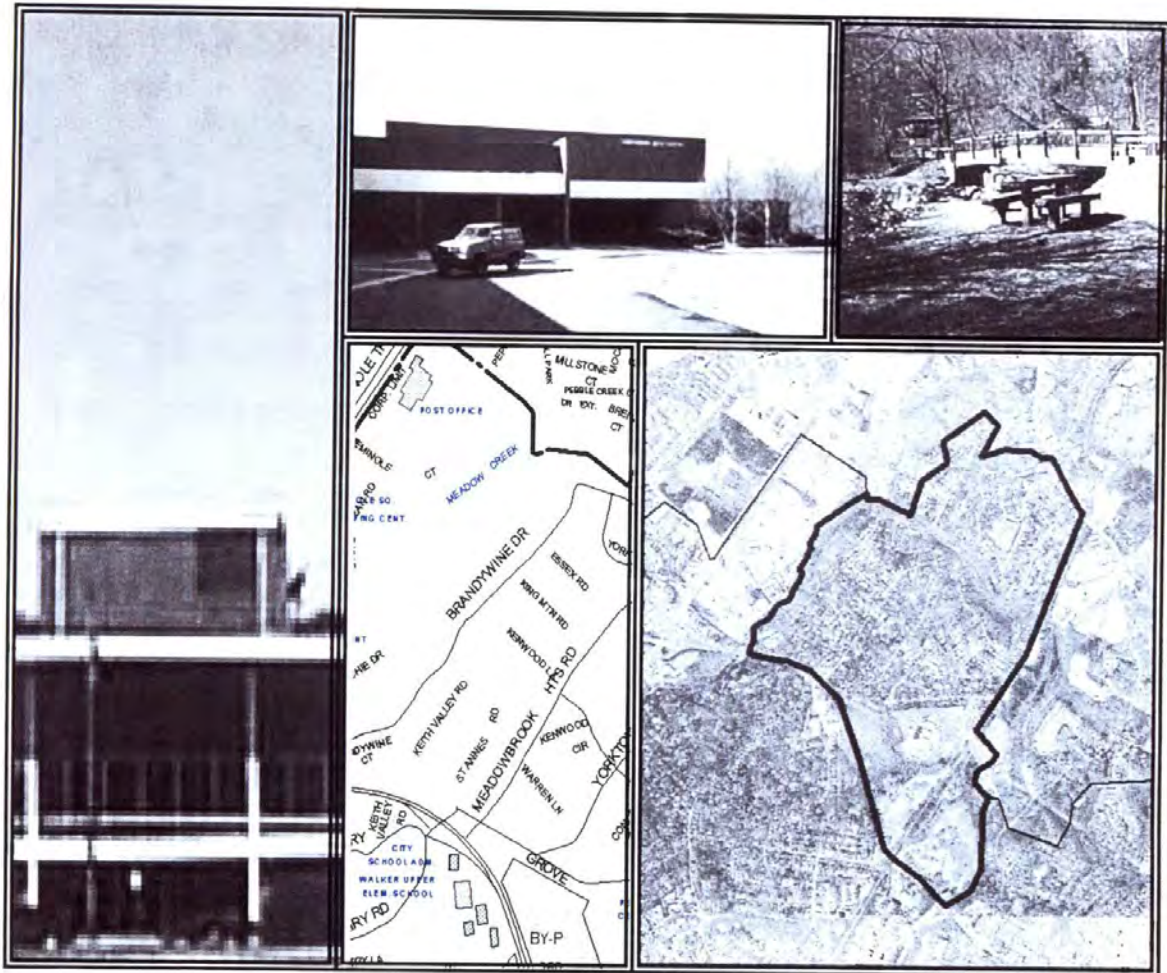


# NEIGHBORHOOD PLAN GREENBRIER AREA



NEIGHBORHOOD DEVELOPMENT SERVICES  
JUNE 18, 2001



A World Class City

# ACKNOWLEDGEMENTS

Developed along with residents of the Greenbrier Neighborhood by:

## Charlottesville Planning Commission

Nancy Damon, Chair (2000-present)  
Tim Supler, Vice Chair (1999-present)  
Marshall Slayton, Chair (1999- 2000)  
Kathy Johnson Harris  
Herman Key  
Kenneth Schwartz  
Eldon Wood

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Special thanks to former Mayor Virginia Daugherty (1998-2000)

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**RESOLUTION  
APPROVING 2001 COMPREHENSIVE PLAN  
FOR THE CITY OF CHARLOTTESVILLE**

WHEREAS, this Council in 1995 adopted a Comprehensive Plan for the City of Charlottesville;

WHEREAS, the Code of Virginia requires such plan be reviewed every five years, and the City Planning Commission (hereinafter "Planning Commission") with the assistance of the City's Department of Neighborhood Development Services, and as required by Va. Code §15.2-2230, has undertaken a review of the City's 1995 Comprehensive Plan, and has determined that it would be advisable to amend such plan;

WHEREAS, in preparation of an updated comprehensive plan for the City, titled CHARLOTTESVILLE 2025, Guidelines for Building a World Class City, COMPREHENSIVE PLAN (hereinafter the "Year 2001 Update"), the Planning Commission has made careful and comprehensive surveys and studies of existing conditions and trends of growth within the City, and of the probable future requirements of the City's territory and inhabitants, including surveys and studies such as those contemplated within Va. Code § 15.2-2224; and after more than 150 public meetings on the subject;

WHEREAS, the Year 2001 Update has been made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory within the City which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the city's inhabitants;

WHEREAS, the Year 2001 Update is general in nature, in that it designates the general or approximate location, character, and extent of each feature shown on the plan, and indicates where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use, as the case may be, and the plan, with the accompanying maps, plats, charts and descriptive matter, shows the locality's long-range recommendations for implementation as part of the general development of the territory covered by the plan;

WHEREAS, on November 14, 2000, December 12, 2000, March 8, 2001, and April 10, 2001, following notice given by the Planning Commission in accordance with § 15.2-2204 of the Virginia Code, the Planning Commission held joint public hearings of the Commission and City Council on the 2001 Update, or parts thereof, and subsequently has made certain amendments thereto;

WHEREAS, on April 10, 2001 the Planning Commission by formal resolution did approve the 2001 Update dated 2-23-01, including Appendix A through F, as amended, and the Planning Commission did in that resolution recommend and transmit said 2001 Update, as amended, to City Council for consideration; now therefore

BE IT RESOLVED by the Council of the City of Charlottesville, that the aforesaid 2001 Update, as amended, is hereby approved in the following manner:

(1) Sections of the 2001 Update, as amended, consisting of Parts I and II and III (Chapters One through Chapter Fourteen), including five (5) Sector Maps representing proposed zoning and land use changes dated April 9, 2001, are hereby adopted as the official Comprehensive Plan of the City pursuant to Va. Code Section 15.2-2226.

(2) Appendices of the 2001 Update, as amended, which are bound separately from the base comprehensive plan and are labeled respectively Appendix A (Community Survey), Appendix B (CATS Interim Update), Appendix C ( Parking Study), Appendix D ( Corridor Study), Appendix E (Neighborhood Plans), and Appendix F ( Traffic Calming Report) shall not be deemed part of the official Comprehensive Plan (2001 Update), but shall be considered as supplemental statements of background data, existing and anticipated future conditions and policy considerations for general reference and further development and refinement by the City Council, City administration, boards, commissions, agencies, neighborhood associations and other stakeholders in planning and making decisions affecting those matters which are the subject of such supplemental statements.

  
Clerk of Council

Approved by City Council: June 18, 2001

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## RELATIONSHIP TO THE CHARLOTTESVILLE COMPREHENSIVE PLAN

The Greenbrier Neighborhood Plan was developed as part of the process to prepare the Charlottesville Comprehensive Plan. This process began in February 2000 and continued until the Spring of 2001 when the Charlottesville City Council adopted the Neighborhood and Comprehensive Plans. The Charlottesville Comprehensive Plan presents an overall framework to address the entire ten square mile area of the City. This framework establishes programs, policies, and identifies actions which are applicable or are needed to benefit the entire Charlottesville community.

The Greenbrier Neighborhood Plan is one of eighteen neighborhood plans adopted as supplements to the Charlottesville Comprehensive Plan. Specific policies, projects, programs, and regulatory recommendations are contained in the Greenbrier Neighborhood Plan. In some cases, the Greenbrier plan's content is more specific than plan elements of the Charlottesville Comprehensive Plan. It establishes goals, policies, and objectives as recommendations that it desires to be followed. The Neighborhood Plans inclusion as part of the Comprehensive Plan assumes that the goals, policies and objectives of the Greenbrier Neighborhood Plan will be carefully weighed as part of future consideration of changes in land use designation within the Greenbrier Neighborhood and policies impacting the neighborhood.

While the policy elements of this plan are supplemental to the Comprehensive Plan, the Greenbrier Plan also contains recommendations that do not apply to the City of Charlottesville. Although they are incorporated by the adoption of the Comprehensive

Plan, they are specific actions to be performed by the residents of the neighborhood and/or the neighborhood association. In this way, this plan is intended to provide guidance to both the City and to the neighborhood.

### PURPOSE

The Greenbrier Neighborhood Plan is designed to deal with current neighborhood problems and guide development over the next 20 years. The policies contained in it are intended to guide new development and will help determine what public improvements are made in the neighborhood. It also contains strategies to improve the neighborhood's appearance, safety and housing stock. The Neighborhood Plan is part of and has been adopted as a supplement to of Charlottesville's Comprehensive Plan.

The Plan can also be used as a guide by the Greenbrier Neighborhood Association to determine if new development proposals and land use changes are in accordance with the neighborhood's agreed upon vision for its future. The plan also provides present and future neighborhood association board members, and others involved in neighborhood affairs, information about neighborhood needs, priorities and proposed projects. Finally, the neighborhood plan provides guidance to those deciding whether or not they want to live or invest in the neighborhood. It makes a statement about neighborhood values and expectations.

## GREENBRIER NEIGHBORHOOD SETTING

The Greenbrier Neighborhood is a 649 acre area located in the extreme northern section of Charlottesville. The 250 bypass, Brandywine Drive, Rio Road and the Albemarle County line serve as the boundaries for this neighborhood. The majority of the neighborhood was annexed in 1963 and a portion, off Brandywine Drive to the north of Greenbrier Drive, was voluntarily annexed in 1968 prior to the development of that area. This portion of the city is primarily single family residential but has other prominent features including schools and recreation areas.

The Greenbrier neighborhood was developed as approximately one dozen separate subdivisions arranged in such a way to form a cohesive neighborhood. One can see differences in the types of homes from one portion of the neighborhood to another. For example, homes located in close proximity to Greenbrier Elementary School are medium sized with smaller lots while those closer to the high school tend to be larger with larger lot sizes. The subdivision in the extreme northern corner of the neighborhood was developed as a result of the 1968 annexation. The property owner had a portion of his land in both localities and he desired to develop in the city. A friendly annexation occurred to facilitate this development. Most roadways in the neighborhood are used only for residential traffic, however, a few roadways, including Melbourne, Brandywine, Rio and Meadow Brook are used as cut throughs to reach Route 29 and Downtown and for circulation to and from the High School.

Greenbrier Elementary School is located in the neighborhood and serves as the primary school for children in the northern neighbor-

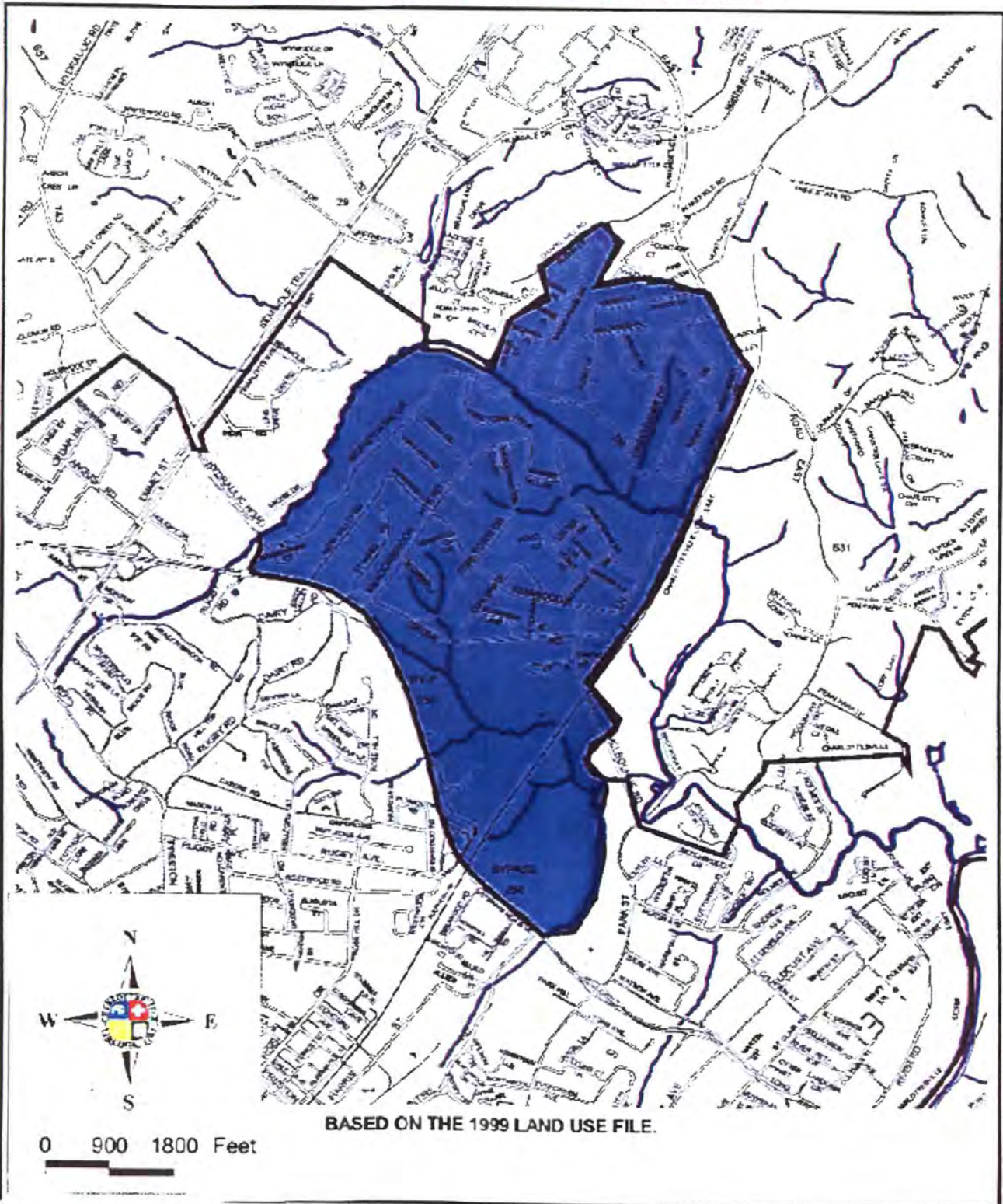
hoods in Charlottesville. It was constructed in 1962 and further expanded in 1969. The neighborhood also includes Charlottesville High School and the Performing Arts Center, which serve the educational and cultural needs of young adults in the community. Charlottesville High School was built in 1974 to replace Lane High School, currently the Albemarle County office building. The High School Stadium remained on the Lane High School site until a new sports complex was developed in the mid 1980's on a new site across the street from the new high school. The Performing Arts Building was the answer to a shortage of auditorium space for the high school, but has become a cultural performance center for the entire community.



Footbridge in Greenbrier Park

Greenbrier Park, located near the Elementary school, is a natural recreation area for residents of the neighborhood. The site had many different owners until it was acquired by the Michie family in 1876. It was sold in 1946 and due to the topography and the location of the Meadow Creek, which runs through the middle of the park, Greenbrier Park avoided development and has become an important recreation area for the entire city. McIntire Park, located north of the 250 Bypass, also serves as a recreation area for residents as well as the Charlottesville High School grounds. McIntire Park contains softball fields and picnic areas and serves as the fireworks site for regional festivals. Residents use the Charlottesville High School grounds after hours for many types of recreational activities.

# GREENBRIER NEIGHBORHOOD BOUNDARY





**STRENGTHS, WEAKNESSES,  
OPPORTUNITIES, THREATS  
(SWOT) ANALYSIS**

The second meeting in a series of five Comprehensive Plan meetings for the Greenbrier Neighborhood identified the Strengths, Weaknesses, Opportunities, and Threats facing the neighborhood. The meeting known as the SWOT was attended by 16 people.

The meeting began with a discussion of photographs taken by volunteer photographers depicting positive and negative images from throughout the neighborhood. The photographers from the neighborhood described the images that they had chosen and the meaning of the images. Images from the photographs revealed beautiful recreation areas and warm, welcoming residential areas creating the open space of country living while having the conveniences of the city. The photos also presented issues relating to traffic and infrastructure. This discussion progressed to a review of the data presented in the neighborhood flier. Neighbors revealed that the good housing stock was positive for Greenbrier while the increase in rental properties caused some concern.

After sharing the data relating to the neighborhood, the group moved into the "SWOT" exercise. The participants were asked to explore the strengths and weaknesses of the neighborhood, as well as the opportunities and the threats to their success. The participants worked on one team for each of the four elements: Strengths, Weaknesses, Opportunities, and Threats.

The purpose of the SWOT exercise was to open dialogue on the issues facing the neighborhood, both existing issues and issues which may arise as a result of other efforts. The SWOT table represents a sam-

pling of strengths, weaknesses, opportunities and threats facing the neighborhood.

The Greenbrier SWOT table shows that the residents feel their neighborhood is safe and beautiful. The strength of neighborhood schools was expressed, however, concerns arose over the potential change of use for Greenbrier School. Residents voiced concerns about traffic and infrastructure but saw opportunities for increased circulation of all modes of transportation. Greenspace enhancement was seen as an opportunity for the neighborhood as well as the potential for increased communication between residents. This information is very meaningful in identifying thoughts and concerns which residents have about their neighborhood. The data gathered from this meeting was used as a progression to the third meeting

## GREENBRIER SWOT

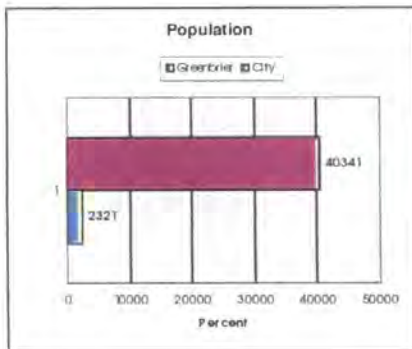
<p style="text-align: center;"><b><u>STRENGTHS</u></b></p> <ul style="list-style-type: none"><li>• Schools</li><li>• Safety</li><li>• Beauty/tranquility</li></ul>	<p style="text-align: center;"><b><u>OPPORTUNITIES</u></b></p> <ul style="list-style-type: none"><li>• Enhance circulation-bikepaths, sidewalks, etc.</li><li>• Improvement of Meadowcreek Nature Trail – clean stream, bike path, repair piping, preserve natural resources – animal and plant</li><li>• Communication between residents: newsletter, picnics, school as community center, directory</li></ul>
<p style="text-align: center;"><b><u>WEAKNESSES</u></b></p> <ul style="list-style-type: none"><li>• Lack of Sidewalks</li><li>• Traffic</li><li>• Age of infrastructure</li></ul>	<p style="text-align: center;"><b><u>THREATS</u></b></p> <ul style="list-style-type: none"><li>• Doing away with Greenbrier School</li><li>• More traffic (more busing)</li><li>• Rental houses</li><li>• City/County cooperation needs to happen</li></ul>

## GREENBRIER DEMOGRAPHICS

The United States is in the process of completing Census 2000 and the numbers will not be published until 2001. Due to this circumstance and additional concerns with the accuracy of projections, it was determined that presenting the 1990 neighborhood and city comparisons would provide the most meaningful statistical comparison at this point in time. Once the final 2000 census data is published, this section will be updated to reflect current numbers.

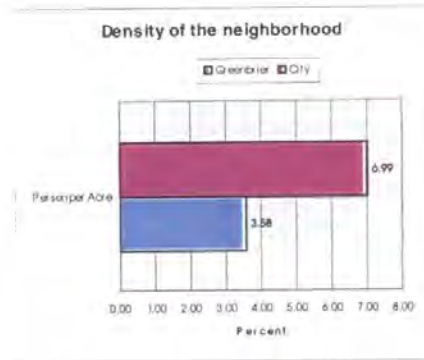
Many characteristics of a community may be influenced by the composition of its residents. The following graphs present selected data pertaining to the Greenbrier neighborhood:

### Population:



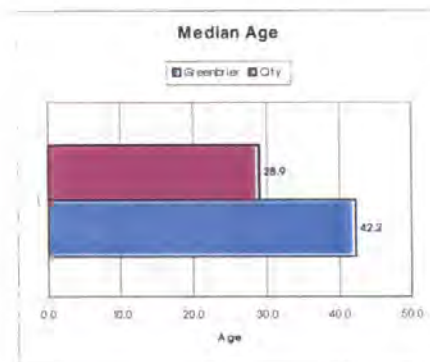
This graph shows that in 1990 there were 2321 residents in the Greenbrier neighborhood. This is approximately 5.8% of the total population of Charlottesville which makes it one of the larger neighborhoods in the city besides those adjacent to the University.

### Density:



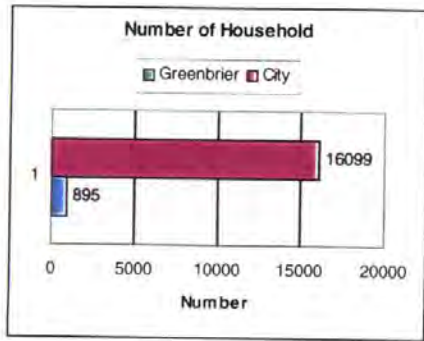
The persons per acre average for this neighborhood is 3.58 which is much lower than the citywide average of 6.99. Homes tend to be on larger lots in this neighborhood which may contribute to the lower density.

### Median Age:



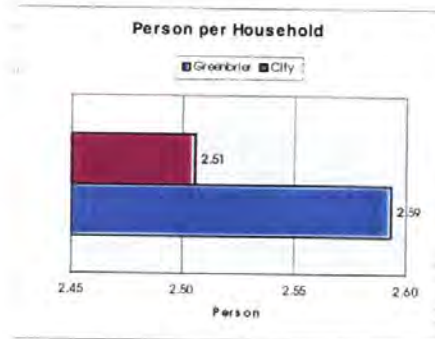
The median age in this neighborhood is 42.2, which is much higher than the citywide number (28.9). This may link to the high homeownership and high average income.

**Household Units:**



There are 895 households (persons living together in a single dwelling unit) in the Greenbrier neighborhood. This is 5.5% of the total households in Charlottesville.

**Persons per Household:**



The average number of persons per household for the neighborhood is 2.59, which is slightly higher than the citywide average (2.51).

## URBAN DESIGN – GREENBRIER

**U**rban design is a means of defining a neighborhood or district by establishing functional and visual relationships between people and their physical environment. It is how we view a neighborhood and the character of its buildings, streets and significant places. Urban design elements include natural and man-made features which shape the neighborhood and give it an identity such as: the location and scale of buildings, neighborhood entry points or gateways, significant structures and landmarks, views, things that define the boundaries or edges, and special activity areas, to name a few. This section describes features of Greenbrier that contribute to the overall image of the neighborhood.

When describing a neighborhood's urban design elements certain terms may be used which are defined as follows:

**Paths** - are the channels of movement in and through the neighborhood. These can be streets, walkways, railroads, transit routes, bike lanes, waterways or alleys.

**Edges** - are natural or manmade linear elements which help define the boundaries of an area or neighborhood.

**Districts** - are sections of the city or neighborhood which are generally known to have some common or identifying character.

**Nodes** - are strategic spots in the city or neighborhood which might be the location of increased or focused activity. These might include destination places in the neighborhood or the space where paths converge or cross.

**Landmarks** - are a type of reference point that helps identify a neighborhood or place,

such as a building, sign, store, mountain or high point that can be singled out from other features. These can also be details or symbols that are seen from within the neighborhood such as storefronts, trees, building details or signs that help create the image of the area.

Transportation routes represent a number of key physical features. There are three key intersections that fall within the neighborhood. These include Park Street & Melbourne, Meadowbrook Heights Road/Dairy Road/250 Bypass and Rio Road & Greenbrier Drive. These intersections are also considered to be primary gateways to the neighborhood, meaning they are roadways one enters that introduce them to the neighborhood, and are defined as the beginning and end. Both intersections provide entrance and exits to the neighborhood onto major arterials which carry vehicles to the Downtown area or to commercial areas on US29. The Meadowbrook/Grove/Dairy intersection can also be considered a primary gateway. Meadowbrook Heights Road and Brandywine Drive serve as secondary gateways to the neighborhood.

The 250 Bypass and Rio Road are major vehicular paths located in the neighborhood. These are channels which are frequently traveled to allow individuals to move through the city and view their surroundings as they drive through. Compared to the 250 Bypass and Rio Road, Greenbrier Drive and Melbourne Road are examples of minor vehicular paths because they are used by neighborhood traffic, but not traveled as often by those who do not reside in the residential area. There is, however, a significant amount of traffic generated by activities at the High School that travels on both of these roadways and parks on the length of Park Street and Rio Road.

The neighborhood has other notable features. Greenbrier Elementary School, located on Greenbrier Drive, and Charlottesville High School, located on Melbourne Road, are landmarks in the neighborhood. These buildings are structures which may be easily singled out in the neighborhood. McIntire Park, Greenbrier Park and the Charlottesville High School grounds are identified as "nodes" in the Greenbrier neighborhood. This means there is a concentration of a single use, this being a recreational use, in one area.

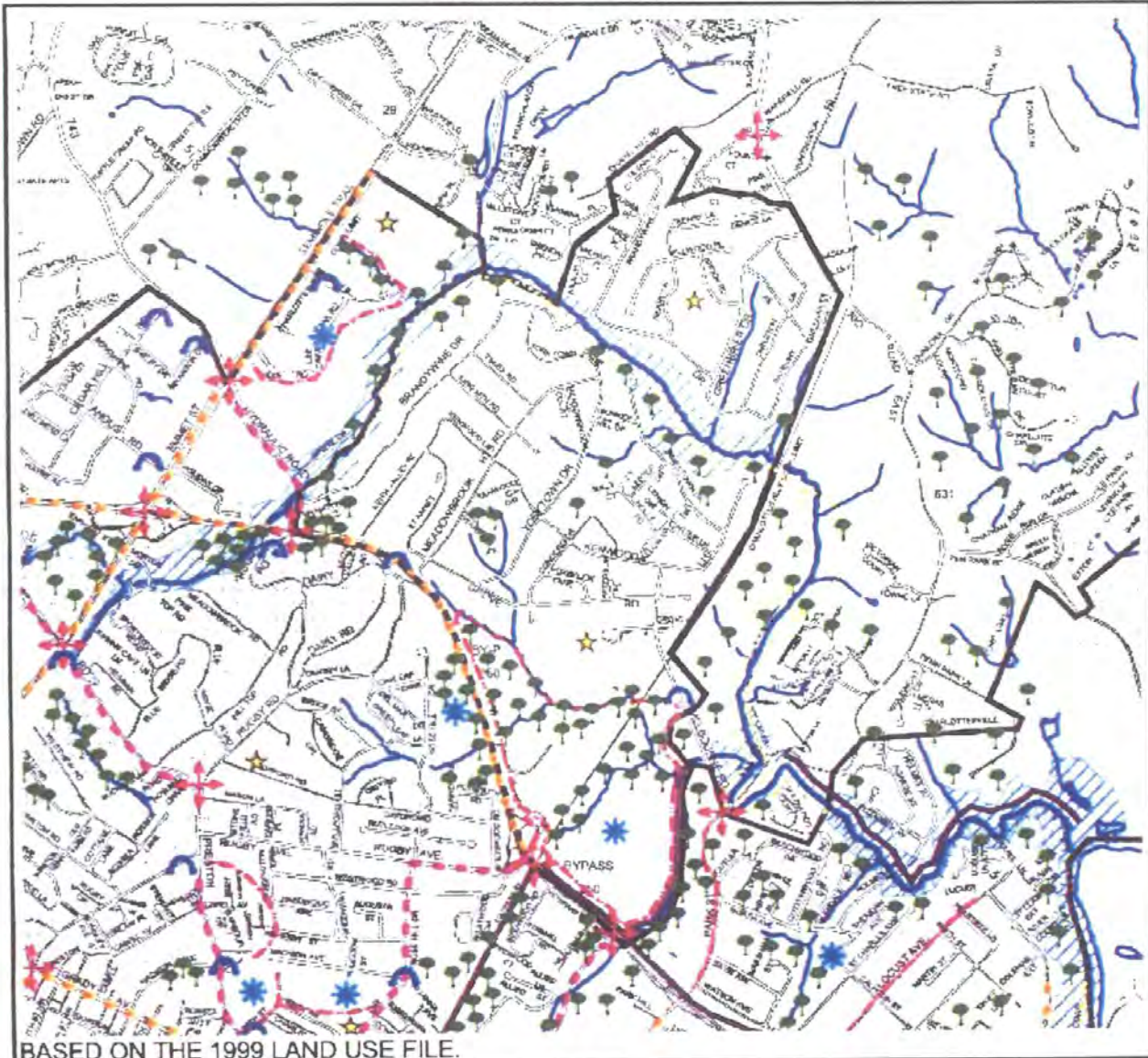


**Charlottesville High School**

These areas may also be classified as districts. This would designate them as sections of the city where each person who enters recognizes a common identity when they enter. There is a significant amount of vegetation on the embankment beside the 250 Bypass which buffers the neighborhood from the roadway. Steep slopes exist to the north of Brandywine Drive which fall in the direction of the Meadow Creek. The Meadow Creek flows along the northern boarder of the Greenbrier neighborhood, then turns to split the neighborhood in two through Greenbrier Park. The flood plain follows the creek, which in combination with the steep slopes, has made the land in those areas difficult to develop. The railroad track is also a notable feature in the neighborhood. Its location through the neighborhood separates McIntire Park and the Charlottesville High School property.

As can be seen from the map and text on the following page, there are many features, which can be combined to form a mental picture of the neighborhood.

# GREENBRIER URBAN DESIGN



0 800 1600 Feet

- |                        |                        |
|------------------------|------------------------|
| Intersection           | Major Arterial         |
| Significant Vegetation | Minor Arterial         |
| Landmark               | Major Pedestrian Route |
| View                   | Minor Pedestrian Route |
| Node                   | District               |
| Gateway                | Edge                   |
| Steep Slope            | Flood Plain            |

## CITY OF CHARLOTTESVILLE

NEIGHBORHOOD DEVELOPMENT SERVICES

## COMMUNITY FACILITIES – GREENBRIER NEIGHBORHOOD

There are various places and buildings in neighborhoods, which include different services for the citizens of the community. These help define the level of amenities in the neighborhood which contribute to the quality of life for the residents. These include: schools, civic buildings, parks, social agencies, government buildings, churches and cultural centers, police and fire stations, courts, hospitals, museums, and libraries, to name a few. This section is intended to provide a brief inventory of those community facilities, which serve the Greenbrier Neighborhood.

### **Greenbrier Elementary School**

Greenbrier School serves children grades 1-4 who live in the northern area of the city. The land that the building resides on had many owners throughout the 1800-1900's until it was donated to the city in 1965. Most of the parcel currently serves as open park land with the school located in the northern corner. The original building was completed by 1962 with an additional four classrooms added in 1963. Additional classrooms and a library renovation were completed in 1969. The new library space was followed by the addition of the school's outdoor amphitheater and courtyard garden, constructed with the help of a University group. The most recent improvement was additional playground equipment financed through a joint city and neighborhood effort. The neighborhood held a grand opening picnic at the school in the spring of 2000 to celebrate the playground additions.

### **McIntire Park**

McIntire Park is a 135 acre area located north of the 250 Bypass. The major park designation for this park means that it provides substantial recreational options for ac-

tive and passive users. The site has a number of softball fields and picnic shelters as well as playground equipment and a wading pool. It is also the site of the Dogwood Festival and the City's Fourth of July celebration. The softball fields and picnic shelters have a separate entrance from the other entities, which makes access between the two areas difficult. A master plan was approved for the park in 1989 and amended to add Little League fields in 1997. The park is primarily used by regional softball leagues. Some aspects of the park plan are on hold awaiting decisions on a future proposed roadway through the park.

### **Greenbrier Park**

Greenbrier Park serves the recreation needs of the residents of this neighborhood and the city. The land where the park is located belonged to the Carr family prior to 1830 and was sold many times throughout the years. The space was adjacent to Cochran's Mill, one of the many industries along the Rivanna River. The Michie family owned the land in the late 1880's to 1900's until it was sold in 1956. Nine years later it was donated to the city and became parkland. The location and topography of Greenbrier park limits construction on the site. Paths and a footbridge are the only constructed facilities located at the park. The school, which is located on the northern end of the park, contains the play equipment. The park is mainly used for foot travel on trails and as a link between the High School and the Elementary School.

### **Fire Department**

Station One Firehouse is a substation located on the Rt. 250 bypass, which houses two engine companies. This station provides support for preventing and suppressing fires in Charlottesville and the surrounding county.



**Charlottesville Albemarle  
Technical Education Center**

The Charlottesville Albemarle Technical Education Center (CATEC) located on Rio Road, serves as a training center for individuals requiring technical skills to succeed in the workforce. Training is provided for auto mechanics, nursing assistant, child care and electronics. Charlottesville High school has a program there called "Tech Prep" to provide high school students with skills in accounting, computers, real estate and business. This program is linked to programs offered at Piedmont Virginia Community College.

**Charlottesville High School**

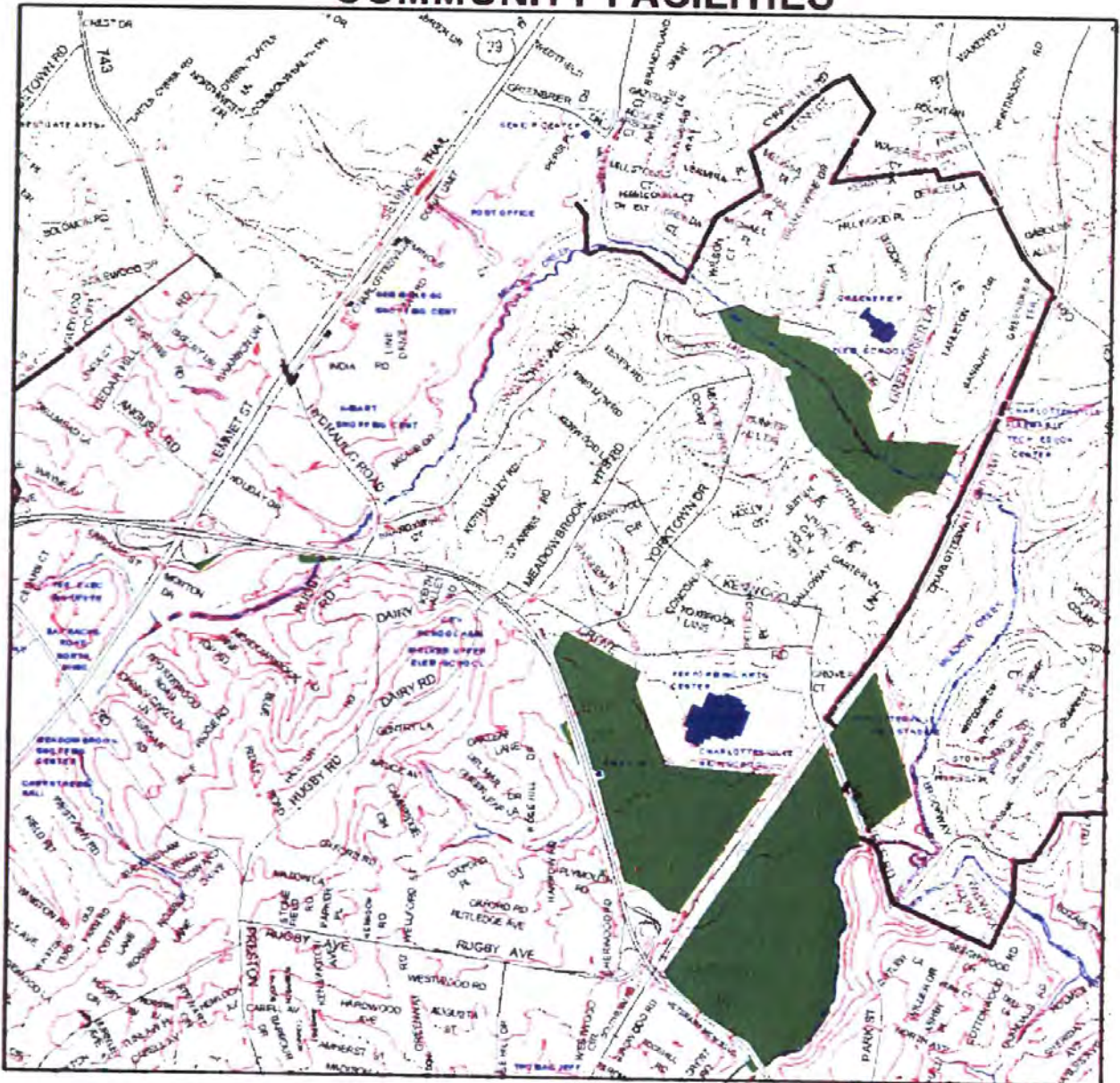
Charlottesville High School (CHS) serves the educational needs of all students in Charlottesville grades 9-12. The land which now encompasses CHS was a portion of the "Cochran Estate." The Cochran family was very involved in the Charlottesville education system at the time the City was incorporated in 1888. The land was subdivided and sold until the city acquired the land from the estate of Alexander Smith in 1971. CHS was opened in 1974 to replace Lane High School. The School Board voted to rename the school because it was felt that Lane High School was associated with segregation and they wanted to provide a school inclusive of all residents. The new school is known for its design and received awards for architectural excellence for the first phase.

The school was unable to move the athletic facilities in 1974 but was able to add a \$1.6 million sports complex across Melbourne Road in 1983. This included a football field and an unlighted field for soccer and field hockey. The grounds are currently used after school hours for basketball, tennis and track in addition to the field sports. At the time CHS lacked an auditorium. The Performing Arts Building (PAB) was con-

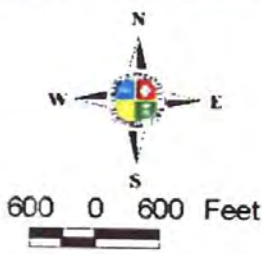
structed to meet this need. It not only serves the high school but also has become a cultural performance center for the entire community.

Students currently attend classes here from August to June, participating in numerous academic, cultural and athletic programs.

# GREENBRIER COMMUNITY FACILITIES



CONTOURS EVERY 25'



- Park
- Community Facility
- Church
- Open Space Area
- Primary Road
- Secondary Road
- Trail
- River or Stream
- City Limit

**CITY OF CHARLOTTESVILLE**  
NEIGHBORHOOD DEVELOPMENT SERVICES

## TRANSPORTATION

**T**ransportation plays a vital role in establishing the framework upon which a neighborhood is developed and sometimes defined. Transportation systems enable people to move about the neighborhood and other sections of the community for various purposes. It involves the movement of goods and a means for people to get to work, school, shopping, recreation and each other. The transportation system which allows for such movement includes: streets, transit, sidewalks, trails and bicycles.

The purpose of this section is to discuss some of these systems that serve the Greenbrier Neighborhood and to comment on significant routes as well as needs.

There are many transportation options for residents of the Greenbrier neighborhood. The Charlottesville Area Transportation Study 2015 (CATS) provides an inventory of current transportation conditions and a description of future improvements for each of the components of the area's transportation network. This study provides detailed descriptions of each of the roadway classifications.

- **Principle Arterials:** intended to serve as primary routes for travel between areas of principle traffic generation and major urban activity centers, for trips between non-adjacent areas and access to area arterials. Route 250 is the only principle arterial which serves this neighborhood.
- **Minor Arterials:** intended to serve as primary routes for travel within and between community subareas and to augment the principle arterial system.
- **Collector Streets:** intended to serve traffic from local roads to arterials as public

thoroughfares with less present or future traffic than arterials. They are also intended to provide access to abutting properties and to serve the local access needs of neighborhoods. Greenbrier contains a number of collectors including Grove Road, Brandywine Drive and Greenbrier Drive.

- **Local Streets:** intended to provide direct property access, not intended for through traffic.

The City has a number of traffic counts for roadways within the neighborhood. The 250 Bypass, which provides a southern border to this neighborhood, has a traffic count of 38,000- 41,000 cars per day. It was projected in 1995 that the most severe congestion in the city resides on this roadway and that remains true today. The major collector streets in Greenbrier have various counts. The western portion of Brandywine near the 250 Bypass has a count of 2200 while it increases to 3400 on the east end when you take into account traffic from Greenbrier Drive.

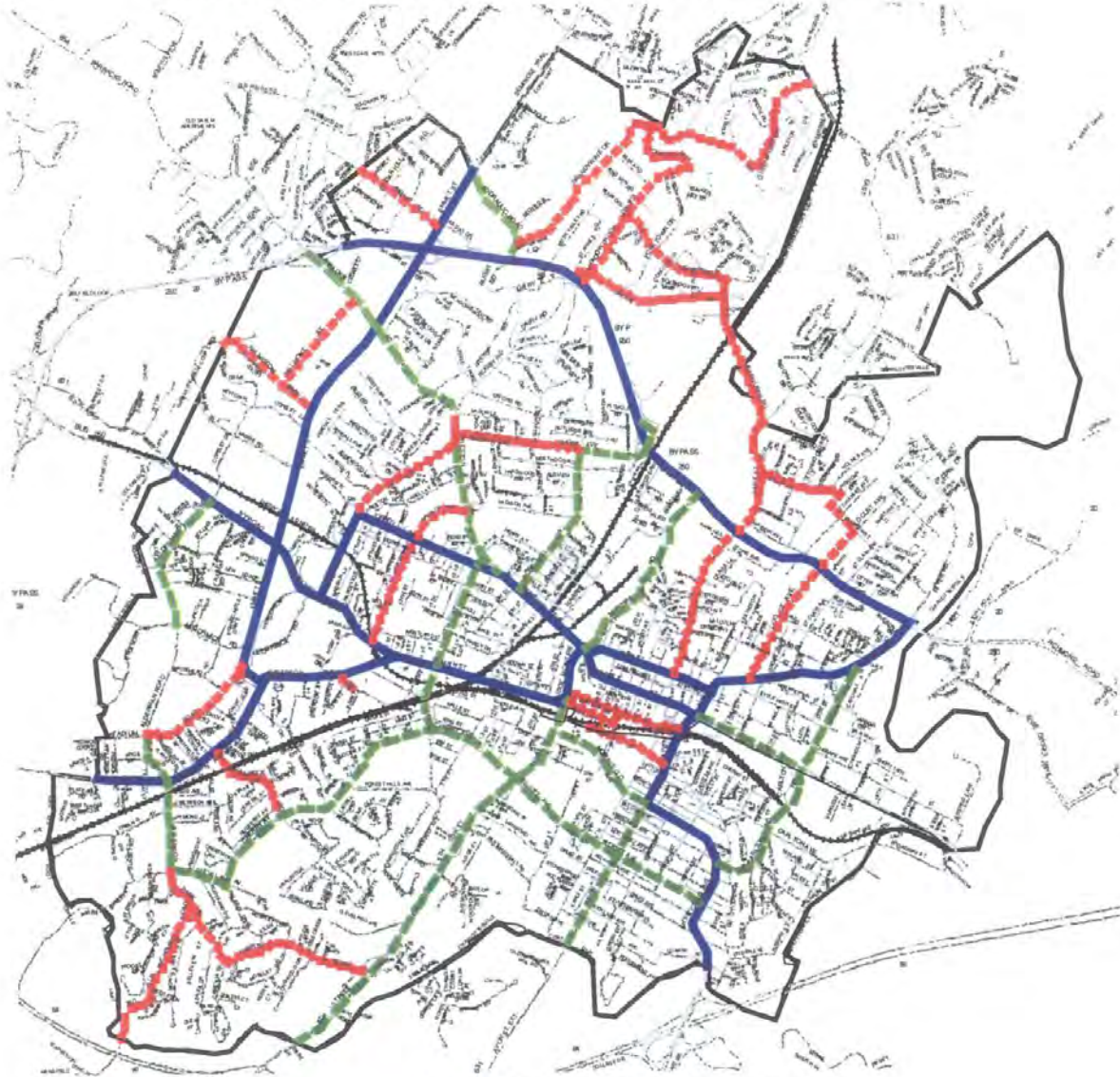
The Greenbrier neighborhood does not have direct bus service. The city provides bus service to this neighborhood though the use of vans to link individuals with bus loops. Individuals must contact the Charlottesville Transit Service in advance to use this service.

There are also non-vehicular transportation options for residents within the neighborhood. Bicycle lanes are located on Rio Road and Greenbrier Drive. Lanes are proposed on Melbourne Road, Grove Road, and Brandywine according to the 1991 Bicycle plan. This plan coordinated with Albemarle County and UVA to create an urban bike-lane plan to link the community.


Pedestrian access is also very important to this neighborhood. The neighborhood has many wide streets with adequate room to walk, however the increasing traffic creates safety concerns. This increase in traffic is seen at the railroad, the 250 Bypass, and Rio Road making these routes difficult to travel on foot. There are also safety concerns for pedestrians on Brandywine Drive and through the Charlottesville High School property. Providing sidewalks is one way to minimize this concern. The city's 1994 sidewalk plan sees a need for sidewalks on Brandywine, Greenbrier, Yorktown, Bunker Hill and Kenwood based on criteria used to determine need.


# CITY OF CHARLOTTESVILLE

## STREET FUNCTIONAL CLASSIFICATIONS



2000 0 2000 Feet

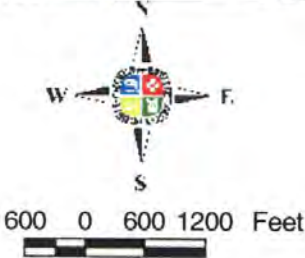
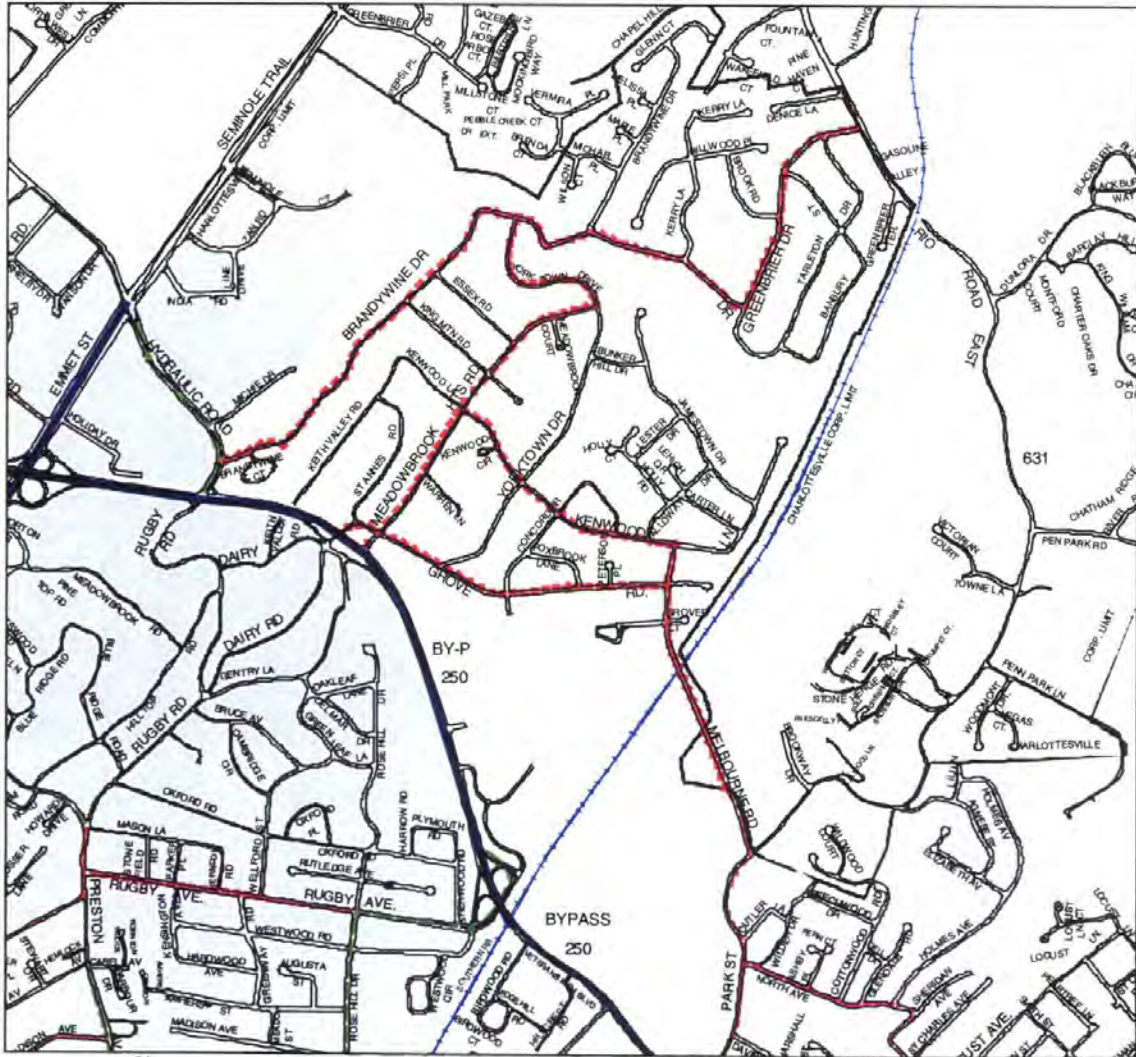






-  PRINCIPLE ARTERIAL
-  MINOR ARTERIALS
-  COLLECTORS
-  LOCAL

**CITY OF CHARLOTTESVILLE**  
NEIGHBORHOOD DEVELOPMENT SERVICES

# GREENBRIER

## STREET FUNCTIONAL CLASSIFICATIONS



-  PRINCIPLE ARTERIAL
-  MINOR ARTERIALS
-  COLLECTORS
-  LOCAL

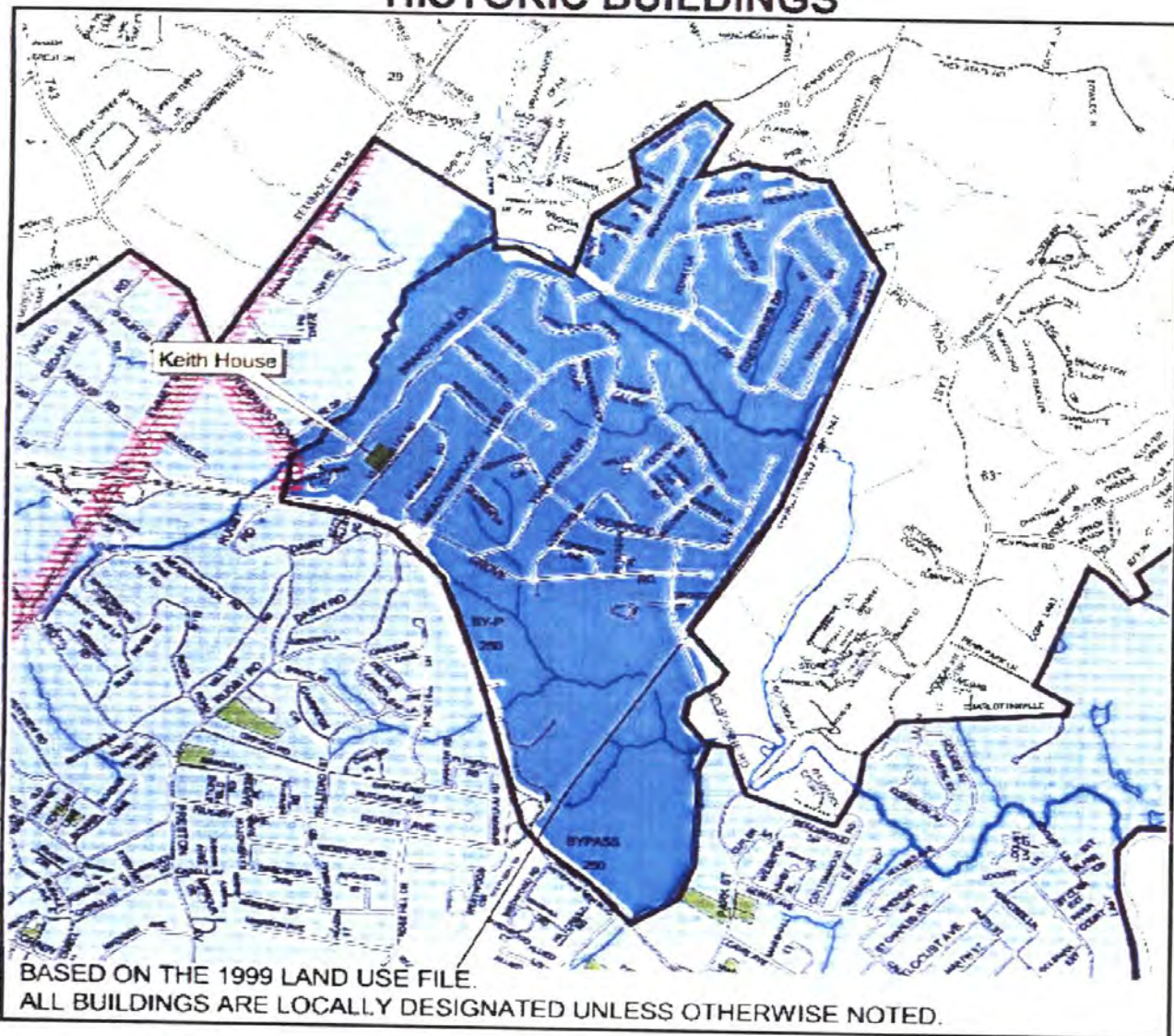
CITY OF CHARLOTTESVILLE  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

## HISTORIC RESOURCES



In any evaluation or inventory of a neighborhood, it is useful to consider various historic resources and their importance in preserving and interpreting that neighborhood's history. Such resources could include: individual buildings or sites, districts, or significant corridors or routes. In some cases the early plans for the neighborhood could be critical in the development history of the area, giving the neighborhood its urban form. Some historic resources can have community-wide, State or even National significance.

There is one house on the local historic register located in the Greenbrier Neighborhood. The original section of the house located at 1615 Keith Valley Road is one of the few 18<sup>th</sup> century structures remaining in Charlottesville. It was sold to Daniel Keith in 1841 from the Newcomb family heirs. It changed hands many times over the years until Robert Harman purchased it in 1937 and remodeled the log structure.

# GREENBRIER HISTORIC BUILDINGS



0 900 1800 Feet

-  Historic Building
  - \* NATIONALLY DESIGNATED HISTORIC BUILDING
  - \*\* NATIONALLY & LOCALLY DESIGNATED HISTORIC BUILDING
-  Entrance Corridor

## CITY OF CHARLOTTESVILLE

NEIGHBORHOOD DEVELOPMENT SERVICES



## **CURRENT LAND USE IN GREENBRIER**

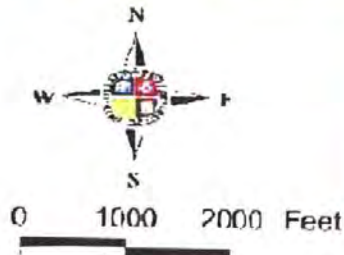
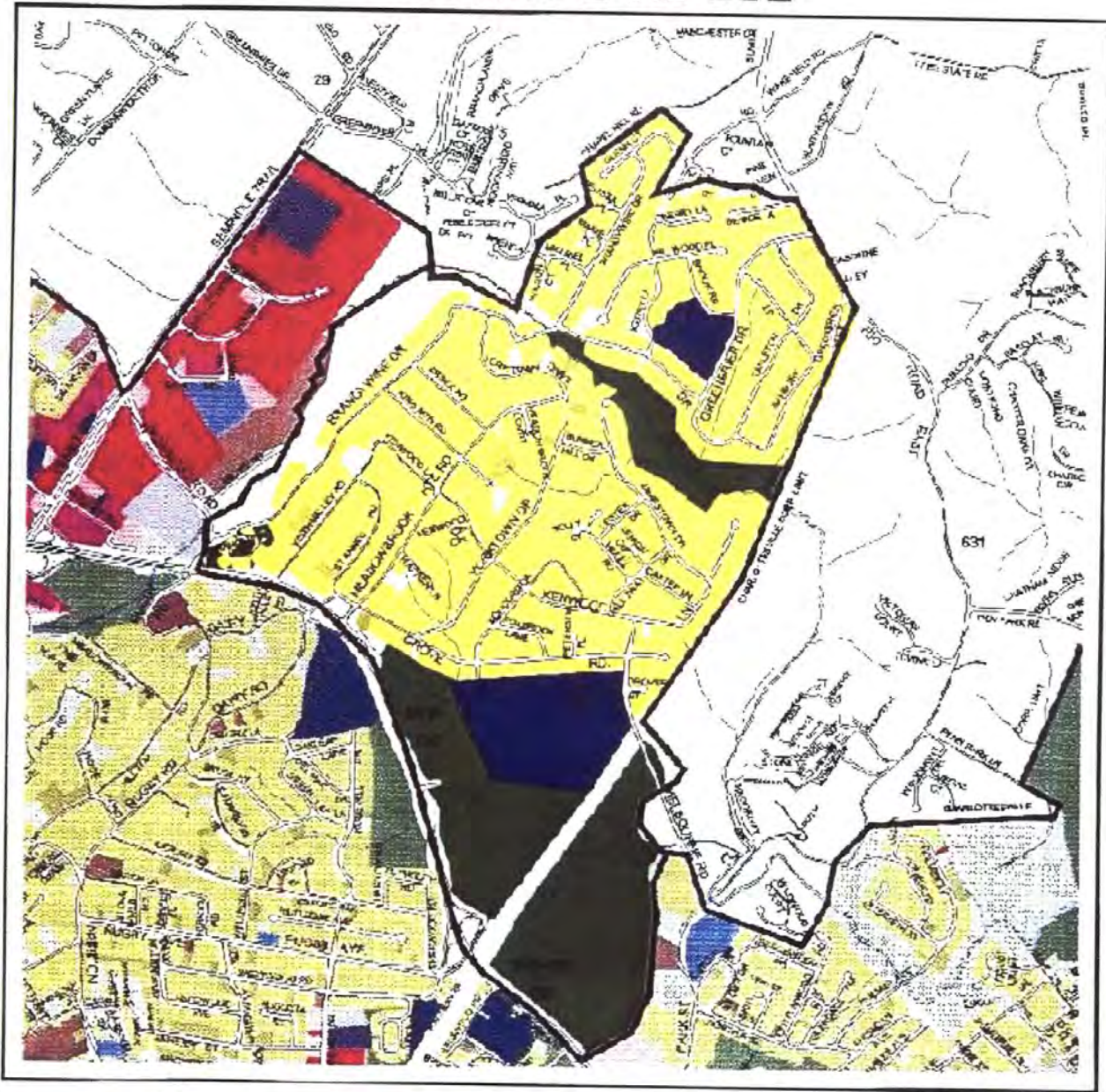
**L**ocated in the northern part of Charlottesville, Greenbrier is a residential neighborhood composed of single-family residences, two schools, and recreation areas. The boundaries of the neighborhood include the 250 Bypass, Brandywine Drive, Rio Road, the Railroad and the Albemarle County line. Originally a suburb of Charlottesville which was developed in approximately twelve subdivisions, Greenbrier's 649 acres were annexed in the 1960s.

## **ZONING AND FUTURE LAND USE ISSUES**

The discrepancies between the zoning map and the future land use map include the designation of three parcels, located off Melborne Drive adjacent to McIntire Park and behind Seminole Square Shopping Center near the Meadow Creek, as park and open space, whereas their zoning classification is R-3 (multi-family). Additionally, Greenbrier Park is zoned R-1 (single-family) which leaves it susceptible to residential development.

# GREENBRIER

## EXISTING LAND USE

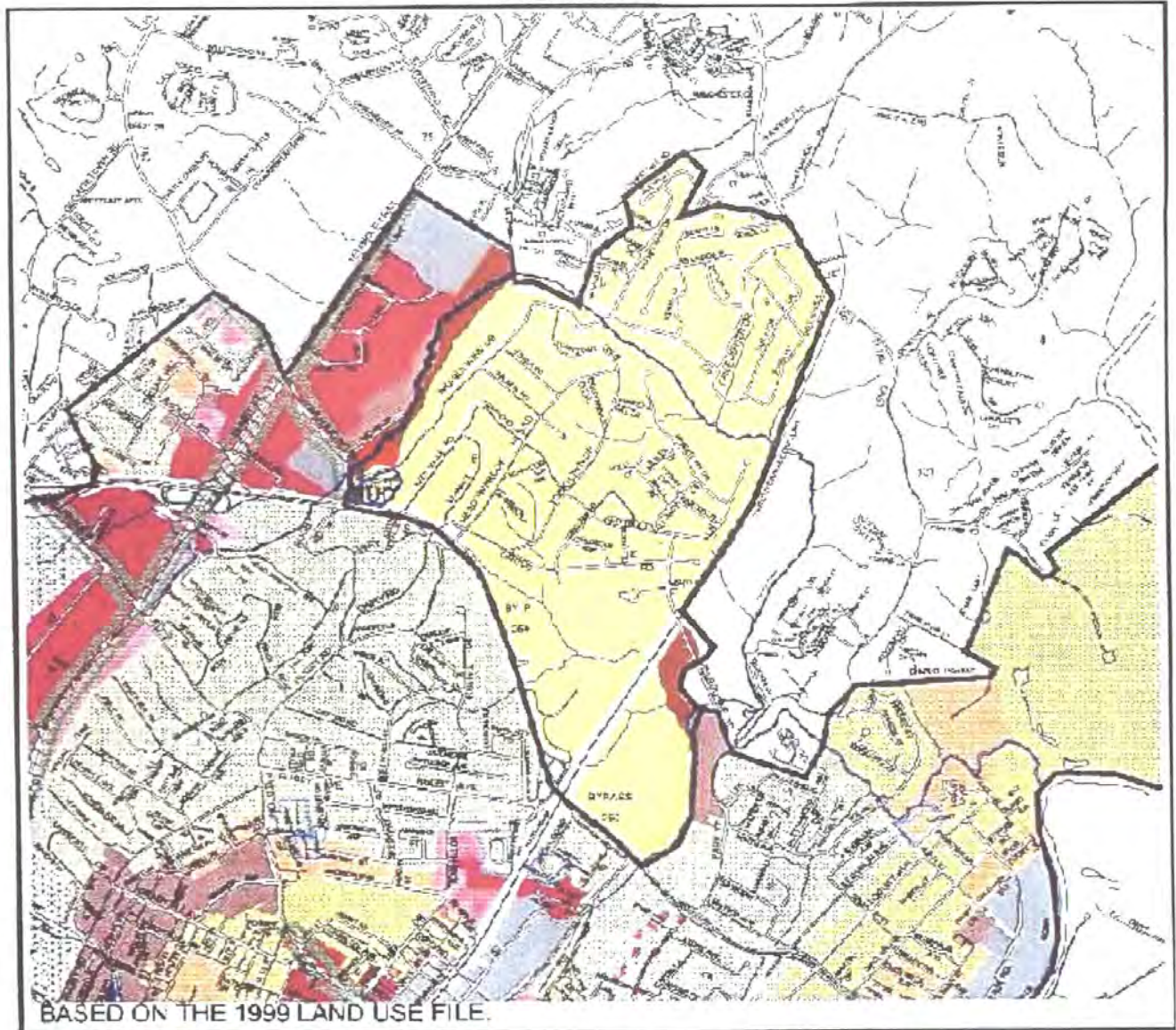


- |   |                         |   |             |
|---|-------------------------|---|-------------|
|  | Single Family           |  | Parking     |
|  | Two Family              |  | Office      |
|  | Multi-Family            |  | Government  |
|  | Group Housing           |  | Educational |
|  | Neighborhood Commercial |  | Cultural    |
|  | Mobile Home             |  | Recreation  |
|  | Commercial/Mixed Use    |  | Open Space  |
|  | Industrial              |   | Vacant      |

# CITY OF CHARLOTTESVILLE

NEIGHBORHOOD DEVELOPMENT SERVICES

# GREENBRIER ZONING





















BASED ON THE 1999 LAND USE FILE.

THIS IS NOT AN OFFICIAL ZONING MAP. IT IS FOR PLANNING PURPOSES ONLY.



0 1000 2000 Feet

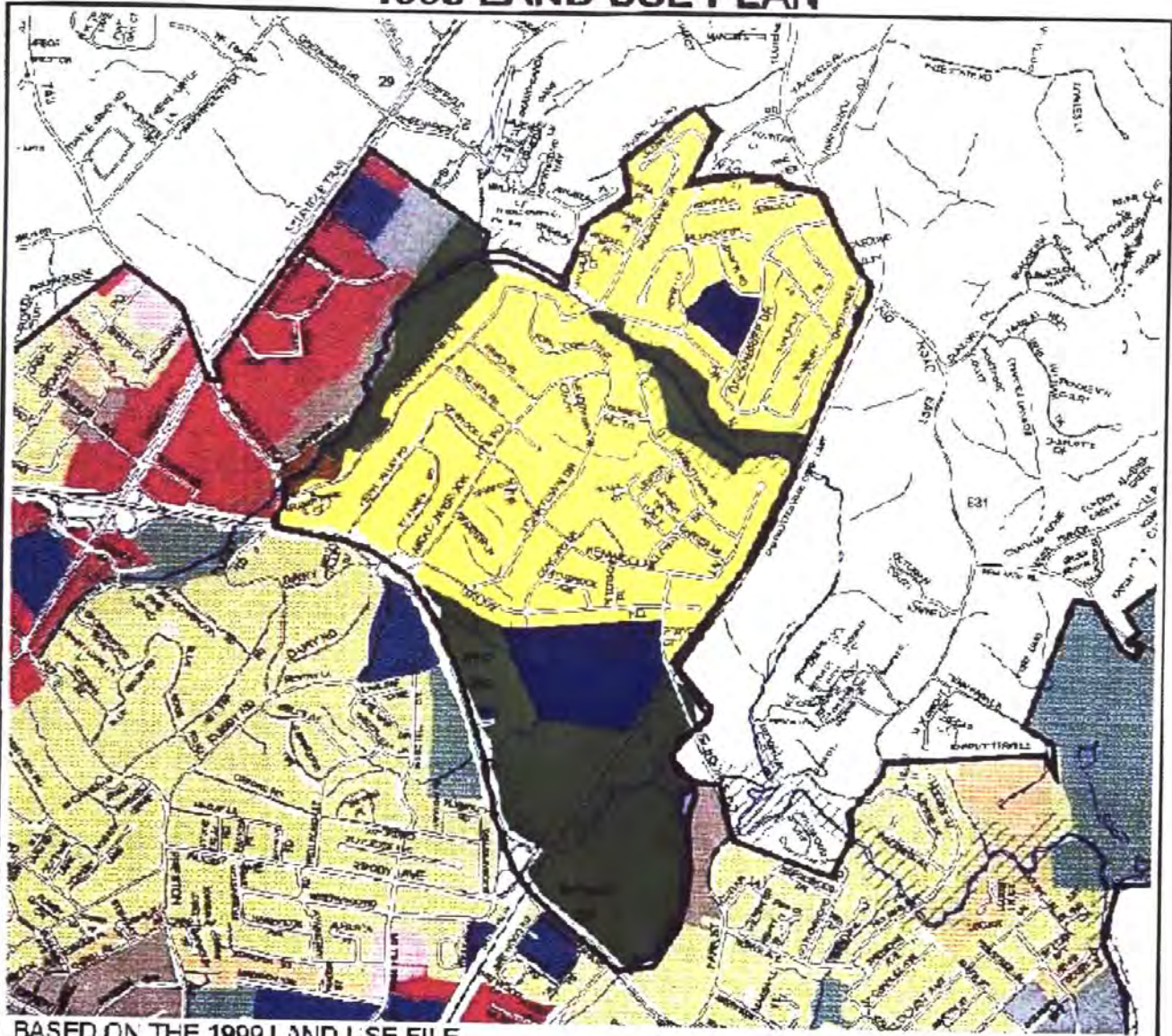
- |   |                 |  |                          |
|---|-----------------|--|--------------------------|
|  | B-1 Business    |  | R-1A Residential         |
|  | B-2 Business    |  | R-2 Residential          |
|  | B-3 Business    |  | R-3 Residential          |
|  | B-4 Business    |  | LVA                      |
|  | B-5 Business    |  | Transition Zone          |
|  | B-6 Business    |  | Entrance Corridor        |
|  | M-1 Industrial  |  | Planned Unit Development |
|  | M-2 Industrial  |  | Historic District        |
|  | R-1 Residential |  | Parking Exempt           |

## CITY OF CHARLOTTESVILLE

NEIGHBORHOOD DEVELOPMENT SERVICES

# GREENBRIER

## 1995 LAND USE PLAN



BASED ON THE 1999 LAND USE FILE.

THIS IS NOT AN OFFICIAL LAND USE MAP. IT IS FOR PLANNING PURPOSES ONLY.



0 700 1400 Feet

- |   |                         |   |                    |
|---|-------------------------|---|--------------------|
|  | Office                  |  | Single Family      |
|  | Commercial              |  | Two Family         |
|  | Mixed Use               |  | Multi-Family       |
|  | Neighborhood Commercial |  | UVA                |
|  | Semi-Public or Public   |  | Park or Open Space |
|  | Industry                |  | Flood Plain        |

# CITY OF CHARLOTTESVILLE

NEIGHBORHOOD DEVELOPMENT SERVICES

## ISSUES, GOALS AND OBJECTIVES, AND IMPLEMENTATION

### INTRODUCTION

This chapter will address the implementation of key actions needed in the Greenbrier Neighborhood, after examining the issues identified in the workshop meetings, and outlining the goals and objectives which came from those discussions.

The neighborhood enumerated a number of issues after reviewing inventory and assessment information of existing conditions in Greenbrier. From this, certain goals and objectives were developed to provide the basis for implementation of actions in the coming years. At their fourth workshop, the neighborhood listed some key actions, which they would like to see undertaken. The actions listed here include all of them plus those which have come from studies relating to this neighborhood such as: The Corridor Study, and; the Traffic Calming Study among others.

The implementation plan included here along with those elsewhere in the Comprehensive Plan will be used as a strategic plan by the community and the City of Charlottesville in setting budget and operations priorities for the future.

A wide range of issues has been raised concerning the Greenbrier neighborhood throughout the Comprehensive Plan process. Many of the neighborhood issues have emerged as a result of a series of Comprehensive Planning meetings that the neighborhood has conducted over the past several months. Greenbrier neighborhood issues identified to date are as follows:

### ISSUES

Issues for the Greenbrier neighborhood arose from the meeting process. The issues are listed below.

- **Address traffic and infrastructure in the neighborhood to promote pedestrian and vehicular safety**

The amount and speed of traffic through the neighborhood was raised as an issue by residents. This links to the safety concerns they have for pedestrians due to a lack of sidewalks.

- **Protect and enhance greenspace and community facilities**

The Greenbrier neighborhood has many wonderful facilities, trails and natural areas. There are a number of things which may be done to maintain and enhance these resources.

- **Need to build a sense of community**

Residents of the neighborhood would like opportunities to get to know one another.

**GOALS AND OBJECTIVES**

The Greenbrier neighborhood has a number of goals and objectives listed to address the neighborhoods issues. Those are listed below:

**GOAL:**

**Minimize the traffic in the neighborhood**

**OBJECTIVES:**

- Enforce traffic regulations in the neighborhood through increased police patrol
- Enact traffic calming measures on Greenbrier Drive
- Enact traffic calming measures on Brandywine Drive
- Place traffic calming measures on Melbourne Road near the High School entrance
- Enact traffic calming measures on Meadowbrook Heights Road and Grove Road intersection

**GOAL:**

**Improve pedestrian and vehicular routes to minimize safety concerns and to meet the transportation needs of the neighborhood.**

**OBJECTIVES:**

- Redesign Brandywine and Hydraulic intersection
- Reduce speeding along Kenwood Lane
- Improve visibility at the Meadowbrook/Kenwood intersection
- Reduce speeding on Yorktown Road
- Paint double yellow lines on Jamestown Road leading to Bunker Hill.
- Place stamped crosswalk at Grove and Meadowbrook Heights (crossing Meadowbrook Heights)
- Place stamped crosswalk on 250 Bypass from Dairy Road to Walker School

- Place stamped crosswalk to connect sidewalk along Greenbrier at the Meadow Creek Bridge
- Place stamped crosswalk at Greenbrier and Rio Road with signal lights
- Place stamped crosswalks at Hydraulic from Michie Drive towards Kroger
- Place stamped crosswalks crossing Grove Street at the Concord Road entrance to Charlottesville High School
- Identify sidewalk priorities for the neighborhood and implement (Specifically look at Brandywine to King Drive, and King Mountain and Essex)
- Build sidewalk on Greenbrier Drive from Banbury to Rio Road.
- Build sidewalk on Greenbrier Drive from Tarleton to Kerry Road.
- Build sidewalk on Meadowbrook Heights Road from Grove Road through the four way stop at Kenwood
- Build a sidewalk on Concord from Charlottesville High School to Kenwood
- Build a sidewalk on Kenwood from Melbourne to Meadowbrook Heights Road
- Build a sidewalk on Yorktown Road from Bunker Hill to Meadowbrook Heights Road
- Build a sidewalk on Brandywine Drive to Hydraulic
- Build a sidewalk on Yorktown Drive from Meadowbrook Heights to Brandywine Drive on the eastern side of the road.
- Build a sidewalk on Bunker Hill Road
- Build a 20 foot section of sidewalk in front of St. Anne's at the Grove Street intersection
- Assess off-street parking on narrow streets to determine if it should be removed
- Identify and repair curbs and sidewalks in the neighborhood

- Place permanent curbing on the corner of Tarlton Avenue and Greenbrier Drive
- Place yellow crossing sign on Greenbrier Drive right before crossing of Kerry Lane
- Open roadway beside the High School (near the tennis courts) to the public.

**GOAL:**

**Hold community events in schools to promote neighborhood interaction**

**OBJECTIVES:**

- Host neighborhood yard sale at High School
- Host gardening group at Performing Arts Building
- Open High School Track to the public

**GOAL:**

**Promote neighborhood through infrastructure and information**

**OBJECTIVES:**

- Place information boxes at key locations in the neighborhood for neighborhood newsletters
- Place welcome signs at entrances to the neighborhood (Brandywine & Hydraulic, Rio & Greenbrier, Meadowbrook & 250, and Melbourne & CHS)

**GOAL:**

**Improve recreation facilities in neighborhood**

**OBJECTIVES:**

- Place appropriate signage on Meadowbrook Trail
- Enact trail cleanup program
- Provide guided tours of trails in neighborhood
- Repair path to Greenbrier Park at Kerry Lane

- Fix basketball backboards and remove sand boarder from courts at Greenbrier School
- Add two backboards to the basketball courts at Greenbrier Elementary School to allow for full court play.
- Fix drainage problem on sidewalk at Greenbrier Park
- Establish a network of trails with a link that winds around the Meadow Creek

**GOAL:**

**Incorporate additional safety measures into the neighborhood**

**OBJECTIVES:**

- Place additional lighting at Greenbrier Park near the Meadowbrook Trail and additional supervision in the entire park.
- Provide appropriate lighting on Brandywine close to Hydraulic Road
- Provide appropriate lighting at the Jamestown cul-de-sac
- Enforce hours of operation at Greenbrier Park
- Place security phone near track at Charlottesville High School
- Place signage at the Greenbrier School Playground to deter trespassing after dark

**GOAL:**

**Maintain current facilities**

**OBJECTIVE:**

- Maintain Greenbrier School as an elementary school

## IMPLEMENTATION OF KEY ACTIONS

This section of the Neighborhood Plan provides the framework for the City of Charlottesville to assist in accomplishing the many projects and programs that each neighborhood has identified through its planning process over the last year. The projects and programs selected by the neighborhood lie within four distinct areas.

1. The first area outlined is Neighborhood Initiatives. These are activities that each neighborhood can accomplish through its own actions, independent of approval or financial backing from the City.
2. The second group includes the Proposed Capital Improvement Program (CIP) Activities, projects designated top priority by the neighborhood for City CIP funding during the current program year of the Comprehensive Plan (beginning July 1, 2001).
3. The third activity area is Additional Capital Improvement Projects, projects identified by the neighborhood beyond its top priorities, for which funding is not available and thus has not been allocated.
4. The fourth area is Policies/Ordinance/Operational Changes, items of importance to the neighborhood which would require revisions to existing procedures or adoption of new procedures by the City.

The City is being asked by the neighborhood to include these items in its work program, if funding is available. To date these projects have not been costed out, nor are funds budgeted for implementation beyond the current neighborhood plan funds of \$30,000 per neighborhood. In summary, the four

areas set forth above represent the priorities of the Greenbrier neighborhood as adopted in its plan for the year 2001/2002. Those priorities that are not accomplished during the current plan year will be reviewed and may be revised, retained, or eliminated by the neighborhood as it updates its adopted plan in future years.

## NEIGHBORHOOD INITIATIVES

Neighborhood Initiatives are activities that the neighborhood has identified as important in helping it to achieve the vision it has developed for itself. These will be undertaken by the neighborhood during the course of the year without City resources or without the need for the City to change any of its policies or programs. To successfully complete these activities, the neighborhood must take responsibility for implementation and provide the leadership to complete the process.

- ◆ **Host neighborhood yard sale at High School.**
- ◆ **Host gardening group at Performing Arts Building.**
- ◆ **Enact trail cleanup program.**
- ◆ **Provide guided tours of trails in neighborhood.**

## PROPOSED CAPITAL IMPROVEMENT PROGRAM (CIP) ACTIVITIES

These are the top priority items of the neighborhood for Fiscal Year 2002, to be undertaken in the priority order set forth below. If funds are not available to complete all of the projects listed, those not accomplished will be included in the next category to be considered for reprioritization next year. Should sufficient funds remain for planning or design work only for a project, then such work may be done to the extent of available funds. If for some reason a project is deemed infeasible due to circumstances beyond neighborhood control, then



the next priority on the list will move forward for funding (assuming other priorities have been identified). If there are no other capital projects on the priority list, remaining funds may be carried over for use in subsequent years.

- ♦ Place two stamped crosswalks on Meadowbrook Drive at Grove Road.
- ♦ Place painted crosswalk to connect sidewalk on Greenbrier Drive and the Meadowcreek Bridge.
- ♦ Complete sidewalk around Tarleton/Greenbrier corner to replace the temporary measures currently in place.
- ♦ Enact traffic calming measures on Greenbrier Drive.
- ♦ Build a sidewalk on Greenbrier Drive from Tarleton Drive to Kerry Road.

#### ADDITIONAL CAPITAL IMPROVEMENT PROJECTS

These are capital improvement projects beyond the scope or ability of the City of Charlottesville to fund at this time. They have been identified through the neighborhood planning process, with the understanding that they will be considered in the course of the plan update each year. During the update of its plan, the neighborhood will review them and may revise, retain, or eliminate them from its project list, as a part of the discussion of current needs and priorities.

- ♦ Enact traffic calming measures on Brandywine Drive.
- ♦ Place traffic calming measures on Melbourne Road near the High School entrance.
- ♦ Enact traffic calming measures on Meadowbrook Heights Road and Grove Road intersection.
- ♦ Redesign Brandywine and Hydraulic intersection.

- ♦ Place stamped crosswalk on 250 Bypass ramp from Dairy Road to Walker School.
- ♦ Place stamped crosswalk at Greenbrier and Rio Road with signal lights.
- ♦ Placed stamped crosswalks at Hydraulic from Michie Drive towards Kroger Store.
- ♦ Place stamped crosswalks crossing Grove Street at the Concord Road entrance to Charlottesville High School.
- ♦ Build sidewalk on Greenbrier Drive from Banbury to Rio Road.
- ♦ Build sidewalk on Meadowbrook Heights Road from Grove Road through the four way stop at Kenwood.
- ♦ Build a sidewalk on Concord from Charlottesville High School to Kenwood.
- ♦ Build a sidewalk on Kenwood from Melbourne to Meadowbrook Heights Road.
- ♦ Build a sidewalk on Yorktown Road from Bunker Hill to Meadowbrook Heights Road.
- ♦ Build a sidewalk on Brandywine Drive from Hydraulic to Greenbrier Drive.
- ♦ Build a sidewalk on Yorktown Drive from Meadowbrook Heights to Brandywine Drive on the eastern side of the road.
- ♦ Build a sidewalk on Bunker Hill Road.
- ♦ Build a 20 foot section of sidewalk in front of St. Anne's Belfield at the Grove Street intersection.
- ♦ Identify and repair curbs and sidewalks in the neighborhood.
- ♦ Place yellow crossing sign on Greenbrier Drive right before crossing of Kerry Lane.
- ♦ Place information boxes at key locations in the neighborhood for neighborhood newsletters.

- ♦ Place welcome signs at entrances to the neighborhood (Brandywine & Hydraulic, Rio & Greenbrier, Meadowbrook & 250, and Melbourne & CHS).
- ♦ Place appropriate signage on Meadowbrook Trail.
- ♦ Add two backboards to the basketball courts at Greenbrier Elementary School to allow for full court play.
- ♦ Fix drainage problem on sidewalk at Greenbrier Park.
- ♦ Place additional lighting at Greenbrier Park near the Meadowbrook Trail and additional supervision in the entire park.
- ♦ Provide appropriate lighting on Brandywine close to Hydraulic Road.
- ♦ Provide appropriate lighting at the Jamestown cul-de-sac.
- ♦ Place security phone near track at Charlottesville High School.
- ♦ Place signage at the Greenbrier School playground to deter trespassing after dark.

**POLICIES/ORDINANCE/OPERATIONAL CHANGES**

These are changes that the neighborhood supports that require policy, regulatory, or operational changes or commitments by the City of Charlottesville. Each year these will be reviewed by the appropriate City departments, Planning Commission, and/or City Council to determine what can be effectively and legally accomplished, while conforming to the mission and guiding principles of the City departments and City Council. These items are listed here, without any commitment to implementing them from the City, (they have not been reviewed either for financial impact, feasibility for implementation or legal liability) to provide information on the neighborhood's goals for consideration in the budget and work programs.

- ♦ Enforce traffic regulations in the neighborhood through increased police patrol.
- ♦ Reduce speeding along Kenwood Lane.
- ♦ Reduce speeding on Yorktown Road.
- ♦ Paint double yellow lines on Jamestown Road leading to Bunker Hill.
- ♦ Assess on-street parking on narrow streets to determine if it should be removed.
- ♦ Open roadway beside the High School (near the tennis courts) to the public.
- ♦ Open High School Track to the public.
- ♦ Repair path to Greenbrier Park at Kerry Lane.
- ♦ Fix basketball backboards and remove sand border from courts at Greenbrier School.
- ♦ Enforce hours of operation at Greenbrier.
- ♦ Maintain Greenbrier School as an elementary school.
- ♦ Have full time city neighborhood coordinator/liaison.

# Appendix A

## GREENBRIER NEIGHBORHOOD KEY ISSUES TABLE

Evaluate and Implement Mass Transit Alternatives	Determine where sidewalks are needed and put them in	Maintain and enhance green space, parks and trails	Control and police safety and volume of traffic and parking on streets	Getting to know your neighbors	Enforcement of current Zoning
Rush hour – mass transit	Sidewalks at critical sites	Trails (safe & pleasant)	Traffic Calming	Preservation of Greenbrier School	Awareness of rental houses and private businesses
Ground Transportation	Sidewalks	Maintain and police Meadowcreek Trail	Policing of traffic	Better community identity	
	Sidewalks	Preserving meadowcreek trail	Traffic Calming	Building sense of Community	
		Bike Paths	Street parking on narrow streets	Increased communication between residents	
				Greenbrier heights (cooperation with County)	

## **Appendix B**

## GREENBRIER NEIGHBORHOOD KEY ACTIONS TABLE

Increase traffic calming & traffic enforcement to increase safety	Greenspace Enforcement	Better community through general maintenance & taking pride in neighborhood	Building a sense of community & identity – community awareness	Sidewalks & safety for pedestrians & vehicles
Traffic calming & enforcement – input in control	Trails Better signs, trail clean up, guided tours	Better lighting at strategic areas – Brandywine @Hydraulic, Jamestown cul-de-sac	Neighborhood Yardsale at HS, Gardening group at Performing Arts Building	Roads to narrow Grove road @Meadowbrook heights Intersection, Yorktown, Meadowbrook heights & Kenwood Lane
	Path to park at Kerry Lane needs repair	Fix basketball backboards & get ride of sand boarder	Make schools more available for neighborhood	Sidewalks let neighborhood decide priority
	Trail security & lighting		“Info” boxes at key locations with (like real estate boxes) newsletters	Sidewalks Brandywine to King Mountain, Greenbrier to Rio, King Mountain, Essex
	Meadowbrook Trail – safety, lights, supervision		Have city neighborhood coordinator/liaison	Sidewalks for safety Narrow streets, etc.
			Neighborhood feel (community) Welcome signs at each major corner of neighborhood Brandywine/Hydraulic, Rio & Greenbrier, Meadowbrook & 250, Melbourne & CHS	Permanent curbing at Tarlton & Greenbrier

# CITY OF CHARLOTTESVILLE

*"A World Class City"*

Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



October 8, 2005

Ned Michie  
President, Greenbrier Neighborhood Association  
1704 Concord drive  
Charlottesville, VA 29901

Re: Greenbrier Neighborhood CIP Update

Dear Mr. Michie,

The following list of priorities was collected during the 2004 CIP neighborhood meetings. After each updated item, please note the next steps to be accomplished. We need your help in obtaining this information in the most timely and efficient way possible. These are but a few of over 50 neighborhood projects we have committed to fund and build through 2007 and we need your assistance in meeting these goals. (Construction projects that do not begin design by the end of 2005 will not likely be completed during this 3 year cycle.)

1. Kenwood Road sidewalk from Melbourne Road to existing sidewalk on Concord (by CHS) - We need one additional signature (Joyce Cook at 1430 Kenwood Lane) to begin work on the south side sidewalk design. Please discuss this with your neighbor and keep us advised.
2. Meadowbrook Heights Road sidewalk from Grove Road through the 4-way STOP at Kenwood - We have received a refusal of placing sidewalk along the frontage of 1713 Meadowbrook Heights Road. Neighbors can consider if they wish to continue pursuing sidewalk along this section.
3. Traffic Calming along Grove Road - After meeting with interested neighborhood residents; we developed a traffic-calming plan along Grove Road. A brief PowerPoint presentation was made available on the city website on March 3, 2005. (Five positive comments received by March 15, 2005). Neighborhood ballot conducted; insufficient support to move forward.

Thank you in advance for your help in implementing this work. If you have any questions, please contact me directly at 970-3182.

Sincerely,

Missy Creaasy  
Neighborhood Planner