



Places29 – Workshop #1

Community Visioning

May 25th, 2005
6:30 PM to 9:30 or 10 PM

Ballroom of the Doubletree Hotel
999 Hilton Heights Road
Charlottesville, Virginia

Summary of Input & Comments from the Small-Group Workshop Session

Introduction

The following is a summary of all comments and input provided by participants in the small group session at the Places 29 Workshop on May 25, 2005. Comments and other input were taken from each table's annotated map and lists on easel sheets that identified that group's major discussion items and priorities, as determined in the concluding "dot" exercise.

The summary is organized by table-number. Each section begins with the list of participants at that table. The *Map Comments* have been organized into topic areas and include the questions posed by the facilitators. Where multiple comments found on a map were virtually identical, this is indicated by a number behind the map comment. For instance, if there were three comments of very similar content, this is indicated by a (3).

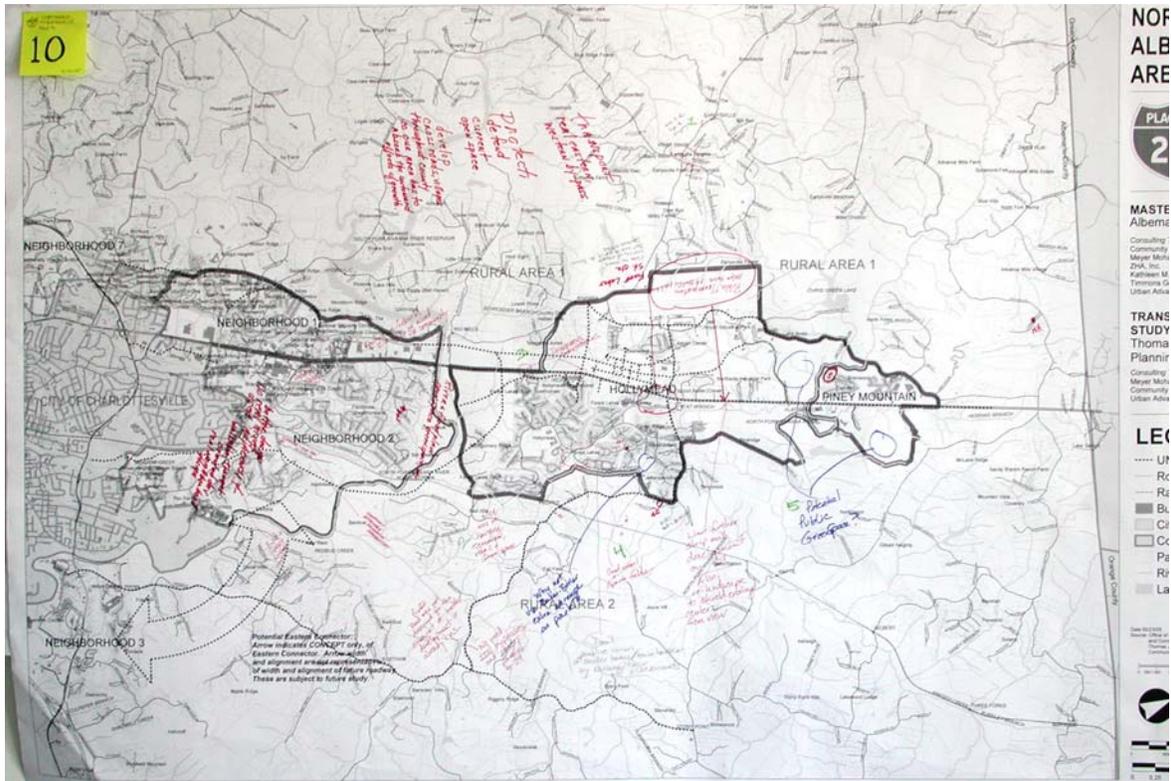
Similarly, in the *Major Discussion and Priority Item* section, which concludes the summary for each table, the numbers in brackets indicate how many "priority-dots" were placed by the discussion item. All items that received at least one dot are highlighted as priority items through **bold** lettering.

Comments that were clearly part of a larger dialogue around a particular subject (and sometimes represented on a map by connecting lines and arrows) are numbered 1.a, 1.b, 1.c and so forth, to allow the reader of this summary to follow along accordingly.

Many comments on the maps relate to specific places or roadway segments. This is shown by location references in rectangular brackets after the comment, such as [Albemarle Square]. If no location was given, then the comment was general and not site-specific.

Not all of the prepared tables were used during the workshop, so some table numbers have been omitted (i.e., there is no Table 1).

Table 10



Participant	Additional Information
Anne Heldreth	Resident
Nick Hahn	Resident
Bob DeVourney	Resident
James A. Dean	Resident
Fred Gerke	Resident + work
Ray Benrid	Business Property Owner

Map Comments

High Quality Places

- What makes Northern Albemarle a great place to live or work?
- Are there particular places that represent those characteristics?

- What key changes would you make in Northern Albemarle or your neighborhood to make it a better place to live?

No Comments

Residential Character and Housing Choices

- What do you like about your neighborhood?
- Would you like to see additional housing choices in Northern Albemarle or near your neighborhood?
 1. Protect, defend current open space
 2. Better design, no real mixed-use, adjacency doesn't equal walkable, transit oriented development, and real neighborhood design [Neighborhood 2]
 3. Why not use Baker-Butler extra acreage as a park?
 4. Don't penalize owners of smaller homes and townhouses by raising their assessments
 5. Revitalize/rebuild Rio Hills as a mixed-use community
 6. More of this type of shopping [Near Earlysville development]
 7. Nice mix of housing, recreation, retail and green space [Forest Lakes]
 8. Good school and sports field [Baker Butler?]
 9. Potential public green space [Piney Mountain, east of US 29]

Shopping and Services

- Which shopping and service opportunities in Northern Albemarle do you use most frequently?
- What additional shopping and services would you like to add?
- For what do you need to leave the Northern Albemarle area, and why?
 1. Build a library farther north
 2. Fairview has a good pool – somewhat affordable recreational opportunities
 3. Limit further strip mall development on US 29, also re-landscape to shield existing centers from view
 4. Forest Lakes Shopping Center – close to home, variety of stores, don't have to drive to town, or doctor's office.

Transportation and Traffic

- Where would you like to see improved transit service and pedestrian/bicycle connections?
- In your neighborhood, where do you have traffic safety concerns?
- Where do you find traffic to be frustrating, and why?
 1. Real East/West bypass

2. Develop crossroads, villages throughout county so our area has to absorb the untoward effects of growth
3. Proffit Road was not designed for the amount of traffic/ development it already has
4. We need real bypasses and routes parallel to US 29
5. Traffic bad on Proffit Road
6. Public transportation would help solve Route 29 traffic problems
7. Dangerous intersections [US 29 and Ashwood Boulevard; US 29 and Hollymead Drive]

Major Discussion and Priority Items

1. Preserve open space (both in and around development area)
 - a. **Create public spaces scattered about but accessible to the general public (4)**
 - b. Expand/connect greenway
 - c. Floodplains are an asset
2. Transportation
 - a. **Provide alternatives to US 29 (East/West) but don't overtax Proffit Road without improvement. (3)**
 - b. **Public transport (3)**
 - c. Smaller buses
 - d. More extensive routes
3. **Alternatives to Strip Malls (2)**
 - a. Neighborhood shops
 - b. Redevelop existing/ rundown centers
 - c. **View from US 29 should not be solid strip malls (2)**
4. **Mixed-use – different uses (residential/ housing) should not just abut, but flow (1)**
5. Respect/protect existing neighborhoods
 - a. **Carefully infill (1)**

Residential Character and Housing Choices

- What do you like about your neighborhood?
- Would you like to see additional housing choices in Northern Albemarle or near your neighborhood?
 1. Would like to see more mixed-use, no single use zoning [Hollymead Town Center]
 2. Encourage mixed-use to be owner occupied [Hollymead Town Center]
 3. Would like to see supervised Parks open after sundown
 4. Accessibility to commercial areas, residential character

Shopping and Services

- Which shopping and service opportunities in Northern Albemarle do you use most frequently?
- What additional shopping and services would you like to add?
- For what do you need to leave the Northern Albemarle area, and why?
 1. Need more neighborhood stores, i.e. grocery stores, pharmacy [Redhills Development]
 2. Hollymead Town Center ideal location for public park
 3. Ideal park location [next to Powell Creek]

Transportation and Traffic

- Where would you like to see improved transit service and pedestrian/bicycle connections?
- In your neighborhood, where do you have traffic safety concerns?
- Where do you find traffic to be frustrating, and why?
 1. Route 29 is not pedestrian friendly, need pedestrian walkways
 2. Room for improvement on Route 29
 3. Why is there a proposed traffic circle for Proffit Road? Need Eastern bypass (connection from North to East)
 4. Need transit to airport
 5. How do you create a center in the 29 corridor, how do you create definition?
 6. Redesign Route 29 into a boulevard
 7. Need an Eastern bypass or connection
 8. Need park and ride, maybe Albemarle Square (2)
 9. Need accessible public transportation
 10. Need greenbelt areas along corridor

Major Discussion and Priority Items

1. **Redesign Route 29 into a boulevard – frontage lanes (2)**
2. **Need an Eastern bypass connection (2)**
3. **Need accessible public transportation (airport shuttle) and park and ride areas/ lots (3)**
4. **Need greenbelt areas along streams, public parks, pocket parks – variety (2)**
5. **Need pedestrian walkways over Route 29 and from neighborhood to neighborhood. (4)**
6. Future mixed-use restricted to neighborhood friendly shopping
7. **Need another recycling center (2)**
8. **Affordable housing needs to be incorporated into or with alternative transportation models, i.e. park and ride areas (3)**

Map Comments

High Quality Places

- What makes Northern Albemarle a great place to live or work?
- Are there particular places that represent those characteristics?
- What key changes would you make in Northern Albemarle or your neighborhood to make it a better place to live?
 1. We like parks and need more
 2. We like having one way in/out of Woodbrook.
 3. Forest Lakes – a safe, planned community with trail system and proximity to schools and services.
 4. Security in neighborhoods
 5. Schools
 6. Possibilities for Forest Lakes improvements
 - a. Schools
 - b. Recreational opportunities
 - c. Greenway
 - d. Children's parks
 7. Forest Lakes Needs
 - a. Connection with the other side of Route 29
 - b. More transportation choices/ buses
 - c. Must get in car to use retail in front of Route 29
 - d. To do something about the speed on Route 29
 - e. Schools
 - f. Security in Neighborhoods

Residential Character and Housing Choices

- What do you like about your neighborhood?
- Would you like to see additional housing choices in Northern Albemarle or near your neighborhood?
 1. Enforce illegal sign laws
 2. Keep Rio apartments out of Woodbrook
 3. School and county must agree
 4. Security

5. Water quality [*illegible*] laws are present.
6. Albemarle High already has trailers with development planned; need to add a northern high school.
7. Access to paths [Baker Butler]

Shopping and Services

- Which shopping and service opportunities in Northern Albemarle do you use most frequently?
- What additional shopping and services would you like to add?
- For what do you need to leave the Northern Albemarle area, and why?
 1. New shopping centers should not impact existing developments
 2. No more stores
 3. Need to stop pan-handlers (2)
 4. Parkland [East of US 29, next to Woodbrook development]
 5. Albemarle County Greenway [South Fork Rivanna River, Redbud Creek area]
 6. Path not there [Along Powell Creek]

Transportation and Traffic

- Where would you like to see improved transit service and pedestrian/bicycle connections?
- In your neighborhood, where do you have traffic safety concerns?
- Where do you find traffic to be frustrating, and why?
 1. Need method of crossing Route 29 from the residences to the stores [at Woodbrook and Rio RD. East.] (3)
 2. Get rid of roundabouts (2)
 3. Likes roundabouts, but buses can't get through and are forced onto Route 29 [Timberwood Parkway in Forest Lakes]
 4. Problem getting onto Route 29 from Airport Acres
 5. Redesign the US 29 corridor to be more scenic.
 6. Private roads bear public traffic
 7. Improve the bus service
 8. Traffic signal timing at morning and afternoon peak times.

Major Discussion and Priority Items

1. Schools (1)

- 2. Connection across Route 29 (1)**
- 3. Transportation/ buses (1)**
- 4. Green spaces (6)**
- 5. Give Route 29 “character,” make it scenic (6)**
- 6. Pedestrian friendly shopping – ok, enough (3)**