



# Places29: A Master Plan for the Northern Development Areas

## Table of Contents

<b>1.</b>	<b>Introduction</b>	<b>1-1</b>
	The Places29 Master Plan	1-1
	The Places29 Vision and Timeframe	1-4
	Implementation of the Places29 Master Plan	1-4
	Organization of This Master Plan	1-4
	Two Important Notes	1-6
<b>2.</b>	<b>The Vision and Guiding Principles</b>	<b>2-1</b>
	Vision Statement	2-1
	Guiding Principles	2-1
	Development	2-1
	Transportation	2-2
	Open Space and Community Facilities & Amenities	2-3
<b>3.</b>	<b>Existing Conditions and Future Trends</b>	<b>3-1</b>
	Population of the Northern Development Areas	3-1
	Existing Conditions and Community Structure	3-2
	Land Use Patterns in the Places29 Area	3-2
	Planned Development	3-6
	Existing and Planned Utilities Infrastructure	3-6
	Boundary Conditions	3-6
	Open Space and Natural Resources	3-6
	Historic and Archaeological Resources	3-7
	Existing Transportation Network	3-8
	Existing Conditions	3-8
	Commute Patterns	3-9
	Future Trends	3-10
	Economic Framework	3-13
	Regional Demographic and Economic Trends	3-13
	Economic Framework Conclusions and Projections	3-14
	Market Analysis	3-15
	Residential Market Analysis	3-15
	Residential Market Findings	3-15
	Residential Market Conclusions	3-16
	Retail Market Analysis	3-16
	Retail Market Findings	3-17
	Retail Market Conclusions	3-18
	Office Market Analysis	3-18
	Office Market Findings	3-18
	Office Market Conclusions	3-19
	Industrial Uses	3-20
	Industrial Uses—Findings	3-20
	Industrial Uses—Conclusion	3-21

<b>4.</b>	<b>Future Land Use Plan and Transportation Network</b>	<b>4-1</b>
	Introduction	4-1
	Definitions	4-1
	Future Land Use Plan	4-3
	Relationship of Existing and Future Uses	4-3
	Land Use Designations	4-4
	Primary and Secondary Uses	4-8
	Description of the Future Land Use Map	4-13
	Distribution of Mixed Use Centers	4-14
	Streets and Roads Shown on the Future Land Use Map	4-14
	Key Subareas of the Future Land Use Plan	4-14
	Areas Recommended for Small Area Plans	4-19
	Land Use Tables	4-20
	Mix of Uses within Land Use Designations	4-20
	Building Size and Footprint Requirements	4-20
	Retail Commercial Size and Specific Use Requirements	4-21
	Limitations Regarding Some Key Uses	4-21
	Parks & Green Systems	4-22
	Open Space Defined	4-22
	The Parks & Green Systems Map	4-24
	Civic Areas: Public Open Space	4-25
	Future Civic Spaces (Generalized Locations)	4-25
	Privately Owned Open Space and Other Open Space Network Elements	4-25
	Greenways and Blueways	4-26
	Future Transportation Network	4-26
	Roadway Elements	4-28
	Transit Elements	4-29
	Bicycle and Pedestrian Elements	4-30
	Cross Sections for Key Network Roads	4-31
	Neighborhood Streets and Block Patterns	4-37
	Transit-Oriented Development	4-43
	Potential Transportation Improvements beyond 2025	4-43
	Development Capacity	4-44
	How to Use the Maps and Tables in this Chapter	4-45
	Future Land Use Map South	
	Future Land Use Map North	
	Parks and Green Systems Map South	
	Parks and Green Systems Map North	
	Table LU 1: Land Uses in Centers and the Uptown	
	Table LU 2: Land Use Designations in Areas Around Centers	
<b>5.</b>	<b>Place Types</b>	<b>5-1</b>
	Introduction	5-1
	The Structure of Neighborhoods	5-1
	Residential Neighborhood	5-2
	Employment Neighborhood	5-3
	Mixed Use Neighborhood	5-5
	Airport District	5-6
	Center Types	5-6
	Neighborhood Service Center	5-7
	Community Center	5-9
	Destination Center	5-11

Uptown	5-13
The Areas Around Centers	5-14
<b>6. Community Facilities and Services</b>	<b>6-1</b>
Introduction	6-1
Parks	6-1
Parks Recommendations	6-3
Police	6-4
Police Recommendation	6-4
Fire-Rescue	6-4
Fire-Rescue Recommendations	6-5
Schools	6-5
Schools Recommendations	6-5
Library	6-5
Library Recommendations	6-6
Solid Waste Management	6-6
Solid Waste Management Recommendation	6-6
Water & Sewer	6-7
Water Service	6-7
Water Service Recommendation	6-8
Sewer Service	6-8
Sewer Service Recommendations	6-8
<b>7. Design Guidelines for the Places29 Area</b>	<b>7-1</b>
Introduction	7-1
Design Guidelines for Development Areas—An Appendix	7-1
Frontage Conditions for Entrance Corridors and Proffit Road	7-1
Types of Frontage Conditions	7-1
Urban Frontage	7-2
Landscaped Development Frontage	7-6
Landscaped Residential Yard Frontage	7-12
Open Landscape Frontage	7-13
Forested Buffer Frontage	7-14
Situations Specific to US 29	7-15
Proffit Road—Not an Entrance Corridor	7-16
Creating Clear Boundaries with the Rural Areas	7-17
<b>8. Implementation of the Master Plan</b>	<b>8-1</b>
Introduction	8-1
Transportation Projects	8-2
Land Use & Development Projects	8-3
Community Facilities & Services Projects	8-4
Parks & Green Systems Projects	8-4
Implementation Priorities	8-4
Priority 1: Transportation Improvements in the US 29 Corridor	8-4
Priority 2: Areas for Redevelopment & Approved New Development	8-8
Private Development & Public Investment in Non-Priority Areas	8-8
Small Area Plans	8-11
Funding the Implementation Projects	8-12
Types of Costs and Source of Estimates	8-12
Funding Strategies	8-13
Partners in Implementation	8-17
Places29 Community Advisory Council	8-17

Implementation Monitoring	8-18
Monitoring Projects	8-18
Master Plan Review	8-18
List of Implementation Projects	after 8-18

## Appendices

- 1. Glossary of Terms Used in the Master Plan**
- 2. Implementation Project Descriptions**
- 3. Public Participation Program Events and Summary**
- 4. Roadway Cross Sections**
- 5. Access Management Report for US 29, dated May 25, 2007**
- 6. The US 29 North Corridor Transportation Study Final Report, dated August 18, 2008**
- 7. The 29H250 Phase 2 Report, dated September 15, 2004**

### List of Maps & Illustrations

1.1	Albemarle County's eleven Development Areas	1-2
1.2	The four Northern Development Areas included in Places29	1-3
2.1	A photosimulation illustrating several development guiding principles	2-2
2.2	A photosimulation illustrating several transportation guiding principles	2-3
2.3	A photograph of a public open space with pedestrian amenities	2-4
4.1	A photosimulation of a bicycle/pedestrian bridge over US 29	4-15
4.2	A concept plan of a pedestrian bridge over US 29 at Berkmar Drive	4-16
4.3	A photosimulation of a mixed-use neighborhood—existing conditions	4-17
4.4	A photosimulation of a mixed-use neighborhood—initial development	4-17
4.5	A photosimulation of a mixed-use neighborhood—redevelopment	4-17
4.6	An example of a smaller urban open space	4-22
4.7	An example of a larger urban open space	4-23
4.8	Future Transportation Network Map	after 4-26
4.9	An example of a Recommended Transit Network	after 4-30
4.10	US 29 A Cross Section	4-32
4.11	US 29 B & E Cross Section	4-32
4.12	US 29 C Cross Section	4-33
4.13	US 29 F Cross Section	4-33
4.14	A Representative Cross Section of a Four-Lane Road (7A)	4-34
4.15	A Representative Cross Section of a Two-Lane Road (15)	4-36
4.16	A Local Access Lane	4-38
4.17	A cross section showing local access lanes	4-38
4.18	A photosimulation showing a local access lane along US 29	4-39
4.19	A local access lane ... in the Gasoline Alley area	4-40
4.20	A cross section illustrating how the side median of a local access lane	4-40
4.21	A Loop Road	4-41
4.22	A perpendicular Main Street	4-42
	Future Land Use Map-South	
	Future Land Use Map-North	
	Parks & Green Systems Map-South	
	Parks & Green Systems Map-North	

5.1	Place Types	after	5-2
5.2	Concept Diagram of a Residential Neighborhood with a Neighborhood Service Center		5-2
5.3	Example of a Residential Neighborhood with an urban open space		5-3
5.4	Example of a Residential Neighborhood with onstreet parking & shallow front setbacks		5-3
5.5	Concept Diagram of an Employment Neighborhood with a Neighborhood Service Center		5-4
5.6	Example of a building in an Employment Neighborhood		5-4
5.7	Concept Diagram of a Mixed Use Neighborhood with a central public open space		5-5
5.8	Example of buildings in a Mixed Use Neighborhood		5-5
5.9	Concept diagram of a Neighborhood Service Center		5-7
5.10	An Example of a Neighborhood Service Center with a Plaza		5-7
5.11	An Example of a Neighborhood Service Center with a Pocket Park		5-8
5.12	A Photosimulation of a Neighborhood Service Center serving an Employment Neighborhood		5-8
5.13	A Concept Diagram of a Community Center		5-10
5.14	A Photosimulation of a Community Center		5-10
5.15	A Concept Diagram of a Destination Center		5-11
5.16	An Example of a Destination Center with Mixed Use Buildings—street view		5-12
5.17	An Aerial View of a Destination Center with mixed use buildings		5-12
5.18	A Concept Diagram of the Uptown showing a mix of uses		5-14
5.19	An example of the type of development envisioned for the Uptown		5-14
7.1	A photosimulation of an urban frontage condition		7-2
7.2	A cross section showing a two-lane road with an Urban Frontage Condition		7-2
	Recommended Entrance Corridor Frontage Conditions	after	7-2
7.3	A cross section of US 29 showing an Urban Frontage		7-3
7.4	The three functional pedestrian zones of the Urban Frontage Condition		7-3
7.5	A sidewalk in an urban environment showing all three zones		7-4
7.6	An example of a wide urban sidewalk showing all three zones, with café tables in the transition zone		7-4
7.7	An illustration of surface parking with a landscaped buffer		7-7
7.8	An illustration of structured parking with a landscaped buffer		7-8
7.9	A photosimulation showing a surface parking lot with landscaped buffer		7-8
7.10	An illustration of parking with a landscaped buffer and a grade difference		7-10
7.11	An illustration of surface parking with a larger grade difference		7-11
7.12	An example of Landscaped Development Frontage		7-11
7.13	An urban density residential area with landscaped front yards		7-12
7.14	A neighborhood density residential area with landscaped front yards		7-13
7.15	An example of the Open Landscape frontage condition		7-14
7.16	A cross section showing a deep Forested Buffer		7-15
7.17	A cross section of the recommended grade-separated intersection at US 29 and Rio Road		7-16
	Recommended Boundary Conditions	after	7-18
	Places29 Priority 1: Transportation Improvements		8-7
	Places29 Priority 2-South: Public Investment & Land Use Decision Making		8-9
	Places29 Priority 2-North: Public Investment & Land Use Decision Making		8-10

## List of Tables

	Population of the Northern Development Areas (2009)	3-1
	Existing US 29 Cross Sections	3-8
	Top 10 Places Residents Are Commuting to from Albemarle County	3-10
	Top 10 Places Residents Are Commuting From	3-10
4.1	Overview of US 29 Cross Sections	4-31
4.2	Existing and Projected (2025) Development Capacity for Residential Units and Employment	4-45
	LU1: Land Uses in Centers and the Uptown	after 4-46
	LU2: Land Use Designations in Areas Around Centers	after 4-46
	Regional Parks	6-1
	District Parks	6-1
	Community Parks	6-2
	Nature Parks	6-2
7.1	Planting & Furnishings Zone Widths Along Entrance Corridors/Proffit Road	7-5
7.2	Recommended Widths for the Three Pedestrian Zones	7-6
7.3	Recommended Landscaped Development Characteristics	7-9
	List of Implementation Projects	after 8-18