

**Fry's Spring Neighborhood Association  
September 14, 2005**

**Attendees:**

<b>John Santoski</b>	<b>Hans Foss</b>	<b>Tom Hickman</b>
<b>David Lee</b>	<b>Joe Mooney</b>	<b>Peter Hedlund</b>
<b>Ashley Cooper</b>	<b>Rebekah Beyer</b>	<b>Jennifer Ringwald</b>
<b>Beverly Colwell Adams</b>	<b>Inessa Telefus</b>	<b>Mike Svetz</b>
<b>Terri DiCintio</b>	<b>Jessica F. Kane</b>	<b>A.K.Wieder</b>
<b>Mary Kay Wilcoxson</b>	<b>Ann Goedde</b>	<b>Chip King</b>
<b>William Cocke</b>	<b>Angela Tucker</b>	<b>Damon Pettitt</b>
<b>Jessica Primm</b>	<b>Michael Petrus</b>	<b>Jeanne S. Chase</b>
<b>Michael Farruggio</b>		

**Agenda:**

<b>Introductions</b>	<b>Mike Svetz - Parks</b>	<b>Angela Tucker</b>
<b>Tom Hickman</b>	<b>Ashley Cooper</b>	<b>OLR "Update"</b>
<b>Quality of Life Letter</b>	<b>Octoberfest</b>	<b>Web Page</b>

**Meeting, Date, and Time**

Second Wednesday of the month, Fry's Spring Beach Club, 5:30 p.m.  
Next meeting date: **October 12, 2005**

**Mike Svetz - Director of Parks and Recreation**

Mike Svetz, Director of Parks and Recreation for the City of Charlottesville, attended this

## **Mike Svetz - Director of Parks and Recreation (cont.)**

evening's meeting to discuss the Strategic Plan Developments and to answer questions. Several areas of interest addressed by Mike involved the neighborhood park, Azalea, and what was going to be done for this city park. In particular:

1. Costing out the widening of the road from the front parking lot to the curve past the dog park, to twenty (20) feet to allow for slow two way traffic. Part of the drainage issue at the park is that people have to pull off the road to allow oncoming traffic to pass creating ruts in the berm that end up holding water. If this proves too costly we will add crush and run gravel to either side of the road.
2. Drainage swale along road is being piped, covered with dirt and grass planted to eliminate unsightliness of the swale as well as standing water.
3. Drainage swale leading to the river is being re-pitched so that area will continue to drain.
4. Dog Park will be aerated and re-seeded this fall so grass will come back in the spring...also looking to add more picnic, tables, trees and of course a water line, if it is still deemed necessary.
5. Improvements to ball field may take place as a result of private donors, but that is still in the works.

Mr. Svetz shared with the group the date of November 7, 2005 when the Strategic plan would be presented to the City Council and he is encouraging community input of ideas to address immediate needs as well as needs of the future. It is important to continue to have as our goal, the keeping of the City of Charlottesville as a #1 City. Snappy, red key chains were shared by Mike with the attendees which featured the #1 in a red design.

The Dog Park at Azalea Park currently has double gates installed and the drainage issue of water collecting along the roadside is being addressed by a pipe ditch to Moore's Creek. This park, which is under utilized due to the difficulty in reaching the park, the park's design, and lack of water for fountains and bathroom facilities will be in bigger demand for use with the continued development on the south side of town and the infill which is being done for development by the City as well as by the neighboring County of Albemarle. Design money for Azalea Park needs appropriated due to the ever changing needs of this area that it serves.

Ideas as well for Azalea Park is to shift green ways to the park and to add paved trails. Mike Svetz shared with us that he will push for the funding that is necessary to achieve this goal. Three parks are slated for updating: Azalea, Forest Hills, and Reeves. The Moore's Creek renovation needs shoring up since the last time this was addressed was in the year of 2000.

## **Mike Svetz - Director of Parks and Recreation (cont.)**

Within six months Mike will return to the FSNA to get volunteers to become of the design group needed for the CIP Plan which is to have their ideas ready by October of 2006 for improvements to Azalea Park. "The park can improve the best with the ideas for improvement and the maintenance done through the eyes of a user."

### **Tom Hickman - Developer**

Mr. Hickman returned to be available to the FSNA for questions and for insights that he had to offer relative to land that he has bought to develop within the Fry's Spring neighborhood area. In his introductory remarks he indicated to the group that he would like to have continued open communication of feedback and concerns along the way so that issues can be resolved in a timely and pleasant way in an effort to maintain a win-win balance. Tom spoke of learning from breakdowns (re:Dymond/Huntly property) in earlier communications with the surrounding home owners relative to land that he owns that is in proximity to property owned by them. He wishes to avoid breakdowns in the future.

A subgroup, or Task Force, of the FSNA was suggested to be created composed of citizens to become a sounding board for communications needed by the neighbors by and to the developer by and to the City of Charlottesville which would be called upon for timely communication to both the developer and the neighbors. This Task Force would be accountable to the FSNA. For the Hill and Center Task Force two folks have volunteered thus far: David Lee and Terry DiCintio. The Task Force will meet directly with Tom Hickman.

At this time the City of Charlottesville is looked upon as needing to strengthen their lines of communication in a responsible and timely fashion. Terry DiCintio offered that "the City needs to do better gum shoe work in alerting the citizens of Charlottesville."

From Tom Hickman's vantage of being in development it would greatly improve things if the proffer system would not be a "hit or miss" thing as it tends to be now, but a better system would be to know "up front" what is expected at the very beginning of the process so that planning could be done expeditiously.

Cottages were described as being 900 sq.ft x 1,200 sq.ft. as an idea that Tom would like to try sometime on land to be developed. Parking would be in one area and folks would walk to their homes from this parking area. These would be single family homes.

Many folks at the meeting spoke of their concerns of developers who cram buildings into spaces to maximize numbers of people without regard to surrounding family neighborhoods with on street parking in front of each family home being challenged daily as well as city streets that should allow for children to enjoy bicycle riding, but instead the streets in the Fry's Spring Neighborhood are currently taking on too much volume and speed and family living is being threatened. Folks spoke to the need for a strong advocacy for families in Charlottesville coming from developers and government officials alike.

Mike Farruggio asked, "What would larger and less houses bring to the plan?" At the

### **Tom Hickman - Developer (cont.)**

present time there has been a parcel of land developed near Monte Vista that used the Team approach of the surrounding neighbors to develop property in a controlled manner, to make

money for the developer with the least amount of cars and the least amount of people.

Another of Mr. Hickman's projects was the Robinson Wood's development. Tom Hickman indicated that the use of many "kitchen meetings" throughout the whole process was an important ingredient to its success. Input, timely input, was an important key to success.

Person after person spoke to the streets being maxed out. With big development comes a major influx of traffic. The developer does not usually live within what they create. The traffic flow at the present time is VERY CHALLENGING!

Questions continued about the Hill Property: what sketches do you have in mind? where is the planned entrance? where is the planned parking? (On street parking is NOT an option as homeowners only have this one space to park as it is.)

To help with the high volume of traffic being forced on the neighborhood at the present time what has happened to Area B Plan which would put a bypass through the Fontaine Research Park to connect Fifth Street with the university area without further dumping on existing city streets?

### **Ashley Cooper - Neighborhood Planner**

The goals are to: take concerns and issues back ; abide by the law; and to do things for the common good, the greater good. One idea to think about is to possibly use a "Special Needs Permit" to find ways to get specifics needed for a specific area. The City wants to encourage cluster development and to save green space.

A big meeting to keep in mind to attend is to work in October on the **Neighborhood Plan**. This will take place on **Saturday, October 8, from 9:00 a.m. - 3:00 p.m. at the School of Architecture at the University of Virginia**. Breakfast and lunch will be provided.

### **Angela Tucker - Development Services Manager**

The railroad bridge on Jefferson Park Avenue near Fontaine, and Maury Avenue at the present time has a rating of a two (2) out of a possible (100) in safety. It is imperative that the bridge be replaced as soon as possible. Construction is to begin in 2008. Several points of concern were expressed as to the present planning for the proposed bridge.

1. Voicing strong opinions were folks who feel that the City is moving ahead with full consent with a problematic plan due to the original plan being proposed in the year 2000 well before the impact of current needs being addressed.
2. What are the other alternatives other than closing Todd Avenue? These need to be explained fully to the Fry's Spring Neighborhood.

### **Angela Tucker - Development Services Manager (cont.)**

3. Citizens are angry over what they view as a lack of genuine concern on the part of city government. They are calling for a review of the proposal and have asked John Santoski to draft a letter on behalf of the FSNA to Gary O'Connell, City Manager

requesting such meeting to take place prior to October 12, 2005. That was moved and seconded. The motion carried.

Ms. Tucker explained that in doing her research on the planning of the bridge she found that the notes date back to 1980. In the 80's the quality of the bridge was questioned as to its substandard quality and if not replaced would have to be only a pedestrian bridge as it could not take the weight of the vehicular traffic.

Asked what the plans called for at the present time for the bridge design Ms. Tucker explained that it would be a sixty (60') foot width which is the minimum instead of seventy-eight (78') foot width which was vetoed by the city. The rail design will be more decorative with an "open look." The gateway idea does not appear with the current plans. Street lighting would also be more decorative along the bridge. The bridge will have sidewalks on either side and there will be pedestrian access according to the American Disability design which would have both steps as well as a ramp.

Many questions were raised as to the preferential treatment of property owner, Mr. David Hughes, duplex owner of property at the corner of Todd Avenue and JPA. Ten years ago Mr. Hughes estimated his property's worth to be \$200,000.00. "Condemnation of individual owner's property" "for the greater good" rankled many in attendance.

More explanation is requested for the FSNA as to the fuller reasoning for the choice of closing Todd Avenue; what the height of the bridge will be; how the steep grade becomes a real issue in building the bridge and what happens to the businesses on the other side of the bridge. (i.e. Wayside; Durty Nelly's, Virginia Chicken) John Santoski asked Angela to share the ProActive conversation shared at the FSNA meeting with Jim Tolbert and Gary O'Connell.

Further discussions were voiced on the Robertson Road traffic impact, the number of things that have changed in the neighborhood since the 2000 study, the need for an on site visitation to show the current renderings and the need for Council and the City Manager to listen to their constituents. Who is listening? This was the most heard phrase of the evening. What ways is the City planning to alleviate the traffic crunch? **What is the City doing about Fire and Safety during the construction of the bridge and the closing of Todd Avenue?**

Ann Goedde asked, "What happened to the trust value in the zoning issue? We thought these issues were settled when Frank Buck was our Mayor."

John Santoski reflected how excited the FSNA was over the Fontaine Avenue widening, bike paths to be added and an entryway to be added into the neighborhood created positive excitement. Then the air was let out of the balloon when the money for the Fontaine Avenue project was taken away from it to add to another project...the Hillsdale Extension. Once again trust was a value that had been over rated.

### **Angela Tucker - Development Services Manager (cont.)**

Frustrations were shared throughout this FSNA meeting. "More infill equals more development which equals out to more traffic." The group asked Ashley Cooper to return for the October 12 meeting of the FSNA to give a full report as to how the city plans to deal with the traffic issues throughout the Fry's Spring Neighborhood.

## **Issues Carried Over to October Meeting**

Due to this meeting running overtime several agenda items were carried over to the next meeting in October 2005. These are: Octoberfest; Quality of Life Letter; Old Lynchburg Road Update, Web Page - Scope and Sequence, and Traffic.

## **Adjournment**

**Respectively submitted,**

**Jeanne S. Chase**  
**Secretary, Fry's Spring Neighborhood Association**  
**September 25, 2005**  
**Revised Copy of Minutes**