

Pantops Neighborhood Master Plan 2004
Citizens Planning Academy
September 23 Break-Out Sessions

What are the key planning issues for our neighborhood in the next few years?

Yellow Dot Group

- ◆ **Traffic**
 - a. Improve traffic
 - b. More lanes across river
 - c. A second traffic artery and bridge to serve Eastern Albemarle County
 - d. Transportation infrastructure

- ◆ **Growth Accommodation**
 - a. Integration of future neighborhoods into Pantops
 - b. Impact of new high density housing/retail
 - c. Water resources – Quantity and quality

- ◆ **Potential Solution with Major Pros and Cons**
 - a. Impact of Eastern Bypass – Would improve traffic but negatively impact rural area

- ◆ **Quality of Life Needs and Convenience**
 - a. Better commercial mix – Hardware, Library, Department store
 - b. Lack of infrastructure – i.e. schools, roads
 - c. Create a “walking” neighborhood at Pantops – for shopping
 - d. Landscape, streetscape, pedestrian plan
 - e. Protect the scenic views – no high rises

Green Dot Group

- ◆ **Traffic**
 - a. Density and Traffic
 - b. Congestion – 64 into town
 - c. Freebridge Gridlock
 - d. Traffic improvements pre-development
 - e. Eastern Connector – Where? How?
 - f. Additional bridge crossing

- ◆ **Growth Accommodation**
 - a. Incorporating existing development into new infrastructure
 - b. One or two shopping centers?

- ◆ **Infrastructure**
 - a. Water supply
 - b. Schools
 - c. Police
 - d. Fire Department

- ◆ **Communication/Coordination with the City**
- ◆ **What's in it for us?**
 - a. Why the rush?
 - b. Coordination of growth issues
 - c. Better communication with Pantops residents
 - d. Provide plan specifics

Red Dot Group

- ◆ **Water Resources**
 - a. Availability
 - b. Quality
 - c. Quantity
 - d. Sewage
- ◆ **Traffic Flow**
 - a. Traffic at Rt. 250 and Rt. 20
 - b. Improved traffic patterns
 - c. Eastern Connector – Bridge over river?
 - d. Hanson Mountain road access and egress
- ◆ **Buffer Zones and Loss of Existing Character**
 - a. Loss of rural character
 - b. Too dense development at edge
 - c. Development too dense – more than two stories?
 - d. Visual standards for development
- ◆ **Environmental Impact**
 - a. Light and noise
 - b. Storm water runoff – flooding
 - c. Historic property – view shed
 - d. Slumping of developments
- ◆ **Balance Property Rights vs. Community Will**
- ◆ **Provide Specific Info, Not Data**

Blue Dot Group

◆ Stale Zoning

- a. No new development without sufficient infrastructure
- b. Neighborhood input prior to developer plans

◆ Insufficient Infrastructure

- a. Traffic control

◆ Balancing Commercial/Residential and Natural Areas

- a. Need to preserve open spaces
- b. Preservation of existing neighborhoods
- c. Density vs. Rural character
- d. Business vs. Residential
- e. Revisit stale zoning