



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).

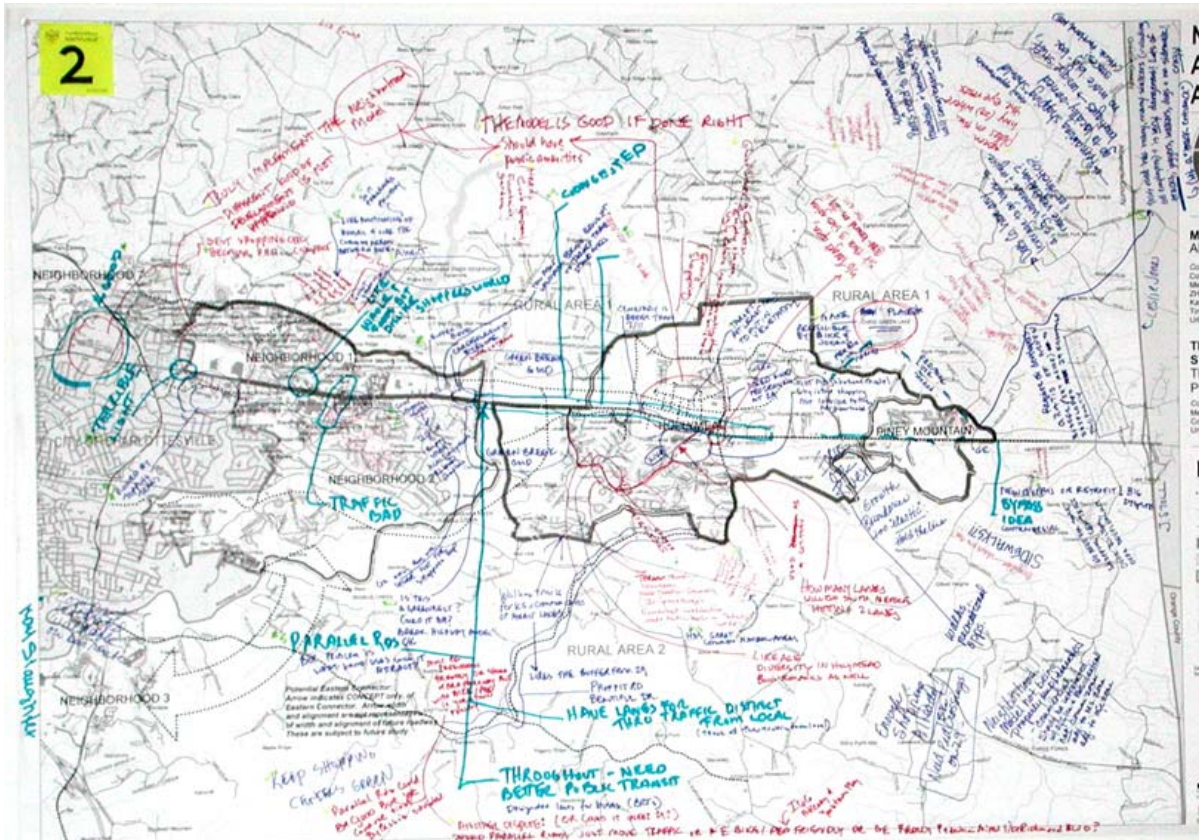
Similarly, in the *Major Discussion and Priority Item* section, which concludes the summary for each table, the numbers in brackets indicate how many "priority-dots" were placed by the discussion item. All items that received at least one dot are highlighted as priority items through **bold** lettering.

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 2



Participant	Additional Information
Marty Moore	Hollymead
David Weddle	Watts Passage
Liz Evans	Four Seasons
Will Landreth	Business Manager
Kay Slaughter	Charlottesville Resident
Jill Stoll	Hollymead
Leslie Jones	North Pines

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. Proffit Road is a beautiful drive.
 2. Likes lakes, common areas, and trails (uses as a cut-through) (2). [Hollymead]
 3. Hollymead has nice homes, large, mature trees, and is family oriented, great common natural areas.
 4. Likes age diversity in Hollymead.
 5. Likes buffer from US 29.
 6. Rivanwood /South Fork Rivanna Reservoir an asset.
 7. Cemetery better than 7/11 [Hollymead]
 8. Isolated open land [Near intersection of Watts Passage Mclane Road]

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.a Truly implement Neighborhood Model, good if done right. (3) [Future site of Albemarle Place]
 - 1.b Should have public amenities (fountains and benches). (4) [Future site of Albemarle Place]
 - 1.c Needs curb appeal, fountains, gardens...etc. [Future site of Albemarle Place]
 - 2.a Limit growth towards river, boundaries are too elastic. [North Fork Rivanna River]
 - 2.b Walks would be a recreational activity.
 4. Unobstructed view of the mountains [Near Advance Mills Village]
 5. Require developers to include a green buffer at Highway 29 frontage property – ex. For every 100 ft. of developed land frontlines, leave 10 ft of woods [Near Advance Mills Village].
 7. Ruined by topping trees [Giant Food Store]
 - 8.a Is this a greenbelt? Could it be? Break Highway model o.k. [Area bounded by South Fork Rivanna River, US 29, Ashwood Boulevard, Montgomery Ridge]
 - 8.b Green break good! [Area bounded by South Fork Rivanna River, US 29, Ashwood Boulevard, Montgomery Ridge] and [also on west side of 29]
 9. Buffer is better [Seminole Lane, east of Carrsbrook Drive]
 10. Like positioning of houses and the common areas between houses – preserves privacy [Between Roslyn Ridge and Squirrel Ridge]

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. Keep shopping centers green.
 - 2.a Ghost shopping center – [Rio Hill Shopping Center]
 - 2.b Ugly, empty stores (2) [Rio Hill Shopping Center]
 - 2.c Chandler’s, Library and ACAC only assets [Albemarle Square]
 - 2.d Go for only one store instead of shopping mall [Rio Hill Shopping Center]
 3. Like Whole Foods, but dislike Shopper’s World
 - 4.a Wal-Mart should be brought to Target tree standards (2)
 - 4.b Target had to at least put in vegetation.
 5. Enough Shopping! (3)
 6. No need for new shopping centers—overdevelopment.
 7. Shopping should be interior to the neighborhood. [Albemarle Place, Hollymead Town Center] *see also Residential Character 1.*
 8. Remaining shopping should go to locally owned businesses, no more big-box stores! Ex. Portland
 9. Shopping centers should be pedestrian and compact [future site of Albemarle Place]
 10. Good [Barracks Road Shopping Center]
 11. Car dealership is an eyesore [North of Seminole Lane and South Fork Rivanna River]

Transportation and Traffic

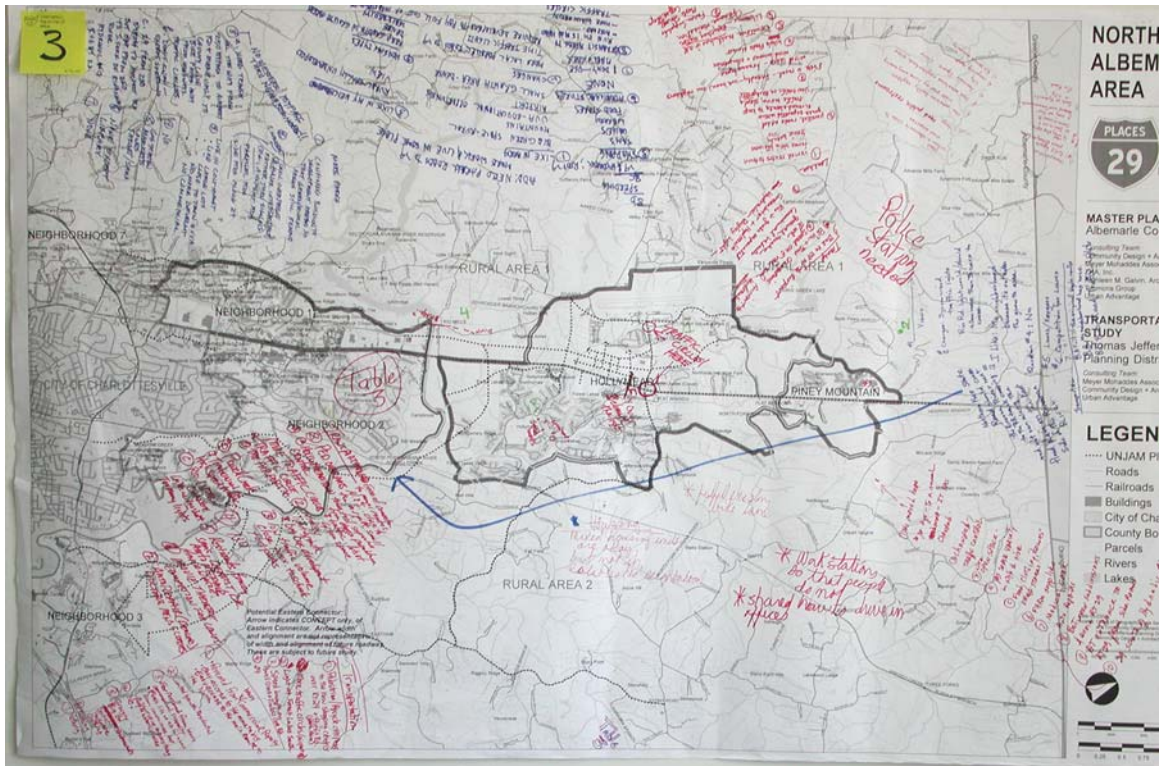
- Where would you like to see improved transit service and pedestrian/bicycle connections?
- In your neighborhood, where do you have traffic safety concerns?
- Where do you find traffic to be frustrating, and why?
 1. Compact, integrated, and walkable on bus route [Stony Point Road, Wilton Country Homes]
 3. More setback [Seminole Lane and South Fork Rivanna River]
 4. Need bike/pedestrian crossing at US 29 (2) [US 29 and Airport Road].
 5. Enjoys Target green and driving on US 29 in the morning
 6. How many lanes will go south before hitting 2 lanes? [US 29 and Airport Road]
 7. Speed bumps needed [Forest Lakes]

11. Open places around Highway 29 for the eye to rest.
12. Need sidewalks! (4)
13. This road has many walkers, no sidewalk and many trucks.[Dickerson Road between Ilex Court and US 29]
14. New bypass or retrofit! – A big dispute (2)
15. Terrible (traffic?) light [Berkmar and Hydraulic]
- 16.a Congested [US 29 Corridor between South Fork Rivanna River and Airport Road]
- 16.b Car accidents! [US 29 Corridor between South Fork Rivanna River and Airport Road]
- 16.c Parallel roads could be good but see (and use first) outdated bypass [Along US 29 Corridor between South Fork Rivanna and Airport Road].
- 16.d Have lanes for the traffic distinct from local (tease out through traffic from local.) [US 29 Corridor between South Fork Rivanna River and Airport Road]
- 16.e Need better public transit everywhere [US 29 Corridor between South Fork Rivanna River and Airport Road]
- 16.f Should be pedestrian friendly or a parkway (but with bike/pedestrian i.e. Yorktown Parkway).
- 16.g Should parallel roads just move traffic or be bike/pedestrian friendly? (I-66 Bikeway and Yorktown Parkway) or be pedestrian mixed like Richmond Blvd. [Along 29 Corridor btw. South Fork Rivanna and Airport Road]

Major Discussion and Priority Items

1. **Green spaces along US 29 – N/S and E/W as well as buffers along the commercial areas of US 29. (6)**
2. **Enough shopping (4)**
3. **Higher aesthetic standards for existing and new commercial space, and renovate existing vacant shopping centers. (4)**
4. **Need sidewalks thru residential and commercial areas, speed bumps, and pedestrian/bike overpasses to cross US 29. (2)**
5. **Create a better mix of transit options (2)**
6. Beware of faux-neighborhood models
7. Resolve issue and idea of the bypass
8. Parallel roads to pull through traffic away from local traffic.

Table 3



Participant	Additional Information
Alison Wilson	Hollymead
Craig Wilson	Hollymead
Milt Moore	Hollymead
George Larie	Hollymead
Ann Mallek	Earlysville
Joan Graves	Berkeley Subdivision
Pete Stoll	
Charles Toates	North of Piney Mtn.

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. Easy access to the mountains
 2. Easy access to the main route to the North [US 29]
 3. Close to the airport
 4. Small town feel
 5. Separated from dense population and traffic
 6. Lots of green space (2)
 7. Low traffic volume
 8. Close proximity to schools
 9. Foot paths
 10. Variety in size and style of homes
 11. Fly over, climate, the light
 12. Urban N. Albemarle close to most amenities
 13. Like pedestrian friendly neighborhoods, walk past house every night
 14. Seminole Square, Sam's City, Recycling Depot
 15. Farms still in business
 16. Scenic beauty
 17. Earlysville is rural; know neighbors
 18. Mixed uses

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. Limited residential growth
 2. Mixed housing units are ok but not in established neighborhoods
 3. Moved here 20 years ago because it was a rural area – things have changed
 4. Leave established neighborhoods alone
 5. Views [North of North Pines]

Shopping and Services

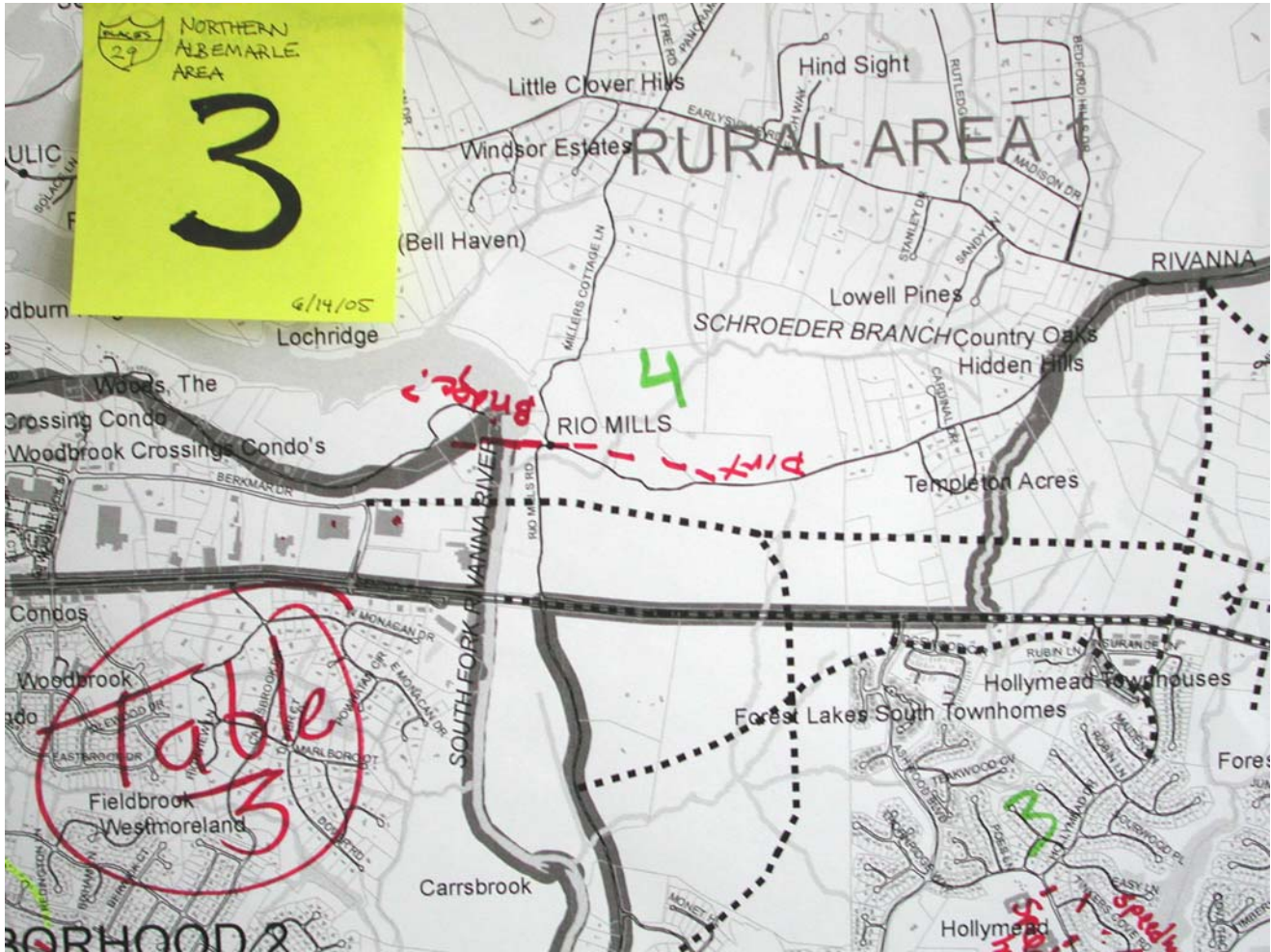
- Which shopping and service opportunities in Northern Albemarle do you use most frequently?

- What additional shopping and services would you like to add?
- For what do you need to leave the Northern Albemarle area, and why?
 1. Grocery, big box, restaurants, dentist, hardware, clothing, movie theatre, Auto repair
 2. Limit growth and big box development
 3. Police station needed [Rural Area 1]
 4. Need public restrooms
 5. Full service emergency

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. Pedestrian bicycle overpass to the new shopping centers over Route 29 and Proffit Road. [North Point]
 2. More traffic circles [the first comment was general, the second was located at Airport Road and Dickerson, and the third was at Airport Road and the 29] (3)
 3. Light at Forest Lakes South
 4. Speed bumps on Powell Creek and Tinkers Cove Road
 5. Route 29
 6. Feel removed from heavy commercial property – it feels like we are far away from conveniences but really a short drive to everything close, historic places
 7. No! (*In response to comment 6*)
 8. Ease of connection to major routes North and South
 9. Pedestrian overpass at Hollymead Town Center
 11. High speed traffic at Powell Creek and Timberwood
 12. Too many lights and too short at Rio interchange
 13. Fulfill existing bike lane [Terrybrook Area]
 14. Walk stations so that people do not drive
 15. Shared offices
 16. Traffic control
 17. Avoid Route 29 between subdivisions, at entrance to US 29 from side roads, and south of Hydraulic Road
 18. Northern Free State Road should cross the Rivanna River next to the railroad track, do not run along the flood plain east of the river.

19. Synchronized traffic lights [Along US 29]
20. Rio Road light should allow more than 3 cars to cross
21. Need four way stop signs at Dominican and Commonwealth, Four Seasons and Commonwealth, South of Hydraulic in the City, and on Rio Road
22. Bus on US 29 N to airport, Airport to Hydraulic
23. Speeding on Earlysville Road, gravel trucks, commercial velocity
24. Rio Road should be grade separated
25. From Greenbrier to Hydraulic is a concern area
26. From Hydraulic to Rugby Light is a concern area
27. Varied routes to town
28. Parallel roads, add grade separated intersections to roundabouts to keep traffic moving slowly
29. Traffic circles here [Airport Road and Dickerson Road, and Airport Road and 29]
30. Speed bumps [Tinkers Cove Road]
31. Dirt road, bridge? [South Fork Rivanna River to Rio Mills Road. See detail photo. The dotted line indicates a suggested road.]



Major Discussion and Priority Items

High Quality Places

1. **Public schools/ education opportunities (1)**
2. **Scenery/ green space (5)**
3. **Quality of life, rural views (3)**
4. Culture
5. Locally owned businesses
6. Close to but not in the city
7. Farmer's Market
8. Mountains
9. Small growth area

Residential Character

1. Diversity of housing types
2. **Close to schools, DC/ Richmond, airport (4)**
3. **Historic resources (1)**
4. Green open spaces

Shopping/ Services

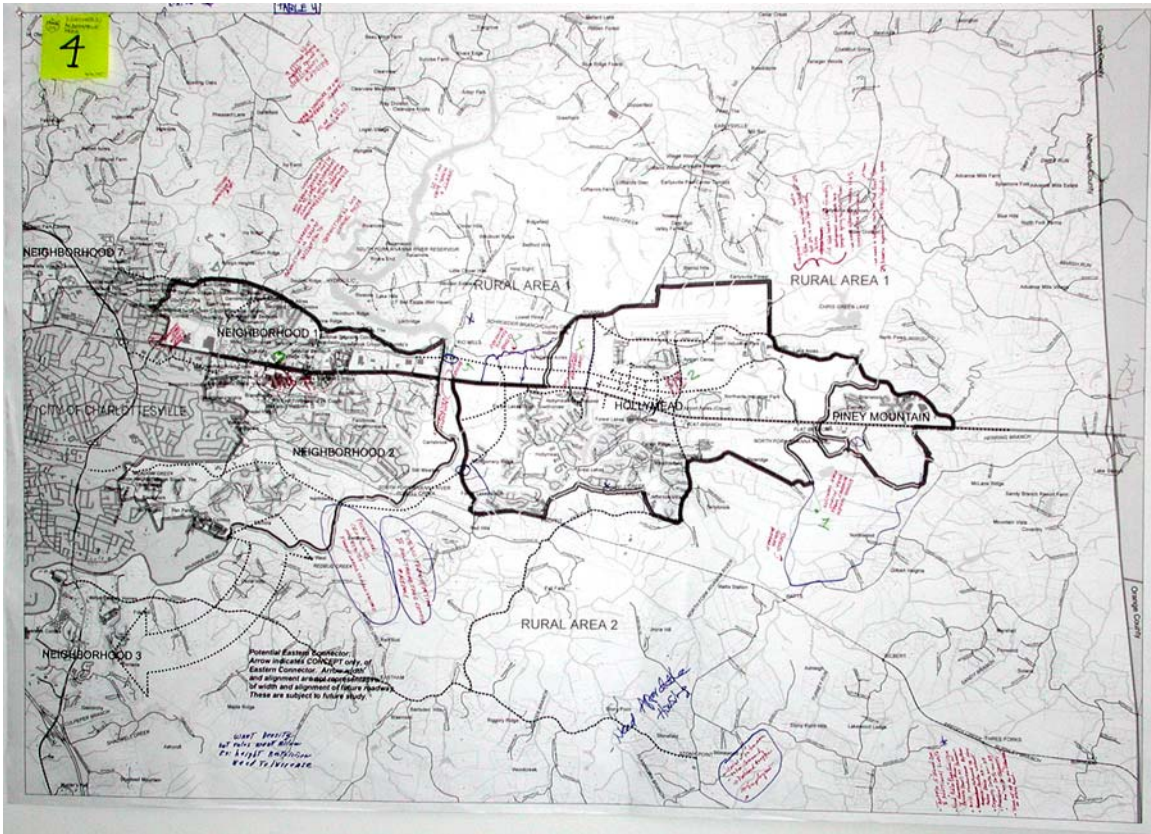
1. Mix of grocery stores
2. No mix of hardware stores
3. Need farming supplies
4. Mix of services, medical, entertainment, recreation...
5. Whole Foods Market
6. Downtown mall has it all! Vs. hates downtown mall
7. Recycling center
8. Require development to pay for the cost of infrastructure

Traffic

1. **Pedestrian/ Bike overpass (1)**
2. **More roundabouts (3)**
3. **Parallel Roads (2)**
4. **More internal connections (1)**
5. **Small overpasses (for cars and pedestrians) (2)**
6. Better interface with the city of Charlottesville
7. Better CTS service
8. Fewer Traffic signals
9. Speed bumps in Forest Lakes and Hollymead
10. Transit needs to run every 15 minutes to the airport
11. More walkability
12. Speeding
13. Hydraulic Road needs vegetation
14. Add! Parallel roads to go to work and to live
15. No Western bypass through neighborhoods

16. Need transit all of the way from 250 bypass to Airport Road
17. Bike paths away from highways
18. Small overpasses at major intersections rather than signals

Table 4



Participant	Additional Information
Kory	Property owner, business and resident
Don	Elected church representative
Jim	Commuter
Wendall	Property owner and business
Ken	Resident
Rich	Resident
Holger	Resident

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. Want diversity, but rules won't allow – height restrictions, need to be increased
 2. Need affordable housing (2)
 4. Need public park facilities in Northern area – all private (cost) at present
 5. Disconnect between “neighborhood model” vision and county ordinances that do not allow dense, mixed-use development
 5. Expand growth boundary where infill allows more capacity [East of Piney Mountain to Watts]
 6. What happens in this area's redevelopment? Redevelop to what? [Prof. Center 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?

No comments

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. Traffic slowed due to additional lights
 2. Build Meadow Creek bypass
 3. Hollymead to new shopping center without going down 29
 4. Capacity data on 29? Are we at capacity?
 5. Accident data on 29?
 6. Think of 29 as an interstate, not a state road

7. Local and in transit traffic going into the community, some is natural traffic and some is commuting traffic
8. Public transportation to Hollymead Town Center and airport
9. Pedestrian crossing of Route 29 – Forest Lakes to Hollymead
- 10a. Need pedestrian friendly crossing [Across 29 between Forest Lakes and Hollymead Town Center]
- 10b. Safety and school buses on US 29
11. Bring transit out to Hollymead
12. Alternative routes to Hollymead and to airport
13. Connecting US 29 and Route 20
14. Traffic generators such as research parks
15. Bridges and connections provide additional access parallel to US 29
16. Concern that Albemarle Place will cause congestion
17. Bike lanes available east and west of 29 but 29 crossing is not pedestrian friendly
18. If bike lanes and pedestrian friendly development occurs, more people will use them
19. We need alternate routes North and South crossing the Rivanna
20. We need a better route to the East of town from the 29 North bypassing 29/250 hydraulic mess
21. Grade separated intersections [US 29 at the extension of Hollymead Dr.]
22. Bridges – bottleneck + accessibility [Rio Mills Road]

Major Discussion and Priority Items

Transportation

1. **Bridge extending from Berkmar to airport (4)**
2. **Public transportation to Hollymead Town Center/ Airport/ Road from US 29 to Pantops (2)**
3. **Pedestrian friendly bicycle amenities (1)**

Shopping

1. More opportunities for shopping close to neighborhoods
2. Connectivity between housing and daily shopping needs

Housing

1. Need more affordable units within the area
2. **Expand housing where existing infrastructure allows (2)**
3. **Infill housing near existing jobs and redevelop declining shopping centers (2)**

Ordinances and Regulations

1. Need to reflect the physical requirements of the Neighborhood Model vision of higher densities and mixed-use.

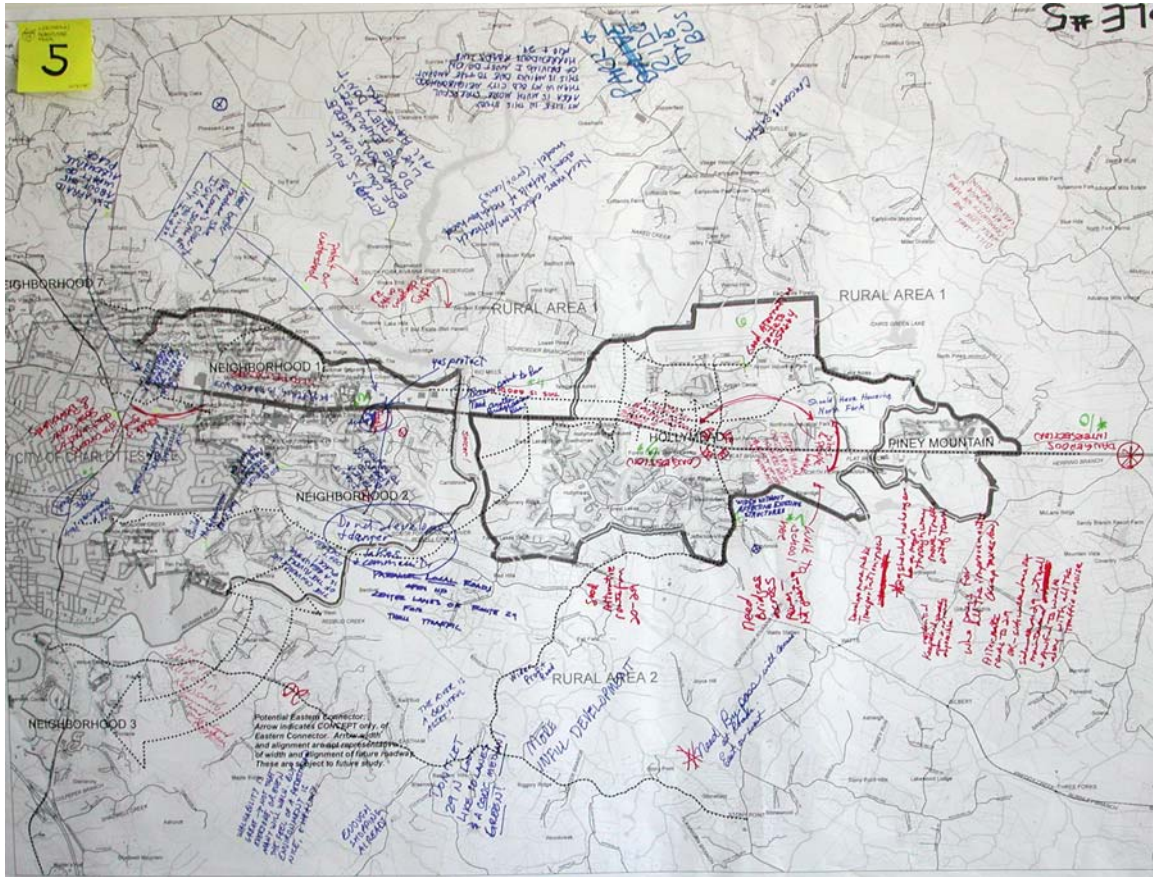
Parking

1. Housing and transportation issue
2. Need more parking for increased densities: parking garages might be necessary

Quality of life

1. Safety on US 29 is an issue (school buses and through traffic, trucks)
2. Disconnect between jobs and housing
3. Like new developments that allow greater connectivity and accessibility away from US 29
4. Need public park facility in Northern Albemarle. All are currently private.

Table 5



Participant	Additional Information	Individual Concerns
John Dean	Westmoreland/ Sperry Marine	Planning for improved environment
Sally Pecora Dunn	Lives in Carrsbrook, works in Charlottesville	Healthy water and green areas
Kenneth Maupin	Pritchett, Airport Road	-
Brian Wheeler	Albemarle School Board	Sensible/quality growth, and walkable/livable neighborhoods
Buddy Spencer	Greene Co.	Impact of population/traffic, open spaces/parks that are visible/accessible, rural quality, more infill development and less sprawl
Joy Mathews	Earlysville Area	
Billy Edgerton	Barracks Farm Road	

Joe Duguette	Terrybrook	
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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. Hillsdale
 2. Convergence of the Rivers is a beautiful place, don't destroy it!
 3. Protect our watershed
 4. Access to river, but need another bridge across
 5. Soccer! [South Fork Rivanna River, east of US 29]
 6. Target roof garden and park for sitting

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. Afraid of the impact of Albemarle Place
 2. Concerns about impact on Senior Center and Branchlands
 3. Walkability is great – not that everyone or even many will walk, but the feel of a pedestrian environment is nice and healthy.
 4. Route 29 is full of low-income employers. Where do the employees live? They don't all have cars.
 5. Need more education/outreach about details of Neighborhood Model – pros and cons.
 6. More infill development
 7. Should have housing on North Fork [Northern Hollymead area]
 8. Keep residential land spaces as open and rural as possible
 9. Will lose community if sprawl growth continues
 - 10.a Protect (3) [Area just north of Woodbrook development]
 - 10.b Do not endanger lakes/community
 11. This is good [Access Point to River]

12. Concern over safety [Earlysville 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. Need better hardware store like Lowe's close to I-64 and south of the city.
 2. Enough shopping already

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. Can't walk across the road from Sperry Road to Luncy [??? from Sperry to lunch?]
 2. Hillsdale used as a back route to work
 3. Build Meadow Creek Parkway (2)
 4. Getting dangerous on Earlysville Road
 5. Don't develop US 29 N, keep some commercial bound undeveloped, and keep green.
 6. Rio Road is stressful and difficult to drive on
 7. Parallel local roads open up center lanes of Route 29 for through traffic.
 8. Don't let Us 29 N look like 10 lanes and a concrete median. Green!
 9. Widen Proffit Road [Rural Area 2, between Ball Fields Drive and Stoney Point]
 10. Good alternative route for 20-29 [Proffit Road]
 11. Need bypass with access at Roads E or W
 12. Need bridges across rivers, not just US 29
 13. Bikes and pedestrians?
 14. Pedestrian crossovers so East and West of US 29 N can interact [Airport Acres development]
 15. Develop public transportation now
 16. US 29 should no longer be a major throughway. Move traffic out of town.
 17. Alternative roads to US 29 o.k. and sidewalks along them are also o.k.
 18. Sidewalks on Route 29 are not maintained and traffic and noise make them awful to walk along

19. My life in this study area is much more stressful than in my old city neighborhood. This is mainly due to the amount of driving I must do on horrendous roads like Rio Road and US 29.
20. Traffic bad [Richmond Road]
21. Congestion [Airport Road and US 29]
22. Good alternative route to I-250 and 64 [Dickerson Road]
23. Walk to school here [Pine Ridge area]
24. Widen without affecting existing structures [Residential road in Terrybrook]
25. Dangerous intersection [US 29 and Burnley Station Road]

Other

1. Who pays? Keep taxes low

Major Discussion and Priority Items

1. **Reduce road congestion (1)**
2. **Establish alternative routes without harming neighborhoods (4)**
3. **Segregation of through traffic from local traffic (3)**
4. **Preserve the landscape – green spaces and water quality (9)**
5. Grow with good green design
6. Walkways across route US 29, a safe way by foot or by bike
7. Housing affordability – Route 29 employs low-income workers
8. Plan for public transportation and other alternatives to driving (1)
9. Tree hedges between car traffic and pedestrian
10. Preserve library