

Places29: List of Implementation Projects

Introduction: Important Points to Keep in Mind When Using This List

This Master Plan is based on a Vision for the Places29 area. The Vision, as described more fully in Chapter 2, does not have a timeframe; it is the ultimate future condition for the Places29 area. After describing the Vision, the Plan explains the projects that need to be implemented during the next 20 years—the implementation timeframe—to address the existing backlog of needed infrastructure improvements, to support growth and development that will have an impact on this infrastructure, and, ultimately, to achieve the Vision. This list includes all of those projects.

With one exception, all of the transportation projects would also have been necessary under the 1996 Land Use Plan for the area now known as Places29. The exception is the enhanced transit project, which is considered fundamental to achieving the form of development proposed by Places29. The enhanced transit project will not only make the a compact urban form more viable, it may also reduce the need for (or delay the need for) future transportation improvements. The transportation projects more specifically associated with the US 29 Corridor are also a response to regional needs and US 29’s classification as a Highway of National Significance.

One of the tools used to move toward the Vision is the Priority Area policy that focuses funding and other resources on the two Priority Areas. Every five years, as the Master Plan is reviewed and updated, the Vision will be reassessed to see if it is still valid. Then, the implementation plan will recalibrated to support any changes in the Vision, including readjustment of the Priority Areas, if necessary.

Appendix 2, Implementation Project Descriptions, contains additional information about each project, including a more detailed project description, when the project is expect to begin, which parties are responsible for planning and funding the project, and any issues that may need to be addressed during planning and construction. The appendix also lists the milestones—triggers or thresholds that will indicate when it is time to begin a project, how to measure the success of a project, or when one project is dependent on completion of another. Additional information that may be useful is included, such as the budget document where the project will be listed.

Each of the projects in this List represents an action needed to implement the Places29 Master Plan. The projects are grouped first by timeframe: Ongoing, First Ten Years, and Second Ten Years. Within each timeframe, the projects are separated by type into Transportation, Land Use & Development, Community Facilities & Services, and Parks & Green Systems sections. Finally, within each type, the projects are listed in the approximate order in which they are expected to begin. This is a desirable order for project development, however, the availability of funding may result in a different order.

It is important to note that a significant number of the projects, especially some of the major transportation improvements, will go through several stages of planning, design, and construction from the time they begin until they are completed. At the appropriate time, the projects should be included in the County’s Capital Improvement Program (CIP) and/or the 6-Year Transportation Plan.

The List of Implementation Projects gives the following information:

- **Implementation Project:** the project name and project reference number. The numbers are not an indication of priority; they are simply a means of identifying the projects. The same numbers are used in Appendix 2. Implementation Project Descriptions.
- **FY 2010-2011 Estimated Cost:** an estimate of the cost for the project is listed in this column. For transportation projects, this cost estimate includes both the capital cost and the estimated cost for right-of-way (ROW) acquisition and utility relocation. To obtain the total estimated cost of these transportation projects, it is necessary to add the capital and ROW estimates. Most of the cost estimates were prepared by the Places29 transportation consultants, using cost factors provided by the Virginia Department of Transportation (VDOT) and escalated to Fiscal Year (FY) 2010-2011 dollars using a growth factor also provided by VDOT. In a few cases, where the project has been included in the United Jefferson Area Mobility Plan (the UnJAM Regional Transportation Plan), the cost estimate from the UnJAM Plan is included in the “Additional Information” column. Cost estimates from the UnJAM Plan include ROW and utility relocation estimates and have been escalated to the year the project is expected to begin.

For Land Use & Development, Community Facilities & Services, and Parks & Green Systems projects, the estimates, where available, come from the County’s Capital Improvements Program (CIP).

- **Funding Sources:** the public and private entities that are responsible for planning, funding, and building or providing the project are listed in this column. For each project, the responsible parties have been listed as primary or secondary. Primary sources are those responsible for funding the project. Secondary supporting sources may contribute funding. For example, with US 29 projects, the primary funding source is VDOT. Secondary support may be local funds directly from private sources, including cash proffers, and the local tax base, including property taxes and, possibly, local taxing districts.
- **Additional Information:** gives information about projects currently funded in the UnJAM plan, construction timing, and other information.

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
ONGOING					
TRANSPORTATION					
US 29					
1	Access Management Improvements along US 29 from US 250 Bypass to Green County Line	Variable; to be determined	VDOT, City and/or County	Adjacent property owners and businesses	
2	Intelligent Transportation System Strategies (ITS)	Variable; to be determined	VDOT, City		
LAND USE & DEVELOPMENT					
3	Places29 Community Advisory Council		County		
4	Master Plan Administration and Management		County		

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
FIRST TEN YEARS (2010-2019)					
TRANSPORTATION					
US 29					
5	<p>A HIGH PRIORITY IMPLEMENTATION PROJECT 29H250 Study Recommended Improvements [In City] on US 29:</p> <p>a. Expand southbound-to-westbound ramp at US 29/250 Bypass (near Best Buy) with auxiliary lane to Barracks Road offramp</p> <p>b. Construct westbound merge lane on 250 Bypass at Barracks Road interchange</p> <p>[In City] On US 29 from the 250 Bypass to Hydraulic Road:</p> <p>c. Construct eastbound to northbound/southbound offramp at US 29/250 Bypass and construct new offramp at Holiday Drive</p> <p>d. Close eastbound to northbound/ southbound offloop at US 29/250 Bypass and reconstruct northbound to eastbound onramp</p> <p>e. Reconstruct southbound to eastbound onloop at US 29/250 Bypass</p> <p>f. Expand US 29 from Morton Drive to Seminole Square</p> <p>g. Reconstruct 250 Bypass/Hydraulic Road intersection</p> <p>h. Reconstruct Hydraulic Road from US 29 to 250 Bypass</p> <p>i. Design and construct US 29 / Hydraulic intersection with a single point urban interchange (SPUI)</p>	<p>\$2,432,000 (a & b)</p> <p>\$23,160,000 (c – f)</p> <p>\$9,565,000 (g)</p> <p>\$9,554,000 (h)</p> <p>\$39,372,000 (i)</p>	<p>City of Charlottesville, VDOT</p>		<p>The first two projects (a & b) are High Priority; others are expected to follow as funding is available.</p>
6	Intersection improvements at Greenbrier Drive and US 29	\$313,000	VDOT		<ul style="list-style-type: none"> Add southbound left turn lane and westbound right turn lane
7	Intersection improvements at Woodbrook Drive and US 29	\$1,089,000	VDOT		<ul style="list-style-type: none"> Extend northbound left turn and right turn storage; channelize Woodbrook Drive/US 29 intersection
8	A HIGH PRIORITY IMPLEMENTATION PROJECT Widen US 29 to six lanes from Polo Grounds Road to Towncenter Drive	\$18,528,000 ROW: \$11,117,000	VDOT		
9	Construct an access lane on the east side of US 29 from the USPS to Greenbrier Drive	\$811,000	City, VDOT	Property Owners	<ul style="list-style-type: none"> To consolidate access
10	<p>HIGH PRIORITY IMPLEMENTATION PROJECT Grade-separated Intersection at Rio Rd. & US 29:</p> <ul style="list-style-type: none"> Prepare a Small Area Plan for the area around Rio Road and US 29 Replace at-grade intersection with Grade Separation Construct Ring Roads in conjunction with grade separation 	<p>Plan: \$100,000</p> <p>Grade Separation: \$40,520,000</p> <p>Ring Roads: \$17,139,000 [\$10,712,000 Const. +\$6,427,000 utilities & ROW]</p>	<p>Plan: County; Preliminary Design – VDOT</p> <p>Grade Separation: VDOT</p> <p>Ring Roads: VDOT</p>	<p>Grade Separation: Local – private sources, including cash proffers, and/or County sources, including property taxes and other tax sources that may in the future be enabled (such as gas sales tax) or created (such as special tax districts)</p> <p>Ring Roads: Local – private sources, including developer land donation, construction and cash proffers, and/or County sources, including property taxes and other tax sources that may in the future be enabled (such as gas sales tax) or created (such as special tax districts)</p>	<p>Grade Separation: \$50,620,000 (UnJAM, 2025 \$)</p>
11	US 29 at Shoppers World and Mall Drive	\$637,000	VDOT, Property Owners		
12	Albemarle Square Drive at US 29	\$3,127,000 ROW: \$1,876,000	VDOT, Developer		
13	Signalize US 29 at Airport Acres North	\$324,000	Property Owner/Developer		
14	Signalize US 29 at Northside Drive	\$324,000	Property Owner/Developer		
15	US 29 at Burnley Station Road/Frays Mill Road	\$2,664,000 ROW: \$666,000	VDOT		Add left turn lanes and widen approaches

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
Parallel and Perpendicular Roads					
16	A HIGH PRIORITY IMPLEMENTATION PROJECT Construct Hillsdale Drive north of Hydraulic Road	\$30,108,000 (Includes ROW)	VDOT, City	Property Owners/ Developers	
17	A HIGH PRIORITY IMPLEMENTATION PROJECT <u>Berkmar Drive Extended:</u> <ul style="list-style-type: none"> ▪ Initiate an alignment study for the Berkmar Drive Extended Bridge to determine the best crossing location and bridge profile ▪ Extend existing roadway from northern terminus of Hilton Heights Road to Rivanna North fork, including the bridge ▪ Widen Berkmar Drive from Rio Road to Hilton Heights Road 	Study: \$155,000 Bridge & Road: \$25,273,000 ROW: \$12,637,000 Widen Berkmar Dr.: \$15,054,000 ROW: \$7,527,000	VDOT, TJPDC, County	Property Owners/ Developers	
18	Proffit Road Improvements	NA	VDOT, County		▪
19	Dickerson Road Improvements	\$11,608,000	VDOT, County		▪ Construction dependent on VDOT funding
20	Albemarle Place: Construct street system		Property Owner/Developer		▪ Costs to be paid by property owner/developer
21	North Pointe: Construct street system		Property Owner/Developer		▪ Costs to be paid by property owner/developer
22	University of Virginia Research Park: Construct street system		Property Owner		▪ Costs to be paid by property owner
23	Construct Cedar Hill Drive Extended from Fourth St. to Berkmar Drive	\$5,025,000 ROW: \$2,909,000	Property Owner/Developer	County, VDOT	▪ To be constructed in five phases.
24	Construct jug handle road and consolidate access on the east side of US 29 between Timberwood Blvd. and Airport Road	\$2,895,000 ROW: \$1,448,000	VDOT, Property Owners		
25	Construct jug handle, parallel road, and consolidate access on the west side of US 29 between Timberwood Blvd. and Airport Road	\$3,127,000 ROW: \$1,563,000	VDOT, Property Owners		
Transit/Pedestrian/Bicycle Network					
26	A HIGH PRIORITY IMPLEMENTATION PROJECT <u>Transit System Expansion & Improvements</u> Implement Priority Transit service in the Charlottesville-Albemarle area, see also <i>Charlottesville-Albemarle Regional Transit Authority Draft Final Report, August 2008, pages 12-13</i>] from Charlottesville to Airport Road	\$17,000,000	City, County, CTS, RTA, other agencies		
27	Bicycle & Pedestrian Network		County, VDOT, other agencies	Property Owners/ Developers	
28	Hollymead to Downtown Trail	\$4,972,000	City, County, VDOT, other agencies	Property Owners/ Developers	
29	US 29 Pedestrian Crossovers / Crossings	\$1,914,000	County, VDOT	Property Owners/ Developers	
COMMUNITY FACILITIES & SERVICES					
30	Sutherland Middle School Addition	\$2,199,000			Programmed in current CIP: 2017 – 2018
31	Hollymead Elementary School Addition	\$7,552,000			Programmed in current CIP: 2017 – 2018
32	Recreational Field Space in the Piney Mountain Area	\$3,250,000	Developer/Property Owner		
33	Monitor long-term need for future Fire/Rescue service improvements				
34	Police Office for beat officers in Neighborhoods 1, 2, Hollymead, Piney Mtn.				
35	Northern Albemarle Library Facility	\$16,972,000	Albemarle County	Jefferson-Madison Regional Library	
36	Recycling Centers	\$350,000	Rivanna Water & Sewer Authority, County General Services, Facilities Development		
37	New Middle/High School	Site Assessment: \$148,000	Albemarle County Schools Division		
38	Upgrade Seminole Trail Fire/Rescue Station and rescue building facilities	\$5,775,000	Albemarle County Dept. of Fire Rescue		
39	Utilities		Rivanna Water & Sewer Authority, Albemarle County Service Authority		
PARKS & GREEN SYSTEMS					
40	Provide active field space for practice and competitive sports fields/multi-purpose fields [see Parks & Green Systems Map]		County, Property Owners/ Developers		
41	A HIGH PRIORITY IMPLEMENTATION PROJECT Greenway along Rivanna River [see Parks & Green Systems Map]		County, Property Owners/ Developers		

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
42	Trail connections from adjacent and nearby neighborhoods to Greenway network		County, Homeowners Associations, Property Owners		
SECOND TEN YEARS (2020-2029)					
TRANSPORTATION					
US 29					
43	US 29 at Seminole Square.	\$336,000 ROW: \$201,000	VDOT		▪ Construct turn lane at Seminole Square
44	US 29 at Branchlands Blvd.	\$313,000	VDOT		
45	US 29: Expand turn lanes at Schewel Furniture driveway	\$1,390,000	VDOT	Developer	
46	Construct grade-separated intersection at Ashwood Blvd. and US 29	\$11,927,000 ROW: \$2,982,000	VDOT		
47	Construct grade-separated intersection at Airport Road/Proffit Road and US 29 ▪ Begin with preparation of a Small Area Plan for the Airport Road Corridor area ▪ Coordinate with grade separation at Timberwood Blvd.	Plan: \$100,000 Grade separation: \$17,949,000 ROW: \$10,769,000	County, VDOT, Property Owners/ Developers, Business Owners		
48	Construct grade-separated intersection at Timberwood Blvd. and US 29	\$17,949,000 ROW: \$10,769,000	VDOT		
49	Construct grade-separated intersection at Hilton Heights Road and US 29	\$17,949,000 ROW: \$10,760,000	VDOT		
50	Widen US 29 to six lanes from Airport Road to bridge over the North Fork of the Rivanna River	\$12,738,000	Property Owners/ Developers,		ROW costs are not included—land to be donated per proffers
51	Intersection improvements at US 29 & Austin Drive	Improvements: \$7,238,000 ROW: \$1,809,000 Signal: \$324,000	VDOT		
52	Signalize US 29 at Dickerson Road	\$324,000	VDOT		
Parallel and Perpendicular Roads					
53	Construct roundabout at Fashion Square Mall Drive	\$538,000 ROW: \$269,000	Property Owner/County		
54	Construct pedestrian overcrossing (of US 29) at Berkmar Drive	\$2,200,000	County, VDOT, Property Owner/ Developer		
55	Extend roadway on west side of US 29 opposite Albemarle Square to Berkmar Drive	\$1,968,600 ROW: \$492,000	Property Owner, VDOT, County		
56	Connect Schewel Furniture Drive to Berkmar Drive (development-dependent)	\$1,841,000 ROW: \$921,000	Property Owner, VDOT, County		
57	Extend Ashwood Blvd. to Berkmar Drive Extended		Property Owner/ Developer, VDOT		▪ Cost may be included in grade separation; no estimate available
58	Reconfigure cross section of Timberwood Blvd. between US 29 and Worth Crossing. Construct roundabout at Worth Crossing.		VDOT		▪ May be included in grade separation
Transit/Pedestrian/Bicycle Network					
59	A HIGH PRIORITY IMPLEMENTATION PROJECT <u>Transit System Expansion & Improvements</u>	[costs included in first ten years above]	City, County, CTS, RTA, other agencies		
COMMUNITY FACILITIES & SERVICES					
60	New Elementary School	School: \$20,000,000 Land: \$3,000,000	Albemarle County Schools Division		To be located in one of three locations in the County, based on need/demand: Crozet, southern urban area (Biscuit Run proffered site), the Northern Development Areas (North Pointe proffered site)
PARKS & GREEN SYSTEMS					