



Toano Community Character Area Study

STEERING COMMITTEE AGENDA

thursday november 10, 2005 | 2:00 pm

2:00 OPENING - Public Comments

2:05 REVIEW - Public Workshop Feedback

2:15 TOANO COMMUNITY PROFILE

Draft Document

2:30 TOANO COMMUNITY CHARACTER

1 Draft Planning Principles

2 Design Guidelines

A. Richmond Road Enhancements

B. Toano Drive Enhancements

3 Streetscape

A. James City County Streetscape Guidelines Policy

B. Streetscape Options

3:00 PUBLIC WORKSHOP 2

1 Format

2 Schedule

3:10 COMMENTS – Committee Members & Public

3:30 ADJOURN



MEMORANDUM

DATE: October 31, 2005

TO: Members of the Toano Community Character Area Study Committee

Barry Bryant
Fred Boelt
Gail Hardinge (represented by Baxter Hardinge)
Donnah Joyce (absent)
Patricia Rowe

FROM: Eric Wright, Renaissance Planning Group

SUBJECT: 10-19-05 Steering Committee minutes

The initial committee meeting began with introductions by Jose Ribiero, of the James City County planning staff, who asked the question of what was each committee member's favorite place. The answers ranged from Philadelphia to James City County. Jason Purse, from the James City County staff, then gave an overview of the objectives of the study as well as the role of the steering committee. The steering committee will make a recommendation to the Board of Supervisors regarding a set of development policies and principles as well as a streetscape plan. A design guidelines document will then be incorporated into the comprehensive plan.

Ken Schwartz, of Renaissance Planning Group, asked each committee member what values should shape the character of development in Toano. The responses included:

- Baxter Hardinge
- Toano is a small town with character and style.
 - New development should be unique.
 - The county should do "due diligence" with developers to ensure Toano doesn't look like other places.
- Patricia Rowe
- No place else in the county for development
 - Like Toano as it is, anything new should add to it.
- Fred Boelt
- Toano is a historic, 19th century town and new development should retain its character.
 - Green space is needed and trees should be protected.
 - One side of Route 60 was lost with the expansion of the road
 - It has a good mix of uses.
- Barry Bryant
- Does not want the new to be constrained by the architecture of the old.
 - Does not want too much constraint
 - The new proposed shopping center is a start in the right direction.



RENAISSANCE PLANNING GROUP

113 Fourth Street NE Charlottesville, VA 22902 • phone: 434-296-3025 • fax: 434-296-9567

Eric Wright, from Renaissance Planning Group, then presented the Toano community profile. This included an aerial map with the study area boundary as well as the land use map from the comprehensive plan. Barry Bryant asked if the land use map was wrong with regards to his property. Mr. Wright replied that this was a land use map, showing what could become of the property (in this case mixed-use) rather than a zoning map, which shows the existing legal definition of the how the property is used (in this case industrial). Socio-economic numbers for Toano comparing it to the metropolitan area and national figures were also presented.

Mr. Wright then presented community design elements that the study committee will be considering. This included thoroughfare types, building frontage types, open space, and parking strategies. Mr. Bryant suggested that existing sections of Toano be used in developing the design elements specifically for Toano. It was suggested that what is required now, in other words, what the county has on the books already, should be incorporated.

Finally, steering committee members reviewed the schedule for the remainder of the study, including the two public workshops. With no further comments, the meeting was adjourned.



MEMORANDUM

DATE: November 8, 2005

TO: Members of the Toano Community Character Area Study Committee

Barry Bryant
Fred Boelt
Gail Hardinge
Donnah Joyce
Patricia Rowe

FROM: Kristin Van Voorhees and Eric Wright, Renaissance Planning Group

SUBJECT: November 2nd Public Workshop Notes

The following is a summary of the input received from the public at the first workshop. This was compiled from responses to the Visioning Work Sheet handout as well as responses noted during the 2 small group breakout sessions.

Visioning Work Sheet Notes:

1. Historic district status –
 - a. Restore early 20th century village feel
 - b. Connection with history of agriculture
 - c. Highlight history of railroad
2. Growth
 - a. Enhance its unique character
 - b. Small town feel
 - c. Appropriate scale
 - d. Preserve Rural style
 - e. Low density, single family development
 - f. Create a “center” or town square
 - g. More vibrant town (through mix of use – restaurant, offices, etc.)
 - h. Encourage small businesses (no big box retail)
 - i. Balance between industry, education, commercial, and residential land use
 - j. Slow industrial development
 - k. Develop infrastructure before growth, not as a reaction
3. Preservation of open space/rural lands
 - a. Preserve agriculture on Forge road
 - b. Preserve historic buildings
4. Traffic
 - a. Traffic calming, slowing
 - i. Raised median
 - ii. Landscaped median
 - b. Safety for pedestrians



RENAISSANCE PLANNING GROUP

113 Fourth Street NE Charlottesville, VA 22902 • phone: 434-296-3025 • fax: 434-296-9567

- c. Too much traffic overall
- d. Lower speed limit in stretch before town
5. Pedestrians
 - a. Connections across rte 60
 - b. Connections from neighborhoods to village
 - c. Connections to shopping center
 - d. walkability
6. Bikes and alternate transportation
 - a. Bike route from Toano to library and middle school an neighborhoods
 - b. Improve bus system
7. Green space/recreational space/programmed communal space
 - a. Farmers market
 - b. Safety
 - i. Small size
 - ii. visible
 - c. Open space in/near village
8. Collaboration between VDOT and the county
 - a. Push a "pro-business" environment
 - b. Economic incentives
9. Streetscape Improvements
 - a. Repair or remove certain buildings
 - b. Sidewalks – wider and more defined, repair
 - c. Road repair
 - d. Move utility lines underground (unsightly)
 - e. Street lights
 - f. Consistent style, color, of signage
 - g. Overall beauty of streets
 - h. Connect with history through signage, sculpture, defining landmark, etc.
10. Landscape
 - a. Street trees
 - b. Local, native plants
 - c. Screen/buffer industry from street
 - d. More green, less pavement
11. Specific town examples
 - a. Ypsilanti Michigan depot town
 - b. Historic Hilton village
 - c. Williamsburg rte 60 median

Notes from Workshop

1. south side of Richmond road to match with character of north side
2. green space in town, corner of burnt ordinary, next to antique shop, or corner of Chickahomony
3. create a draw for people to come to Toano
4. Toano train depot
5. ball field in site of old industry, opportunity elsewhere?
6. walking tour of places
7. farmer's/craft market