



# Albemarle County

## Legislation Text

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**File #:** 21-167, **Version:** 1

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**AGENDA DATE:** 2/3/2021

**TITLE:**

Non-Arterial Entrance Corridors

**SUBJECT/PROPOSAL/REQUEST:** Provide direction on alternatives for non-arterial Entrance Corridors

**ITEM TYPE:** Regular Action Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Herrick, Filardo, McCulley, Rapp, Maliszewski

**PRESENTER (S):** Margaret Maliszewski

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Virginia Code § 15.2-2306 allows localities to establish Entrance Corridor Overlay Districts along streets or highways that are significant routes of tourist access and that are classified as arterial streets or highways by the Virginia Department of Transportation (VDOT). Albemarle County established an Entrance Corridor Overlay District in 1990. Some of the streets designated as Entrance Corridors at that time do not meet the arterial requirement (as shown in a map in Attachment A). This was brought to the Board of Supervisors at their February 7, 2018 meeting, at which time the Board directed staff to explore options for the roads and road segments that did not meet the arterial requirement.

**STRATEGIC PLAN:** Mission: To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds.

**DISCUSSION:** Staff has evaluated various characteristics of the non-arterial Entrance Corridors, including traffic volumes, function of the roadway, scenic value, historic value, number of Architectural Review Board (ARB) applications reviewed, likelihood of additional ARB applications to be received, previous scenic highway designation, and Comprehensive Plan recommendations. The topic has been discussed preliminarily with VDOT and with the ARB and the 5<sup>th</sup> & Avon Community Advisory Committee, and a letter on the subject was received from the Mosby Mountain Community Association during early stages of this effort (available in Attachments B, C and D). The result of this work, outlined here and in Attachment E, is a three-tiered approach to protecting the character of these streets.

1. Because Avon St. Ext. (Rt. 742, full length), Barracks Rd. (Rt. 654, from the City limits to Georgetown Rd.), and Richmond Rd. (Rt. 250 East, from Rt. 22 to the County line) appear to meet the Federal Highway Administration's (FHWA) requirements for arterial classification, staff recommends that the County request arterial classification for these streets, which would allow for continued protection of these streets under the Entrance Corridor Design Guidelines.
2. Barracks Rd. (Rt. 654, northwest of Georgetown Rd.), Irish Rd. (Rt. 6, full length), Stony Point Rd. (Rt.

20, from Proffit Rd. north to the County line), and Old Lynchburg Rd. (Rt. 631, south of Sunset Ave. Ext.) see little commercial development but have significant scenic qualities. A County scenic highway designation would be more suited to these streets, with regulations focused on protecting the scenic quality of the corridors rather than on detailed review of development proposals. Note that Irish Rd. is one of the streets that previously had County Scenic Highway designation. That designation was eliminated when the Entrance Corridor Overlay was adopted.

3. Finally, because Thomas Jefferson Parkway (Rt. 53) provides access to and through a significantly historic part of the County, staff believes Entrance Corridor regulations are appropriate for this street, so arterial status should be requested. However, if Thomas Jefferson Parkway does not achieve arterial status, staff recommends that scenic highway and/or local historic district designation be considered for this corridor. Changing the functional classification of a street or highway is a multi-step process through VDOT and FHWA. VDOT's guide to functional classification is included as Attachment F. Characteristics of arterial streets are discussed on page 7 and the classification process is summarized on pages 14 and 15. Scenic highway and historic district designation require zoning text and zoning map amendments - work that would need to be added to, and prioritized in, the Community Development Work Program.

**BUDGET IMPACT:** There is no budget impact associated with this step in the process, but staff resources will be needed to enact subsequent processes.

**RECOMMENDATION:**

1. Adopt the Resolution of Intent (Attachment G) requesting arterial status for:
  - Avon Street Extended (Rt. 742) - full length
  - Barracks Road (Rt. 654) - from the city limits to Georgetown Road
  - Thomas Jefferson Parkway (Rt. 53) - full length from Rt. 20 to the County line
  - Richmond Road (Rt. 250 East) - from Rt. 22 to the County line
2. Provide direction to staff regarding scenic highway and historic district designation of the various streets/segments as outlined in the Executive Summary.

**ATTACHMENTS:**

- A - Entrance Corridors Arterials Map
- B - ARB 1/4/2021 Action Memo
- C - 5<sup>th</sup> and Avon CAC Minutes 12/19/2019
- D - Mosby Mountain Community Association Letter
- E - Functional Classification and Arterials
- F - Entrance Corridors Arterials Options Table
- G - Resolution of Intent