



VINTON

URBAN DEVELOPMENT AREA (UDA)
ADVISORY COMMITTEE KICK-OFF MEETING
1.25.2018 | 11 AM - 1 PM



AGENDA

1. INTRODUCTION
2. BACKGROUND OF UDA PROGRAM
3. TEAM'S PREVIOUS UDA PROJECTS
4. CURRENT UDA GRANT | SCHEDULE
5. COMMENTS/QUESTIONS/DISCUSSION



1. TOWN OF VINTON STAFF
2. CONSULTANT TEAM
3. ADVISORY COMMITTEE MEMBERS



1. WHAT IS THE UDA PROGRAM?
2. CONSULTANT TEAM'S EXPERIENCE WITH OTHER UDA'S
3. VINTON'S ADOPTED UDA PLAN



VIRGINIA UDA REQUIREMENTS

“Urban Development Area” means areas designated by a locality that are:

- (1) To the extent feasible, to be used for redevelopment or infill development
- (2) Sufficient to accommodate 10 - 20 years of projected growth
- (3) Designed to meet UDA density requirements

The following density requirements are for jurisdictions with less than 130,000 population:

- 4 single family residences per acre
- 6 townhouses per acre
- 12 apartment/condo units per acre
- Floor area ratio of at least 0.4 per acre for commercial development

Also, UDA's must:

- (1) Be identified in the Town's Comprehensive Plan
- (2) Allow Traditional Neighborhood Development principles in the zoning ordinance



TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

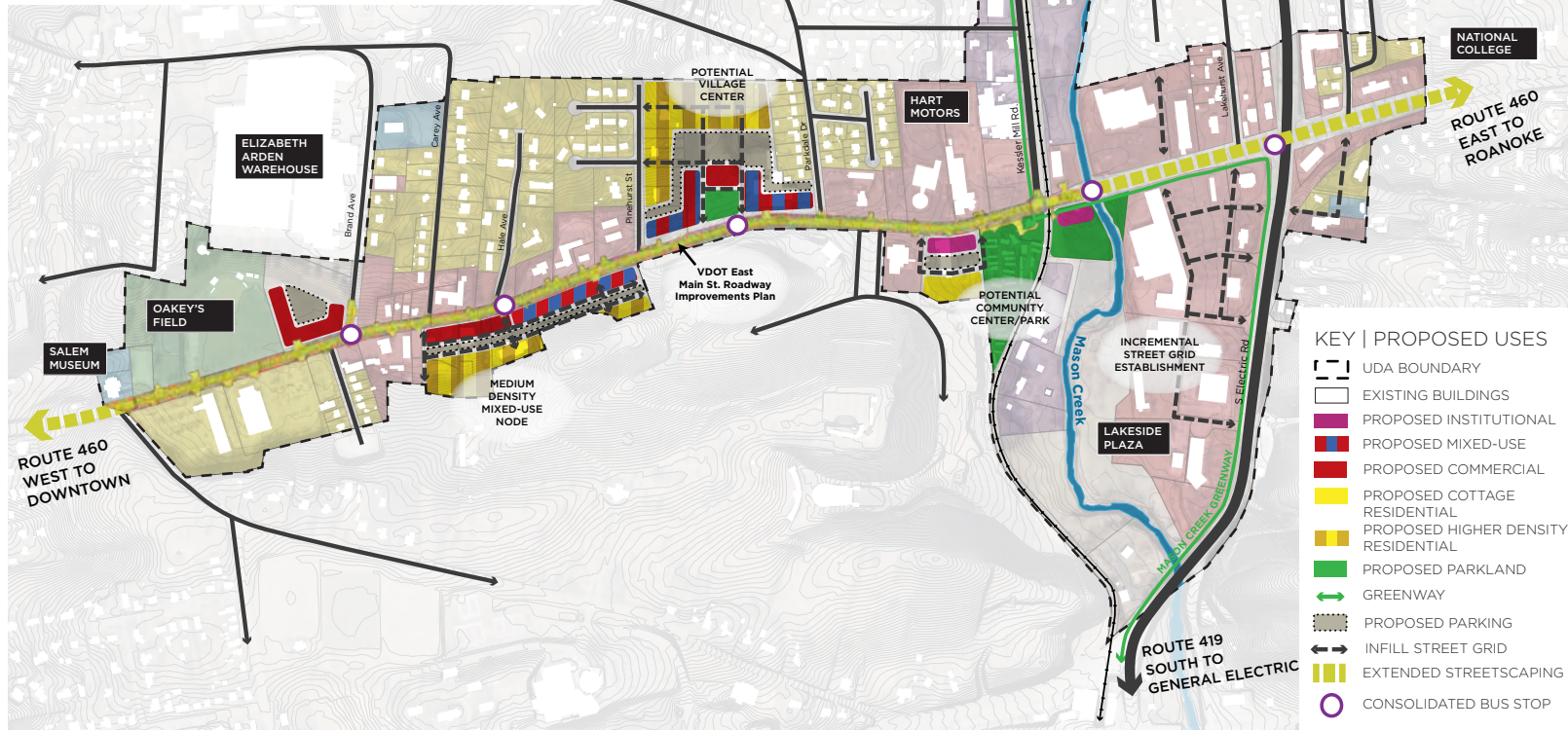
- Pedestrian-friendly road design
- Interconnection of local streets and roads
- Preservation of natural areas
- Mixed-use neighborhoods, including mixed housing types
- Reduction of building setbacks, street widths and turning radii



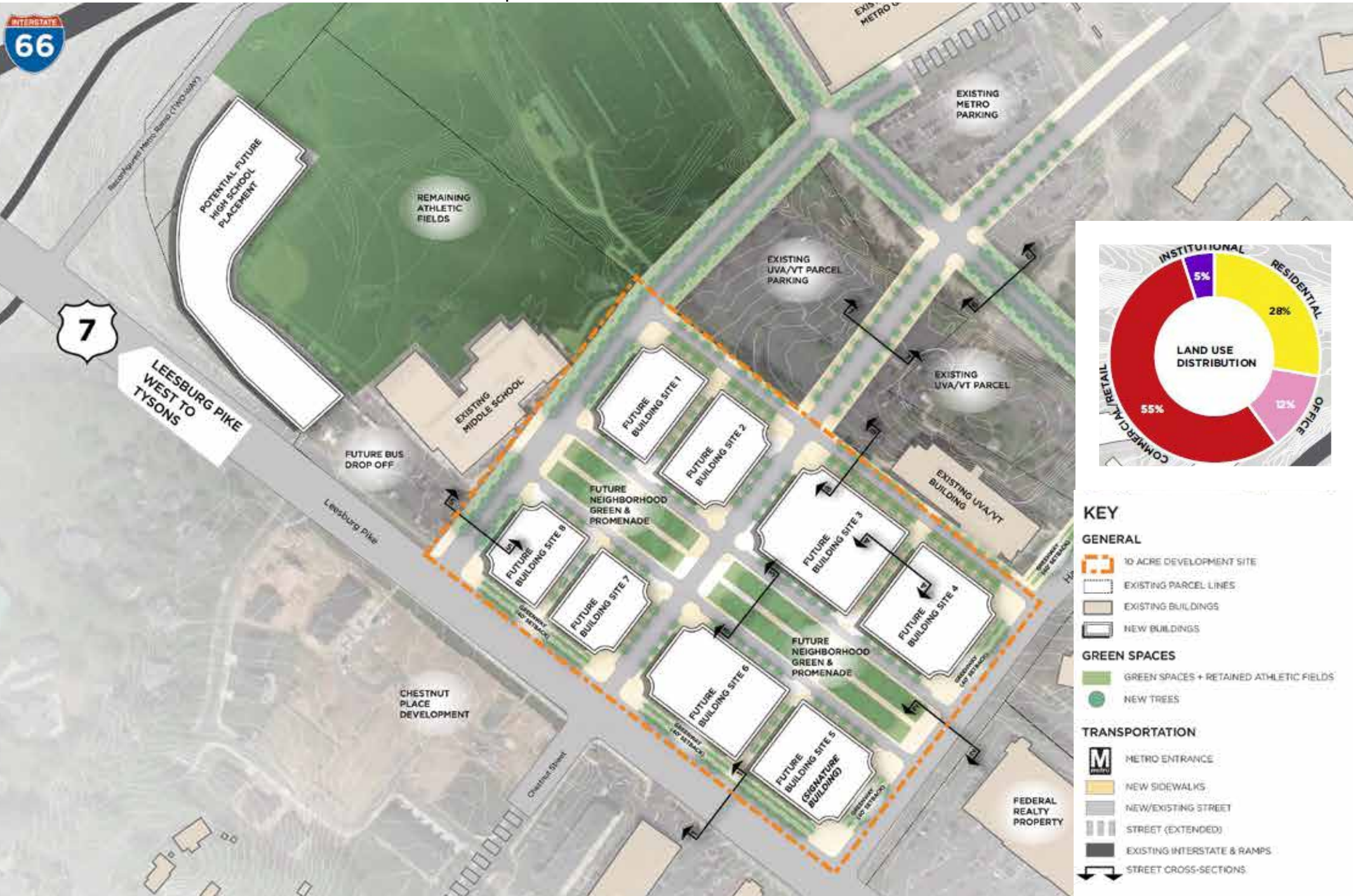
SALEM EAST MAIN ST UDA PRELIMINARY URBAN DESIGN CONCEPT

DESIGN FRAMEWORK:

- 1) Create an East Main Street mixed-use neighborhood concept out of an existing commercial strip corridor, and ensure this is complimentary to the Downtown Core UDA plan.
- 2) Unify the corridor by extending the VDOT streetscape improvements and shifting redevelopment to front lot lines where feasible.
- 3) Create a series of compact mixed-use nodes along the corridor, which are linked together by consolidated transit stops.
- 4) Define the corridor's central node as its village center to act as a neighborhood gathering place for the corridor and surrounding areas.
- 5) Protect the area's natural resources while strategically redeveloping select commercial areas that compliment surrounding healthy, residential neighborhoods.
- 6) Integrate 'maker space' and shared work space within in the UDA's northern industrial zone to attract local entrepreneurs and artists.
- 7) Encourage the growth of small business enclaves and carefully consider trip generation impacts of larger commercial uses throughout the corridor.
- 8) Look for opportunities to add pedestrian crossings along East Main Street and strengthen the street grid especially within Lakeside Plaza to increase pedestrian and ADA accessibility and mitigate auto-pedestrian conflicts.
- 9) Implement higher density residential/apartments to support commercial development along corridor.



UDA'S COMPLETED TO DATE: FALLS CHURCH | TOWN OF VINTON URBAN DEVELOPMENT AREA

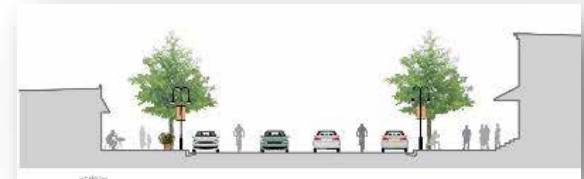
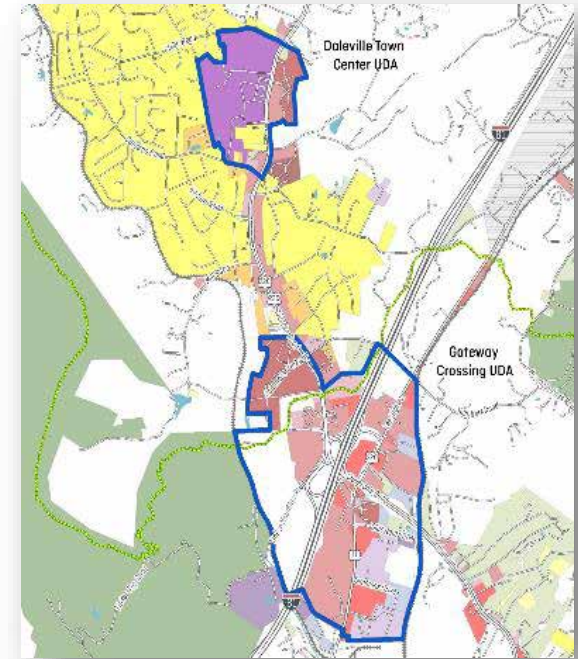




before

after

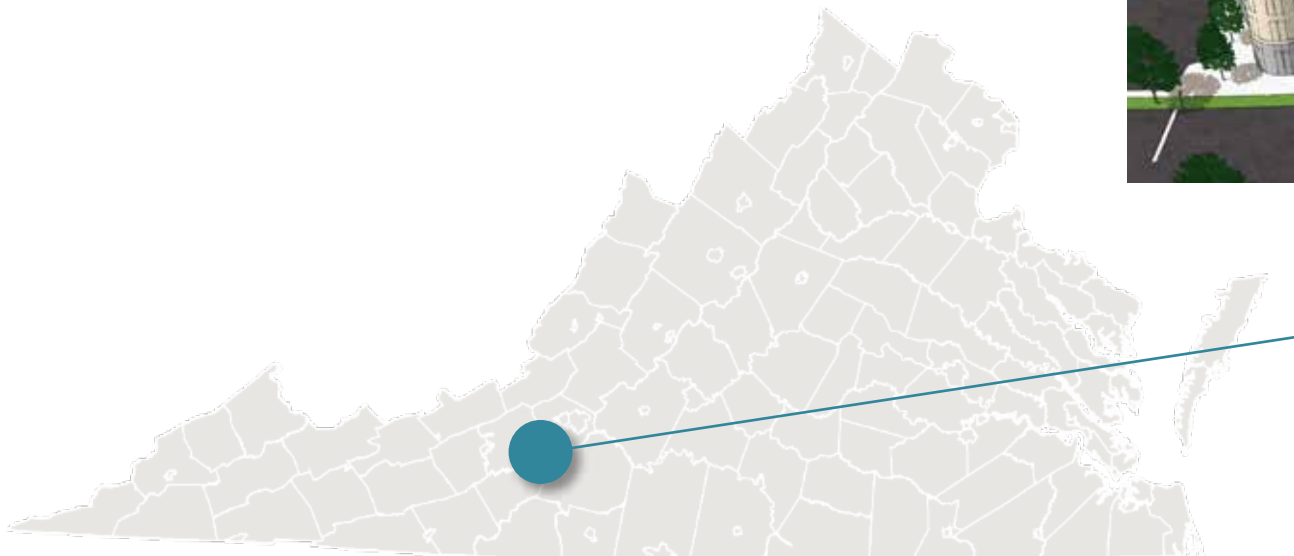
- Daleville Town center expanded in 2015 as a mixed use TND development
- Adopted Gateway Crossing UDA in 2016
- Amended zoning for Traditional neighborhood development in 2017
- Property owner & developer participation in process
- Over 600 jobs coming to area in the next 2-3 years



**Botetourt County
Virginia**

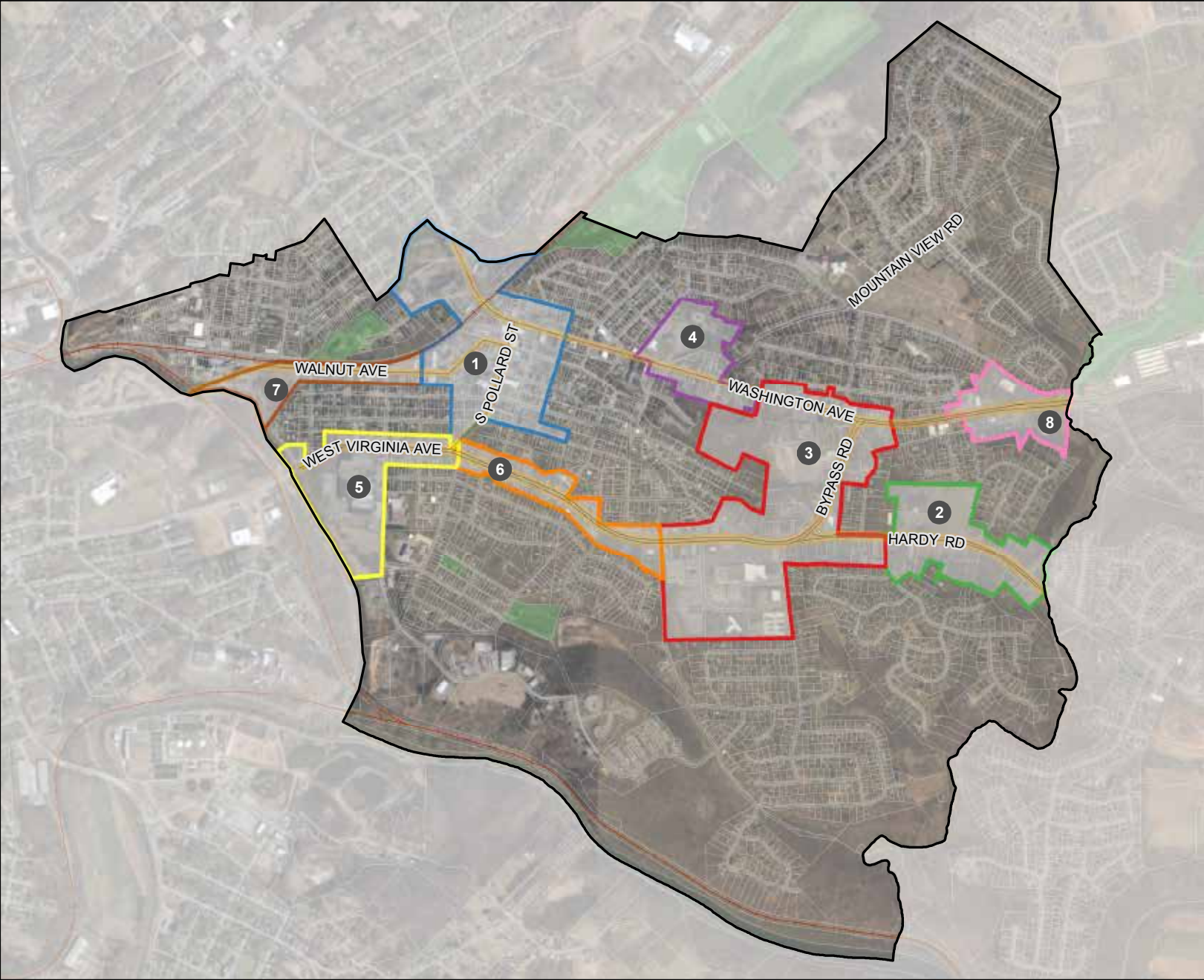


- Adopted three UDAs in 2016
- Expanded focus on walkable downtown improvements and events
- Backcountry.com's East Coast operation
- \$20 mil. Facility 216 jobs
- Supported by regional investments in
 - Bike trails
 - Greenways
 - Festivals/Events



**Christiansburg
Virginia**





Town of Vinton

UDA Boundaries

- Main Corridors
- Parks
- UDA Boundary**
(UDA Acres/Under-Utilized Parcel Acres)
- 1 Downtown
- 2 Hardy Road Gateway
- 3 Bypass Road/Hardy Road "Mid-Town"
- 4 Mid-Washington Corridor
- 5 Virginia Avenue Gateway
- 6 Virginia Avenue Corridor
- 7 Walnut Avenue Gateway
- 8 Washington Avenue Gateway



- Why has Vinton applied for a 2nd UDA grant?
- Current UDA Scope of Work

Task 1: Project Initiation

- Review of current conditions/issues
- Definition of study area

Task 2: Policy, Code and Urban Design Audit

- Review alignment of codes with Comp Plan and UDS requirements
- Propose new zoning framework
- Outline urban design framework

Task 3: Ordinance Revisions and Design Guideline Development



Phase 1 - Project Initiation and Scoping



January to
February

- Project Kickoff Meeting
- Project Scoping & Data Collection

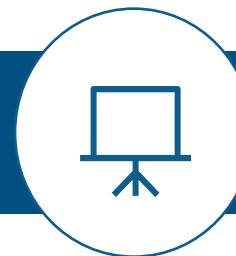
Phase 2 - Policy/Code & Urban Design Audit



February to June

- Review of Existing Studies, Plans, and Reports
- Web Conference with Staff to Review Draft Recommendations
- Prepare Summary Memo on Strategic Direction for Code Rewrites
- Prepare Presentation Materials for Advisory Committee Workshop
- Advisory Committee Workshop

Phase 3 - Zoning/Subdivision Ordinance Revisions & Design Guidelines



July to September

- Make Revisions to Concepts and Resubmit to Vinton Staff
- Joint work session with County Planning Commission
- Determine Materials to be Included in Comprehensive Plan Amendment
- Present Final Plan to Planning Commission



- What current issues and concerns would you like to see this process address?
- What do you hope that the Vinton Zoning and Subdivision Ordinance Revisions, and the addition of Design Guidelines, will accomplish?
- What areas within the designated UDAs should this effort focus on? Priorities?
 - Mark up UDA map



Questions, Comments?

