

- **Places29 combines the master planning of Albemarle County's four Northern Development Areas with a transportation study of the US 29 North Corridor.**
- **The Places29 Master Plan will be adopted as part of the County's Comprehensive Plan.**
- **Public involvement for Places29 began well before May 2005. Public input on plans such as Phases 1 and 2 of 29H250 and the Eastern Planning Initiative is incorporated into Places29.**
- **The public process of Places29 is ongoing, and it is never too late to join fellow residents and business owners in shaping the future of northern Albemarle County.**

Places29

Places29 is a Master Planning process for Albemarle County's four Northern Development Areas coupled with a transportation study of the US 29 North Corridor, which will help shape the future of Albemarle County north of the City of Charlottesville. (See study area map on reverse). Places29 and the related US 29 North Transportation Corridor Study are a joint project of Albemarle County, the Virginia Department of Transportation (VDOT) and the Thomas Jefferson Planning District Commission (TJPDC), in cooperation with the City of Charlottesville and the University of Virginia, with the assistance of an experienced consulting team.

The US 29 North Transportation Corridor Study, led by the Thomas Jefferson Planning District Commission, covers the 10 ¾ mile stretch of US 29 from the US 250 Bypass



Figure 1. Active participation by nearly 400 residents and business owners at the May and November workshops led to the development of the Vision and Guiding Principles for Places29.

Save the date:

May 18th (Evening)

Introduction and Background Presentation

May 20th (9:00a.m.)

Small Group Session on Preferred Alternative

Public meetings will be held at Sutherland Middle School. Please visit www.albemarle.org for more information.

north to the Greene County line. This study started with Phases 1 and 2 of the US 29 - Hydraulic - 250 Bypass Study (29H250) in 2003 and has now been extended to include the full corridor.

The Places29 Master Plan will incorporate results of the transportation study and be adopted as part of the County's Comprehensive Plan, a plan that describes the long-term vision and direction for the growth and development of the community. The Comprehensive Plan is the County's most important document regarding growth, development, and change. It guides public and private activities related to land use and resources. It is the basis for land development regulations and decisions, capital improvements, transportation, environmental and historic resource protection initiatives, new County programs, and decisions on the distribution of County budget dollars to a multitude of programs and agencies.

The Comprehensive Plan outlines a clear vision of high quality urban areas accommodating most of the anticipated growth in the County and rural areas preserved for resource conservation and protection purposes. The success of Albemarle's rural protection efforts depends on the County's ability to concentrate growth, including new homes

Places29 Overview:

Places29 is an exciting community planning project that will help shape the future of northern Albemarle County communities. Places29 brings residents, business owners and others together to map out the best possible shared vision for this critical area. The project combines land use planning for four designated urban communities with the US 29 North Transportation Corridor Study.

Places29 Overview

Transportation
Transit & Transportation Operation Solutions
Street Types
Land Use & Urban Design
Place Types
Open Space & Natural Resources
Economics
Implementation

and businesses, in established urban areas where services, utilities and facilities can serve the largest number of citizens.

The County's major tool for creating these livable urban communities is the Neighborhood Model, which guides new development away from sprawling, isolated buildings toward a more compact, pedestrian friendly design of interconnected neighborhoods and centers. The Neighborhood Model also stresses the role of master planning to guide growth in the urban areas. Master planning helps ensure that the future of the urban areas is based on a shared vision of appealing and functional neighborhoods and communities. Community engagement is the cornerstone of master planning so that residents are involved in hands-on planning for their community's best possible future.

The Places29 Master Plan process has been underway since May 2005 and is expected to continue until 2007. Once complete, the Master Plan will include a land use map identifying future uses, unified design guidelines that will shape how new development will look, and a set of implementation strategies that will outline how the County will achieve the goals for the Northern Development Areas. The US 29 North Transportation Corridor Study will include recommendations for multi-modal transportation network improvements and an access management strategy.

Get Involved

Places29 is bringing residents, business owners, and others together literally at the table to map out the best possible shared vision for this critical area of Albemarle County. Following is a list of past as well as upcoming opportunities for public involvement. If you have not been involved to date, it's not too late! Visit www.albemarle.org for more background information and to see what has been accom-



plished so far. While on the website, sign up for the Places29 Amail list, an enews service that will keep you informed about progress on the project. For more background information on the transportation study, visit www.tjpd.org.

Progress to date:

- *May 2005:* Citizens Planning Academy held
- *May 2005:* Public workshop held to get input on Vision and Guiding Principles
- *November 2005:* Public workshops held to get final input on Vision and Guiding Principles as well as initial input on alternative framework concepts
- *March 2006:* Places29 Vision and Guiding Principles endorsed by the Albemarle County Planning Commission and Board of Supervisors

Future events:

- *May 18, 2006:* Public workshop to include presentation of three alternatives
- *May 20, 2006:* Public work session on preferred alternative
- *Fall 2006:* Draft Transportation Plan and Draft Master Plan presented to Board of Supervisors, Charlottesville City Council, and the Commonwealth Transportation Board
- *December 2006:* Final Draft Master Plan presented to Board of Supervisors
- *January 2007:* Public review and adoption process for the Master Plan begins

For More Information:

[Albemarle County](http://www.albemarle.org)

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