



**Creating and  
Connecting  
Communities  
in Northern Albemarle**

## **COUNTY OF ALBEMARLE**

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### **Open House Workshop May 18, 2006 Comments from Easel Pad Sheets**

*During the Open House Workshop on May 18, 2006, easel pads were available for attendees to give feedback to staff and the consultant team. The comments below were transcribed from the easel pads. Only obvious spelling errors have been corrected.*

#### **Alternative Framework 1**

- ✓ Gotta have 6 lanes on 29 (like that about this plan)
- ✓ Ditto comment above [with arrow pointing to comment above]
- ✓ Like the lower density of this plan
- ✓ Please build Berkmar Extended bridge over river  
...but don't permit devel in that area  
Do permit development a[s] natural infill
- ✓ This is probably the "best of the worst" – I'm still not convinced that any of these plans would be needed if we followed the controlled growth that we've been promised for a long time. Best part of this plan is the "limited" destruction of existing natural beauty. Once it's gone, it's gone forever! Save what we have while we can!!!
- ✓ Regardless of plan, please, please, please...  
NO MORE ROUNDABOUTS!
- ✓ This plan has appealing transportation concept but please more affordable housing at Hollymead Town Center to take advantage of the commercial uses.
- ✓ This is not great, but seems to take away less of the green areas than do #2 and #3 (both stink!)!! Parallel roads [arrow pointing to] BAD
- ✓ This is the worst of the three. No parallel road. Too much congestion too close to town. Will not work!!
- ✓ Are you kidding? Expand 29; already awful. Restricting mixed use really hurts us all. Real estate goes way up—simple supply/demand. More people are moving here—if we don't provide space for them—property values will skyrocket more!! We need to concentrate people who want (& are going to) live/work here into quality area. Save our rural areas!
- ✓ I like this plan the best b/c it does not have the connector roads between Hollymead & North Forest Lakes/Timberwood Parkway & Ashwood & Polo Grounds Rd. I think this plan also will have less of an impact on the environment ...which is a main reason so many people love this area.
- ✓ I love the "roundabouts"/traffic circles. We need more of them & less unnecessary lights.

- ✓ Allow for more public space (trails, parks)
- ✓ Set-backs on 29N (we don't need to see loads of signs—we know where businesses are located)
- ✓ Copy 29S (Lynchburg by-pass) few traffic lights
- ✓ 29N becoming 1 major strip mall—negative. Spoils intro to Ch'ville (by report one of most attractive places to live in U.S.)
- ✓ Have real village development within larger urban area. See village development in Chapel Hill, NC, as example.
- ✓ Plan for stagnating shopping areas along 29 in urban area/Ch'ville (Seminole, Albemarle, Rio Hill, Whole Foods, etc)

## Alternative Framework 2

- ✓ Road or transit over river & too close to reservoir (we didn't want a Western By-pass. This is too similar.)
- ✓ Like the Berkmar river crossing, don't like the addtl. development. (Keep a green break between devel areas)
- ✓ Where are bike/ped bridges across 29? Yes!! [a second person's comment]
- ✓ We need a western and an eastern by-Pass Need more development area around employment etc NGIC!
- ✓ Build Berkmar Extended bridge over river
- ✓ Build Alt #2 & I will move! This alternative only opens the door for more, more, & more parallel roads. Whatever happened to the controlled growth we've been promised for the last 15 years?!
- ✓ What if MCP [Meadowcreek Parkway]—is not built? That's puts + traffic on 29/250 Bypass.
- ✓ What about the Eastern Connector idea? Where would it connect to in regard to "Places29"?
- ✓ Like the Berkmar idea—less residential impact
- ✓ Like Northern Free State Rd (provides alternatives)
- ✓ Need to plan for school locations, particularly new MS/HS site in corridor during next 20 years. Run the housing unit estimates against student multipliers and assess need. School Division may say they are unsure of need, but that is b/c there is no master plan in place!
- ✓ Regardless of plan, please, please, please...  
NO MORE ROUNDABOUTS!  
✓ Amen!
- ✓ This plan is exceptional –
- ✓ I like this plan. It makes sense! Needs focused. Explicit attention to preservation of open/green space.
- ✓ I would like to see clover leafs all the way down 29
- ✓ Like Roundabouts Don't like Roundabouts [second person's addition]
- ✓ Whatever plans for mixed use are adopted, REMEMBER most of us regard our houses as a refuge and want to minimize intrusions—particularly glaring lighting—your plans will be much better accepted if they include standards for lighting at night—minimal, recessed fixtures, etc.
- ✓ This is MUCH BETTER than a new center to the north as in Plan 3

- ✓ Why not redevelopment, rather than new development? Parallel roads will bring more development!
- ✓ In making presentation, speak English instead of plannerese. Use visuals you can see.
- ✓ In Alternative 2, I see more of what I like in the way of connector roads paralleling Rt 29. And I think the west side connector needs to begin first, extending Cedar Hill Road north, to prepare for Albemarle Place (which should pay for it too). Then the Hydraulic Road overpass needs to be added by VDOT, followed by the Hillsdale Connector. These are what we need most, and need to be acted on now (at least, procurement of land).
- ✓ Although I enjoy this opportunity to review these ideas—will we realistically see anything from these ideas? There still isn't a Meadow Creek Parkway!
- ✓ None of the above unless we get some \$ to move traffic. Eliminate anything that looks like a North Pointe. It has nothing to do with the Neighborhood Model.
- ✓ Good plan. Like the parallel road. 29 is a mess—we need an alternative. Rio needs grade separation—it is the worst! Concentrating development in quality mixed-use is the best plan. Live/work/play in the same place; but get more people off 29!
- ✓ How about no town
- ✓ Have to keep in mind—most people here are older (they have more time and no kids at home). Although there is limited voice here—this is the best plan for vast majority of the population. Concentrated development with mixed use. Allows people 25-45 to live work & play in one area. Also helps provide variety of residential units (townhouse, condo etc) that I can afford!
- ✓ Northern Freestate Road makes sense—it will get traffic off 29. With it Hollymead & Forest Lakes are stuck on 29.
- ✓ Good plan; keep/develop green spaces!
- ✓ Having a mid-town makes sense for right now. Redeveloping the Rio/29 intersection first seems like the thing to do before embarking on an uptown @ the airport.
- ✓ We need transit, sidewalks, & bicycle lanes/paths—“multimodal” & “neighborhood model” should go hand-in-hand!
- ✓ How about a “western” parkway? (A bypass with interchanges feeding over to 29 North. Going up to Greene County)
- ✓ Please consider a traffic light at 641 [Burnley Station Road/Advance Mills Road] & 29. there are often 3 – 5 vehicles in the median intersection during morning & afternoon rush hour. Poor visibility to the North. Let's not wait for an accident & possible fatality.  
Thanks.

### **Alternative Framework 3**

- ✓ We need a western by-pass a lot more than any of this!
- ✓ I disagree
- ✓ I concur!
- ✓ I do not!
- ✓ These plans only benefit the developers!
- ✓ Amen! [with arrow pointing to the previous comment]
- ✓ Too dense (development)
- ✓ Need Meadowcreek to Polo Grounds
- ✓ Extend Berkmar Drive parallel to 29
- ✓ More residential (affordable) around Hollymead Town Center

- ✓ Don't like this alternative—too much green space is lost! Making “Uptown” is just one step closer to making us a southern extension of the NOVA sprawl.
- ✓ Need bike/ped crossings over/under 29. I like the Ashwood connection to Polo Grounds Road as an alternative exit from FL [Forest Lakes]. All this development seems to make a real bypass even more necessary for through traffic—why not an eastern bypass—along 15 up to 29 at Culpeper? [someone else added] 2d!
- ✓ Regardless of plan, please, please, please... **NO MORE ROUNDABOUTS!!!**
- ✓ I moved here in 1988. The lack of green areas now have sickened me. The trees have virtually disappeared and have been replaced by continual development. What has happened to the promises of our supervisors to retard growth and preserve the green areas? This alternative along with #2 take away that much more of what makes this area beautiful! We don't need 15 restaurants, etc., etc., etc.!!!
- ✓ Need ped/bike crossing from NP [North Pointe] to NGIC (over Rivanna)
- ✓ Best plan. Like expansion of C'ville—new jobs also. Parallel road excellent. Live/work mixed use area will work very well in market. Definitely BEST.
- ✓ Think that this plan makes most sense. Concentrated employment & mixed use is excellent. Like the road configuration. More jobs= more tax revenue=better facilities. Good to concentrate North of town.
- ✓ We need parallel road here! Now!
- ✓ Like this plan. People are moving to Charlottesville—and this plan best addresses the issue. Everyone talks about affordable housing. This plan will enable that. It is simple supply/demand. It also concentrates development in a set area, with multi-use benefits (live, work, play). Solves the 29 issue (well best plan) with the parallel road. Also creates new area where people can have all the things they need (restaurant, work, etc.)—will limit some traffic.
- ✓ Push/require architectural concessions by national chains.
- ✓ We do not agree w/ the Hollymead to North Forest/Timberwood Pkwy connector. There is currently a creek there bordering with the cemetery. We have great concern over the repercussions this will have on the natural environment there and further down the creek at the lake.
- ✓ More public open space (trail facilities) [written very large on the page]
- ✓ Erosion & sediment enforcement & environmentally friendly practices are a must with all of this future development. Riparian buffers around our streams will protect them from run-off & also create green space/walking trails/habitat for wildlife.
- ✓ If South F.L [Forest Lakes] is connected to Polo Grounds: South FL, Hollymead & North FL will be flooded with traffic. Our quaint Neighborhood will become a speedway & also bring unwelcomed guests into our neighborhood to utilize the Lakes, walking trails & our roads that we pay \$ to maintain.
- ✓ [Comment added with arrow pointing to previous comment] **NIMBY!**