Rt 29 Solutions Hydraulic Planning Advisory Panel

June 8, 2017
Agenda Item 1: Introductions

Hydraulic Planning Advisory Panel members

Technical Team members
Agenda item 2: Public Interaction and Feedback

Live Streaming

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Agenda item 2: Public Interaction and Feedback (continued)

For the period May 23 - June 6, 2017

- None
Agenda item 2: Public Interaction and Feedback (continued)

For the period May 23 - June 6, 2017

- None
Agenda item 3: Response to Panel Feedback

- July Meetings

- Final Vision Statement and Goals - Agenda Item 4

- Example Rubric/Selection Matrix - Agenda Item 4

- Additional imaging for Concept 1 - Agenda Item 4

- Connectivity to Michie Drive - Agenda Item 4

- Additional stormwater examples and map overlay - Agenda Item 4
Agenda item 4: Final Vision Statement and Goals

The Hydraulic Small Area Plan promotes a strong sense of place; a vibrant, dynamic economy; and an equitable and environmentally sustainable community connected by an efficient, multimodal transportation network that accommodates local and regional traffic needs.

**Strong Sense of Place**
- Develops a mix of uses for a live-work-play environment;
- Creates unique places for unstructured and programmed community gatherings;
- Fosters high quality architecture and site design;
- Establishes an urban form that is both authentic and unique to this place.

**Vibrant, Dynamic Economy**
- Develops a flexible mix of market-rate, work-force, and affordable housing types that foster a mix of incomes and a diverse, multi-generational community;
- Promotes a sustainable community;
- Protects air and water quality by promoting renewable energy, encouraging the use of natural features to manage storm water, and reducing reliance on automobiles.

**Equitable Environmentally Sustainable Community**
- Establishes a highly connected, pedestrian friendly center;
- Delivers reliable, efficient transit options;
- Integrates bicycle and pedestrian amenities including safe and convenient ways to cross roadways;
- Balances land use with rightsized transportation systems.

**Connected by an Efficient Multimodal Transportation Network**
- Generates a destination for new business and promotes growth of existing businesses;
- Attracts a mix of compatible and complimentary uses to create a vibrant center;
- Offers housing, services, and entertainment to attract and retain a sustainable employment base.
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Agenda item 4: Example Rubric

[Diagram of a rubric chart with various transportation solutions and evaluation criteria.]
Agenda item 4: Phase 1 Completed and Upcoming Tasks

To be complete by:

PROJECT KICK-OFF MEETING               MAR 9 ✓
INITIAL SITE RECONNAISSANCE             MAR 23 ✓
SITE RECONNAISSANCE                    MAR 31 ✓
DATA COLLECTION, RESEARCH AND MAP REVIEW APR 7 ✓
PROJECT BASE MAP DEVELOPMENT            APR 7 ✓
REVIEW OF RELEVANT STUDIES              APR 7 ✓
SITE INVENTORY AND ANALYSIS SUMMARY     APR 7 ✓
BEGIN LAND USE PLAN DEVELOPMENT         APR 7 ✓
CLIENT CHARETTE                         APR 11 ✓
Agenda item 4: Phase 1 Completed and Upcoming Tasks (continued)
To be complete by:

PUBLIC MEETING # 1                           APR 26 ✓
ALTERNATIVE LAND USE SCENARIOS               MAY 15 ✓
INTERNAL TRANSPORTATION INPUTS               MAY 15 ✓
EXTERNAL TRANSPORTATION INPUTS               MAY 15 ✓
CONCEPT SCREENING                           JUN 23
EXTERNAL TRANSPORTATION INPUTS               JUL 14
CORE AREA PLAN                              AUG 21
PUBLIC MEETING # 2                           AUG 23
DRAFT SMALL AREA PLAN                        SEP 15
Agenda item 4: Phase 1 Completed and Upcoming Tasks (continued)

To be complete by:

FINAL SMALL AREA PLAN  SEP 29
PROJECT ABSTRACT      SEP 29
COUNTY PLANNING COMMISSION  SEP (date tbd)
CITY PLANNING COMMISSION  SEP (date tbd)
Agenda item 4: Phase 1 Study Progress and Work Underway

Work completed since May 11 meeting

• Additional Land Use Concept Alternatives
• Status of Transportation Inputs and Methodology

Work currently underway

• Additional Land Use Concept Alternatives
• Concept Screening
• Transportation inputs
As we plan let’s...

Choose a desired Outcome …… then develop Path

Develop Framework first …… then Land Use

Plan for Flexibility and Change... embrace the unknown

Find our “Ocean” …… create great places

Create Demand first …… then build
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

Conceptual Framework Plans:

Framework Plans focus on block structure, circulation and key organizing principles (such as public space). Land Use is a secondary supportive element.

- Framework Concept 1: Route 29 Over – Lower Level Public Space
- Framework Concept 2: Route 29 Under – Upper Level Public Space
- Framework Concept 3: Zan Rd. Land Bridge (29/Hydraulic at grade)
- Framework Concept 3a: Zan Rd. Land Bridge + Angus Land Bridge (29/Hydraulic at grade)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

**Concept 1 Framework**

- Route 29 over Hydraulic Rd, no turning movements
- Lower level public space
- Angus Rd. remains at grade
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

Concept 1 Framework

- Route 29 Over Hydraulic Rd, No Turning Movements
- Lower Level Public Space
- Angus Rd. Remains at Grade

**Illustrative and for conceptual purposes only, intended to illustrate broad concepts and alternative approaches to represent potential future development scenarios**
Rt 29 Solutions

Agenda item 4: Phase 1 Study Progress and Work Underway (continued)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

Section: Lower Level Plaza at Hydraulic / 29
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

CONCEPT 1
DRAINAGE BASINS

**ILLUSTRATIVE AND FOR CONCEPTUAL PURPOSES ONLY, INTENDED TO ILLUSTRATE BROAD CONCEPTS AND ALTERNATIVE APPROACHES TO REPRESENT POTENTIAL FUTURE DEVELOPMENT SCENARIOS**
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Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

CONCEPT 2 FRAMEWORK

- ROUTE 29 UNDER HYDRAULIC RD, NO TURNING MOVEMENTS
- UPPER LEVEL PUBLIC SPACE
- ANGUS RD. REMAINS AT GRADE

**ILLUSTRATIVE AND FOR CONCEPTUAL PURPOSES ONLY INTENDED TO ILLUSTRATE BROAD CONCEPTS AND ALTERNATIVE APPROACHES TO REPRESENT POTENTIAL FUTURE DEVELOPMENT SCENARIOS**
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

**CONCEPT 3 FRAMEWORK**

- "WEST" ZAN RD. TO A GRADE SEPARATED CROSSING OVER ROUTE 29, LAND BRIDGE FEATURE
- ROUTE 29 REMAINS AT GRADE WITH HYDRAULIC RD., REMOVE LEFT TURN MOVEMENTS
- ANGUS RD. REMAINS AT GRADE

**ILLUSTRATIVE AND FOR CONCEPTUAL PURPOSES ONLY, INTENDED TO ILLUSTRATE BROAD CONCEPTS AND ALTERNATIVE APPROACHES TO REPRESENT POTENTIAL FUTURE DEVELOPMENT SCENARIOS**
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

“Park” Crossing
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

**CONCEPT 3**

**DRAINAGE BASINS**

Visual Example Only
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

Concept 3A Framework

- "West" Zan Rd. to a grade separated crossing over Route 29, land bridge feature
- Route 29 remains at grade with Hydraulic Rd., remove left turn movements
- Angus Rd. to a grade separated crossing over Route 29, land bridge feature

**Illustrative and for conceptual purposes only. Intended to illustrate broad concepts and alternative approaches to represent potential future development scenarios.**
Agenda item 5: Transportation Update

Transportation Primer

- Framework for thinking about local & regional travel demand
- Summary of recent traffic count results
- Example impacts of disallowing turns at a major intersection
Framework for thinking about local and regional travel demand
Study Area
Example Travel Zones

John Paul Jones Arena / Waynesboro / Lynchburg

UVA / Downtown / Southern Albemarle Co

Pantops / I-64 East / Richmond

Northwestern Albemarle Co

Rio area / Greene Co / Culpeper
Example Travel Zones

Travel between each Zone
Example Travel Zones

Origin Destination Matrix

Northwestern Albemarle Co

Rt 29 Solutions

John Paul Jones Arena / Waynesboro / Lynchburg

UVA / Downtown / Southern Albemarle Co

Pantops / I-64 East / Richmond

Rio area / Greene Co / Culpeper
Example Travel Zones

It’s quite possible that on any given day, every box will have some level of multimodal travel demand.
Simplified Example Travel Zones
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Simplified Example Travel Zones

- Travel Origins: I1, I2, I3, X1, X2, X3, X4

Travel destinations:
- John Paul Jones Arena / Waynesboro / Lynchburg
- UVA / Downtown / Southern Albemarle Co
- Pantops / I-64 East / Richmond
A more simplified trip table like this can be populated with actual existing travel information based on modern GPS-based tools. Future trip-making demand can also be estimated through a series of modeling exercises and professional judgment. These activities are planned as we get further into the Phase 2 Transportation element.

John Paul Jones Arena / Waynesboro / Lynchburg

UVA / Downtown / Southern Albemarle Co

Pantops / I-64 East / Richmond
Summary of Current Daily Traffic Counts
Rt 29 Solutions

Data Collected in 3rd week of April 2017

Existing Intersection Count Location
PM Peak Demands at Selected Intersection
PM Peak Demands at Selected Intersection

Left Turn portion of all turns
If the street network is revised to correspond to significant redevelopment and the decision is made to dis-allow turns at an intersection such as Hydraulic and US 29, vehicular traffic will need to modify routing to reach destination.
Generic Example

- ▲ Origin
- ★ Destination
- ——— Original path
Generic Example

- ▲ Origin
- ★ Destination
- ⬛ ⬛ ⬛ Original path
- ☢ ☢ ☢ New Paths
Example of local impacts if **no turns** are allowed at the Hydraulic – 29 Intersection

If turns are not allowed at Hydraulic Rd & US 29, speculation suggests the links highlighted in yellow would be utilized to accommodate the movements. All to be confirmed with modeling at a future time during study process.
Four key take-aways from presented transportation material

1) Existing & future travel demand will be discussed in terms of long distance / through travel as well as local trip-making characteristics
2) Existing traffic counts have value to the study process but the type and intensity of future land use will directly impact mode, magnitude and directionality of travel demand
3) Proportion of left turns at intersections have significant impacts on overall operational performance
4) Strategically prohibiting problematic turns at select locations can be mitigated with good network design such as grid system and use of quadrant turn movements
Agenda item 6: Neighborhood Outreach Plan Update

Hold small, informal neighborhood meetings with interested neighborhoods

Meetings will be focused on listening to members of the community to shape desires into overall Hydraulic land-use and transportation plans

Update since last meeting:

- Meeting held with stakeholder groups ✓
- Four meetings scheduled so far
  - Greenbrier - Location - Greenbrier Elementary, May 30th at 6:00 pm ✓
  - Senior Center - Location - Senior Center, June 6 at noon ✓
  - Meadows Neighborhood - Location - Holiday Inn, June 20th at 6:30 pm
  - International Rescue Committee - Location - Church of Incarnation, Date and Time TBD
Rt 29 Solutions

Agenda item 6: Neighborhood Outreach Plan (continued)

Charlottesville PC Informational Presentation  
FEB 14 ✓

HPAP 1  
MAR 9 ✓

HPAP 2  
MAR 23 ✓

HPAP 3 - First Charette  
APR 11 ✓

Meadows Neighborhood Meeting  
APR 12 ✓

Public Information Meeting  
APR 26 ✓

HPAP 4  
APR 27 ✓

HPAP 5  
MAY 11 ✓

Housing/Neighborhood/Business Leader Meeting  
MAY 15 ✓

Hold neighborhood meetings  
MAY 22 - June 22
Agenda item 6: Neighborhood Outreach Plan (continued)

HPAP 6  
MAY 25 ✓

Greenbrier Neighborhood Meeting  
MAY 30 ✓

Senior Center Neighborhood Meeting  
JUN  6 ✓

HPAP 7  
JUN  8 ✓

Meadows Neighborhood Meeting  
JUN 20

HPAP 8  
JUN 22

Second Charette  
JUN 23

HPAP 9  
AUG 10

Public Information Meeting # 2  
AUG 23

Joint Planning Commission Work Session  
AUG 24 AM
Agenda item 6: Neighborhood Outreach Plan (continued)

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Agenda item 7: Review of Upcoming Phase 1 Tasks

To be complete by:

CONCEPT SCREENING       JUN 23
EXTERNAL TRANSPORTATION INPUTS  JUL 14
Agenda item 8: Rio Small Area Plan Update
Overview of Rio/29
Developing A New Land Use Process
New Land Use Process for Rio/29
An Integrated Hybrid Form Based Code (FBC)?

- Phase I Findings for Endorsement
  - Future vision is *transformational*
  - Key concept for transformation is 10-20 minute walkable community
  - Organizes future development/redevelopment into walkable nodes
  - 3 potential Nodes defined with phasing for each – priority 1 being Rio/29

- Phase II - Next Phase Needs:
  - Detailed design of node(s)
  - Transportation strategy for this vision
  - *Form Based Code/zoning*, infrastructure, and other implementation strategies needed
    - Development of new code for this pilot area

- Elements of Phase III
- Impacts on Process, Public Engagement (Consideration of Hydraulic’s Process)
New Land Use Process for Rio/29
An Integrated Hybrid Form Based Code (FBC)?

What about areas outside the nodes?

- Develop as a mixture of the following uses:
  - Mixed Use / Corridor Retail
  - Flex Industrial / Employment
  - Residential Neighborhoods

What about other centers?

- Secondary centers along Berkmar could be served by local circulator bus lines
New Land Use Process (FBC)  
Rio/29 – Recommendations for **Phase II**

- **Phase II** -
  - Elements of and Implementation strategies for the FBC Code determined – to enable a Mixed Use TOD Village
  - Detailed Plan for Rio Area - Template developed
**Econ/LU**

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**Trip Gen**

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**Group**

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**Brazil**

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“Intergenerational, Interconnected Mixed-Use Neighborhoods”

**Mission**
- One of the main centers for Route 29 (in addition to Hydraulic)
- The center should not try to compete with downtown Cville, but provide an alternative destination for families/residents of all ages of Northern Albemarle.

**Amenities**
- Sidewalks/pedestrian infrastructure
- Civic plaza
- Small parks and connected greenways
- Transit hub and commuting bike hub

**Land Use**
- Mix of residential housing types, but not single family detached
- “Lifestyle Uses” (10-15%)—entertainment, restaurants, shopping, uses supporting healthy lifestyles
- More office/commercial/light industrial/flex space (60%) than residential (40%)

**Key Features**
- Quadrants serve local needs, 29 North continues to serve regional transportation needs
- Parallel roads have low speed limit, grid/block network in at least one quadrant
- Structured parking supports dense development
- Greenways/multi-use paths support walkable, bikeable living
“Interconnected Quadrants”

Mission
A center for the 29 North Corridor

Amenities
- Transit hub
- County government admin or satellite building
- Gigabit fiber
- Public gathering spaces—small parks, public art, large parks, civic plaza, sports and recreation center

Land Use
- 100% flexible space to allow market to determine best uses
- No low-density residential or heavy industrial

Key Features
- Transform over time from current low to high density
- Create a main street at Albemarle Square, Fashion Square
- Each quadrant should be distinct and serve its needs, but connect across to the others
- “Hollow blocks” - retail at the street frontages, with an interior light industrial/employment center use.
- Connectivity with street grid, greenways
- Regulations should be flexible to accommodate market
- County must provide for large-land uses elsewhere
“Center needs a center”

Mission
“The” Center for 29 North
Long term The Center for The County, but not to compete with Downtown Charlottesville

Amenities
Connections across 29
Transit hub
Greenways that connect to a large urban park

Land Use
Mid/High Density (2-3 story buildings & 4-6 story buildings)
Mixed Use for “live/work/play”
More office/commercial/light industrial/flex space than residential

Growth Capture
40-75% of future County growth

Key Features
“Center needs a center” with high density, urban park, and mixed use
4-6 story “main street”
County satellite offices
Central green spaces/parks throughout
New Land Use Process (FBC)
Rio/29 – Recommendations for Phase II

• Phase II - Template developed and implementation strategies for the FBC Code determined
• Phase III – Modeling and define elements of FBC Codes
  • Transportation and Economy Modeling
  • Implementation/Regulatory Mechanisms/Process
  • Public Engagement/Outreach...
Engagement Activities

• Critical periods
  • **April**: Kickoff – May Charrette – development of template scenarios
  • **June/July**: 3 scenarios for public to choose 1 template (July Charrette?)
  • **August**: Refinement – amenities, phasing, rough transportation and economic vetting – template implementation strategies
  • **September**: Final presentation, comment and adjustments
  • **October**: Final recommendation to the Board on Phase II (Phase III to follow)

High-Tech
  • Albemarle.org/Rio SAP
  • Press Releases
  • A-mail – Places29 list
  • YouTube videos
  • Survey instrument

High-Touch
  • Focus groups
  • Community Meeting
  • Places29 CAC
  • Survey instrument
  • Special convenings
    • Tom Tom Founders Festival
    • Charrette Series
    • City Space
Constructive Interaction: Rio & Hydraulic Needs/Opportunities

• Both Major Transit Stops with TOD design, requiring Transit Priority to Manage future transportation demands AND to address organizing and performance needs for the area
• One risks diluting the impact of the other if they are not coordinated
• Transportation works better and models better as a system rather than 2 in isolation
• Risk confusing the public if there is no clarity in the similarities, mutual reinforcement and distinctions between
• Opportunity for establishing distinctive character
• Public education and feedback synergies
• Etc.
Constructive Interaction: Outcome Suggestions

• Use regular cross-reporting to improve the understanding of each plan on the other
• Assure presentations, materials and scheduling are shared to minimize conflicts and avoid confusing the public
• County and City staff to coordinate with TJPDC so any potential issues can be brought to this panel by its representatives.
Rt 29 Solutions

Agenda Item 9: Panel open discussion and request for future agenda items

Agenda Item 10: New business and wrap up

Agenda item 11: Adjourn