



**PANTOPS MASTER PLAN
PUBLIC WORKSHOP SUMMARY
June 8, 2006**



TRANSPORTATION-PEDESTRIAN & BIKE



Question: *Where are sidewalks needed most to serve your needs? Please prioritize the following from 1 (highest priority) to 5 (lowest priority). Add to the list and map if your priority needs are not listed.*

- Route 250**
- Route 20**
- Riverbend Drive**
- South Pantops Drive**
- State Farm Boulevard**

Public Response:

- 1. South Pantops Drive
- 2. Route 250 (finish sidewalk to Montessori School and Eckerd)
- 3. Route 20
- 4. State Farm Boulevard
- 5. Riverbend Drive
- √ Route 250
- √ Route 20
- Riverbend Drive
- South Pantops
- State Farm Blvd
- Concentrate on regions not long corridors
- Connect highest residential density areas to existing commercial hubs, encourage redevelopment.
- Hard to prioritize streets
- Keep sidewalks wide.
- X Route 250
- X Riverbend Drive
- Sidewalks start where residences are dense, end at commercial destinations
- Verona Dr. through to 250
- Government Service
- #1 Route 250**-State Farm to Route 20 to continuous sidewalk
- State Farm Boulevard-- preferable to keep "trails" from busy trails

Question: *Where would the most convenient pedestrian crossings of major roads, such as Route 250, be located? Would you prefer at-grade, below-grade or above-grade crossings at these locations? Please indicate on the map where these crossings should be.*

Public Response:

Route 250/20 Intersection

Doesn't it [above-grade crossing] disrupt view or traffic?

Priority ↑ Route 20/250 is key pedestrian intersection
Also both intersections at either side of existing Giant
Also Peter Jefferson Pkwy; Westminster
At-grade intersections will suffice. Above-grade

Prefer overpass due to safety

Pedestrian crossings at Rt. 20 and Rt. 250 and 250 at Eckerd

People movers like an escalator

1. Crossing Route 20 and Route 250
2. 250 at Eckerd's

Question: *Where are bicycle improvements most needed? What improvements would encourage you to use the bicycle as a mode of transportation?*

Public Response:

The Rt. 250 issue would be resolved by completing the sidewalk

If six lanes on Route 250, a bike lane makes more sense

Smooth surface transition

More would bike if lanes/if multi use, free standing trail

Finish Rivanna trail to Key West or farther

Connect it through Darden Towe Park

Bike lane on Rt. 250

Try below grade crossing

Route 20 North –preserve 1976 bike trail

Along Route 250 between Giant and Food Lion shopping centers

Sidewalks should be 2-stroller width

A riverside bike trail for recreation

Across Free Bridge

Question: *Where is street lighting needed to improve pedestrian safety? Please show locations needed on the map.*

Public Response:

Put money into sidewalks and bike paths

General Public Response on Transportation-Pedestrian/Bike:

Add Peter Jefferson sidewalks

I do not think people will walk along busy roads. Bike lanes make good sense for Route 20.

Make sidewalks wide enough for 2-3 people

Sidewalks on both sides

Sidewalks from residential to commercial areas

Route 250 and Route 20 major pedestrian walkways

20 needs bike paths

Cross walk at Fontana and Darden Towe Park

Crosswalks on Route 250 at shopping center

Bike path 20 north #1 preserve 1976 bike trail

Bike trails on bridges

Sidewalks need to be along Route 250 and connect high density residential areas to commercial centers. Make 250 walkable



Question: Are the proposed Pantops Neighborhood interconnecting streets shown in the right locations?

Public Response:

Road near Roses is local road
Parallel roads to State Farm are too close
More direct route from Giant to State Farm Blvd
Intersection of Rolkin & Abbey and Hickman & State Farm are both poor
*Build Rivanna connector first. Need more than one crossing over Rivanna.
More options to Downtown
Recommend another crossing from Elk Drive to City
Don't close Route 250 at Hansens Mountain Road until reroute is done through Glenorchy
Remove American Legion connection; Preserve American Legion property
Too many traffic signals on Route 250 (too close to each other)
Road by the Kluge Museum should be eliminated
Follow the master plan for Peter Jefferson Place and Martha Jefferson Hospital
Concept of connector is too close
The connector should be north of Route 250 (the shopping center connector)
Put one connector south and one connector north of the shopping center connector
Don't put roads through existing communities (refer to second crossing at river)
Like Hansen Mountain Road connection if it can bypass the existing house, line it up with Peter Jefferson Road
Consider toll road over river
Do not widen Route 250 (How will we accommodate 7 lanes?)
More traffic through neighborhoods will upset the neighborhood model
*Strong support for Eastern Connector and need to find a way to pay for it
Pantops Shopping Center crossing is too close to Route 250 crossing
Need to show Lewis & Clark Road
Like parallel road between Ashcroft and Westminster boundary
Road network near Peter Jefferson Place should be done in conjunction with MJH master plan
Preserve green space--- Do not want roads to interfere with viewshed to Monticello
No consensus on not having an Eastern Connector or at least studying it (one person wants to eliminate it)
Impact on Fontana roads not capable of holding a lot of traffic because of rural cross section on roads
Do not want Eastern Connector to take out Key West community

Question: Which of the suggested new streets would best meet your needs?

Public Response:

Parallel road between Fontana Road and Route 250—like this option
Need right turn lane for Cascadia
Carriage Hill connection works
Need bike trails/lanes on Route 20
Roads meet needs but not enough
Need a circle road around the City
Need right turn lane on Route 20 north

Need interchange on High Street/River Road and Route 250 bypass, go over or underpass alternative (one person's comment)
No left hand turns on Route 250 (one person's comment)
Impact on existing properties is not good
Do not want road that connects Ashcroft and State Farm Road near Westminster Canterbury
Do not want to tie up traffic on Route 20 north
Support Eastern Connector (Interim near Dorrier Road)
Want to connect Martha Jefferson Road into South Pantops (they like this road it will take a lot of traffic off of Route 250)
Want bike lanes and sidewalks on new streets
Want another parallel road option over the river
Roads are adequate right now, but are we looking at long term and future development increase in traffic
Need traffic circle at South Pantops, State Farm, and entrance to hospital

Question: Where are additional bus stops needed? Please show on the map or list where additional stops are needed.

Public Response:

More commuter lots
Existing park and ride lots need better signage
Need a park and ride lot further out on Route 250
Better mass transit
More direct service to UVA and Arena
More direct service to Downtown
Need park and ride lot closer to I-64
Need more frequent transit
More frequent service
Also more frequent service to Fontana
Park and ride for folks who work at UVA and Downtown
Want more transit and not so many roads
Want transit circulator route around Pantops
Want free transit (trolley)
Need more park and ride lots
Want transit further out

General Public Response on Transportation-Roads/Transit:

More options needed to driving
Second Crossing but spaced correctly
Better connections between Giant and State Farm
Toll Road to pay for Eastern Connector
Make exit off of 64 for Eastern Connector
Pen Park Crossing
Connection can be scooters or other alternatives
Too congested at top of State Farm Blvd (north end)
Parallel roads too close
More direct route to State Farm Blvd
4-way stop at Rolkin and Abby, ? and ST
A stop light might be better
Relieve traffic off of Route 250
Build another or more crossings over Rivanna*
Darden Towe Crossing
Parallel road to Route 250*

Turn lane for Cascadia
Everyone goes through Carriage Hill
Bike trails on Route 20
More commuter parking lots and better marked
More direct service to UVA (JPA) and Downtown and more frequent



LAND USE & PLACE TYPES



Question: Are the centers in the right locations? Are the appropriate center types suggested for these locations?

Public Response:

American Legion not moving and needs to be reflected in Master Plan as a civic use
Encourage redevelopment of existing community centers
Cascadia should not have a center "no more lights camera action"
Pedestrian crossings should be designed well
Fire Station location needed in Pantops
Gazebo Plaza zoned for Commercial/site plan under review
Land/topo issues with Gazebo Plaza
Pantops Center is right use in right location
Need Housing above commercial
Buffer along Route 20 from Moore property
Do not like commercial uses in Peter Jefferson Place
Do not like proposed road network with Peter Jefferson Place
NO green divided by 4-lane roadway
Residential not appropriate next to hospital
Residential more appropriate on edges
Conflicts between hospital's differing uses
Need Post Office/Fire Station
Concerned parking businesses into residential neighborhoods (Cascadia)
Traffic impacts/entrances
Fontana connections to Rt. 250 and Rt. 20 make a dangerous condition
Libraries need to have adequate parking
Conflicts with car trucks and unloading on Route 250 , Police enforcement issues

Question: What do you think about the location of residential, employment, and mixed uses? Are the land uses in the right locations and are the land use categories appropriate?

Public Response:

No development along river
Commercial uses between Elks, 250 and River---No commercial uses should be there
Work with City
Car dealerships are undesirable along Route 250
Light pollution/noise pollution
Preservation of trees/open areas

Question: Where should the highest densities and most urban form be encouraged on Pantops? Do you agree with the urban mixed use areas as shown on the land use map?

Public Response:

Redevelop what is there (Food Lion, etc.)
Taller-residential above
Hardware Store
Awful to have NS development across from Darden Towe Park
Incorporate housing/commercial with employment districts
No urban density commercial along Route 20
Safety issues

Question: What does “river oriented” mean to you, and where do you see opportunities for river-oriented land uses in Pantops?

Public Response:

Riverwalk
Redevelop Pantops shopping Center
Wheeler property to be preserved.
Paths on both sides of the Rivanna-hiking/paths

Preserve river/maintain/add greenspace

Trails on both sides of river

General Public Response on Land Use & Place-Types:

Opposition NS center next to Cascadia-Rte 20/across from Darden Towe Park
Encourage Redevelopment in Existing Centers
Pointed out several issues with existing uses
Impacts of clear cutting, lights, noise
Concern about uses around hospital, especially residential helicopter conflicts
Gazebo Plaza
Did not agree with commercial in Peter Jefferson Place
Generally OK with location of urban form except along Route 20
Redevelop
Need housing above commercial
River walk
Preservation of River
Trail on both sides
Work with City to clean up their side of the river

GREEN INFRASTRUCTURE



Question: Do you agree with the areas on the map shown for conservation/open space and parks/greenspace?

Public Response:

Would like to see greenways take more of a priority. Development seems to have already happened.
Like the park proposals and don't eliminate them.

MORE GREENSPACE IN GAZEBO PLACE!

Expand State Farm park; keep area between MJH and State Farm (drainage) green—no connecting roads

Yes

Like the State Farm park

Want more...Pantops used to be all green

Question: Where are opportunities to locate pocket parks that would capture scenic views?

Public Response:

Soccer field!

Maintain greenspace directly across from Overlook Condos, bordered by Carriage Hill; has a beautiful view of Monticello

How about some little park within Cascadia, Fontana, etc.—too much relying on Towe.

Under Street (underground Route 20) from Dev. To Darden or over

Get developers/builders to create parks in neighborhoods

Question: Are the proposed trails and trail head shown in appropriate locations to provide connections to destinations, neighborhoods, and natural features in Pantops?

Public Response:

Connectivity from trails (power line) to Darden Towe Park

Would like to see trail to north of power line trail made, more pretty views.

Like park to park bridge

Agree connect over Rivanna to Charlottesville trail system

Interconnections within the trails off S. Pantops to create internal network

Build Pen Park-Darden Towe bridge for pedestrian and bicycle

Bike/Pedestrian down river to Riverside Park

Foot bridge proposal—worry about flooding

Question: Are the potential community parks shown in appropriate locations?

Public Response:

Yes

Question: What opportunities do you see to enhance and promote the river corridor?

Public Response:

*Finish Rivanna Trail north to at least Key west on east side of River

Finish the complete trail

General Public Response on Green Infrastructure:

Concern with clear cutting prior to development

Just little plants after isn't enough

Get them to create parks

Overall, would like to see more greenspace in the area

Like the idea of connecting Darden Towe to Pen Park—some concern about structure and flooding

More (maximize) green space at Gazebo Plaza

Would really like to see the full trail system extend north to Key West and south from the existing river trail to Milton (old Mills)

Connect neighborhoods to Darden Towe and safe crossing for children

More control over critical slopes
Question true need for another bridge over Rivanna

CHARACTER, AESTHETICS, AND HISTORY



Question: Do you agree with the recommendations regarding historic resources in Pantops?

Public Response:

Where are they?

Kluge Museum

Give out info on historic resources at Lewis and Clark museum

How are you to use the information

Dorrier Place

Not enough attention to area look as it was

Too many condos

Changing contours, not respecting critical land slopes- cutting and filling not good

It seems arbitrary, ex. Cascadia and Pavilions

*Let public have input before it is too late (preliminary site approval

Widening Pantops Drive to six lanes (?)

Yes!

Architecture and landscaping

Good job with aesthetics with the Peter Jefferson Place

New construction should meet PJP standard

Yes, but they are general

What regulations are in place? Who is regulating it?

Question: What improvement would provide the most benefit in enhancing the visual character and aesthetics in Pantops?

Public Response:

Car Alley

Green, trees, foliage

*Removing Terrain

Why have the rules if they are constantly being broken?

Make the parking lots better

Revitalize near Free Bridge

Stop cutting down trees

Replace trees, focus on all trees, not just those in viewshed

Require developers to put in larger trees, so you don't have to wait 20 years for canopy

Car dealerships are bad

Under-road crossing, near Eckerd, wouldn't see traffic, pedestrian bridge

Signs

Decrease lighting along Route 250

Question: Do you agree with the location of the buffers and roadway character transition shown on Route 20 and Route 250?

Public Response:

Leave trees

The Constitution Route-Remain 2 lane road, low speed, keeps 45mp

Eastern Connector?

Buffer for Cascadia is a good idea

Steakhouse along the road!!

Streetscape plan as an overlay standard for landscaping around Route 250 and Route 20 for

trees, shrubs, lanterns, and banners

Beautification-Master Beautification Plan from I-64 to Free Bridge—ties it all together

Round about on Route 250?

 Would slow down traffic

Maintain current buffer on Route 20

Nice idea, but will it work now?

Leave buffer, enforce the buffer

Leave the trees

How can you get it back, preserve what is left

ARB has done well at certain points

Cut trees around the hotel

Put trees behind the buildings? Courtyard to hide asphalt?

Question: Where would gateways be appropriate along roadways entering Pantops?

Public Response:

Not in favor of signs, another form of pollution

General Public Response on Character, Aesthetics, and History:

Make it easier for people to find out about plans for the area

Lighting and Noise (Fontana residents can hear announcement over the PA system at Ford dealership now)

 Already a problem at car dealerships

 Control light and noise

 With something environmental , screen with trees

 There are more light fixtures

 Limit lights away from residential

Do something about the developers who are clear cutting

Less asphalt environmental issues and run off

Underground parking for everything



NEIGHBORHOOD NEEDS



(Community Facilities/Services & Employment)

Question: What employment opportunities are desired in Pantops? Which industries? Where should these additional employment opportunities be provided and in what form? (telecommuting centers, home-based businesses, live/work units)

Public Response:

Going to happen anyway, Downtown more attractive, not as urgent
Kinkos/UPS store for (full service support services) for home based businesses
Affordable Housing an issue
High speed internet (DSL)-powerlines technology
Need safe crossing over Route 250
Neighborhood Center for pre-teens and teens (FFA)

Question: Which of these is the most important of the facilities/services listed below? Please rank in importance from 1 (highest priority) to 7 (least importance).

- Post Office
- Library
- Community Meeting space
- Police
- Fire (already planned for Pantops)
- Schools
- Community Parks

Public Response:

1. Post Office
 2. Library
 3. Elementary School
 4. Recycling Center
 1. Post Office
 2. Library
 3. Fire (already planned for Pantops)/ Rescue for aging population
 4. Recycling Center
 5. Police
 Schools? What are projections? Anticipate need for another school
 Community Parks=Good suggestions in Pantops Plan
 1. Post Office in Giant Shopping Center (Post office with Driver access "blue box")
 2. Fire (already planned for Pantops)
 Schools
 Emergency Entrance clearly designated for new MJ hospital
 1. Library w/ parking or bookmobile in Pantops Shopping Center
 2. Post Office
 Police --Not enough info
 Fire (already planned for Pantops) with ease of access, commercial area

Question: Which of these are the most important neighborhood business additions to you? Please rank in importance from 1 (highest importance) to 5 (least importance).

- Specialty/Local-owned food shops
- Family-oriented good shops
- Restaurants
- Shopping

□ Gym

Public Response:

Specialty/Local-owned food shops "Feast"
Shopping-Clothing (panty hose)
Gym/Health club
Hardware Store
Nice Restaurant (Hilton?)
Office Supplies
Gazebo Plaza with Post Office/Library/Dry Cleaners
Good restaurant (in Cascadia?) sit down, cloth napkins, bar and nice wines
Whole Foods (organic)
Costco
Trader Joe
Deli coming near Food Lion
Restaurants-near I-64 for football game
Hardware store
Restaurants more restaurants (Olive Garden, Maggiano)
Shopping
Hardware Store

Question: If shopping is important to you, please explain what kind of shopping would suit your needs in Pantops? For example, what do you have to leave Pantops to shop for?

Public Response:

Crossing over 250, connect existing Biz
Redevelop some shopping areas—Pantops Shopping Center
Mix employment with commercial with interior center (Greensboro, NC)
Independent car repair
Daycare (Goddard)
Ukrops
Trader Joes