

- The most important part of the Places29 Master Plan is how it actually comes to life and takes shape in our community.
- The implementation plan will involve a variety of public and private sector groups and will prioritize activities to allow the plan to evolve in a logical sequence.
- The Places29 Master Plan will become part of the County's Comprehensive Plan and part of the MPO's Transportation Improvement Program.
- The Places29 Master Plan is based on a 20-year planning horizon and will undergo a comprehensive review at least every five years

Implementation

The most important part of the Places29 Master Plan is how it actually comes to life and takes shape in our community. Without specific implementation tools and strategies in place, no plan can achieve its desired goals. When completed, the Places29 Master Plan will have a detailed implementation section that will outline how various elements of the plan will be put into place. This section will also describe potential funding options and decision-making processes.

While the specific implementation plan for Places29 cannot be completed until final decisions are made about the plan's land use and transportation elements, there are some general areas that we know will be addressed by the implementation strategies and will be part of the adopted plan. The County's implementation plan, like the rest of the master plan, will be based on a 20-year planning horizon and will be reviewed and revised as



Public participation is critical to developing recommendations and incorporating the Places29 Master Plan into the County's Comprehensive Plan and the MPO's Transportation Improvement Program.

Save the date:

May 18th (Evening)

Introduction and Background Presentation

May 20th (9:00a.m.)

Small Group Session on Preferred Alternative

Public meetings will be held at Sutherland Middle School. Please visit www.albemarle.org for more information.

necessary at least every five years. Major transportation projects will require additional review, approval, and funding through the normal Metropolitan Planning Organization (MPO), Virginia Department of Transportation (VDOT), and Commonwealth Transportation Board (CTB) processes. This would include review by the City for those segments of the transportation network passing through the City (as identified in the 29H250 Study). In addition, many network components will be funded and built incrementally by developers.

The implementation plan will eventually involve a variety of public and private sector groups, and it will prioritize activities to allow the plan to evolve in a logical sequence.

What Issues Will Be Addressed in the Places29 Implementation Plan?

Through the extensive public participation process that is creating the Master Plan, many recommendations will be identified that will be addressed by an implementation plan. Some of these recommendations may include new or expanded community facilities, additional government services, new or expanded utilities, different types of open space and recreational opportunities, and connections throughout the community

Places29 Overview:

Places29 is an exciting community planning project that will help shape the future of northern Albemarle County communities. Places29 brings residents, business owners and others together to map out the best possible shared vision for this critical area. The project combines land use planning for four designated urban communities with the US 29 North Transportation Corridor Study.

Places29 Overview
Transportation
Transit & Transportation Operation Solutions
Street Types
Land Use & Urban Design
Place Types
Open Space & Natural Resources
Economics
Implementation

that could take the form of roads, sidewalks, or trails. Implementation strategies may also address the phasing of development or changes in the Development Area boundaries.

The master planning process will prioritize these recommendations, creating a general guide as to when and in what order the different elements will be realized. It is important to recognize that implementation is a long-term commitment; it will stretch over the life of the plan. Implementation decisions will be based on when specific population levels, traffic levels, or other indicators are actually reached.

What Tools and Resources Will Support Implementation?

Implementation of the Master Plan's recommendations will take place in several different ways: through county capital expenditures, state transportation funding, public-private partnerships, land use decisions, private sector investments, community initiatives, and programs and services provided by the county.

The County's Capital Improvements Program (CIP), based on a two-year financial cycle, is the final authority for funding policy of County dollars, including funding level, timing and sources associated with specific improvements, so the implementation plan will require close integration with the CIP. The actual programming of projects in the CIP will be based on population growth, actual development activity, and availability of funding from anticipated sources.

Many of the improvements that are appropriate for private sector investments will occur as various areas are rezoned for future development.

How Will the Places29 Master Plan Become a Reality?

The Places29 Master Plan will become part of Albemarle County's Comprehensive Plan and part of the Metropolitan Planning Organization's Transportation Improvement Program (TIP) following a very detailed public process that provides numerous opportunities for review and comment by citizens. Once the County, City, and MPO agree on

transportation project priorities, actual funding decisions will be made by the CTB for inclusion in the Six Year Improvement Program (SYIP).

As with all sections of the Comprehensive Plan, the Places29 Master Plan is based on a 20-year planning horizon. The Master Plan will undergo a comprehensive review at least every five years to make sure that the assumptions of the plan are still valid and that conditions in the community, including growth rates and development activity, are within the parameters of the plan. The five-year review period is an opportunity to make any adjustments necessary to make sure the plan continues to meet its vision and guiding principles.

Once the Master Plan is adopted, activities that have been identified as part of initial implementation will begin.

Adopting the Master Plan

The process for adopting the master plan into the Comprehensive Plan will be as follows:

- The Planning Commission will hold work sessions at which time the Final Draft Master Plan will be reviewed and discussed by Planning Commission members in open public meetings.
- The Planning Commission will hold a public hearing to take comments from citizens on the draft plan.
- The Planning Commission will make a recommendation to the Board of Supervisors regarding adoption of the plan.
- The Board of Supervisors will hold its own work sessions that again will take place in open public meetings.
- The Board of Supervisors will also hold a public hearing at which time citizens are encouraged to give their input and feedback.
- The Board will then decide on adoption of the plan as a part of the existing Comprehensive Plan.

For More Information:

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Places29 is a joint project of Albemarle County, the Thomas Jefferson Planning District Commission (TJPD) and the Virginia Department of Transportation (VDOT), with the assistance of an experienced consulting team.