

Chapter 1-Introduction

Albemarle County has a longstanding commitment to wise growth management. Over the past 35 years, since adoption of the first Comprehensive Plan in 1971, County policy has been to concentrate growth in the Development Areas to help protect and retain the County's Rural Areas as agricultural and scenic resources. The Comprehensive Plan establishes three types of Development Areas: the Urban Areas (Neighborhoods 1-7), the Communities, and the Villages. (At present, the only village is the Village of Rivanna.) The Development Areas comprise only approximately five percent of the total land area of the County, so efficient use of these areas is essential in order to protect the Rural Areas.

Pantops was designated as a Development Area with the first Comprehensive Plan and today consists of approximately 1,600 acres. It is bounded to the east by the Southwest Mountains, on the south by Interstate 64, on the west by the Rivanna River and the north by a stream running south of the Key West subdivision. As an Urban Area (Neighborhood 3), Pantops and other urban areas at the perimeter of the City of Charlottesville, are intended to serve as a regional urban center. These areas are intended to be more urban, or "city like," in character and less suburban, with support of a full range of public utilities, facilities, services and amenities. It is expected that designated Urban Areas will include an array of residential types and densities with an urban character of development.

Until this Master Plan, the most recent land use study for Pantops was the *Neighborhood Three Study* which was prepared by the County and was adopted and incorporated into the Comprehensive Plan in the late 1990's. There were also amendments to the Land Use Plan for Pantops in 1999. Goals and themes of the *Neighborhood Three Study* are still consistent with expectations for the area today and major recommendations of that study have been incorporated into the Pantops Master Plan which builds on those ideas:

- Protect views from Pantops and respect Monticello's viewshed and views along important roadways.
- Limit "strip development" of Route 250 East.
- Orient development towards an internal road system as opposed to the frontage of Route 250.
- Provide for uniform landscaping along and within the median of Route 250 East.
- Construct a greenway along the Rivanna River.
- Provide opportunities for river-oriented development
- Provide transportation improvements including bus service and park and ride facilities.
- Provide for community-level park service.

In 2001, the County adopted the Neighborhood Model. The Neighborhood Model was developed to guide the "form" of development. The Neighborhood Model recommends that the Development Areas and new development have these characteristics:

1. Pedestrian Orientation
2. Neighborhood Friendly Streets and Paths

3. Interconnected Streets and Transportation Networks
4. Parks and Open Space
5. Neighborhood Centers
6. Buildings and Spaces of Human Scale
7. Relegated Parking
8. Mixture of Uses
9. Mixture of Housing Types and Affordability
10. Redevelopment
11. Site Planning that Respects Terrain
12. Clear Boundaries with Rural Areas

The Neighborhood Model also recommended that a Master Plan be developed for each of the County's Development Areas.

Crozet was the first Development Area chosen for a master plan. The Crozet Master Plan introduced a new kind of land use planning in the County. Rather than segregating uses, the Crozet Master Plan sought to provide structure based on varying degrees or intensity of uses. The Crozet Plan was very comprehensive. Unlike Crozet, the Pantops Master Plan is intended to be more concise and provide more of a framework than the Crozet Master Plan. In Crozet, a smaller percentage of the community's land area had been developed where in Pantops a more significant portion of the Development Area has been developed. With so much of Pantops already built, the overwhelming need in Pantops was for a plan to deal with transportation and land use to tie existing uses to future uses.

Like the Crozet Master Plan, the Pantops Master Plan incorporates the principles of the Neighborhood Model and provides a set of Guiding Principles to distinguish Pantops from other Development Areas of the County. It provides a framework for transportation, land use, design guidelines, and public infrastructure. Master Plans represent extensive advance work to help ensure that development takes place in a form that is both attractive and compact to provide a high quality of life.

The Master Planning process also represents involvement of citizens who have provided their desires for Pantops, especially the "public realm" such as street networks and open space. The Master Plan provides a 20-year plan to guide future land use and transportation decisions in the Pantops Area. The Plan provides recommended future land uses, including preservation and conservation areas and future neighborhood centers. The Plan will also propose a conceptual road network for the Pantops Development Area.

Planning Process and Public Participation



All Albemarle County Master Plans are created through a collaborative effort with the County staff, elected, and appointed officials, residents, businesses and all stakeholders who work together to create a collective vision. Development of the Pantops Master Plan began in July 2003 with the Planning Commission's adoption of a resolution of intent to amend the Comprehensive Plan. The Planning Commission had just completed review of a rezoning request which was not in conformity with the Land Use Plan for Pantops. The Commission expressed concern that the Land Use Plan might be outdated and ready for revision. Staff also showed the Commission a map of existing and new developments and the proposed street systems. Staff and the Planning Commission were concerned that, without the Comprehensive Plan advising on the desired street network, by-right development would produce a haphazard arrangement of streets that would not improve traffic movement in the Pantops area.

The Master planning process itself began in **September 2004** with a Planning Academy held at State Farm which consisted of two meetings. The first meeting provided the planning context for Albemarle residents to maximize their participation in the master plan and covered such information as the County's growth management policies and planning terminology. This meeting also helped to start identifying key community issues. The second meeting included discussion on specific areas such as transportation, the Capital Improvements Program, the Neighborhood Model, and an interactive exercise on vision elements. Guiding principles to direct the master planning process were established in these initial meetings with the public.

Subsequent meetings included the following topics:

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| October 4, 2004 | Identification and confirmation of existing built and natural neighborhood centers |
| October 25, 2004 | Desired features for Pantops |
| November 16, 2004 | Developers Forum, where developers presented their land use proposals |
| December 4, 2004- | Transportation |
| January 5, 2004- | Parks, open space, community facilities, and redevelopment |

Stakeholder Meetings were also held during this time frame and included discussions with the Development Community, the City of Charlottesville, Internal Stakeholders (County Departments), Monticello, State Farm, and the Profitt Community Association.

Staff changes at the County in combination with a high volume of development proposals caused the Plan to go "on hold" until Spring 2006, when staff developed a draft Land Use Plan and Goals for Pantops area which it believed reflected the desires of the public who attended the meetings and also addressed concerns of the Commission. To ensure that the previous comments and themes from earlier input meetings were still relevant and also to seek input on the preliminary recommendations of the plan, two additional public meetings were held:

- May 25, 2006** Open House at the Broadus Memorial Baptist Church to review and discuss master plan products: Guiding Principles, Existing Conditions, Public Input Themes, Place Type analysis, and Draft Framework maps for land use, transportation, and green infrastructure
- June 8, 2006** Facilitated Public Workshop to assess and provide specific input on the draft framework maps and other master plan items.

(Refer to Appendix of this document for full public meeting agendas and meeting summaries.)

Chapter 2-Vision Statement & Guiding Principles

The visioning process was the first step to know residents' and property owners' desires and expectations for Pantops. The vision is intended to set the direction of the Pantops Master Plan and build on existing planning work and County policy, such as the Neighborhood Model. Residents, property owners, and other stakeholders developed five guiding principles which capture what is most important for a high quality of life in Pantops. These principles include respect for natural, historical, and scenic assets, new development that fits with existing character, housing choices, improving pedestrian systems, addressing transportation issues, providing adequate community facilities and services.

PANTOPS MASTER PLAN GUIDING PRINCIPLES

1. Residents of Pantops value the exceptional natural and historical scenic qualities of this neighborhood – views to Monticello, surrounding mountains, Rivanna River, and west into the City. It is important to protect these scenic vistas and sense of open space as the neighborhood continues to grow.
2. It is also important to ensure that new development acknowledges and respects the rural character of this area, preserving existing neighborhoods and providing a variety of quality housing choices and a more pedestrian-friendly environment.
3. Future density increases must provide for the creation of additional natural areas, parks and urban landscapes to preserve the unique scenic and recreational qualities of our neighborhood. Further density must control light and noise intrusions that affect the livability of our environment, and support the provision of sufficient quality water supply to meet our demand.
4. Our location will continue to provide convenience and accessibility to the City of Charlottesville, surrounding rural areas, and major transportation corridors in Albemarle and beyond. However, continued convenience depends on transportation improvements such as a regional transportation system, public transit, and additional connection linkages.
5. Although Pantops has a variety of residential and commercial choices and opportunities, the addition of public facilities and other institutions (library, post office, etc) are needed to create a livable and convenient neighborhood

Chapter 3-Background

Understanding existing conditions and trends is essential in any land use study. Knowing the history of the area along with its features helps to shape the future of an area. This section of the master plan addresses demographics and existing land use conditions within Pantops and identifies assets, needs, and unique opportunities for this neighborhood.

Natural, Scenic, and Historic Assets

As recognized in the Guiding Principles, Pantops is distinctively situated between several of the County's most important natural, scenic, and historic assets. These assets include the Rivanna River, the adjacent Southwest Mountains, and nearby Monticello. The name "Pantops" was given to the area by Thomas Jefferson from two Greek words meaning *all seeing*, for the magnificent views of Charlottesville and the distant Blue Ridge Mountains. Pantops is a major entryway into the City of Charlottesville and entering Pantops, Route 20 is a Virginia Byway. The Pantops Master Plan must balance preservation of these resources against the goal of accommodating growth. These resources have been mapped and most are recommended for protection on the Green Infrastructure map associated with the Pantops Master Plan.

Rivanna River and Water Resources

Pantops is located within the Rivanna River watershed. Floodplains, wetlands and steep slopes exist along the Rivanna River, which begins about six miles northeast of Charlottesville where the North and South forks of the river are joined. The Rivanna flows about 42 miles to the James River. The Rivanna River has important historical, recreational, and natural significance and is home to a variety of wildlife. It provides for recreational opportunities such as trails along the river, canoeing, and boating.

The Rivanna has played an important role in the history of the region and the ruins of dams and locks are still located along the river, along with potentially important archaeological sites, especially near the Woolen Mills/State Farm area. The Rivanna has been designated a state scenic river south of Pantops from Woolen Mills to the confluence of the James River since 1975. Virginia Scenic Rivers Program's intent is to identify, designate and help protect rivers and streams that possess outstanding scenic, recreational, historic and natural characteristics of statewide significance for future generations.

There are other important streams in Pantops which are shown on the Green Infrastructure Map. They are located near Peter Jefferson Place, with Hickman Branch and along the eastern edge of the Development Area is Culpeper Branch. A tributary of the Rivanna, Trevillian's Creek, traverses Darden Towe Park and Route 20. All of these streams as well as their tributaries were assessed and prioritized as part of the County's 2004 Stormwater Management Master Plan. In some cases streams not currently protected under the Water Protection Ordinance were prioritized for greater stream buffer protection during this stream assessment. It was intended that this prioritization would be incorporated into the Water Protection Ordinance to better protect the County's water resources. In addition, the data provides an inventory of corrective projects that

property owners and applicants should be encouraged to pursue as part of development proposals, such as streambank erosion repair, removal of dumpsites, etc

Nearby Mountain Resources – Southwest Mountains

The Southwest Mountains National Register Rural Historic District is another important resource located adjacent to Pantops. The Rural Historic District designation provided by the National Park Service officially recognizes the cultural, architectural, and landscape features of the historically significant area, bringing them to the attention of the community, state, and nation. Extending from the Orange County line to the outskirts of Charlottesville, with the Southwest Mountains forming its spine, this 31,000-acre district includes some of the Piedmont's most pristine and scenic countryside. A strong sense of community pride has enabled preservation of the district's pastoral character. The location of this nearby resource visible from Pantops has informed the recommendations the Master Plan.

Historic and Cultural Resources

There are no Virginia Landmarks or National Register designations within Pantops, but there are several sites in Pantops with possible historic significance and eligibility for the State and National Register. They are listed below and identified on the Green Infrastructure Map:

- Buena Vista, present house c. 1862 and approximately 300 yards southwest, the site of the birthplace in 1752 of George Rogers Clark, heroic Revolutionary War general, experiences frontiersman, and brother of William Clark who accompanied Meriwether Lewis on his journey to the Northwest.
- George Rogers Clark Museum
- Wilton Farmhouse, c. 1900; Wilton Farm Buildings
- Pantops Farm Complex is eligible for listing on the National Register of Historic Places as locally significant as an example of work by master architect Benjamin Charles Baker, and as excellent example of Colonial Revival domestic architecture.
- Piraeus Lock & Dam along the Rivanna River

Some historic resources have been recently lost with demolition of the White House Town and Country motels located along Route 250.

The County's most prominent historical resource is situated adjacent to Pantops. Monticello, the home of Thomas Jefferson constructed between 1770-1809, is located immediately southeast of Pantops across Interstate 64. Monticello is a National Historic Landmark, the highest status bestowed on historic properties by the United States government and is the only home in America on the World Heritage List. The surroundings of Monticello and the lands owned by Jefferson that are adjacent to and leading to Monticello contribute to its national and international significance.

Monticello's elevated location adjacent to the Pantops Development Area means that Pantops is highly visible from important viewpoints at Monticello. The Thomas Jefferson Foundation, which has preserved and maintained Monticello since 1923, has emphasized the importance of protecting Monticello's viewshed, which has been simply defined as "all property visible from the mountaintop." A Viewshed Analysis and Protection Strategy was prepared for the Thomas Jefferson Foundation in 1990,

however it has been recognized by the Foundation and the County's Historic Preservation Committee in the Historic Preservation Plan that the viewshed should be further defined, so it is not included with this Master Plan.

To help protect views from Monticello, County staff and developers coordinate with Monticello staff in an informal manner to encourage viewshed protection. However, there are no County requirements to address the issue. There are opportunities to work collaboratively with the Thomas Jefferson Foundation to refine viewshed information and to ensure that views from Monticello are protected.

Other sites which honor the history of Albemarle County are present in or proposed for the Pantops area. The Kluge-Ruhe Museum is located in the Pantops Farm House in Peter Jefferson Place, fronting on State Farm Boulevard. The Lewis & Clark Exploratory Center of Virginia, a non-profit organization, will establish a historical center within Darden Towe Park. It will be devoted to Meriwether Lewis and William Clark's expedition and will be a hands-on exhibit geared towards children of all ages. Visitors will be able to explore the Expedition's eastern origins and will include festivals and celebrations. The Worrell Investment Company offices, also located in Peter Jefferson Place, may convert their offices, which house an extensive wild life art collection, into a museum as well.

There are opportunities to improve awareness of these resources in Pantops. Better interpretation or signage would improve visitor accessibility to these sites, especially with the opening of the Hilton Garden Inn in Peter Jefferson Place, which will be lodging for tourists. The Journey through Hallowed Ground heritage corridor, which begins in Gettysburg, Pennsylvania and ends at Monticello, may be another tourist draw that brings visitors through Pantops.

Entrance Corridors

To help protect the scenic and historic resources of the Pantops area, the Board of Supervisors established Route 250 and Route 20 as Entrance Corridors into the historic areas of the City of Charlottesville and Albemarle County. Route 250 is a primary east-west road through Albemarle County and Route 20 is a north-south thoroughfare.

The purpose of Entrance Corridor designations is to ensure that development and redevelopment of property is compatible with the County's natural, scenic, historic, architectural and cultural resources. The County adopted design guidelines to help guide the Architectural Review Board in making decisions for the design of new development. The design guidelines are not corridor-specific and more work is needed to identify the existing physical character of this entrance corridor in order to update the guidelines to achieve unity and coherence. The appearance of urbanizing corridors such as Route 250 and Route 29 North is a specific concern as they serve as a major entrance and travel route through the community, provides access for high traffic generators such as highway-oriented commercial uses, as well as other expanding uses. These areas of intensive land use are in need of a more tailored design vision to ensure that future development is compatible with the County's natural beauty while incorporating the principles of the Neighborhood Model.

Route 20 Virginia Byway

In addition to being an Entrance Corridor, Route 20 (Stony Point Road) is a Virginia Byway. A Virginia Byway is an existing road with significant aesthetic and cultural values, leading to or lying within an area of historic, natural, or recreational significance. The primary purpose of this designation is to give formal recognition to deserving roads and to further the creation of a system of roads to promote tourism and public appreciation of natural and historic resources. Route 20 may also be a route traveled as part of the Journey through Hallowed Ground.

Demographics and Land Use Trends

Over the past decade, the Pantops Development Area has been changing rapidly with both increased residential and commercial growth. Housing units have nearly tripled since 1996 and approximately 300 acres have been developed or redeveloped for commercial use. Most of Pantops south of Darden Towe Park has fairly intense zoning classifications, including both residential zoning ranging from R6 to R15 and all types of commercial zoning. This has allowed Pantops to continue to develop by-right with highway oriented and other uses that have a “suburban” form.

The Development Activity map notes where rezonings and other development approvals are located in Pantops, along with undeveloped properties and properties that may be more likely to redevelop. The map shows the Cascadia development on Route 20 across from Darden Towe Park which closely conforms with the Neighborhood Model as does a redevelopment project, Pantops Park, which is proposed for the old Moore’s Lumber site on Route 250. Both by-right projects and recent rezonings are shown on this map. It is estimated that approximately 650 acres remain undeveloped in Pantops; however some of that land area includes undevelopable land such as flood plain and steep slopes.

Residential Use

Based on July 2005 estimates, there were 1,100 housing units in Pantops with an estimated population of approximately 2,100 people. This figure represents an increase from 324 dwelling units in 1996 with an estimated 682 people. Major residential developments include both single family and multifamily uses. Westminster Canterbury is located in Pantops and includes apartments, cottages, and an assisted living facility for seniors. The community has on-site dining facilities, a chapel, and exercise facilities. Other multifamily housing is located throughout Pantops, including Riverbend Apartments, Overlook Apartments, Winter Haven (a nursing home), Carriage Hill on South Pantops Drive and Wilton Apartments and Avemore which are located off Route 20. Riverbend and a portion of the Carriage Hill complex have been converted to condominiums for sale. There are single-family homes located in Glenorchy on Route 250 East and Fontana in the northeast quadrant of Pantops. Ashcroft and Key West are large single-family residential developments located adjacent to Pantops.

Since July 2005, developments have been submitted and/or approved for approximately 1,132 additional residential units, for a total of 2,232 units. These projects are at various stages of review or approval:

Martha Jefferson Hospital in Peter Jefferson Place--250 Multifamily Units on 16.65 acres in Peter Jefferson Place (rezoning approval only, no site development plans approved)

Cascadia - 330 Residential Units on 55.71 acres (rezoning approval only, no site development plans approved)

Fontana 4C - 24 Single Family units on 7.86 acres (rezoning under review)

Pavilions at Pantops -335 Townhouses on approximately 56 acres (preliminary site plans approved)

Lake Ridge- 97 single family lots in the Development Area and 7 lots in the Rural Area on a total of 252 acres (plat under review)

Parkview Senior Apartments - 90 multi-family units on 4.5 acres (completed)

Commercial Land Use

Pantops has an abundance of regional commercial development and office uses. Existing commercial development is not well-balanced among the residential neighborhoods within Pantops, in that it lacks goods and services of a more neighborhood scale closer to residential areas. The commercial areas are also not easily accessible to neighborhoods without using a car.

Pantops is a large employment center in the County. State Farm Insurance Company is the largest employer with approximately 1500 employees and Westminster Canterbury employs almost 300 employees. There are a number of smaller employers including office within Peter Jefferson Place grocery stores, restaurants, repair shops, and small retailers located throughout Pantops. The community has identified a need for better jobs to housing balance for Pantops, where people can work and afford to live near their place of employment.

The commercial core of Pantops historically had been the Pantops Shopping Center located adjacent to Route 250 and Riverbend Drive by the Rivanna River. This shopping center has approximately 180,000 square feet of retail and service space. Currently, Roses, Food Lion, fast food, auto service, banking and restaurants exist either within the shopping center or on out parcels. Recently, the Rivanna Ridge shopping center was constructed on Route 250 at the top of Pantops Mountain. Rivanna Ridge totals approximately 100,000 square feet and includes a Giant grocery store as well as smaller retail uses, services, and restaurant, and banking uses in a strip shopping center form with a few out parcels along Route 250.

There are a number of retail and commercial services located along Route 250 East such as restaurants, car dealerships, and gas stations between the two shopping centers. Car dealerships are the predominant use, and include Free Bridge Auto Sales, Brady-Bushy Ford, Flow Automotive, Suzuki of Charlottesville, Price Kia, and Brown Automotive, as well as a new Car Max dealership under construction on the old White House motel site.

Peter Jefferson Place office park is located on 240 acres in the southeastern quadrant of Pantops near the Route 250/Interstate-64 Interchange and has an approved plan for approximately 680,000 square feet of office development and retail development. The first office building, an 83,000 square foot four story building, was completed in 1998, the second (62,500 square feet) was completed in 2000 and the third (75,000 square feet) was completed in 2001. The current approved plan allows for another 260,000 square feet of office space and a Hilton Garden Inn of 124-room hotel are almost completed. A site plan for Topeka's Steakhouse of 7,800 square feet is under review for the retail portion of the site.

Martha Jefferson Health Services purchased 84 acres of land in Peter Jefferson Place for future expansion of healthcare services and for relocation of the main hospital from Downtown Charlottesville to Pantops. The 93,000 square foot Outpatient Care Center was opened in 2003. The main hospital is expected to open by 2012 and will be approximately 1,170,000 square feet in size when fully completed. It is expected to employ approximately 1,200 people.

Other Large office uses in Pantops include State Farm Insurance Company's Regional Office Building (266,366 square feet); Guaranty Savings and Loan (20,500 square feet); Riverbend Medical Buildings (27,336 square feet); South Pantops Office Buildings (33,268 square feet); and the Albemarle County Service Authority Office Building (16,819 square feet).

There is additional commercial potential of approximately 380,000 square feet in Pantops with the following developments:

Pantops Park- 42,000 square feet Virginia National bank and two office buildings 22,500 square feet each at the old Moore's Lumber site (site plan under review)

Luxor Commercial- 1,500 square foot bank, 80,000 square feet commercial uses behind and east of Eckerd pharmacy (site plan under review)

Avemore- Residential units completed, 20,000 square feet commercial on Fontana Drive (preliminary site plan approved)

Charlottesville Power Equipment- 12,000 square feet retail behind McDonald's on Route 20 (site plan under review)

Guadalajara- 6,930 square feet restaurant on old Town and Country site (preliminary site plan approved)

Car Max- 13,612 used car sales on old Whitehouse Motel site (under construction)

South Pantops- approx 36,000 square feet office on Hansen Road (under construction)

Pantops Place- 18,271 square feet office/20,000 square feet of commercial on Route 250 beside SunTrust bank (site plan approved)

Dominion Office Park Phase II- 18,000 office space on South Pantops Drive (special use permit under review)

Free Bridge Place- 3,300 square feet of office space (this was formerly proposed as Shenandoah Joe's coffee shop/warehouse; site plan under review)

Gazebo Plaza- 181,864 square feet of commercial/retail on Hansen Mountain Road/Route 250 (final site plan under review)

Community Facilities

Pantops is served primarily by County facilities in other neighborhoods or by the City of Charlottesville. The small size of Pantops, as is the case in some of the other urban neighborhoods, as well as proximity to nearby County services and the City of Charlottesville, allows for adequate public service in most cases. Residents in Pantops have identified the need for more services in their neighborhood, especially library and postal services. Police, schools, and library services are adequate to the area based on service planning standards.

Parks

The Pantops area contains the regional 102-acre Darden Towe Park, jointly-owned by the County and City of Charlottesville, located east of the Rivanna River and west of Route 20. Stone Robinson Elementary is located east of the Neighborhood and has some playground facilities. Portions of the Neighborhood are lacking in smaller community parks. Neighborhood parks or amenities that are maintained by homeowners' associations are present in Fontana, Avemore, and Carriage Hill and will be provided in Cascadia.

Police

Police service is provided from Albemarle County 5th Street Office Building. The 5th Street Office Building contains the County's Police Department and police patrol all areas of the County. Current policy of police services recommends an average response time of 10 minutes for all Development Areas and service areas are based on a sector/beat system. Response times to Pantops meet current standards. The new fire rescue station (see below) is intended to have office space for the police department to support services in Pantops.

Fire Rescue

There is no Fire-Rescue station currently located within the Pantops Neighborhood and it is served by the City of Charlottesville and the East Rivanna station. The next fire station to be constructed in the County will be located in Pantops. The Pantops Fire Rescue Station is included in the County's Capital Improvement Program for construction in Fiscal Year 2007/2008. It may be a joint station with the City of Charlottesville. The County is in the process of considering possible locations for a permanent and possibly temporary station to cover service needs in Pantops.

Schools

Students who live in Pantops attend either Stone-Robinson or Stony Point elementary schools, Burley Middle School, and Monticello High School. There are two private schools, the Frost Montessori School and the Pantops Montessori School that are

located in Pantops. Albemarle County School's Long Range Planning Committee is responsible for monitoring residential development in the area and either through redistricting or providing additional facilities, ensuring that the capital needs of the school children will be met. At this time, no new school is projected to be located in the Pantops area.

Library

Public library service is provided through the Jefferson-Madison Regional Library (JMRL) system. The Downtown Charlottesville library serves the Pantops neighborhood. As a general guideline, libraries are not usually located within 5 miles of other libraries. Libraries are planned for both the Hollymead area and County Neighborhoods 4 and 5 south of the City of Charlottesville. The JMRL system should monitor service demands from the Pantops area to determine whether alternate service methods should be provided.

Water & Sewer

Water service is available throughout all of Pantops, except for an area north of an unnamed tributary of the Rivanna River that runs east/west near Darden Towe Park and will be extended with the Cascadia development. Sewer is available to Peter Jefferson Place to the east but Glenorchy and Gazebo Plaza along the edge of Pantops are not served. The County's policy is to provide water and sewer service to properties within Development Areas.

Existing Transportation Network

Roads

As previously noted, the two major roads serving Pantops are Route 250 East and Route 20 North. Current traffic conditions and back-ups on these roadways are an issue in Pantops. Route 250 East was widened from the Rivanna River to Interstate 64 within recent years; however, there is still congestion along the roadway, especially at Free Bridge. Other major roadways serving the area are Route 1117 (State Farm Boulevard), Route 1140 (South Pantops Drive) and Route 1116 (Riverbend Drive). Peter Jefferson Parkway will be completed with construction of the Martha Jefferson Hospital and will connect Route 250 to State Farm Boulevard through Peter Jefferson Place.

VDOT completed a study of Rt. 250 East from Free Bridge to the Fluvanna County line in March 2004. This study's findings have been presented to the Albemarle County Board of Supervisors. No action was taken by the Board and the recommendations of the study were to be considered with the development of the Pantops Master Plan. The Route 250 east Study suggested that these short-range recommendations be addressed to meet 2022 travel demands.

- Provision of a left-turn lane on eastbound Route 250 at Edge Hill
- Improvement of Route 22/250 Intersection
- Provision of a Park & Ride lot at Route 250/I-64 Interchange
- Provision of a Park & Ride lot at Route 250/Route 616
- Provision of Express Bus Service to I-64 at Zion Crossroads

Long Range Alternatives included:

- VDOT's recommendation for Route 250 at Free Bridge to the I-64 six through travel lanes and continuous right turn lanes with a shared use path that may be located outside the proposed right of way.
- I-64 Interchange improvements are recommended along with relocating Hansens Mountain Road through the Gazebo Plaza site to Glenorchy Drive with this study.

The recommendations of this VDOT study were the subject of a public meeting with Pantops residents in December 2004 (Appendix) which shaped the recommendations for transportation in the Pantops Master Plan. Some of the Study recommendations are incorporated into goals section of the Pantops Master Plan.

Currently, two road improvement projects are planned for the Pantops Development Area and Route 250:

Route 20 North (Stony Point Road) - A project recommended in the County's priority list of Primary Road Projects is to undertake the widening of Route 20 North to four-lanes from just north of Route 250 to the Elks Drive/Fontana Drive intersection. Sidewalks and bike lanes would be incorporated into the west side improvements. To date, the County has constructed sidewalks (and bus pull-out) on the east side of Route 20 from Route 250 to Fontana Drive. There is an existing signalized pedestrian crossing across Route 20 from Fontana Drive to Elks Drive at Darden Towe Park.

Route 250/22 Intersection- While not in the Pantops Development Area, this intersection represents an important road improvement serving the larger Pantops (and Rivanna Village) area. This project will realign the intersection of Route 22 and Route 250 and provide a traffic signal to create a safer intersection and allow better traffic flow. The Rt. 250-22 intersection is near the entrance to Luck Stone where heavy loaded trucks cause delays traveling the incline heading east. VDOT is currently working on the construction plan. This project will be a public-private partnership between VDOT, the County and Luck Stone. The anticipated construction date is 2008, if all funding is in place.

Transit

Transit service is provided by the City of Charlottesville Transit Service (CTS) with whom Albemarle County contracts for service to Pantops. Currently, buses run on the hour from 6am-6pm with stops at Pantops Shopping Center, Wilton, Westminster Canterbury/Social Security offices, State Farm, Martha Jefferson Hospital, and DMV. A new bus pull off was constructed on Route 20 at Wilton Farm to accommodate future transit expansion. The City has prepared an updated Transit Development Plan (TDP) with County participation. This plan, updated every five years, will guide CTS improvements over the next five years. Residents in the Pantops area have identified the need to improve service to the area, along with providing better signage and bus shelters. The TDP recommends improving trip frequencies from one hour to 30 minutes.

Pedestrian Systems

Sidewalks are located along portions of Route 250 East, the eastern side of Route 20 to Fontana Drive, portions of Riverbend Drive and portions of South Pantops Drive. Relative to need, the pedestrian systems in Pantops are currently insufficient and the system does not interconnect and sections of Pantops are without walkways near centers of activity. There are only two signalized pedestrian crossings in Pantops, one at Elks/Fontana Drives across Route 20 at Darden Towe Park and one at South Pantops Drive crossing Riverbend Drive. However no other crosswalks are delineated with striping or are signalized.

The Greenways Plan within the Comprehensive Plan recommends a greenway along the Rivanna River along with public access points. A portion of the Rivanna greenway exists between the Darden Towe Park to Riverbend and along the rest of the Rivanna River. The Greenways Plan also recommends providing an off-river trail along Elks Drive and also at the northern end of Darden Towe Park along Trevillians Creek; however currently there are no existing off-river trails to interconnect the Neighborhood. The Pantops Master Plan will identify additional off-river trails and priority pedestrian connections.

Chapter 4-Land Use & Places

Pantops Master Plan Framework Map

The Pantops Master Plan Framework Plan and this section of the Master Plan contain recommendations for “place types” and land use in Pantops. “Places” are discernible neighborhoods with a center of activity which helps to create land use relationships that orient people, provide amenities and convenience, and encourage pedestrian activities. Natural and man-made features have formed the edges of these neighborhoods and places. Existing land use, physical conditions, and public input have helped to identify neighborhoods and neighborhood centers, which has, in turn, helped to create the future land use recommendations.

The neighborhoods in Pantops have been generally defined by dashed circles from their centers on the Framework Map, representing a quarter-mile walking distance. The center types and land use designations applied form the neighborhoods within the circles. The Rivanna River Corridor is defined with an overlay hatching as well as the Employment District at the State Farm complex. Proposed land use, neighborhoods, and neighborhood centers are all described in the following paragraphs.

This Plan recognizes that future development may occur under a by-right scenario that will be different than what is shown in the Plan. However, the Framework Plan reflects the long term vision for Pantops. Should opportunities in the future arise for development to achieve that vision; the Framework Plan will provide the necessary guidance.

Pantops Development Area Boundary Change

One of the most important features of the Framework Plan is a change in the existing Development Area Boundary for Pantops. A large 77-acre property located at the northern edge of the development area has features that are more rural than urban in character with historic and natural resources that may be preserved through conservation easements. The change in the boundary decreases the size of the development area and is responsive to recommendations by the public for both increased open space and preservation of Route 20 as a scenic Virginia Byway. As a result, this property belonging to the Annabelle Wheeler estate is removed as development area land. It is currently zoned Rural Areas.

LAND USE

Proposed land use is shown by color on the Pantops Master Plan Framework Plan. The Master Plan contains an emphasis on mixed-use categories to create a dynamic urban environment with flexibility in uses. It is important in Pantops, that the form of development follow Neighborhood Model principles and the recommendations in Chapter 7 - Design Approaches. The Framework Plan includes the following land uses with descriptions of each land use category that are intended to be illustrative, not all inclusive:

Conservation/Open Space - Environmental features that are not to be developed and serve as focal points and/or passive recreational areas with greenway trails.

Parks/Greenspace - Public parks, greenways, and active recreation areas.

Urban Mixed Use – Retail, commercial services, office and a mix of residential types based on the Urban Density land use category. This mixed use land use category is expected to have equal parts of residential and commercial uses.

Commercial Mixed Use -- Retail, commercial services, office, hotel/motel/conference facilities, and wholesale uses with scale appropriate for Neighborhood and Community Centers. Secondary uses include light industry such as research, warehousing, incidental related office, wholesale, auto service, and related industrial service. Residential uses at **Urban Densities** may be allowed as secondary uses.

Employment Mixed Use – Professional, business park, medical office, research & development, laboratory, and professional service uses. Secondary uses include supporting retail/service and residential uses at Urban Densities.

Neighborhood Density Residential – 3 – 6 residential units per acre with residential support uses and limited non-residential uses. Neighborhood Density Residential areas will primarily accommodate single family dwelling unit types as well as institutional uses such as places of worship, public and private schools, and early childhood education centers including day care centers and preschools. Neighborhood Density Residential areas accommodate small areas of non-residential land uses on the scale of Neighborhood Service, to serve residential uses. This may include corner stores of less than 4,000 square feet; live/work units above office and/or retail; small office buildings with less than 20,000 square feet; and studios/cottage occupations.

Urban Density Residential – 6.01 – 34 residential units per acre with support uses and some non-residential uses. Urban Density Residential areas accommodate all dwelling types as well as institutional uses such as places of worship, public and private schools, and early childhood education centers including day care centers and preschools. Urban Density Residential areas accommodate small areas of non-residential land uses on the scale of Neighborhood Service, to serve residential uses. This may include corner stores, less than 4,000 square feet; live/work units above office and/or retail; small office buildings less than 20,000 square feet; and studios/cottage occupations.

Institutional – Civic uses such as schools, fire stations, and libraries; hospital uses, and other public uses.

PLACES

The Framework Plan illustrates place-types and land use designations and is based on the transect concept, discussed in the Neighborhood Model and later in the Master Plan. In Pantops, there are four “place-types”. They are centers that define neighborhoods, cores, districts, and corridors.

Centers

Centers are intended to be nodes of activity and the preferable distance from a neighborhood center to the edge/fringe area is ¼ mile, although in Pantops the edges may extend beyond the quarter mile distance. Neighborhoods that correspond to centers are illustrated on the Framework Plan map with dashed circles. Three center types are shown for Pantops to serve as focal points for neighborhoods:

CG- Civic Green: is primarily an urban open space (not just natural) that includes uses fronting on the center, multiple access points to neighboring residential or employment areas, design elements that provide a sense of arrival and civic presence. The Framework Plan designates three Civic Green Centers in Pantops:

State Farm Boulevard
Peter Jefferson Place
Glenorchy/Gazebo Plaza

NS- Neighborhood Service: is a cluster of mixed use buildings with Neighborhood-serving retail/service uses on the first floor, includes an urban open space adjacent to the mixed use buildings (see the description of Civic Center Green). These centers are intended to provide neighborhood retail uses such as a newsstand, small restaurant, bakery, convenience store without gas pumps, pharmacy/drug store, florist, small professional office, daycare/childcare, hair salon, other services, and small office space/live work units. Single uses over 10,000 square feet should be considered conditionally. The Framework Plan designates two Neighborhood Service centers in Pantops:

Avemore/Cascadia
Rivanna Ridge

C- Community: A retail/service mixed-use center that is anchored by a grocery store and contains additional retail/service and other commercial. Single uses over 25,000 square feet should be considered conditionally. It is designed with multiple connections to surrounding residential and employment areas. It includes an urban open space and possibly recreation or civic element. The Framework Plan designates two Community Centers in Pantops:

Pantops Shopping Center
Luxor

Core

Core areas are areas of the greatest intensity and formal design. Unlike Crozet, the Core of Pantops is not a downtown, but an area of the greatest activity. The Pantops Shopping Center/Riverbend center is the only area which meets this description and

which could also redevelop with features typical of a downtown. The distance from this core area in Pantops to the edge of the Development area is approximately 1 ½ miles

Districts are single use areas which contain uses which are very important to an area. Airports, single-use employment centers, and large single-use areas constitute districts. Environmental features can also help to define a district. There is only one district:

Employment District– The employment district in Pantops is the State Farm Insurance Office. It does not have a “center”, but is an employment complex.

Corridors are linear elements that connect neighborhoods and civic elements neighborhoods (and other sites such as districts) to each other. Where corridors exist between neighborhoods, the Neighborhood Model envisions that they be conceived as civic elements. Corridors can be man-made or natural and serve transportation requirements or exist as open space. Open space corridors combine natural features such as rivers and stream valleys with man-made elements such as parks and golf courses to provide a significant infrastructure of open space throughout the Development Area. Greenways can even link separate neighborhoods together through a series of hiking and biking trails. Transportation corridors include light rail lines, bus corridors, parkways, highways, and pedestrian and bicycle trails. The Rivanna River and Route 250 are corridors in Pantops.

Neighborhoods

The Pantops Master Plan has defined seven Neighborhoods of three neighborhood types, two corridors, and one district based on the recommended Place-Type components. Specific recommendations for each place are included in this section of the Master Plan document and the Neighborhood Place-Types Table provides additional information.

RESIDENTIAL NEIGHBORHOODS

Residential Neighborhoods are located on the edges of the Pantops Development Area and where there are existing single family developments. The Pantops Master Plan recommends maintaining the residential character in these areas while providing appropriately scaled goods and services within walking distance and more natural greenspace.

Darden Towe Park/Stony Point Road (Cascadia/Fontana/Avemore Neighborhood)

This Neighborhood is located near Route 20 North and includes part of Darden Towe Park as well as land east of Route 20. It is the largest neighborhood in Pantops and the edges are formed by a stream running south of Wilton Farm and Avemore and by the edges of the Pantops Development Area on the north, east, and west sides. This neighborhood includes both a Neighborhood Service center that will be between what is planned in Avemore and to Cascadia. There are other neighborhood focal points, including the Elks Lodge and Darden Towe Park.

Pantops Master Plan recommends the following for land use in this neighborhood in Pantops:

- Maintain the residential character of existing neighborhoods
- Allow for Neighborhood Density and Urban Density residential uses with a Neighborhood Service (NS) center
- Protect the rural scenic qualities of Route 20 from the northern edge of the development area south to Elks Drive/Fontana Drive where development along Route 20 should transition to an urban character to the City of Charlottesville.
- Preserve stream corridors and flood plain in this neighborhood. Retain existing amenities and open space within residential developments.

Glenorchy/Gazebo Plaza Neighborhood

The Glenorchy/Gazebo Plaza Neighborhood is at the eastern edge of the Pantops Development Area, north of the I-64/Shadwell interchange and includes Glenorchy and the Gazebo Plaza site. It is adjacent to Ashcroft to the north, a historic resource to the east (Locust Shade on Hansen Mountain Road) and Westminster Canterbury/Cottages at Jefferson Heights are to the west. Route 250 forms the southern edge of the neighborhood.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- When developing the property, provide a Civic Green Center surrounded by Urban Density Residential in the general area shown on the Framework Plan.
- Develop community park/open space on the northern half of the Gazebo Plaza site and provide trail connections.
- Respect the Monticello view shed by retaining land in open space, as shown on the Framework Plan.
- Replant trees that have been removed during grading to help create a wooded canopy, as part of view shed protection for Monticello.
- Connect this neighborhood to the more intensive land use centers to the west with a multi-purpose path that leads into the sidewalk system.
- Create and preserve a vegetated buffer along Route 250 East through this neighborhood and at the Rural Area boundary to this neighborhood to help retain a residential and rural character in this part of Pantops.

MIXED USE NEIGHBORHOODS

Mixed use neighborhoods are centrally located within Pantops and are expected to develop in a compact urban form, exhibiting the greatest mix of uses. Future civic uses, such as library or postal services for Pantops should be located within these mixed-use neighborhoods.

Luxor/Westminster Canterbury

This Neighborhood is located on the north side of Route 250, west of the Glenorchy development and includes Luxor, Eckerd Pharmacy, Westminster Canterbury, the American Legion, and the Montessori Community School. The edge of this neighborhood is formed by natural features to the east and the power line to the north. The Neighborhood has been shown separate from Rivanna Ridge on the south side of Route 250 since Route 250 forms an edge condition and this area has somewhat different land use characteristics. Connections for bikes and pedestrians from the north side of Route 250 to Rivanna Ridge will be critical regardless of Place-Type designations. Most of this neighborhood has a plan of development approved or under review, except for several properties that front on Route 250, including Aunt Sarah's and the frontage properties of Westminster Canterbury. Residential use is expected with the Pavilions townhouse project, which includes over 300 townhouses behind Eckerd and between Westminster Canterbury and south of Fontana.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- The Luxor commercial development and Eckerd pharmacy represent the emerging Neighborhood Service center.
- New residential development should respect existing residential developments and the school use adjacent to the Neighborhood Service Center.
- The American Legion Hall and Montessori Community School provide a transition to the commercial corridor on that side of Route 250. They should be retained as supporting uses to the residential uses nearby.
- Create and preserve a vegetated buffer along Route 250 from Glenorchy Drive to Pantops Mountain Road to help retain the rural/residential character of this part of Pantops. From Pantops Mountain Road east, create an urban character with building orientation to Route 250.

Rivanna Ridge

The Rivanna Ridge Neighborhood is the area south of Route 250/Richmond Road, west of State Farm Boulevard that contains Rivanna Ridge Shopping Center, various gas stations, office buildings, and restaurants. A large open area behind the shopping center has a trail adjacent to Carriage Hill Condominiums and Apartments which goes down the mountain towards South Pantops Drive. Most development in this area is suburban in form and less than five years old. The neighborhood is at the top of Pantops Mountain and offers the most scenic views to Monticello/Montalto and the Blue Ridge Mountains. There are opportunities for future infill and enhanced pocket parks to capture scenic views. Because of its visibility in the Monticello view shed, care is needed with any infill or redevelopment of the neighborhood. The western edge of this Neighborhood includes the Route 250 Corridor with Commercial Mixed Uses.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- Establishment of blocks within the Rivanna Ridge Shopping Center to help create a street grid and better distribute traffic on the south side of Route 250.
- Augment the Rivanna Ridge Shopping Center with Urban Mixed uses to infill the shopping center and area east to State Farm Boulevard.
- Preserve the green space behind the Rivanna Ridge shopping center and provide a pocket park at scenic spots, potentially along the western edge of the shopping center, along with a central green element.
- Make the neighborhood center a major pedestrian destination with sidewalk improvements including providing a pedestrian crossing at Rolkin Road with sidewalks leading from adjacent residential areas into the shopping center.
- Improve pedestrian access and circulation from the Hickman/Abbey road office area and a stairway should be provided from the cul-de-sac at the end of Hickman Road to the shopping center.
- Establish blocks in the office area of Hickman/Abbey to improve the street grid.

State Farm /South Pantops Neighborhood

The State Farm/South Pantops Neighborhood includes the undeveloped area at the corner of State Farm Boulevard and South Pantops Drive, on the west side of State Farm Blvd and adjacent to the State Farm offices and the future Martha Jefferson hospital site. Except for the State Farm Office, the area is largely undeveloped. The neighborhood is viewed as an area for infill with residential and commercial development.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- Provide Urban Mixed uses, which include live work units, additional offices or services to support employees in the neighborhood as well as residential use.
- A park located in the general area shown on the Framework Plan should be developed to serve as the focal point for this neighborhood.
- Locate additional civic/institutional uses in this neighborhood.
- Consider locating a fire station in this neighborhood.
- Provide residential uses that relate to the major adjacent employers.

EMPLOYMENT NEIGHBORHOOD

Peter Jefferson Place and Martha Jefferson Hospital

The Peter Jefferson Place development includes approximately 240 acres of Peter Jefferson Place at the southeastern corner of Pantops, between Route 250, State Farm Boulevard, I-61 and the Rivanna River. Included in this

development is the proposed Martha Jefferson Hospital. The neighborhood has an approved plan of development and serves as a major employment center.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- The Peter Jefferson Place development plan is suburban in character. Over time, it should become more urban in character by infilling undeveloped spaces that are not serving as amenities.
- Infill should preserve the environmental features of the site and landscape.
- Retain the focal point for the Neighborhood as the public park component of the Martha Jefferson Hospital site.
- Allow for museum uses such as the Kluge-Ruhe Aboriginal Art museum and a potential wild life art museum at the Worrell house
- Develop a Pantops cultural center.

CORRIDORS

Rivanna River Corridor

The Rivanna River Corridor includes both the river and land adjacent to the river along Free Bridge Lane, south of Darden Towe Park, and around the Pantops Shopping Center to River Bend. It is shown on the Framework Plan as an overlay to underlying land use recommendations. The overlay shows where the focus of the corridor would and in some cases there is underlying land use. Where there is no underlying land use, and for the remainder of the corridor of the river through Pantops, a linear park and trails are in development. The Green Infrastructure Plan calls for several access points along the River and a trailhead as a feature of the linear park in and around the Free Bridge and Riverbend portions of the park.

Riverbend (Pantops Shopping Center) with River Corridor

This neighborhood surrounds the Route 20/Route 250 intersection and includes the Free Bridge area and Pantops Shopping Center down to Riverbend. The edges are formed by the Rivanna River, a stream running north of Rivers Edge office buildings, and the office developments along Spotnap Road to the east. This neighborhood also includes the majority of the Rivanna River Corridor designation of the Pantops Master Plan. The eastern edge of the neighborhood along Route 250 is less defined and connects with the Commercial Mixed Use Corridor on Route 250.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

- Intensify use of the area with Urban Mixed Uses serving as a Core for the Pantops Development Area. It is expected that this area of Pantops would exhibit the greatest density and formal design as a Core center.

- The special River Corridor designation applies to the edges of this neighborhood.
- No intensification of development should take place along the southern portion of South Pantops Drive, past the trail connection shown on the Green Infrastructure Map.
- In conjunction with proposed transportation improvements, connect High Street in the City of Charlottesville to Pantops through this general area. The interconnection should be provided through the northwest wing of the shopping center and should avoid buildings closest to Riverbend Drive.
- Provide pedestrian/bike/transit improvements as a high priority.
- Study this area further for development of a design plan to accommodate a street connection into the City of Charlottesville, redevelopment of the area into an urban form, and enhancement of the river corridor.
- Preserve natural systems adjacent to the river while enhancing this area of Pantops with mixed use development including shops, cafes, and residential uses above.
- Frame and enhance views to the river
- Provide access to the greenway through use of stairs and walkways where topography will allow.

Free Bridge Lane-Focal Point of River Corridor

This area offers the best river walk possibilities along Free Bridge Lane adjacent to the Rivanna River and includes the properties between Free Bridge Lane and Route 20 North, south of a stream and Darden Towe Park. A redeveloped area would relate to the centers at Pantops Shopping Center, Darden Towe Park, and the City of Charlottesville; however, the Rivanna River is the intended focal point.

This area deserves a special designation because the property along the river is publicly owned and provides opportunities for an enhanced river park. Any future development in this area should be especially sensitive to river ecology.

Free Bridge Lane as a river walk may mean future limitations to vehicular access. The proposed Framework Plan calls for two land uses adjacent to the flood plain, Urban Mixed Use and Urban Density. This area would include the recreational focus of the River Corridor, with possible canoe rental and recreational opportunities.

Route 250 Corridor

Between Rivanna Ridge and Pantops Shopping Center/River Bend, the Route 250 area currently functions as a corridor. Given the existing Highway Commercial zoning and established uses, this area was designated with a Commercial Mixed Use land use in the master plan. The existing commercial land use character of the area is not expected to change given its intensive zoning and recent development trends. The Plan expectation is that this area would remain predominantly commercial in character with some residential where compatible.

The Pantops Master Plan recommends the following for this neighborhood in Pantops:

The transect concept has been applied to Pantops on both a Development Area scale, with identification of a core area for Pantops and also on a neighborhood scale with identification of centers. In some areas of Pantops, it is difficult to achieve the full continuum because of the existing development pattern. Pantops is an urban neighborhood, fairly small in size and distance from its centers to edges, so the transect and change between neighborhoods will be less distinct in some cases. Given that Pantops is an urban neighborhood, the general areas are larger and go all the way to a neighborhood's edge in some instances. Primarily, these areas have been given Urban Density or Commercial Mixed Use land use designations. The fringe/edge condition occurs where two neighborhoods abut each other, a neighborhood abuts the Rural Area, or a neighborhood abuts defined natural features. Fringe/edge areas also act as transition areas between neighborhoods, greenways, blueways, regional recreation, regional institutions, major land forms, and major roads.

The Transect should be considered during land use decisions in Pantops. A property's location in relationship to the designated Neighborhood Centers will be a factor in determining the level of intensity, density, and form of development that is recommended for the property. Properties located in or close to centers are recommended to develop at the upper end of the range of density and to have a higher FAR than properties located on the edges of neighborhoods, which are expected to develop at lower densities and FAR.

