

Neighborhood One

Location

Neighborhood One is bounded by Route 29 North on the east, Hydraulic Road on the south, (and a small area to the south of Hydraulic Road), the South Fork Rivanna River reservoir watershed and Hydraulic Road on the west and the South Fork Rivanna River on the north.

Existing Land Use

Residential- Neighborhood One contains 3,285 housing units and a population of 7,241 people. This neighborhood contains the largest residential population in the County. Sixteen percent (522) of the housing units in the Neighborhood are single-family attached; twenty-five percent (825) of the housing units are either townhouses, single family attached or duplexes; fifty-six percent (1,827) are multi-family; and three percent (111) of the housing units are mobile homes (July, 1996). There are a number of major residential developments in the Neighborhood, including Whitewood Village, Westfield, Jefferson Towne, Turtle Creek, Sachem Village, Wyndridge, Westgate Apartments, Four Seasons and Townwood. Heritage Hall, a retirement community, is located in this Neighborhood.

Commercial and Office- This Neighborhood contains a large inventory of retail and office uses. Some retail uses include Shoppers World Shopping Center (148,783 square feet); Rio Hill Shopping Center (294,901 square feet); Sam's Wholesale Club (113,613 square feet); and Wal-Mart (114,513 square feet). Also, there are a number of other commercial uses in the neighborhood such as car dealerships, hotels, and restaurants, which are almost all along the Route 29 corridor. Larger office uses include Village Offices (Berkmar Drive-30,800 square feet); West Park Plaza (Rio Road-17,975 square feet); Rio West Professional Center (50,074 square feet); Sachem Village (Whitewood Road-12,000 square feet); Republic Business Center (Whitewood Road- 10,032 square feet) and Albemarle Professional Center (Hydraulic Road-14,398 square feet). Berkmar Crossing (62,066 square feet) is a mix of office and commercial uses.

Industrial- Neighborhood One includes two of the County's largest employers (Sperry and Comdial) who together employ over 2,000 people. Sperry contains 231,055 square feet and Comdial contains 452,380 square feet.

Environmental Characteristics

In relief, Neighborhood One slopes downward from a western ridge following Woodburn, Rio, Hydraulic and Georgetown Roads to Route 29 North on the east. A series of swales form streams crossing under Route 29 in various locations.

Transportation

Route 29 is a primary arterial road serving the Neighborhood. ~~The Route 29 (Western) Bypass will likely intersect the northern portion of Neighborhood One west of Berkmar Drive and east of Woodburn Road.~~ Rio Road and Hydraulic Road are *the other significant arterial roads serving this neighborhood. These roads* are heavily traveled by vehicular, pedestrian, and bicycle traffic. *Berkmar Drive and Commonwealth Drive are parallel roads to Route 29 that serves local neighborhoods and provides alternate access options for local traffic.*

Public Water and Sewer

Utilities are present throughout the neighborhood. Major waterlines follow Woodburn, Rio, Hydraulic Roads, and Route 29. Major sewer trunk lines follow Four Seasons Drive and the stream swale through Berkeley Subdivision to the Branchlands PUD, and ultimately to the Moores Creek Wastewater Treatment Plant through the Rivanna Interceptor.

Public Facilities

Agnor Hurt Elementary, the Seminole Trail Fire Station and Whitewood Park are located in the neighborhood, as well as a boat access to the South Fork Rivanna River at the end of Woodburn Road. Adjacent to the Neighborhood are Greer Elementary, Jouett Middle School and Albemarle High School. Public Facilities are adequate in the area.

Recommendations

- Due to the potential impact of the Western Bypass, the area north of Rio Road, west of Berkmar Drive and east of Woodburn Road, was designated Transitional. This designation will allow for a wide flexibility of uses and allow uses that would be compatible with the bypass in the long term and provide a transition to the residential property to the west in the short term. Access to Woodburn Road from properties located between Berkmar Drive and Woodburn Drive will be prohibited. Proposed development which impacts on the bypass development shall be discouraged.
- Industrial Service uses are recommended for the undeveloped area north of Hydraulic Road, between Route 29 and Commonwealth Drive. As an alternative, this area may be considered for mixed-use development consistent with the Transitional designation to include commercial services serving additional community scale needs rather than regional demands. Major considerations in the review of any alternative land use proposals will be the impact to the surrounding

road system and adjacent residential areas, and consistency with the land use development standards of the Comprehensive Plan.

- Future development plans along Route 29 North are to be sensitive to its status as an Entrance Corridor Roadway.
- Transportation improvements include:
 - Provide landscaping, walkways and bicycle facilities along Route 29 to enhance this corridor as the County's major business district.
 - ~~Widen Hydraulic Road and Rio Road to five lanes between Route 29 North and Whitewood Road. Include walkways and bicycle facilities in conjunction with this project.~~
 - ~~Improve traffic circulation in the large residential area located between Hydraulic and Rio Roads with the extension of Greenbrier Drive to Hydraulic Road. Provide additional pavement width to accommodate bicycles and construct walkways along the south side of the new roadway.~~
 - Maintain and upgrade transit service to the Neighborhood. Consider extending transit service along Route 29 to the northern most portion of the Neighborhood and to Berkmar Drive.
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 - ***Construct improvements consistent with the recommendations of the 29H250 Study.***
- Construct a greenway along the South Fork of the Rivanna River. This provides a pedestrian connection of the Ivy Creek Natural Area to the Urban Area and an opportunity for passive recreation adjacent to the Urban Area. Develop the greenway to meet the recreational and conservation needs of the residents in Neighborhood One, and the entire County.
- Utility improvements include:
 - Upgrade water and sewer lines in Four Seasons.
 - Rehabilitate the sewer lines in Berkeley.
 - Utilize existing upper and lower ponds at Four Seasons as a Regional Stormwater Facility. Make improvements to the storm outlet.
 - Improve Four Season Drive channel entrance and outlet conditions at existing culverts. Construct a regional stormwater management facility between Peyton Drive and Commonwealth Drive.

- Construct the Birnham Detention Basin in the area of Wyndridge and Greenbrier Drive Extended.
- Maintain the wooded ridgeline along Berkmar Drive to buffer the residential properties along Woodburn Road.
- Maintain a wooded buffer between the Industrial Service area on Hydraulic Road and the residential development along Commonwealth Drive.
- Maintain a wooded buffer between the Community/Regional Service located on Route 29 and the adjacent residential developments.



MAP B: URBAN NEIGHBORHOODS 1 & 2