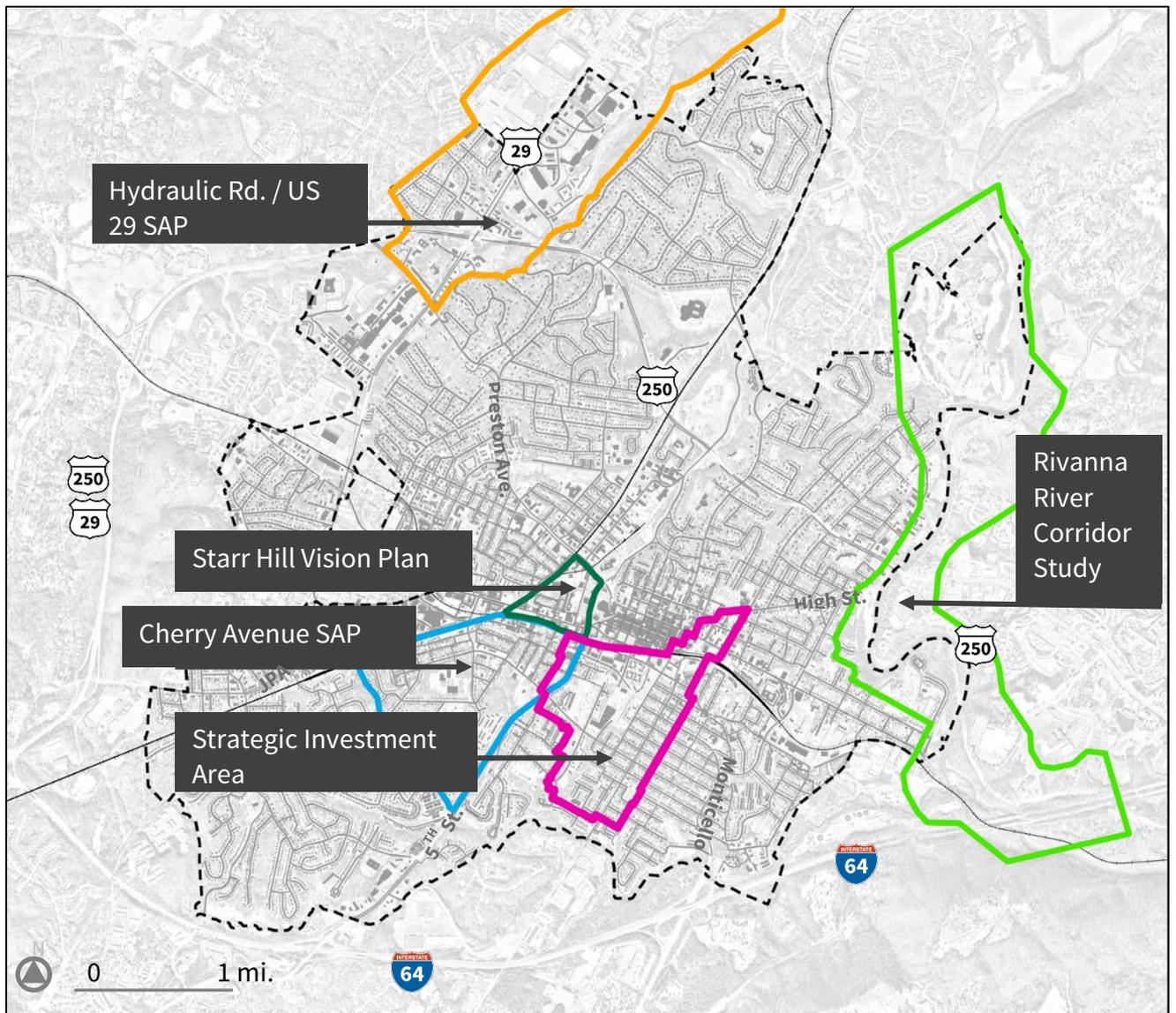


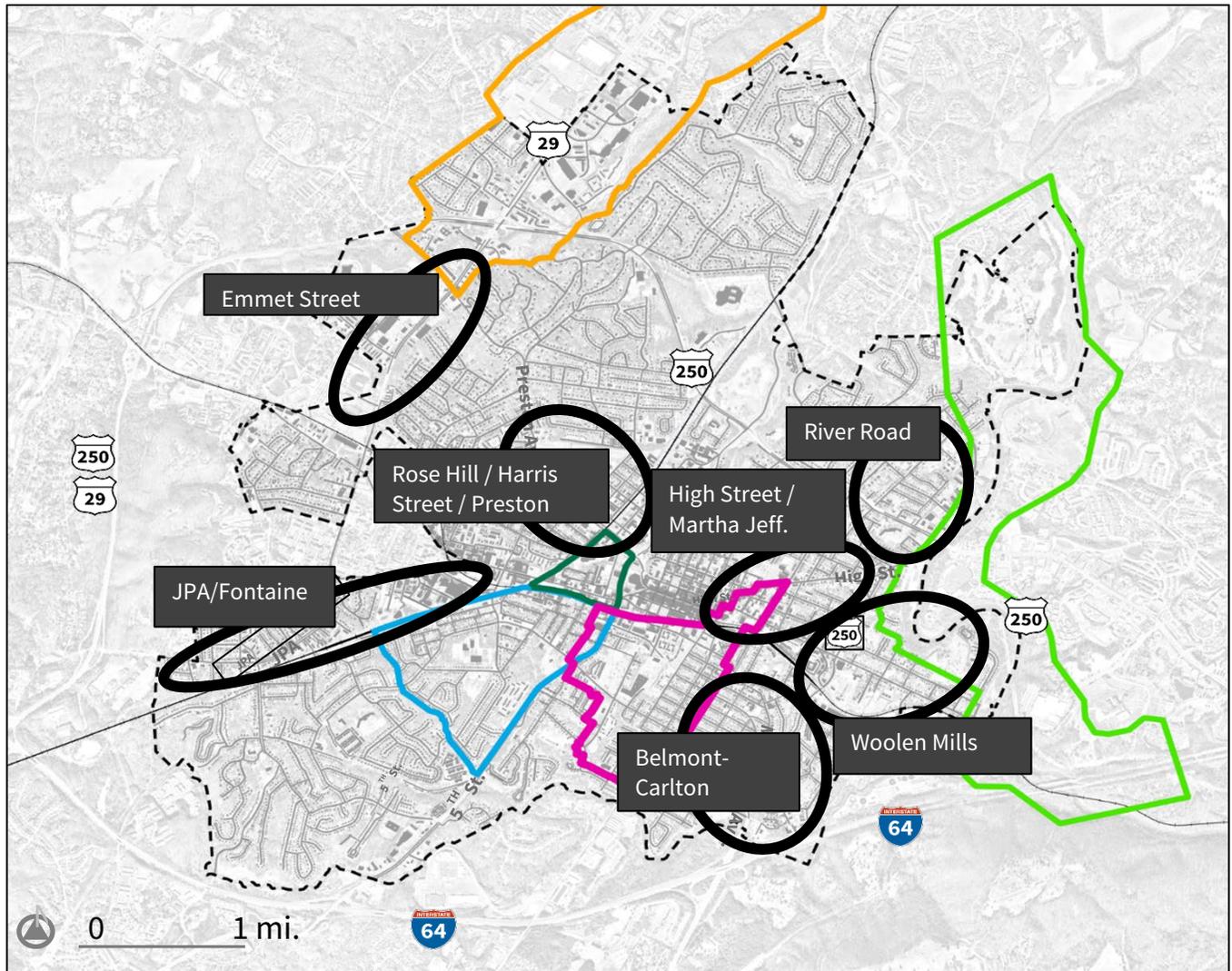
Small Area Plan Appendix

Several Small Area Plans (SAPs) or similar efforts have been completed or started since the 2013 Comprehensive Plan. These include:

- Strategic Investment Area (2013)
- Hydraulic-29 Small Area Plan (2018)
- Cherry Avenue Small Area Plan (2021)
- Starr Hill Vision Plan (2021)



This Comprehensive Plan Update identifies several specific areas of the city where planning and design issues or investment opportunities may warrant additional study through the development of specific Small Area Plans in the coming years. Each of these small areas is highlighted on the map below, along with the boundaries of recent/ongoing Small Area Plans. The boundaries of potential future Small Area Plans should be formalized prior to development of any plan.



The process for each Small Area Plan will begin with the development of common elements as well as a planning process that is generally consistent but which can be molded to the unique character of each area. Further details about creating a consistent Small Area Plan framework can be found in Goal 4 of the Land Use, Urban Form, and Historic & Cultural Preservation chapter. Once these elements are in place, the community will develop Small Area Plans for prioritizing and implementing proposed planning strategies and civic improvements in these areas. The resulting Small Area Plans will provide the basis for future planning, urban design, and investment decisions.

The descriptions below update current efforts to address these issues and also highlight some of the issues that members of the public identified in these areas.

The Small Area Planning process is intended to examine these areas anew and holistically, with the full engagement of the public, elected and appointed officials and planning professionals. The Comprehensive Plan identifies a number of Small Area Plans but acknowledges that not all can be addressed in the short term.

The resulting Small Area Plans will provide the basis for future planning, urban design, investment decisions, and possible changes to zoning and the future land use plan. These plans will then be appended to the Comprehensive Plan and reviewed for possible changes every five years. Each Small Area Plan should be also coordinated within a city-wide map and “multi-modal system framework plan” as required by the Institute of Transportation Engineers (ITE) guidebook, “Designing Walkable Urban Thoroughfares: A Context Sensitive Approach” (Transportation Objective 2.5) and the Virginia Department of Rail and Public Transportation (DRPT) “Multimodal System Design Guidelines,” as they are developed.

Details about Proposed Small Area Plan Areas

Listed in alphabetical order.

- Belmont-Carlton: The neighborhood has experienced change in commercial uses in recent years, with both positive and negative impacts. Given the potential for increased residential and mixed-use development intensity, this area should be a focus of study.
- Emmet Street south of the 250 Bypass: The Emmet Street area north of the 250 bypass was studied in the Hydraulic-29 Small Area Plan. Given the potential for future changes south of the bypass, a separate Small Area Plan should be considered.
- High Street/Martha Jefferson Area: The relocation of Martha Jefferson Hospital is responsible for the new and transitional uses that are developing for both the former hospital as well as other properties in this neighborhood and differ from the vision created in previous plans. This area has been identified for study to include the Little High neighborhood and the area extending from High Street to River Road to evaluate the most appropriate urban design solutions for continued residential uses and economic development, particularly given the updated Future Land Use vision.
- Jefferson Park Avenue/Fontaine: The appropriateness of the Fontaine Neighborhood Commercial is one area that has been identified as needing further study in previous Comprehensive Plans. Given the potential for increased development intensity in this corridor, a Small Area Plan should take a more holistic approach to this area.
- River Road Area: The River Road area is currently dominated by light industrial and commercial uses, in addition to significant areas of sensitive waterfront land. UVA Architecture School held a charrette process to begin examining this area and a future Small Area Plan should provide more detailed study of the potential for an increased mix of uses, to include protection for water resources.

- Rose Hill/Preston/Harris Area:
 - Rose Hill: The 2001, 2007, and 2013 Comprehensive Plans recognized that there may be incompatible land uses and zoning in the Rose Hill Neighborhood. Given for potential for changing uses within current industrial and corridor areas, a Rose Hill Small Area Plan combined with study of Preston Avenue and the Harris/McIntire Corridor may help to address these issues.
 - Preston Avenue: The 2001 Comprehensive Plan suggested this area as a mixed-use corridor with a focus on high tech uses, and the 2013 plan suggested that an updated review of this area would determine uses appropriate to current conditions and opportunities as well as the need for improved urban design.
 - McIntire/Harris/Allied: Given for potential for changing uses within current industrial and corridor areas, this industrial and mixed-use area should be included in any Small Area Planning related to Rose Hill and Preston.
- Woolen Mills: The 2001, 2007, and 2013 Comprehensive Plans recognized planning challenges in the Woolen Mills Neighborhood that result from the adjacency of residential and industrial zoned areas. Staff proposed to the University of Virginia that the resources of the Architecture School be focused on this area to start the process. During the fall 2012 semester, PLAC 4010, a neighborhood planning workshop, examined the neighborhood's history and land-use and in January 2013 the full school conducted a weeklong design exercise focused on both sides of the Rivanna River. Staff and the Planning Commission will utilize, as appropriate, both of those efforts as points of departure to work with the neighborhood in the development of a Small Area Plan that can address the tension between the low-density residential uses in the north of the neighborhood and the industrial uses in the south, as well as potential future changes to a greater mix of uses on some industrial sites as well as potential increasing residential intensity.