

Pantops Master Plan Update
Focus Area Topic Meeting: 2/26/2018

Station 1: Land Use & Peter Jefferson Center

- Not enough parking
- SW lake smells
- One good or multiple bike bridges
- Businesses that attract
 - Spend more hours
 - Quick in/out nice restaurants. Millennials do not have to drive. Kardinal Hall
- Proximity to river, brewery, walking
- Footbridge not built, the in-plan cross walk unfriendly
- Chick-Fil-A slope enables easier pedestrian bridge
 - Need another closer to river
- Commercial opportunities? Mixed-use
- Not exploiting views
- Park-n-ride: where would it go?
 - Shared parking
 - Park once
- Need for crosswalks on 250
- Mixture of uses that are walkable like downtown mall
 - High-quality local restaurants in proximity to each other. No fast food!
 - Dog-walks
- Brown land classification > keep as parks and push density to State Farm Blvd/250 intersection
- Pedestrian bridge needed at Pantops Shopping Center
- Remove above-ground power lines to enhance aesthetics
 - Dominion controls this
- Concerns for existing residential > impeded views
- Co-location
- Density of commercial tenants creates parking woes if not planned effectively
- Support the idea of preventing strip development
- Park-n-ride closer to I64 and other side
- Pedestrian bridge or tunnel > no place to cross
- Residential North side cannot walk to commercial on South side
- Current pathways not safe

Stations 2: Parks & Green Systems

- Water and stream protection: runoff/storm mitigation. Mountain v. impermeable surface
- Gazebo plaza
- Stormwater impacts on adjoining property > engineering review
- Free Bridge Lane: slowing traffic?
- Wildlife-biodiversity action plan
 - Corridor planning

- Maintain green space: avoid clear cutting like Darden Towe Park
 - Dog park location
- Lighting > car lots relationship to neighborhoods
- Parks lifespan: in perpetuity? Depends on ownership agreements (public v private)
- Destinations: theatre, playground, shops > Monticello viewshed?
- Bike paths. South Pantops > stay green
- Pond and walking trails by hospital
 - Clean water! (it stinks/mosquitos)
 - Downhill from this building. Monitor water quality
- Critical resources > limit development potential
- Opportunities to link residential and nodes via greenspace
 - Balance of pocket and larger parks
- Paddlers (kayak, canoe): county launch between Darden Towe and Milton
- Old Mills: Riverview connection besides Free Bridge
- Event gazebo. Amenities at parks. Symphony?
 - Trail connections help expand use
- Hyland Ridge/Ashcroft/Fontana: private trails
 - County maintain/ownership opportunities? Liabilities? Easements?
- Key west-Darden Towe connection
- Opportunities to connect public and private trails
- Sidewalks v. trail use: sidewalk connectivity
- Walkable Pantops: Parking access. How to get there?
 - Trailheads, users. Where are they? ACCESS
- Access to trails across 250.
 - DT Park too far
- Connectivity of private trails to river trails
- More parking = more trash? Or=eyes on the trail, activity deterring
- South Pantops bridge status?
- Connections to State Farm, MJH > exercise, walking
 - Diversity of trail types: improved v primitive
- Expand greenspace West of Glen Orchy
 - Counterpoint: Westminster-Canterbury wants expansion
- Walking tour location

Station 3: Development Area boundary & Misc. Land Use

- Riverside village
 - Impact on traffic?
 - Like the idea of the building but not increased density
 - Advantaged of higher density
 - Prevent sprawl on edges
 - Transportation center
 - To reflect the zoning that has been approved
 - Not in support of changing the land use plan

- Could the site be in the floodplain?
- Higher density could be a problem
- Is traffic a consideration?
- This is not a community that would use the bus system (currently at least)
- Gazebo Plaza
- Would the residents want this development?
 - Would have to look at a building and trash but could have the benefits of restaurants/retail/etc.
- Wouldn't mind things like a doctor's office, as opposed to something that would generate a lot of trash
- Density here makes sense
 - Park is nearby
 - Good to have more people living near the park
- Development area boundary
 - Changing the boundary – about water and sewer
 - Existing zoning for North of Darden Towe? And Elks?
 - Who pays for extension of water and sewer system?
 - Should the residents of Ashcroft be polled?
 - Cost for improvement of the sewer system would be heavy
- South Pantops Drive
 - Keep the existing zoning
 - Keep it GREEN
 - Affordable housing?
 - Could see it being developed as long as the greenspace around it could be maintained
 - Sees the benefit of good development
 - Be sensitive to views from Monticello
- Area south of I64
 - Would it be added to MP?
 - Would cost a lot of money to expand water and sewer there
- Consider if there is a use for the area North of Darden Towe Park