

Southern Urban Area B Study Community Open House

Saturday November 8, 2003
11 a.m. – 4 p.m.
Gordon Avenue Library Basement Conference Room

Agenda

Purpose: Participants are invited to provide feedback on the Existing Conditions Report and Maps, noting community perspectives on formative issues for the plan. Perspectives on the integration of housing and transportation, including bicycle/ pedestrian issues, transit and parking will be solicited. Location and enhancement of existing neighborhood centers will be explored and possible locations for new neighborhood centers will be considered. City, County and University perspectives will be actively solicited through the Open House interactions.

Format: “Drop In” Open House with staffed stations at which participants provide feedback in written & verbal form. There will be numerous maps and charts posted throughout the space, and a running educational powerpoint “loop” to allow individuals to come and go during this form of “presentation”. The history of studies in the area will be highlighted along with specific issues of Area B today. Participants are welcome to come at any time and stay as long or as short as they wish. There are several opportunities for participation.

Sign-In Table: Participants sign in with name/address information to be compiled later by County Project Manager. Each participant will receive a guide to the Open House stations. Name tags will be provided.

Station 1 - Existing Conditions: This is a running slide show summarizing the existing conditions report; display boards and maps such as traffic counts & transit routes. Several hard copies of the report will be displayed.

Participants are asked to fill out a short comment sheet at the workshop or take it home & mail it back.

Station 2 - Community Values & Issues: This is a blank wall with stacks of 5x7 size post-it notes and worksheets.

Participants are asked to fill out the worksheet with their answers to focus questions:

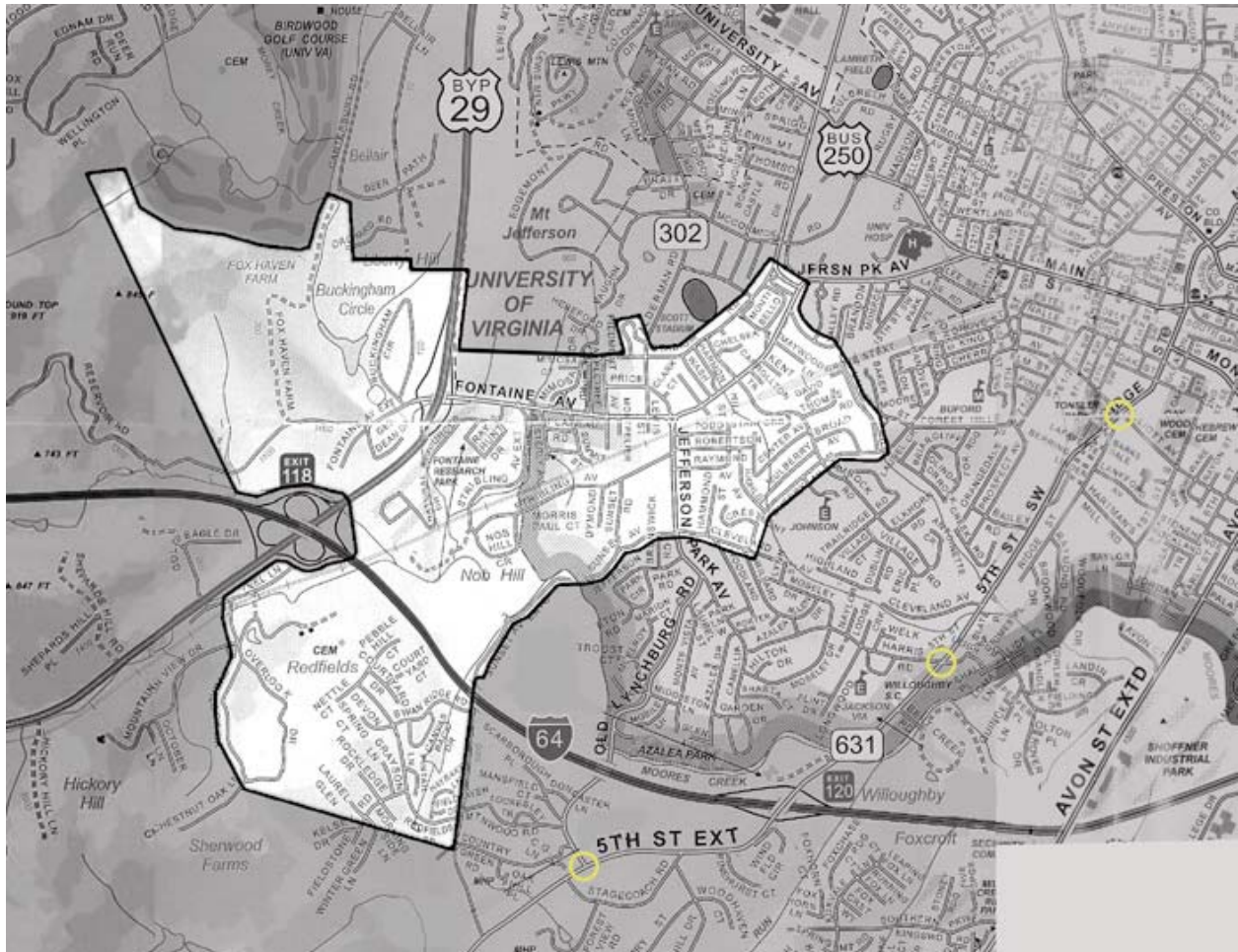
- ❑ *What is needed to ensure this community grows and develops in a healthy and sustainable way that provides a high quality of life for residents?”*
- ❑ *What are the implications of new neighborhood centers in regards to transportation infrastructure (streets, sidewalks, trails, bike lanes, transit, etc.)”*

After filling out the worksheet, participants can summarize their key ideas in two to five words on a post-it card and stick it on the wall. Facilitators at this station will start grouping the ideas as the day goes on, with advice and suggestions from participants.

Station 3 - Mark-Up Map: Using a very large aerial photograph, facilitators will help in orienting participants to the project area. Facilitators are well versed in the geography of the area and neighborhood centers. They can answer questions and make sure participants understand the meaning of this exercise, and they will take notes on the issues that emerge.

Participants are asked to place dots to represent the following issues:

- Green dots: Special places or amenities they want to preserve or enhance*
- Red dots: Areas of concern*



Additional Comments:
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Area B Open House

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Station 1: Existing Conditions

WRITTEN COMMENTS ON MATERIALS

- All the maps show Sunset Road as a through street when it is blocked off at Moore's Creek. This is misleading.
- Show roads in medium gray to help orient oneself on the map.
- Show house values accurately; Buckingham Circle homes are not valued at \$365,000 (seems inflated) and Fontaine homes can now be sold in the \$200,000 range. House values are rising.
- The number of students with cars in the JPA area is far higher than what's shown in the existing conditions report. Student renters definitely have more than 1 car per dwelling.
- The charts for area F are completely skewed by apartment buildings containing students. This under-represents the incidence of single family, permanent homes in that area.
- Study boundaries don't make sense.
- Questions accuracy of traffic counts.
- Questions accuracy of student renter counts.
- Contour key 10' with 100' called out.
- On existing conditions Maps (Natural Environment & Built Environment) show contour lines heavier every 100'.
- Connect both sections of Sunset Rd. or connect outer part to Stribling and then Fontaine.
- Indicate what land is owned by the University (i.e. Birdwood) with same color as central grounds or a light cross-hatching.
- Include service levels on transportation map.
- ADT doesn't tell the whole story.
- *Must take into account traffic impacts from all the development on Sunset Extended, Fifth St. Extended and the area between Fifth St. Extended and Avon St. This would be a remarkable and costly oversight (provided on behalf of FSNA.)

*Indicates post Open House comments.

Area B Open House- Stations 2 & 3: Summary Results

I. Moderate Level of Response (2-3 post it and/or 2-3 form responses, echoed by Station 3 Flip Chart.)

A. Area-Wide.

- Build no new roads.
- Make area in general pedestrian friendly.
- Protect existing undisturbed natural and historic areas.
- Provide a neighborhood friendly road network (via narrow and/or slow streets) which includes JPA Ext. from Fontaine to Fry Spring.
- New neighborhoods will need to be connected.
- More urbanization (in general, along Fontaine and within centers.)
- Neighborhood centers should have amenities, be healthy and convenient but should also anticipate increased traffic en route to their destinations.
- Control the parking situation; limit the use of the area as a “park n’ ride,” provide satellite parking outside city with public transportation into town, build parking garages for students, severely restrict parking within new centers.

B. Specific Areas.

- Do not widen Fontaine.
- Fontaine/Maury/JPA intersection needs more investment and pedestrian-friendly improvements so that it develops its own identity.
- Develop alternatives to the Maywood Connector (i.e. under the tracks at Valley Circle or a road along the tracks connected to Shamrock.)
- Focus mixed-use development within existing centers, esp. the Fontaine Off. Pk.
- Protect Observatory Hill.
- Construct a new road between Sunset Ave. Ext. & Stribling Ave. Ext. to Fontaine.
- Preserve Oakhurst Cir., Fry Springs and JPA Ext. as historic neighborhoods.
- Provide south side amenities such as a public library and good shopping areas (i.e. upgrade the Food Lion.)

II. High Level of Response (4-7 post it and/or 4-5 form responses, echoed by Station 3 Flip Chart.)

- Plan for people, not cars; sidewalks & crosswalks, bike paths & lanes, better lighting, pedestrian-oriented streets.
- Improve efficiency, frequency, scope of public transportation (inc. Trolley.)
- Promote more owner occupancy of rentals and homes.

III. Unique Single Statements (Note: most comments listed below have an opposing view.)

- Rebuild existing “rural” roads to accommodate an increasingly “urban” environment.
- Complete the Southern Pkwy to 5th St. Extended.
- Rebuild Sunset Ave. Extended.
- Make Fontaine Ave. 4 lanes with very intense development between the two centers, in keeping with the City’s Corridor Study.
- Locate a good, small grocery store @ the Maury/JPA/Fontaine intersection.
- Locate a branch library on the south-side of town.
- No big box retail.
- Preserve open space, i.e. wetlands @ Buckingham & Fox Haven Farm.
- The more UVa employees that live nearby and walk to work, the less traffic. UVa families should be helped to own homes in the area.
- *Locate a mixed-use facility on Fontaine which would house UVaPD & a FD substation.
- *Fontaine Ave. needs to become an attractive, safe entry way into the City.
- *Preserve the Stribling Corridor as an ecological/recreational connector between Observatory Hill, Fontaine Research Park wetlands and Moore’s Creek corridor.

* Indicates post Open House comments.

Area B Open House

Station 2: Community Values & Issues

POST IT COMMENTS

INFRASTRUCTURE, ROAD & TRANSIT IMPROVEMENTS	
Rebuild Sunset Ave. Extended.	1
Build new sidewalks & crosswalks.	5
Build new bike paths.	4
Need better street lighting.	1
Complete Southern Parkway to 5 th St. Extended	1
Need to connect more neighborhoods.	1
Build a new, big road between Sunset Ave. Ext. and Stribling Ave. Ext. to Fontaine.	1
Rebuild existing "rural" roads to accommodate needs of an urban environment.	1
Extend Stadium Rd. to Fontaine so as to disperse Fontaine traffic.	1
Build no new roads.	2
Build no major parking facilities.	1
Invest in regional ride-sharing programs.	1
Implement permit parking in whole U.VA area.	1
Improve efficiency of public transportation (both within study area & to points beyond.)	7
Provide satellite parking outside city limits with public transportation into town (for students and commuters who live in the county.)	3
Place student parking garages in strategic locations in lieu of lots around buildings.	1
End "Park n' Ride" in neighborhoods.	1
Invest money and space to transit.	3
Trolley needs to run more regularly during the week and some Sunday service.	2
Do not widen Fontaine Ave.	2
Do not extend Stadium Rd.	1
Do not want 3 to 4 land roads going through Fontaine.	2
Keep traffic down in neighborhoods.	1
Do not build 3 to 4 lane roads through neighborhoods.	1
The Fontaine/JPA/Maury intersection needs to be much more pedestrian-friendly.	2
Frye Spring's intersection should be more pedestrian-friendly.	1
Make area in general more pedestrian-friendly.	2
Maintain 35 mph speed limit on JPA Extended from Fontaine to Fry's Spring either through enforcement or traffic calming (i.e. stop signs and/or speed bumps.)	1
Develop alternatives to the "Maywood Connector" such as under the tracks at Valley Cir. and out to Cherry Ave. or a road along the tracks connected to Shamrock.	2
*Connect existing Research Park roads to new developments south of the tracks.	1
*Old Lynchburg Road needs to be made more safe and have sidewalks. (FSNA.)	1
*Harris Road to JPA needs to be made safer, with sidewalks. (FSNA.)	1
*Fontaine needs to become an attractive, safe entry way w/sidewalks & bike lanes. (FSNA.)	1
*Mixed use facility which houses the UVaPD w/a local FD on Fontaine, close to JPA.	1
SUBTOTAL	56

LAND USE & ZONING /ARCHITECTURE & URBAN DESIGN	
Locate a good, small grocery store @ the “Little Corner.”	1
Decide how to build.	1
Limit multi-story dwelling apartments to 4 stories.	1
Change zoning to allow for vertically-oriented “micro-infill” (i.e. additions/outbuildings.)	1
Intensely develop Fontaine Ave between the two centers.	1
Build neighborhood shopping centers for Southern Albemarle & Southside City.	1
*Promote more owner occupancy for rentals & homes (includes 1 mark from the FSNA.)	8
Encourage more homeowners to protect their neighborhoods.	1
Encourage mixed generation use.	1
Make neighborhood centers more urban.	1
Do not develop potential neighborhood centers #2 and #3.	1
Severely limit parking in the neighborhood centers.	1
Focus development within existing neighborhood centers, especially Fontaine Bus.Pk.	2
The City, County & UVA should take responsibility for managing growth.	1
Support City’s Corridor Study’s call for greater mixed use along corridors.	1
Provide higher density (more vertical and urban) housing especially along corridors.	1
Encourage smaller setbacks.	1
Provide a public library in the south side of town perhaps on an existing school site.	1
Fontaine Office Park violates all Corridor Study principles; can’t walk to it and it is an auto-dependent environment. Should not be repeated.	1
SUBTOTAL	27
OPEN SPACE PLANNING/BUILDING PRESERVATION	
*Preserve the Stribling Corridor as an ecological (i.e. habitat) and recreational connector between Observatory Hill, the Fontaine Research Park wetlands and Moore’s Creek stream corridor. To that end, Stribling should remain a rural road and be used only as an extension of the trail and greenway system.	1
Preserve the “wetlands” adjacent to Buckingham Circle as a public park/natural area.	1
Protect Observatory Hill and preserve dark skies around the Observatory.	2
Protect Foxhaven Farm.	1
Protect existing, relatively undisturbed places historic structures.	2
Preserve single family homes along Fontaine Ave.	1
Protect Oakhurst Circle.	1
Turning Maywood into a connector would destroy the residential homes which date from the 1930’s of which none have been torn down.	1
SUBTOTAL	10

“SUMMARY” POST IT COMMENTS

INFRASTRUCTURE, ROAD & TRANSIT IMPROVEMENTS	56
LAND USE & ZONING /ARCHITECTURE & URBAN DESIGN	27
OPEN SPACE PLANNING/BUILDING PRESERVATION	10
GRAND TOTAL	93

* Indicates post Open House comments.