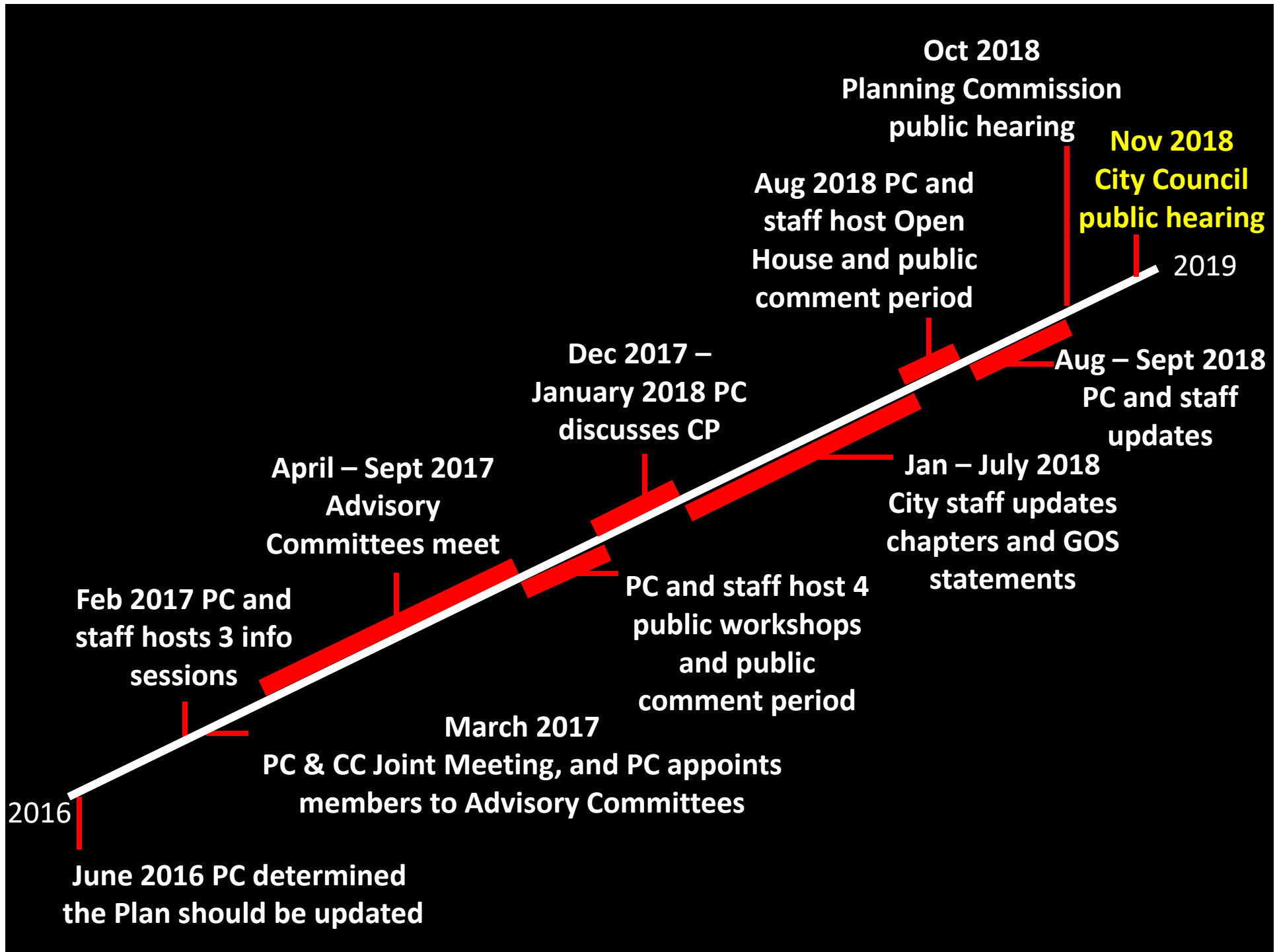


# Comprehensive Plan Update

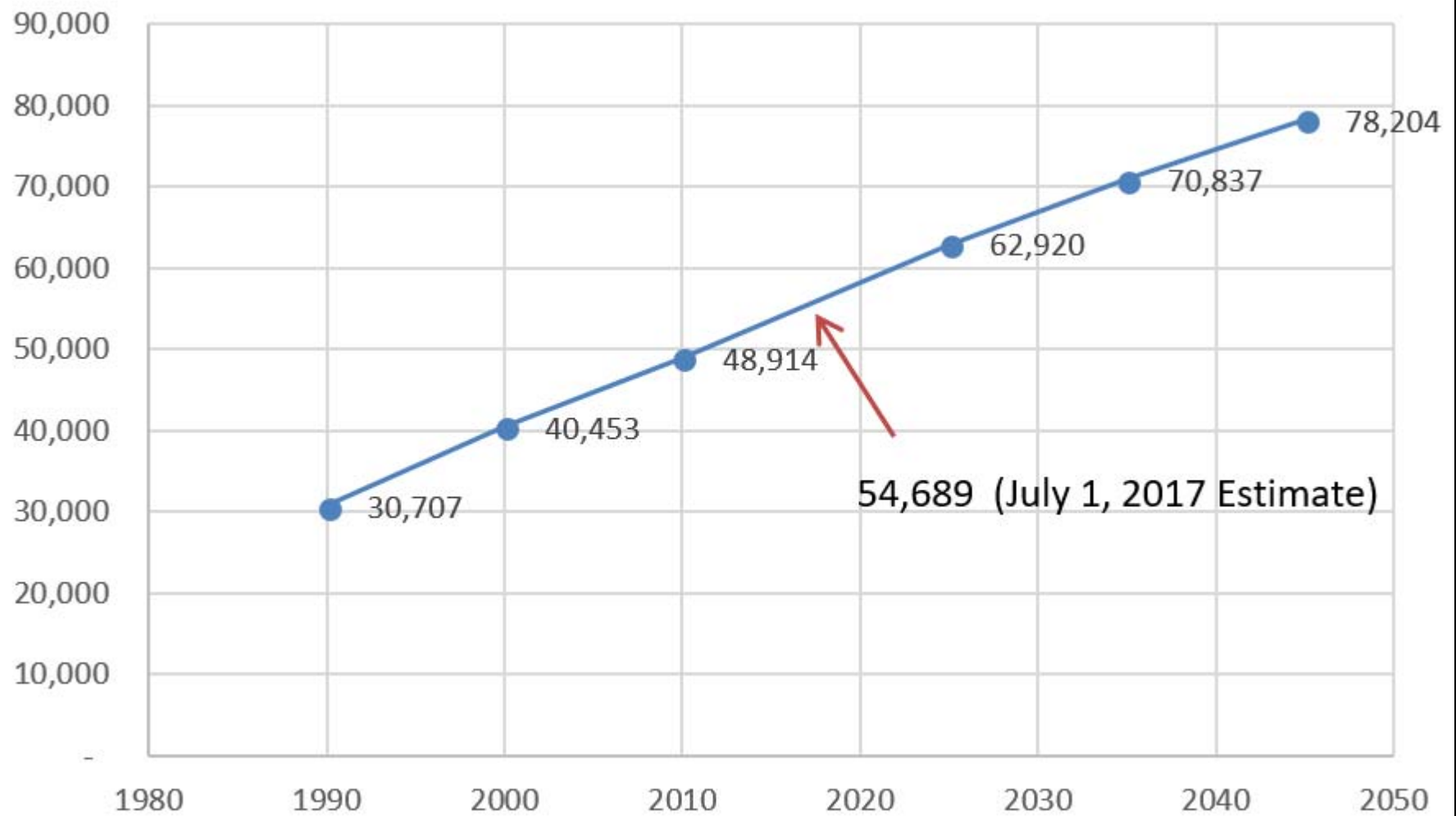
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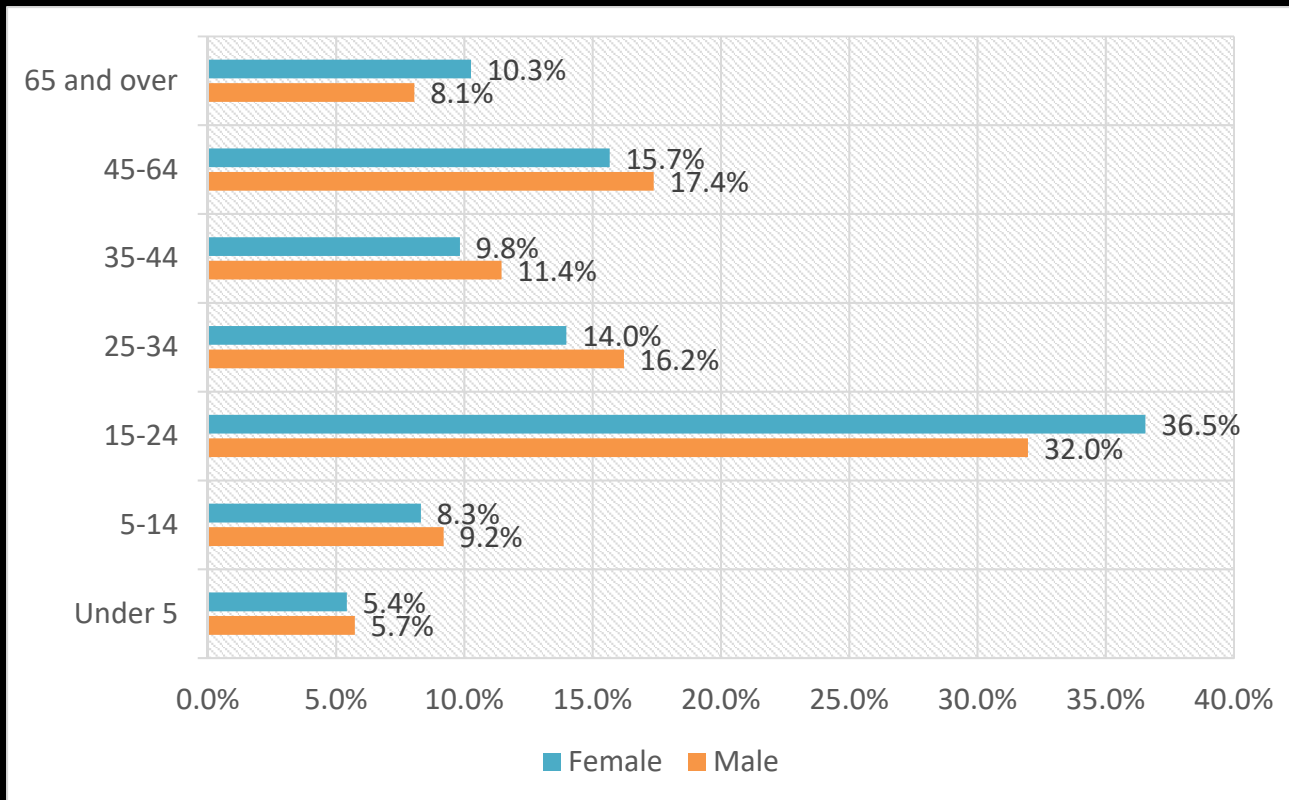


# Chapters

1. Introduction
  2. Vision and Goals
  3. Implementation
  4. Planning Context
  5. Community Engagement and Collaboration
  6. Land Use and Development Quality
  7. Neighborhoods and Housing
  8. Education, Workforce Development, and Lifelong Learning
  9. Arts, Culture, and Historic Resources
  10. Sustainability and Environmental Stewardship
  11. Parks and Recreation
  12. Transportation
  13. Community Infrastructure, Services, Safety, and Health
  14. Economic Development and Tourism
  15. Revitalization
  16. Goal, Objective, and Strategy Statements
- Removed  
Plan Framework



**Figure 4-6. Harrisonburg Census and Projected Population**



**Figure 4-3. Harrisonburg Population by Age and Sex, 2016**

**Table 4-7. Income for Households, Families and Individuals in Harrisonburg, Rockingham County, Charlottesville, and Virginia, 2012-2016**

	Harrisonburg	Rockingham County	Charlottesville	Virginia
<b>Median Household Income</b>	\$40,494	\$55,029	\$50,727	\$66,149
<b>Median Non-Family Household Income</b>	\$25,766	\$32,312	\$36,178	\$40,812
<b>Median Family Income</b>	\$55,073	\$63,030	\$72,855	\$80,068
<b>Per Capita Income</b>	\$18,892	\$27,161	\$30,729	\$34,967

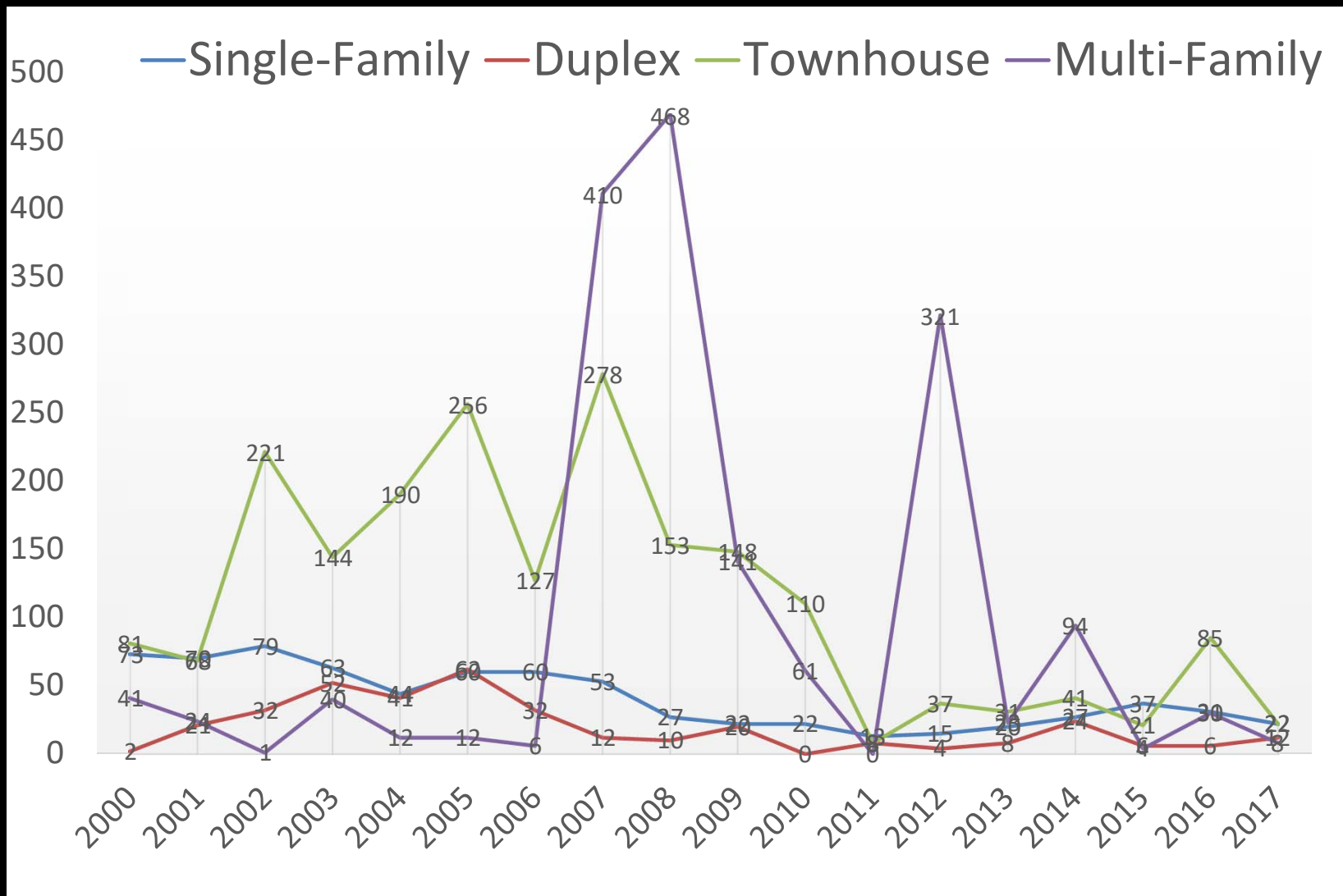
**Table 4-8. Percentage of People Whose Income is Below the Poverty Threshold in Harrisonburg, Rockingham County, Charlottesville, and Virginia, 2012-2016**

	Harrisonburg	Rockingham County	Charlottesville	Virginia
All People	33.1%	11.6%	25.9%	11.4%
Under 18	25.1%	17.0%	21.8%	15.1%
18 to 64	37.8%	10.5%	28.8%	10.9%
65 and over	9.9%	8.5%	10.0%	7.6%

**Table 4-11. ALICE Threshold for Households (HHs) 2015**  
**Table 4-10. Comparison of Overall Poverty Rate to Non-Postsecondary**

County	Total HHs	HHs Below ALICE Threshold	ALICE Threshold – HH Under 65 Years	ALICE Threshold – HHs 65 Years and Over
Harrisonburg	16,409	65%	\$60,000	\$35,000
Rockingham County	30,318	42%	\$50,000	\$35,000
Charlottesville	17,752	43%	\$45,000	\$25,000





**Figure 7-2. Analysis of Harrisonburg Building Permit Data 2000-2017**



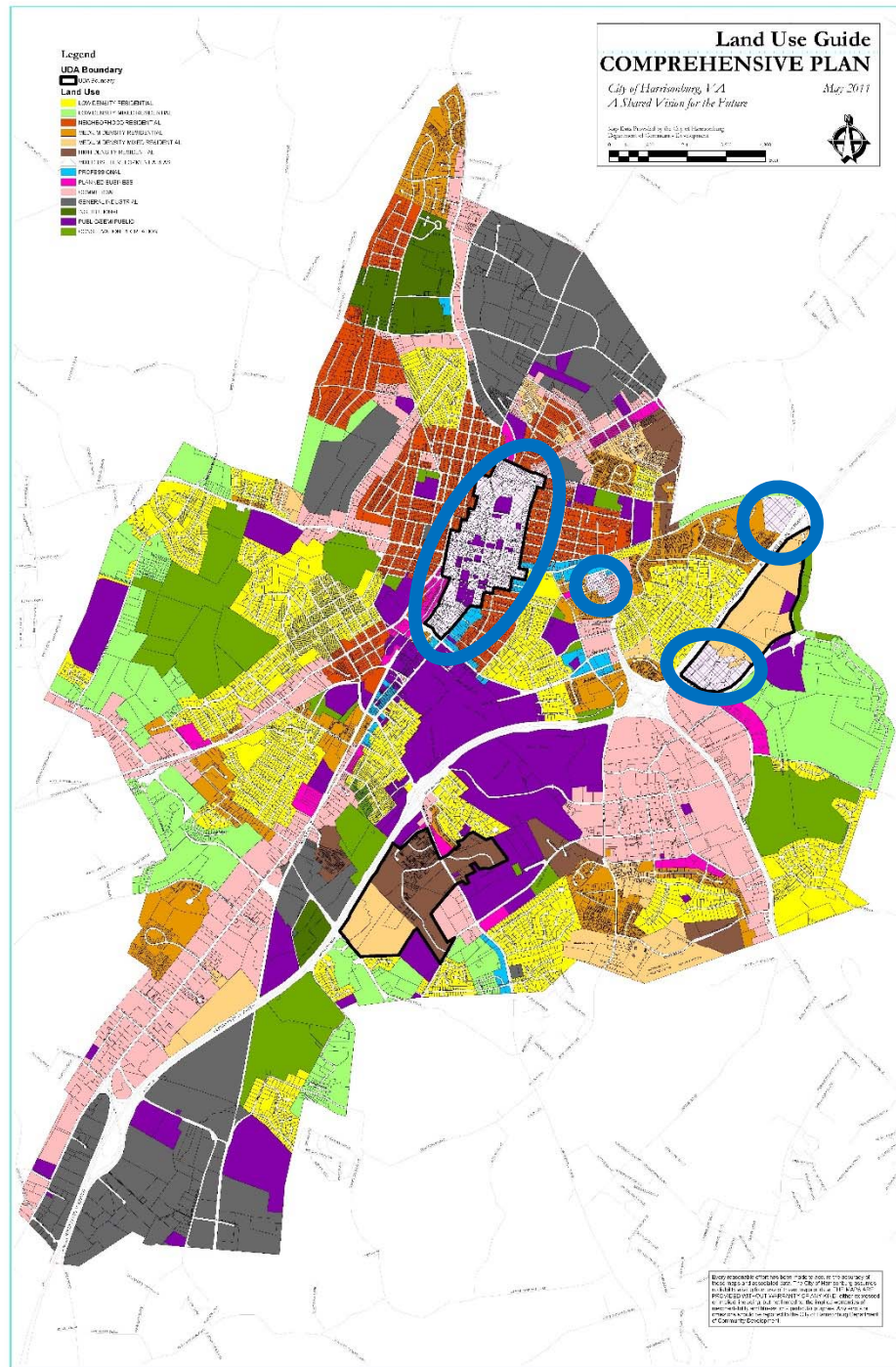
# Land Use Guide Changes

- Designated entire City as “Urban Development Area”
- Combined “Professional” and “Planned Business” designations into new “Limited Commercial”
- Modified definition of “Conservation, Recreation, and Open Space”
- Modified definition of “Public/Semi Public” to “Governmental/Quasi Governmental”

# Dwelling Units/Acre

	2011 (dwelling units/acre)	Proposed (dwelling units/acre)
Low Density Residential	1 to 4	Around 4
Low Density Mixed Residential	1 to 6	Around 7
Medium Density Residential	5 to 15	Around 15
Medium Density Mixed Residential	4 to 12	Around 20
High Density Residential	12 to 24	Up to 24
Mixed Use Development Area/ Mixed Use	Outside of downtown not to exceed average of 15 In downtown may be higher than average of 15	Outside of downtown should be around 24

# 2011 Land Use Guide

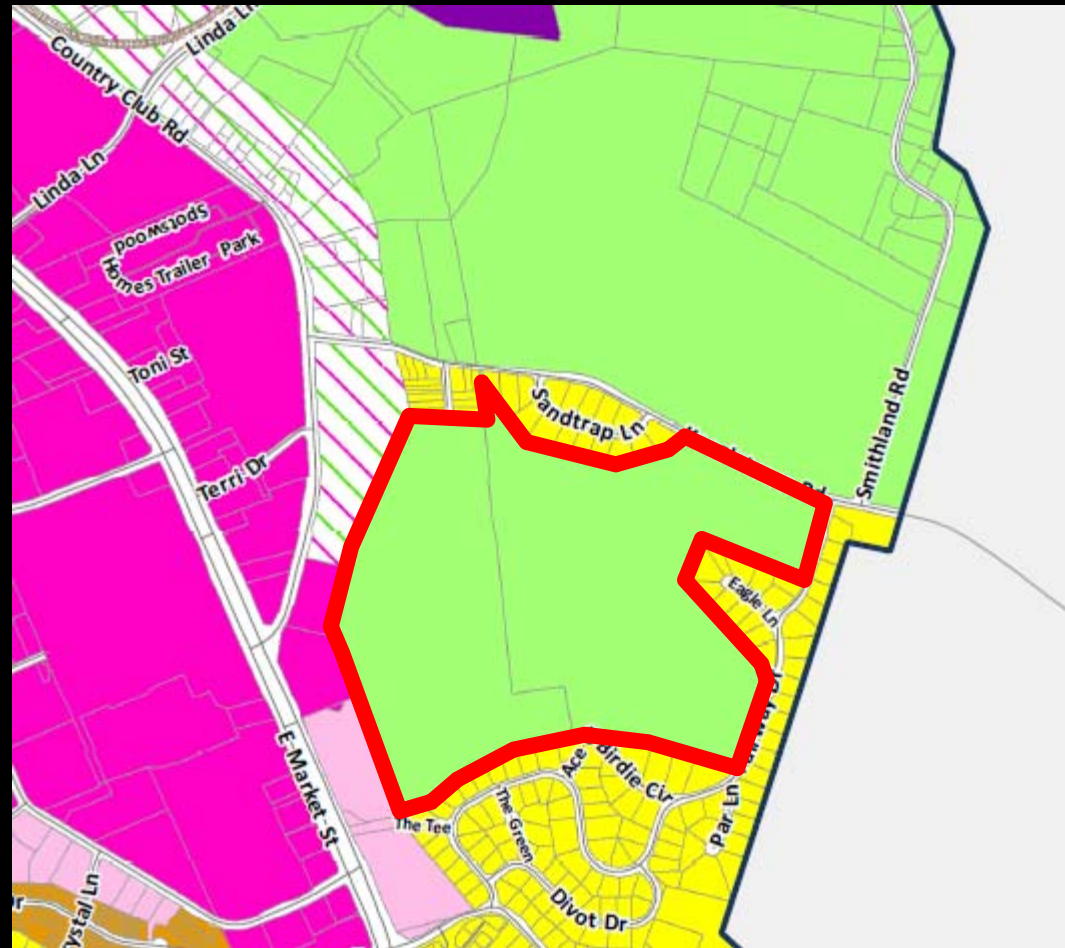




# Land Use Guide Changes

## Land Use Designations

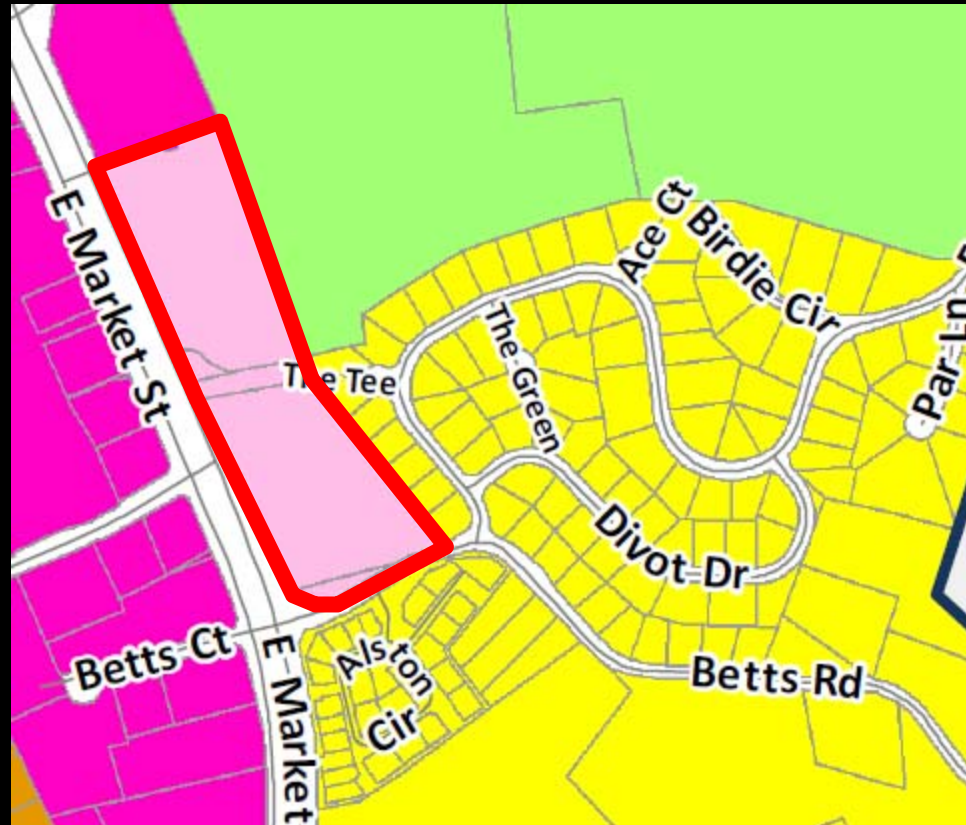
- Conservation, Recreation, and Open Space
- Low Density Residential
- Low Density Mixed Residential
- Neighborhood Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- Mixed Use
- Limited Commercial
- Commercial
- General Industrial
- Governmental/Quasi-Governmental
- Institutional



# Land Use Guide Changes

## Land Use Designations

- Conservation, Recreation, and Open Space
- Low Density Residential
- Low Density Mixed Residential
- Neighborhood Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- Mixed Use
- Limited Commercial
- Commercial
- General Industrial
- Governmental/Quasi-Governmental
- Institutional





# Land Use Guide Changes

## Land Use Designations

- Conservation, Recreation, and Open Space
- Low Density Residential
- Low Density Mixed Residential
- Neighborhood Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- Mixed Use
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- Commercial
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- Institutional



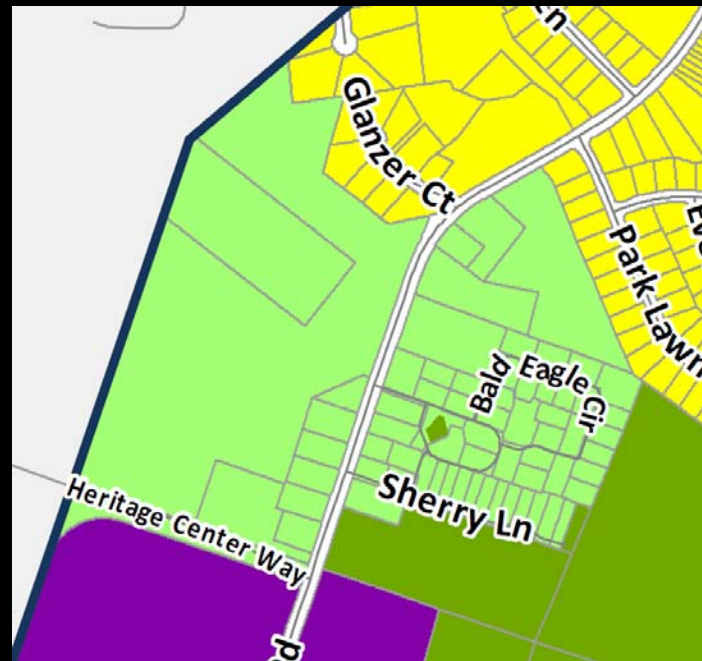
# Land Use Guide Changes

## Land Use Designations

- Conservation, Recreation, and Open Space
- Low Density Residential
- Low Density Mixed Residential
- Neighborhood Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
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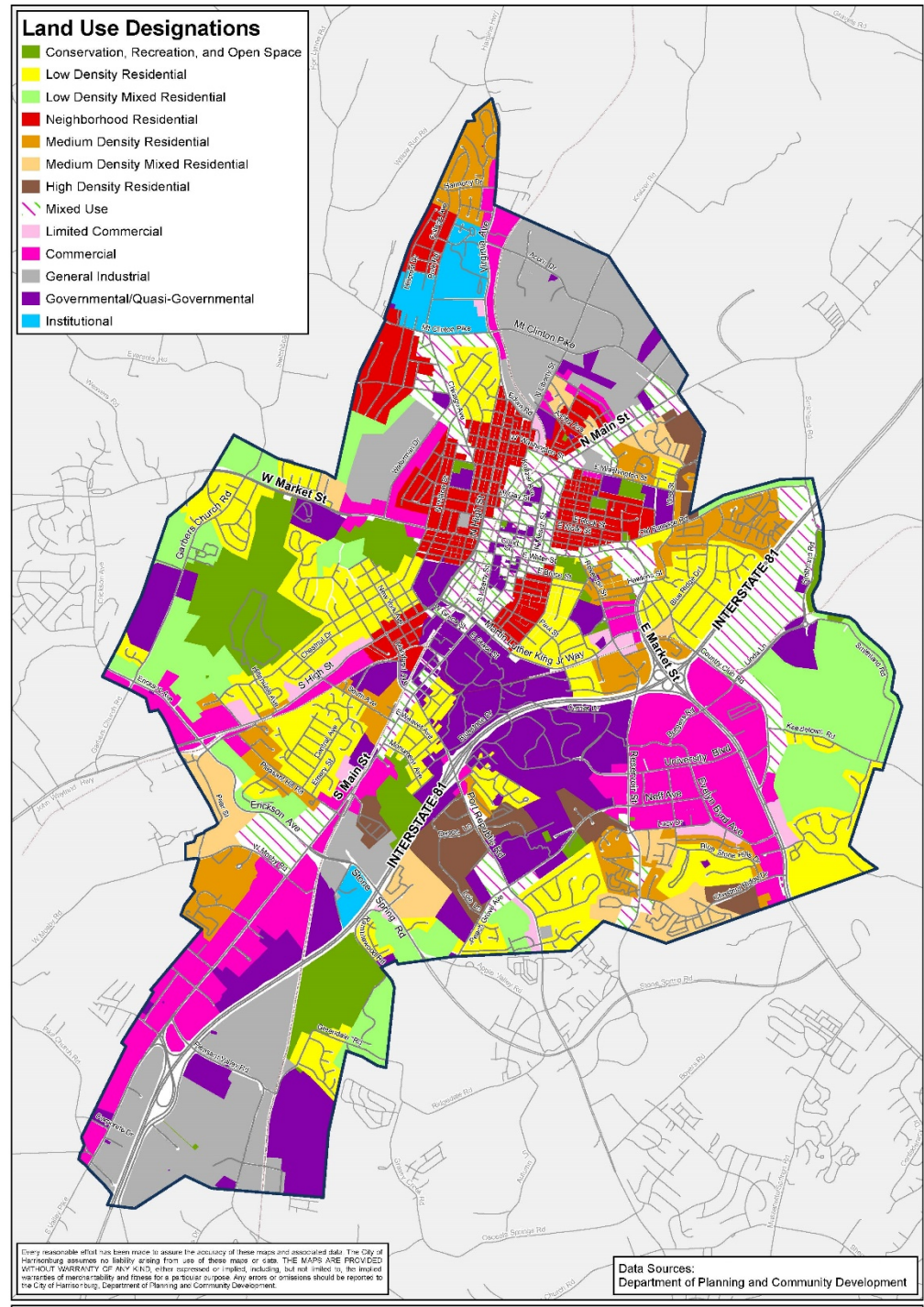
Current



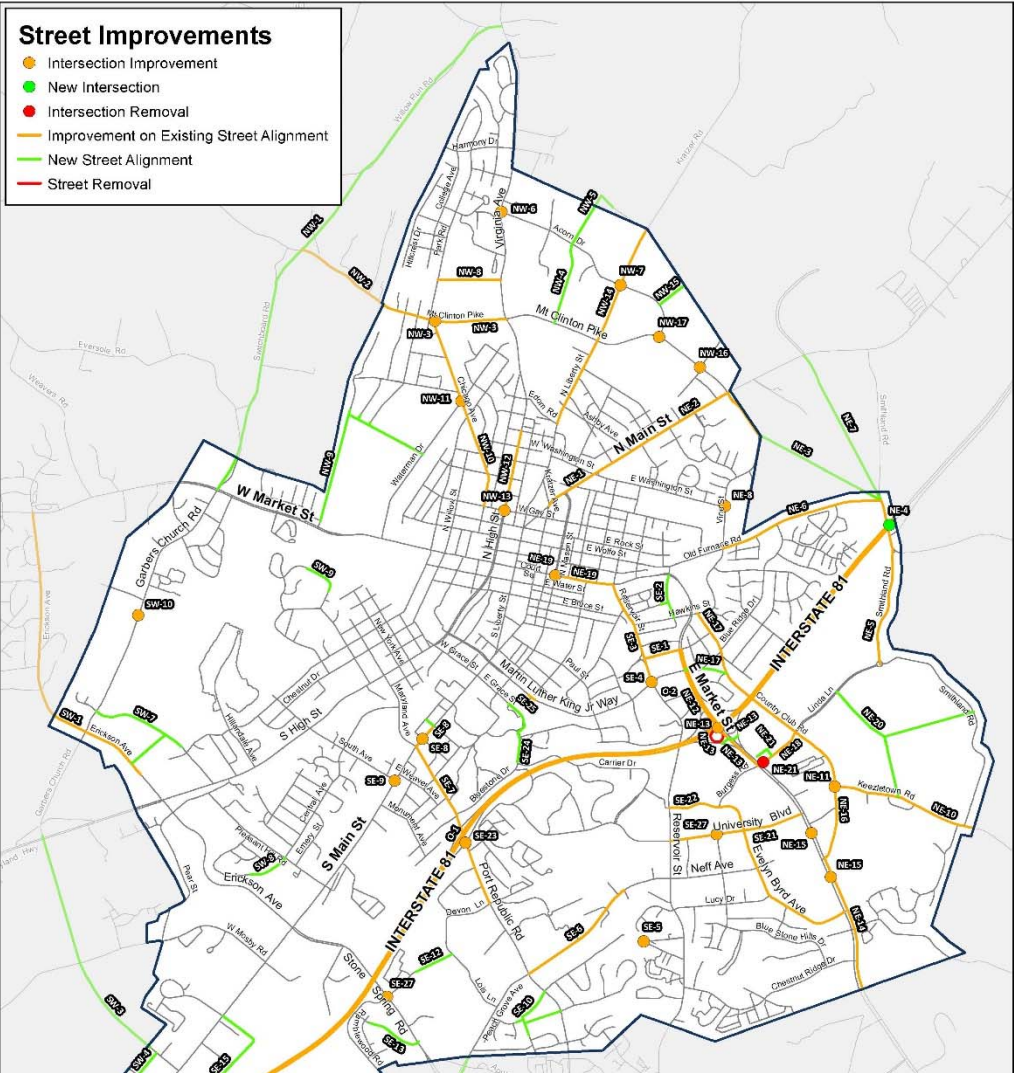
Proposed

# Other Discussion

- General Industrial areas remain
- Areas adjacent to Old Town remain Neighborhood Residential
- Commercial area around East Market Street, University Blvd, and Neff Avenue remain Commercial



# Street Improvement Plan



Safety Improvement



Congestion mitigation/  
Alternative route

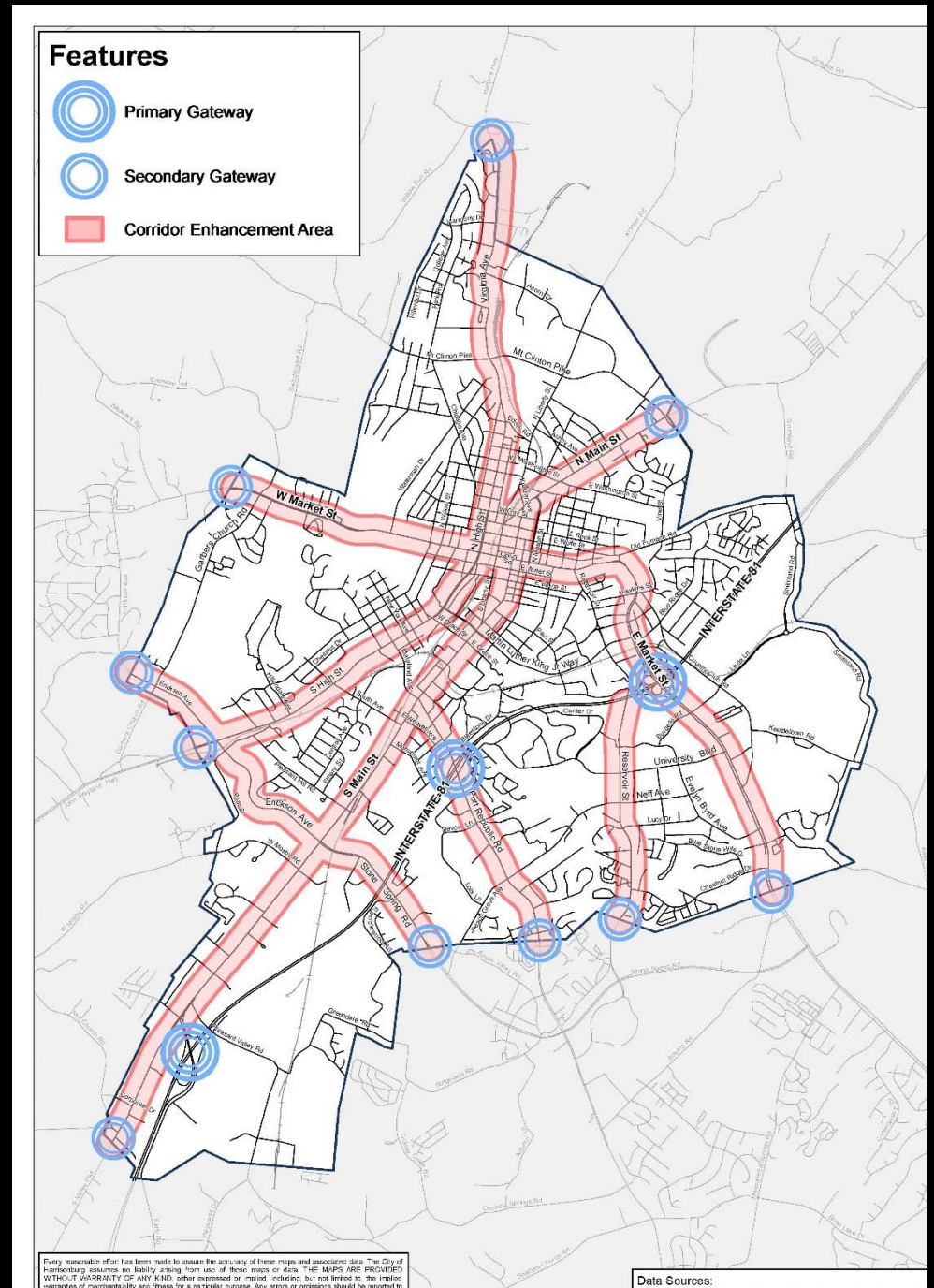


Bicycle & Pedestrian  
Improvement



New Development/  
Connectivity

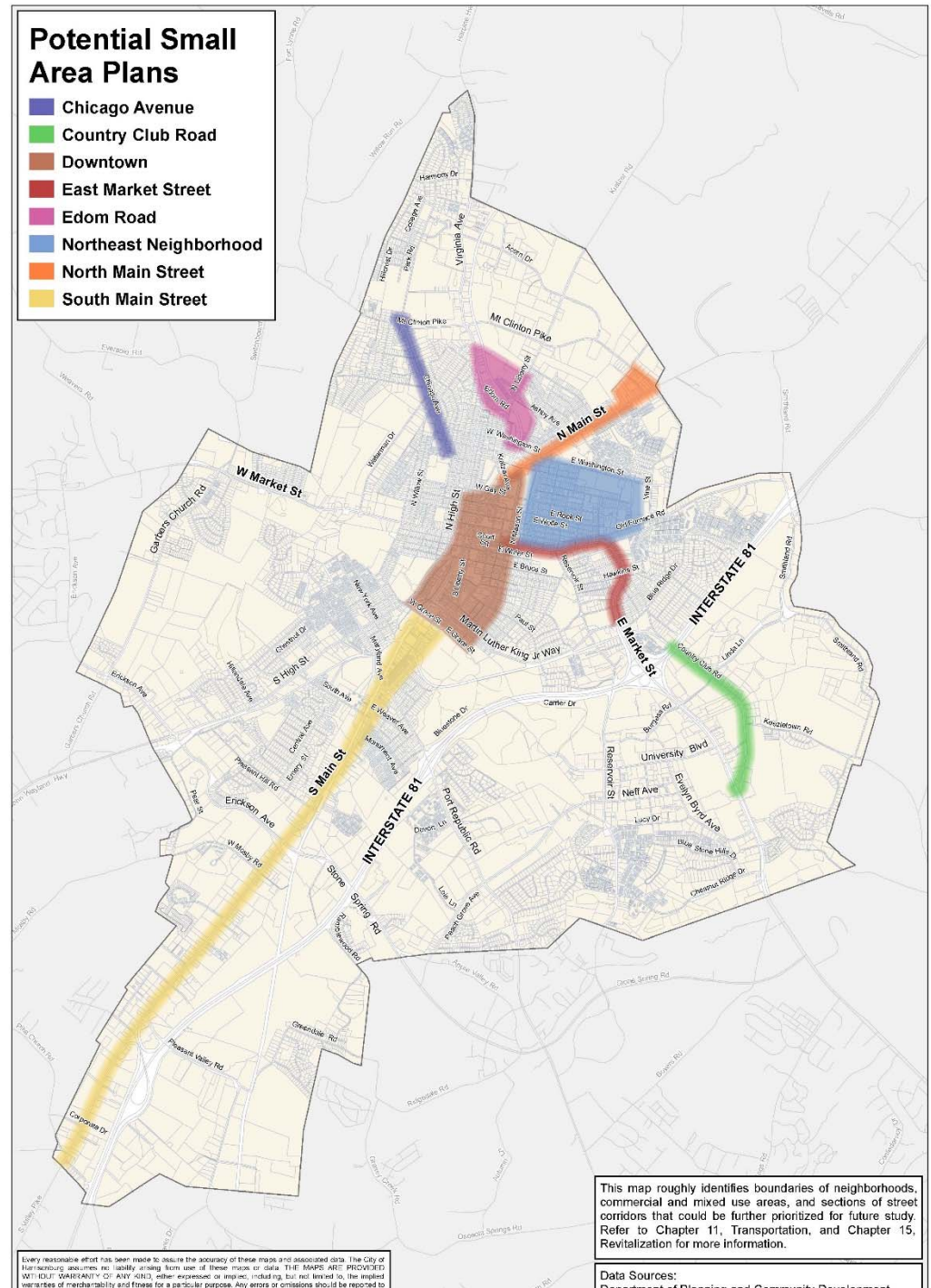
# Gateways & Corridor Enhancement Areas



# Potential Small Area Plans

## Potential Small Area Plans

- Chicago Avenue
- Country Club Road
- Downtown
- East Market Street
- Edom Road
- Northeast Neighborhood
- North Main Street
- South Main Street



This map roughly identifies boundaries of neighborhoods, commercial and mixed use areas, and sections of street corridors that could be further prioritized for future study. Refer to Chapter 11, Transportation, and Chapter 15, Revitalization for more information.

Every reasonable effort has been made to ensure the accuracy of these maps and associated data. The City of Harrisburg assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any errors or omissions should be reported to the City of Harrisburg, Department of Planning and Community Development.

Data Sources:  
Department of Planning and Community Development

# Vision, Goals, Objectives, and Strategies



# Priority Objective Statements

- Objective 3.1 To increase resident involvement in City affairs to promote civic pride and participation.
- Objective 4.1 To create positive images of the City through landscaping and design improvements at the City's gateways, along major travel corridors, in residential neighborhoods, and in commercial and industrial areas.
- Objective 4.2 To encourage areas with a mix of uses (residential and nonresidential) and areas with different housing types and lot sizes in locations identified in the Land Use Guide.
- Objective 4.4 To provide off-street parking to adequately meet demand and provide access to key destinations, businesses, and services, without creating oversupply that increases costs for development, and impacts the community character, natural environment, and economic vitality.
- Objective 5.2 To develop approaches to increase the percentage of single-family detached and duplex housing units.



# Priority Objective Statements

- Objective 6.1 To promote affordable housing options, including affordable rental properties and affordable homes for ownership.
- Objective 7.3 To provide support for educational programs for workforce development, apprenticeship, training and retraining to meet the demands of business and industry, as well as, improving the skills of individual community members.
- Objective 11.5 To protect and increase tree canopy cover in the City.
- Objective 11.7 To promote and implement strategies to reduce waste.
- Objective 12.1 To continue to support Harrisonburg's parks and recreation system as a major community benefit.
- Objective 13.1 To improve the ability of people and goods to move efficiently and safely throughout the City, while considering existing and future needs of people and planned land uses.

# Priority Objective Statements

- Objective 13.2 To increase opportunities for alternative modes of transportation (such as walking, bicycling, public transportation, and ridesharing) and to reduce motorized traffic demand on City streets.
- Objective 16.6 To promote entrepreneurial activity across all segments of the population, by providing support and incentives to attract businesses to start in the City.
- Objective 18.1 To maximize the economic potential of new infill development, and the reuse, and redevelopment of existing and underutilized structures and properties.

## The Comprehensive Plan gives guidance to:

- Land use decisions – ex. rezonings, special use permits
- Transportation planning
- Economic Development initiatives
- Etc.

## Implementation through:

- Zoning Ordinance and Subdivision Ordinance
- City Code
- Design standards and guidelines
- Projects
- Programs
- Policies

## **Recommendation**

**Staff and Planning Commission (7-0)  
recommend approval of the  
Comprehensive Plan.**

