City of Charlottesville
2018 Comprehensive Plan Update
Community Engagement Methods & Results

Contents

Phase I

Overview……2

Meeting Materials……3

Places of Interest……4-5

New Residential Development……6

New Employment Centers……7

Composite Heat Map……8

Phase II

Overview……9

Event Materials……10

Map Results……11-16

Survey Analysis – DO like……17-18

Survey Analysis – do NOT like……19

Appendix

Phase I

Individual meeting maps……A1-1 – A1-7

Carver……A1-1

Venable……A1-2

Tonsler Park……A1-3

Buford……A1-4

CHS……A1-5

Central Library……A1-6

PLACE……A1-7

Survey Responses

Original……A1-9 – A1-12

Revised……A1-13 – A1-16

Phase II

Phase II Mapping Activity Statistics……A2-1

Survey Responses – DO like……A2-2 – A2-8

Survey Responses – do NOT like……A2-9 – A2-15

Phase II Questionnaire Categorizations……A2-16 – A2-23

Phase I Overview

During Phase I, a series of workshops were held to gather feedback from the community on how the update to the Comprehensive Plan should be shaped. All workshops were identical in format and information covered. Following a Comp Plan background presentation, attendees were divided into small groups in which they filled out a survey individually and completed a group mapping exercise. Efforts were made to hold these kickoff meetings at a variety of locations and times in order to maximize the community's opportunities to participate. The Phase I survey was also made available for completion online and included in the Phase II DIY Packets..

Meetings:

Carver Recreation Center
Monday, May 8, 2017, 1:00 pm – 3:00 pm

Venable Elementary School
Thursday, May 11, 2017, 5:00pm – 7:00 pm

Tonsler Park
Thursday, May 18, 2017

Buford Elementary School
Wednesday, May 31, 2017, 7:00pm – 9:00 pm

Charlottesville High School
Wednesday, June 21, 2017, 6:00pm – 8:00 pm

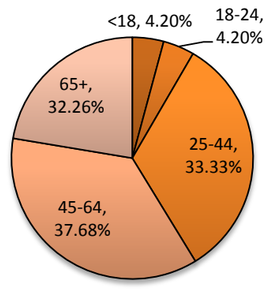
Central Library
Saturday, June 24, 2017, 10:00 am – 12:00 pm

Overall Statistics

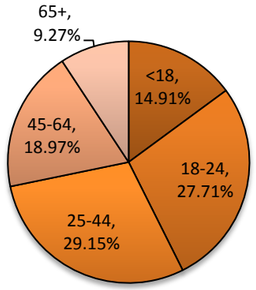
Meeting	People signed in	Surveys returned	Group maps	POI stickers placed	Residential stickers placed	Employment stickers placed	Total stickers placed
05.08 Carver	26	19	5	31	27	24	82
05.11 Venable	16	6	3	32	22	18	72
05.18 Tonsler Park	24	4	2	13	4	4	21
05.31 Buford	35	4	7	74	54	48	176
06.21 CHS	34	17	6	65	24	32	121
06.24 Central Library	21	19	5	47	52	35	134
07.13 PLACE			12	65	59	64	188
Meade Park Market		4					
DIY Fifeville		5					
DIY JPA		3					
DIY Belmont-Carlton		5					
Online		39					
Mail		2					
Total	**156**	**127**	**40**	**327**	**242**	**225**	**794**

Demographics

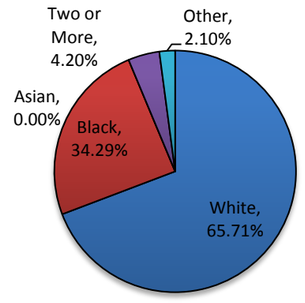
Age - Kickoff Attendance



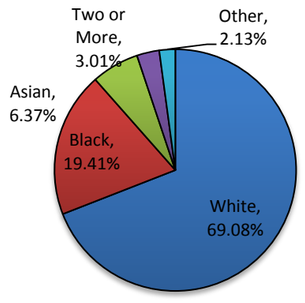
Age - 2010 Census



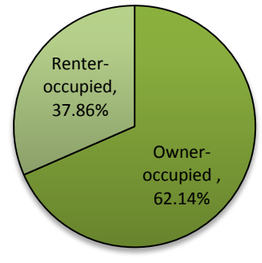
Race - Kickoff Attendance



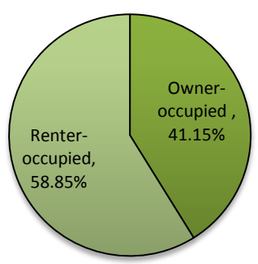
Race - 2010 Census



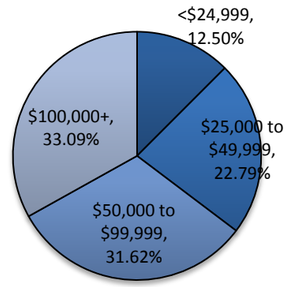
Rent-Own - Kickoff Attendance



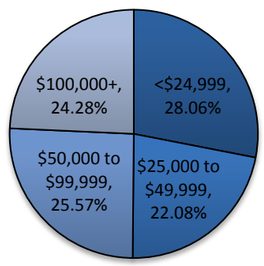
Rent-Own - 2010 Census



Income - Kickoff Attendance



Income - 2010 Census



Phase I Meeting Materials

Sample Agenda:

2018 Comprehensive Plan Update Kick-off Workshop Agenda

Date: Thursday, May 31 2017
Time: 7:00pm - 9:00pm
Location: Buford Middle School Cafeteria
1000 Cherry Avenue, Charlottesville, VA 22903
Host: The City of Charlottesville Planning Commission

Agenda

7:00-7:15pm	**Welcome/Sign-In/Review posters on wall** (light refreshments provided)
7:15-7:40pm	**Comp Plan Background Presentation**
7:40-8:30pm	**Small Group Discussion & Map Exercise**
8:30-8:45pm	**Small Group Report Out of Discussion**
8:45-8:50pm	**Next Steps | Meeting Close**
8:50-9:00pm	**Planning Commissioner-Citizen one-on-one sessions**

Questionnaire:

Comprehensive Plan 2018

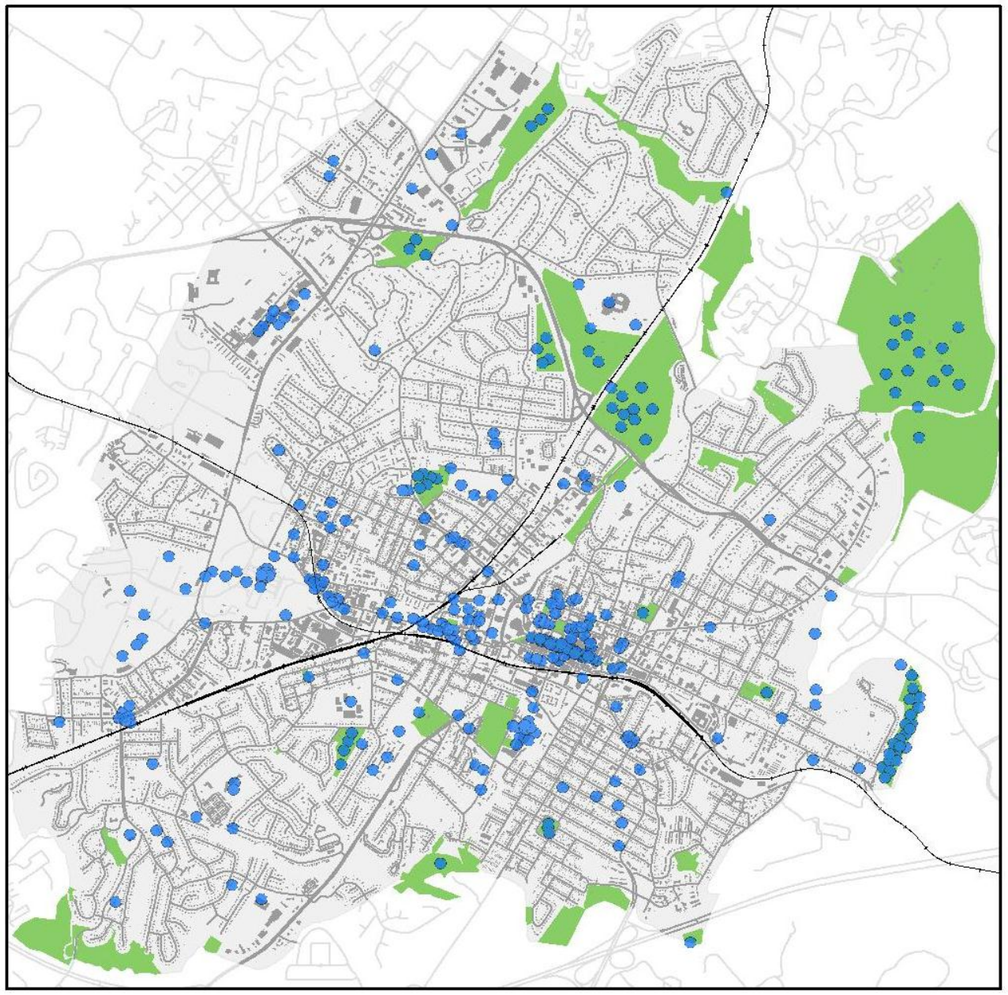
The feedback you provide below will be used to inform future conversations.

Map Exercise: Use the map and stickers at your table to work through the questions below.

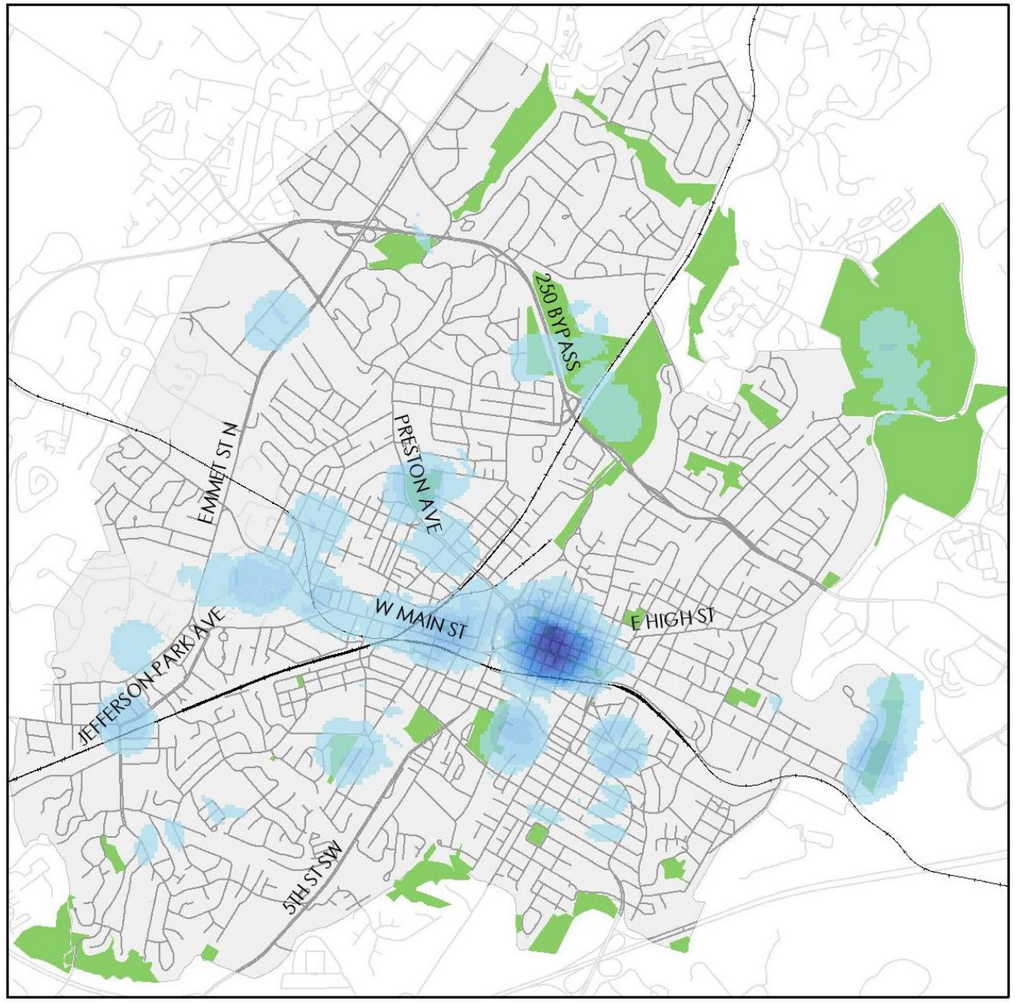
1. Where are the places in Charlottesville that you like? On the Map use the ★ Stickers.
2. What is it about those places that you do like?
3. How do you travel to those places? Walk, bike, drive, bus, car share or taxi?
4. Assuming people continue to move here, where in the City should new residential development be focused? On the Map use the Stickers.
5. What types of housing do you think new residential development should contain? (apartments, townhouses, single family, etc.) Refer to the chart for examples of different housing types.
6. Assuming people continue to move here, where in the City should new employment centers be located? On the Map use the Stickers.
7. What types of new employment should be located in those centers and what should they look like? (office park, high rise, mixed use, live work unit, etc.)

Places of Interest – Where are places in Charlottesville that you like?

Composite, digitized map from all meetings:



Composite heat map from all meetings:

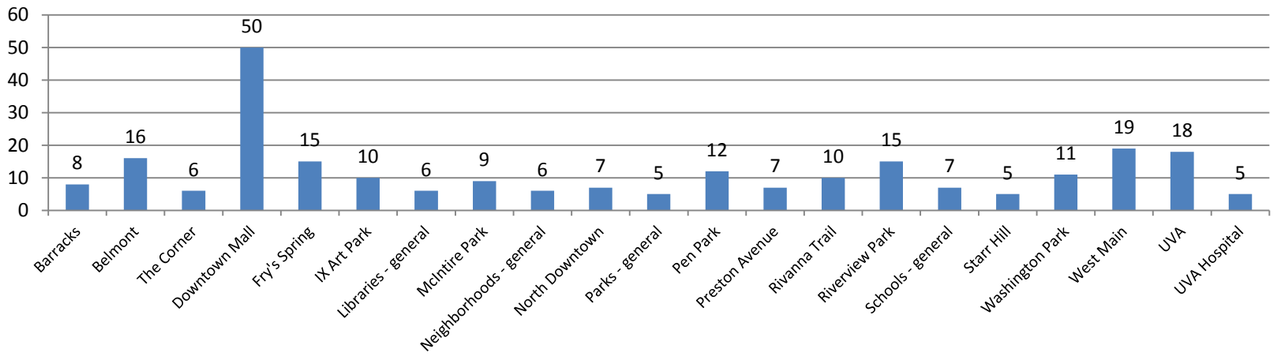


Places of Interest – Where are places in Charlottesville that you like?

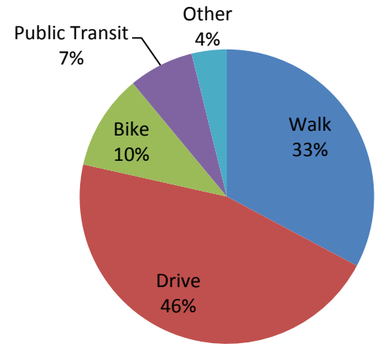
Wordle (greater prominence given to places mentioned more frequently):

Wordle without Downtown Mall:

Most common places of interest:

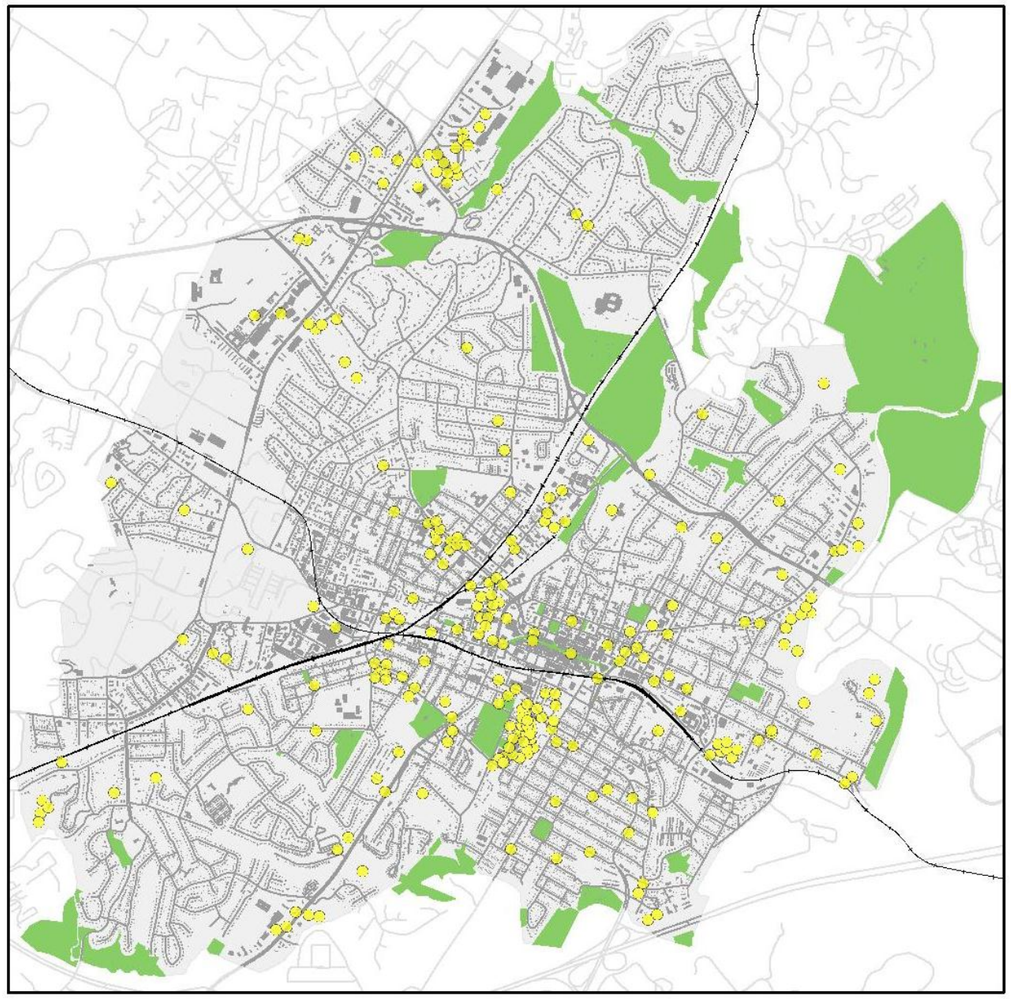


How do you travel to those places?

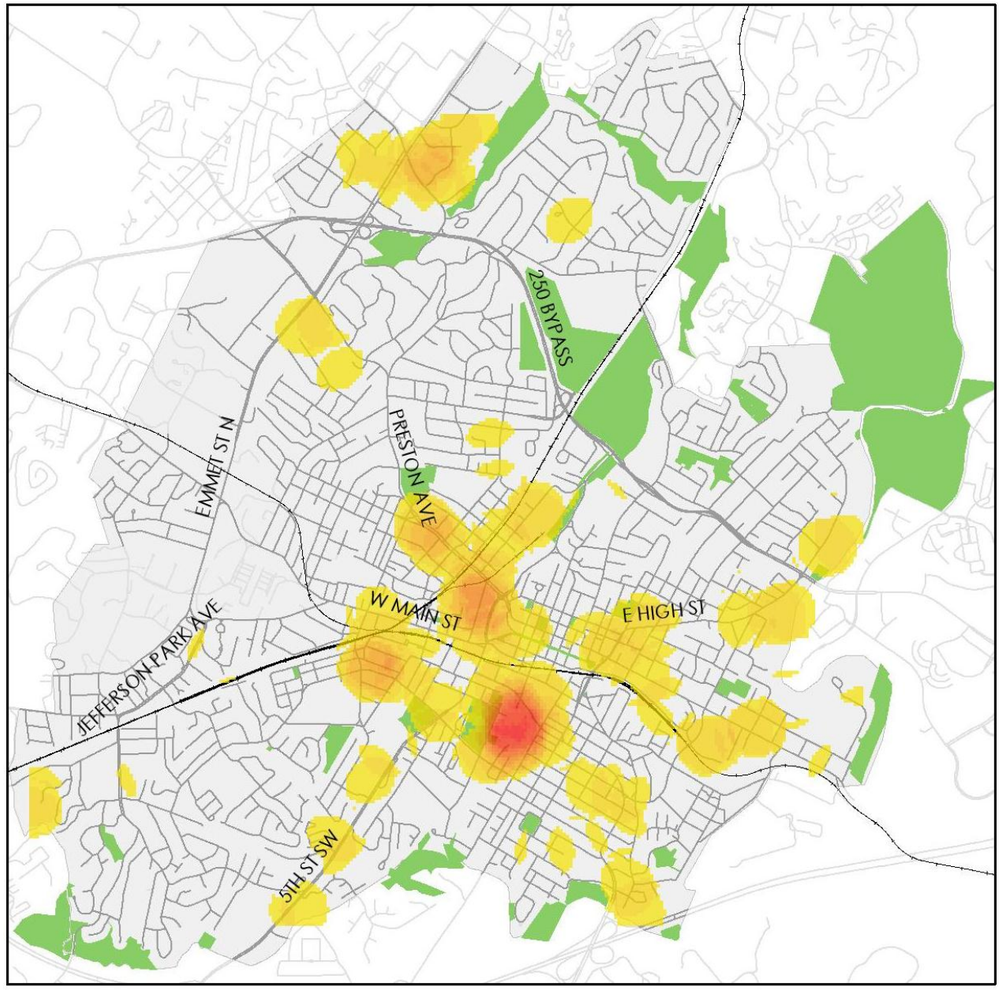


New Residential Development – Assuming people continue to move here, where in the City should new residential development be focused?

Composite, digitized map from all meetings:



Composite heat map from all meetings:

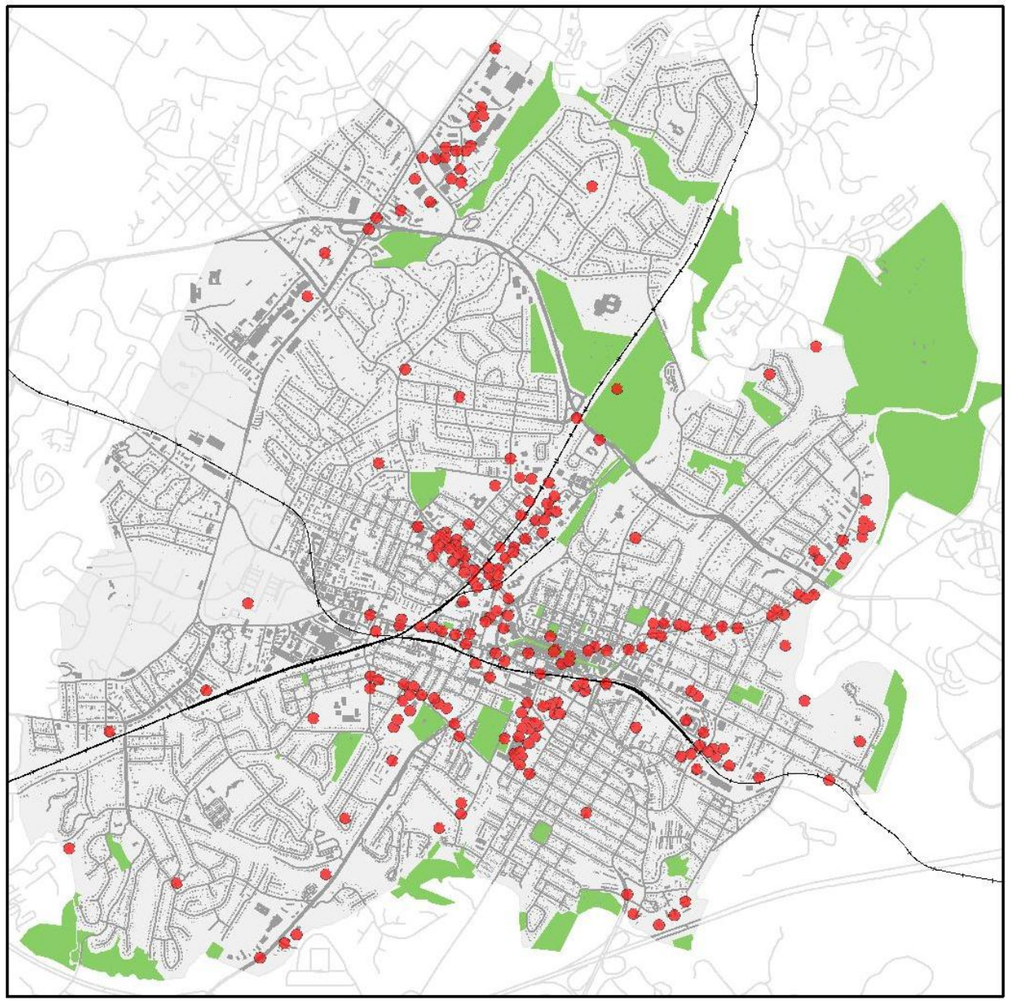


Survey Responses:

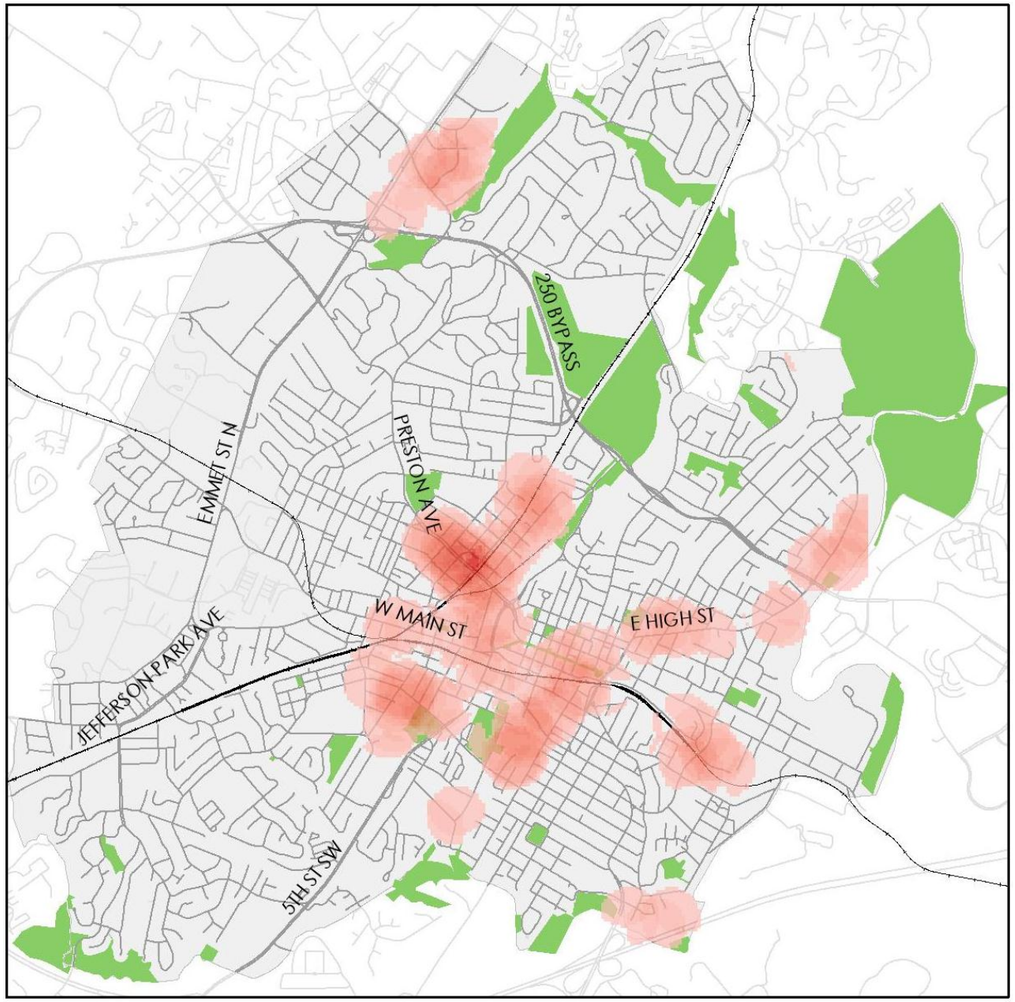
- Downtown (25)
- Preston Avenue (23)
- West Main (17)
- SIA (11)
- 5th Street (8)
- Rose Hill (8)
- 10th & Page (7)
- Cherry Avenue (7)
- In existing neighborhoods (7)
- Infill (7)
- IX area (7)
- Belmont (6)
- UVA area (6)
- Harris Street (5)
- City Yard (4)
- Fry's Spring (4)
- Route 29 (4)
- East High (3)
- Fifeville (3)
- In County (3)
- River Road (3)
- South Downtown (3)
- Undeveloped land near Stribling/Sunset (3)
- Allied Place redevelopment
- Along primary and secondary roads (2)
- Avon (2)
- Barracks (2)
- Close to jobs (2)
- Edge of town (2)
- Fontaine (2)
- Free Bridge area (2)
- Grady (2)
- High Street (2)
- Ivy Road (2)
- Levy (2)
- Meade Ave (2)
- Near schools (2)
- Ridge (2)
- Spread throughout the city (2)
- Westhaven (2)
- Along a light rail line
- Along corridors
- Along or close to roads that have good bike/ped infrastructure
- Any empty non-park space
- Any vacant land zoned for residential (R1 and R2, PUDs)
- Around Belmont Bridge
- At periphery of city Crozet
- Darden Towe
- Fashion Square Mall
- Garrett
- Georgetown Road area
- Growth areas
- Higher density along urban corridors and central areas
- Hillsdale
- Hydraulic
- Increase density
- Monticello
- Near Target
- Near Wegmans
- New neighborhoods near existing roadways
- North of the City
- NOT along Route 29
- On bus routes
- Pantops
- Redevelop CRHA sites
- River Corridor
- Route 20
- South of Charlottesville
- Vinegar Hill
- Woolen Mills

New Employment Centers - Assuming people continue to move here, where in the City should new employment centers be focused?

Composite, digitized map from all meetings:

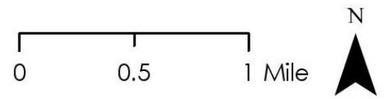


Composite heat map from all meetings:



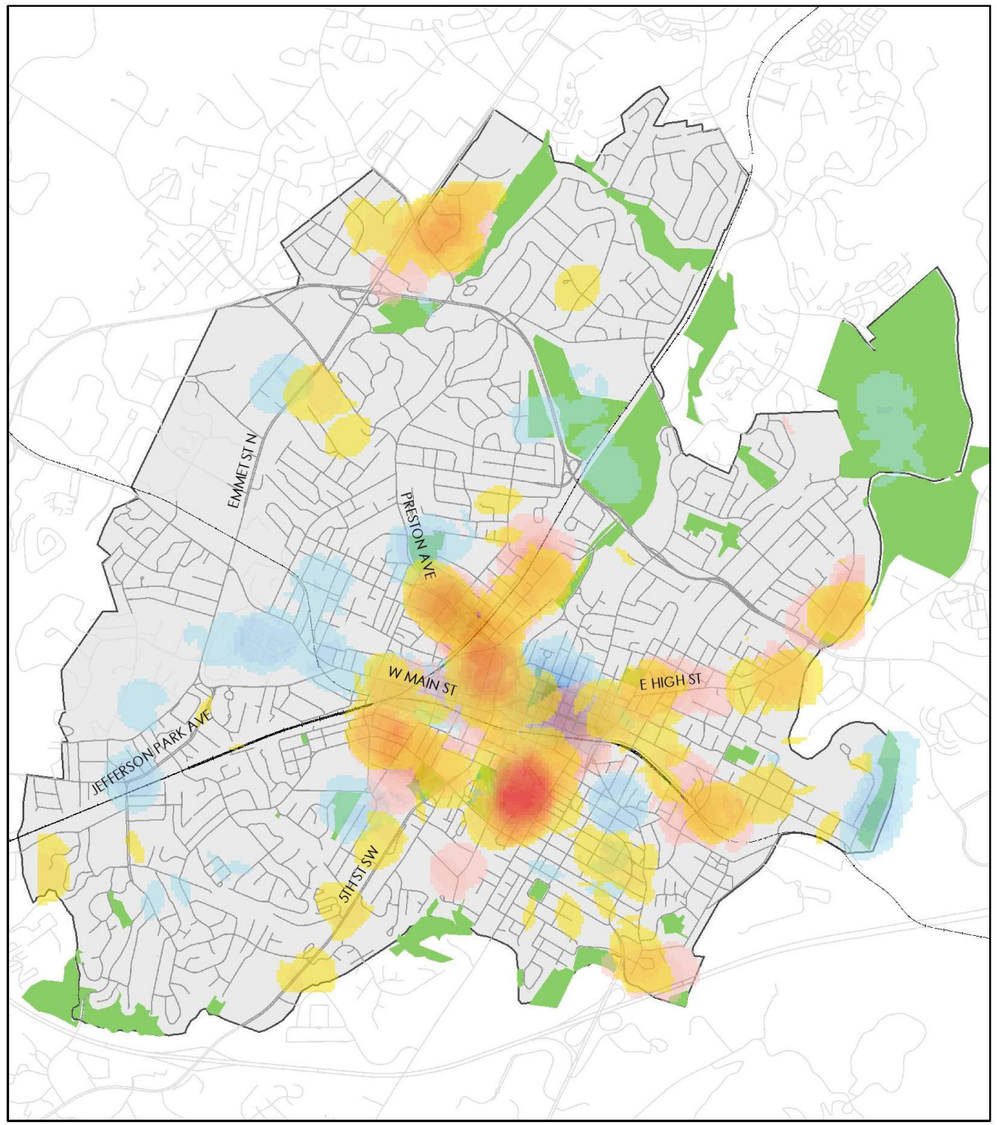
Survey Responses:

- Downtown (34)
- Preston (21)
- West Main (16)
- SIA (15)
- Close to housing (10)
- 29 North (7)
- 5th Street (7)
- Cherry (7)
- Near transit routes (7)
- UVA area (7)
- Harris Street (6)
- IX area (6)
- High Street (5)
- Rose Hill (5)
- Barracks Road area (4)
- Belmont (4)
- Fontaine (4)
- 10th Street (3)
- Along corridors (3)
- East High (3)
- Free Bridge area (3)
- Infill (3)
- Hydraulic area (3)
- Meade area (3)
- River Road (3)
- Charlottesville (2)
- Emmet Street (2)
- Garrett (2)
- Hardy Drive area (2)
- JPA (2)
- Kmart (2)
- McIntire Plaza (2)
- Pantops (2)
- Ridge (2)
- Seminole Square (2)
- Vinegar Hill (2)
- Woolen Mills (2)
- 29 & Hydraulic
- Albemarle Square
- Along a light rail line
- Anywhere & everywhere
- Areas where lots of land is occupied by relatively small business
- Avon
- Central areas
- Close to concentrated population
- Corner
- Fashion Square Mall
- Fifeville
- Growth areas
- In areas of retail with large lots
- Ivy Road
- Jefferson School
- Local shops by Beer Run and Meade Park
- Locust Avenue
- Many small mixed centers
- McIntire Road
- Midtown
- NE of Dunlora
- Near amenities
- Near Citywalk
- Near good bike/ped infrastructure
- North of the City
- Outside of City
- Outskirts
- Redevelop gray field sites
- Reorganization - unused buildings
- Route 20
- South Downtown
- South of Route 250 business
- Trailer Park
- Willoughby Shopping District
- Work in county and live in city



Places of Interest, New Residential Development, and New Employment Centers

Composite heat map from all meetings:



This map was created using data collected from previous 2018 Comp Plan Update meetings.

N

0 0.5 1 Mile

Phase II Overview

The goal of Phase II of Community Engagement for the 2018 Comprehensive Plan update was to gather more specific public input for informing the plan's land use chapter. Phase II also sought to expand participation by making it as easy as possible for community members to provide input. Rather than hosting Comprehensive Plan-specific events, City staff and Planning Commissioners attended already-planned events throughout Charlottesville. Another goal of Phase II was to reach the demographics that did not participate as much in the Phase I kickoff meetings. For this reason, staff and Commissioners purposefully attended community events which drew diverse crowds. At these events,attendees could stop by the Comp Plan table and complete a mapping activity. A Phase II survey was also developed and could be completed either at the table or online. As another effort to increase participation, Phase II "DIY" packets were created that allowed any group to host their own event at which attendees could complete the same mapping activity and surveys.

Events:

Meade Park Market
Wednesday, July 12, 2017, 3:00 pm – 7:00 pm

Fridays After Five
Friday, July 14, 2017, 5:00 pm – 8:00 pm

Table on the Downtown Mall
Tuesday, July 18, 2017, 10:00 am – 2:00 pm

African American Cultural Art Festival
Saturday, July 29, 2017, 10:00 am – 2:00 pm

National Night Out
Tuesday, August 1, 2017, 6:00 pm – 8:00 pm

Michie Market
Thursday, August 3, 2017, 5:00 pm – 6:30 pm

Westhaven Days
Saturday, August 5, 2017, 10:00 am – 1:00 pm

Love the Court
Wednesday, August 9, 2017, 5:00 pm – 8:00 pm

DIY
Fifeville
Meadowbrook Hills/Rugby
Johnson Village
JPA
Belmont-Carlton

Phase II Stats – Attendance

Event	Surveys returned	Mapping activities completed
07.12 Meade Park Market	7	22
07.14 Fridays After Five	20	21
07.18 Table on the Mall	2	11
07.29 African American Cultural Art Festival	14	15
08.01 National Night Out	9	21
08.03 Michie Market	9	6
08.05 Westhaven Days	5	22
08.09 Love the Court	4	11
DIY – 07.31 Fifeville	2	3
DIY – 08. 04 Meadowbrook Hills Rugby	0	9
DIY – 08.10 Johnson Village	0	1
DIY – 08.17 JPA	5	6
DIY – 08.21 Belmont-Carlton	6	12
Online	28	n/a
Mail	1	n/a
Total	**112**	**154**

Phase II Event Materials

Mapping Activity:

Directions:Randomly select 2 residential development types (yellow) and 2 commercial development types (blue) and place them on the map where you think that type of development is most appropriate in Charlottesville.

Detached Home

Duplex

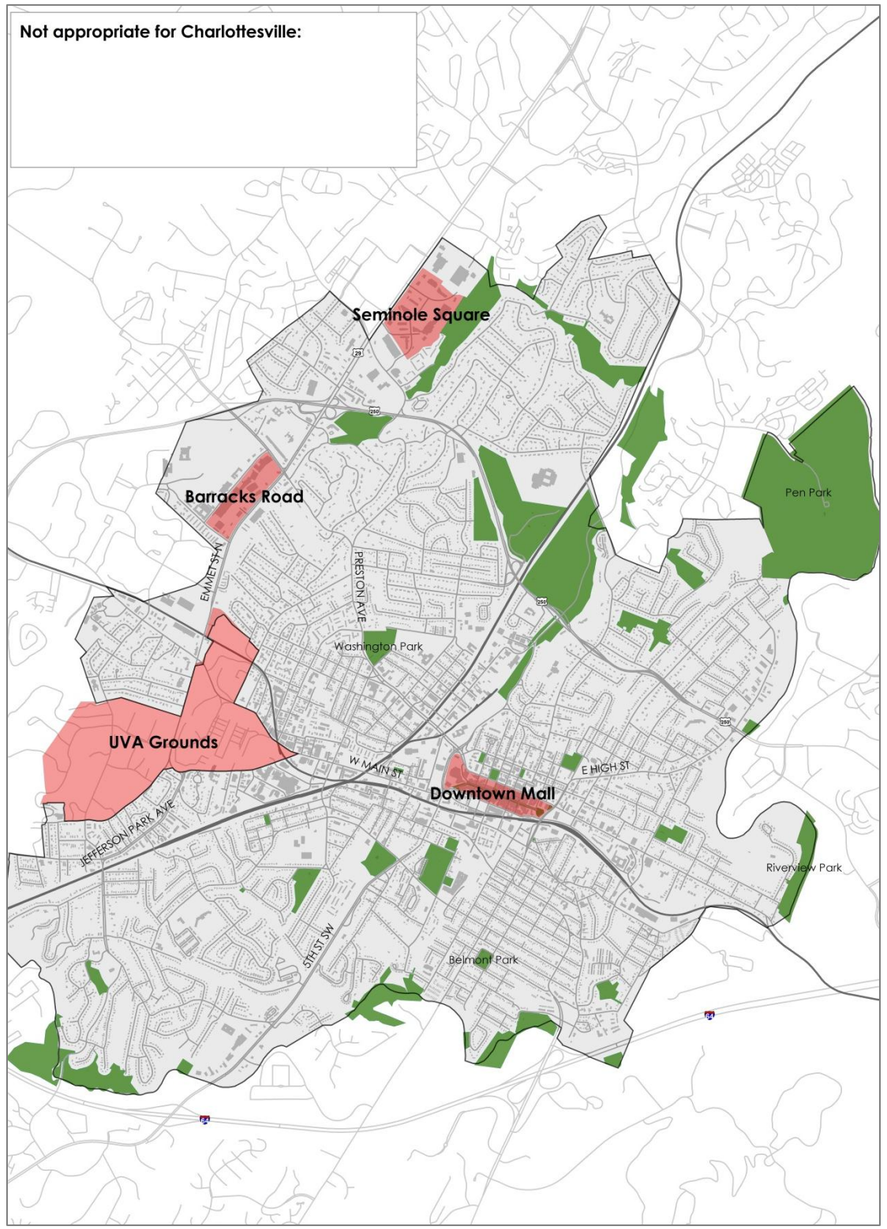
Live / Work Building (Commercial on the bottom and Residential above

Townhomes

Small Apartment

Large Apartment

Mixed Use (Commercial and Residential in the same building or development



Commercial Strip

Live / Work Building (Commercial on the bottom and Residential above

Mixed Use (Commercial and Residential in the same building or development

Small Standalone

Low-rise Office Building

High-rise Office Tower

Industrial and Light Manufacturing

Survey:

Comprehensive Plan 2018

Also available at

https://www.charlottesville.org/online-services/surveys-and-forms

The feedback you provide below will be used to inform future conversations.

Phase II Questionnaire

1. Give an example of a building or development you like: (the example can be from Charlottesville or anywhere in the world)

   _____

2. What makes this a great building or development? **List up to 3 things:**

   1:_____

   2:_____

   3:_____

3. Given the choice, how close would you live to this building or development? **Circle One.**

   A: Within the building or development
   B: Right next to the building or development
   C: Within walking distance of the building or development (up to a ¼ mile away)
   D: Over ¼ mile away
   E: Other_____

4. Give an example of a building or development you **do not like**: (the example can be from Charlottesville or anywhere in the world)

   _____

5. What is it about this building or development you do not like? **List up to 3 things:**

   1:_____

   2:_____

   3:_____

Please return completed survey to NDS staff either in person, by mail (610 E Market St, Charlottesville, VA 22902), or by email (CompPlan2018@charlottesville.org) by **August 17, 2017**

Map Results – Intro

The placed cartoons were digitized into points and then grouped based on existing land use categories. These grouped types were then overlaid on the 2013 Comprehensive Plan's Future Land Use Map.

2013 Comprehensive Plan Text:

Future Land Use Map

The future land use map presents a vision of the City's future. Changing the designation of a property in the Future Land Use Map does not require the City to alter the zoning of that parcel in the immediate future. Any rezoning is still subject to the standard of review in the zoning ordinance. Compliance with the Future Land Use Map is only one of several considerations that the Planning Commission and City Council must discuss when debating whether or not to rezone property. While the Future Land Use Map may suggest a particular type of future development for a parcel, City Council maintains the authority to decide when the time is right for any zoning changes.

The following land use categories were used in preparing the Future Land Use Plan (2040 Land Use Plan):

- **Low Density Residential:** Includes all land occupied by single or two-family types of housing. The density in these areas by right should be no greater than 15 units per acre.
- **High Density Residential:** Includes all land intended to be occupied by multi-family residential types of housing (townhouses, apartments, condominiums). The density in these areas should be greater than 15 units per acre.
- **Neighborhood Commercial:** This is intended as an area where the building form mirrors that of the low density residential zones, but some additional commercial uses that are compatible with residential areas are permitted.
- **Mixed-Use:** These areas are intended to be zones where the City encourages development of a moderate or high intensity, and where a large variety of uses will be permitted, including many commercial uses, residential uses, and some limited research and manufacturing where appropriate.
- **Business and Technology:** Properties designated as Business and Technology would permit small scale offices that cater to start-up businesses and technological development, as well as commercial activity that does not generate the amount of traffic that can be found in more **consumer oriented** commercial areas.
- **Public or Semi-Public:** This category includes publicly owned lands and buildings such as the Government Center, police and fire stations, libraries, post offices, schools and University facilities.
- **Park or Preserved Open Space:** This category includes both active and passive park and recreational lands, including associated buildings and parking areas. These areas may be either publicly or privately owned and may include playgrounds, public parks, golf courses, and recreation centers.

Key:

The cartoons from the Phase II mapping activity were categorized based on which type of land use they would be considered, based on the 2013 Comprehensive Plan land use definitions.

Low Density Residential includes:

- Duplex
- Detached home

High Density Residential includes:

- Small apartment
- Large apartment
- Townhomes

Neighborhood Commercial includes:

- Live/work building
- Small standalone

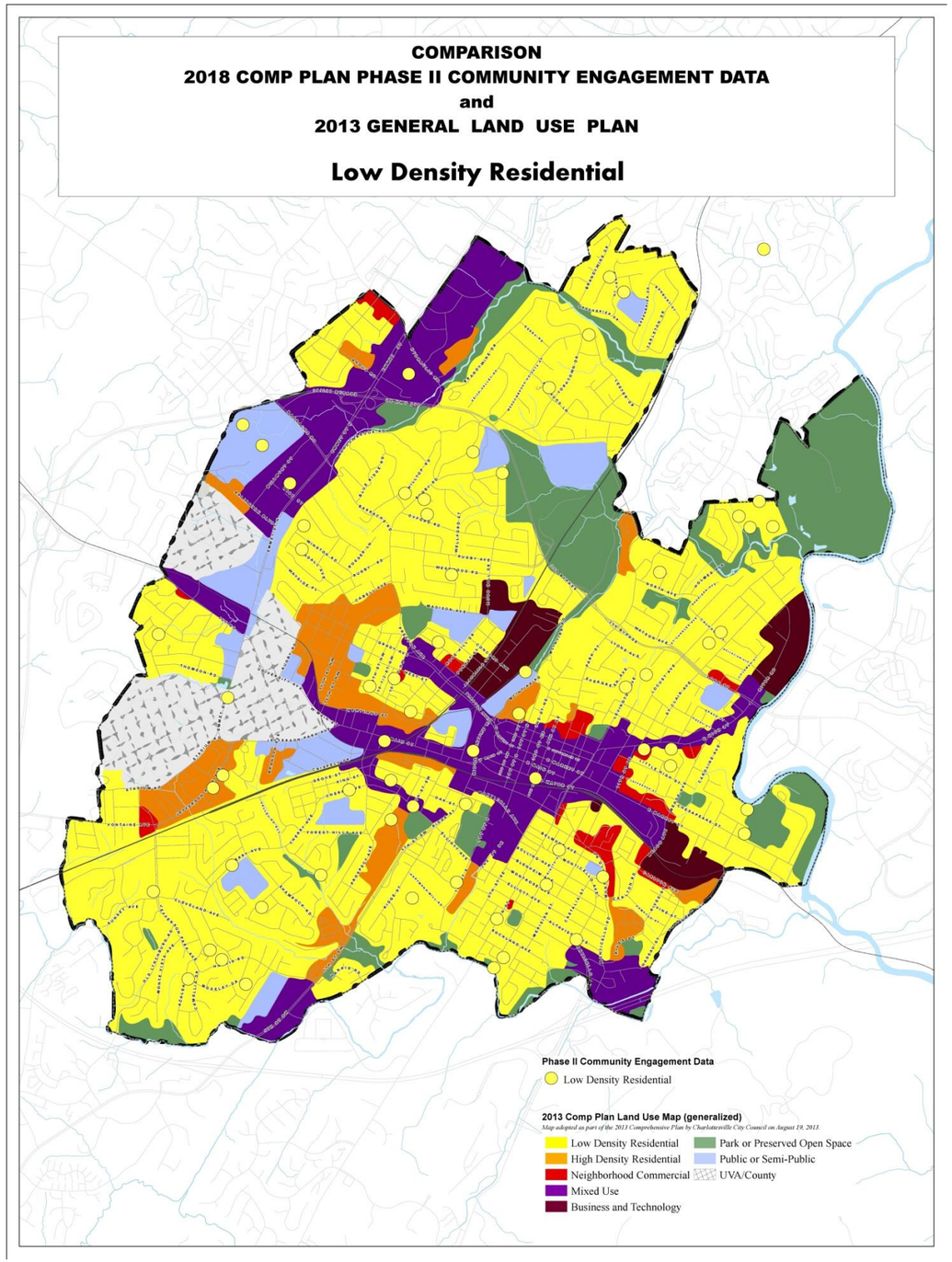
Mixed Use includes:

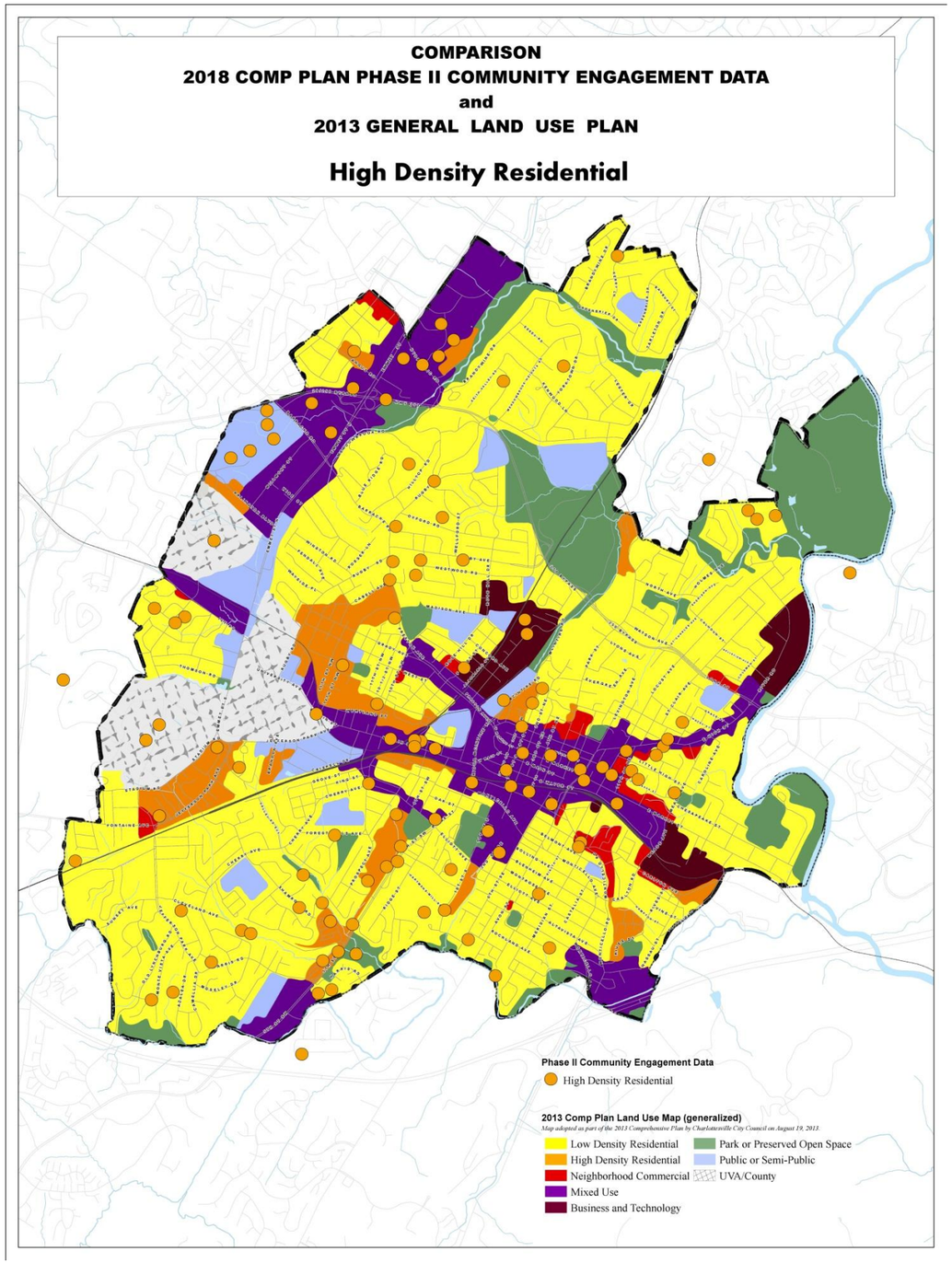
- Live/work building
- Mixed use
- Small standalone
- Commercial strip
- Low-rise office building
- High-rise office tower
- Small apartment
- Large apartment
- Townhomes

Business & Technology includes:

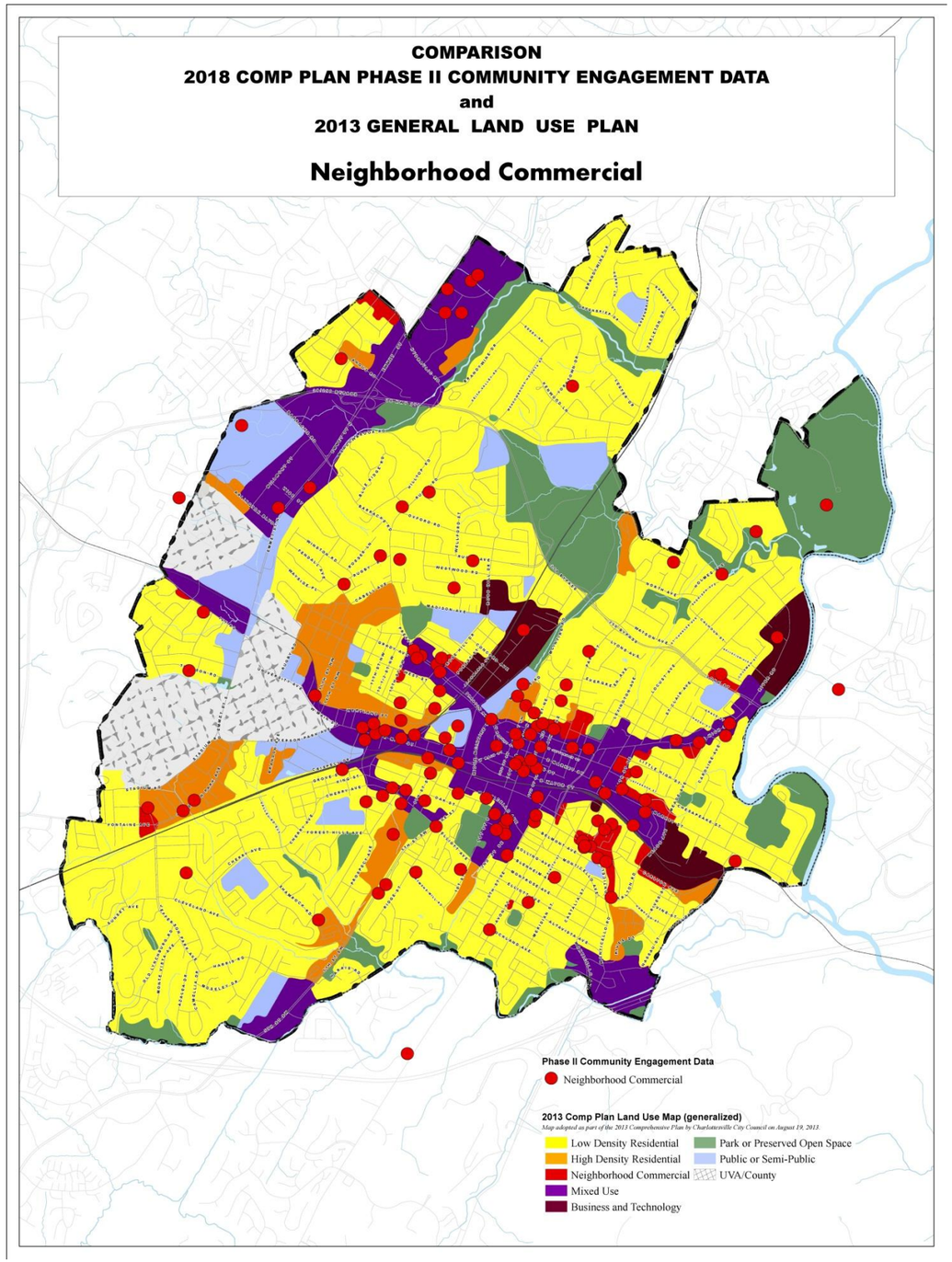
- Low-rise office building
- High-rise office building
- Small standalone
- Commercial strip
- Industrial & light manufacturing

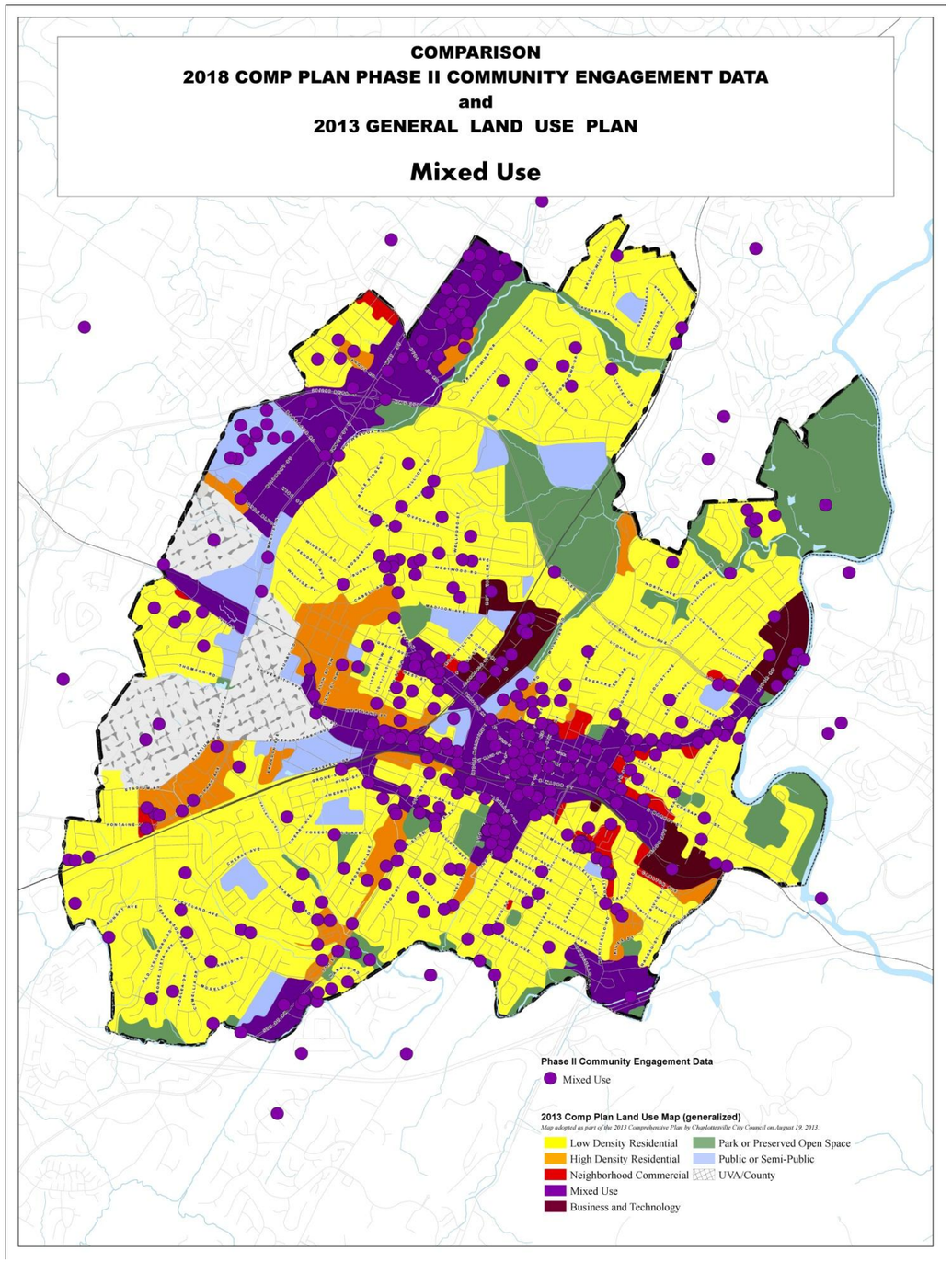
Map Results


COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Low Density Residential
Phase II Community Engagement Data
Low Density Residential
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

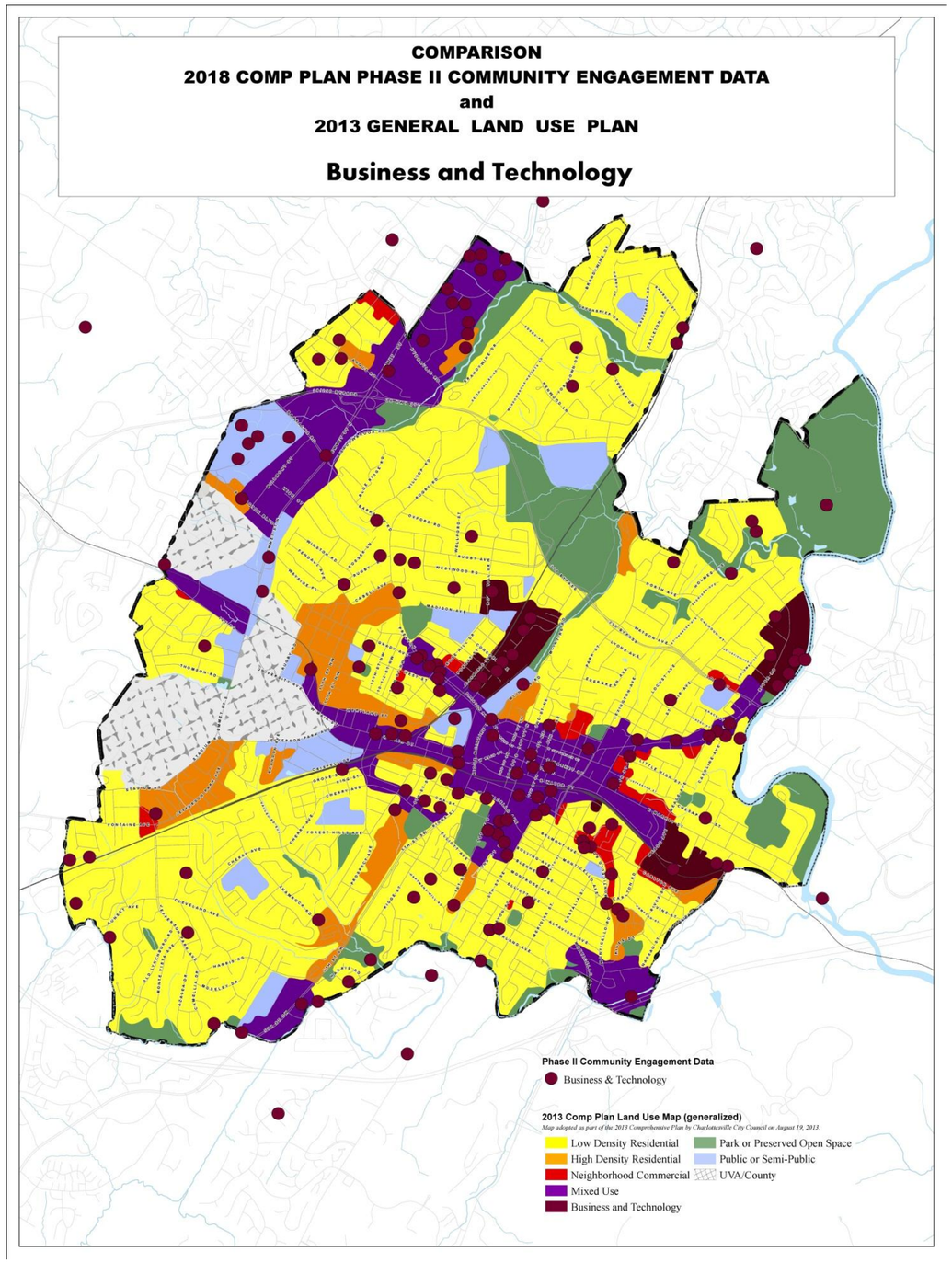

COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
High Density Residential
Phase II Community Engagement Data
High Density Residential
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

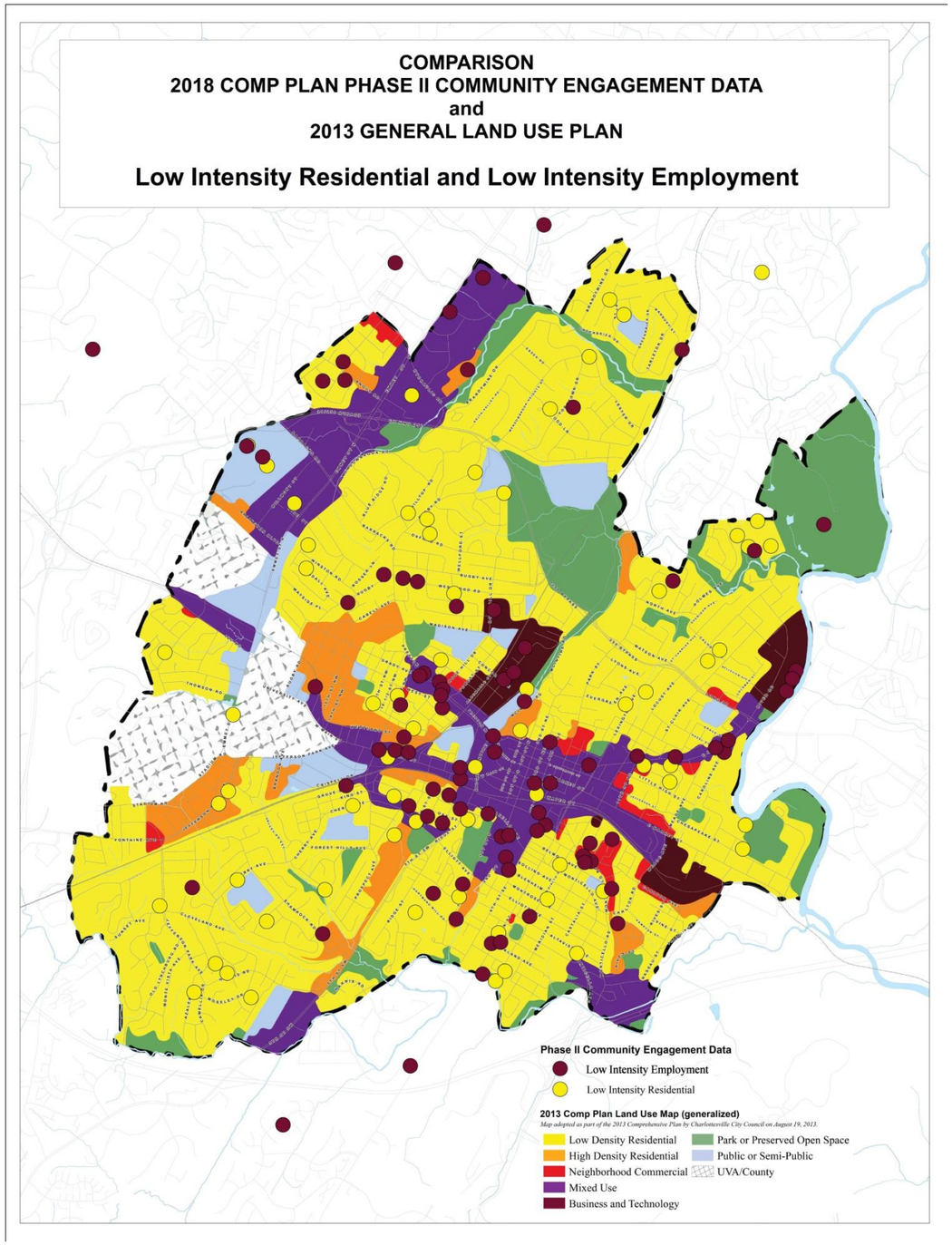
Map Results


COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Neighborhood Commercial
Phase II Community Engagement Data
Neighborhood Commercial
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

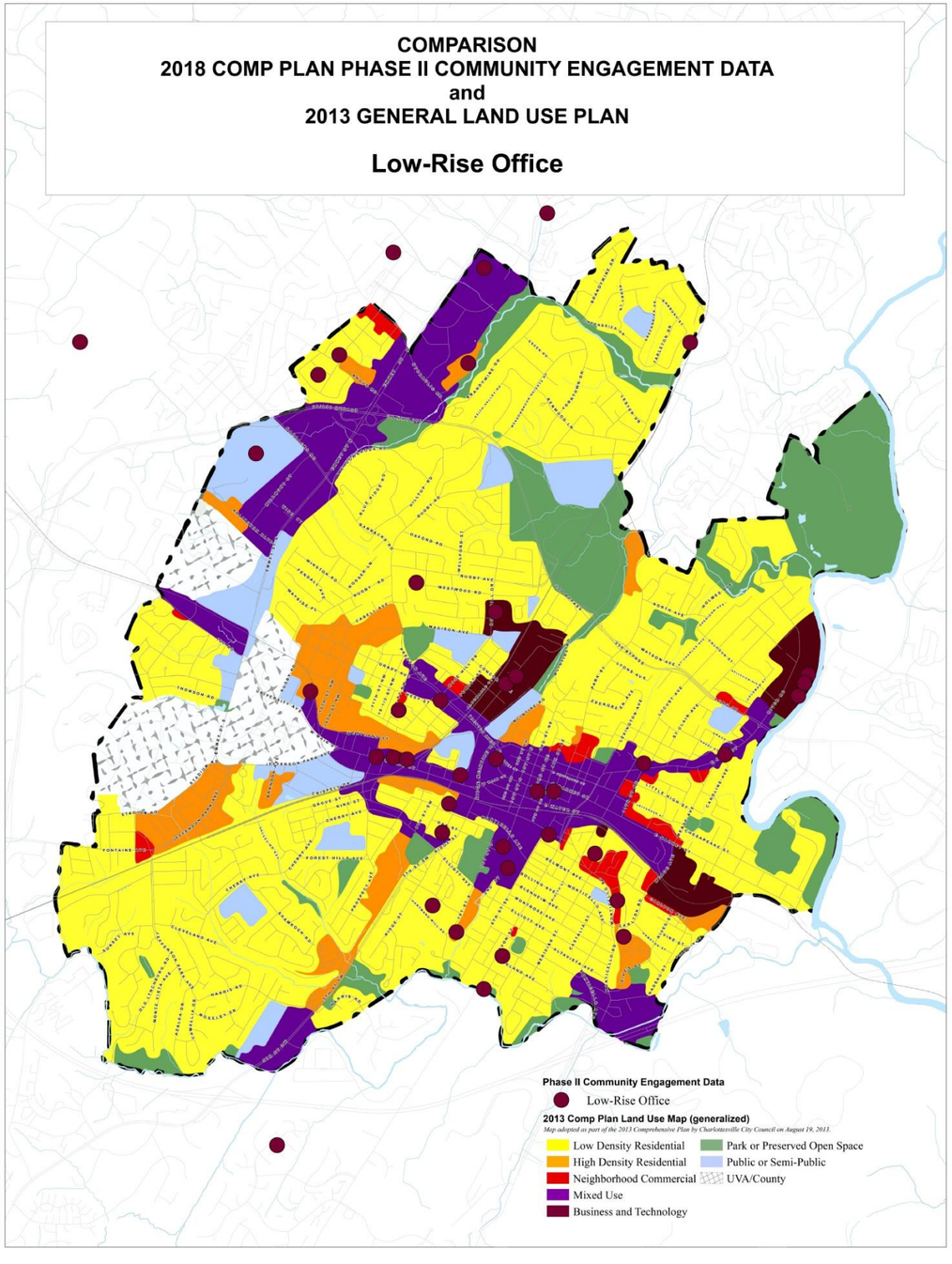

COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Mixed Use
Phase II Community Engagement Data
Mixed Use
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

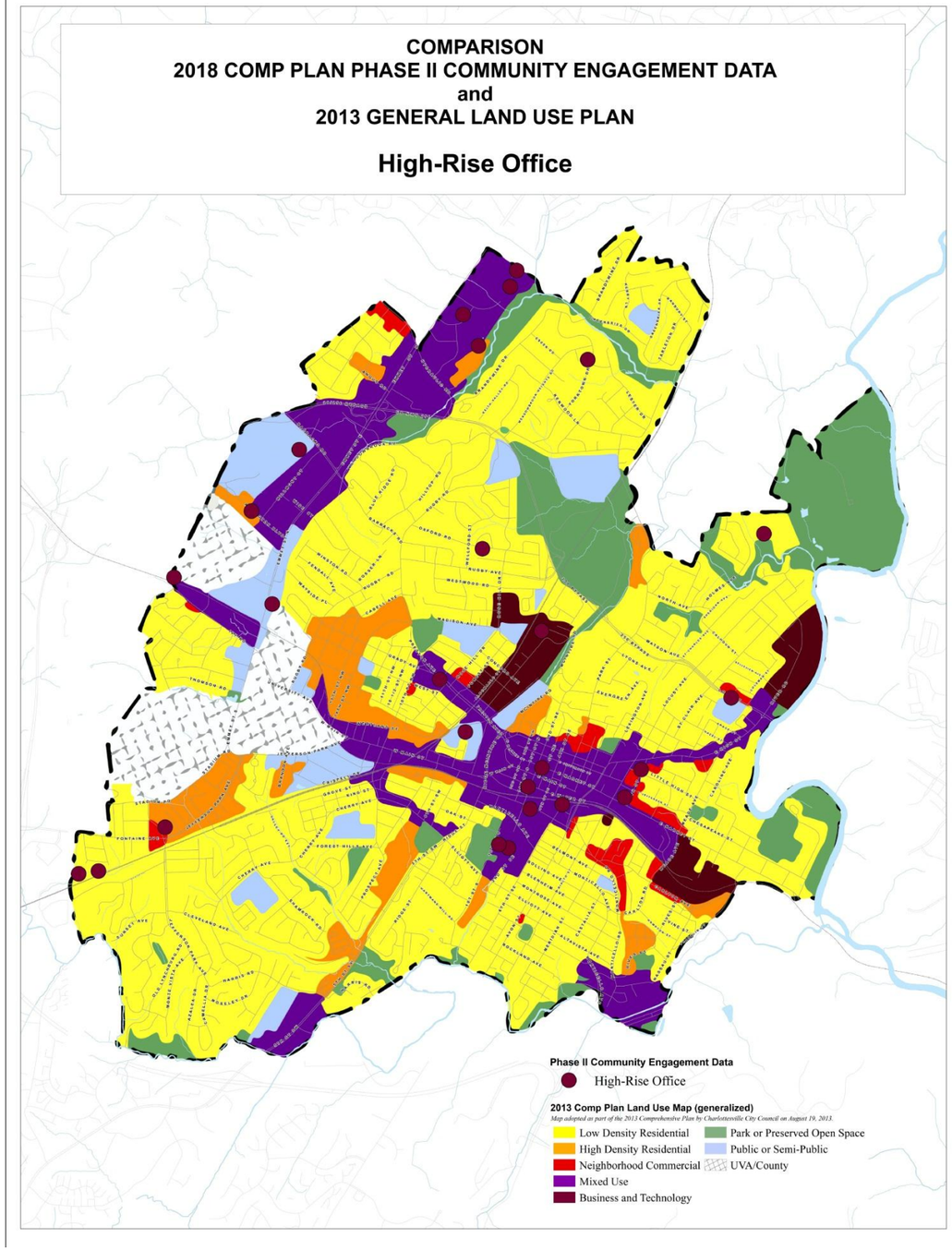
Map Results


COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Business and Technology
Phase II Community Engagement Data
Business & Technology
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County


COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Low Intensity Residential and Low Intensity Employment
Phase II Community Engagement Data
Low Intensity Employment
Low Intensity Residential
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

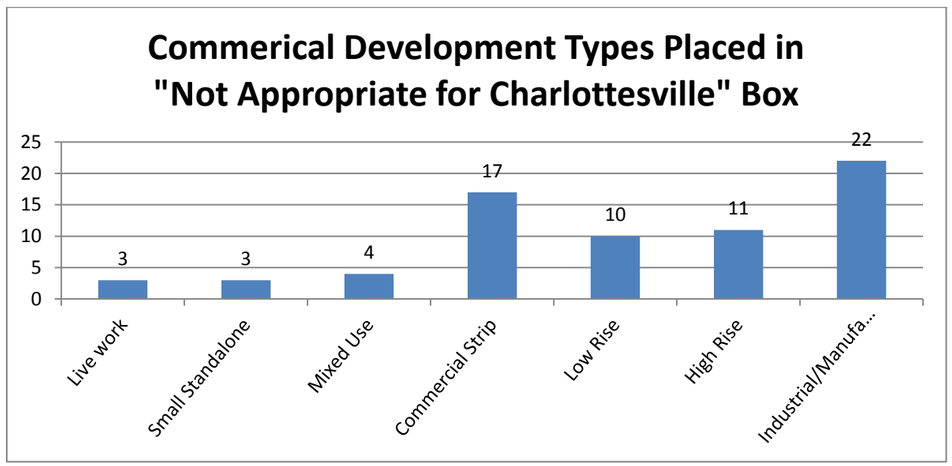
Map Results

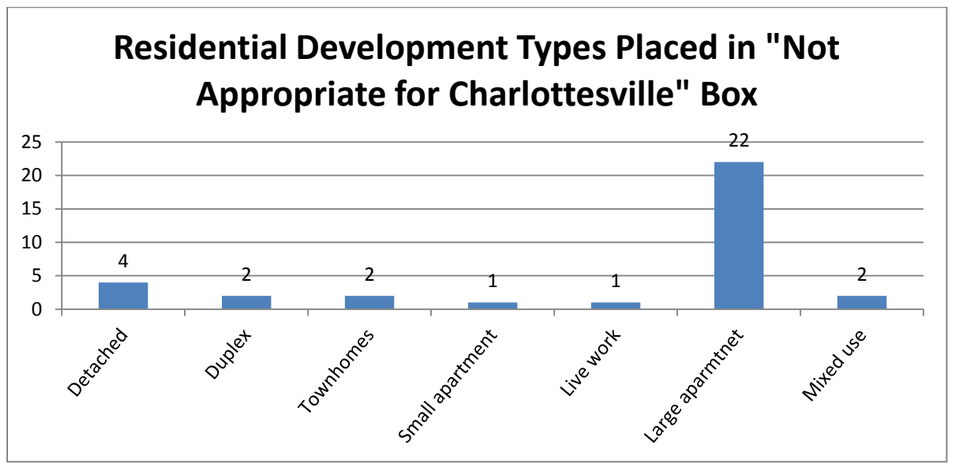

COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
Low-Rise Office
Phase II Community Engagement Data
Low-Rise Office
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County


COMPARISON
2018 COMP PLAN PHASE II COMMUNITY ENGAGEMENT DATA
and
2013 GENERAL LAND USE PLAN
High-Rise Office
Phase II Community Engagement Data
High-Rise Office
2013 Comp Plan Land Use Map (generalized)
Map adopted as part of the 2013 Comprehensive Plan by Charlottesville City Council on August 19, 2013.
Low Density Residential
High Density Residential
Neighborhood Commercial
Mixed Use
Business and Technology
Park or Preserved Open Space
Public or Semi-Public
UVA/County

Map Results

Participants were also given the option of placing their selected development types in a box labeled “Not appropriate for Charlottesville.”





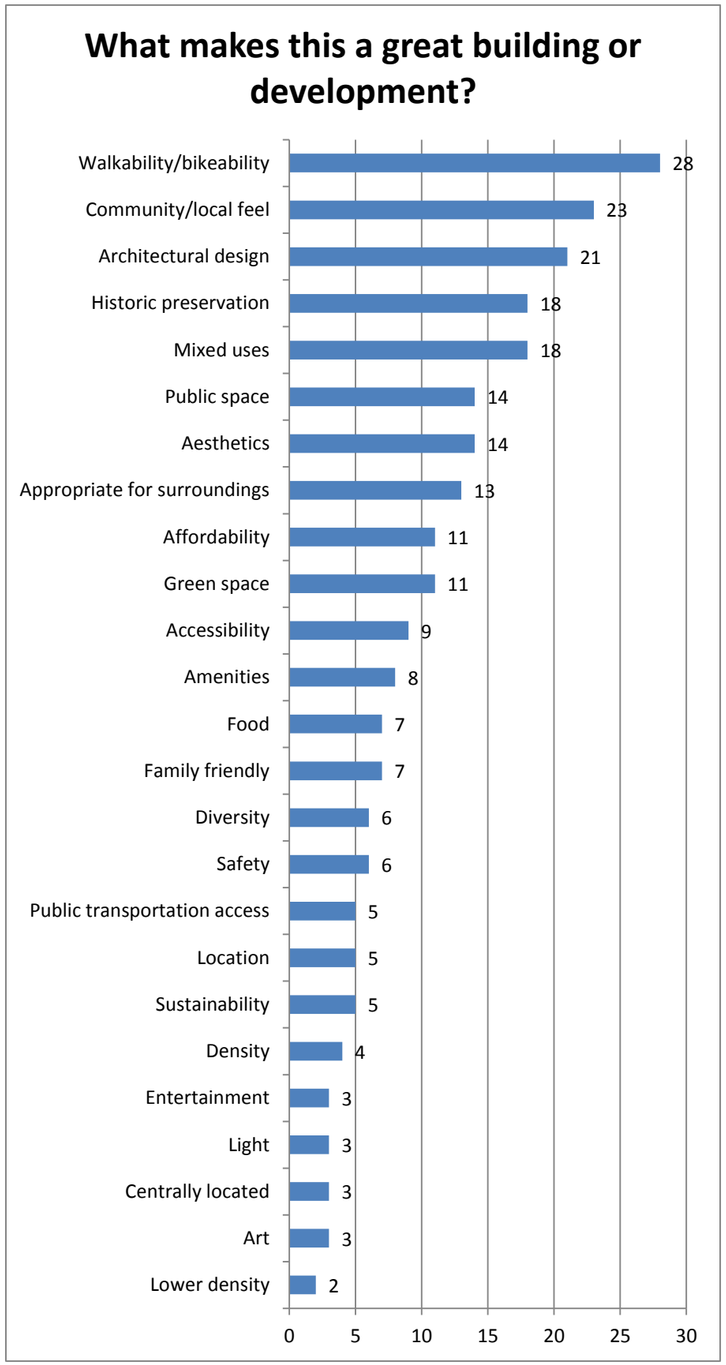
Development Type	Placed on Map	Not Appropriate for Charlottesville	Total
Live work	35	3	**38**
Small Standalone	48	3	**51**
Mixed Use	46	4	**50**
Commercial Strip	22	17	**39**
Low Rise	41	10	**51**
High Rise	27	11	**38**
Industrial/Manufacturing	30	22	**52**
Total	**249**	**70**	**319**

Development Type	Placed on Map	Not Appropriate for Charlottesville	Total
Detached	34	4	**38**
Duplex	32	2	**34**
Townhomes	44	2	**46**
Small Apartment	40	1	**41**
Live Work	52	1	**53**
Large Apartment	33	22	**55**
Mixed Use	46	2	**48**
Total	**281**	**34**	**315**

Survey Analysis – A building or development you DO like

Given the choice, how close would you live to this building or development?

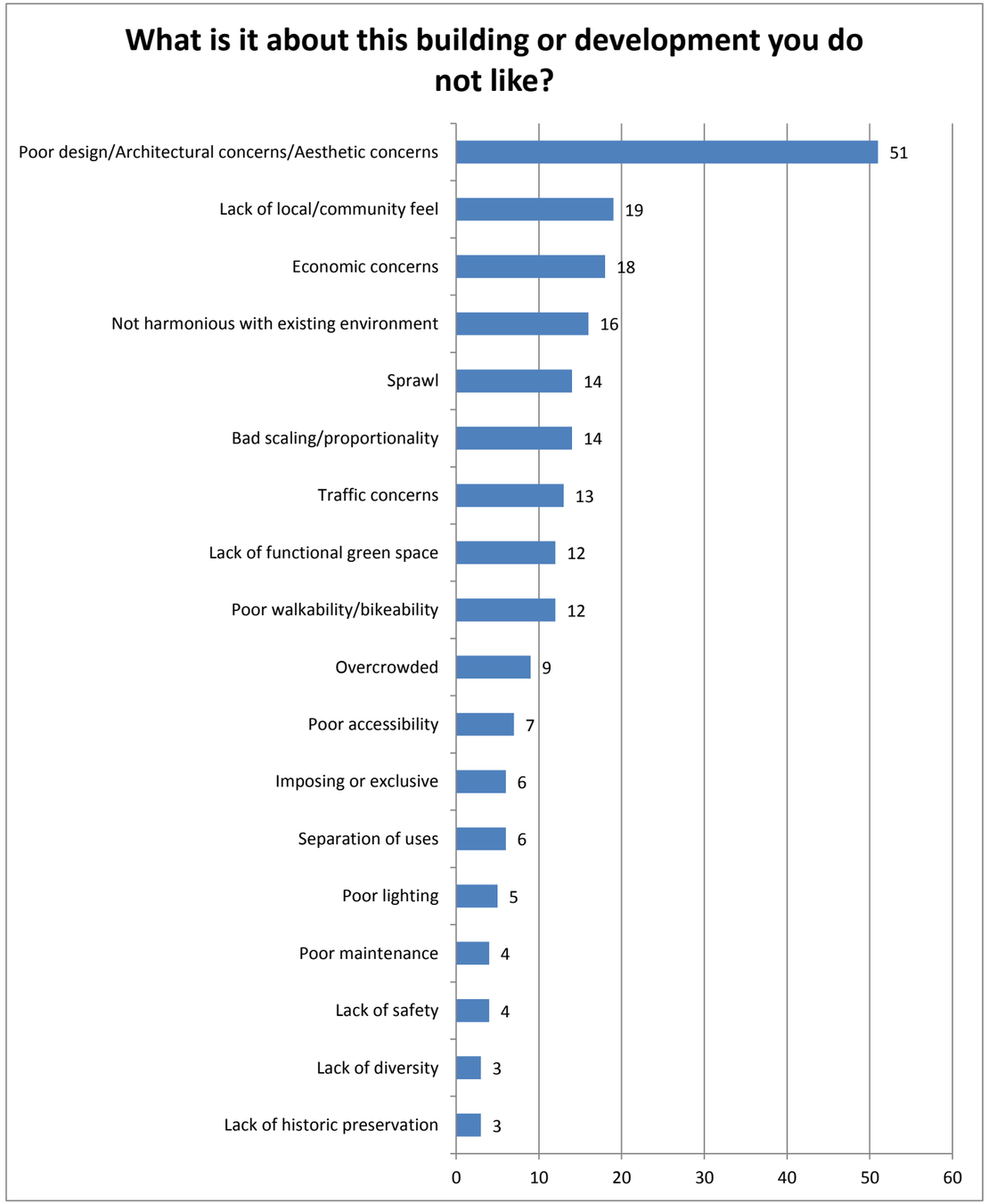
Type	A. Within it	B. Right next to it	C. Within walking distance (up to 1/4 mile away)	D. Over 1/4 mile away	E. At least 2 miles	E. Few miles away	E. About 1 ½ miles	E. No Choice	E. Not near any new development	E. Other	Total
Affordable housing	1										**1**
Apartment	6		1	2							**9**
City	2	2	3	2							**9**
Cohousing			1								**1**
College	2		3	1							**6**
Commercial strip				2			1				**3**
Community center			1							1	**2**
Condos	3										**3**
Detached home			1								**1**
High rise office tower				1							**1**
Historic library					1						**1**
Historic structures	1		2								**3**
Homeless shelter	1	1	1	1							**4**
Hospital building			1								**1**
Hotel	1	1	2	1							**5**
Low income homes			1								**1**
Market			2								**2**
Mixed use	9	1	12	3		1			1		**27**
Neighborhood	9	1									**10**
Park	3	1	3	1							**8**
Pedestrian infrastructure		1									**1**
Place with big downstairs bedroom and kitchen			1								**1**
Police department				1							**1**
Public gardens	1		1								**2**
Public space	2	3	4	3							**12**
Religious buildings		1									**1**
Rent to own housing	1										**1**
Restaurant	1										**1**
Senior housing	1		1								**2**
Single family homes	1										**1**
Social club			1								**1**
Something Jefferson would approve of				1							**1**
Street								1			**1**
Theater		1									**1**
Tiny houses		1									**1**
Transit				1							**1**
Total	**45**	**14**	**42**	**20**	**1**	**1**		**1**	**1**	**1**	**127**



What makes a great building or development?
(text size is scaled to number of votes)
aesthetics
community feel
historic preservation
architectural design
Location
public space
affordable units
green space
food & drink
safety
Restaurant
Shoppe
art
access
appropriate for surroundings
public transport access
walkability + bikeability
mixed uses

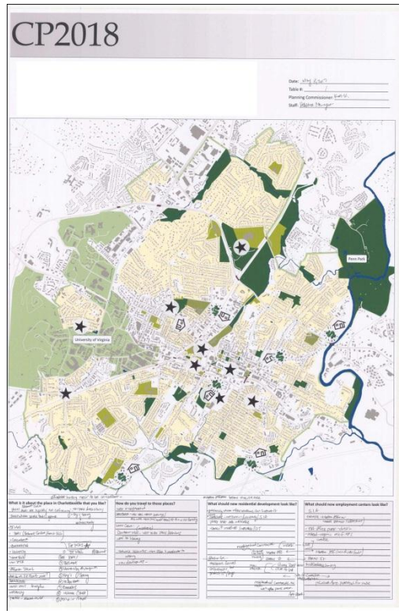
Survey Analysis – A building or development you do NOT like

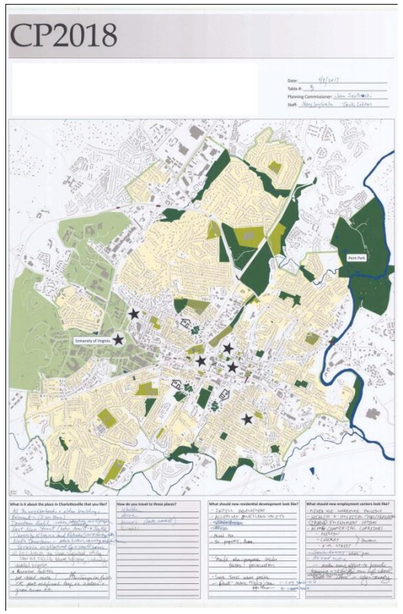
- **29 North, Charlottesville/Albemarle**
- **300 Preston Avenue**
- **300 Preston Avenue**
- 5th St Station
- ABC stores
- **All the hotels and development for students**
- Annandale, VA
- Any building with no windows, no design aesthetic or cookie cutter developments
- **Any new development on West Main**
- Apartments/condos with street parking
- Barracks Road
- Beacon on 5th Street
- Belmont Bridge design proposal
- Belmont houses/community
- Bland suburban cul de sacs
- **Boston City Hall**
- **Boston City Hall**
- Charlottesville City Hall
- **City Walk**
- **City Walk**
- **Crescent Halls**
- **Crescent Hall**
- CRHA sites on Michie Drive and Madison Ave (need community centers)
- CRHA's West Haven
- **Derelict hotels that stay in limbo**
- Downtown ACAC Commons
- Downtown Mall
- **Everything on 29 past the Walmart**
- Farmington
- Forest Lakes
- **Friendship Court**
- **Friendship Court**
- Gleason Building (old one)
- Greenbriar community
- Habitat for Humanity building
- High pricey housing
- **High rises**
- **High rise** apartment/condo complex
- **High rise** apartments with claustrophobic streets
- **High rises** in historic areas
- **High rises** on Main St
- Hollingston Building
- Huge **high-rises**
- Huge office building replacing neighborhood businesses or homes
- JABA buildings on Carlton
- Juice Laundry
- Keswick
- **Landmark Hotel**
- **Landmark Hotel**
- **Landmark**
- **Large apartment blocks**
- Laskin Road in Virginia Beach
- Liberty University
- Locust Grove
- **Marriott Hotel**
- **Marriott Hotel**
- **Marriott Hotel**
- **Modern developments**
- Multiple things of the same
- Newcomb Hall at UVA
- Not good area
- Nonconforming residential units
- Old Trail
- Owned by UVA in the city limits
- PACE
- Places not family oriented
- Pompidou (Paris)
- Public housing here (Prospect, West Haven)
- Quick Loans buildings
- **Recent large scale projects in Main Street corridor east of 10th St.** (**Flats**)
- Ridge St Rescue Station
- **Route 29, Charlottesville/Albemarle**
- Small structures (i.e. single story Wells Fargo)
- Sprawl
- **Stonefield**
- **Stonefield**
- **Stonefield**
- **Stonefield**
- **Stonefield Mall**
- Storage centers
- **Strip malls**
- **Strip malls**
- **Strip malls**
- **Strip mall** on Avon St extended - across and/or near the Exxon gas station
- Suburban residential developments near Hydraulic
- **Tall buildings**
- Target complex
- The blue building by the Bluegrass Grill
- **The mall strips**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The Flats**
- **The latest high rise buildings on Main St.**
- **The Marriott at West Main**
- The whole mall concept
- The Standard
- Those that disrespect the old architecture
- Too much residential housing in one area
- **Uncommon**
- **Uncommon**
- **Uncommon**
- **Uncommon**
- **Uncommon**
- **Uncommon**
- Unsafe buildings
- **UVA student housing**
- **West Main St**
- **West Main & 10th St developments**

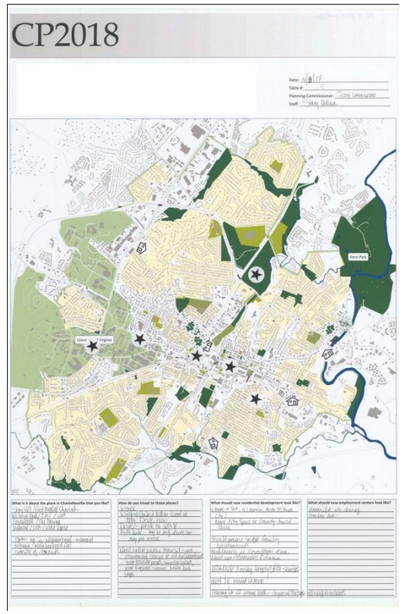


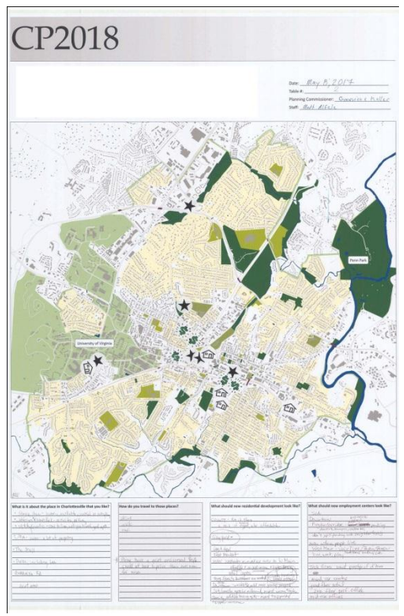
Carver Recreation Center – Monday, May 8, 2017 1:00 pm – 3:00 pm

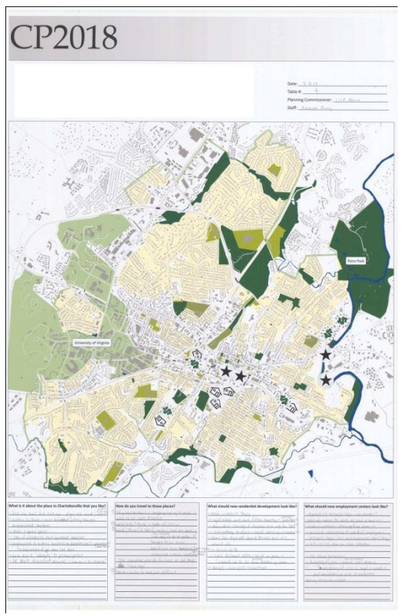
Group maps completed at the event:



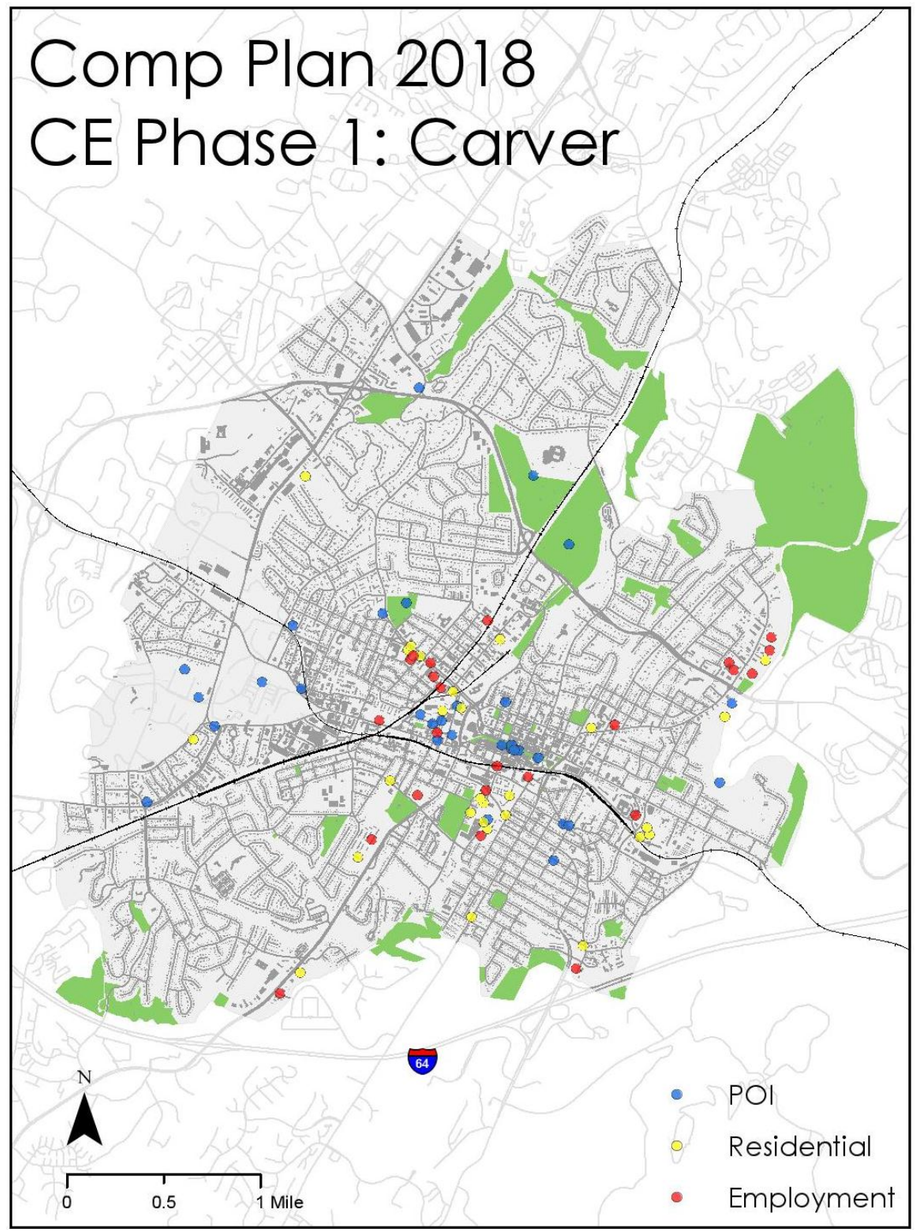






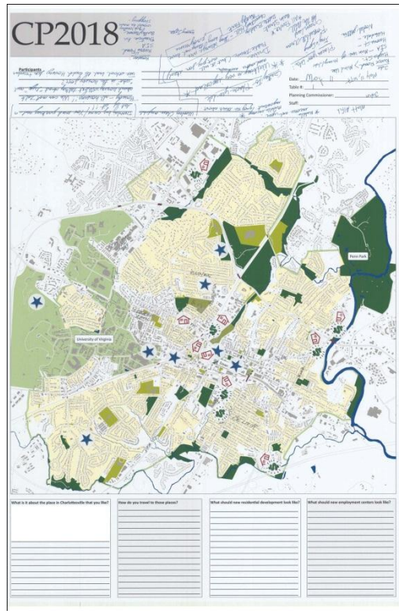


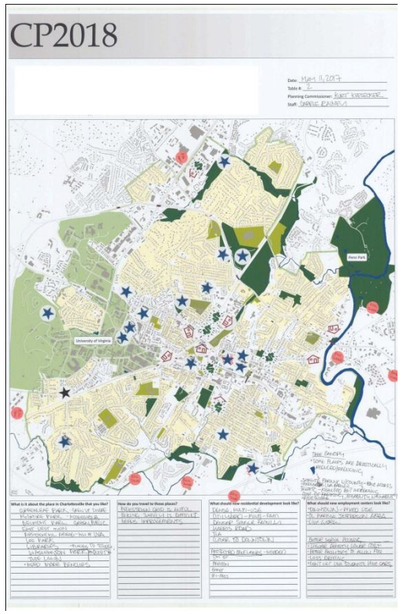
Combined, digitized map:

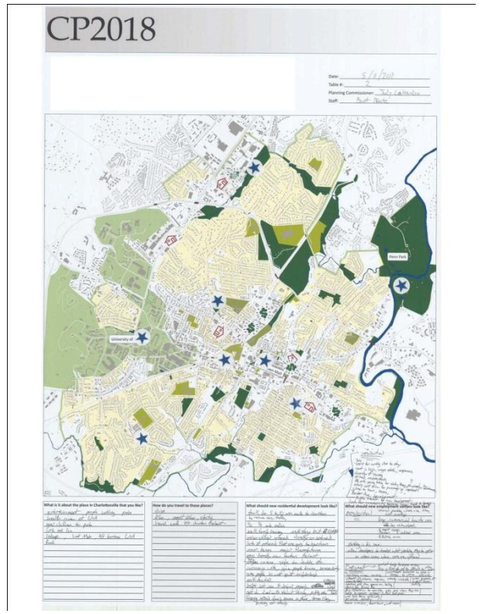


Venable Elementary School – Thursday, May 11, 2017 5:00 pm – 7:00 pm

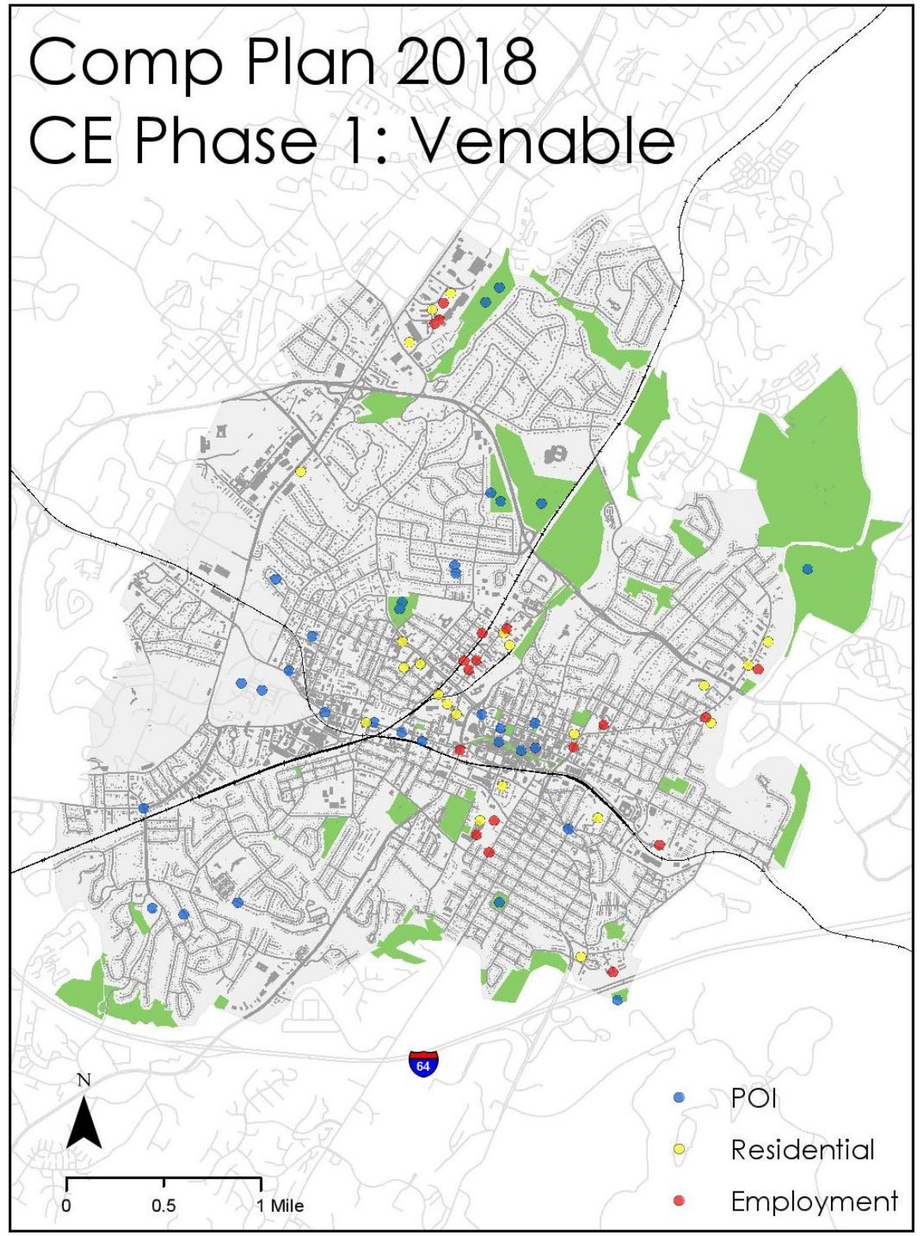
Group maps completed at the event:





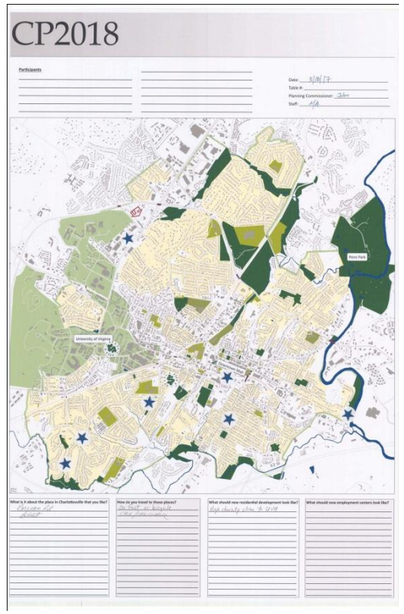


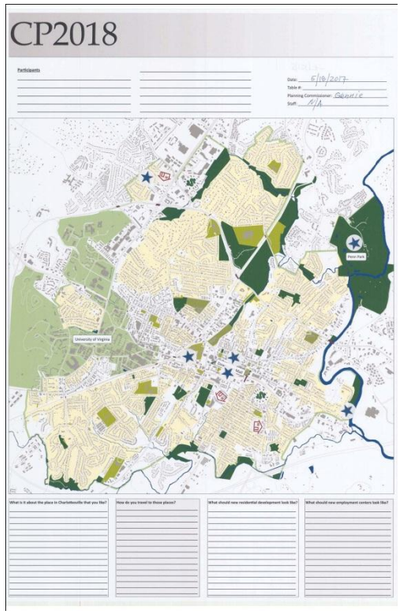
Combined, digitized map:



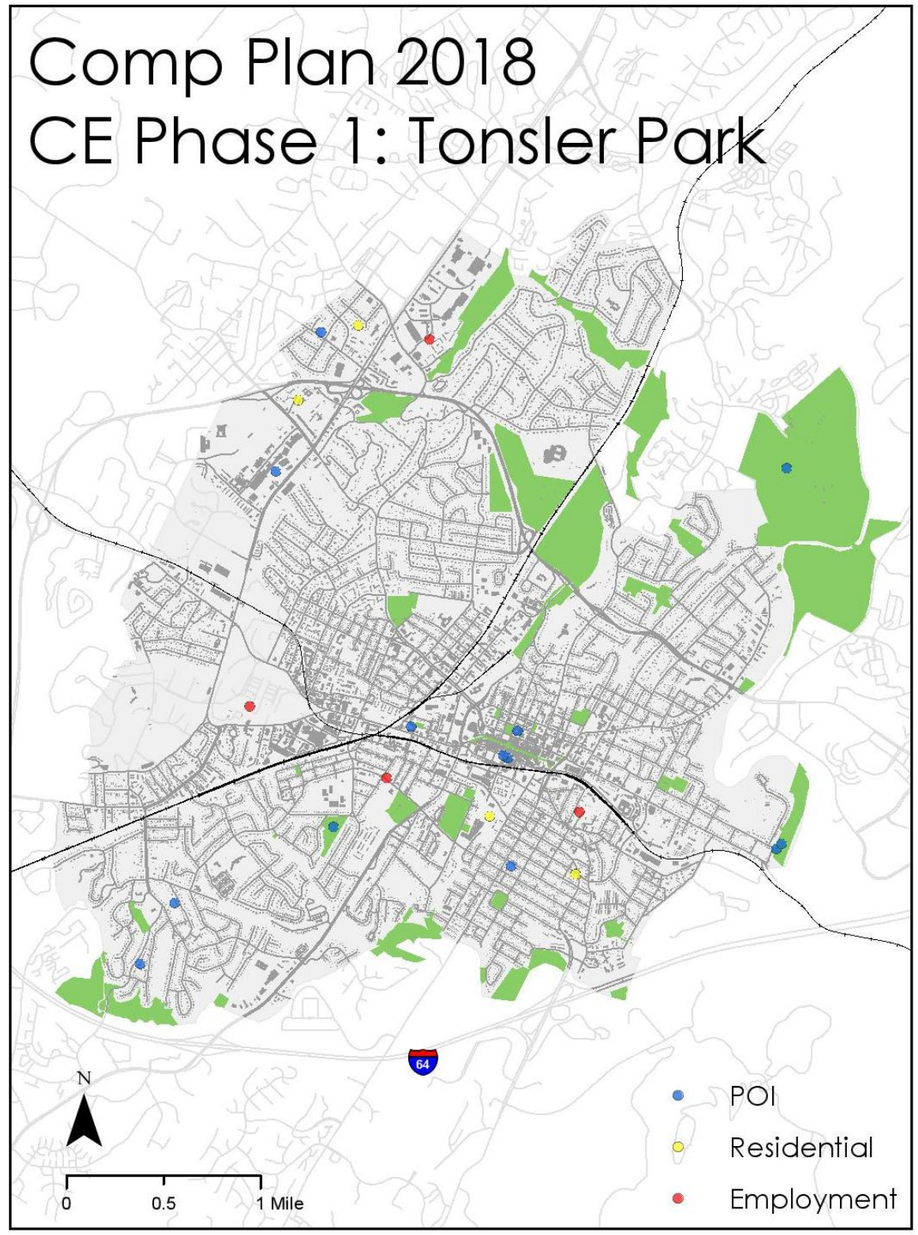
Tonsler Park – Thursday, May 18, 2017

Group maps completed at the event:



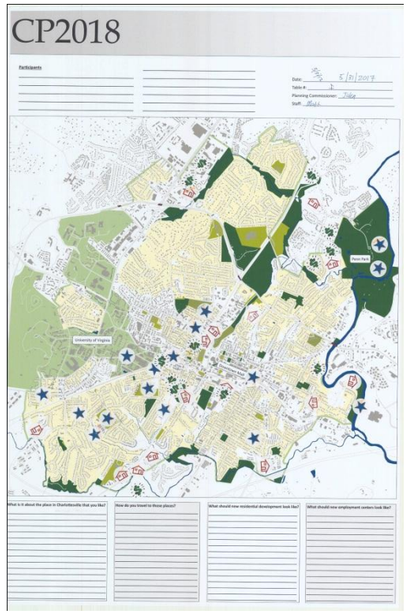


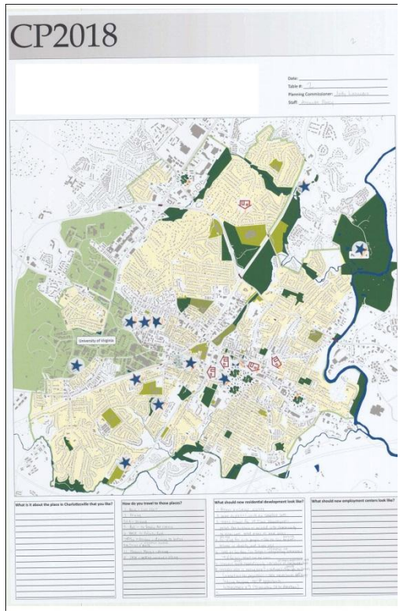
Combined, digitized map:

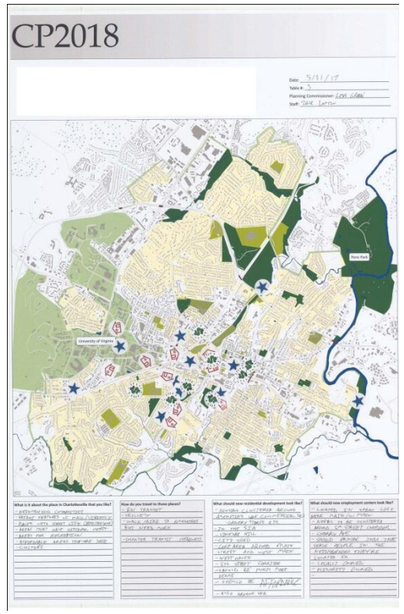


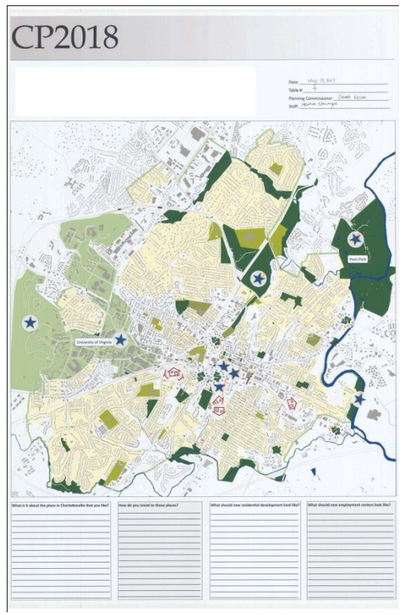
Buford Middle School – Wednesday, May 31, 2017 7:00 pm – 9:00 pm

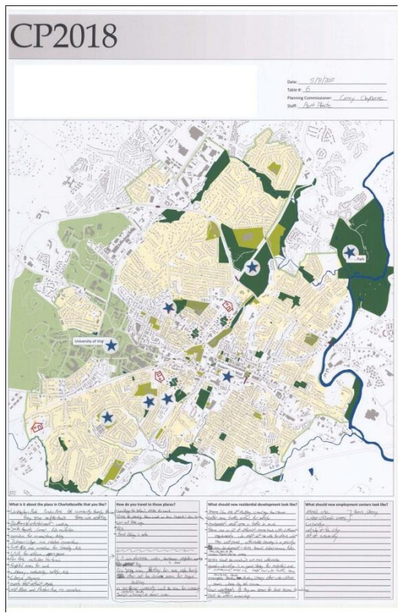
Group maps completed at the event:

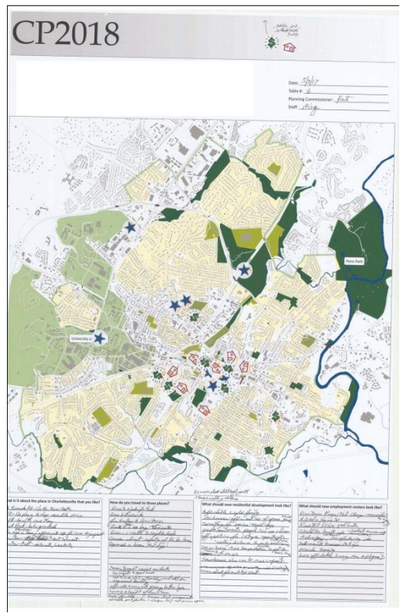




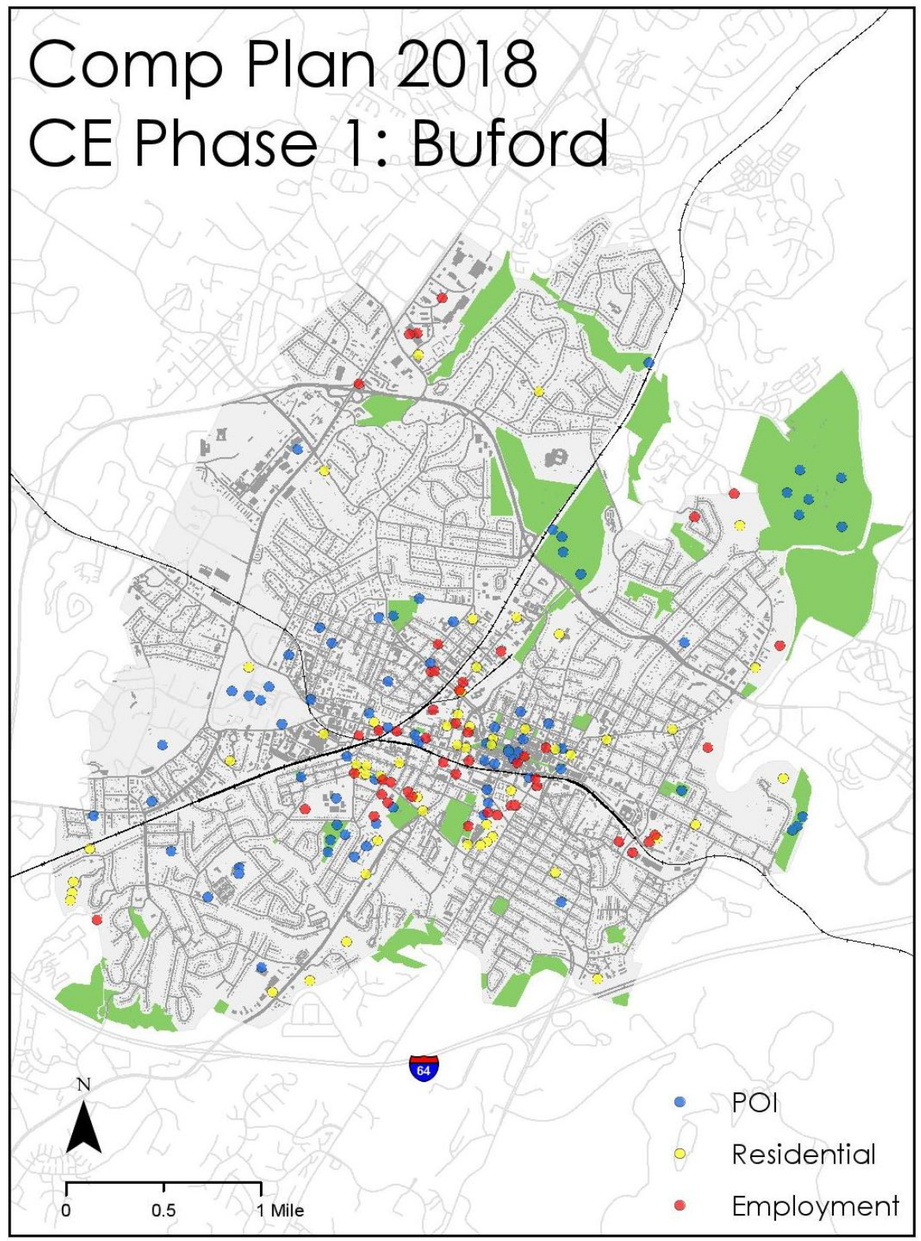






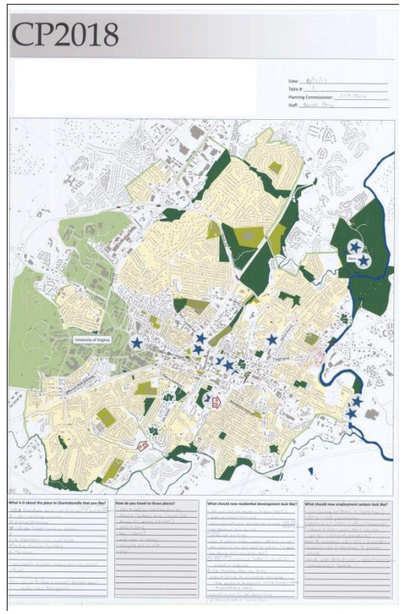


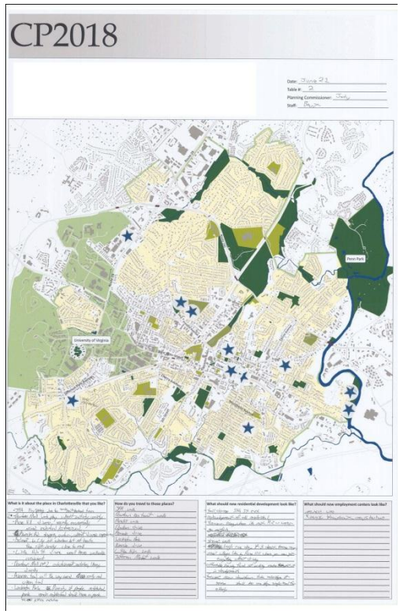
Combined, digitized map:

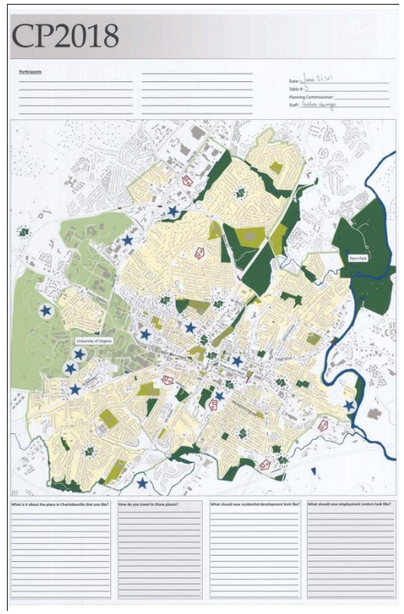


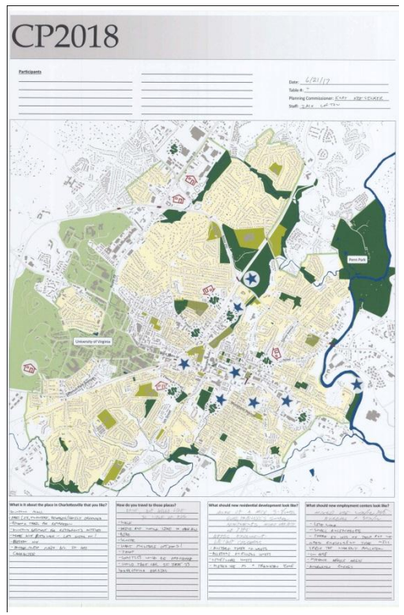
Charlottesville High School – June 21, 2017 6:oo – 8:00 pm

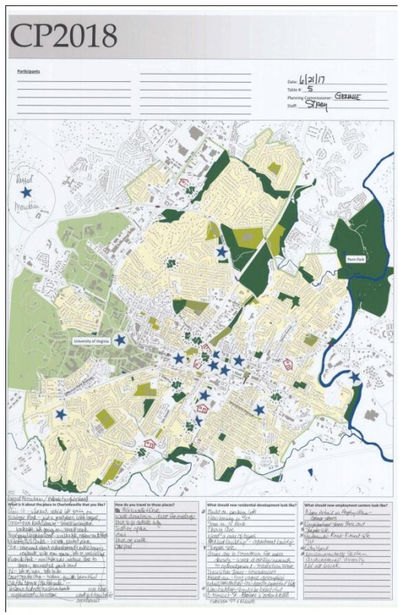
Group maps completed at the event:

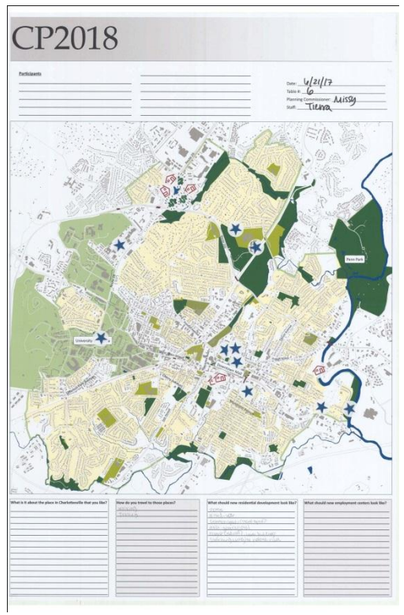




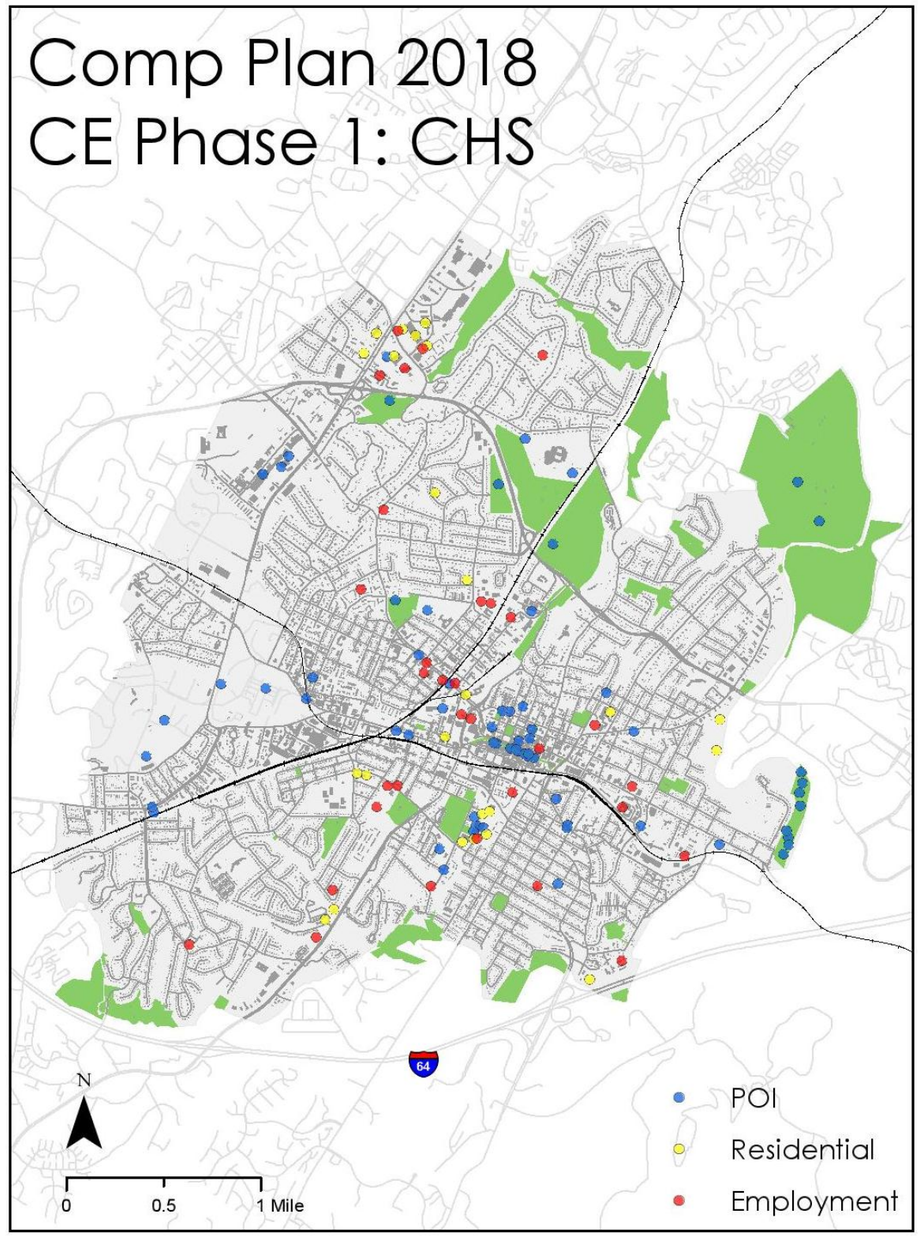






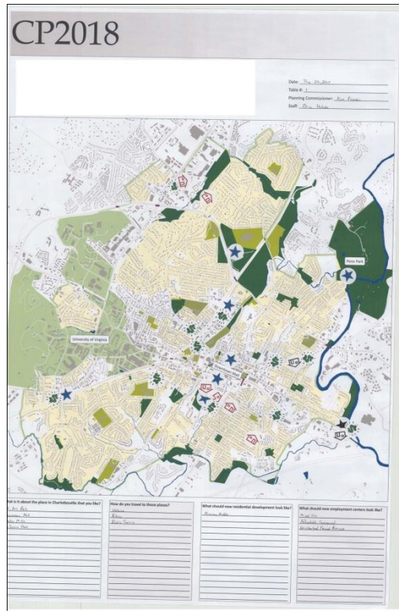


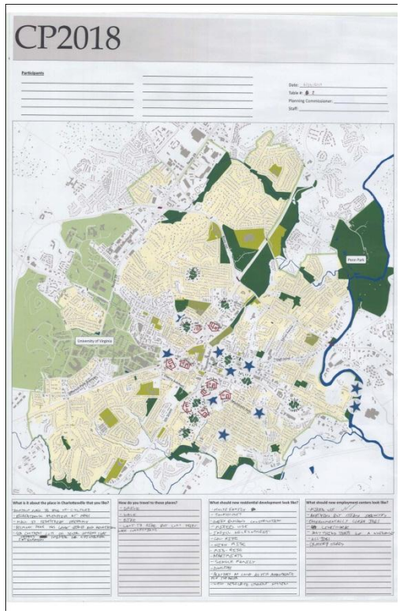
Combined, digitized map:

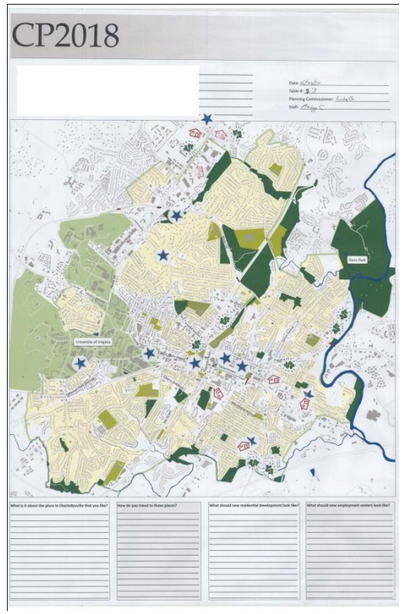


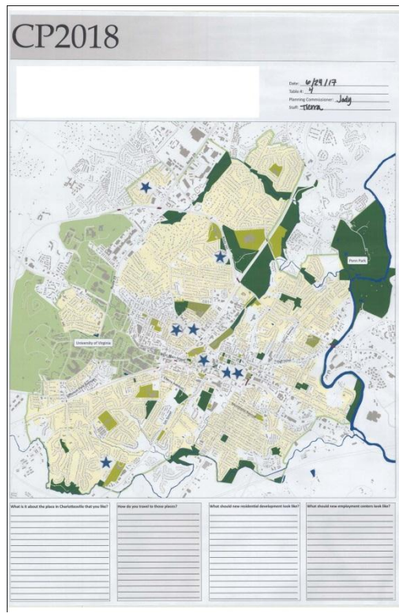
Central Library – Saturday, June 24, 2017 10:00am – 12:00 pm

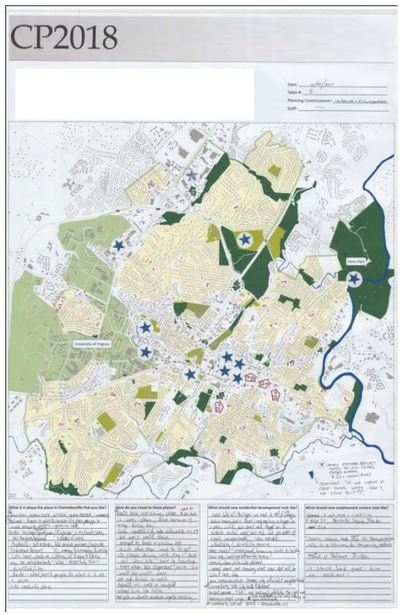
Group maps completed at the event:



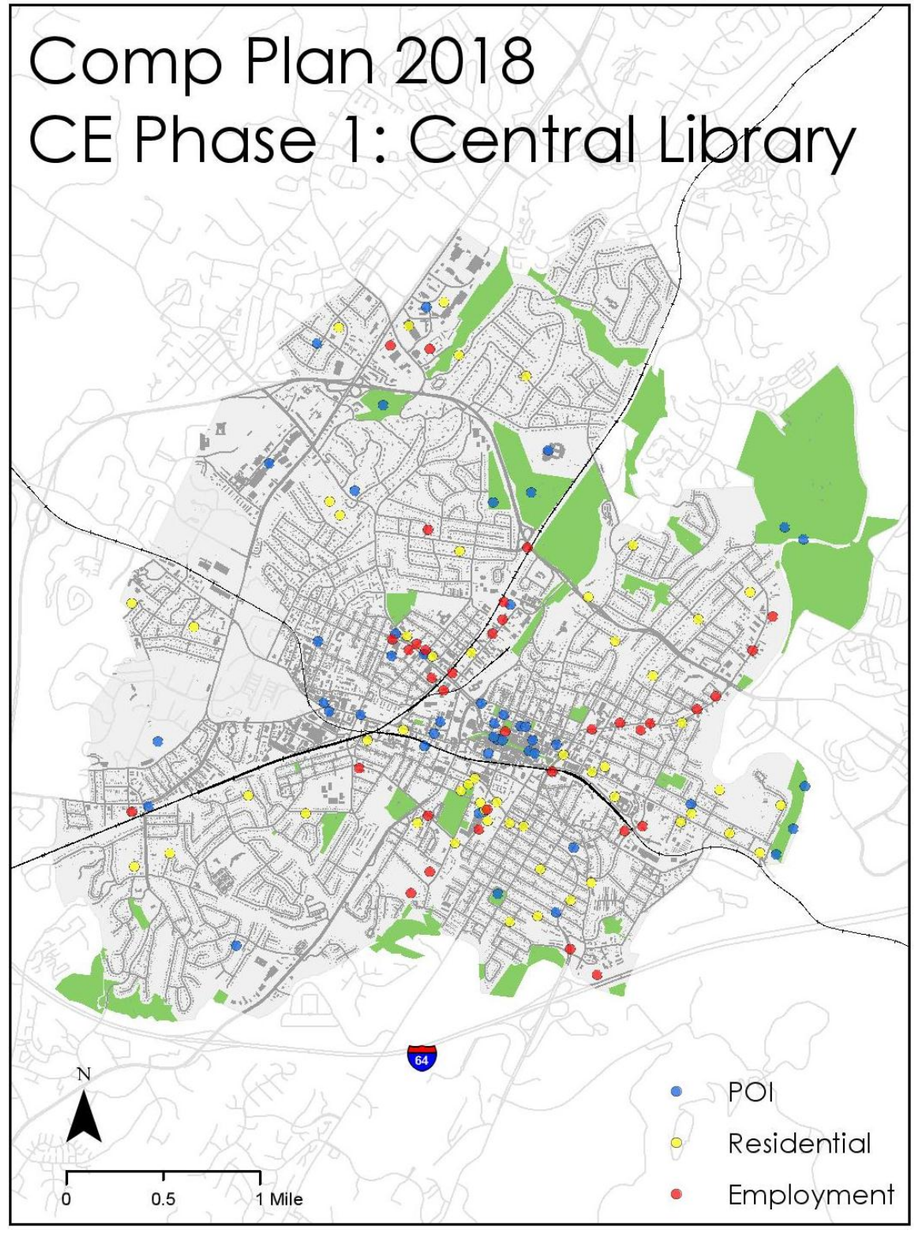






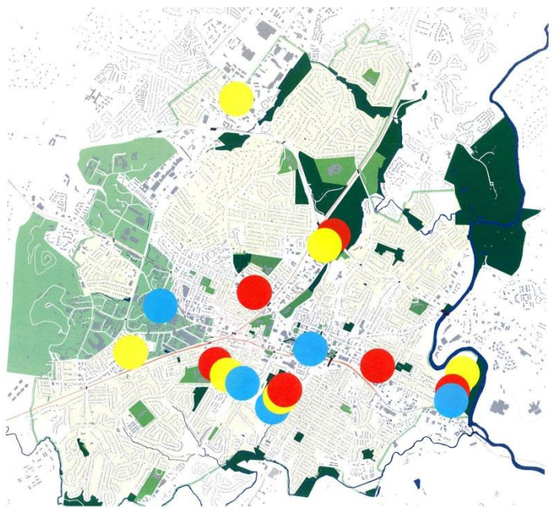
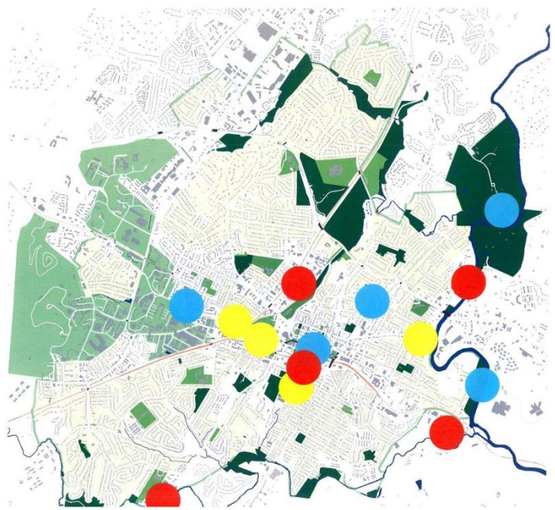
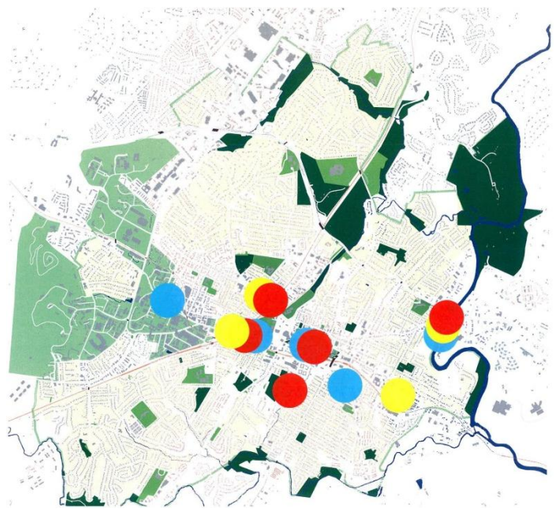
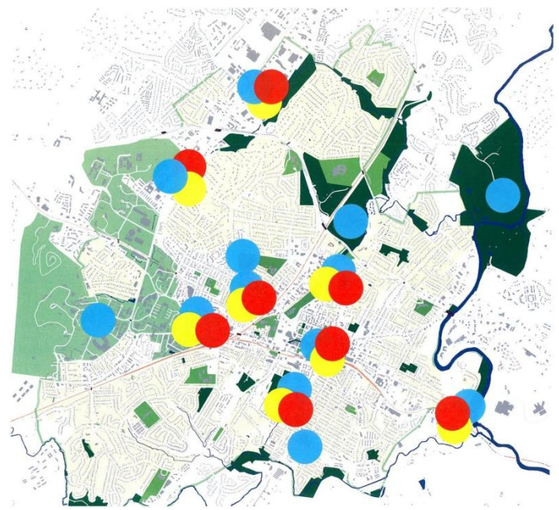
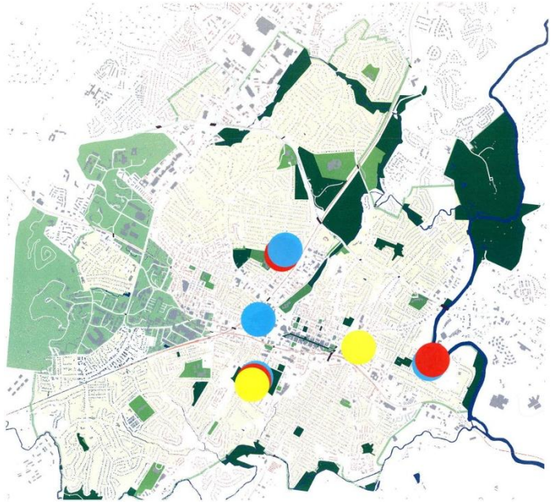
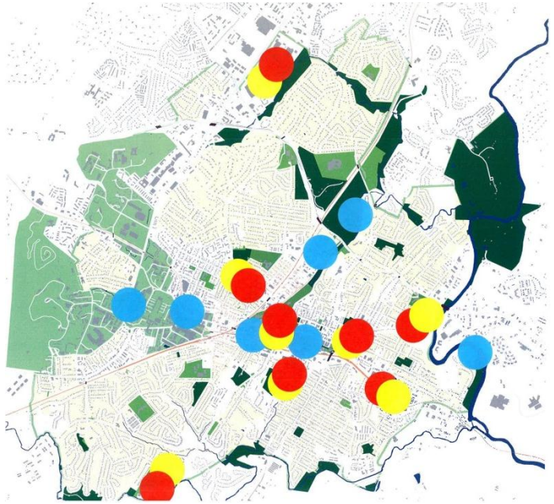
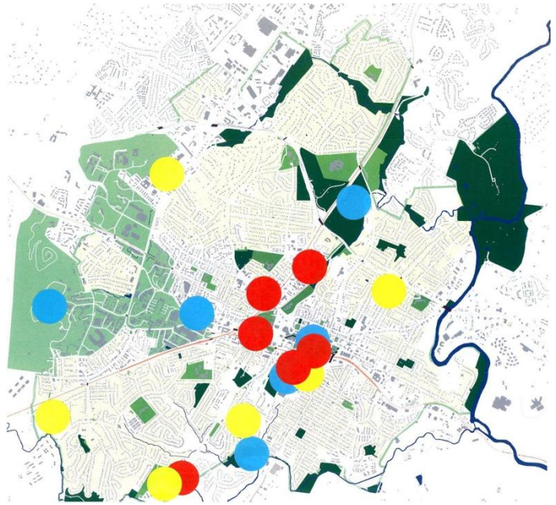
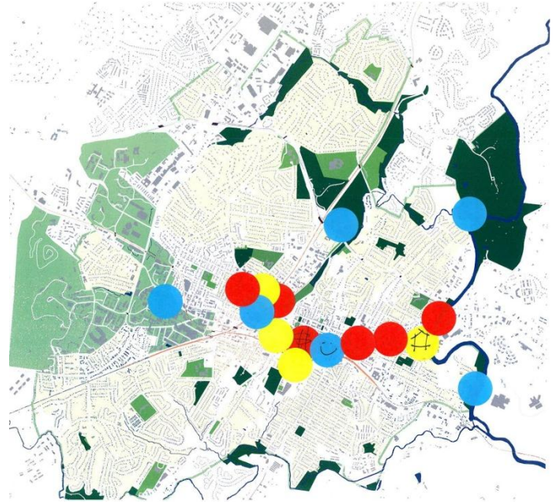


Combined, digitized map:



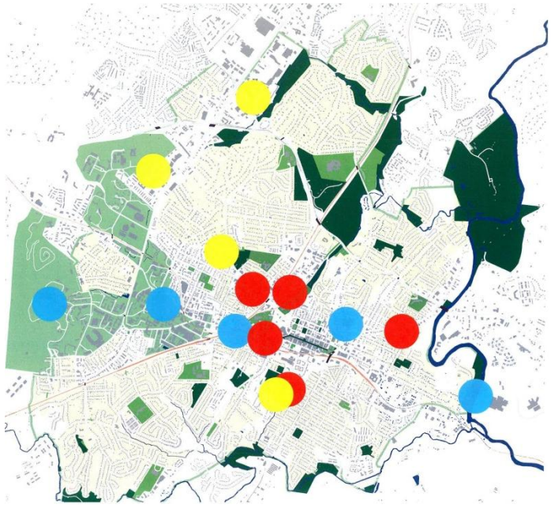
PLACE Meeting – July 13, 2017

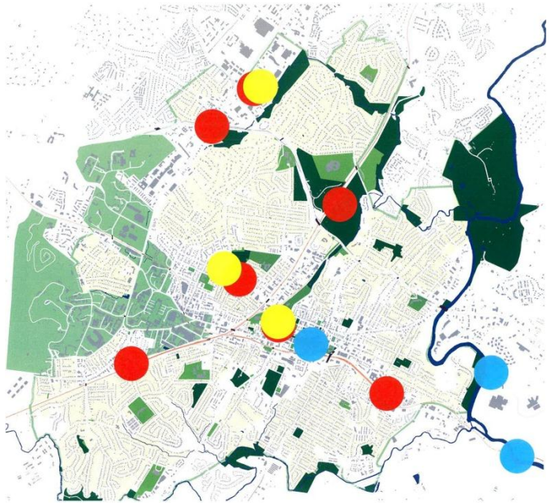
Maps completed at the meeting:

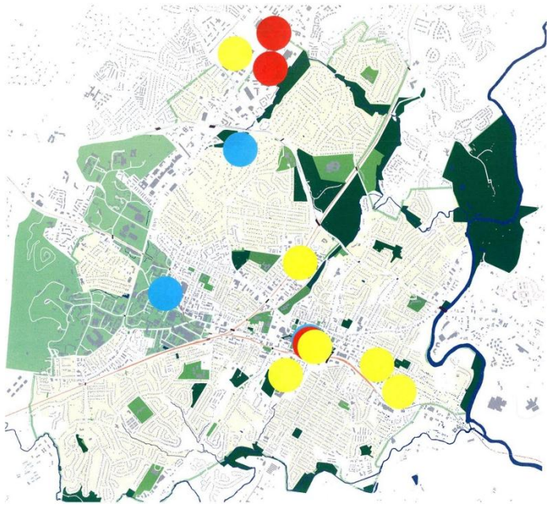









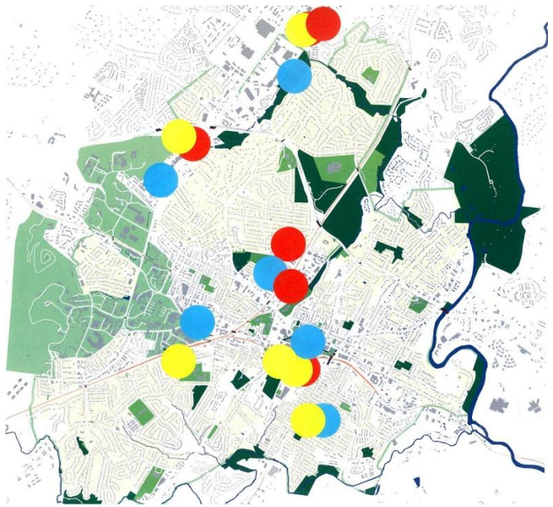
PLACE Meeting – July 13, 2017

Maps completed at the meeting:

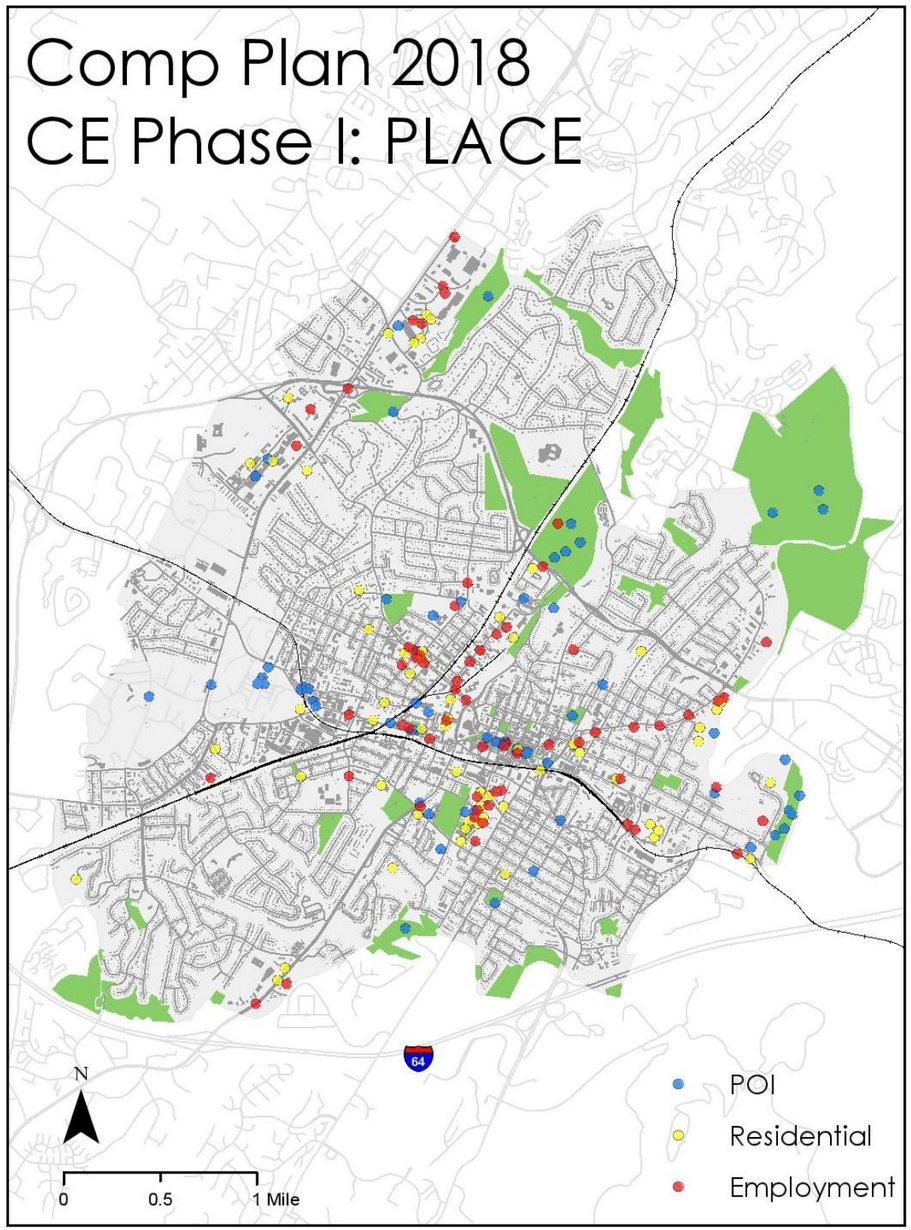








Combined, digitized map:



Phase I Questionnaire Responses (Original)

Event	1. Where are the places in Charlottesville that you like?	2. What is it about those places that you like?	3. How do you travel to those places?	4. Where in the City should new residential development be focused?	5. What types of housing do you think new residential development should contain?	6. Where in the City should new employment centers be located?	7. What types of new employment should be located in those centers and what should they look like?
Carver	Mall, parks, neighborhoods with character, river walk, farmer's market, UVA Lawn area	Green space Character Link to past history Historically preserved	walk/drive		Small scale - Mews type with green space, walkways, bikeways weaving between low (2-3 stories) buildings		
	Well shaded residential neighborhoods, alleys, Rivanna River corridor	They feed the soul, fill the eye and pique the mind	Walk/bike/drive	spread diffusely throughout the city	Transit oriented development with no autos allowed for residents in M-I zoned areas	with the diffuse housing home occupations would be appropriate	mixed use, live work unit
	Belmont	Diversified activities - walking, dining, movies, music, etc.	walk		Mix - for a vibrant community	Within established transit routes	No office park! More mix use - live work
	Starr Hill, Washington Park, Jefferson School City Park, JPA, Downtown Mall & parks including Lee Park, 29 North, Hydraulic	historic, walkable, center of everything, activities, Rick Jones owns a lot of property there, well-positioned, beautiful	drive walk a lot taxi				
	Downtown, Belmont, UVA	Green and urban spaces, residential and commercial, diversity, mixed income communities	walk, bike, bus	Downtown and Belmont	Apartments, single family	Downtown and Belmont	Mixed use, live work, job training centers, light manufacturing (perhaps in Woolen Mills)
	Parks, Downtown Mall, West Main, schools, Preston Ave businesses, Amtrak station, Ridge Street	Memories, sense of comfort in the familiar, local businesses, taking train to North East	Walk, drive		townhomes	SIA	jobs for those who don't have higher education degrees
	Downtown Mall	Unique character, pedestrian-oriented	drive	Downtown area	Apartments	Downtown	office and mixed-use, high rise
	Most all the neighborhoods, all the parks, appreciate ADC districts, older commercial areas (Mall, Blemont business area, Preston Avenue, Preston Plaza)	small scale, historic aspects, Hendeson Hayward office building on Rose Hill that was just demolished	walk, drive		Accessory apartments		
	Mall, Court Square, Downtown Belmont, IX Art Park, West Main (east), Fry's Spring, North Downtown	urban, people watching, interesting, exciting	walk	SIA, Preston Corridor, infill (accessory dwellings), City Yard, Vinegar Hill	Mostly med-high density, infill in low-density	Vinegar Hill, SIA, Preston	Mixed use where appropriate/marketable
	Neighborhoods (North Downtown, Belmont, Venable), Mall, West Main, UVA, recreation centers	Neighborhoods	walk, drive, buses	Preston corridor, infill, accessory buildings, IX, around Belmont Bridge	infill, accessory buildings, historic preservation, save trees	Preston, Cherry, 5th Street	mixed use, live-work, pedestrian-scale, walkable, dense, trade schools
	My home, parks, schools, we need more fields in city if no space convert to artificial turf i.e. Walker School	small, green	walk, drive		Single family with rental space, single family necessary for our schools	Can work in county and live in city if the city is attractive enough	
	Downtown Mall, Main Street, North Downtown, UVA, IX Park	urban and dense, lots of interesting things going on, interesting architecture, world heritage site	walk	IX, Preston corridor, infill areas/ADUs in any neighborhood, Cherry Avenue	ADU	Preston, Cherry, 5th Street	mixed-use wherever possible, health care training, trade
	Starr Hill, Woolen Mills, West Main, Preston Avenue corridor, Fifeville	community, small businesses, walkability, Rivanna, history of Charlottesville	walk, drive	where the community welcomes it and it will add profit both economic and quality of living, being mindful of buffering neighborhoods (spillover)	apartments, affordable housing required and not to be circumvented by connections to decision makers or payoffs		
	UVA Corner, Belmont, Downtown, JPA	lively, active	drive	City Yard, Levy, redevelop CRHA sites, close to UVA	For students and UVA staff, huge opportunity to redevelop CRHA sites, high density multifamily for housing close to UVA	close to housing - downtown, UVA, River Road, Fontaine Ave	manufacturing and distribution on River Road, high-tech downtown, research - Fontaine Avenue, all should be high-rise due to limited land in the City
	Downtown, parks including Robert E. Lee, 29 N & Hydraulic Road	accessibility, variety of shops and restaurants and walking areas, rental apartments, food, shopping, hotels	drive, taxi, walk	City Yard, Westhaven redeveloped to Main Street	apartments, townhouses, single family, mixed use, affordable housing, mixed income, increased density	downtown, SIA	walkable, places that are farily easy to get to (not inhibited by heavy traffic)
	Mall, Court Square, Belmont,	live/work/play	walk	Downtown, West Main, Levy, West Haven	apartments	Downtown, West Main, SIA/IX	start-ups, tech, live/work
	Downtown Mall, parks, my neighborhood, Barracks Road shops, University, YMCA, Jefferson School, IX Art Park	eat, shop, walk, bike, concerts, exercise, learn	walk, drive, bike	Pantops, Belmont, Ridge	single family	Downtown Mall, Ridge	mixed use
	parks, rec centers, schools, Downtown		walk, drive				

	Altamont Circle, Downtown Belmont, West Main, Fry's Spring, Mall, UVA, Rugby, neighborhood, IX Art Park	nodes of activity, organic/varied, public realm, funky and nonconforming	walk	SIA, Hydraulic area	Need density near jobs and downtown	SIA, Hydraulic area	don't downzone, office park, mixed use
Venable	McIntire Park, Mall, Greenleaf Park, RFT, Washington and Lee Park, public libraries	shared public space, accessible to all, green, calm	bike	Expanded downtown, West Main, Preston	higher density, multi-unit/multi-use	Expanded downtown, West Main, Preston	mixed use, live-work
	Downtown, IX, Riverside, West Main, Belmont, city parks	places I can walk to with my family, trees, people watching, not car central, some "cville moments" potential	walk	SIA, West Main, Fontaine, Ivy Road, Hydraulic, Route 20, 5th Street, Free Bridge, Preston, Harris Street	Depends on location	SIA, West Main, Fontaine, Ivy Road, Hydraulic, Route 20, 5th Street, Free Bridge, Preston, Harris Street	Doesn't matter
	Belmont, Downtown, parks	Trees, parks, walkability to downtown	walk, drive		Apartments, smaller houses		mixed use
	Downtown Mall, Belmont, residential areas west and north of UVA (Lewis Mountain area, Rugby area), West Main	vitality, convenient locations near work, study, shopping, recreation, etc.	walk, drive, trolley	SIA, West Main, Preston, Vinegar Hill	Compatible infill, creative use of ADUs, clusters, apartments, townhouses, single family, some types we don't have much of like quads, match the type to the place unless can start new like SIA or City Yard	SIA, West Main, Preston, Vinegar Hill	high rise, mixed use, live work unit
	Midtown Main Street, Court Square, Main Street	historic, green	drive, walk, bike		multi-family, small energy-efficient single family, clusters of single family with shared spaces		
		the green, the sense of nature	walk, drive		depends on context		mixed use, this should not become a tech center only
Tonsler	Mt. Zion, Orangedale neighborhood, parks, trail, Downtown Mall	neighborly, love parks (sit, read, walk, kids play)	bus, drive		offer more	Preston Avenue	commercial-based businesses
	trails, Downtown, Pen Park, Riverview Park, Monticello Saunders Trail	free, biking trails, not noisy like NYC	drive, bike		single family		along the bus lines, not high rise, Cville's charm is small city
			drive	county	affordable and second 8	Along 29 as long as bus service improves	mixed units, more afro-american oriented retail
	Forest Hills Park, Riverview Park	live near there	walk, drive, bike				
Buford	Smith Carver Johnson, increasingly Preston, Main Street, UVA grounds	public space	walk, bike, drive				
	Penn Park, Main street, library, Rio Road						
					affordable, more options for public housing, affordable options for refugees	walking distance of where new housing is being built	accessible, walkable
		walkability	walk, bike, bus, drive				low-rise, mixed use
CHS	IX building, Dell basketball courts, Jefferson, Downtown Mall	fun, mixed age/types of people, easy to access	walk, bike, drive	near schools	single family, immigrant housing		
	Soccer field at Friendship Court, Rivanna Trail, empty lot by Belmont Bridge, Brazos Tacos/IX, corner store in downtown Belmont	free space, undeveloped, room to breathe and be, pop-up opportunities, genuinely mixed income mixed class live/work/play	walk, bike		mix, affordable housing for extremely low income people, renovate public housing		
	Downtown Mall, university	uniqueness	car, bus		apartments, townhouses, single family	Downtown and surrounding areas	mixed use
	Riverview Park, Downtown Mall, IX, Jefferson School	tree-lined streets, nature, walking, variety of businesses, things to do	drive	near schools, Allied Place redevelopment	greater mix of incomes and races, infill, apartments, townhouses, small houses for people downsizing, accessory housing, walking/biking connections to downtown	same places where housing is	mixed use, live-work
	Downtown Mall, UVA Grounds, West Main St, Tonsler Park		walk, drive				
	my block, South Street						

	Washington Park, Rose Hill neighborhood, Riverview Park	Racially diverse (Muslim, Black, Latino, Himalayan, all use the park), trails, dogs, diverse socially and economically, businesses that serve the community	walk, drive, bus		shared walls good, decrease car routine, more affordable housing		community services
	Downtown Mall, Barracks Road shopping center, neighborhoods (Belmont, Rose Hill, JPA, Little High)	vibrant activity, variety of experiences (eating, shopping, entertainment, people watching), employment	drive	near downtown, any vacant land zoned for residential (R1 and R2, PUDs)	infill, apartments with elevators, 1-story PUD's - singles not families		mixed use
	Downtown Mall, parks (McIntire, River), Rivanna Trail, Downtown Belmont, Meade Ave/City Walk, Preston Ave, Amtrak/West Main character)	parks/family, locally owned/operated, lot happening, character	drive, walk, bike, bus, scooter, rideshare, JAUNT shuttles	Fifeville/Cherry Avenue, UVA campus, north of the City, High Street	mixed use as a transition, mixed units, 2,3, or 4 plex, ADUs, well-designed mixed use, live/work	Fifeville/Cherry, Rose Hill, Preston Ave/McIntire Plaza, SIA, Harris Street, north of the City	live/work, small business
	downtown areas, neighborhood centers, natural perimeter (green belt and green corridors)	historic, surprising, nature-ful, views, friendly	walk, bike, drive	spread throughout	apartments, townhouses, single family, more tightly mixed	central, close to transportation and concentrated population	close to transportation, mostly low-rise, mied use 5-7 story max
	Downtown Mall/McGuffey Park, IX Art Park, Riverview/Tonsler, Forest Hills Park	Places where people gather in relaxed settings, comfortable, local	walk, drive	higher density along urban corridors and central areas	higher density: apartments/condos, townhomes, limited lower density townhomes/single family	downtown district, West Main	mixed use building types, 3-5 stores or businesses on location, technology, financial services, alternative energy
	Downtown Mall, Rivanna Trail, Rivanna River walks	vibrancy, food, see people who I know/like, get a fresh perspective of C'ville - especially distances, proximity to green spaces/exercise	walk/drive, walk, walk	5th Street	apartments, townhouses, single family	some outside of City	
	Downtown Mall, McIntire Park, Riverview	walkability, local, green space			apartments, townhouses, single family		
	Preston shopping, Rivanna Trail and other informal wild areas, ---- City Garden, UVA	convenient to walk to them, services and activities, connections - art, architecture, lectures	walk, drive	enhance current neighborhoods,	enhance current neighborhoods - allow small markets, --- shops, walking and natural areas - ------- neighborhoods ---- and more dense	many small mixed centers	
	IX Art Park, the Corner,		walk, drive, bus				high rise ---- decrease development ---- way, is appealing and accessible
	Mall, UVA, Greenleaf neighborhood, North Downtown	walkability, beautiful architecture, greenscapes	walk, drive, bike, bus	infill around downtown	infill, mostly apartments		
	Branton + Hills in Belmont, Timberlakes	great opportunity for art/child care center/mini park, old business in my neighborhood/historic	walk				
Central Library	Greenleaf, Downtown, my neighborhood, Preston Ave	interesting, fun things to do, welcoming, green	walk, drive		infill of larger logs, some of all types, especially low income	in areas of retail with large lots (like Staples downtown), areas where lots of land occupied by relatively small business	mixed use, live/work, not too tall, with useful retail, walkable/bikeable
	Downtown Mall, Jefferson School, city parks (Tonsler, etc.), residential neighborhoods (Rose Hill Drive, 10th & Page, Belmont, North Downtown)	social lively atmosphere and activities, cool organizations/programs, green space for meeting, playing with kids, playing kickball and other sports, love walking through neighborhoods, seeing houses and gardens, families out on their porches	drive, walk	29 N, out 5th Street extended	apartments and townhomes		
	out to eat, church, Lannigan field track		drive	in places that already have houses so the rural areas stay rural	single family	near where people will live	mixed use
	all that are easily accessible by walking	green, garden food, lifelong places			community/village/mutually supportive		that incorporates lifelong training and ----- of local ---- of all ages and abilities to ----- work place, with life balance and community centers
	Downtown Mall, Court Square/library, West Main, Cornder, the Lawn, Rivanna and Meadowcreek trails and natural areas/Warner Parkway multiuse trail, Fontaine at the station, Rosehill at Marie Bette's	opportunities to be active while actively meeting people, authentic, comfortable, sense of place, diverse, healthy living	walk, bike, drive, bus	along or close to roads that have good bike/ped infrastructure and on bus routes,	along or close to roads that have good bike/ped infrastructure, on bus routes, for the workforce, ---- green field sites and tie to natural areas, trails, and multimodal roads, missing middle - all kinds, cohousing option (good for seniors), must transition between high and low intensity, courtyard housing, small lot,	near good bike/ped infrastructure and bus routes, access to good residential by foot, redevelop gray field sites	near good bike ped infrastructure and bus routes, access to good residential by foot, all kinds but with an eye for balance stability and upward mobility, integrated with housing, with live work and housing over office, need middle skill jobs in ---- manufacturing, ---, tech support to employ local residents

					townhomes, small apartment buildings, live work, mixed use		
	Downtown Mall, West Main Street	some of the tightest places in our community	car, walk		single family or detached townhomes (C&O Row)	local shops by Beer Run and Meade Park	local shops, live work unit
	parks/open space, quiet neighborhoods with low impact traffic	quiet, nature, paved areas, bright lights	walk/drive			outskirts	jobs/training for less educated
	Whole Foods, Kroger, Downtown, ACAC, parks	community feeling	drive, walk, bike		condos, apartments, a variety	Seminole - Kmart - Kroger	mixed use
	Downtown Mall, CHS	I love being able to walk Downtown, I spend the majority of my time at school and I enjoy the people there	walk, drive	Darden Towe	townhouses	Near Citywalk, Meade area	Mixed use, live work unit
	Belmont, West Main, Mall, UVA	strong urban spaces	walk, drive, Uber, bike	infill	infill mostly, all types, mixes	infill, focus in urban cores that are under developed, SIA	infill mostly, all kinds of employment, mixed use, no office parks of fake "centers"
	Downtown, city parks (Washington, Belmont, Riverview), Main Street, Clark school	activities, eating, music, people watching; activities, biking, walking, being in nature, sounds of nature; community comes together	walk, bike, drive	SIA, Preston	single family, multi-family, townhouse	Harris Street, SIA, High Street	Market driven but sensitive to environmental needs of location, loud of polluting industry not appropriate in the city, night run business not near residential areas
	all the parks, Downtown Mall	green, connection to nature	walk, drive	SIA, near UVA, Main Street	all types	SIA, near UVA	not high rise, human scale, tech, mixed use
	IX Park, Downtown Mall, Park St, Preston Ave, West Main St, The Corner, Darden Towe, Riverview Park	great public spaces or great private "urban" oases and recreation areas	walk, bike, car, uber	Downtown, West Main, Preston Ave, River Corridor, 5th St, IX	all types in a mix that meets current and future market demand	employment and housing should be located in the same places	as much new employment as possible as long is its not noxious or a nuisance
	Downtown Mall, Barracks shopping center, UVA Grounds, Pen Park	entertainment, recreation, holistic shopping, historic asset --- education, developments and resources of regional importance and impact	walk, bike, drive, bus, taxi			IX, Seminole Square, SIA	high rise, mixed use, live work unit
	Woolen Mills, Downtown Mall, UVA grounds, Azalea Park, Belmont Park, Main St (Blue Moon, Public), Downtown Belmont, Champion (breweries), Riverview Trail	variety of aesthetics/feel/landscape/population density, walkability of services and activities	wike, bike, drive, bus, taxi	infill, downtown (SIA), proximity to downtown or other hubs (like Fry's Spring or Belmont)	mix		mix
	IX, Downtown Mall, Woolen Mills, McIntire Park	rec around Pen/Darden Towe, low cost entertainment, public transportation, diverse character	walk, bike, public transit	Along primary and secondary streets (Avon/Monticello), High Street, Monticello, Woolen Mills, Hillsdale	missing middle housing	High St, 10th/High/Locust, McIntire Plaza, Meade, Fontaine	mixed use, affordable commercial, neighborhood-focused business
		affordable, accessible	walk, bus	on primary and secondary roads	mixed use, medium density, missing middle, infill, not a long flat plane - angles interest, Belmont Lofts, setback, pedestrian, community building, friendly, SPJCC	on transit, on primary (and secondary?) roads	mixed use, on transit, tiny places for startups (not just tech), product designers, artisans
	downtown, SIA	opportunity to develop/redevelop into areas for all economic levels of residents, train work shop live	walk, drive	wherever it's possible to develop without forcing residents to relocate	apartments, townhouses, single family, environmentally sustainable	SIA	employment not only for high tech but for low-tech as well at living wages
	Downtown Mall, Belmont Park, Downtown Belmont, West Main Street, UVA, IX Art Park	some refined, some gritty, some in between	walk, drive, car share	SIA, high density and mixed use along corridors, low density at periphery of city	all types as the market demands, high density and mixed use along corridors, low density at periphery of city	along corridors in addition to near downtown, West Main, Preston, Cherry, near public transportation and housing and amenities	near public transportation and housing and amenities, mixed use

Phase I Questionnaire Responses (Revised)

Event	1. List up to 3 places in Charlottesville that you like to visit or feel a strong connection to.	1. Then list how you travel there	2. What is it about those places that you like?	3. Where in the City should new residential development be focused? List up to 3 places.	4. Where in the City should new employment centers be located? List up to 3 places.
Meade Park Market	Woolen Mills Downtown Mall	Walk, bus Bus, drive	Access to community centers	Affordable for 30% or below AMI in SIA	
	Downtown Mall Barracks Road Mall Belmont Park	Drive Drive Walk	Dining, walking around, kid friendly Shopping, not too big Neighborhood feel	Any empty non-park space	On the bus line
	West Main Street Downtown Mall Corner	Walk Walk Walk	Local business offering good products Walkability Great for meeting	Downtown West Main	Downtown Rose Hill Drive Avon
	Locust Ave Downtown Belmont Downtown Mall	Walk Walk Walk	A leafy place to walk Nice place to stroll around, get dinner Nice place to stroll around, get dinner & entertainment	Fashion Square Mall IX area East High/Freebridge Area	Fashion Square Mall IX Area East High/Freebridge Area
DIY: Fifeville	Food Lion Family Dollar Forest Hill Park	drive drive drive/walk	Sales & prices Different items in and out the store Nice picnic area and splash for the kids, basketball	Cherry Avenue Rosehill & Forest Street Harris Street	Downtown UVA McIntire & High Street
	Smith Pool/exercise Washington Park Red Lobster	drive drive drive	Price is reasonable History - been in city long time Good food	Rosehill Drive Fry's Spring area 10th & Page/Preston Ave	Hardy Drive Trailor Park Jefferson School
	Grocery store (Food Lion) Bank of America Dollar Tree (Pantops)	drive drive drive	Convenient to housing Pricing Non-congested	10th & Page Preston Ave Grady Ave	Hardy Drive area Downtown area Preston Ave area
	home farmer's market	drive drive	I live there. Fresh foods	There's no where left! Too congested already. Reorganization Kim's Market - unused buildings	Preston Ave Reorganization - unused buildings
	Nowhere There is nothing here to see or do Something we don't have yet			I don't think there is any space left	Preston Ave JPA
DIY: JPA	Downtown Barracks Road UVA Medical Center	drive drive drive	Engaging place to be, useful and entertaining services Close to home, many services, attractive Increasingly important to me (an 80 year old)	Fontaine Ave area Locust Ave area Infill	Fontain Ave area Free Bridge area
	Southern States, Harris Rd Kroger & Harris Teeter, Barracks Rd Foods of all Nations & shops that way	drive drive drive	Interesting merchandice Prices I like Helpful employees	Rosehill Drive area No large or high buildings in neighborhoods	Preston
	The Corner Barracks Rd Rugby/Winston area	walk/drive drive drive	The convenience/history Kroger Great neighborhood	Behind Ridge St End of Stribling	Behind Barracks Rd SC/to Bypass Ridge St Cherry Ave
DIY: Belmont-Carlton	Downtown Mall Belmont Park IX	walk/drive walk drive/walk	Density of options Live next to it Fun	5th Street Cherry W. Main	Downtown 5th St Preston
	Downtown Mall UVA Belmont (Downtown)	walk drive/walk walk	Arts, music, community Architecture, landscape Restaurants, community, walkability	IX West Main	IX Downtown
	Downtown Mall area Barracks Road Shopping area C'ville Coffee shopping area	drive drive drive	Food and entertainment opportunities Variety of shopping, eating, and basic needs convenient to us The friendly and comfortable coffee shop and local businesses	Fifeville Old Martha Jefferson Hospital area Meade Park area	Downtown Surrounding the University Preston Ave area

	Parks Downtown Mall Churches	drive drive drive	Outdoors Shopping Worship	South of Charlottesville Edge of town	Downtown Barracks Road
	Church Downtown Mall Pantops shopping	drive drive drive	Community connection Nice walking ease Ease of parking - restaurants	Fry's Spring	
Online	Downtown Mall Kroger Barracks Road Shopping Center	Walk Drive Drive	Restaurants and entertainment Best grocery prices General clothes, other shopping	East High - increased density In the blocks surrounding the Downtown Mall West Main St/Preston Avenue	Downtown (near Staples) Northeast Downtown (near the CFA Institute)
	Downtown Mall UVA Grounds/The Corner Public city parks	Drive, bike Free trolley (park car downtown) Drive	Beautiful place (I work and play there)! Vibrant street life, nice things to see. Free, safe places for my kids to play.	5th Street Undeveloped land near Stribling/Sunset	Downtown West Main Emmet St.
	Downtown Mall CHS soccer games Community Bikes	walk walk/bike/drive walk/bike/drive	social hub supporting the kids community supporting biking	make dense neighborhoods denser, preserve all open areas	employment close to residences
	downtown mall Uva central grounds Paramount theater	drive walk bike	pedestrian friendly retail space beautiful, parklike setting culturally important and a beautiful place	5th street extended at and around the IX development redevelopment in blighted neighborhoods	West Main Street Preston Ave 5th street extended
	downtown mall hot yoga library	trolley car car	people watching, browsing, good places to eat/shop, meet people exercise, community it's just an awesome resource	along Main St. Barracks/Georgetown Rd. area downtown	Albemarle Square Seminole Square
	Downtown Mall UVA Corner Riverview Park	walk drive, bike drive	a well-made urban place, safe for kids to walk without a hand nostalgia, restaurants, my church, UVA's Tog open space across the street the river, one of Charlottesville's few paved greenway trails	Downtown West Main St Infill on Barracks Rd Shopping Center parking lot	West Main St Preston Ave 29 & Hydraulic
	Downtown Mall UVA Grounds/Corner	drive, walk, trolley walk	Activity, Events, Food Food/Exercise	On the edge of town, or in County	Business Parks Downtown Pantops
	Downtown area Azalea Park St Thomas Aquinas	Bus/trolley or cab walk or cab walk, trolley, or cab	fun with grandson would like to have fun with grandson at park if we didn't have to ride on busy road faith community	pockets in and close to Charlottesville such as the end of Stribling Don't forget elders, disabled, and low-income families	
	Downtown Mall Rosehill/Preston W. Main St.	drive bike drive/bike	walkability, peacefulness, community bikeability, community walkability, community	Preston E. High Garrett	Preston E. High Garrett
	observatory hill downtown mall	walk walk/drive	lovely wooded walk no cars on the mall	close to jobs	close to housing
	Rivanna River Champion Brewery IX Art Park	walk/bike bike/drive bike/drive	natural beauty, swimming fun place to be with kids fun place to be with kids	downtown in existing neighborhoods at an appropriate scale	West Main St Downtown River Rd
	Uva Grounds North Downtown Rivanna River	drive/walk drive drive	Work, architecture, green spaces Parks, shops, library Green spaces, river	West Main Downtown South Downtown	Downtown West Main South Downtown
	Belmont downtown UVA Downtown mall	walk walk/drive walk	small, neighborly, quiet, considerate people, good food I work and play there. Arts offerings, lectures etc. Paramount, food, atmosphere, film & Photo festivals	don't know but I'd like to see options	don't know but I'd like to see options: hubs of work/live maybe
	Riverview Park Downtown Mall IX Art Park	drive walk drive/walk	River access Safe pedestrian environment Family friendly fun, interesting installations	SIA University area Along 29 corridor	Downtown Corner 29 North corridor
	The Mall UVA Grounds City parks	walk walk drive	Gatherings, restaurants shops Work and beauty Exercise	North Rt. 29 Crozet Growth areas	North Rt. 29 Growth areas
	UVA Downtown	walk walk	peaceful & calming shopping & ambiance	Near Wegmans Near Target	Downtown Midtown

Birdwood	drive	golfing & nature	Near Belmont	Barracks Road area
Downtown Mall Cville Coffee-McIntire Plaza Riverview Park	bike/walk/drive drive/bike/walk drive/bike	Lots of places to sit, walk and eat. Local businesses. Local business. Meeting spot. Natural area to bike and walk.	River Road Build "TINY HOUSES" or smaller houses on large lots Outside city limits in the county	NE of Dunlora River Road multi use Harris St off Preston
University of Virginia Stonefield	drive drive	People, Medical care, my work variety of shopping & dining	Downtown Downtown Downtown	Former Kmart area Unused spaces in existing commercial areas North 29, west side, between Berkmar extension and Route 29
Park Street Whole Foods Downtown Mall	Melbourne to Park Brandywine to Hydraulic or 250W to Hydraulic JWP to McIntire	Work Groceries and social Music, food and social		
UVA - Main Grounds Downtown Mall West of Cville via Garth Rd.	drive/bus drive drive	Events, clubs, beauty, relaxing, learning Fun, relaxing, events, friends Beauty, friends, relaxing, walking/hiking	Affordable housing anywhere Near Meade Ave. Around Rose Hill Dr.	Within walking/biking to housing developments Near Meade Ave. Around Rose Hill Dr.
City Market Preston Plaza None more. C'ville is a boring place unless you drink.	Drive/walk Drive	Shopping People Atmosphere	Along a light rail line	Along a light rail line
Downtown Mall Barracks Road Preston Avenue	Drive Drive Drive	Outdoor pedestrian mall experience. Local businesses. Wide range of services and shops I am interested in. Local businesses with convenient access	Infill homes and multi-unit dwellings in existing neighborhoods Create new neighborhoods near existing roadways	Downtown area 29 area Pantops area
Greenbier Elementary Ivy Creek nature preserve Downtown Mall	walk Drive Drive	Education, teachers and neighbors The water and peacefulness Restaurants, movie theater, city feel	Infill vacant lots Increase density NOT along route 29	Eastern part of city/Belmont
Mall Riverview Park Barracks Road	Drive Drive Drive	Sense of community; breadth of shops, entertainment, services Great place to run, enjoy views of River Convenient to my home and work for shopping and services	Downtown South of downtown Northern urban ring adjacent to County urban ring where many services are	Anywhere Everywhere
South Fork Soccer Park Martha Jefferson Hospital Downtown Pedestrian Mall	Brandywine to Greenbrier to Rio Rd to 29N to Polo Grounds Rd Brandywine to Meadowbrook Hghts to 250 Bypass to Peter Jefferson Pkwy Brandywine to Meadowbrook Hghts to 250 Bypass to McIntire Ave	Kids soccer Work Entertainment, dining	Preston Ave and adjoining neighborhoods	South of Rt 250 business
Smith Aquatics Center Preston area shopping Jefferson School	drive drive drive	Services, location, accessible Great shopping, diversity Multiple civic opportunities; history	Preston/Harris Avenue Corner Barracks Road and 29 North	Cherry Avenue Willoughby Shopping District CHARLOTTESVILLE
UVA Grounds Downtown Mall Scott Stadium	walk walk walk	Libraries Book stores Seeing VT defeat UVA	Near the Downtown Mall Near the University Near the Hospital	The Downtown Mall The University The Hospital
Downtown Mall Belmont Carter Mountain	Uber/taxi drive drive	Atmosphere Restaurants View	Fifeville 10th & Page Belmont	Along 250 Along 29 Near 64
Downtown Mall Meadowcreek Park Belmont Park	drive walk drive	Walking, social activity, coffee shops Natural beauty, walking, good for kids Great for kids, social, spray park	Centrally located around employment With easy access to public transit With a focus on lower-income families	Centrally located around employment With easy access to public transit With a focus on lower-income families
Preston Avenue	bike	Walkable	Preston Avenue	Preston Avenue

	West Main St Downtown Mall	walk walk	Pedestrial scale of street Mix of residential, commercial and retail	Harris St Downtown (SIA)	Harris St Downtown (SIA)
	Downtown Mall Downtown Belmont	drive walk	Multiple things to do. Cultural activity. Restaurants, close proximity to my home	Preston Ave Corridor	Preston Ave Corridor
	Downtown Mall UVA hospital Main Street shops	drive bus drive	Locally owned Workplace See friends there	Ivy Rd Near 64	Downtown University/Main Street Barracks Rd/29
	Downtown Mall UVA Events Restaurants on the Mall	drive/walk drive drive/walk	The overall ambiance and variety Theater and sports events Many options, great places to eat	Downtown Near UVA Near other shopping areas, schools, parks	Downtown Along the entrance corridors In PUDs…mixed with the residential
	Downtown Mall McIntire Park UVA	drive walk drive/walk	Lively, shopping, food Forested paths, recreation Architecture, recreation	Downtown Hydraulic/29 area Harris Road	Downtown North Emmett/Hydraulic Harris Road
	Downtown Mall West Main Street Riverview Park	walk walk walk/bike	Vibrancy and community Historic character and culture Nature and recreation	 SIA (mixed-use) Cherry Avenue/Roosevelt Brown (mixed-use)	SIA (IX, Garrett St. west of 2nd SE) Ridge-McIntire (underutilized - e.g. Staples parking lot) Cherry Avenue
	New places on Preston (Kardinal, etc.) Riverview Park Downtown Mall	drive drive drive	New, easy to get to, filling in parts of town that aren't as nice Lovely lunch getaway at the river Shops/restaurants/residential all in one	Preston Ave. Corridor West Main Downtown	Preston Ave. Corridor West Main Downtown
	The Lawn The Downtown Mall 722 Preston Avenue	drive drive drive	Use regime and landscape and architectural aesthetics Pedestrian activity User regime and adaptive reuse	Vertical urban design with sustainable integrated green space, IX Project West Main Street Adaptive redevelopment of commercial districts throughout the city	Primary economic employment centers should integrate housing; the IX and PHA 11.5 acre adjacency, West Haven's 9.96 acres and abutting properties on West Main St. Barracks Road Shopping Center, Monticello Dairy site and adjacencies 5th Street to 10th St between West Main and Cherry Avenue
	Altamont Circle IX Park Downtown Mall	walk walk walk	Urban scale Walkable Blend of commercial residential and civic	North of RR tracks in R-1 neighborhoods Near nodes of activity West Main	Gasoline Alley East High Street JPA extended
	Blue Moon Diner Reid Grocery Rivanna River	walk walk/drive walk/drive	The people Good service Nature in the middle of the city	5th extended Avon extended	Rio East 5th extended Charlottesville
Mail	Tastings Martin Hardware Court Square	walk drive drive	Vino Has what I need History	Rose Hill Drive Preston Avenue Main Street	Main Street Rose Hill Drive 10th Street
	Downtown Mall Riverview Park UVA Lawn/gardens	drive drive drive	Architecture, walkability, trees River, walkability, trees Historic/educational vibe, walkability, trees	Downtown 10th & Page area River Rd.	Downtown, but need parking space Belmont Woolen Mills

Phase II Mapping Activity Statistics

Residential Cartoons Placed

Event	Detached	Duplex	Townhomes	Small apartment	Live work	Large apartment	Mixed use	Total
07.12 Meade Park Market	3	5	2	5	8	12	9	**44**
07.14 Fridays After Five	4		9	6	8	9	6	**42**
07.18 Table on the Mall	5	3	3	1	5	3	4	**24**
07.29 African American Cultural Art Festival	3	4	3	5	5	6	4	**30**
08.01 National Night Out	6	6	6	6	5	4	9	**42**
08.03 Michie Market	1	1	1	1	2	2	4	**12**
08.05 Westhaven Days	8		10	5	6	9	6	**44**
08.09 Love the Court	3	4	3	3	6	2	1	**22**
DIY – 07.31 Fifeville		2	3	1				**6**
DIY – 08. 04 Meadowbrook Hills Rugby	2	2		2	3	1	2	**12**
DIY – 08.10 Johnson Village			1					**1**
DIY – 08.17 JPA	2	3	2	2	1	2		**12**
DIY – 08.21 Belmont-Carlton	1	4	3	4	4	5	3	**24**
Total	**38**	**34**	**46**	**41**	**53**	**55**	**48**	**315**

Commercial Cartoons Placed

Event	Live work	Small standalone	Mixed use	Commercial strip	Low rise	High rise	Industrial manufacturing	Total
07.12 Meade Park Market	4	8	7	6	9	5	7	**46**
07.14 Fridays After Five	8	5	7	5	7	3	7	**42**
07.18 Table on the Mall	2	4	5		8	4	1	**24**
07.29 African American Cultural Art Festival	2	8	6	3	5	2	4	**30**
08.01 National Night Out	3	5	6	6	6	5	10	**41**
08.03 Michie Market	2	3		3	3	1		**12**
08.05 Westhaven Days	7	4	6	7	5	5	9	**43**
08.09 Love the Court	3	4	5	3		2	5	**22**
DIY – 07.31 Fifeville		1	1		1	3	2	**8**
DIY – 08. 04 Meadowbrook Hills Rugby	3	5	1			2	3	**14**
DIY – 08.10 Johnson Village		1						**1**
DIY – 08.17 JPA	2	1	1	1	2	3	2	**12**
DIY – 08.21 Belmont-Carlton	2	2	5	5	5	3	2	**24**
Total	**38**	**51**	**50**	**39**	**51**	**38**	**52**	**319**

Phase II Questionnaire Data – A building or development you DO like

Event	Example of building or development you like	What makes it great	How close you'd live to it
Meade Park Market	Any place that's pedestrian & bicycle friendly, Inman Park - Atlanta; Virginia Highlands - Atlanta	Neighborhood feel with residential opportunities Restaurants and shops within walking distance Biking and walking/running trails	Within
	Downtown Mall, New Marriott Hotel, Fry Spring Pizza	Variety of activities/attractions Scale to city proportions Re-use of existing buildings/renovation	Within
	Library of Congress	Beautiful architecture Use of history relative to America Reminder of truths that are enduring	At least 2 miles
	Downtown Mall	Attracts people Entertainment all along the mall Lots of music and food	Within walking distance (up to a 1/4 mile away)
	Richmond's Fan district	Mix of affordable low-cost residences Corner stores Parks & cultural resources nearby - bikeable distance	Within
	Chelsea Market	Mixed use building Lots of food, wine Residential/commercial/shopping	Within walking distance (up to a 1/4 mile away)
	IX Park	Open spacing Walkability Uniqueness of architecture (opposite of 5th St. Station)	Within
Fridays After Five	Water Street Condos/World Strides/UVA campus	Blends in with community/other buildings Location Food	Within
	Frank Gehry skyscraper in NYC (or anything by Renzo Piano)	Subtle modernism Experimentation of form on large scale Good materiality	Within
	Oakhart Social/Public Fish	Aesthetic Location Food	
	Savannah	Green space Sunlight Safety	Over 1/4 mile away
	Thornton Hall, UVA	Shady courtyards Walk to other areas	Within walking distance (up to a 1/4 mile away)
	Places with lots of common spaces	Parks/green space (with walking trails) Lights Sidewalks along roads	Within
	Public park/community garden	Community involvement Safe for kids Opportunity for self sustaining vegetables	Within walking distance (up to a 1/4 mile away)

	"The Village" in Meridian Idaho	Water fountain park sync with music Family events calendar Shopping, courtyard, outdoor music, ice hockey, $5 movie night, etc.	Few miles away
	Bike routes & walking trails	Pavilion	Within, Right next to the building or development
	Multiuse developments	Access to amenities Aesthetics - pretty to look at, interesting Sense of community	Within
	Melbourne botanical garden	It's in the heart of the city It's quiet and beautiful It's got a rich history	Right next to the building or development
	Quincy Market/Faneuil Hall (Boston, MA)	Pedestrian zone Mix of tourist/community businesses Public entertainment	Within walking distance (up to a 1/4 mile away)
	Main Street near UVA (commercial on bottom, residential on top)	Attractive Near public transport Easy access to amenities and transportation and social	Over 1/4 mile away --> live in the country not city
	Downtown Mall	Walkability Small business opportunities Sense of community	Within, Right next to the building or development, Within walking distance (up to a 1/4 mile away)
	Co-housing, botanical garden	Sustainable/efficient Appropriate with surroundings Walkable	Within walking distance (up to a 1/4 mile away)
	Food Square - Market building in Roanoke	Fresh and local foods Easy access Increase employment	Within walking distance (up to a 1/4 mile away)
	Something Jefferson would approve of	Fits in City of Charlottesville Has class	Over 1/4 mile away
	Crozet (by Smoked Kitchen & Tap)	Community feel, local, and residential Good views Good variety (lunch, dinner, beer, dessert, everything)	Within walking distance (up to a 1/4 mile away)
	Old Albemarle Hotel - save the history	Historical Interesting history Nice color	Within walking distance (up to a 1/4 mile away)
	Mixed use, buildings on Downtown Mall, an appreciation for historical preservation	Mixed use aka community around it Not new and gaudy Also preserves awesomeness of neighborhood	Not near <u>any</u> new development, I do live near Downtown Mall
Table on the Mall	West Main Street	Mixture of uses Sense of place Pedestrian friendly	Within walking distance (up to a 1/4 mile away)
	Small commercial with small market, coffee shop, bar & small office space in residential neighborhood	Walkable Mixed use - retail & offices Scale small enough to attract local business	Within walking distance (up to a 1/4 mile away)
African American Cultural Arts Festival	Houses in north downtown (E High St)	The houses have a unique look (not cookie cutter) Accessibility: the homes are near downtown BUT lack a close grocery store however, the farmers market is accessible Housing development appears more urban which could appeal to some people	Within walking distance (up to a 1/4 mile away)
	McGuffey Hill Condos	I live there There are trees, but 1 healthy one was cut down	Within

	More low income homes	Because it helps the homeless People with lower income	Within walking distance (up to a 1/4 mile away)
	Project at SW corner of 10th & Main (Uncommon)	It leaves more room at the street for community space Interesting skin and articulation	Within walking distance (up to a 1/4 mile away)
	Pedestrian access (foot bridge that connects North Park to Marshall)	Connectivity Healthy living	Right next to the building or development
	Lease rent to own	People buy into the community This gives people hope	Within
	Pavilion Theater	Energy saving Spacious Can be used for different occasions	Within walking distance (up to a 1/4 mile away)
	Main St	work good development	No Choice
	Common House, IX Park, Mosaic District (Fairfax, VA), Kelowna, BC, CA	Walkable, compresive style/vibe, places for new test restaurants/stores	Within walking distance (up to a 1/4 mile away)
	IX Art Park	Free creative expression Community events Relaxing	Within walking distance (up to a 1/4 mile away)
	1515	Inclusive Promotes productivity Free for everyone to work	Within walking distance (up to a 1/4 mile away)
	Glass building	Available by foot and bike Interesting visually - modern Uses that people need	Within
	Synagogue on E. Jefferson, Wesminster Presbyterian, 1st Methodist Church, Queen Charlotte, Battle building, Gleason adaptive reuse & new building Great places in the world: Piazza Navona, the Mairie in Paris, Copley Square Boston, North End Boston, Louisbur Square Boston	Good scale for the context People like it and like to be around it, generates great public space either in a street or a square Feels authentic - not corporate	A. Within B. Right next to the building or development C. Within walking distance (up to a 1/4 mile away)
	Jefferson Lodge	Community supportive Public supportive Nation supportive	
National Night Out	Downtown Mall	Lots of options for activity Not crowded Pretty	C. Within walking distance (up to 1/4 mile away)
	Rotterdam	Interesting architecture/buildings Artistic vision Pushing architecture boundaries	B. Right next to it
	Brooklyn Academy of Music (Brooklyn, NY)	Arts center Accessible (economically and physically) to all Creates a culture hub	B. Right next to it
	shelter to help homeless family	Keeps families together Gives resources to become independent	A. Within B. Right next to it C. Within walking distance (up to 1/4 mile away) D. Over 1/4 mile away
	Court Square (Old Hotel)	Aesthetic fits Cville Mixed use	C. Within walking distance (up to 1/4 mile away)
	Uncommon	Beauty Low crime	D. Over 1/4 mile away
	CPD	Safety Smile Love	D. Over 1/4 mile away
	Spraygrounds	Great for all ages	D. Over 1/4 mile away

	Traditional colonial red brick	Gives Charlottesville character Historic Beautiful	C. Within walking distance (up to 1/4 mile away)
Michie Market	Jefferson School City Center	Beautiful, historic building Parking (especially downtown) Community collaboration	C. Within walking distance (up to 1/4 mile away)
	Downtown Mall	Everything is walkable Plenty of events Good food	C. Within walking distance (up to 1/4 mile away)
	World Trade Center (tall building)	Tall Fancy (material selection)	D. Over 1/4 mile away
		Green spaces (parks, community gardens, yards, etc.) Walkable to local shops, grocery, etc. Affordable - allowing a diverse population to reside there	B. Right next to it
	Stonefield	Accessibility Meets community needs Different options	C. Within walking distance (up to 1/4 mile away)
	The Graduate on West Main	I love their rooftop bar Multi-use - hotel, restaurant, café in lobby Location - proximity to UVA allows unique perspective from rooftop - gives students better sense by aerial view of layout of city	C. Within walking distance (up to 1/4 mile away)
	Place with big downstairs bedroom and kitchen	Secure and safe	C. Within walking distance (up to 1/4 mile away)
	Hearthwood Apartments on Michie Drive	Good maintenance Shopping Walking to businesses	A. Within
	Hearthwood Apartments on Michie Drive	Nice home Large spaces	A. Within
Westhaven Days	Reasonable family housing	Economical	A. Within
	More family activities and safe places	Safe Affordable Convenient	D. Over 1/4 mile away
	Dupont Circle	Centralized place where people gather Easy access, walkable Located diverse neighborhood	B. Right next to it
	Green roof on top and ---- Kutner building ("treehouse"), PACE - the buildings next door	Interesting levels - distinct - not a box - not TJ-esque Colors are pretty! Not boring I like that restaurant in bottom and offices inside	B. Right next to it
	Elliott - Neighborhood model Southern & Habitat	Diversity of housing types Multifamily on street Central square	A. Within B. Right next to it
Love the Court	Thomas Jefferson house		
	City Walk and Fifth Street Station	The building design The building location The price could come down some, for everyday working people ($50,000-$75,000)	D. Over 1/4 mile away

	Mixed use	Creates a more convenient set of uses in one area Creates more walkability depending on location	A. Within
	Single family homes	Raise family Kids can play in neighborhood Stable environment with room for activities	A. Within
Online	1015 33rd St NW Washington, DC 20007	Upscale residential in the central city Building has good amenities Building has an interesting design	Within
	Washington DC and Paris, France. And Charlottesville's Downtown Mall!	Balanced, manageable density. Emphasis on streetscapes and pedestrians. Good balance of built and landscape environments.	I live in North Garden, and like where I am. But I still enjoy visiting the Mall.
	The original University of Virginia -- the Rotunda, Pavilions, student rooms, and lawn	Outdoor recreational space and gardens Human scale residences mixed with public spaces Beautiful and varied architecture (each Pavilion is different)	Within walking distance (up to a 1/4 mile away)
	Rockville Town Center in Rockville, MD	TOD Central plaza lined by restaurant patios Relegated parking-highly walkable	Within
	Gardens cities or neighborhoods are very attractive to all. Especially elders, disabled, and low-income families. We have a City Schoolyard Gardens effort that is very successful. I think it can expanded on into neighborhoods and new housing.	Greenery Light and air walkable/busable	Within
	Jamison Square, Pearl District, Portland OR. Charlottesville is sorely lacking a public, playable, kid-friendly urban fountain	Public space kid-friendly on streetcar line	Within walking distance (up to a 1/4 mile away)
	Eindhoven, the Netherlands	Nearly all services within walk/bike distance Retail trips are supported with abundant walk/bike paths	Within
	any of the older structures in the city that are cared for	Character Quality materials Reuse	Within
	Belmont Lofts Fayerwether Hall (UVA)	is a thoughtful design. Dense but not overpowering the neighborhood Fayerwether respects the history and scale of the original building and site but uses contemporary design to maximize use	Within
	Capitol Grounds Monuments (Austin, Texas) scattered with statues and monuments - juxtaposition placement of artwork provides rich teaching and learning opportunities. "In some states, they feel they've got a history they've got to live down and all this is a reminder. This is part of people's history, and you can't walk away from the reality of it all. … Each state has experienced slavery and civil rights in a different way because they had different laws and different fervor." Ed Dwight, a sculptor based in Denver	Teacing opportunities with the kids Nice place to spend the lunch hour Learned something new with every visit	Over 1/4 mile away
	The Downtown Mall - the eclectic nature of the architecture and the communal space, and spirit, they create.	Varied architecture The trees The benches	Within walking distance (up to a 1/4 mile away)
	Generally what has been done around Williamsburg, especially in the area of roads and commercial development. The similarities between Williamsburg and Charlottesville are many and Williamsburg seems to have really gotten its act together in this regard. Charlottesville/Albemarle should work together to make similar things happen here.	Easy travel, greatly improved road system Siting of commercial/retail development with easy access, instead of trying to put bandaids on existing areas like the downtown mall and Barracks Road	D. Over 1/4 mile away
	Any light rail system. We need one from C'ville employment areas to county residential growth areas, especially Forest Lakes and Ruckersville. The longer we wait, the more difficult it will be to build this.	Transit that relieves auto traffic/parking	D. Over 1/4 mile away
	In Chicago, the South Loop/Central Station neighborhood was built in the late 90's /early 2000's with a lot of townhouses. They are tall skinny houses with little or no space in between, and small yards or shared courtyards. Importantly, there are small, human-scale parks dotted around every 6 or 8 blocks, and there are sidewalks everywhere. Most streets are tree-lined.	Neighborhood feeling Shared small green spaces with trees It looks approachable rather than being a giant wall of concrete or brick	A. Within
	Jefferson School City Center	History/appearance Mixed use Accessibility	E. Other

	Tiny house communities	Available to mix of incomes Innovative design Small footprint	B. Right next to it
	UVA Grounds	Historic UNESCO World Heritage Site University Resources	D. Over 1/4 mile away
		Design Relation to Context Proximity to Stores/Shops	C. Within walking distance (up to 1/4 mile away)
	Java Island neighborhood, Amsterdam	No or almost no detached single-family homes Reasonably dense development without making density the obsession Townhouses and apartments of a height that feels right, typically four or five stories, not too tall to walk up and in keeping with the scale of the 17th century city	A. Within
	The Terraces on the Downtown Mall The Battle Building The Gleason development Eloise/Public Fish & Oyster on West Main New Mariott on W. Main/McIntire The Landmark Hotel (once finished) Wells Fargo building Riverside Village on Pantops The Standard on W. Main 550 Water Street Burnett Commons Coke building on Preston Ave	Sense of place Buildings of character Good public realm	A. Within
	Charlottesville linen building	Diversity of spaces Community involvement Local businesses/makers	C. Within walking distance (up to 1/4 mile away)
	I love artisan food markets that occupy former building with history in towns. Places like Atlanta, Philly, Denver do a great job of combing residential and places where folks can walk and gather. Charlottesville is doing some of this, but are leaving out the Preston Avenue area for new residential and commercial development in the next comprehensive plan. I'd like to see this concerned. It has such great potential and needs a facelift. I lived in Huntersville, NC and loved an area called Birkdale Village. We did something like this at Stonefield, but I feel Pantops needs shopping as well.	Creative use of space Gathering spot Walkable	C. Within walking distance (up to 1/4 mile away)
	The new Martha Jefferson Hospital is beautiful	Fits in with surroundings Easy access Beautiful views	
	Charlottesville's Downtown Mall (local and historic example) Rockville Town Square (Rockville, MD - newer development)	Vibrant and mixed-use; appropriate scale Great public spaces and plazas Historic character	C. Within walking distance (up to 1/4 mile away)
	NASA's Sustainability Center	Sustainable design Energy efficiency Use	A. Within
	Sunrise Park	Affordable homeownership Non displacement Community centered open space	A. Within
	Altamont Circle	Urban density Minimal street widths Mixture of housing types	A. Within
	1. Starr Hill - City (Dogwood Housing Alliance?) investment in the neighborhood to save abandoned homes (flop houses) and sell to low income individuals with a contract to own for a min. of 5 yrs, which evolved carefully and organically into a close knit community, guided by long time residents and a high percentage of home ownership. Invasion of rental units by one individual over the last 5 yrs is not conducive to established culture. 2. Main Street Market (Feast/Hedge/Orzo/Seafood, etc) and the former CR Transmission buildings on Main St. (West Main Annex? - Eloise/Pearl/Opal Yoga, Shennanigans, Neroli Spa, investment business, etc.) - re-purposed old one & two story buildings that have thriving businesses which bring in considerable local and tourist income. Perfect! 3. The cluster of newer homes on 5th St. SW (small yards and open common area in the center). Feels like	Repurposing structure w/o destroying character Community & tourist draw Ownership	A. Within

	a community where you know your neighbors, depend on them and learn to tolerate quirks. Would not like it if the houses were rentals.		
Mail	Canton, Collinsville CT, Farminton river walk, vibrant historical, conversion of old factory to apartments and lofts	Don't need a car to get around/shop Engaging people/how town's heritage reflects ongoing American experience Lots of park space	B. Right next to it C. Within walking distance (up to 1/4 mile away)
DIY: Fifeville	Southpark Development, Charlotte, NC	While near city and amenities, look like in country Walkable and accessible by foot or motor traffic Private yet open atmosphere	Within
	Senior living compex - 3 to 4 floors high for 62 and older	Older seniors need apartments on 1 level with 1-2 bedrooms Needs to be on bus line In the near future - need a stop light and Bailey Road & 5th Ext	Within walking distance (up to 1/4 mile away)
DIY: JPA	Mixed use (residential over commercial) (either condo or apt)	Increased density in a smaller footprint Apartments could be affordable housing Work and residence could be close	C. Within walking distance (up to 1/4 mile away)
	Mixed use at Stonefield only better planning	Walking distance of shops/homes you can park and walk	D. Over 1/4 mile away
	Village center with golf course and residences of townhomes and single family	Leisure activity suits me Like a town or village center for chopping Like open spaces	A. Within
	Stonefield shop center Barracks Rd shop center Boars Head Inn	Easy access to a variety of interesting businesses The appearance	D. Over 1/4 mile away
	Barracks Road shopping center	Attractive mix of goods, services, restaurants Above average mall aesthetics, clean Accessible - about 1 1/2 mile from home	E. About 1 1/2 miles
DIY: Belmont-Carlton	Oakhurst Inn	Scale (mixed) Preservation of historic buildings, while allowing increased density nearby	B. Right next to it
	IX	Flexible space Indoor/outdoor	D. Over 1/4 mile away
	Cville transportation/Visitor Center on the Downtown Mall	Provides a one-stop service to navigate the city via foot, bike, and public/private transit Building is right size for the surrounding area Modern addition to the visual diversity of the area	C. Within walking distance (up to 1/4 mile away)
	Neighborhood gathering places	Neighbors gather together Opportunity to meet your neighbors Sharing of family ideals	C. Within walking distance (up to 1/4 mile away)
	Seaside, Florida, CityPlace in West Palm Beach	Thoughtfully zoned - walkable Well balanced mixed use - reidential, commercial Scale of building appropriate	A. Within
	Senior living moderate income facility	Aging population Need to remember income limits	A. Within

Phase II Questionnaire Data – A building or development you do NOT like

Event	Example of building or development you do not like	What don't you like about it
Meade Park Market	Friendship Court, Stonefield shops, Forest Lakes, Farmington, Keswick	Generic, stigmatizing Suburban "Gated," exclusive Limited diversity/accessibility
	Uncommon Apartments building 9/10th	Too big for scale Off street level Ugly siding
	The blue building by the Bluegrass Grill	Doesn't fit into existing environment Terrible color Not harmonious
	Liberty University (destroying mountainsides)	No planning or theme (thrown together look) LU on mountainside is an eyesore Takes taxes from city
	City Walk. Awful.	Cheap quality rental apartments but costly Homogenous Terrible
	No specifics	Anything that replaces an older building that still has use/life Anything that is too drastic a change in existing architecture, although mixes of modern & old can work together if done right
	5th St Station	Bland buildings Flat parking area Mostly chain retailing and food
Fridays After Five	Uncommon	Does not blend Sticks out Too modern/colorful
	Boston City Hall	Non organic form Not situated in its context, no relationship Unwelcoming/imposing
	Habitat for Humanity building	Plight Aesthetic Lack of development
	Tall buildings	Hard to use Less natural light
	High rises in historic areas	
	Large apartment blocks	No open/common spaces Not high focus on green spaces
	Derelict hotels that stay in limbo	Eyesore Questioning how it will proceed
	Places not family oriented	
	Fix the Landmark	
	Strip malls	Inefficient Not nice to look at Boring
	College town, Rock----- Nf	False sense of community Rather than rebuilding existing city center and structures

	those that disrespect the old architecture	Respect/replicate/redo older homes/buildings
	Storage centers	Visually not appealing No windows Should be "tucked away not on main roads"
	Owned by UVA in the city limits	Non-tax paying owner Owner who receives tax subsidies for developing Misplacing affordable housing units
	Too much residential housing in one area	
	The Flats	No class Ugly
	Flats	Domineering over Fifeville Doesn't fit in Ugly
	Uncommon	Ugly Ugly Ugly
	City Walk, any new development on West Main	Makes neighborhood too crowded Ugly Takes away from charm of Charlottesville
Table on the Mall	Sprawl	
	Barracks Road	Too big Totally dependent on cars Very few local companies
African American Cultural Arts Festival	Belmont houses/community	Not near a grocery store No recreational/entertainment spaces nearby (like bowling or theater…)
	CRHA sites on Michie Drive and Madison Ave. I like them but they need community centers.	
	All the hotel and development for students	
	Recent large scale projects in Main Street corridor east of 10th St. (Flats)	Lack of significant street side setback diminishes the community space of the street Boring façade on large building on S side of Main (very little articulation)
	Uncommon Building	Scale (too large)
	High Rises	People living on top of each other Being inconvenienced by elevators Stairways
	Everything on 29 past the Walmart	Ruins farm lands Not smart development/thought out Slows traffic
	Annandale, VA	Bad road planning No feeling of safety Unclean
	Juice Laundry	Expensive Consumeristic Adds no community value
	Pompideau (Paris)	Too big Too aggressively modern - faddish Environmentally inefficient
	The Flats, Crescent Halls of the Barracks style development of many public housing sites, The Marriot at West Main (except for the W. Main frontage), City Hall in Charlottesville and Boston MA	Dark, overscaled (over parked) for the context Isolated, not oriented to the street and not connected Lacking human detail not "delightful" or inspiring

National Night Out	The mall strips	Too crowded Too busy Too far
	Mariott Hotel	Boring Big box Adds nothing to our character and charm
	Gleason Building (old one)	Not attractive Not significant Working around it is/was awkward
	Beacon on 5th Street	Not affordable
	The Uncommon	Ugly Does not fit Cville Too tall/not enough parking
	Landmark	Looks Looks Looks
	Park	Nothing
	Multiple things of the same	Resources could be used better
	Modern developments	Loss of character and culture of a neighborhood
Michie Market	Any building with no windows, no design aesthetic or cookie cutter developments	Feels cold, unwelcoming Very industrial Little imagination
	Laskin Road in Virginia Beach	Two opposing main roads with feeder roads on each site No one knows who has right of way Accessing main road from feeder road is dangerous
	Small structures (i.e. single story Wells Fargo)	Too small Doesn't look like a commercial bank
	High rise apartments with claustrophobic streets	Suffocating atmosphere No green space Expensive rates
	Target complex	Many are on 29 and traffic is hard
	Strip mall on Avon St extended - across and/or near the Exxon gas station	All of the storefront signs are in boring, identical white font There's too much parking given the lack of traffic I witness passing 2x weekly in the evening The mall seems disconnected from a population dense neighborhood that it would better serve Seems difficult to walk to design wise and distance to nearest neighborhood
	Not good area	Noise Traffic
Westhaven Days	High pricey housing	Price
	Public housing here - Prospect, West Haven	They look like jail cells Concentrated poverty
	PACE	Low-rise - takes up a lot of space Landscaping sucks Rectangle - ugly, unimaginative, uninviting
Love the Court	Buildings not safe	

	Hollsington Building, Downtown ACAC Commons (Garret St)	It is set for a certain class of people only (100,000 or more) It's so private
	Strip malls	They are dated Require more vehicular access
	Apartments/condos with street parking	Expensive damage to vehicles Not enough room for long-term
Online	300 Preston Ave Charlottesville, VA	Building design
	Stonefields!	It isn't mixed use, so after hours, it shuts down. Bad scaling, proportions, density. Lack of shopping diversity. It's all high-end eateries and boutiques.
	Newcomb Hall at UVA. I don't like a building that is a large pile of floors with no attractive outdoor common area. Newcomb has been improved to have adjacent outdoor courtyard areas, but it would have been better designed to have an indoor courtyard like a Greek or Turkish home so that students could gather in central locations.	Poorly lit No attractive / outdoor gathering spaces Uninteresting architecture
	Stonefield	Impossible to walk to except from west No vertical mixes use Green isn't activated
	the whole mall concept, however glam they may be	suffocating sprawling lots of turnover in shops
	29 North, Charlottesville/Albemarle	Strip sprawl Inhospitable for walking/biking Difficult to serve efficiently for transit
	Locust Grove	Impractical/difficult to make small trips without car "low-density" zoning requirement Needs more intra-and inter-neighborhood infrastructure (walk/bike paths, bridges)
	Bland suburban cul de sacs	Lack of character Flimsy materials Not efficient use of space
	I saw the design for the Belmont Bridge. Ouch!	A giant phallis intruding into the sky? I can hear the jokes now. C'ville beautiful - the Blue Ridge Mountains and stunning sunsets. The views were on the list of thing people wanted to preserve. The idea of the pedestrian skyway is great however. With some seating it becomes a destination similar to the NY's Highline.
	The Flats on Main Street (Charlottesville, VA). (PS: I am not sure why I am filling out this survey. Do I really believe the City will use this public surveys or will they do as they wish?)	The building lacks the scale and architectural detail of nearby buildings The appearance of “vacant” retail spaces behind reflective curtain wall glazing and the lack of street design create an unfriendly pedestrian experience At night, roof outline looks like floating landing strip Window "artwork" creates the look of vacant boarded-up building
	The latest high rise buildings on Main St.	Cheap and shoddy Boring architecture Looming overhangs where there should be setbacks
	Downtown mall (hard to get to, poor parking, not really all that much to recommend it, yet it seems to get so much money and attention from the city); Barracks Road Shopping Center, again, hard to get to, poor parking, would be put to better use as high-density residential space.	difficult access poor parking

	not best use of space
The Landmark Hotel	Out of place for historic district Give-away tax subsidies
Stonefield Mall	It is hard to exit without going past the theater It should be entrance and exit NOT ON 29 There should be a courtyard type park for hanging around
The Common apartment building on Main Street. It does NOT flow with other architectural standards once enforced. The new Marriott at Main and McIntire	Both of these buildings are just stark and poorly planned for the sites No green zone No public park access any where nearby
The proposed 10 story building on Water Street. Most of the development on this street will be high enough that it will create a canyon effect. See the streets of State College, PA, where I have lived and this has effectively killed the downtown except for student bars and t-shirt shops. Businesses and startups begin and thrive in communities that take care of the beauty, not the wealthy.	No innovation in design Narrow streets with tall buildings Not aesthetically pleasing
The big ugly concrete building just west of the downtown mall	Ugly Doesn't fit into the surrounding context Offers no public space
10th St NW & W Main St Apartment/Retail Development	No grocery store nearby Proximity to UVA student housing/hangout Tiny floorplans & expensive rent
Route 29, Charlottesville/Albemarle	No real neighborhoods - living, working and socializing functions are largely disconnected Automobile-oriented, discouraging travel afoot or by bike No character
Old Trail The Flats on W. Main Friendship Court Crescent Hall Ridge St Rescue Station	Out of scale with location No architectural significance Underutilizes site
JABA buildings on Carlton	Ugly Not on public transport Concentrates economically disadvantaged
I hate when buildings are stale and are built entirely of one material. These buildings to me have no character. In Chantilly, Virginia Long and Foster built this awful building on Route 28.	Stale No character
The Flats on West Main	Sticks out like a sore thumb Spills over onto the sidewalk Difficult access
The Flats at West Village	Monolithic, block-long façade Out-of scale with surroundings
The BAR and City Counsel approved "The Flats". Or "The Standard". This area in addition to CRHA's West Haven could have been master planned to address a broad range of mixed use needs in the city, overall community to include new affordable housing, institutional, civic, commercial, student and market rate residential to provide exceptional opportunities for all involved. City Council, and BAR have not properly	Economic and functional obsolescence Poor sustainable design Poor relationships developed between the sites

	evaluated the critical need for the integration of primary, secondary adn tertiary economies within current land use and zoning districts. The zoning ordinance promotes poor design and utilization of exceedingly valuable land assets. The city does not currently have the leadership in place to produce the positive changes we need for the future	
	Greenbriar community	Virtually no affordable housing Inefficient land use Car oriented
	Suburban residential developments near Hydraulic	Not walkable Car centric No affordable housing
	The Flats	Not enough parking for residents Little to no parking for visitors
Mail	New Marriott/Residence Inn Downtown	Lack of charm/originality Size/too big
DIY: Fifeville	Stonefield	Traffic pattern Looks crowded and overdeveloped Looks sterile
	No more UVA student housing No more Quick Loans buildings No more ABC stores	
DIY: JPA	Generally strip malls	Strip malls are spread out (poor use of space) Single use of each section (rarely use a second story) Not always where needed
	Huge high-rises	They block the sun They are usually ugly Dangerous in a fire
	High rise apartment/condo complex	Too many surrounding walls Too congested traffic areas Don't like elevators
	High rises on Main St	the height Look/appearance # of people to the area that it will be hard to accommodate
	West Main St	Traffic congestion may reduce use as through road - like the Corner Emerging parking garage is oppressive Reduced view of mountains is a pity

DIY: Belmont-Carlton	The Flats	Bland Lack of streetscape Giant lobby that seems underutilized
	The Flats	Boring Inaccessible No landscape
	Flats on Main Street	Streetscape is sterile Sidwalk is too narrow Character of building is bland
	Huge office building replacing neighborhood businesses or homes	Loss of neighborhoods Neighbors no longer will communicate Loss of communication with families
	The Flats	Too big - tall Too dense Impact on traffic
	Nonconforming residential units - greater than 4 non related individuals living in it	Individuals do not take care of property Unsure of screening process - safety of neighborhood Brings down quality of life for others

Phase II Questionnaire Categorizations – What makes this a great building or development?

Walkability/bikeability
• Biking and walking/running trails
• Parks & cultural resources nearby - bikeable distance
• Walkability
• Walk to other areas
• Sidewalks along roads
• Pedestrian zone
• Walkability
• Walkable
• Pedestrian friendly
• Walkable
• Emphasis on streetscapes and pedestrians.
• Relegated parking-highly walkable
• walkable/busable
• Nearly all services within walk/bike distance
• Retail trips are supported with abundant walk/bike paths
• Walkable and accessible by foot or motor traffic
• Walkable
• Available by foot and bike
• Everything is walkable
• Walkable to local shops, grocery, etc.
• Walking to businesses
• Easy access, walkable
• Creates more walkability depending on location
• Don't need a car to get around/shop
• Walking distance of shops/homes
• you can park and walk
• Walkable
• Thoughtfully zoned - walkable

Aesthetics
• Aesthetic
• Aesthetics - pretty to look at, interesting
• Experimentation of form on large scale
• It's quiet and beautiful
• Attractive
• Nice color
• Has class
• Good views
• Interesting visually - modern
• Pretty
• Beauty
• Beautiful
• Colors are pretty! Not boring
• Beautiful views

Community/local feel
• Neighborhood feel with residential opportunities
• Sense of community
• Sense of community
• Community feel, local, and residential
• Sense of place
• Community involvement
• Small business opportunities
• Mix of tourist/community businesses
• Character
• Places for new test restaurants/stores
• Feels authentic - not corporate
• Community supportive
• Creates a culture hub
• Aesthetic fits Cville
• Gives Charlottesville character
• Community collaboration
• Neighborhood feeling
• Engaging people/how town's heritage reflects ongoing American experience
• Sense of place
• Buildings of character
• Community involvement
• Local businesses/makers
• Sharing of family ideals

Historic Preservation
• Re-use of existing buildings/renovation
• Use of history relative to America
• Reminder of truths that are enduring
• It's got a rich history
• Historical
• Interesting history
• Also preserves awesomeness of neighborhood
• Not new and gaudy
• Reuse
• Fayerwether respects the history and scale of the original building and site but uses contemporary design to maximize use
• Historic
• Beautiful, historic building
• History/appearance
• Historic
• UNESCO World Heritage Site
• Historic character
• Repurposing structure w/o destroying character
• Preservation of historic buildings, while allowing increased density nearby

Architectural design

- Beautiful architecture
- Uniqueness of architecture (opposite of 5th St. Station)
- Building has an interesting design
- Beautiful and varied architecture (each Pavilion is different)
- Good materiality
- Subtle modernism
- Quality materials
- Varied architecture
- The houses have a unique look (not cookie cutter)
- Interesting skin and articulation
- Interesting architecture/buildings
- Pushing architecture boundaries
- Fancy (material selection)
- Interesting levels - distinct - not a box - not TJ-esque
- The building design
- It looks approachable rather than being a giant wall of concrete or brick
- Innovative design
- Design
- The appearance
- Above average mall aesthetics, clean
- Modern addition to the visual diversity of the area

Mixed Uses

- Restaurants and shops within walking distance
- Mixed use building
- Residential/commercial/shopping
- Mixed use aka community around it
- Mixture of uses
- Mixed use - retail & offices
- Central plaza lined by restaurant patios
- Comprehensive style/vibe
- Mixed use
- Different options
- Multi-use - hotel, restaurant, café in lobby
- I like that restaurant in bottom and offices inside
- Creates a more convenient set of uses in one area
- Mixed use
- Work and residence could be close
- Attractive mix of goods, services, restaurants
- Vibrant and mixed-use
- Well balanced mixed use – residential, commercial

Public space

- Public space
- Private yet open atmosphere
- Nice place to spend the lunch hour
- It leaves more room at the street for community space
- Spacious
- People like it and like to be around it, generates great public space either in a street or a square
- Central square
- Lots of park space
- Like open space
- Good public realm
- Gathering spot
- Community centered open space
- Great public spaces and plazas
- Neighbors gather together

Appropriate for Surroundings

- Scale to city proportions
- Scale small enough to attract local business
- Human scale residences mixed with public spaces
- Blends in with community/other buildings
- Appropriate with surroundings
- Fits in City of Charlottesville
- Good scale for the context
- Townhouses and apartments of a height that feels right, typically four or five stories, not too tall to walk up and in keeping with the scale of the 17th century city
- Relation to Context
- Fits in with surroundings
- Appropriate scale
- Building is right size for the surrounding area
- Scale of building appropriate

Affordability

- Mix of affordable low-cost residences
- Because it helps the homeless
- People with lower income
- People buy into the community
- Free for everyone to work
- Affordable - allowing a diverse population to reside there
- Economical
- Affordable
- Apartments could be affordable housing
- Affordable homeownership
- Need to remember income limits

Green space

- Green space
- Shady courtyards
- Parks/green space (with walking trails)
- Outdoor recreational space and gardens
- Greenery
- Good balance of built and landscape environments
- Opportunity for self sustaining vegetables
- The trees
- There are trees, but 1 healthy one was cut down
- Green spaces (parks, community gardens, yards, etc.)
- Shared small green spaces with trees

Accessibility

- Easy access
- Accessibility: the homes are near downtown BUT lack a close grocery store however, the farmers market is accessible
- Connectivity
- Accessible (economically and physically) to all
- Accessibility
- Accessibility
- Easy access to a variety of interesting businesses
- Accessible - about 1 1/2 mile from home
- Easy access

Amenities

- Corner stores
- Access to amenities
- Easy access to amenities and transportation and social
- Building has good amenities
- Pavilion
- While near city and amenities, look like in country
- The benches
- University Resources

Food

- Lots of music and food
- Lots of food, wine
- Food
- Food
- Fresh and local foods
- Good variety (lunch, dinner, beer, dessert, everything)
- Good food

Family friendly

- kid-friendly
- Family events calendar
- Teaching opportunities with the kids
- Keeps families together
- Great for all ages
- Raise family
- Kids can play in neighborhood

Safety

- Safety
- Safe for kids
- Low crime
- Safety
- Secure and safe
- Safe

Diversity

- Located diverse neighborhood
- Diversity of housing types
- Available to mix of incomes
- Diversity of spaces
- Mixture of housing types

Public Transportation Access

- Near public transport
- TOD
- on streetcar line
- Needs to be on bus line
- Transit that relieves auto traffic/parking

Location

- Location
- Location
- Location - proximity to UVA allows unique perspective from rooftop - gives students better sense by aerial view of layout of city
- The building location
- Proximity to Stores/Shops

Sustainability

- Sustainable/efficient
- Energy saving
- Sustainable design
- Energy efficiency

Density

- is a thoughtful design. Dense but not overpowering the neighborhood
- Reasonably dense development without making density the obsession
- Increased density in a smaller footprint
- Urban density

Entertainment

- Entertainment all along the mall
- Water fountain park sync with music
- Public entertainment

Light

- Sunlight
- Lights
- Light and air

Centrally located

- It's in the heart of the city
- Upscale residential in the central city
- Centralized place where people gather

Art

- Free creative expression
- Artistic vision
- Arts center

Lower density

- Open spacing
- Balanced, manageable density.

Not Categorized

- Increase employment
- Older seniors need apartments on 1 level with 1-2 bedrooms
- Learned something new with every visit
- Housing development appears more urban which could appeal to some people
- Healthy living
- Can be used for different occasions
- Not crowded
- Good maintenance
- Relaxing
- Inclusive
- Promotes productivity
- Uses that people need
- Public supportive
- Nation supportive
- Gives resources to become independent
- Smile
- Love
- Parking (especially downtown)
- Tall
- Meets community needs
- I love their rooftop bar
- Shopping
- Nice home
- Large spaces
- Convenient
- Multifamily on street
- Easy travel, greatly improved road system
- Siting of commercial/retail development with easy access, instead of trying to put bandaids on existing areas like the downtown mall and Barracks Road
- Stable environment with room for activities
- Small footprint
- No or almost no detached single-family homes
- Like a town or village center for shopping
- Creative use of space
- Use
- Non displacement
- Minimal street widths
- Community & tourist draw
- Ownership
- Scale (mixed)
- Flexible space
- Indoor/outdoor
- Provides a one-stop service to navigate the city via foot, bike, and public/private transit
- Aging population

Phase II Questionnaire Categorizations – What is it about this building or development you do not like?

Poor design/Architectural concerns/Aesthetic concerns

- Ugly siding
- Terrible color
- Cheap quality rental apartments but costly
- Homogenous
- Too modern/colorful
- Non organic form
- Aesthetic
- Not nice to look at
- Visually not appealing
- No class
- Terrible
- Ugly
- Ugly
- Ugly
- Ugly
- Ugly
- Ugly
- Building design
- Uninteresting architecture
- Bland buildings
- Eyesore
- LU on mountainside is an eyesore
- Should be "tucked away not on main roads"
- Flimsy materials
- C'ville beautiful - the Blue Ridge Mountains and stunning sunsets. The views were on the list of thing people wanted to preserve.
- Window ""artwork"" creates the look of vacant boarded-up building
- Cheap and shoddy
- Boring architecture
- Boring façade on large building on S side of Main (very little articulation)
- Too aggressively modern - faddish
- Lacking human detail not "delightful" or inspiring
- Big box
- Not attractive
- Ugly
- Looks
- Looks
- Looks
- Little imagination
- Doesn't look like a commercial bank
- All of the storefront signs are in boring, identical white font
- They look like jail cells
- Landscaping sucks
- Rectangle - ugly, unimaginative, uninviting

Poor design/Architectural concerns/Aesthetic concerns Cont'd

- No innovation in design
- Not aesthetically pleasing
- Ugly
- They are usually ugly
- Look/appearance
- No architectural significance
- Ugly
- Monolithic, block-long façade

Not harmonious with existing environment

- Doesn't fit into existing environment
- Not harmonious
- Anything that is too drastic a change in existing architecture, although mixes of modern & old can work together if done right
- Does not blend
- Sticks out
- Not situated in its context, no relationship
- Doesn't fit in
- Takes away from charm of Charlottesville
- No planning or theme (thrown together look)
- The building lacks the scale and architectural detail of nearby buildings
- Isolated, not oriented to the street and not connected
- Does not fit Cville
- Out of place for historic district
- Both of these buildings are just stark and poorly planned for the sites
- Doesn't fit into the surrounding context
- Sticks out like a sore thumb

Sprawl

- Suburban
- sprawling
- Strip sprawl
- "low-density" zoning requirement
- Flat parking area
- Not efficient use of space
- Difficult to serve efficiently for transit
- Ruins farm lands
- Not smart development/thought out
- Too far
- The mall seems disconnected from a population dense neighborhood that it would better serve
- Low-rise - takes up a lot of space
- Strip malls are spread out (poor use of space)
- Inefficient land use

Lack of a local/community feel

- Generic, stigmatizing
- Mostly chain retailing and food
- Very few local companies
- Lack of character
- False sense of community
- Looks sterile
- They need community centers
- Adds no community value
- Boring
- Adds nothing to our character and charm
- Loss of character and culture of a neighborhood
- Feels cold, unwelcoming
- Lack of charm/originality
- No real neighborhoods - living, working and socializing functions are largely disconnected
- No character
- Stale
- No character
- Bland
- Character of building is bland

Economic concerns

- Takes taxes from city
- Non-tax paying owner
- Owner who receives tax subsidies for developing
- Misplacing affordable housing units
- lots of turnover in shops
- Expensive
- Consumeristic
- Not affordable
- Expensive rates
- Price
- Concentrated poverty
- It is set for a certain class of people only (100,000 or more)
- Expensive damage to vehicles
- Give-away tax subsidies
- Tiny floorplans & expensive rent
- Virtually no affordable housing
- No affordable housing
- Economic and functional obsolescence

Lack of functional green/open/public space

- No open/common spaces
- Not high focus on green spaces
- No attractive / outdoor gathering spaces
- Green isn't activated
- Looming overhangs where there should be setbacks
- Lack of significant street side setback diminishes the community space of the street
- No green space
- There should be a courtyard type park for hanging around
- No public park access any where nearby
- No green zone
- Offers no public space
- No landscape

Bad scaling/proportionality

- Too big for scale
- Too big
- Bad scaling, proportions, density
- Scale (too large)
- Too big
- Overscaled (over parked) for the context
- Too tall/not enough parking
- Too small
- Size/too big
- Narrow streets with tall buildings
- the height
- Out of scale with location
- Out-of scale with surroundings
- Too big - tall

Overcrowded

- Makes neighborhood too crowded
- suffocating
- Looks crowded and overdeveloped
- People living on top of each other
- Too crowded
- Too busy
- Suffocating atmosphere
- Too many surrounding walls
- # of people to the area that it will be hard to accommodate

Traffic Concerns

- Traffic pattern
- Slows traffic
- Bad road planning
- Two opposing main roads with feeder roads on each site
- No one knows who has right of way
- Many are on 29 and traffic is hard
- Traffic
- Require more vehicular access
- It is hard to exit without going past the theater
- It should be entrance and exit NOT ON 29
- Too congested traffic areas
- Traffic congestion may reduce use as through road - like the Corner
- Impact on traffic

Poor walkability/bikeability

- Totally dependent on cars
- Impossible to walk to except from west
- Inhospitable for walking/biking
- Needs more intra-and inter-neighborhood infrastructure (walk/bike paths, bridges)
- The appearance of “vacant” retail spaces behind reflective curtain wall glazing and the lack of street design create an unfriendly pedestrian experience
- Seems difficult to walk to design wise and distance to nearest neighborhood
- Automobile-oriented, discouraging travel afoot or by bike
- Car oriented
- Not walkable
- Car centric
- Lack of streetscape
- Sidwalk is too narrow

Poor Accessibility

- Off street level
- Hard to use
- Being inconvenienced by elevators
- Stairways
- difficult access
- Difficult access
- Inaccessible

Lack of diversity

- Lack of shopping diversity. It's all high-end eateries and boutiques.
- Boring
- Boring

Imposing or Exclusive

- Unwelcoming/imposing
- It's so private
- Domineering over Fifeville
- Emerging parking garage is oppressive
- "Gated," exclusive
- Limited diversity/accessibility

Separation of uses

- It isn't mixed use, so after hours, it shuts down.
- No vertical mixes use
- Impractical/difficult to make small trips without car
- Inefficient
- Not near a grocery store
- No recreational/entertainment spaces nearby (like bowling or theater…)

Poor Lighting

- Less natural light
- No windows
- Poorly lit
- At night, roof outline looks like floating landing strip
- Dark

Poor maintenance/continual improvement/upkeep

- Plight
- Lack of development
- Questioning how it will proceed
- Unclean

Lack of Safety

- No feeling of safety
- Accessing main road from feeder road is dangerous
- Dangerous in a fire
- Unsure of screening process - safety of neighborhood

Lack of historic preservation

- Anything that replaces an older building that still has use/life
- Rather than rebuilding existing city center and structures
- Respect/replicate/redo older homes/buildings

Not Categorized

- Environmentally inefficient
- Not significant
- Working around it is/was awkward
- Resources could be used better
- Very industrial
- There's too much parking given the lack of traffic I witness passing 2x weekly in the evening
- Noise
- poor parking
- not best use of space
- They are dated
- Not enough room for long-term
- Don't like elevators
- No grocery store nearby
- Proximity to UVA student housing/hangout
- Single use of each section (rarely use a second story)
- Not always where needed
- They block the sun
- Reduced view of mountains is a pity
- Underutilizes site
- Not on public transport
- Concentrates economically disadvantaged
- Spills over onto the sidewalk
- Poor sustainable design
- Poor relationships developed between the sites
- Not enough parking for residents
- Little to no parking for visitors
- Giant lobby that seems underutilized
- Streetscape is sterile
- Loss of neighborhoods
- Neighbors no longer will communicate
- Loss of communication with families
- Too dense
- Individuals do not take care of property
- Brings down quality of life for others