

AC44 IN MOTION



PLAN IMPLEMENTATION

8.5 Board of Supervisors Meeting AC44 Implementation: Activity Center Planning

Meeting Agenda

- The Activity Center Planning Process
- Location prioritization and selection of the area for the first Activity Center Plan
- Discussion

ACTIVITY & EMPLOYMENT CENTERS

Regional Centers:

- 3. Hollymead Town Center
- 7. Rio29
- 9. Hydraulic/29
- 13. Lower Pantops
- 18. 5th Street

Employment Centers:

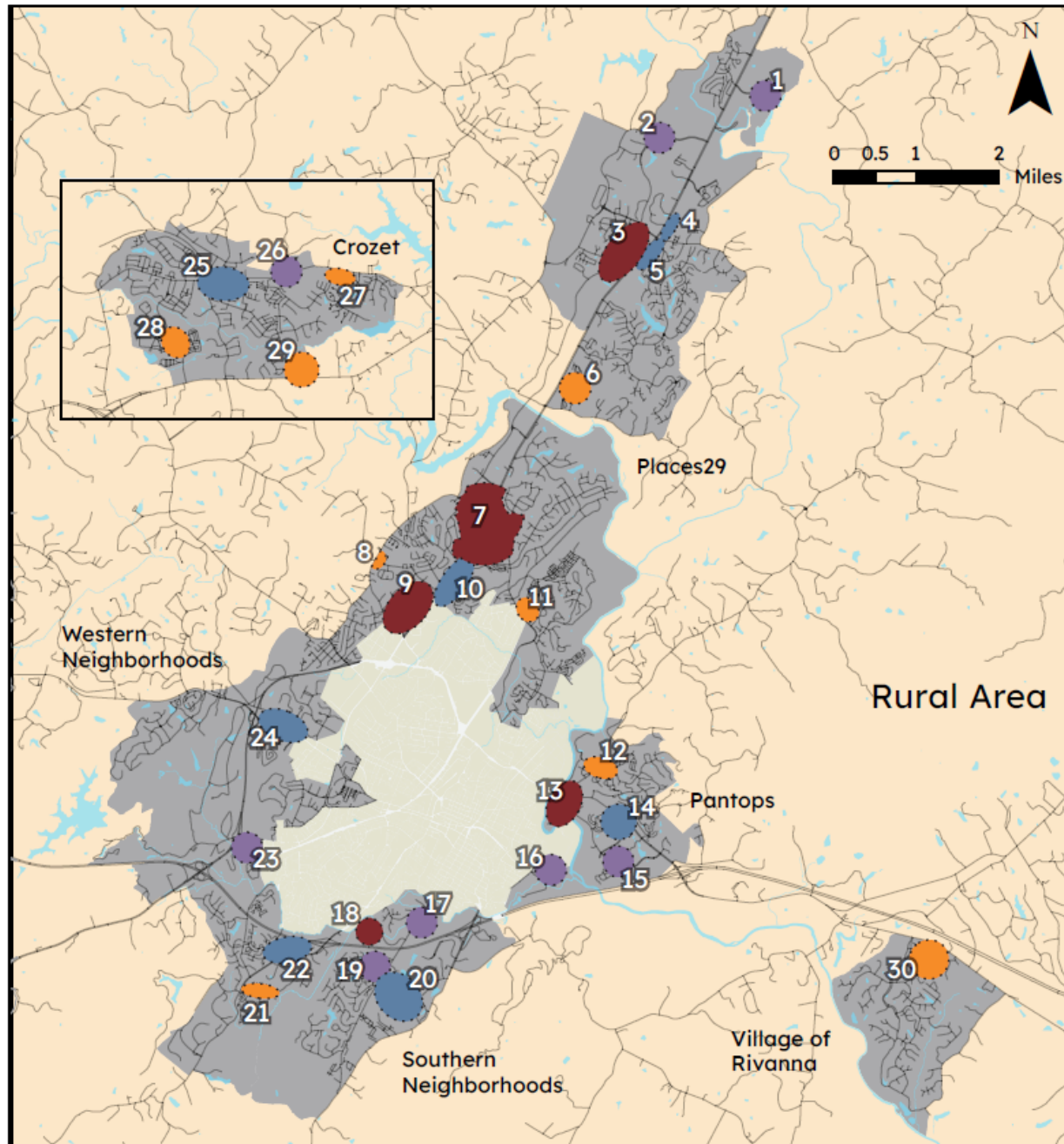
- 1. Rivanna Station
- 2. N Fork Research Park/Airport
- 15. Peter Jefferson Place
- 16. Broadway
- 17. Avon Street Extended
- 19. Mill Creek Industrial Park
- 23. Fontaine Research Park
- 26. Rt 240/Starr Hill/Music Today

Community Centers:

- 4. North Pointe
- 5. Timberwood Shopping Center
- 10. Hillsdale Drive
- 14. Rivanna Ridge
- 20. Mill Creek Drive
- 22. 5th St/Old Lynchburg Rd
- 24. Ivy Rd/Old Ivy Rd
- 25. Downtown Crozet

Local Centers:

- 6. Brookhill
- 8. Whitewood/Hydraulic
- 11. Rio Road E/Gasoline Alley
- 12. Route 20/Riverside Village
- 21. Southwood
- 27. Wickham Pond
- 28. Old Trail
- 29. Clover Lawn
- 30. Rivanna Village



Activity Centers encourage high-density, mixed-use destinations across the Development Areas

- Regional Centers
- Community Centers
- Local Centers
- Employment Centers

AC44's updated focus

Activity Center Plans + the Master Plans

- The County's master plans shaped County decision-making for more than two decades; they also lay the groundwork for what comes next
- AC44 builds on the master plans; master plan recommendations will be folded into the next generation of planning activities in the County, including the application of the Future Land Use Map as well as Activity Center + Multimodal Transportation planning



Activity Center plans will:

- Identify opportunities for increased density + well-connected mixed-use development
- Establish multimodal transportation networks + vibrant streetscapes
- Support an expanded housing supply + affordable housing opportunities
- Prioritize catalyst projects
- Address infrastructure needs

Each plan will provide a more-detailed look at a defined study area, incorporate collaboration with property owners + community stakeholders, + result in a list of potential County-led initiatives, catalyst projects, tools + actions needed to achieve desired outcomes

The plans directly support the County's Strategic Plan + 11 of 13 opportunities in the Economic Development Strategic Plan – including aligning public + private assets (#1), leveraging institutions (#10), strengthening infrastructure (#6) + building systems connecting residents to opportunity (#s 8, 10 + 13)

Key Questions to Be Addressed



- What are the major factors driving development, now + in the future?
- Where are the best public initiative opportunities, now + in the future?
- What features + amenities are needed to attract quality projects?
- What are the major constraints on achieving Activity Center goals?
- What are the timeframes for opportunities?
- What policies + other tools are needed to help make Activity Centers a reality?
- Where can County actions + leadership have the greatest impact?

Activity Center plans will assist + inform:

- Strategic public + private initiatives + decision making in the County's Development Areas, in line with AC44 + the Strategic Plan
- New opportunities + improved proximity + accessibility for jobs, multimodal transit, affordable housing, parks + green space, environmental protection, climate action, equity + overall quality of life
- Enhanced collaboration across County departments, external partners + the community
- Measurable progress toward AC44 + Strategic Plan goals, in line with AC44's Big Moves

Activity Center Planning Process



1. Project Design: Laying the groundwork for excellence
2. Analysis + Engagement: assessing existing conditions, identifying opportunities + constraints
3. Initiatives + Tools: catalyzing sustainable long-term change + growth
4. Activity Center Plan + implementation strategy development

Work Projects: Activity Center Plans

AC44 Implementation Activities + Timeline

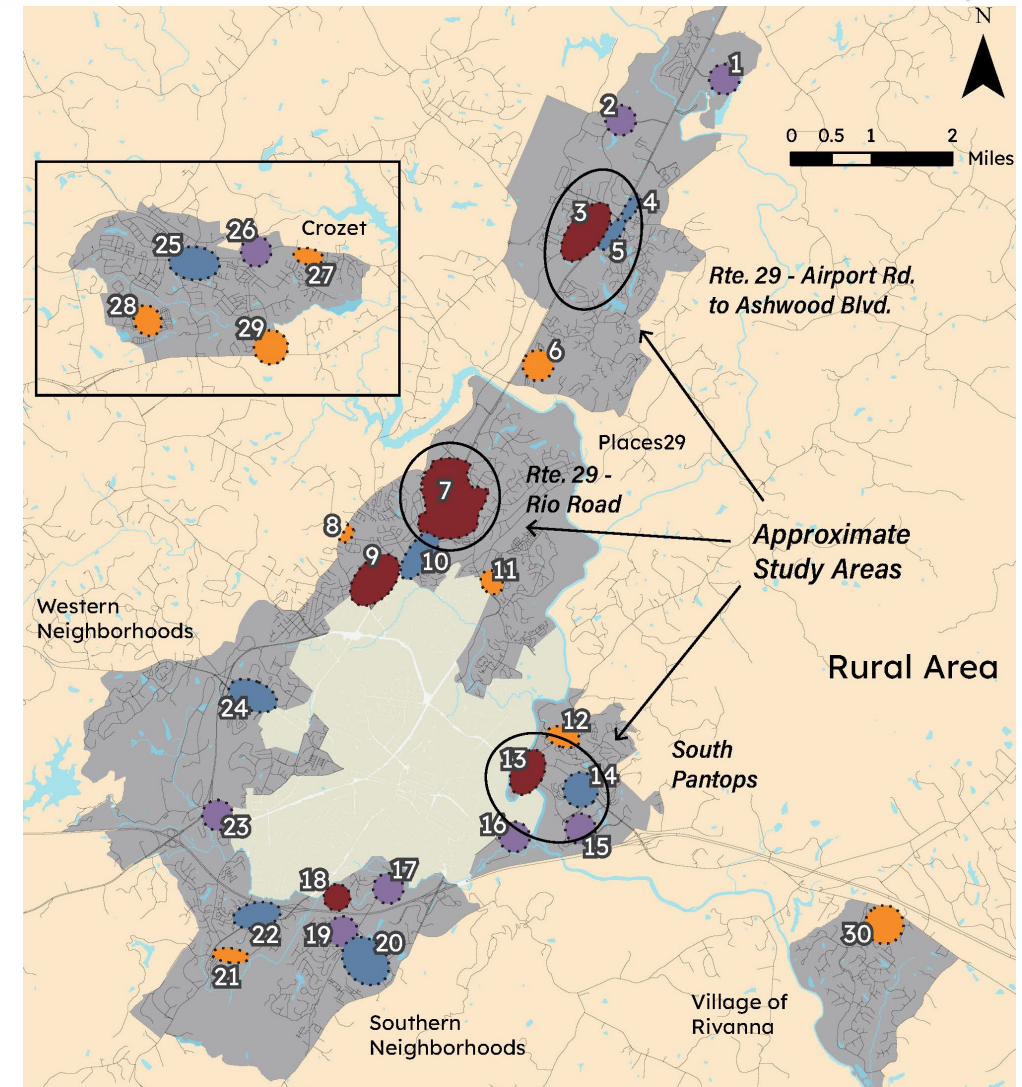
- *FY27-FY28: ACP1*
- Lesson learned + process refinement
- *FY28-FY29: ACP2*
- *FY29: ACP3*



Location Selection

Three priority locations:

- U.S. Route 29 – Airport Road area south to Ashwood Boulevard
- U.S. Route 29 – Rio Road area
- South Pantops



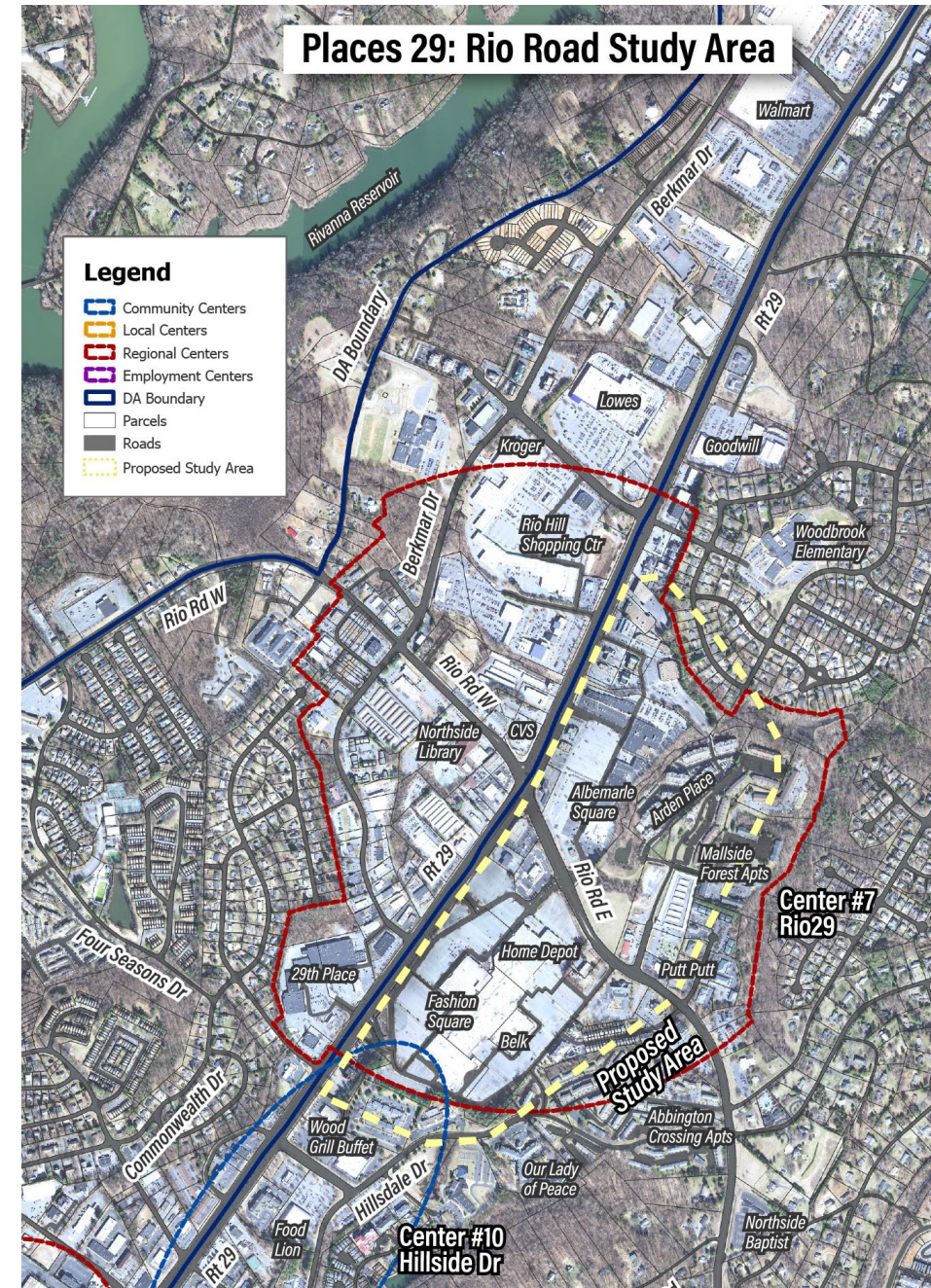
U.S. Route 29 (Rio Road Area) (*not selected*)

Opportunities:

- Revitalization of underperforming commercial corridor
- Build on 2018 Rio29 Small Area Plan
- Benefits for lower-income areas
- Redevelopment interest
- Public services
- Multimodal + parks opportunities

Constraints:

- Traffic + transit limitations
- Longer-term redevelopment timelines



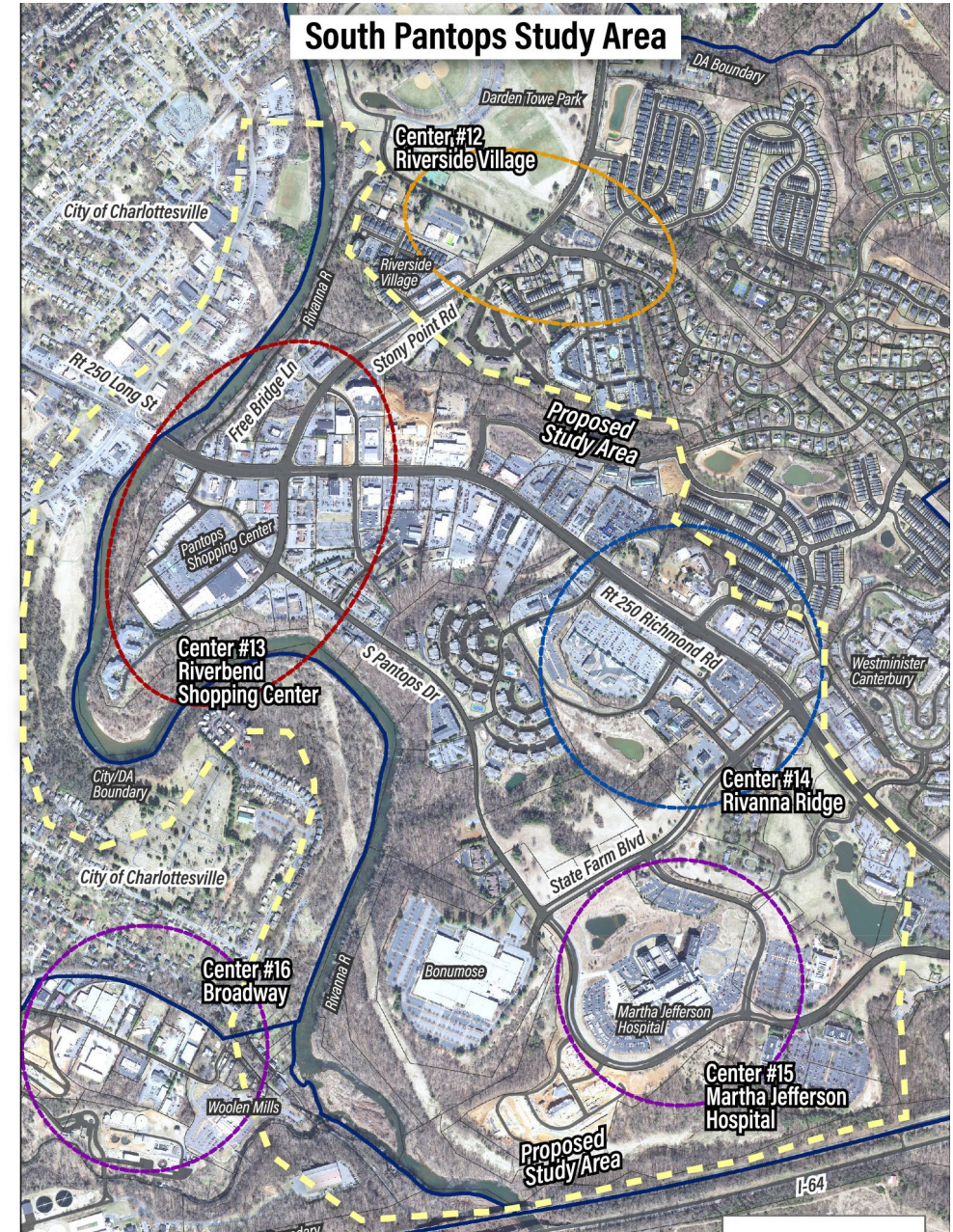
South Pantops *(not selected)*

Opportunities:

- Reorientation of commercial areas to relate to Rivanna River
- Extensive natural + recreational resources
- South Pantops Dr. – State Farm Blvd. corridor
- Possible VDOT STARS/Project Pipeline study location
- Groundwork needed for County-City coordination

Constraints:

- Free Bridge + Route 250 traffic + access
- Property owner priorities + timelines



U.S. Route 29N (*selected*)

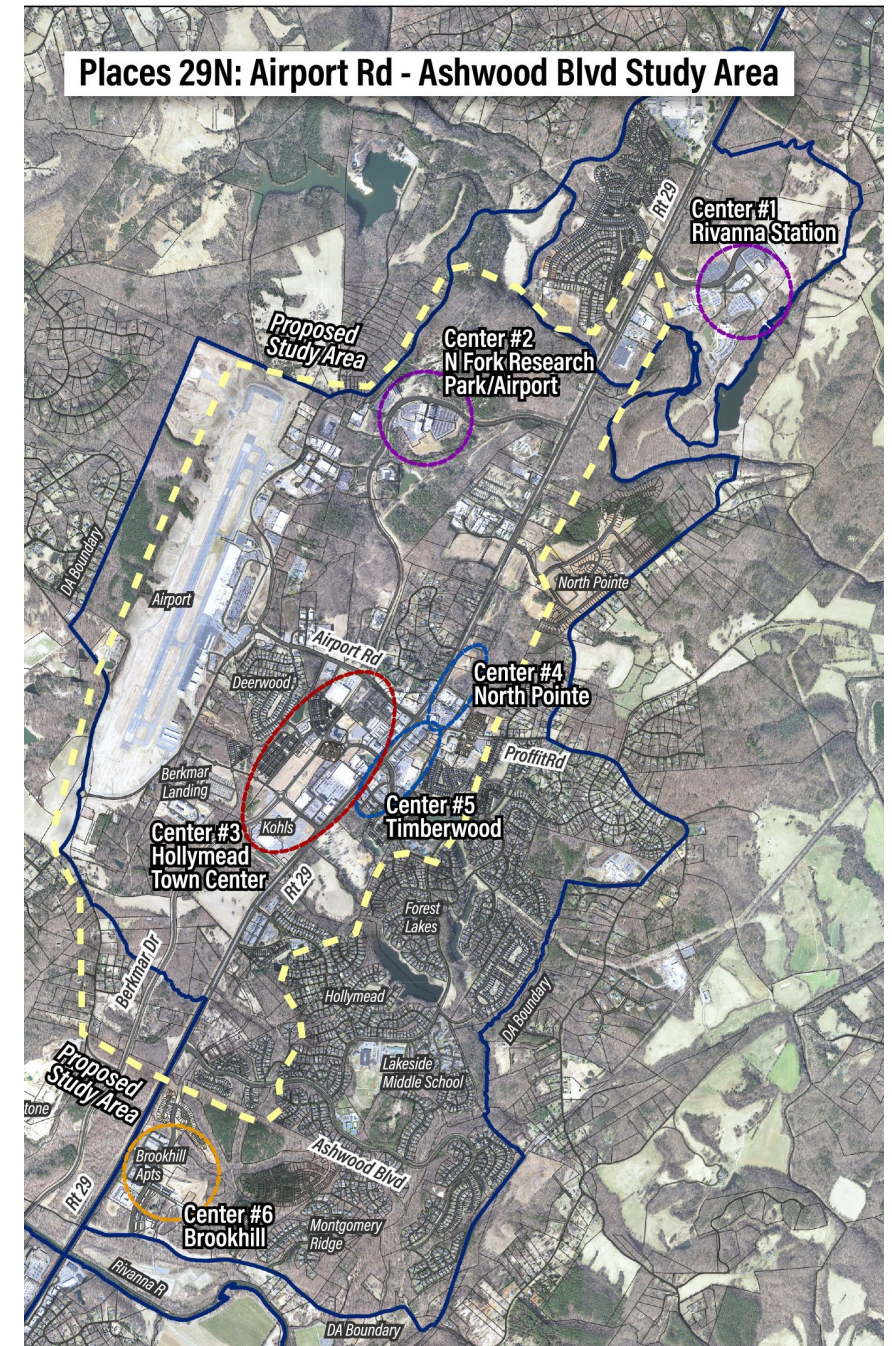
(Airport Road Area to Ashwood Blvd.)

Opportunities:

- Ripe for fresh planning effort: Places29 Master Plan > decade old
- Strong private-sector interest
- Major investments underway nearby (Rivanna Futures, North Fork, North Pointe, CHO)
- Northern County hub for services + facilities
- Possible VDOT STARS/Project Pipeline study location

Constraints:

- Staying ahead of growth
- Market conditions: residential emphasis



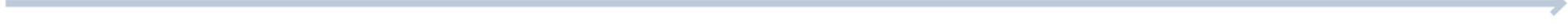
Discussion: Activity Center Planning

The Activity Center planning process + the location for the first Activity Center plan (the U.S. Route 29 – Airport Road area south to Ashwood Boulevard)

- Key considerations?
- What are we missing?
- What should we be thinking about, looking forward?



Back Pocket Slides



Activity Center Planning Vetting Process

OVERALL FINDINGS	Potential Activity Center Planning Locations					
	29-3 (Route 29 + Rio Road Area)	29-2 (Airport Road Area South to Ashwood Boulevard)	South Pantops	29-4 (Dominion Drive to Hydraulic Road)	Southern Neighborhoods	29-1 (Airport Road Area North to County Line)
RANKING FINDINGS FOR POTENTIAL ACTIVITY CENTER PLANNING LOCATIONS (TOTAL POINTS)	56	56	53	52	47	37
Criteria	Ranking (1 to 5)					
1) Core Focus Area Criteria – County activities could be a catalyst and opportunities exist for:						
• <i>Increased density</i>	5	4	4	4	3	2
• <i>Multimodal network enhancements</i>	3	5	2	5	3	4
• <i>Mix of uses</i>	5	4	5	4	4	2
• <i>More accessible affordable housing</i>	4	4	4	3	5	2
• <i>Well-distributed recreation, parks, trails, and green space</i>	4	4	5	4	4	4
• <i>Vibrant public realm and streetscape connectivity</i>	5	3	4	4	2	2
• <i>Well-defined Rural Area</i>	4	4	3	3	2	2
• <i>Environmental protection and climate action</i>	4	4	4	3	2	2
• <i>Equity</i>	4	4	4	4	4	2
	38	36	35	34	29	22
2) Timeliness (“Ripeness”) Criteria: (private-sector + institutional interest; County leadership support / community + stakeholder interest; recency + extent of County engagement with the area)	12	12	10	9	9	6
3) Additional Planning Criteria (inclusion of multiple Activity Centers; synergies with other efforts; alignment with future macro-level changes)	6	8	8	9	9	9

Work Projects: Multimodal Transportation Planning

What is a Multimodal Transportation Plan?

A comprehensive, forward-thinking look at transportation across the entire county

- All modes, all users, all ages + abilities
- Diversity of land use contexts
- Vision linking land use + transportation together

What are the outcomes?

- A geographically specific vision of future transportation networks
- A prioritized list of projects
- Policies, programs + other strategy recommendations

How will the Planning Commission be involved?

- Scoping is underway
- Staff will present soon, aiming for late summer



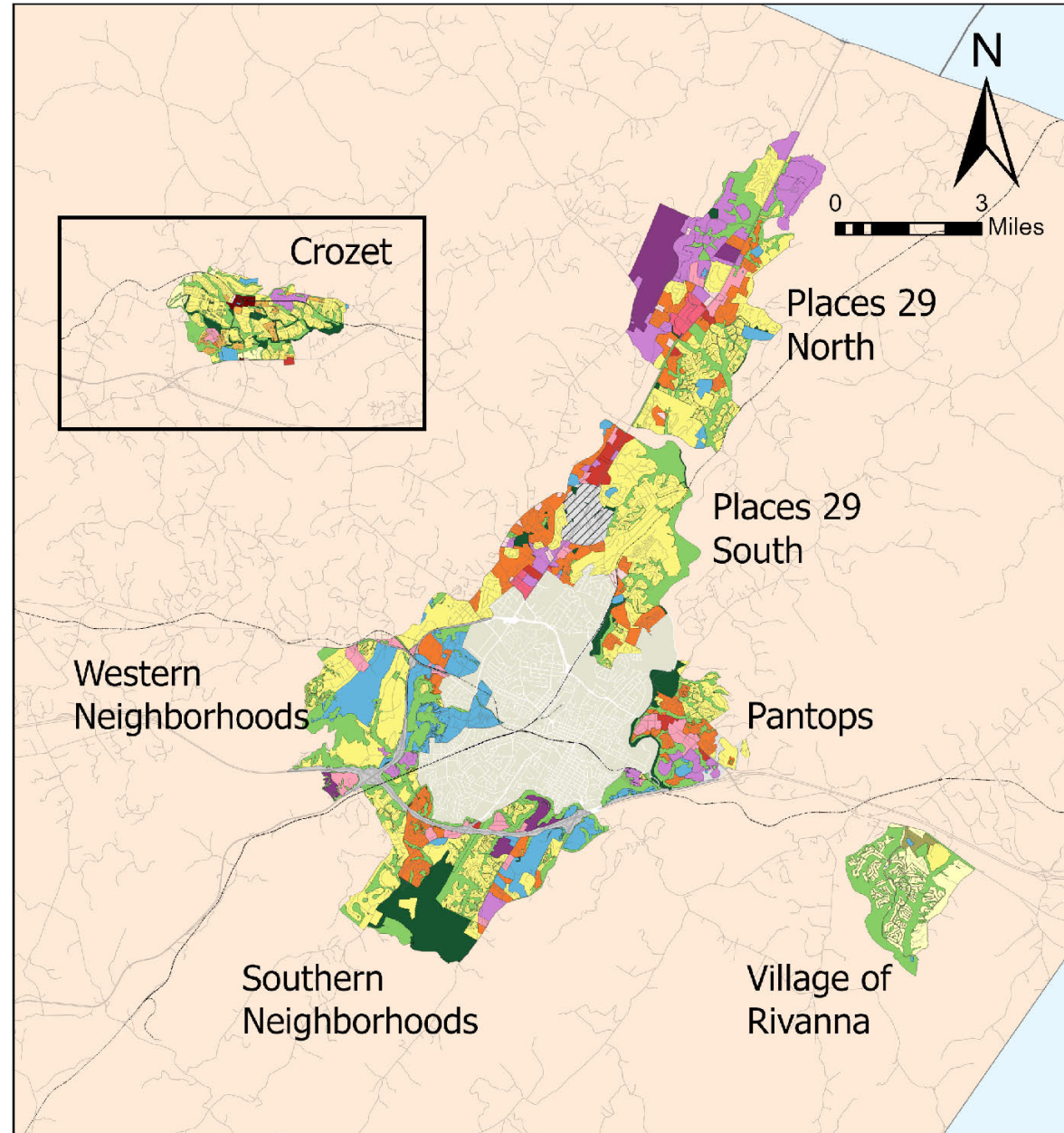
FUTURE LAND USE MAP

AC44 Future Land Use Categories

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial
- Office/R & D/Flex/
Light Industrial
- Industrial
- Institutional
- Public Lands
- Green Systems
- Rural Area

Refer to the applicable plan for the following land uses:

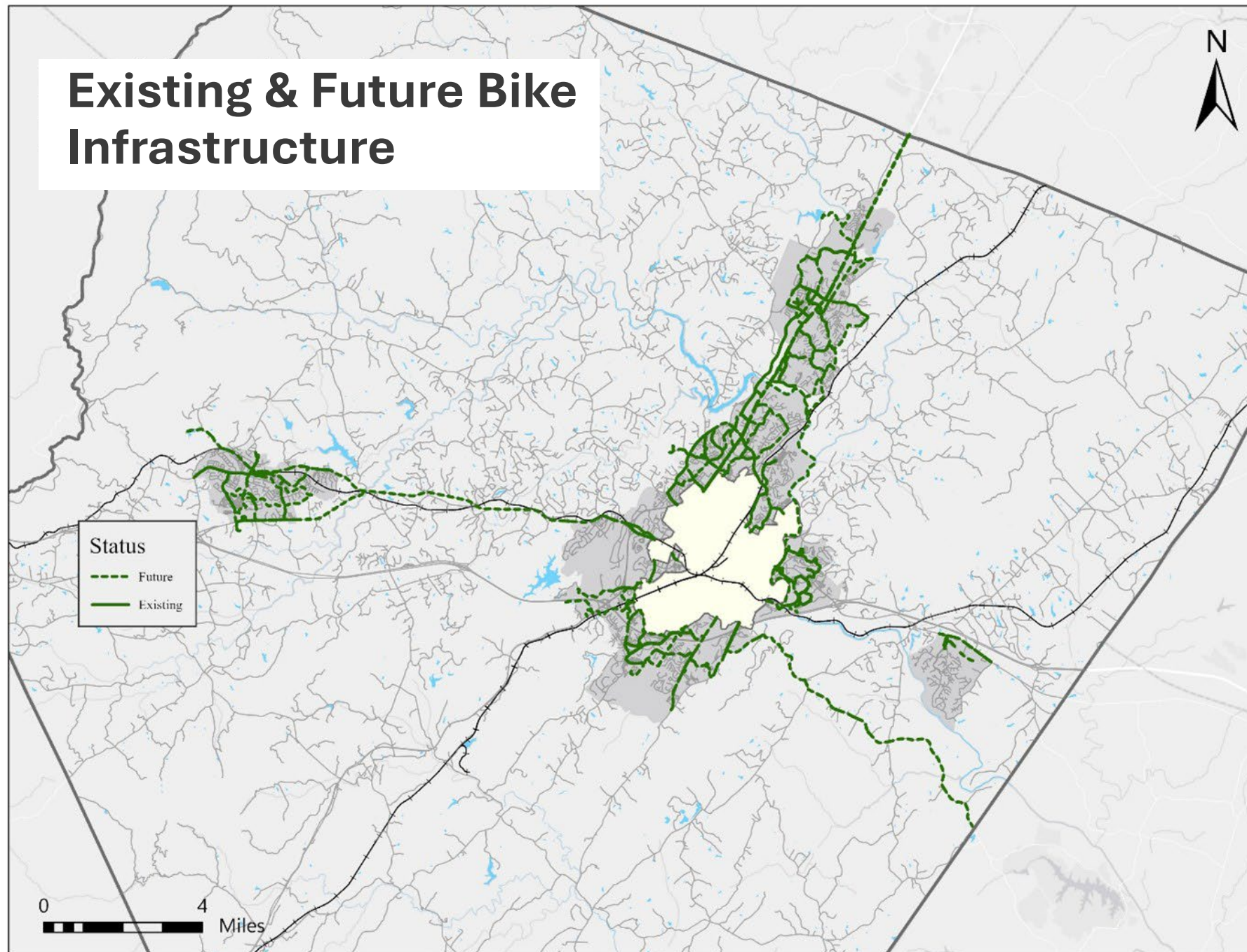
- Crozet Downtown: Refer to Crozet Area Plan
- Neighborhood Density Residential - Low: Refer to Crozet & Village of Rivanna Area Plans
- Town/Village Center: Refer to Village of Rivanna Area Plan
- Rio29 : Refer to Rio 29 Small Area Plan



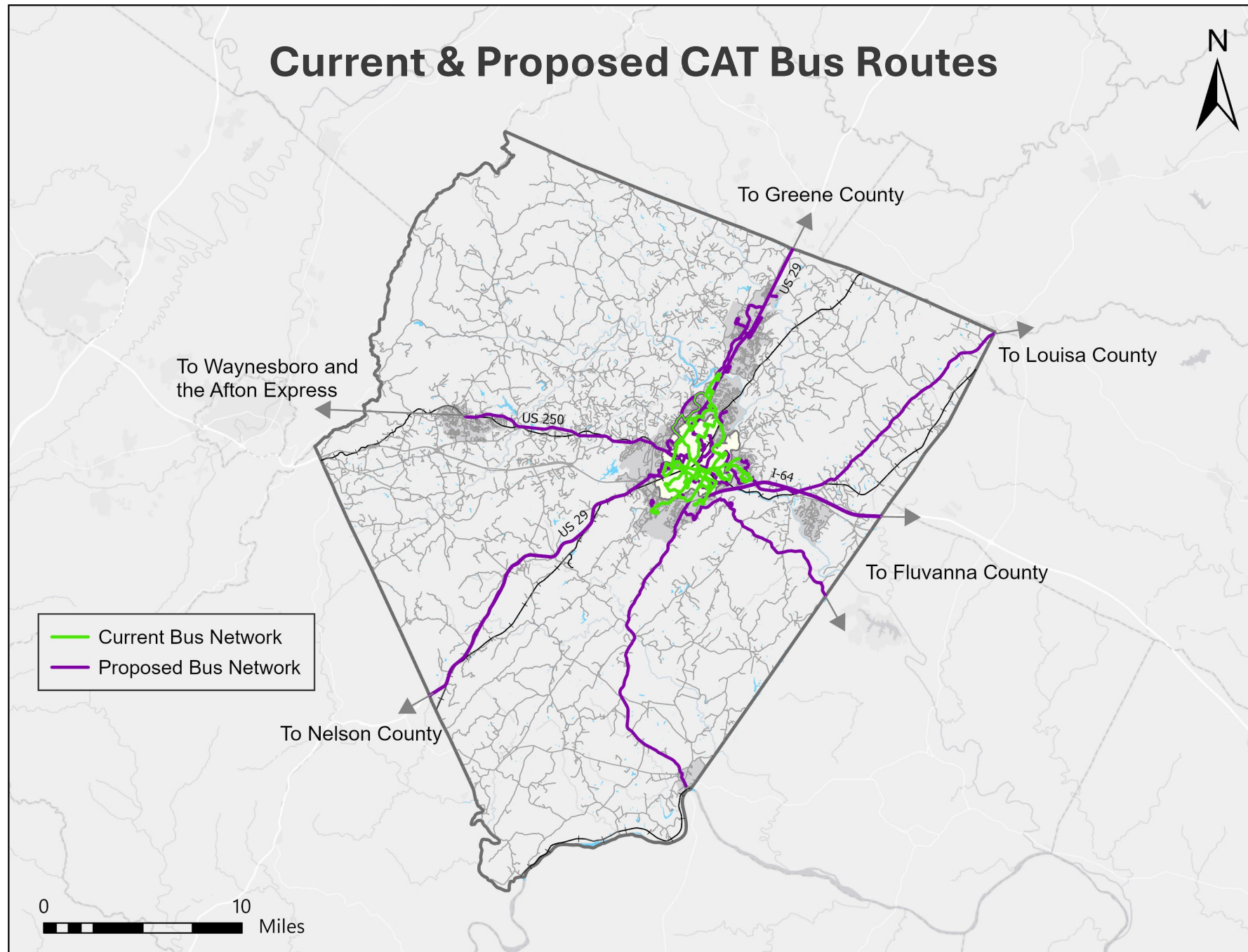


- **Commuter Mode-Share: 2019-2023**

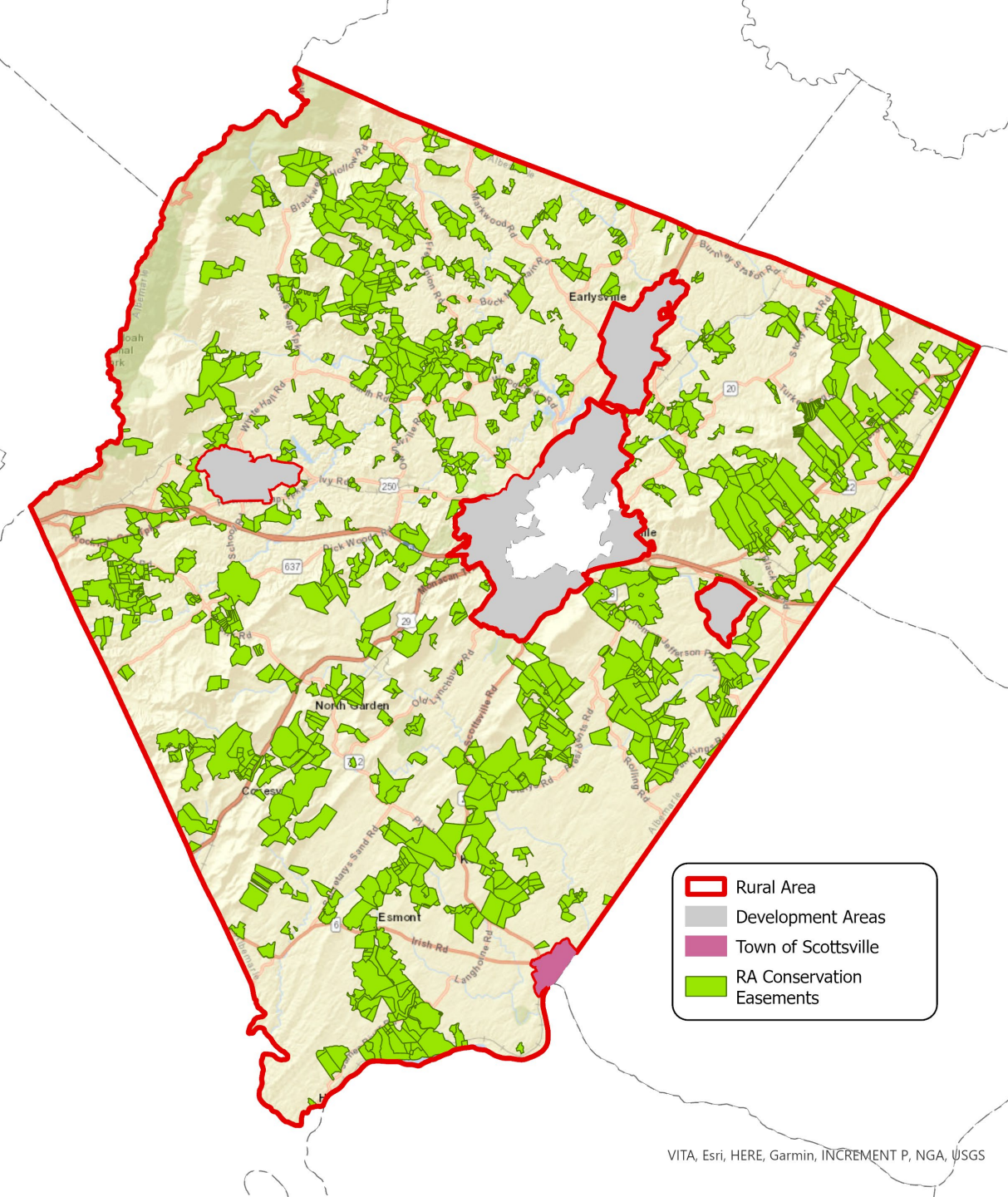
Existing & Future Bike Infrastructure



Current & Proposed CAT Bus Routes

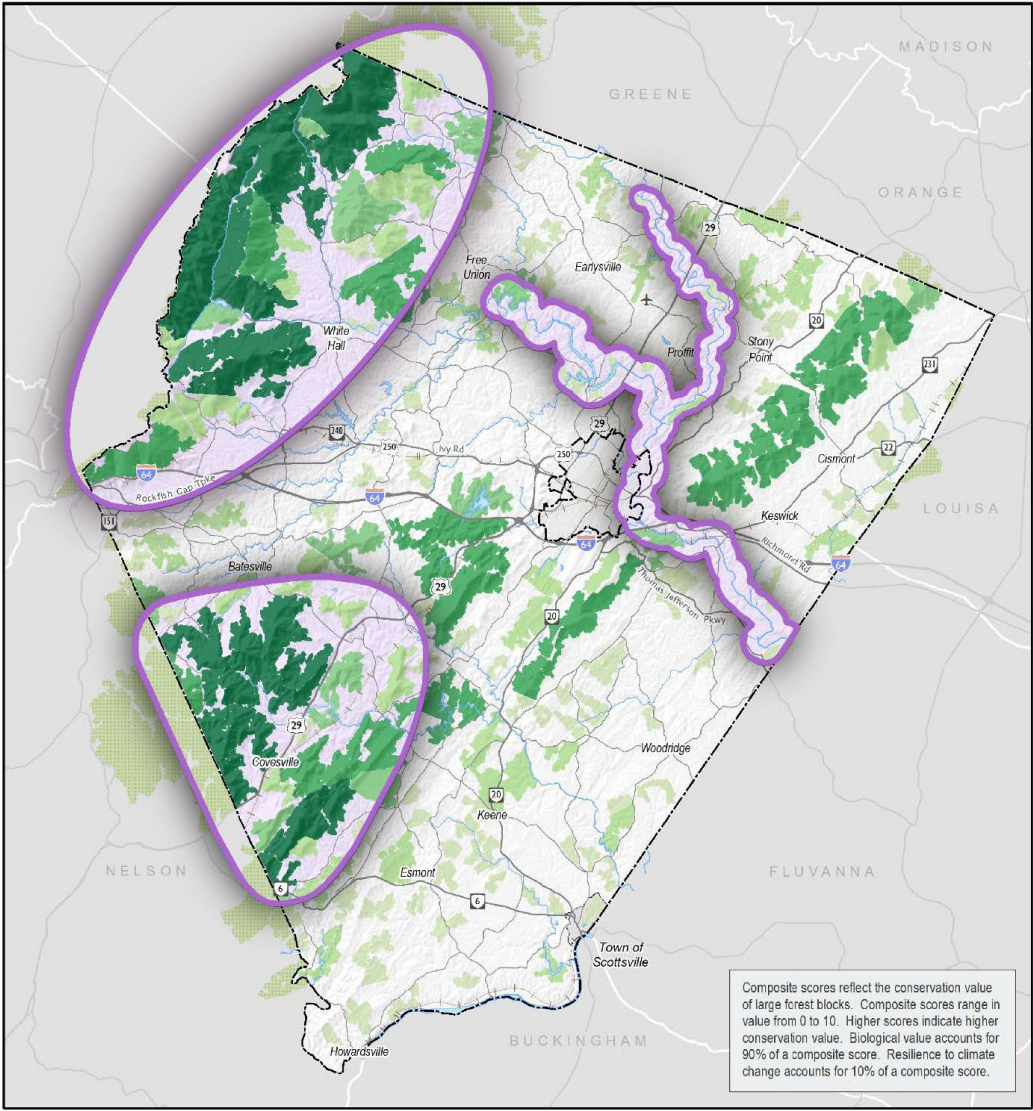


Conservation Easements (2024)

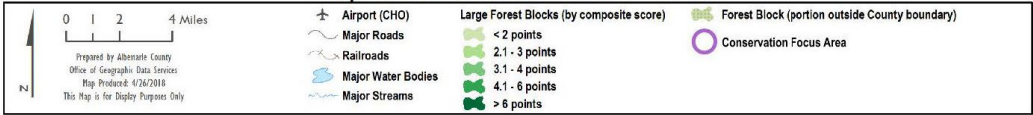


Conservation Focus Areas

(Biodiversity Action Plan)



Map 4: Conservation Focus Areas



Map 4 depicts the three areas in Albemarle County that should be a focus of conservation activity and attention.