

## Places29: List of Implementation Projects

### Important Points to Keep in Mind When Using This List

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 Five Years, Second Five 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 order in which they are most likely to begin, given funding constraints.**

Many of the projects, especially some of the major transportation improvements, will go through several stages of planning, design, and construction before 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 reference 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. **Projects shown in boldface type are High Priority Projects.**
  - **FY 2010-2011 Estimated Cost:** For transportation projects, this cost estimate includes both the construction 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 (so, these estimates will be different from those prepared by the Places29 transportation consultants).
- For Land Use & Development, Community Facilities & Services, and Parks & Green Systems projects, the estimates, where available, come from the County's current or previous Capital Improvements Program (CIP).
- **Funding Sources:** the public and private entities that are expected to participate in funding the project are listed in this column. Primary sources are those responsible for funding most or all of the project. Secondary supporting sources may contribute supplemental 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 project timing, projects currently identified in the UnJAM plan, and other information.

Appendix 2, Implementation Project Descriptions, contains additional information about each project, including a more detailed project description, when the project is expected 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.

Given the limited resources available at this time, the County has identified four (4) transportation improvement projects that are essential to move forward on over the next five years. These projects are:

1. Design and construct improvements to US 29 from Hydraulic Road to the 250 Bypass and pursue sources of funding for construction of Hillsdale Drive Extended (both projects are in the City)
2. Design/engineering for the widening of US 29 from 4 to 6 lanes between Polo Grounds Road and Towncenter Drive
3. Design of Berkmar Drive Extended, including the bridge over the South Fork of the Rivanna River
4. Expansion of transit service (including hours of operation, headways, extension of service to unserved areas, and supporting infrastructure, such as sidewalks, crosswalks, and shelters)

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
<b>ONGOING</b>					
<b>TRANSPORTATION</b>					
<b>US 29</b>					
1	Access Management Improvements along US 29 from the 250 Bypass to the Green County Line	Variable; to be determined	VDOT, City and/or County	Adjacent property owners and businesses	<b>The access management report is in Appendix 5, and is available under separate cover</b>
2	Intelligent Transportation System Strategies (ITS)	Variable; to be determined	VDOT, City		
<b>LAND USE &amp; DEVELOPMENT</b>					
3	Places29 Community Advisory Council		County		<b>The Committee will be appointed after adoption of the Master Plan.</b>
4	Master Plan Administration and Management		County		

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
<b>FIRST FIVE YEARS (2011-2016)</b>					
<b>TRANSPORTATION</b>					
<b>In City</b>					
5	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>29H250 Study Recommended Improvements</u> [In City] on US 29: a. Expand southbound-to-westbound ramp at US 29/250 Bypass (near Best Buy) with auxiliary lane to Barracks Road offramp; and construct a fourth southbound lane on US 29 between Hydraulic Road and the US 250 interchange; two lanes would drop at the offramp to westbound US 250 b. Construct westbound merge lane on 250 Bypass at Barracks Road interchange [See also Project #41]	\$2,432,000 (a & b)	City of Charlottesville, VDOT		
6	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>Construct Hillsdale Drive north of Hydraulic Road</u>	\$30,108,000 (Includes ROW)	VDOT, City	Property Owners/ Developers	Hillsdale Drive Extension: City/VDOT urban system project with a very small section in the County (Pepsi Place to Greenbrier/ existing Hillsdale Drive)
<b>US 29</b>					
7	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>Widen US 29 to six lanes from Polo Grounds Road to Towncenter Drive</u>	Design: \$2,500,000-2,800,000 (included in overall cost below)  Overall cost: \$18,528,000 ROW: \$11,117,000	VDOT		<ul style="list-style-type: none"> <li>Design/engineer the 6-lane improvement (County &amp; VDOT)</li> <li>Pursue funding for construction (VDOT)</li> <li>Construct improvement (once funding obtained; construction may extend into the second five years)</li> <li>May also include design of Ashwood Blvd. grade separation in order to plan for, reserve ROW (official map action), and possibly acquire necessary ROW</li> </ul>
<b>Parallel and Perpendicular Roads</b>					
8	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>Berkmar Drive Extended:</u> 1. Initiate an alignment study for the Berkmar Drive Extended Bridge to determine the best crossing location and bridge profile 2. Undertake bridge design, alignment study for Berkmar Drive Extended north of the South Fork of the Rivanna River [See also Projects #21 and #55]	Study: \$155,000	VDOT, TJPDC, County	Property Owners/ Developers	
<b>Transit/Pedestrian/Bicycle Network</b>					
9	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>Transit System Expansion &amp; Improvements</u> An ongoing project, but it is a priority to implement the following enhancements in the first 5 years: <ul style="list-style-type: none"> <li>Expand hours of operation</li> <li>Reduce headways</li> <li>Install support facilities (e.g., shelters, sidewalks/ bicycle access to transit stops)</li> <li>Extend area served</li> </ul> [See also Projects #26 and #63]	Cost to be determined	City, County, CTS, JAUNT		For the full scope of the Transit Improvements, see Chapter 4 and Appendix 2
<b>LAND USE &amp; DEVELOPMENT</b>					
10	Five-year Review & Master Plan Update		County		To begin in Year 4. See Chapter 8 for description of update process
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
11	Utilities Planning and development to begin for: 1. Water line improvements <ul style="list-style-type: none"> <li>Replace/upgrade waterline in new location outside of US 29</li> <li>Obtain location for new water storage facility in Hollymead area</li> </ul> [See also Project #38]		Rivanna Water & Sewer Authority, Albemarle County Service Authority		See Project Description in Appendix 2 for more detailed information
<b>PARKS &amp; GREEN SYSTEMS</b>					
12	Northtown Trail A trail system extending from the Hollymead Development Area to Downtown Charlottesville to provide commuter and recreational opportunities. [See also Projects #29 and #62]	\$4,972,000	City, County, VDOT, other agencies	Property Owners/ Developers	<ul style="list-style-type: none"> <li>TJPDC now working on project</li> <li>Establish "interim" trail concept</li> <li>Pursue funding for and development of the trail as per the MPO Northtown Trail Study</li> </ul>
13	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <u>Greenway along the Rivanna River</u> [See also Project #39]		County, Property Owners/ Developers		Continue efforts to construct trail from Pen Park to ICNA

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
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14	Provide active field space for practice and competitive sports fields/multi-purpose fields [see Parks & Green Systems Map]		County, Property Owners/ Developers		North Pointe proffered land for a location to address some of the needs
<b>SECOND FIVE YEARS (2017-2022)</b>					
<b>TRANSPORTATION</b>					
<b>US 29</b>					
15	<u>Intersection Improvements at Rio Road &amp; US 29:</u>  Prepare a Small Area Plan for the area around the intersection of Rio Road and US 29  [See also Project #42]	Plan: \$100,000	Plan: County; Preliminary Design: VDOT		Small area plan process should begin within the second five years, but after completion of design work for the US 29 widening (#7) and design of Berkmar Drive Extended (#8). The Small Area Plan is to determine the scope and design of improvements to (and near) the existing intersection, including ultimate grade separation design concepts. All options for the design of grade separations and feasible alternatives to grade separation will be considered in this process (see Appendix 2 for further details).
16	US 29 at Shoppers World and Mall Drive	\$637,000	VDOT, Property Owners		<ul style="list-style-type: none"> <li>Timing of these improvements depends on development/ redevelopment of adjacent properties</li> <li>Property expected to be included in Small Area Plan for Rio/US 29 area</li> </ul>
17	Albemarle Square Drive at US 29	\$3,127,000 ROW: \$1,876,000	VDOT, Developer		<ul style="list-style-type: none"> <li>Timing of these improvements depends on development/ redevelopment of adjacent properties</li> <li>Property expected to be included in Small Area Plan for Rio/US 29 area</li> </ul>
18	Signalize US 29 at Airport Acres North	\$324,000	Property Owner/ Developer		
19	Signalize US 29 at Northside Drive	\$324,000	Property Owner/ Developer		
20	US 29 at Burnley Station Road/Frays Mill Road	\$2,664,000 ROW: \$666,000	VDOT		Add second left turn lanes and widen approaches to US 29
<b>Parallel and Perpendicular Roads</b>					
21	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b>Berkmar Drive Extended:</b> 3. Extend existing roadway from northern terminus of Hilton Heights Road to Rivanna North fork, including the bridge [See also Projects #8 and #55]	Bridge & Road: \$25,273,000 ROW: \$12,637,000	VDOT, TJPDC, County	Property Owners/ Developers	Pursue funding and begin construction
22	Albemarle Place: Construct street system		Property Owner/ Developer		Costs to be paid by property owner/developer
23	North Pointe: Construct street system		Property Owner/ Developer		Costs to be paid by property owner/developer
24	University of Virginia Research Park: Construct street system		Property Owner		Costs to be paid by property owner
25	Construct Albemarle Place Blvd. Extended from Fourth St. to Greenbrier Drive (this project was formerly called "Cedar Hill Drive Extended")		Property Owner/ Developer	County, VDOT	Ultimate timing of this project will depend on development/ redevelopment of the "Comdial" site
<b>Transit/Pedestrian/Bicycle Network</b>					
26	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b>Transit System Expansion &amp; Improvements</b> [See also Projects #9 and #63.]	[costs included in first five years above]	City, County, CTS, RTA, other agencies		<ul style="list-style-type: none"> <li>Consider expanding service to Hollymead/Piney Mtn.</li> <li>Consider providing express service/Bus Rapid Transit (BRT)</li> </ul>
27	Bicycle & Pedestrian Network		County, VDOT, other agencies	Property Owners/ Developers	<ul style="list-style-type: none"> <li>Close gaps in existing system, including crosswalks</li> <li>Serve schools and parks</li> <li>Provide connections to transit</li> <li>Pursue/study potential interim at-grade pedestrian crossings and implement</li> </ul>
28	US 29 Pedestrian Crossovers / Crossings Locate, design, and construct at-grade or grade-separated pedestrian crossings at strategic locations along US 29. See Parks & Green Systems Map	\$1,914,000	County, VDOT	Property Owners/ Developers	<ul style="list-style-type: none"> <li>Study feasibility and install interim at-grade crossings</li> <li>Grade-separated pedestrian facilities would be a long-term improvement</li> </ul>
29	Northtown Trail [See Projects #12 and #62]	(see Project #12)	City, County, VDOT, other agencies	Property Owners/ Developers	<ul style="list-style-type: none"> <li>Continue working to establish "interim" trail concept</li> </ul>
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
30	Sutherland Middle School Addition	\$2,199,000			
31	Hollymead Elementary School Addition	\$7,552,000			
32	Monitor long-term need for future Fire/Rescue service improvements				
33	Police Office for beat officers in Neighborhoods 1, 2, Hollymead, Piney Mtn.				Ensure adequate facilities are provided over the long term to serve these areas

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			Primary	Secondary	
34	Northern Albemarle Library Facility	\$16,972,000	Albemarle County	Jefferson-Madison Regional Library	
35	Recycling Centers	\$350,000	Rivanna Water & Sewer Authority, County General Services, Facilities Development		<ul style="list-style-type: none"> <li>County's Solid Waste Management Plan and recommendations for services are under review.</li> <li>Maintain recycling services and or facilities in some form in the Places29 area</li> </ul>
36	New Middle/High School	Site Assessment: \$148,000	Albemarle County Schools Division		
37	Upgrade Seminole Trail Fire/Rescue Station and rescue building facilities	\$5,775,000	Albemarle County Dept. of Fire Rescue		
38	Utilities Continue with water and sewer improvements		Rivanna Water & Sewer Authority, Albemarle County Service Authority		See specific projects in Appendix 2
<b>PARKS &amp; GREEN SYSTEMS</b>					
39	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b><u>Greenway along the Rivanna River</u></b> [See also Project #13]		County, Property Owners/ Developers		Complete trail from Pen Park to ICNA
40	Recommended trails and trail connections from adjacent and nearby neighborhoods to the Greenway network		County, Homeowners Associations, Property Owners		Ongoing, as opportunities arise
<b>SECOND TEN YEARS (2023-2032)</b>					
<b>TRANSPORTATION</b>					
<b>US 29</b>					
41	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b><u>[In City] On US 29 from the 250 Bypass to Hydraulic Road:</u></b> c. Construct eastbound to northbound/southbound offramp at US 29/250 Bypass and construct new offramp at Holiday Drive d. Close eastbound to northbound/ southbound offloop at US 29/250 Bypass and reconstruct northbound to eastbound onramp e. Reconstruct southbound to eastbound onloop at US 29/250 Bypass f. Expand US 29 from Morton Drive to Seminole Square g. Reconstruct 250 Bypass/Hydraulic Road intersection h. Reconstruct Hydraulic Road from US 29 to 250 Bypass j. Design and construct US 29 / Hydraulic intersection. Final design for the intersection improvement would be subject to City/County input and public hearing processes. [See also Project #5]	\$23,160,000 (c – f)  \$9, 565,000 (g) \$9,554,000 (h) \$39,372,000 (i)	City of Charlottesville, VDOT		Construction of the grade-separation (i) is considered a long-term project and is not expected to begin until completion of the other noted improvements (a-h)(or their equivalent), which will likely be after the second ten years of Plan implementation  [Note: item i. is the Hillsdale Drive Extension project—Project #6 in this list.]
42	<b><u>Intersection Improvements at Rio Road &amp; US 29:</u></b> 2. Design and construct adjacent road network improvements, such as the Ring Roads, interparcel connections, and/or other turning movement improvements as established in the small area plan (which are needed to prolong the life of the at grade intersection and/or that would support the ultimate grade separation)  3. Replace at-grade intersection with Grade Separation/alternative upgrades as established through small area planning process  [See also Project #15]	Ring Roads: \$17,139,000 [\$10,712,000 Const. +\$6,427,000 utilities & ROW]  Grade Separation: \$40,520,000	Ring Roads: VDOT  Grade Separation: VDOT	Ring Roads: Local – private sources, including developer land donation, construction and cash proffers, and/or County funding  Grade Separation/ alternative concepts: Local – private sources, including cash proffers, and/or County sources,	2. As with the Hydraulic/US 29 intersection, staging of other improvements, particularly related to construction of network parallel roads and immediately adjacent ring roads, restriction of turning movements, etc. could maintain an adequate LOS to prolong the life of the at-grade intersection  3. When necessary, construct ultimate improvements to this intersection.  Grade Separation: \$50,620,000 (UnJAM, 2025 \$)  Construction of any grade-separation (i) is not expected to begin until the second ten years of Plan implementation
43	Intersection improvements at Greenbrier Drive and US 29	\$313,000	VDOT		Add southbound left turn lane and westbound right turn lane
44	Intersection improvements at Woodbrook Drive and US 29	\$1,089,000	VDOT		Extend northbound left turn and right turn storage; channelize Woodbrook Drive/US 29 intersection
45	US 29 at Seminole Square.	\$336,000 ROW: \$201,000	VDOT		Construct turn lane at Seminole Square
46	Construct grade-separated intersection at Ashwood Blvd. and US 29	\$11,927,000 ROW: \$2,982,000	VDOT		Design of grade-separation may be done during design of US 29 widening in order to plan for, reserve, and possibly obtain necessary ROW

Project Reference No.	Implementation Project	FY 2010-2011 Estimated Cost	Funding Sources		Additional Information
			Primary	Secondary	
47	Construct grade-separated intersection at Airport Road/Proffit Road and US 29 <ul style="list-style-type: none"> <li>▪ Begin with preparation of a Small Area Plan for the Airport Road Corridor area</li> <li>▪ Coordinate with grade separation at Timberwood Blvd.</li> </ul>	Plan: \$100,000 Grade separation: \$17,949,000 ROW: \$10,769,000	County, VDOT, Property Owners/Developers, Business Owners		
48	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		Improvements to be identified during preparation of Small Area Plan
49	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		Improvements to be identified during preparation of Small Area Plan
50	Construct grade-separated intersection at Timberwood Blvd. and US 29	\$17,949,000 ROW: \$10,769,000	VDOT		
51	Construct grade-separated intersection at Hilton Heights Road and US 29	\$17,949,000 ROW: \$10,760,000	VDOT		
52	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
53	Intersection improvements at US 29 & Austin Drive	Improvements: \$7,238,000 ROW: \$1,809,000	VDOT		Intersection is now signalized.
54	Signalize US 29 at Dickerson Road	\$324,000	VDOT		
<b>Parallel and Perpendicular Roads</b>					
55	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b><u>Berkmar Drive Extended:</u></b> 3. <b>Widen Berkmar Drive from Rio Road to Hilton Heights Road</b> [See also Projects #8 and #21]	<b>Widen Berkmar Dr.: \$15,054,000</b> <b>ROW: \$7,527,000</b>	<b>VDOT, TJPDC, County</b>	<b>Property Owners/Developers</b>	
56	Proffit Road Improvements	NA	VDOT, County		
57	Dickerson Road Improvements	\$11,608,000	VDOT, County		Construction dependent on VDOT funding
58	Construct pedestrian overcrossing (of US 29) at Berkmar Drive	\$2,200,000	County, VDOT, Property Owner/Developer		
59	Construct connector road between US 29 and Berkmar Drive Extended (development-dependent)	\$1,841,000 ROW: \$921,000	Property Owner, VDOT, County		
60	Extend Ashwood Blvd. to Berkmar Drive Extended		Property Owner/Developer, VDOT		Cost may be included in grade separation; no estimate available
61	Reconfigure cross section of Timberwood Blvd. between US 29 and Worth Crossing. Construct roundabout at Worth Crossing.		VDOT		May be included in grade separation
<b>Transit/Pedestrian/Bicycle Network</b>					
62	Northtown Trail [See also Projects #12 and #29]	\$4,972,000	City, County, VDOT, other agencies	Property Owners/Developers	Develop “ultimate” trail concept
63	<b>A HIGH PRIORITY IMPLEMENTATION PROJECT</b> <b><u>Transit System Expansion &amp; Improvements</u></b> [See also Projects #9 and #26]	[costs included in first five years above]	<b>City, County, CTS, RTA, other agencies</b>		Continue to extend and improve quality of service
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
64	Recreational Field Space in the Piney Mountain Area	\$3,250,000	Developer/Property Owner		
65	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)
<b>PARKS &amp; GREEN SYSTEMS</b>					
66	Trail connections from adjacent and nearby neighborhoods to Greenway network		County, Homeowners Associations, Property Owners		Ongoing, as opportunities arise