

## *"Intergenerational, Interconnected*

### *Mixed-Use Neighborhoods "*

(Group 1)

#### **Mission**

- One of the main centers for Route 29 (in addition to Hydraulic)
- The center should not try to compete with downtown Cville, but provide an alternative destination for families/residents of all ages of Northern Albemarle.

#### **Amenities**

- Sidewalks/pedestrian infrastructure
- Civic plaza
- Small parks and connected greenways
- Transit hub and commuting bike hub

#### **Land Use**

- Mix of residential housing types , but not single family detached
- "Lifestyle Uses" (10-15%) — entertainment, restaurants, shopping, uses supporting healthy lifestyles
- More office/commercial/light industrial/flex space (60%) than residential (40%)

#### **Key Features**

- Quadrants serve local needs, 29 North continues to serve regional transportation needs
- Parallel roads have low speed limit, grid/block network in at least one quadrant
- Structured parking supports dense development
- Greenways/multi-use paths support walkable, bikeable living



## "Interconnected Quadrants"

(Group 2)

### Mission

A center for the 29 North Corridor

### Amenities

- Transit hub
- County government admin or satellite building
- Gigabit fiber
- Public gathering spaces—small parks, public art, large parks, civic plaza, sports and recreation center

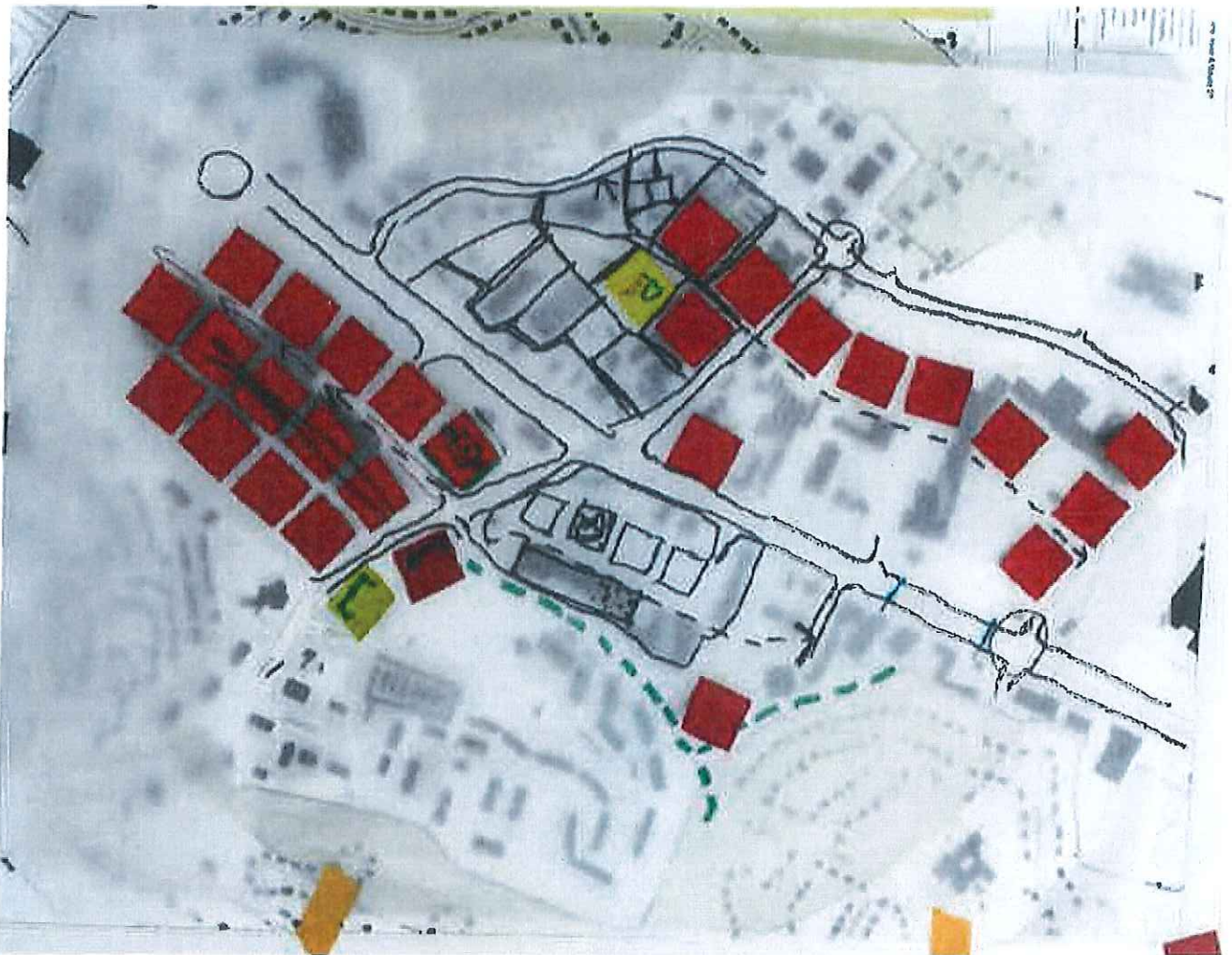
### Land Use

- 100% flexible space to allow market to determine best uses

- No low-density residential or heavy industrial

### Key Features

- Transform over time from current low to high density
- Create a main street at Albemarle Square, Fashion Square
- Each quadrant should be distinct and serve its needs, but connect across to the others
- "Hollow blocks" - retail at the street frontages, with an interior light industrial/employment center use.
- Connectivity with street grid, greenways
- Regulations should be flexible to accommodate market
- County must provide for large-land uses elsewhere



## "Center needs a center"

(Group 3)

### Mission

#### "The" Center for 29 North

- Long term The Center for The County, but not to compete with Downtown Charlottesville

### Amenities

- Connections across 29

- Transit hub

- Greenways that connect to a large urban park

### Land Use

- Mid/High Density (2-3 story buildings & 4-6 story buildings)

- Mixed Use for "live/work/play"

- More office/commercial/light industrial/flex space than residential

### Growth Capture

- 40-75% of future County growth

### Key Features

- "Center needs a center" with high density, urban park, and mixed use
- 4-6 story "main street"
- County satellite offices
- Central green spaces/parks throughout

