



# Albemarle County

## Legislation Details (With Text)

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**Type:** Comprehensive Plan Amendment      **Status:** Action Items  
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**On agenda:** 1/10/2018      **Final action:**  
**Title:** Pantops Master Plan Update  
**Sponsors:**  
**Indexes:**  
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**Attachments:** 1. Attach. A --Schedule for Pantops MP Update

Date	Ver.	Action By	Action	Result
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**AGENDA DATE:** 1/10/2018

**TITLE:**  
Pantops Master Plan Update

**SUBJECT/PROPOSAL/REQUEST:** Affirmation of Pantops Master Plan Update Topics and Process

**ITEM TYPE:** Regular Information Item

**STAFF CONTACT(S):** Richardson, Walker, Kamptner, Blair, Graham, Gast-Bray, Echols

**PRESENTER (S):** Elaine Echols

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** Albemarle County's five master plans guide development, decision-making, and public and private investment in Albemarle County's Development Areas. Each master plan should be updated regularly on a five-year schedule. Adopted in 2008, the Pantops Master Plan is the oldest of the current master plans and most in need of an update. Master Plans for the Village of Rivanna and Crozet were last adopted in 2010. The Places29 master plan was approved in 2011 and the Southern and Western Urban Neighborhoods plan was adopted along with the Comprehensive Plan update in 2015.

To date, the County has not been able to keep pace with this schedule because of work on other plans such as the Comprehensive Plan update in 2015 and the Places 29 Rio Small Area Plan. With completion of the former and work nearing a close on the latter, staff is ready to begin work on the Pantops Master Plan update.

**STRATEGIC PLAN:** *Thriving Development Areas:* Attract quality employment, commercial, and high density residential uses into development areas by providing services and infrastructure that encourage redevelopment and private investment while protecting the quality of neighborhoods. *Economic Prosperity:* Foster an environment that stimulates diversified job creation, capital investments, and tax revenues that

support community goals. *Natural Resources Stewardship*: Thoughtfully protect and manage Albemarle County's ecosystems and natural resources in both the rural and development areas to safeguard the quality of life of current and future generations. The Strategic Plan also includes the following priority: *"By June 2019, Board adopts updated Pantops Master Plan including a joint Rivanna River Corridor Plan also approved by the City."*

**DISCUSSION:** The Pantops Community Advisory Committee (CAC) and staff have put together a list of areas in need of specific attention with the update based on feedback from the public, County staff, the Planning Commission, and the Board of Supervisors. These critical focus areas (see bulleted list below) reflect the public's central areas of concern related to traffic, the need for greater walkability and bikeability, recreation, greenways and other recreational areas, preservation of environmentally sensitive areas, and redevelopment. In addition to the specific focus areas provided below, base maps will be updated to reflect construction since 2005. The Plan update will also involve further refinement, additional strategies, or other adjustments to the Master Plan to make the format more consistent with other master plans. Areas immediately abutting the Rivanna River will be studied with the Rivanna River Corridor Study and recommendations from that joint City-County plan will feed into this master planning process towards the end of the plan update.

**Critical Focus Area issues that have been identified:**

**TRAFFIC AND TRANSPORTATION**

- Street network - Review proposed street widening projects and interconnections; prioritize improvements and update recommendations
- Multi-modal options - Consider potential future transit hub and park and ride lots; prioritize sidewalks, paths and bicycle facilities

**LAND USE AND DEVELOPMENT AREA BOUNDARY NORTH OF I-64**

- Nodes - Identify potential nodes for high density mixed use development and transit
- Review land use designations near State Farm headquarters and Martha Jefferson Hospital and other key employment locations
- Review DA boundary - Consider existing zoned and developed adjacent areas

**PARKS, RECREATION, AND GREENWAY TRAILS**

- Parks/environmentally sensitive areas Greenway trails - Prioritize acquisition and construction of key segments; consider dedication of trails or pathway easements through residential developments

**ECONOMIC DEVELOPMENT, SHADWELL INTERCHANGE, AND REDEVELOPMENT**

- Redevelopment--Detail opportunities for redevelopment of Pantops Shopping Center and other older buildings along Route 250
- Martha Jefferson Hospital Area, Peter Jefferson Place, and other places for economic development
- Shadwell interchange - Study this area for economic development potential (in conjunction with economic development program)

**IMPLEMENTATION**

- Strategies and prioritization - Update and refine recommended projects; prioritize most important projects

All of the focus areas relate to each other and will be integrated together as the update unfolds. The public process will include a business stakeholders group, community meetings, social media, walking tours, the County's website, and other methods. Both the process and schedule (Attachment A) have been endorsed by the Pantops CAC.

**BUDGET IMPACT:** Updating the Pantops Master Plan is part of Community Development's work program and no additional budget impacts are expected.

**RECOMMENDATION:**

Staff recommends that the Board affirm the process and focus area topics.

**ATTACHMENTS:**

ATTACHMENT A: Schedule for Pantops Master Plan Update