

Neighborhood Three

Pantops

Location

The name of this Neighborhood was officially changed to Pantops with the completion of the of the Neighborhood Three Study. Once neighborhood studies are completed for all the Urban Area Neighborhoods, the numerical identification for the various neighborhoods will be eliminated completely from the Comprehensive Plan. Pantops is bounded on the east by the 600 foot elevation of the Southwest Mountains, the power line south of Ashcroft, and Lego Drive (excluding the property consisting of approximately 17 acres located at the northwest corner of Hansen's Mountain Road and Lego Drive), on the south by Interstate 64, on the west by the Rivanna River and the north by the Key West and Franklin Subdivisions. *Amendment adopted 10/20/99 (CPA 1999-01)*

Existing Land Use

Residential - Pantops Neighborhood contains a total of 324 housing units and a population of 692 people (July, 1996). Eighteen percent (59) of the housing units in the Neighborhood are single-family attached; eight percent (25) are either townhouses, single-family attached or duplexes; and seventy-four percent (240) are multi-family.

Major residential developments in the Neighborhood include Westminister Canterbury, Overlook Apartments and Wilton Apartments. Westminister Canterbury is a retirement community located on Route 250 and consists of apartments, cottages, and an assisted living facility. The community has on-site dining facilities, a chapel, and exercise facilities. Overlook Apartments are located on South Pantops Drive and Wilton Apartments are located on Route 20 (Stony Point Road).

Glenorchy is a small single-family residential development located on Route 250 East. Winter Haven is a nursing home located on South Pantops Drive. There are single-family homes scattered throughout the Neighborhood, especially along Elks Drive, Dorrier Drive and Stony Point Road. Ashcroft and Key West are large single-family residential developments located adjacent to the Neighborhood.

Commercial and Office - The commercial core of Pantops Neighborhood is the Pantops Shopping Center. The shopping center has three anchor stores and 42 smaller stores. There are also a number of outparcels associated with the shopping center. Services provided include a grocery store, restaurants, personal services, general retail and banking. The shopping center consists of 181,188 square feet. There are a number of retail and commercial services located along Route 250 East such as restaurants, car dealerships, motels and gas stations. Large office uses in the Neighborhood include State Farm's Regional Office Building (266,366 square feet); Guaranty Savings and Loan (20,500 square feet); Riverbend Medical Buildings (27,336 square feet); South Pantops Office Buildings (33,268 square feet); and the Albemarle County Service Authority Office Building (16,819 square feet).

Major Planned Projects- Peter Jefferson Place has an approved plan for 977,550 square feet of office development, 145,000 square feet of retail development and 296 residential units on 241 acres of land near the Route 250/Interstate-64 Interchange.

Environmental Characteristics

The area is divided into two minor watersheds by Pantops Mountain, both draining to the Rivanna River. Floodplains, wetlands and steep slopes exist along the Rivanna River. Wooded areas are located along Interstate 64, on Pantops Mountain, and adjacent to the Southwest Mountains.

Transportation

Route 250 East and Route 20 are the primary roads servicing the area. ~~Route 250 East has been recently widened from the Rivanna River to Interstate 64.~~ Other major roadways serving the area are Route 1117 (State Farm Boulevard), Route 1140 (South Pantops Drive) and Route 1116 (Riverbend Drive). Bus service is not available to the Neighborhood and there are no commuter lots.

Walkways are located along portions of Route 250 East, Riverbend Drive and South Pantops Drive. However, the system does not interconnect and large sections of the Neighborhood are without walkways. A portion of the Rivanna greenway exists along Route 1421 (Elks Drive) between the Darden Towe Park and Route 250 East.

The County is currently conducting a Master Plan for the Pantops Development Area. This study should be completed by 2006. This study will identify land use and transportation recommendations that will guide the growth of the Pantops area.

In 1999, VDOT conducted the Route 250 East Corridor Study. The purpose of the study was to examine existing and future travel conditions within the corridor in order to identify transportation deficiencies. The Route 250 East Corridor Study area begins at the east corporate limits of Charlottesville and ends approximately three-tenths of a mile east of Route 15 at Zion Crossroads in Louisa County. The study recommended a series of short term and long term recommendations. The Study's recommendations will be considered in conjunction with the Pantops Master Plan process.

Public Water and Sewer

With the extension of the Route 250 waterline to the Rivanna Village, water service is available to the entire Neighborhood except for an area north of an unnamed tributary of the Rivanna River that runs east/west near Darden Towe Park and the Wilton Development. Extension of the Route 20 waterline to the north will be necessary at the time these properties are developed. Sewer is available to State Farm Boulevard. Extension of this service to the eastern portion of the Neighborhood (Peter Jefferson Place/Glenorchy area) will be necessary at the time of development.

Public Facilities

The 102-acre Darden Towe Park is located east of the Rivanna River and west of Route 20. Stone Robinson Elementary is located east of the Neighborhood. Fire and rescue, police and library services are adequate to the area. Portions of the Neighborhood are lacking in Community Park services due to the lack of an elementary school in the Neighborhood.

Neighborhood Study

A neighborhood study for Neighborhood Three was prepared by the Department of Planning and Community Development under the direction of a nine-member committee appointed by the Board of Supervisors. The purpose of this study was to assist the County in establishing policy to help guide public and private activities as they relate to land use and resource utilization within Pantops. As such, the recommendations of this study should be considered when establishing policy and reviewing development proposals for the area. The study makes recommendations on public facilities, transportation, historic, environmental and design issues.

Recommendations

- The large Office/Regional Service now referred to as the Peter Jefferson Place is to be developed as a consolidated planned development.
- New development and redevelopment along Route 250 East and Route 20 should be designed in a manner that is sensitive to its location within Monticello's viewshed and along a designated Entrance Corridor Roadways. Utilize the voluntary guidelines outlined in the Neighborhood Three Study for development within the Monticello viewshed.
- Limit "strip development" of Route 250 East by preventing commercial development along the north side of the roadway from the Interstate 64 interchange to the Regional Service designated area.
- Commercial areas along Route 250 East are to be developed in a manner which

limits access points, uses internal (possibly gridded) road networks, and/or parallel roads, as well as alternative transportation systems (walkways, bike facilities and transit). Development should have an orientation toward the internal road system as opposed to a linear orientation towards the frontage of Route 250.

- Provide landscaping along and within the median of Route 250 East to enhance the roadway as an Entrance Corridor Roadway, and one of the two major vehicular entrances, into the County's Urban Area and City.
- 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 the Neighborhood, and the entire County. Utilize the Neighborhood Three Study as a guide for development of the greenway in this Neighborhood.
- Explore opportunities for river oriented development within the Community Service designated area behind the Pantops shopping center property.
- That portion of the Ashcroft PRD (Planned Residential Development) located immediately south of the VEPCO high voltage overhead transmission line and west of Lego Drive (consisting of 17.8 acres) does not lie within the Development Area and shall be maintained as one parcel. Because of its location adjacent to a surveyed property (Locust Shade) which is eligible for the historic register, it is to remain rural in character and usage other than for agricultural purposes is discouraged. Amendment adopted 10/20/99 (CPA 1999-01)
- Transportation improvements include:

~~—Provide bus service to the Pantops Shopping Center. Further evaluate the need and viability of existing transit service to other areas.~~

Construct a permanent park and ride facility along Route 250 East, east of Neighborhood Three.

Evaluate the need for improvements to existing transit service as the area continues to develop.

Consider the recommendations of the Neighborhood Three Study for the location of walkways, streetlights and bicycle facilities.

- Utility improvements include:
 - Provide sewer service to the eastern portion of the Neighborhood (Peter Jefferson Place/Glenorchy Area) by extending the Rivanna Interceptor and installing a pump station. Timing of this project will be based on development activity in this area.

- Provide water service to the northern portion of the Neighborhood north of an east/west unnamed tributary of the Rivanna River as necessary by extending the Route 20 waterline to the north.
- The approved sections of Ashcroft PRD are eligible for provision of water by the Albemarle County Service Authority. ***Amendment adopted 10/20/99 (CPA 1999-01)***
- Provide Community level park service to the eastern portion of the Neighborhood by installing Community park facilities at Darden Towe Park.
- Consider the recommendations of the Neighborhood Three Study to serve as a guide for development in the Neighborhood.

MAP C: URBAN NEIGHBORHOOD 3

