

**PANTOPS MASTER PLAN MEETING
OCTOBER 4, 2004**

Break-out Sessions

- ◆ **What natural features do you see on the existing conditions map that offer unique value and opportunity to the Pantops community? Which of these features is already a focal point/center for the area?**
- ◆ **Where are the constructed features – commercial, institutional, employment, and other – that serve as focal points for current neighborhoods in the Pantops community?**
- ◆ **Where might there be new neighborhood center opportunities, natural or built?**

YELLOW GROUP

- ◆ **Natural Feature Issues**
 - Darden Towe Park
 - Green Belt / Rivanna
 - Maintain critical slopes in natural condition
 - Lewis & Clark Museum (The location is a good example of a natural setting)
 - Protect/Maintain Mountain views to Blue Ridge
 - Protect existing forests
 - Create visual buffers around new development
 - Maintain Rt. 20 as state scenic highway
 - Landscaping There is an appreciation for the existing landscape, which participants would like to see maintained
 - Buena Vista Farm maintained as open-space
- ◆ **Center Issues**
 - Landscaping standards (Good i.e. is Martha Jefferson Hospital and Peter Jefferson Place)
 - Pantops Shopping Center
 - Giant Shopping Center
 - DMV
 - Tip Top Restaurant
 - Create commercial center with parking around buildings – pedestrian friendly

- Pedestrian connections between commercial and adjacent residential areas
- Rt. 250 Pedestrian crossings needed
- Redevelopment/infill options for future centers. For example, instead of building a new library or post office use an existing building that could use redevelopment for this new use or center.

◆ **New neighborhood center opportunities, natural or built**

- Cascadia
- Moore's site
- Residential development between Free Bridge Lane and Stony Point Road
- Luxor
- Martha Jefferson Hospital
- Gazebo Plaza

◆ **Need More Info**

- Existing Zoning
- Notice about approved developments
- Access to Charlottesville
- Current VDOT Plans

RED GROUP

Natural Resources and Centers

- Rivanna flood plain should become a greenway containing a trail along the east bank, continuous.
- Multiple connections should be established throughout the neighborhood to the trail; in particular from areas like the proposed Martha Jefferson Hospital site and State Farm.
- Development that is sensitive and responsive to views and topography should only be allowed from the 600' contour boundary extended down to the 550 to 550 foot elevations. That view will be critical in the future.
- 'View Lost' indicated on the clear cut area at the Luxor development site. More trees.
- Group saw Gazebo Place development as unnecessary, badly located and out of character with the local fabric. They thought the high point / slope would make a great location for a park.

Built Resources and Centers

- This map was primarily used to sort through and have a conversation about what is currently under construction and what is anticipated for future projects.
- Some areas were identified for re-development or improvement: Pantops Shopping Center (Food Lion); The Moore's site; Wilton Farm and the development to the east.
- A desire was expressed to have more sidewalks to connect with paths to the trail. Pivotal to this was the addition of safe ways for pedestrians to cross Route 250. Specific intersections included 250 and 20 and 250 at Rivanna Ridge Shopping Center.
- Residents at Westminster Canterbury walk to Rivanna Ridge currently.
- Group saw Rivanna Ridge as a potential new center if 250 can be crossed and moved along by pedestrians. 250 is becoming a division through the neighborhood.

GREEN GROUP

◆ Natural Feature Issues

- Darden Towe Park
- Green Belt / Rivanna
- Natural area south of 250 between Interstate 64 and Peter Jefferson Place
- Wheeler Property (north of Darden Towe)
- Viewsheds: Protect/Maintain Mountain views to Blue Ridge (from Rivanna Village and Route 20 close to town)
- Plant and save trees
- Rivanna River – precious amenity
- Vistas/ Viewshed
- Mountain protection
- Darden Towe – Lights off
- Light Pollution
- Design of subdivisions

◆ Center Issues

- Retail Design
 - Enhance Pantops Shopping Center – more trees, upscale shops, redesign parking lot
 - Area behind McDonalds/Wendy's – mixed use, add other uses
 - Either Pantops better, or Giant Shopping Center for library, post office

- Institutions (Elks Lodge, Westminster Canterbury, Martha Jefferson Hospital, Broadus Memorial Church)
- Peter Jefferson Place and Hospital
- Giant/ Rivanna Ridge Viewshed – to North and West
- State Farm employees use Rt. 20 to Forest Lakes and other points North
- Free Bridge – Rt. 20 and Rt. 250 Intersection
- Proposed building heights for existing zoning – do we need to amend?

◆ **Need More Info**

- Height limits – zoning
- Ordinance