

A photograph of a city street. On the right side, there is a large, multi-story brick building with several windows. The street is paved and has a white line marking for a bike lane. In the foreground, there are white markings on the road, including a bicycle symbol and an arrow pointing forward. The sky is overcast with grey clouds. The overall scene is a typical urban environment.

# **Community Development Work Program**

## **Prioritizing Board Interests**

**February 7, 2018**

# Worksession Outline

The background of the slide is a photograph of a city street. On the right side, there is a large, multi-story brick building with several windows. A street lamp stands in front of it. The street is paved and has a white line marking. In the distance, other buildings and trees are visible under a cloudy sky.

## 1. Background

- Where have we been?

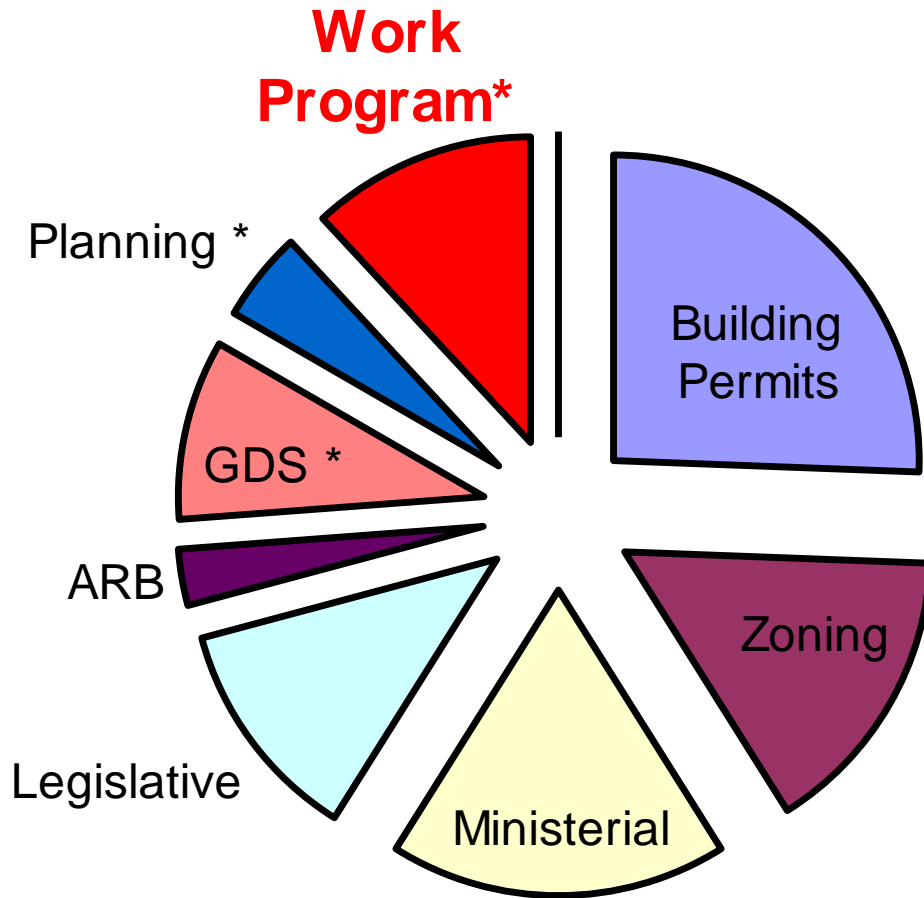
## 2. Overview of Established Priorities and Other Interests

- Where are we going?

## 3. Board Perspective

- Are we on the right path?

# Community Development Resource Allocation / Work Program

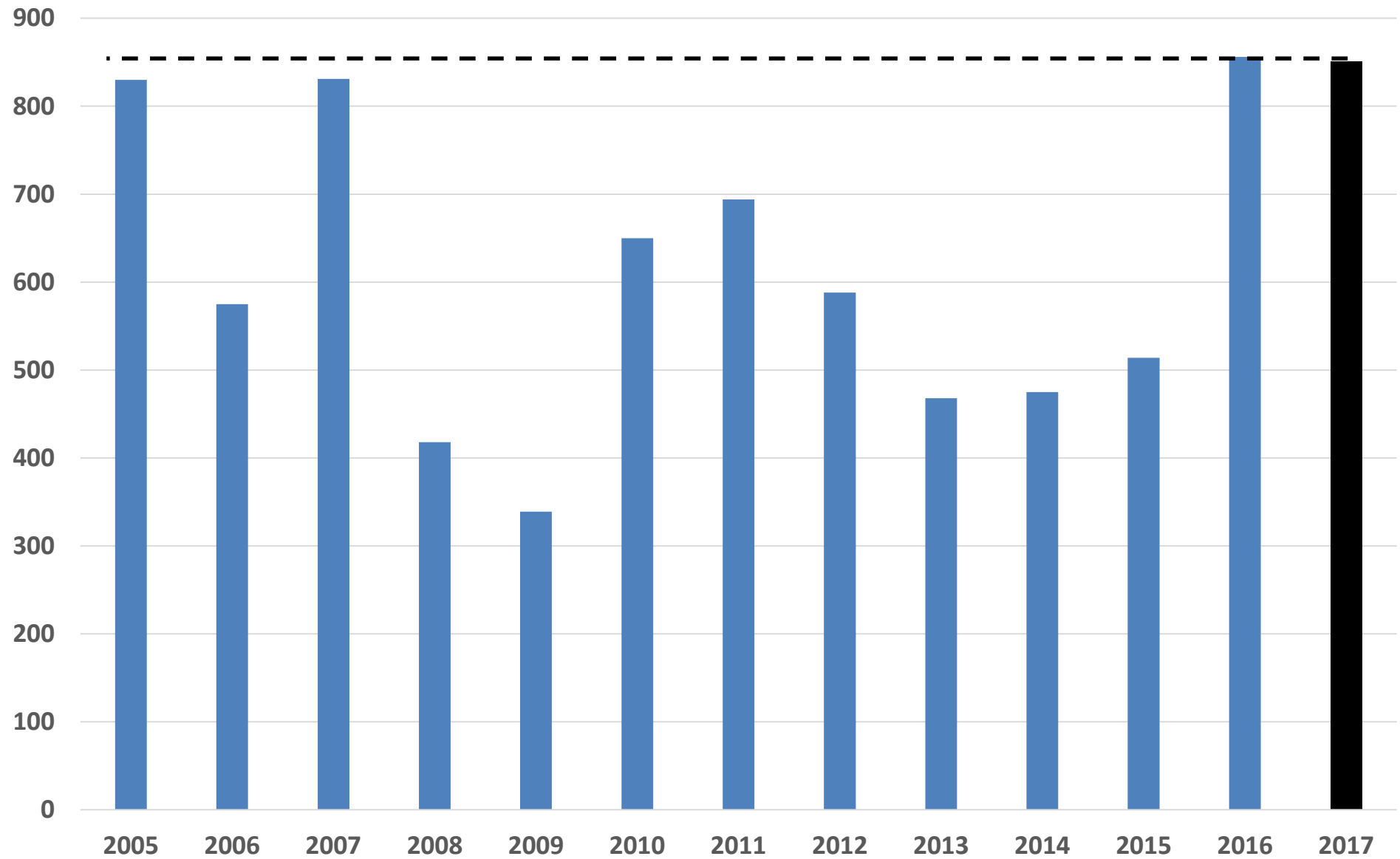


\* Indicates efforts where workload is not determined by development activity

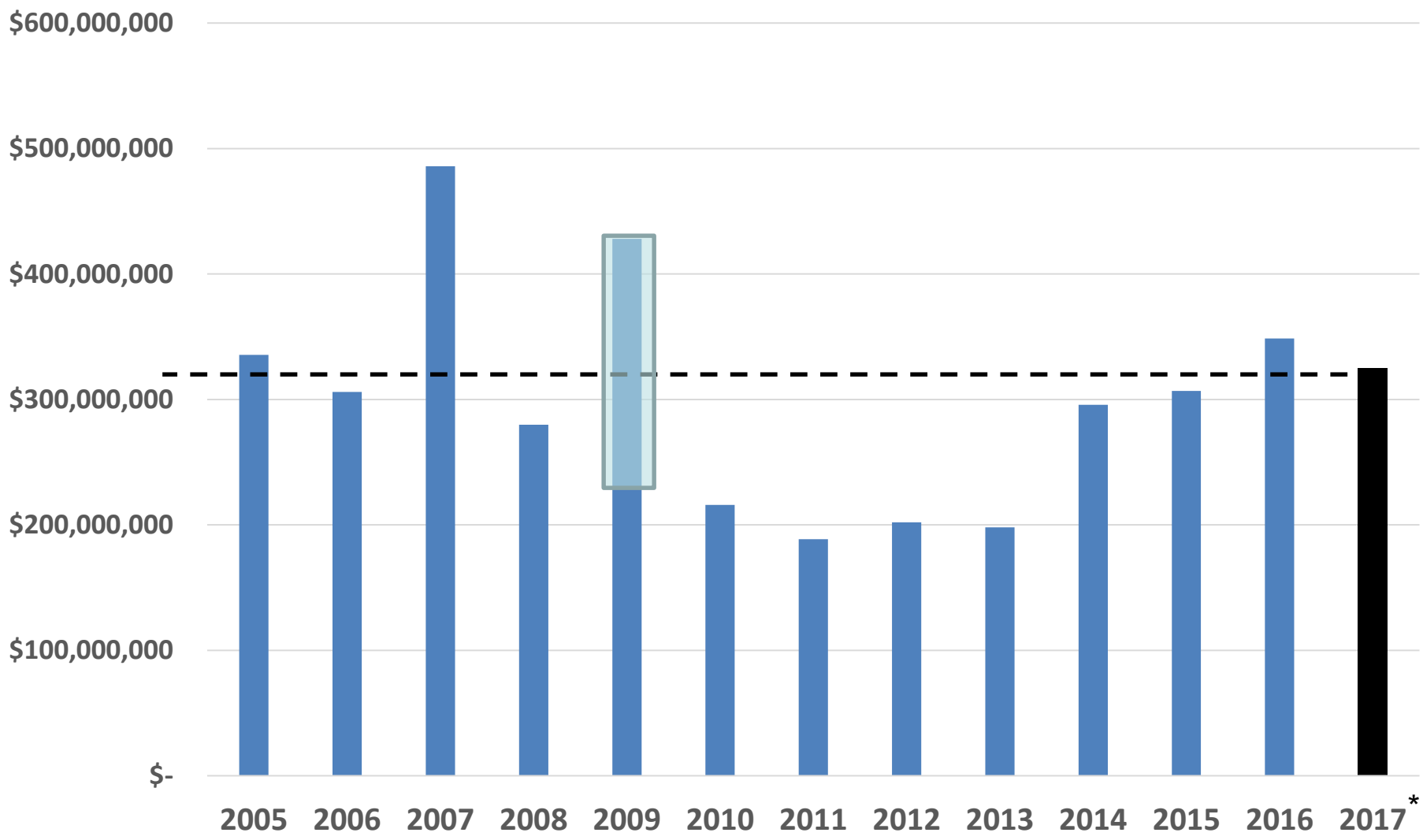
Increased development activity = reduced capacity for work program

# Building Activity

Residential Units Permitted

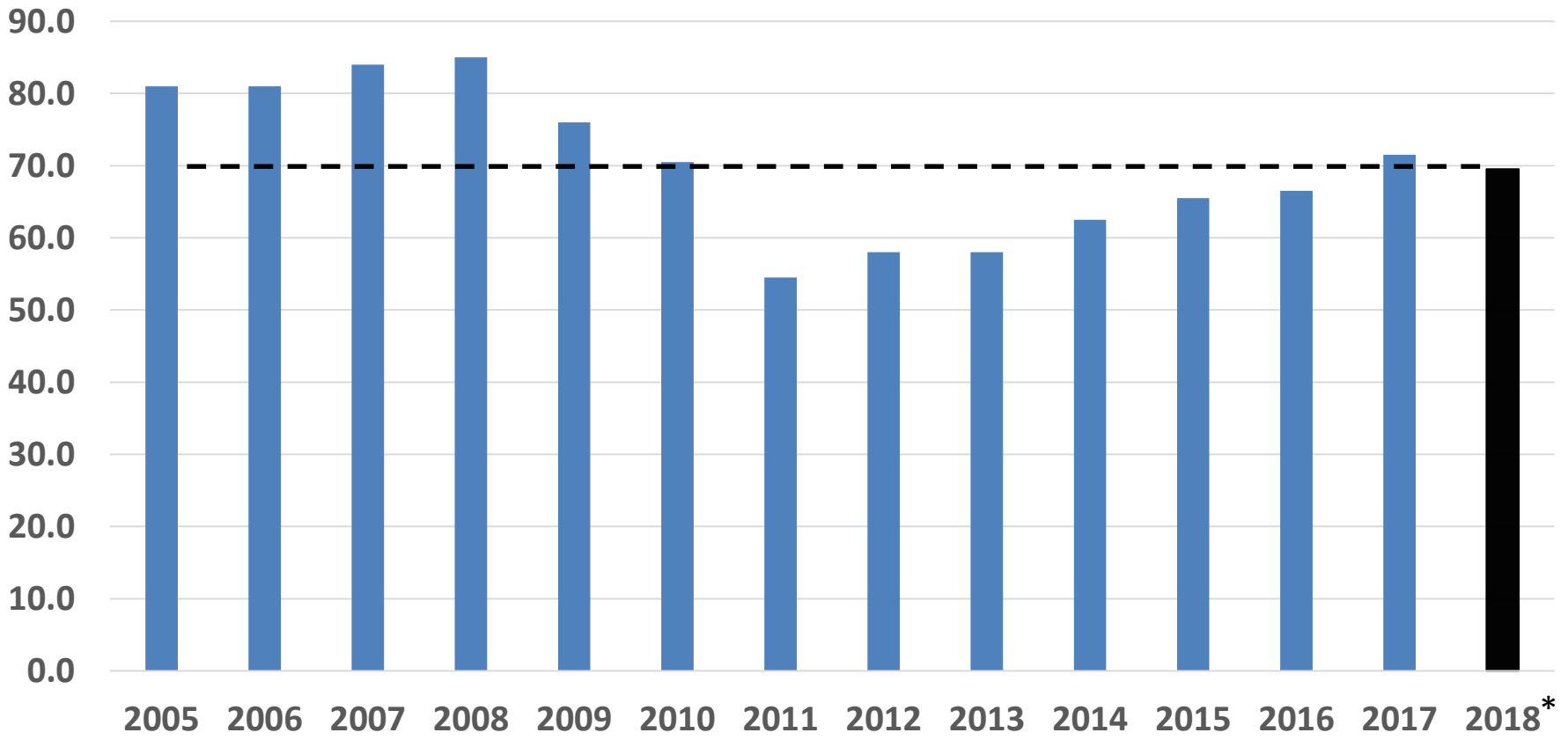


# Permitted Construction Value



# Community Development Staffing - FTEs

## January of Each Year



# 2017 Priorities Completed

- **Board adopts desired vision as an early outcome of the small area plan process.**
- **Board receives recommendations to increase opportunities for by-right development that meets urban form established in Comprehensive Plan.**
- **Board considers regional transit organization study.**
- **Dedicate transportation revenue sharing money to targeted development.**
- **Adopt an action plan for redevelopment of Southwood.**
- **Review MPO plan for bike/pedestrian improvements.**
- Consider Residential Impacts / Proffer Policy
- Adopt Vision and Goals for Economic Development Strategic Plan
- Endorse Natural Resources Strategic Plan and begin implementation
- Adopt Zoning Ordinance change for Solar Farms, Manufactured Housing, Farmers Markets, and Administration

(Blue Indicates a Board Strategic Plan Priority)

# Where Are We Going

## 2018 Priorities Underway

- Rio /29 implementation
  - Southwood Action Plan Implementation
  - Increase support for planning efforts and improvement actions to address neighborhood level needs.
  - Increase efforts to improve deteriorating physical conditions in the County's aging urban core areas
  - Updated Pantops Master Plan including a joint Rivanna River Corridor Plan also approved by the City.
  - Economic Development Strategic Plan
  - Transient Lodging changes to Zoning Ordinance
  - Hydraulic / 29 Implementation
  - Natural Resources Strategic Plan Implementaton
  - Wireless Facilities
  - Farmers Markets (phase 2)
  - RA Recreational Uses
  - By Right Churches
- (Blue indicates a Board Strategic Plan Priority)



# Interests Not Yet Prioritized

- Avon Street Corridor Study
- Phase 2 – Wineries, Breweries, Distilleries
- Phase 2 – Rural Area Inns / Historic Districts
- Affordable Housing Policy (Note: Regional work underway at TJPDC)
- Crossroad Communities
- Dark Skies (lighting restrictions)
- Development Density (Gross vs. Net Density)
- Outdoor Display in Entrance Corridors
- Private Schools, by-right in Development Areas
- Development Review Fee Updates – Sub, WPO, Zoning
- Urban Farming

# 2018 Crystal Ball

- **Boom cools to soft landing**
  - Interest rate increases may cool demand
  - Strong economy should prevent big downturn
- **Staff retention / recruiting remains tough**
  - Strong competition in retaining/recruiting professional staff
  - A soft landing would reduce some of the current stress
- **Increased emphasis on affordable housing**
  - Both a local and national issue
  - Lots of best practices, but no magic answers

# Questions for the Board

## Are We On the Right Path?

- **Current Priorities**

- Any noted changes we need to make?
- Any emerging issues we need to add?

- **Balancing Process and Results**

- Is public engagement aligned to the complexity of issues?
- Work capacity and resources in the right place?