

# Village of Rivanna Master Plan Community Workshop - January 30, 2008

*Your input is critical... Please come share your ideas!*

## What we heard from you...

### Did we get it right?

#### Areas of Consensus - Village of Rivanna

##### Land Use

1. Preserve and protect existing neighborhoods.
2. Provide buffers between new development and the existing neighborhoods.
3. Limit the location of new commercial development to Rivanna Village at Glenmore.

##### Open Space, Trails, and Resource Protection

1. Preserve floodplains and steep slopes along the Rivanna River, Carroll Creek, and other streams as open space.
2. Protect historic properties and historic natural features.

##### Transportation

1. Improve Route 250 for better traffic flow.
2. Provide an additional access point to Glenmore.
3. Enhance walkability within the development area.

#### Issues for Further Discussion

##### Land Use

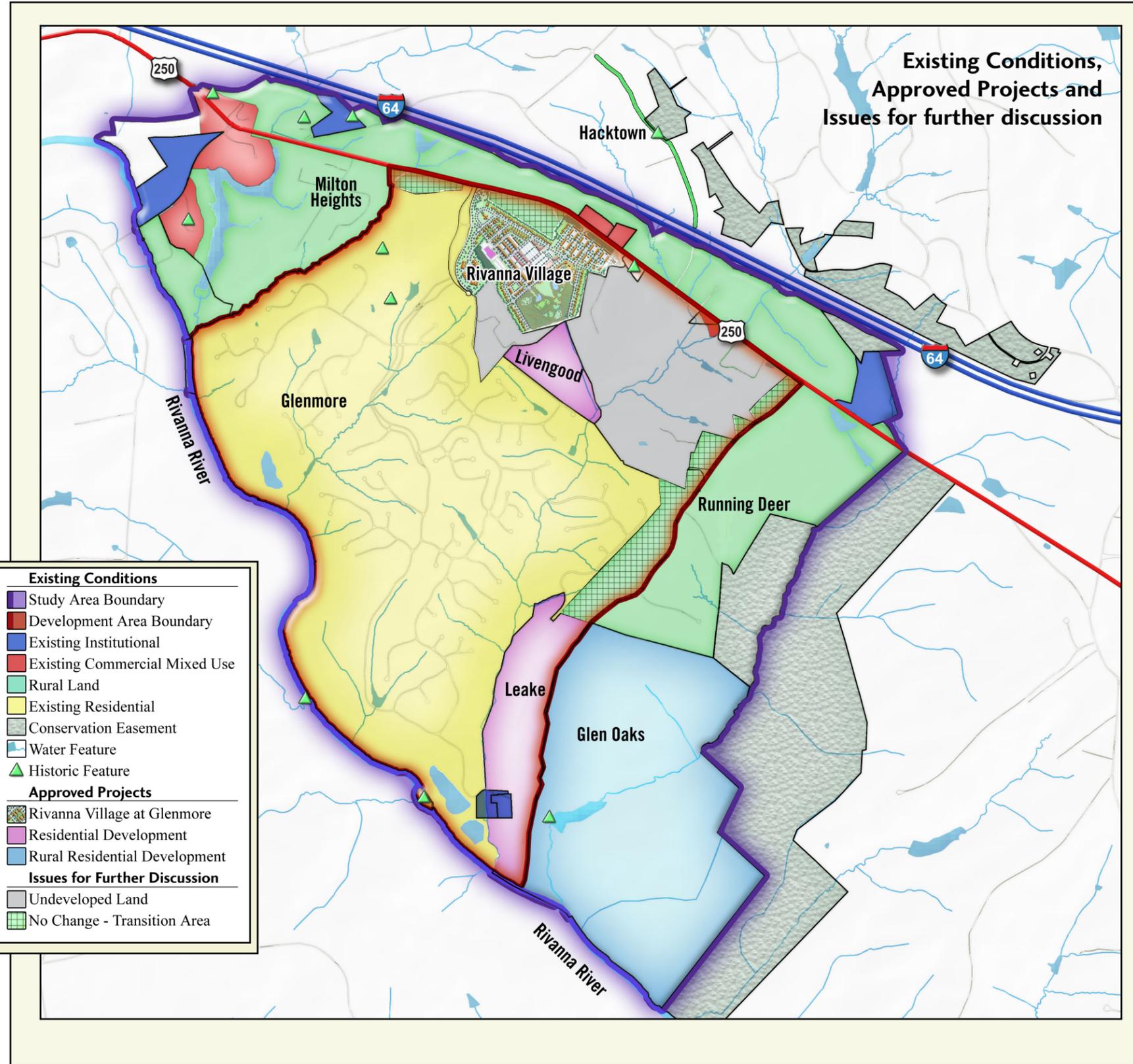
1. What uses are best suited for the undeveloped portion of the development area to the east of Rivanna Village at Glenmore? What level of residential density should occur?
2. How should the existing commercial establishments on the north side of Route 250 across from Rivanna Village at Glenmore be recognized in the Master Plan?
3. What level of commercial square footage should the Village accommodate?
4. Should the boundaries of the Development Area change in any way?

##### Open Space, Trails and Resource Protection

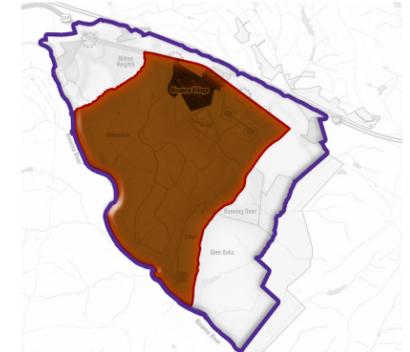
1. What additional parks and recreational amenities, if any, are needed in the Master Plan Study Area? Where should open space be planned?
2. To what extent should there be a network of trails for recreation?

##### Transportation

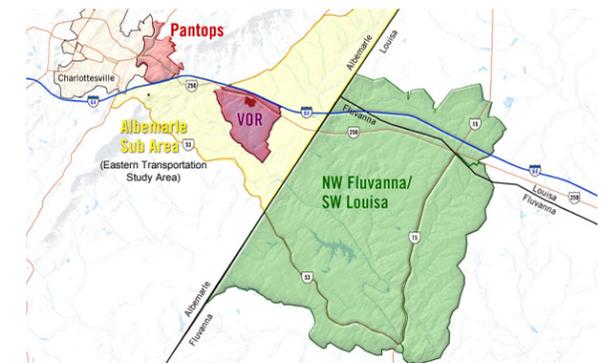
1. What intersections should be improved and in what way?
2. What street connections, sidewalks and bike paths are needed and where?
3. Where should a new access point/gate into Glenmore be located?
4. What provisions for transit should be incorporated into the plan?



Rivanna Village at Glenmore is an approved development located on approximately 93 acres adjacent to Glenmore within the Rivanna Village Development Area that will serve as a central focal point of activity for the Development Area. It will have a mixture of uses including between 350 and 520 residences, an 18-acre public park, and up to 125,000 square feet of retail, office, and institutional uses, including the existing East Rivanna fire station. Rivanna Village at Glenmore is designed with a pedestrian scale and will reflect the architectural traditions of Williamsburg and many other historic Virginia towns.



The Village of Rivanna Development Area (brown area) is approximately 1,728 acres having distinct boundaries: Route 250 to the North, the Rivanna River to the South, an unnamed stream east of Camp Branch is the western boundary, and the eastern ridgeline of the drainage area for Carroll Creek/Route 808 forms the eastern boundary. Water and sewer services are available only within the development area. The Master Plan Study Area (outlined in purple) covers an area slightly beyond the Development Area, but includes the Development Area and Rivanna Village at Glenmore within its boundaries. The purpose of the Study Area is to factor in the needs of adjacent neighborhoods, the environmental and transportation implications in the overall planning process.



This context map shows the VOR Master Plan Study Area in relationship to the City of Charlottesville, the Pantops Master Plan Area, the NW Fluvanna/SW Louisa Study Area, and the Eastern Albemarle Transportation Study Area.

For more information; [www.albemarle.org/rivanna](http://www.albemarle.org/rivanna), sign up for A-Mail

## Planning Concepts Related to the Village of Rivanna Master Plan

### The Comprehensive Plan

Albemarle County has developed a specific, focused approach for growth management that aims to keep development pressure from spoiling the rural areas. Growth management strategies are outlined in Albemarle's Comprehensive Plan, which is the county's most important document regarding growth, development and change.

The Comprehensive Plan guides public and private activities related to land use and resources and is the basis for land development regulations and decisions, capital improvements, transportation, environmental and historic resource protection, new county programs and decisions on the distribution of county budget dollars. Once adopted, the Village of Rivanna Master Plan will be part of the County's Comprehensive Plan.

*The Comprehensive Plan outlines a clear vision of high quality development areas accommodating most of the anticipated growth in the County and rural areas preserved for resource conservation and protection purposes. The success of our rural protection efforts depends on our ability to concentrate growth, including new homes and businesses, in our established development areas where these services, utilities and facilities can serve the largest number of citizens.*

### Development Areas and Rural Areas

Development areas and rural areas have distinct levels of service and development potential. Public services such as police, fire and rescue protection, public utilities such as water and sewer, and public facilities like roads and sidewalks, are provided at a much higher level in the development areas.

**The development areas comprise 5% of our land area, or almost 35 square miles.**

About 53% of the population lives in the development areas. Our goals for these five designated development areas – the urban ring around Charlottesville, the village area of Rivanna, and the communities of Crozet, Piney Mountain and Hollymead – are:

- Concentrated development rather than sprawl
- New construction that respects its surroundings
- Redevelopment of underutilized spaces
- Full range of jobs, incomes and housing
- Opportunities for self-sufficiency within neighborhoods – residences, employment, shopping, recreation
- Places where people want to congregate, recreate, and enjoy pockets of natural beauty

**The rural areas comprise 95% of our land area, or almost 690 square miles.**

About 47% of the population lives in the rural areas. Our goals for these areas:

- Preservation of agricultural and forestal lands and activities
- Protection of water supplies
- Conservation of natural, scenic and historic resources

### The Neighborhood Model

The county's major planning tool for creating livable development area communities is the Neighborhood Model. This model guides new development away from sprawling, isolated buildings towards a more compact, pedestrian friendly design of interconnected neighborhoods and activity centers that create a sense of place and community.

*The Neighborhood Model also stresses the role of master planning to guide growth in the development areas. Master planning helps ensure that the future of the development areas is based on a shared vision of appealing and functional neighborhoods and communities.*

### Master Planning

Community engagement is the cornerstone of master planning so that residents are involved in hands-on planning for their community's best possible future. Master planning is underway in several county development areas, and ultimately all the development areas will be master planned according to a schedule determined by the Board of Supervisors.

*Master planning for the Village of Rivanna is designed to bring the community together to provide a vision for and create for an attractive, livable urban community for the people who work and live there. A village provides for a specialized opportunity to accommodate growth on a smaller scale and with more "village-like" features than the urban neighborhoods that surround Charlottesville.*

**For more information**



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Planning District Commission

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call (434) 979-7310 ext.390



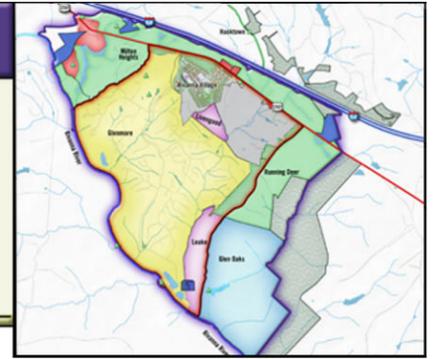
County of Albemarle  
Virginia

e-mail [bmiller@albemarle.org](mailto:bmiller@albemarle.org)  
call (434) 972-4176

## Help Shape the Future of Your Community

### Village of Rivanna Master Plan Second Community Workshop

Wednesday, January 30, 2008  
7 P.M. - 9 P.M. East Rivanna Fire Station



*This booklet provides information to prepare citizens to actively engage in planning work at the January 30 session.*

### Workshop Results

**July 30, 2007 Community Meeting**

#### Process

At the July 30, 2007 community workshop, participants identified their individual broad visions for the Village of Rivanna: presenters reviewed existing conditions and related plans and studies; identified approved and proposed projects in the study area; and described the characteristics of a village.

Participants then worked in small groups detailing their ideas on a map of the study area.

#### What We Heard From You

##### Visioning Exercise Results

- Maintain a village-scale character and appearance in the Village of Rivanna
- Respect and protect the character of adjacent neighborhoods
- Ensure a safe, efficient transportation system for pedestrians, motorists and bicyclists

##### Mapping Exercise Results

- Provide good interconnections within the Village of Rivanna and good links between Village of Rivanna and urban areas and City of Charlottesville
- Interconnections should be multi-modal: vehicular, transit, bicycle and, especially pedestrian
- Ensure safety at intersection of Route 250 and Glenmore Way.
- Protect, by way of landscaping and natural buffers, existing residential neighborhoods and buffer development from Route 250
- Commercial development should be limited and only within Rivanna Village at Glenmore
- New development should be tied to adequate water supply and sewage disposal
- Encourage protection and preservation of historic properties and sites

These exercises formed the basis for the draft vision and guiding principles, presented here for review.

#### Draft Vision for the Village of Rivanna

The Village of Rivanna will be a distinct small community surrounded by rural Albemarle County. Medium- and low-density residential neighborhoods will have easy access to the Village Center with options for different modes, or types, of travel. The community will preserve historic features, provide open spaces for recreation, and focus commercial activity within the Village Center.

#### Draft Guiding Principles

1. The density, design, and character of existing residential neighborhoods in the Village of Rivanna will be retained as the Village of Rivanna further develops.
2. The size and scale of new development will be compatible with existing neighborhoods within the Village of Rivanna.
3. The Village of Rivanna will integrate the natural landscape and incorporate designs that complement the area's rural ambiance. Development along the boundaries of the Village of Rivanna will be sensitive to adjacent rural areas.
4. The Village of Rivanna will concentrate commercial uses into a pedestrian-friendly Village Center where commercial and public services are at an appropriate scale for meeting the community's common needs.
5. Street connections to and pedestrian paths between residential areas and the Village Center, and between the Village of Rivanna and larger community, will be sensitive to existing development. Options for different types of travel will be provided, including driving, walking, cycling, and public transit. Street designs will promote good driver behavior and be appropriately sized for the volume and speed of traffic.
6. Historic sites in the Village of Rivanna and surrounding area, including Glenmore Manor, the Hacktown community, Clifton Inn, and Stump Island, will be respected.
7. Water, sewer and streets will keep pace with changes and growth that occur within the Village of Rivanna.
8. Public and private common space, parks, and sports fields will be provided and located to foster a strong community.