

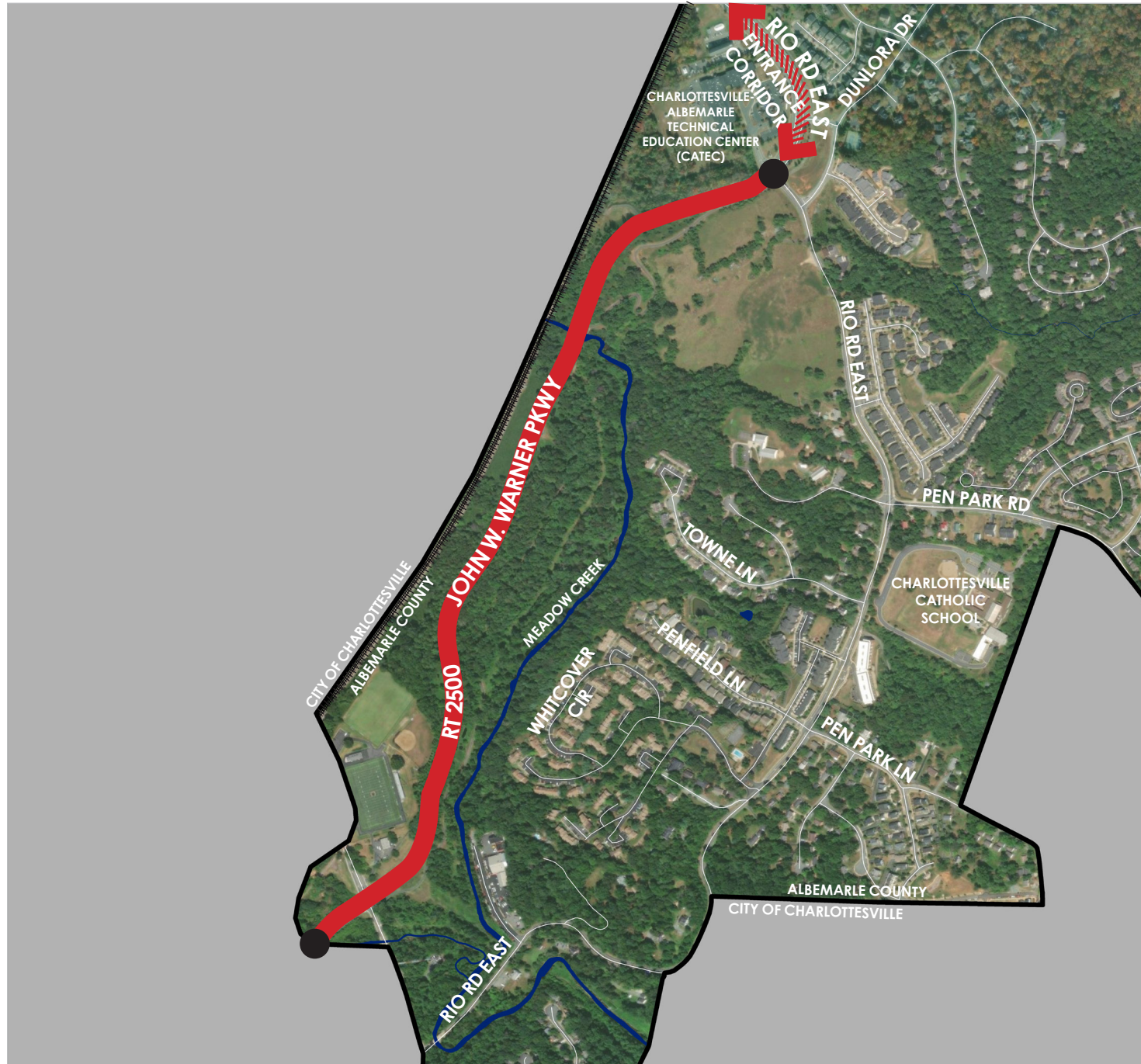
Entrance Corridor // Route 2500 (John W. Warner Pkwy.)

From Rt. 631 (Rio Rd. East) at the north to the Charlottesville City/Albemarle County line at the south

DRAFT



Last updated: 10.17.2023



LENGTH: 1.1 MILES

HISTORY

The John W. Warner Parkway connects Rio Rd. East to McIntire Rd. in the City of Charlottesville at the Rt. 250 Bypass intersection, paralleling the tracks of the Norfolk Southern Railroad along the central segment of its length. The full length of the Parkway was opened in 2015 after a long planning period during which it was called the Meadowcreek Parkway. The corridor crosses Meadow Creek about a third of a mile south of Rio Rd. The road is named for the Virginia Senator who served five terms between 1979 and 2009.

Virginia Department of Historic Resources records state that a small-scale cattle and grain operation was established on the property at the south corner of the intersection of the Parkway and Rio Rd. in the 1902s. Known as the Wetsel Farm, it was one of the last operating farms adjacent to the City of Charlottesville. The farm included a 1929 Craftsman style bungalow, a barn, corncrib, machine/wagon storage shed, toolshed/workshop, chick hatchery, poultry shelter, pig house, and granary. Those buildings were still standing in the mid-1990s, by which time the property owners were planning to redevelop the site into an apartment building complex. Plans for redevelopment of the site are ongoing in 2023.

John W. Warner Pkwy. was designated an Albemarle County Entrance Corridor in 2018.

GENERAL CHARACTERISTICS OF PROGRESSION

The John W. Warner Parkway corridor is a curvilinear, two-lane road with an adjacent multi-use path on the east side and the tracks of the Norfolk Southern Railroad on most of the west side. The frontage on both sides is occupied by vegetated buffers in a mix of forest, parkland, groves of trees, and lawn with shade trees. The Parkway bridges Meadow Creek near the north end of the corridor, then the creek runs east of the corridor with no visual impact on the street. The Greenbrier residential neighborhood is located just across the railroad tracks, but views of the residences are extremely limited. Utilitarian structures and fencing of some of the Charlottesville High School playing fields are visible near the Melbourne Rd. intersection.

ZONING & LAND USE

The parcels adjacent to this corridor all have residential zoning, although most are owned by the City of Charlottesville and contain the greenway or the Charlottesville High School playing fields. The existence of the parkland, the railroad, and the creek limit the possibility of development along most of the Parkway. However, the two parcels at the south corner of the Parkway/Rio Rd. intersection were rezoned to Planned Residential Development in 2021, allowing for a denser residential development that could change the character of the north end of this corridor.

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STRUCTURES – PREDOMINANT FEATURES

Structures are not prominent on this corridor. Those that are present typically have simple or massed forms, a small scale, gabled, hipped or flat roofs, and wood or masonry materials in muted tones.

LANDSCAPE – PREDOMINANT FEATURES

- Vegetated buffers, rolling terrain

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- The focus on a curvilinear road layout and vegetated buffers enhanced by stone-faced bridges and glimpses of walking trails establishes a strong parkway character for the corridor.

CHARACTERISTICS TO AVOID

- Lack of vegetated buffers

PRECEDENT IMAGES



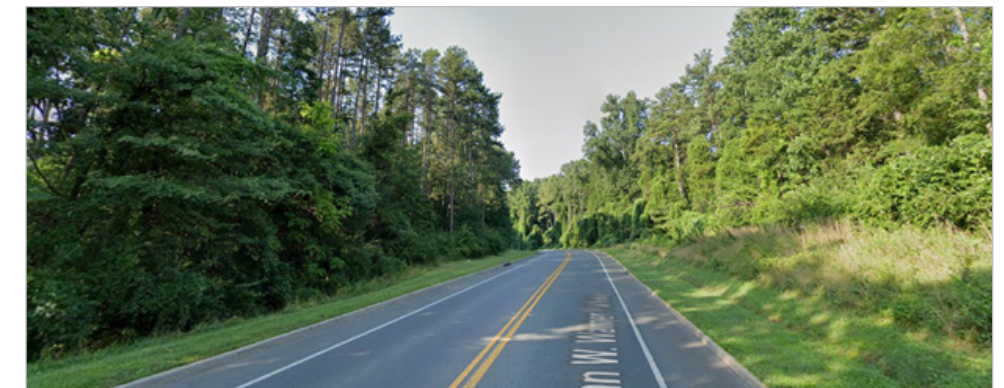
Travelers entering the parkway from the north are greeted by wooded buffers and a view of a path that runs the length of the corridor. This view could change dramatically in the future with the development of a residential complex on the elevated site at the south corner of the intersection.



Stone veneer on the corridor's bridges supports the natural aesthetic of the Parkway.



Residential properties are located near the corridor, but topography and vegetation mostly obscure them from view.



Wooded buffers along the corridor in the vicinity of Kenwood Ln. in the City of Charlottesville.



View to the south in the vicinity of the Charlottesville High School athletic fields. The view opens as the wooded buffer falls back and power lines cross the corridor.



Just south of the Melbourne Rd. intersection, the wooded buffers return and continue into the City of Charlottesville.