

ADOPTED AT NOVEMBER 15, 2012 PACC MEETING



STAFF MEMORANDUM TO PACC-TECH

TO: PACC-Tech
FROM: Elaine K. Echols, AICP, Missy Creasy, AICP, and Julia Monteith, AICP
TOPIC: Review of Area B Recommendations to Date
DATE: October 18, 2012

* * * * *

Attached, please find staff's recommendations related to three of the Area B studies for your review and general endorsement. We have taken the separate documents for the Blue Ridge Hospital/Blue Ridge Neighborhood area, the Lewis Mountain – University Heights area, and the Milton Airport, extracted the recommendations, and “modernized” them. Instead of separate stand-alone documents, the “modernized” recommendations are expected to be put in the City and County Comprehensive Plans as part of those plans. Included will be recommendations for the Birdwood – Westover (formerly known as Faulkner) area which was never done as a separate Area B study.

At present, there are no changes to the Southern Urban Area B recommendations to provide to PACC-Tech. Staff is waiting for the final traffic modeling information that affects the Sunset-Fontaine Connector and the Southern Parkway. This information will be used in deliberations about recommended transportation improvements and land use in the Southern Urban Area B.

Currently, recommendations for land use are still being developed in conjunction with the rest of the land use planning for the City and the County so final recommendations cannot be made to PACC-Tech. We are requesting a general endorsement at this time, with the proviso that wordsmithing will still occur and you will see a complete set of recommendations, including the Southern Urban Area B at a subsequent meeting. The first draft of the land use recommendations from the Planning Commissions are expected to be completed early in 2013. At that time, staff will send the recommendations to PACC-Tech for consideration.

Staff requests that PACC-Tech review the information, ask questions, suggest modifications or provide a general endorsement at this time, based on the information at hand.

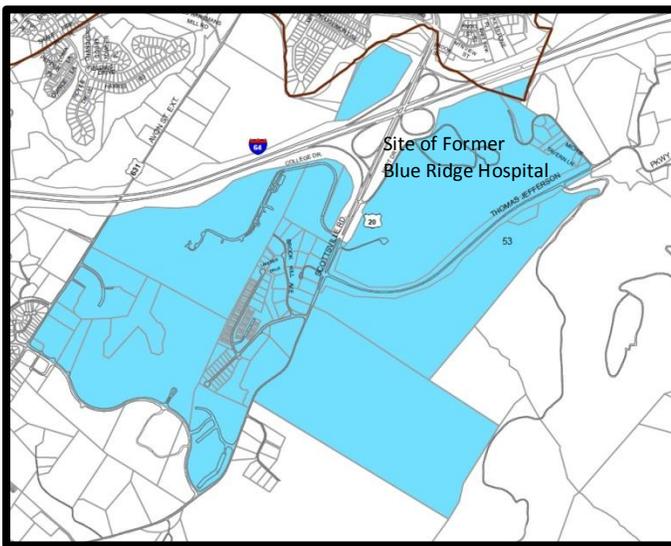
Recommendations Related to Area Bs October 18, 2012 (with Revisions from November 15, 2012)

Blue Depicts Area B for City/County/UVA Cooperative Planning

Red Depicts Area A which is University property

With the exception of the Blue Ridge site, land use recommendations are from staff at this time. They are still under development and have not been through the Planning Commissions.

Area Near I-64 Interchange and Route 20 South



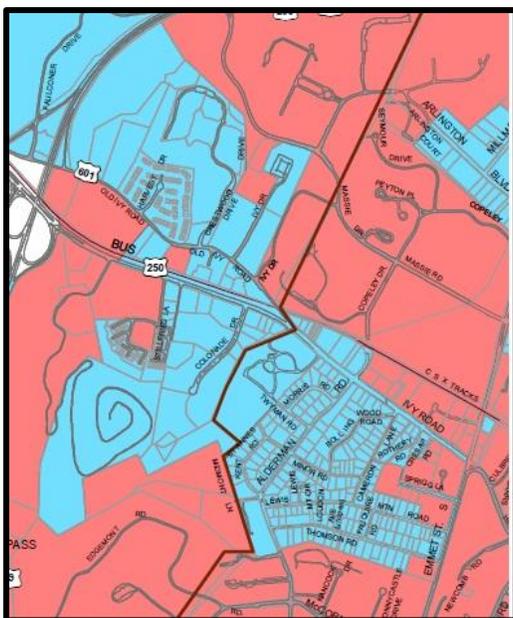
[A short description of this area will be put in the County plan along with the recommended land uses for the entire area. The recommendations below relate specifically to the former Blue Ridge Hospital site.]

Recommendations for the Text of the Plan related to the former Blue Ridge Hospital Site

- While the property is designated for institutional uses which include schools, libraries, parks, recreational facilities, utilities, universities, colleges and ancillary facilities, it may also be suitable for Office/R&D/Flex/Light Industrial use due to its proximity to the Interstate and Piedmont Community College.
- Existing trees along Rt. 53 act as a buffer to the site and should remain unless replaced for reasons of disease or vegetative safety hazard, or replaced to enhance the effect of the buffer.
- Along VA Route 20 and 53, retain a screened buffer with the use of existing berming, topography and vegetation. Buildings as viewed from Route 53 should not exceed four stories, or rise above 10' of screening. Consider setbacks from buffers and/or additional screening.
- New buildings are to be compatible with the rural site, using exterior materials, which are complementary to the existing settings. Earth tone colors will be an appropriate consideration.

- Existing environmental resources should be retained to the greatest extent possible.
- The main entrance to the site for future development should be provided in compliance with VDOT standards to assure safe access from Route 20.
- Access from Route 53 is to be limited to emergency and service access only.
- Plans for development in the Entrance Corridor Overlay District should be submitted for non-binding review and comment pursuant to the requirements of the entrance corridor district.
- New development will preserve the rural character of the area along Route 20 and Route 53.
- A safe and efficient bicycle and pedestrian system should be provided on the site which will connect to the transportation system in the wider area.

Lewis Mountain – University Heights Area



[As with the section above, a short description of this area will be in the City and County plans along with the recommended land uses for the entire area.]

Recommendations for Transportation Improvements in the Transportation Section of the Comprehensive Plans

- Pursue Ivy Road recommendations of the Ivy Road Design Study [Technical Manual] September, 1994 Prepared by: Lardner/Klein Landscape Architects, P.C. with DeLeuw Cather & Company of Virginia prepared for the University of Virginia and Albemarle County. Improvements should include a boulevard concept that incorporates four-laning with a landscaped median, other enhanced landscaping, bike lanes, sidewalks and a reduced number of curb cuts. Actual conceptual designs and cross sections should be developed by the City, County and University in conjunction with the Virginia Department of Transportation at an early stage.

- Relocate Old Ivy Road/Ivy Road eastern intersection as a T-intersection and /or improve railroad underpass. Design with sidewalks and bike lanes. Coordinate all improvements among City, County, and VDOT staff. Construct turn lanes as deemed necessary in design review.
- Develop alternatives to provide for safe and convenient access to and through the Lewis Mountain/University Heights area by:
 - Improving and extending the sidewalk network along the south side of Ivy Road to the Kluge Children’s Rehabilitation Center, from the north side of Ivy Road along Old Ivy Road to Huntington Village, and completing the remaining sidewalk gap adjacent to 2120 Ivy Road
 - Providing pedestrian traffic controls on Emmet Street
 - Installing street lights along pedestrian sections of Ivy and Old Ivy Roads. Incorporate appropriate street lighting in any sidewalk construction along these roads.
 - Providing for a multi-purpose path in the railroad right-of-way if CSX abandons the track and right-of-way.

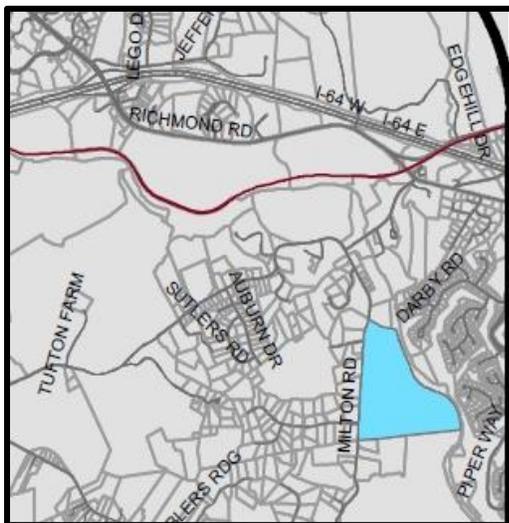
Recommendations for text in the Southern and Western Master Plan Area

- *Minimize disturbance of significant wooded areas (primarily on Lewis Mountain and along the U.S. 250 Bypass) and critical slopes (25% or greater) in future property development.*

Recommendation for text in Entrance Corridor Section in the Comprehensive Plan

- *Establish urban design goals and standards for the Ivy Road corridor.*

Milton Airport Area

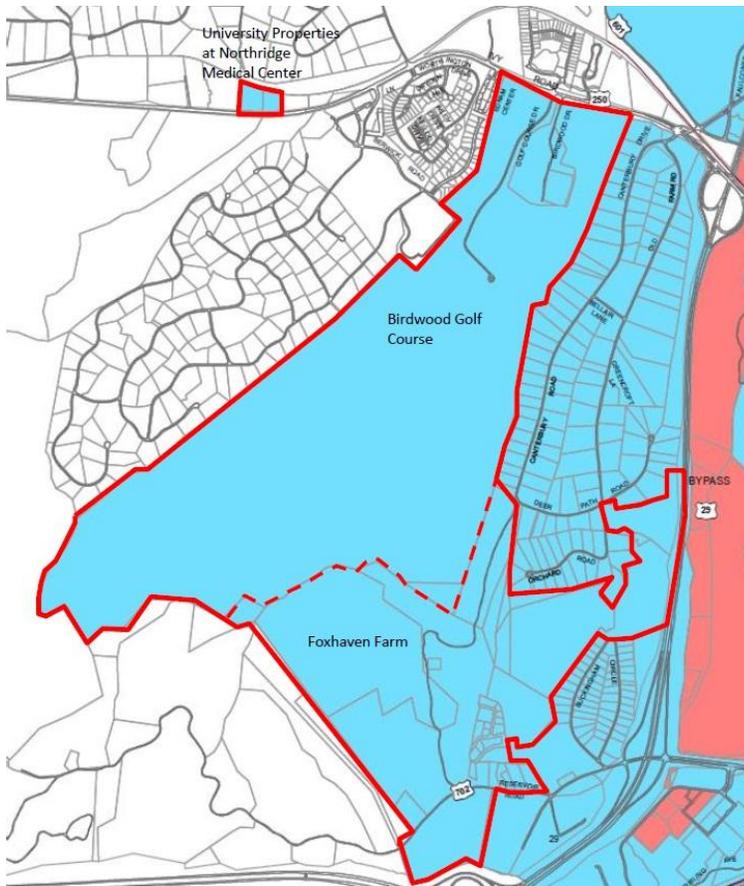


[A short description of this area will be put in the Rural Areas part of the County Comprehensive Plan along with a brief description of the area and existing use of the property.]

Recommendations for the Milton Airport in the Rural Areas Part of the Plan

- Continue to maintain current uses on site.
- Retain the existing vegetative buffer along Milton Road between the site and residential property.

Birdwood – Foxhaven Farm and University Properties at Northridge Medical Center



[A short description of this area will be put in the County plan along with the recommended land uses for the entire area. The recommendations below relate specifically to the three sites noted on the map.]

The University Properties at Northridge Medical Center are recommended to retain the Rural Area designation, even though the zoning classification is not Rural Areas.

Recommendations for Birdwood golf course are Institutional and Parks and Green Systems. The Foxhaven Farm area is recommended for a Neighborhood Density Residential and Parks and Green Systems. The text for these two areas will provide more specific information.]

Recommendations for the Text of the Plan related to the Birdwood Golf Course Property

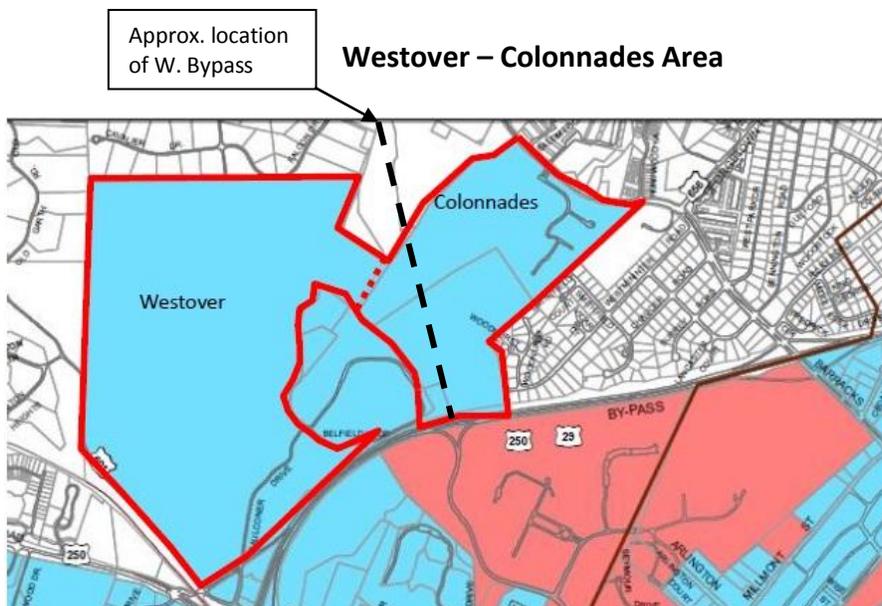
- Long term development of the property may require improvements to Ivy Road as indicated in the Transportation Section of the Plan will be needed to support this use.
- The historic mansion and important outbuildings near the entrance should be retained in any future development.
- Interconnections should be provided to the Boar's Head Resort and pedestrian connections to nearby residential developments should also be considered.

Recommendations for the Text of the Plan related to the Foxhaven Farm Area

- Due to the existing conservation easement on a portion of the property, topographic constraints and other environmental features, near-term development is unlikely with the exception of educational uses including but not limited to a research station.

Recommendations for the University Properties at Northridge Medical Center
in the Rural Areas Part of the Plan

- Retain use of these properties for medical purposes associated with the University of Virginia.



[A short description of this area will be in the plan along with the recommended land uses for the entire area. It will be noted that most of the Westover property is in the Rural Areas. The Colonnades property is recommended for as Neighborhood Density Residential and Parks and Green Systems. The Development Areas portion of the Westover tract is

recommended for Neighborhood Density Residential and the remaining portion will be shown as Rural Areas.]

Recommendations for the Text of the Plan related to the Westover-Colonnades Area

- The Western Bypass is proposed to bisect the properties in this area at the southwestern end of the Colonnades property. The Western Bypass will have only two access points and they will be located at the southern and northern termini of the Western Bypass.
- Approximately 2/3 of the Westover property is located in the Rural Areas. Development should be in keeping with Rural Areas recommendations.