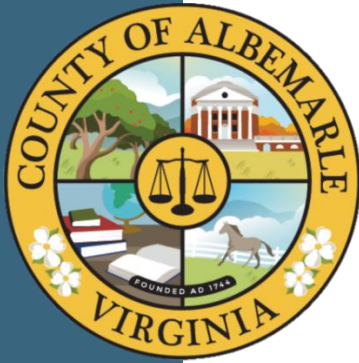
Prioritized Plan recommendations with 'Big Moves' to complete in the first 5 years after Plan adoption

Phase 4

Finalized Comp Plan document

Public hearings with Planning Commission and Board





Phase 2 – 3 Steps

Step 1: Community Priorities (January – April)

- Input on opportunities, challenges, and priorities by Plan topic to inform updating Plan recommendations for all chapters

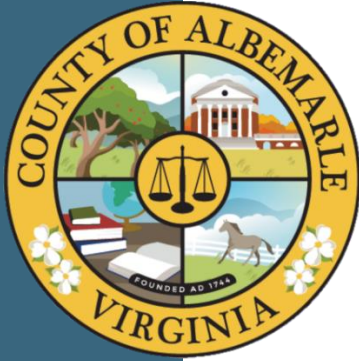
Step 2: Planning Toolkits (May – August)

- Input on the four toolkit topics for coordinated land use and transportation planning
 - Activity Centers in the Development Areas
 - Factors/Process for Potential Future Development Areas Expansion
 - Rural Crossroads Communities
 - Rural Interstate Interchanges

Step 3: Draft Goals and Objectives (current)

- Input on draft Goals and Objectives by Plan chapter





Comp Plan Organization: Goals, Objectives, Action Steps

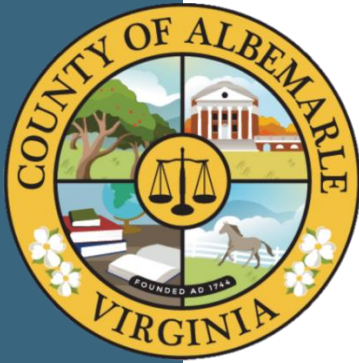
Phase 2:

- Goal: a high-level and long-term direction to fulfill the vision and Framework
- Objective: a specific outcome or target that accomplishes a goal

Phase 3:

- Action Step: a policy, infrastructure improvement, planning effort, or other activity or project to achieve and implement a Plan objective

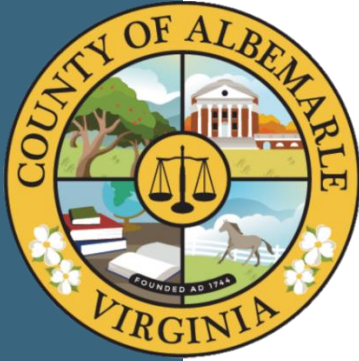




Share your input: draft Goals & Objectives!
engage.albemarle.org/ac44

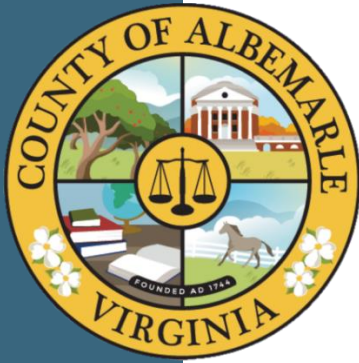
Upcoming Questionnaires:

- Rural Area Land Use + Transportation
- Development Areas Land Use + Transportation
- Community Facilities



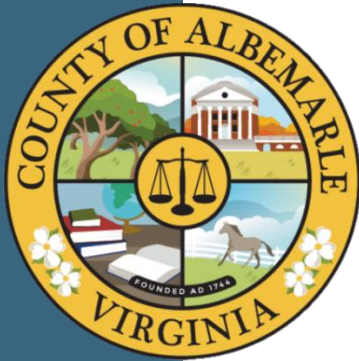
Today's Meeting – Coordinated Land Use and Transportation Planning

- Multimodal Planning Approach
 - Activity Centers
 - Modal Emphasis Mapping
- Draft Updated and Consolidated Land Use Designations



Community input themes related to today's topics

- General support for **Activity Centers** concept – mix of uses, housing choice, opportunities to age in place, encourage redevelopment, safe options for walking and biking
- **Multimodal Transportation:** bike and pedestrian infrastructure separated from vehicles and more frequent transit
- **Growth Management Policy:** prioritize efficient use of land in the existing Development Areas and redevelopment over expansion of the Development Areas while encouraging greater housing choice
- Pair greater density/intensity of uses with **quality open and recreational spaces** and **protected natural environment**

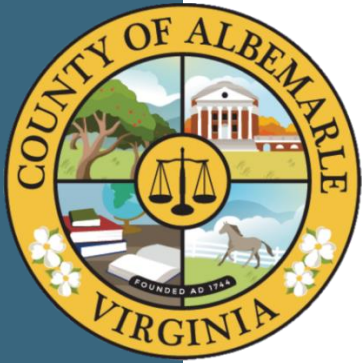


Multimodal Planning Approach



- Used by localities across Virginia
- Guidance through the VA Dept. of Rail and Public Transit (DRPT) - recognized by VDOT
- Identify activity centers linked by multimodal networks
 - Walking, biking, transit, driving
- Result = multimodal systems plan for coordinated land use and transportation planning

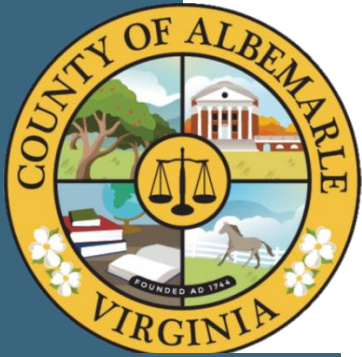








Activity Centers



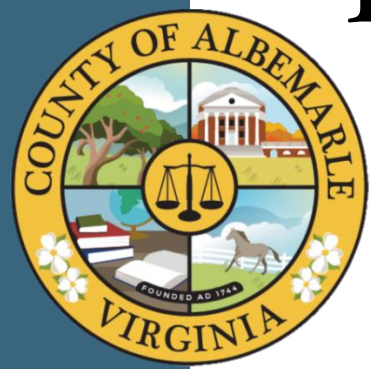
- Variety of businesses, services, and housing options (either now or in the future)
- Located within Development Areas
- Walkable design with quality open/green space
- Using DRPT multimodal guidelines and the Master Plans for guidance
- Three center place types: Neighborhood, Town, Destination
- Intended to consolidate and update the current Master Plan Centers



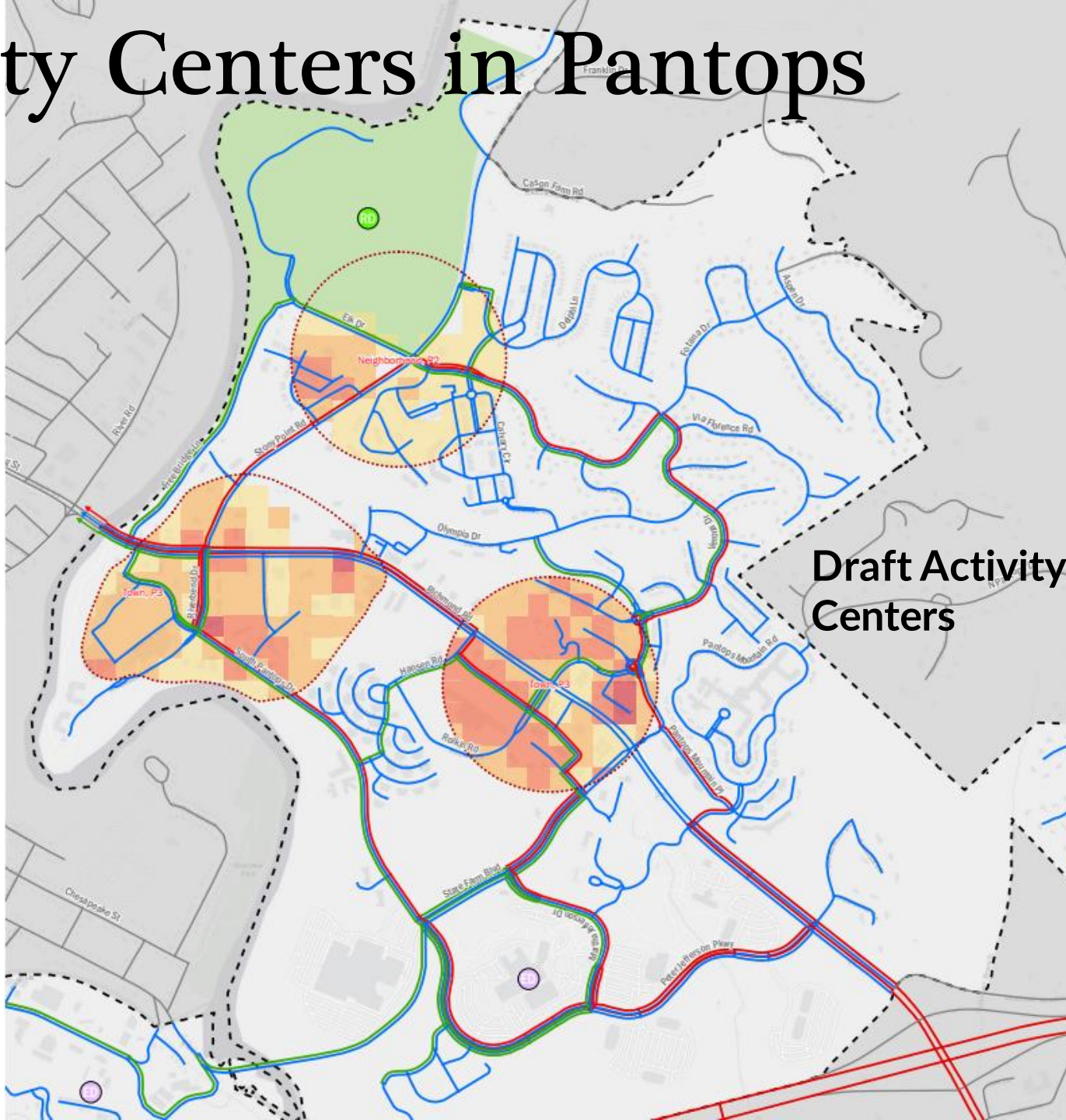
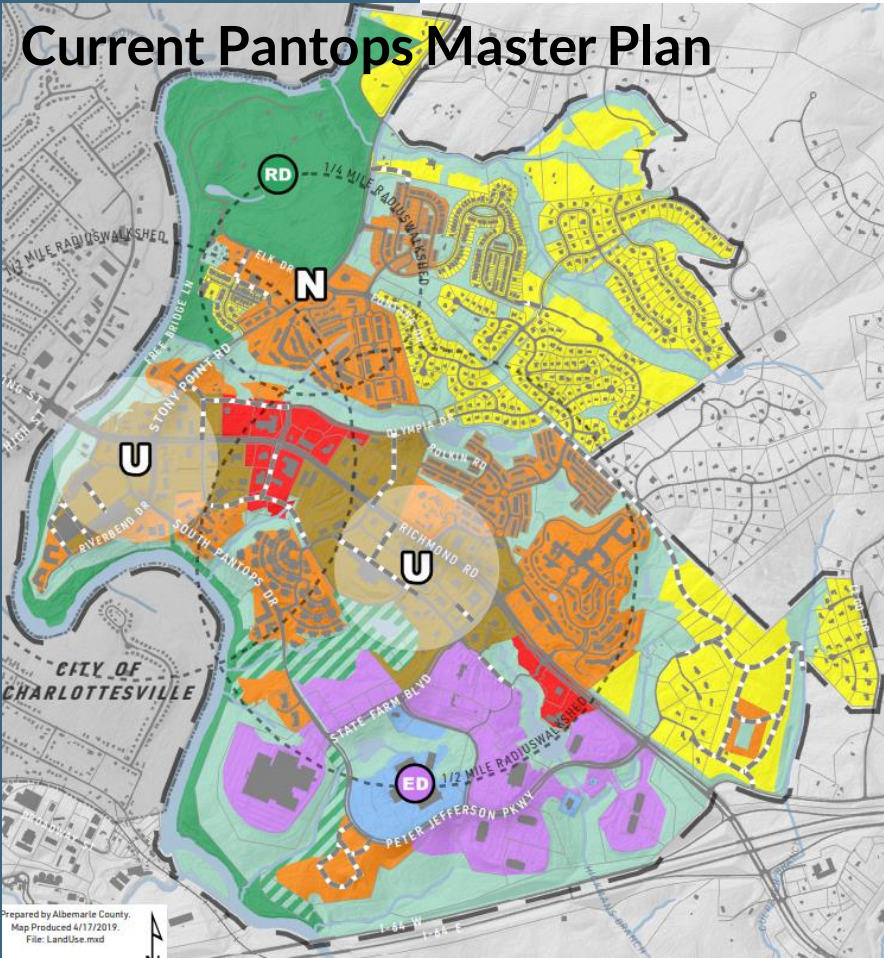
Form and Scale Guidance for Activity Centers

	Neighborhood Center	Town Center	Destination Center
Intent	Provide smaller-scale areas of activity that support surrounding neighborhoods. They may not necessarily have a more intense 'core area' (like Town and Destination Centers). They generally serve a smaller area than other center types.	Serve as a focal point for commercial and cultural activities and promote a mix of uses. The most intense activities tend to be concentrated within the core area (approximately a quarter-mile radius).	Create community focal points with high-density, compact, mixed-use development patterns. The most intense activities tend to be concentrated within the core area (approximately a quarter-mile radius).
Core Area	May not have a core area; walkshed typically 1/4 mile radius from center or about 10 minutes walking end to end.	Core area typically in the 1/4 mile radius from center (about 10 minutes walking end to end). Walkshed for multimodal service area about 1/2 mile radius from center (about 20 minutes walking end to end).	Core area typically in the 1/4 mile radius from center (about 10 minutes walking end to end). Walkshed for multimodal service area about 1/2 mile radius from center (about 20 minutes walking end to end).
Building Type	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.	Vertical mixed-uses are encouraged; buildings should be constructed to allow ground story commercial/retail along main street frontages.
Use and Development	Mix of uses (non-residential and residential) expected; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Neighborhood Centers.	Mix of uses (non-residential and residential) expected; active ground story uses encouraged especially in the core area; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Town Centers.	Mix of uses (non-residential and residential) expected; active ground story uses throughout the Center are encouraged; land uses should be generally consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Destination Centers.
Form & Site Design Guidance	2-4 stories; street trees and landscaping; bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; transit stops encouraged; parking relegated to side/rear of buildings or on-street parking (encouraged).	2-4 stories, up to 6 stories within core; street trees and landscaping; wide sidewalks within core, bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; enhanced transit stops encouraged; structured parking encouraged, parking relegated to side/rear of buildings or on-street parking (expected).	3-6 stories, up to 8 stories within core; street trees and landscaping; wide sidewalks within core; bike/pedestrian connections to adjacent neighborhoods/Centers/Districts; enhanced transit stops encouraged; structured parking strongly encouraged, parking relegated to side/rear of buildings or on-street parking (expected).
Public Civic & Open Space	Public civic and open spaces encouraged, such as small or medium-scale plazas and parks with active recreational amenities. 	Interconnected public civic and open spaces encouraged, such as small or medium-scale plazas and parks with active and passive recreational amenities, with linkage to other public open spaces and preference for location along public ROW frontage. 	Interconnected public civic and open spaces encouraged, such as medium or large-scale plazas and parks with active and passive recreational amenities, with linkage to other public open spaces and preference for location along public ROW frontage. 
Examples of typical scale & building types			

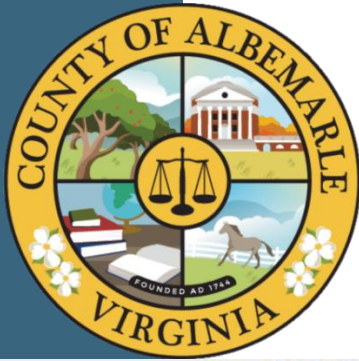
Draft Activity Centers in Pantops



Current Pantops Master Plan



Draft Activity Centers

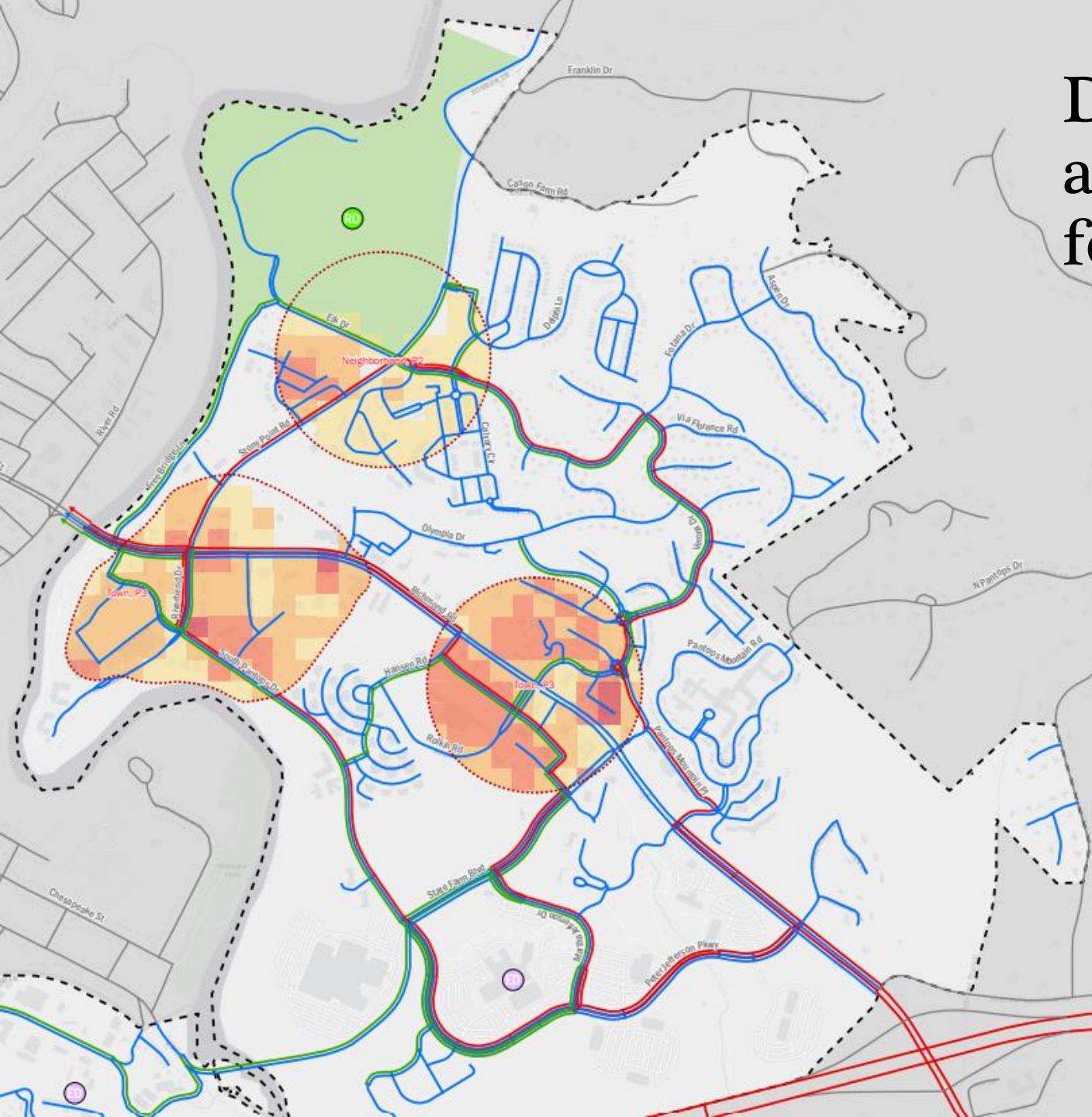


Multimodal Plan – Modal Emphasis



- Designation of one or more travel modes that should be emphasized in the design of a Multimodal Corridor.
- Corridors may carry any combination of modal emphases.
- **All streets should accommodate all travel modes to at least a minimum standard.**
- **Modal Emphasis prioritizes more optimal standards for whichever mode is emphasized (bike/ped/transit facilities)**

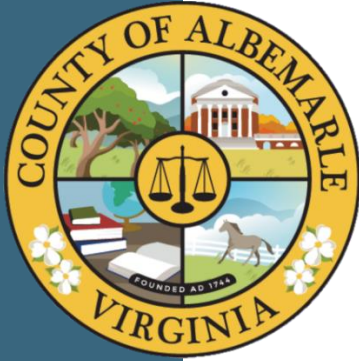
Draft Modal Emphasis Map and community, PC, BOS feedback



LEGEND

Existing Features		Activity Density
Development Areas/ Multimodal District	Employment District	Multimodal Centers
Roads	Institutional District	Current + Potential Activity Density
Pedestrian	Recreational District	T1 <=1
Transit	Schools	T2 <=10
Bicycle	Parks	T3 <=25
Pedestrian/Transit		T4 <=60
Pedestrian/Bicycle		T5 <=100
Pedestrian/Transit/ Bicycle		T6 100+
No Modal Emphasis		

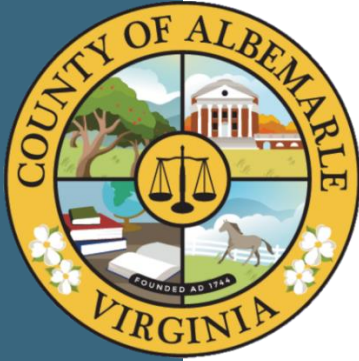
- Connect centers, parks, and schools
- Modal emphasis mapping does not preclude additional transportation projects or infrastructure
- Modal emphasis (esp. bike/transit) highlights the primary or 'spine' network



Share your feedback!

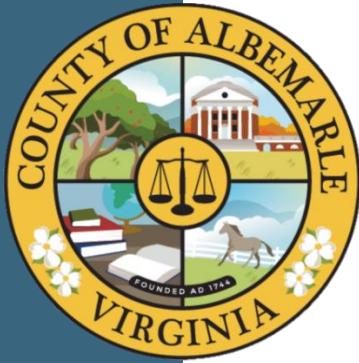
Reviewing the draft modal emphasis map, please **consider the following questions:**

- What are your preferred transportation modes for getting around Pantops?
- Do any major bicycle or transit modal emphases seem to be missing?
- What destinations (within this area or elsewhere) do you want to be able to walk, bike, or take transit to?



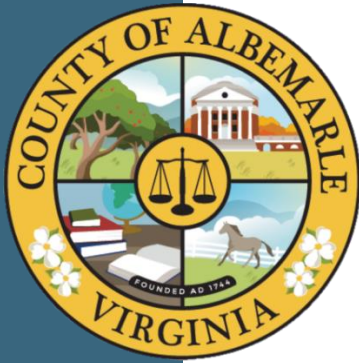
Land Use Designations

- Anticipated outcome of AC44: updated and consolidated future land use designations, applied across the Development Areas in a 'matching' approach
- Currently 24 land use designations across the 5 Master Plans
- Many designations are very similar but have different names and/or slightly different recommendations



Process for updating and consolidating Land Use Designations

- Starting with Crozet and Pantops MPs – most recently updated with best practices
- Consolidate similar land use designations and land use designations with the same name with slightly different recommendations
- During Phase 3 of AC44, apply draft land use designations to a draft future land use map for the Development Areas in a 1:1 'matching' approach



Land Use Designations – Primarily Residential

Primary potential changes relevant to Pantops MP land use designations:

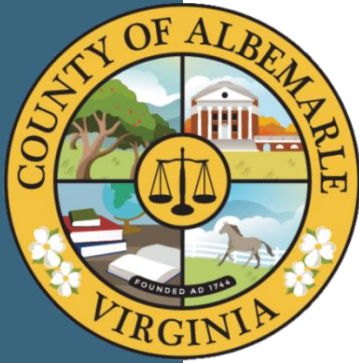
- Neighborhood Residential: would add ADUs as a recommended housing type
- Noting that Missing Middle Residential would be applied through future Master Plan updates
- Urban Residential: Increases the density 'floor' from 6 to 12 units/acre
- Urban Residential: Increases max building footprint recommendations and building height for some uses

Neighborhood Residential

Missing Middle Residential

Urban Residential

Land Use Designations – Mixed-Use



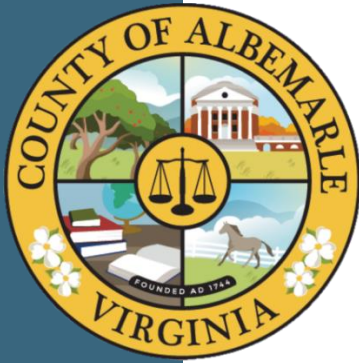
Community Mixed Use

Commercial Mixed Use

Urban Mixed Use

Primary potential changes relevant to Pantops MP land use designations:

- Community and Commercial Mixed Use: increases block length to 300-500 feet for more flexibility (instead of 300-400)
- Community Mixed Use: building height recommendation 2-5 stories (instead of 1-4 and 5 'by exception')
- Urban Mixed Use – for now likely only applied in Places29 (e.g. Destination and Uptown Centers)



Land Use Designations – Industrial/Employment and Institutional

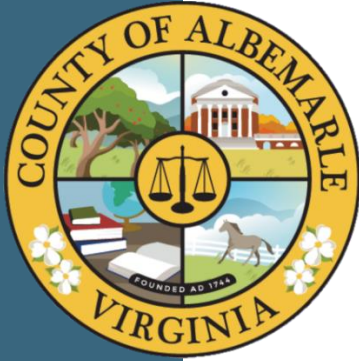
Primary potential changes relevant to
Pantops MP land use designations:

- Office/Flex/RD/LI: increases block length to 300-500 feet (instead of 300-400) and recommends building height 1-5 stories (instead of 1-4 and 5 'by exception')
- Industrial: likely only applied in Places 29 and Southern/Western at this time
- Institutional: Research and development added as a primary recommended use and recommends building height 1-5 stories (instead of 5 'by exception')

Office/Research & Development/Flex-
/Light Industrial

Industrial

Institutional

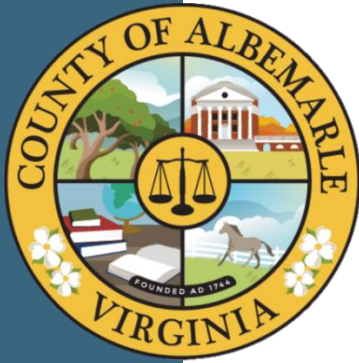


Draft Land Use Designations

This is an initial opportunity for feedback – there will be additional options for input, including upcoming online questionnaires

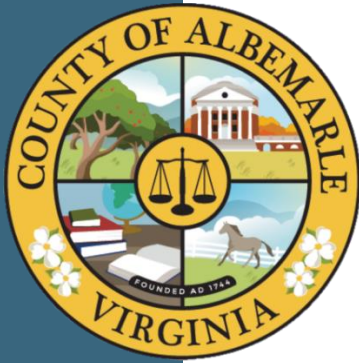
Questions to consider:

- Are there any terms or recommendations we can clarify?
- Do you have any initial feedback on the draft proposed updates to the land use designations?



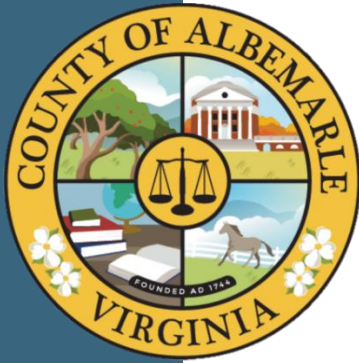
Next Steps

- **Goals and Objectives** for Development Areas, Rural Area, and Community Facilities (Phase 2)
- Continue to refine **Planning toolkits** (Phases 2 and 3)
 - Including the Development Areas-focused Activity Centers and prioritizing efficient use of Development Areas land
 - Possible Action Step (Rural Area): future Small Area Plans for rural interstate interchange exits **124 (Shadwell)** and **107 (Yancey Mills)**
- Draft **Action Steps** for Plan implementation and prioritizing Plan recommendations (Phase 3)



Possible options for prioritizing development in the existing Development Areas

- Encouraging and incentivizing redevelopment and infill in the Development Areas
- Using Activity Centers to encourage additional density/intensity of uses beyond underlying land use designations + connecting with multimodal transportation
- Using gross density to calculate recommended density based on future land use, instead of net density
 - Land use density ranges are recommendations – max not always feasible, including due to terrain/waterways



Share your input and stay informed – engage.albemarle.org/ac44

AC44



Albemarle County is planning for an equitable and resilient future. One of the main ways we plan for this future is through periodic updates to the Comprehensive Plan.


Share your thoughts on draft Goals and Objectives! Questionnaires are now open for [Housing](#) and [Economic Development](#).


Questionnaires also remain open for [Environmental Stewardship](#), [Parks and Recreation](#), and [Historic, Scenic, and Cultural Resources](#).

Sign Up Now


Receive updates and get involved.

Upcoming Events and Key Dates

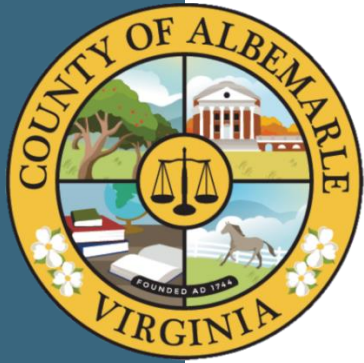
 AC44 Virtual Open House
November 06 2023

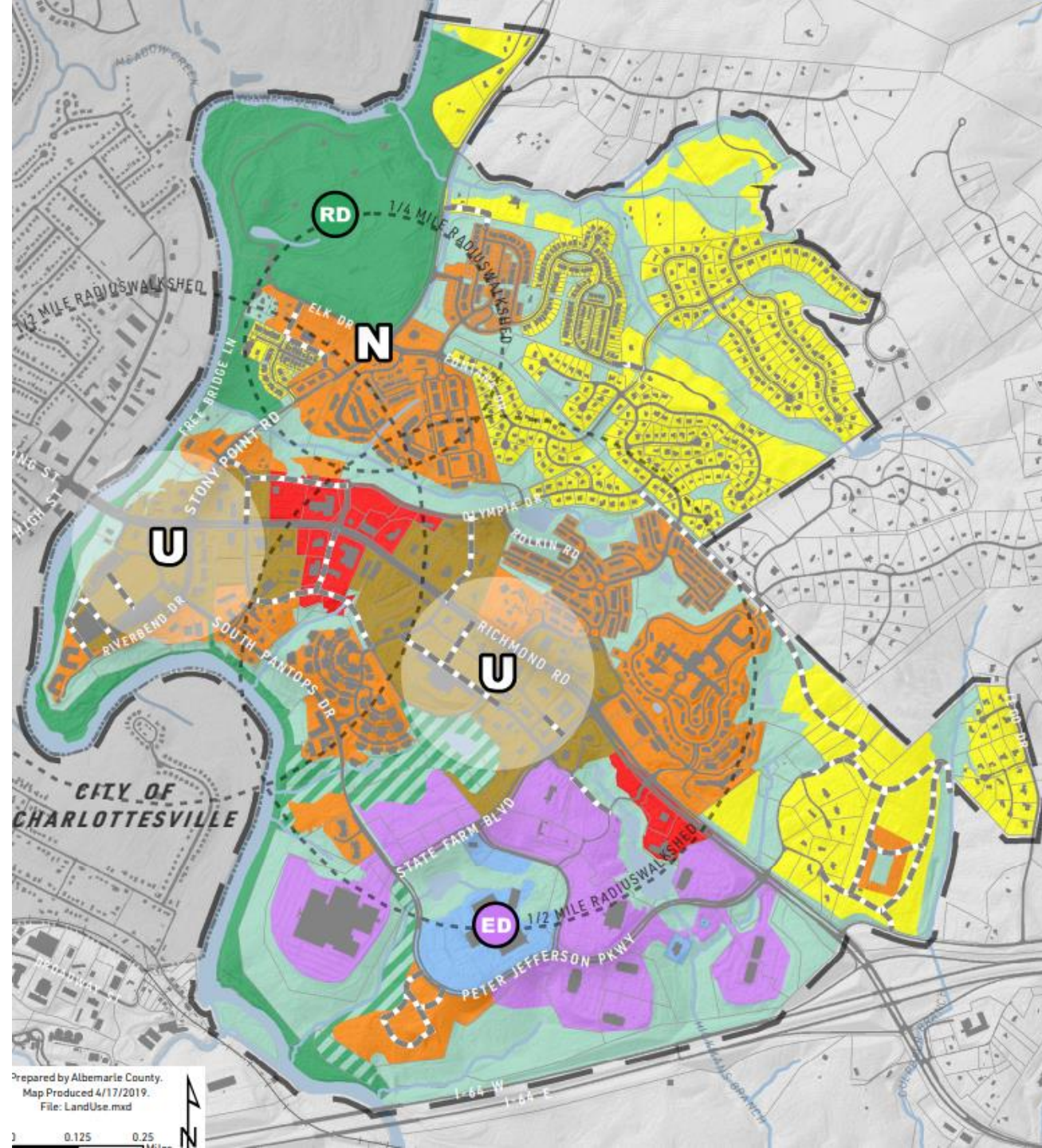
 AC44 Multimodal Planning and Land Use - Crozet Community Advisory Committee (CAC)
November 08 2023

 AC44 Multimodal Planning and Land Use - Places29 Hydraulic Community Advisory Committee (CAC)
November 13 2023

 AC44 Planning Commission Work Session
November 14 2023

 AC44 Multimodal Planning and Land Use - Pantops





Prepared by Albemarle County.
 Map Produced 4/17/2019.
 File: LandUse.mxd







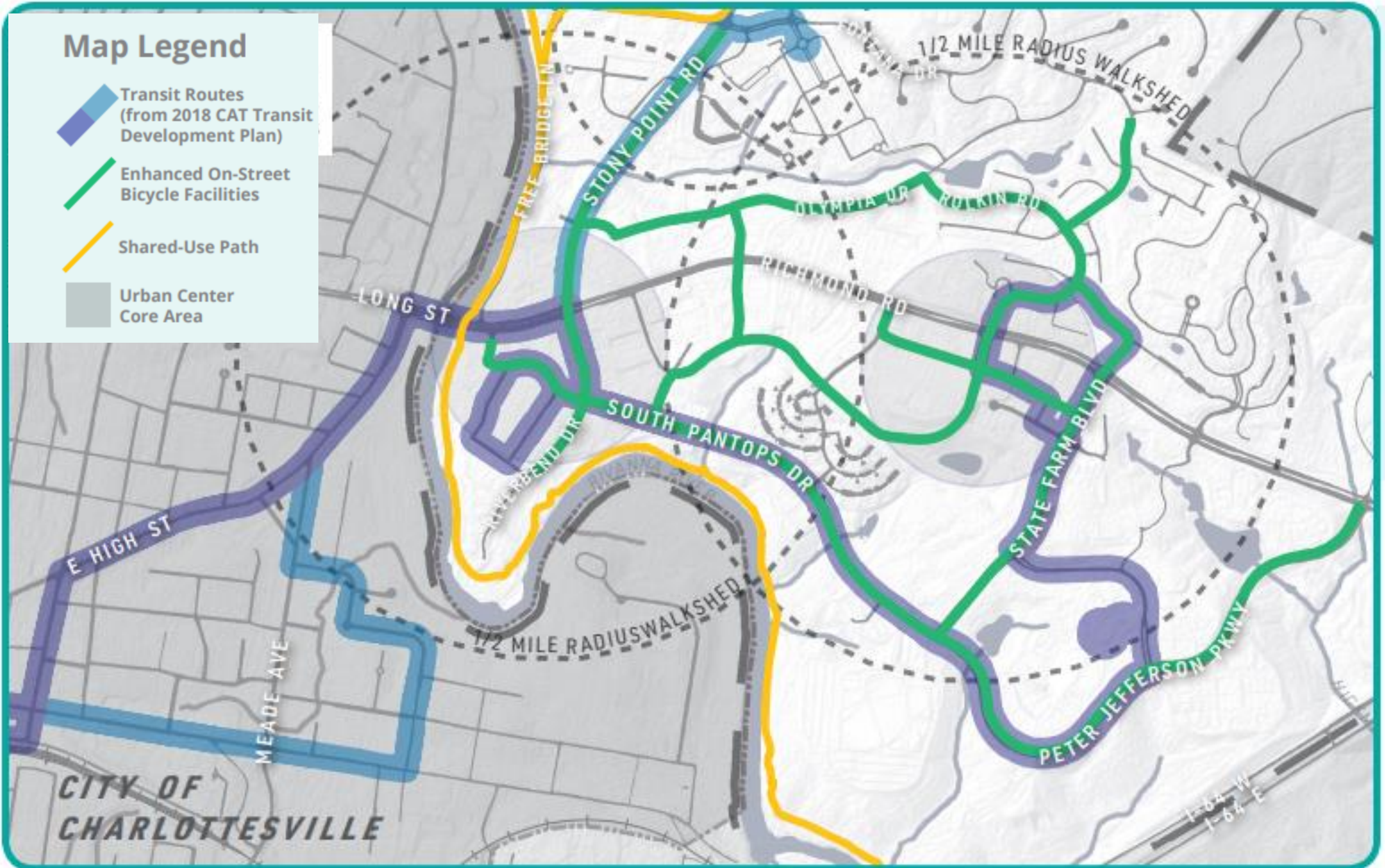
	Neighborhood Density Residential	Urban Density Residential*	Community Mixed Use*	Commercial Mixed Use
Intent	Low-density residential development supported by small-scale neighborhood serving commercial, retail, and institutional uses.	Medium to high-density residential development supported by small to medium scale commercial, retail, and institutional uses.	Mixed use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.
Primary Use	<ul style="list-style-type: none"> Residential at a density of 3-6 units/acre 	<ul style="list-style-type: none"> Residential at a density of 6-34 units/acre Religious assembly uses Schools and child care Institutional 	<ul style="list-style-type: none"> Commercial/retail Offices Residential at a density of 6-34 units/acre Religious assembly uses Schools and child care Institutional Hotels/conference facilities 	<ul style="list-style-type: none"> Commercial/retail Wholesale businesses Hotels/conference facilities Auto-commercial sales & services Religious assembly uses Schools and child care
Secondary Use	<ul style="list-style-type: none"> Religious assembly uses Schools and child care Institutional Commercial/retail 	<ul style="list-style-type: none"> Commercial/retail Offices 	<ul style="list-style-type: none"> Office/R&D/Flex/Light Industrial Existing auto-commercial sales & services 	<ul style="list-style-type: none"> Office/R&D/Flex/Light Industrial Residential at a density of 6-34 units/acre Institutional
Building Type & Form Guidance	<i>Residential:</i> townhomes, single-family attached, single-family detached <i>Commercial/retail/office/institutional:</i> uses should be located in small buildings or as part of mixed-use buildings with small shop-fronts along streets	<i>Residential:</i> multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary <i>Commercial/retail/office/institutional:</i> uses should be located in small buildings or as part of mixed-use buildings, with small shop fronts along streets	Mixed use buildings with active ground-story uses along street fronts encouraged <i>Commercial/retail/office/institutional:</i> large scale uses should locate in multi-story buildings with small shop-fronts along streets. Single use buildings should be constructed to allow future conversion to active ground-story uses along main streets <i>Residential:</i> multi-family encouraged; townhouses and single-family attached should be secondary. <i>Light Industrial:</i> activities and uses should be located inside of buildings.	Mixed-use buildings and developments encouraged. Single-use commercial buildings acceptable, with future conversion to ground story active uses along main streets encouraged. Light Industrial activities and uses should be located inside of buildings.
Height & Massing	<ul style="list-style-type: none"> Up to 3 stories Suggested maximum building footprints: 5,000 sq. ft. <i>Commercial/retail:</i> 5,000 sq. ft. <i>Office/Institutional:</i> 20,000 sq. ft. 	<ul style="list-style-type: none"> Up to 4 stories Suggested maximum building footprints: 8,000 sq. ft. <i>Commercial/retail:</i> 8,000 sq. ft. <i>Office/Institutional:</i> 25,000 sq. ft. 	<ul style="list-style-type: none"> 2-4 stories (5 by exception) Blocks should be 300-400 feet in length Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection 	<ul style="list-style-type: none"> Up to 4 stories (5 by exception) Blocks should be 300-400 feet in length

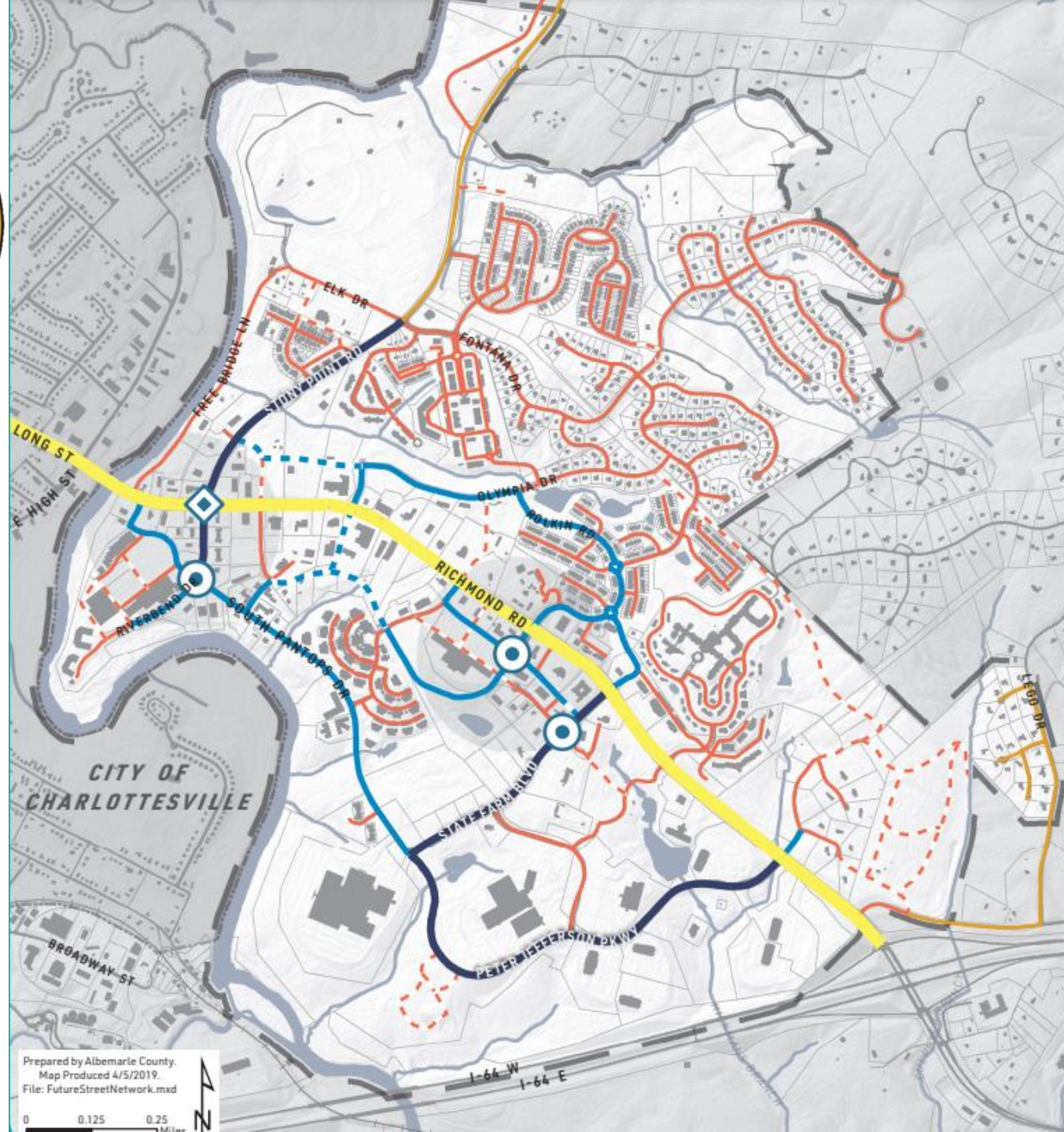
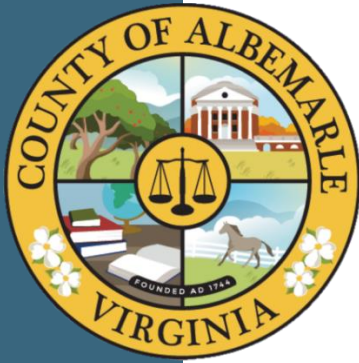
*See Centers table for additional guidance.

Office/R&D/Flex/ Light Industrial*	Parks & Green Systems	Public Parks	Institutional*
Employment-generating uses and basic industries meant to bolster economic development goals, supported by secondary commercial/retail, and residential uses to serve employees.	Areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.	Existing and proposed publicly owned parks and greenway systems for active, passive, or social recreational use.	Government buildings, schools, public safety facilities, public utilities, and major health care facilities; unprogrammed government property.
<ul style="list-style-type: none"> • Offices • Research and development • Flex spaces • Light industrial 	<ul style="list-style-type: none"> • Sensitive environmental features including stream buffers, flood plain, and steep slopes. • Privately owned open space with passive and/or active recreation amenities, parks, playgrounds, outdoor sitting areas, plazas, etc. • Natural areas. 	<ul style="list-style-type: none"> • Existing publicly owned parks and greenway systems. 	<ul style="list-style-type: none"> • Schools, colleges, universities, and ancillary facilities • Fire stations, hospitals, libraries • Public facilities and major utilities
<ul style="list-style-type: none"> • Commercial/retail • Residential at a density of 6-34 units/acre • Institutional 			<ul style="list-style-type: none"> • Offices supporting primary uses • Nursing homes, assisted living facilities, convalescent homes
Mixed-use buildings and developments encouraged with active ground-story uses along main streets. Single-use office/R&D/Flex buildings acceptable. Light Industrial uses and activities should be located inside of buildings.	Few buildings expected, although exceptions can be made for community-serving uses such as neighborhood recreational amenities.	Few buildings expected, although exceptions can be made for community-serving uses such as public recreational amenities.	Building types dependent on use, mixed use encouraged in public facilities where appropriate.
<ul style="list-style-type: none"> • Up to 4 stories (5 by exception). • Blocks should be 300-400 feet in length. • Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection. 	<ul style="list-style-type: none"> • 1-2 stories • Buildings and amenity areas should avoid critical environmental resources 	<ul style="list-style-type: none"> • Building design guidance should be vetted through a park master planning process • Buildings and amenity areas should avoid critical environmental resources 	<ul style="list-style-type: none"> • Up to 4 stories (5 by exception) • Building height and massing should be respectful of adjacent neighborhoods and areas identified for viewshed protection.

Map Legend

-  Transit Routes (from 2018 CAT Transit Development Plan)
-  Enhanced On-Street Bicycle Facilities
-  Shared-Use Path
-  Urban Center Core Area





Prepared by Albemarle County.
Map Produced 4/5/2019.
File: FutureStreetNetwork.mxd

0 0.125 0.25 Miles