

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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August 21, 2018

TO: Charlottesville Planning Commission, Neighborhood Associations &
News Media

Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on Tuesday
August 28, 2018 at 5:00pm CitySpace (100 5th Street NE, Charlottesville, VA 22902)

AGENDA

1. 2018 Comprehensive Plan
 - a. Review Draft Chapters
2. Public Comment

cc: City Council
Mike Murphy
Alexander Ikefuna
Planners
Jeff Werner & Camie Mess
Stacy Pethia, Tierra Howard, Lisa Robertson

**CITY OF CHARLOTTESVILLE
NEIGHBORHOOD DEVELOPMENT SERVICES**



MEMORANDUM

To: Charlottesville Planning Commission
From: Missy Creasy, Assistant Director
Date: August 21, 2018
Re: Comprehensive Plan Chapters - Second Draft

The Chapter Champions were able to review and integrate community comments received on the Comprehensive Plan draft one chapters posted on line in June 2017 from the following sources:

1. Comments received via email, verbal and letters from June 2017 to present.
2. Comments provided at March and May 2018 Community meetings.

Staff reviewed each comment and provided updates to the chapters based on feedback and changes since the original drafts were posted. Please note that the Land Use and Community Engagement chapters have not been included at this time as the Commission will need to provide additional guidance prior to development.

The Commission will review these updates at the August 28, 2018 work session and it is anticipated that staff will be available to address questions.

Attachments:

Comp Plan Chapters – Second Draft
Details of comments received (by chapter)

Key

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COMMUNITY FACILITIES DRAFT CHAPTER

AUG 2018

Vision

The City of Charlottesville's civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation's best emergency response systems. Effective and efficient water, wastewater and stormwater services will support the health and welfare of the City.

Fire Protection Services

Goal 1: To improve the quality of life in our community by consistently striving to provide superior fire and emergency services focused on prevention, preparedness, response and recovery. This will be accomplished through the development and cultivation of a safe, resilient and self-sufficient community.

1.1: Proactive identification and analysis of both community and organizational risks, and the development and implementation of effective strategies to address these risks.

1.2: Implement a comprehensive facilities master plan to maximize service delivery, safety, energy conservation and sustainability.

1.3: Maintain a fleet of emergency response vehicles appropriate for the delivery of rapid and effective emergency services in an increasingly more densely populated environment.

~~1.3~~ 1.4: Provide an aggressive, comprehensive Community Risk Reduction program through fire and life safety education and effective fire code enforcement.

~~1.4~~ 1.5 : Maintain a superior Insurance Service Office rating of Class 1 and accredited agency status through the Commission on Fire Accreditation International to ensure the city's infrastructures supports the provision of adequate fire protection.

~~1.5~~ 1.6 : Recommend and advocate for the installation of fire protection systems in all renovated and newly constructed buildings.

Emergency Medical Services

Goal 2: To support a resilient, safe community through the provision of the highest quality Emergency Medical Services focused on service delivery, patient outcomes, and responder health and safety.

2.1: Adopt and implement an EMS strategy to ensure an appropriate level of EMS first response and transport capability leveraging both career and volunteer resources.

2.2: Maintain a fleet of emergency response vehicles appropriate for the delivery of rapid and effective emergency services in an increasingly more densely populated environment.

2.3: Fully leverage current and future technologies to achieve the most effective resource distribution and unit reliability (such as Automated Vehicle Locators, Mobile Data Computers and Global Information Services).

2.4: Ensure adequate facilities exist for the effective deployment of EMS resources in the community.

2.5: Create adequate facilities that support initial and on-going education and training for EMS providers, and professional development.

Police Department

Goal 3: Secure adequate facility space, equipment, and staff for the Police Department and its operations to continue providing safety and protection to Charlottesville residents.

3.1: Identify and obtain a new permanent, centralized facility for the Police Department which will address current and future operational, space, storage and parking needs.

3.2: Identify and obtain a location which will provide adequate space for a Regional Training Facility which can be shared with other local law enforcement agencies.

3.3: Purchase and implement needed technology for the Police Department and its operations.

3.4: Identify and obtain locations throughout the city for police substations that will increase our efforts in community policing.

3.5: Upgrade the quality of vehicles purchased by the Police Department that will better suit our operational needs.

3.6: Purchase and implement security upgrades for the Police Department that include a video monitoring system of our facility as well as adjacent areas.

Water Infrastructure

Goal 4: Improve the water system infrastructure to provide reliable, healthy, and efficient water service to City residents and address capacity needs within the City as part of any improvements.

4.1: Maintain, repair, and replace water lines where necessary to minimize emergency operations and maintenance.

4.2: Map, inspect, and inventory the existing infrastructure, assess the condition of water facilities, and identify actions that can be taken to improve the hydraulic conditions of the water network.

4.3: Continue to implement the recommended improvements for increased capacity, fire

protection, and redundancy of systems by replacing and/or upsizing water lines as outlined in the City's Water Prioritization Study.

4.4: Ensure that all applications for increased capacity are analyzed to discern adequate water line capacity and water meter sizing in the review process.

4.5: Identify sources of non-revenue water and focus efforts in reducing those water losses.

4.6: Support and coordinate efforts with the Rivanna Water and Sewer Authority and the Albemarle County Service Authority to provide a more efficient distribution and treatment system.

4.7: Coordinate timing of improvements with similar efforts to complete Streets that Work plan priorities where possible.

Wastewater Infrastructure

Goal 5: Improve wastewater infrastructure to provide effective sanitary sewer services to residents, to accommodate the increased projected densities and uses in the City, and to protect public health and water quality.

5.1: Maintain, repair, and replace sanitary sewer lines where necessary to minimize emergency operations and maintenance.

5.2: Map, inspect, and inventory the existing infrastructure, assess the condition of these facilities, and identify actions that can be taken to improve the conditions of the wastewater network, especially the capacity of the sewer system in prime development areas.

5.3: Emphasize the annual maintenance of wastewater facilities and continue to identify and complete improvement projects. This includes, but is not limited to, increasing the size of pipes to enlarge the system's capacity, relocating main lines that were built on private property, or building new main lines to extend the system.

5.4: Continue to improve sanitary sewer infrastructure to eliminate sanitary sewer overflows and reduce infiltration and inflow.

5.5: Design and replace the 14th/15th Street Collector sewer line. The sewer line currently exceeds capacity and will be receiving significant additional flow from developments currently under construction and planned development in this area.

5.6: Support and coordinate efforts with the Rivanna Water and Sewer Authority and the Albemarle County Service Authority to provide a safe and reliable sanitary sewer collection and treatment system.

5.7 Coordinate timing of improvements with similar efforts to complete Streets that Work plan priorities where possible.

Stormwater Conveyance Infrastructure

Goal 6: Improve stormwater conveyance infrastructure to provide a safe and effective public drainage system while mitigating the water resources impacts of said infrastructure.

6.1: Map, inspect, and inventory the stormwater conveyance network to assess the condition, configuration, location, and extents of the stormwater conveyance infrastructure to facilitate strategic actions to maintain and improve the condition and integrity of the network.

6.2: Rehabilitate, repair, and replace public stormwater conveyance infrastructure both preventively and reactively to promote sustainable stewardship of the stormwater conveyance system.

6.3: Modernize, on a case-by-case basis, the stormwater conveyance system to achieve compliance with current local and state engineering standards, specifications, and best practices.

6.4: Ensure that proposed additions and modifications to the existing stormwater conveyance infrastructure network are implemented in a way that addresses deficiencies of the existing infrastructure.

6.5: Incorporate, as is practicable, water quality improvements and measures that lessen the impact to receiving water bodies when improvements are made to stormwater conveyance infrastructure.

6.6: Continue to advance the understanding of best policy and practice related to the City's public/private stormwater conveyance system with the goal of integrating public responsibility and private needs.

6.7: Coordinate timing of improvements with similar efforts to complete Streets that Work plan priorities where possible.

6.8: Implement goals in the Urban Forest Management Plan and development and site plan reviews to ensure trees are utilized as one tool in stormwater management strategies.

Gas Infrastructure

Goal 7: Maintain the existing gas system within City and County limits, expand the system to new development, and provide a safe and efficient service for the community.

7.1: Map, inspect, and inventory the existing infrastructure, assess the condition of these facilities, and identify actions that can be taken to improve the conditions of the natural gas network.

7.2: Continue to promote public awareness regarding gas safety and reduce third party damages to the gas system.

7.3: Continue to expand the natural gas system within the designated growth areas to target the home improvement and new development markets, as well as existing homes that may not have natural gas service.

7.4: Coordinate timing of improvements with similar efforts to complete Streets that Work plan priorities where possible.

Parks and Recreation (Upgrades)

Goal 8: Upgrade existing park and recreation infrastructure to modern standards and address the value and uses of natural areas.

8.1: Develop and apply as appropriate system-wide design standards.

8.2: Improve the overall aesthetics of park sites through signage, landscaping, parking lot and safety improvements that also include area lighting and trash receptacles in appropriate locations.

8.3: Create resource management plans to support and maintain natural areas and create a new core recreation service in environmental education to educate users on the value of these natural areas.*

8.4: Update recreation amenities and refurbish existing restrooms and drinking fountains.

8.5: When possible, parks should provide a cross functional benefit for the City's environmental goals.

Parks and Recreation (Expansion)

Goal 9: Expand current inventory of park facilities

Examine the feasibility of creating a regional park authority in conjunction with City/County planning efforts.*

9.2: Prioritize and encourage acquisition of natural areas, particularly along existing and proposed trails, through developer contributions and fee simple purchase.

9.3: Encourage the acquisition of land that serves a cross functional purpose as parkland/public space and the development of green infrastructure and prioritize land acquisition.

9.4: Add additional rectangular fields to the parks and recreation network.*

9.5: Add fenced, smaller, flexible athletic fields designed to accommodate multiple recreational uses.

Parks and Recreation (Use)

Goal 10: Promote efficient use of all park properties and recreation facilities.

10.1: Create a Parks and Recreation system wide Master Plan for the City, align current and future park master plans, and continue to evaluate and adjust programs to align all program lifecycles and establish new programs.

10.2: Enhance multimodal access to parks.*

10.3: Incorporate best design practices for creating multiple, complimentary uses in urban scale parks while following best practices for the stewardship of the parks' historic resources.

Parks and Recreation (Best Practices)

Goal 11: Adopt customized park and recreation facility standards that support a livable community for the City and its partnering agencies, and perform consistent maintenance on all parks and recreation facilities.

11.1: Implement facility standards that support the recreation needs of the community and region.

11.2: Continue to pursue partnerships to meet City and Departmental service delivery goals.

11.3: Establish maintenance standards and frequencies for all park facilities, trails and recreation facilities in the system.

11.4: Communicate park maintenance standards to users of parks and recreation facilities.

11.5: Continue to include more kinetic and/or creative play modules and equipment in city playgrounds.

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ECONOMIC SUSTAINABILITY DRAFT CHAPTER

AUG 2018

Vision

A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents. At its best, Charlottesville is a community with an effective workforce development system and a business-friendly environment that supports entrepreneurship; innovation; heritage tourism; and commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events, and a dynamic City Market.

Innovation

Goal 1: Create an entrepreneurial environment that fosters the creation and success of businesses.*

1.1: Work with partners to help entrepreneurs identify locations/sites where they can successfully start and grow their companies.*

1.2: Continue partnerships with the University of Virginia, and its affiliated groups in order to maximize the business assistance resources available to entrepreneurs and expand innovative industry locations in Charlottesville.*

1.3: Partner with community organizations to provide relevant training opportunities for startup businesses.*

1.4: Work strategically to continue to develop and implement land use policies and regulations that ensure the availability of sites for business growth and expansion.*

Sustaining Business

Goal 2: Generate, recruit, and retain successful businesses.

2.1: In order to retain existing businesses, develop and implement a talent development strategy to attract skilled professionals to Charlottesville.

2.2: Continue business visitation program to regularly assess the health of our existing businesses.

2.3: Partner with business assistance agencies and local non-profits to provide training opportunities that will help businesses achieve greater success.*

2.4: Increase the number of SWaM certified businesses that are registered vendors with the City of Charlottesville

2.5: Work with Albemarle County and local educational institutions to ensure that economic and workforce development efforts are appropriately aligned to foster business recruitment and retention in the Charlottesville area.

2.6: Continue methods of delivering business assistance to customers that use the latest technology.

2.7: Develop and implement a marketing effort that informs residents and businesses about the products and services offered by the City of Charlottesville Office of Economic Development.

Partnerships

Goal 3: Build partnerships with private sector groups in order to maximize strategic capital investment in targeted areas in the City.

3.1: Encourage the development of the City's key commercial corridors and surrounding sites (such as West Main Street, Preston Avenue, Harris Street and Cherry Avenue).*

3.2: Proactively participate in planning and development studies such as small area plans, particularly as they relate to economic development opportunities in strategic areas throughout the City.*

3.3: Participate with internal and external stakeholders to implement the Strategic Investment Area plan.

3.4: Align zoning ordinances to facilitate economic activity in new areas of commercial opportunity identified in the updated future land use map.*

3.5: Work to ensure that newly aligned City ordinances and regulations balance the need to promote development opportunities and competing interests.*

3.6: Explore appropriate incentives for development projects with significant economic impact, with particular emphasis on target industries and those industries that directly address the need for more career ladder job opportunities that will help move City residents towards self-sufficiency (e.g., light manufacturing, semi-skilled trades, etc.). *

Tourism

Goal 4: Increase tourism to help expand the positive economic impact visitors have on the City.

4.1: "Continue collaborative engagement with partners, stakeholders and influencers in the City of Charlottesville and Albemarle County, to raise awareness of the area's rich artistic, ethnic, cultural, and ~~lifestyle~~ LBGTQ community's diversity through marketing that inspires travel from out-of-area. As the official destination marketing organization for both the city and county, this engagement is ongoing."

4.2: Seek out opportunities for public-private partnerships in the provision of infrastructure that supports the tourism industry.

4.3: Explore ways of creating recreational access routes to our community's heritage and cultural sites to enhance their efforts on Charlottesville's economy.

Downtown Mall

Goal 5: Maintain the economic vitality of the Downtown Mall and surrounding areas.

5.1: Monitor the need for additional parking as new development occurs, with particular attention to parking needs downtown and along the West Main corridor.

5.2: Partner with University of Virginia and all other adjacent property owners and residents for continued implementation of the West Main Street Plan.

5.3: Continue to encourage private sector developers to implement plans from the commercial corridor study.

5.4: Evaluate the effects of mixed-use development and changing demographics on the downtown area and continue to support and maintain the Downtown Mall as the economic and cultural hub of the City.

Workforce

Goal 6: Be an effective partner in creating a well-prepared and successful workforce.

6.1: Continue to explore programs for City of Charlottesville youth that will expose them to the principles of financial literacy, economics, and entrepreneurship.

6.2: Provide support for educational programs that will prepare City students for 21st century jobs in our area's target industries.*

6.3: Develop educational programs/training that target jobs that are in high demand to ensure that the local workforce has the qualifications needed to find employment within these industries.*

6.4: Explore programs/initiatives that offer skilled trades training for City residents. Nurture and expand employment opportunities within this industry.*

6.5: Partner with local workforce service providers to offer retraining opportunities for City residents in order to increase their chances of gaining employment in new and emerging industries.

6.6: In collaboration with workforce development agencies in the area, provide recruitment events/activities (e.g., job fairs, conferences, etc.) that connect employers with potential employees of all ages and skill levels.

6.6: Collaborate with workforce service providers to help City residents overcome barriers to employment such as basic education and training, transportation, childcare, etc.

6.7: Continue to operate the Charlottesville Downtown Job Center to ensure that all City residents have access to employment services and training opportunities that will help them meet local employers' workforce needs.

6.8: Continue to implement the Workforce Development Strategic Action Team report, "Growing Opportunity: A Path to Self-Sufficiency in Charlottesville."

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URBAN ENVIRONMENTAL SUSTAINABILITY DRAFT CHAPTER

AUG 2018

Vision

Charlottesville will be a “Green City,” with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable, and transit supportive land use patterns that encourage healthy lifestyles.

Urban Landscape & Habitat Enhancement

Goal 1: Pursue a healthy, interconnected urban ecosystems, including a robust urban forest that delivers valuable ecosystem services that deliver valuable ecosystem services.

1.1: Use green infrastructure to improve stormwater management, flood mitigation, air and water quality, habitat, connectivity, livability, and aesthetics.

1.2: Improve stream and vegetated buffer conditions to increase wildlife and aquatic habitat, groundwater recharge and stream base flow, decrease stream temperature, provide a food source for aquatic organisms, improve water quality by decreasing sedimentation, and improve environmental aesthetics.

1.3: Promote and participate in programs to establish conservation or open space easements of forested stream-side lands to ensure permanent protection.

Goal 2: Promote practices that contribute to a robust urban forest.

~~1.4~~2.1: Continue to implement the Urban Forest Management Plan to protect quality of air, water and lands, manage stormwater, provide shading and absorb CO₂ ~~with an emphasis including~~ on addressing invasive species, diversity, and distribution.

~~1.5~~2.2: ~~Continue to~~ Monitor, and track ~~protect and expand~~ changes in the urban tree canopy cover both at the citywide level and at the neighborhood level to inform planning and management.

~~1.6~~2.3: Include trees, as practicable, in all city priority streetscape plans (e.g., framework streets, safe routes to school, Strategic Investment Areas); work to preserve existing healthy trees whenever streets are modified.

2.4: Develop methods, including financial incentives, to support retaining and increasing healthy tree canopy on private lands.

2.5: Study site plan requirements to update them with increased tree protection elements.

~~1-7 2.6: Use the 2017 Green Infrastructure Possible Planting Areas analysis as a guide to tree planting efforts to inform efforts aimed at tree planning opportunities.~~

Goal 3: Support diverse native plant communities and wildlife habitats as a core function of the urban landscape.

~~1-8 3.1~~ Continue public stewardship of city lands and associated habitats through showcase conservation and improvement projects and education.

~~1-9 3.2:~~ Plant and promote use of regionally-adapted, native, and drought tolerant plants, including as part of turf-to-forest conversions and pollinator gardens.*

3.3: Support the conservation of local and regional biodiversity, and promote the protection and enhancement of natural plant communities and wildlife habitat.

3.4: Manage invasive plant and animal species in support of healthy native plant and animal communities.

Water Resources Protection

Goal 4: Protect, enhance, and restore the integrity of the City's water resources.

~~2-1 4.1:~~ Continue to implement the Water Resources Protection Program (WRPP) to meet a range of water resources goals and challenges; including regulatory compliance, stormwater conveyance infrastructure rehabilitation, drainage issues, and water quality stewardship.

~~2-2 4.2:~~ Implement the Water Resources Master Plan capital improvement programs (CIPs) to make drainage and water quality improvements and comply with federal and state-mandated pollutant reductions required as part of the Chesapeake Bay Total Maximum Daily Load (TMDL).

~~2-3 4.3:~~ Repair, enhance, and maintain the City's stormwater management and conveyance infrastructure, utilizing green stormwater infrastructure (GSI) where practicable.

~~2.4: Develop a strategy to improve maintenance of City owned structural stormwater management facilities.~~

~~2.5: Implement stormwater conveyance infrastructure improvements in a manner that minimizes, as practicable, the impacts on receiving water resources.~~

~~2-6 4.5:~~ Explore the appropriateness of watershed scale compliance strategies to meet project and site specific stormwater management regulatory requirements without exacerbating adverse impacts to waterways with existing water quality impairments.

~~2-7 4.6:~~ Reduce loss of open waterways and associated natural habitats by discouraging Discourage additional underground piping of city streams; encouraging daylighting of piped streams.

~~2-8 4.7:~~ Educate, encourage, and incentivize Encourage property owners to implement water resources stewardship practices, with a focus on retrofitting sites that through incentives, stormwater utility fee credits, and other programs lack adequate stormwater treatment.

~~2.9~~ 4.8: Provide technical assistance and educational outreach regarding water resources stewardship for private property owners.

4.9: Collaborate and cooperate with Rivanna watershed stakeholders, including Albemarle County, University of Virginia, residents, businesses, developers and community groups focusing on watershed and stormwater management, including education and outreach efforts

4.10: Continue public acquisition of natural areas along waterways to enable management strategies that protect water and habitat quality.

Goal 5: Value the Rivanna River as a major natural asset with unique waterfront opportunities.

5.1: Promote a harmonious balance of riverine ecosystem services, recreation, and development that supports health, safety, and prosperity.

~~2.10: Value the Rivanna River as a major asset in the life of our city and region and restore it to a healthy condition within our ecosystem in order to improve habitat, watershed health and water quality, and recreation.~~

5.2: Restore the Rivanna River to a healthy condition within our ecosystem through improvement of habitat, watershed health and water quality.

~~2.11~~ 5.3: Develop an action-oriented Rivanna River Corridor Plan in conjunction with Albemarle County and other watershed localities.*

~~2.12: Continue collaboration and cooperation with Rivanna Watershed stakeholders, including Albemarle County, University of Virginia, residents, businesses, developers and community groups focusing on watershed and stormwater management, including education and outreach efforts.~~

~~2.13~~ 5.4: Ensure that planning for future land and recreational uses along the Rivanna River adequately protects water quality.

~~2.15: Continue public acquisition of natural areas along waterways to enable management strategies that protect water and habitat quality.~~

Goal 6: Reduce community greenhouse gas (GHG) emissions and the overall carbon footprint, thereby safeguarding human and planetary health.

6.1: Set an ambitious GHG emissions reduction goal in line with the Paris Climate Agreement ; establish intermediate goals to be tracked via regular updates to the GHG emission inventory.

6.2: Per the commitments made by joining the Compact of Mayors (now merged with Global Covenant of Mayors for Climate and Energy) in 2017, publically report GHG inventory data for the city as well as climate hazards and vulnerabilities faced by the city, set a GHG emissions reduction goal, and develop a climate action plan to address climate change mitigation and adaptation.

6.3: Develop a climate action plan and GHG emissions reduction goal that spans community sectors, geographic boundaries, and emissions sources (i.e., energy use, waste, and transportation) and engages a diverse group of stakeholders

6.4: Develop a climate action plan that acknowledges the inherent integration of city and county infrastructure (e.g., transportation planning) and the need for cohesive plans.

6.5: City government should lead by example on implementing emissions reduction strategies and actively engage with key community sectors including residential, commercial, and institutional on action and education strategies.

6.6: Improve energy performance of existing buildings community-wide which, in aggregate, present greater opportunity as compared to new buildings; leverage resources with local partners.

6.7: Promote effective and innovative energy and fuel management in both City and community buildings and operations.

6.8: Pursue and promote cleaner sources of electrical energy (e.g., renewable energy strategies).

Goal 3: Encourage high performance, green building standards and practices and the use of the U.S. Green Building Council's (USGBC) LEED certification program, Earthcraft, Energy Star, or other similar systems.

6.9: Encourage new development to design, construct, and operate with a reduced emissions footprint by encouraging high performance, green buildings, green sites, and green neighborhood standards and practices such as the U.S. Green Building Council's (USGBC) LEED certification program, Earthcraft, Energy Star, or other similar systems.

6.10: Promote compact block and street networks and a built environment that facilitates walking, biking, and bus riding to diminish reliance on single occupancy vehicles and reduce GHG emissions.

6.11: Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts and use of alternative fuel sources.

~~3.1~~ 6.12: As appropriate, create policy and financial incentives to encourage increased building and site performance that reduce GHG emissions and the city's overall carbon footprint.

Resource Efficiency

Goal 4: Promote effective and innovative energy and fuel management in both City and community buildings and operations.

~~4.1: Reduce energy demand and increase energy efficiency community-wide by an average of 30% by 2050 (using a baseline year of 2000); support and collaborate with local energy efficiency partners and stakeholders.~~

~~4.2: Pursue and promote cleaner sources of electrical energy (e.g., renewable energy strategies).~~

~~4.3: Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts and use of alternative fuels (e.g., compressed natural gas, biodiesel, or electric vehicle technology).~~

~~4.4: Track greenhouse gas emissions in City operations and the community and strategically explore and implement initiatives to achieve emissions reductions.~~

Water Conservation

~~Goal 5~~ **Goal 7: Promote and implement citywide water efficiency.**

~~5.1~~ 7.1: Continue evaluating water use in city buildings and other operations to identify conservation opportunities.

~~5.2~~ 7.2: Maintain an extensive community focused outreach campaign through education and incentive programs to maintain or further decrease average consumption.

~~5.3~~ 7.3: Explore opportunities with community partners to accomplish water efficiency.

Materials Recovery and Waste Management

~~Goal 6~~ **Goal 8: Promote and implement strategies for sustainable materials management to decrease environmental impacts, including greenhouse gas emissions.**

~~6.1~~ 8.1: Continue to explore opportunities to expand public and private recycling (including appliance collection), composting, source reduction, other waste stream diversion, and other waste management innovations.

~~6.2~~ 8.2: Maintain lines of communication with neighborhood and business associations, major employers and representatives of high density housing districts so that solid waste management services are adaptably delivered to promote economic development, enhanced walkability, public health and safety, landfill diversion, and compliance with all federal and local requirements.

Resilient Local Food System

Goal 9: Increase resiliency of and opportunities for local food systems and urban agriculture.

9.1: Evaluate recommended standards for open space and how those could be implemented to support urban agriculture production and food availability, especially to low income populations.

9.2: Promote and protect green and urban agriculture spaces distributed throughout the city for the sustainable production of locally grown foods or community gardens; leverage resources with local partners.

9.3: Define a process to allow for expanded community and shared gardens.

9.4: Promote sustainable resource strategies for urban agriculture (e.g., nutrient inputs, efficient irrigation).

Goal 10: Support other goals and objectives within the Comprehensive Plan whose co-benefits align with and further Urban Environmental Sustainability priorities and the Green City vision.

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HOUSING DRAFT CHAPTER

AUG 2018

Vision

The quality and diversity of the City's housing stock is the basis for viable neighborhoods and thriving communities. To be a truly world class city, Charlottesville must provide quality, affordable housing opportunities that meet the needs are affordable and attainable for people of all-residents, including those of middle income households incomes, racial and ethnic backgrounds, life stages, and abilities. To meet that need, and ensure the environmental sustainability of our communities, Charlottesville's neighborhoods will feature a variety of housing types and sizes, affordable to all income levels; and located within convenient walking, biking or transit distances of enhanced community amenities including: mixed-use, barrier free, high density pedestrian and transit-oriented developments near employment and cultural centers, with connections to facilities, parks, trails and services.

Goal 1: Preserve the City's existing housing stock for residents of all income levels*

1.1: Preserve and improve the quality and quantity of the existing housing stock through the renovation, rehabilitation and/or expansion of existing units as a means of enhancing neighborhood stability.

1.2 Continue supporting the City's tax relief programs to enhance housing affordability for low-income, senior and disabled ~~households~~ homeowners.

1.3 Promote programs, ~~such as the City's Home Improvement Program,~~ that provide financial support for residents to renovate their homes to meet changing family needs.*

1.4 Promote the Design for Life C'ville program that provides a rebate of permit fees for incorporation of visit-ability and live-ability design features.*

~~Grow the City's Housing Stock~~**Goal 2: Provide new housing options for residents of all income levels.**

2.1: Continue working toward the City's ~~goals~~ goal of 15% supported affordable housing by 2025.

2.2: Incorporate affordable housing units throughout the City, to enhance community sustainability and diversity.

2.3 Encourage creation of new, on-site affordable housing as part of the residential portions of rezoning or special use permit applications with an emphasis on provision of affordable housing for ~~those with the greatest need~~ households with incomes no greater than 50% of area median income.*

2.4 Promote housing options to accommodate both renters and owners at all price points, including moderately priced housing.

2.5 Explore, develop and implement a program promoting and encouraging the use of accessory dwelling units as affordable housing options.

Importance of Incentives

Goal 3: Establish a series of incentives to create new affordable, mixed-income, accessible and environmentally sustainable housing and a variety of housing types beyond the urban corridors and in small area plans.

3.1: Create a landlord risk reduction fund to encourage private market landlords to provide affordable rental housing units.

3.2: Waive developer fees for residential developments including a minimum 15% (of total housing units) on-site affordable housing units.

3.3: Identify, and prioritize the use of, all allowable land use and planning tools, including increased density, in an effort to stimulate affordable housing development.

3.4: Examine the feasibility of implementing a tax credit program for landlords renting affordable housing units in the City of Charlottesville.

3.5 Implement an Affordable Housing Program, a compilation of all allowable land use, zoning and planning tools to promote and support the development of affordable housing, including: increased density, reduced setbacks, an expanded ranges of allowable housing types, and reduced parking requirements.

Funding Initiatives

Goal 4: ~~Establish and/or promote an assortment of funding initiatives to meet the housing needs of households with varying levels of income.*~~

~~4.1: Continue supporting the use of Low Income Housing Tax Credit program proposals for the creation of affordable rental units.*~~

~~4.2: Continue funding programs providing assistance to those unable to afford market rate housing options in the City.*~~

~~4.3: Promote long-term affordability of housing units through the use of various tools, such as deed restrictions, deed covenants and community land trusts.~~

4.4: Evaluate the merits of establishing tax deferral programs to encourage the preservation or development of affordable rental housing, as well as lessening financial burdens for homebuyers earning less than 30% of area median income.

4.5: Promote the Special Tax Rate program for residential properties that become or are developed as 30% more energy efficient than statewide building code.

4.6: Continue offering reduced water and sewer meter connection fees for affordable housing.

4.7: Continue annual allocations of Capital Improvement Funds to the Charlottesville Affordable Housing Fund.

Goal 4: Explore progressive and innovative zoning regulation and land use reforms to support the development of affordable housing.

4.1: Update the zoning ordinance to include an Affordable Housing Program.

4.2: Evaluate the effectiveness of existing planning and zoning tools, such as Planned Unit Developments and Special Use Permits, in promoting the development of affordable and mixed-income housing.

4.3: Evaluate effects of all land use and zoning regulations on affordable and mixed use housing to ensure they will not unduly restrict mixed-income and mixed-use redevelopment. Provide ongoing evaluations of all policies and ordinance relative to housing.

Support Partnerships

~~Goal 5: Support projects and public/private partnerships for affordable housing projects, including moderately priced housing, and mixed use/mixed income developments.~~

5.1: Encourage major employers to create a city-wide Employer Assisted Housing Program to assist the local workforce in obtaining affordable or market rate housing near their places of work.

5.2: Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods. Support the Resident Bill of Rights as formally adopted, where appropriate.

5.3: Work in cooperation with local governments and regional agencies to promote a regional fair share approach to providing affordable housing.

5.4: Support housing programs at the local and regional level that encourage mixed income neighborhoods and discourage the isolation of very low and low income households.

Goal 5: Establish and/or promote an assortment of funding initiatives to meet the housing needs of households with varying levels of income.*

5.1: Continue supporting the use of Low Income Housing Tax Credit program proposals for the creation of affordable rental units.*

5.2: Continue funding programs providing assistance to those unable to afford market rate housing options in the City including persons who are homeless and at-risk of homelessness.*

5.3: Promote long-term affordability of housing units through the use of various tools, such as deed restrictions, deed covenants and community land trusts.

5.4: Evaluate the merits of establishing tax deferral programs to encourage the preservation or development of affordable rental housing, as well as lessening financial burdens for homebuyers earning less than 30% of area median income.

5.5: Promote the Special Tax Rate program for residential properties that become or are developed as 30% more energy efficient than statewide building code.

5.6: Continue offering reduced water and sewer meter connection fees for affordable housing.

5.7: Continue annual allocations of Capital Improvement Funds to the Charlottesville Affordable Housing Fund.

~~Goal 6: Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved.~~

~~6.1: Ensure affordable housing is similar to market rate housing in design and other physical features, allowing affordable units to blend into existing neighborhoods.~~

~~6.2: Encourage the use of the of the Design for Life C'ville program to promote and expand visitability/live-ability features and market inclusion.*~~

~~6.3: Evaluate the impact of development on affordable housing opportunities for underserved and vulnerable populations including low-income, elderly, disabled and homeless individuals and families, and implement measures to minimize displacement as the City continues to grow.~~

~~6.4: Expand use of supportive housing options, such as rapid rehousing or permanently supportive housing programs, which allow homeless, near homeless and other special needs populations independent living options.*~~

~~6.5: Support enforcement of the federal Fair Housing Act to provide equal access to housing and prevent unfair housing practices~~

Goal 6: Prevent and end homelessness

6.1: Use the best practice approach of housing first, which places people experiencing homelessness into housing as rapidly as possible and provides wrap around services to help them maintain their housing.

6.2: Provide permanent supportive housing (PSH) for persons with disabilities who are homeless or at-risk of homelessness

6.3: Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

Goal 7: Increase the energy and water efficiency, and environmental sustainability, of the City's housing stock.

7.1: Encourage the incorporation of green sustainable principles (e.g. LEED, EarthCraft Virginia, Energy Star, etc.) in all housing development to the maximum extent feasible both as a way to be more sustainable and to lower housing costs.

7.2: Demonstrate the value of energy and water upgrades in residential developments.

7.3: Develop an energy/water improvement program and/or strategies to increase housing affordability for low and moderate income households.

7.4: Create a public outreach /education campaign promoting existing Green Building programs and incentives for multifamily housing.

Goal 7: Support projects and public/private partnerships for affordable housing projects, including moderately priced housing, and mixed-use/mixed-income developments.

7.1: Encourage major employers to create a city-wide Employer Assisted Housing Program to assist the local workforce in obtaining affordable or market-rate housing near their places of work.

7.2: Support redevelopment of public and/or other subsidized housing to re-integrate those properties into existing neighborhoods. Support the Resident Bill of Rights as formally adopted once the Charlottesville Redevelopment and Housing Authority begins redevelopment efforts.

7.3: Work in cooperation with local governments and regional agencies to promote a regional fair share approach to providing affordable housing.

7.4: Support housing programs at the local and regional level that encourage mixed-income neighborhoods and discourage the isolation of very low and low income households.

~~Goal 8: Ensure the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City, and which meet multiple City goals including: community sustainability, walkability, bikeability, public transit use, increased support for families with children, fewer pockets of poverty, access to local jobs, thriving local businesses, and decreased student vehicle use.*~~

~~8.1: Encourage mixed use and mixed income housing developments throughout the City's neighborhoods.~~

~~8.2: Link housing options, transportation, and employment opportunities in City land use decisions.*~~

~~8.3: Encourage housing development where increased density is desirable and strive to connect those areas to employment opportunities, transit routes and commercial services.*~~

~~8.4: Promote environmentally sustainable patterns of development, as well as economic and job creation, in relatively underinvested, financially depressed areas.~~

8.5: Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.*

8.6: Through community engagement efforts, develop small area plans that lay the groundwork for transportation-oriented, mixed-use and mixed-income neighborhoods, within the context of the broader vision for Charlottesville.*

8.7: Through public outreach efforts, provide information about the benefits of/opportunities for patterns of urban living, such as more efficient land use, shared public space, smaller more energy efficient units, and walkability. Assess the effectiveness of efforts and examples.*

8.8: Improve access for lower income households to adult learning and employment opportunities, job training, health food sources, and public amenities, such as parks and recreational facilities, shopping destinations, and libraries with the goals of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health, and economic mobility.

Goal 8: Offer a range of housing options to meet the needs of Charlottesville’s residents, including those presently underserved.

8.1: Ensure affordable housing is similar to market rate housing in design and other physical features, allowing affordable units to blend into existing neighborhoods.

8.2: Encourage the use of the Design for Life C’ville program to promote and expand visit- ability/live- ability features and market inclusion.*

8.3: Evaluate the impact of development on affordable housing opportunities for underserved and vulnerable populations including low-income, elderly, disabled and homeless individuals and families, and implement measures to minimize displacement as the City continues to grow.

8.4: Expand use of supportive housing options, such as rapid rehousing or permanently supportive housing programs, which allow homeless, near homeless and other special needs populations independent living options.*

8.5: Enforce the federal Fair Housing Act to provide equal access to housing and prevent unfair housing practices.

Goal 9: Increase the energy and water efficiency, and environmental sustainability, of the City’s housing stock.

9.1: Encourage the incorporation of green sustainable principles (e.g. LEED, EarthCraft Virginia, Energy Star, etc.) in all housing development to the maximum extent feasible both as a way to be more sustainable and to lower housing costs.

9.2: Demonstrate the value of energy and water upgrades in residential developments.

9.3: Develop an energy/water improvement program and/or strategies to increase housing affordability for low and moderate income households.

9.4: Create a public outreach /education campaign promoting existing Green Building programs and incentives for multifamily housing.

9.5: Encourage the incorporation of food access avenues (e.g., affordable stores, agriculture space such as greenhouses, school and community, neighborhood farmers markets) in all housing developments to the maximum extent feasible both to increase self-sufficiency and as a way to be more sustainable and to increase access to food.

Goal 10: Ensure the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City, and which meet multiple City goals including: community sustainability, walkability, bikeability, public transit use, increased support for families with children, fewer pockets of poverty, access to food, access to local jobs, thriving local businesses, and decreased student vehicle use.*

10.1: Encourage mixed-use and mixed-income housing developments throughout the City's neighborhoods.

10.2: Link housing options, transportation, food access, and employment opportunities in City land use decisions.*

10.3: Encourage housing development where increased density is desirable and strive to connect those areas to employment opportunities, transit routes and commercial services.*

10.4: Promote environmentally sustainable patterns of development, as well as economic and job creation, in relatively underinvested, financially depressed areas.

10.5: Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.*

10.6: Through community engagement efforts, and in conjunction with the completion of an Affordable Housing Strategy, develop small-area plans that establish targets for a minimum number of supported affordable housing units that substantially contribute to the City's goals of 15% supported affordable housing 2025 within the context of transportation-oriented, mixed-use and mixed-income neighborhoods.*

10.7: Through public outreach efforts, provide information about the benefits of/opportunities for patterns of urban living, such as more efficient land use, shared public space, smaller more energy efficient units, and walkability. Assess the effectiveness of efforts and examples.*

10.8: Improve access for lower-income households to adult learning and employment opportunities, job training, health food sources, and public amenities, such as parks and recreational facilities, shopping destinations, and libraries with the goals of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health, and economic mobility.

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TRANSPORTATION DRAFT CHAPTER

AUG 2018

Overall Transportation System Goal: Develop a safe, equitable, and efficient transportation system that provides a range of transportation choices for all roadway users; reduces single occupancy vehicle travel (from 60 percent to 50 percent for commuters); enhances residents' quality of life; facilitates development in appropriate locations; supports a strong, diverse economy; conserves natural resources and reduces greenhouse gas emissions. [May need modification as land use plan evolves. All objectives would be adjusted as needed.]

Complete Streets

Create and maintain a connected network of increase-safe, convenient and pleasant accommodations for pedestrians, bicyclists and people with disabilities and transportation facilities for people of all ages and abilities that improve quality of life within the community and within individual neighborhoods.

1.1: Continue to implement the City's Bicycle and Pedestrian Master Plan and Streets that Work Plan to facilitate bicycle and pedestrian travel within the City and provide regular updates on plan implementation.

1.2 Strive to provide convenient and safe pedestrian connections ~~within 1/4 miles of~~ within all commercial and employment centers, transit routes, schools and parks.

1.3 Continue to implement ~~the Streets that Work Plan, providing~~ recommended design features from the Streets that Work Plan along on roadways, such as street trees within buffers, street furniture and sidewalk widths that improve the safety and comfort level of all users and contribute to the City's environmental goals.

1.4: Explore and implement safe, convenient and visually attractive crossing alternatives to enable pedestrians and bicyclists to cross major thoroughfares.

1.5: Continue to include bicycle, ~~and pedestrian, and transit~~ (including pupil transit) accommodations in conjunction with the planning and design of all major road projects, all new development and road paving projects.

1.6: Consistently apply universal design features (including ADA standards as outlined in ~~to facility design per the ADA Transition Plan)~~ and ensure that sidewalks are free of obstructions and accessible curb ramps exist at all pedestrian crossings where conditions allow.

1.7: ~~Examine~~ Review and update the Standards and Design Manual to better incorporate Complete Street and Living Street design features in the public right of way.

1.8: Coordinate with public schools to implement the Safe Routes to School Activities and Programs plan within for every public school in the City.

1.9: Seek to expand and anticipate traffic calming where applicable throughout the City in collaboration with neighborhood residents and as part of the development process.

1.10: Require new development and redevelopment projects, where applicable, to provide temporary bicycle and pedestrian access when such access is affected by the development.

1.11: Consider the impacts that emerging technologies (e.g., ride sharing, autonomous cars, online goods delivery, electric vehicles, etc.) may have on the future capacity needs of the transportation network, environmental sustainability goals of the City, as well as their potential impacts on land use planning/design. Develop policies and programs to promote the use of such technologies as appropriate.

Land Use & Community Design

~~**Goal 2: Improve transportation options and quality of life through land use, and community design techniques, and an effective, high frequency transit system.**~~

Goal 2: Improve quality of life and promote active living by reducing automobile congestion and expanding multi-modal transportation options within and between nodes identified in the Future Land Use Plan.

2.1: Provide convenient and safe bicycle, and pedestrian, and transit connections between new and existing residential developments, employment areas and other activity centers to promote the options of walking, biking, ~~or~~ and using public transportation.

2.2: Encourage new street connections and alternate traffic patterns where appropriate to distribute traffic volumes across a network and reduce trip lengths for pedestrians, cyclists, transit, and private vehicles.

2.3: Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, garages, etc. in new development and redevelopment.

2.4: Encourage a mix of uses in the Downtown and other strategically important nodes identified on the Future Land Use Map ~~priority locations, such as along identified transit corridors and other key roadways~~, to facilitate multimodal travel and increase cost-effectiveness of future service.

2.5: Update city regulations (zoning, Standards and Design Manual) where appropriate to ~~consider~~ facilitate enable design techniques that ~~allow for~~ encourage urban scale, walkable communities, ~~where appropriate~~

2.6: Promote urban design techniques, such as placing parking behind buildings, encouraging active uses at the ground floor level along key street frontages, reducing setbacks where appropriate, and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

~~2.7: Encourage businesses-new developments to provide on-site amenities such as transit shelters and, bicycle storage (racks/lockers), and shower/locker room facilities to promote alternative transit transportation options for their residents/workers/customers.~~

~~2.8: Consider efficient and effective Transportation System Management (TSM) techniques during transportation planning and scoping of projects.~~

~~2.9 2.8: Reduce parking requirements in the Downtown and other strategically important nodes identified on the Future Land Use Map when a development proposal includes Transportation Demand Management (TDM) strategies that can be demonstrated to reduce trip making to and from the development.~~

~~2.10: Develop a GIS-based map of all city owned undeveloped land and rights-of way, to inform bicycle and pedestrian improvements.~~

~~2.11 2.9: Encourage UVA and other major employers, like the City of Charlottesville and Charlottesville City School Division, to work in partnership with developers and real estate professionals to expand workforce housing opportunities within close proximity of the employer, either by foot, bike or transit with emphasis on Downtown and other strategically important nodes identified on the Future Land Use Map.~~

~~2.10 Support public transportation and non-motorized travel through the design and development of mixed-use projects in the Downtown and other areas identified on the Future Land use Map. The road design and site design (including the location of parking, transit stops, pedestrian facilities, and secure bicycle parking), and other facilities should be supportive of public transportation usage and non-motorized travel~~

Arterial Roadway Network

Efficient Mobility

Goal 43: Maintain a safe and efficient transportation system to provide mobility and access to support the economic development goals of the city.

~~Goal 3: Improve mobility and safety of the arterial roadway network.~~

~~3.1: Continue to encourage local employers to use Travel Demand Management (TDM) techniques, such as flexible work hours and financial incentives for using alternative modes of commuting, to preserve the traffic moving capacity of the arterial roadway network.~~

~~3.2 3.1 Continue to use Expand the use of Transportation System Management techniques such as Intelligent Transportation Systems to coordinate traffic signals, and communicate emergencies, weather and incidents to drivers.~~

~~3.3 3.2 Develop Adopt VDOT Access Management standards for new development and redevelopment along primary entrance corridors.~~

~~3.4: Identify multimodal solutions to reduce single occupancy vehicle use.~~

~~3.3: Identify additional roadway connections to improve the connectivity of streets.~~

Efficient Mobility

~~Goal 4: Maintain an efficient transportation system that provides the mobility and access that supports the economic development goals of the city.~~

~~4.1 3.4: Establish designated truck routes within the City.~~

~~4.2 3.5: Minimize the effects of congestion on commuters and the movement of goods through such strategies as: signal coordination, parking management techniques that reduce the need to circle for a parking spot, encouragement of off-peak deliveries, exploring opportunities to integrate new technology and promotion of sustainable modes of transportation~~

~~4.3: Prioritize funding for regular maintenance to preserve and sustain investments in our transportation system connections to improve the connectivity of streets.~~

~~4.4: Consider the impacts that emerging technologies in transportation (e.g., autonomous cars, online goods delivery, electric vehicles, etc.) may have on the future capacity needs of the transportation network.~~

3.6 Explore shared motor vehicle service and bike share for the Downtown and University areas and eventually an interconnected ring of neighborhood nodes.

3.7: Continue to encourage local employers to use Travel Demand Management (TDM) techniques, such as flexible work hours, individualized trip planning, parking cash out and other financial incentives for using alternative modes of commuting, to preserve the traffic-moving capacity of the arterial roadway network.

3.8: Promote and market public transit, ridesharing, bicycling and walking with all potential users.

Parking Supply and Management

~~Goal 5~~ **Goal 4: Provide parking to adequately meet demand and support economic vitality without sacrificing aesthetics, while minimizing environmental impacts and accommodating pedestrians, bicycles, transit users and disabled individuals.**

~~5.1: Continue to provide bicycle parking at public buildings and explore opportunities to provide bicycle parking within public right of way to support local businesses.~~

4.1: Complete a comprehensive study of City parking supply, demand and parking policies.

~~5.2: Work with University of Virginia officials to encourage students, faculty and staff to live closer to the University or to use alternative modes of transportation wherever they live.~~

4.2: Identify, evaluate and adopt appropriate “best practices” for parking management to more effectively manage parking resources.

~~5.3: Encourage employers to provide incentives for employees who do not drive to work.~~

~~5.4 4.3:~~ Provide public parking to maintain the vitality of the City while using pricing strategies and coordinated locations of parking to encourage use of transit, walking and bicycling.

~~5.5 4.4:~~ Explore options for park-and-ride lots/park and bike at nodes on the city's perimeter and examine updates to the zoning regulations to facilitate parking exempt zones. ~~Utilize the zoning regulations to promote sound private parking facility supply and design by private developers.~~

~~5.6 4.5~~ Explore shared motor vehicle service and bike share for the Downtown and University areas and eventually an interconnected ring of neighborhood nodes.

~~5.7 4.6:~~ Examine investment in municipal, shared parking facilities in targeted mixed use corridors in an effort to encourage redevelopment.

~~5.8 4.7:~~ Develop suburban park and ride/park and bike facilities and provide express transit service to and from these during peak demand periods to reduce traffic congestion into and out of the City's urban core and employment areas.

4.8: Continue to provide bicycle parking at public buildings and facilities and explore opportunities to provide within public right-of-way to support local businesses.

4.9: Examine and develop policies and prioritization criteria for City-supported integration of electric vehicle charging into the available parking supply.

4.10: Develop consistent signage and minimum design standards for electric vehicle charging for integration into the Standards and Design Manual.

Transit System

~~Goal 6~~ **Goal 5: Create a transit system that increases local and regional mobility and provides a reliable and efficient alternative for Charlottesville's citizens.**

~~6.1 5.1:~~ Continue to expand transit service and increase ridership by providing more frequent service and a longer span of service on all routes connecting nodes indicated on the Future Land Use Plan.

~~6.2 5.2:~~ Evaluate transit services, including attention to Sunday and after-dark bus service and route restructuring, and update the City-wide transit plan.

~~6.3 5.3:~~ Continue to work with Albemarle County and the TJPDC to develop a transit system that adequately serves the residents of the entire Charlottesville-Albemarle community. This includes the continued study of light rail express bus routes and Bus Rapid Transit (BRT).*

~~6.4 5.4:~~ Work closely with state government, regional organizations and adjacent jurisdictions to support transit-oriented and transit-accessible employment throughout the region.

~~6.5~~ 5.5: Accommodate the travel needs of all residents and employees, including low-income populations, the elderly and those with disabilities.

~~6.6~~ 5.6: Require the development of transit-oriented/supportive developments at strategic nodes identified on the Future Land Use Map.

~~6.7~~ 5.7: ~~Explore the~~ Begin to development of a plan for a dedicated funding source to support transit development and operation of high frequency service on all routes with emphasis on routes/ corridors connecting downtown and other strategically important nodes identified on the Future Land Use Map.

~~6.8~~ 5.8: Work closely with new developments to provide an accessible path from nearby transit stops to an accessible entrance of the site/building.

~~6.9~~ 5.9: Work with appropriate agencies to evaluate the use of Intelligent Transportation System (ITS)/transit signal priority to promote transit efficiency.

~~6.10~~ 5.10: Explore innovative approaches to increasing ridership of public transit, especially for firsttime riders.

5.11 Incorporate bus stops to the maximum extent possible to food access points including, emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores.

Regional Transportation

~~Goal 7~~ **Goal 6: Continue to work with appropriate governing bodies to create a robust regional transportation network.**

~~7.1~~ 6.1: Actively work with VDOT, VDRPT, TJPDC and the Regional Transit Partnership (RTP), Albemarle County, JAUNT, and the University of Virginia to develop a regional transportation network in the surrounding the City and surrounding areas.

~~7.2~~ 6.2: Evaluate regional transportation network priorities surrounding the City in MPO plans.

~~7.3~~ 6.3: Actively work with the MPO to collect information regarding regional travel patterns, such as origin destination data and bicycle and pedestrian counts to improve access to destinations within the City and region emphasizing the Downtown area and other strategically important nodes identified on the Future Land Use Map.

~~7.4~~ 6.4: Increase communication and cooperation among the City, County, Institutes of higher education, interest groups, developers and the public to develop and enhance recreational and transportation trails to ensure consistency of bicycle and pedestrian facilities across City-County boundaries, as well as encourage commuting and other travel by these active transportation nodes.

~~7.5~~ 6.5: Continue to work with the TJPDC, Albemarle County and VDOT ~~on design~~ to advance solutions for the Route 29 corridor, such as intersection improvements at Hydraulic/29 grade-separated interchanges and parallel road networks that balance the needs of both local and regional

traffic, as well as people walking and biking.

~~7.6~~ 6.6: Encourage existing and new employment and business uses on routes/ corridors connecting downtown and other strategically important nodes identified on the Future Land Use Map to support alternative travel modes by participating in the region's Rideshare and car/vanpooling programs.

~~7.7~~ 6.7: Work with regional partners and the Virginia Department of Rail and Public Transportation (DRPT) to examine future demand for and feasibility of additional AMTRAK rail service for Charlottesville and the Lynchburg corridor, prior to the Roanoke Extension project.

Sustainable Transportation Infrastructure

~~Goal 8~~ **Goal 7: Develop sustainable transportation infrastructure by designing, constructing, installing, using and maintaining Manage the city's transportation assets and equipment in efficient, innovative and environmentally responsible ways.**

~~8.1~~ 7.1: Integrate best management practices into all aspects of the city's transportation and facility maintenance activities.

~~8.2~~ 7.2 Develop policies and strategies, including collaboration with partnering organizations, to incorporate sustainable transportation infrastructure green infrastructure, such as low-impact development, street trees and green stormwater management strategies, as an integral part of transportation planning.

~~8.3~~ Develop strategies to assess the cost-effectiveness of using sustainable transportation infrastructure green infrastructure instead of traditional alternatives for specific projects and ensure that the multifunctional benefits of sustainable transportation infrastructure green infrastructure are considered in cost-benefit analyses.

~~8.4~~ 7.3: Continue to perform regular maintenance and assess life-cycle costs on existing transportation-related equipment and facilities to maximize capital investment and minimize air, water and noise pollution.

~~8.5~~ 7.4: Where feasible, use alternative energy sources to power equipment, such as solar powered beacons, EV charging infrastructure, and electric buses generators and battery storage for lighting.

~~8.6~~ Develop a plan to replace City owned vehicles with more environmentally friendly vehicles.

7.5 Explore options for alternative fuel systems to optimize fleet efficiency (including transit and school buses).

~~8.7~~ Consider the impacts that emerging technologies in transportation (e.g., autonomous cars, online goods delivery, electric vehicles, etc.) may have on the environmental sustainability goals of the City.

7.6: Consider and report on the greenhouse gas (GHG) emissions impacts of bicycles, pedestrians, public transit, fossil fuel based automobiles, and electric vehicles, in light of the City's GHG emission reduction commitments.

7.7 Explore policies and programs to promote and allow integration of electric vehicle charging infrastructure within Charlottesville.

Infrastructure Funding

Goal 9 Goal 8: Identify and seek new sources of sustainable funding mechanisms for the maintenance of existing infrastructure and facilities and future development of the transportation system.

8.1 Maintain and improve infrastructure with local funds to develop walking, biking and transit connections to and from nodes indicated on the Future Land Use Plan.

8.2: Prioritize funding for regular maintenance to preserve and sustain investments in our transportation system

~~9.1~~ 8.3 Identify additional funding sources for transportation improvements including grants, public/private partnerships and potential system operations revenues.

~~9.2~~ 8.4: Work with the MPO to Create a regional advocacy group that brings all jurisdictions together to push for evaluate statewide changes in transportation funding and propose necessary revisions. and to lobby the General Assembly for additional funding/enabling authority to do so.

~~9.3~~ 8.5: Coordinate the funding and development of transportation facilities with regional transportation and land use plans and with planned public and private investments.

~~9.4~~ 8.6: Explore the possibility of establishing a Transportation District or impact fee service areas for road improvement projects and determine the feasibility of implementing them on routes/ corridors connecting downtown and other strategically important nodes identified on the Future Land Use Map.

~~9.5~~ 8.7: Make developers and UVA aware of new trail linkages needed and seek opportunities for private donations of trail easements and construction of trail enhancements such as bridges or interpretive signage.

~~9.6~~ 8.8: Pursue funding through state and federal grant programs to support multimodal transportation planning and the integration of transportation and land use.

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HISTORIC PRESERVATION DRAFT CHAPTER

AUG 2018

Vision

Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings and public spaces, including the Downtown Mall, that are human scaled, sustained, healthy, equitable and beautiful. Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces. Additionally, the City must recognize each neighborhood's sense of community—it's unique and diverse sense of place-- and take steps to mitigate the encroachment and intrusion of new buildings, development, and uses that cause many neighborhoods to feel endangered.

Urban Design

Goal 1: Continue Charlottesville's history of architectural and design excellence by maintaining existing traditional design features while encouraging creative, context-sensitive, contemporary planning and design.

1.1: Promote a sense of place by emphasizing ~~Emphasize~~ the importance of public buildings, public spaces, and other public improvements as opportunities to promote a sense of place and a welcoming environment for residents and visitors.

1.2: Promote Charlottesville's diverse architectural and cultural heritage by recognizing, respecting, and enhancing the distinct characteristics of each neighborhood, historic district, individually designated historic property, and community node.

1.3: Recognize the value of blending new with old; encourage context-sensitive planning and contemporary design; incorporate preservation into Urban Design and Urban Design into preservation.

~~1.3~~ 1.4: Facilitate development of nodes of higher intensity density and vitality in the City's Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City that respect the scale and character of historic buildings and neighborhoods, and encourage vibrancy, pedestrian movement, and visual interest throughout the City.

~~1.4~~ 1.5: Develop pedestrian-friendly roadways and paths environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers to the City's historic, cultural, and natural assets; , and that connect neighborhoods and residents of all ages to each other, to promote a healthier community.

~~1.5~~ 1.6: Encourage community vitality, expression and interaction through the incorporation of both private- and publicly-funded art-~~in~~ into public spaces, neighborhoods, signage, ~~and~~ gateways, and nodes of development.

~~1.6~~ 1.7: Encourage the incorporation of meaningful public spaces, defined as being available to the general public, into urban design efforts-particularly at nodes of development.

~~1.7~~ 1.8: Promote design excellence for public projects and installations at all scales.

1.9: Assure that Small Area Plans account for and take steps to safeguard the City's historic sites, structures, and landscapes.

1.10: Improve ways and methods of informing residents in historic districts about new development and construction projects within their neighborhoods and communities, as well as about local policy and regulatory changes that might impact those neighborhoods and communities.

1.11: In the development of a form based code, fully account for the goals and principles of Historic Preservation and Urban Design.

1.12: Identity specific goals for Urban Design--recognize that these may vary from neighborhood to neighborhood--and develop a guidelines and standards manual that helps implement those goals.

1.13: Maintain on the City staff the position of a Preservation and Design Planner, and support their efforts to implement the goals and strategies of this chapter.

1.14: Continue to support the Board of Architectural Review (BAR) in its efforts to guide historic preservation and urban design within the Historic Preservation & Architectural Design Control (ADC) Districts, or Historic Conservation (CV) Districts, and ensure cooperation between the BAR and City departments.

1.15: Continue to support the Entrance Corridor Review Board (ERB) in its efforts to guide urban design within the designated Entrance Corridors, and ensure cooperation between the ERB and City departments.

Educational Programing

Goal 2: Educate property owners and potential property owners of historic resources about the significance of their properties.*

2.1: Continue to improve the City's ongoing education program to notify property owners and potential property owners that their property is situated in a Historic Preservation & Architectural Design Control (ADC) District, or Historic Conservation (CV) District, or is designated as an Individually Protected Property (IPP).

2.2: Continue to support the Charlottesville Historic Resources Committee's efforts to promote understanding and appreciation of local historic and cultural resources.

2.3: Continue to interpret historic and cultural resources to the community through markers, publications, events and other means. Strive to include the narratives and resources of

underrepresented groups and areas significant in our local history. Coordinate this interpretation of historic resources with City improvement projects and other City initiatives.

2.4: Continue to support Preservation Piedmont and its partners in the Piedmont Area Preservation Alliance (PAPA) in efforts to coordinate communication among local, regional, and state preservation organizations.

2.5: Continue to support participation of staff and elected and appointed officials in regional and statewide preservation and design educational opportunities.

Incentives & Tools

Goal 3: Continue to identify and make available incentives to encourage historic preservation.

3.1: Continue to disseminate information to property owners regarding federal and state rehabilitation tax incentives, including Virginia's rehabilitation tax credit program and help promote and defend these programs at the General Assembly.

3.2: Pursue National Register and Virginia Landmarks Register status for all future, local historic districts.

3.3: Continue the Planning Commission's and Board of Architectural Review's annual awards that may include recognition of exceptional Entrance Corridor designs and the best examples of preservation and design in the community, especially in ADC Districts.

3.4: Provide technical assistance to property owners and/or provide referrals to other sources of information regarding architectural, historical or financial questions.

3.5: Continue the City's participation in and eligibility as a Certified Local Government; support staff efforts to seek annual, matching-fund grants that contribute to the implementation of this chapter.

Resource Inventory

Goal 4: Systematically inventory and evaluate all historic, cultural and natural resources, landscapes and open spaces as critical and historic elements that make the City special ~~historic resources in the City, and~~ Develop context narratives that provide the historical and architectural basis for evaluating their significance and integrity and provide the funding and resources necessary to conduct that work.

4.1: Work with neighborhoods to develop interest and participation in documentation of neighborhood buildings and history through architectural and historic surveys. Priorities are un-surveyed older neighborhoods, such as ~~Rose Hill~~, 10th & Page, Little High, south Belmont, and portions of the Strategic Investment Area (SIA).

4.2: Continue to identify and survey additional significant, individual properties located outside historic districts. In addition to historic buildings, consider significant buildings from the recent past (less than 50 years old), structures such as sculptures, landscapes such as public spaces and cemeteries, and archaeological sites.

4.3: Encourage developers contemplating land-disturbing activities in areas likely to reveal knowledge about our past to undertake archaeological studies prior to development. Help identify financial incentives or funding sources for such studies. Encourage where warranted, archeological assessments for rezoning and special use permit requests and for all projects on City-owned parcels.

4.4: Conduct additional survey work as needed to reevaluate existing ADC district boundaries.

4.5: Survey and evaluate all City-owned property, including schools and parks, for historic and design significance and integrity.

4.6: Systematically re-survey neighborhoods state- and national-registered historic sites and districts, ADCs and IPPs to update older survey information, beginning with Downtown and North Downtown areas.

4.7: ~~Generate~~ ~~Have conducted~~ a Cultural Landscape Study and Management Plan for the Lawrence Halprin-designed Downtown Mall, to identify character-defining historic features, and ~~prepare~~ ~~have prepared~~ a treatment and maintenance plan to protect the Mall's historic character and features while supporting ~~it's~~ ~~the Mall's~~ current use.

4.8: Promote the history of the Downtown Mall through the use of art, technology, public events, and marketing promotion.

Neighborhood Conservation

Goal 5: Protect and enhance the existing character, stability and scale of the City's older neighborhoods.*

5.1: Monitor the effectiveness of the Conservation District as an alternative, more flexible type of local historic district in designated neighborhoods. Monitoring techniques may include resident surveys and tracking demolition permits.

5.2: Recognize and respect cultural values and human resources, as well as built resources within the City's older neighborhoods.

5.3: Identify opportunities to increase intensity of use and flexibility of design in targeted areas to allow for more vibrancy and creative reuse of existing buildings.

5.4: Study the urban forms in historic neighborhoods and consider allowing similar design standards in new neighborhoods.

5.5: Provide property owners with information on historic rehabilitations, financial incentives, and context-sensitive design.

5.6: Identify existing and planned higher-intensity mixed-use and commercial areas that abut existing historic neighborhoods and work to provide adequate transitions (such as step downs in scale and intensity) to mitigate impacts on adjacent residential areas.

Resource Protection

Goal 6: Provide effective protection to the City of Charlottesville's historic resources.*

6.1: As requested by specific neighborhoods or when otherwise appropriate, consider additional neighborhoods or areas for designation as local historic districts (either Architectural Design Control Districts or Historic Conservation Districts) based on architectural and historic survey results.

6.2: On a regular basis, consider additional properties outside existing ADC Districts for designation as Individually Protected Properties, based on architectural and historic survey results.

6.3: Consider including resources from the more recent past (less than 50 years old) as Individually Protected Properties, especially those of significant architectural value and those that are becoming rare surviving examples of their type or period of construction.

6.4: Consider amending the existing ordinance to address protection of archaeological resources.

6.5: Designate Maplewood, Oakwood, and Daughters of Zion Cemeteries as ADC districts to ensure their protection and maintenance.

6.6: Continue to protect the environs of our World Heritage Site, the Lawn of the University of Virginia

6.7: Monitor state and federal level policy and legislative changes impacting historic preservation. Advocate both for positive changes and against those that threaten the existing policies, programs, policies and regulations.

6.8: Recognize and protect the Rivanna River as a historic, living resource that has played a crucial role in the history of the City, and that continues to serve as an important water supply, aquatic habitat, and recreational resource for our community.

Comprehensive Approach

Goal 7: Coordinate the actions of government, the private sector, and nonprofit organizations to achieve preservation and urban design goals.

7.1: Facilitate periodic meetings with Board of Architectural Review (BAR), City Council, Entrance Corridor Review Board (ERB) and the PLACE (Placemaking, Livability, and Community Engagement) Design Task Force to ensure an excellent and consistent design vision for the City.

7.2: Consider the effects of decisions on historic resources by all public decision-making bodies. Priority areas are the Downtown Mall, Court Square, West Main Street, and The Corner.

7.3: Evaluate transportation decisions for their effects on historic districts, such as the Ridge Street District, and on Individually Protected Properties.

7.4: Evaluate current zoning map districts and allowances, as well as proposed ~~and~~ amendments to the zoning map and zoning text for their consistency with preservation goals, and impacts on the historic character of City neighborhoods, especially the zoning allowances for height.

7.5: Review the historic preservation plan, historic district ordinances, entrance corridor ordinance and design guidelines every five years to ensure that goals for preservation and compatible new construction are being addressed.

7.6: Encourage sustainable ~~and green~~ energy efficient, building designs ~~and~~ low impact development as complementary goals to historic preservation. Support the implementation of solar photovoltaic systems in appropriate locations.

7.7: Coordinate with other City programs, such as affordable housing initiatives, to encourage preservation and rehabilitation of historic resources, including low income housing in structures more than 50 years old.

7.8: Coordinate with the Public Works and Parks Departments regarding maintenance and construction that would affect historic features of the City's neighborhoods. Where possible, maintain and repair granite curbs, retaining walls, distinctive paving patterns and other features instead of replacing them.

7.9: Adopt a policy of applying the Secretary of the Interior Standards for Historic Rehabilitation for all City-owned property more than 50 years old, and apply appropriate preservation technologies in all additions and alterations, while also pursuing sustainable and energy conservation goals.

7.10: Investigate the feasibility of protecting an unobstructed sightline, as shown on the attached map, between World Heritage Sites Monticello, located in Albemarle County, and the Lawn at the University of Virginia.

~~7.10~~ 7.11: Encourage retaining and replenishing shade trees, particularly large trees where possible, in all historic neighborhoods as we strive to make the City more walkable.

~~7.11~~ 7.12: Coordinate with the Planning and Coordination Council (PACC) on historic preservation and urban design issues that implicate Albemarle County and University of Virginia resources.

Entrance Corridors

Goal 8: Ensure quality of development in the City's designated entrance corridor overlay districts compatible with the City's historic, architectural, and cultural resources.

8.1: Emphasize placemaking elements and examine opportunities to create destinations.

8.2: Encourage site designs that consider building arrangements, uses, natural features, and landscaping that contribute to a sense of place and character that is unique to Charlottesville.

8.3: Ensure that new development, including franchise development, complements the City's character and respects those qualities that distinguish the ~~City's~~ built environment of the City.

8.4: Use street trees, landscaping, and pedestrian routes to provide shade, enclosure and accessibility in streetscapes.

8.5: Protect and enhance access routes to our community's World Heritage Sites, the University of Virginia and Monticello, to recognize their significance as cultural and economic assets of the local heritage industry.

8.6: Consider the designation of additional streets, such as Ridge-McIntire and Cherry Avenue, as Entrance Corridor districts.

8.7: When appropriate, coordinate the City's Entrance Corridor Design Guidelines with Albemarle County's Design Guidelines. Encourage continuity of land use, design, and pedestrian orientation between contiguous corridors in the City and County.

Sustainable Reuse

Goal 9: Capture the embodied energy of existing buildings by encouraging the adaptive re-use and more efficient use of existing structures.

9.1: Develop an inventory of underutilized properties within City limits and develop strategies (such as rezoning, rehabilitation, and development incentives) that will move these properties back into productive uses that will support increased commercial or residential uses.

9.2: Collaborate with local organizations to steward the movement of underutilized properties back into productive and sustainable uses. As appropriate, create policy and financial incentives to encourage this process.

9.3: Encourage adaptive re-use of historic buildings as a strategy for historic preservation. Recognize that historic preservation is the ultimate form of recycling.

9.4: Support the rehabilitation of low income owner-occupied housing for energy efficiency and preservation of neighborhood character.

9.5: Evaluate and incorporate into the design guidelines recommendations appropriate for historic structure improvements that increase energy efficiency and promote sustainability.

2. Community Facilities

1. E-Mailed Draft Chapter Comments

- I'm not sure what the asterisks mean but I think it must mean that the request has been in previous comprehensive plans. That is certainly true concerning the need for more rectangular fields. I suggest that the comprehensive plan include language that recommends establishing artificial turf fields to replace the present grass ones especially if there is no will to find new field space. This will extend the playing time and reduce the cost of maintenance. If there is an effort to charge rental fees for fields I suggest we use the same rate as the YMCA gets for its public space 1 dollar a year. **Noted – finding land for new fields is difficult as flat open tracts are at a premium for other uses, artificial turf is being planned in some locations for this reason and we do continue to attempt to acquire more space**
- It would be good for the chapter to have a vision statement **Noted**
- The police section needs to tie the items requested to the vision it supports. **Noted**
- This section should be reviewed in light of events of last summer **Noted – This has been done**
- There should be additional goals for training and community relations **Noted**
- A definition of multimodal should be provided **Noted – see transportation section**
- Trails: There should be a goal which noted completion of the trail system around the city (not using roads for the breaks in the trails) **This is the primary goal of the trail plan, to complete an off-road network. Gaps exist due to lack of legal permission from landowners, which we continually work to obtain where needed**
- Recommendations from the Tree Commission:
 - There is no mention of the word "tree" in this section. This chapter should be explicit that community facilities can provide examples of best practices related to the urban forest. **Added line about trees role in stormwater management**
- I want to reiterate my comments on the lack of rectangular field space. I am frustrated by the lack of response to this need which

has been in the comprehensive plan since 2007. In fact what we have experienced is a decline in field space where Pen Park used to have a large field it is all baseball fields, the large fields at Johnson and Buford have been reduced in size. The situation for kids who play on a rectangular field (soccer, football, lacrosse, field hockey, rugby, Frisbee) is becoming untenable with fields in so much use that the surface is dangerous. Soccer alone has 7000 players add the other sports you are well over 10,000. We have done three athletic field studies to prove this need. It has been included in the comprehensive plan three times. It is time to address this problem. If the additional space cannot be found then artificial turf must be installed I would suggest Darden Towe Park first as it is a jointly owned park. Please be as adamant about solving this situation as you are about bicycle accommodations as the numbers speak for themselves. **Noted**

- Comments from the Charlottesville Climate Collaborative: **Noted**
 - GHG emissions from waste are a significant contributor to our community's carbon footprint. These emissions can be significantly reduced through proper recycling and composting. The City of Charlottesville lags behind other cities in the adoption of such practices. By offering recycling at parks and other public spaces, the City of Charlottesville can positively influence behavior change in the community and reduce GHG emissions. The Environmental Sustainability Division should be used as a resource for best practices to incorporate recycling education.
 - Recommendation: The Comprehensive Plan should require the City, when making Community Facilities policy concerning waste management practices, to consider and report the climate emissions impact of that policy in light of the City's then-current GHG emission reduction commitments and CAP. Recommendation: The Comprehensive Plan should require the City, when possible, to provide recycling and compost receptacles in city government outdoor spaces and buildings.

2. March 7th Boards and Commissions Work Session Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Inventory and condition assessment is great. Will also require prioritization since City won't be able to do it all. Maybe this can include level of service goals and analysis for facilities. –

Utility Infrastructure is assessed continually and work is prioritized accordingly.

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
 - Integration between infrastructure and facility categories. For instance, when upgrade or maintenance done to a utility, consider piggybacking some storm water, trail, sidewalk, or other improvement to enhance efficiency. Also, shared, facility development/management with County, others. **This is done at staff level**
3. What are the greatest challenges to achieving the chapter goals?
 - Explain clearly relevance of facilities to citizens' everyday lives – make it more compelling **Noted**

Group Discussion Notes

- 1: Define level of service per facility to help guide and prioritize needs. **Department of Utilities needs are prioritized on a continuing basis**
- 4: need more police space and regional approach **Noted**
- 1: sustainable and stewardship should be in all areas **Noted**
- 1: use technology on public side too **Noted**
- 1: include libraries specifically **Noted**
- What have we missed?
 - Technology on citizen side as well **Noted – comment unclear**
 - Distinguish "facility" from "infrastructure" and define **Utility infrastructure is made up of the utility facilities**
 - Overhead utilities – put on 1 side of street. **This would not be cost effective.**
 - Should trees be infrastructure? **Trees are not infrastructure maintained by City Department of Utilities**
 - Locate underground utilities in streets not green spaces - **Utilities are installed in the street when conditions allow**
 - Ensure cross discussion between silos/depts. i.e. utility/tree/trail – **This happens already at staff level**
 - Where are shared opportunities with county (parks/trails)? **City and county trail staff regularly meet to ensure seamless trail systems across the boundary**
- Remove?
 - Nothing
- Challenges **Noted**
 - Money
 - Facility space (police)
 - Better chapter layout – user friendly and simple language
 - Vision statement
 - How to intersect and overlay with zoning/permitting/etc. (practices and policies)

- Tree/canopy benefits to water section **Added**

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Put word “parks” in chapter title **Will be done next plan update**
- Put all maps together in document **Noted**
- Update Northeast Park **Noted**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Goals seem doable and attainable **Noted**
 - More city kids having to go out to county because of capacity (school impact) **Noted**
 - Trash cans/ lights / Streets/ Parks (more) **Noted – comment unclear**
 - Where does this fit into comp plan? **Noted – comment unclear**
 - Ex. Lewis and Clark at Water St. “dark as hell” Need more lights **Noted**
 - Belmont needs more trash receptacles **Noted** Storm water upgrades and drinking water pressure with increase in development **Noted**
 - Look doable; easy to achieve **Noted**
 - More community trash receptacles and better street lighting **Noted**
 - Dog poo stations should be abundant – **Parks have them, is this referring to sidewalks and other places?**
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
 - Is fire department well planned? EMS **Yes, we have a robust strategic plan which includes an EMS system improvement strategy and work plans for each division.**
 - Improve event facility coordination
 - Example UVA graduation **Noted**

- Hazard mitigation a coordinated response evacuation **Noted**
- Evacuation plans in case of disaster? **Noted**
- Remove nothing **Noted**

3. What are the greatest challenges to achieving the chapter goals?

- Coordination within Govt. and providers
- BAR – greenspace / storm water **Noted**
- Police are doing a good job **Noted**
- Mall presence **Noted**
- More community outreach for parks and rec events including for people without technology/web **Noted**
- Lack of communication between Mayer – city manager – staff **Noted**

Group Discussion Notes

- What is the sample size and distribution of participants in earlier conversations? **Answered**
 - Missy answers questions
- Goals look probably (easily obtainable) **Noted**
- Children being lost to county **Noted**
- Safe tours in county **Noted**
- We won’t have a Florida issue **Noted – comment unclear**
- Where is lighting in the plan
 - Need more community trash receptacles and lighting around trash receptacles **Lighting is addressed in the zoning ordinance. Any changes would need to be provided in that document.**
- 9th floor balcony has storm water that backs. On water street not enough capacity (250 west main) for storm water from building to storm sewer system **Noted**
- Need more (higher) water pressure to Lewis and Clark building (250 w main) **Noted**
- Concern about ice rink
- More money for infrastructure improvements. **Improvements for utilities are based on a five year capital improvement program which incorporate the rates**
- Are we ok with fire requirements?
 - Emily answered Emergency management needs more work (from staff) **Noted and discussed during this session**
- What happens in an earth quake with people in high rises? **Also discussed during session, not needed for inclusion specifically in the plan.**
- How do emergency responders reach citizens (knox boxes updated?) Emily will respond with email **Done**
- How are emergency evacuations to be handled? **Discussed during session, not needed for inclusion specifically in the plan.**

- School issues reiterated **Noted**
- What is largest impediment to goals? **Noted**
 - Coordination between people
 - Does not see communication
- “BAR is out of control” no green space incorporated with buildings development **Noted**
- Concerned about storm water runoff without greenspace. **Noted**
 - No capacity for runoff
- Rivanna Trail was scary (peoples encounters were frightening) other people **Staff works with CPTED/Police on improving safety by design (i.e. eliminate hiding spaces)**
- People in county are afraid of mall **Noted**
- Lives across from ridge st. fire department. There are a lot of calls. Many nuisance 911 calls **Noted**
 - Not resource for people smoking irresponsibly **Noted**
 - Do ambulances need to accompany fire trucks **Noted**
- Likes general theme of community relations **Noted**
- How do people learn about upcoming community events? **City website is best source**
 - How about low tech citizens? **Local news stations and newspapers**
- Worry about people **Noted**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

6. May 29th Belmont Arts Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Generally positive but would like more attention to parks/ greenways **Noted**
 - Nice concern for more facilities in low income areas (park trails) **Noted**
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- My interest is more parks with [] doesn't need technology as much as fire department/ police
 - However mapping infrastructure is very important in long term **Noted**
 - Would be great if these infrastructure mapping was available to view on a GIS portal **Noted**
- What is enforcing measure?
- Having more meetings around town is helpful to get more voices heard **Noted PC is considering beginning another phase of community engagement**
- Trail connectivity and multi-use parks **This is in process**
- Storm water drains, sidewalks in development and runoff **Noted**
- Base data at infrastructure and level of service **Noted**
- Sub regional storm water plans **Noted**

3. What are the greatest challenges to achieving the chapter goals?

- I imagine funding but otherwise I wouldn't know **Noted**
- Don't need more police **Noted**
- Do need more police **Noted**
 - Types quantity of police matters
- Challenging to absorb data and respond in 5 minutes **Noted**
- GIS – fire station **Noted – comment unclear**

Group Discussion Notes

- It was brought to my attention by an unhappy resident and sports enthusiast that we need one or two multi-use rectangle fields for young people. She said this was a point that people made in the last comprehensive plan but nothing has been done on this issue
 - We have more than enough fields specific for softball. Can we alter on of them? She also thought a multi-use field could be developed in Washington park which she said is now primarily used by college students **Noted**
- How will neighbors proved this input ex SIA more RTF entries **Noted**
- More parks and greenways **Noted**
- Barriers = railways and water **Noted**
 - Get more types of use of out (multi use)
 - Parks (example Quarry has no playground) **Noted**
- Too technology based **Noted**
- Public does not have data of capacity of water, sewer **Noted, available upon request to Department of Utilities**
- How do we get more urban and integrate open space and transportation and not separate **Noted**
 - EX. IX PHA and CHARA land is enough land for a city within a City

- But how to integrate jobs. Open space, housing and great infrastructure over a long time period **Noted**
- Knowledge barrier for meaningful conversation is great **Noted**
- Seems like a lot has been decided **Noted**
- General public does not understand things like universal design, etc. to really help plan **Noted**
- Need more and better maps and more specific questions to the public **Noted**
 - Example: where is a bus stop needed
- Land use map is too broad **Noted**
- GIS portal or TJPDC wiki map
- Urban forestry is important especially with urbanizing **Noted**
- Livable is important (trees) **Noted**
- Forest is storm water infrastructure **Added line to this effect**

7. Additional Comments

Kurt Keesecker's Community Facilities Comments 4-24-2018

- I'm not sure I rank Goal 3.1 very high on the list given our other community needs at the moment, I would strike this Goal entirely for now... or change the language to reflect need for a preliminary study
- Add this phrase ("... with emphasis on Downton and other strategically important nodes identified on Future Land Use Map") to the end of the following goals: 3.4,9.3, 10.2, 12.2, 16.3, 17.1
- Add this phrase ("... Coordinate time of improvements with similar efforts to complete Streets that Work and Bike/Pedestrian master Plan implementation, especially at nodes identified on Future Land Use Map...") to the end of the following goals: 4.6, 5.6, 6.6
- Add goal to encourage the inventory tracking of city owned land and oversized right of ways that could be used for infill affordable housing
- Consider measurable implementation, articulate it IN THIS CHAPTER (not a separate one)

3. Economic Sustainability

1. E-Mailed Draft Chapter Comments

- Include more links to CATEC and PVCC programs **Noted**
- For 2.1 - add information for training for current community members **Noted**
- For 4.1 – the wording “lifestyle diversity” is not appropriate and should be changed
Will replace with LBGTQ but welcome other, more appropriate suggestions
- For 5.2 – consider adding Westhaven (CRHA) as a partner
Will change to include all adjacent property owners and residents.
- For 5.3 – Encourage public/private partnerships **Noted**

- Comments from Charlottesville Climate Collaborative
 - The City of Charlottesville should incorporate environmental sustainability into planning efforts and capital development projects. Economic planning that incorporates environmental sustainability is in the long term economic interest of the City. Strong economies depend on abundant natural resources and a healthy labor force. Millennials look for communities which prioritize environmental sustainability in which to work. Businesses are increasingly seeking renewable energy for economic, brand, and environmental stewardship reasons. **Noted**
 - Recommendation: The Comprehensive Plan should require the City, when making Economic Sustainability decisions concerning renewable energy and energy efficiency policy, to consider and report the climate emissions impact **Noted**

2. March 7th Boards and Commissions Work Session Comments

Individual Responses

1. What reactions do you have to the recommended updates? Individual responses:
- I like the focus on raising awareness of the city’s ethnic diversity **Noted**
 - Would like to see more development of African American historic/tourist sites **Noted**
 - See e.g. Blue Ribbon commission recommendations **Noted**
 - Please keep the specific reference to African American history **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- I’d like to see DED staff work proactively with NDS to make the regulatory process clear, reduce uncertainty and improve customer service **Noted**

3. What are the greatest challenges to achieving the chapter goals?

- Scarcity of land **Agreed and noted**

Group Discussion Notes

- Need to support local cultural economic development at the same time as tourism development **Noted**
- There’s opportunity for minority business development but it’s covered well in the chapter **Noted, OED has staff position approved for FY 19 to focus on this.**
 - More explicitly mentioned
- Particularly for African American tourism **Agreed and noted**
- How are we pursuing larger corporations to provide greater number of jobs **Due to noted scarcity of land OED is working with regional partners to address**
- Opportunity for city/county to work together to bring large companies to the area **Noted**
- Then look at training workforce for these companies **Noted**
- Create a more seamless interaction between developers and city (NDS) **Noted**

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Very focused on job training **Noted**
- The recommended updates to not use environmental, land use (CP and zoning) to simulate economic development. We should be planning greater greenspace environmental and land use asset to stimulate sustainable more livable economic growth **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- Not enough about land use and economic generators **Noted**
- Active creation of economic centers **Noted**

3. What are the greatest challenges to achieving the chapter goals?

- Balancing economic development and housing **Agreed and noted**
- Legislative inadequacies **Noted**

Group Discussion Notes

- Cliff – concerned about how land **Noted**
- Parker and Brenin and Jenimia – UVA students – working on economic policy **Noted – Comment unclear**
- Hosea – like WF dev price. Wore CATEC. Speak specific to what do **Noted – Comment unclear**
- Cliff – recommended updates note accomplishments – not much active relationship with eco and LU planning. Lots of talk about housing. How get additional. LU to increase job creation **Noted**
- Emily – job creation at all levels – not start with entrepreneurs. Look at job training. Living wage **Agreed and noted**
- Cliff – map is not much economic development. Much more yellow. **Agreed and noted**
- Kurt – topics all come back to LU – note next table discussion **Noted**
- Cliff – housing impact on locality – schools etc. Primary economy – import/export. Secondary economy – supports. Housing – mortgage is economy leaving the community. Rewrite ZO you can incentivize housing. **Noted**
- Emily – Need housing strategy to drive the process. Pass out talking point sheet. **Noted**
- Hosea – want to talk about DT Belmont – don’t forget other areas are economic generators. Pockets beyond DT mall **Noted**
- Cliff – lots of other places have different nodes and need that in Cville. Currently all trans goes downtown. Would be good to have going to different nodes. If have 50K more people, need to plan for them to recreate **Vast majority of CAT routes go downtown, not all**
- Emily – city have UVA pay living wage. **Noted**
- Cliff – note competition **Noted**
- Emily – it’s university town – major employer. **Noted**

- Brendin – how balance economy and affordable housing. Better balance, want more perspective of real estate. Need more engines for growth. - **noted**
- Kurt – note size constraint. **Noted**
- Brendin – startups allow aff. **Noted**
- Cliff – integrate UVA/city/county to regional economy. Go than of greens – grow veg on rooftops. This can add up over time **Noted**
- Emily – part of challenge as how drafted – not focus on racial justice, don't continue displacing people. **Noted**
- Kurt – note that may be a challenge to address **Noted**
- Emily – eco dev not acknowledge the concerns **Noted**
- Joy – talk about comp plan, how outreach to get people to come, have neighborhood people to outreach. Not every neighborhood flourishing. Need to build wealth for people. **Noted**
- Cliff – comp plan help find direction on how to set goals and achieve **Noted**
- Joy – pay living wage, OED more in the chapter. OED programs are not as through as could be. **Noted and would like to learn more**
- Notes from Councilman []
 - Keep business in City **Noted and agreed**
 - Downtown mall startups **Noted**
 - Hard to develop in city, it should not be so hard **Noted**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Council spends too little time with this area – goal 5
 - If you don't have the economic revenue you have nothing - **Noted**
 - Mall focus on tech sector business **Noted**
 - Focus on housing alone is a mistake – it's a connected system - **Noted**

- Core space is vital. Strong housing policy is first **Noted**
- Build at core – live/ work/ play **Noted**
- Isolative zoning is prohibitive **Noted**
- Figure out incentives to build creative ideas/ projects **Noted**
- Traffic + transportation needs to be addressed **Noted**
- Building development entitlement process is slow + turns away small business **Noted**
- Zoning needs to be better aligned **Noted**
- Shouldn't be hard to open new business **Noted**
- Harris + River road has long term local business - **Noted**
- Business sectors advisory council **Noted**
- Set of advocates within industry clusters led by OED **Noted**
- Zones + planning discrimination practices prohibit low income growth **Noted**
- Like to see OED be proactive where issues prohibit core economic development issues
 - no one in OED will advocate for pro-business friendly policies **Noted**
 - for zoning changes, need staff advocate **Noted**
- Business growth sustainable? Chance to review high growth companies? **Noted**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

6. May 29th Belmont Arts Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Tweak zoning in residential neighborhoods to allow for small *businesses* to exist i.e coffee shop bakery mini mart **Noted**
- Zoning needs to be flexible **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

7. Additional Comments

Kurt's Keesecker's Economic Sustainability Comments 4-24-2018

- Change goal 3 to read ~~...in targeted areas of the city~~ at strategically important nodes identified on Future Land Use Map” **Noted**
- Add this phrase (“...with emphasis on Downtown and other strategically important nodes identified on the Future Land Use Map to the end of the following goals 1.1, 1.2, 1.4, 3.1, 3.2, 5.3 - **Noted**
- Measure disparity of job salaries and housing prices within ¼ mile radius of various strategically important nodes identified on the future land use map **Noted**
- Leave goal 2.5 in the Chapter and/or change language to articulate/ project a direct understanding of the importance of arts/ culture in the local community **Removed due to progress with Arts Coordinator position**
- Provide some language to encourage development of affordable business space as well as affordable small manufacturing spaces especially at nodes. **Noted**
- Consider measurable implementation, articulate it IN THIS CHAPTER (not a separate chapter) **Noted**

4. Urban Environmental Sustainability

1. E-Mailed Draft Chapter Comments

- Chapter 4 needs to address food-specific issues. A "Green City" that the vision outlines is not complete without a robust and resilient local food system. Charlottesville needs to pledge its efforts toward creating a food system that actively supports local farmers and producers and works to give access to fresh, healthy food to all residents regardless of age, income, race, etc. A targeted line focusing on more vulnerable communities is of the utmost importance if Charlottesville truly sees itself as a socially equitable city. Charlottesville already sees many actors working on the grassroots level to promote a healthy local food system, but we now require institutionalization and coordination in the form of government planning and support to progress toward a better food system for all. **New goal 8 added**
- I urge the Comprehensive Plan writers to include a fleshed-out section on strengthening our local food system, as well as specifically mentioning food in the vision. **Noted.**
- Goal 3: *Reduce Greenhouse Gases and the overall carbon footprint, thereby safeguarding human and planetary health* **added (new Goal 4)**
- 3.1: Encourage high performance, green building standards and practices *such as* the U.S. Green Building Council's (USGBC) LEED certification program, Earthcraft, Energy Star, or other similar systems. **Incorporated**
- 3.2: *Promote compact block and street networks and a built environment that facilitates walking, biking and bus riding that diminish reliance on single occupancy vehicles.* **Added.**
- 3.3: *Encourage sustainable site design standards and practices such as the LEED-ND certification program.* **Incorporated in 4.1.**
- 3.4: As appropriate, create policy and financial incentives to encourage increased building and site performance *that reduce greenhouse gases and the City's overall carbon footprint.* **Added.**
- Sorry for the late input since I know you are quite far along at this point in your comp plan process, but I'm troubled by some of the language that is proposed to be removed, particularly in regard to native plants and habitat. Native plants and urban habitat are state-wide funded priorities for multiple agencies (DCR, DEQ, VDGI) and important to meeting water quality goals and addressing the decline of pollinators. Charlottesville also has occurrences of locally rare species and habitats identified by local

naturalists that merit consideration in planning.

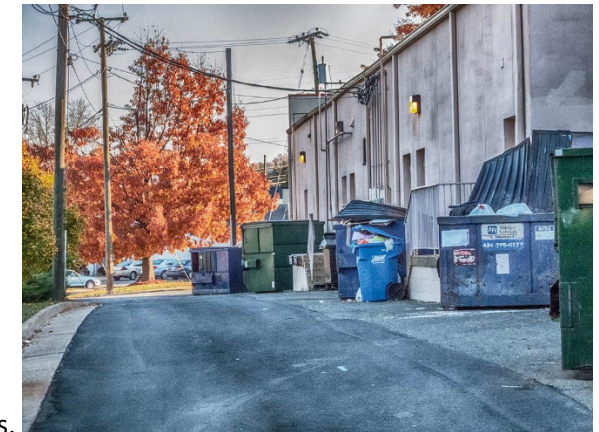
Addressed in Goal 1

- In the 2003 plan, the Goal 3 of the original plan read: "PROTECT, INCREASE, AND PROVIDE AN INTERCONNECTED SYSTEM OF GREEN SPACE AND BUFFERS THAT SUPPORT HABITAT FOR WILDLIFE, IMPROVE WATER QUALITY, AND DELIVER VALUABLE ECOSYSTEM SERVICES." (Sorry for the all caps, it's how it was written). Goal 3 is now about "Sustainable Development". The original goal is now gone completely, and I can find no reference to native plants, biodiversity, habitat or ecosystem services whatsoever. This is a pretty huge oversight and needs to be addressed. In contrast, Albemarle's natural resources section of their comprehensive plan proactively seeks to conserve/restore habitat and has specific goals (like a requirement that 80% of plants in County projects be native). Lastly, it's worth noting that native plants and habitat conservation have significant funding opportunities associated with them (like VCAP), and that many of those goals recommended in the 2013 plan now would count towards the MS4 and other Chesapeake Bay requirements. **Reference to natives, habitat, etc. was moved into Goal 1 (Urban Landscape & Habitat Enhancement). Additional working has been added in response to this comment.**
- This morning at 7:30 I ran into two tourists from Tennessee walking the trail next to the Rivanna River. They asked for a breakfast recommendation. **Noted**
- The scene at noon today in Riverview Park looked like this:



- The photo above captures less than half the vehicles on site. **Noted**
- This is what we get from smart planning in the Rivanna River Corridor. **Noted**

- Please reconsider the de-emphasis of Rivanna corridor planning in draft *Urban Environmental Sustainability Chapter* where Rivanna corridor planning has been down rated from its 2013 Comp Plan position (Goal 1 and goals 1.1-1.4) to goals 2.10-2.13. **Moved the Rivanna River to a focused Goal 3 under the theme of Water Resources rather than under Goal 2 regarding general water resources stewardship.**
- Geography, the topographical features of a region, matters to residents, visitors and to our regional economy. The Rivanna River is the major natural asset in our area. Planning and zoning in the Rivanna corridor is of critical importance if we are to achieve the best use of our waterfront while retaining the riverine ecosystem services and recreational benefits people enjoy. We require a plan that supports harmonious development in the corridor to promote the health, safety, prosperity and general welfare of Charlottesville



inhabitants.

Specific Rivanna River Goal 3 included to address this and several following comments

- Existing planning/zoning allows less than ideal treatment of river frontage. (this photo is from the river facing side of Pantops shopping center) **See above.**
- Long range we have high hopes for cooperative planning in the Rivanna Corridor with the County. Meanwhile, both jurisdictions should immediately embrace thoughtful planning in the corridor. **See above.**
- Engaging this planning issue holds great promise for our City. **See above.**
- Recommendations from the Tree Commission:
 - Goal 1 should remain as it was in the 2013 plan: Protect, increase, and provide an interconnected system of green

space and buffers that support habitat for wildlife, improve water quality, and deliver valuable ecosystem services. **The themes of current Goal 3 (incorrectly referenced above) has been moved into proposed Goal 1. Goals are not weighted.**

- Retain 2013 language of goals 1.4, 1.5, 1.10, and restore 2013 goal number 2.3: **See responses below**
- 1.4 Continue to Implement and update the Urban Forest Management Plan to protect quality of air, water and lands, manage stormwater, provide shading and absorb CO2 with an emphasis on addressing invasive species, diversity, and distribution. **Intent remains the same with addition of emphasis**
- 1.5 Monitor, expand and protect the overall tree canopy of the City and increase the canopy of neighborhoods in an effort (Remove: “to achieve American Forest canopy recommendations (urban: 25%, suburban: 50% and center business zones: 15 %”). **Retained with modifications**
- 1.6 Include trees, as practicable, in all city priority streetscape plans (e.g., framework streets, safe routes to school, Strategic Investment Areas). **Retained with modifications**
- 2.3 Develop methods, including financial incentives, to support retaining and increasing healthy tree canopy on private lands. **Added back in as Obj 1.7**
- 1. The stated goal of 30% greenhouse gas reduction by 2050, compared to baseline 2010, is not nearly enough to do our fair share to limit global warming to not more than 1.5 degrees C. If the world does not solve the climate challenge, it will become the overwhelming problem of daily living. Therefore, the City should plan to facilitate a much more ambitious reduction, with intermediate goals at the periodic intervals measured in the GHG Inventory. Leading by example will be helpful. But because that the City’s own emissions are a very small part of the total, facilitation can occur mainly through actively partnering with and incentivizing the residential, business and UVA sectors. A climate of concern for the climate should be fostered as a priority. “Partnering with” should mean active engagement with the many local organizations that have a climate protection objective as part of their mission and leadership to broaden the base of committed participants. The promising start made by the Mayor and City Council in 2016 should be reawakened. **Objective added to Goal 4**

2. Much more energy reduction can be gained from the aggregate of existing buildings than the small percentage of new buildings. Energy efficiency measures for existing homes of all ages, owned by persons of all incomes and possibly renter-occupied, and the buildings of small businesses should be creatively incentivized and publicized as part of Charlottesville’s civic virtue. Facilitation can be addressed through active partnerships with LEAP, the many nonprofit environmental groups, and others. The City should consider ways to creatively expand the building energy efficiency services that LEAP offers and coordinates - for example with bulk purchasing and service agreements. The City should seek, or set aside, adequate funding for this work. In many ways State law limits renewable energy programs in Virginia. So reducing our energy consumption footprint is our main path to forward. **Objective added to Goal 4**

3. To prevent the emissions of extremely damaging refrigerant gases (CFC’s and HFC’s) from old refrigerators and air conditioning equipment, the City should arrange that Ivy Materials Center accepts this category of Household Hazardous Waste at least on a monthly basis instead of only semi-annually. **Captured in 6.1 (or call out specifically?)**

- As a near neighbor to the city, I would like to make a few comments about what I believe is the current draft of the Urban Environmental Sustainability Draft.
 - I think the Plan is an opportunity to position Charlottesville and the adjoining region as a leader in addressing what will be in all likelihood the greatest challenge of the 21st century--- climate change. The plan should explicitly recognize this. **“leader” wording added**
 - Around the country more than fifty counties, states and cities have dedicated themselves to the goal of Green House Gas (GHG) neutrality, typically by midcentury, in some cases much sooner. At a minimum Charlottesville should aim at the US goal stated in the Paris Agreement (which President Trump may or may not succeed in abrogating): GHG reductions of 26 to 28% below 2005 levels achieved by 2025. **Noted**
 - The city government itself is only a minor contributor of GHGs but its policies can influence the behavior of thousands of citizens and local enterprises. The city

should make available educational resources and engage in promotional campaigns drawing attention to the severity of the problem and the role individuals and business can play in mitigating it. **Objective added.**

- The goals set forth in the Urban Landscape, Sustainable Development and Resource Efficiency all support GHG balance and should so state. **Noted**
- The Materials Recovery and Waste Management section should give attention to the disposal of refrigerants. Most refrigerants are more than 1000 times more effective in trapping heat than CO2. Their use and disposal has been identified as the single most effective step we can take in reducing the effects of GHGs. **Captured in Goal 7**
- Your comprehensive plan is woefully lacking in its commitment to combat global climate change. Our wealthy and educated community can and should be doing much more. It is too late to stop some of the harm global climate change is already doing, but we should be doing as much as we can to lessen the impact. Take the lead of the many active renewable energy organizations in town to work out the specifics of responsible planning. **Noted.**
- 1. Set a more ambitious reduction goal than 30% by 2050, largely through partnering with and incentivizing the UVA, business and residential sectors, since the City itself produces only 4% of emissions. We need to commit to a 26-28% from 2005 levels by 2025 in order to meet the goals of the Paris Climate Agreement.
2. Incentivize energy improvement of existing buildings in all sectors (residential, business, etc) by creatively expanding partnership with LEAP, helping facilitate bulk purchasing agreements, or other measures. **Objective added to Goal 4**
3. The Household Hazardous Waste at Ivy Materials Center should accept appliances monthly rather than twice a year so that emissions of extremely harmful CFL refrigerant gases, that were legal when older refrigerators and HVAC units were manufactured, can be prevented by proper handling. The Materials Recovery and Waste Management section should give attention to the disposal of refrigerants. **Captured in Goal 7**
- I am in favor of the following changes to the 2019 Comprehensive Plan:
 - 1. A much more ambitious reduction goal than 30% by 2050, largely through partnering with and incentivizing the UVA, business and residential sectors, since the City itself

produces only 4% of emissions. We need to aim for 26-28% by 2025 in order to meet the goals of the Paris Climate Agreement. **Objective added to Goal 4**

- 2. Incentivize energy improvement of existing buildings in all sectors (residential, business, etc) by creatively expanding partnership with LEAP, helping facilitate bulk purchasing agreements, or other measures. **Objective added to Goal 4**
- 3. The Household Hazardous Waste at Ivy Materials Center should accept appliances monthly rather than twice a year so that emissions of extremely harmful CFL refrigerant gases, that were legal when older refrigerators and HVAC units were manufactured, can be prevented by proper handling. The Materials Recovery and Waste Management section should give attention to the disposal of refrigerants. **Captured in Goal 7**
- Comments from Charlottesville Climate Collaborative **Noted and objectives added/modified in Goal 4**
 - A. Inclusion of Compact of Mayors Commitments: In the summer of 2017, the City of Charlottesville joined the Compact of Mayors and signed on to its three phase commitment. The Comprehensive Plan should include and reference the Compact of Mayors, which is an international alliance of mayors globally committed to reducing greenhouse gas emissions, tracking progress, and improving local resilience to climate change. With respect to the individual commitments, the Comprehensive

Plan should reflect each of the following:

- 1. Recommendation: The Compact of Mayors requires the City of Charlottesville to conduct a Greenhouse Gas (GHG) Inventory. The Comprehensive Plan should include the City's commitment to perform a GHG Inventory. A GHG Inventory baseline will allow for emission reduction goals to be developed and for the community to measure progress against those goals.
- 2. Recommendation: The Compact of Mayors requires the City of Charlottesville to set a GHG Emissions Reduction Goal within three years of joining. The City of Charlottesville should reflect and integrate its commitment to establish a GHG Emission Reduction Goal in the Comprehensive Plan.

- 3. Recommendation: The Compact of Mayors requires the City of Charlottesville to develop a Climate Action Plan (CAP) within three years of joining. The City's commitment to develop a CAP should be referenced and incorporated in the Comprehensive Plan.

- B. Additional Comments Regarding Climate Action Planning: The development of a strong and attainable GHG Emissions Reduction Goal and an effective Climate Action Plan will be complex. It must span sectors, geographic boundaries, and emissions sources. **Objective added to Goal 4**

To address this issue, the Comprehensive Plan should reflect the following:

- 1. Greenhouse gas emissions from our community derive from multiple sectors (e.g., institutional, commercial, residential, and government) and multiple sources (e.g., energy use, transportation, waste, etc.). To effectively address climate emissions reduction, the CAP should involve all sectors in its development. Recommendation: The Comprehensive Plan should require a comprehensive community engagement process, which seeks feedback from a diverse group of stakeholders representing all sectors of our community, in the development of a Community-wide GHG Emissions Reduction Goal(s) and the development of the CAP to achieve that goal(s). **Concept incorporated in Obj 4.3**
- 2. Effective climate action will be compromised if the CAP does not reflect the integrated infrastructure and ecosystems of the City of Charlottesville and the County of Albemarle. For example, transportation planning is a critical component of any CAP, and the City should not consider it in isolation from the County. Recommendation: The Comprehensive Plan should acknowledge the inherent integration between the City and County on critical issues and require the CAP to include cohesive plans across the City and County on such issues. **Concept incorporated**
- C. Annual GHG Emission Inventory: There has been a six-year gap since the last time the City reported its GHG

emissions inventory in 2012. Long gaps in emissions measurement make it impossible to know whether or not the City of Charlottesville is making progress in reducing its GHG emissions.

- Recommendation: The Comprehensive Plan should require the performance and public release of an annual GHG Inventory. **Addressed**
- Comments from Charlottesville Food Justice Network:
 - Urban Landscape & Habitat Enhancement
 - Goal 1: Pursue a healthy ecosystem, including a robust urban forest that delivers valuable ecosystem services.
 - Comment: This section should include protection of existing, and addition of, urban agricultural spaces. The city bolsters multiple urban agricultural spaces in all 18 neighborhoods regardless of income level, as well as 7 of the 8 public schools. Many of these community gardens are used for food security access, and some are under threat of destruction from redevelopment. Pursuing a healthy ecosystem can also support our food needs by encouraging and supporting the development of urban food production businesses that employ and are owned by residents living in lower income communities. **Concepts incorporated in a dedicated Goal 7 which has been added**
 - Add 1.10 Establish and enforce a minimum standard for square footage of green space per person in low-income census tracts that preserves (and in some cases increases space where standards are not met) space for urban agriculture production and garden use throughout development. **Concepts incorporated in a dedicated Goal 7**
 - Add 1.11 Promote and protect green and urban agriculture spaces in all 18 neighborhoods (emphasize equity in investment across all neighborhoods) in the city for the sustainable production of locally grown foods or community gardens, by participating in programs or engaging with networks that maintain these spaces. **Concepts incorporated in a dedicated Goal 7**
 - Add 1.12 Streamline and make clear the process by which neighborhoods may create shared gardens. **Concepts incorporated in a dedicated Goal 7**

- Water Resources Protection
Noted – intent is in Goal 7 and in Goals 8.2, and 8.4
 - Goal 2: Protect, enhance, and restore the integrity of the City’s water resources.
 - Comment: This section should include goals to ensure adequate protection and availability for water resources in low income housing. Specifically, with initial creation of Westhaven public housing site (which was used as a model for other sites), water resources were not mindfully considered in the design leading to issues resulting in water usage restrictions which impacts maintenance of green space in the area. There should also be language that sets a standard for improved water sources for city gardens. Currently the city gardens do not provide access to water for irrigation which disproportionately impacts the poor and those without vehicular transportation.
 - Add 2.16 Establish and enforce a minimum standard for availability and sustainable management for water resources which is mindful of current and growing needs for maintaining green spaces, including during development and redevelopment projects, in low-income census tracts, and throughout the City **noted. See Obj 8.4**

2. March 7th Boards and Commissions Work Session Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Charlottesville has a waterfront – not appreciated, river needs attention and should probably be highlighted as separate entity. **Addressed**
 - Fry Springs developed property – how does that impact environment **Noted**
 - Green space in terms of environment **Noted**
2. What have we missed with the updates? Please provide comments.
 - As of March 4 there wasn’t an update online for the land use chapter **Noted.**
 - Connection to development and food **Addressed**
 - Some language is troubling like “encourage” and “monitor” **Noted.**
 - Difficulty in determining public vs private for public members **Noted**
 - 1.6 utilities and streetscapes – were not able to accomplish this in many areas **Noted**

- Should include protection of urban agriculture spaces **Addressed**

3. What should be removed from the chapter updates? Please provide comments.

- 1.4, 1.5, 1.6, 2.3 – were better in 2013 language **Repeat**
- Goal 3 – Mention “sites” **Done**
- 1.7 – can we reword it to “open up opportunities” for tree planning or inform **Noted – need to determine which wording is used.**

4. What are the greatest challenges to achieving the chapter goals?

- Trees and rivers don’t vote. **Noted**
- Whole is greater than sum of parts **Noted.**
- After thought. **Noted.**
- Inability to change code. **Noted.**

Group Discussion Notes

- Goals 1 and 2
 - Hire expert opinions on improving the environment for the river **Noted**
 - Incorporate river in urban planning **Noted**
 - Rivanna River should have own chapter in comp plan, focus take off of rivers **Created a dedicated Goal**
 - Move to land use Goal 3 **Noted**
 - Work needs to be done for water resources protection program **Noted**
 - Drainage issues **Noted**
 - Concerned about removing tree canopy **Noted**
 - Piping streams that lead to wetlands **Noted**
 - Solar ready construction **Noted**
 - Disconnect between planning and development **Noted**
Community Engagement will cover
 - Goals should have clear outcomes **Noted**
 - Tree canopy is being reduced and it’s just being monitored **Noted**
 - Tree canopy should increase **Noted**
 - Vision of tree lined streets, but unable to accomplish due to utilities and streetscape design **Noted**
 - Sites, LEED program, include as reference **Noted and referenced in SADM**
- Goal 3

- 2013 plan was better and stronger for trees 1.4, 1.5, and 1.6, 2.3 **Noted**
- 1.7 reword to open up tree plantings to increase efforts to provide more tree planting **Noted**

- Goal 4
 - Not one sided **Noted – Comment unclear**
 - Challenge to find places for trees **Noted**
 - Not able to change code **Noted**

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Karen **Noted**
 - Went to Tonsler Park
 - How does green living incorporate into the city comp plan?
 - Would like to see more “walking police” especially on the Downtown Mall
 - Underground utilities (down poles)
- Brooke Ray **Noted**
 - How does this move to proposed language?
 - Find link to submit public comments?
 - 20 year (Ask Kristel R.)
- Jess **Noted**
 - Why are developers allowed to remove older trees? How do citizens keep these trees?
 - Off Porter Ave (new development)?
 - Encourage developers to talk with neighborhood
- More public announcement to lead folks/citizens to info documents (website, etc.) before meeting **Noted**
- Corey **Noted**
- More collaboration needed with developer and neighbors (observation) **Noted**
- Charlottesville Food Justice Network **Noted (repeat from earlier)**
 - This section should include protection of existing, and addition of, urban agricultural spaces. The city bolsters multiple urban agricultural spaces in all 18 neighborhoods

regardless of income level, as well as 7 of the 8 public schools. Many of these community gardens are used for food security access, and some are under threat of destruction from redevelopment. Pursuing a healthy ecosystem can also support our food needs by encouraging and supporting the development of urban food production businesses that employ and are owned by residents living in lower income communities.

- Add 1.10 Establish and enforce a minimum standard for square footage of green space per person in low-income census tracts that preserves (and in some cases increases space where standards are not met) space for urban agriculture production and garden use throughout development.
- Add 1.11 Promote and protect green and urban agriculture spaces in all 18 neighborhoods (emphasize equity in investment across all neighborhoods) in the city for the sustainable production of locally grown foods or community gardens, by participating in programs or engaging with networks that maintain these spaces.
- Add 1.12 Streamline and make clear the process by which neighborhoods may create shared gardens
- The Rivanna Corridor Planning topic should be moved to a different chapter **Addressed**
- “Green living” concept – how does this work into City thinking (eg policing by vehicles versus walking/biking, water bottles). Maybe these are policy issues? **Noted – community engagement will cover**
- How can we (neighborhoods not undergoing development activity) get some improvements that are coming with new projects (eg underground utilities)? **Noted – community engagement will cover**
- Food system access comment submitted by the Charlottesville Food Justice network (scan attached) **Noted**
- In Fry Springs Neighborhood, concern expressed about several underdeveloped lots and future development especially that tree protection un under-enforced **Noted**
- How can citizens speak up about the environment and convey the value of trees? How can we get developers to talk to the neighbors and hear that they would like to see... this would contribute to an improved “community” **Noted**
- More collaboration is required between neighbors and developers (? topic for the community engagement chapter?) **Noted**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Broader language to describe goals **Noted**
 - Move away from specific limits and towards broad solutions
 - Ex. Parking zones vs mass transit
- Density of people/ development prohibits concept of “open space” **Noted**
- Regardless of how development happens there should be equivalent amounts of public/ greens space **Noted**
- More city/county/ university collaboration **Noted**
- Plan should include language about urban agriculture
 - Related to food availability/ security (*community gardens*) **Addressed**
- Incentivize better development **Noted**
- Plans should highlight importance of “sense of place” **Noted**
- Having city map at the table would be helpful **Noted**
- Water consumption/protection section is important **Noted**
- Specifics pertaining to trees?
 - Keep target # for tree canopy **Removed per discussions about relevance and applicability**
- Tree canopy
 - Integrate more green infrastructure **Noted**
 - Livability, access improve existing buildings **Noted**
 - Less auto central (more mass transit) **Noted**
 - Impediments (density limitations) (open visible space) **Noted**
 - Can’t design compact housing to create open space with current limitations **Noted**
- Month long resident
 - Density has positive attributes if designed well **Noted**
 - Connected green spaces throughout the City of Charlottesville **Addressed**

- Green space/ public space % goal **Noted**
- Food specific goal **Added**
 - Community
 - City county uva need to work more diligently
 - More access to fresh food equality
- Employment aspect
 - Urban agriculture **Added**
- Loss of Green space **Added**
 - Change state code to give locality authority to tell people what they can do with their property for development
- Create sense of place **Added**
 - Zoning prohibits
- Developing renewable energy **See Objective 6.8**
- Coordinating with county city line on storm water management **Noted**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- General theme – keep more info **Noted**
- Taking away some specifics **Noted**
- Give specifics on tree specific **Noted**
- Cliff → keep broad focus on green infrastructure
 - Improve livability/ access **Added**
- Restructure away from parking goals **Noted**
- Density restrictions inhibit usable live in space **Noted**
- Cant design more compact housing to do green space/ open space
 - Better design of 2 **Noted**
- Inc density has positive attributes if designed well **Noted – Comment Unclear**
- Connectivity of green space throughout City **Added**
- Vertical dwelling units **Noted**
- Make sure enough green space in all communities **Noted**
- Address food specific issues **Added**

- Suggest 2/3 bullet points
- Cliff: City/County / UVA more cooperation **Noted**
- Urban agriculture development **Added**
- Martha: what about food justice? **Added**
- Have food equity/ access **Added**
 - Price issue → community gardens
- Bethany: Prevent development → loss **Noted**
- Trade with other options **Noted**
- Cliff: rewrite 178 **Noted - Comment unclear**
 - Bad [] with conservation easement issues
- Environment legislation changes **Noted - Comment unclear**
 - Support of [] easements
- Community form Mexico is great **Noted - Comment unclear**
- Discussion on stormwater/ TMDL **Noted**
 - How is the city / county relationship with storm water specifically with woolen mills

6. May 29th Belmont Arts Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
 - Not much, but needs order and priorities so things don't go missing **Noted**
 - A lot missing w/ global warming and climate change. Needs to be a bigger priority and more action as a whole community **Addressed**
 - City should take more of a larger leadership role in this **Addressed**
 - Robust urban forest: needs more teeth or consideration to ensure this actually happens **Noted**
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Instead of using term "monitoring" tree canopy write "increasing" tree canopy or at least maintaining and supporting" **Addressed**
- Add requirements and incentives for more permeable surfaces when new developments occur or businesses and homeowners are working on repairing or replacing surfaces **See 2.8**

- Support suggestion of more focus on native plants and urban habitat **Addressed**
- Look at increasing number of pocket park **Noted**
- Beauty / the environment absent in city budget **Noted**
- Rivanna River should be a strong asset and valued/ prioritized higher **Addressed**
- Written comments provided by Marcia Geyer **Addressed**
 - Revisit global warming goal and doing our fair share
 - Current goal is too little ; cville must do more
 - Want to see stronger partnerships with comm groups and bigger priority with city vision
 - Partner with LEAP and greater funding for energy efficiency and demonstrations/ outreach
 - Reduce environmental contaminates
- Refrigerants should be accepted more frequently (monthly at least at ivy MWC) **Addressed**
- Where does specific action from the city come from in relation to the comp plan? **Noted**
- GHG related: city needs to do more than leading by example **Addressed**
 - Investments and Bills etc.
- River Comp Plan and Zoning: **Addressed**
 - River isn't just a woo woo, zoning map has poor, outdated zoning in approved river front
- Ex. Industrial next to river doesn't align with citizen wants for a reinvested river front. Want to see zoning overlays specific for the river **Noted**
- Traffic concerns and popularity of the river park(s) need attention **Rivanna Corridor plan will address**
- Something specific in place to guide future development and embrace/ establish the river as an asset and resource to be treated and considered carefully **Rivanna Corridor plan will address**
- Planning and zoning and Development are out of alignment **Noted**
 - Ex. Storm water devices can be out dated but only thing that fits development density
- So why do we allow that density? **Noted**
- Food systems **Noted and elements added**
 - Climate change and resilience and food system threats
 - Need dedicated land for food/ public space
 - Need more local food systems (currently <1% is locally sourced)

- Climate change will affect availability and cost of food that is imported to VA
- Projections of Temp are steep and WILL impact our food
- Development and Species and Environmentally sensitive areas
 - Invasive species control → does the city do anything with this? **See objective 2.1**
- Would like to see partnerships
 - Current consideration / protection of environmentally sensitive areas is insufficient **Noted**
- Want to see it as a planning priority and want to see the city partner with resources available (ex. natural heritage SOL) **Noted**
 - GHG → by 2050 cville needs to be fossil free

7. Additional Comments

Kathy Galvin Environmental Comments 11-27-2017 Repeat

Goal 3: *Reduce Greenhouse Gases and overall carbon footprint thereby safeguarding human and planetary health.*

3.1: *Encourage high performance, green building standards and practices such as the US Green Building Council's (USGBC) LEED certification program, Earth craft, energy star and other similar systems.*

3.2 *Promote compact block and street networks and a built environment that promotes walking, biking and bus riding that diminish reliance on single occupancy vehicles.*

3.3 *Encourage sustainable site design standards and practices such as the LEED-ND certification program*

3.4 *As appropriate, create policy and financial incentives to encourage increased building and site performance that reduce greenhouse gasses and the City's overall carbon footprint.*

Kurt's Environmental Comments 4-24-2018

- Will defer to others on how best to emphasize moving forward with real River Corridor planning and implementation **Addressed with new Goal 3**
- No other significant comments

5. Housing

1. E-Mailed Draft Chapter Comments

- Language was removed regarding considering the effect that regulation has on the cost of housing. Regulations are responsible for a significant percentage of the cost of building and providing new housing. A 2016 NAHB study showed that regulation accounts for nearly 25% of the cost of a new for-sale home. Because regulations apply nearly uniformly across all pricing levels, that percentage is lower for expensive homes and higher for affordable housing. Regulations have a greater cost impact on lower priced new housing. Our community values affordable housing. One of the most effective and significant ways to make housing more affordable is to take a long hard look at the details of regulations that add cost (they all do) and evaluate those regulations in the context that there is a tradeoff. Additional regulations and requirements absolutely lead to less affordable housing. A different class of sewer pipe may be better, but it costs more. With the knowledge that that requiring a developer to install a more expensive sewer pipe makes the new housing served by that pipe less affordable, is it worth it? In some cases the answer may be yes, in some cases it will be no. Without the context of the cost implication we will always opt for the better, more expensive pipe without realizing that we are hampering our ability to provide affordable housing. **Reinsert old sections 6.1 & 6.2 and add reinforcing language emphasizing the need to evaluate cost consequences of regulation along with the benefits.**
- **Goal 6 was changed to Goal 3: Established a series of incentives to create new housing. The sub goals were changed to suggest actual incentives.**
- **Goal 6.1 change to Goal 4.3.**

Language about encouraging PUDs and creative, green, mixed-income, and mixed-use housing options was removed. PUDs and creative design are some of the most effective tools the City has at its disposal to get vibrant, diverse, sustainable, creative design. I'm sure that PUDs are difficult zoning districts to administer. They are also difficult for the developer to create. But they're better. That is the point. The extra effort is worth it. PUDs are also one of the most effective ways to produce affordable housing because of the flexibility they offer. Take a look at Phases 1, 2, & 3 of Burnet Commons. All 3 projects are wonderful places to live. They are shining examples of mixed-use, mixed-income, vibrant, sustainable, and creatively designed neighborhoods. Without the PUD, those couldn't exist. Instead of simplifying the comp plan (and then following that with a similar simplification of the zoning code), we should be looking for more ways to push the envelope and innovate. We are not a boring

straightforward community. We are progressive and innovative. We should embrace and strongly encourage creative development in our comp plan because it is the only way to truly develop great places. You can be sure that the Downtown Mall doesn't fit within any standard zoning. It was creative and extremely progressive. Charlottesville took a risk in developing it. By removing the push for creativity from our comp plan, are we now saying that those great places weren't worth the risk? **Reinsert old section 6.4 and deleted portions of old section 6.5. Strongly reinforce language encouraging creative and innovative housing and development. Specifically call out the need to maintain flexibility in design standards in order to accomplish other City comp plan goals.**

- I feel strongly that by deleting the #1 goal of the Housing chapter as being proposed by the new draft of the City's Comprehensive Plan we fail to prioritize affordable housing. Please reconsider this edit; it has the potential to speak loudly to communities that deserve to be considered during our long/short term approaches. **Noted.**
- As a resident of the City of Charlottesville, I'm writing to you with regard to a number of affordable housing-related issues. The City is in grave need of more affordable housing development, more inclusive and flexible zoning policies, and more support for low-income families, which will benefit the entire community. A few items of consideration:
 - 1. Regarding the Comprehensive Plan, I oppose rewriting Goal #1 in the housing section, which would weaken the commitment to creating more affordable housing. We must maintain our commitment to achieve AT LEAST a minimum of 15% supported affordable housing by 2025. **The 15% goal is addressed in Goals 2.1 and 10.6**
 - 2. I would like to express my support for keeping to your commitment to AT LEAST double the Charlottesville Affordable Housing Fund allocation to allow the City to reach our affordable housing goals. **CAHF allocation doubled as of July 1, 2018.**
 - 3. Regarding the zoning code and ordinance, I support creating a more flexible code that allows for innovation and sound urban design, and I stand with the CADRE policy committee around eliminating barriers and better aligning the zoning code with the affordable housing goals of the Comprehensive Plan **Noted.**
- Thank you for your support of long-term, supportive, and affordable housing in the City of Charlottesville, which will benefit

all of our citizens.

Thank you!

- Affordable housing could be in the hands of home owners. Make way for backyard buildings. But the regulations would have to be changed. <https://www.marketplace.org/2017/10/16/world/california-law-relaxes-backyard-building-rules-ease-housing-crisis>
Please see Goal 2.5

- In reviewing the "Housing" section of the CP, it seems to me that the new draft weakens in some ways the City's commitment and focus on affordable housing. I certainly hope that is not the intent behind the proposed changes. In any case, I'm also disappointed that there has not been more open and public discussion about this important issue.

Noted.

There are numerous individuals and organizations with enormous capacity to increase/improve affordable housing in our community. I respectfully recommend that the City facilitate a meaningful and open conversation about this issue and its treatment in the new Comprehensive Plan.

Noted.

Importance of Incentives and Zoning Reform

Goal 3: Establish a series of incentives **along with city-wide zoning reform** to create new affordable, mixed-income, accessible and environmentally sustainable housing **and a variety of housing types beyond the urban corridors and small area plans.**
Please see new Goal 4: Explore progressive and innovative zoning regulation and land use reforms to support the development of affordable housing

3.3: Identify, and prioritize the use of, all allowable land use, **zoning and planning tools, including increased density, height bonuses, reduced setbacks, expanding the range of allowable housing types, parking requirements, expedited review and public assistance with the building of infrastructure and parking facilities** in an effort to stimulate affordable housing development.

Please see new Goal 4.5

8.6: Through community engagement efforts **and in conjunction with the completion of an "Affordable Housing Study and Action Plan"**, develop small-area plans **that establish targets for a minimum # of supported affordable housing units that substantially contribute to the City's goal of 15% supported affordable housing by 2025 within the context of** transportation-

oriented, mixed-use and mixed-income neighborhoods.*

Recommendation incorporated.

- Comments from Charlottesville Climate Collaborative
 - Housing policy impacts GHG emissions reduction efforts in multiple ways. The location and form of new developments can either promote or discourage walking and biking. New affordable housing stock can be built in an energy efficient manner which positively impacts the ongoing cost of living in new units while reducing climate emissions. The orientation of new housing stock influences whether or not it will be suitable for rooftop solar during construction or at a future date. Implementing policy which encourages energy efficient housing expands discretionary income at all levels of the community while reducing GHG emissions.
 - Recommendation: The Comprehensive Plan should require the City, when making Housing decisions and policy, to consider and report the climate emissions impact of that policy on the growth of multimodal transportation, renewable energy, and energy efficiency, in light of the City's GHG emission reduction commitments and CAP. **Noted**
- Comments from Charlottesville Food Justice Network
 - Goal 7 : Increase the energy and water efficiency, and environmental sustainability, of the City's housing stock
 - Add 7.5: Encourage the incorporation of food access avenues (eg. affordable stores, agriculture space such as greenhouses, school and community gardens, neighborhood farmers markets) in all housing developments to the maximum extent feasible both to increase self-sufficiency and as a way to be more sustainable and to increase access to food. **Recommendation incorporated.**
 - Goal 8 : Ensure the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City, and which meet multiple City goals including: community sustainability, walkability, bikeability, public transit use, increased support for families with children, fewer pockets of poverty, access to local jobs, thriving local businesses, and decreased student vehicle use.*
 - Add: food access to description goal 8. **Recommendation incorporated.**

- Add to 8.2: Link housing options, transportation, food access (add here), and employment opportunities in City land use decisions.

Recommendation incorporated

- Comments from CADRe 1-9-2018
 - The Charlottesville Area Development Roundtable (CADRe) requests that completion of the Comprehensive Plan update being led by the Planning Commission be rescheduled to permit the City's upcoming Housing Policy planning work to inform the Comprehensive Plan.

One of the primary components to a Comprehensive Plan is a Housing Policy. One of the key components of the Planning Commission's proposed approach is to institute incentives to stimulate the creation of more affordable housing.

NDS has engaged an economic consultant to prepare a needs assessment for affordable housing in the City, as a first step in formulating a new City of Charlottesville Housing Policy. This needs assessment is scheduled to be completed at the end of March. This first assessment task scope does not yet address an economic analysis of the Planning Commission's approach to incentivizing development of affordable housing in mixed-income private developments through providing height bonuses. An assessment of the bonus requirements must be carefully calibrated if it is to be a successful incentive (ratio of affordable to market rate housing).

CADRe joins with the Charlottesville-Albemarle Affordable Housing Coalition (CHAACH) to respectfully request that City Council adjust the Comprehensive Plan update completion schedule to accommodate receipt of the NDS affordable housing needs assessment and an economic assessment of a viable affordable housing incentive program to inform the Housing Policy component of Comprehensive Plan update.

Noted.

2. March 7th Boards and Commissions Work Session **Comments**

Individual Responses

1. What reactions do you have to the recommended updates?

- Update the vision – How is Charlottesville changing? One page with vision and goals then lay out goals in more detail in additional pages **Noted**
- Homelessness needs to be included in the funding goal – homeless programs like Rapid Re-housing and Permanent Supportive **See new Goal 6: Prevent and End Homelessness.**
- Housing need to be scaled up with additional funding **Noted**
- Pretty good – organized differently but hit most of the issues
- This eliminated Goal #1 which established impacts of regulating and land use change on affordable housing – provides the basis for PC and Council to evaluate rezoning, SUPs, and other ZTAs, SMAs, etc. with the context of impacts on affordable housing
- Ensure stated housing goals are reflected in the land use map **Noted**

2. What have we missed with the updates? Please provide comments.
 - Define affordable housing and levels in Charlottesville so each goal speaks to each level **Noted**
 - Homelessness as a separate goal **See new Goal 6: Prevent and End Homelessness**
 - Not sure about community impact concerns **Noted**
 - Some titles need working on (Goal 1 has no title) **Noted**
 - This chapter should emerge from housing strategy. Presumably it will have goals and strategies **Noted**
 - Tie increased density and height bonuses for affordable housing to real data on needs and costs (i.e. housing needs assessment) **Noted**
 - Goals to be more precise **Noted**
 - UVA – partnerships, student impact on housing **Noted**
 - Homeless housing needs – funding for, make sure these are explicit **See new Goal 6: Prevent and End Homelessness**
 - Need housing strategy first **Noted**
 - Stronger wording re: fair housing enforcement
 - Definition of affordable housing – need to include/identify tiers and focus goals **Noted**
 - Land use map and housing chapter need to align **Noted**
3. What should be removed from the chapter updates? Please provide comments.
 - Either shorten and keep strategies vague or add specific about income levels, neighborhoods, and land use **Noted**
 - 6.2 and 1.4 seem to be the same **Noted**

- Enforcement of fair housing act
- Remove emphasis on pushing affordability at extremely low incomes onto developers or these units will not get built **Noted**

4. What are the greatest challenges to achieving the chapter goals?

- Creating coalitions to work together to have the goals tied into council decision making **Noted**
- Need to identify key parcels that can reconnect neighborhoods that are hidden valleys **Noted**
- Funding **Noted**
- Concerns about affordability – define (levels) **Noted**
- Please don't update housing chapter until comprehensive housing strategy is adopted **Noted**

Group Discussion Notes

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Updates sound insufficient: "consolidate," "reorganize," "clarify" are just tweaks to existing plan **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- I would have liked to see the vision statement include wording about very low income housing and addressing race. **Noted**

3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Add 7.5: Encourage the incorporation of food access avenues (eg. affordable stores, agriculture space such as greenhouses, school and community gardens, neighborhood farmers markets) in all housing developments to the maximum extent feasible both to increase self-sufficiency and as a way to be more sustainable and to increase access to food. (Charlottesville Food Justice Network) **Please see Goal 9.5**
- Add: food access to description goal 8. (Charlottesville Food Justice Network)
- Add to 8.2: *Link housing options, transportation FOOD ACCESS* (add here) and employment opportunities in City land use

decisions (Charlottesville Food Justice Network) **Please see Goal 10.2**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Not far enough for extremely low income **Noted**
- Need more robust housing chapter **Noted**
- Need anti-displacement strategy **Noted**
 - 30-60 day rental assistance (safety net)
- Neighborhood protection – small affordable homes **Noted**
- Open up accessory uses **Please see Goal 2.5**
- Adopt 5.2 AND ENFORCED **The Resident Bill of Rights is only applicable to the redevelopment of CRHA properties. The Goal has been updated to reflect this (See Goal 7.2)**
- 6.5 remove word "support" **Incorporated. See Goal 8.5**
- Where will the poor people live > 30%AMI **Noted**
- Hope = mixed income housing **Noted**
- Remove barriers between income levels **Noted**
- Maybe 15% is not enough **Noted**
- When people talk about affordable housing be specific about % of AMI **Noted**
 - 0=30% -- Rental critical need

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Discussion about the Housing Needs Assessment (HNA) being used to inform comp plan goals **Data from the HNA will inform drafting of a City-wide housing strategy**
- How can we attempt to address housing goals without having data from the housing needs assessment **Noted**
- Questions about what info/data will be collected from HNA
- Summarize the major changes that are to be suggested?
- Cville Food Justice Network: food access has never been a part of the comp plan – should be a goal (low income communities)
- Questions about how the info/ accomplishments listed in the one-pager are related to the 2013 comp plan goals

- Where in the comp plan does it say that the accomplishments in the one pager were described in the 2013 goals **Noted**
- Accomplishments are ad-hoc and it appears as though we are providing the cart before the horse **Noted**
- Need data on the number of units needed, what levels, what incentives are to be provided, **Will be included in a city-wide housing strategy**
- We need to put off coming up with a final Housing chapter until we have the HNA **Noted**

- What needs to be in the comp plan is the strategy of having a following HNA after this one is completed **Noted**
- Discussion about requesting more time from city council **Noted**
- Clear that there is a need for housing for all income levels **Noted**
- Think about areas zoned R1 and R1S → large number of rental properties **Noted**
- As an idea: in order to raise the number of affordable housing with smaller units, could incentivize to create housing in areas like Greenbrier neighborhood **Noted**
- Density does not mean large buildings **Noted**
- Increasing density in single-family areas by incentivizing density = but not larger units **Noted**
- Changing the rules **Noted**
- Air bnbs = regulated **Noted**
- When Charlottesville first established public housing it was segregated **Noted**
 - If the city will learn for the past the city will assist with having diversity (different income levels) living together
 - The children to better with integrated neighborhoods
 - Charlottesville should not create large units of segregated housing
- Look at prices as they are increasing, **Noted**
- Look at specific neighborhoods or areas to decide how to incentivize or determine zoning **Noted**
- There are not specific measurable numbers in the draft goals **Measurable goals will be incorporated into a city-wide housing strategy**
 - Goals are subjective
 - Pair the goals into specific measurable goals
- Set a goal of lowering housing prices by 10% **Noted**
- Can't put restrictions on developers, learn to work cooperatively together **Noted**

- Bring an audience together
- How can we support the people who have been traditionally discriminated against **Noted**
 - How can we support the people who have been lived here a long time
- We don't want to see catering towards / driven by developers **Noted**
- Discussion about UVA and rent control
- Low density is not helpful; extreme high density is not helpful either
 - More transition – type housing. Services and economic development need to work to provide housing for doctors and other neighborhood services **Noted**
- Services seem not be concentrated
- Great to have little “nodes” for people traveling off busy roads (i.e. 250 bypass) stores – high density nodes in low density areas **Noted**
- Convenience for services – don't have to go to barracks rd, Pantops if something is needed **Noted**
- Need more low income housing and mixed parcels: more options outside of downtown **Noted**
- Large portion of city staff live 2 counties away
- Higher density around parks – for example around Belmont Park. This would be too expensive **Noted**
- Concern about land use legend: Downtown not represented as high intensity **Noted**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- No comp plan without a housing strategy **Noted**
- Eviction prevention **Noted**
- Residents Bill of Rights (housing authority) **See Goal 7.2**
- Replacement guarantee or residents whose housing is being replaced or redeveloped **Noted**
- Provide for development in the SIA such that anyone can walk, bike or drive and live there no matter what their income **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- Before we have a comp plan we need a housing strategy **Noted**

3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Anti-displacement – eviction prevention **Noted**
- Safety nets/ housing strategy plan **Noted**
- Data from housing assessment need **Noted**
- Protections for economic solutions **Noted**
- Neighborhood protection of smaller affordable housing **Noted**
 - Transitions zones / buffer zones
- Accessory uses
 - Smaller lots more space for affordability
 - Markets for affordable accessory units **See Goal 1.5**
 - Adopt 5.2 Bill of Rights **Only applicable to CRHA (re)development. Goals has been changed to reflect this (Goal 7.2)**
- Criminal background checks can be racially divisive **Noted**
- 30% AMI and below + hope to mix population **Noted**
- Where did the 15% come from **This goal was adopted by City Council on February 1, 2010**
 - Housing replacement needs will replace with more specific goals
- Changing DUA **Noted**
 - Efficiency studio apartments – more popular
 - Request UVA build housing

6. May 29th Belmont Arts Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- What recommended updates?
- We need concrete measurable steps **Noted**
- We need measures defined for clarity of need and accomplishment **To be determined during the housing strategy outreach activities**
- What are they based on?
- Do we have a broad strategy vision based on good data and an understanding of discriminatory processes **Noted**
- Will the plan / chapter address the historic concerns/ in equity that contributed to current housing crises **Noted**
- Very vague **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- Input from those in need of affordable housing **to be collected during the housing strategy outreach activities**
- We need to be specific about what affordable is and target very low income folks **Noted**

3. What are the greatest challenges to achieving the chapter goals?

- Lack of affordable units, along a scale of need **Noted**
- Need concrete measurable goals with outcomes that are pre-defined
- Lack of authentic engagement with all segments of the community **Noted**
- Data underlying goals? **Noted**
- Does not address responsibility of city and mitigate historic damage **Noted**

Group Discussion Notes

- Community land trust
- Delay comp plan until housing study done or write plan so it is open to change with results **Noted**
- Make money available for family members to buy out heirs in designated areas **Noted**
- Question: what are the goals? How does the goal get carried out in objectives? In reality? **Noted**
- Concern: how affordable is affordable housing? **Noted**
 - May be way out of line for some people especially seniors
- High end vehicles in front of low income housing **Noted**
- What is the process for applying for low income housing?
- Trouble for someone making less than 30%ami **Noted**
- Housing study will name specific concerns **Yes**
- Concern for seniors **Noted**
 - Difference between a working family income and a senior's income
- Too many variables in the AMI that we are not sure what we are capturing **Noted**
- Who are the incentives given too? **Noted**
 - Answer: land bank and developers
- We need a PR campaign for affordable housing **Noted**
 - Affordable can't just mean “people I don't want to live with”
- Need to get away from thinking affordable means public housing **Noted**

- UVA studies says: really affordable housing needs to be subsidized **Noted**
 - Who is subsidizing?
- No way that the market can take care of affordable housing on its own **Noted**
- There is a history that Charlottesville has of driving people out (ex. Vinegar hill) **Noted**
 - Some is gentrification currently but also historic pattern
- Incentive needs to be: streamlining the process **Noted**
- Where is the data that all of these updates are coming from?
 - What about demographic analysis? Income age education race? **Available in the Charlottesville Housing Needs Assessment**
<http://www.charlottesville.org/home/showdocument?id=62034>
 - That data will determine housing
- Trend now in more people renting **Noted**
- Need more data **Noted**
- We have gotten all of these goals without ANY data **Noted**
- So far we have had only very general information **Noted**
- Broader housing strategy will take into account 1) data 2) history
 - Housing needs assessment will be part of this **Yes**
- If we don't have a broader based strategy based on data then what is our vision/ goals? **To be addressed in a city-wide housing strategy**
 - What is the foundation if there is no data?
- Would it be possible to simply adopt the housing strategy after this? **Yes!**
 - What did we learn from Apex and Champaign
- Would like to see more initiatives to show low income renters what it looks like to be a good neighbor **Noted**
 - Could be very simple things
- Need more programs to give low income/ students information on how to be good neighbors **Noted**
- In vision statement, please include something on importance of preserving historic houses and buildings **Noted**
- Goal 1.1 – this is good
 - Can we point out that we have some affordable housing in modes older houses with small houses like Venable (near 10th and page) 10th and page rose Hill and woolen mills parts of little high and Belmont **Noted**
 - So we'd like to preserve and rehabilitate older homes and keep those small homes which are affordable **Noted**
- Encourage publicize and add incentives for increased numbers of accessory dwellings in R-1 neighborhoods where the main building is owner occupied **See newly added Goal 2.5**
- Change zoning ordinance to increase a buffer between residential zoning districts and more intense zoning districts (B1, B2, B3and industrial and large R3 apartment buildings **Noted**
 - These buffers would involve more distance from wall edge of new buildings and the boundary with their residential neighbor's property line
 - Require setbacks on buildings that are significantly tall
- Limit height of houses to fit in with heights **Noted**
- Disallow appurtenances on new buildings **Noted**
 - (please look at new duplex on commerce st. that dwarfs houses nearby)
- Also encourage home ownership **Noted**
- Limit amount of land paved in front yard **Noted**
- Limit the assessment on modest homes that are next to a house that have been added on to and whose assessment has been raised **Noted**
- Keep Goal 1 because of affordable housing **Noted**
- Incorporate incentives that target the specific recommendations in the housing assessment study **to be addressed a city-wide housing strategy**
- Add height bonuses for goal 3.3 **Noted**
- Reinsert 6.1 and 6.2
- Reinsert 6.4 and 6.5 to keep PUDs
- Unsure of what is happening in chapter – vison is vague **Noted**
- Vison – middle income only group specially called out – why? **Removed reference**
- Burnett Commons – lived in market rate right next to habitat homes **Noted**
- Heard people worried friendship court redeveloping will push out folks **Noted**
- Not many moderate priced homes available **Noted**
- Goal so that people from minimum wage to maximum wage can live in the city **Stated in Goal 1 & Goal 2**
- Allow people to rent larger accessory units **Please see Goal 2.5**
- Allow full basement to be rented **Please see Goal 2.5**
- Need a plan so that assessments don't go up because the neighbor buys for a lot but then you pay back the difference when you sell the house **Noted**
- In 10th and Page – when elderly person passes individual family members can't afford to buy out owners so sell outright – give assistance to keep first family in place **Noted**
- What is affordable housing fund?
 - 80% AMI but most is much lower such as 50% or even 20%
- AMI = 89600 currently
- Why are we moving forward with Comp plan when housing needs strategy not completed?
 - Support waiting
- Housing strategy is another year until completion – will replace the existing chapter
- Housing strategy – robust engagement with friendship court and habitat
- Greatest challenges to affordable housing:
 - Land prices **Noted**
 - Density (too low) **See Goal 3.5**
 - UVA property acquisition **Noted**
 - Zoning codes need revamped **See Goal 4.1 and Goal 4.2**
 - More incentives to homeowners to do accessory units
 - Built in conjunction with affordable transportation
- What is going on to help people graduate from subsidized housing? **All noted**
 - Ladder is missing in many cases
 - Some are multi-generational
 - Snowballing due to access to education
 - Generations are stuck
- People choose housing based on quality of schools – get “bad” schools better to disperse a variety of housing **Noted**

7. Additional Comments

Kathy Galvin's Housing Comments 11-27-2018

- Importance of Incentives and **Zoning Reform**
- Goal 3: Establish a series of incentives **along with city-wide zoning reform** to create new affordable, mixed-income, accessible and environmentally sustainable housing **and a variety of housing** types beyond the urban corridors and small area plans. **Created new Goal 4 to address zoning reform**

- 3.3: Identify, and prioritize the use of, all allowable land use, **zoning** and planning tools, including increased density, **height bonuses, reduced setbacks, expanding the range of allowable housing types, parking requirements, expedited review and public assistance with the building of infrastructure and parking facilities** in an effort to stimulate affordable housing development.
Please see new Goal 4.1
- 8.6: Through community engagement efforts **and in conjunction with the completion of an “Affordable Housing Study and Action Plan”**, develop small-area plans **that establish targets for a minimum # of supported affordable housing units that substantially contribute to the City’s goal of 15% supported affordable housing by 2025 within the context of transportation-oriented, mixed-use and mixed-income neighborhoods.**
See new Goal 10.5

Kurt Keesecker’s Housing Comments 4-24-2018

- Keep a direct/ explicit reference to the 15% supported affordable housing goal **See Goal 2.1**
- Add this phrase (“... With emphasis on downtown and other strategically important nodes identified on the Future Land Use Map”) to the end of the following goals: 8.1, 8.2, 8.3, 8.4, 8.5, 8.6
Waiting for finalization of land use map before incorporating
- Regularly measure disparity of job salaries and housing prices within a ¼ mile radius of various strategically important nodes identified on the Future Land Use Map **Noted**
- Review Standards and Design Manual to amend provisions to allow more “missing middle” and dense small lot, small frontage, small setback (if any) low parking required housing types in transition areas between high intensity center of nodes and more distant low density areas **Noted**
 - Note some higher density housing needs to find its way into the neighborhoods to help alleviate housing crises (increase supply dramatically) ...SADM changes to lot sizes and/ or frontage and density and lower parking requirements within ¼ mile of the nodes identified (and other areas as appropriate) will help
- Consider measurable implementation, articulate it IN THIS CHAPTER (not a separate chapter **Noted**)
- See other ideas in Scanned Mark Up previously forwarded **under review**

6. Transportation

1. E-Mailed Draft Chapter Comments

- The concept of “future-proofing” was touched on with the acknowledgement that emerging technologies are disrupting the traditional transportation fabric. This concept should be expanded to also incorporate how people live and how their lifestyles relate to transportation. For example, in a near-downtown new development where people want compact walkable living, are standard neighborhood streets really necessary? Could adequate fire protection be achieved another way? Does the rescue squad absolutely need to be able to pull a vehicle right up to the front door? Might environmental goals be better served by allowing lots that only have pedestrian access and no street frontage, thus reducing earthmoving and tree clearing? Before the automobile, streets were very different. We seem to be on the verge of heading back to a time where the automobile doesn’t dominate. Might these “old-world” transportation and access strategies found all over the rest of the world also help achieve housing affordability by reducing infrastructure where not needed? With technology that already exists and is in use, it is easily imaginable that in the next 20-50 years very few people will own cars and that our City will be grossly over-parked. Let’s modernize our comp plan so that it allows the market to dictate how much infrastructure is needed as the technology changes. By changing the comp plan now we aren’t changing the rules, we’re just changing the construct within which the rules can evolve.
Noted. Goal has been revised to include city standards.

Pupil Transportation should be addressed. (1) When new developments are built within the city limits the developer is not addressing school bus pick-up and drop-off to make sure student safety and bus clearance is highlighted. (2) When constructing sidewalks bus routes should be addressed, as well, which will improve transportation efficiency.

Noted. See revisions to Goal 1.5 and 2.9

- **Goal 2: Improve quality of life and promote active living by reducing automobile congestion and expanding multi-modal transportation options via integrated land use and transportation planning and community design.**
Goal 2 revised with proposed language.

2.6: Promote urban design techniques, such as placing parking behind buildings, reducing setbacks, **building active, transparent and habitable spaces at the ground floor level** and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

Revised with proposed language.

- **Add 2.11, Delete 5.8 from Parking:** Develop suburban park and ride facilities and provide express transit service to and from these during peak demand periods to reduce traffic congestion into and out of the City’s urban core and employment areas.
Retained this comment in Parking.
- Question 1 – Reactions to recommended updates
 - I appreciate the consideration of emerging trends and technologies including autonomous vehicles (AVs), electric vehicles (EVs), etc., but I was surprised to see that ride hailing services such as Uber, Lyft, etc. weren’t included. These services may be having impacts on transit ridership or demand for curb space (drop-off zones, etc.) that aren’t yet being realized.
Noted. Goal has been revised to include ride hailing.
- Question 2 – Missed?
 - The above trends/tech including AVs and ride hailing could potentially impact urban design/form by decreasing the need for proximate parking lots (AVs being able to park without the passenger) or increasing demand for drop-off zones w/ lower parking needs (ride hailing). Perhaps a strategy in the chapter would be exploring opportunities for converting existing assets (e.g. parking); or adjusting zoning/parking standards or even street design standards to accommodate pickup/drop-off zones, bus pullouts, limited street parking spaces, or even food trucks. Our design standards should accommodate and anticipate future change.
Noted. Goal has been revised to include ride hailing and changes to city standards.
 - 6.10 discusses increasing transit ridership: however, it seems that our goal of decreasing usage of personal vehicle modes is intertwined with our goals to encourage bike/pedestrian mode usage and even parking provision. A more measurable alternative, or even a parallel strategy to “Explore innovative approaches” could be “Coordinate marketing and engagement efforts between transit

providers, bike/pedestrian advocacy efforts, and parking providers”, or something to this effect. We have to provide and market attractive alternatives to driving.

Added new Goal 4.5.

- Question 3 – Remove?
 - 5.4 addresses parking metering – although I personally have no issues with this as part of a parking policy, it might be worth revisiting in the wake of the public reaction to the parking meter pilot. Would it be possible to address the different needs for short-term/metered street parking versus long-term/structured parking, as well as concerns of pricing impacts on equity and downtown businesses?
Parking metering removed.
- Question 4 – Challenges
 - See 2. Issues with transit ridership and competition with ridehailing services could make any gains difficult. Making transit or bike/ped competitive and attractive compared to driving or ridehailing will be crucial. AVs could provide opportunities to reduce the cost of transit provision due to reduced need for drivers, or allow for expansion of on-demand services a la JAUNT, but it’s unclear when these opportunities will come. **Noted.**
- Overall: I'd like to see the plan set some quantified mode share goals based on existing mode splits. For example, if we're at 80% single-occupant auto travel for commute trips, let's cut that to 40% by the plan's horizon year (and list the corresponding goal shares for bike, walk, and transit). **See overall transportation system goal that was moved from Appendix to Transportation Chapter.**
- Goal 1: Revise the goal's wording to refer to the establishment and maintenance of a connected network of walking and biking facilities for all ages and abilities. **Revised Goal 1.**
- 1.2: the goal should be convenient and safe pedestrian connections *citywide*, not just within 1/4 mi of the stated destinations. **Revised Goal 1.2**
- 1.6: meeting ADA is a minimum requirement and should not be the goal. Universal design that is safe and accessible for all ages and abilities should be the goal, with ADA compliance wrapped into that. **Revised Goal 1.6**
- 2.1: "option" should be "options" and "or" should be "and."
Goal 2.1 Revised per suggestions.
- 2.5: instead of "consider," how about "facilitate" or "incorporate"?
Goal 2.5 revised per suggestions.
- 2.7: I'd rewrite as "Encourage businesses to provide on-site facilities such as transit shelters, bicycle storage (racks/lockers), and showers to enable more travel choices for workers."
Goal 2.7 revised.

- 2.8: TSM is most often a roadway issue, so consider merging this with 3.2 in the Arterial Roadways section.
Goal 2.8 moved to 3.3.
- 2.9: How about parking maximums instead of minimums, coupled with properly managed curb parking? If parking requirements are rethought, remove this item.
Added Goals 5.1 and 5.2.
- 3.1: Is "continue to" appropriate? Does the city do this at all? How about "partner with RideShare to provide TDM"? Also, I'd like to see the Comp Plan mention the benefits of individualized TDM that is tailored to a particular person's commute and needs. It's more costly than traditional TDM but cheaper than building roads.
Noted. Revised.
- Should Goal 3 include something about preparing City streets and signals to interface with connected and automated vehicles? (Ah, it's in Goal 4. Come to think of it, goals 3 and 4 might do well with a merger.)
Noted. Goals 3 and 4 combined.
- 3.3: Instead of "develop," maybe say "adopt" - VDOT has these and the City could just adopt them rather than spending time developing something new.
Revised.
- 4.3 (and 3.5, to an extent): Consider whether there are streets and/or sidewalks that should be abandoned rather than maintained. Or whether other maintenance practices could be efficient (e.g. repaving only the center 22 ft of some extra-wide 1960s residential streets rather than the entire 40-ft width that is nearly half underused parking lanes).
Noted.
Abandoning sidewalks would be counter to the City's effort to provide pedestrian facilities Citywide, unless the sidewalk in itself was replaced with a multi-use trail or other feature that serves other users. Only paving a portion of a street would actually increase future maintenance cost as the pavement continues to degrade over time, the maintenance needs and costs will increase. However, there are opportunities around the City to reduce pavement width by replacing underutilized parking with stormwater facilities or tree planting areas. These opportunities are addressed in other chapters.
- Goal 5 is nonsensical if parking pricing continues to be off the table; "demand" is meaningless/infinite when the price is zero.
Noted.
- 5.2, 5.3, and 5.6 aren't actually about parking but are instead about multimodal transportation. They affect parking but shouldn't be under the Parking goal.
Noted. Removed 5.2 and 5.3 (redundant) and added 5.6 to Goal 3.
- Put something like 4.4 under Goal 5 -- one of the questions about AVs is what we'll do with all this parking we have once cars can just drive themselves back home or to satellite lots.
- **Noted. Added Goal 5.2. We don't really know what the impact will be at this point, but hopefully a study of best practices will help us prepare.**
Goal 5.9 added
- Consider adding items about (1) encouraging businesses to offer parking cash-out options for employees, (2) de-coupling parking costs from housing costs, and (3) encouraging or requiring that paid parking be in more granular time increments, i.e., at daily rates rather than monthly, yearly, or by semester, because then the user has more of a financial incentive to avoid driving even if it's only one or two days a month.
See Goal 3.9
- Goal 6 should be aligned with the Transit Development Plans of CAT and JAUNT. Also, whoever is writing this goal should read [this](#). I'd love to see the "goals" in the comp plan reflect quantified, measurable ridership and coverage goals, rather than the vague ridership goals such as 6.1 and vague coverage goals such as 6.5.
Noted.
- 6.1: more frequent service and longer span is not necessarily appropriate for all routes. Some routes that exist to serve coverage goals rather than ridership goals (see link in previous bullet) will not benefit from frequency increases. Same deal on 6.7. How about specifying that key transit corridors will be identified and served at high frequencies (pick something - every 15 minutes, or every 10 minutes) during commute hours/ daytime hours/ 24/7?
Noted. TDP recommendations address this.
- 6.3: What's the meaning of the asterisk
Asterisk is removed.
- 6.5: Quantify this spatially: perhaps a goal could be that 90% of city residents would be within 1/4 mile network distance of a bus stop or served by low-cost demand-response service. Also, revise terminology from "accommodate travel needs" to something like "ensure access for all ages and abilities."
Noted. 90% of residents are within ¼ mile of routes.
- 7.3: add "and pedestrian" between "bicycle" and "counts"
Revised.
- 7.1 uses the acronym VDRPT and 7.7 uses DRPT. Pick one; the agency typically goes by DRPT.
Revised.
- 7.7 is outdated; Amtrak's Roanoke Extension started operating in fall 2017.
Revised
- Goal 9: is the word "protocol" a typo? Also, if quantified mode share goals are in the plan, this goal should mention that funding percentages should match those mode share goals (i.e., if we want 20% of trips to be by bike, we should spend at least 20% of our transportation budget on bike projects).
Revised.
- 9.2: There have been statewide changes in transportation funding since the last comp plan; do we know what others we'd like? Or is it more about increased local authority?
Goal revised. Enabling authority is needed for special tax district to raise money for transit/transportation funding.
- 9.5: add "and UVA" after "developers"
Revised.
- Goal 6: Create a transit system that increases local and regional ability and provides a reliable and efficient alternative for Charlottesville's citizens.
Noted.
- Add 6.11: Evaluate transit services to food access points including emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores.
Noted. TDP has completed this evaluation.
- Add 6.12: Incorporate bus stops to the maximum extent possible to food access points including emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores.
Comment added. Future planning efforts plan to serve as many of these as possible.
- Comment from Charlottesville Food Justice Network, representing 20 organizations and more than 1000 stakeholders and community members served:
 - *A transit system with no clear goals for expanding citizens' access not only to jobs and economic opportunities, but specifically to food, child care, schools, and the community as a whole for better inclusion, is a weak system.*
Noted.
- Comments from Charlottesville Climate Collaborative:
 - Outside of the built environment, transportation is a major driver of our community's GHG emissions. Our community should design a transportation system which increases pedestrian, public transit, and cycle-friendly transportation options, while promoting electric vehicles. The City should prioritize development of infrastructure and services that provide reliable, attractive, and functional alternatives to single-occupancy car travel.
 - Recommendation: The Comprehensive Plan should require the City, when making Transportation decisions and policy concerning pedestrian, cycle-friendly, public transit, fossil fuel

based automobiles, and electric vehicles, to consider and report the GHG emissions impacts in light of the City's GHG emission reduction commitments and CAP.

Noted. Overall transportation goal reflects transportation impacts on greenhouse gases. Also, added Goal 8.9.

- Comments from the Charlottesville Food Justice Network
 - Comment: A transit system with no clear goals for expanding citizens' access not only to jobs and economic opportunities, but specifically to food, child care, schools, and the community as a whole for better inclusion, is a weak system.
Noted. TDP will address.
 - Goal 6: Create a transit system that increases local and regional mobility and provides a reliable and efficient alternative for Charlottesville's citizens.
Noted.
 - Add 6.11: Evaluate transit services to food access points including, emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores.
Noted. TDP has completed this evaluation.
 - Add 6.12: Incorporate bus stops to the maximum extent possible to food access points including, emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores.
Future planning efforts plan to serve as many of these as possible.

2. March 7th Boards and Commissions Work Session Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Note important regional destinations. **Noted.**
- Seem minimal **Noted.**
- Suburban partnership (county/city?) **Noted.**
- Need more quantified goals (e.g. mode split). **See transportation goal**
- AV impacts are largely unknown but future proofing is wise **Noted.**
- Minimal **Noted.**
- Goals – more measurable (quantifiable) **See transportation goal**

- Add universal design – i.e. accessible city. **See Goal 1.**
- Vague. **Noted.**
- Minimal **Noted.**
- Technologies – use Uber like bus services **Noted.**
- Does plan provide new services like door to door services? **Noted.**
- Public vs private services **Noted.**

2. What have we missed with the updates? Please provide comments.

- Rideshare, ev charging stations, ride hailing drop off. **See Goals 8.5 and 8.8**
- Regional strategies and role of RTP – Is this intended to be within city or county **See goal 7.1**
- 7.7 and 7.5 need updating, question about ¼ mile radius **Revised.**
- Goal 8 **Noted – Comment unclear.**
- Talk about universal design, all ages and abilities – **Revised goal 1**
- BPAC as review. **Noted**
- Sidewalk closures and traffic management **Noted – Comment unclear.**
- Competition for curbspace. **Noted.**
- Consider replacing sustainable with green infrastructure. **Noted.**
- Have comp plan be more specific/quantifiable/measurable. **Noted.**
- AV vehicles for public transit (modeling for JAUNT) – door to door **Noted – Comment unclear.**
- Rt. 29 improvements (tweak). **Noted.**
- Emerging technology **See Goal 8.8**
- Ride sharing **See Goal 8.8**
- Electric vehicle charging stations **See Goals 8.5 and 8.8**
- Regional strategies/transportation partnership **Noted**
- AVs/parking **Noted – Comment unclear.**
- Competition for curbspace **Noted.**
- Is parking pricing in the comp plan already? It should be. **See Goal 6.**
- Universal design, not just meeting ADA **See Goal 1.**
- Addition – urban development **Noted.**
- Goal 8 – more specific on new modes of transportation (uber, emerging technologies). **Revised Goal 8.8**
- Sustainable – term vague **Noted and agreed.**
- Why are we running big buses? **Noted.**
- Encourage UVA to have students live closer to UVA to decrease traffic. **Noted.**

- Tech – AV's, electric charging stations, parking loading at curbspace **Noted.**
- Regional strategies – suburban park and ride facilities, Hydraulic/Emmet planning efforts, Lynchburg-Cville rail system **Noted – Comment unclear.**
- Safe ped ¼ mile radius – provide safe ped. **Revised Goal 1.6**
- Construction detours not consistent and adequate for ADA **Noted**
- Goal 8 – “sustainable” transportation is vague, replace terms
- Wants quantifiable goals (ex. 20% by 2020...) **Added Transportation System Goal**
- Better marketing coordination – one central coordination for all modes, European model. **Noted**
- Need to state vision better in other chapters **Noted**

3. What should be removed from the chapter updates? Please provide comments.

- 5.4 Parking remove. **Revised Goal 5.3.**
- Look at places to remove qualifiers. **Noted**
- Goal 2.10 “Encourage...” **Noted.**
- Consider removing ¼ mile radius. **Revised Goal 1.6**
- Roanoke rail extension – has been completed. **Revised**
- Metering parking – put back? **Revised Goal 5.3**
- “as appropriate” – take out, not quantifiable **Noted.**
- “encourage” – wrong word? **Noted.**
- Parking meters – 5.4 should this still be there **Revised Goal 5.3**
- Unnecessary qualifiers not really a vision. **Noted.**
- Mobility as a service – European model **Noted.**
- Not just meet minimum ADA, require universal design for all **See revision to 1.6**
- Remove huge buses running empty **Noted.**
- Parking metering pilot example **Revised Goal 5.3**

4. What are the greatest challenges to achieving the chapter goals?

- 6.10 – coordinate marketing and communication transit/bike/walk/lots **See 3.9/3.10**
- Political will, inertia, funding **Noted.**
- Marketing **See 3.9/3.10**
- Same as always – implementation gaps, funding, and political will **Noted.**
- Political will **Noted.**

- Funding **Noted.**
- Shifting mindset **Noted.**
- Bus routes not working at airport **Noted.**
- Regional bus issues **Noted.**

General Comments

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- The transportation system needs to be changed **Noted.**
- Moves nodes away from center of town **Noted. See Land Use Chapter**
- Concerned about moving parking out of Fontaine Research Park **Noted.**
- * Logical to have park and ride in suburban areas **Noted.**
- Is bike/ped plan as consideration given to impacts of surrounding roads **Noted.**
- Stribling is dangerous, cars don't yield to pedestrians at Dirty Nelly's **Noted.**
- Need more bike/ped on Avon Street corridor **Noted.**
- * Focus on sewer citizens **Noted.**
- Smaller transportation systems (smaller buses and more stops) **Noted.**
- * More bike/ped connections across/thru railroad and around congested areas **Noted.**
- * The effect of growth is the county as the City of Charlottesville **Noted.**
- * Implementation of plans that have been incorporated **Noted.**
- * Space/limited ROW/separate bike ped from cars **Noted.**
- * Educating drivers about laws with peds and bikes **Noted.**
- A transit system with no clear goals for expanding citizens' access not only to jobs and economic opportunities, but specifically to food, childcare, schools, and the community as a whole for better inclusion, is a weak system. (Charlottesville Food Justice Network)
- **Noted.**

- Add 6.11: Evaluate transit services to food access points including, emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores. (Charlottesville Food Justice Network) **Noted. TDP has completed this evaluation.**
- Add 6.12: Incorporate bus stops to the maximum extent possible to food access points including, emergency food banks, soup kitchens, nutritional services, community and school gardens, farmers markets, and grocery stores. (Charlottesville Food Justice Network) **Comment added. Future planning efforts plan to serve as many of these as possible.**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Investments in SRTS **See 1.8**
 - Concern for people that don't have automobiles **Noted.**
 - Pay more attention to community garden with focus on access to food **See new goal 6.12**
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
 - Concern about how bus routes are selected / planned
 - Based on neighborhood needs or city wide? **Noted. See Goal 6 and TDP**
 - Concern about hydraulic 250 infrastructure **Noted.**
 - Concern about effectiveness of crosswalks **Noted.**
 - And why some pedestrian lighting was removed
3. What are the greatest challenges to achieving the chapter goals?
 - Parking is a major issue **Noted. See Goal 5**
 - Questions w/ feasibility of park and ride in City of Charlottesville. **Noted.**
 - Desire to look at comparable city in region / nationwide to see how then address need **Noted.**
 - Questions regarding interaction + mutual contribution **Noted.**
 - Architectural board incorporated to plan? **Noted.**
 - Closing date for public comment? **Noted.**
 - TJPDC role in plan? **See goal 7**
 - Parking is a major issue **Noted.**

- Are park and ride really feasible in a city setting? **Noted.**
- *Park and ride to serve bikes/ Pedestrians also --- trail connections to park and ride **Noted.**
- Questions about how UVA is coordinating with strategic planning **Noted.**
- Happy to see some suggested changes have been incorporated **Noted.**

Group Discussion Notes

- Charlottesville Food Justice Network rep has suggestion of transportation chapter. **Noted. Comments incorporated in Goal 6.10**
 - Provided detailed draft with revised language
 - Draft details desires of organization
 - Suggestions include
 - Invest in SRTS, Bike/ pedestrian plan (continue efforts of last plan)
- Concern with public transportation availability in areas where carless individuals live. **Noted.**
- Community gardens / school gardens to provide access to food where transit is limited **Noted.**
- Concerns with planning of bus routes. **Noted. See Goal 6 and TDP**
- Desires voiced for express lanes for buses, transit **Noted. See Goal 6 and TDP**
- Hydraulic/ 250 → poor pedestrian access, flow **Noted.**
- How is coordination with BAR done? **Noted.**
- Advertise closing date for public comment **Noted.**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

6. May 29th Belmont Arts Community Engagement Discussion

Individual Responses

1. What reactions do you have to the recommended updates?

- There is not base data to establish where we are w/ infrastructure to identify needs/goals. **See Appendix.**
- Technology will not address many issues **Noted.**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- No base data is provided. **See appendix.**

3. What are the greatest challenges to achieving the chapter goals?

- City government/ organization: zoning ordinance **Noted.**

Group Discussion Notes

- In the interest of safety and quality of life for residents, reduce the speed limit on rose hill drive to 25mph and add a 4 way stop along the way several traffic calming islands bump outs and a sidewalk from rugby ave to burley field on west side of street
 - Also trees along burly filed for pedestrians
Better protection of pedestrians on rugby ave – maybe pass. **Noted.**
- Reduce speed limit on Elliot from 35 to 25 we now have lots of homes built close to the road and children can easily be hit by speeding cars **Noted.**
- Emerging Tech seems too advanced **Noted.**
 - Focus on current infrastructure (sidewalks signals and shared use) **Noted.**
- Goals are contradicted by actions of the city (park and ride vs parking requirement) **Noted.**
- Rugby ave bridge project did not implement streets that work plan **Noted.**
- Implemented plans during design + construction **Noted.**
- Construction activities should not hamper bike/ PED access. **Agreed and Noted.**
- How does transportation get connected to other goals/ places of city (food access, community gardens, farmers market). **Noted. See Goal 6.10**

- No clear goals for expanding citizens access to food child care schools **Noted. See TDP**
 - As a whole need better inclusion
- Lack of education for PED/ bike rules **Noted.**
- More clear transitions for when bike land ends **Noted.**
- Better coordination between county and city when it comes to trails **Noted. See Goal 7.**
- Higher density to eliminate commuting **See Goal 2**
- Park and Ride cooperation with county for park and ride needed
 - Development hampers implementation of plans of this nature **Noted.**
- Increase bus frequency?
 - More consistent transit stops/ times **See Goal 6.1/6.2**
 - Seems as if stops are diminishing. **Noted.**
- Proactive better than reactive to safety concerns **Noted.**
- Quicken staff response **Noted.**
- More emphasis on safety **Noted.**
- Economic growth, development and funding all viewed as barriers to implementations **Noted.**
- Demographic response may not be truly representative of population **Noted.**
- Transparency in implementations **Noted.**
- Better communication on transparency of ongoing projects **Noted.**
- Communication!!! **Noted.**
- Better public/ private with grass roots involvement **Noted.**
- Build trust with organizations who can aid in outreach **Noted.**
- Fill voids left by rapid development **Noted.**

7. Additional Comments

Kathy Galvin's Transportation Comments 11-27-2017

- Goal 2: **Improve quality of life and promote active living by reducing automobile congestion and expanding multi-modal transportation options via integrated** land use and transportation planning and community design.
- **See revised Goal 2**
- 2.6: Promote urban design techniques, such as placing parking behind buildings, reducing setbacks, **building active, transparent and habitable spaces at the ground floor level** and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.
- **See revised Goal 2**

- **Add 2.11, Delete 5.8 from Parking:** Develop suburban park and ride facilities and provide express transit service to and from these during peak demand periods to reduce traffic congestion into and out of the City's urban core and employment areas.
- **5.8 remains in Goal 5.**

Kurt Keesecker's Transportation Comments 4-24-2018

- Add this phrase or similar ("... with emphasis on Downtown and other strategically important nodes identified on the Future Land Use Map") to the end of the following goals: 1.1, 1.2, 1.4, 2.9, 2.10, 5.1, 5.5, 5.7, 6.6, 7.3, 9.3, **Revised. Goal 2 to incorporate this idea. Adding that statement to all goals was cumbersome to the reader. Revised.**
- Add this phrase ("... with emphasis on routes/ corridors connecting downtown and other strategically important nodes identified on the Future Land Use Map") to the end of the following goals: 3.4, 4.3, 6.7, 7.6, 9.4 **Revised. Revised. Goal 2 to incorporate this idea. Adding that statement to all goals was cumbersome to the reader.**
- Generally I'd like to see parking requirements reduced so more land can be dedicated to building area... consider maximum parking allowed **Noted.**
- Also consider parking "in lieu of" fees to pay for district parking strategies and infrastructure centered on the nodes identified on the Future Land Use Map **Noted.**
- Consider measure able implementation, articulate it IN THIS CHAPTER (not a separate one). **See overall transportation system goal that was moved from Appendix to Transportation Chapter.**

7. Historic Preservation and Urban Design

1. E-Mailed Draft Chapter Comments

- 1.4: Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods and residents of all ages to each other, to promote a healthier community.
- 1.8 Use Small Area Plans city-wide to safeguard the City's historic urban landscapes even as the Charlottesville community seeks to expand the City's stock of affordable housing; foster economic development opportunities without displacement; and encourage context-sensitive planning and contemporary design. **HP and design related comments are in the current plan. Need to add reference to Small Area Plan.**
- Recommendations from the Tree Commission:
 - 7.10: (retain 2013 Encourage retaining and replenishing shade trees, particularly large trees where possible, in all neighborhoods as we strive to make the City more walkable. **Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**
- Comments from Charlottesville Climate Collaborative
 - Historic Preservation & Urban Design: The positive impact of green buildings and low-carbon transportation modes is strengthened by an overall urban design that facilitates low-carbon choices. Improving quality of life through green streets, urban design, and multiple transportation options adds economic and social value to surrounding properties and community. **Add note to RE: 9**
 - Recommendation: The Comprehensive Plan should require the city, when making Historic Preservation and Urban Design decisions and policy, to consider and report the climate emissions impacts of that

policy in light of the City's then-current GHG emission reduction commitments and CAP. **Add note to RE: Historic Preservation and Design policies and decisions should take into consideration the city's GHG emission reduction goals.**

2. March 7th Boards and Commissions Work Session Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Generally agreeable **Noted**
 - Particularly agree with prioritizing CLR for Downtown Mall and prioritizing unsurveyed neighborhoods for survey **Noted**
 - Downtown Mall – cultural landscape **In Plan, see Goal 4**
 - Not all goals are specific (measurable – need more specific **Noted**)
 - Be clear about public vs private **Noted**
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
 - Vision setting and long range planning **Noted**
 - Historic preservation and urban design are different things. **Add note to RE: 1. recognize the value of blending new with old; incorporate preservation into urban Design and Urban Design into preservation.**
 - Should look at using zoning to help former residential areas to return to their historic use – now that housing is short and office space more available (Little High, MJ, JPA, etc. . **Add para about endangered neighborhoods**
 - Develop a standards manual by PLACE – street furniture, lights, etc. **Add to note RE: 7. Emphasize specific goals for guidelines**
 - Protect/encourage trees and natural areas. **Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private**
 - Use alleys for historic purpose **Noted**
 - Need to continuously update Comp Plan, incentive, lobbyist for money **Noted**
 - Same goals in 2013 **Noted**

- Goal 1, 1.4, 1.5, 1.6, 2.3 should be removed (**Note. Goal 1 introduces Urban Design goals; Goal 1.4 promotes walkability; Goal 1.5 encourages art in public spaces; Goal 1.6 encourages creation of public space; Goal 2.3 encourages historic markers, etc., and other ways to inform community about historic sites.**)

3. What are the greatest challenges to achieving the chapter goals?

- Not letting the status quo absorb innovation **Noted**
- Complexity, zoning/land use, code, lack of metrics **Noted**

Group Discussion Notes

- Prioritize Downtown Mall **In Plan, see Goal 4**
- Prioritize un-surveyed neighborhoods **In Plan, see Goal 4**
- Cultural and landscape resources are critical elements of what makes city special. (**Add note to RE: 4. Importance of cultural and natural resources, landscapes and open spaces as historic elements to be surveyed and protected.**)
- Lots of overlap with city departments. (**In Plan, see Goal 7, but could be strengthened.**)
 - Need to talk to each other and get on the same page **Noted**

Missing in Draft:

- Continuous review of design guidelines – must keep them current and evolving **In Plan, see Goal 7**
- Lobbying the General Assembly to protect/encourage tools and incentives for historic preservation. **Add note to RE: 6. Monitor state and federal level policy and legislative changes impacting Historic Preservation. Be an advocate both for positive changes and against those that threaten the existing policies, programs, policies and regulations.**
- Clear goals for a long range planning effort. Not just historic preservation, but overall design characteristics of the city **Noted**
- Emphasis on place making and specific goals for urban renewal **In Plan, see Goal 1**
- Consider putting things back to what was there (i.e. Vinegar Hill **Noted**)
- Do more with design than just preserve – not everything necessarily deserves historic designation. **Add note to RE: 1. Recognize the value of blending new with old; incorporate**

preservation into urban Design and Urban Design into preservation.

- Nurture and take into account the edges near various districts. **Add part about endangered neighborhoods**
- Allow merge and overlap of some uses **Noted**
- Within neighborhoods look for opportunities to add things that maybe aren't there now **Noted**
- Make use of small area plans. **Add note to RE: 1**
- Develop neighborhood conservation plans (look to Galveston, TX as example **Noted**)
- Allow flexibility that allows creativity **In Plan, see Goal 1**
- Work towards viewing neighborhoods and districts not just as individual properties by recognize other and diverse elements that together form the neighborhoods character, not just large old, historic homes **Noted**
- Look at preserving elements such as tree canopy and landscapes. Foster/form a sense of public ownership of city's public spaces in the character. **Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**
- We are site by site demolishing sites without looking at how they fit into the historic fabric **Noted**
 - Example: Old industrial or service buildings on Water Street. When doing neighborhood surveys look at what might often be overlooked or ignored **Noted**
- Don't let plans become a dormant document **Noted**
- Possibly need an urban design component of the chapter **Noted**
- Develop an urban design manual for the entire city **Noted**

3. May 1st Buford Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?

- Designate endangered neighborhoods, early notification **Noted**, socio-economic **Noted**, having sense of place (**In Plan, see Goal 1**), update Mary Joy's stuff **Noted**, Downtown Mall (**In Plan see Goal 4**)
- Not sure why urban design is the top bullet **Noted**

- Theme is related but not sure why it is its own section
- Urban design shouldn't be central to historic preservation. **Add note to RE: 1. Recognize the value of blending new with old; incorporate preservation into urban Design and Urban Design into preservation.**
- Protections for historic fabric system weaken **Noted**
- Some goals have actionable strategies for the staff/ public, others remain as goals **Noted**
- Category for "endangered neighborhoods" **Add para about endangered neighborhoods**
 - Define "endangered neighborhoods" (ie fiveville)
- Strengthen the first two bullets **Noted. Reference to one page summary. Surveying of historic neighborhoods.**
- Worry about neighborhoods **Noted**
- City staff be more attentive about getting word out (about development and new projects **Add note to RE: 2**)
- How to better inform neighborhoods about new projects **worth stating in plan. Add note to RE: 2**
- Losing sense of place **Noted**
- Historic value of the neighborhood is of individual properties **Worth stating in plan.**
- Value of the sum of its parts **Noted**
- Re-zoning impact of gentrification **Noted**
- Transition zones – intrusion of taller buildings into neighborhoods **Add para about endangered neighborhoods =**
- Places that maybe aren't that old, but have character that needs preservation **Consider inserting: Recognize the value and coherent fabric of established neighborhoods that may not be considered or designated as historic.**
- Downtown mall – ways to make that an interesting place, bring it to the surface **In Plan, see Goal 4**
- Visual displays of history **In Plan, see Goal 2**
- Better tours and guided walks of historic sites in the city **In Plan, see Goal 2**
- Provide something for everyone **Noted**
- Neighborhoods are getting more active **Noted**
- Need more education of the community about planning and zoning **Noted**
- Affordability – we want people to live here **Noted**
- Look at Arlington and how they addressed affordable housing **Shared with Housing Coordinator.**

- See Preservation Piedmont letter – inventory of city owned land in city **In Plan, see Goal 4**
- Anticipate future zoning needs in the next 20-25 years **Noted**
- If things implode – big city collapse then no one wants to live here. **Noted**
- Not sure why Urban Design is the top bullet [in 2013 Plan]. This is related, but not sure why it has doesn't have its own section. Urban design should not be central to historic preservation. **Add note to RE: 1. Recognize the value of blending new with old; incorporate preservation into urban Design and Urban Design into preservation.**
- Pretty good but devil is in the details. **Noted**
- Separate Urban Design from Historic Preservation. **Noted**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- Consider having endangered neighborhoods. Study those neighborhoods. **Add part about endangered neighborhoods**
- Inventory city owned property **At meeting this was in reference to affordable housing. Shared with Housing Coordinator.**
- Consider "endangered neighborhoods" as a category **Add para about endangered neighborhoods**
 - Ex. Star Hill, Rose hill, 10th and Page, Fiveville
- Share information with neighborhoods in a way that will get to them **Add note to RE: 2**
- Please consider all of Preservation Piedmont's suggested provisions **PP**
- Form and mass regulation of development is a huge problem that is being deferred by this process (except in principal **Noted**)
- Inventory all city-owned property, including property owned by local housing agencies (CHA, CHRA, etc. Inventory empty lots and unoccupied/condemned houses. This would help with identification of possible low income housing. **[These comments were about affordable housing.] Shared with Housing Coordinator.**
- Share information with neighborhoods [about proposed development/changes/etc.] sooner and in a way that will get to them. **Add note to RE: 2**

- Consider establish “endangered neighborhoods” as a category. Example, Starr Hill, Rose Hill, 10th and Page, Fifeville. **Add para about endangered neighborhoods**
- Promote the history of the DT Mall through art or use technology (smart phone links, etc. **Add note to RE: 4. Importance of telling the mall's story**
- Need transition zones between commercial and residential areas. [re: “endangered neighborhoods”] **Add para about endangered neighborhoods**
- Worried about intrusion of taller buildings. Losing sense of place. **Add para about endangered neighborhoods**

3. What are the greatest challenges to achieving the chapter goals?

- This chapter sets goals for places / neighborhoods but those fail to be implemented because the plan does not have the specificity that would define what is mean at a project/ neighborhood/ transition **Noted**

Group Discussion Notes

- Promote history of the mall through art or tech, information **In Plan, see Goal 2**
- Transition zones between commercial and residential areas **Add para about endangered neighborhoods**

4. May 10th City Space Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- Historic Preservation Plan
 - City being run over with development **Noted**
- Anything about Historic Preservation and Urban Design **Noted**
 - How does it differ from land use plan? **Noted**
 - Is it more a 3D plan? **Noted**
- Principle of all chapters affect land use plan. Has land use plan involved with what has been shared **Noted**

- Intent is to infill. We don't have infill of historic fabric. **Add note to RE: 1. Recognize the value of blending new with old; incorporate preservation into urban Design and Urban Design into preservation.**
 - A lot of design has nothing to do with historic preservation
 - Some places in the city do make historic preservation element
 - Not always linked
- Fabric of city is held together by neighborhoods. Sense of commonality that is not necessarily a historic building issue. So much new development that neighborhoods are losing grounds. **Add part about endangered neighborhoods**
 - Very diverse neighborhoods (i.e. Belmont vs Greenbrier
- If we want walkable neighborhoods look at what is successful in city **Noted**
- Making a place walkable begins with good design **Noted**
- Can we make have a target maximum population, based on available infrastructure **Noted**
- Where is historic fabric – it is about neighborhoods – comp plan does talk about spaces **Noted**
 - Missing is specificity of different and various places throughout the city **Noted**
 - Show all the fabrics that are distinct to Charlottesville **Noted**
- How can neighborhoods respond to different types development and design **Add para about endangered neighborhoods**
- Living neighborhoods – not Ryan Home development in the county **Noted**
- People forget that something was planned/approved somewhere and years later it gets built and they are upset about it **Add note to RE: 2**

5. May 12th Central Library Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
 - Nuts and bolts of how to utilize land resources and at same time have a sustainable way of protecting neighborhood feel and sense of place, pocket parks, greenspace revitalize

neighbors, can't stop time so allow land resource to produce better assets **Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**

2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.

- Too site specific – need more of an overall ethic/ approach **Noted**
- ### 3. What are the greatest challenges to achieving the chapter goals?
- Create neighborhoods we need and want for 30-50 yrs while preserving and maintaining high character **Noted**

Group Discussion Notes

6. May 29th Belmont Arts Community Engagement Comments

Individual Responses

1. What reactions do you have to the recommended updates?
2. What have we missed with the updates? What should be removed from the chapter updates? Please provide comments.
3. What are the greatest challenges to achieving the chapter goals?

Group Discussion Notes

- I have worked with Kay Slaughter and Preservation Piedmont to submit document with detailed editing and additions for this chapter **Noted**
 - A couple points to add
- Add rose hill drive as well as cherry ave to list of “entrance corridors” **Cherry Ave in plan; check Rose Hill criteria**
- Provide information and support to neighborhoods which are considering applying to be designated as historic conservation districts or architectural design control districts – or if they have individual properties they'd live to be designated **Noted**
- Goal 5 of Chapter 7 of Comp Plan **Noted**
 - How will this be achieved **Noted**

- What is the action of this in the comp plan **Noted**
- Possible rezoning of commercial corridor in historic Belmont neighborhood **Noted**
- Keeping neighborhoods at the scale of the human **In Plan see Goal 5**
- The concern of meshing neighborhoods and commercialism **Add para about endangered neighborhoods**
 - Help protect neighborhood fabric
 - Be more concise and clearly identify this commercial/neighborhood intent
- Language in comp plan of appropriateness of programmatic uses in neighborhoods **Noted**
 - Interpretation and intent of zoning **Noted**
 - The issue lies more in zoning than in the comp plan **Noted**
 - There is a need for new regulations in terms of zoning **Noted**
- Tying together of uses **Noted**
- Where? How? What?
- A clear and gentle transition between urban areas and neighborhoods **Add para about endangered neighborhoods**
- Recognize Virginia Landmark Register and National Register of Historic Properties in land use transition **Noted**
 - Rezoning **Noted**
 - Form based code **Add: In a form based code, account for principles of Historic Preservation and Urban Design**
 - Keep goals consistent with public **Noted**
- So much in comp plan, yet there is no stepping in or action from PC **Noted**
- More specific goals within the comp plan **Noted**
- The “disappearing” of green spaces
 - Green spaces are becoming pocket parks and courtyards, rather than being open, public spaces **(Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**
- Does the comp plan focus on either historic preservation or urban design? **(Add note to RE: 1. Recognize the value of blending new with old; incorporate preservation into urban Design and Urban Design into preservation.**

- New green spaces for different characters or public figures **(Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**
- Creating new spaces **Noted**
 - Commercial industries are buying space, even though it seems there are no more empty parcels – how is this happening?
- Developers are creating ‘by-right’ areas **Noted**
- Better determine the scale of new development. Write zoning code such that better judgement can be used and not handcuffed by what developer wants and how they chose to interpret the part of code. **Noted**
- Interpreting zoning is a problem, revise zoning to be more predictable and cannot be interpreted in a way that is detrimental to the community **Noted**
- Would form based code fix the above? **Noted**
- Doesn’t state and national registrar designation help protect neighborhoods without local designation? **Noted**
- Preservation of green space and open space is important **Add note to RE: 1. Recognize the importance of preserving open space, green space, public places, and existing trees and landscaping while incorporating and including these in new development projects, both public and private.**
- Lots of focus on historic preservation is not addressing the need for new places – the creation of new open spaces and civic spaces the Comp Plan says enhance existing character **In Plan see Goal 1**
- Some areas of the city seem to be viewed as disposable **Add para about endangered neighborhoods**
- Industries and enterprises are buying more space, develop it, and not leaving open space **Incorporate into 1**
- Need public investment in civic/open space **In Plan, see Goal 1**
- Developers need to provide on their property **At meeting this was in reference to affordable housing. Shared with Housing Coordinator.**

7. Additional Comments

Kathy Galvin’s Historic Preservation Comments 11-27-2018

- 1.4: Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods **and residents of all ages** to each other, to promote a healthier community.
- 1.8 Use Small Area Plans city-wide to safeguard the City’s historic urban landscapes even as the Charlottesville community seeks to expand the City’s stock of affordable housing; foster economic development opportunities without displacement; and encourage context-sensitive planning and contemporary design.

Kurt Keesecker’s Historic Preservation Comments

- Add this phrase or similar “... with emphasis on downtown and other strategically important nodes identified on Future Land Use Map” to the end of the following goals: 1.2, 1.4, 1.5, 1.6, 4.2, 5.3, 8.1, 8.2, 9.1. **Goals 1.2, 1.4, 1.6, 4.2, 8.1, 8.2, should apply to entire city. Maybe add to 5.3, 9.1**
- Consider measurable implementation, articulate it IN THIS CHAPTER not a separate chapter. **consider**