

Chapter 1: Plan Overview

What is a Comprehensive Plan?

This Comprehensive Plan was prepared as an update to the Comprehensive Plan 2002-2020, which was adopted in 2002 and subsequently updated in 2007 and 2010. The Comprehensive Plan is required by state law and intended to guide decision-making about the built and natural environment. The purpose of the Plan is to establish a clear vision for the future, identify the City's goals towards achieving that vision, create policy guidance for public and private decision-makers, and identify tasks that need to be pursued to make the Plan's vision and goals a reality.

What's in this Plan?

Chapter	Contents
1: Plan Overview	The purpose of the Plan and an overview of the key changes
2: Vision	The vision for Lynchburg's future and discussion of the important elements of that vision
3: Goals and Policies	The City's goals for the future and statements policies describing how the City plans to accomplish its goals
4: Plan Implementation	General guidance and a dynamic, prioritized list of tasks that collectively comprise the City's plan implementation program
5: Planning Context	Demographic and land use conditions and trends
6: Land Use & Community Design	Planning framework, future land use and design guidance
7: Economic Development	Economic development challenges and approaches
8: Neighborhoods & Housing	Neighborhood and housing challenges and partnerships to meet those challenges
9: History, Culture, Arts & Education	Opportunities to make the best use of historic resources and to expand local arts and educational resources
10: Natural Systems	Constraints and opportunities to conserve and capitalize on the City's abundant natural resources
11: Parks & Recreation	Resources and opportunities to better meet local open space and recreational needs through collaborative service provision
12: Transportation	Existing transportation system inventory, needed improvements and design enhancements to enhance mobility while supporting land use, natural systems and utilities goals
12: Public Utilities	Water, wastewater and stormwater management system needs and coordinated approach to meeting those needs
13: Public Facilities	Educational, health care, emergency services and library facility assets and needs



What's New

This Comprehensive Plan largely reflects the vision and guidance of previous plans, with a strong emphasis on developing and maintaining vital neighborhoods as an integral part of the quality of life in Lynchburg. While reorganized and simplified, this Plan retains all of the important elements of the vision of the 2002-2020 Comprehensive Plan, and provides more specific guidance on how to meet the changing needs of Lynchburg. Throughout the development of this update, with the input of hundreds of citizens in more than a dozen community workshops, focus groups and interviews, the need for the following refinements became clear:

Better Streets: The City has increasingly recognized that streets are much more than conveyances for cars and trucks – streets serve transit riders, bicyclists, pedestrians and the uses along them. By serving all modes of travel, the City's streets will increase travel choices for all residents. Streets also define our community character and play important roles in service provision and environmental quality. Better streets can improve mobility, facilitate utility extensions, reduce energy consumption, improve water quality and reinforce the natural beauty of Lynchburg.

Connectivity: Lynchburg's traffic problems and mobility limitations are exacerbated by relatively poor connectivity. While topography limits connectivity in some situations, the Plan recommends capitalizing on opportunities to better connect neighborhoods with the services residents need and to interconnect abutting businesses to reduce traffic conflicts on arterial streets. Improved connectivity for motorists, bicyclists and pedestrians can moderate traffic congestion and enhance access between the places where residents live, work and play.

Density: While no change has been made to the densities authorized in each future land use category, the Plan recognizes the need to make efficient use of the City's limited land resources and establishes policies that provide for accessory dwellings, density bonuses for the provision of community benefits (e.g., open space or water quality enhancements), and mixed use development in commercial categories that previously excluded residences.

Land Use: While the Plan Framework and Future Land Use Maps are largely consistent with the prior maps, the following changes have occurred:

- Planned development areas have been designated as growth areas on the Plan Framework Map and as Mixed Use areas on the Future Land Use Map
- The office, neighborhood service and high density residential categories now explicitly allow for limited mixes of uses
- Liberty University's growth plans are reflected on the Future Land Use Map
- Additional high density development is proposed within the Graves Mill employment area. During the preparation of the plan, an additional high density residential area was considered on the eastern side of the 600 Block of Leesville Road. Council removed this area from the adopted plan with anticipation that the land use of the entire corridor would be considered in

the future after roadwork is completed on Greenview Drive or as part of a land use study as indicated on the Area and Corridor Plan Status Map.

How to Use the Plan

This Plan is a guide for public and private decision-makers. On the public sector side, it is intended to guide the City as it allocates limited resources to provide services and continually enhance the quality of life for residents. Achieving the Plan's vision and goals should guide fiscal and land use decisions. The Plan's policies and plan implementation program provide more detailed guidance that should guide decisions on City budgets, capital improvements plans, departmental work programs and decisions about growth and development of Lynchburg. The private sector should consult the Plan to understand the community's priorities and recognize that the City will be a willing partner in private efforts that help to bring the City's goals to reality.

The Plan is not a static document; it is intended to be a dynamic platform for efforts to conserve what is best in Lynchburg and to facilitate changes that enhance the City. The plan implementation program is intended to be updated on an annual basis as the City allocates resources to non-recurring plan implementation tasks. The Plan's goals and policies should be reviewed at least every five years pursuant to state law. These updates should consider past accomplishments and changing dynamics in the City and the region as a whole. Finally, the Future Land Use Map is intended to guide growth, development and zoning decisions. The map should be updated to reflect approved area and corridor plans, as well as major development or redevelopment plans that are consistent with the Plan's vision and goals.

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