

**PANTOPS PLAN**

<b>TRANSPORTATION</b>	
<i>Public Input</i>	<i>Pantops Plan Preliminary Recommendations</i>
<p><b>Improve traffic flow &amp; Transportation Infrastructure</b></p> <ul style="list-style-type: none"> <li>○ <b>Relieve “gridlock” at Freebridge and I-64 Interchange</b></li> </ul>	<p style="text-align: center;"><b><i>Refer to Transportation Map</i></b></p> <p>Route 250 improvements should provide for <b>multi-modal transportation</b>, including sidewalks and bike lanes, and other pedestrian safety features.</p> <p><b>Route 250/22 Intersection Study</b>-<i>underway</i> Improvements at this intersection would likely include creating a four-way signalized intersection at Route 22 and with a new road connecting from Luck Stone.</p> <p>Improvements to <b>Route 250</b> should not include excessive widening and no more than six lanes is recommended, two travel lanes with a continuous right turn lanes.</p> <p><b>I-64 Interchange</b> will be further studied to establish improvements.</p> <p><b>Hansen Mountain Road/Route 250</b> safety improvements are needed. In the short term, the <b>cross over should be closed</b>. In the long term, the road should be <b>relocated</b> so that traffic is routed to <b>Glenorchy Drive</b>.</p> <p><b>Route 250/Route 20 Intersection</b> further study is needed to identify improvements needed and funding.</p> <p><b>Eastern Connector Study</b> –<i>underway</i></p> <ul style="list-style-type: none"> <li>○ Ensure active neighborhood participation in MPO study of <b>Eastern Connector</b>, with attention to neighborhood to neighborhood benefits.</li> </ul> <p>Improved <b>linkages to the City of Charlottesville</b> crossing the Rivanna River have been explored, including a connection to High Street from Pantops Shopping Center area, State Farm Blvd to Market Street</p> <p>A second <b>Rivanna River crossing to High Street</b> in the City of Charlottesville is the preferred option and the engineering and cost feasibility will be studied.</p> <p>Improve <b>street grid</b> internal to Pantops, <b>interconnecting local street systems</b>, reducing vehicle trips on Route 250.</p> <p>Prior to making <b>interconnections</b> to existing neighborhoods, evaluate the pedestrian system within the neighborhood and establish if any improvements or traffic calming measures should be installed before interconnections are made.</p>

<p><b>Improve Route 250 design and character</b></p>	<p>Consider closing <b>Free Bridge Lane to automobiles</b> and providing an enhanced greenway/park in that area.</p> <p><b>Route 250</b> should have a boulevard character.</p> <p>Develop a <b>corridor landscaping plan</b> to unify and beautify both sides of Route 250 East. This plan may distinguish portions of the corridor with different treatments. The most formal <b>urban design and character along Route 250</b> should begin at <b>Peter Jefferson Parkway/Westminster Canterbury and continue to Free Bridge.</b></p>
<p><b>Improve transit service to Pantops</b></p>	<p>Charlottesville Transit Service (CTS) Study-underway.</p> <p>Consider initiating <b>trolley/bus service</b> within Pantops serving major origins/destinations within the neighborhood.</p> <p><b>Expand bus service</b> within Pantops, focusing on daytime ridership to central services located at the Downtown Mall and central business district.</p> <p>Provide <b>additional stops</b> in the Pantops neighborhood to provide <b>improved service</b> to the City and other County neighborhoods.</p> <p>Ensure new development is <b>transit ready</b>.</p> <p>Transit was recently expanded to Martha Jefferson Outpatient Care center, the Social Security building and Westminster Canterbury.</p> <p>A new bus pull off was constructed on Route 20 at Wilton Farm to accommodate future transit expansion.</p> <p>Provide safe <b>bicycle and pedestrian paths</b> through the Pantops neighborhood.</p> <p><b>Pedestrian</b> crossing points should be identified and called out with landscaping and other features. This may include a landscaped center</p> <p>Develop <b>convenient pedestrian/bicycle crossings</b> across Route 250 East at two or three key locations.</p> <p>Provide connected sidewalk system: Complete sidewalk system on Route 250, Route 20, Riverbend Drive, South Pantops Drive, and State Farm Boulevard.</p> <p>Improved <b>trail system</b> (<i>See Green Infrastructure Map</i>) within Pantops will provide <b>pedestrian and bicycle connections</b> and an alternative to automobiles.</p> <p>Provide <b>destinations</b> within a quarter-mile of residential areas. The proposed Pantops Land Use plan encourages a mixed of uses and centers closer to residents.</p> <p>All roads should have sidewalks to encourage and facilitate walking</p>
<p><b>Improve the pedestrian system and walkability in Pantops, including crossings on Route 250</b></p>	

<p><b>Provide safe bicycle routes</b></p>	<p><b>Bike Lanes</b> should be included in Route 250 improvements, new roads, and as part of improvement projects to existing roads. This may be accomplished with bike lanes next to travel lanes or with multi-purpose paths adjacent to the road.</p> <p>Encourage businesses to install <b>bike racks</b> for patrons.</p>
<p><b>Consider additional Street lights</b></p>	<p>Identify streets for additional pedestrian and street lighting to improve safety within Pantop.</p>
<p><b>Provide a commuter Park and Ride lot</b></p>	<p>A park and ride lot is currently located at Darden Towe Park and the Pantops Shopping Center; State Farm has a van pool program. Provide other park and ride lots east of Pantops to address regional commuters.</p> <p>Encourage and promote <b>Rideshare</b> programs. Identify needs and opportunities of Pantops residents to improve rideshare and commuter programs.</p>

<p style="text-align: center;"><b>LAND USE &amp; PLACE TYPE ANALYSIS</b></p>	
<p style="text-align: center;"><i>Public Input</i></p>	<p style="text-align: center;"><i>Pantops Plan Preliminary Recommendations</i></p>
<p><b>Concentrate redevelopment around existing neighborhood centers for residents such as Pantops Shopping Center, Rivanna Ridge shopping center, DMV, TipTop Restaurant, Cascadia, and the Moore’s site</b></p>	<p style="text-align: center;"><b><i>Refer to draft Land Use Map</i></b></p> <p>Incorporated <b>Neighborhood Model</b> principles into draft <b>Land Use Map</b>, which will help address citizen concerns: Pedestrian orientation; Neighborhood Friendly Streets &amp; Paths; Interconnected Streets &amp; Transportation Networks; Parks and Open Space; Neighborhood Centers; Buildings and Spaces of Human Scale; Relegated Parking; Mixture of Uses; Mixture of Housing Types and Affordability; Redevelopment; Site Planning that Respects Terrain; and Clear Boundaries with the Rural Areas.</p> <p>The Pantops Plan is intended to encourage <b>discernible places</b> with amenities that orient people, provide convenience , intentionally designed open space, encourages pedestrian activity, and allows for fewer vehicles trips.</p> <p>Land use plan is organized around existing <b>centers</b> (<i>Neighborhood Focal Points on Land Use Map</i>) or potential centers. Potential Neighborhood Center Types identified in Pantops and depicted on the Land Use Map:</p> <p><b>G- Civic Green:</b> is primarily and urban open space (not just natural) that includes uses fronting on the center, multiple access points to neighboring residential or employment</p>

<p><b>New development should respect existing neighborhoods.</b></p> <p><b>Balance of uses: commercial/residential/natural areas; Encourage a mixture of uses:</b></p> <ul style="list-style-type: none"> <li>○ <b>Housing near State Farm</b></li> <li>○ <b>Area behind McDonald's/Wendy's for mixed use and other uses.</b></li> <li>○ <b>Residential development between Free Bridge Lane and Stony Point Road</b></li> </ul>	<p>areas, design elements that provide a sense of arrival and civic presence. Examples: State Farm Boulevard across from Peter Jefferson Place</p> <p><b>NS- Neighborhood Service:</b> is a cluster of mixed use buildings with Neighborhood-serving retail/service uses on the first floor, includes an urban open space adjacent to the mixed use buildings (see the description of Civic Center Green) Examples: Luxor Commercial, Avemore, and proposed Cascadia</p> <p><b>C- Community Service:</b> A retail/service mixed-use center that is anchored by a grocery store and contains additional retail/service and other commercial. It is designed with multiple connections to surrounding residential and employment areas. It includes an urban open space and possibly recreation or civic element. Examples: Pantops Shopping Center, Rivanna Ridge</p> <p>The intent is to define <b>neighborhoods</b>, each with its own characteristics and generally defined by a <b>quarter-mile radius to half-mile radius</b>. This is depicted with <b>dashed circles</b> on the Land Use Map. Compatible land uses have been suggested adjacent to existing residential areas.</p> <p><b>Land Use categories</b> encourage a <b>mix of uses</b> compatible with existing residential neighborhoods that relate to the Neighborhood Center Types:</p> <p><b>Conservation/Open Space-</b> Environmental features that are not to be developed and would not serve as recreation.</p> <p><b>Parks/Greenspace-</b> Public parks, green ways, and recreation areas.</p> <p><b>Urban Mixed Use</b> –mix must at least include retail/service uses with some office allowed. More residential mix is expected than other categories of mixed use, at Urban Densities.</p> <p><b>Commercial Mixed Use-</b> Primary land uses would be a range of retail, commercial services, office, hotel/motel/conference facility, and wholesale uses with scale appropriate for Neighborhood and a Community Center-type expected. Some light industry may be considered in these areas such as research, warehousing, incidental related office, wholesale, auto service, and related industrial service.</p> <p><b>Employment Mixed Use</b> – adds employment uses, as the predominant use, to the uses allowed in the Urban Mixed Use category. Consists of a mixture of uses that must include retail/service and residential uses; as well as a significant amount of office/R&amp;D. A range of office types would be expected— professional, business park, medical office, research &amp; development, laboratory, and professional service use.</p>
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**Stale Zoning—Gazebo Plaza**

**Neighborhood Density Residential** – 3 – 6 residential units per acre with residential support uses and limited non-residential.

**Urban Density Residential** – 6.01 – 34 residential units per acre with support uses and some non-residential.

**Institutional** – Civic uses and hospital uses(e.g., school sites, fire stations, libraries). These may be specific sites or indicated by a circle (i.e., the fire station needs to be located in this general area).

**Employment District**– This would be the large employment areas that could not have a center (e.g., State Farm for security reasons). There will be few example of this.

A final site development plan is under review and a preliminary plan for development of a shopping center has already been approved. However, the **Gazebo Plaza** site is now recommended as primarily **park/open space** with some **Neighborhood Density** and a small amount of **Urban Density** residential uses with a **Civic Green** center such as a community park.

**Removal of Buena Vista (Wheeler Property)** from Development Area is recommended.

**Increased land uses designated for green space and parks.**

Future development and redevelopment should occur first **between Pantops Shopping Center and Rivanna Ridge**. This area should exhibit the greatest density and formal design and is shown as **Urban Mixed Use and Commercial Mixed Use** on the Land Use Map.

As opportunities arise for redevelopment of areas, focus on a mixed-use form that emphasizes employment, and minimizes continued emphasis on retail, particularly large-scale car dealerships and highway oriented uses.

Explore opportunities for **orienting development** and recreation **towards the Rivanna River**.

Additional **development Standards/site design standards** should **be developed for Pantops**:

- **Buildings** should be sited as **frame views, not obstruct them**.
- Stricter guidelines for critical slopes disturbance and reduced **retaining wall heights** and architecture that **fits existing grades**.
- Replanting standards should be established for slopes disturbed

**Growth concurrent with sufficient infrastructure**

Once the Pantops Plan is refined with public input, implementation strategies and funding mechanisms will be included in the final plan.



<p><b>Lighting and noise concerns</b></p>	<p>should be avoided.</p> <ul style="list-style-type: none"> <li>○ Canopy of lofty trees (such as tulip poplars)</li> </ul> <p>Improve major road corridor appearances with <b>design elements unique to Pantops</b> to create attractive streetscape. Establish design standards for Pantops with the Architectural Review Board that are unique to Pantops.</p> <ul style="list-style-type: none"> <li>○ <b>Gateways</b> including signage &amp; landscaping should be installed at entry points into Pantops</li> <li>○ <b>Utilities</b> should be placed underground or completely screened from view if undergrounding is not possible.</li> <li>○ Create <b>sign</b> guidelines for uniformity and to provide sense of identity to Pantops.</li> </ul> <p>Develop a <b>corridor landscaping plan</b> to unify and beautify both sides of Route 250 East. This plan may individuate distinct portions of the corridor with different treatments. Pedestrian crossing points should be identified and called out with landscaping and other features</p> <p><b>Lighting</b> guidelines and uniformity should be established.</p> <p>Evaluate county regulations regarding lighting and identify any changes appropriate for Pantops given its visibility from Monticello and topography within the neighborhood</p>
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GREEN INFRASTRUCTURE	
<i>Public Input</i>	<i>Pantops Plan Preliminary Recommendations</i>

**Preserve the Rivanna River corridor as a focal point for the neighborhood.**

An **enhanced Greenway system** is recommended for Pantops and is shown on the *Green Infrastructure Map* with additional trail connections to the Rivanna River.

The **Rivanna River corridor should be preserved**. It is shown as green space on the *Green Infrastructure Map* and will create a **linear park** within the Pantops Neighborhood.

**Enhance the greenway system through Pantops and a provide connected system to the river and neighborhood centers or sidewalks leading to those places.**

An expanded greenway system within Pantops, is recommended that connects neighborhoods within Pantops, and adjacent Rural Area neighborhoods, to the river and other destinations in the neighborhood.

Create promotional materials and events to **highlight the greenways** to residents and businesses in Pantops.

A **trail head** is recommended to provide convenient access to the greenway system and is suggested along **Riverbend Drive**.

**Identify any wooded areas that should be preserved.**

The Pantops Neighborhood should be studied further to provide **additional guidelines and replanting standards** for developing on slopes in Pantops and preserving key woodlands areas.

**Identify critical slope areas that should be preserved.**

The Neighborhood Model calls for sensitivity to existing terrain through site design and architecture that fits into grades. Where significant regrading is necessary, reconstructed slopes are called for that are attractive, functional, and easy to maintain. Minimizing destruction of natural terrain will help Albemarle County retain its beautiful landscapes.

**Ensure that greenspace is dispersed within developments.**

A system of **interconnected greenspace** is reflected on the *Green Infrastructure Map*.

Possible **community park** locations are recommended for the Pantops neighborhood, near the corner of State Farm Boulevard and Pantops Drive and the Gazebo Plaza site.

**Scenic viewpoint locations**, both with existing development and proposed, should provide **public spaces** and amenities such as outdoor seating, landscaped plazas, and walking routes.

**The Gazebo Plaza site should be preserved as park**

The Pantops Plan does not recommend a regional service center use at Gazebo Plaza. A less intense mix of land uses, with a substantial portion of the property preserved as park is recommended.



<p><b>Fire</b></p>	<p>Any library services should be <b>centrally located</b> in the areas designated Urban Core.</p> <p>There is no Fire-Rescue station currently located within the Pantops Neighborhood and it is served by the City of Charlottesville and the East Rivanna station.</p> <p><b>Station 13-Pantops Fire Station</b> is included in the CIP for Pantops, which may be a joint station with the City of Charlottesville. Site selection has not been made but it is recommended that the station should be located centrally in Pantops, close to neighborhood centers and compatible surrounding land uses.</p>
<p><b>Schools</b></p>	<p>No public schools are currently located or planned in Pantops and students attend <b>Stone-Robinson</b> and <b>Stony Point elementary schools, Burley Middle School, and Monticello High School.</b></p> <p>The <b>Albemarle County School’s Long Range Planning Committee</b> is responsible for monitoring residential development in the area and either through redistricting or providing adequate facilities, ensure the capital needs of the school children will be met. As population grows, the County will closely <b>monitor</b> new residential building activity and ensure that adequate school facilities are provided to handle all new residential development.</p> <p>Future schools should be <b>centrally located</b> within the Pantops Neighborhood and designed with <b>safe walking and biking routes</b> for school children.</p>
<p><b>Parks</b></p>	<p>Darden Towe Park is located in Pantops and an enhanced system of Greenways, parks, and open space is recommended. (See Green Infrastructure Map and recommendations)</p>
<p><b>Community Meeting space</b></p>	<p>Community meeting space should be provided with the new fire station and will be available with development of the Lewis &amp; Clark Exploratory Center at Darden Towe Park.</p> <p>Consider creating a <b>Community Council (Pantops Neighborhood Association)</b> with broad representation from the community to provide information and updates on neighborhood news, issues, and needs between the County and Neighborhood to increase citizen involvement with development plans and information sharing.</p>
<p><b>Water and Sewer Service</b></p>	<p>Water and Sewer service are provided by the Albemarle County Service Authority and the Rivanna Water &amp; Sewer Authority. Pantops is adequately served and no expansion or upgrade projects are currently planned.</p>

<b>NEIGHBORHOOD SERVICE BUSINESSES</b>	
<i>Public Input</i>	<i>Pantops Plan Preliminary Recommendations</i>
<p><b>Need for more businesses that serve Pantops Neighborhood:</b>  <b>Restaurants</b>  <b>Shopping opportunities-</b>  <b>Department store, Hardware store</b>  <b>Gym</b>  <b>Specialty/ Local owned Food shops (Wine shop)</b>  <b>Family oriented food shops (Bodo's)</b></p> <p><b>Better commercial mix</b></p> <p><b>Enhancement of existing shopping</b></p>	<p>Ensure <b>form of new businesses is consistent with the Neighborhood Model</b> and that they provide goods and services within <b>walking</b> distance of one-quarter to one-half mile of residents.</p> <p>Increase the <b>range of uses within easy walking or bicycling access</b> from homes and jobs in the Pantops area.</p> <p><b>Encourage redevelopment</b> and/or infill of existing commercial sites at Pantops Shopping Center and to complement but not duplicate existing uses.</p> <p><b>Encourage new infill residential development near existing commercial developments where appropriate</b>, to provide pedestrian accessibility to goods and services and provide a healthy mix of uses.</p> <p><b>Mixed-use areas are encouraged</b> with the Land Use Plan.</p> <p>Compile <b>additional data</b> on existing businesses in Pantops and complete a market analysis of Pantops.</p> <p>Establish a <b>roster of existing businesses</b> by business type and contact information.</p> <p>Consider holding businesses owner meetings to discuss ways of responding to Pantops market needs that have been identified by residents and studies.</p>

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<b>EMPLOYMENT</b>	
<i>Public Input</i>	<i>Pantops Plan Preliminary Recommendations</i>

<p><b>Provide professional employment opportunities</b></p> <ul style="list-style-type: none"> <li>○ <b>Provide high quality office space</b></li> <li>○ <b>Public identified opportunities at Peter Jefferson Place</b></li> </ul>	<p>Martha Jefferson Hospital and Peter Jefferson Place will bring additional employment to Pantops. Employment opportunities exist or are planned with the State Farm expansion, hotel, Social Security, and other office buildings.</p> <p>There are opportunities to <b>encourage employment within redevelopment areas.</b></p> <p>Provide residents the ability to <b>work in close proximity to home</b> to mitigate traffic impacts and create healthier neighborhood, such as <b>live/work units</b>, the ability to <b>walk</b> to work or considering <b>telecommuting centers.</b></p> <p>Based on public input that employment needs of residents are not being met, it appears there is a need for new kinds of industry in Pantops. <b>Additional public input and data is needed</b> prior to making recommendations on this topic:</p> <ul style="list-style-type: none"> <li>○ A roster of existing businesses will be established.</li> <li>○ Data on current employees associated with each business will be obtained and any known expansions.</li> <li>○ Residential neighborhoods will be surveyed to determine how many residents work from home.</li> <li>○ Survey questions associated with public input on this phase of the Pantops Plan will ask what employment opportunities residents are seeking.</li> </ul>
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<b>HOUSING</b>	
<i>Public Input</i>	<i>Pantops Plan Preliminary Recommendations</i>

<p><b>Increase affordable housing opportunities in Pantops</b></p> <p><b>Identify mechanisms to create affordable housing opportunities in Pantops</b></p> <p><b>Densities should be appropriate given context of surrounding neighborhood in Pantops</b></p>	<p>Improved affordable housing opportunities and expanded programs is a <b>County-wide goal</b> and the <b>Affordable Housing Policy</b> was adopted as part of Comprehensive Plan in February 2005. The Albemarle County <b>Office of Housing</b> implements the goals of the Housing Policy:</p> <ul style="list-style-type: none"> <li>○ Promoting safe, decent, and affordable housing options for low- to moderate-income residents of Albemarle County and those working in and desiring to reside in Albemarle County;</li> <li>○ Insuring variety/choice in housing and equal housing opportunities;</li> <li>○ Creating and preserving safe, high quality and sustainable neighborhoods;</li> <li>○ Understanding diverse housing needs and special needs of various populations; and,</li> <li>○ Directing assistance to those populations least able to attain safe, affordable housing through the private sector alone.</li> </ul> <p>The proposed Pantops Land use Plan encourages a mix of uses and promotes <b>the introduction of residential in areas not previously designated for residential.</b></p> <p>New <b>land use designations</b> encourage creation of <b>new housing opportunities and housing unit types:</b></p> <ul style="list-style-type: none"> <li>○ Housing over commercial spaces, livework units</li> <li>○ Additional multifamily and townhouses are under construction or planned, such as Park view and Pavillions (Luxor townhouses)</li> <li>○ Smaller footprint houses such as cottage and village lots- 2 bedroom houses</li> <li>○ Urban Density residential is recommended near State Farm Boulevard &amp; South Pantops Drive</li> </ul>
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