

Chapter 9-Implementation

Introduction

The implementation initiatives of the Pantops Master Plan have been organized based on priority needs identified by residents and stakeholders during the master plan process (See Table below). Implementation of these initiatives will take place in several different forms: through county capital expenditures (CIP), land use decisions, private sector investment, public-private partnerships, community initiatives, and programs and services provided by the county.

Addressing traffic issues and deficiencies in pedestrian facilities are the highest priorities in Pantops. The first projects identified in Pantops will be necessary to address current conditions. Additional projects will be timed with future residential increases based on build-out projections of the Framework Map, along with development activity. New Green Infrastructure projects are the second priority in Pantops. However, some of the initiatives will be implemented concurrently and completion of the greenway along the Rivanna River is already underway and funded.

The County's Capital Improvements Program (CIP), based on a two-year financial cycle, is the final authority for funding policy, including funding level, timing and sources associated with specific improvements. The actual programming of projects in the CIP will be based on priority needs and availability of funding from the sources anticipated in this section

The County will take the lead in initiating projects and coordinating with other entities such as the City of Charlottesville and the Virginia Department of Transportation (VDOT). In some instances, initiatives will be joint projects and the project manager would not necessarily be the County. However, a point person from the County will always be assigned to the project. The table below indicates who would be anticipated as the project lead and then where necessary, who would be the liason from the County if the County is not the lead.

Pantops Community Advisory Council (PCAC)

The Pantops Master Plan recommends creation of a Pantops community advisory council/community association. This would include broad representation from Pantops to continue information sharing and updates between County government and Pantops residents, business owners, and stake holders. A similar entity, the Crozet Community Advisory Council, was recommended by the Crozet Master Plan and was created by the Board of Supervisors earlier this year. An advisory council for Pantops will be created prior to final master plan adoption and will develop an PCAC action plan with the Pantops neighborhood planner to be approved by the Board of Supervisors. The PCAC will serve as an advisory body to the County as it moves forward with implementation projects identified for Pantops by providing valuable input on projects. The PCAC is intended to meet regularly to keep the County informed of Pantops issues, to receive updates on implementation, and to provide guidance on implementation projects as

needed to the Pantops neighborhood planner. The Board of Supervisors has already approved the PCAC guidelines and members will be appointed with completion of the master plan.

Priority Areas for Land Use and Facility/Resource Investment

The Pantops Development Area has received steady and consistent growth over the past 10 years, to the point that most of this urban area has received an initial level of development and construction, or is planned for new development, that will essentially build out most of the area in the next 10 years. Public investment and infrastructure improvements have not kept pace with this growth. This is particularly true with road improvements, but also includes other types of community facilities and services (fire/rescue service, incomplete sidewalk system, lack of crosswalks, limited playground facilities). The private sector/"market" also has not yet provided some of the services expected/desired by the community, and in the form desired (availability of community to neighborhood level services, such as small non-franchise restaurant, hardware stores) in convenient and more accessible locations to residential neighborhoods.

The Pantops Development Area will receive its most significant new residential development in the area north of Route 250 and east of Route 20. Build out of Fontana, Avemore (440), and approved developments of Luxor (260+), Cascadia (330), and Lake Ridge (95) will accommodate anticipated future population growth of 2,000 residents over the next 10 years. The most significant new non-residential development will be focused in and around the new Martha Jefferson Hospital. The relocation of the main hospital is anticipated within the next 10 years. The anticipated hospital relocation along with the existing MJH facilities located in the area are already generating demand for office and commercial space for related uses/activities (doctors office, medical services, etc.).

Because of these conditions, priority areas to focus public efforts/resources over the next 5 to 10 years are (see Map Implementation Map, end of this chapter):

- The area north of Route 250 and west of Route 20 for neighborhood level improvements.
- The immediate area in and around State Farm Blvd. corridor.
- Improvements to the Route 250 and Route 20 transportation corridors and the Rivanna River corridor. These corridors provide major linkages from residential area to community centers that support these areas. These corridors also serve regional transportation and service needs and link Pantops to the City of Charlottesville.
- Facility and service improvements through the Neighborhood which are necessary to provide the minimum adequate level of service the existing populations and developed areas.

Other areas of Pantops will not be the primary focus of public capital investment or resource allocation during in next 10 years. Priority areas and improvement projects priorities will be reevaluated with the five year review of the Plan.

While decisions regarding private development proposals/investments should not be based solely on these priority areas, decisions on development proposals should be

made with an understanding of where public investments are being focused. Land use decisions should be consistent with the priority areas established in the Plan. New proposals outside of the priority areas may not be approved if planned facilities are not in place to support the project and the existing neighborhood. These projects will need to provide more significant level of improvements to ensure adequate infrastructure and services are available to the area.

PANTOPS MASTER PLAN IMPLEMENTATION PROJECTS

Implementation Strategy (Located in "Priority Area" or considered a "Regional" project)	Estimated Cost/Funding	Responsible Department/ Division	Issues to Be Addressed Actions Required	Milestones	Timing Short-term (FY08 to FY12) Mid-term (FY13 to FY17) Long-term (FY18 and out)
TRANSPORTATION					
Eastern Connector (Regional project) Study Construction	\$500,000 To be determined	County/City (Planning/General Services)	Determine feasibility and establish alignment	Hire consultant to study feasibility and Determine alignment	Study underway(2 nd qtr '07) complete 3 rd qtr '08 Construction – to be determined
City of Charlottesville Connector Road (Regional) Study construction	\$100,000 \$4-7 million	Study – County Construction (private development and/or public (local/VDOT)	Improve mobility/ connectivity; alternative access to city to relieve traffic on Rt. 250, Rt. 250-High Street intersection. Study alignment/river crossing feasibility, benefits/impacts	Hire consultant to study alignment. Evaluate priority of project after completion of eastern Conn. Study	Mid-term priority Study btwn 2013-2017 impacts/feasibility; its priority may change depending on Eastern Conn. recommendations Mid to long-term construction priority, coordinated w/ redevelopment of shopping center area
Route 250 Install Medians-Rt. 20 to W. of Rolkin Dr.	Included in widening cost	VDOT	To provide better traffic management and visual	Extend existing medians section to	Complete with widening of road

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(Regional) 6 Lanes/Signalization (Regional) Sidewalks completed and Pedestrian crossing provided (Priority area) Crossing at Rolkin Road and Pedestrian Crossing at Route 20 (Priority Area) I-64, Shadwell Interchange (Regional) Hansen Mtn Road connector (addresses Regional road priority)	below \$15,000,000-\$20,000,000 Included in widening cost below \$100,000-150,000 Under study VDOT/Developer contrib.	VDOT County/VDOT/developer contribution VDOT/County/possible developer contribution VDOT/County VDOT/County/private development	improvements Provide capacity/maintain adequate Level of Service Provide sidewalk, and/or multi-use path for bikes, adjacent to Rt. 250 Encourage walking/provide for pedestrian safety Ramp/intersection Improvements to improve LOS I-64Ramp/intersection Improvements to improve LOS. Improve access to/from Hansen	connect. Include in VDOT Primary Plan/design/ fund-construct Sidewalk/multi-use path constructed Interim “conventional” X-walks Constructed/ possible controlled crossing Enhanced (controlled and/or grade separate) crossing constructed Two left turn lanes east bound off ramp/two right turn lanes westbound off ramp Connect Hansen Mtn. Rd. to existing x-over at Peter Jefferson Place eastern	Mid to Long term priority for construction (Plan-2010/fund-2015/build- 2017) With widening project or private project development/redevel. as development occurs along frontage Interim improvement, short term priority Enhanced improvements with widening of road (mid to long term) short-term priority/ construction timeframe dependent on VDOT funding. VDOT study complete FY 2008-09. Mid-term priority FY 12-13. High priority w/ development of shopping center. Developer construction anticipated.

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Sidewalk-connect West-Canterbury to Rolkin Road (Priority Area)	Programmed improvement in CIP/sidewalk program \$450,000	County/VDOT	Mtn Road Sidewalk on north side of Rt. 250	entrance. To connect retirement communities to commercial area at Rolkin (BoS request with review of Development proposal)	Short –term constr. priority
Route 20 4-Lanes Elks Drive to Route 250/sidewalks, including Rt. 250/Rt. 20 intersection improvements. (Priority Area and Regional)	\$5.5 Million	VDOT	Improve LOS, provide new sidewalk on west side	Construction complete	Mid-term priority, dependent on VDOT funding; intersection improvement short-term priority
Crosswalk at Route20/ 250 intersection (Priority Area)	\$15,000-\$30,000 (interim improvement)	VDOT/County (Planning/Gen Services	Encourage walking/provide safe crossings	Interim “conventional” X-walks Constructed. Enhanced (controlled and/or grade separate) crossing constructed	Interim improvement short term priority, enhanced improvements with widening project (s) on Rt 20 and/Rt. 250
Multipurpose path, Elks to edge of Development Area/Dorrier Dr.	\$200,000	County/VDOT (Planning/Gen Service and-	Encourage walking/provide for pedestrian safety	Construction complete	Timed with/after construction of Lewis & Clark center (or by 2015)

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(Priority Area)		or Parks& Rec)			
Transit-CTS					
Improve frequency of CTS service (Includes Priority Areas)	\$185,900/year. New annual cost estimates under devel.	County/CTS (Planning)	Provide alternative to auto travel and address existing/future congestion in Neighborhood	30 min. headways established (from 60 min)	Short-term priority (depending on demand). Monitoring demand ongoing
Bus Shelters & Signage (Includes Priority Areas)	\$30,000	County/CTS (Planning)	Increasing ridership. Funding request made in current CIP for FY 07-08	Improve accessibility, attractiveness of service	Short-term priority, FY 07-08 and FY08-09. Budget request submitted in proposed FY 07-08 CIP
"Regional" Transit-					
Express Bus (Flu. Co. to City on Rt. 250) (Regional)	County/City/New Authority	County/CTS/possibly JAUNT or future Transit Authority	Provide alt to auto travel, reduce future auto trips on Rt 250	Determine feasibility of service	Study-Short to Mid tern priority (w/in next 5-10 years), next regional transit plan update. Long-term Implementation (after 2017) depending on study results.
Riverbend Drive					
Complete sidewalks, both sides	\$500,000	County (Planning/Gen. Services)	Encourage walking/provide for pedestrian safety	Design plans developed/construction	Mid term const. timeframe Design by FY 2011-12 Construct by FY 2013-14
Pedestrian Crossing at					

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Route at S. Pantops Blvd. intersection	\$20,000-75,000	County/VDOT (Planning/Gen. Services)	Encourage walking/provide safe crossings		Complete with sidewalk project, by FY 2012-FY 2013
State Farm Boulevard Hickman/Isham Intersection improvements with Crosswalk	\$15,000	County/VDOT	Encourage walking/provide safe crossings	Develop design, VDOT approval	Mid- term priority, Design FY 13-14
Pedestrian Crossing on SF Blvd and Route 250	\$50,000	County/VDOT	Encourage walking/provide safe crossings	Develop design, VDOT approval	Mid- term, FY013-14, or with sidewalk const. on State Farm, Rt. 250
Complete sidewalk system along S. Pantops and State Farm Blvd.	\$512,000	County/VDOT	Encourage walking/provide for ped. safety Funds already programmed in CIP (\$512,000)	Complete construction plans/bid for construction. Build sidewalk from Rt. 250 to Carriage Hill pt.	Short-term priority, const. timeframe. FY 10-11
Traffic Calming					
Fontana	\$30,000	Planning/VDOT	For all projects-- Anticipate/address traffic impacts of existing or future interconnection of neighborhood streets	Evaluate impacts/meet VDOT criteria/install	Short-term, Fontana FY08-09 or with connection to Luxor rds.
Glenorchy	\$50,000	Planning/VDOT		Evaluate impacts/meet VDOT criteria/install	Mid to Long term--timed w/ construction of Hansons Mtn relocation

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GREEN INFRASTRUCTURE					
Rivanna River Greenway completion Cultural-Natural Heritage Sites/Boat Launch/complete trails	\$50,000	Parks and Rec/Planning	Provide passive recreation opportunity & alt ped-bike route. Interpret cult-Nat sites	Easements/Fee obtained Complete Trail Construction	Short and mid-term timeframe. Ongoing planning/acq/construction throughout length of corridor in strategic locations
Free Bridge Lane Riverwalk	\$125,000	Parks/Rec. Dept/ Pantops Planner	Improve trail facilities along Free Bridge Lane. Floodplain	Design Plan with PAC & Community Close road/Construct	Short and mid-term implementation time frame Long-term, based on opportunity
Trailhead Park-Riverbend	\$50,000	Parks & Rec./Gen Services/Planning-private development	Parking area near Rt 250	Provide 3-5 parking spaces near trail/beach access area	FY 09-10
River Bend/Pantops Shopping Center Park/Greenway connections	variable	Parks & Rec./private development	To connect businesses/destinations to trails	Trail connection made	With development/redevelopment in or near S.C.
Neighborhood Trails (off-river on Green)	\$1,500-\$15,000	Parks & Rec./Planning/neighborhood assoc.'s	P & R/ Pantops planner to coordinate	Connections made between	Ongoing, initiative focused on enable interested

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Infrastructure Map) Fontana (Priority Area)			assistance to neighborhoods to construct trails	neighborhoods and to greenway/public lands	neighborhoods and assoc to construct and maintain trails (to be non-public)
Rivanna Ridge Pocket Park	Undetermined at this time	Private development/ Planning/Parks & Rec.	Provide for public space/green space as Shopping Center redevelops	Establish “public” green space/rec. area Intended to be privately owned/maintained	as infill or redevelopment begins to occur/ long-term, beyond 10 years.
Pantops Community Park-State Farm (Priority Area)	\$50,000 design \$1,000,000 purchase-develop	County (Planning/Parks & Rec.)/private development	Provide for public open space/park area along State Farm Blvd. for emerging development in area	develop design construct park	Mid-term, Design FY 2013-14 Long term, FY 2017 out
New Park Space, Free Bridge Lane (Priority Area)	\$100,000- \$500,000	County (Planning/Parks & Rec.)/private development	Acquire, develop floodplain area for park use (possible dog park)	Acquire and develop	By 2017, may be acquired through developer contribution (w/ development of site)
Darden Towe Park upgrades (Priority Area)	??	Darden Towe Park Board/ County-City	Additional trail development, parking, field space, playground facilities.	Provide as established in Parking development plan	As established in park phasing plan (short to long-term)
Recycling Programs	\$250,000- \$500,00	RSWA/County (General Services, Planning)	Provide convenient drop center. RSWA Solid Waste Mgt Plan review may indicate different approach to recycle (curbside may	Review w/ RSWA during update of Solid Waste Plan. Funding requested in CIP. Construction	Short-term, FY07-08/FY08-09 Short-term--TBD, but by 2012

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			be considered)		
LAND USE & DESIGN PRINCIPLES					
Pantops Shopping Center/Riverbend Dr. Redevelopment	Not known at this time	Private development, possible opportunities for public partnership to incorporate public improvements	Private initiative to redevelop	Encourage redevelopment consistent with Pantops Plan, County Planning goals/principles	Anticipated as possible mid-term, likely long-term project
<i>Rivanna River Corridor Design Plan</i>	\$75,000	<i>County Community Development/Parks and Recreation</i>	<i>Establish plan/design guidelines/strategies/ for development along river corridor</i>	<i>The encourage appropriate river oriented development for future land uses/development on adjacent private lands and greenway (and address stream protection/water quality issues</i>	<i>Short-term (by 2012)</i>
Streetscape Plan Route 250, 20, Riverbend Drive State Farm Blvd, South Pantops Drive	\$10,000	Planning/Gen Services	Provide attractive and unified landscaping along these road corridors and supplemental tree plantings plan for area adjacent to corridors	Design plan drafted New CIP request	Mid-term (design) Mid-term Construction after FY2012, to be coordinated with Rt 250 and 20 widening projects.
Critical Slope Regulations	--	Comm. Development/ Planning	Ordinance amendments to	Ordinance amended, current within dept	To be completed along Neighborhood Model Phase 2

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			address protection/development on critical slopes	work program	Ord. text amendments
Monticello Viewshed Protection Require Monticello review of all projects (includes Priority Areas)	--	Pantops Planner/ Preservation Planner	Minimize visual impact of new development to the Monticello Viewshed	Implementation of designs in Master Plan; Revise EC guidelines;	Pantops Plan adopted early FY 07-08; EC guidelines studied amended FY09-10 (depending on funding of consultant; ongoing application of guidelines
Zoning Ordinance Amendment Setbacks/Form in Highway Commercial Districts, potential new regulations for car dealerships.	--	Community Development (Planning/Zoning/CD)	To facilitate desired form and character of development within Pantops.	NM Ord amendments, phase 2 adopted	TBD---various dates*.
Historic/Cultural Resources Inventory	\$75,000	County (Planning, State Dept of Hist. Res.)	Accurate inventory of historic properties	Establish Countywide automated historic database, then update inventory info	Automated database to begin in FY 07-08 depending on approval of funding for consultant hire.
ARB Design Guidelines- Update/provide recommendations specific to Pantops	\$60, 000 (update of all EC's)	County (Planning)	Provide attractive visual character for the corridor	Revise EC guidelines adopted	Update to begin in FY07-08, depending on approval of funding for consultant hire.
COMMUNITY FACILITIES & SERVICES					

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Fire Station #13	\$3,600,000 (one-half funding) (Joint Co-City project)	County -- General Services/Fire Rescue Dept.	Construct a fire/rescue station in Pantops	Acquire site and construct	Short-term priority; Construction, FY 11-12 (already programmed in CIP)
Library Establish some level of Library service to Pantops.	--	JMRL/Pantops Planner	Evaluate possible means of providing ancillary service to area (Kiosk/bookmobile, etc)	Incorporate service consideration in future JMRL facility planning	Future JMRL facility Planning Study TBD. Discuss schedule with JMRL in FY07-08
Post Office	--	Pantops Planner	Encourage Postal Service to consider Pantops for next new facility	Discuss w/ rep of US Postal Service.	initial contact FY07-08; ongoing/ periodic contact w/ postal service
Schools (no facilities proposed at this time)	--	Pantops Planner/Dept of Ed., Facilities staff	Continue to consider facility needs w/ long range planning process.	Evaluate facility needs w/ yearly long range planning process	Ongoing yearly evaluation of school growth and facility needs with long range planning committee.
Historic/Cultural Resources programs Interpretation Opportunities	not known at this time	Pantops Planner/Advisory Committee/Historic Pres Comm./ Lewis & Clark Center	Evaluate opportunities for interpretation of area history	Investigate support. to provide locate history interpretation in Lewis & Clark center	FY 07-08, discuss with Lewis and Clark Center Committee
Business Development Facilitator Initiatives Identify funding sources to assist in implementation	--	County (Business Development Facilitator [BDF])	Tract economic/business trends and activities and foster private support for recommendation of the		FY 07-08 with adoption of plan, an ongoing activity

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Develop incentives program for developers in priority redevelopment areas. Employment/Business Tracking Maintain business roster that is updated annually and include employment data in Pantops.	-- --	BDF/Pantops Planner	Plan. Foster necessary public-private partnerships to implement Plan recommendations		long-term priority, implementation beyond 2017-- to be reevaluated w/ 5 year review of the Plan FY 07-08 with adoption of plan, an ongoing activity
Pantops Advisory Council		Pantops Planner	BOS Appoints	Action Plan finalized.	By FY 07-08-development of council now underway