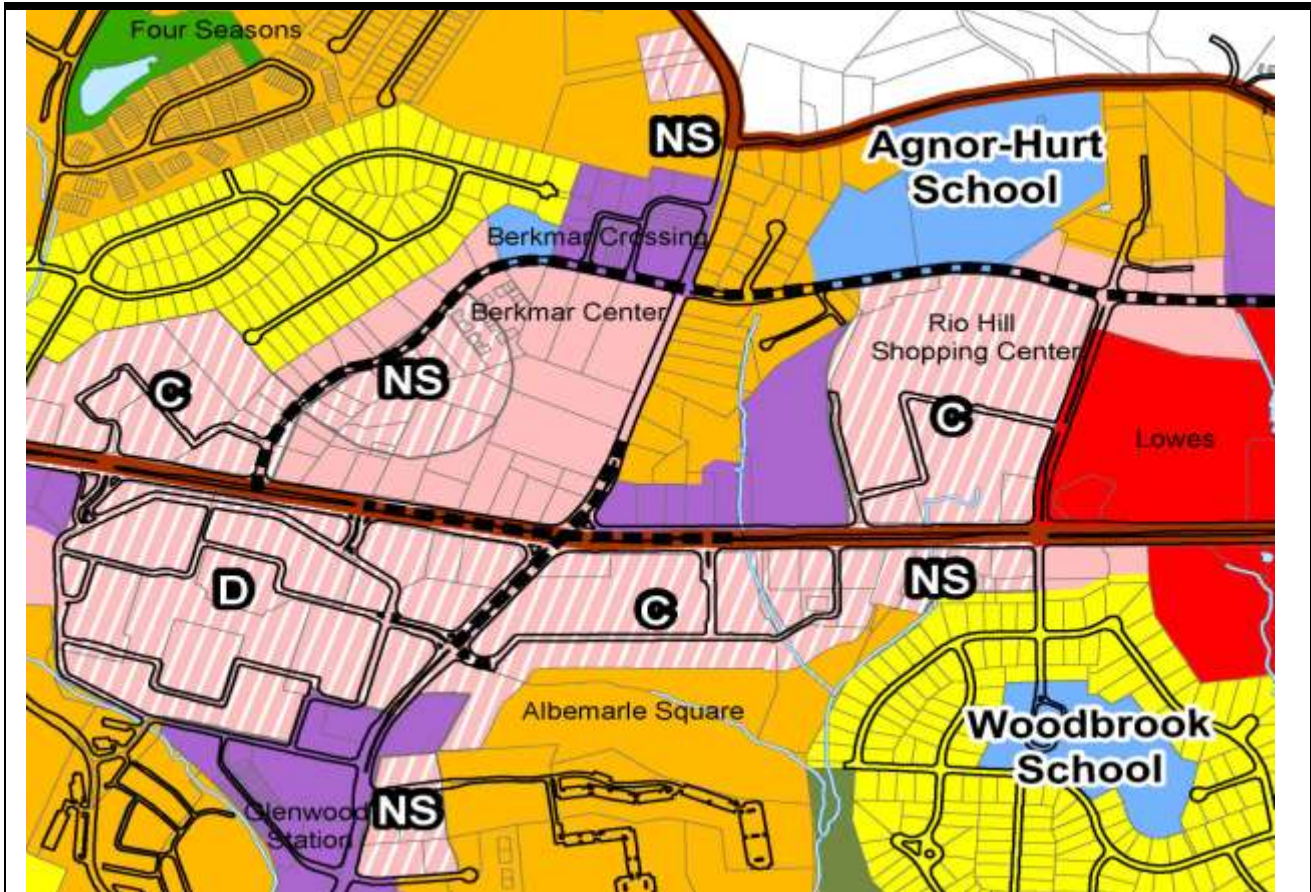


<p>Project Reference No.</p> <p style="text-align: center;">18</p>	<p>Project Title:</p> <p style="text-align: center;">Intersection Improvements at Rio Road & US 29: Preparation of a Small Area Plan</p>
<p>Project Description:</p> <p>Based on current transportation modeling for the US 29 Corridor and Places29 area, this Master Plan recognizes the need for intersection improvements at US 29 and Rio Road in order to prolong the useful life of the current at-grade intersection and to evaluate the need for a grade separation to address future traffic conditions due to the significant level of traffic moving through this intersection.</p> <p>Concepts/designs for the intersection improvements should be established through the Small Area Plan process in which adjacent and nearby property owners and key stakeholders are expected to participate. The following principles should guide the evaluation process for the interim and long-term improvements to this intersection:</p> <ul style="list-style-type: none"> • The type of intersection improvements recommended should be based on updated current and projected traffic information. • Coordinate land uses with transportation improvements during development of the Small Area Plan. • Improvements should provide adequate levels of service on the roads and access to adjacent properties. • Improvements to the road network should be phased in a manner that prolongs the life of the existing at-grade intersections. • All options for variety of concepts/forms of intersection improvements will <u>should</u> be considered <u>during preparation of the Small Area Plan</u> based on the updated traffic information. • Pursue design concepts that provide, to the extent feasible and practical, at-grade relationships of roads to businesses to facilitate visibility and access. • In developing design concepts, minimize the need for additional right-of-way acquisition. • Short-term issues related to the construction of intersection improvements should be addressed through strategic construction phasing, development of the parallel local road network to provide alternate access prior to construction of intersection improvements, and other strategies. • Preparation of a Business Impact Plan should be considered during the Small Area Plan process. • Pedestrian, bicycle, and transit users shall be accommodated in all road improvements to the greatest extent possible. <p>The general concept for improvements in this area relies on the construction of a parallel local road network, access management improvements, and interparcel connections to prolong the life of the existing at-grade intersection and to provide part of the long-term solution to travel and access needs in this area.</p>	



18. This portion of the Future Land Use Map shows the intersection of Rio Road and US 29. US 29 runs from left to right in the center of the map (north is to the right).

- a. Prepare a Small Area Plan for the general area around Rio Road and US 29, coordinated with the preliminary design by VDOT. The Small Area Plan will help determine more specific land uses and the local street network. Follow the principles for intersection improvements listed on the previous page. The precise area to be subject to the Small Area Plan should be determined as the first step in the process.

Timing:	Estimated Cost:		Responsible Parties:	
	Places29 Consultant	UnJAM Plan	Primary	Secondary
To begin during the second five years, after completion of planning for the six-lane widening of US 29 and location and design of Berkmar Drive Bridge and extension.	<p>Plan (a): \$100,000</p> <p>Implement the Plan's access management recommendations</p>	<p>Plan (a): UnJAM does not include Small Area Plan</p> <p>Consistent with intent of UnJAM</p>	<p>Plan (a): County; Preliminary Design-VDOT; County in development plan review; VDOT funding for construction; VDOT participation in Small Area Planning process and funding of construction of improvements</p>	<p>Plan (a): None</p>

Issues to Be Addressed:

- Coordinate preparation of Small Area Plan with VDOT's design & engineering study for intersection improvements at Rio & US 29; develop a Memorandum of Agreement between VDOT and County to conduct joint public planning process.
- The potential impact of the construction of the Meadow Creek Parkway.
- The design/alignment of the needed connecting and parallel roads should be determined during preparation of the Small Area Plan. These roads may have an impact on and will provide access to adjacent property.

Milestones:

- Begin preparation of the Small Area Plan as soon as funding is identified in the second five years of Plan implementation.

Comments/Notes:

Included in Planning/Budget Document:

Project Reference No. 19	Project Title: US 29 at Shopper's World and Mall Drive	
Project Description: Add a third lane to the Shopper's World approach; reconfigure the Fashion Square Mall Drive approach, including the channelized right turn lane on Mall Drive. This recommended configuration retains direct access to existing retail areas on both sides of US 29.		
Timing: Begin during the second five years	Estimated Cost: \$637,000	Responsible Parties: VDOT, property owners
Issues to Be Addressed:		
Milestones: <ul style="list-style-type: none"> ▪ Complete as improvements become necessary to the functioning of US 29 or as property redevelops, whichever comes first. 		
Comments/Notes:		
Included in Planning/Budget Document: No.		

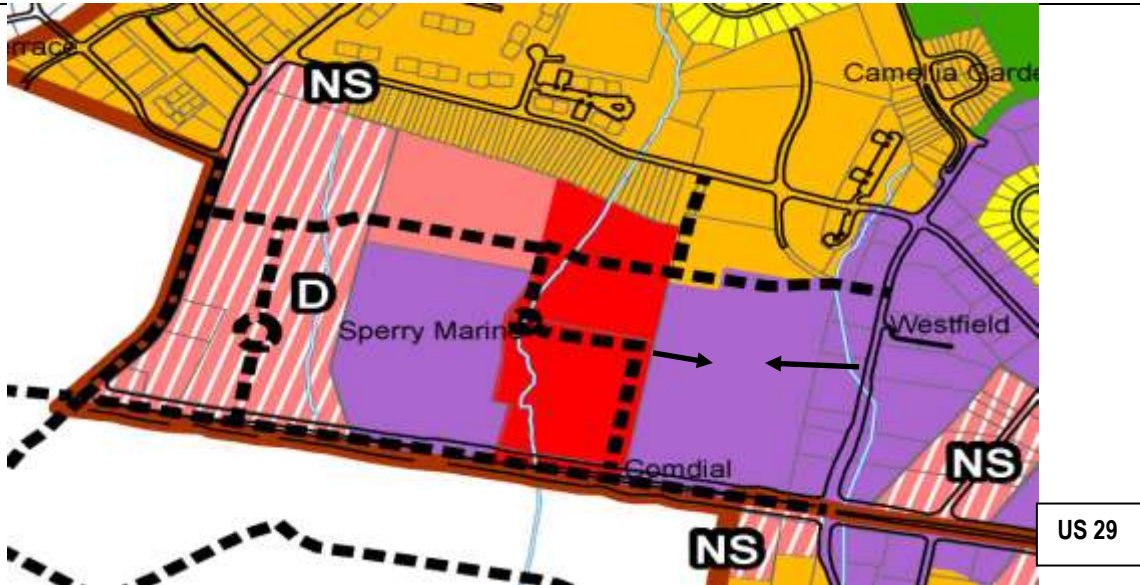
Project Reference No. <p style="text-align: center;">20</p>	Project Title: <p style="text-align: center;">Albemarle Square Drive at US 29</p>	
Project Description: Widen the Albemarle Square Drive approach to US 29 to provide two inbound lanes and three outbound lanes. Add a second southbound left turn lane on US 29 and extend the southbound right turn storage. These improvements are needed to provide full access to adjacent commercial properties and support future intersection improvements at Rio Road and US 29. Partial access to/from Albemarle Square would improve operations and reduce width requirements on Albemarle Square Drive, but would limit accessibility, and therefore is not recommended.		
Timing: Begin during the second five years	Estimated Cost: <p style="text-align: center;">\$3,127,000 ROW (est.): \$1,876,000</p>	Responsible Parties: VDOT, developer
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Improve traffic management/flow near congested intersection. 		
Milestones: <ul style="list-style-type: none"> ▪ Construct in conjunction with redevelopment of Albemarle Square or construction of intersection improvements at US 29 and Rio Road, whichever comes first. 		
Comments/Notes:		
Included in Planning/Budget Document:		

Project Reference No. 21	Project Title: Signalize US 29 at Airport Acres Road North	
Project Description: To be provided as part of the North Pointe proffered improvements. Necessary to accommodate projected development in the area.		
Timing: Begin during the second five years	Estimated Cost: \$324,000	Responsible Parties: Property owner/developer
Issues to Be Addressed:		
Milestones: <ul style="list-style-type: none"> ■ To be installed with development of North Pointe. 		
Comments/Notes: No right-of-way (ROW) will be necessary for this improvement.		
Included in Planning/Budget Document: No.		

Project Reference No. 22	Project Title: Signalize US 29 at Northside Drive	
Project Description: To be provided as part of North Pointe proffered improvements. Necessary to accommodate projected development in the area.		
Timing: Begin during the second five years	Estimated Cost: \$324,000	Responsible Parties: Property owner/developer
Issues to Be Addressed:		
Milestones: <ul style="list-style-type: none"> ■ To be installed with development of North Pointe. 		
Comments/Notes: No right-of-way (ROW) will be necessary for this improvement.		
Included in Planning/Budget Document: No.		

Project Reference No. 23	Project Title: US 29 at Burnley Station Road/Frays Mill Road	
Project Description: Add a second northbound and southbound left turn lane on US 29 and widen the eastbound and westbound approaches to US 29.		
Timing: Begin during the second five years	Estimated Cost: Turn lanes: \$2,663,000 ROW (est.): 666,000	Responsible Parties: VDOT
Issues to Be Addressed:		
Milestones: <ul style="list-style-type: none"> ■ Future volumes will require the additional turn lanes, which are to be installed when traffic warrants 		
Comments/Notes:		
Included in Planning/Budget Document: No.		

Project Reference No. 24	Project Title: Albemarle Place: Construct Street System	
Project Description: The developer of Albemarle Place has proffered a network of internal streets connected to Hydraulic Road, US 29, and the Comdial property. The major north-south street, Albemarle Place Boulevard, will run from Hydraulic Road northward. These internal streets will provide an essential part of the local street network. The timing of construction is dependent on development of the property.		
Timing: First ten years	Estimated Cost: Costs expected to be paid for by property owner, developer.	Responsible Parties: Property owner/developer
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ The connection of Albemarle Place Boulevard to Greenbrier Drive may be either where shown with a dashed line and/or in an alternate location indicated by the two arrows. 		
Milestones: <ul style="list-style-type: none"> ▪ The timing is set by the Albemarle Place proffers; construction is dependent on private development decisions. 		
Comments/Notes: The connection from Albemarle Place northward to Greenbrier Drive will be dependent on redevelopment in the area near the “Comdial” site.		
Included in Planning/Budget Document: No.		



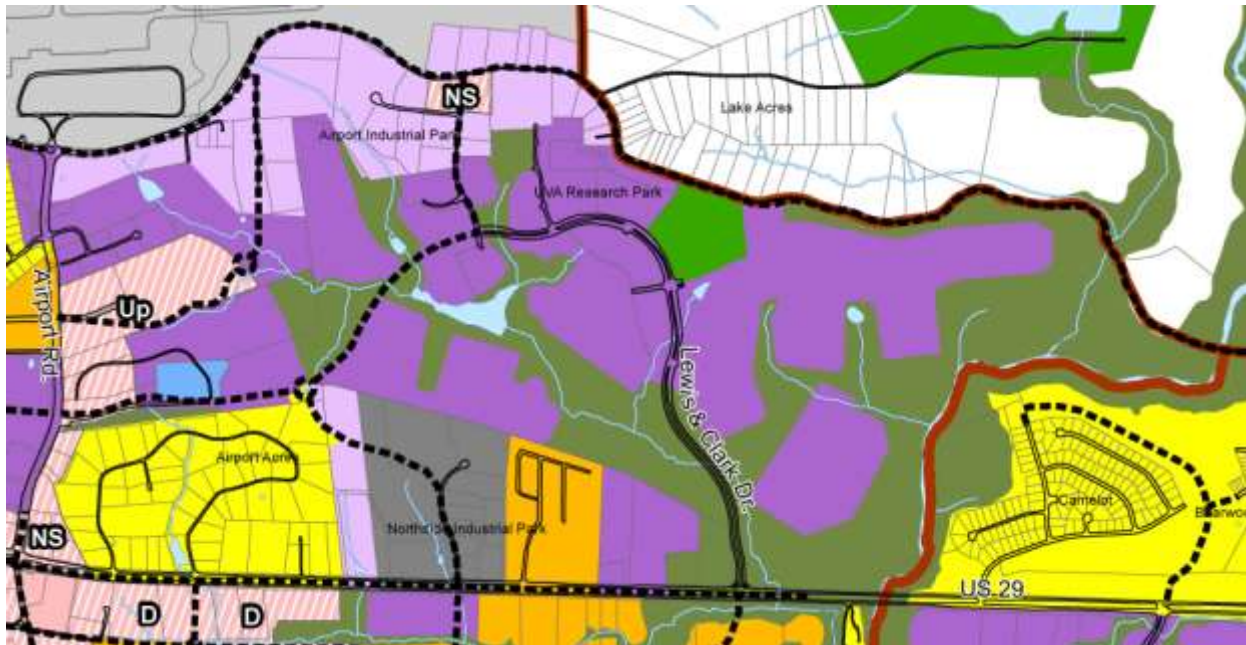
24. This portion of the Future Land Use Map shows the network of streets that are part of the approved Albemarle Place development. These streets should be constructed as part of the development. The connection to Greenbrier Drive indicated with arrows may be made in addition to or instead of the connection shown with a dashed line. North is to the right.

Project Reference No. 25	Project Title: North Pointe: Construct Street System	
Project Description: This street network will provide a parallel road network on the east side of US 29 from Proffit Road to the intersection with Lewis and Clark Drive. The main road through the proposed development will serve as a parallel route to US 29. The roads in North Pointe need to be in place when additional development north of Hollymead Town Center brings additional traffic.		
Timing: First ten years	Estimated Cost: Costs expected to be paid for by property owner, developer.	Responsible Parties: Property owner/developer
Issues to Be Addressed:		
Milestones: ■ Timing set in proffers; construction is dependent on private development decisions.		
Comments/Notes:		
Included in Planning/Budget Document: No.		



25. This portion of the Future Land Use Map shows the network of streets that is planned to serve the North Pointe Development. US 29 runs horizontally toward the top of the map, the North Pointe streets are below (east of) US 29.

Project Reference No. 26	Project Title: University of Virginia Research Park: Construct Street System	
Project Description: The street network within the Research Park will provide a parallel road network on the west side of US 29, including Lewis & Clark Drive. The University Foundation has agreed, as part of the rezoning on the property, to extend Lewis & Clark Drive from US 29 to Airport Road.		
Timing: Throughout the 20-year implementation timeframe	Estimated Cost: Costs expected to be paid for by the property owner	Responsible Parties: Property owner
Issues to Be Addressed:		
Milestones: ■ Timing set in proffers		
Comments/Notes:		
Included in Planning/Budget Document: No.		



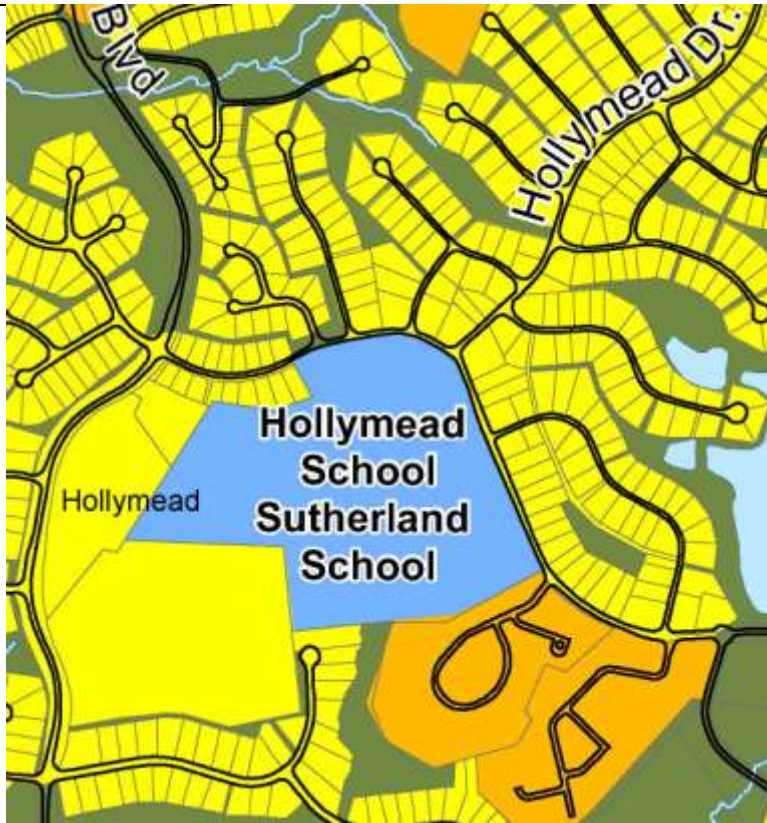
26. This portion of the Future Land Use Map shows Lewis & Clark Drive from Airport Road to US 29, as well as other streets in the University of Virginia Research Park. North is to the right, US 29 stretches from left to right at the bottom of the map, and Airport Road is on the left side.

Project Reference No. 27	Project Title: Transit System Expansion & Improvements A HIGH PRIORITY IMPLEMENTATION PROJECT	
Project Description: Continue to implement transit service in the Charlottesville-Albemarle area from Charlottesville to the Rio Road/US 29 intersection area, then, ultimately to Hollymead and Piney Mountain [see also <i>Charlottesville-Albemarle Regional Transit Authority Draft Final Report, August 2008</i>]		
Timing: Begin during the first five years and continue throughout the 20-year Plan timeframe.	Estimated Cost: \$17,000,000	Responsible Parties: City, County, CTS, RTA, and other agencies
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ An RTA or similar organization needs to be established as soon as possible in order to oversee implementation of a City-County operated transit system essential to Places29. ▪ Extend local bus service as Centers develop. ▪ Coordinate initial transit service with road improvements and development of Centers throughout the US 29 Corridor. ▪ Provide express or Rapid Bus service along the US 29 Corridor, linking the City and eastern Development Area corridor from Charlottesville to US 29 / Rio Road intersection, and with potential extension to Hollymead/Piney Mountain. 		
Milestones: <ul style="list-style-type: none"> ▪ Establish an RTA or a similar organization to develop and manage system. ▪ Service should begin as soon as sufficient residential density and employment intensity are present in the area to be served 		
Comments/Notes: The cost for this transit system will depend on the level of local service provided.		
Included in Planning/Budget Document: UnJAM 2035 Constrained Long Range Plan, I-35.		



27. This schematic diagram is an example of a possible Bus Rapid Transit (BRT) and circulator system that would ultimately serve the entire Places29 area.

Project Reference No. 28	Project Title: Sutherland Middle School Addition	
Project Description: To increase the capacity of Sutherland Middle School from 709 to 789 students, approximately 4,800 square feet will be added to the building. The addition will include four regular classrooms, an in-school suspension (ISS) room, several offices, storage, and a mechanical / electrical room. The existing ISS Room will be renovated into a corridor connection to the addition. Additional operating impacts for this project include custodial, maintenance, and operating expenses and would be an impact on the School Division's operating budget.		
Timing: First ten years	Estimated Cost: \$2,169,000	Responsible Parties: Albemarle County Schools Division
Issues to Be Addressed:		
Milestones:		
Comments/Notes:		
Included in Planning/Budget Document: Programmed in current CIP: 2017 – 2018. The project's start date was moved back due to the new capacity formula and new enrollment projections.		



28. This portion of the Future Land Use Map shows the location of Sutherland Middle School.

Project Reference No. 29	Project Title: Hollymead Elementary School Addition	
Project Description: To increase the capacity of Hollymead Elementary School from 488 to 608 students, approximately 17,250 square feet will be added to the building. The additions will include five regular classrooms, one pre-k handicapped room, resource rooms, offices, and faculty workrooms. Required site work includes additional parking spaces, relocating multiple play areas and one mobile classroom. In addition, renovations will be required for a new conference room and health clinic near the administration area. Additional operating impacts for this project include custodial, maintenance, and operating costs and would be an impact within the School division's operating budget.		
Timing: First ten years	Estimated Cost: \$7,036,000	Responsible Parties: Albemarle County Schools Division
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Provide necessary field space to meet existing demands and long-term growth needs. 		
Milestones: <ul style="list-style-type: none"> ▪ Site selection and acquisition. ▪ Construct in latter part of 10-year period. 		
Comments/Notes: <p>Included in Planning/Budget Document: Programmed in current CIP: 2017 – 2018, with construction expected to begin in 2018-2019. The project's start date was moved back due to the new capacity formula and new enrollment projections.</p>		

29. For the location of this improvement, see Project 28.

Project Reference No. 30	Project Title: Monitor long-term needs for future Fire/Rescue service improvements	
Project Description: This project represents an ongoing process of monitoring emergency and non-emergency call activity to determine whether modifications/improvements to services and/or facilities are needed.		
Timing: Throughout the 20-year implementation timeframe	Estimated Cost: NA	Responsible Parties: County Dept. of Fire-Rescue and Fire Station chiefs
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Monitor the need to augment service to the area. 		
Milestones: <ul style="list-style-type: none"> ▪ Evaluate options to address any deficiencies in services once identified. 		
Comments/Notes:		
Included in Planning/Budget Document:		

Project Reference No. 31	Project Title: Police Office for beat officers in Neighborhoods 1 and 2, Hollymead, and Piney Mountain	
Project Description: The project involves monitoring the availability of office space for beat officers within the designated service areas (referred to as “beats”). This is an ongoing process.		
Timing: Throughout the 20-year implementation timeframe	Estimated Cost: NA	Responsible Parties: Albemarle County Police Dept.
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Ensure police have facilities in the Northern Development Areas per Community Facilities Plan standards. Current space exists. ▪ Space is usually provided at County Fire-Rescue Stations 		
Milestones: <ul style="list-style-type: none"> ▪ Monitor for need to upgrade. Facilities are adequate at the time of Master Plan adoption. 		
Comments/Notes:		
Included in Planning/Budget Document:		

Project Reference No. 32	Project Title: Northern Albemarle Library Facility	
Project Description: The Northern Albemarle Library Facility combines the former New Northside Library and New Library 29N Corridor into one Northern Albemarle Library Facility project. This project proposes constructing 30,000 square feet of library space and 10,000 square feet of bookmobile and systemwide (administrative) space in the northern urban areas of the county. Additional operating impacts include additional personnel and building maintenance and operating costs. These additional operating costs would impact the county’s operating budget through an increase in the funding provided to the Jefferson-Madison Regional Library (JMRL).		
Timing: First ten years	Estimated Cost: \$16,972,000	Responsible Parties: Primary: Albemarle County (CIP and operational funds; cash proffers) Secondary: Jefferson-Madison Regional Library (supplemental funding efforts/donations, planning)
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Determine whether the Northside library will continue in its current location (Northside-Albemarle Square) or a new location, with preference for a new location, or remain within Neighborhoods 1 or 2. A new facility should be consistent with the Community Facility Plan standards. ▪ Determine the need for an additional facility (long-term in the Hollymead area). Consider whether the proffered site in the North Pointe development is available. 		
Milestones: <ul style="list-style-type: none"> ▪ Develop plan to upgrade/expand (first 5 years). ▪ Construction in 6 – 10 year timeframe. 		
Comments/Notes: Leasing of an expanded facility is an alternative to construction of a new facility.		
Included in Planning/Budget Document: CIP recommends funding for this project to begin in FY2014-2015, pending a comprehensive review of library needs.		

Project Reference No. 33	Project Title: Recycling Centers	
Project Description: The Northern area of the County is considered a potential location for a recycling facility. This facility will serve county residents and, possibly, private haulers who choose to deliver recyclable materials, including plastic, aluminum/steel, and paper.		
Timing: First ten years	Estimated Cost: \$350,000	Responsible Parties: Rivanna Water & Sewer Authority, County General Services, Facilities Development
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Provide efficient and effective recycling service to the Places29 area, either through services provided directly by haulers and/or through strategically located recycling center locations ▪ A potential site (proffered) for a recycling center in Hollymead should be maintained until such time as the need for such a facility can be better defined ▪ Provide locations for one or two recycling centers to serve the Northern Development Areas ▪ Central to the Hollymead/Piney Mountain area (first 10 years) ▪ Central to Neighborhoods 1 and 2, as needed based on demand (11 – 20 year timeframe) 		
Milestones: <ul style="list-style-type: none"> ▪ Meet public expectations, State mandates, and environmental impacts, service needs, and efficiencies. 		
Comments/Notes:		
Included in Planning/Budget Document: Project recommended for deferral due to the current (2010) reevaluation of the solid waste management system in the City/County, including recycling services (and also funding). The existing potential site in Hollymead should be retained until the need for such a facility in this area is determined.		

Project Reference No. 34	Project Title: New Middle/High School	
Project Description: Acquire land to address the projected needs for a new middle and high school in the Places29 area. Approximately 100 acres would be needed to accommodate the two schools and the associated athletic and recreational facility needs. Site assessment costs for appraisers, engineers, topo survey, and borings are in the FY 2018-2019 CIP, and the land purchase costs are in FY 2019-2020.		
Timing: Site selection to begin the first ten years of Plan implementation	Estimated Cost: Site assessment: \$100,000 (Does not include land costs)	Responsible Parties: Albemarle County Schools Division
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Monitor the annual <i>Albemarle County Schools Long Range Planning Process</i> to assess the need for additional schools facilities ▪ Site selection to begin during the later stages of the 10-year timeframe. When evaluating potential sites, consider buying additional space if necessary to meet parks and recreation needs, particularly additional field space. ▪ Construction may need to begin during the later stages of the 11 – 20 year timeframe, or beyond ▪ Places29 area may be the location 		
Milestones: <ul style="list-style-type: none"> ▪ Enrollment projections should be carefully tracked to determine the need for these facilities. 		
Comments/Notes: <ul style="list-style-type: none"> ▪ Locating and acquiring a site will be challenging. ▪ A long site selection time is needed. Pursue opportunities as they arise. 		
Included in Planning/Budget Document: This project’s start date was moved back to reduce the financial impact on the capital plan, and due to the anticipated need for the improvements.		

Project Reference No. 35	Project Title: Upgrade Seminole Trail Fire/Rescue Station and Rescue Building Facilities	
Project Description: Two existing Albemarle County fire-rescue stations, the CARS Berkmar building and the Seminole Trail Fire Station are in need of replacement in the northern urban area of the County. Both existing buildings have limited sleeping quarters and living spaces for volunteer and career staff. This project provides funding for the construction of a 25,000 square foot replacement fire rescue station combining the two buildings into one facility.		
Timing: First ten years	Estimated Cost: \$5,775,000	Responsible Parties: Albemarle County Dept. of Fire Rescue
Issues to Be Addressed: <ul style="list-style-type: none"> ▪ Provide adequate facilities for services 		
Milestones: <ul style="list-style-type: none"> ▪ Project development anticipated for FY 2012-2013 and FY 2013-2014. 		
Comments/Notes:		
Included in Planning/Budget Document: CIP		