



# Comprehensive Plan DIAGNOSTIC

FINAL  
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Prepared By:



# Table of Contents

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- Overview** ..... 1
  - Purpose & Scope ..... 1
  - Diagnostic Process ..... 2
- The Code of Virginia** ..... 3
  - Background ..... 3
  - Key Findings ..... 4
  - General Recommendations ..... 4
- Best Practices** ..... 6
  - Background ..... 6
  - Key Findings ..... 7
- Next Steps** ..... 9
- Conclusions** ..... 10
- Appendices** ..... 11
  - Code of Virginia Diagnostic Matrix ..... 12
  - Best Practices Diagnostic Matrix ..... 29
  - Mapping Element Diagnostic Matrix ..... 40

# Overview

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The recommendations included in this diagnostic report assess The City of Lynchburg's Comprehensive Plan to provide a framework for the plan's update.

## Purpose and Scope

A Comprehensive Plan is a long-term planning document that establishes a vision for the future of the locality. A plan should be based on a shared community vision and rooted in factual analysis. It should be coordinated with other plans and studies, compliant with applicable codes and regulations, and developed using planning best practices. As part of the current Comprehensive Plan update process, this diagnostic examines the current Plan for compliance with the Code of Virginia and community planning best practices.

The analysis includes the following components:

- Review of the Comprehensive Plan for conformance with the requirements of the Code of Virginia.
- Review of the Comprehensive Plan for compatibility with planning best practices.
- Review of existing maps.
- Summary of plan strengths and weaknesses based on code compliance and alignment with planning best practices.
- Assessment of the content, structure, and consistency of the plan for completeness and ease of use.
- Identification of final recommendations for incorporation into the comprehensive plan update.

# Diagnostic Process

The planning process began with a kick-off meeting with City staff to discuss the existing Comprehensive Plan, along with community goals and challenges. This meeting identified community progress since the last Comprehensive Plan update, additional community resources and initiatives, and key areas of concern.

The diagnostic process included a comprehensive review and evaluation of the existing Comprehensive Plan by the City's Comprehensive Plan consulting staff. The team assessed conformance with the Code of Virginia, identifying each code requirement by type (mandatory or optional) and summarizing the Plan's effectiveness in meeting these requirements. The team also assessed the Plan's effectiveness in meeting APA's Comprehensive Plan Standards for Sustaining Places. These best practices are the result of a four-year effort by the American Planning Association (APA) to define

the role of Comprehensive Plans in addressing the sustainability of human settlements. The standards provide a set of planning best practices to serve as a resource in the preparation of the Comprehensive Plan update. They are optional standards for creating livable, healthy, and sustainable communities. Finally, this report summarizes considerations to better comply with state code and strengthen the effectiveness of the plan.

These recommended changes will be discussed with Planning Commission and City Council as a roadmap for an updated Comprehensive Plan that improves the ability of public officials, citizens, and stakeholders to build their visioned community. Each diagnostic matrix is located in the appendix of this report for easy reference and examination.

## Report Resources

Click the linked pages below to explore the resources used in this report.

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- [The Code of Virginia >>](#)
  - [APA's Comprehensive Plan Standards for Sustaining Places >>](#)
  - [The City of Lynchburg's Current Comprehensive Plan >>](#)

# The Code of Virginia

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The City of Lynchburg's Comprehensive Plan includes broad coverage of typical planning topics that are required in Comprehensive Plans by the *Code of Virginia* as well as detailed planning for topics important to the community, such as historic preservation. Improvements will build on the aspects of the Plan that work for the community, improve those that need refinement, and bring the entire Plan into compliance with the *Code of Virginia* and acknowledged planning best practices.

## Background

Under Section 15.2-2223 of the Code of Virginia, every locality is required to adopt and maintain a Comprehensive Plan for the territory that it governs. Once adopted, this plan must be reviewed at least once every five years. This ensures that local governments continue to evaluate changing community needs and actively work to achieve the goals identified in the plan.

The Code of Virginia establishes required and optional elements for adopted Comprehensive Plans. For example, the Code requires elements such as a description of future community trends, a transportation plan, and recommendations to promote the development and maintenance of affordable housing, including manufactured homes. Some optional elements in the Code include description of future facilities development,

identification of existing facilities (such as parks, sports fields, hospitals, schools, etc.), and the designation of historical or urban renewal areas. This diagnostic includes a matrix that categorizes each part of the Code by type (mandatory or optional) and includes an analysis and recommendation based on review of the existing Plan.

## Code Compliance: Key Findings

The City of Lynchburg's Comprehensive Plan includes broad coverage of typical planning topics that are required in Comprehensive Plans by the Code of Virginia as well as detailed planning for topics important to the community, such as historic preservation. Improvements will build on the aspects of the Plan that work for the community, improve those that need refinement, and bring the entire plan into compliance with the Code of Virginia and acknowledged planning best practices. Improvements to address Code of Virginia requirements will focus on updating information to reflect current data, incorporating any applicable new studies or plans, documenting recent and planned capital improvements, conducting a more thorough analysis of transportation needs and priorities, reviewing development plans and policy strategies for changes based on public engagement and direction from Planning Commission and City Council, and developing a targeted implementation plan with clear strategies and priorities. Key recommendations from the Code of Virginia analysis include the following:

- The Plan should be updated to show current community conditions and data, using updated information from the U.S. Census Bureau, the Weldon Cooper Center for Public Service, the Virginia Employment Commission, the Virginia Department of Transportation (VDOT), and other sources.
- Community engagement, such as forums and surveys, should be highlighted in the plan. Community engagement results and analysis should also be included in the plan to demonstrate how it influences the Plan.

### Community Data & Analysis:

Comprehensive Plan data should be updated to reflect a current community profile. Profile elements should include such topics as regional and local population trends, general demographics, income, poverty, unemployment, housing vacancy, age of housing stock, and other applicable demographic, economic, and housing data. Maps and graphics will help in visualizing this information and to help create a more engaging plan.

## Code Compliance: Findings (Continued)

- The plan should include current conditions for manufactured and affordable housing, including conditions, locations, and needs, as well as strategies to address manufactured and affordable housing needs in the City as required by the Code of Virginia.
- The transportation component of the Plan should be updated to meet VDOT requirements. This includes integrating the statewide transportation plan (VTrans) and updated studies, such as the regional rural transportation and bicycle/pedestrian plans.
- The identified growth areas included in the Future Land Use Map should be reviewed and updated, as appropriate, based on community engagement findings, planned capital projects, and future growth needs.
- The plan should include any surveys, studies, and capital improvement plans completed since the last update, including the VDOT Transportation Plan.



# Best Practices

According to the American Planning Association, “Best practices are the planning action tools used by communities to activate the desired principles, processes, and attributes of their comprehensive plans. They are analogous to the body’s muscles and tendons, linking and moving the components of the planning structure. Based on state-of-the-art practices found in leading plans and planning literature, they represent the best thinking of the planning profession on how to carry out the vision and goals of their plan.”

## Background

These best practices are the result of a four-year effort by the American Planning Association (APA) to define the role of comprehensive plans in addressing the sustainability of human settlements. Traditionally, comprehensive plans focus on land use and physical development. These best practices are established to respond to modern community needs and societal trends, such as an increased demand for citizen participation, a greater focus on implementation, and a heightened awareness of health, wellness, climate change, and their impacts.

These are optional standards, included to score the Lynchburg Comprehensive Plan against characteristics of the most effective comprehensive plans across the country. They are added to provide a more complete analysis and facilitate discussion throughout the plan update process. They are not to be interpreted as requirements.

## APA’s Comprehensive Plan Standards for Sustaining Places:



Click the link above or scan this code with your phone camera to see full PDF of APA’s Comprehensive Plan Standards for Sustaining Places



## Best Practices: Key Findings

The Lynchburg Comprehensive Plan is **most effective** in planning for a livable built environment, harmony with nature, and providing consistent content.

- The Comprehensive Plan thoroughly discusses the importance and impacts of Complete Streets through the Better Streets Policy in the transportation chapter of the plan.
- The Plan promotes the protection and restoration of the City's natural resources, as well as responsible management and development of lands that are adjacent to these natural resources. It discusses the importance of those resources, and also designates Resource Conservation Areas around the City.
- This Plan provides a variety of goals and supporting objectives for a wide range of planning topics that are important to the community.

The Lynchburg Comprehensive Plan is **least effective** at addressing equity, authentic participation, and practicing responsible regionalism.

- The Plan does not provide any discussion or strategies on how to provide attainable housing and services to disadvantaged and at-risk groups in the City.
- The Plan does not provide public engagement details for the planning process. The Comprehensive Plan should thoroughly document the engagement opportunities as well as the outcomes. It is important to encourage robust public input, as this is key to full public understanding.
- The Plan does not discuss regional coordination when it comes to housing, land use, and open space plans, as relevant. These types of plans should be incorporated into the Comprehensive Plan to ensure that all local proposals support the plans of adjacent jurisdictions and the surrounding region.

## General Recommendations

- The Plan would benefit from a complete implementation matrix in order to make the implementation steps clear. A complete implementation program should include priority/timeframe, responsible parties for each action, the type of implementation, and the resources required.
- The structure of the Plan should be modified to improve readability and use. There should be consistent formatting and page orientation throughout the plan. The Plan should continue to integrate maps, graphs, charts, and maps to convey information, where appropriate.



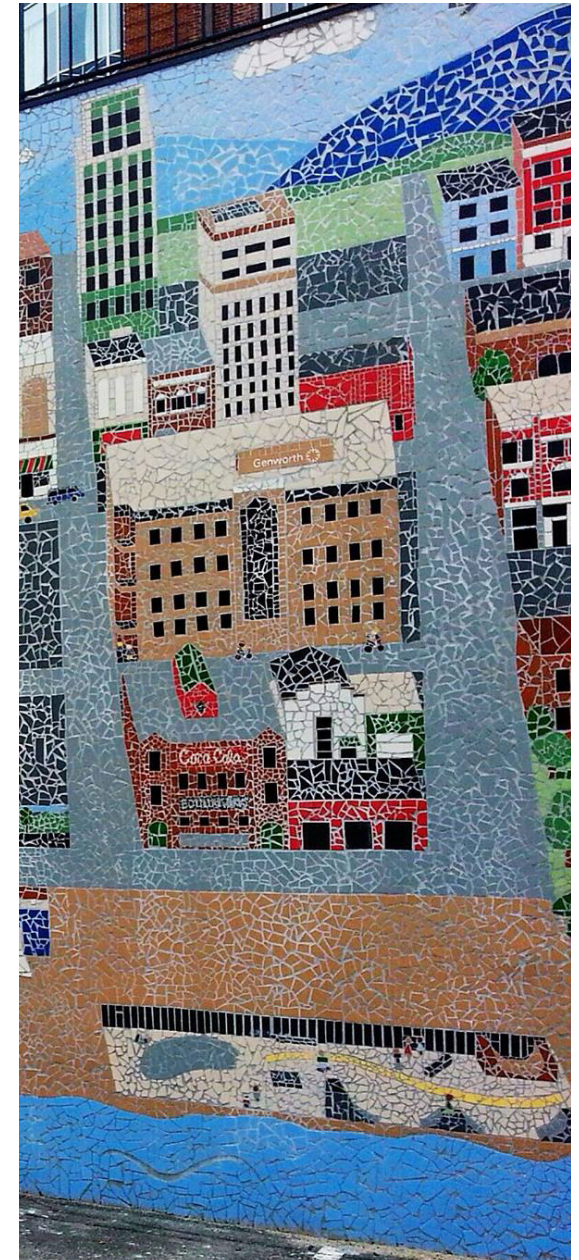
# Next Steps

The Berkley Group will facilitate meetings with the Planning Commission and City Council to present the findings of this diagnostic and to discuss the comprehensive planning process. Reviewing and discussing this diagnostic will help lay the foundation for the Comprehensive Plan update. Next steps in the Comprehensive Plan update include:

- Determining which components of this report will be prioritized for incorporation into the draft plan.
- Identifying additional projects and priorities recommended by Planning Commission and City Council for inclusion in the update.
- Conducting public engagement with the community to determine community goals and priorities.
- Updating the Comprehensive Plan to address the findings of this report, public engagement, and policy direction from the Planning

Commission and City Council during drafting work sessions.

- Providing the updated plan to the public and local and regional stakeholders for review and comment.
- Providing the updated plan to Virginia Department of Transportation for consistency review at least 90 days prior to adoption.
- Advertising public hearings in accordance with Virginia Code § 15.2-2204.
- Conducting public hearings before Planning Commission and City Council in accordance with Virginia Code § 15.2-2225 and § 15.2-2226.
- Implementing the Comprehensive Plan recommendations.



# Conclusions

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The City of Lynchburg is to be commended for undertaking a major update of its Comprehensive Plan. A comprehensive plan articulates a community's core vision for the future. This vision should be rooted in community values and developed through community engagement. In addition to incorporating community engagement, the comprehensive plan update will consider revisions to comply with the Code of Virginia. If desired, the community also has the opportunity to not only comply with minimum standards, but to restructure the plan as an engaging, easy to use document and include APA best practices to work toward a more resilient, balanced, and healthy community.

The recommendations outlined in this report establish a detailed analysis of the Comprehensive Plan and its alignment with the Code of Virginia and APA Standards for Sustaining Places. The Berkley Group looks forward to integrating these recommendations into the planning process and identifying innovative approaches to support The City of Lynchburg's long-range planning goals.



# APPENDICES

# Appendix A:

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## The Code of Virginia Diagnostic Matrix

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
1.	2222.1	Transportation plan coordination with Virginia Department of Transportation (VDOT)	Mandatory	Pgs. 19; 58	<p>The plan mentions VDOT coordination for identified transportation projects within each area and corridor plan, specifically stated in various goals throughout the Plan however, the timeframe and the fact that it is a requirement by state code is not explicitly stated.</p> <p>The plan does not reference the Six Year Improvement Plan (SYIP), revenue sharing, SMART SCALE, or other VDOT programs or funding options.</p> <p><b>The Comprehensive Plan update will require a 90-day VDOT review period as outlined in this state code section. Prior to VDOT review, recommend updating the plan to reflect current transportation projects and plan(s), and to include all content as required per current state code.</b></p>
2.	2223	Comp. Plan scope, purpose, adoption	Mandatory	Pg. 1	<p>The plan includes the purpose and briefly mentions legal basis. There is little information addressing how the plan was developed or how the community was involved in the process.</p> <p><b>Recommend adding more information regarding the preparation of this plan, the public engagement involvement in this process, and adoption information. Recommend adding additional information about the legal status of the Plan, including a direct reference to the Code of Virginia.</b></p>



#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
3.	2223 (A)	Existing Conditions	Mandatory	Various	<p>The plan includes goals and policies for land use and development; economic development; neighborhoods and housing; history, arts, culture, and education; natural systems; recreation; transportation; and community facilities and utilities. Existing conditions and planning context for these focus areas are included in Chapters 6 through 14 of the plan.</p> <p><b>Recommend updating to reflect current conditions and trends.</b></p>
4.	2223 (A)	Future trends of growth	Mandatory	Pg. 17 Pgs. 43-45 Pg. 49 Pg. 59 Pg. 73	<p>The plan includes population projections for 2010, 2020, and 2030 for both Lynchburg and the surrounding jurisdictions The Area and Corridor Plan Status Map, Future Land Use Map, and Plan Implementation Program provide direction for future growth within the City.</p> <p><b>Recommend updating data to the 2020 Census and most recent American Community Survey data, as well as the most recent population projections from the Weldon Cooper Center for Public Service.</b></p>
5.	2223 (A)	Designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use	Mandatory	Pg. 59; 141	<p>This plan designates transportation improvement needs in Chapter 12 and includes a map in Chapter 6 showing the designated growth areas in the city, including Revitalization Areas, Development/Redevelopment Areas, and Business/Technology &amp; Employment Areas.</p> <p><b>Recommend reviewing and updating maps and descriptions to line up with both current conditions and future community vision.</b></p>
6.	2223 (B)	<u>Chapter 729 Regulations</u>	<i>(See line items 7 – 15)</i>		<i>See recommendations below.</i>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
7.	2223 (B) (1)	Contains Inventory of Existing Transportation Facilities	Mandatory	Pg. 131 Pg. 133 Pg. 141 Chapter 12; Various	<p>The plan has several maps showing the existing transportation infrastructure including the street network, sidewalk accommodations, bike accommodations, and bus routes. The maps are current as of 2013. Exhibits 12-2 and 12-4 includes functional road classifications as determined by VDOT. Chapter 12 provides a general overview of Lynchburg’s overall transportation network, including bikeways, mass transit, rail, and aviation.</p> <p><b>Recommend reviewing and updating to reflect current transportation facilities, as well as including any other important transportation information such as bridges and culverts. Recommend providing pertinent information regarding fatal and severe crash data and average daily traffic volume for additional context and planning considerations.</b></p>
8.	2223 (B) (1)	Contains Needs Assessment (current and future performance and conditions, future required improvements)	Mandatory	Pgs. 135-148	<p>Exhibit 12-4 maps planned transportation improvements, which are listed in Exhibit 12-3. These improvements include upgrades to existing streets, intersections and interchanges, bicycle and pedestrian trails, new street connections and other capital projects. Information is included from the MPO suggesting changes to functional classification and providing rationale. Additional needs are also discussed throughout Chapter 12.</p> <p><b>Recommend updating needs assessment and project lists based on the most recent transportation plans, studies, and data.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
9.	2223 (B) (1)	Contains recommendations	Mandatory	Pgs. 30-32; 139-140	<p>The existing plan includes transportation goals, supporting objectives for each goal, and recommended transportation improvements.</p> <p><b>Recommend updating recommendations, maps, and plans to reflect changes in facility needs and completion of recent projects.</b></p>
10.	2223 (B) (1)	Recognize hierarchy of roads	Mandatory	Pgs. 133-138; 141	<p>The Transportation chapter of the plan includes a map showing the VDOT Functional Classifications of roads in the City. It also includes a table of proposed changes to road classifications and rationale for those changes.</p> <p><b>Recommend updating the map to include any new roads and incorporate any changes to road classifications.</b></p>
11.	2223 (B) (1)	Align transportation improvements with planning assumptions that will influence the transportation network (population growth, employment growth, location of critical infrastructure)	Mandatory	No Reference	<p>The plan does not specifically address this component of the State Code.</p> <p><b>Recommend discussing options to align transportation infrastructure and improvements with housing, community facilities and infrastructure, and natural environment within the City. This can facilitate community integration of the elderly and persons with disabilities. Recommend discussing how population growth and economic outlook may inform future transportation needs.</b></p>
12.	2223 (B) (1)	Comparison of the existing facilities with the community's plan for its future land use pattern	Mandatory	No Reference	<p>There is little to no discussion focused on the relationship between transportation infrastructure and future land use.</p> <p><b>Recommend briefly discussing transportation infrastructure and priorities to future land use and development constraints.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
13.	2223 (B) (2)	Contains map of recommended transportation improvements	Mandatory	Pg. 141	<p>Exhibit 12-4, Transportation Projects, depicts recommended transportation improvement projects. There is also a list of the projects on the previous page.</p> <p><b>Recommend updating the list and map to reflect current needs. Incorporate recent data from VTrans, the Six-Year Improvement Program, and other local and regional transportation studies in identifying priority transportation improvements.</b></p>
14.	2223 (B) (2)	Contains VDOT cost estimates for recommended improvements	Mandatory	Pg. 139	<p>The plan does not specify VDOT cost estimates for recommended projects, however, there is a general estimated cost in 2013 dollars listed for each transportation improvement project listed in Chapter 12.</p> <p><b>Recommend updating and including cost estimates for any identified projects from VTrans, Six-Year Improvement Plan, and other transportation studies, as available from VDOT.</b></p>
15.	2223 (B) (3)	Consistent with Statewide Transportation Plan, Six-Year Improvement Plan, and location of routes to be followed by roads comprising systems of state highways set by the Commonwealth Transportation Board	Mandatory	Pg. 128	<p>The plan addresses the need for consistency with VTrans2035 and the Commonwealth’s Six-Year Improvement Plan.</p> <p><b>The plan will need to be updated in order to maintain consistency per VDOT requirements. Updates include incorporating the most recent VTrans recommendations; indicating significant new, expanded, or relocated roadway projects under VDOT control from the Six-Year Improvement Program; and showing Commonwealth Transportation Board route locations.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
16.	2223 (C)	Future requirements of territory	Mandatory	Pgs. 59; 73; 139	<p>The plan identifies future requirements of the territory such as transportation improvement projects and designated conservation and growth areas.</p> <p><b>Recommend that transportation improvement projects and designated development and conservation areas be reassessed and updated as appropriate, based on input from public engagement, growth trends, and staff.</b></p>
17.	2223 (C)	Long-range recommendations for the general development of the locality	Mandatory	Chapter 3	<p>The plan includes goals and policies for land use and development; economic development; neighborhoods and housing; history, arts, culture, and education; natural systems; recreation; transportation; and community facilities and utilities. Existing conditions and planning context for these focus areas are included in Chapters 6 through 14 of the plan.</p> <p><b>Recommend updating the plan’s goals and policies based on input from public engagement, the PC/City Council’s direction, and best practices.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
18.	2223 (C)(1)	Designation of features for public and private development and use; business; industrial; agricultural; mineral resources; conservation; recreation; public service; flood plain and drainage; etc.	Optional	Pg. 59; 73	<p>The Future Land Use Map includes designated areas for public parks, resource conservation, various types of residential development (traditional, low-density, medium-density, and high-density), two commercial districts (neighborhood and community), two employment districts, a downtown district, and a mixed use district. While there is no specific industrial designation, the Employment 2 district allows for industrial uses.</p> <p>The existing plan also provides a framework map that shows established conservation areas (resource conservation areas and neighborhood conservation areas) and growth areas (revitalization areas, development/redevelopment areas, and business/technology &amp; employment areas).</p> <p><b>Recommend updating maps and descriptions as appropriate, based on community engagement and staff input.</b></p>
19.	2223 (C)(2)	Designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas.	Optional	Pg. 73 Chapter 13 Chapter 14	<p>Chapter 13 discusses public utilities, including solid waste disposal and the provision of water and sewer. Chapter 14 discusses and maps existing community facilities, including fire stations, police stations, local governments, libraries, and schools. Additionally, the Future Land Use map designates areas of the City appropriate for future public use.</p> <p><b>Recommend discussing and updating general long-range development recommendations relating to community service facilities based on existing conditions, available studies, and staff and community-identified needs.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
20.	2223 (C)(3)	The designation of historical areas and areas for urban renewal or other treatment.	Optional	Pgs. 99-107; 76	<p>The plan discusses and maps the seven locally designated historic districts and fifteen individually designated historic properties, and there is also a map provided showing the locations of historic sites. The “Downtown” designation on the Future Land Use Map encourages maintaining historic building character.</p> <p><b>Recommend updating as needed to maintain accuracy.</b></p>
21.	2223 (C)(4)	Designation of areas for the implementation of reasonable measures to provide for the continued availability, quality, and sustainability of groundwater and surface water	Optional	Pg. 36 Pg. 114	<p>The plan discusses the water quality of several streams in the City and how to meet water quality standards in impaired waterways. The plan also discusses stormwater management and quality. There are several policies addressing improved water quality in the City’s streams and James River, but no policies addressing groundwater resource protection.</p> <p><b>Continue discussion and prioritization of surface water protection in the updated Comprehensive Plan. The City’s water sources are the James River and Pedlar Lake Reservoir.</b></p>
22.	2223 (C)(5)	A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;	Optional	Pgs. 40-41	<p>The relationship between the Comprehensive Plan and zoning and subdivision regulations, as well as the Capital Improvements Program (CIP), is discussed in the Plan Implementation chapter.</p> <p>The City does not have any agricultural and forestal districts or mineral resource districts.</p> <p><b>Recommend updating as needed.</b></p>
23.	2223 (C)(6)	The location of existing or proposed recycling centers;	Optional	Pg. 153	<p>The plan mentions City-provided recycling collection sites for its residents but does not discuss locations.</p> <p><b>Recommend updating recycling information based on information provided by City staff.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
24.	2223 (C)(7)	The location of military bases, military installations, and military airports and their adjacent safety areas	Optional	Not Applicable	Not applicable to the City of Lynchburg.
25.	2223 (C)(8)	The designation of corridors or routes for electric transmission lines of 150 kilovolts or more	Optional	No Reference	The plan does not mention corridors or routes for electric transmission lines.
26.	2223 (D)	Affordable housing - area designation, implementation measures for construction, maintenance, and rehab  Current and future considerations	Mandatory	Pg. 25; 94	The plan includes a “Neighborhood Conservation” goal that supports the creation of a variety of safe, attainable, and innovative housing options that serve the community’s diverse needs. The plan does not specify strategies to ensure a diversity of housing types and affordability.  <b>Recommend discussing existing attainable housing conditions and incorporating future considerations based on updated community data, such as employment and population. Recommend incorporating additional strategies that will solidify attainable housing options in the City.</b>
27.	2223 (E)	Broadband Consideration	Mandatory	No Reference	Broadband is not addressed in the current plan.  <b>Recommend identifying and adding existing broadband service and discussing potential future needs and considerations.</b>
28.	2223.1	Comprehensive Plan to include urban development areas (UDA)	Optional	No Reference	No urban development areas identified in the city or discussed in the plan.  <b>Recommend incorporating discussion about the Urban Development Area in the Comprehensive Plan update. It should be clearly stated that the entire city of Lynchburg is designated as a UDA.</b>
29.	2223.2	Comprehensive Plan including coastal resource management	N/A	-	This is not applicable, as Lynchburg is not located in Tidewater Virginia.



#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
30.	2223.3	Strategies to combat sea-level rise and recurrent flooding	N/A	-	This is not applicable, as Lynchburg is not located in the Hampton Roads Planning District Commission.
31.	2223.4	Transit-oriented development	Optional	None	<p>Transit-oriented development is not specifically discussed, however, one of the supporting strategies for Goal T-2 is to promote transit supportive design for development within walking distance of existing and proposed transit routes. Chapter 12 also discusses the importance for improved connectivity between neighborhoods and transit systems.</p> <p>Lynchburg is an appropriate place for transit-oriented development due to population growth, existing density, and desire for more attainable housing options in areas of opportunity.</p> <p><b>Recommend identifying strategies and designated areas to promote transit-oriented development. Strategies may include: (i) locating new housing development, including low-income, affordable housing, in closer proximity to public transit options; (ii) prioritizing transit options with reduced overall carbon emissions; (iii) increasing development density in certain areas; (iv) reducing, modifying, or waiving local parking requirements or ratios; or (v) other strategies designed to reduce overall carbon emissions in the locality.</b></p>
32.	2223.5	Manufactured housing	Mandatory	None	<p>The plan does not address manufactured housing.</p> <p><b>Recommend addressing manufactured housing as a source of attainable housing. Strategies may include (i) the preservation of existing manufactured housing communities, (ii) the creation of new manufactured home communities, and (iii) the creation of new manufactured home subdivisions.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
33.	2224	Surveys and studies shall be made in preparation of Comprehensive Plan on topics such as: land use, ag preservation, development trends, historic areas, environmental resources, infrastructure, transportation, affordable housing, etc. (See full list in 15.2-2224)	Varies	Throughout	<p>The existing plan includes a comprehensive assessment of community conditions in various places throughout the plan. Each topic-specific chapter provides a more in-depth discussion on the conditions and needs.</p> <p><b>Recommend maintaining and updating existing data, adding any newly appropriate data, and integrating any other relevant studies provided by City staff.</b></p>
34.	2224 (A) (2)	Probable future economic growth	Mandatory	Pgs. 23-24	<p>Chapter 3 of the plan discusses and provides economic development policies; however, there are no projections of future economic growth.</p> <p><b>Recommend updating economic development policies and goals as appropriate. Recommend adding current economic growth trends, and future projections, as available.</b></p>
35.	2224 (A) (2)	Probable future population growth	Mandatory	Pg. 49	<p>The plan provides population projections up to 2030 for Lynchburg and the surrounding areas.</p> <p><b>Recommend updating the population numbers with the most recent U.S. Census data and including the most updated population projections from the Weldon Cooper Center for Public Service.</b></p>
36.	2224 (B)	Contains current map of locality	Mandatory	Throughout	<p>The plan includes a Future Land Use Map, Plan Framework Map, and various other maps depicting the City.</p> <p><b>Recommend that all maps be updated based on the most recent available data. Recommend including a standalone, overall City map to establish planning jurisdiction.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
37.	2224 (B)	Contains implementation methods, which may include but need not be limited to official map, capital improvements program, subdivision ordinance, zoning ordinance and zoning map, mineral resource map, recreation and sports resources map, and dam break inundation zones map.	Mandatory	Pgs. 40-45; Pg. 115	<p>Chapter 4 of the plan discusses key implementation tools available to the City such as the annual budget, development (zoning and subdivision) regulations, Capital Improvements Program, and other plans including small area or corridor plans. The Plan Implementation Program included in the Chapter provides implementation strategies and identifies responsible parties; resources; and milestones.</p> <p>A Future Land Use Map is included in the plan, and Chapter 10 includes a map showing dam inundation zones.</p> <p><b>Recommend updating maps based on the most recently available data. Recommend updating goals to align with new community vision and including the specific tasks, responsible parties, resources, and timeframe/priority for implementation methods.</b></p>
38.	2225	Notice and hearing on plan; recommendation by local planning commission to governing body; posting of plan on website	Process – Information Only	-	<p>This is not specifically addressed in the plan.</p> <p><b>Recommend including details about this process in the plan. According to state code, before the recommendation of a comprehensive plan, the local planning commission must (i) post comprehensive plan that is to be considered for recommendation on a website that is maintained by the commission and that is available to the public; (ii) give notice in accordance with § 15.2-2204; and (iii) hold a public hearing on the plan.</b></p>
39.	2226	Adoption or disapproval by governing body	Process – Information Only	-	<p>The plan does not mention the adoption of the plan by the governing body.</p> <p><b>Prior to adoption of this amendment, the plan should follow public notification and hearing procedures outlined in state code.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
40.	2227	Return of plan to local planning commission; resubmission	Process – Information Only	-	The plan does not address this process.  <b>Prior to adoption of this amendment, the plan should follow public notification and hearing procedures outlined in state code.</b>
41.	2228	Adoption of parts of plan	Process – Information Only	-	The plan does not discuss adoption of parts of the plan.  <b>Recommend including adoption of parts of plan information in the introduction portion of the plan. Sections or Divisions may be adopted as work progresses.</b>
42.	2229	Amendments process	Process – Information Only	Pg. 40	The plan mentions the adopted plan amendment process but does not elaborate on the process.  <b>Recommend including the amendment process in the plan through inclusion of reference to the pertinent Code of Virginia section. Amendments shall be properly advertised, and recommendation and action shall be subject to timeframes set in state code.</b>
43.	2230	Five-year review	Mandatory	Pg. 3 Pg. 40	Plan states that the goals and policies should be reviewed at least every five years pursuant to state law.
44.	2230.1	Optional public facilities study and requirements of study	Optional	Chapter 13 Chapter 14	The plan discusses public facility conditions and needs and acknowledges the need for facility upgrades as the City’s population grows. The plan recommends regular coordination between the Comprehensive Plan and the annual CIP, and also directs the City to develop “a procedure for the annual assessment of facility needs and service adequacy” to determine level of service standards and incorporate them into the CIP and annual operating budget.  <b>Recommend reviewing existing public facilities studies and updating or creating studies as needed.</b>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
45.	2231	Incorporated towns may be included	Optional	N/A	Lynchburg is a City; therefore, this provision of the Code of Virginia is not applicable.
46.	2232	Legal Status of plan	Mandatory	Pg. 1	<p>The plan briefly includes the legal basis requiring the plan in the “What is a Comprehensive Plan?” section; however, the plan does not discuss the legal status or legal requirements of the plan.</p> <p><b>Recommend adding a reference to this section of State Code in the introduction of this plan.</b></p>
<b>General Comments</b>					
1.	N/A	General clarification and streamlining of plan content	-	-	<p>It seems as if there are inconsistencies in the fonts used in various places throughout the existing plan. Page orientation is also inconsistent, making it difficult for a reader to follow.</p> <p><b>The plan should be updated to reflect current community issues and conditions. The plan should be revised to have consistent formatting and page orientation throughout, and continue to integrate images, graphs, charts, and maps to convey information.</b></p>

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
2.	N/A	Public Input and Engagement	-	-	<b>The Comprehensive Plan Update should include more details about public engagement such as a summary and key findings from the public engagement phase of Plan development. Consider having a whole section or chapter at the beginning of the plan dedicated to documenting the level and types of engagement completed during the update process, as well as the key themes and takeaways.</b>
3.	N/A	Policies, Objectives, and Strategies	-	-	<b>Recommend updating policies, objectives, and strategies as appropriately needed.</b>
4.	N/A	Implementation strategies	-	-	<p>The current Implementation Program is incomplete and does not reflect all of the goals, objectives, and strategies included in the Plan.</p> <p><b>Recommend updating the Plan Implementation Program to reflect the community’s vision and needs for the future. Implementation strategies should be reviewed to make any necessary changes and set new milestone timeframes. Additionally, an Implementation Program should include all of the following: timeframe/priority; responsible parties; implementation type; and resources.</b></p>
5.	N/A	Mapping	-	-	<b>Recommend updating all maps to reflect the most up-to-date information. Recommend having an additional table of contents page that only identifies map locations throughout the plan.</b>
6.	N/A	Development Concepts & Recommendations	-	-	<b>Recommend updating growth area models and descriptions as needed with updated data, maps, public engagement findings, etc. Draw on local and regional plans and studies as needed and available.</b>
<p>Source: <a href="#">Code of Virginia - Chapter 22   Article 3</a></p>					

#	VA Code Section	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
1.	2222.1	Transportation plan coordination with Virginia Department of Transportation (VDOT)	Mandatory	Pgs. 19; 58	<p>The plan mentions VDOT coordination for identified transportation projects within each area and corridor plan, specifically stated in various goals throughout the Plan however, the timeframe and the fact that it is a requirement by state code is not explicitly stated.</p> <p>The plan does not reference the Six Year Improvement Plan (SYIP), revenue sharing, SMART SCALE, or other VDOT programs or funding options.</p> <p><b>The Comprehensive Plan update will require a 90-day VDOT review period as outlined in this state code section. Prior to VDOT review, recommend updating the plan to reflect current transportation projects and plan(s), and to include all content as required per current state code.</b></p>
2.	2223	Comp. Plan scope, purpose, adoption	Mandatory	Pg. 1	<p>The plan includes the purpose and briefly mentions legal basis. There is little information addressing how the plan was developed or how the community was involved in the process.</p> <p><b>Recommend adding more information regarding the preparation of this plan, the public engagement involvement in this process, and adoption information. Recommend adding additional information about the legal status of the Plan, including a direct reference to the Code of Virginia.</b></p>

# Appendix B:

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Best Practices

Diagnostic Matrix

(Adapted from APA's Comprehensive  
Plan Standards for Sustaining Places)



Principle		Description
<b>1. Livable Built Environment</b>		Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable places for living, working, and recreation.
Included	Best Practices	Analysis / Recommendation
Yes	1.1 Plan for multi-modal transportation	<ul style="list-style-type: none"> <li>Although one of the supporting strategies for a transportation goal is to promote transit supportive design for development within walking distance of existing and proposed transit routes, there is no discussion about transit-oriented development specifically.</li> <li>The plan does not address coordination of regional transportation investments with job clusters.</li> <li>The plan promotes responsible management of and development of lands adjacent to natural resources. One of the ways this plan promotes this is through minimizing development within 100-year floodplains and wetlands. However, the plan does not discourage development in hazard zones.</li> <li>Recommend discussing the designation of potential areas to encourage development of transit-oriented development.</li> <li>Recommend incorporating strategies to coordinate regional transportation investments with areas of high employment densities. This is important for creating and improving access to employment opportunities, particularly for disadvantaged populations without easy access to personal vehicles.</li> <li>Recommend incorporating strategies to discourage new development in hazard zones. This protects the natural environment, people, and properties.</li> </ul>
Partial	1.2 Plan for transit-oriented development	
No	1.3 Coordinate regional transportation investments with job clusters	
Yes	1.4 Provide complete streets serving multiple functions	
Yes	1.5 Plan for mixed land-use patterns that are walkable and bikeable	
Yes	1.6 Plan for infill development	
Yes	1.7 Encourage design standards appropriate to the community context	
Yes	1.8 Provide accessible public facilities and spaces	
Yes	1.9 Conserve and reuse historic resources	
Yes	1.10 Implement green building design and energy conservation	
Partial	1.11 Discourage development in hazard zones	

Principle		Description
<b>2. Harmony with Nature</b>		Ensure that the connection between natural resources and human well-being are explicitly recognized and that maintaining the health and viability of natural resources is a primary objective.
Included	Best Practice	Analysis / Recommendation
Yes	2.1 Restore, connect, and protect natural habitats and sensitive lands	<ul style="list-style-type: none"> <li>• This plan indicates moving towards a more sustainable future by protecting, promoting, and restoring the City’s natural resources. It discusses the importance of natural resources and discusses the location and purpose of Resource Conservation Areas which are designated throughout the City.</li> <li>• The plan also promotes responsible management and development of lands adjacent to natural resources.</li> <li>• The plan does not address resilient adaptation, or the use of continuous energy. Incorporating associated discussion and strategies would ensure that the City is fully prepared for a resilient and sustainable future.</li> </ul>
Yes	2.2 Plan for the provision and protection of green infrastructure	
Yes	2.3 Encourage development that respects natural topography	
Yes	2.4 Enact policies to reduce carbon footprints	
Yes	2.5 Comply with state and local air quality standards	
No	2.6 Encourage resilient adaptation	
No	2.7 Provide for continuous energy use	
Partial	2.8 Provide for solid waste reduction	
Yes	2.9 Encourage water conservation and plan for a lasting water supply	
Yes	2.10 Protect and manage streams, watersheds, and floodplains	

Principle		Description
<b>3. Resilient Economy</b>		Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster business growth and build reliance on local assets.
Included	Best Practice	Analysis / Recommendation
Yes	3.1 Provide the physical capacity for economic growth	<ul style="list-style-type: none"> <li>• The plan discusses and provides goals relating to a balanced land-use mix for financial stability.</li> <li>• The plan designates employment areas and provides that these areas should have easy access to highway and/or rail facilities.</li> <li>• Recommend incorporating specific goals to plan for transportation access to high density job areas.</li> <li>• Recommend discussing infrastructure needs and opportunities within the context of area growth and demand.</li> <li>• Recommend discussing and incorporating strategies that are proactive in planning for post-disaster economic recovery.</li> <li>• Recommend promoting business and jobs from emerging fields. These can be associated with preserving or restoring the environmental quality. One example of an emerging business or job could include, but is not limited to, those associated with industrial processes that have closed-loop systems in which the wastes of one industry are the raw materials for another.</li> </ul>
Yes	3.2 Plan for a balanced land-use mix for financial stability	
Partial	3.3 Plan for transportation access to employment centers	
No	3.4 Promote businesses and jobs in emerging fields	
Yes	3.5 Encourage community-based economic development and revitalization	
No	3.6 Provide and maintain infrastructure capacity in line with growth or decline demands	
No	3.7 Plan for post-disaster economic recovery	

Principle		Description
<b>4. Planning for All</b>		Ensure fairness in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.
Included	Best Practice	Analysis / Recommendation
Yes	4.1 Provide a range of housing types	<ul style="list-style-type: none"> <li>• The plan lacks any discussion or strategies on providing attainable housing and services to disadvantaged groups. Consider recommendations for at-risk and disadvantaged populations specifically.</li> <li>• Recommend discussing health and safety for everyone, and including related strategies for implementation.</li> <li>• Recommend providing strategies and/or goals to plan for workforce development. This should be a vital piece of economic development efforts.</li> <li>• The updated plan should directly connect efforts of addressing fairness to land use and policy decision, as well as providing targeted strategies to address these important issues.</li> </ul>
No	4.2 Plan for jobs/housing balance	
Partial	4.3 Plan for the physical, environmental, and economic improvement of at-risk, distressed, and disadvantaged neighborhoods	
No	4.4 Plan for improved health and safety for at-risk populations	
Partial	4.5 Provide accessible and quality public services, facilities, and health care to minority and low-income neighborhoods	
Yes	4.6 Upgrade infrastructure and facilities in older and substandard areas	
No	4.7 Plan for workforce development	
No	4.8 Protect vulnerable populations from natural hazards	
No	4.9 Promote health and safety for everyone	

Principle		Description
<b>5. Healthy Community</b>		Ensure that public health needs are recognized and addressed through provisions for access to healthy foods, physical activity, recreation, health care, environmental justice, and safe neighborhoods.
Included	Best Practice	Analysis / Recommendation
Partial	5.1 Reduce exposure to toxins and pollutants in the natural and built environments	<ul style="list-style-type: none"> <li>• The plan includes discussion and goals regarding access to healthy food; recreation facilities; opportunities and programs for physical activity and a healthy lifestyle.</li> <li>• The plan has a goal to enhance access to health care facilities and services as well as a goal to improve access to important heritage sites, cultural resources, natural areas, and tourist-oriented destinations. However, the plan does not address access to schools or public safety facilities.</li> <li>• The plan provides a goal that aims to improve access to parks, trails, and recreational facilities &amp; programs, but does not discuss these topics in connection with neighborhood planning and investment.</li> <li>• Recommend incorporating actions to provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods.</li> <li>• Recommend addressing access to schools, arts &amp; cultural facilities, and health care providers.</li> </ul>
Yes	5.2 Plan for increased public safety through reduction of crime and injuries	
Yes	5.3 Plan for the mitigation and redevelopment of brownfields for productive uses	
Partial	5.4 Plan for physical activity and healthy lifestyles	
Partial	5.5 Provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods	
Yes	5.6 Plan for access to healthy, locally grown foods for all neighborhoods	
Partial	5.7 Plan for impartial access to health care providers, schools, public safety facilities, and arts and cultural facilities	

Principle		Description
<b>6. Responsible Regionalism</b>		Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.
Included	Best Practice	Analysis / Recommendation
Yes	6.1 Coordinate local land use plans with regional transportation investments	<ul style="list-style-type: none"> <li>• The plan provides population projections for Lynchburg as well as several surrounding counties. Recommend expanding on this and incorporating economic projections for Lynchburg and surrounding counties as well.</li> <li>• The existing plan incorporates goals to promote regional coordination in a variety of areas such as transportation, higher education, public education, utilities, environmental stewardship, and healthcare.</li> <li>• This plan acknowledges the city’s role in the development and implementation of the region’s Long-Range Transportation Plans (LRTP) and Short-Term Work Program (STWP).</li> <li>• The plan references CIP funded projects in the transportation improvements list but does not discuss consistency with regional infrastructure priorities.</li> <li>• Recommend incorporating regional planning into more aspects such as housing, land use, and open space plans, as relevant.</li> </ul>
No	6.2 Coordinate local and regional housing plan goals	
No	6.3 Coordinate local open space plans with regional green infrastructure plans	
Yes	6.4 Delineate designated growth areas that are served by transit	
Yes	6.5 Promote regional cooperation and sharing of resources	
Partial	6.6 Enhance connections between local activity centers and regional destinations	
Partial	6.7 Coordinate local and regional population and economic projections	
No	6.8 Include regional development visions and plans in local planning scenarios	
No	6.9 Encourage consistency between local capital improvement programs and regional infrastructure priorities	

Principle		Description
<b>7. Authentic Participation</b>		Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.
Included	Best Practice	Analysis / Recommendation
Partial	7.1 Engage stakeholders at all stages of the planning process	<ul style="list-style-type: none"> <li>Community members should be included at all stages of the planning process through surveys, staff-led meetings, continuous process updates, and material translated into applicable languages.</li> <li>Recommend expanding the public engagement portion of the plan overall. As the plan is being updated, thorough documentation of the engagement opportunities and outcomes should be included with the updated plan.</li> <li>Diverse public input should be encouraged. Inclusive community engagement is crucial to full public understanding.</li> <li>Consider alternative scenarios for the future. Developing alternative scenarios can help frame choices and inform community decision making during the planning process.</li> </ul>
No	7.2 Seek diverse participation in the plan development process	
No	7.3 Promote leadership development in disadvantaged communities during the planning process	
No	7.4 Develop alternative scenarios of the future	
No	7.5 Provide ongoing and understandable information for all participants	
No	7.6 Use a variety of communications channels to inform and involve the community	
Partial	7.7 Continue to engage the public after the comprehensive plan is adopted	

Principle		Description
<b>8. Accountable Implementation</b>		Ensure that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes.
Included	Best Practice	Analysis / Recommendation
Yes	8.1 Indicate specific actions for implementation	<ul style="list-style-type: none"> <li>This plan includes a Plan Implementation Program that specifies strategies for implementation, responsible agency, resources/actions required, and milestones with timeframes for completion. This plan should be updated to reflect current needs and strategies.</li> <li>The Plan Implementation Program could be improved by providing possible funding sources for the type of strategy that is being proposed and encompassing all strategies in the plan to provide more specific direction for City staff, Planning Commission, and City Council.</li> <li>The Plan Implementation Program provides milestones with the year of suggested completion. Improve by incorporating measurable benchmarks and indicators to help track progress towards goals.</li> <li>Consider including the Implementation chapter of the plan at the end of the document to aid with readability and flow.</li> </ul>
Yes	8.2 Connect plan implementation to the capital planning process	
Yes	8.3 Connect plan implementation to the annual budgeting process	
Partial	8.4 Establish interagency and organizational cooperation	
Partial	8.5 Identify funding sources for plan implementation	
Partial	8.6 Establish indicators, benchmarks, and targets	
Yes	8.7 Regularly evaluate and report on implementation progress	
Yes	8.8 Adjust the plan as necessary based on evaluation	



Principle		Description
<b>9. Consistent Content</b>		Ensure that the plan contains a consistent set of visions, goals, policies, objectives, and actions that are based on evidence about community conditions, major issues, and impacts.
Included	Best Practice	Analysis / Recommendation
Partial	9.1 Assess strengths, weaknesses, opportunities, and threats	<ul style="list-style-type: none"> <li>• This plan provides goals and supporting objectives for a wide range of planning topics.</li> <li>• The Plan could provide a more detailed analysis of community conditions to provide the strengths, weaknesses, opportunities, and threats. Providing key themes and takeaways from community engagement will provide a valuable public perspective.</li> <li>• There could be opportunities to incorporate more visual aids to both make the plan visually pleasing and communicate and interpret data in various ways. One example could include adding maps of the bridges and culverts and railways in the City.</li> </ul>
Yes	9.2 Establish a fact base	
Yes	9.3 Develop a vision of the future	
Yes	9.4 Set goals in support of the vision	
Yes	9.5 Set objectives in support of the goals	
Yes	9.6 Set policies to guide decision making	
Yes	9.7 Define actions to carry out the plan	
Partial	9.8 Use clear and compelling features to present the plan	

Principle		Description
<b>10. Coordinated Characteristics</b>		Ensure that the plan includes creative and innovative strategies and recommendations and coordinates them internally with each other, vertically with federal and state requirements, and horizontally with plans of adjacent jurisdictions.
Included	Best Practice	Analysis / Recommendation
Partial	10.1 Be comprehensive in the plan’s coverage	<ul style="list-style-type: none"> <li>• The current plan addresses a wide range of planning topics including economic development, land use &amp; development, neighborhoods &amp; housing, natural systems, parks &amp; recreation, transportation, public utilities, education, history, culture &amp; arts, and public facilities.</li> <li>• While the current plan does cover a comprehensive range of topics, they should be updated and expanded to include a more thorough discussion of topics that address contemporary planning needs (e.g., public health, local food, green infrastructure, continuous energy).</li> <li>• Continue to look for ways to incorporate creative strategies to address evolving community needs and changes.</li> <li>• Look for ways to incorporate more imagery wherever possible in order to communicate key principles and ideas in an attractive format that inspires, informs, and engages readers.</li> </ul>
Yes	10.2 Integrate the plan with other local plans and programs	
Partial	10.3 Be innovative in the plan’s approach	
Yes	10.4 Be persuasive in communicating the plan	
Yes	10.5 Be consistent across plan components	
Yes	10.6 Coordinate with the plans of other jurisdictions and levels of government	
Yes	10.7 Comply with applicable laws and mandates	
Yes	10.8 Be transparent in the plan’s substance	
Yes	10.9 Use formats that go beyond paper	

# Appendix C:

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Mapping Elements  
Diagnostic Matrix

VA Code Section	Type of Content	Status	Map Currently Included in Comprehensive Plan:	Map Data Availability
<b>§ 15.2</b>	<b><u>Overall Requirements</u></b>			
§ 15.2 - 2223 (B) (1)	Roads	Optional	Yes Pg. 131	Local & VDOT
	Bicycle accommodations	Optional	Yes Pg. 131	Local, CVPDC, VDOT
	Pedestrian accommodations	Optional	Yes Pg. 131	Local, CVPDC, VDOT
	Railways	Optional	No	Local, VGIN
	Bridges	Optional	No	VDOT
	Waterways	Optional	No	Local, VGIN
	Airports	Optional	No	-
	Ports	Optional	N/A	-
	Public transportation facilities	Optional	Yes Pg. 131	Local
	Functional classes	Optional	Yes Pg. 133	VDOT
	Crash data	Optional	No	VDOT
	Annual average daily traffic (AADT)	Optional	No	VDOT
	Level of Service (LOS)	Optional	No	VDOT
	Road and transportation improvements/projects	Mandatory	Yes Pg. 141	Local, CVPDC, VDOT, To be created
§ 15.2 - 2223 (C)*	Future Land Use	Mandatory	Yes Pg. 73	Local & To be created
	Community facilities – services, utilities, public buildings, recycling centers, electric transmission corridors	Optional	Yes Pg. 163	Local
	Community facilities – recreation	Optional	Yes Pg. 123	Local & DCR

VA Code Section	Type of Content	Status	Map Currently Included in Comprehensive Plan:	Map Data Availability
	Wetlands / Watersheds	Optional	Yes Pg. 59	DCR
	Flood plain and drainage	Optional	Yes Pg. 59	Local & FEMA
	Conservation areas	Optional	Yes Pg. 59	DCR & Local
	Mineral resources	Optional	No	-
	Historical areas	Optional	Yes Pg. 103	Local & DHR
	Military designated areas	Optional	N/A	-
	Agricultural and Forestal Areas	Optional	N/A	Local
	Economic incentives (tourism zones, enterprise zones, etc.)	Optional	No	Local, VEDP
	Housing	Optional	No	Local, To Be Created
	Communications facilities	Optional	No	-
	Groundwater & surface water protection	Optional	No	Local
§ 15.2 - 2223.1 (B) (4)	Urban Development Areas (UDA)	Optional	No	VDOT & Local
§ 15.2 - 2224 (B)*	Area covered by plan	Mandatory	Yes Pg. 17	Local
	Dam break inundation zones	Optional	Yes Pg. 115	Local
<b>Other</b>	<b><u>Other Maps Included in Existing Plan</u></b>			
	Constrained Streets		Pg. 33	Local, VDOT
	Percent Population Growth, 2000-2010		Pg. 48	Local, American Community Survey
	Neighborhood Boundaries		Pg. 89	Local
	Topography		Pg. 112	Local, USGS

\* Code of Virginia requires items in this section to be included in the plan through maps, plats, charts, and/or descriptive matter. Maps are an optional feature.