

**Pantops Neighborhood Master Plan 2004**  
**Citizens Planning Academy**  
September 22 Break-Out Sessions

**Yellow Dot Group**

**II. What is it about this place that draws us here?**

1. Rural character of Ashcroft – convenient to services
2. Rivanna River,
3. Scenic views and convenient - view of Blue Ridge from Pantops
4. easy access to 250 and I-64
5. Close to city – can serve city center and other areas, planned development of Peter Jefferson Place
6. Proximity to Downtown Mall, lack of traffic congestion
7. Darden Towe Park

**III. What could we add to this place that would keep us here?**

1. Infrastructure that is concurrent with growth
2. Accessibility from city to Pantops
3. Accessibility to other county development areas, ie. 29N
4. More auto accessibility in city
5. Public Transit, particularly to downtown and 29N
6. Fewer fast food establishments
7. Post Office
8. Library
9. Another Rivanna River Crossing
10. Celebration of historic nature of Pantops
11. Water supply
12. Maintain accessibility
13. Open space, pedestrian system
14. Screen of trees for all automobile dealerships along 250

**Green Dot Group**

**I. What is it about this place that draws us here?**

1. Scenic
2. Convenient to Downtown
3. Convenient to I-64
4. Charlottesville's reputation as great place to retire
5. Feel like you're living in a rural area
6. Good housing developments, i.e. Carriage Hill
7. Neighborhoods offering substantial land
8. Family living in the area

**II. What could we add to this place that would keep us here?**

1. Regional traffic system
2. Public transportation system
3. Protect scenic views

4. Lower density growth
5. Upgrade Pantops commercial center
6. Southern connector – additional river crossing
7. Post office
8. Library
9. Firestation

## **Red Dot Group**

### **I. What is it about this place that draws us here?**

1. Natural beauty
2. Caring people
3. Green
4. Lack of major commercial development
5. Rural, yet still offers access to cosmopolitan and cultural activities
6. Convenient to work - Access to I-64 and Downtown
7. Great place to grow up
8. Lack of high rise
9. Altitude – temperature differential
10. Westminster
11. The name
12. Tourism - Monticello

### **II. What could we add to this place that would keep us here?**

1. More hiking
2. Cut through traffic control
3. Protect existing property development
4. Protect residential integrity
5. Maintain accessibility for business traffic
6. Protect river
7. Ensure that development respects the natural landscape
8. Keep commercial development from encroaching on residential areas
9. Traffic control
10. Control developers
11. Library
12. Post Office

## **Blue Dot Group**

### **I. What is it about this place that draws us here?**

1. Rural area
2. Proximity to I-64
3. Proximity to UVA and Downtown
4. County tax rate
5. Natural beauty – open space
6. Set back – greenery landscape buffer
7. Pantops used to be the edge of urban development
8. Not Route 29
9. Control on parking and building

### **II. What could we add to this place that would keep us here?**

1. Natural beauty over community development
2. Maintain access to amenities, traffic arteries
3. Ensure that Neighborhood planning is a community driven process
4. Traffic control, limit congestion
5. Keep citizens informed about existing development plans
6. Improve shopping
7. Increase parking availability
8. Maintain pedestrian convenience
9. Protect and preserve scenic views
10. Exercise care in building placement
11. Maintain public space