

Neighborhood Six

Location

Neighborhood Six is bounded on the east by the City limits, on the south by Moores Creek and I-64, on the west by the South Fork Rivanna River watershed boundary and on the north by Route 250 West.

Existing Land Uses

Residential - Neighborhood Six contains an estimated 912 dwelling units and a population of 2,112 people. Forty four percent (396) of the housing units in the Neighborhood are single-family attached; six percent (52) of the housing units are either townhouses, single family attached or duplexes; and fifty one percent (464) are multi-family (July, 1996). The University Heights apartment complex accounts for approximately one-half of the dwelling units. Also, a portion of the University of Virginia housing units are located in this Neighborhood. Major developments include Ednam Forest, Ednam, Ednam Village, Bellair, and Buckingham Circle.

Commercial and Office - The area along Route 250 West is largely institutional in nature with the Kluge's Children's Rehabilitation Center; Birdwood Golf Course (owned and operated by the UVa. Real Estate Foundation); the University of Virginia Police Department; the University of Virginia Information Center; and a number of smaller offices operated by UVa. being located within this Neighborhood. Other non-institutional office and commercial uses are also located along Route 250 West and large office uses are located in the JPA/Fontaine Avenue Research Park. Larger retail and office uses along Route 250 West include Townside East Retail (30,377 square feet) and Ednam Professional Center (20,980 square feet). Large office buildings that exist in the JPA/Fontaine Avenue Research Park include the Virginia Public Authority Building (60,000 square feet) and the University of Virginia Health Sciences Foundation Building (60,000 square feet).

Other Land Uses- The University of Virginia Central Grounds, McCormick Observatory and Camp Holiday Trails are located within the Neighborhood.

Environmental Characteristics

This area is within the Moores Creek drainage basin. A wide wooded area screens the Route 29/250 Bypass from residential areas between Route 250 West and Interstate 64. Areas of steep slopes are immediately north and south of Interstate 64 and west of the Route 29/250 Bypass and Fontaine Avenue.

Transportation

Route 250 West is heavily traveled *road and is* and it is projected that traffic volumes along this roadway will double by 2015. The road is heavily used by *neighborhood residents*, commuters, students and visitors to the University. This road is also heavily used by bicyclists traveling into the University. ~~Flooding occurs periodically on Route 250 West near its intersection with Old Ivy Road.~~ Walkways are constructed on both sides of Route 250 West from Route 29 to Old Ivy Road. Fontaine Avenue is also heavily traveled. Walkways and a bicycle facility exist along Fontaine Avenue in front of the Fontaine Avenue Research Park. Also, the Route 250/29 bypass intersects the Neighborhood.

Public Water and Sewer

Public water and sewer are available in the Neighborhood, with the Morey Creek sewer interceptor and major water lines running along Fontaine Avenue and Route 250. Water is provided by both the South Rivanna and Observatory treatment plants. ACSA has identified small internal system upgrades that need to be completed in order to provide better service to the area.

Public Facilities

Park, police and library service are adequate to the area. Fire and rescue service does not meet service standards established in the Community Facilities Plan and needs to be improved.

Recommendations

- Development plans along Route 250 West and Fontaine Avenue are to be sensitive to their status as Entrance Corridor roadways.
- Limit the Neighborhood Service designation on Fontaine Avenue west of the Bypass (Old Route 29 South) to existing zoned land.
- A conservation easement exists on an area located on the western boundary of the Neighborhood, south of Bellair and Birdwood, north of Camp Holiday Trail and west of Buckingham ,Circle. This conservation easement prohibits development of this property (noted as See Text on Land Use Map).
- Consider the design and public facility recommendations of the City/County/University Planning and Coordination Council for the Jefferson Park Avenue/Fontaine Avenue “Area B” Study and the Lewis Mountain-University Heights “Area B” Study.
- Transportation Improvements include:
 - ~~Widen~~ **Cross-section improvements to** Route 250 West (Ivy Road) **to provide curb and gutter with sidewalk(s) and bikelanes.** ~~four lane. As possible,~~ Implement the *other* recommendations of the Ivy Road Design Study. That study recommends a design to make Ivy Road an attractive,

welcoming place in which to easily walk, bike, shop, and drive. Recommendations include separated bicycle facilities, continuous walkways, raised planted median, landscape planting, relocation of utility wires, sign guidelines, benches, trash cans, shared parking and consolidation of entrances.

- Consider implementing the recommendations of the Fontaine Avenue Corridor Plan that is outlined in the Jefferson Park Avenue/Fontaine Avenue Area B” Study. Design concepts incorporate many of the same elements that are recommended for Route 250 West.
- Provide a greenway corridor along Moores Creek in the southern portion of Neighborhood Six. This greenway should connect to the Fontaine Avenue Research Park. *Also provide additional pedestrian facilities on Old Ivy Road.*

Evaluate the need for improved transit service to the neighborhood

- Provide pedestrian connections from the residential areas in the Neighborhood to the Fontaine Avenue Research Park.
- Utility improvements include:
 - In Bellair and Buckingham Circle, replace the existing water line and replace it with a 6” to 10” line to improve system hydraulics.
 - In Ednam Forest, loop the existing 6” water line to improve system hydraulics.
 - Provide public sewer service to Buckingham Circle, Bellair and Ednam Forest if public health becomes an issue.
- Locate a new fire and rescue station in this area to service Neighborhood Six and Seven, the University and Ivy as response times require. The station should be funded and operated jointly by the City, County and University. The station should be staffed by volunteers to the greatest extent feasible.
- Coordinate with the University on the development of its parcels.
- Maintain or establish a buffer along Interstate 64 and the Route 250 Bypass to protect the visual quality and character of the area as seen from the roadway.

MAP E: URBAN NEIGHBORHOODS 6 & 7

