

Transportation Planning Quarterly Report

July 2025

Administrative Activities

- Staff attended Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO) Technical Committee and MPO Policy Board meetings in April
- Staff attended the Thomas Jefferson Planning District Commission (TJPDC) Rural Transportation Advisory Committee in April
- Attended monthly Virginia Department of Transportation (VDOT)-County Transportation meetings; in addition to staff from transportation planning, staff from ACPD and FES attended this quarter

Transportation Planning Efforts

Smart Scale 2024

The staff-recommended funding scenario – presented to the Commonwealth Transportation Board on January 14, 2025 – included funding for one project submitted by the CA-MPO on Albemarle County's behalf: US250/Peter Jeff. Parkway and Rolkin Road Pipeline Bundle (Pantops Improvements Package). Project scorecards can be found online at

<https://smartscale.virginia.gov/media/smartscale/documents/apply/fy-26-all-districts.pdf>. The draft consensus scenario was presented to the Commonwealth Transportation Board on May 20, 2025, and formally adopted June 24, 2025.

Final applications for the 2024 application period were submitted on August 1, 2024. Albemarle County, the CA-MPO, and the TJPDC can each submit up to four final applications. Changes to the Smart Scale application and scoring processes include the addition of “readiness gates” that needed to be met by County staff throughout the application process, as well as reductions in the impact of land use on project benefit scores, among other changes.

The following submitted projects are listed by submitting entity. Project descriptions utilize the wording staff included in the Smart Scale application submission portal as of the final submission deadline. Projects that were not recommended for funding will be reevaluated by staff to determine how we will move forward to address the issues identified that precluded funding.

Albemarle County:

Rio Road and Hillsdale/Northfield/Old Brook Intersection Improvements: This project was not funded by the CTB.

US 29 and Plank Road Intersection Improvements: This project was not funded by the CTB.

Old Trail Drive/US 250 West Intersection Improvements: This project was not funded by the CTB.

Barracks Road Improvements Package – Georgetown Roundabout and SUP: This project was not funded by the CTB.

Charlottesville-Albemarle MPO:

5th Street and I-64 Interchange Improvements: This project was not funded by the CTB.

US250/Peter Jeff. Parkway and Rolkin Road Pipeline Bundle (Pantops Improvements Package): This is a resubmission bundling of two previously submitted applications (**US 250/Rolkin Road Pedestrian Improvements** and **US 250/Peter Jefferson Parkway Intersection Improvements, Park and Ride, and Access Management**). The former was not awarded funding; the latter was initially recommended for funding by VDOT staff but was ultimately replaced by a different Albemarle County project in the final consensus funding scenario. This project consists of the following elements:

- 1) Close median crossing on US 250 at the Hilton Garden Inn
- 2) Convert existing eastbound shared right-turn/thru-lane to thru-only
- 3) Add a 220' right-turn only for eastbound traffic on US250
- 4) Implement a Thru-cut at the US250/Peter Jeff. Pkwy intersection
- 5) Construct a 50-space park & ride lot on the NW corner of the US250/Peter Jeff. Pkwy intersection
- 6) An at-grade pedestrian crossing for the northern, eastern, and southern legs with a pedestrian island located in the NE quadrant
- 7) Add 800' sidewalk on the southern side of US250 from Rolkin Rd. to State Farm Blvd

This project was adopted into the SYIP by the CTB.

Barracks Road Improvements Package: The VDOT-led Project Pipeline study identified a suite of improvements along the Barracks Road Corridor from Georgetown Road into the City of Charlottesville: **This project was not recommended in the CTB funding scenario.**

Revenue Sharing 2025

Virginia Department of Transportation's Revenue Sharing Program provides funding to localities for the improvement, construction, reconstruction, or maintenance of state highways. Localities can request up to \$10 million per round (odd years) and up to \$10 million per project over the project's lifetime. Localities must provide matching funds for all state funds awarded.

Staff have been coordinating with VDOT to prepare for the upcoming round of Revenue Sharing applications by completing site visits for potential project locations. Prospective project applications are listed below. Pre-applications were submitted on May 31st, 2025; final applications are due on September 15th, 2025. A resolution of support is needed for each final application. Staff will present the projects to the Board in August 2025 and ask for resolutions of support for each final application.

Berkmar Drive Bicycle and Pedestrian Improvements – This application seeks additional funding to complete the project previously funded through the Revenue Sharing program. This project will extend the shared-use path on Berkmar Dr from Hilton Heights Road to Woodbrook Drive. Consultants are preparing 100% designs and working with VDOT to obtain necessary waivers for several project elements. *Previously awarded Revenue Sharing: \$4,220,294. Requested Revenue Sharing funds: \$736,016.*

Hydraulic Road Bicycle and Pedestrian Improvements – This application seeks funding for a new project. This project will include multimodal safety improvements along the Hydraulic corridor between Lambs Rd/Whitewood Rd and Georgetown Rd. *Requested Revenue Sharing funds: \$4,592,298.*

Three Notched Trail Shared Use Path

Albemarle County was awarded just over \$2,000,000 in Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant funds to complete four major planning tasks (listed below) for a future Three Notched Trail Shared Use Path. Planning efforts will take approximately two years. Additional funding must be sought for project construction.

1. Conduct an alternatives analysis of up to three potential alignments for the shared use path;
2. Conduct stakeholder and public engagement to determine a preferred alignment;
3. Reach functional (30%) design for priority sections of the preferred alignment; and
4. Develop an implementation plan for the shared use path that identifies segments of the alignment that would have independent utility if constructed separately.

Staff finalized the grant agreement with FHWA and released an RFP for consultants in early April 2024. A selection committee – composed of voting members from Albemarle County CDD, FES, and CAPE, as well as non-voting members from City of Charlottesville, University of Virginia, and Nelson County – reviewed several written proposals and interviewed the highest-scoring consultant teams. , were chosen and A Notice to Proceed was issued to the selected consultant team of Vanasse Hangen Brustlin, Inc. (VHB) and several sub-consultants, including Toole Design and EPR in February 2025. Following is a list of the project activities so far:

- Staff presented on the project at the Active Mobility Conference in early March,
- The project website (<https://engage.albemarle.org/three-notched-trail-master-plan>) went live,
- The project’s technical committee – composed of representatives from Albemarle County, VDOT, City of Charlottesville, University of Virginia, Nelson County, City of Waynesboro, the Rivanna Trails Foundation, and the Blue Ridge Health District, among others – has met twice, once in mid-March and again in late June,
- The first of four public meetings occurred in mid-May,
- An online public survey and mapping tool is now available on the project website.
- An additional meeting of select stakeholders occurred in late June to help identify considerations and possible alignments to be evaluated for the initial alternatives analysis.
- Staff and the consultant team are preparing for site visits to continue the evaluation of potential routes for the initial alternatives.

Move Safely Blue Ridge

The TJPDC was awarded a \$857,600 Safe Streets and Roads for All (SS4A) grant to develop a Comprehensive Safety Action Plan for Albemarle, Fluvanna, Greene, Louisa, and Nelson Counties, as well as the City of Charlottesville. The Board of Supervisors provided feedback on the Safety Action Plan at the May 7th work session and then adopted the Safety Action Plan at their May 21st meeting.

VDOT-led Studies

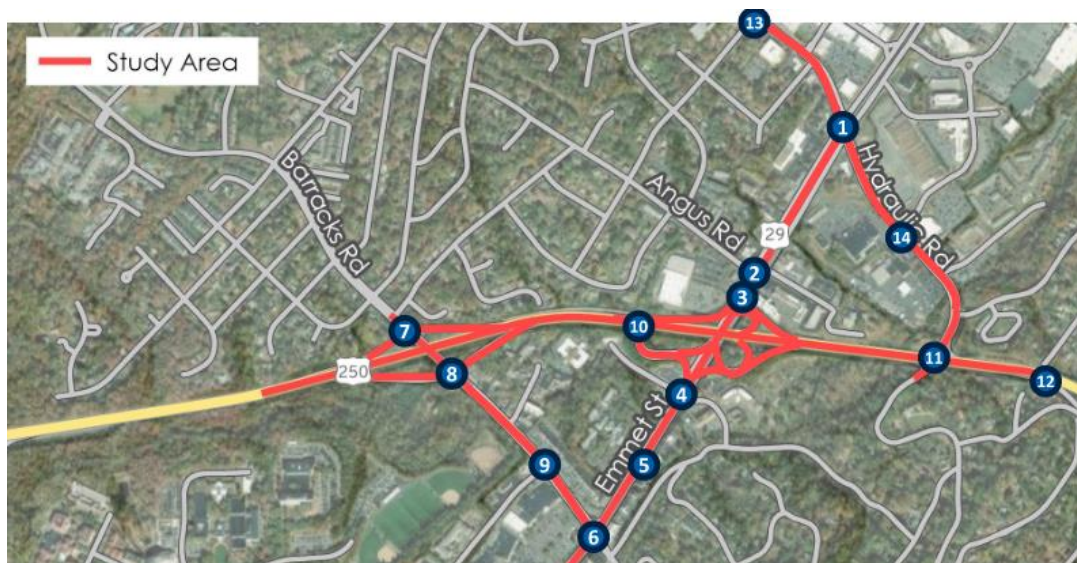
The objective of the STARS (Strategically Targeted Affordable Roadway Solutions) Program is to develop comprehensive and innovative multimodal transportation solutions to address congestion and safety challenges in the Commonwealth.

Albemarle County is participating in two STARS studies described below that kicked off on December 13th. Staff from Albemarle County CDD and Economic Development were present at the kick-off; they reviewed initial crash analysis, commented on upcoming and proposed development in the study areas, and discussed study priorities and schedules for both studies. Albemarle County staff have since reviewed and provided feedback on project scopes of work. Site visits were conducted in late April with Albemarle County staff, VDOT staff, and consultants at both locations.

The two STARS studies are:

US 29 Corridor: Hydraulic Road to Woodbrook Road – A corridor study that examines safety and operations for all road users along US 29 and intersecting roadways between Hydraulic and Woodbrook roads.

US 29/250 Bypass Interchange with Emmet Street – An interchange study that examines safety and operations of the interchange with Emmet Street and the surrounding intersections. See study area in graphic below.



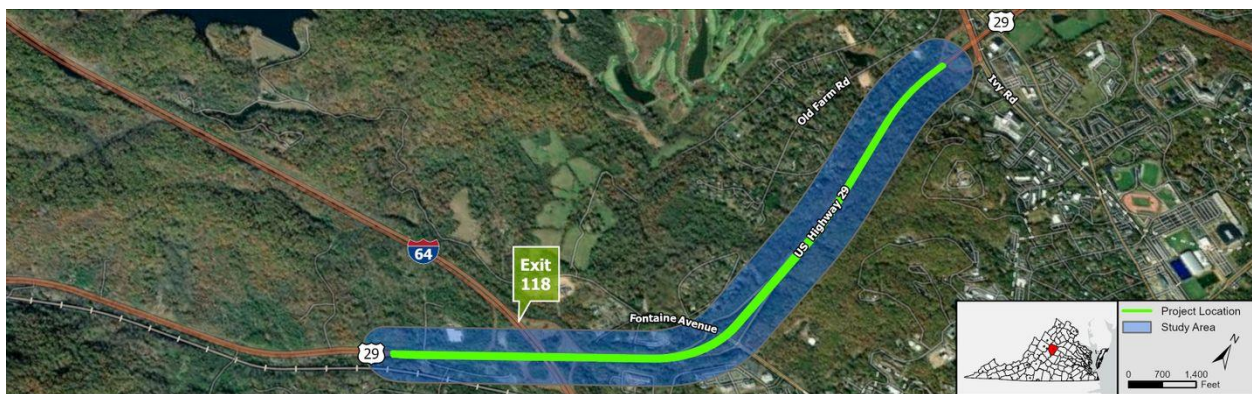
VDOT also kicked off two Pipeline Studies described below in Albemarle County starting on April 21; Albemarle County, Charlottesville City, TJPDC staff, VDOT staff, and consultants were present at the meeting. A field visit in May was attended by Albemarle County staff, TJPDC staff, VDOT staff, and the consultants. Pipeline Studies study transportation corridors to provide multimodal recommendations in a suite of different packages. Recommended project bundles can then be applied for through Smart Scale or Revenue Sharing.

The two Pipeline studies are:

5th Street - Albemarle County/City of Charlottesville - The study area includes 5th Street from Pinehurst Court to Harris Road. This is a re-evaluation of previous studies and SMART SCALE applications to refine and value engineer solutions that will have better potential for benefits in relation to cost. The study will result in refined concepts for the next round (Round 7) of SMART SCALE.



US 29/I-64 Exit 118 Interchange – Albemarle County: The study area includes U.S. Route 29 from Teel Lane to north of the Fontaine Avenue interchange. Three previous projects have been funded related to this area. Traffic is currently backing up at the U.S. Route 29 southbound to get onto I-64 eastbound signal, and there are significant safety concerns at that location as a result. This study will also look to improve the small park and ride lot located on the east side of U.S. Route 29 northbound just south of the interchange on Teel Lane.



Free Bridge Lane Promenade Pilot Program

Following a FY23 study of the corridor, the Board directed staff to develop a Free Bridge Lane Promenade Pilot Program. On August 21, 2024, the Board approved \$15,000 to fund the Pilot Program – namely installation of gates and signage. The Pilot Program kicked off with a gate-closing event on Friday, November 1st, 2024. The Pilot Program will run for one year, after which the promenade will become a permanent amenity, or the roadway will be reopened to motor vehicles.

On August 6, staff will present bicycle and pedestrian counts taken from Free Bridge Lane last summer before the closure to compare with numbers from this summer. Staff will seek Board direction on the continuance of the pilot program, and allocation of funds to pursue safety and operational improvements for the promenade. If the Board wishes to keep Free Bridge Lane closed, staff will return in September with a resolution to discontinue state maintenance of the road.

FY24-29 Secondary Six Year Plan (SSYP)

The SSYP allocates funding for the construction, maintenance, and improvement of roads in the state secondary system – including the hard surfacing of unpaved roads. The SSYP identifies the Telefee and Unpaved District Grant funds for Albemarle County for the upcoming fiscal year and projects allocations

of these funds for the following five fiscal years. The SSYP is updated and approved by the Board of Supervisors annually.

The FY 26-31 SSYP was adopted this past spring and includes funds to complete the paving of Sutherland Road, Burton Road, Burton Lane, Starlight Road, and Blair Park Road. Bleak House Road and Pea Ridge Road had more than 1/3 of residents oppose paving, while Sharon Road and Fosters Branch Road did not demonstrate enough support to be recommended to the SSYP.

There were also changes made to the Rural Rustic Roads process. Now, residents are responsible for collecting signatures and demonstrating support to staff before VDOT conducts a review of the road. Additionally, roads that fail to demonstrate support are recommended to be added to the “Retained Unpaved Roads” list by Board vote and are ineligible to be requested again for six years.

Comprehensive Plan (AC44) – Transportation Element

As part of the Comprehensive Plan update (AC44), staff have used population data, job counts, land use information, the Master Plans, and public input to identify important activity centers in the Development Areas and, subsequently, how to facilitate movement through and between those centers for individuals of all ages and abilities, no matter the travel mode they choose. Both urban and rural transportation have been considered in developing the recommendations for Albemarle County, as rural community members frequently travel to and through these activity centers. Transportation planning staff and long-range planning staff are collaborating to update the Transportation chapter with the feedback received in May.

Additional comprehensive plan information comprehensive is available on the AC44 project website at engage.albemarle.org/ac44.

Transportation Project Construction

Projects currently in design and/or under construction are listed and described below. Timelines for public hearings (when relevant) and expected construction beginning and completion dates (when available) are listed for each project. Projects that are administered by VDOT are listed first; projects that are administered by Albemarle County are in the following grouping. Projects funded by Smart Scale are identified by the notation (Smart) following the project information. Projects funded by Revenue Sharing are identified by (RS); projects funded by Transportation Alternatives are identified by (TA); projects funded by the Highway Safety Improvement Program are identified by (HSIP); projects funded by Albemarle County’s Capital Improvement Program are identified by (CIP).

VDOT Administered

In Design

Rio Road/John Warner Parkway Intersection Improvements: This project will construct a roundabout to address identified traffic issues at the intersection and improve pedestrian and bike facilities. Albemarle County committed \$2 million to this project.

This project has been fast-tracked by VDOT and incorporated into the Albemarle Design-Build Bundle #2. Two public hearings for this project were held in late September 2023 (at the National Guard Armory and at The Center at Belvedere), and construction is expected in Fall 2025. **(Smart)**

Belvedere Boulevard/Rio Road Intersection Improvements: This project would install a continuous green-T intersection treatment. With the continuous green-T, vehicles traveling along Rio Road would continue through the intersection without stopping. Vehicles turning left onto Rio Road from Belvedere Boulevard would use a channelized receiving lane on Rio Road to merge onto Rio Road eastbound. It is still to be determined whether this intersection treatment will be signalized. This project may include an at-grade pedestrian crossing of Belvedere.

This project has been fast-tracked by VDOT and incorporated into the Albemarle Design-Build Bundle #2. Two public hearings for this project were held in late September (at the National Guard Armory and at The Center at Belvedere), and construction is expected in Fall 2025.

(Smart)

Route 20/Route 53 Intersection Improvements: This project will convert the intersection into a roundabout and include bicycle and pedestrian accommodations. Albemarle County committed \$1 million to this project.

This project has been fast-tracked by VDOT and incorporated into the Albemarle Design-Build Bundle #2. Two public hearings for this project were held in late September 2023 (at the National Guard Armory and at The Center at Belvedere), and construction is expected in Fall 2026. **(Smart)**

Old Lynchburg Road/5th Street Extended Intersection Improvements: This project will address failing operations at the entrance to the County Office Building on 5th St with a roundabout that includes pedestrian crosswalks. Albemarle County committed \$2 million to this project.

This project has been fast-tracked by VDOT and incorporated into the Albemarle Design-Build Bundle #2. Two public hearings for this project were held in late September 2023 (at the National Guard Armory and at The Center at Belvedere), and construction is expected in Fall 2025. **(Smart)**

I-64/Exit 107 Crozet Park and Ride Lot: This project will construct a park and ride lot at the corner of Patterson Mill Lane and US 250 just south of the I-64 interchange. Staff is coordinating with Crozet Connect and services to finalize the provision of services for this lot.

A public hearing for this project was held in late January 2024. Construction is expected in Fall 2026. **(Smart)**

US 29 Shared Use Path (Seminole Lane North to Carrsbrook Drive): This project will construct a shared-use path on the east side of US 29 from Seminole Lane to Carrsbrook Drive.

Construction is expected in Fall 2026. **(Smart)**

Fontaine Avenue/29 Bypass Improvements: This project will signalize ramps at Fontaine, close the current left-turn movement from northbound Rt 29 to westbound I-64, and construct a shared use path. This project does not include the construction of a loop near the intersection of Ray C Hunt and Fontaine.

This project has been incorporated into a bundle to include the Hydraulic Road/District Avenue Roundabout and the City of Charlottesville's Fontaine streetscape project. A public hearing is expected in Summer 2025, and construction is expected in early 2026. **(Smart)**

Fifth Street Hub and Trails: This project will complete a shared use path that connects a commercial space adjacent to Fifth Street to the Fifth Street Station shopping center. This trail would be the first of a planned network of trails in the area to connect pedestrians and bicyclists to commercial and recreational amenities. VDOT has organized a staff-level stakeholder committee to assist in the development of this project; they met in February 2023 and again in July 2023.

A public hearing was held in late 2023, and construction is expected in Fall 2026. **(Smart)**

Route 250 East Corridor Improvements: This project will close the center turn lane with a median between the Route 20 intersection and Rolkin Rd with potential breaks at Hansen Rd, Town & Country Ln, and People Place for limited movements and additional right-turn lanes as necessary. Sidewalk gaps will also be addressed. Albemarle County committed \$2 million to this project.

VDOT has bundled this project with Intersection Improvements at Route 20/US 250 to maximize cost efficiencies and minimize disruptions to US 250 corridor users. A public hearing was held in September 2024, and construction is expected in Fall 2026. **(Smart)**

Intersection Improvements at Route 20/US 250 in Pantops: The project will rebuild the traffic signal, add additional turn lanes and reallocate other lanes, add a pedestrian crossing of US 250 and crossings of Route 20 and Riverbend Drive, close existing sidewalk gaps approaching the intersection, and update all pedestrian curb ramps in the VDOT right-of-way.

VDOT has bundled this project with Route 250 East Corridor Improvements to maximize cost efficiencies and minimize disruptions to US 250 corridor users. A public hearing was held in September 2024, and construction is expected in Fall 2026. **(Smart)**

Hydraulic Road/District Avenue Roundabout: This is a proposed roundabout at the intersection of Hydraulic Road and District Avenue near Stonefield shopping center. This project was part of a previous and more comprehensive Smart Scale application for the U.S. 29 and Hydraulic Road intersection. This was recommended as part of the Hydraulic/29 Small Area Plan and is identified as a priority project in CAMPO's Long-Range Transportation Plan.

This project has been incorporated into a bundle to include the Fontaine Avenue/29 Bypass Displaced Left-turn and the City of Charlottesville's Fontaine Streetscape project. A Citizen Information Meeting was held in June 2024, public hearing is expected in Summer 2025, and construction is expected in early 2026. **(Smart)**

Avon Street Corridor Bicycle and Pedestrian Improvements: Druid Avenue to Avon Court: The project will develop a package of multimodal transportation improvements along Avon Street between Druid Ave and Avon Court. Improvements include bicycle and pedestrian facilities, road widening on the west side of Avon Street, undergrounding a drain and improvement to

stormwater retention. A public hearing is expected in Spring 2026, and construction is expected in Summer 2028. **(Smart)**

Eastern Ave South (US 250 across Lickinghole Creek to Cory Farms Road): This project was awarded funds through the Revenue Sharing program in 2023. It is currently on hold while the County works through the VA Public-Private Transportation Act to determine the ability to utilize this program as an opportunity to construct the proposed project.

Berkmar Drive to Lewis & Clark Drive (Hollymead Town Center to Airport Road): This project will construct a new roadway with bicycle and pedestrian accommodations to continue Berkmar Dr to Airport Rd where a roundabout will be constructed to connect to Innovation Dr/Lewis and Clark Drive. Construction is expected in Fall 2027.

In Construction

Hydraulic/29 Intersection Improvements: The major features of this project include removal of the left-turns from Hydraulic to US 29, a pedestrian bridge over US 29, a new transit station, and a roundabout at the Hydraulic/Hillsdale intersection.

Due to changes in how VDOT compensates property owners for project impacts, the overall cost of this project (and most other Smart Scale projects) now exceeds the original project budget. To reduce overall project cost, the Charlottesville-Albemarle Metropolitan Planning Organization Policy Board voted to remove the continuous green T at Angus Road from the project package.

VDOT hosted a public hearing in late May 2022 showing initial design concepts for project features. Construction began in early 2024, and the roundabout at Hydraulic and Hillsdale was completed in Summer 2024 – ahead of schedule. Construction of the pedestrian bridge is the largest remaining project component. The project is expected to be completed in Fall 2025.

(Smart)

Rt 240/US 250/680 Intersection Improvements: This project will construct a roundabout at the 3-way intersection of Rt 240, Rt 250, and 680.

This project has been incorporated into the Albemarle Design-Build Bundle #2. Two public hearings for this project were held in late September 2023 (at the National Guard Armory and at The Center at Belvedere), and construction has begun as of June 2025. **(HSIP)**

Albemarle County Administered

In Design

Library Avenue Extension/ Barnes Lumber Redevelopment – Right-of-way acquisition for this project is underway, and the project is expected to begin construction by Summer 2025. Facilities Planning & Construction will provide further updates in their upcoming quarterly report. **(NIFI)**

Commonwealth Dr./Dominion Dr. Pedestrian Improvements – This project will design and construct approximately 2,500 feet of sidewalk on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side); and along Dominion Drive from Commonwealth Drive to US 29 (north

side). Facilities Planning & Construction will provide further updates in their upcoming quarterly report. **(RS)**

Old Lynchburg Road Bicycle and Pedestrian Improvements – This project would construct an enhanced sidewalk and multiple crosswalks along Old Lynchburg Road between Timberland Park Apartments and the Rivanna Trail trailhead south of Azalea Park to improve pedestrian safety and mobility. This project would include a crosswalk across Old Lynchburg Road (the Apartments are on the west side of the roadway and the park is on the east side). Funding to complete design has been identified. Facilities Planning & Construction will provide further updates in their upcoming quarterly report. **(CIP)**

Berkmar Drive Bicycle and Pedestrian Improvements – This project will design and construct an approximately 1.1 mile long Shared-use Path along Berkmar Drive from the Woodbrook Road intersection to the Hilton Heights Road roundabout. Facilities Planning & Construction will provide further updates in their upcoming quarterly report. **(RS)**

In Construction

Crozet Square – Project construction is underway, and the project is expected to be complete by early 2026. Facilities Planning & Construction will provide further updates in their upcoming quarterly report. **(NIFI)**

Transit

Regional Transit Partnership

Staff attended the December monthly meeting (no meetings were held in October or November) of the Regional Transit Partnership, hosted by the Thomas Jefferson Planning District Commission. Highlights from the meetings included a presentation from Jaunt regarding their recently completed Rural Transit Needs Assessment. Transit providers and TJPDC staff provided regular updates at each meeting.

Charlottesville Albemarle Regional Transit Authority (CARTA)

Staff attended the CARTA Board meeting hosted by the Thomas Jefferson Planning District Commission (TJPDC) for the first time in May. These are held bi-monthly with the RTP meeting held in the offset month. Highlights included a discussion regarding extending invitations to the University of Virginia and the Virginia Department of Rail and Public Transportation to participate as non-voting members. TJPDC staff updated the Board on legislative efforts regarding revenue generation and the Service Prioritization and Implementation Feasibility Study. The study would evaluate the projects recommended in the TJPDC Regional Transit Vision.

Transit Stop Improvements

Staff continue to work with Charlottesville Area Transit and stakeholders to make improvements to transit stops throughout Albemarle County. Improvements include the installation of shelters, benches or other seating, and/or minor alterations to routing or stop locations that are intended to improve safety and/or convenience for transit users. Transit stop improvement efforts may be coordinated with other transportation planning/construction projects – such as improvements to Commonwealth Drive transit stops. Additionally, transit stop improvement efforts may be coordinated with proposed development that can offer additional stop locations or amenities.

Transit stop improvements may also be coordinated with the “Sense of Place” project – spearheaded and led by Supervisor McKeel – to bring public art to select transit stops in the County. The results of the working group’s efforts include a new collaboration between the City of Charlottesville/Charlottesville Area Transit, Albemarle County, and The Bridge Progressive Arts Initiative. This collaboration aims to utilize approximately \$12,000 annually (including a \$4,000 annual commitment from Albemarle County) to install artwork at two new locations (one in the city and one in Albemarle County) each year. The first County location for the art installation will be at Stonefield, where a transit shelter has already been constructed; the art installation is expected to occur in 2024. The second County location is expected to be Northside Library, where a transit shelter has yet to be constructed; the art installation is expected to occur in 2025. Additional sites for art installation beyond 2025 are being prioritized based on ridership.

Microtransit Service

Charlottesville Area Transit has been operating MicroCat, a microtransit service throughout the Places 29 and Pantops Development Areas, since October 30th, 2023. The service is funded through a pilot program grant from the Department of Rail and Public Transit and a County local match for two years. CAT has contracted with VIA as the provider for this service. Since service began, ridership has been steadily increasing each month. The County, VIA, and CAT have been meeting regularly to review operations and plan for potential future expansions of the service. The contract for the second year of service was recently signed and an extension of the Demonstration Grant for the second year was approved. This extension allows the County and CAT to continue funding the service through the grant until the remainder of the initial \$1.94M is expended. Staff are now planning for the future of the service after the end of the two-year pilot program in October. A presentation on the service will be coming to the Board in late summer.

Development Projects

Transportation staff reviews and comments on transportation issues related to pre-application meetings and projects submitted for Zoning Map Amendments, Special Use Permits, and Site Development Plans. Transportation staff’s role is to review the Traffic Impact Assessment (TIA) or other transportation information and assist the lead reviewer or engineer in the development and scoping of traffic studies and review of plans/plats for transportation and mobility issues such as transit, pedestrian access and interconnectivity. Major projects reviewed/discussed this quarter include:

- Oak Bluff Rezoning and TIA – Rezoning proposal for single-family attached and detached housing, which includes parcels on both sides of Lickinghole Creek, south of Westhall Dr, and west of Jonna Street. This project also falls in the current alignment of the proposed Eastern Avenue Connector Road and bridge. This project was presented for a Public Hearing at the Planning Commission Meeting on December 17, 2024, where the applicant requested deferral.
- North Pointe Rezoning and TIA – Rezoning proposal in the northern part of the Places 29 Development Area across US 29 from North Fork. This would amend a Rezoning to remove some commercial square footage and add residential units. Staff is currently reviewing the new proposal.
- Seig Property Rezoning and TIA – Rezoning proposal for a mixed-use development including 1,100 residential units, 300,000 square feet of non-residential uses located on the southwest quadrant of I-64 and US 29. Staff is currently reviewing the latest submittal.

- Belvedere Rezoning and Site Development Plan for Phase IV – Rezoning to amend proffers from Belvedere Neighborhood Model District and develop the Phase IV by-right section for residential uses.
- Albemarle Business Campus Amendment – Rezoning to amend the current NMD zoning to reduce transportation proffers and required non-residential square footage and increase residential units. This project was presented for a Public Hearing at the Planning Commission Meeting on March 25, 2025, where the applicant requested deferral.
- Brookhill Rezoning – A proposal to amend the rezoning approved in 2018 to increase the allowable residential units in the development for an additional 300 units, from 1,550 to 1,850. This project is scheduled for a Planning Commission Public Hearing on July 8, 2025.
- Attain on 5th – A proposal to rezone the Cavalier Crossing Apartments on 5th Street Extended from R-10 to PRD to increase the number of units from 144 to 309 units. Attain on 5th would move away from a student housing model and would focus on being a standard multi-family model. Staff is currently reviewing the proposal.
- Lochlyn Commons – A rezoning on the former Eco-village site on Rio Road from R-4 to PRD to allow a maximum of 75 units on the site. Lochlyn Commons aim to incorporate sustainable best practices in their development. Staff is currently reviewing the proposal.

Reported Transportation Issues

Staff has been engaged in addressing local concerns related to a variety of transportation issues. Staff has instituted a documentation process to track these ongoing issues and keep a record of these concerns. This includes collecting relevant data and reporting through proper channels as appropriate. A tracking list of these concerns/issues has been developed and is reviewed and presented at monthly traffic coordination meetings with VDOT, Albemarle County Police Department, and other agencies. The following is a list of the primary issues staff has been working on in this quarter.

A note that as of March 2024, all speeding concerns will be directed to ACPD using their website: [Have a traffic safety concern? | Albemarle County, VA](#). Speeding complaints will no longer be documented by CDD unless ACPD finds a significant speeding concern, in which case CDD, ACPD, and VDOT will follow the approved process to pursue potential traffic calming solutions.

- **Requests for sidewalks/pedestrian infrastructure:** N/A
- **Safety concerns:** Pen Park Lane, Willow Lake Drive, Dick Woods Road
- **Maintenance concerns:** Burnley Station Road, Gilbert Station Road, Wesley Chapel Road