

Neighborhood Two

Location

Neighborhood Two is bounded on the east by the Rivanna River, on the south by the City, on the west by Route 29 North and on the north by the South Fork Rivanna River. It shares the Route 29 North commercial corridor as a common border with Neighborhood One.

Existing Land Use

Residential- Neighborhood Two contains 2,901 housing units with a population of 6,965 people. This Neighborhood contains the second largest population concentration in the County. Forty-six percent (1,332) of the housing units in the Neighborhood are single-family attached; twenty-four percent (690) of the housing units are either townhouses, single family attached or duplexes; thirty percent (876) are multi-family; and less than one percent (3) of the housing units are mobile homes (July, 1996). Major residential areas include Woodbrook, Carrsbrook, Northfields, Westmoreland, Dunlora, Stonehenge, Squire Hill and Raintree Subdivisions.

Commercial and Office- This Neighborhood provides the largest volume of retail services in the County. Larger retail uses include the Fashion Square Mall (565,907 square feet); Albemarle Square (215,500 square feet); the Gardens (49,610 square feet); and Federal Express Plaza (59,311 square feet). There are a number of other uses located in the Neighborhood including restaurants, gas stations, banks and a movie theater. These uses are primarily located along Route 29. Large office uses include the Rio Office Center (18,000 square feet).

Other Land Uses- The Neighborhood contains two private schools.

Environmental Characteristics

The Neighborhood is divided naturally into three separate watersheds by the ridgeline on Rio Road and a second ridge running north, parallel to the Norfolk-Southern Railway in the center of the Neighborhood. All land north of Rio Road and west of the central ridge drains north into the South Fork of the Rivanna River. Land south of Rio Road and west of the central ridge drains into Meadow Creek. The land south of Rio Road and east of the central ridge drains into the Rivanna River. The northwest portion of the Neighborhood is characterized by relatively steep slopes along the floodplain fringe. These steeply sloped areas and the floodplain along streams draining to the Rivanna River limit development potential in these areas.

Transportation

Route 29 serves primarily the commercial development in the Neighborhood. The proposed Meadow Creek Parkway will affect undeveloped land *in the vicinity north of Rio Road. Rio Road is the other significant arterial road serving this neighborhood. Hillsdale Drive is a road parallel to Route 29 that serves local neighborhoods and provides an alternate access option for*

~~local traffic. Rio Road has been widened to five lanes in the area west of the railroad line. Walkways exist along portions of Rio Road and within some residential areas. Access to Rio Road is limited for the undeveloped area north of the Dunlora development and west of the Norfolk Southern Railroad.~~

Public Water and Sewer

Major waterlines are present within the existing subdivisions and along Rio Road. Water service is not available to the entire Neighborhood and distribution networks of varying capacity need to be upgraded. Wastewater is collected by the Rivanna Interceptor, which follows the floodplain of the Rivanna to the north and east, and is treated at the Moores Creek Wastewater Treatment Plant. Sewer service is also not in place for all of the Neighborhood but can be provided by the Rivanna Interceptor.

Public Facilities

The Charlottesville-Albemarle Technical Education Center is located on Rio Road. Public facilities are adequate for the Neighborhood.

Recommendations

- Future development plans along Route 29 North are to be sensitive to its status as an Entrance Corridor Roadway.
- The eastern boundary for the Urban Density Residential area north of Rio Road should be based on the ultimate location of the Meadow Creek Parkway.
- Limit the Neighborhood Service designation on Brookway Drive to existing zoned land.
- Limit the Neighborhood Service designation along Rio Road to existing developed areas.
- Transportation improvements include:
 - ***Construct the Meadow Creek Parkway.*** ~~Development of the Meadow Creek Parkway linking Hollymead with McIntire Road in the City. Phase I of The portion of the Parkway in the County, from Melbourne Road to the railroad bridge on Rio Road, should be developed in a manner consistent with the Meadow Creek Parkway Final Report, May 2001, by Jones and Jones.~~
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 - ***Determine alignment and construct the Free State Road Connector from Free State Road to connect to Route 29 at the Hollymead Development Area as recommended in the CHART Study.*** In the planning and development of the ***Northern Free State Road*** ~~Phase II of the Parkway~~, consideration should be given to continuing design concepts of Phase I,

including parkway design with landscaping, bicycle and pedestrian facilities and linear parks features. Reserve usable right-of-way for the location of the ~~Meadow Creek Parkway~~ **Northern Free State Road** in areas of new development. With final alignment determination, reserve right-of-way in all areas. Direct access to the Parkway north of Rio Road and south of the South Fork Rivanna River (Phase II) from adjacent areas may be permitted at one location (one intermediate access point). Amendment adopted 9/12/01, (CPA-2001-06, Meadow Creek Parkway)

- Provide bicycle facilities and walkways in conjunction with all major road improvements in the area.
- Utility improvements include:
 - Upgrade water distribution in the entire Neighborhood to ensure adequate service.
 - Construct the Carrsbrook sewer to provide service to the area.
 - Evaluate Woodbrook Channel to determine the need to widen in the vicinity of the area upstream of the old Woodbrook sewage lagoons. Retain easement for improvements if the property is sold.
- Retain open space areas in the Meadow Creek floodplain, the area along the proposed Meadow Creek Parkway corridor, the lake and stream system north of Rio Road in the Woodbrook, Carrsbrook, and Northfields areas, and along the Rivanna River floodplain.
- Consider the land use and park/open space recommendations of the Meadow Creek Parkway Final Report, May 2001, by Jones and Jones, for the areas adjacent to or near the Meadow Creek Parkway/Rio Road corridor. Amendment adopted 9/12/01, (CPA-2001-06, Meadow Creek Parkway)
- Construct a greenway along the South Fork of the Rivanna River and 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 Two, and the entire County.
- Maintain a wooded buffer between the Community/Regional Service located on Route 29 and the adjacent residential developments.