



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).

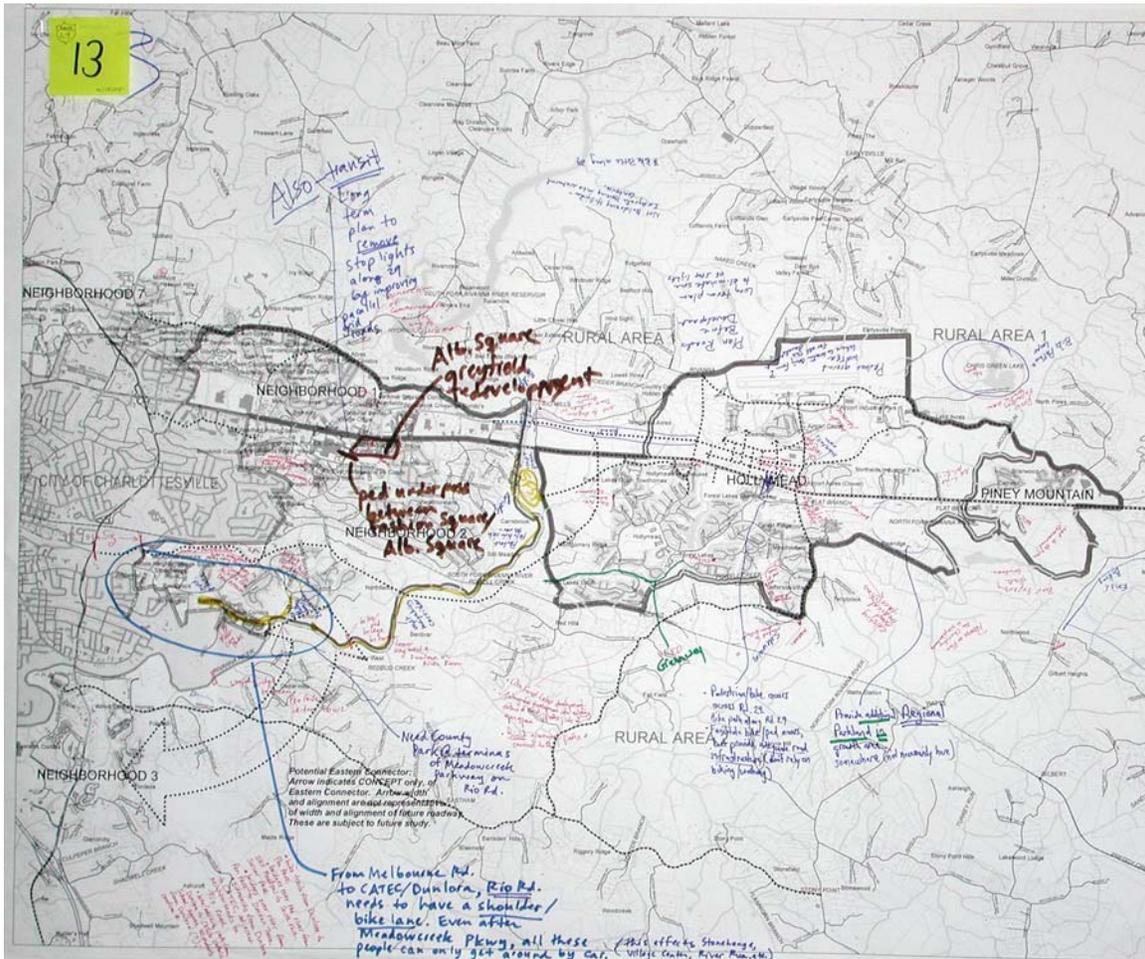
Similarly, in the *Major Discussion and Priority Item* section, which concludes the summary for each table, the numbers in brackets indicate how many "priority-dots" were placed by the discussion item. All items that received at least one dot are highlighted as priority items through **bold** lettering.

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 13



Participant	Additional Information
Susan Pleiss	Not given
Ed Meyers	" "
Deb Meyers	" "
Scott Marshall	" "

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. Likes boating in Chris Greene Lake
 2. S. Fork Rivanna River and Powell Creek : MP + kayaking corridor

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 groundwater – where is the water coming from for all of this development?
 2. Don't bulldoze. Integrate housing into natural contours
 3. Resist expanding growth area
 4. Provide or plan for churches in neighborhoods

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. No light pollution
 2. Don't rezone
 3. Fire and Rescue – need rescue [Hollymead Town Center]
 4. AlbemarleSquare grey field redevelopment
 5. Need a county park at terminus of Meadow Creek Parkway and Rio Road
 5. Provide additional regional parkland in growth area.

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?

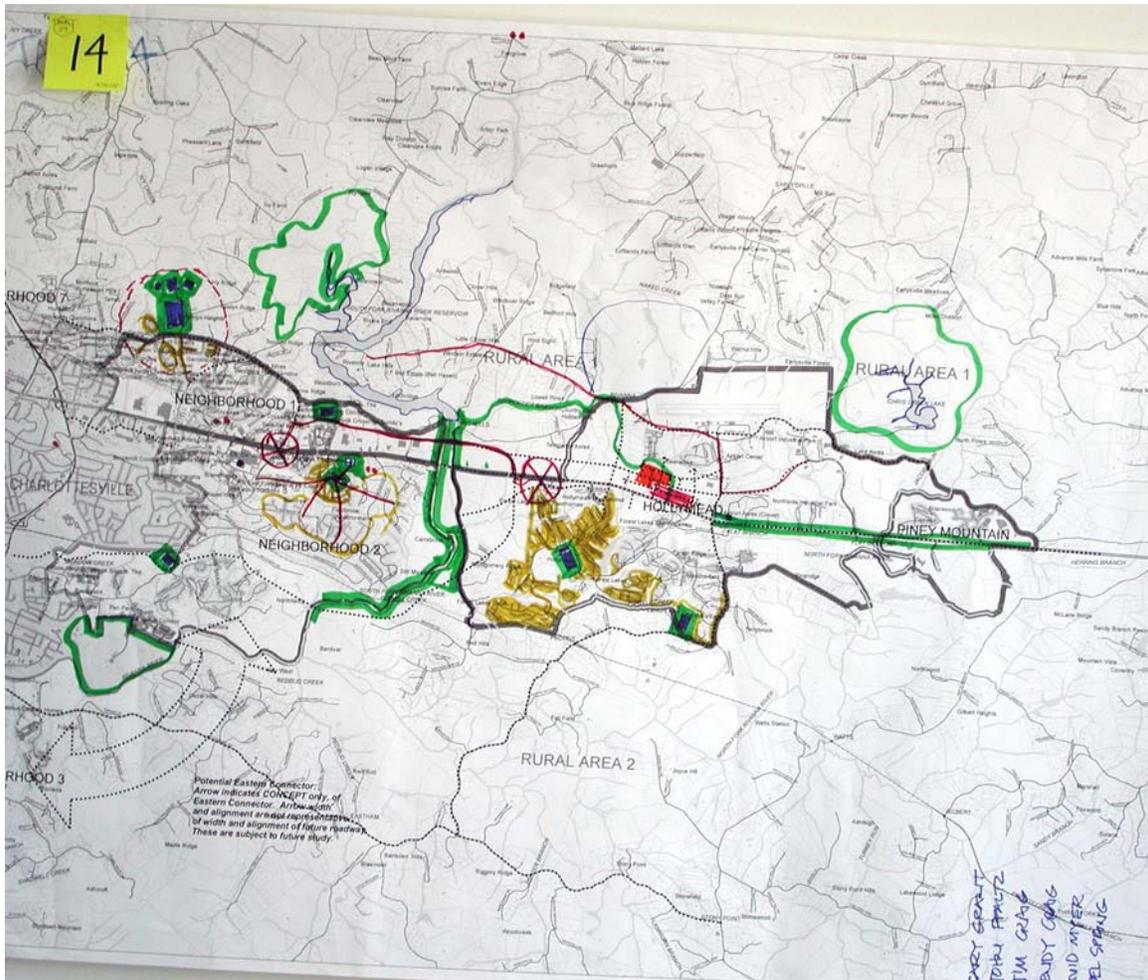
- Where do you find traffic to be frustrating, and why?
 1. Plan roads before development
 2. Long term plan to eliminate some of the stop lights [Neighborhood 1 and 2]
 3. Bike paths along US 29 (4) and from Dunlora to Pen Park
 4. Need walking paths to schools (3)
 5. Sidewalks!
 - From Dunlora to CATEC, adjacent to neighborhoods, over Rio Road
 6. Dangerous traffic pattern in N. Hollymead
 7. Long term plan to remove stop lights along US 29 by improving parallel grid roads – connection of commonwealth all of the way to Berkmar
 8. Pedestrian crossovers
 - Over Rio Road
 - Between Fashion Square and Albemarle square
 - Over S. Fork Rivanna River/ Powell Creek
 - Between lower Key West and Dunlora or River Run
 - Over river from Still Meadow to South Fork Soccer Park
 - Over river from Pen Park to Darden Towe
 9. From Melbourne Road to CATEC/ Dunlora, Rio Road needs to have a shoulder/ bike lane. Even after Meadow Creek Parkway. All of the people in this area can only get around by car (this affects Stonehenge Village Center, River Run, etc.
 10. Bike/walking path from Dunlora to Charlottesville Catholic School. Approximately 40 (?) students from Dunlora. Confirm number.
 11. Need a highway between South Forest Lakes and Forest Lakes

Major Discussion and Priority Items

1. Transit. Agreement didn't occur on how and value
2. Creating village centers
3. **Linkages/ Networks for biking and walking between developments/ destinations, schools, parks... (4)**
4. **Need for regional and local parks (2)**
5. **Roads before development (3)**
6. **Gaps in pedestrian and road systems over rivers and major highways (2)**
7. **Parallel roads are important, grids, removing stop lights (3)**
8. **Preserving physical features/ natural beauty/ land using contours, not bulldozing (3)**

9. Solutions to light and groundwater pollution (1)

Table 14



Participant	Additional Information
Gary Grant	<i>Not given</i>
John Pfaltz	“ “
Jim Craig	“ “
David Myer	“ “
Joel Spring	“ “

Map Comments

See map for diagrams, no written comments or annotations.

Major Discussion and Priority Items

High Quality Places

1. You can see the mountains
2. County is affordable
3. **Green (2)**
4. Like ability to shop
5. Convenient
6. Quiet
7. Neighborhood feeling
8. Downtown Mall

Residential Character and Housing Choices

1. Schools as centers
2. Green spaces
3. Residential Development
4. Preservation of larger wooded lots
5. Want a variety of housing types
6. Older development lacks green spaces

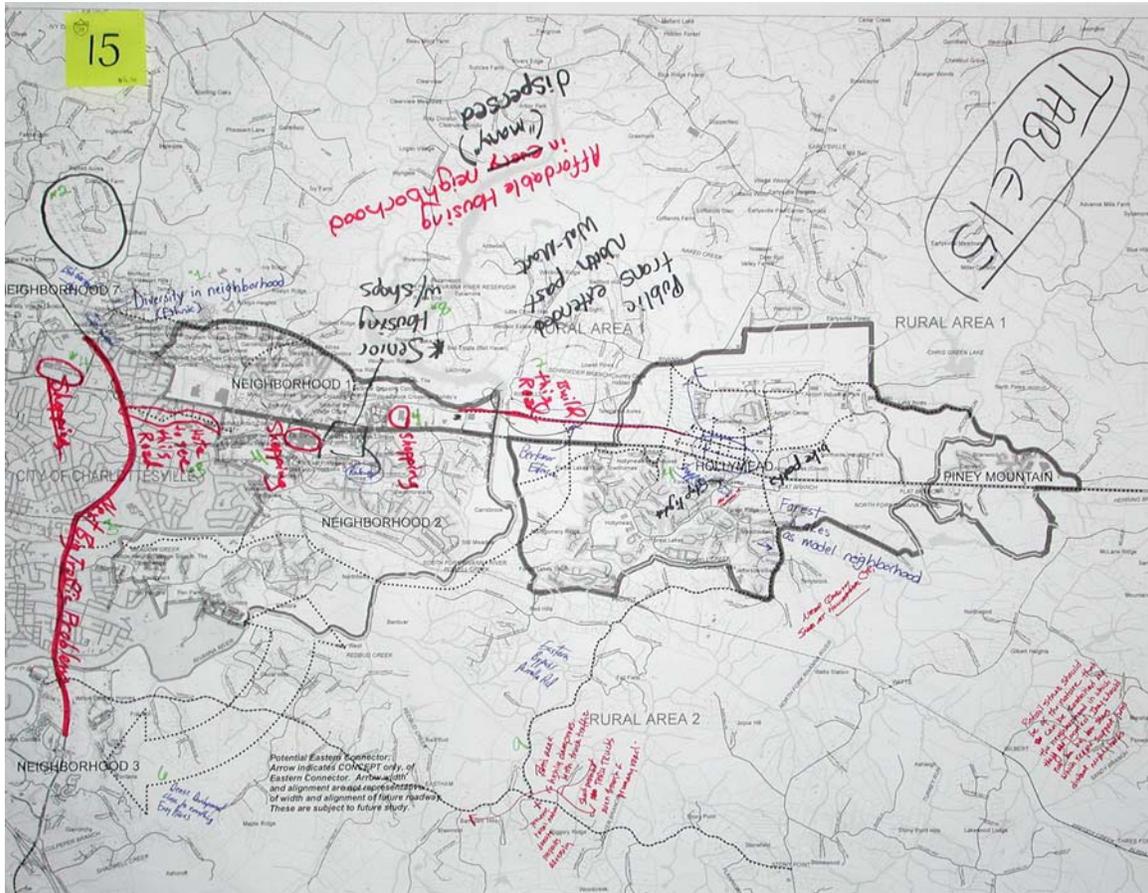
Shopping and Services

1. Like home improvement stores

Transportation and Traffic

1. Green Buffers along US 29
2. Alter walkability
3. Transportation - bicycle, light rail (reliability is essential)
4. **Transportation models, i.e. park and ride areas (3)**
5. Natives to “help” Route 29

Table 15



Participant	Additional Information
Bob Garten	University Commons
Hunter Wood	Hessian Hills Condos
Jack Carroll	Forest Lakes Townhouses

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. Forest Lakes as a model neighborhood
2. Abril [*? word illegible*] community

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. Affordable housing in neighborhood, many displaced
 2. Preserve rural nature, density impacts adversely
 3. Dense development close to everything, easy access [Maple Ridge development]
 4. Scenic housing with shops [Gardens Business Condos]

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 quality shops at Hollymead Center
 2. Retail stores should be sustained by the neighborhood in which they are located. They should not be big-box stores that require support from distant neighborhoods.
 3. Ethnic Diversity in neighborhood [University Commons]
 4. Shopping [refers to shopping centers along US 29]

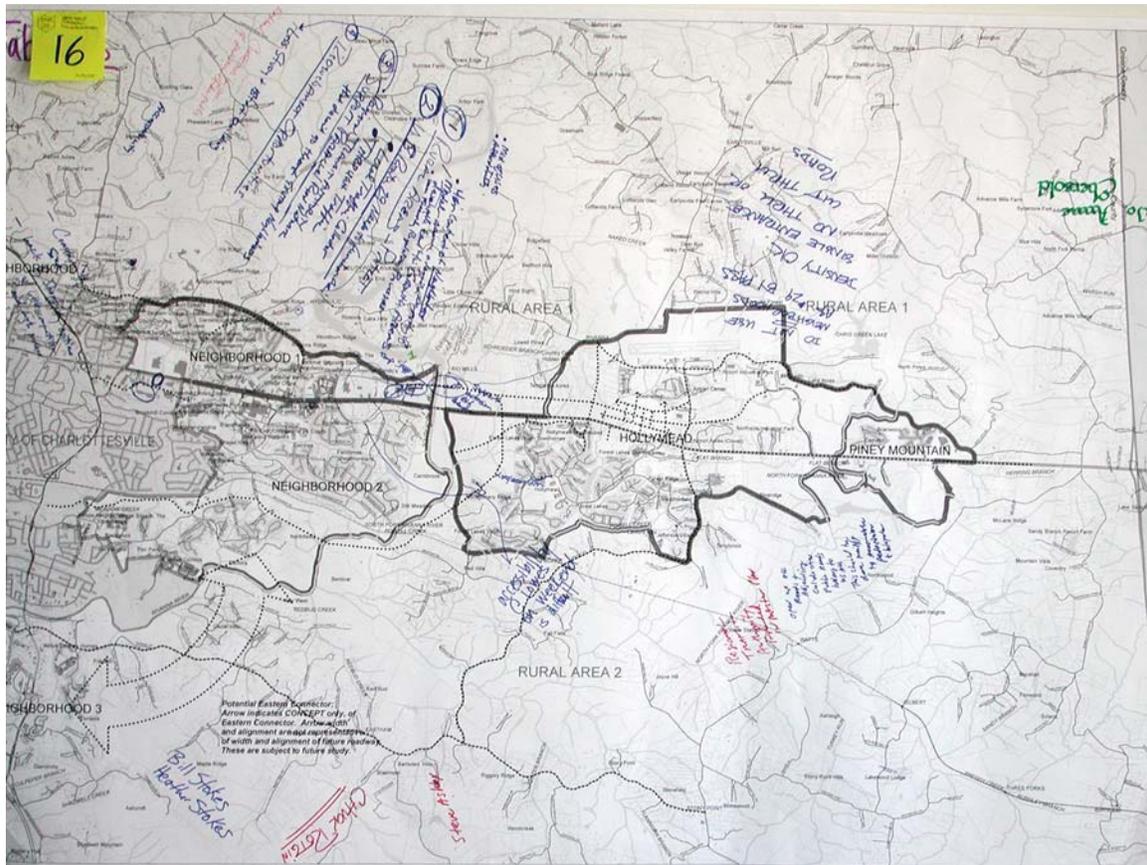
Transportation and Traffic

- 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. Public transit extended north past Wal-Mart
 2. Bypass/ parallel road
 3. Like restricted street network, no through traffic, very diverse area [Colthurst Farm development]
 1. Hate to see this road [Proposed bypass]
 5. Next big traffic problem [Richmond Road]
 6. Build this road [connecting Berkmar to Hollymead Town Center]
 7. This area is highly dangerous w/ truck traffic [Barrsden Hills area]

Major Discussion and Priority Items

1. **Residences close to shopping, maintain rural character far from shopping. (2)**
2. **No through traffic in neighborhoods (3)**
3. **Parallel roads - Berkmar etc. (2)**
4. **Aesthetic neighborhoods – good landscaping and sidewalks (1)**
5. **By-pass for trucks, 15-29 bypass extended sufficiently to solve traffic problems (5)**
6. Affordable housing dispersed through area - no pockets
7. **Density (1)**

Table 16



Participant	Additional Information
Bill Stokes	Not given
Heather Stokes	“ “
Chuck Rotgin	“ “
Steve Ashby	“ “
Jo Anne Ebersold	“ “

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. **Community size (2)**
 2. Mix of uses, affordability
 3. Mix context of neighbors – model assumes a frequent supply of development within growth areas and uses friendly regulation processes
 4. Protect rural areas
 5. Less study and start building

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. Lack of shopping options with little competition and high prices
 2. Accessibility
 3. Comp. shopping [Rio Hill Shopping Center]

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. Support extension, relief of Berkmar
 2. Accessibility at Lowe's on the weekend is difficult
 3. Regional transit authority included in master plan
 4. Open up all roads and adjoining cul-de-sacs, public roads belong to us all. This should be done mainly to accommodate pedestrians and bicycles
 5. Do not use neighborhoods as US 29 bypass – density ok, single entrance, no thru or cut thru roads
 6. Route 29 needs to function as local traffic collector and through traffic

9. Regional transit authority
10. Supporting parallel road network that doesn't go through existing neighborhoods
11. Neighborhood connections by pedestrian and bike paths

Major Discussion and Priority Items

High Quality places

1. Accessibility
2. Small town feeling
3. **Variety of activities (1)**
4. Protect rural areas within context of NM assure adequate supply of land, see map

Residential character and housing choices

1. Variety of homes, lots, including large lots (1)
2. **Affordability (2)**

Shopping and Services

1. Grocery stores
2. Sam's and Wal-Mart
3. Competitive alternatives

Traffic and Transportation

1. Transit authority – regional
2. Actual master plan
3. Parallel roads – not through existing neighborhoods
4. Less study, more action