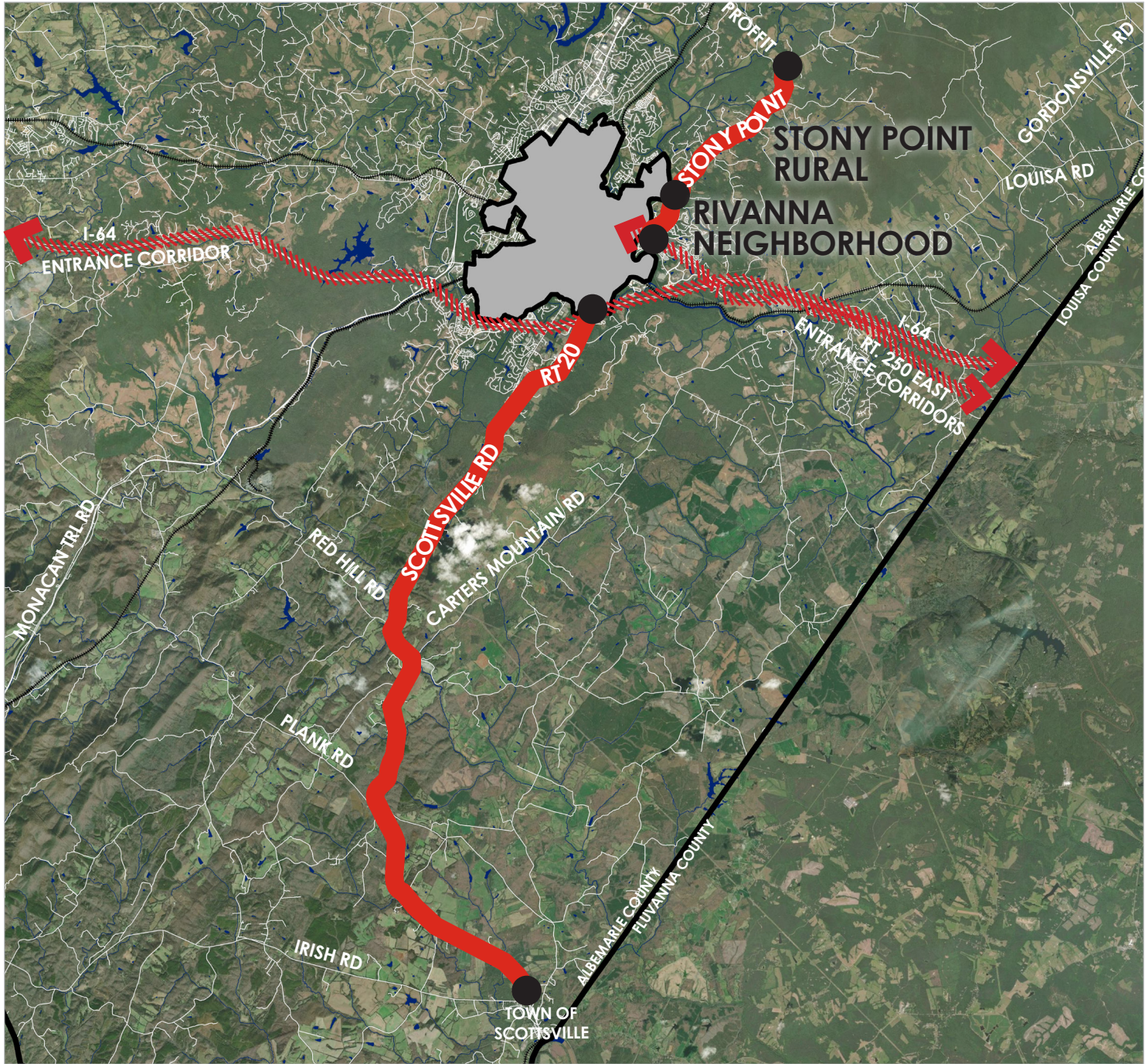


Entrance Corridor // Route 20 North (Stony Point Rd.) and South (Scottsville Rd.)

From Proffit Rd. at the north to the Rt. 250 East intersection, and from the City/County line at Moore's Creek to the Scottsville town limits at the south



Last updated: 01.26.2023



LENGTH: 22.3 MILES

HISTORY

The Southwest Mountains, Carters Mountain, and the Green Mountains influenced the development of roads in the eastern half of Albemarle County, including Rt. 20, extending both north and south of the City of Charlottesville. Coursey's Road, named for overseer William Coursey (a schoolmaster, planter, and surveyor and overseer of road construction), was in place by 1742, running along the western side of the Southwest Mountains and approximating the route of today's Rt. 20. By the Summer of 1827, the Staunton Turnpike was completed, with its southern end approximating the route of today's Rt. 20 from Scottsville to Keene. During this period, Rt. 20 was known as the "Road of the Presidents" because it came close to the homes of Madison, Monroe, and Jefferson. The path of the road changed little through the late 18th and 19th centuries. In 1921, Route 20 was the first road in Albemarle County to be paved using state funds.

Rt. 20 traverses a picturesque part of the rolling Piedmont landscape. The area is known for its pastoral beauty and productive agricultural land. The foothills of the mountain ranges are partly wooded and partly cleared for pasture. The land along the eastern and western sides of the mountain ranges developed primarily as individual farmsteads with a few crossroads communities. Today, many historic place names

remain associated with the land: Eastham, Franklin, Ridgeway, Windi-Knowe, Clark, and Glendower to name a few. Residential, agricultural, religious and commercial buildings were constructed along Rt. 20 in the full range of architectural styles prevalent from the late 18th century through the early 21st, including both high-style historic estates and buildings in the more common vernacular forms. The area's pride of place is evident in the number of historic properties that remain, and in the continuity of the rural character along the length of the corridor. This character and integrity have been honored in the Southwest Mountains National Register Historic District listing and in Scenic Byway and Scenic Highway designations. Rt. 20 was designated an Entrance Corridor in 1990.

**This history was adapted from the following sources: Land and Community Associates and the Virginia Department of Historic Resources. Southwest Mountains Rural Historic District. National Register of Historic Places Registration Form. July 1991.; Moore, John Hammond, and Albemarle County Historical Society (Va.). Albemarle: Jefferson's County, 1727-1976. Published for the Albemarle County Historical Society by the University Press of Virginia, 1976.; Pawlett, Nathaniel Mason. Albemarle County Roads 1725-1816. Virginia Highway & Transportation Research Council, 1981.*

GENERAL CHARACTERISTICS OF PROGRESSION

The northern end of the Rt. 20 North corridor is a curving country road traversing rolling topography with a patchwork of wooded lots mixed with residences and agricultural buildings on large parcels divided by board fences. The southern end of the Rt. 20 North corridor transitions from the mix of rural residential and agriculture to parkland mixed with residences in discernible neighborhoods, then office and commercial buildings close to the Rt. 250 intersection.

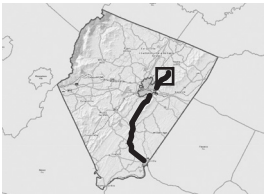
ZONING & LAND USE

South of Dorrier Dr. and Cason Farm Rd., the EC overlay falls within the Pantops Master Plan planning area. The higher density development close to the Rt. 250 intersection is consistent with the Plan's recommended development patterns. The Plan identifies a Neighborhood Service Center at the Rt. 20/Elk Dr. intersection. Future development in this Center is expected to be small-scale, mixed-use, and oriented to Darden Towe Park and incorporate walkable connections between the Park, Center, and adjacent neighborhoods. Creative architectural detailing and landscaping will be required to balance this recommended orientation with appropriate appearances along the EC.

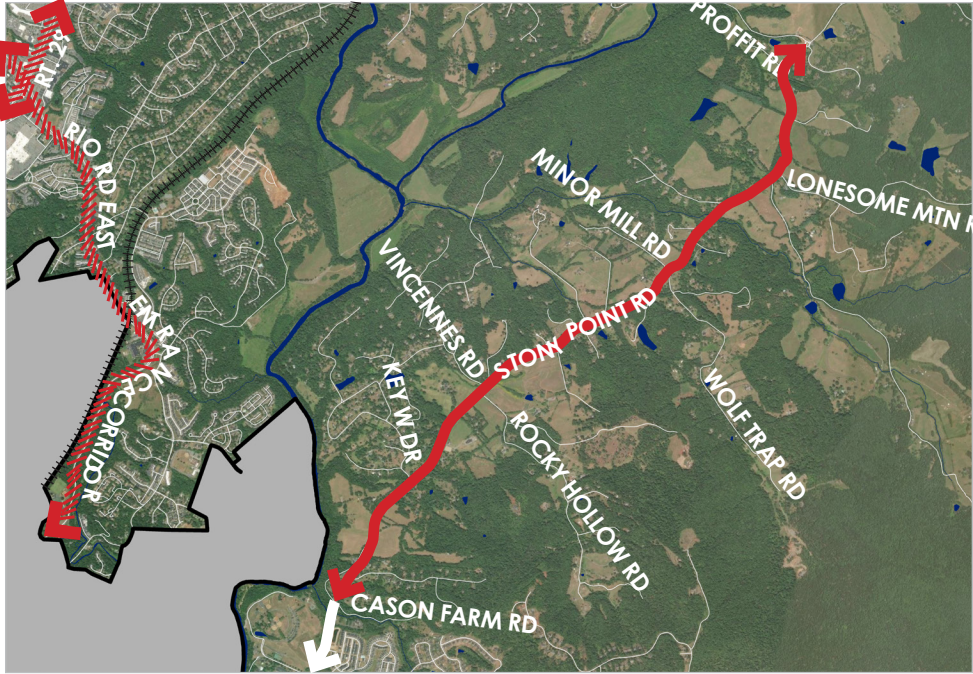
Entrance Corridor // Route 20 North // Rt. 20N Rural

Between Proffit Rd. to the north and Dorrier Dr./Cason Farm Rd. to the south

DRAFT



Last updated: 01.26.2023



LENGTH: 4.0 MILE

GENERAL CHARACTERISTICS

This segment of the Rt. 20 North corridor is primarily rural in character with the roadside condition alternating between heavily wooded borders and more open views of rolling topography with lawns, pastures, tree-lined entrance drives and board fences marking boundaries. The wooded frontages and tree-lined drives screen most older residences from the street. Some more recent construction has narrower setbacks and is more visible.

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple rectangles; gabled and hipped roofs
- Scale: Small to medium; typically 1 or 2 stories
- Materials: Brick, wood; shingle and metal roofs
- Colors: White, grey, red, green, brown

LANDSCAPE – PREDOMINANT FEATURES

- Narrow road with rhythm of wooded frontages alternating with lawns with mature trees
- Tree-lined drives
- Board fences

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Deep setbacks allow forest or rolling topography with mature trees to be primary experience
- Views of structures are secondary to forest and landscape

CHARACTERISTICS TO AVOID

- Development close to the street without a landscape buffer
- Un-relegated parking

Entrance Corridor // Route 20 North // Rt. 20N Rural

Between Proffit Rd. to the north and Dorrier Dr./Cason Farm Rd. to the south

DRAFT

PRECEDENT IMAGES

Last updated: 01.26.2023



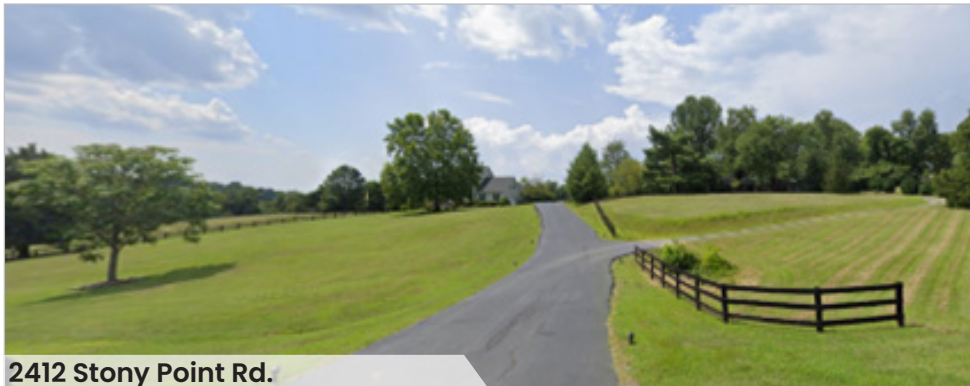
Vicinity of 2660 Stony Point Rd.
Wooded frontages are typical along this narrow, curving road.



2857 Stony Point Rd.
Wooded frontages are typical along this narrow, curving road.



2064 Stony Point Rd., Chapman Grove Baptist Church
The Chapman Grove Baptist Church displays simple, traditional building forms. The rural character of the site is maintained with a heavily wooded backdrop.



2412 Stony Point Rd.
Open fields displaying rolling topography alternate with heavily wooded frontages.



2416 Stony Point Rd.
Open fields displaying rolling topography alternate with heavily wooded frontages.



2770 Stony Point Rd.
Tree-lined entrance drives are typical along this segment of the corridor.



1966 Stony Point Rd.
Board fences are prevalent along properties that do not have wooded frontages.



1924 Stony Point Rd.
Board fences are prevalent along properties that do not have wooded frontages.



Intersection of Franklin Dr.
At the Franklin Dr. intersection, a view of the mountains is available to the southwest.

Entrance Corridor // Route 20 North // Rivanna Neighborhood

Between Dorrier Dr./Cason Farm Rd. to the north and Rt. 250 to the south

DRAFT



Last updated: 01.26.2023



LENGTH: 0.9 MILES

GENERAL CHARACTERISTICS

This segment transitions from suburban residential at the north end to more urban commercial at the south. Darden Towe Park, with the Rivanna River as its western boundary, provides a wooded border along the street and a view for the Cascadia neighborhood whose residences are set on progressively higher elevations moving eastward away from the corridor. Residential developments extend from Cascadia southward. South of Elk Dr. on the west side of the corridor, Riverside Village contains a mix of residential building types, presents a more urban and pedestrian-oriented form at the street edge, and balances the development with a park at the south end. South of Riverside Village, a mix of commercial and office buildings emerges. These are primarily 1- and 2-story brick structures, but a 5-story Holiday Inn Express occupies an elevated position at Pantops Corner Way. Frontage conditions along the segment vary, ranging from wooded berms to street trees to minimal grass strips resulting from road widening and overhead utilities.

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple rectangular shapes with gabled or flat roofs
- Scale: Older buildings are 1-2 stories; more recent construction is 2-5 stories
- Materials: Masonry, wood, metal
- Colors: Muted earth tones, white trim

LANDSCAPE – PREDOMINANT FEATURES

- Wooded berms or lawns with mature trees at residential properties and parks
- Street trees and shrubs at commercial and office developments
- Board fences mark residential property boundaries

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Retaining walls are terraced and planted, colors blend with the landscape
- Wooded/landscaped frontages

CHARACTERISTICS TO AVOID

- Lack of frontage planting

Entrance Corridor // Route 20 North // Rivanna Neighborhood

Between Dorrier Dr./Cason Farm Rd. to the north and Rt. 250 to the south

DRAFT

PRECEDENT IMAGES

Last updated: 01.26.2023



Intersection of Cascadia Dr.

Residences of the Cascadia development are set at progressively higher elevations moving eastward.



Intersection of Trailside Dr.

The Riverside Village buildings fronting Rt. 20 combine traditional materials and building forms in a contemporary design.



320 Winding River Ln.

This River's Edge office building uses traditional materials, building forms and features to establish an appropriate appearance along the corridor.



870 Pantops Corner Way

A mix of materials and colors and architectural elements of varying height and depth help break down the mass of this hotel, establish human scale, and harmonize the building with its surroundings.