Albemarle COUNTY



Three Notched Trail Shared-Use Path

MASTER PLAN

October 26, 2026

Support Provided by vhb EPRPC TOOLE DESIGN

Welcome & Agenda

Agenda

6:30-6:45 Welcome and Arrival

6:45-7:15 Project Background, Preferred Route Overview, and Guest Speaker Presentation

7:15-8:30 Open House Stations

Meeting Objectives

Review Preferred Route: Share your thoughts and ideas on the preferred route.

Segment Prioritization: Let us know which segments should be built first.

Three Notched Trail history

- Long-held local interest in the project – included in several plans since 2015
- Petition with over 4,000 signatures in 2021
- Albemarle County received a federal grant in 2022 to determine the preferred trail route
- Master Plan began in 2025
- Community input, technical analysis, and landowner coordination have contributed to selection of preferred route



Logo from Community Advocates' Website

Landowner Coordination

- One-on-one discussions with many property owners
- Site visits
- Letters and FAQs to all affected owners
- Early route review opportunities
  - Online access
  - Public meeting preview
- Outreach helped refine preferred route



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Connect with Us!

PREVIEW THE PROPOSED ROUTE

As a neighboring property owner, we want to provide an opportunity to preview the preliminary trail route. Scan the QR code below to view a map of the route:

You may also visit **engage.albemarle.org/three-notched-trail-shared-use-path-preferred-alignment.** If you would like to see a paper copy of the map, please visit the Albemarle County Office Building, 401 McIntire Road, Monday-Friday from 8AM-5PM.

ATTEND THE PUBLIC OPEN HOUSE!

Please join Albemarle County staff and the project team for a community open house to learn more about the Three Notched Trail project and share your feedback. **There will be an exclusive opportunity for adjacent property owners to review the route from 5:30-6:30 PM. Come early before the doors open to the public!**

Meeting Details:

- Monday, October 26
- 6:30 - 8:30 PM with presentation at 6:45
- Henley Middle School
- *5880 Rockfish Gap Tpke, Crozet, VA 22932*

Can't attend the meeting? All information will be available online following the event. Please reach out to Kevin McDermott for more information at kmcdermott@albemarle.org.

Sign up for the Project Newsletter

Keep up to date on the project by registering for Albemarle County's periodic email newsletters, sent specifically to those interested in the Three Notched Trail.
https://engage.albemarle.org/three-notched-trail-master-plan

What is a Shared Use Path?

- A trail for pedestrians, bicyclists, joggers, skaters, and others
- Physically separated from vehicles
- Usually 10’ wide
- Usually paved with asphalt
- Provide community benefits
  - Transportation
  - Recreation
  - Tourism
  - Economic development







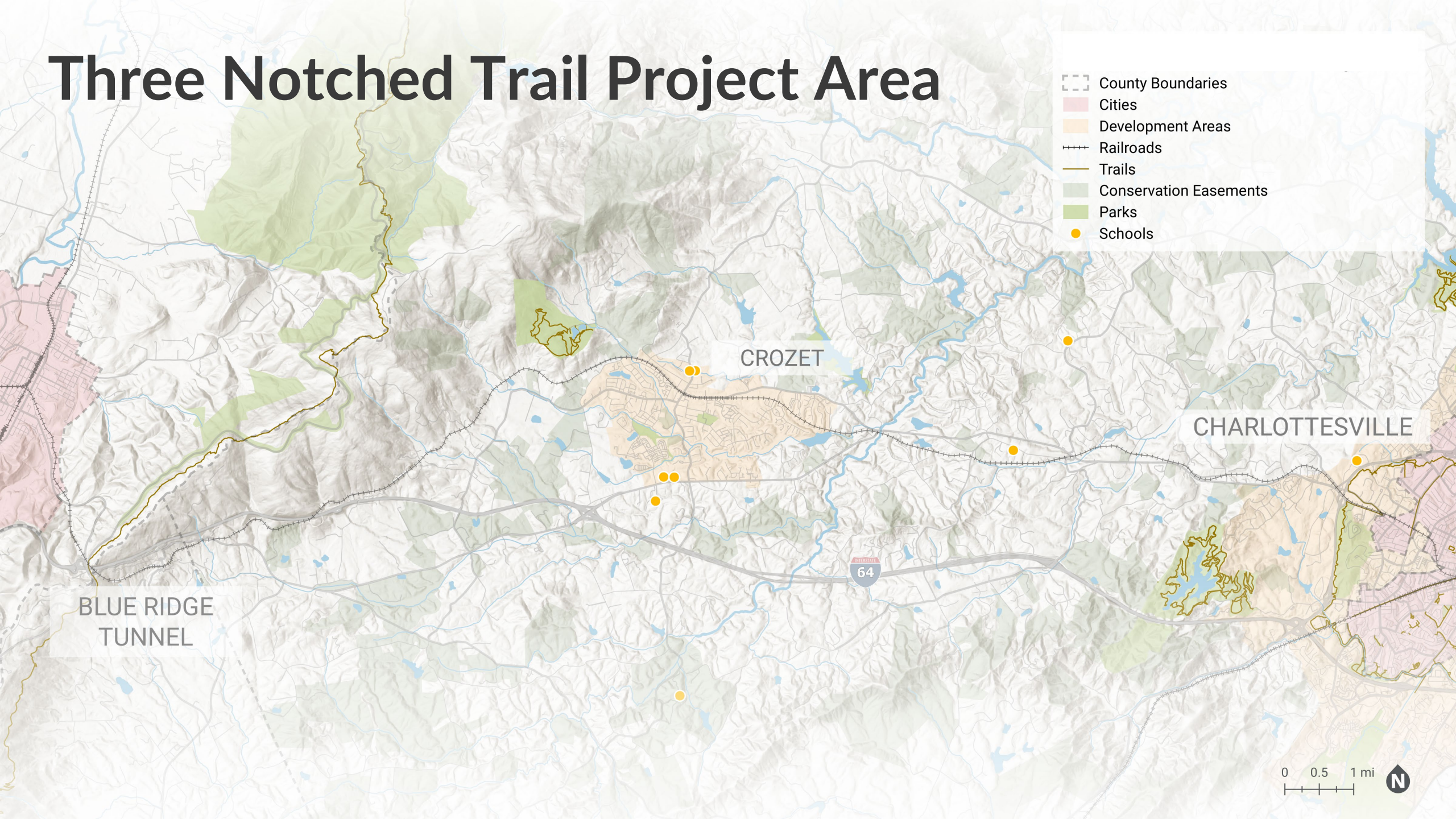
Project purpose

What is a Master Plan?

- Map the preferred trail route
- Identify trail segments for phasing of design and construction
- Show likely construction costs
- Outline steps to make trail a reality
- Deliver preliminary designs for priority segments

This is a planning effort – no property acquisition or construction at this time.

Three Notched Trail Project Area



Project process

Data Collection

Collect and assess data on existing conditions

2025

Alternatives Analysis & Route Selection

Explore different route options and select a final route

2025–2026

We Are Here

Design Development

Develop trail construction documents and outline steps for future trail implementation

2026–2027

Implementation

Upon completion of the Plan, the County will seek additional funding for design and construction

2027

Note, this step is not part of the current Master Plan work but will be a future effort

Continuing Opportunities for Input

- Tonight's meeting
  - Discussion with project team
  - Sticky note comments
  - Priority segments activity

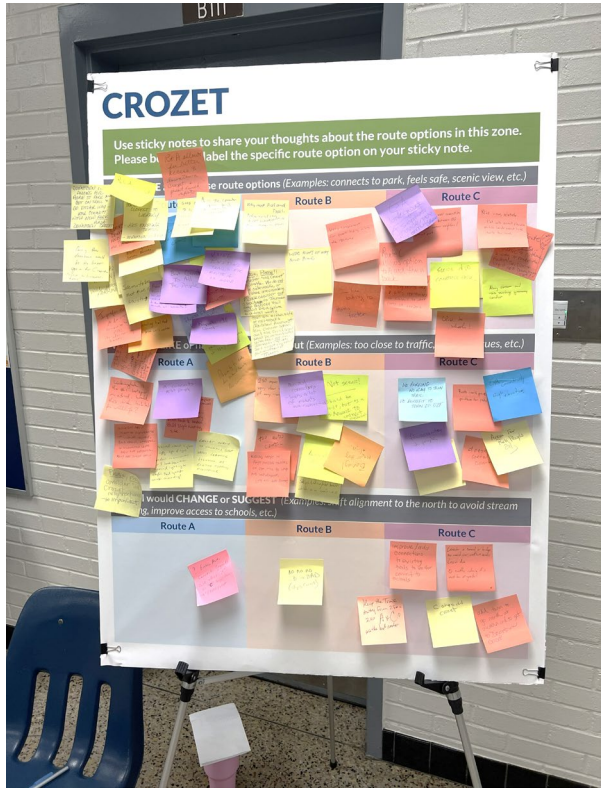
- Online input through November 15
  - All meeting materials will be online
  - Review and comment on preferred route
  - Provide input on priority segments for construction

Community Input/ Engagement Summary



We Heard You

Over 4,000 public comments received thus far!







WAYS PEOPLE LEARNED ABOUT THE THREE NOTCHED TRAIL MASTER PLAN

Engagement Round-Up for Phases 1 and 2



1060 Completed Surveys



1075 Landowner Mailings Sent

21 Partner Organizations

12 Outreach events



727 project email subscribers



13,710 visits to the project website

530 PUBLIC MEETING ATTENDEES

Key Themes from All Engagement Activities

Public support for the trail is strong, requesting:

- Safety and Separation from Traffic (#1 priority)
- Connectivity to Key Destinations and Easy Access
- Health, Wellness, and Family-Friendly Design
- Scenic and Environmentally Sensitive Route

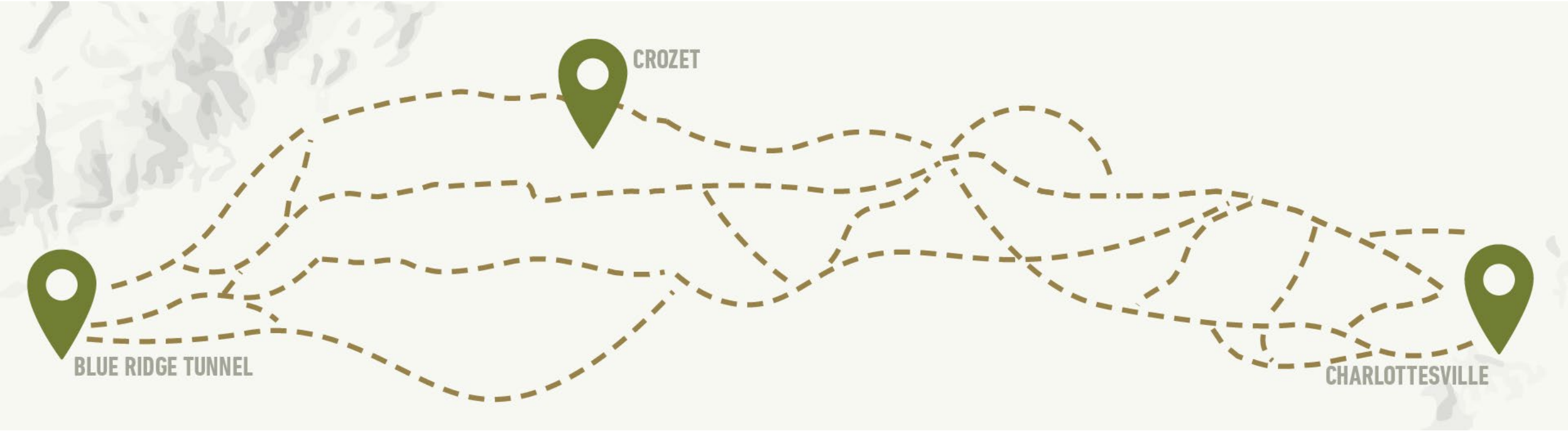


Concerns about private property acquisition and landowner opposition

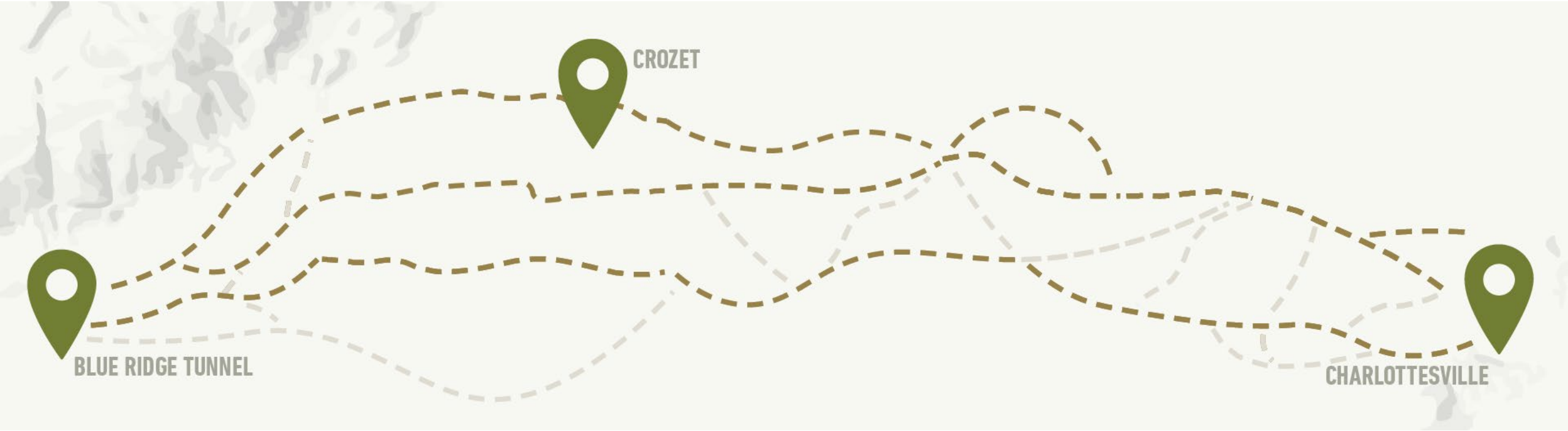
Preferred Route Summary



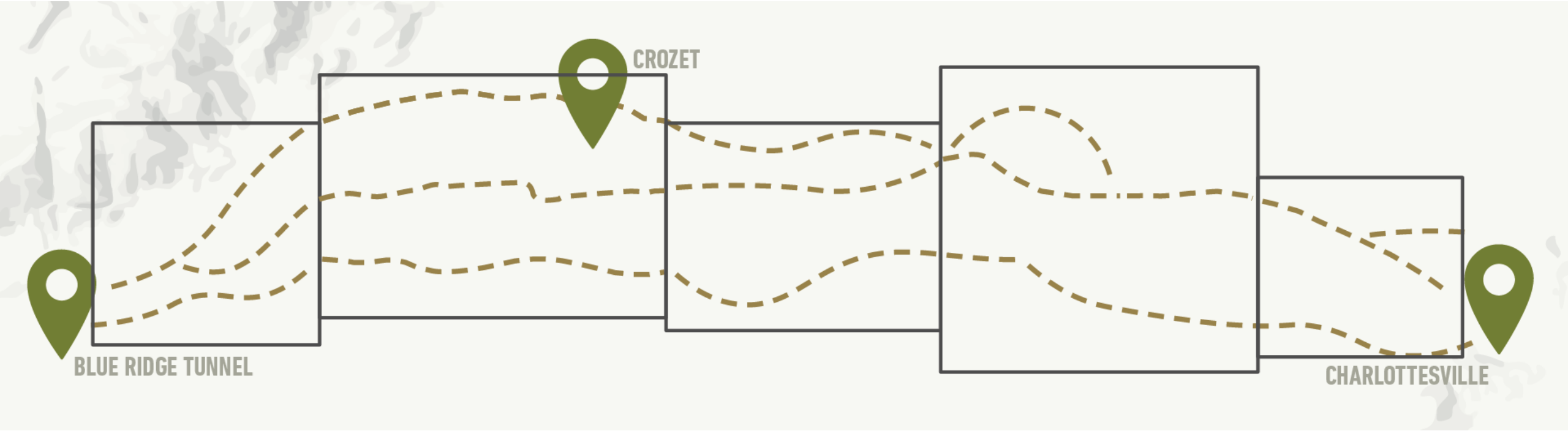
Initial Route Possibilities



Narrowing Down



Public Meeting Number 2 (December 2025)



Public Meeting Number 2 (December 2025)



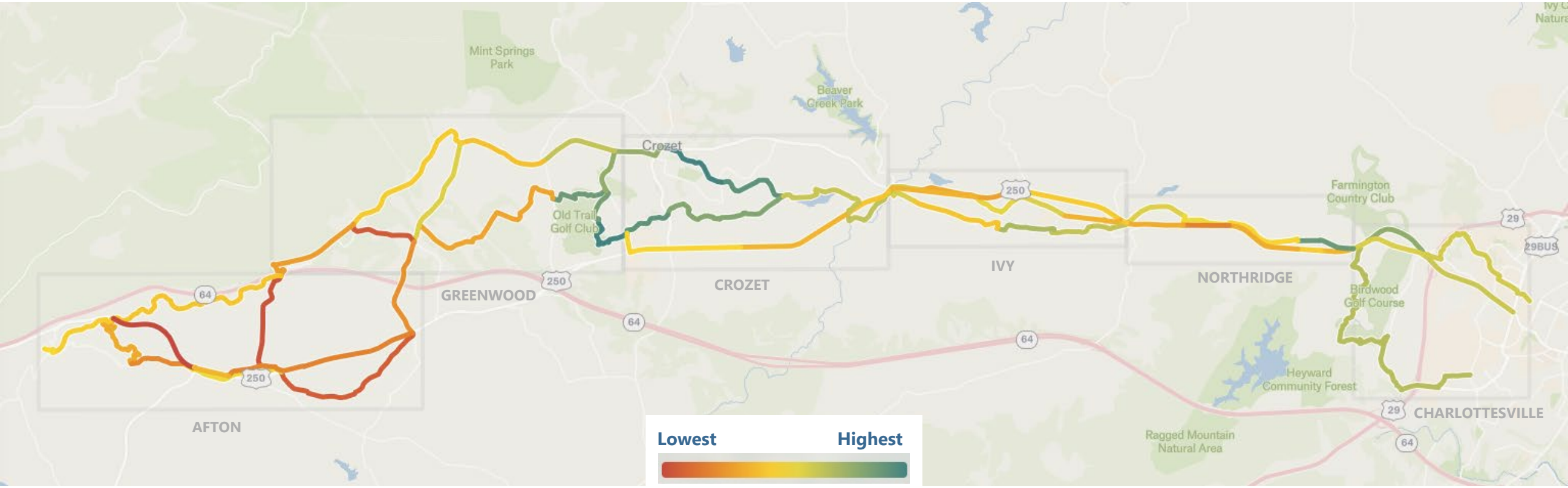
Scoring Individual Segments

- **Safety**
  - The Three Notched Trail should be safe and comfortable for everyone, providing clear separation from vehicles and minimizing roadway crossings.
- **Connectivity**
  - The Three Notched Trail should be a true connector, linking neighborhoods, schools, businesses, and community destinations.
- **Accessibility**
  - The Three Notched Trail should be both easy to access and easy to use, with convenient trailheads and gentle grades.

Scoring Individual Segments

- **User Experience**
  - The Three Notched Trail should be a place where people want to spend time. The route should help people access parks and experience the natural beauty of the county, away from high-speed traffic.
- **Constructability**
  - The Three Notched Trail should be realistic to build as soon as possible. The route should leverage public land and existing trails wherever possible and limit costly bridges, major grading and significant private property impacts.

Scored Route Segments



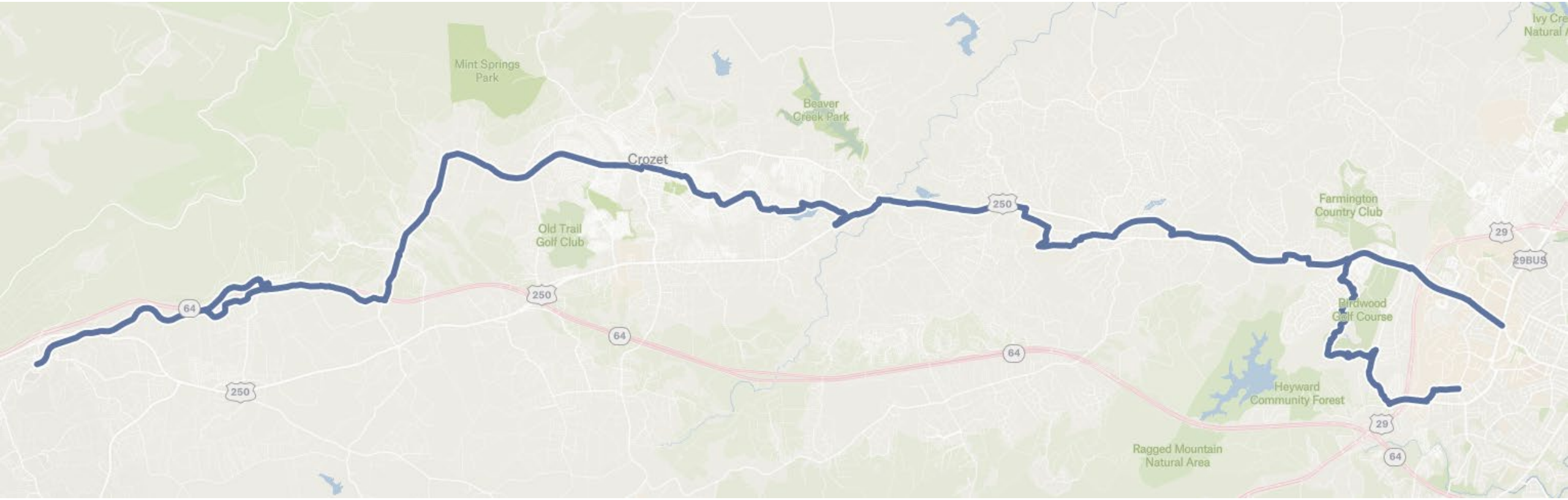
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Additional Route Refinement

- Route development workshops with Technical Committee and County staff
- Outreach and one-on-one conversations with landowners
- Additional field visits with County staff



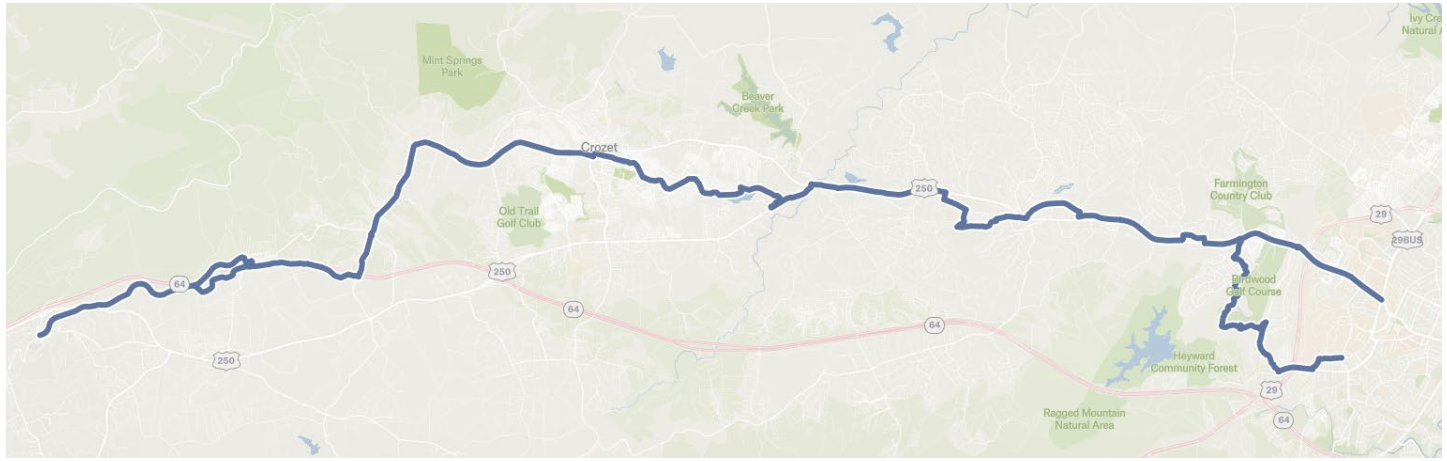
Preferred Route



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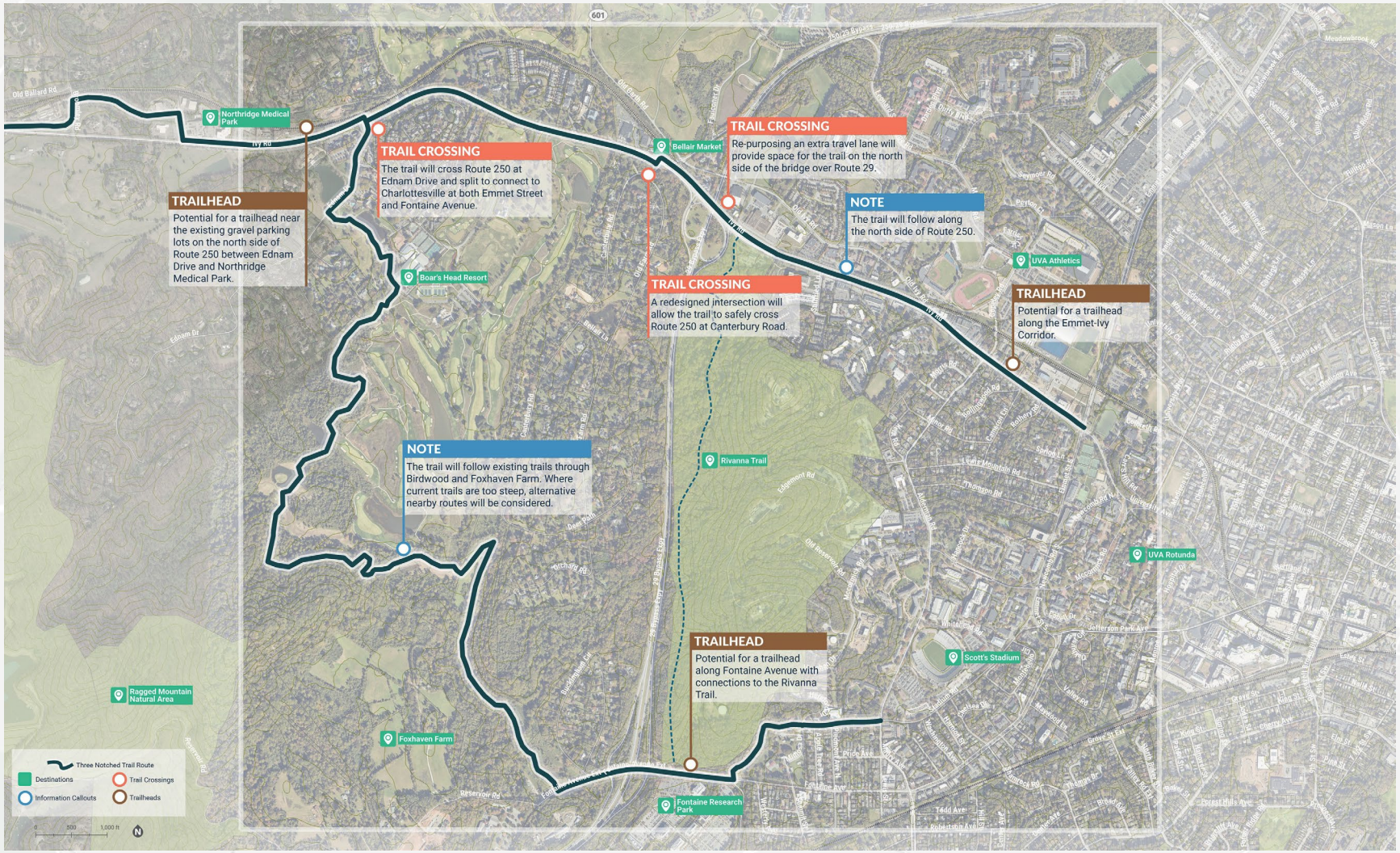
Key Highlights of the Three Notched Trail Route

- 27 total miles of trail from Charlottesville to the Blue Ridge Tunnel
- Two options for trail users as they enter Charlottesville
- 40% of the trail follows natural or forested corridors, 60% follows roadway corridors
- Four at-grade controlled crossings of Route 250
- 70% of the trail is through existing trail easements, publicly owned land, or VDOT right-of way
- Direct connections to UVA, Rivanna Trail, Ragged Mountain, Boar's Head, Murray Elementary School, Crozet Park, downtown, Crozet, Old Trail, Greenwood Community Center… and more!



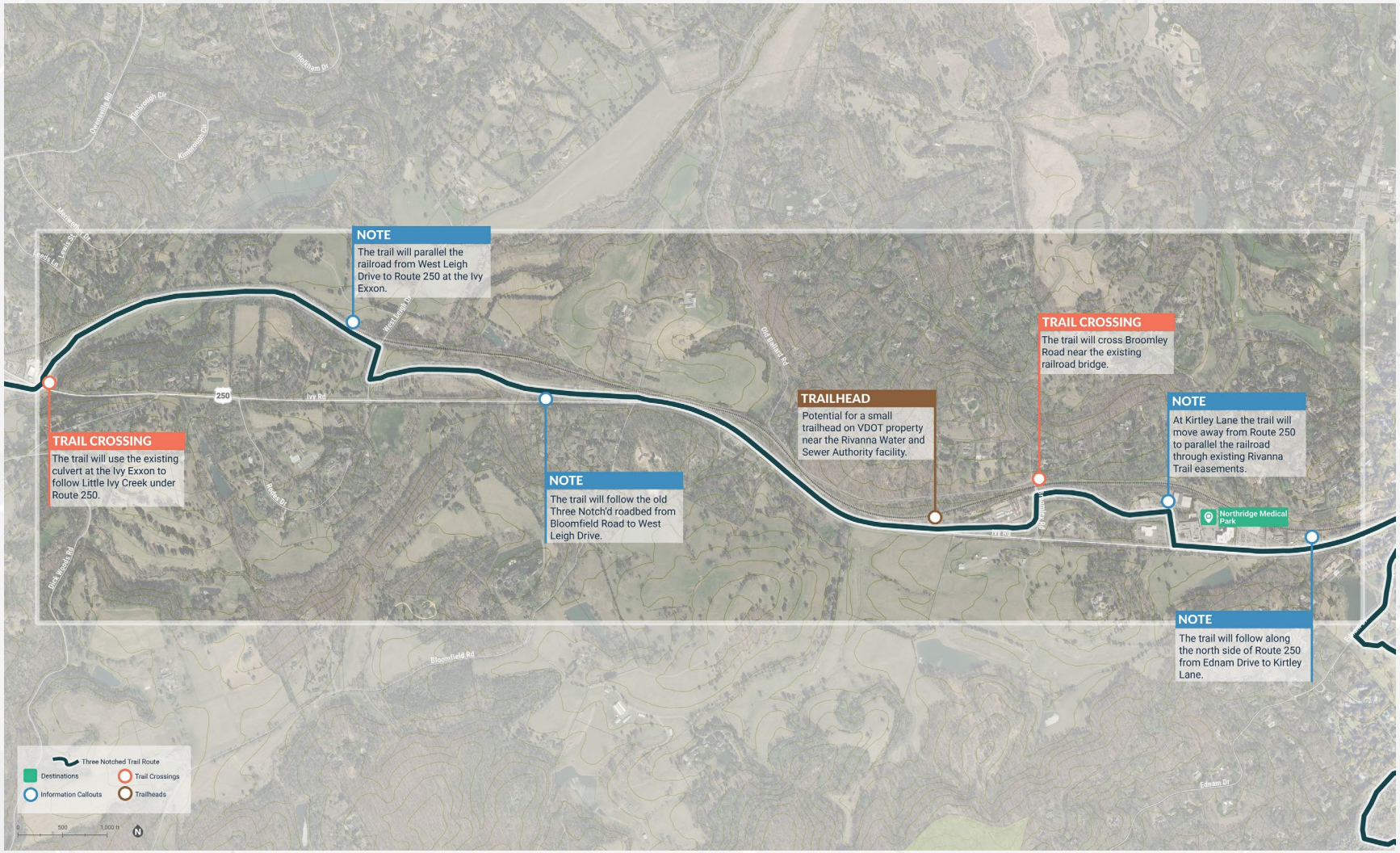
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Charlottesville



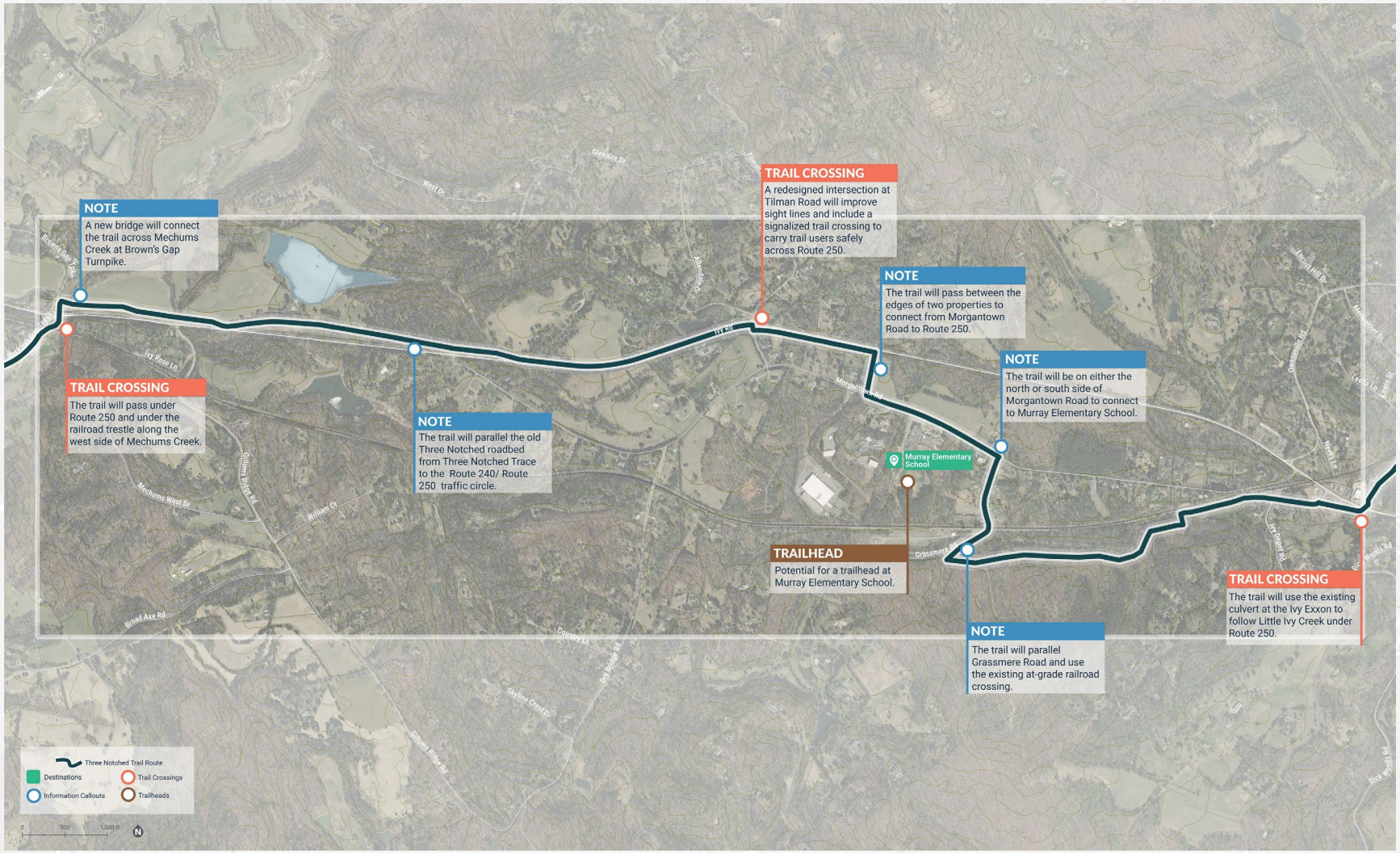
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Northridge



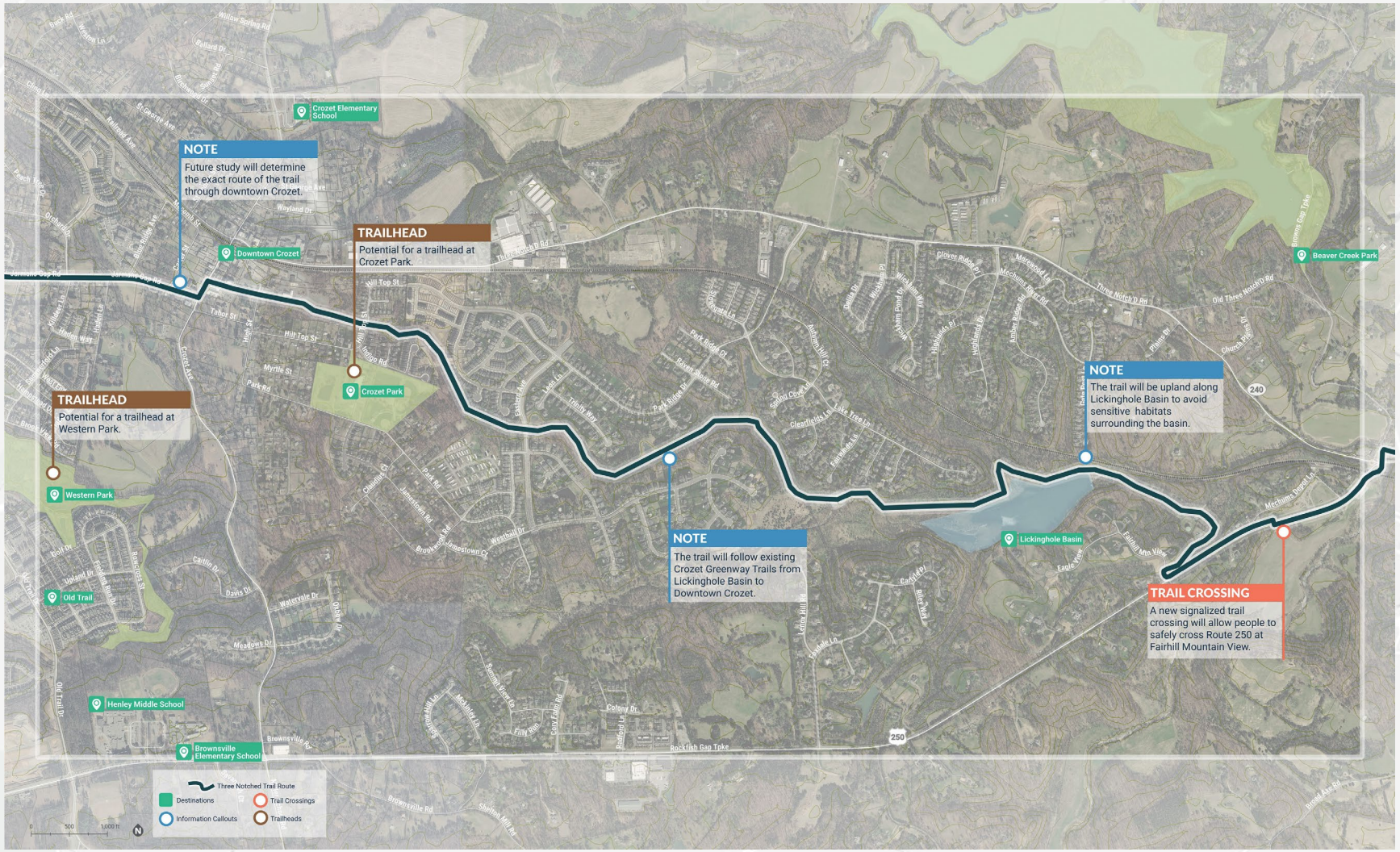
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Ivy



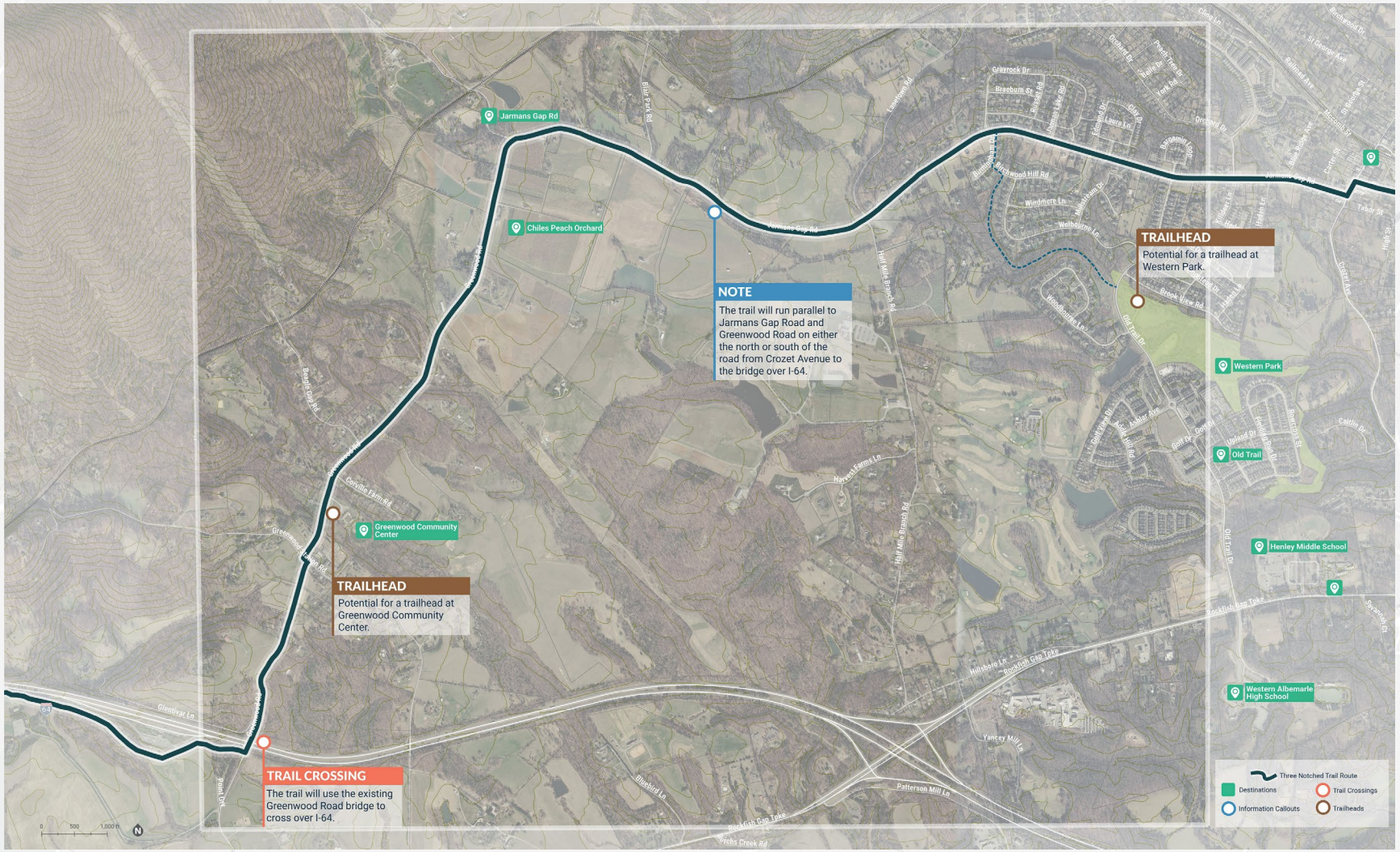
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Crozet



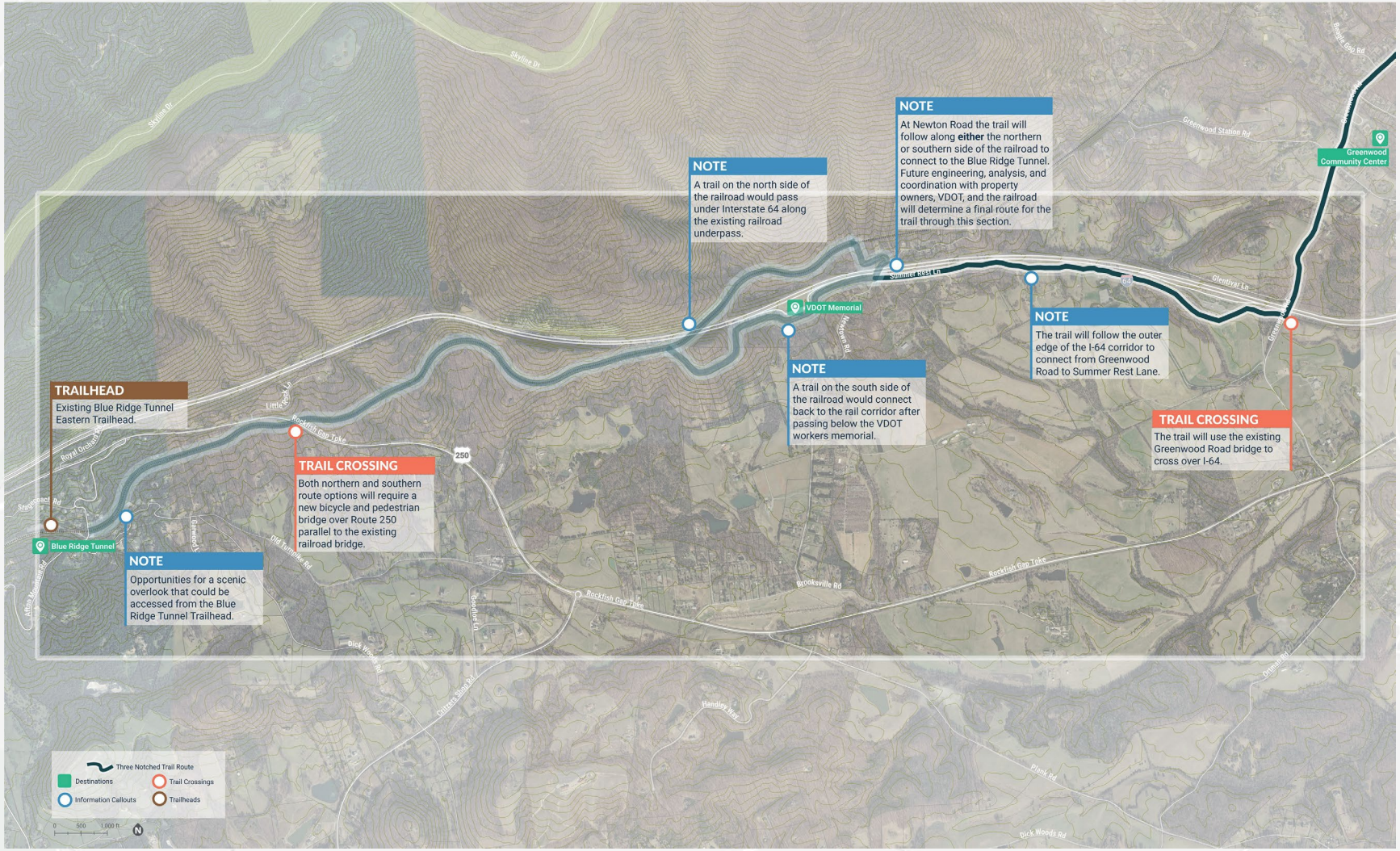
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Greenwood



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Trail Segments and Priorities



Three Notched Trail Shared-Use Path

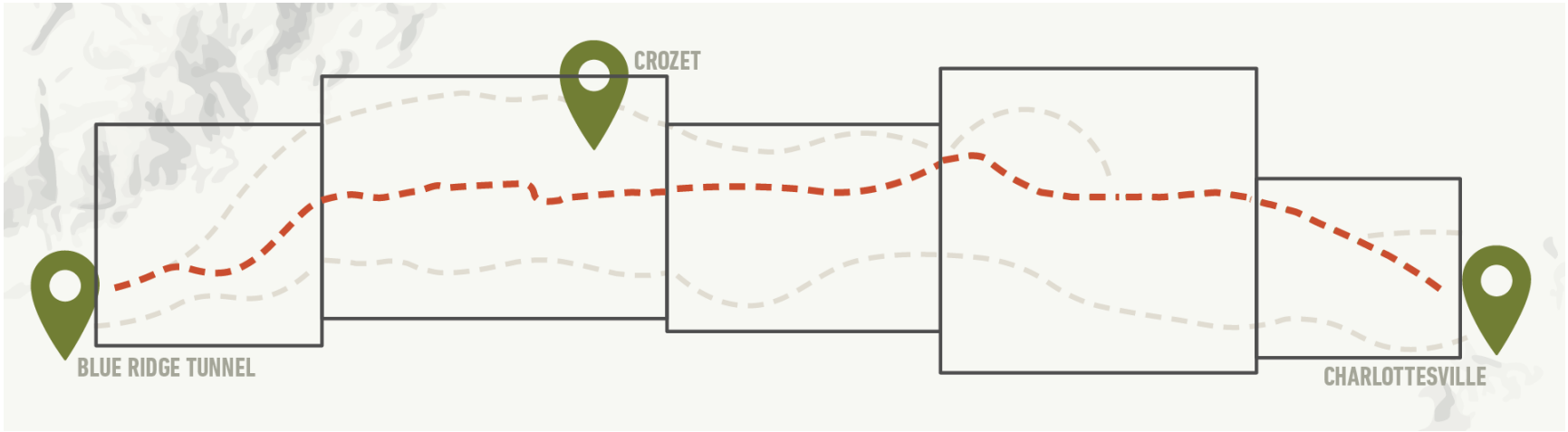
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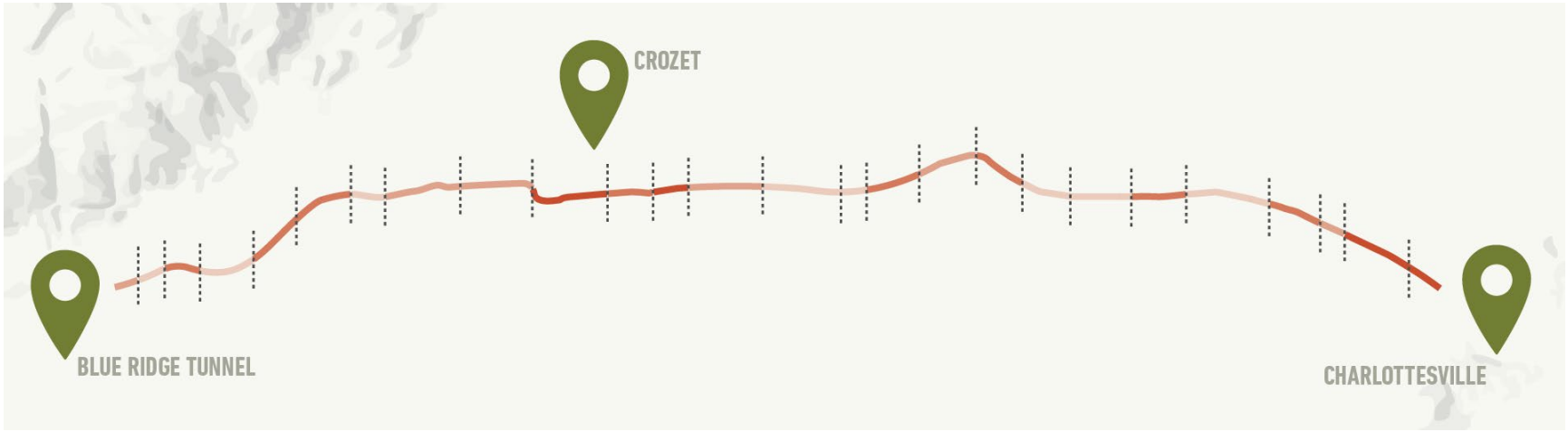
How do you decide what to build first?





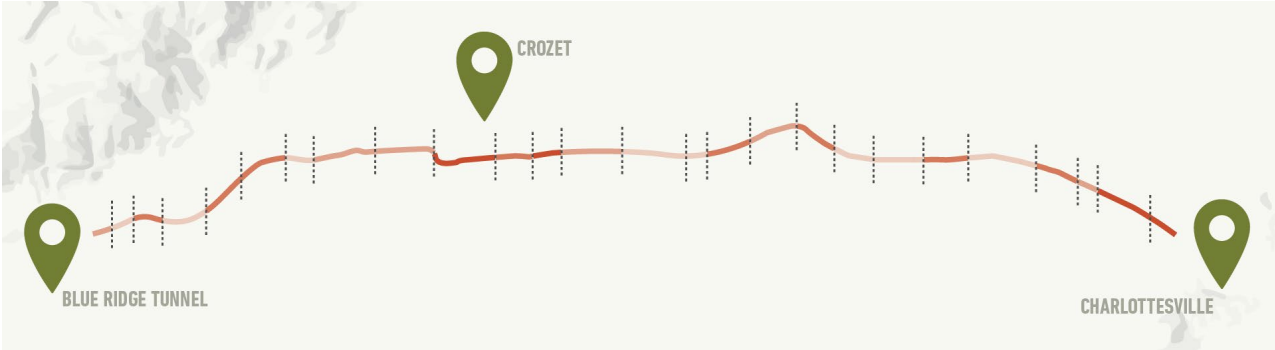
Moving Towards Implementation



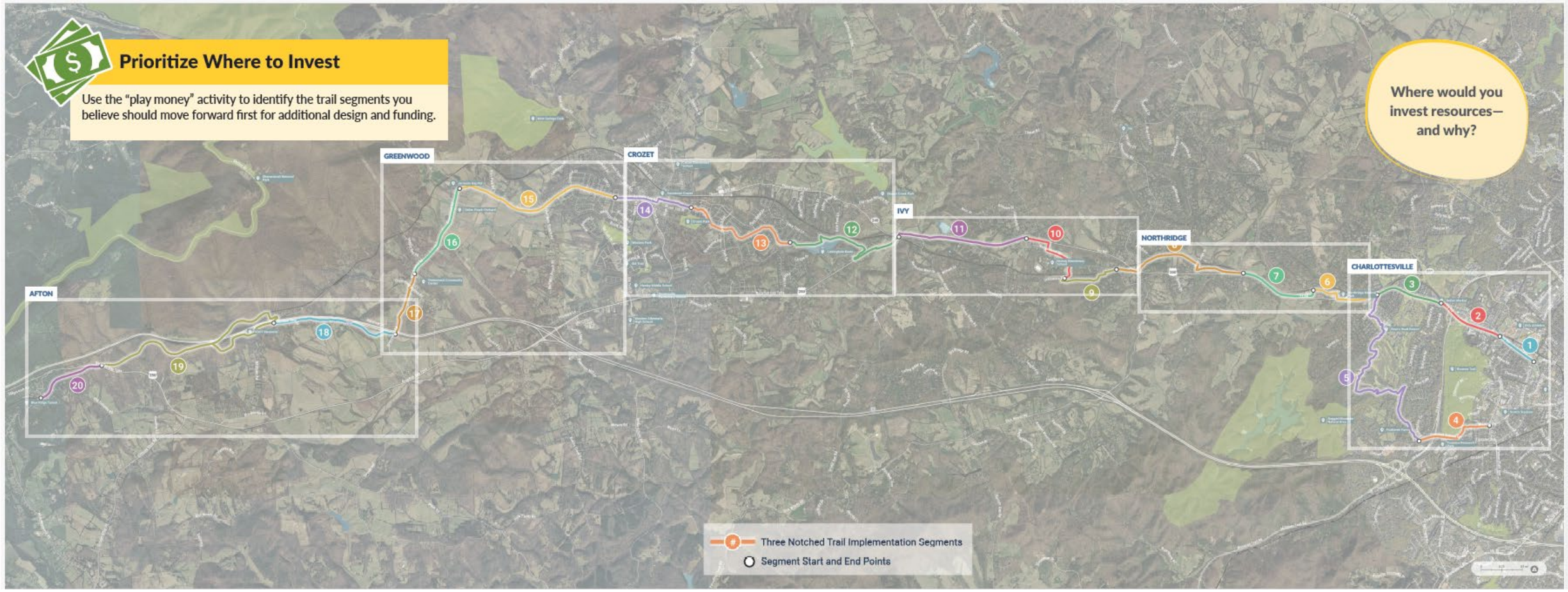


Priority Segments for implementation

- Segment extents based on:
  - Length
  - Trail type
  - Independent utility
  - Implementation partners
- Considerations for prioritization
  - What segments should move to construction first?
  - What should the first segments ***do*** for you, your community, and the future of the Three Notched Trail?



Trail Segments



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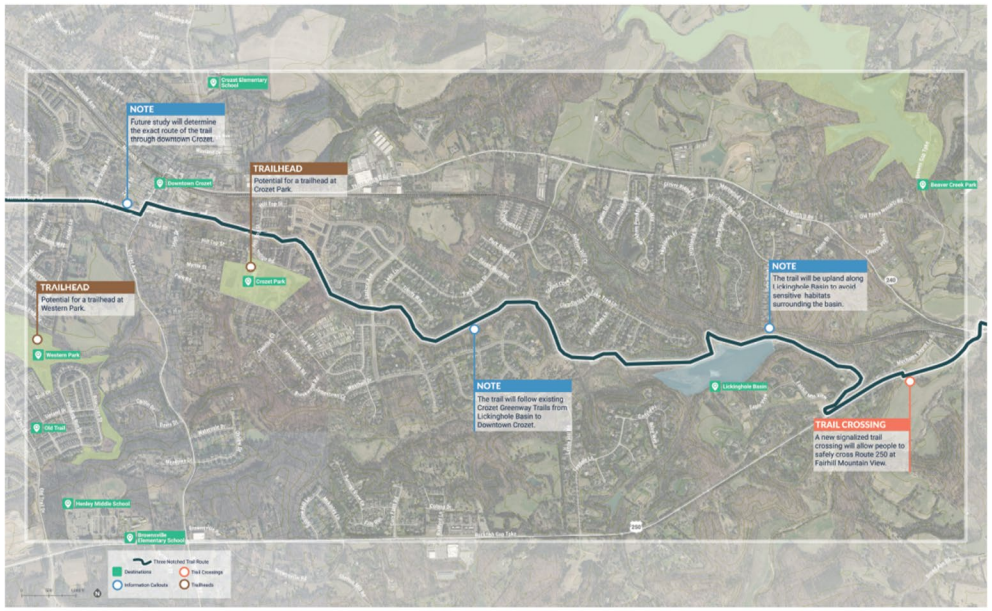
Guest Speaker

Open House Stations

OPEN HOUSE STATION – Zone Maps

Crozet Zone

The Crozet route offers one of the longest continuous natural sections along the entire Three Notched corridor. The route links downtown Crozet, Crozet Park, and Lickinghole Basin, leveraging existing trails and easements already set aside by the County for future trail development. This route also avoids the steep slopes, private property impacts, and the heavily trafficked areas along Route 250 and Route 240.



Crozet Zone

Safety

- A new signalized trail crossing at Fairhill Mountain View will let people safely cross Route 250 without having to wait for a gap in traffic.
- The route avoids the numerous driveways and high-stress crossings that the trail would have to navigate along either Route 250 or Route 240.

Connectivity

- The route provides an everyday transportation option connecting numerous neighborhoods to Crozet Park and Downtown Crozet.
- Community feedback strongly emphasized the importance of the Three Notched Trail connecting directly into Crozet rather than relying on potential spur trails to access downtown.

Accessibility

- Crozet Park and existing neighborhood connections offer many trail access points.

User Experience

- This is one of the largest continuous corridors where the trail can have a truly natural feeling and be fully separate from both the railroad and Route 250.

Constructability

- Community feedback highlighted the need to protect the secluded natural feel of Lickinghole basin. Careful construction in this area will ensure sensitive habitats are not disrupted, and opportunities remain for quite interactions with nature away from the main trail.
- This route utilizes existing greenway corridors and builds on the County's approved land use and trail plans rather than clearing and cutting a new path through the landscape.

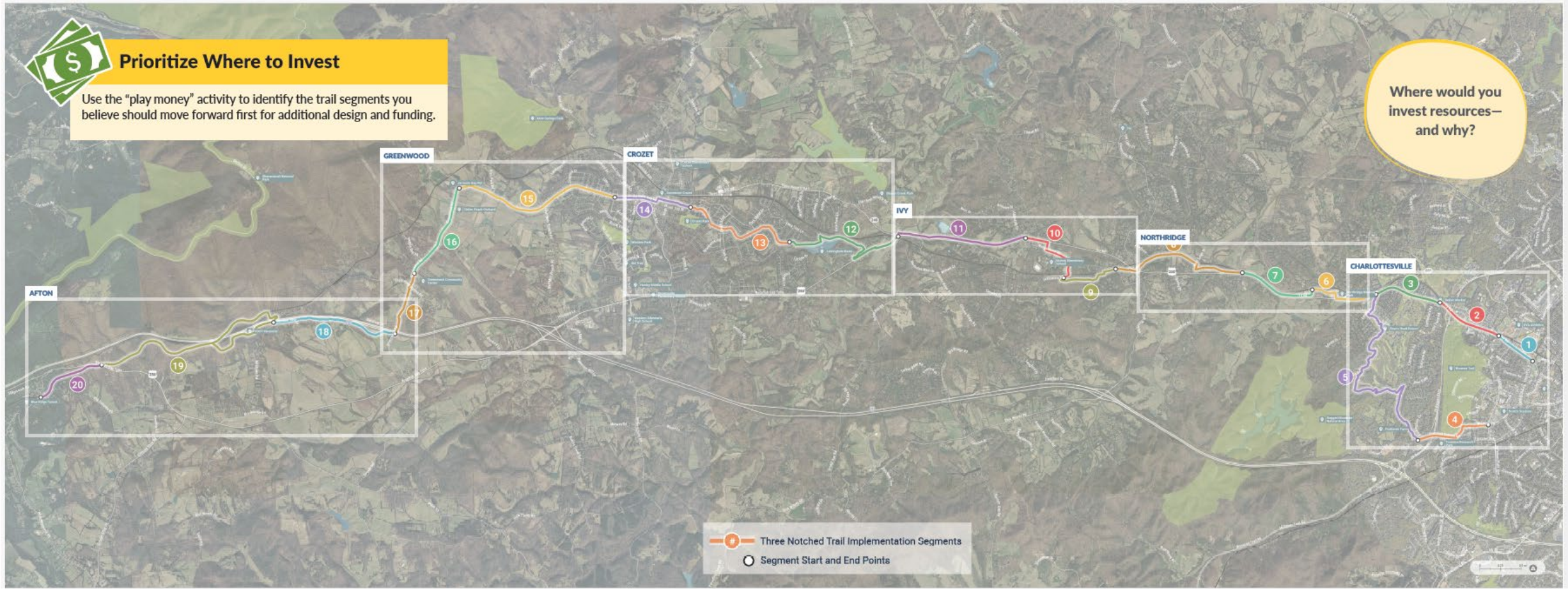
Help Us Make Each Segment a Success

What have we missed?

What design features or trail amenities are needed to make this segment successful?

Think about things such as trail surface, crossings, accessibility, connections, wayfinding, rest areas, landscaping, parking, restrooms, or other features that matter to you.

OPEN HOUSE STATION – Priority Segments



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Next Steps

- Present the preferred route and seek input on priority segments
  - Comment online through November 15
- Develop preliminary design plans for priority segments
- Compile Master Plan report
- Present Master Plan to public and Board of Supervisors
- Seek grant funding

Thank You!

- Please visit the project website https://engage.albemarle.org/three-notched-trail-master-plan