

PANTOPS COMMUNITY ADVISORY COMMITTEE

MINUTES

Monday, June 25, 2018 / 6:15pm

Kessler Conference Room – Sentara Martha Jefferson Outpatient Care Center

- 1. Call to Order / Confirmation of Quorum (6:15pm)** – This regular meeting of the PCAC was called to order at 6:15 PM by Chair, Calvin Morris. Members present were Olivia Branch, Richard Hiss, Jason Inofuentes, Rita Krenz, LJ Lopez, Stephanie Lowenhaupt, Nicole Sullivan and Lauri Wilson. Elaine Echols, Cameron Langille and Andrew Knuppel were present representing the County’s planning department.
- 2. Approval of Minutes from Preceding Meeting** – Motion was made by Ms. Lowenhaupt to approve the minutes of the 4/30/18 meeting and seconded by Ms. Branch. The motion carried and the minutes were approved to be placed among the records of the Committee.
- 3. Adjournment** – There being no further business of the Pantops Community Advisory Committee, the meeting was duly adjourned at 6:30 pm.
- 4. Pantops Master Plan Update meeting** immediately followed the PCAC meeting. Agenda attached.

Placed before the Committee for approval on 7/23/18 by Lauri Wilson.

Pantops Master Plan Update 2018
And Pantops Community Advisory Committee Meeting
Kessler Conference Room - Martha Jefferson Outpatient Center
595 Martha Jefferson Drive, Charlottesville, VA

June 25, 2018 6:15 - 8:30 pm

Agenda

1. Welcome, Call to Order- Cal Morris, Chair Pantops CAC
2. Approval of Minutes from April 30th, 2018 and May 21, 2018
3. Purpose and Meeting Format- Andrew Knuppel, Neighborhood Planner
4. Review on Summary of Findings from Meetings and Feedback – Cameron Langille, Senior Planner
5. (Confirmation that staff has correctly identified) Most Important Features of Plan and Needed Actions – Elaine Echols, Chief of Planning
6. Next Steps – Proposed Open House for Changes to Existing Plan and Feedback – July 23, 2018
7. Adjourn

Pantops Master Plan Update 2018

June 25, 2018 6:15 - 8:30 pm

Summary of Public Feedback to Date

Land Use

- Emphasize Pantops Shopping Center as the primary “center” in Pantops for now. Recognize opportunities for it to serve as an extension of downtown Charlottesville
- Redesignate Martha Jefferson Properties at S. Pantops Drive and State Farm BLVD → Office/Flex/R&D
- Retain the Urban Mixed Use classification of properties in the “Peter Jefferson Center” node (Explore intensification of node with next update)
- Create a new passive public park north of South Pantops Drive and south of Rolkin Road.
- Retain the Neighborhood Density Residential land use designation in Riverside Village
- Make Greenspace follow natural features more closely on multiple properties
- Redesignate Overlook Condominiums from Community Mixed Use to Urban Density Residential

Vehicular Transportation

- Improve Traffic Flow on Route 250
 - add continuous right turn lane and restrict left turn movements
 - add divergent diamond
 - provide intersection improvements to Route 250/Route 20 intersection
- Re-evaluate a second Rivanna River crossing at the following locations:
 - E. High Street to Riverbend Drive
 - E. High Street to Pantops Shopping Center
 - Fairway Avenue to Riverbend Drive
 - Woolen Mills to State Farm Boulevard/Peter Jefferson Parkway
- Complete the Olympia Drive street connection to Route 20 behind the Malloy Ford properties
- Close Free Bridge Lane to through traffic

Pedestrian & Bicycle Transportation

- Prioritize a pedestrian overpass crossing above Route 250 as a new capital improvement project at the intersection of Rolkin Road.
- Fill in gaps in the sidewalk system with the following priority areas:
 - South side of Route 250 between Rolkin Road and State Farm Boulevard
- Bicycle:
 - Explore adding bicycle lanes along State Farm Boulevard

Transit

- Make physical improvements to transit stops to increase ridership throughout Pantops
 - Covered shelters, signage, and lighting

- Evaluate installation of electronic displays that track bus routes and provide arrival times
- Provide a new transit route with direct access from the Downtown Mall to existing transit stops along Route 250 and north along Route 20 (already in progress)

Economic Development

- Explore opportunities for the following uses in Pantops to increase employment opportunities:
 - Medical rehabilitation and support/supply industries
 - Movie, television, entertainment industry studios
 - Indoor recreation centers – rock climbing, bowling, skating rinks, trampoline parks, etc.
 - Open-air boutique market with local artisan businesses
 - “White-collar” employment uses (financial institutions, medical offices)
 - Entrepreneurial hub/technology startup space
- Pantops Shopping Center
 - Redevelop area as possible extension of downtown Charlottesville
 - Support a restaurant use in relation to the river
 - Recognize that some of the existing stores serve low-income residents in Pantops
- Dealership Row
 - No change for now because businesses are doing well
- Add a library as a service that can support economic development

Parks & Green Systems

- Continue to build greenway along Rivanna River - focus on areas south/east of Martha Jefferson Hospital
 - Create a park near the locks on the Rivanna River
- Form a Pantops Trail Crew with the assistance of the Department of Parks & Recreation
- Update Parks & Green Systems Plan to show preferred Old Mills Trail access points
- Acquire the land south of Rolkin Road behind the Rivanna Ridge Shopping Center to create a new public park
 - Install walking trails, but do not disturb natural features to create active recreational space
- Provide northbound trail connections from the Rivanna River to the new public park
 - Where possible, connect new trails to the existing sidewalk network and allow crossing of Route 250
- Retain the recommended greenway trail routes in all areas north of Route 250. New trails need to provide access from residential neighborhoods to Darden Towe Park
- Explore ways to connect private trails in residential developments for public access and/or a connected pathway to Darden Towe Park
- Riverside Village Park – preserve as natural area or make a passive park area with trails and benches
- Assist homeless population in finding alternative living arrangements in order to make the parks more inviting.

Pantops Master Plan
Proposed Land Use Descriptions for Map

6-25-18

<p> Neighborhood Density Residential</p> <ul style="list-style-type: none"> • 3 – 6 units/acre. • Single-family detached, single-family attached, and townhouse units. • Secondary uses: places of worship, public and private schools, day care centers, preschools, public uses, and public institutional uses. • Secondary uses: neighborhood-serving retail/commercial /service uses of no>3000 sq. ft and offices of no >5000 sq. ft. 	<p> Urban Density Residential</p> <ul style="list-style-type: none"> • 6.01 – 34 units/acre. • All types of housing units • Places of worship, public and private schools, day care centers, preschools, public uses, and public institutional uses. • Secondary uses: neighborhood-serving retail/commercial /service uses of no >3 000 sq. ft. and offices of no > 5000 sq. ft.
<p> Parks and Green Systems</p> <ul style="list-style-type: none"> • Environmentally sensitive areas (steep slopes, floodplain, streams, etc.) or other areas not intended for development other than private recreation 	<p> Public Parks</p> <ul style="list-style-type: none"> • Existing public parks. • Privately owned areas parks and green systems areas may be dedicated to the County in the future to become public amenities
<p> Community Mixed Use</p> <ul style="list-style-type: none"> • Retail • Services • Office • Residential (6 – 34 units/acre) • Retail and service at the “community” level • Mixture of uses within buildings is encouraged with retail/office on ground floor and residential or office on upper floors. • Auto-commercial sales and service – secondary use • Institutional uses – secondary 	<p> Commercial Mixed Use</p> <ul style="list-style-type: none"> • Retail • Services • Auto-commercial sales and service • Hotel/motel/conference facilities • Wholesale uses at “neighborhood” or “community” level. • Employment uses – secondary • Residential uses (6 – 34 units/acre) – secondary • Institutional uses – secondary
<p> Office/R&D/Flex</p> <ul style="list-style-type: none"> • Employment-generating uses with the lightest impacts in the industrial use category • May generate significant employee traffic, depending on the size and use of the facility <p>Any combination of</p> <ul style="list-style-type: none"> • Offices • Flexible spaces • Research and development • Retail and commercial uses, which are supportive of primary uses • Residential uses (6 – 34 units/acre) – secondary • Institutional uses – secondary 	<p> Community Center</p> <ul style="list-style-type: none"> • Most intensely developed area • Mixture of uses within buildings with retail/office on ground floor and residential or office on upper floors and • Multifamily buildings • Retail • Services • Office • Residential (6 – 34 units/acre or greater) • Serves public at the “regional” level • R&D/Flex/Light Industrial – secondary use