

**COUNTY OF ALBEMARLE
PLANNING STAFF REPORT SUMMARY**

Project Name: Places29 Draft Master Plan—Chapter 8 Implementation—TEXT	Staff: Judith Wiegand
Planning Commission Worksession: March 31, 2009	Board of Supervisors Public Hearing: NA
Magisterial Districts: Jack Jouett, Rio, Rivanna, White Hall	DAs (Development Areas): Neighborhood One, Neighborhood Two, Community of Hollymead, and Community of Piney Mountain
1. RECOMMENDATION: After staff review of the chapter and public input, the Commission should ask any questions of staff that it has and provide guidance to staff to finalize the chapter.	

PLACES29 DRAFT MASTER PLAN—Chapter 8 Implementation

Background

Staff has presented the first six chapters of the draft Places29 Master Plan to the Commission. These chapters are based on work by the consultant team and County, Thomas Jefferson Planning District Commission (TJPDC), and Virginia Dept. of Transportation (VDOT) staff. Staff and consultants have presented concepts, maps, and information to this Commission, the Board of Supervisors, and the public in numerous forums since May 2005. On all these occasions, consultants and staff have requested official and public input about those concepts and maps, with the understanding that text would be prepared to explain the concepts and maps, as well as to give definitions and detail to support implementation of the plan. Staff is now presenting the draft text of Chapter 8 Implementation to the Commission for review and comment. At the end of the March 31 worksession, staff will provide the Implementation Table component of Chapter 8 to the Commission for review and comment at the April 14 worksession.

Purpose of the March 31 Worksession

This worksession has three purposes:

1. To provide an opportunity for staff to present the text of Chapter 8, Implementation to the Commission in detail, including how it was prepared, what it contains, and how it relates to the overall Places29 Master Plan.
2. To answer any questions from the Commission and receive any guidance about the chapter that the Commission may wish to give.
3. To give the public an opportunity to ask questions and provide comment at the end of the worksession. If the Commission wishes, staff will answer questions raised by the public.

Chapter 8. Implementation (Text)

This chapter will be reviewed in two parts: the text and the Implementation Table. The text is attached. Discussion of the table will occur at the next Commission worksession. As you read the text of the chapter, please bear in mind the following important matters:

1. Staff has chosen to focus on text during this worksession in order to convey several very important Plan concepts before addressing the full list of implementation projects and their costs.
2. The transportation improvements over the 20-year implementation timeframe will be necessary even without a master plan. There are two primary reasons. First, there is an existing backlog of transportation improvements that are necessary to address existing conditions. Second, the current Comprehensive Plan and, in particular, the rights allowed by the current zoning, would result in land being developed to a level that would generate additional traffic, further impacting the transportation system and the need for improvements.

3. The implementation of the Plan, including the improvements scheduled throughout the 20-year implementation timeframe, will be monitored and reevaluated during each 5-year plan update.
4. The funding issue is critical; there is little funding available from many of the traditional sources for projects of the types recommended in the Master Plan. There are several reasons to adopt the Master Plan, even though all funding for infrastructure to support the Plan has not been identified. Among them, this Master Plan presents a long-term vision intended to guide the ongoing development of the Plan area. This is critical to ultimately achieve a form and pattern of development consistent with the Neighborhood Model, rather than that which could result from the current Land Use Plan for this area. Having this Plan in place means that the County will be prepared to better enable the desired form and pattern if and when new funding sources are identified. Having the Plan in place also provides guidance to landowners who will be making decisions about their property in the future. Beyond the 20-year implementation timeframe, through progress towards the desired form and pattern of development, some costly transportation improvements, particularly those associated with increased automobile traffic, may be avoided through land use development that facilitates walking, biking, and public transit.
5. The timing of projects is such that they fall into three groups: ongoing projects, projects expected to begin during the first ten years of the Master Plan, and those that will begin after the first ten years.
6. The transportation network serves both the Places29 area and the region; US 29 is a Highway of National Significance.
7. Two Priorities have been identified:
 - Priority 1: Transportation Improvements associated with the US 29 Corridor
 - Priority 2: Areas for Redevelopment and New Development and improvements in these areas

Guidance regarding development in non-priority areas is also provided.

8. Strategies for funding the projects are included.
9. A Places29 Community Advisory Council (P29CAC) will be established.

At this first worksession, staff especially wants to focus at this time on how the Priority Areas will work, particularly in guiding decisions on future development proposals and the planning and funding of infrastructure.

Next Steps for Chapter 8

Staff believes that the text of this chapter is complete, except for any changes or additions the Commission (or the Board at a later date) would like to make. Following this worksession, staff will make any necessary revisions to the chapter and prepare to present the revised version as a part of the complete Master Plan.

Conclusions and Recommendations

After staff review of the chapter and public input, the Commission should ask any questions of staff it has and provide guidance to staff to finalize the chapter.

Attachments

Chapter 8, Implementation (text)

US 29 North Corridor Transportation Study Final Report, dated August 18, 2008