

# Community Development Work Program 2020-2023

## March 2020 Update





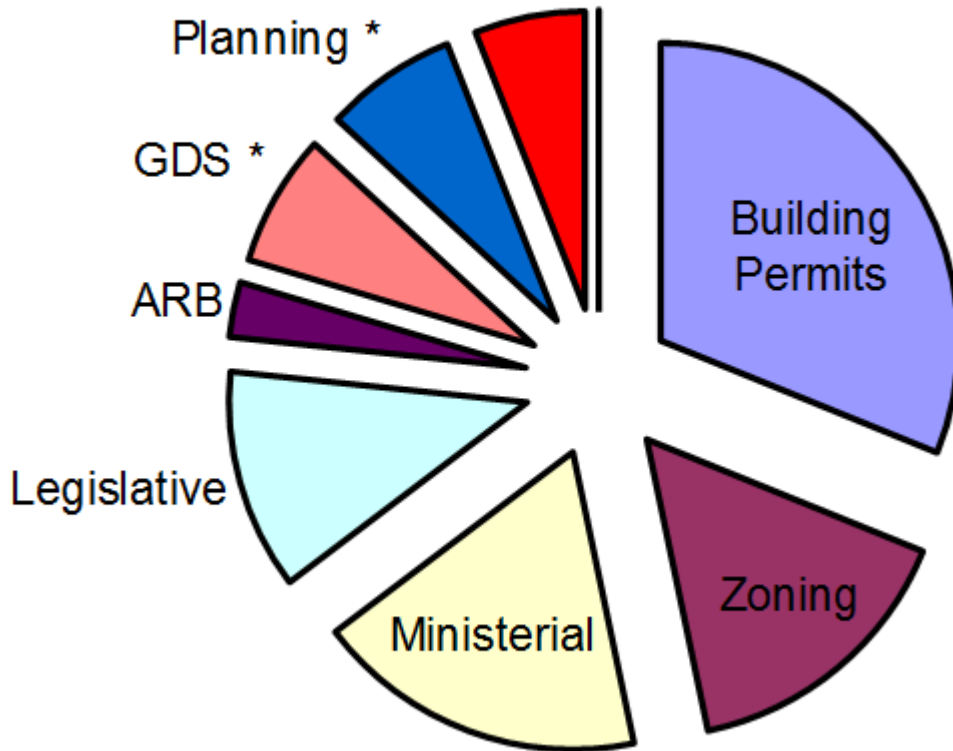
# Work Session Outline

1. Background
2. Work Program Updates
3. Outstanding Work on the horizon
4. 2020 Work Program



# Community Development Resource Allocation / Work Program

**Work  
Program\***



Mandated & non-discretionary work vs. discretionary work in the work program

Increased development activity = reduced capacity for work program

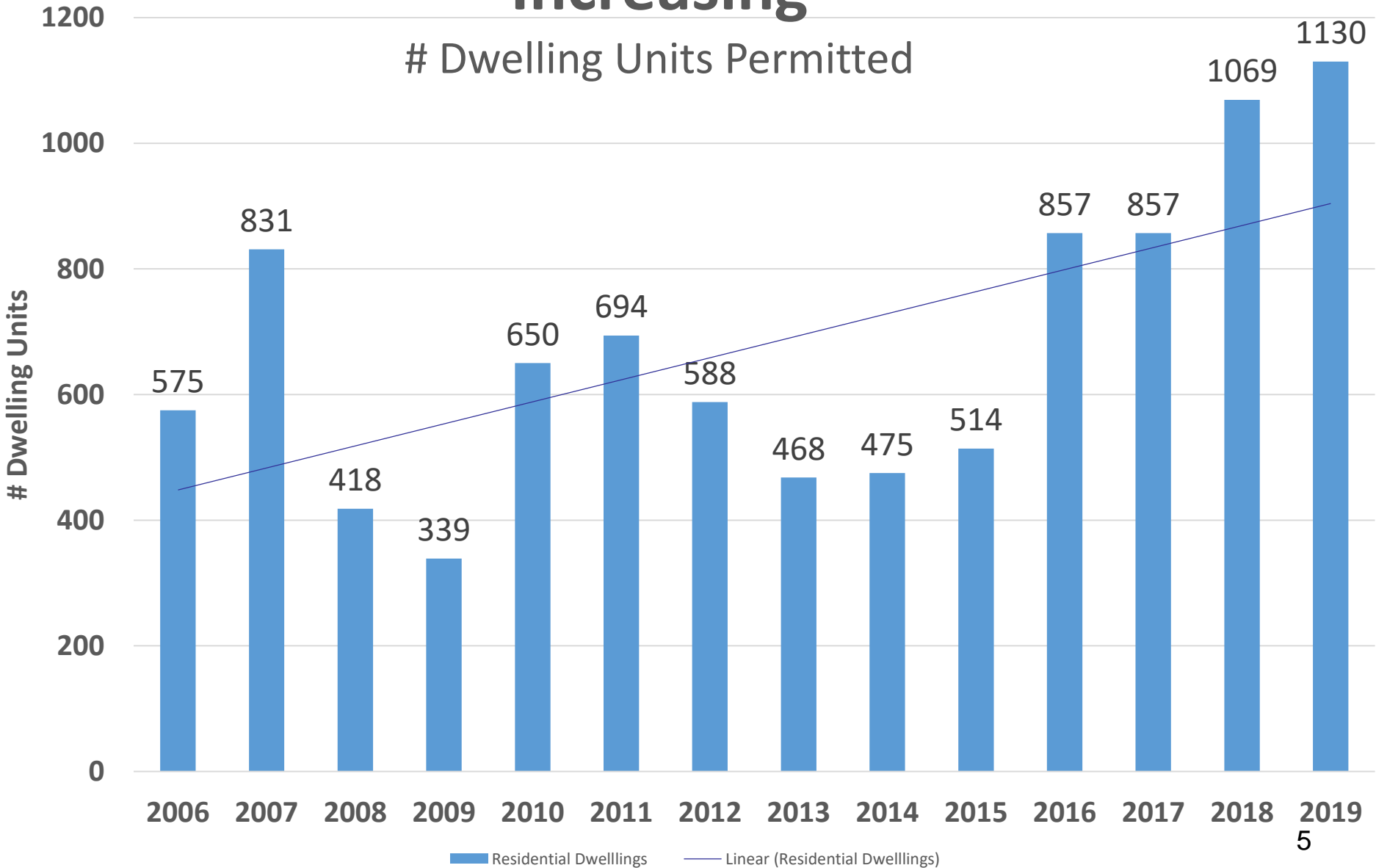
# Workload – Services requested



# # of Residential Dwellings Permits

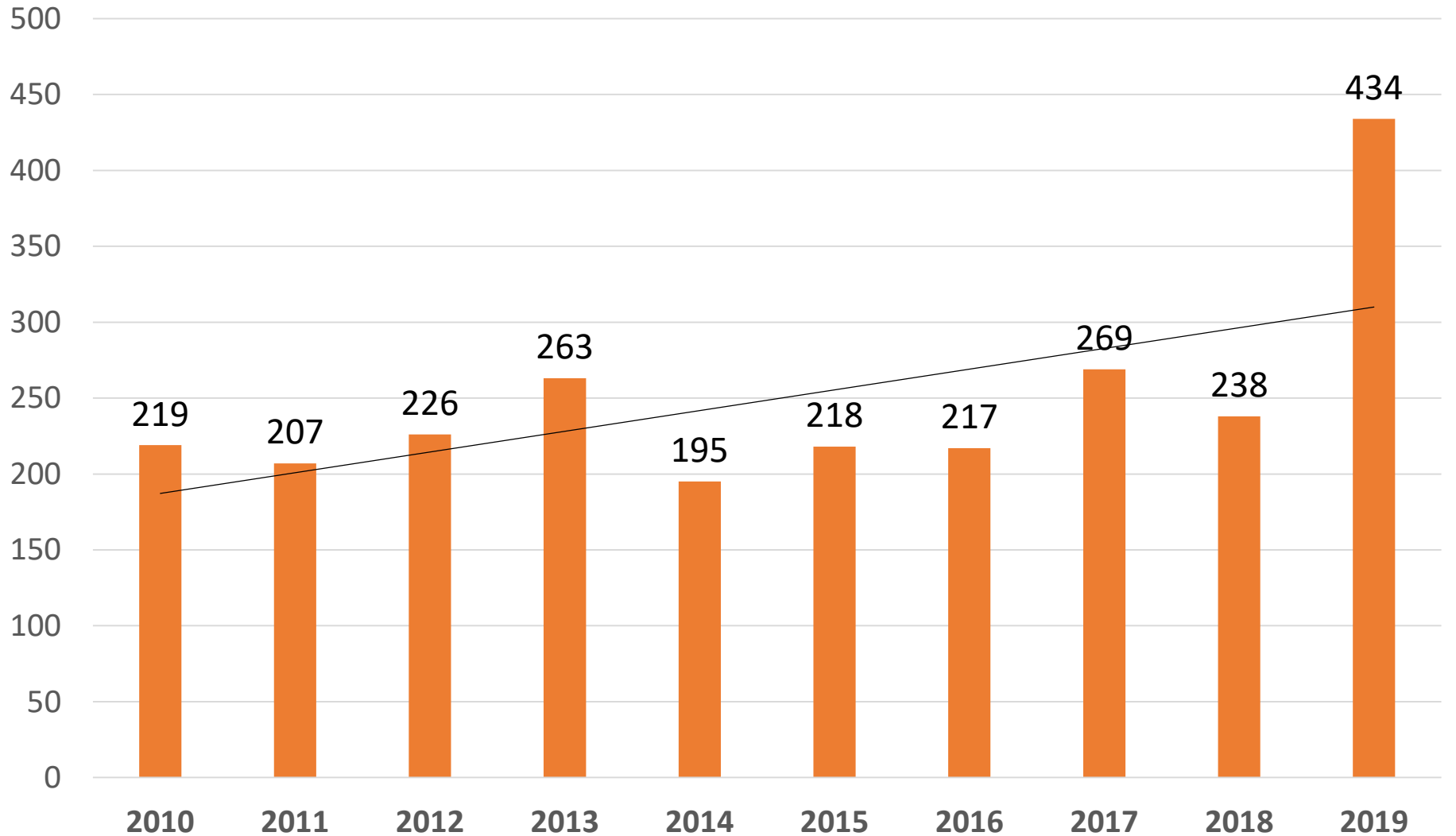
## Increasing

# Dwelling Units Permitted

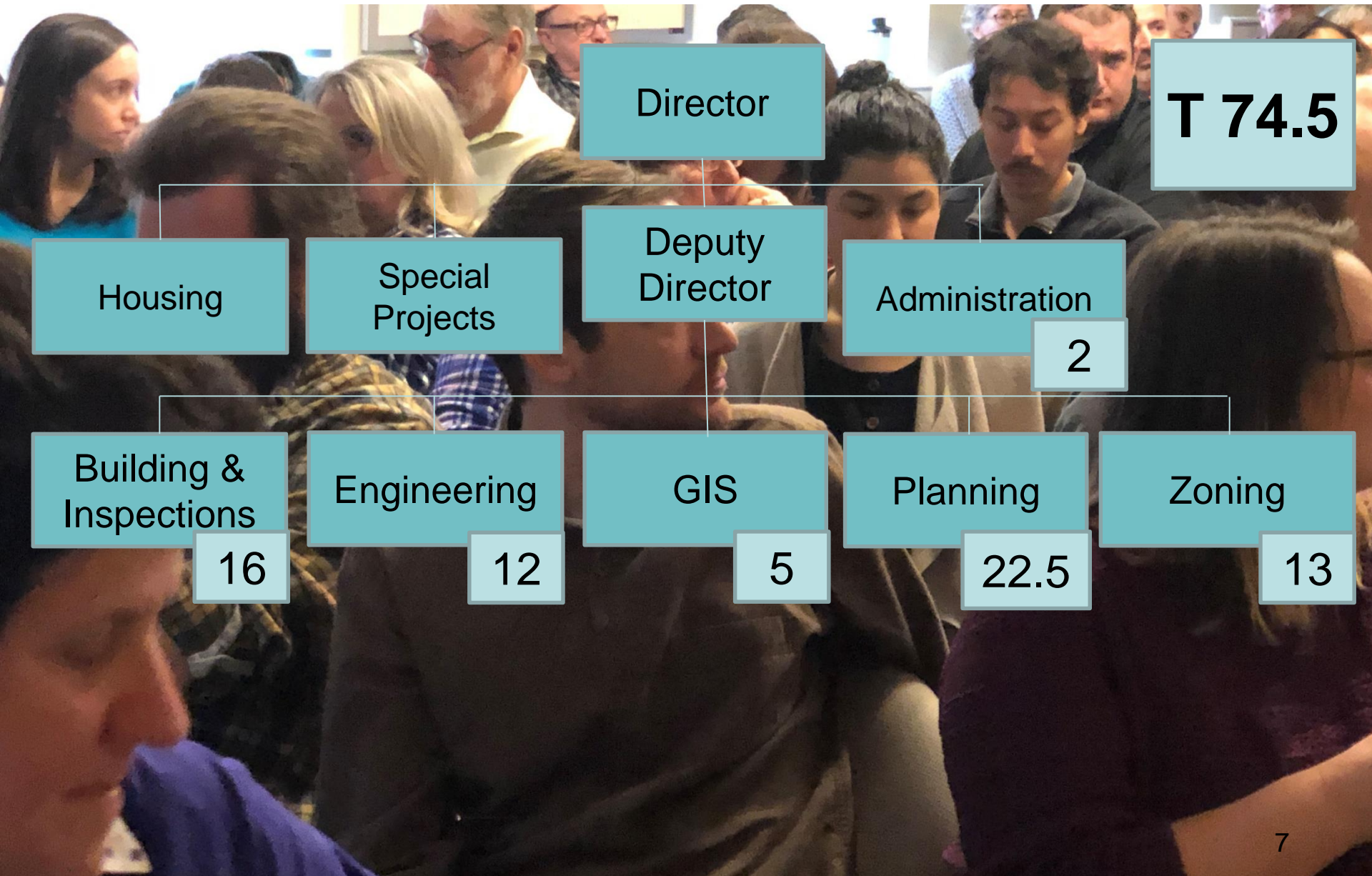


# Zoning Complaints & Compliance by Year

As of 12-31-19



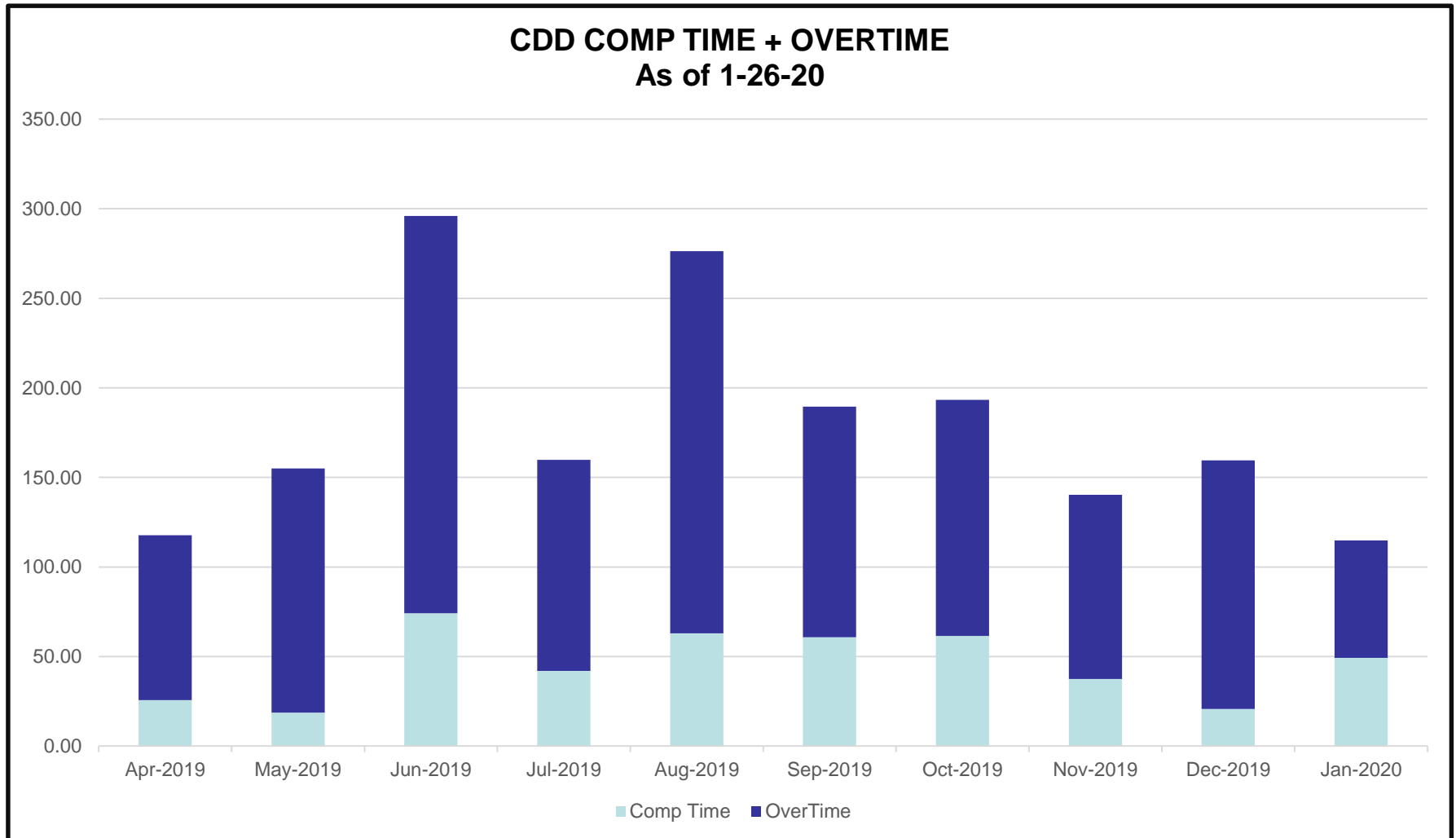
# We are Community Development



# Comp time & OT earned

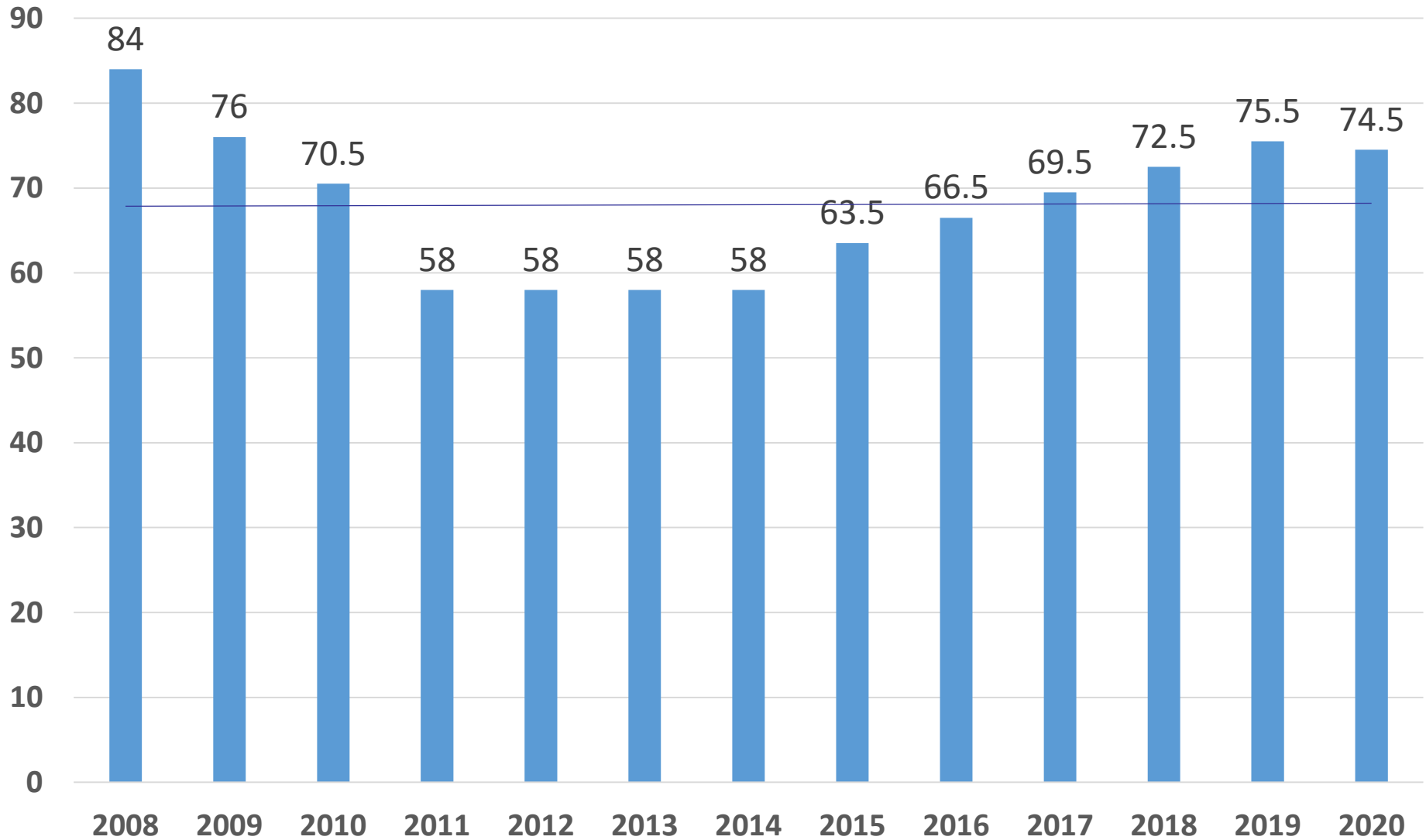
by month since April 2019

Total OT hours = 1,366.5 Total Comp Time hours = 453.5





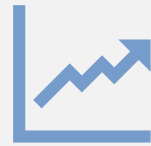
# CDD Workforce is productive (FTE's)



# CDD's Challenges



Workload is increasing in volume in all CDD Divisions



Increases to headcount aren't feasible



OT to address increases in demand isn't viable



Customer  
Feedback –  
*Development  
Community*



- Process efficiency and clarity are needed.
- Collaboration is desired
- Project certainty as to what the County wants is desirable.
- Traffic and other infrastructure impacts need to be considered in a holistic way.

# Customer Feedback – Residents



- Key issues:
  - Transportation
  - Need for more connectivity
  - Development without adequate infrastructure or school capacity in place
  - General quality of life



# Guidance

Comprehensive Plan

Zoning Ordinance

Development Process

BOS Strategic Initiatives

Project ENABLE



BOS Strategic Initiatives FY20-22

***CDD either leads or supports***

# FY20-22 Strategic Initiatives

**1**

## **CLIMATE ACTION PLANNING**

Develop/implement phase one of the Climate Action plan to include high level goals & strategies focused around climate protection & resiliency to locally address climate change. Through budget process, develop recommendations for near-term implementation plans following adoption of the phase one climate action plan.

**2**

## **CONTINUE TO EXPAND & PROMOTE THE COUNTY'S OUTDOOR RECREATIONAL PARKS & AMENITIES**

Complete rezoning for Biscuit Run Park & provide access to trails & greenways.

Implement quality of life projects identified by the Parks & Recreation needs assessment.

**3**

## **DEVELOP AN ECONOMIC DEVELOPMENT PROGRAM**

The Economic Development program, ENABLE, will implement strategies that create an economy driven by business, industry, & institutions in a way that complements growth management reliant upon cross-functional internal teams & external partnerships.

# FY20-22 Strategic Initiatives

4

## SCHOOL SPACE NEEDS

Establish & implement strategic direction including appropriate public engagement, for school space needs (e.g., preschool, school capacity, modernization of facilities).

5

## INFRASTRUCTURE PLANNING

Determine desired levels of service for water resource protection programs based on drainage infrastructure video assessment & pilot watershed restoration program development; & recommend continuing resource requirements to fully implement those programs at varying service levels.

6

## REVITALIZE AGING URBAN NEIGHBORHOODS

Implement improvement actions developed from neighborhood inventory data to address neighborhood level needs.

Apply the county's Transportation Project Prioritization Process to plan, identify funding, & implement bicycle, pedestrian, & transit infrastructure improvements within & serving our Aging Urban Neighborhoods.

Continue the partnership with Habitat for Humanity using the Team Approach with a focus on quality community & non-displacement & until the completion of the build out for Phase 1 of Southwood.



# FY20-22 Strategic Initiatives

7

## EXPAND & UPGRADE THE GENERAL DISTRICT COURT & CIRCUIT COURT

With established location decision & completed design, start the construction phase by Dec 2020 to expand the General District Court.

8

## REDEVELOP RIO/ROUTE 29 INTERSECTION AREA

Present draft ordinance to implement Rio29 vision & encourage by-right implementation of desired urban land use form by Dec 2019.

Leverage existing & planned public investment to enhance place making in Rio/Route 29 by Jan 2021.

EDO will develop processes, policies, &/or resources to attract private capital to fulfill the small area plan vision by June 2022.

9

## EXPAND BROADBAND

Establish & implement strategic direction to expand broadband affordable access to underserved, rural communities.

# Development Process Review

*Reduce  
uncertainty and  
shorten approval  
times*

Improve process to  
reduce review times

*Remove and  
reduce barriers  
through  
simplifying  
requirements*

Review will  
increase staffing  
needs



**Project Enable:**  
*Improve Efficiency by Removing and  
Reducing Controllable Barriers*

# Work Program Updates

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- 1) Updates to 9-18-19 Work Program
- 2) Review other requests
- 3) Moving on...



# 9-18-19 Work Program

CDD Work Program 2019-2022												
Project Name	2019			2020			2021			2022		
<b>Biscuit Run Park Rezoning</b>												
<b>Religious Assembly</b>												
<b>Rio/29 ZMA/STA</b>												
<b>Southwood, Phase 1</b>												
<b>Crozet MP</b>												
<b>Rivanna Corridor Phase 2</b>												
<b>Rivanna Corridor Phase 3</b>												
<b>Water Resources DA</b>												
<b>Water Resources RA</b>												
<b>HomeStay Lodging</b>												
<b>Natural Resources &amp; Related Strategies</b>												
<b>Places 29 MP</b>												
<b>Affordable Housing</b>												
<b>Ag Operations Phase II</b>												
<b>EC District Arterial Road Correction</b>												
<b>Special Use Permit - Authorized Signatures</b>												
<b>Fill &amp; Waste</b>												
<b>Wireless Policy</b>												
<b>RA Landscape Contractors</b>												
<b>Recycling Uses</b>												
<b>Home Occupations in DA</b>												
	<b>Intermittent CDD staff effort anticipated</b>											
	<b>Ongoing CDD staff effort anticipated</b>											
	<b>Public review process with PC / Board</b>											



**Completed**

- 12-4-19
  - ✓ Biscuit Run Park Zoning
- 12-18-19
  - ✓ Religious Assembly
  - ✓ Special Use Permit – Authorized Signatures

# Board Direction

from 9-18-19

- Fill & Waste – Zoning Amendment targeted for June 2020
- Wireless Policy – Seeking \$100K for external resources to perform updates due to start Q2 2020

# Now What?

- Finish what we started
- Increase capacity & efficiencies
  - Comprehensive Plan
  - Zoning Ordinance Amendment
  - Development Process Efficiencies

# Finish what we've started

TARGET	DESCRIPTION
Q2 2020	Homestay Lodging Board Update – may require additional zoning updates; requires ongoing staffing
Q4 2020	Rivanna Corridor Plan Phase 2; Phase 3 to start afterwards
Q3 2020	Affordable Housing Policy
Q4 2020	Form Based Code ZTA with verification a.k.a. Rio 29
Q4 2020	Southwood Phase I including CDBG agreement
Q4 2020	Crozet Master Plan – Target MP Adoption Date
Q4 2021	Water Resources in DA and RA
Ongoing	Natural Resources & Related Strategies

**Outstanding  
– not  
previously  
scheduled**

- Rural Area landscape contractors
- Recycling uses - needs scoping
- Home occupations in the Development Areas - need scoping
- Ag Ops Phase 2
- Legacy zoning for commercial/industrial uses in the Rural Areas



# + Additions

- Small Area Plan –  
Opportunity Zone Hydraulic/  
Commonwealth Roads
- Overlay districts around the  
drinking water  
impoundments
- Lighting Ordinance updates  
(Dark Sky)
- Historic Preservation  
Ordinance





Increase Efficiencies  
over next 2+ years

- Comprehensive Plan strategic reviews to incorporate approved policy updates such as
  - Multimodal Systems Plan
  - Housing
  - Transportation Corridor Studies
  - Diversity, Equity & Inclusion
  - Land Use Categories for RA and DA
  - Prioritization and metrics
- Align the Zoning Ordinance
- Development Process updates including identifying smaller updates we can handle in a nimble way





## Increase Capacity - Talent Development

- CDD-wide Position Analysis Questionnaires
- Succession Planning
- Career Development Implementation
- Pursue external resources to augment staff



# Bottom Line

1. Demands for service continue to increase.
2. Comprehensive plan, zoning ordinance and development process updates are needed now.
3. We must develop talent to maintain department stability and sustainability.
4. Where more efficient, pursue external resources to drive key projects
5. Pursue updated tools as possible

# External Resources Possibilities



Multi-modal  
transportation  
systems plan



Hydraulic/  
Commonwealth Rd.  
Small Area Opportunity  
Zone Plan



Rio Road  
Corridor  
Study



Mill Creek Small Area  
Plan





# Finish What We Started

CDD Work Program 2020-2023		2020				2021				2022				2023			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Finish What We Started	Homestay Lodging		▲														
	Rivanna Corridor Plan Phase 2				▲												
	Affordable Housing Policy			▲													
	Form Based Code (Rio/29) with verification				▲												
	Southwood Ph I including CDBG				▲												
	Crozet Master Plan				▲												
	Water Resources / Stream Health DA			▲													
	Water Resources / Stream Health RA								▲								
	Fill & Waste		▲														
	Entrance Corridor Arterial Road Update			▲													
Schedule the Unscheduled						▲											

# The Right Work

CDD Work Program 2020-2023		2020				2021				2022				2023			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<i>Schedule the Unscheduled</i>																	
	<b>Strategic Comprehensive Plan Update</b>								▲						▲		▲
	<b>Zoning amendments to implement Comp Plan</b>																
	<b>Development Process Efficiencies</b>			▲		▲											
<i>Nimble projects from previous wish list</i>	Recycling uses - focused scope				▲												
	RA Landscape contractors by SP		▲														

# Questions

# ?



# DRAFT Comp Plan Updates

DESCRIPTION	2020				2021				2022				2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Comprehensive Plan Update Overview</b>																
<b>PHASE I</b>																
Development Area Land Uses																
- Multi-Modal System Plan* (and Transportation/Major Infrastructure Assessments)																
Housing^																
Equity and Inclusion Updates^																
Climate Action Plan (CAP)^																
Economic Development (Project Enable)^																
<b>PHASE II</b>																
Rural Area Land Use																
- Crossroads communities																
- Legacy zoning																
Natural, Historic and Cultural Resources																
<b>PHASE III</b>																
Implementation - Prioritization and Metrics																
*Utilize external sources to benefit timing of project completion																
^ Will also be considered as part of Phase II																