ALBEMARLE COUNTY COMPREHENSIVE PLAN UPDATE

Neighborhood Leadership Summit
April 29, 2015
Albemarle’s Comprehensive Plans

2015 Plan?
Reorganization and Update Needed
Background

- PC Review began July 2011
- Initial PC Recommendation August 2013
- BOS – Election November 2013
- Final PC Recommended Plan January 2014
- BOS public hearing March 12, 2014
- April 2014 – Topics to discuss
- May 2014 – BOS began review
Staff, Planning Commission and Board of Supervisors’ Work: It’s a Marathon, not a Sprint!
Process for Public Input

- **31** PC Work sessions/Public hearing
- **13** City-Co PC Work sessions for Livability Project
- **12** Livability Meetings with Community
- **6** Albemarle Topic Related Meetings (Economic Development, Rural Tourism, Southern/Western Urban Neighborhoods Master Plan)
- **16** Board Work Sessions/Public hearing to date
- Upcoming Board Public Hearing **June 10, 2015**

Total: **78** different meetings/opportunities for public comment
Recommended Plan

- Introduction/Background and Vision/Values
- Growth Management Policy
- 8 Chapters on topics (Economic Dev., Rural Area, Transportation, etc.)
- Implementation with priorities and measures of success
- Summary
Vision for the County: Ties Chapters Together

VISION: Albemarle envisions a thriving County, anchored by a strong economy and excellent education system that honors its rural heritage, scenic beauty, and natural and historic resources while fostering attractive and vibrant communities.

Transportation

**Relationship to the Vision**
A strong economy and attractive and vibrant communities require good transportation systems. Investment in roads in the Development Areas enhances opportunities for moving goods and people. Constructing sidewalks allows people to walk to work and home again. Bike paths and bike lanes make bicycling an easy alternative to driving. These

**Introduction**
Transportation is one of the most important services provided by government. Not only does the transportation system provide for the mobility of people and goods, it also influences growth patterns by providing access to land. Transportation links people to their jobs, schools, shopping, community activities, and entertainment. The County strives to create an efficient and affordable transportation system that offers travel choices that are functional and will minimize harm to the community and natural environment.
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Natural Resources

Introduction
The most valuable features of the County which contribute to the high quality of life of Albemarle County’s citizens occur in the natural environment. The natural environment is composed of various ecosystems and the ecological functions it performs. Ecological functions are ways in which nature meets and fulfills human needs. The ecological functions provided by the County’s environmental resources are critical to the County’s economy, health, safety, and welfare, and quality of life. These functions include:

- purification of air and water
- mitigation of floods and droughts
- detoxification, decomplementation, and dilution of wastes
- generation and renewal of soil fertility
- pollination of crops
- control of pests
- maintenance of biodiversity
- moderation of climates, including temperature extremes, wind, etc.
- aesthetic beauty and intellectual stimulation
- recreation

The natural environment also provides the raw materials or "natural resources" needed for basic human survival (such as clean drinking water and fertile soil for farming) and for the production of materials used in industrial and commercial systems. The natural environment also includes hazardous areas, such as floodplains and steep slopes that are prone to debris flows. Reducing these hazards through careful placement of improvements and through protection of natural land cover is also part of the County’s policy.

Both ecosystems and natural resources provide benefits for the community, and both are inextricably linked. While there are sometimes conflicts between goals regarding use and conservation of materials and goals regarding living systems, this Plan puts particular focus on solutions that benefit both aspects of the County’s natural character.

Historic, Cultural, and Scenic Resources

Introduction
Albemarle is rich with historic resources that represent the County’s cultural heritage and establish a strong community identity. The resources include archaeological sites from various time periods, such as 10,000-year-old hunting camps and former villages of the Monacan, to buildings and forms established early in this country’s history, to post-World War II structures and sites. The resources include 81 individual properties listed in the Virginia Landmarks Register (VLR), all but one of which are also listed in the National Register of Historic Places (NRHP), and 12 National Register historic districts that encompass approximately 35% of the land area of the County. Albemarle is also proud to claim four National Historic Landmarks and two World Heritage sites - Thomas Jefferson’s Monticello, and the Rotunda and Academic Village at the University of Virginia.

Albemarle is fortunate to be able to claim these highly prominent resources, but the lesser known resources also contribute significantly to the County’s history, character, and identity. Recognizing and protecting this broad spectrum of historic resources is important so that all segments of the County’s history are represented and understood as contributors to that unique place we know as Albemarle. An enduring and sustainable program of protective measures should balance regulation with voluntary techniques, education, and incentives. The County’s 2000 Historic Preservation Plan presents a framework for such preservation efforts. In addition to summarizing the County’s history and providing a list of recognized properties, the plan evaluates a wide range of preservation tools and techniques, and encourages heritage tourism. As outlined in the plan, a comprehensive recognition of the broader range of Albemarle’s cultural resources, together with an active heritage tourism program, can stimulate the mutually productive results of improved economic development and ongoing preservation of historic buildings.
Substantive Changes

✓ Looked for ways to improve the local economy
  • Tourist-related activities in Rural Area
  • Ensured sufficient area for employment-related uses
  • Looked at and changed the Interstate interchange policy for both Rural Area and Development Area
  • Recommended more emphasis on agricultural activities

✓ Conducted Capacity Analysis and recommended minor changes to Development Area boundaries

✓ Developed Southern and Western Urban Neighborhoods Plan

✓ Recommended forms of “Urban Agriculture”
Other Changes

✓ Added Economic Development and Housing Chapters
✓ Updated Natural Resources Chapter
✓ Updated the Community Facilities Plan
✓ Updated Neighborhood Model (New Urban Policies)
✓ Simplified and clarified Land Use Map and designations
✓ Incorporated City/County/University Joint Planning Studies into Plan
Neighborhood Leadership Summit & Joint Community Advisory Committee Annual Meeting

Office of Facilities Development
April 29, 2015

“Helping to Build a Better Albemarle”
Northside Library and Storage Facility

Provide a permanent location for the Northside Library and long-term County warehouse/ storage space. The new facility (repurposing of existing building) would provide approximately 30,000 square feet of library space, and over 20,000 square feet of warehouse space.

*Dedication Ceremony held Monday, March 16*

Design Firm: Holzheimer Bolek + Meehan (HBM)  
Contractor: Kenbridge Construction Company

Project Budget: $11,843,740
Design and construction of a regional indoor firearms training facility, which includes a 50-yard qualification range and 50-yard tactical range, two–eight lane shooting lanes, control platforms, classroom, office, bathrooms and storage areas.

**Planned Completion:** ~June 2015 to March 2016

- **Design Firm:** Clark Nexsen
- **Contractor:** Jamerson-Lewis Construction
- **Project Budget:** $6,000,000
  - *(Asset Forfeiture Award: $2,913,501)*
Sidewalks Projects Summary – Urban Ring
Sidewalks Projects Summary – Crozet Area