

**Albemarle County Pantops Master Plan  
Community Meeting  
January 5, 2005  
Meeting Notes**

**Segment #1: Development/Redevelopment/Urban Design**

Question #1: What activities, services, uses and/or amenities do you utilize or find attractive outside of the Pantops area and you would like to have available in Pantops?

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| Pedestrian, cycling oriented- less of a car culture   |
| Post Office- less driving outside of Pantops  |
| Library- now have to cross Free Bridge to get to any library- hard to park at Downtown Library                                    |
| Food Shops- such as W. Main Street Market. Family oriented food stores (i.e. Bodos)   |
| Create a sense of community identity/ village within Pantops  |
| A linking of the upper (Rivanna Ridge) with lower (Pantops) shopping centers with a trolley                                       |
| Kmart or Walmart for shopping   |
| Sidewalks- pedestrians  |
| Greenspace and access to greenspace   |
| Historic preservation- historic structures  |
| There is mostly residential north side of 250 and commercial south side of 250- need good pedestrian crossings- over or under 250 |
| Pantops Shopping Center- develop more like Barracks Road Shopping Center- more ambiance   |
| Giant (Rivanna Ridge) Shopping Center- arrange buildings to encourage walking and ambiance  |
| Gazebo Plaza- County purchase land and make a park  |
| Community meeting space (i.e. within a library)   |
| Bike trials/ bike lanes   |
| Gym/Athletic Club   |
| Wine Shop   |
| Park and Ride lot - with a bus stop   |
| Extend bus service  |
| Natural food store/ neighborhood market   |
| Farmers' Market   |
| High quality office space   |
| Hardware store/ sewing store  |
| Professional employment opportunities   |
| Design- bury utilities, smaller signs, streetscape, better designed parking lots  |
| More trees in parking lots  |

What activities and services do you feel are sufficiently provided for in Pantops or are not further needed?

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| Car dealerships  |
| Car parts stores   |
| Fast food  |
| Banks  |
| Drug Stores  |
| Coffee shops   |
| No more Pantops Shopping Center style of development           |
| Big parking lots surrounding small buildings                   |
| Development is destroying the ambiance                         |
| Development that targets pass-through traffic (i.e. from I-64) |
| Large grocery stores   |

What kinds of housing do you think are needed to serve our community- ages, incomes, lifestyle? What choices do we need for ourselves and our children?

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| Smaller lot sizes with single family like some new city developments (note: there is some disagreement with this idea)  |
| Small houses in clusters to other areas as greenspace- creating a sense of community (i.e. ridge above Fontana preserved, protects bird habitat/ species diversity) |
| Affordable housing- for young adults, teachers, etc.  |
| Mechanisms to create affordable housing   |
| Housing over commercial spaces or carriage houses   |
| Smaller footprint houses- 2 bedroom houses  |

## Segment # 2: Parks/ Open Space/Public Facilities

Issue: Limited lighting at Darden Towe Park—affecting maximization of facility

Question: What are the Pro's and Con's of increasing the lighting at Darden Towe?

| PROS  | CONS  |
|---|---|
| Greater accessibility in winter, particularly for dogs.   | Pen Park tennis lights are creating light pollution |
| There is already a lot of light in the area.  |   |
| The park is in the Development Area- could accommodate additional activity and leverage this land resource versus developing more parkland. | Need to protect observatory at UVA                  |
| There are no other illuminated soccer fields in the area.   | Well lit but unsupervised areas can attract trouble |

|  |  |
|--|--|
| There may be opportunity for compromise- with strict enforcement of time limits on lighting. | Lights will be seen from Fontana.                                |
|  | Increased hours of operation will expand staffing needs in park. |
|  | Will contaminate natural beauty.                                 |

Issue: Limited park facilities beyond the athletic complex at Darden Towe Park  
 Question: What would a Pantops community park look like? What would it offer?  
 What would a Pantops community park look like? What would it offer?

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| Developers could offer land as proffers with developments to provide neighborhood based park and open space |
| Childrens' exploratory areas  |
| Walking paths, scenic vistas, picnic areas, utilizing wooded areas  |
| "Ivy Creek East"- a natural area closer to Pantops  |
| Trees- help with air quality, lights, etc.  |
| Development as low impact as possible   |
| Pedestrian access and non-motorized access  |
| Educational Element (i.e. arboretum, gardens)   |
| Recreation that is tied to the land/place and natural environment   |
| Bike Paths  |

Issue: Limited greenway accessibility in the band around Pantops  
 Question: What areas should be examined for access points to the greenway?

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| There are big parking areas within a short walk of greenway- develop paths from parking to greenway |
| Feeder routes from new developments   |
| Access from South Pantops Drive- use old farm roads or somewhere near Winterhaven                   |
| Include bike racks near trail   |

Issue: There are limited pedestrian and biking connections in the commercial and residential areas

Question: Where are the critical needs for building pedestrian/biking connections in Pantops? Where do we need to go?

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| Route 20 North is not safe for bikes- it is a narrow road with no shoulder              |
| Bike lanes and sidewalks on Rolkin Ext. connecting to Fontana                           |
| County needs to fight hard for sidewalks in every development                           |
| Paved trail for recreation- build parkway type roads like the George Washington Parkway |
| Pedestrian connections from the north to south side of Route 250.                       |