

This proposal acknowledges the reality that growth and change is inevitable for Charlottesville. It is not within our ability to control this reality. What is (partially) under our control is the character and purpose of this growth.

This proposal also acknowledges that existing neighborhoods are *always* experiencing change. If not in form, then in dramatically increasing home values which results in a changing trajectory of who can live there over time.

This proposal is a framework only at this point. The framework still requires important detailing. We are trying to establish common ground and common agreement that can be used as a purposeful foundation for more nuanced discussions.

This proposal recognizes that good land use and appropriate zoning are necessary ingredients to achieving a City vision with housing that everyone can afford, but that, on their own, they are insufficient without the other necessary ingredients: adequate funding, a rapid approval process, and other critical policy tools.















- 1) The proposal protects historically Black and low-income neighborhoods by creating a new **Low-Intensity Residential** land use category as a base land use for these neighborhoods. Essentially, this would keep existing densities in place in these neighborhoods.
- 2) All other residential portions of the City would have a base land use of **General Residential**. Recognizing that city growth has been accommodated on the backs of lower income neighborhoods for generations, this would shift growth patterns to higher income areas.
- 3) In effect, all residential areas of the City would have a base land use of either **Low-Intensity Residential** or **General Residential**.
- 4) Under the principles of “all kinds of housing for all kinds of people in all kinds of places” and “density with purpose,” higher intensity land uses would be allowable if, and only if, affordable housing is part of higher-intensity development.
- 5) As a layer on top of the base land uses, the proposal recommends that **Medium-Intensity Residential** be a by-right use in all parts of the City if, and only if, affordable housing is part of a proposed development. This recommendation privileges affordable housing and guides “density with purpose” in all parts of the City.
- 6) As a further layer, the proposal recommends that **High-Intensity Residential** as a by-right land use in specific, scale- and context-appropriate parts of the City if, and only if, affordable housing is part of a proposed development.
- 7) One of the most important set of details that will need to be worked through is the terms of affordability. This proposal doesn’t tackle these details yet. It is trying to create common agreement on the framework first. When the time comes, these details needs to include:
 - a. What is the minimum percentage of units in a development that are affordable?
 - b. How deeply affordable are those units?
 - c. For how long do the units stay affordable?
- 8) This proposal does not address every concern of every neighborhood, and never will. What it does do is set forth a practical vision for “growth with purpose,” privileging affordable housing as a central tenet of the City’s future.

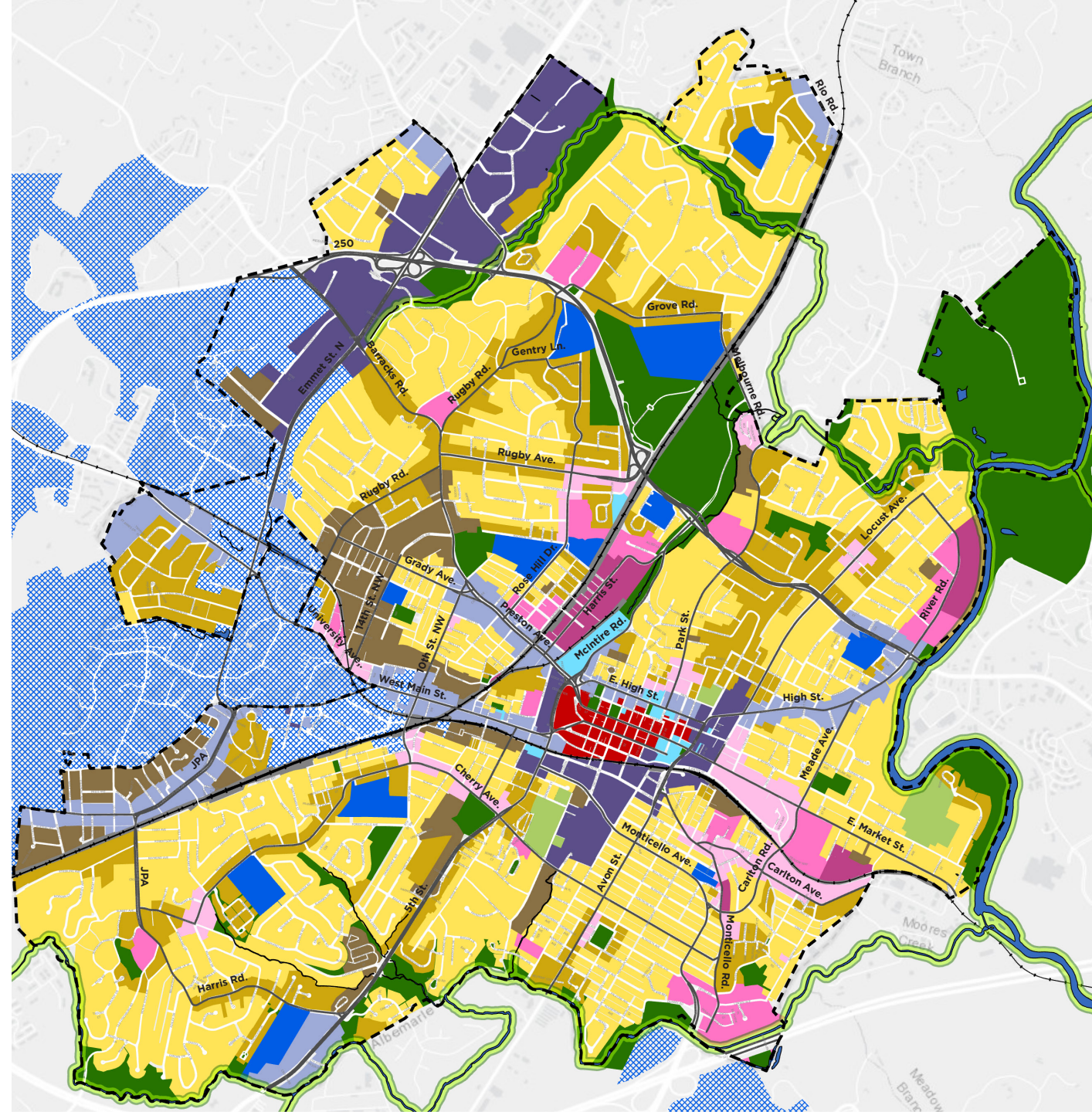
(Current consultant proposal) Draft Future Land Use Map

5/3/2021

LAND USE CATEGORIES

Detailed descriptions provided on the next page.

-  **GENERAL RESIDENTIAL**
A range of housing types scaled in context with the existing single-family character.
-  **MEDIUM-INTENSITY RESIDENTIAL**
A variety of housing types, including row houses, townhouses, and smaller multi-unit buildings, compatible with adjacent lower intensity neighborhoods.
-  **HIGH-INTENSITY RESIDENTIAL**
Neighborhoods and sites for larger multi-unit housing.
-  **NEIGHBORHOOD MIXED USE NODE**
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.
-  **URBAN MIXED USE NODE**
Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.
-  **DOWNTOWN CORE**
A primary activity hub for the community.
-  **NEIGHBORHOOD MIXED USE CORRIDOR**
Neighborhood mixed use arranged along corridors that support existing residential districts.
-  **URBAN MIXED USE CORRIDOR**
Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.
-  **BUSINESS AND TECHNOLOGY MIXED USE**
Mixed use areas that allow traditional light industrial and production uses as well as additional commercial uses and residential uses, where feasible.
-  **PUBLIC PARK OR OPEN SPACES**
-  **CEMETERY**
-  **CIVIC (PUBLIC AND SEMI-PUBLIC)**
-  **EDUCATION**
-  **UVA**
-  **STREAM BUFFER**



(Alternative Proposal draft)

Draft Future Land Use Map

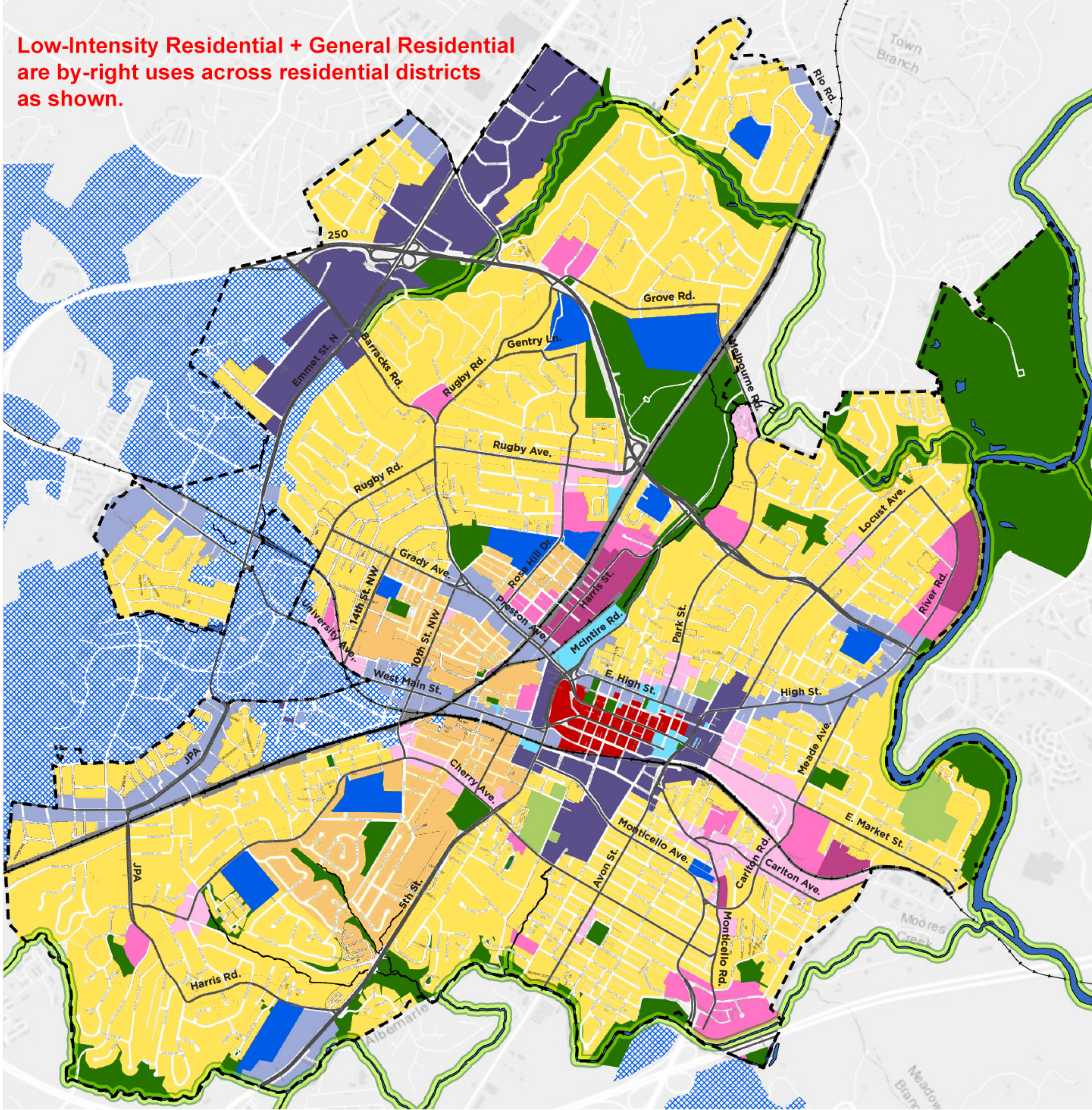
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Low-Intensity Residential + General Residential are by-right uses across residential districts as shown.



(Alternative Proposal draft)

Draft Future Land Use Map

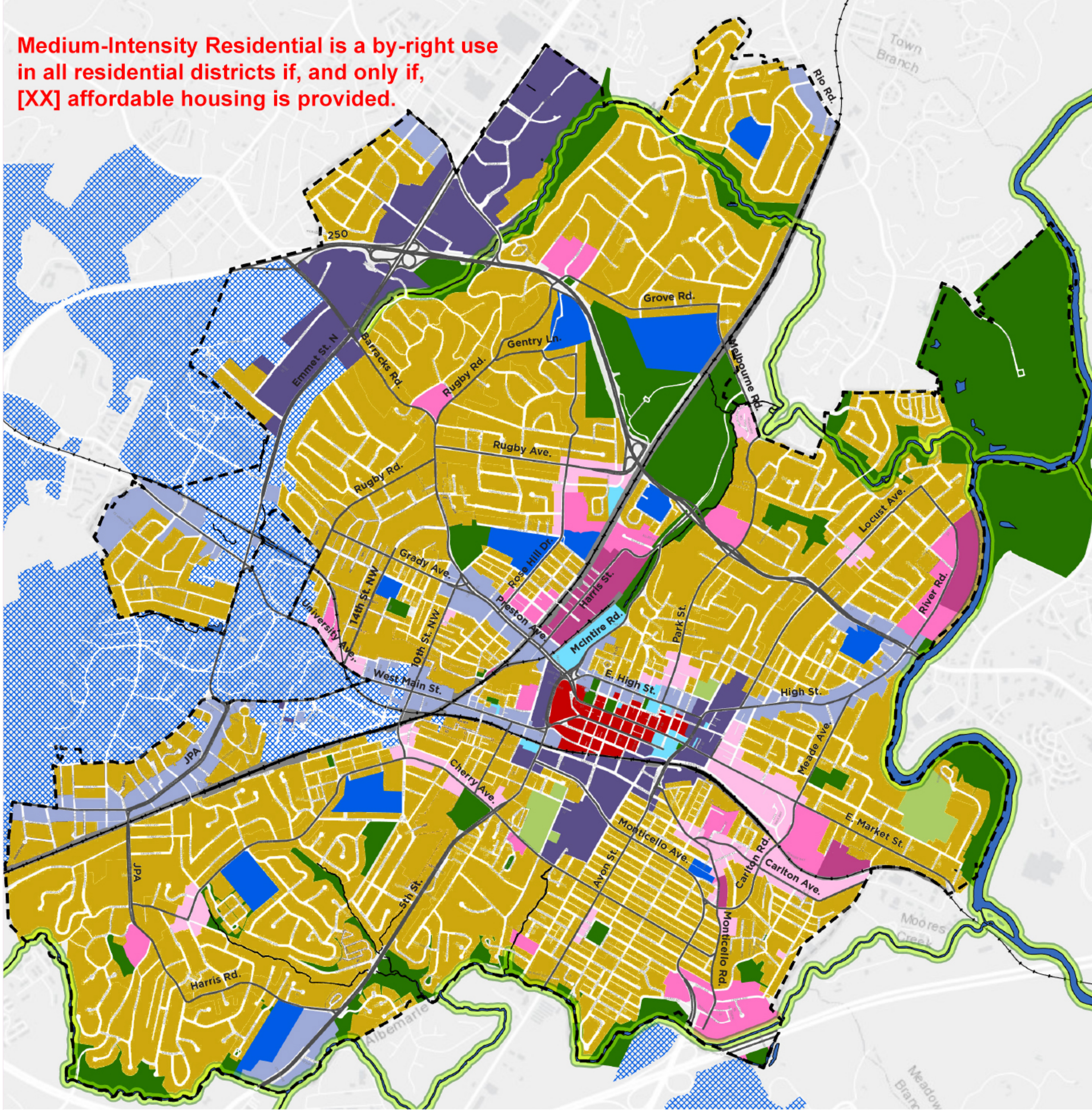
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Medium-Intensity Residential is a by-right use in all residential districts if, and only if, [XX] affordable housing is provided.



(Alternative Proposal draft)

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High-Intensity Residential is a by-right use in specific, scale-appropriate residential districts if, and only if, [YY] affordable housing is provided.

