



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).

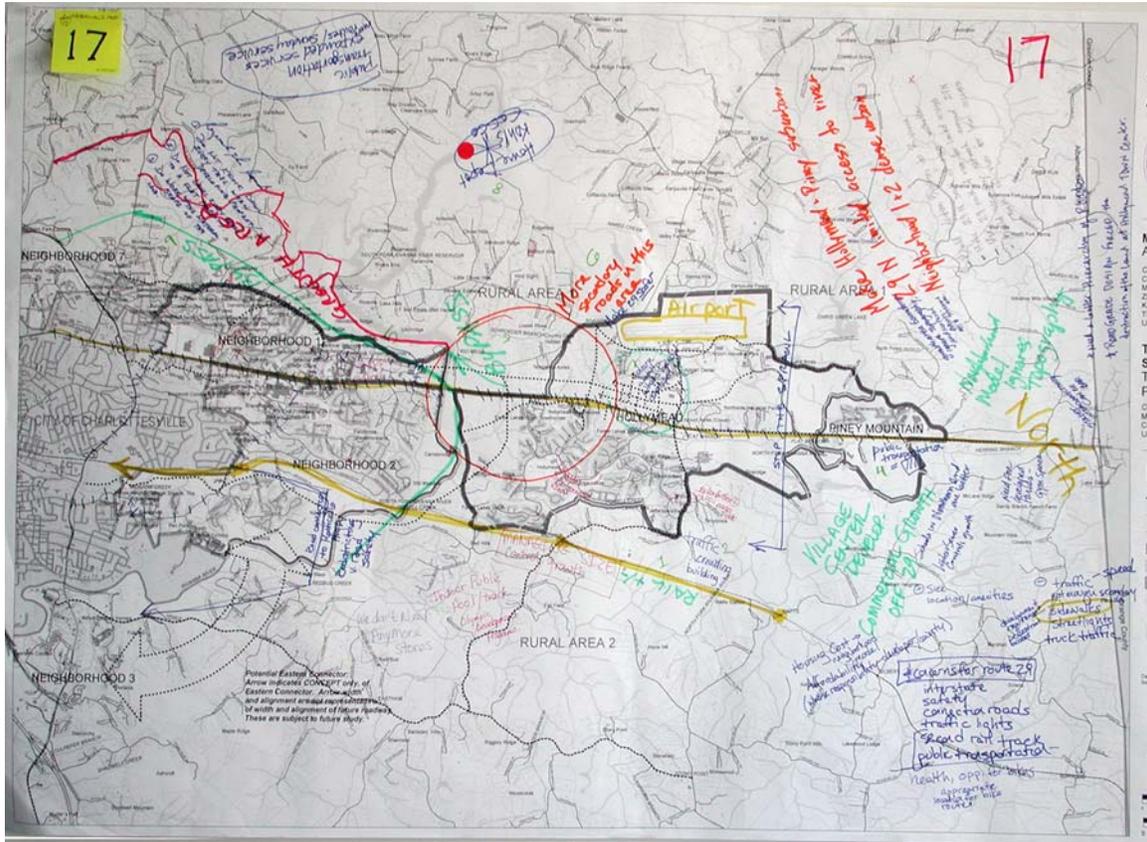
Similarly, in the *Major Discussion and Priority Item* section, which concludes the summary for each table, the numbers in brackets indicate how many "priority-dots" were placed by the discussion item. All items that received at least one dot are highlighted as priority items through **bold** lettering.

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 17



Participant	Additional Information
Bill Carswell	Not Given
Judy Spellman	“ “
Pat Simon	“ “
John Kuhn	“ “
Suzanne Cottey	“ “
Tom Jacobonski	“ “
Chris Lee	“ “

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. Respect the land - ...
 - ...do not knock down every tree when developing property
 - ...do not level every grade to flat
 - ...do work with the natural shape of the land

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. Managing size, controlling growth
 2. Stop the sprawl
 3. Neighborhood model ignores topography
 4. Make Hollymead and Piney Mountain suburban
 5. Neighborhoods one and two's dense urban growth ignores topography and natural events such as mountains and streams.

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. We don't need any more stores
 2. Outdoor public pool, track, Olympic development programs, gym space, parks (2)
 3. Schools in Northern end are better
 4. Water and sewer control growth
 5. + Size, location of amenities
 6. Home Depot, Kohl's, Costco
 7. Concern about what's being developed [Hollymead Town Center]

8. Baker Butler school parks and fields
9. Shopping, school [Woodbrook Crossing Condos]

Transportation and Traffic

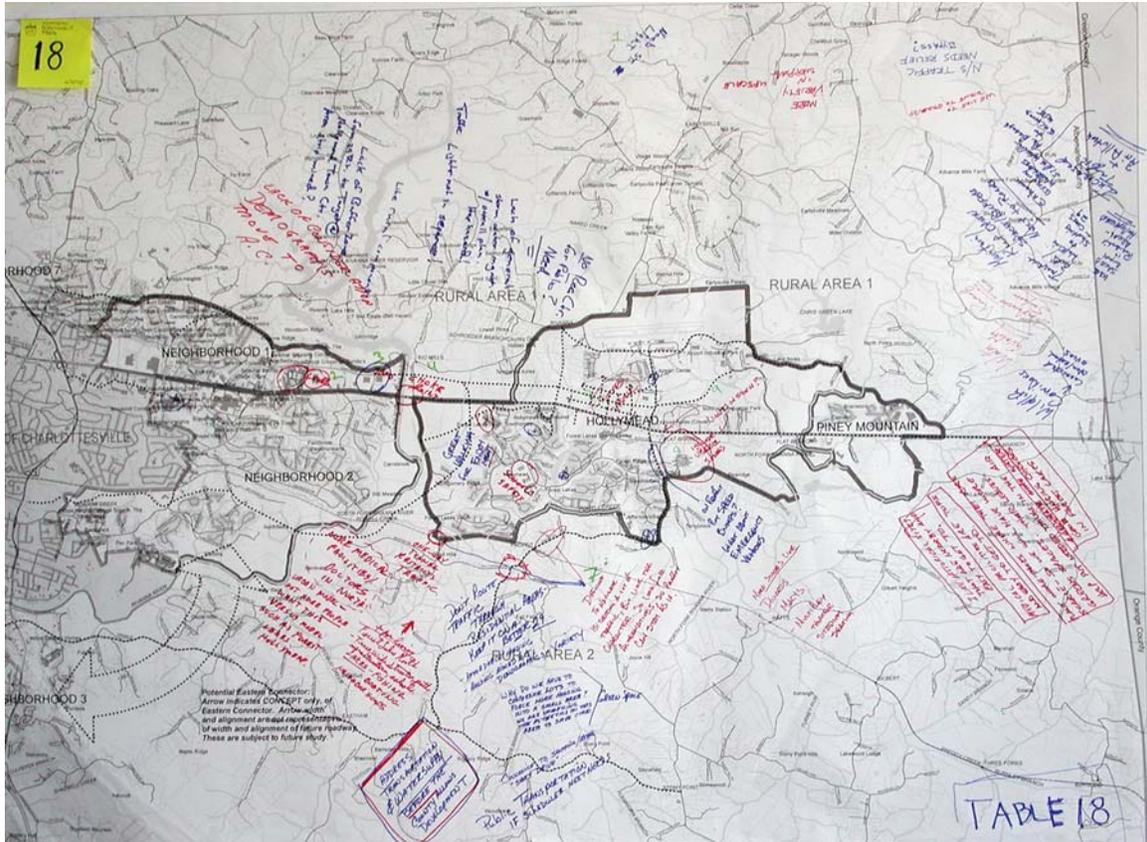
- Where would you like to see improved transit service and pedestrian/bicycle connections?
- In your neighborhood, where do you have traffic safety concerns?
- Where do you find traffic to be frustrating, and why?
 1. Village center develops commercial growth of US 29
 2. Development requires pedestrian access [Burney Station Road]
 3. Traffic speed [Burney Station Road]
 4. Not enough secondary roads [Burney Station Road]
 5. Street lights [Burney Station Road]
 6. Truck traffic[Burney Station Road]
 7. Concerns for Route 29
 - Interstate
 - Safety
 - Connecting roads
 - Traffic lights
 - Second rail track
 - Public transportation
 - Health opportunity – appropriate location for bike routes
 8. Road connection to Monticello High, redistricting versus road safety
 9. Street interconnectivity can be bad [Spring Hills Road]
 10. Need a better hierarchy of roads
 11. Road-grade design forced the destruction of land at Hollymead town center
 12. 29 North limited access to the river
 13. Build Western bypass to Rivanna
 14. Make 29 South of river walkable
 15. Use 29 North of river for limited access
 16. Build secondary network around 29 North of river for local access
 17. Expand public transportation – more services and more routes
 18. Rail +/- [Along railroad line, between Watts and Proffit Road]

19. Traffic crowding, building [Along Proffit Road, at eastern edge of Hollymead]
20. Public transportation [US 29 Corridor]
21. More secondary roads in this area – make US 29 safer [Between Hollymead Town Center and South Fork Rivanna River]

Major Discussion and Priority Items

1. **Community Olympic development program (1)**
2. **US 29 Safety, secondary connections, public transportation to urban centers, street lights (3)**
3. Managing growth – size/location, neighboring counties
4. Locations for urban centers – neighborhoods 1 and 2 are more dense than outer development areas
5. How development is managed
 - a. Topography
 - b. Location
 - c. Requirements for amenities (i.e. sidewalks and trees)
6. **Safe bike routes/ transportation options (2)**
7. **Sidewalks in neighborhoods (1)**
8. **Affordability of housing based on location (1)**
9. US 29 bypass (dependent on locations)

Table 18



Participant	Additional Information
Esther Grace	Resident
Jim Grace	Home Owner
Bill Lave	Home owner
Tim Rombach	Home owner
Larry Williams	Home owner
Pier Williams	Home owner
Neil Williams	Business
Nat Rogers	Home owner
Rod La Feur	Home owner, S. Forest Lakes

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. Like rural component
 2. School safety in Hollymead
 3. Living in North Forest Lakes, trees, wide streets, paths, infrastructure, setbacks
 4. Lakes – fishing boating, neighborhoods
 5. Convenience to shopping/retail – short drive
 6. I like historical sites that are nearby and easy to get to

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. Lack of consideration, demographics, move to A.C.
 2. Not sure people want urban model, versus model such as Forest Lakes, Hollymead
 3. Affordable housing aimed at demographic variety
 4. Why do we have to condense lots to force more housing into a small area? We are sacrificing the aesthetics in this area to save others – green space.
 5. Plant more trees where they are scarce – so we will have more green spaces. Their leaves put needed things in the air.
 6. Good housing choices in Forest Lakes
 7. Wildlife corridors – connected open natural areas
 8. Water quality, impervious surfaces, run-off

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. More variety in upscale shopping

2. More medical facilities, doctors in North
3. More stores like Dillard's, Macy's, multiplex theatre with stadium seating
4. Generate more water
5. Lowe's
6. Sam's
7. Upscale stores [Hollymead Town 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. No more traffic circles
 2. Lack of buffer zone from Route 29 to Target at Hollymead Town Center...area strip-mined?
 3. Traffic lights not in sequence [US 29]
 4. Lack of overall storm water management, overall plan is haphazard!
 5. N/S traffic needs relief bypass
 6. We like to drive to [*illegible*]
 7. Address transportation and water supply before the county allows development
 8. Don't route traffic through residential areas, keep it on a better 29 [Near Proffit Road]
 9. Public transportation if schedules meet needs
 10. Lights in sequence?
 11. Speed bumps on Proffit – what about emergency vehicles?
 12. Maintain/ keep open space/ buffers next to roads
 13. Transportation/ bike/ walking to shopping across Route 29
 14. Use speed bumps in residential areas in Hollymead
 15. Enhance existing walkways, sidewalks, redesign to encourage use
 16. Need street light [westernmost intersection of Link Evans Lane in Rural Area 1]
 17. Choke Point [Rio Mills Road and US 29 intersection]
 18. Great walking for enjoyment [Forest Lakes South Townhomes]
 19. One way tunnel restricts traffic [Railroad crossing and Polo Grounds Road]
 20. Difficult to navigate, is getting a lot of traffic, but like the character. So look for alternatives so Proffit can stay as it is.

Major Discussion and Priority Items

1. **Buffers between development and community (4)**
2. **Traffic solutions (7)**
3. **Water supply and quality (6)**
4. **Public recreation facilities – pools, parks, lighted trails (4)**
5. **Open spaces within development (1)**
6. Feeder road access (not through neighborhoods)
7. Meadow Creek Parkway/ bypass

- 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. Great airport, convenient and modern
 2. Natural spaces

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. Need affordable housing
 2. Need definition of affordable housing
 3. Infrastructure needs should be addressed prior to development

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. Restaurant/retail variety is convenient [Fashion Square Mall]
 3. Fix, different grading [Airport Acres development]
 4. Preserve natural spaces [Hollymead Town Center; across 29 between South Fork Rivanna River]

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. Upgrade bridges throughout
 2. 29 is a major highway, how do we get people through it
 3. Connectivity is not interesting to us, no through traffic [along Proffit Road]
 4. Pave roads (2) [Rural Area 2]
 5. Need bypass
 6. Better transit on 29

7. Low traffic [Hollymead residential area]
8. Leave N/S lanes in front of Target
9. More transit options – more ways to get to places as places to get to increase
10. 29 as multi-use Blvd divided – through traffic + local traffic + transit + pedestrian crossing
11. Traffic problems on west of US 29 at Target
12. Dangerous traffic problems [Richmond (250) and US 29]

Major Discussion and Priority Items

1. Focus/ proactive infrastructure
2. **Housing variety (2)**
3. **Maintain convenience of retail/restaurants (3)**
4. **Need bypass, relief to 29 traffic, Meadow Creek Parkway (5)**
5. **Preserve natural character within development (2)**
6. **Allow development built like Forest Lakes (5)**
7. **Limit through traffic in neighborhoods (1)**

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. Good schools are a draw to the area
 2. Like that there is a choice in housing type
 3. Likes Carrsbrook, don't develop

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. Retirement area [Hollow Road and Reasford Road]
 2. Not all neighborhoods need to be dense
 3. Concerned over expansion of industrial park [Airport Industrial Park]
 4. Density ok in Northfields and Carrsbrook
 5. More money for ACE [*Agriculture Conservation Easement*] - County program for purchasing land surrounding developed area for Ag. [*agriculture*]
 7. Are we going to accommodate everyone – is there an obligation to do so?
 8. More assisted living areas (2)
 9. Density – zoning to a destination
 10. Tax disincentive to develop rural land
 11. Keep it rural, low tax rate, high taxes restricts activity
 12. Is there a way to limit the number of people moving here?
 13. County buy land and lease back to farmers
 14. Tax incentives or penalties for rural landowners to not develop their land! [*illegible*] For developers who stay in developed areas?
 15. Ultimate limit on growth – who is thinking about this?

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. Destination areas [Little Clover Hills, Rural Area 1]
 2. Shopping areas you go to walk around, not just shop Pedestrian oriented, Community - meeting place for friends [Little Clover Hills, Rural Area 1]
 3. Smaller, locally owned, convenient local stores (3)
 5. How many big boxes do we need?
 6. Put powerlines underground
 7. More medical services
 8. Farmer's markets (2)
 9. Destination areas
 10. Library
 11. Whole Foods
 12. No Wal-Mart
 13. Everything within walking distance
 14. Site design with regards to landscaping and safety
 15. Handicapped access
 16. Green space
 17. Renovate, develop!
 18. Attractive architecture
 19. In Seminole square – high end restaurants, not fast food, coffee, bookshops, food

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. Sidewalks (3)
 2. Overhead walkways over US 29 (2)
 3. Another road parallel to US 29
 4. US 29 is disaster waiting to happen
 5. Another road besides US 29
 6. Consider what is neighborhood traffic
 7. Safety concerns

8. Traffic too fast
9. Enforce speed limit
10. Trails
11. Unsafe intersection – change from 4 lanes to 2 lanes [US 29 from Rio Mills Road to Airport Road]

Major Discussion and Priority Items

1. **Ultimate growth (3)**
2. **Redevelop what we have (3)**
3. Albemarle square, Philips on Rio Road, old miniature golf course, Building front to alley
4. **Sidewalks (3)**
5. **Bike paths (2)**
6. **Buying all utilities (4)**
7. **People size stores – avoid anywhere USA look (4)**
8. **Traffic on 29 (3)**
9. **More central destinations, recreational areas, outdoor concerts, small parks (3)**
10. **Open space (4)**
11. Small overpasses
12. Alternative routes – safety, neighborhood level traffic
13. Library