



Community Member Feedback Phase 1 (part 2): Growth Management Options

This document is a compilation of feedback from engagement related to the Growth Management Options, which is the second of three engagement opportunities for Phase 1: Planning for Growth

Community members were asked to share their feedback on seven possible “Growth Management options” to help meet goals related to equity, climate action, and accommodating 20 years of projected growth. Participants were asked how each option supports these goals and to share which option(s) we should continue to explore and why.

Open Houses and virtual events were used to introduce the options and community members were encouraged to share feedback verbally, on post-it notes, and to complete the online questionnaire.

A summary of each method of engagement is listed below, with page numbers and a link to the associated content.

Format / Date	Total Attendance / Responses	Pages / Link
Email Correspondence & Online Comments Dates: 6/16/22 - 7/7/22	4	Pages 2-3 Email Correspondence & Online Comments
Open Houses & Virtual Office Hours 6/17/22 - 6/24/22	23	Pages 4-7 Open Houses & Virtual Office Hours
Working Group Meeting 2 6/7/22	11	Pages 8-11 Meeting 2 Summary
Online Questionnaire: Growth Management Options 6/23/22 - 7/7/22	119	Pages 12-42 Online Questionnaire - survey response report

Email Correspondence & Online Comments, dates received 6/16/22 – 7/7/22

Date	Email Text + Attachments
6/20/22	<p>Dear Commissioners,</p> <p>Last week, the Board of Supervisors received, on its consent agenda, a long-needed County climate change vulnerability and risk assessment. The chapters on heat and drought should alarm anyone who reads them. With this report in hand, the County seems equipped to broadly incorporate climate actions into the new comprehensive plan.</p> <p>FYI, I've attached a short statement I read to the BoS last week, urging a public presentation and discussion of the risk assessment.</p> <p>Thanks for your work on the new comprehensive plan. I hope to attend your next plan work session.</p> <p>Statement to the Albemarle County Board of Supervisors on The New Climate Change Vulnerability and Risk Assessment By Tom Olivier June 15, 2022</p> <p>Good afternoon. My name is Tom Olivier. I live in the Samuel Miller District. I've come to speak about an item on your consent agenda -- the climate vulnerability and risk report.</p> <p>The current County climate action plan includes actions aimed at reducing new greenhouse gas emissions and sequestration of greenhouse gases already in the atmosphere.</p> <p>A third front exists in effective climate action -- resilience planning -- where we take steps to preserve community functions in the face of climate disruptions.</p> <p>Name an aspect of our community -- schools, farms, health care, construction -- and impacts of climate change on that aspect likely are on the way.</p> <p>The current 2015 comprehensive plan calls for creating a County resilience plan. However, we've lacked an ingredient to develop such a plan -- namely, a scientific analysis of local vulnerabilities to and risks from arriving climate changes.</p> <p>But, today, that analysis has arrived on your consent agenda, thanks to Resilient Virginia, the Piedmont Environmental Council and others. The report focuses on climate impacts in five areas: heat, drought, wildfires, floods, and pests. Reading the analysis, especially the sections on heat and drought, should scare the devil out of anyone.</p> <p>It's time, past time, for the County to incorporate climate resilience planning into all of its planning efforts -- including our now-being-updated comprehensive plan. To that end, I urge you to schedule an extended presentation of the report at one of your meetings later this summer or early this fall so that you, staff, and residents will have a chance to view and contemplate it. Then, we must begin framing steps for our community to become more resilient.</p>

	<p>Climate change waits for no one. Its consequences have begun, and more are on the way. If we are wise, we will read and heed this report and start taking due actions.</p> <p>Thanks for your consideration.</p>
6/21/22	put a stiff tax on large yards and other non-productive mowed deforested areas
6/21/22	Forget about Climate action....all of this administration's action have been towards "climate action" and what has it brought us....unaffordable housing and transportation! Good job!
6/21/22	Please give more notice of these "open houses". Small business owners need time to plan for time off.

Open Houses & Virtual Office Hours, 6/17/22 – 6/22/22

Date and time	6/17/2022 12-1pm
Location / format	Virtual Office Hours
Approximate attendance	4
Comments and questions	<ul style="list-style-type: none"> • How will climate & equity be woven into the plan?
	<ul style="list-style-type: none"> • Importance of protecting forests and maintaining the current growth boundaries. Density is important to support public transit and expanding the Development Areas doesn't help with this
	<ul style="list-style-type: none"> • In favor of looking at ways to encourage and get the density recommended in the Plan • Like the concept of integrating climate into the Growth Management Policy
	<ul style="list-style-type: none"> • Concerns with expanding the DAs - would like to see the County looking first at ways to get the type of development we want to get in the DAs before expanding • Support policy about distributing services • Supportive of the integrating climate into the policy
	<ul style="list-style-type: none"> • Concerned about words like "transition zones" "soft boundaries" • Understand staff/PC need to look very carefully at potential options or solutions. How to fix the process to leverage the density in the DAs? Easier fix might be expanding, but puts too much of a strain on infrastructure
	<ul style="list-style-type: none"> • Support having infrastructure in place before we include density • Concerned with Interstate policy - will be tough to do without a broader expansion; would like to see avoiding that if possible
	<ul style="list-style-type: none"> • Buildout analysis - how is city being factored into this? What about retail trends and the current nonresidential pipeline?
	<ul style="list-style-type: none"> • Encourage staff from climate, natural resources, EDO, public transit, housing to weigh in when discussing topic of growth management

Date and time	6/21/22 4-6pm
Location / format	Open House / Northside Library
Approximate attendance	14
Post-it notes comments	<ul style="list-style-type: none"> • The County needs to prevent developers from clear cutting land. The County also needs to use such organizations as the Rivana Conservation Alliance and /r the urban Environmental who know how to keep streams clean (they have gotten worse due to development) • Need less dense housing – COVID has proven close contact makes things worse from a health outlook
	<ul style="list-style-type: none"> • Reconsider the current upper allowable density (units/acre) currently allowed in the Comprehensive Plan. It seems too high – it allows for large apartment-sized buildings adjacent to existing townhomes (RST Development next to Forest Lakes) • Consider expanding the development zone beyond just 5% of the County. Too much growth is happening in a very small, dense area
	<ul style="list-style-type: none"> • Rural Villages – yes! Design to encourage pedestrian / bike commerce • Mobile services that bring books, health tests

	<ul style="list-style-type: none"> • Incorporate public compost services modeled after Bleak Bear Composting (~1/3 landfill food waste – nuts!!) incorporated into County residential service • Penalize lawns (like \$\$ tags for trash pick ups)
	<ul style="list-style-type: none"> • Option 4 & 5 are sensible and should be considered • Re: current development areas – what is the status of the Rio29 small area plan? are the current out lots (up for lease) to be considered for the plan? Fashion Square Mall? Is the car dealership across the street part of the small area plan?
	<ul style="list-style-type: none"> • Increase contiguous tree cover with minimum widths wide enough for wildlife habitat • Hire qualified consultants to identify/ recommend improvements to healthy biomes -> ecosystems center for Urban Habitats
	<ul style="list-style-type: none"> • In order to understand what trees need please read: • “Finding the Mother Tree” Suzanne Simard • “Braiding Sweetgrass” Robin W Kimmerer • “Nature’s Best Hope” Doug Tallamy • “The Nature of Oaks” Doug Tallamy
	<ul style="list-style-type: none"> • Study Charlottesville -> Albemarle movement carefully. Plan for more density / affordability in areas that displaced city residents move to • Consider expanding the Development Areas to allow for more density while mitigating adverse effects • Prioritize <u>affordability</u> over aesthetic concerns and wealthy residents’ unfounded worries about low-income neighbors
	<ul style="list-style-type: none"> • In looking at various factors to be considered in various comp plan objectives, a major consideration should be transportation to include availability of public transportation, walkability, ped-bike paths...
	<ul style="list-style-type: none"> • The County needs to motivate developers so as not to clear cut causing and contributing to poor stream health
	<ul style="list-style-type: none"> • Encourage mixed-use commercial/residential in all multi-unit developments; therefore all developments blend in pedestrian lifestyle

Date and time	6/22/22 5:30-7:00pm
Location / format	Open House COB 5 th St
Approximate attendance	6
Post-it notes comments	<ul style="list-style-type: none"> • Support keeping focus on encouraging more walkable and transit-oriented growth in existing Development Areas. Key to make transit and other affordable transportation options viable, and for climate goals. Concerned by options 3 and 4, which could encourage more sprawl and undermine those goals
	<ul style="list-style-type: none"> • Avon Extended is seeing massive high density development without the proper infrastructure to support it. Please focus on providing better infrastructure, schools, and public transport to this area before approving more density
	<ul style="list-style-type: none"> • Canopy trees: we have had major issues with canopy trees being required between sidewalks and house. Avon Park HOA has had to remove them all due to damage to sidewalks & homes. • Please encourage canopy tree planting in green areas of development with smaller, decorative trees near road. • And ensure that every development has enough green area to do this.
	<ul style="list-style-type: none"> • Option 7: Include climate action related recommendations: Support conservation efforts and rural farms but require / encourage environmental practices • Regarding the solar energy farm currently proposed in the Scottsville District, insist that the area be maintained in an environmentally responsible manner for as long as it is there and into the future
	<ul style="list-style-type: none"> • Option 5: Promote Rural Villages to make more amenities available to people in outlying areas • Alleviate some of the high density areas close to town by providing more areas in crossroads and rural areas (that are accessible by public transport, walking, etc.) • Improve public transport to growth area
	<ul style="list-style-type: none"> • Support density & infill but there needs to be a way to keep Albemarle as a place people want to live. Urban areas need places for the community that housing is built around or else development is just going to turn into denser sprawl. Development should focus on infill closer to the city and not greenfield. There are a lot of areas that have been developed inefficiently that should be encouraged to redevelop before tearing down trees. That area should be “saved” for when there are not more options down the line. Greenspace and natural areas should not be an afterthought and the plan should include integrating the environment into the design. Infrastructure also needs to match density and urban areas should have transit and bike/ped infrastructure available.

	<ul style="list-style-type: none"> • I generally support keeping existing development boundaries (Option 1) but recognize that they must be tested with growth projections (Options 2, 3). Option 1 continues to make sense if transit alternatives can be realized, which is not happening fast enough to keep up with growth. • Options 1, 2, 3 are not really different options, but a progression of analysis. If development is not as dense as projected, then maybe Option 1 is not a realistic goal, and you move on to option 2, and so on to option 3. From personal experience at the south end of Avon Extended, the new density of development is a shock and its likely to continue at that pace. I expect there will be more and more resistance due to the stress on infrastructure and schools. So if this is level of density is not sufficient to meet the goals of option 1, then option 1 is not realistic to begin with. (The one thing that has made development in the Avon /Rt 20 area palatable is that somerset Farm has remained rural. IF that boundary is crossed, all hope for maintaining the unique character is lost). • Options 4, 5, 6, 7 are all worth of study. Maybe they should also include the potential for expansion of residential as part of the villages and interchanges concept – if its possible to do that without extending utilities? It seems desirable to have distributed clusters of homes & support businesses; an alternative to sprawl while providing some breathing room between developments. • The more I think about it the more I like Option 5 supplemented with housing in the “villages”. For example, if a village was developed between Cville & Crozet, wouldn’t it level it from co-location with existing water & sewer lines? – which is Option 6? • Option 7. Yes of course climate change implications should be considered for the whole county – while that is not under the jurisdiction of the Comp Plan; but it should still be part of some County plan. • Option 4 is desirable to better utilize transportation notes. It would be nice to have development at those locations, but only if controls prevent over building of retail.
	<ul style="list-style-type: none"> • Option 6 – suggest stating more clearly the connection between the growth management policy and being able to provide cost-effective public services as well as public transit • Option 3 – but expanding the DAs could also increase sprawl, GHG emissions and make it harder to encourage sufficient densities in the DAs to support improved transit and bike-ped infrastructure. • Option 1 – support considering how to better achieve comp plan recommended densities and expanded (and especially affordable) housing options in existing DAs. Agree should be closely aligned with multi-modal planning



AC44 Working Group 2

Meeting 2 Notes

Tuesday, June 7
2:00 – 4:00pm

Advanced Materials: [Growth Management Background Report](#)

Attendees: Peter Thompson, Chet Seapy, Will Hoare, Ken Wilkinson, Gwen Cassady, Andrew Cueva, Doug Horwitz, Sharon Korinek, Kathy Ralston, Olivia Branch, Bill Brase

Introductions

Tori – introduction of agenda and growth management context

Context for Growth Management

Presentation: Code of VA – legislative intent for state re planning, zoning, subdivision of land.

Growth management history: past and present comp plans.

Development areas: 5% of county land area vs. Rural Areas – 95% of county land

Will county disclose whether a given property is rural or development area regarding real estate?

Some HOA will include jurisdictional documents in their info packets.

Comment: Large rural lots may entail large scale mowing practices which include negative impacts regarding climate and sustainability.

How typical is downzoning?

Not done very often. Provided examples, Loudon, Fauquier Counties. Albemarle: 1980 rural areas – minimum 2 acres.

Is retail space likely to rebound in coming years?

It will likely depend upon development trends.

Staff presented Land use buildout summary. Categories: retail, office, industrial, hotel. Separate summary for Residential.

How do tourist and university impacts play into the 20-year plan?

The plan focus is more on local jobs and residences than tourism focus.

Staff discussed buildout impacts; Priorities for growth management: accommodate 20 yr pop growth, support equitable/inclusive community. Preserve resources, use land efficiently.

What is the growth capacity of existing sewer infrastructure?

Exact growth capacity of existing sewer infrastructure is unknown. RWSA/ACSA do plan for growth with their long-range plans.

Why would residential development not be built to maximum density potential?

Market trends are large factor. Demand remains high for single family housing and townhomes.

Staff mentions best practices for Climate/Growth. Connect – provide transportation. Concentrate growth, preserve natural areas.

Comment: the county should encourage solar panels with supporting policies.

How do you quantify natural resource health?

The county has the ability to run analysis on some resources, like stream health – see water quality assessments, measurements of riparian buffer.

Comment: people are generally in favor of equity and environmental protection, but goals are aspirational and popular. Difficult to quantify and measure.

True, not all factors are easy to quantify or measure.

Group Exercise 1: What's Missing

Participants divided into 3 groups and asked to share what is missing from the options already shared regarding growth management.

Group 1:

- *Replace tree canopy in growth areas, re climate change.*
- *Encourage green infrastructure for new construction*
- *Equity in climate action*

Group 2:

- *Clarify rules for development, accommodate and streamline growth.*
- *Support broadband and electric*
- *What percentage of residents live within rural area of county?*

Group 3:

- *Support non-residential uses around 1-64 interchanges. Clearer language regarding rules for development. Example of brewery rezoning near interchange that was denied.*

Exercise 2: What do you think?

Working group members placed stickers upon the growth management options presented to provide input on which options support goals for equity, climate action, and planning for growth.

What are your reflections?

- *Development continues to follow trends from 80s and 90s, not enough support of green infrastructure. The current focus is on growth more than equity and climate. Policy language is similar to the past.*

- *Why not conservation management vs growth management. More focus on conservation management.*
- *Where do we want to go? How do we want to get there? What kind of community do we want to be? Why are people coming here? Policy for what kind of community want to be in 20 years.*
- *We need more policies to support climate action.*
- *You could support equity or climate action goals for any of the objectives noted on the poster.*
- *Need more clarity on what the current Comp Plan says about these topics.*

Follow up questions and comments

Does Albemarle Co have any direction over how UVA grows?

No, they are separate entity, governed by the state. However, there is dialogue between the county and the university. Most of the school is within county. We've seen more active engagement in recent years between board and university.

UVA is largest landowner in county. State government not subject to County zoning. The relationship and dialogue regarding shared goals has increased in recent years.

Recently constructed UVA buildings meeting higher standards, indicating that they are forward thinking.

Does UVA have green energy policies, promoting panels?

Panels are not always the answer. However, they are using green construction techniques.

Suggestion: work with UVA on equity and climate action.

Need audit of existing county policies for equity and climate action. Link existing county policies to new policy options.

Suggestion: convert buses to clean energy

Is Dr. Hurt consulted in this comp plan process?

Dr. Hurt has not been approached.

How do solar farms fit in with zoning?

We have a couple utility scale farm proposals on rural property. These would plug into major distribution lines. Steep slopes, prime soils, etc. being evaluated. Current code not currently well equipped to deal with large scale solar.

Comment: the demographics of this group don't fully represent equity within the greater community.

Working group members are encouraged to reach out to other members of the community for involvement.

Staff asked if able to provide county policies/comp plan policies to provide context for future groups?

Slides or posters with additional comp plan information can be provided for future sessions.

Wrap up Next Steps:

Questionnaire will likely be available soon. Think about how to share these options with others in the community. Input will help refine content for public engagement.

Upcoming Events:

- 6.17 – virtual open house
- 6.21 – open house at Northside Library
- 6.22 – open house at COB 5th St
- Online questionnaire – June 24 – July 15

Growth Management Options

SURVEY RESPONSE REPORT

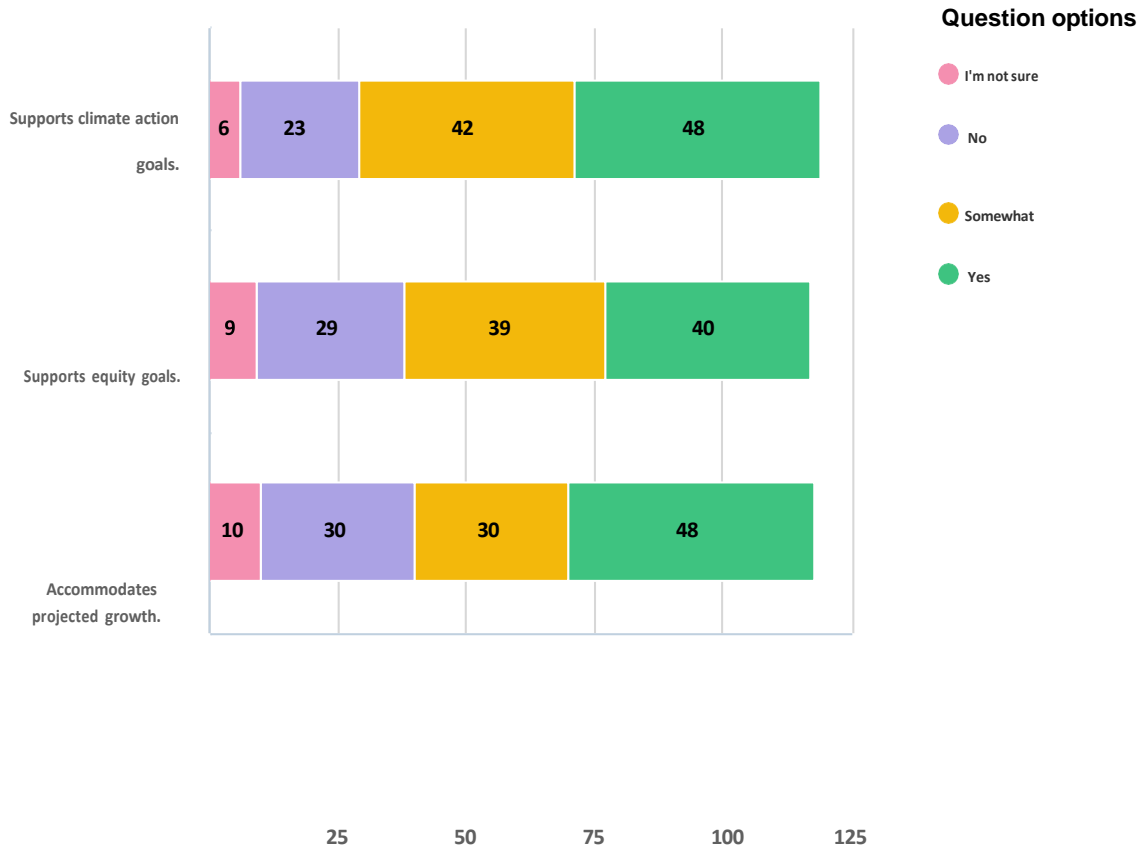
23 June 2022 - 07 July 2022

PROJECT NAME:

AC44: Plan for Growth

Growth Management Option 1: Explore opportunities to provide more density and more infill development in the existing Development Areas, while retaining and enhancing green infrastructure.

Please indicate how well this option aligns with our goals.



Optional question (119 response(s), 2 skipped)
Question type: Likert Question

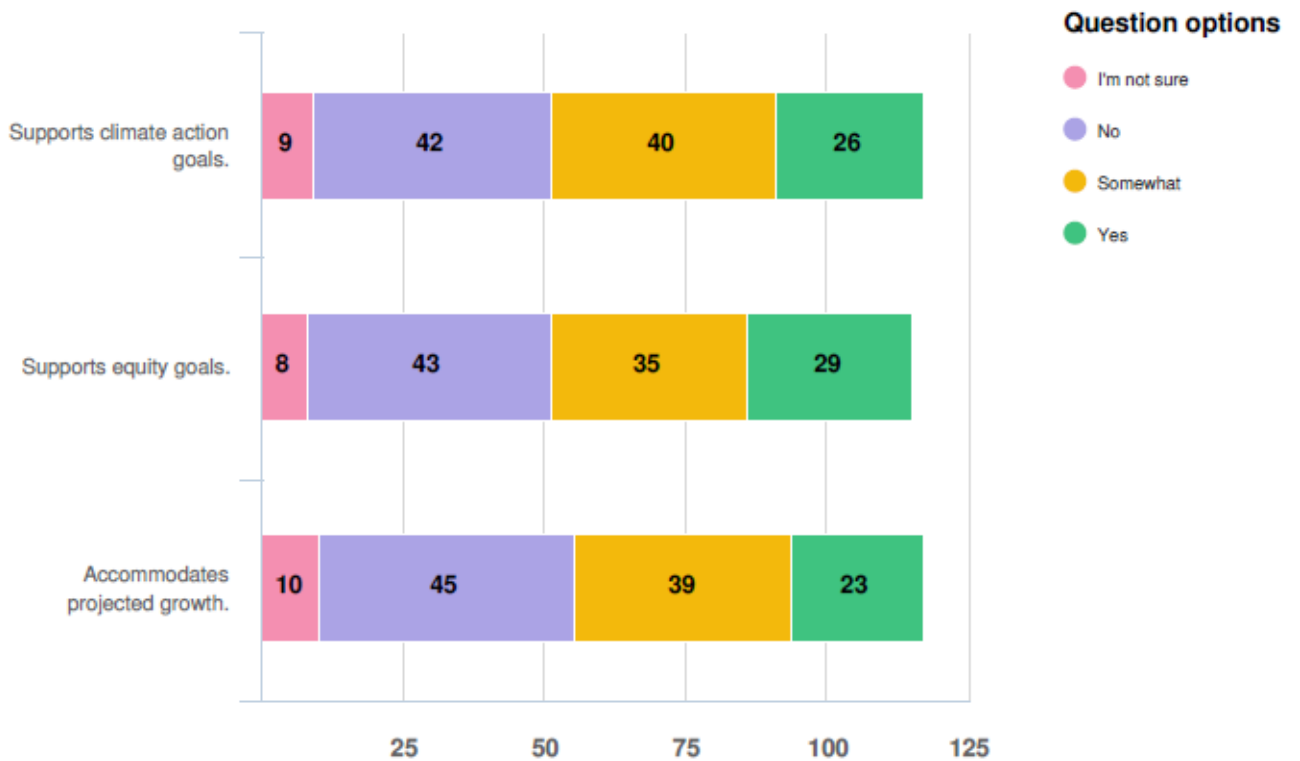
If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- Growth cannot be inevitable or unlimited without overwhelming our community services and raising property taxes to a level that is misaligned with equity goals.
- I'm not sure I understand the scale of future growth and whether this would meet the needs but the priority needs to be densification.
- What is the plan for preserving the beautiful environment outside the development areas? If there is no proactive plan, then the ecology will decline over the next 20 years.

- With the lack of restrictions on vineyards/cideries and their increasing wedding business, it would appear you are preserving space for the very affluent to make money off greenspace, and asking everyone else to live in very dense communities.
- Higher density does not change pricepoints for homes. And research is showing mixed-
- Need to ensure amenities are developed along with density. Lots of density currently going in along 5th and Avon streets without any community amenities. Need walkable parks, retail, safe bike and pedestrian trails, schools!
- Does this option require dedicated green space and vegetation to counter the increases of GHG emissions caused by more dense development? Does it recognize the need to reduce energy consumption and land use while increasing density? Plan for that.
- Only the third question relates to an issue a county government has any business addressing. The climate and equity questions are out of scope and thus the wrong questions. Which elected officials set these goals? Local quality of life is everything.
- More information about water resources available
- none
- What is this "projected growth" nonsense? Have you not heard the phrase "if you build it they will come"? STOP APPROVING MORE GROWTH IN THE COUNTY. It's wildly unsustainable, ugly, bad for climate change and water supply, and lacks infrastructure.
- Kevin Fitzpatrick
- 6/24/2022 08:56 PM
- Many jurisdictions make growth planning decisions over 20 years assuming that infrastructure will catch up. E.g., you assume VDOT will expand roads. VDOT doesn't prioritize it and the communities are left with a mess. 250 East is an example.
- Observations of rents/pricing in current higher density developments do not seem to fit affordable pricing models. This suggests that it is not affordable or equitable. The second issue higher densities in lower density areas promotes NIMBY.
- Infill sites are normally more expensive to develop which in turn raises cost on final product which eliminates the affordability aspect. Not all sites currently in the growth area are feasible to be developed which won't allow us to reach the projection
- You are assuming that a sound new growth management policy can be based on accommodating projected growth. To deal with climate change we should be asking how to minimize that reduce growth.
- We keep building but we don't provide roads on the 29 corridor. We need to take shopping centers that are vacant and redevelop them into apartments/condos/townhomes/greenspace!
- Your goals are not my goals. I live in a growth area that is currently overwhelmed with development, traffic, and congestion. Originally growth amenities that rural areas didn't have to compensate for the growth issues.
- Will need more than encouragement to have a significant impact on climate. Need to consider changing building codes
- It seems like climate change and equity or the driving force. Denser communities and more city like dwelling or certainly not gonna help the situation. I think we should concentrate on making sensible plans and growth and progress based on reality.
- Mapping of projected population growth around the county over next 20 years
- Developing 5% of the county is unrealistic. Landed gentry (white) gets green open space. Riff raff (minorities, middle class and below, etc.) get crowded, treeless spaces.
- a population projection along with specific information on what housing types can accommodate the most amount of people etc would be helpful
- You are not communicating well to your audience. This option is not clear. It appears you are ready to sacrifice the designated development areas in terms of quality of life, to protect the other 95% of "rural" areas

Growth Management Option 2: Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns.

Please indicate how well this option aligns with our goals.



Optional question (118 response(s), 3 skipped)
Question type: Likert Question

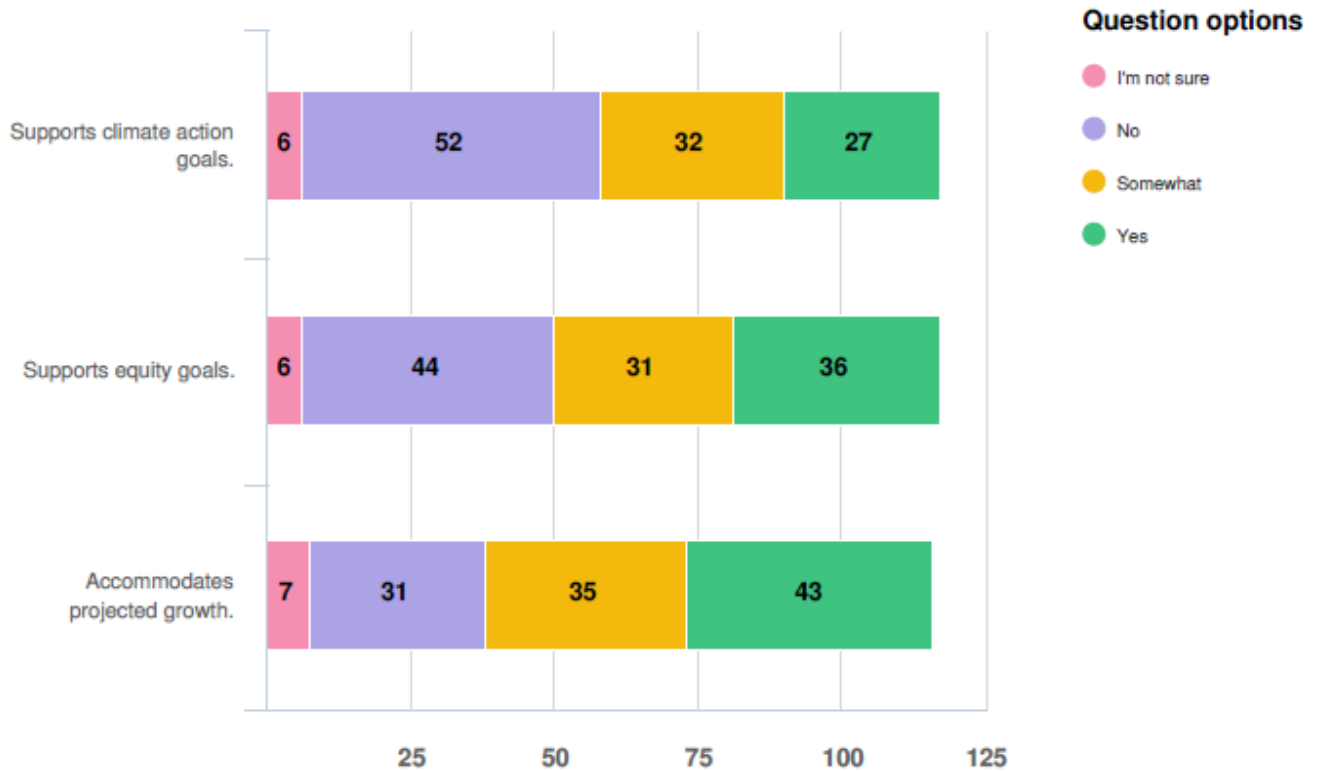
If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- What is actually happening is a reduction in low income and middle income housing and an escalation of high end housing options with no real requirements that new development of any kind contribute to the zero emissions goals.
- What is the plan to preserve the character and health of the non-development areas?

- I am uncomfortable continuing the explosive density in Crozet without infrastructure to support it. If a massive amount of people are driving to Charlottesville or Waynesboro for simple items (socks), that negates and climate action of equity goals.
- Only the third question relates to an issue a county government has any business addressing. The climate and equity questions are out of scope and thus the wrong questions. Which elected officials set these goals? Local quality of life is everything.
- STOP REZONING CRAP!!!!!! GIVEN WHAT'S ALREADY IN THE PIPELINE, WE'RE ****miles**** ABOVE OUR PROMISED BUILD OUT POPULATION HERE IN CROZET AND YET YOU KEEP APPROVING MORE MORE MORE MORE MORE MORE MORE MORE.
- Changing Master Plans after people "buy" into the original plan is unethical. People make purchasing decisions based on the analysis of County planning ... now the rules change. That is not equitable.
- If you are wanting to provide more affordable housing just having more units does not affordable housing make! Albemarle is a desirable market and affordable housing will only occur if you underwrite/require dedication. And what about mass transit?
- Need better standing of density allowed and/or proposed that the impact on transportation options.
- How continued growth and reduce climate impact.
- Growth area needs to be expanded so better and less expensive sights can be developed. I feel that we are trying to put a square peg in a round hole. Not everything can be thought of and when an idea arises there should be a less time consuming process
- Plainly, many residence buyers and builders do not wish to build at recommended densities, at least in some neighborhoods. Again, planning staff should now be asking how to minimize growth, not accommodate it.
- Roads are still the issue-we keep building but we are creating a traffic nightmare. What about schools? Developers should be footing the bill like they do in other states.
- Need more emphasis on middle density housing, and equity building home ownership opportunities,
- Once again the dense cities are doing so great in America, as everybody leaves to get out of the cities why do we wanna make Albemarle county a high density city like environment. I consider this silly
- It is not equitable to only be able to afford a tree for your kids to climb in your yard if you can pay \$500,000 for a home. I support reducing densities to improve housing densities to increase equity and lower housing prices.
- Must make developers utilize abandoned or unused properties first. Redevelop the Fashion Square Mall for example. Before breaking new ground for another retail establishment set an occupancy rate for existing retail units and limit new building.
- this was very confusing. also what is a "historic buildout pattern"
- Your option statement isn't clear, so it's hard to answer. Less density in the development areas is a plus, but then you'd have to open up some rural land to add to development areas. If I understand correctly.
- How will you support current residents forced to move during redevelopment for greater density in options 1 and 2

Growth Management Option 3: Draft new criteria that would identify when, where, and how the Development Areas should be expanded.

Please indicate how well this option aligns with our goals.



Optional question (118 response(s), 3 skipped)
Question type: Likert Question

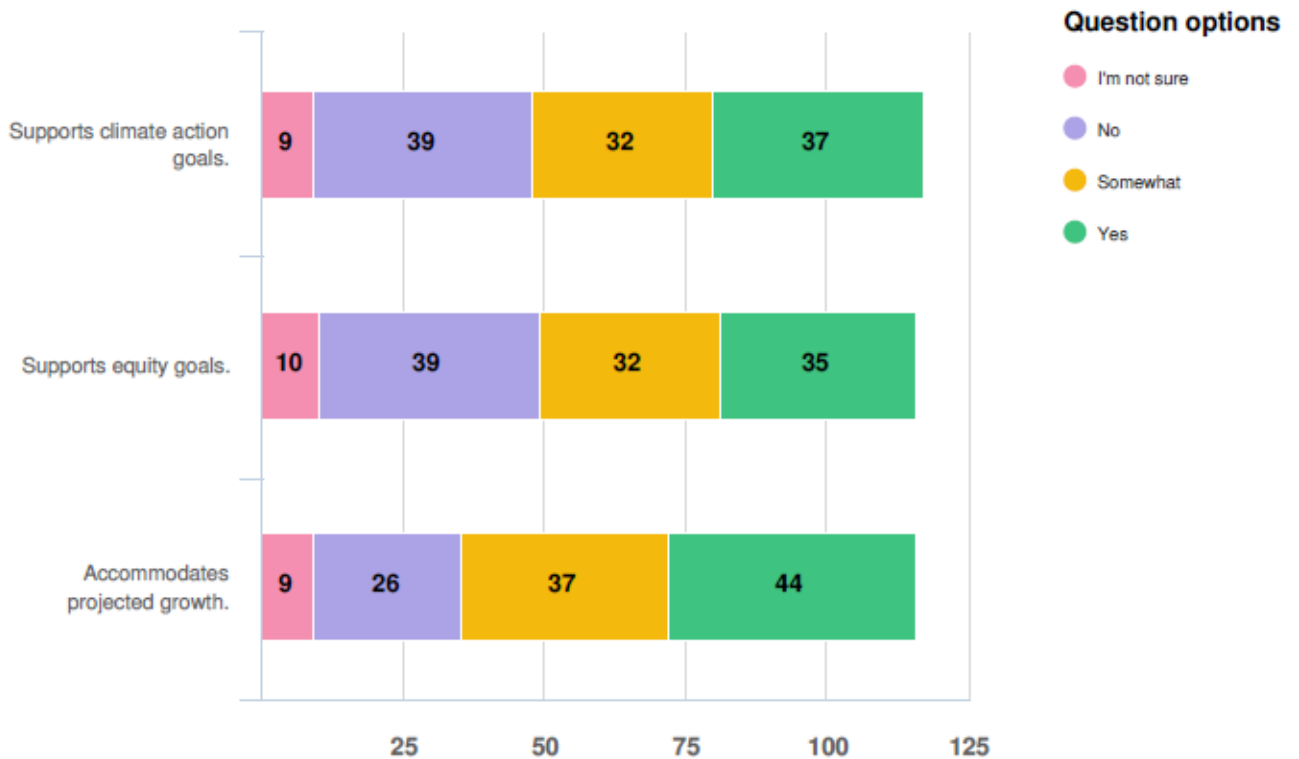
If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- I also think that development areas are too oriented towards housing and not enough to mixed development. Old Trail has a tiny, undersized town center that doesn't meet the needs or residents.
- What is the plan for preserving the beauty and ecological health of the rural areas? Where is that plan?
- Expanding the growth area impacts local farms, which is contrary to climate action and equity goals. Infill development can revitalize downtown communities and incentivize public transit systems/ridership. SO much of Charlottesville can be transformed.
- This seems to be assuming we need to expand the development areas. Shouldn't the criteria first be what determines that current areas are dysfunctional and need expanding??
- Only the third question relates to an issue a county government has any business addressing. The climate and equity questions are out of scope and thus the wrong questions. Which elected officials set these goals? Local quality of life is everything.

- DO NOT EXPAND THE GROWTH AREAS YOU SPECTAULAR [REDACTED]. HOW [REDACTED] STUPID ARE YOU????? MAYBE TRY KEEPING A PROMISE FOR ONCE?????????????
- Changing the Master Plans after the fact is a violation of the public trust agreement for those who purchased based on the original Master Plans. If the original plan is low density; it changes and the roads don't accommodate it, that's a failure.
- I am outraged that you are pushing for growth area expansion when the County's consultant say not necessary AND there thousands of lots of record undeveloped in the County. Really shame on you as planners.
- How more development is equitable
- Agree with this in that property should be able to be added when needed as to not lose some opportunities
- Depends on how the criteria are determined — if done in a smart way, could preserve natural environment, support equity, accommodate growth. But gov would need to be careful & intentional to prioritize climate/equity.
- Criteria that supported our becoming carbon neutral and ecologically sustainable would be an improvement. Of course, criteria that accomplish these existentially necessary ecological goals would largely prevent growth area expansions.
- see previous comments
- I worked for the County for almost 30 years. About 30 years ago the BOS started to bend over backwards to accommdate developers.
- Expanding development area slightly truly supports equity coals by making use of lower cost land on which middle class homes could be built.
- Growth area should be expanded and densities lowered now.
- True affordable housing must be a first priority to help eliminate homelessness
- Sounds like this option is moving in the right direction. Please don't turn development areas into No.VA density, traffic, heat sinks, loss of green space, etc. that will lower quality of life & make many residents want to flee for breathing room
- Better we force developers to increase the density of their projects. I assume they build to less than 60% because larger lots = larger profits.

Growth Management Option 4: Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals.

Please indicate how well this option aligns with our goals.



Optional question (118 response(s), 3 skipped)

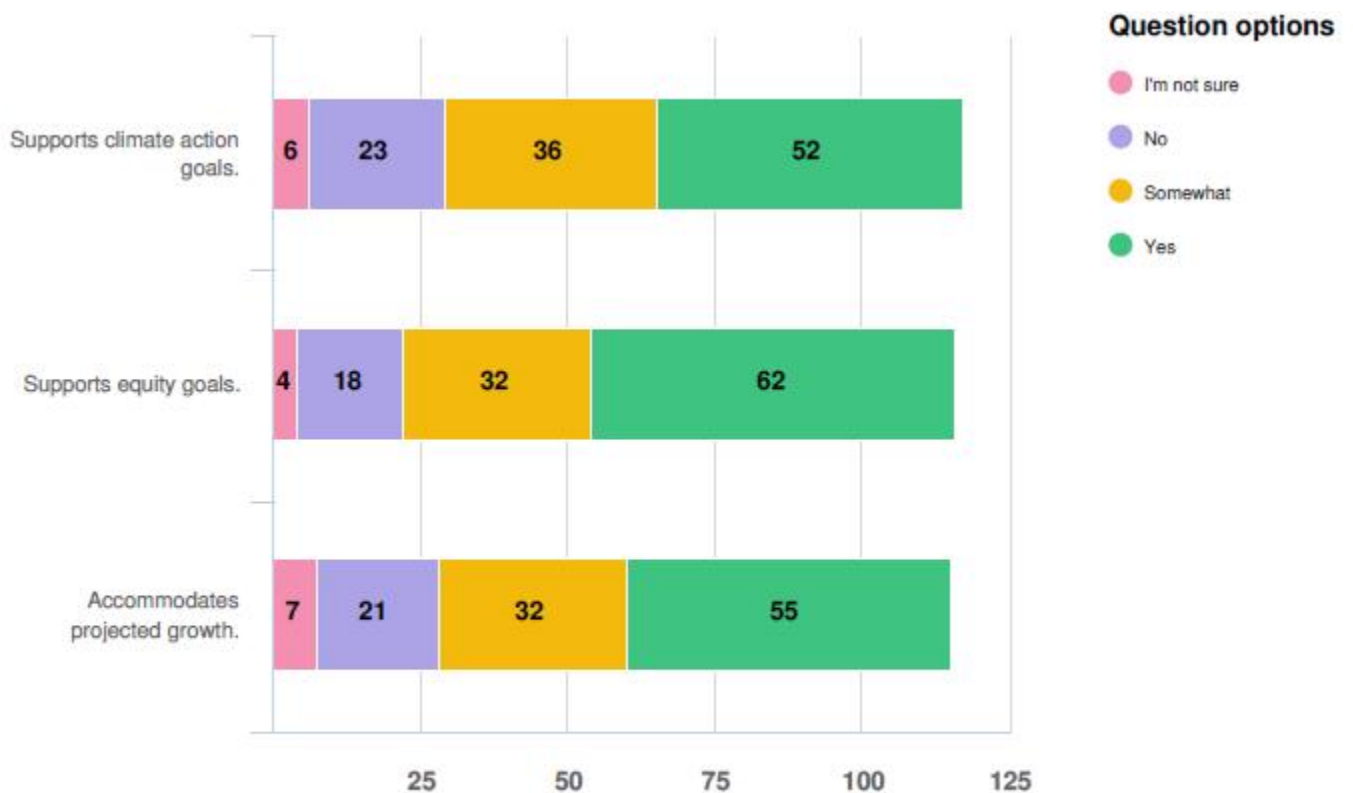
Question type: Likert Question

If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- Analysis without teeth will result in imperatives contrary to equity and climate goals. What must be considered with any plan for development is the water supply available and that there will be less in the next decades.
- This option still keeps us dependent on cars but maybe public transportation is an option.
- What about the neighbors???
- Depends on the type businesses that are allowed or not. Unless you widen I-64 to 3 lanes this is a none starter especially for impact to climate change.

Growth Management Option 5: Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and services uses to nearby Rural Area residents.

Please indicate how well this option aligns with our goals.



*Optional question (118 response(s), 3 skipped)
Question type: Likert Question*

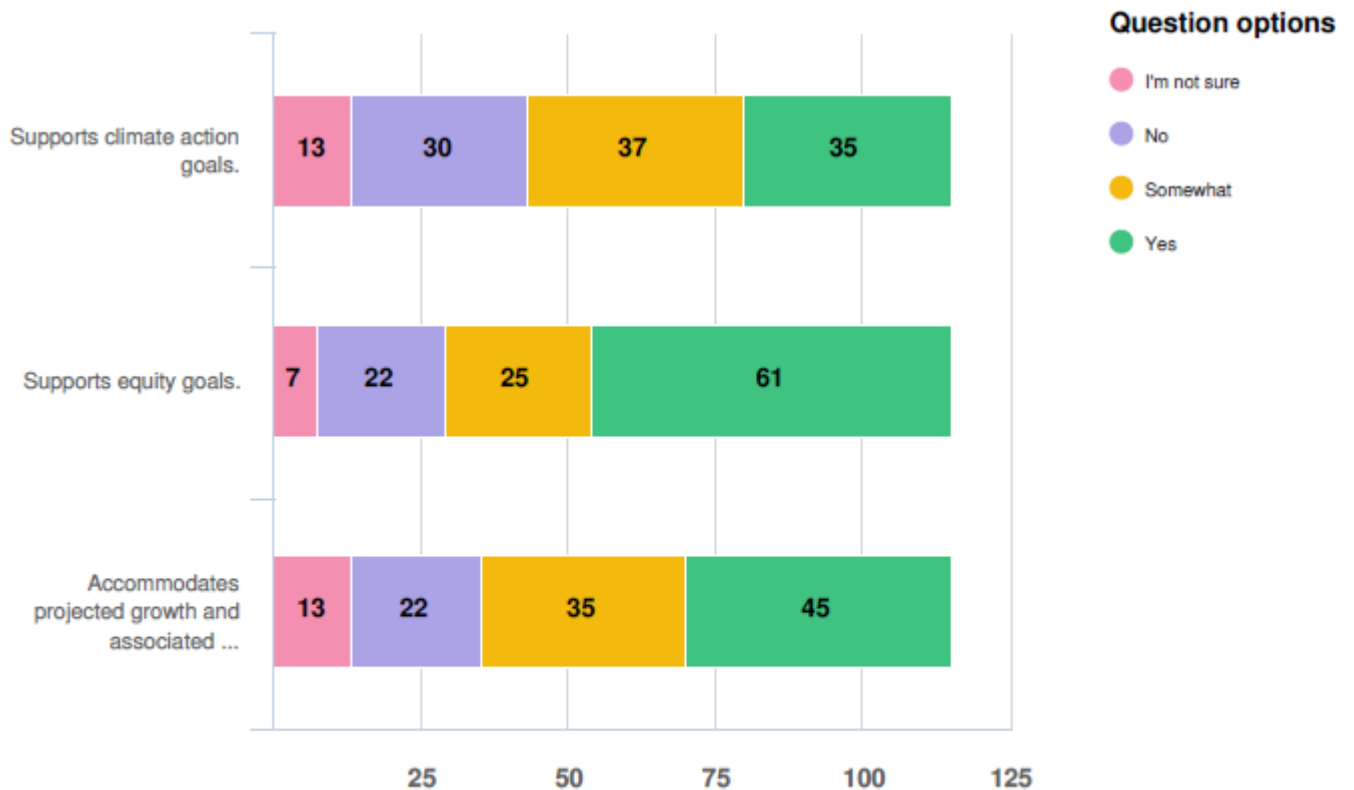
If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- Consider the alternative of no emission public transportation to existing services. Please include sidewalks and bike routes.

- "recommendations for appropriate land uses within rural villages" is entirely too vague.
- This will only work if there are sufficient amenities in these villages. We don't even have amenities in Crozet or Glenmore(Villages of Rivanna?) so how would more of these satellite communities work?
- A resounding yes! Reducing the distance rural residents need to drive to receive services is massively impactful. Placing critical services near rural areas also helps low-income families avoid moving into higher cost areas where services are available.
- This could meet goals and be beneficial but ONLY if it can be strictly regulated. If not it could lead to destruction of the rural area. Show how it can be carefully approached.
- Only the third question relates to an issue a county government has any business addressing. The climate and equity questions are out of scope and thus the wrong questions. Which elected officials set these goals? Local quality of life is everything.
- Anything worth a [REDACTED] (e.g., downtown Coveseville, Faber, Greenwood, Batesville, White Hall, Free Union, Earlysville etc.) is already grandfathered in. Tinkering with any of that is a fool's errand, and sounds like a sneaky way to keep paving [REDACTED] over..
- Affected communities should be given the opportunity to vote on changes that may affect the valuation of their properties. Changes to crossroad villages should be collaborative, not dictated.
- I like the idea of villages.
- Placing more folks further away from services is not the answer.
- Climate data on how more brownfield is going to meet climate goals.
- good idea but not really that feasible. People still have to drive for jobs & shop at more than just village shops.
- Agree with small country stores but most already exist in the locations that have had them for 50 + yrs. People like convenience, but This is something that would have to be looked at on an individual basis I believe
- Climate smart planning could help ensure that 'rural villages' are aligned with County's strategic plan, with benefits to local community.
- Small commercial centers (at crossroads or not) support rural residents and reduce some travel.. What is the compelling argument for adding rural villages?
- Again, services would be provided to rural areas that originally were supposed to be a benefit for those who put up with growth areas and the related issues.
- For this option to work county would need to provide effective public transit for commuters.
- It may meet your goals of climate change but it certainly doesn't help climate change or our community. It may help your goals for equity but it certainly doesn't help equity in the community.
- I don't have a clear sense from info provided about the parameters of these villages (scale, etc.). Would also need to see how they are crafted to determine potential impacts on sprawl, climate, public services, and other goals.
- Consider property taxes for all non-profits, especially those securing prime real estate areas.

Growth Management Option 6: Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas.

Please indicate how well this option aligns with our goals.



Optional question (116 response(s), 5 skipped)
Question type: Likert Question

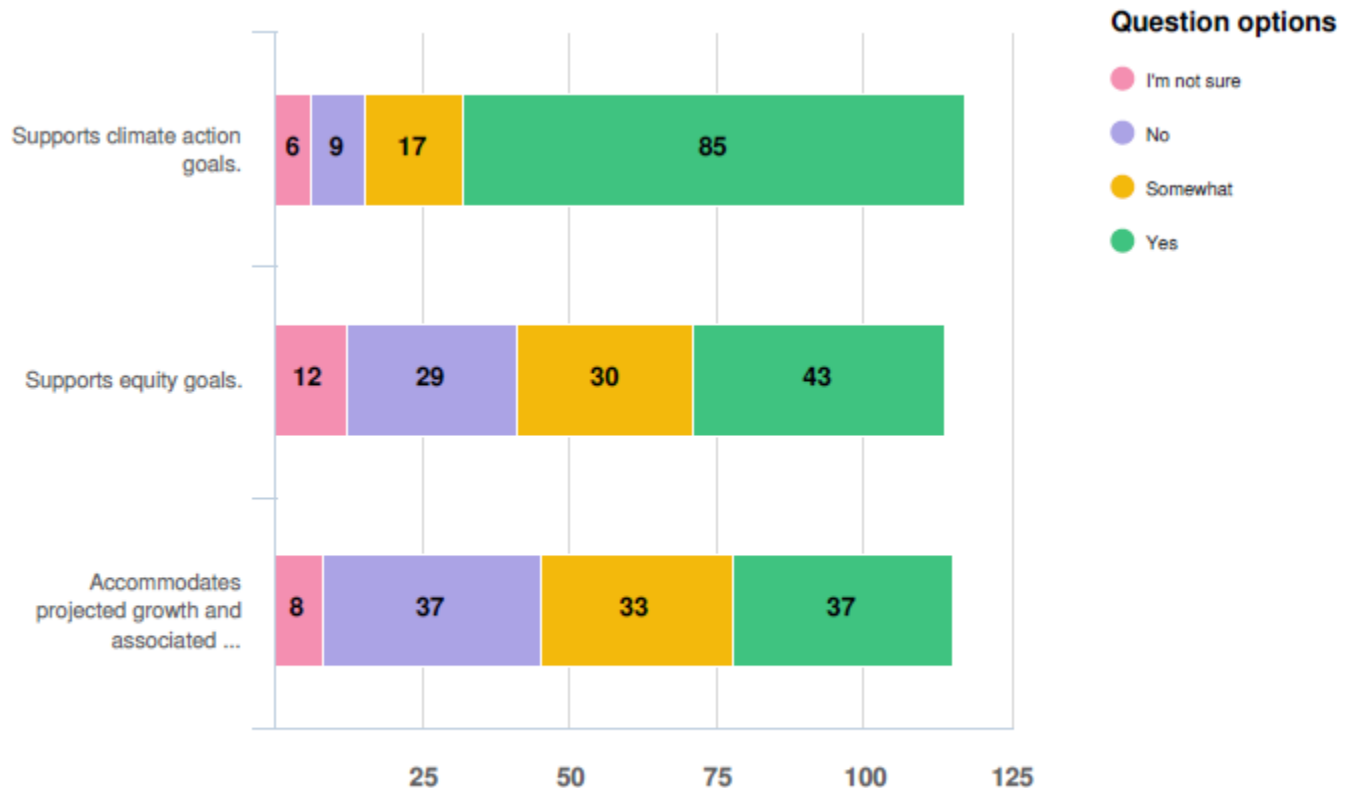
If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- Again, the adjustments must reflect equity and climate change imperatives or they will only reflect current high end and corporate interests.
- I'm not sure about the scale of growth but this is a good idea for meeting the needs. In general I think developers are not asked to do enough to help pay for services, sidewalks etc.
- Make sure the Rural Areas are also not taxed like the Development Areas.. In other words don't try to have the Rural Areas pay for the higher level of service in the Development Areas.

- Rural areas should not expect levels of service comparable to urban ring. More funds should be allocated to making urban ring have truly "urban" levels of amenities, proportional to their tax revenue
- "If you build it, they will come." Could access to a very few safety services and broadband be done without destroying the rural area ?
- Only the third question relates to an issue a county government has any business addressing. The climate and equity questions are out of scope and thus the wrong questions. Which elected officials set these goals? Local quality of life is everything.
- So you'll need to raise taxes for any of this, right? How about instead of that you STOP APPROVING MORE GROWTH. Take a look at the budget for fire/rescue/police/whatever from 1990. NONE of the growth you've approved since then has paid for itself.
- Health is a gigantic problem. The fundamental foundation of what we claim as "health:" has nothing to do with my idea of "health". It would take pages to discuss.
- You only use broadband as an example so this is a poor question. I would oppose water and sewer, for example, in the rural area.
- Broadband is especially important
- public utilities should be expanded when it is in the immediate area and easily accessible regardless of designation of growth area
- The development areas need public water and sewer if available. Some properties should be in the growth area but sewer and water would need to run through property not in the growth area, utilities show be able to run through property not in growth area
- If you put services in the rural areas, you need to make the area a growth area; not just expand the growth areas which are already too dense.
- Need to include active/staffed recreational facilities also to these areas.
- This "option" isn't so much a management option, more of an open ended question. Shouldn't we always be evaluating services?
- Should be much clearer about what the County is proposing here. Big difference between targeted adjustments for equity purposes (may be needed) versus generally expanding water and sewer into rural areas (major climate, sprawl, cost implications).
- Call the Comprehensive Plan what it is - a way for the landed white gentry to maintain open green space at the expense of everyone else.
- Expand services beyond the designated areas
- Place an emphasis on broadband service so all county residents/businesses etc. have access to reasonably priced internet.
- I don't even know what to ask. Impact analysis??
- I hope this would include broadband.

Growth Management Option 7: Explore opportunities to promote forest retention and regenerative land uses in the Rural Area that support climate action goals.

Please indicate how well this option aligns with our goals.



Optional question (117 response(s), 4 skipped)

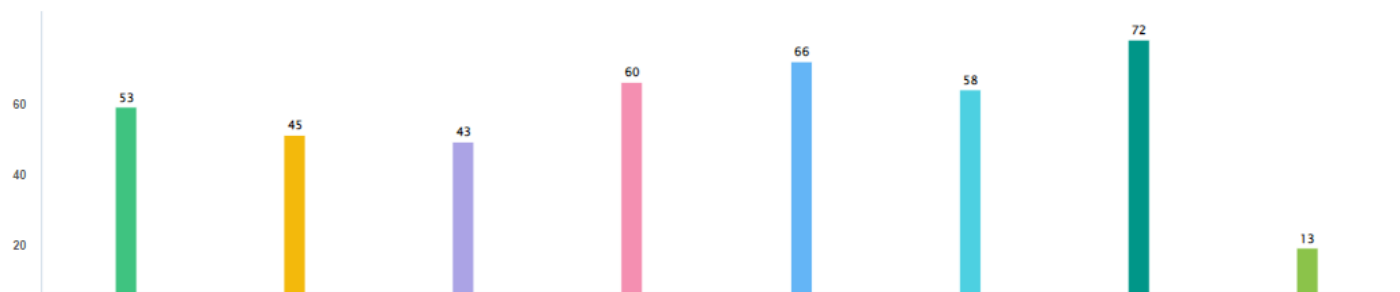
Question type: Likert Question

If you answered "I'm not sure" to any of the options above, what additional resources would help you better understand the topic?

- I'm also interested in encouraging private citizen to "rewild" their yards...
- Please understand that Climate change is not the only threat to the ecological health of the Rural Areas. You need to look at all the threats and decide what we will do about them all.
- Land use practices should include pollinator meadows installed to attract a diversity of species. If land is held in forest or for livestock/hay use, it's missing out on one for the best ways to increase diversity and health in our community.
- Government mandates on farming practices only raise cost, complex operations, and destroy farming families and subsequently those communities.
- What is the connection to equity goals? If it is that we all will benefit from an increase in carbon sinks, then I think it supports equity goals.

- Mentoring the climate muddies the water. I'm all maintaining the green—but climate and equity have zero to do with it.
- You really should include native grasslands as well as forests.
- lololooloo are you [REDACTED] kidding? I've had 100+ ac. in land use since forever and all you make me do is jump through more and more hoops. I have NO PLANS on every developing my land. Meanwhile every [REDACTED] developer exploits every loophole.
- This paramount to our survival on earth.
- Again, your bias is showing. rural lands provide ecosystem services. Not sure how you are judging "good" rural lands but nature is a value for ALL OF US .
- please don't make this another tax break for rich landowners at the expense of working people who pay full taxes in their homes
- How to improve access availability of rural lands to all, not just the wealthy.
- By not developing rural areas works for climate action but neither of the other 2
- This is vital, given the current climate crisis. Albemarle should take a leadership role in regenerative land use practices.
- Not sure how this would impact businesses. If increasing solar panels on current farm land or forests is implied in this would not want this to happen. Build solar on houses or parking lots not currently forested or farmland
- The County already has programs aimed at protecting natural systems and their carbon sequestration. Adding rotation grazing is fine, but converting open spaces to residences and development areas needs to be constrained.. Please face this fact!
- To promote climate action, you need to put more trees, parks, and open space in the growth areas.
- Solar farms?
- Forms capturing greenhouse gases. Really quite silly. And of course unnecessary
- I believe it is important for all humans to have access to nature on a regular basis. Different activities, levels of access, etc. are critical to that goal. Expand plans for recreational areas and consider how we can get people there.
- How about as much Forest retention in the development t areas? Is it OK for us to live with concentration of pollution and greenhouse gases to protect the rural areas? Again, you are sacrificing those of us unlucky enough to be in the development zones!

Which of the following options should we continue to explore?



- Option 1: Explore opportunities to provide more density and more infill development within the existing Development Areas, while retaining and enhancing green infrastructure
- Option 3: Draft new criteria that would identify when, where, and how the Development Areas should be expanded
- Option 5: Explore the possibility of 'rural villages' within the Rural Area to promote small-scale commercial and service uses to serve nearby Rural Area residents
- Option 7: Explore opportunities to promote forest retention and regenerative land uses in the Rural Area to support climate action goals
- Option 2: Consider opportunities to adjust and reduce maximum densities recommended in the Development Areas to more closely align with historic buildout patterns
- Option 4: Consider opportunities for non-residential development around I-64 interstate interchanges to support jobs growth and Economic Development Goals
- Option 6: Evaluate current service provisions and consider if adjustments are needed to ensure equitable distribution of health and safety services for both the Rural Area and the Development Areas
- Other (please specify)

Other:

- More true mixed use approvals, and perhaps loosen commercial restrictions so that existing neighborhoods get a better mix of services/retailers. For example, there is a significant population cluster near Albemarle HS (whitewood, oak forest, georgetown green, etc), yet there the vast majority of commercial activity within walking distance are professional offices that don't support daily needs for nearby residents.
- Do no harm by doing nothing. Do not modify the Comprehensive Plan at this time. Allow it to play out and thereby determine if County services will be adequate to address the population increase which the existing plan accommodates. Otherwise, County services (which are already inadequate) will always be several steps behind growth.
- Expand number 7 to cover all threats to the Rural Areas, not just climate change

- Stop allowing suburban wealthy NIMBY's to dictate zoning decisions about density and the critical need for housing types across varied markets. Grow were you have the reasonable connections to your water and sewer now. More affordable housing stock is the critical component to equity. Our current Board has failed in this area. The way they treated certain projects is a stain on our County and the Board can live with a legacy that is reminiscent of the Jim Crow era under their 2021 leadership for generations to see. Trying to shift economic centers toward the Interstates, with the housing that would logically follow, while that makes certain environmental sense, it is just another way to move low income households away from more desirable places to live and away from the NIMBY's who golf courses and gates are apparently not space enough from the masses.
- Improve roads and expand schools FIRST before adding more developments. Traffic is terrible and polluting more since we spend so much time backed up at lights. Schools are overcrowded and kids are not getting a decent education. Educate the supervisors on these issues. Some clearly skipped any real orientation/courses on judging development plans and they don't pay attention to the staff who are more qualified than they. Also should REQUIRE supervisors to actually visit the place where the development is being planned. Clearly, not all of them do and it shows in their naive comments at hearings.
- In a modified and clearly defined form options 5 and 6 should also be explored
- Emphasize forest retention and bonafide agricultural land uses. Not large lot manicuring.
- Recognize that the current growth management policy is incompatible with successful climate action and preserving open space natural systems that support us. Identify steps for Albemarle County to become carbon neutral and ecologically sustainable. Or, just study the vision statement that residents submitted to the County in April. (Shame on the County for not responding thoughtfully to the vision submitted to planning staff last April. In past updates, staff would have taken time to consider a submitted vision and would have responded carefully. The biodiversity comp plan section was proposed by residents and accepted into the plan, even though it disrupted many then-existing rural areas policies. This new plan will fail unless staff recognizes that new crises (e.g. climate change) will not be handled by more efficient versions of 1990's policies.)
- shift the growth burdens to the rural areas where the affluent own the majority of the land
- Quit having a northern growth pattern until you can fix school density. The northern feeder pattern schools are ALL at or near capacity and continuing to add trailers to schools is not an option. This is not good for our kids learning or self esteem when you can't even get them a building. Additionally there are not enough resources to the north to support your supposed growth projects.
- Plan for recreational opportunities easily accessed by people living in high density areas. Bike, hike, swim, float, walk, stroll, wheel-chair, etc. are all critical to keeping humans healthy
- STOP all the tree cutting, building new apartments, shopping, STOP widening roads. Leave it all alone

Why did you select the option(s) above?

- Perhaps in 10 years it will be appropriate to begin evaluating the expansion of the development areas, but in the interim I'd love to see the County work to approve more rezonings at higher ends of the allowable density range. Non-residential development (especially land intensive buildings like warehouses placed around rural area interchanges should reserve more development area land for residential and commercial use. Developing more small villages

should also reduce VMTs for people who have to drive into the development areas or CVille to do basic errands.

- Imperative facts of climate change and serious inequities regarding the availability of low income housing.
- I'm interested in quality of life options that allow people to live without a car. I think this could meet the needs of the young, the elderly, and those who don't have the means to maintain a car or more than one car.
- I support reusing abandoned buildings in development areas. I also support farming and do not want to take away any rural areas.
- Don't need more jobs and business growth. Climate is not the only thing degrading the rural environment. Most people, forest pests, invasive plants and others are just as serious.
- People choose to live in either a urban/suburban area or a rural area for a reason. If rural areas are suddenly built out we might as well live in Fairfax, VA. Concentrate the growth in the designated development areas.
- I believe the three I selected will result in an outcome of meeting both the Climate Action and Equity goals.
- We have a housing crisis and forcing people further and further out isn't working
- They best support climate action, equity, residential and business development largely consistent with the Comprehensive Plan, and they are practical, easy to implement, and uncontroversial.
- We want rural to be rural not developed areas. Also when you limit activities in areas you exclude other activities, so you think you know what is best for property owners thus it's your plan and not ours. The survey is so bias and only wants to know how it effects the climate and diversity. How about us??? People that don't own the land in the area under consideration are being dictated to for what those without the land or lives somewhere else wants for themselves.
- These items are all tied together.
- Designated growth zones make it hard for rural families outside those growth areas to seek and receive services- they now have to compete for those same services with everyone within that growth area. Allowing communities to develop and grow at their own pace ensures appropriate services are available when the demand exists.
- It was the only one that would reduce density!
- I think the Development areas are already being developed faster than Albemarle County can keep up with appropriate infrastructure requirements. We need to either slow the speed of development or increase the speed of infrastructure to support that development. The choices I made reflect a need to develop responsibly while taking steps to protect the environment.
- The population would be better served by the rural village model
- The county seems to be getting overdeveloped. Where will the jobs be for all of these people moving into all of this dense housing? Keep the rural areas rural - do not expand development areas.
- I think infrastructure should precede development. Tearing down hundreds of acres of forest and increasing erosion to accommodate a development makes no sense to me.
- Because they are not options 2, 3, and 4 and also (as they are now written) 5 and 6. 1 and 7 seem to guarantee support of climate action and equity goals; the others suggest that development could go rampant.
- Those are the most sensible and sensitive to quality of life issues AND are within the proper scope of county government.
- It's all about reducing carbon emissions and controlling greenhouse gases. It's all about water conservation. Adding more asphalt and concrete do nothing to mitigate these.

- An important part of sustainable growth is making walkable livable communities. If we expand the development areas now we remove any incentive for redevelopment. It wasn't until Charlottesville used up most greenfield opportunities until things like structured parking and more mixed use walkable redevelopment started to occur. A perception of limited space will encourage less waste of the existing development areas.
- Best for existing rural areas
- Both urban and rural lifestyles have value, but sprawl is the worst. Options 1 and 4-7 do a good job of accommodating growth in a healthy, sustainable, and equitable manner, and protecting rural quality of life, too. This balance can be achieved.
- Housing is related to demand. Not all people who want to live in Albemarle County want to live in High-Rise Apartments. In order to make housing available and affordable for EVERYONE (equity) we need to expand the areas where we can have single family residential housing developments on lots that are .25 acres to .75 acres but are still close to "town". This will help expand opportunities for housing that is more affordable for all.
- A combination of those would be ideal. We need to occupy our abandoned spaces, provide for small markets or rural villages to build community relationships, put box stores close to the interstate to keep trucks out of the residential streets, and grow smartly (like repurpose the shopping areas near US-29 and Rio Road).
- STOP APPROVING DEVELOPMENT YOU [REDACTED] YOU'RE RUINING EVERYTHING GOOD ABOUT THIS AREA WHILE PATTING YOURSELVES ON THE BACK AND PISSING AWAY MONEY SPENT ON DUMB [REDACTED] SURVEYS LIKE THIS TO GIVE YOU POLITICAL COVER TO SAY 'well 52% or the 347 respondents said we should pave everything over so we must pave everything over.' [REDACTED].
- See my previous comments. Changes to the Master Plan that negatively impacts existing residents/communities such as approving development without ensuring that VDOT will accommodate the need for more lanes, or schools can accommodate the new capacity is a failed plan. It reduces the value of properties and negatively impacts on the quality of life of existing residents.
- There is still plenty of land in the current development areas, but the exclusionary, sub R4 districts have already wasted many opportunities for great neighborhoods in favor of sprawl. Denser, more pedestrian friendly infill would meet many goals without expanding the services footprint. Anything less than about 4 to 5 units per acre is going to cost more in the long run for the county than the tax revenue from the residences will support.
- No growth would reduce pollution by human species the worst polluter in the world!
- Number 1
- Rural villages in particular catches my eye as a way to decrease travel and promote local business.
- Controlled growth is driving inequity and it is clearly demonstrated but too often ignored. Those in high density areas are assuming the cost of the elite few. Either stop all growth or make it fair, but stop burdening the majority to benefit the elite few.
- It is critical to our survival as human beings.
- Decreased growth, attention to climate action and services for rural areas.
- Because they make the most sense; build on past planning; and honor the work of prior planners, who clearly had more values than your lot.
- Stop sprawl.
- The only option I didn't select was option 2 because I don't think reducing density is going to help with anything. If anything, we should stop allowing single family development in the

growth area and only allow high density development there. I have no objection to allowing new low-density single family subdivisions in the Rural Area.

- Rachael
- 6/25/2022 10:39 PM
- We need more density in growth areas, not more sprawl. With more people working from home, I think the idea of rural villages could help reduce the amount of driving a lot of folks do (I lived in esmint for 10 years and did everything possible to do shopping/dining in nearby scottsville, which was wonderful and often kept me from driving into cville for basic services)
- The options checked above seem to be forward looking and balanced
- To meet climate goals, greenfields must be maximized. While not part of the survey, failing to take greenfielding solar farms into account is a large missing topic for rural area preservation.
- #1- because the only realistic solution to our housing problem (and AFFORDABLE housing problem) is going to be building more housing in any parcel available. #3- because the current development area is obviously not sufficient to meet the needs of the community. It doesn't make sense that 29N is almost all in the development area but none of 29S. To balance the overcrowding of schools, etc, more development needs to be sent in different directions than the north and west parts of the county. #5- because this kind of development has historically always happened around the world naturally, and it's just common sense that we would want to encourage anything that will stop people from having to drive all the way into town to buy something or to take their kid to childcare, etc. #6- because folks in rural areas deserve to have access to county services just like everyone else. They are also taxpayers, yet they are penalized because of where they choose to live.
- All have merit. I believe landowners should have more say in what happens with their property. I think it is difficult for most people to envision what ACTUALLY happens in 20 years.
- I believe a combination of all, each one has some valid points and some negative. I don't believe this is a one size fits all. Process the land owners should more say in what happens with there property
- Option 1 is the most important, followed by option 3. More housing is the most urgent need. (For this reason, option 2 is going in the wrong direction.) Options 4-7 are fine but seem less urgent to me.
- Thoughtful development, keep rural areas undeveloped. That's what makes us special
- Considering opportunities and evaluating how well provisions are working is wise, given how growth and pressures on infrastructure and the environment evolve.
- I am opposed to any option that looks to increase the allowable density range even more.
- Provides more options rather than being locked into one primary objective/policy...predicting the future is highly problematic.
- To promote sustainability, that is, planning as if we intended to be here for a while.
- The current growth areas lack sufficient infrastructure (i.e., parallel road access without having all of the traffic coming out onto US 29)
- The Hollymead area is getting too dense.
- I am tired of growth and development continuing to overwhelm the growth areas. Everyone needs to carry their weight and bear the burdens.
- These support quality of life considerations for all Albemarle residents.
- Job growth and economic development in appropriate areas are important to a vital county.
- Excluded option 1 because per many current residents the development area is already, or soon will become so dense that this area of the county, especially the Rt 29 corridor that quality of life will deteriorate to the detriment of the county and it's residents.
- Traffic and overdevelopment is destroying Albemarle county.

- Continuing to build out everything along route 29 north at a high density is problematic for so many reasons: traffic, climate impact, no increased access when this housing still isn't affordable, etc. Wider areas of land need to be looked at for growth rather than just increasing density in a few locations.
- I don't want Charlottesville to look like northern Virginia.
- I am most concerned about the development areas "targeting" only 5% of the county's land and disproportionately affecting the 29 north corridor. It seems that this would in turn disproportionately impact this area - especially in reference to infrastructure, traffic and the destruction of integrated natural areas. I believe options for growth that incorporate (in a limited fashion) other areas of the county for growth could disperse disproportionate impacts on the relatively smaller targeted areas.
- We need to control land development and maintain as much open land as possible.
- There needs to be more affordable housing
- Increasing densities and maximum buildout numbers in the master plans would be a betrayal to everyone who has already invested in this community. Our infrastructure is already lagging behind population growth.
- The current rate of growth along Rt. 29 is unsustainable if the county doesn't add services such as more schools, better mass transit or wider roads, increased sewer and water provision.
- We need LESS density going forward. Continuing to squish more development into the 29 corridor makes quality of life WORSE for existing residents. More traffic, more pollution, more ugly buildings and parking lots. There is so much land in the county to develop responsibly and avoid this outcome. Plus it would bring services closer to those living in rural areas, reducing the need for travel into the development areas (more traffic, more pollution).
- -Option #1 is essential to meeting the County's climate and equity goals. Efficient growth is needed to support provision of effective and affordable public transit and to support bike-ped access (key for reducing GHG emissions and providing access to opportunity), as well as energy-efficient development and affordable public services. And helps enable retention of forest and green spaces for climate resiliency (flood protection, heat island reduction) and carbon sink purposes. -Options #2, #3, and #4 could encourage sprawl and seriously undermine climate and equity goals. Historical sprawl and the auto-centric development it encourages have been at the core of many of our climate (transportation is #1 GHG emitter), equity (limiting access for those who don't own a car), and environmental (habitat destruction, air and water pollution) problems. Strongly encourage instead focusing on options to increase opportunities and achieve recommended comp plan densities in existing growth areas. -Option #5 could potentially have some benefits, but will depend on limiting the scale (so don't become de facto growth areas) and whether the County is able to limit use types to focus on those that will actually achieve the rural access and climate goals without greater adverse effects. -Option #6: Support looking into further to address significant existing equitable service issues. But very concerned if considering broader expansion of water and sewer service into rural areas--from a climate, sprawl, and cost perspective. -Option #7: Strongly support for climate and other environmental co-benefits. Should also consider how best to promote forest retention while increasing density in development areas; important we ensure climate resiliency and livability as we grow to make the development areas places people want to live.
- Decrease housing (and traffic density) while supporting forest retention and developing rural villages.
- Keep Albemarle's character and uniqueness. Let's keep our long tradition of keeping growth contained in the currently defined growth areas.

- I like the use of the words explore, evaluate, consider opportunities, and promote, which are important words and allow for more discussion so we don't move too fast with all this construction and the congestion that it creates.
- They are well thought out and flexible enough to change if needed.
- It is clear from the land use analysis that there isn't enough usable land for growth, and the land that is available is mostly clustered north of charlottesville city along US 29. This doesn't meet the goal of having an interconnected city with public transit options. reducing travel by adding more development areas (even if at a small scale like the rural developement areas will reudce vehicle traffic and infrastructure strain in the northern part of the county.
- they make sense
- Too much confusion, traffic and overall lack of vegetation has ruined Albemarle county. Too many forests have been removed for massive development. Its ruined the town, I hate it here and cannot wait to leave. I used to love this town and it was manageable 20 years ago. Since that time too much development has occurred, too many people have moved here, too much crime and traffic. The overall quality of life has diminished greatly. No trees left and the widening of Rt 29 in Forest lakes has caused traffic nightmares with speeding and reckless drivers. It was much better with a wide median with crossovers. Those being gone causes problems. Also its an ugly area with all the trees gone.
- Please emphasize middle class job creation in ALL that you pursue. We cannot sustain the residential growth with retail/tourism/service jobs. We must focus on recruiting employers mid level jobs... \$50,000/year and up average. Albemarle County has 'lost' a number of these employees to surrounding counties. Make this an important sub goal for EVERY goal. Our affordable housing and poverty challenges can be markedly reduced by creating mid level jobs ...and providing the PVCC training to prepare citizens for these jobs.
- I don't think we should work to decrease maximum density restrictions so that's why I didn't pick the second one.
- Option 4 - I-64 non-residential development: The items you outlined make sense. Let's leverage this space for commercial entities like warehouse operations, or those that require large deliveries, etc. I would focus on ensuring these are designed in a way that enhances the community as people are often entering an area for the first time at one of these interchanges. How can we beautify them and make them welcoming without become too 'industrial'? Also, be sure that these organizations do not impact traffic flow and have their own private entrance and exit roads. Option 5 - Rural villages: Lots of people commute to Charlottesville from far off in the county for simple things like Groceries and food. Rural villages could host small grocery stores, restaurants, coffee shops, small businesses, clinics and more. This will give each rural community a heart and a hub and reduce congestion on the roads to Charlottesville. Option 7 - Forest retention: Perhaps Option 4 can benefit from this? When creating a new commercial location they should design the space to allow for retention and regeneration. Rural villages could also benefit from nearby climate action-focused parks and scenery - think outdoor eating opportunities and providing places for local families to play and relax. Bicycle lanes for greater connectivity to neighborhoods.
- High density housing is a necessity in this city, with a focus on apartments and affordable housing. It is so hard to find affordable housing (under 1/3 of your income) in this area.
- New criteria needs to be drafted taking into account traffic, public transportation, storm water management and school overcrowding. Please stop building in already busy and dense areas.
- Your plan to concentrate 95% of county growth in the current development areas isn't well-balanced. It is particularly egregious in the Hollymead area and will have severe repercussions there—economically, environmentally and quality of life. My reaction is that I'd be better off

selling and getting out of this area before you turn this into a sprawling No. Va. I used to live in No. VA and came here to get away from all that.

- We need to preserve Albemarle County's historic profile and not destroy the green areas. Infrastructure services are not sufficient to support the growth that is proposed. Developers need to be reeled in from the desire to build high density everywhere there is land available. Albemarle is a rural county and should remain that way. Townhomes and small homes on small lots do not protect this profile.
- Density and Infrastructure are needed to provide affordability of housing, and prevent sprawl. Density supports the climate action plan. By promoting density, additional services will crop up and provide access to all and cut down travel times.
- Option #7 is the most important thing we can be doing to support the climate action goals. We should be attempting to model NoVA's required replacement of trees that have been felled, and make a plan to expand tree cover in the city. THE MOST IMPORTANT!
- These seem most likely to achieve our goals.
- Criteria for how and when to adjust the boundaries of the development areas is essential to growth management. Providing services to Rural Villages will reduce the long drives that rural residents must make to access services. Clustering businesses around interstate interchanges just makes sense.

**Are there any other growth management options or ideas we should consider?
If so, please list the option(s) and any additional information or context you
think would be helpful for consideration**

- Living trees are wonderful carbon sinks but dead and rotting trees slowly release the stored CO2 and contribute significantly to CO2 levels in the atmosphere. Absent timbering and re-forestation, nothing is being done about this. The County should develop a policy to reduce or encourage the reduction of dead vegetation as an offset to planning changes it considers which will increase other CO2 emissions.
- The best guides you can find are from the careful and expert research and recommendations of the Community Climate Collaborative.
- Moving from townhouse to apartment model? That allows more density and also meets the needs of the elderly population that can't find much in the way of one level living.
- reusing abandoned buildings in development areas.
- Create an actual plan for preserving the character and ecological health of the Rural Areas, starting with a list of the threats and risks we need to pay attention to.
- For option 1, include language that recommends that development should achieve the highest density ranges for all development proposals in the development areas. Also, removal of "Priority Areas" within the Master Planned areas/Development areas, these are already Priority Areas.
- Infill, infill infill. Adding greenways and public greenspaces in urban areas attracts residents.
- I like stricter zoning that keeps expansion confined to developed areas. If we lose the rural feel, we become like any other suburban, sprawling county.
- Density and varied housing sock in our current growth areas.
- Unless there are more bridges and road structure to include widening I-64 this plan is a non starter.
- Preserve rural areas as rural areas.

- I live in Crozet and the infrastructure (especially roads, sidewalks, bike paths, parks, etc.) has not kept pace with the housing development. We continue to increase congestion, which increases greenhouse gases, as well as resident frustration, without any apparent plan to fix the problem.
- Not high density apartments-
- Mandate planting of trees, etc. for all new development. The wholesale gutting of land parcels for apartments and car washes is just abhorrent.
- More public transportation options such as frequent running of small vans. Renovate empty retail space for housing instead of clearing forests and housing people far from work. Find ways to encourage children to walk to local schools to increase fitness and reduce traffic. In my very safe neighborhood the bus stops every couple of blocks, instead of letting kids walk to the main road for group pick up.
- Accepting the projection of a population of 140,000: Policy is needed so those people do not use the same amount of space and energy they do now so that climate goals can be met. We need policy to make everyone's carbon footprint smaller and make sure that there is equity in the application of the policies.
- Redevelopment of older, mostly empty retail spaces—Albemarle Square and Fashion Square are two examples—either as higher-density housing or as Stonefield-like (but better) neo-urban, fun, mixed-use sites.
- Traffic and school density. Crozet traffic and school density is ridiculous. Who is approving so much building without the infrastructure to support it?! They must NOT live in Crozet. It is becoming unbearable.
- How about offering tax credits or financing incentives to reconfigure vacant buildings and properties in the county?
- Explicitly include rural recreation in our plan. Most growth area residents currently use the rural area for recreation but those uses are poorly documented and acknowledged. Also, not all parts of the rural area are the same and we should have different comp plan designations, including greenspace, conservation, agricultural, agricultural support industry, etc. Also, use more form based code to get the forms of development we want without the administrative approval burden which adds costs. Also, reduce single family development, and encourage more mixed use.
- We need a plan to expand the growth area so that we can keep the tree canopy and green spaces currently in the existing growth areas.
- Commercial recreation for visitors and the community, something to do at night. Think Top Golf, electric go carts, barcades, live music, plus shopping and dining at Fashion Square.
- Hmmmmmmm.....if only there was a simple option which would make things better for county residents.....yes....that would be good, wouldn't it.....oh yeah: STOP APPROVING MORE AND MORE AND MORE AND MORE DEVELOPMENT YOU [REDACTED].
- If you can find areas where there is already high turnover (student housing areas, entry level housing, industrial areas such as around Woolen Mills, and expand within that footprint, the remaining longer term residential areas would not be impacted.
- Form based codes that favor creative infill development over sprawl enabled by exclusionary zoning.
- Please stop trying too have growth would be the best option!
- More variety helps, as does flexible use of structures and new product types. Don't concentrate density to benefit wealthy elite, but in the rural village idea allow for variety and multigenerational type living.

- Actually use the recommendations in the CAP and incorporate the information just released in the County's risk and vulnerability assessment. It seems like the planning department is not in synch with the climate planners, but seems very cozy with the economic development folks.
- Establish public transportation corridors as part of the growth management strategy. For example what if we built light rail along 250 and up 29 to the airport, then planned for expansion of the growth area to include adding stations or expanding transit capacity?
- I like the idea of programs to discourage rural development and encourage responsible land stewardship,, but it really bothers me that so many wealthy people get a huge tax write off simply for owning investment land that they will likely develop in the future
- Consider providing a real estate tax incentives for residences and economic centers that have been in existence for more 10(?) years to promote full utilization of existing brown field capacity.
- We should create a more fair tax system in this county, that doesn't favor wealthy landowners or out of state investors, so we have enough money to build more schools or fully fund our Rescue Squads. Raise the penalty for not building affordable units in new developments, and stop granting exceptions for anything that won't have them.
- Again, public utilities should be available in areas outside the development area TECHNICALLY but could be easily accessible.
- Truly affordable units, current policy is not working. Mobil home parks..
- Not necessarily growth management, but a MAJOR environmental concern: take more aggressive action to exclude livestock from the County's waterways. More support for farmers with upfront fencing costs is one option, but regulations need to have teeth.
- Thanks
- Commit the County to pursue ecological sustainability. As a first step to pursuing this, require that greenhouse gas emission and sequestration consequences of all land and economic developments be evaluated and weighed in County decision-making.
- There seems to be too many apartment dwellings going up in the growth areas and less housing for varying economic levels.
- With all of the growth, where are these kids going to school?! Baker-Butler elementary and Mountain View Elementary are already well beyond capacity. So much so that all of 5th graders at both schools need to leave the school building to access their classroom in a "learning pod."
- Developers should redevelop shopping centers that have vacant buildings. These should include parks/greenspace for community gardening. Developments like Hollymead Town Center should have included a true greenspace-community feel. Instead of a "town center" we allowed a 1960's strip shopping center to be created. How "novel". Developers also need to build new schools for the additional students coming to their high density communities.
- Cut back on Hollymead growth.
- Quit growing to the north unless you can provide adequate school options (that are NOT trailers!!!) for our kids.
- Some rural development should be considered so long as it doesn't damage the character of our rural zones. Development that fosters tourism and other income opportunities can be very appropriate for long term growth.
- Work to attract companies that use 3-D printing technology to build homes..
- South of town should be looked at for growth. You also can't keep building high density projects without building new schools. The schools are already too crowded!
- Do not develop the rural interstate exchanges! We need to encourage commercial investment in our downtowns for both community-building and walkability purposes.

- Travel to Northern Virginia and learn lessons about how NOT to manage growth in Albemarle. We moved here from New York to enjoy the natural beauty of the area but it is quickly degrading around the 29 corridor where most people live. Families should not need to drive 30 minutes for fresh air and recreation because they are surrounded by cell phone and mattress stores.
- The County needs to consider how any additional growth will impact the need for new schools, travel times between various points around the County and lost forest land. These estimated impact metrics should be shared with the citizens and the citizens should be asked if they are comfortable with various levels of growth, i.e. low, medium or high in light of how the aforementioned metrics change based on the growth levels. In my opinion, the County has not done a good job estimating the impact growth has on the need for new schools and budgeting in advance such that the funds are available to begin construction before the schools hit capacity.
- I would suggest a separate policy option (a new #8) that is more specifically focused on planning for density that better supports enhanced (more convenient, accessible) public transit service in the development areas. Critical for equity and climate, so should not just be a sub-point mentioned under option #1.
- Expand the growth area and reduce density.
- Strong developer impact fee program. Let new development pay its way.
- Walking, biking and alternative transportation paths and roads need to be made a high priority to connect development areas to one another.
- Please don't allow this area of the county to become like most/all of northern Virginia. Thank you.
- Additional recreational areas and properly maintain & staff current opportunities.
- Development of the 250 corridor between Crozet and Charlottesville city .this is a highly travelled area that has room for growth, and would reduce traffic flow into charlottesville from the western part of the county.
- Just stop all development. Also lets try to make entrance and exits accessible. The idiots who designed Walgreens and Advance Auto Parts at Forest Lakes have one stupid small entry only causing problems with people trying to exit at the entrance back on 29. Same with Wawa, you cant turn left on Proffit Rd from the wierd entrance. What happened to logical entrances? Now people are inconvenienced to turn only one way, get two traffic lights and waste a lot of time. Poor planning on your uneducated developers and VDOT.
- Please emphasize middle class job creation in ALL that you pursue. We cannot sustain the residential growth with retail/tourism/service jobs. We must focus on recruiting employers mid level jobs... \$50,000/year and up average. Albemarle County has 'lost' a number of these employees to surrounding counties. Make this an important sub goal for EVERY goal. Our affordable housing and poverty challenges can be markedly reduced by creating mid level jobs ...and providing the PVCC training to prepare citizens for these jobs.
- rezoning, mixed-density zoning
- Bicycle connectivity to major towns and future rural villages. Better infrastructure and use of bridges for vehicular, pedestrian and bicycle traffic.
- Alongside building high density housing, we also need more public transportation to service those areas. We need a bus that goes down 29 and makes stops.
- The growth of small satellite towns seems to be the best option, i.e. Zion Crossroads, Forest Lakes and out toward Ruckersville (off Rt. 29 where the traffic can be managed and expansion of roads is possible if necessary)

- Taking some risk out of multi family development by 'baking' it into the ordinance and processes. Providing infrastructure in advance to guide development towards the most feasible locations.
- Accommodations for low speed, electric vehicles in the development areas will help to meet the climate management goals.

What additional information should our team consider as we continue to think through the growth management options?

- See 17
- how much water there is and how much there won't be. how to stop any new fossil fuel development including allowing no new gas hook ups. how not to drive anyone but the rich further out. how to mandate energy efficient building codes.
- Bicycling and other forms of transportation? I work at Western Albemarle High School and am interested in looking for ways to engage high school students in these conversations.
- See answer to 17.
- Get rid of Option 2 all together.
- The explosion of wineries and alco-tourism should be discouraged - these "farms" are cash cows for the affluent, driving land values past the reach of regular farmers.
- Consider the cost of regulation on the end product of the housing stock. Affordability is impacted when government is over-bearing or inefficient. In development and home building, time costs real dollars. Timely reviews and approvals are critical to help with affordable and equitable housing options for the people who live and work in our community like, teachers, fire-fighters, police officers.
- Make quantitative goals and then measure options against them
- Visit those who own the land and ask them their thoughts. Huge majority don't do these surveys and you keep pushing through as if you included everyone. 5% are dictating to 95%. Typical government approach.
- It is easy to think about something that is 22 years away. It is the 22 years of transition that are hard. We need to have some quick "wins" now! For example do a quick study(this should take only a week) to determine how far people have to drive to get to a grocery store and I don't include small 7/11 type stores or those connected to gas stations or include ""dollar" in their name. Until people can groceries near (1-3) miles then you won't impact climate change because people need to drive too far. Think Crozet and Glenmore for starters.
- Think of the rural farmer more than the rural wealthy landowner. Audit all land-use agreements to ensure owners are meeting obligations. This increase in tax revenue can be allocated towards developing adjacent crossroads communities.
- Less management
- Worry about fixing today's infrastructure problems.
- That the urban ring area is at capacity with traffic! The road infrastructure can not accommodate any extra cars
- You can't have an end goal of making everyone happy, so set aside your re-election campaigns as you plan for what's best for the environment not what will get you the most votes.
- More funding for urban ring amenities is needed. "Urban" density is terrible in its current form with no associated urban level of amenities and county support
- The most significant climate threat in our region is instability of precipitation, both as extended dry/drought periods and excessive rainfall. Both can damage water-service infrastructure and

negatively impact the water table. Regulation to develop as much resiliency in our watershed should be included in any plan.

- What is meant by “how we want to grow in the future”? We need to think 20 years into the future - resiliency is critical. Economic development cannot continue to drive land use. Economic development basically is proposed to finance the infrastructure built to reduce the stresses caused by growth. But more economic growth is needed in order to pay for past economic development – it's an endless cycle that does not appear to produce any environmental or social benefit.
- Stay locally focused.
- Please build infrastructure to support the immense amount of building that is occurring. Especially in great small locations like Crozet that are being ruined.
- Encouraging more community involvement by increasing public awareness and participation.
- Charlottesville is much smaller than our growth area but they are using their space way more effectively. We need to do the same. We also should remove parking minimums so as not to waste parks of our growth area with surface parking.
- Scottsville can and should be a development area.
- We need people to work here, everywhere is hiring. To work here they need to be able to afford safe housing.
- Thanks for asking for our input, and go [redacted] yourselves you [redacted] ruiners of all is good and pleasant.
- When you write a Master Plan, you should ensure all of the associated infrastructure will be built out. Then stick with that plan for that area for the long term (30-50 years). People are buying into a lifestyle and assuming that the County is trustworthy in their planning. If you have a growth plan that requires additional lanes, then you need a way to ensure those lanes are built. It's unreasonable to say "oh well; we thought the state would expand the roads" when you have plenty of experience that they may not. 250E is a perfect example. They built a two lane railroad bridge near Milton Road when you had plans for that growth area. Expanding housing without improving roads, schools, food stores, etc is a failed plan.
- Please factor in the cost and impacts of building and maintaining more streets and pipes when making decisions to favor long term economic and environmental sustainability.
- If human species is the worst polluter of this world, then you should probably not try too encourage the growth. State mandates a plan but, you do not have to implement it like so many county's have chosen to do.
- The program is all well done
- The impacts on emergency services, those who want elite private estates are not paying their in sharing the burdens of services. Land use has and always will be the number one driver of inequity and it needs to stop now.
- We need to reconsider what is "health". We need clean water (huge amounts of drugs are in water supply) and food to survive. The promotion of drugs that "health workers" push needs to be curtailed to a minimum. Eating centers should be developed that educate humans: how to eat, what to eat, and how to cook. Drug trafficking and human slavery (trafficking) needs to be eliminated. The treatment of animals also needs to be a top priority. Finding a solution to pain should be a priority both mental, physical, We need re-embrace the binary system of human beings and by saying this I am not saying I don't embrace all humans.
- You cannot look at growth management in a vaccum. Consider smart growth desing issues. Incorporate fully climate impacts. Think about budget and capital improvements. Worry about the Rivanna watershed. Plan for agriculture and silviculture. Be better planners.

- Please stop listening to the rich people who think their expensive homes will be de-valued by having apartment buildings around. The majority of people who actually work in this community shouldn't be prevented from finding housing because of a small vocal minority of NIMBYs.
- How the current large lot division criteria are fracturing the rural landbase which removes the majority of benefits the rural lands could be providing for climate change, economic activity and recreation.
- Allow more growth to the south and the east. The north and west are bearing the brunt of it, in an inequitable way. There is not a shortage of land here, there is a shortage of vision.
- Cost of development. Costs drive everything. Sites that already have easy access to utilities but are just outside growth area..
- Thanks for what you do! Please continue to prioritize climate equity — your residents (& our children) will benefit from this wise course of action.
- More emphasis on not just the "where" and "magnitude" of growth, but the "how" - e.g.. energy efficient design, water conservation, reduction of plastic, efficient lighting (downward facing) to promote dark skies, more and better situated tree canopy cover, encourage (subsidize?) solar energy in all aspects of design.
- I am opposed to the number of large, dense housing developments we are now seeing up and down the 29 corridor. This is seemingly being done with little prior planning/consideration to the character of existing neighborhoods and residents who have resided here for decades, infrastructure and public transportation, traffic, and overcrowding of schools. The County is forced to do this because only 5% of the land is designated for development. (As a side note, do any of the ultimate decision makers (the Board of Supervisors) personally live in a designated growth area where all this is occurring?) While we all enjoy the benefits the rural areas provide, the County needs to expand the development area to minimize impact on existing neighborhoods/residents, and so we are not forced to warehouse newly arriving people to accommodate growth.
- Identify “what if” questions to use as a test against the current and future growth policy. Nothing goes linearly into the future.....witness the impact of Covid, crime, and work from home on people’s view of living in large cities.
- All AC2044 staff should read all of the new Albemarle County vulnerability and risk assessment. Then staff should ask which of the looming problems described in the report are made more manageable by "Planning for Growth."
- Having connecting parallel roads through new neighborhoods without having the traffic routed to the existing major road arteries.
- Consider the effects on adjacent existing neighborhoods when approving building sites. Also, focus less on building new sites and more on redeveloping already existing sites.
- Survey the public
- Expand your development area beyond 29 north.
- Adequate schools to the northern feeder pattern for our kids. Trailers are not the option. Quit playing around with fake schools like the centers 1 and 2 and provide some real school Options if you want to retain students and not have them switch to private schools
- While it is important to shift energy to renewable resources, plans must understand that current technology including wind and solar can have very negative consequences for wildlife and agriculture.
- Need to explore innovative options to enhance opportunities for lower to middle income residents to gain entry to the housing market so they can build generational wealth. Especially for communities that have historically been denied this opportunity.
- New schools

- You should consider what's best for the community and not your ideology.
- Don't let the rich people dictate whether poorer people have a place to live. Everyone deserves a home, period.
- Density is way to high per acre. I'm told up to 34 units per acre. This is what people hate and causes more trouble than what its worth. Hollymead area will soon be overcrowded. We need to build on 10% if the county not 5 %. This is way out of balance.. The lack of school planning is very concerning.
- Please continue to facilitate responsible growth in areas other than the 29 corridor (Crozet, Earlysville, Scottsville). Everyone does not need to live on top of each other in the middle of the county.
- I found this survey to be self serving to a pre-defined direction. I would recommend conducting a survey to evaluate people's attitudes and opinions of the current growth they are witnessing in the County and how they would like to see growth either remain at the same pace, be reduced or increased for residential, commercial and industrial development.
- please do not expand growth/development areas and do not increase commercial development around I-64 interchanges (you can go to Waynesboro or Zion Crossroads for that).
- Discussions with the Planning Commission and Board of Supervisors should include staff from the climate, transit/transportation, and environmental offices. Concerned about recent mention of only adding economic development staff to these discussions--the growth management picture must be viewed holistically. Also must account for the interplay of growth in the City and County. For instance, the City has just built a large amount of new office space downtown--must be considered in projections for office space needs in the County.
- Environmental impact as well as the impact of extreme housing density on the wellbeing of citizens.
- The current Comp plan is racist and elitist.
- Keep Albemarle the unique gem that it is. We do not need to grow outside of the growth boundaries.
- Thank you for getting the community input for all these important projects and their options. Please consider doing this again.
- Please don't lose sight on the mental health implications of high density living. Dealing with different cultures, traffic, crowds, etc. will present us with a number of challenges along the way.
- School capacity must be addressed. We can't have future growth with the same number of schools (particularly in the northern part of the county).
- Once again STOP ALL DEVELOPMENT. This town and county is ruined from all that has happened. Just look at comments and about 95 percent of people living here HATE all the growth that has occurred in the past 20 years. Its a terrible place to live and the once promised that taxes wouldnt increase with all the development from one of the Alb county supervisors was a lie. I know about 22 of my friends who left here because of this over crowded master plan that keeps going and going. No number of petitions or comments from residents ever get considered. You all do what you want to do and dont care at all. Its all about money.
- Please emphasize middle class job creation in ALL that you pursue. We cannot sustain the residential growth with retail/tourism/service jobs. We must focus on recruiting employers mid level jobs... \$50,000/year and up average. Albemarle County has 'lost' a number of these employees to surrounding counties. Make this an important sub goal for EVERY goal. Our affordable housing and poverty challenges can be markedly reduced by creating mid level jobs ...and providing the PVCC training to prepare citizens for these jobs. #2. Do not push the high density infill to the detriment of existing communities. Case in point....RST development and

Forest Lakes South. Rather Appropriately Expand the development areas....perhaps by actually creating a business park for mid level jobs!!!! And actively recruiting these employers...rather than bulldoze development of high density that damages existing communities.

- How would you feel if you lived in the development areas? Think about that in depth. Can you identify other towns with successful approaches?
- Do not allow building of new developments of any kind where the infrastructure (schools, roads, water, sewage, etc.) are not already in place. Do not burden the infrastructure!
- Roads and infrastructure (like schools) need to be a top priority when discussing growth. Some of our roads cannot handle more traffic, yet giant neighborhoods are being built where there is only one way into the city on roads that are at capacity or have frequent traffic jams (looking at you rt250 and Rivanna Village). Also, we need to make trees a priority. Require folks to replace a certain percentage of trees that have been felled when building/etc. Our climate depends on it.
- Forestation, re-forestation and increasing tree cover should be a priority in the development areas as well as in the rural areas. Every development should have a re-forestation requirement.