

Green Space, Civic Area and Amenities

A conceptual plan for open spaces is depicted within the Master Development Plan. These areas will include a central plaza, pocket parks, linear park, pedestrian trails and passive and active recreational areas. An estimated 20% of the area within the site shall be devoted to open space. All amenities illustrated in the General Development Plan and Green Space, Civic and Amenities Area Plan (Ex. #2 & #5), and described in this Code of Development will be built or bonded in accordance with County code.

Table E lists the various categories of open space provided within Area A2 of the Hollymead Town Center. No more than 7.6 acres of land, including stream buffers, greenways and upland areas, southern and western development area shall be dedicated to the County for the Powell Creek Greenway as designated by the Hollymead Master Plan. The boundaries of the Powell Creek Greenway along with the other green space, civic and amenities areas of Area A-2 are illustrated in Exhibit #5.

Pedestrian and bike systems will provide access from all areas within the Town Center to Meeting Street, and public transportation stops at the parks will be particularly convenient to Meeting Street and Lockwood Drive.

Table E	
Minimum Green Space, Civic and Amenity Area	
	Total Area (sq. ft.)
Block A	
Powel Creek Greenway	143,750
Block B	
Powel Creek Greenway	148,100
Pocket Park	14,500
Neighborhood Center	38,000
Block C	
Linear Park	41,600
Powel Creek Greenway	39,200
Block D	
Linear Park	12,600
Central Plaza	30,000
Total	467,750
Total Area = 10.7 acres = 20% Area A2	

Powell Creek Greenway

The Powell Creek Greenway is an open space corridor that stretches along Powel Creek from Timberwood Blvd. through Blocks C5, C6, B2, B3, B4 & A1, eventually terminating at US Route 29. The boundaries extend 50 feet to 100 feet from the center line of Powell Creek. Although the greenway is less formal and rural in nature, a groomed walking/hiking/biking path will lead through the area, providing a pedestrian link along the western parameter of Area A.

Pocket Parks

Pocket parks are located on both the north and south side of Block B1, and will provide a communal gathering green space for both residents and the Town Center workforce. The park on the south side of Block B1 will open up to a sheltered crossing providing pedestrian access across Meeting Street to Area A1.

Linear Park

The Linear Park connects the Powell Creek Greenway to the north with Area B, providing a pedestrian link through Blocks C and D. In Block C2 the Linear park opens up to an approximately one acre multipurpose “village green” walking/jogging path around its parameter. The park will be designed as a flat open lawn allowing for active recreation. The park will also include a children’s recreational area in accordance with the specifications set forth in Section 4.16.2.1 of the Albemarle County Code. Following the Linear Park southeast through Block C2 will lead to a sheltered crossing providing pedestrian access across Meeting Street to Block D2.

Central Plaza

The neighborhood center for residents, employees, shoppers and other visitors is Meeting Street and the plazas surrounding the traffic roundabout. These areas are within a five-minute walk to all areas within the Town Center, and are the area where the greatest mix of uses is expected. Meeting Street will be the most important street from a design perspective, with parking relegated, buildings pulled close to and framing the street, wide sidewalks with street trees in planters and street furniture provide an attractive and comfortable area for people to congregate.

The Central Plaza area will extend for at least 50 feet in each direction from the intersection of Meeting Street and Town Center Drive. The plaza will be framed by buildings on three sides and be open into the Area A1 commercial center.

The Neighborhood Center

A Neighborhood Center featuring a pool, clubhouse, basketball court and other amenities will be located in Block B2, and will be easily accessible for residents throughout Area A2. The pool will be approximately 2,000 square feet with an adjoining clubhouse structure approximately 1000 square feet. The Neighborhood Center has an additional 14,000 square foot open area that will be dedicated as a dog park. The pool facility is located close to neighboring residential units as an integral neighborhood feature, however it is not located within 125 ft. of any existing property line not associated with Area A2.

