

- There are two Place Types in the Neighborhood Model: Places organized around a Center, called Neighborhoods, and Places without a Center, called Districts. The Neighborhood Model focuses on creating more Neighborhoods and fewer Districts.
- A Neighborhood has two components: A Center and a walkable area surrounding the Center.
- Centers are the focal points of Neighborhoods, and there are four Center Types are: Civic Green, Neighborhood Service, Community, and Destination.
- Combinations of Centers and surrounding walkable areas create three distinct Neighborhood Types: Residential, Employment, and Mixed Use.
- Districts are existing single-use areas, often without a Center and not walkable.
- The Places29 area may feature an "Uptown/Midtown" - a very special place.

Place Types

In Albemarle County, the Neighborhood is "the fundamental unit of planning, a place where people can live, work, shop, and play. Its buildings, streets, and public and private areas relate well to one another by plan, not by happenstance." The Neighborhood "is sized so that an average person can walk from its center to its fringe in roughly five minutes....Within the Neighborhood, densities are mixed, as are uses." The definitions in this section are from The Neighborhood Model, an adopted part of the County's Comprehensive Plan.

A Neighborhood (Residential, Employment, or Mixed Use) has two components: a Center and a walkable area surrounding the Center.

Center. A Center is the focal point of the Neighborhood and usually includes a mix of uses. The uses in the Centers serve the entire Neighborhood - and often areas beyond it. The highest density and concentration of amenities will be in Centers. The appearance and character of the Center should have a positive effect on the rest of the Neighborhood. Some of the larger Centers may be high-intensity areas, with a mixture of businesses, services, public facilities, and employment that are connected to surrounding residential areas and attract activities of all kinds. Most importantly, a Center functions as a public space and a destination.

Walkable Area Surrounding a Center. The walkable area surrounding a Center is where people live, work, or do both.

The Center and surrounding walkable area form a Neighborhood that accommodates

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.

walkers, bikers, and transit riders, as well as cars. Open space is an integral part of the overall design. Buildings and spaces are at a human scale - a height and density that does not feel overwhelming to people living and working there. A Neighborhood incorporates different densities and will support an overall increase in density to help meet the goals of the Comprehensive Plan. Density and uses generally, but not always, vary from the Center to the edge or fringe of the Neighborhood.

District. A District is a single-use area, such as a suburban neighborhood, a retail area, or the airport. While Districts are necessary and many exist in the Places29 area, the focus of the Master Plan will be to create Neighborhoods with multiple uses and Centers.

Uptown/Midtown. An "Uptown" or "Midtown" is a special area - as large or even larger than a Neighborhood, with multiple Centers, a higher density, and a fine-grained mix of uses. Uptowns are areas similar to Downtown Charlottesville or other city centers. They offer the largest selection of uses and activities. Care must be given in defining and locating them so they can thrive and achieve the goal of becoming the urban heart of the Northern Development Areas.

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.

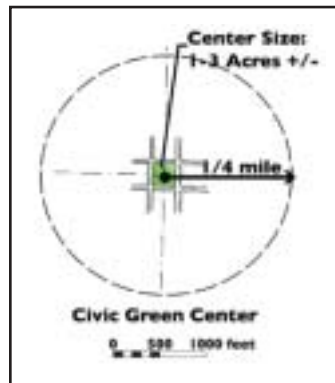
Places29 Overview
Transportation
Transit & Transportation Operation Solutions
Street Types
Land Use & Urban Design
Place Types
Open Space & Natural Resources
Economics
Implementation

Neighborhood Place Type Components		Districts
<p>Centers</p> <p>Civic Green Neighborhood Service Community Destination</p>	<p>Areas Around the Center</p> <p>Residential Employment Mixed Use</p>	<p>Suburban Neighborhoods Retail Employment Single Use: Airport, Cemetery</p>
<p>Special Area: Uptown/Midtown</p>		

Centers

The two smallest Centers are intended to serve primarily the neighborhood around them.

Civic Green Center. Primarily an urban open space. Buildings surround it, and there are multiple access points to neighboring residential or employment areas. It is designed to provide a sense of arrival or "of place" and civic presence. An example of a Civic Green Center in the Places29 area is the park area around the Woodbrook Elementary School in the Woodbrook development.

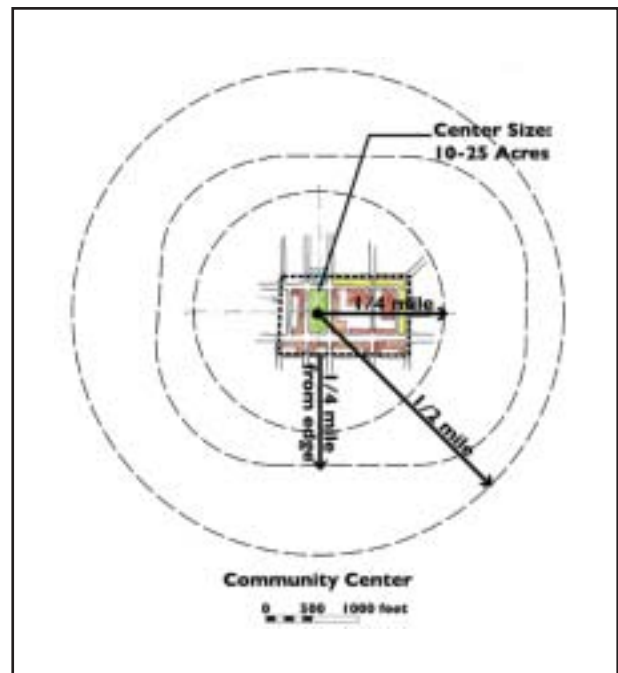


Neighborhood Service Center. Includes a cluster of mixed-use buildings with first floor retail/service uses, such as a drycleaner, newsstand, or coffee shop. Upper floors, if any, might be residential or office uses. The buildings will be located next to an urban open space similar to that described in Civic Green Center.

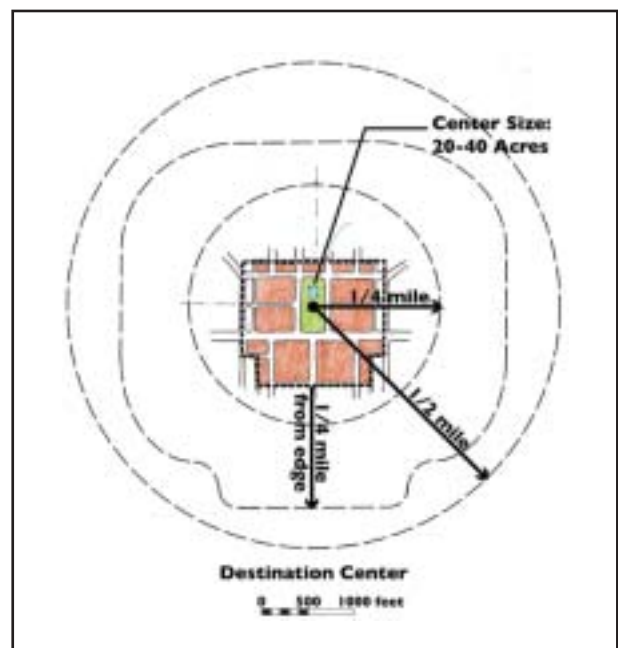


The two larger Centers are intended to serve Neighborhoods beyond the ones in which they are located:

Community Center. A retail, mixed-use Center that is anchored by a grocery store and contains additional retail, service, or commercial uses. There are also residences to give it a mixed-use character. It is designed with multiple connections to surrounding Neighborhoods, as well as having visibility and access from a major road. As with all Centers, it contains an urban open space and may include a recreational or civic facility. Shoppers' World is almost a Community Center; with improvements to the pedestrian and open space environment on the site and more pedestrian connections to surrounding residential and employment areas, it would be a perfect example.



Destination Center. A mixed-use center that is anchored by commercial uses, including retail, entertainment, service, and employment-uses that draw from the larger Places29 region. It includes residential uses on upper floors and is designed with multiple connections to surrounding Neighborhoods. It has visibility and access from major roads, including US 29. It includes at least one urban open space and recreational or civic facility. There are no Destination Centers in the Places29 area at this time.



Neighborhoods

A Neighborhood is the combination of a Center and the walkable area around the Center. Each of the following Neighborhoods will contain one of the Centers described in the previous pages. There are three types of Neighborhoods in the Places29 Master Plan - Mixed Use, Residential, and Employment.

Mixed Use. An existing or future mixed-use area whose Center serves residential uses on the upper floors of mixed use buildings (with offices or retail on the ground floor). Mixed Use Neighborhoods may include offices, retail, commercial, employment, and civic uses, in addition to open space. Because the entire Neighborhood is mixed use, the Center is more fully integrated into the Neighborhood than the Centers are in Residential or Employment Neighborhoods. Several areas near Downtown Charlottesville illustrate this type of Mixed-Use Neighborhood.



Residential. An existing or future residential area whose residential buildings are organized around a Center. The residences have convenient connections to the Center; generally, they are located within one-quarter mile of the center (a five-minute walk). The residences may be single-family detached, townhomes, and/or apartments. A mix of residential types is ideal. Other uses, such as schools, places of worship, and other civic uses may be located with a Residential Neighborhood.

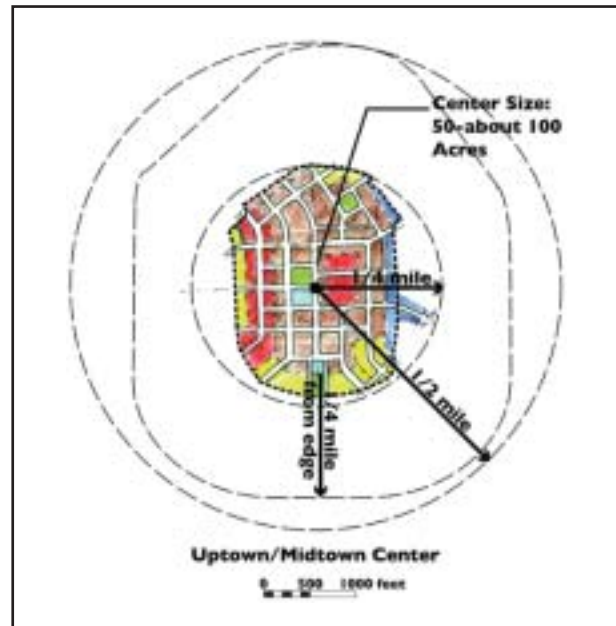


Employment. An existing or future employment area whose uses are organized around a Center. Employees and customers or clients may walk to the uses in the Center. Different types of businesses that support or serve one another are encouraged to locate in the same Employment Neighborhood. Other uses, such as recreational, retail, and public facilities may be located in these Neighborhoods. Residential uses may be located in the Center.



A Special Area

Uptown/Midtown. An Uptown or Midtown is a mixed-use area that is anchored by restaurant and entertainment uses in a mixed-use environment. There are also employment and residential uses, often in the same building (vertical mixed use). These areas may also contain some convenience retail, as well as urban open space and a significant recreational or civic facility. An Uptown or Midtown is similar to a downtown area; it is intended to serve the needs of many people in a relatively small area. People can walk throughout the area, patronizing various businesses and amenities. An Uptown/Midtown is an urban place where you go to people watch and take part in civic life.



Districts

Districts are existing single-use areas, such as suburban neighborhoods, shopping centers, and business parks. In most cases, they do not have a Center. They may also be too large to be walkable, or they may not have pedestrian paths. While many of these exist in the Places29 area, the Master Plan will focus on creating Neighborhoods with new development.

For More Information:

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www.albemarle.org

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Places29 is a joint project of Albemarle County, the Thomas Jefferson Planning District Commission (TJPD) and the Virginia Department of Transportation (VDOT), with the assistance of an experienced consulting team.