



CITY COUNCIL AGENDA
Monday, July 2, 2018

2:45 p.m. **Closed session as provided by Section 2.2-3712 of the Virginia Code**
Second Floor Conference Room (Interviews; Legal Consultation; Boards & Commissions)

6:30 p.m. **Regular Meeting - CALL TO ORDER**
Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL
PROCLAMATIONS

CITY MANAGER RESPONSE TO COMMUNITY MATTERS

COMMUNITY MATTERS Public comment is provided for up to 16 speakers at the beginning of the meeting (limit 3 minutes per speaker.) Pre-registration is available for up to 8 spaces, and pre-registered speakers are announced by noon the day of the meeting. The number of speakers is unlimited at the end of the meeting.

- 1. CONSENT AGENDA*:** (Items removed from consent agenda will be considered at the end of the regular agenda.)
- a. Minutes for June 18, 2018
 - b. APPROPRIATION: Charlottesville Affordable Housing Fund for repayment of Substantial Rehab loan – \$30,113.28 (2nd of 2 readings)
 - c. APPROPRIATION: Albemarle County Funds to the City's Workforce Investment Fund for Non-City Resident Workforce Development Training (GO Driver) – \$4,432.50 (2nd of 2 readings)
 - d. APPROPRIATION: 2018-2019 Community Development Block Grant – \$409,708.49 (2nd of 2 readings)
 - e. APPROPRIATION: 2018-2019 HOME Funds – \$125,966.49 (2nd of 2 readings)
 - f. APPROPRIATION: Virginia Department of Education Special Nutrition Program Summer Food Service Program – \$90,000 (2nd of 2 readings)
 - g. APPROPRIATION: Human Services Fund Balance for F.Y. 2018 Expenses – \$500,000 (2nd of 2 readings)
 - h. RESOLUTION: Rivanna Quarterly Report (1st of 1 reading)
 - i. RESOLUTION: Revision of the City's 2005 Street Closing Policy (1st of 1 reading)
 - j. RESOLUTION: Special Use Permit (SUP) for Multi-Family Residential Use and Reduced Front Setbacks at 0 Carlton Road (1st of 1 reading)
 - k. RESOLUTION: Critical Slopes Waiver for 0 Carlton Rd. (1st of 1 reading)
 - l. ORDINANCE: Easement to Century Link at Sugar Hollow Reservoir (2nd of 2 readings)
- 2. PUBLIC HEARING / ORDINANCE*:** Parking Modified Zone Amendments (1st of 2 readings)
- 3. PUBLIC HEARING / ORDINANCE*:** Restaurants: Drive-through windows in Highway Corridor Zoning Text Amendment (1st of 2 readings)
- 4. PUBLIC HEARING / ORDINANCE*:** Mixed Use Development Standards Zoning Text Amendment (1st of 2 readings)
- 5. PUBLIC HEARING / RESOLUTION*:** Transfer for the Bypass Fire Station Project – \$2,217,885 (1st of 1 reading)
- 6. ORDINANCE*:** Regulating Use of Explosives for Excavation and Demolition Activities (1st of 2 readings)
- 7. RESOLUTION*:** 946 Grady Ave. (Dairy Central) (1st of 1 reading)
- 8. RESOLUTION*:** Transfer to the Circuit Court Renovation & Expansion Project from CIP Contingency and Courthouse Security Funds – \$857,000 (1st of 1 reading)
- 9. RESOLUTION*:** Minority Business Task Force Update

(continued on next page)

**OTHER BUSINESS
MATTERS BY THE PUBLIC**

*ACTION NEEDED

GUIDELINES FOR PUBLIC COMMENT

**We welcome public comment;
it is an important part of our meeting.**

**Time is reserved near the beginning and at the end of each
regular City Council meeting for public comment.**

Please follow these guidelines for public comment:

- Each speaker has **3 minutes** to speak. Please give your name and place of residence before beginning your remarks.
- Please **do not interrupt speakers**, whether or not you agree with them. **Speaking from the audience is not permitted** without first being recognized by the Chair.
- Please **refrain from using obscenities**.
- If you are here to speak for a **Public Hearing**, please wait to speak on the matter until the report for that item has been presented and the Public Hearing has been opened.
- If you cannot follow these guidelines, you will be asked to leave City Council Chambers and will not be permitted to re-enter.

**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA**



Agenda Date:	June 18, 2018
Action Required:	Approval of Appropriations
Staff Contacts:	Stacy Pethia, Housing Program Coordinator
Presenter:	Stacy Pethia, Housing Program Coordinator
Title:	Appropriation of funds to the Charlottesville Affordable Housing Fund for repayment of Substantial Rehab loan - \$30,113.28.00

Background:

On September 26, 1997 the City issued a Substantial Rehab loan of \$30,113.28 to Willie and Shirley Morris. The funds were provided as zero-interest deferred payment loan with payment due upon sale, or other transference of the property prior. Mr. and Mrs. Morris recently sold the property and provided a check to the City in the full amount of the loan.

Discussion:

The loan satisfaction payment received from the Morris' meets the terms of the loan agreement and the funds received need to be appropriated to the Charlottesville Affordable Housing Fund (CAHF) in order to be used for future projects or programs related to affordable housing.

Community Engagement:

There has been no direct community engagement on this issue, as the payment received from Mr. and Mrs. Morris was made to satisfy the terms of their September 26, 1997 substantial rehabilitation loan.

Alignment with City Council Vision and Strategic Plan:

Approval of this item aligns with the City Council Vision of 'Quality Housing for All' and with the Strategic Plan Goal 1.3 to "Increase affordable housing options."

Budgetary Impact:

The loan repayment will increase the amount of available CAHF funds to \$73,178.93 for the remainder of FY 2018.

CAHF Balance as of 5/31/2018	\$229,190.65
PHA DPA Program	-\$186,125.00
Loan Repayment – Willie & Shirley Morris	\$ 30,113.28
CAHF Balance after appropriation	\$ 73,178.93

Recommendation

Staff recommends approval of the appropriation.

Alternatives:

There is no alternative for appropriation of the funds, as these funds must be returned to their original source.

Attachments:

N/A

APPROPRIATION
Charlottesville Affordable Housing Fund
Substantial Rehab Loan Payoff – Willie and Shirley Morris
\$30,113.28

WHEREAS, the City of Charlottesville has received funding from the payoff of the Willie and Shirley Morris Deed of Trust (\$30,113.28);

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$30,113.28 be appropriated as follows:

Revenues:

\$30,113.28	Fund: 426	Project: CP-084	G/L Code: 434675
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Expenditures:

\$30,113.28	Fund: 426	Project: CP-084	G/L Code: 599999
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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	June 18, 2018
Action Required:	Approval of Appropriation
Presenter:	Hollie Lee, Chief of Workforce Development Strategies
Staff Contacts:	Hollie Lee, Chief of Workforce Development Strategies
Title:	Appropriation of funding from Albemarle County for Non-City Resident Workforce Development Training (GO Driver) - \$4,432.50

Background:

In the fall of 2017, staff from Albemarle County Economic Development contacted the City of Charlottesville Office of Economic Development (OED) about partnering to allow non-City residents to participate in the City's GO Driver workforce development program in an effort to train these individuals to become bus drivers for Albemarle County Public Schools (ACPS). OED staff provided a proposal to the County for such training on a cost per participant basis. The OED ultimately trained three, non-City residents through the GO Driver program from February to March of 2018, thus resulting in a total training cost of \$4,432.50 (\$1,477.50 per person). The County has remitted payment to the OED for the training, and this needs to be appropriated to the Workforce Investment Fund (P-00385).

Discussion:

In 2014, the OED piloted the Growing Opportunities (GO) Driver jobs-driven workforce development training program in partnership with Charlottesville Area Transit (CAT). During the 160 hour, six-week training program, participants get a Class B Commercial Driver's License Learner's Permit, a Passenger Service & Security certificate, a Virginia Career Readiness Certificate, a CPR/First Aid certificate, and over 40 hours of workplace readiness and customer service training. Upon successful completion of the program, participants are then eligible for employment with CAT and/or City Pupil Transportation. Since 2014, the OED and CAT have graduated eight GO Driver cohorts, and 61 individuals have been placed into employment with local transit agencies as a result of their participation in the program.

For the eighth GO Driver cohort, which took place from February to March of 2018, the OED partnered with Albemarle County to fund the participation of three, non-City residents in the GO Driver training program. All three individuals successfully completed the program and were hired by Albemarle County Public Schools as a school bus driver. The County and ACPS have expressed interest in wanting to partner again in the future to train non-City residents through the GO Driver program to become bus drivers for ACPS.

Alignment with Council Vision Areas and Strategic Plan:

This effort supports City Council's "Economic Sustainability" vision and aligns directly with the SAT's *Growing Opportunity* report that was approved by City Council in 2013.

It also contributes to the following goals and objectives in the City's Strategic Plan:

Goal 4: A Strong, Creative and Diversified Economy

- Objective 4.1: Develop a quality workforce

Goal 1: An Inclusive Community of Self-sufficient Residents

- Objective 1.2: Prepare residents for the workforce

It aligns with Chapter 3 on Economic Sustainability in the Comprehensive Plan, and more specifically Goal 6, which focuses on workforce development and being an effective partner in creating a well-prepared and successful workforce.

Community Engagement:

Like practically all of the City's workforce development efforts, its employment training programs are supported by numerous community agencies and organizations. For this particular initiative, the OED was able to partner with Albemarle County Economic Development and Albemarle County Public Schools for the first time.

Budgetary Impact:

None as this is a reimbursement for services already provided.

Recommendation:

Staff recommends approval and appropriation of the funds.

Alternatives:

If funds are not appropriated, the City will have to cover the cost of training for the four, non-City residents who participated in the GO Driver training program.

Attachments:

Appropriation

APPROPRIATION

**Funding from Albemarle County for Non-City Resident Workforce Development Training
(GO Driver)
\$4,432.50**

WHEREAS, the City of Charlottesville has received funds from Albemarle County in the amount of \$4,432.50; and

WHEREAS, the funds will be used to support workforce development training programs provided by the Office of Economic Development;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$4,432.50 is hereby appropriated in the following manner:

Revenue – \$4,432.50

Fund: 425 WBS: P-00385 G/L: 451999

Expenditures - \$4,432.50

Fund: 425 WBS: P-00385 G/L: 599999

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	June 18, 2018
Action Required:	Appropriation and Approval
Presenter:	Tierra Howard, Grants Coordinator, NDS
Staff Contacts:	Tierra Howard, Grants Coordinator, NDS
Title:	Approval and Appropriation of CDBG & HOME Budget Allocations for FY 2018-2019

Background:

This agenda item includes the revised Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) final budget allocation for FY 2018-2019 appropriation for the HOME Investment Partnerships (HOME) funds to be received by the City of Charlottesville from the U.S. Department of Housing and Urban Development (HUD).

Discussion:

On May 21, 2018, City Council approved the *estimated* appropriation of the City's CDBG funds for FY 2018-2019 totaling \$389,291.49 and the City's HOME funds totaling \$99,844.45. No new match was to be appropriated to HOME projects due to a surplus of match from previous years that would be applied equally to all HOME projects. In addition to the budget, Council also approved any percent changes to the estimated amounts to be applied equally to all programs and no agency's allocation would increase more than their initial funding request.

After the appropriation for the estimated amounts was sent to Council, the City received the official allocation from HUD for the CDBG and HOME programs, which were greater than the estimated totals from the original appropriation. The City's CDBG allocation has increased by \$20,317 for a new total of \$409,708.49, and the HOME allocation has increased by \$26122.04 for a new total of \$125,966.49. The details of where the changes will occur are shown in the below table. The new total amounts received by the City for these programs need to be appropriated prior to administering these funds.

CDBG Program	Estimated Award	Actually Awarded	Additional Appropriation
Priority Neighborhood - Belmont	\$ 200,000.00	\$ 204,263.49	\$ 4,263.49
Economic Development - CIC Scholarships	12,500.00	12,500.00	-
Public Service - Literacy Volunteers	8,300.00	8,300.00	-
Public Service - United Way	25,000.00	26,431.00	1,431.00
Public Service - TJACH	25,000.00	26,531.00	1,531.00
Housing - AHIP Homeowner Rehab	40,991.49	50,000.00	9,008.51
Administration & Planning	77,600.00	81,683.00	4,083.00
	<u>\$ 389,391.49</u>	<u>\$ 409,708.49</u>	<u>\$ 20,317.00</u>
CDBG Entitlement Amount	388,100.00	408,417.00	20,317.00
Reprogramming unused prior year amount	1,291.49	1,291.49	-
	<u>\$ 389,391.49</u>	<u>\$ 409,708.49</u>	<u>\$ 20,317.00</u>
HOME Program			
Habitat - Downpayment Assistance	\$ 39,488.15	\$ 39,502.79	\$ 14.64
PHA - Downpayment Assistance	39,488.15	54,869.35	15,381.20
AHIP - Homeowner Rehab	20,868.15	31,594.35	10,726.20
	<u>\$ 99,844.45</u>	<u>\$ 125,966.49</u>	<u>\$ 26,122.04</u>
HOME Entitlement Amount	\$ 57,100.00	\$ 78,001.63	\$ 20,901.63
Required Match	14,280.00	19,500.41	5,220.41
Program Income from prior year	28,464.45	28,464.45	-
	<u>\$ 99,844.45</u>	<u>\$ 125,966.49</u>	<u>\$ 26,122.04</u>

Community Engagement:

A public hearing was held for the proposed CDBG and HOME FY 18-19 Action Plan on May 7, 2018. There were no comments provided by the public. Per the CDBG/HOME Citizen Participation Plan, there are no other community engagement efforts required as a result of the revised resolutions.

Alignment with City Council's Vision and Strategic Plan:

Approval of this agenda item aligns directly with Council's vision for Charlottesville to have **Economic Sustainability** and **Quality Housing Opportunities for All**. The proposed action also aligns with the Strategic Plan at goal 1.3 which speaks to increasing affordable housing options.

Budgetary Impact:

There will be no new budgetary impact to the General Fund. Previously appropriated match funding is sufficient to meet the HOME requirements.

Recommendation:

Staff recommends approval of the appropriations. Funds will not be available or eligible to be spent until HUD releases funds. Funds included in this budget will not be spent until HUD releases the entitlement after the Action Plan is approved.

Alternatives:

No alternatives are proposed.

Attachments:

2018-2019 CDBG and HOME Budget (Revised)
Appropriation Resolution for CDBG funds (Revised)
Appropriation Resolution for HOME funds (Revised)

2018-2019 CDBG and HOME BUDGET ALLOCATIONS (REVISED)
RECOMMENDED BY CDBG/HOME TASK FORCE and SAT: 1/16/18 and 1/26/18
RECOMMENDED BY PLANNING COMMISSION: 3/13/2018
ESTIMATED BUDGET APPROVED BY CITY COUNCIL: 5/21/2018

A. PRIORITY NEIGHBORHOOD		
A. Belmont		\$204,263.49
B. ECONOMIC DEVELOPMENT PROJECTS		
A. Community Investment Collaborative - Scholarships		\$12,500
	ECONOMIC DEVELOPMENT TOTAL:	\$12,500
C. PUBLIC SERVICE PROJECTS		
A. Literacy Volunteers – Basic Literacy Instruction		\$8,300
B. United Way – Childcare Scholarships		\$26,431
C. TJACH – Coordinated Entry System		\$26,531
	SOCIAL PROGRAMS TOTAL:	\$61,262 (15% EN)
D. HOUSING PROJECTS		
A. AHIP – Homeowner Rehab		\$50,000
	HOUSING PROGRAMS TOTAL:	\$50,000*
E. ADMINISTRATION AND PLANNING:		
A. Admin and Planning		\$81,683 (20% EN)
	GRAND TOTAL:	\$409,708.49
	ESTIMATED NEW ENTITLEMENT AMOUNT:	\$408,417
	ESTIMATED EN AVAILABLE AFTER PI APPLIED:	\$0.00
	REPROGRAMMING:	\$1,291.49

* Funding includes reprogrammed funds

2018-2019 HOME BUDGET ALLOCATIONS

	A. Habitat – Down payment Assistance	\$39,502.79
	B. PHA – Down payment Assistance	\$54,869.35
	C. AHIP – Homeowner Rehab	\$31,594.35
	GRAND TOTAL:	\$125,966.49
	ENTITLEMENT AMOUNT:	\$78,001.63
	ESTIMATED EN AVAILABLE AFTER PI APPLIED:	\$22,906.59
	REPROGRAMMING:	\$5,557.86
	REMAINING LOCAL MATCH FROM PREVIOUS ALLOCATIONS:	\$19,500.41

All projects include EN available after program income applied and match surplus allocated from previous grant years

**APPROPRIATION OF FUNDS FOR
THE CITY OF CHARLOTTESVILLE'S 2018-2019
COMMUNITY DEVELOPMENT BLOCK GRANT - \$409,708.49**

WHEREAS, the City of Charlottesville has been advised of the approval by the U.S. Department of Housing and Urban Development of a Community Development Block Grant (CDBG) for the 2018-2019 fiscal year in the total amount of \$409,708.49 that includes new entitlement from HUD amounting to \$408,417, and previous entitlement made available through reprogramming of \$1,291.49.

WHEREAS, City Council has received recommendations for the expenditure of funds from the CDBG Task Force, the SAT, the Belmont Priority Neighborhood Task Force (priorities to be determined at a later date) and the City Planning Commission; and has conducted a public hearing thereon as provided by law;

WHEREAS, City Council previously appropriated the estimated Community Development Block Grant funding for the 2018 – 2019 fiscal year; now therefore

BE IT RESOLVED by the City Council of Charlottesville, Virginia, that the sums hereinafter set forth are hereby appropriated from funds received from the aforesaid grant to the following individual expenditure accounts in the Community Development Block Grant Fund for the respective purposes set forth; provided, however, that the City Manager is hereby authorized to transfer funds between and among such individual accounts as circumstances may require, to the extent permitted by applicable federal grant regulations.

PRIORITY NEIGHBORHOOD

Belmont Priority Neighborhood	\$204,263.49
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ECONOMIC DEVELOPMENT

Community Investment Collaborative Scholarships	\$12,500
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PUBLIC SERVICE PROGRAMS

United Way – Childcare Scholarships	\$26,431
TJACH – Coordinated Entry System	\$26,531
Literacy Volunteers – Basic Literacy Instruction	\$8,300

HOUSING PROJECTS

AHIP – Homeowner Rehab	\$50,000
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ADMINISTRATION AND PLANNING:

Admin and Planning	\$81,683
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TOTAL

\$409,708.49

BE IT FURTHER RESOLVED that this appropriation supersedes the previous appropriation from May 21, 2018, and is conditioned upon the receipt of \$408,417 from the Department of Housing and Urban Development.

The amounts so appropriated as grants to other public agencies and private non-profit, charitable organizations (sub-recipients) are for the sole purpose stated. The City Manager is authorized to enter into agreements with those agencies and organizations as he may deem advisable to ensure that the grants are expended for the intended purposes, and in accordance with applicable federal and state laws and regulations; and

The City Manager, the Directors of Finance or Neighborhood Development Services, and staff are authorized to establish administrative procedures and provide for mutual assistance in the execution of the programs.

**APPROPRIATION OF FUNDS FOR
THE CITY OF CHARLOTTESVILLE'S 2018-2019
HOME FUNDS \$125,966.49**

WHEREAS, the City of Charlottesville has been advised of the approval by the U.S. Department of Housing and Urban Development of HOME Investment Partnerships (HOME) funding for the 2018-2019 fiscal year;

WHEREAS, the region is receiving an award for HOME funds for fiscal year 18-19 of which the City will receive \$78,001.63 to be expended on affordable housing initiatives such as homeowner rehab and downpayment assistance.

WHEREAS, it is a requirement of this grant that projects funded with HOME initiatives money be matched with local funding in varying degrees;

WHEREAS, City Council previously appropriated the estimated HOME funding for the 2018 – 2019 fiscal year; now therefore

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the local match for the above listed programs will be covered by the a surplus of match from previous appropriations from the Charlottesville Housing Fund (account CP-0084 in SAP system) in the amount of \$19,500.41. Project totals also include previous entitlement made available through program income of \$22,906.59. The total of the HUD money, program income, and the local match, equals \$125,966.49 and will be distributed as shown below.

PROJECTS	HOME EN	MATCH	PI/REPROGRAMMING	TOTAL
Habitat for Humanity-DPA	\$24,508.92	\$6,002.93	\$9,488.15	\$40,000.00
PHA-DPA	\$36,056.36	\$9,076.24	\$9,488.15	\$54,620.75
AHIP-Homeowner Rehab	\$17,436.35	\$4,421.24	\$9,488.15	\$31,345.74
Total	\$78,001.63	\$19,500.41	28,464.45	\$125,966.49

* includes Program Income which does not require local match.

BE IT FURTHER RESOLVED that this appropriation supersedes the previous appropriation from May 21, 2018, and is conditioned upon the receipt of \$78,001.63 from the Department of Housing and Urban Development.

The amounts so appropriated as grants to other public agencies and private non-profit, charitable organizations (subrecipients) are for the sole purpose stated. The City Manager is authorized to enter into agreements with those agencies and organizations as he may deem advisable to ensure that the grants are expended for the intended purposes, and in accordance with applicable federal and state laws and regulations; and

The City Manager, the Directors of Finance or Neighborhood Development Services, and staff are authorized to establish administrative procedures and provide for mutual assistance in the execution of the programs.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	June 18, 2018
Action Required:	Approval of Appropriation
Presenter:	Riaan Anthony, Parks and Recreation Management Specialist
Staff Contacts:	Riaan Anthony, Parks and Recreation Management Specialist Vic Garber, Parks and Recreation Division Manager
Title:	Virginia Department of Education Special Nutrition Program Summer Food Service Program - \$90,000

Background:

The City of Charlottesville, through the Parks and Recreation Department, has received approval for reimbursement of up to \$90,000 from the Virginia Department of Education Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs.

Discussion:

Charlottesville Parks and Recreation will operate six Summer Camp programs throughout the City of Charlottesville. These sites serve children in Pre K-9th grades, for six weeks during the summer, June 18-July 27. Extended camp will be offered for two weeks at two locations from July 30th – August 10th. Various activities are planned from 9:00am-4:00pm, Monday through Friday. The Virginia Department of Education Special Nutrition Program provides free, nutritious breakfast and lunch for these children. Most of the children are served receive free or reduced meals during the school year. Over 1000 children were enrolled in Summer Camps last year.

The \$90,000 appropriation covers the cost of the food and administration of the summer food service program. The lunches are purchased through the City of Charlottesville School Food Service. The Parks and Recreation Department pays the City of Charlottesville Food Service for the meals provided and is then reimbursed by the Virginia Department of Education Special Nutrition Programs.

Alignment with City Council's Vision and Strategic Plan:

Approval of this agenda item aligns directly with Council's vision for Charlottesville to be America's Healthiest City and it contributes to Goal 2 of the Strategic Plan to be a safe, equitable, thriving, and beautiful community. Children will receive nutritious breakfast, lunch and/or dinner, hopefully replacing a meal that did not exist or providing a healthier balanced option for them.

Community Engagement:

N/A

Budgetary Impact:

This has no impact on the General Fund. The funds will be expensed and reimbursed to a Grants Fund.

Recommendation:

Staff recommends approval and appropriation of funds

Alternatives:

If money is not appropriated, the free breakfast and lunch program will not be offered to youth, most of whom receive free or reduced meals during the school year.

Attachments:

Appropriation

APPROPRIATION

Virginia Department of Education Special Nutrition Program Summer Food Service Program \$90,000

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$90,000 from the Virginia Department of Education Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs; and

WHEREAS, the grant award covers the period from period June 18, 2018 through October 31, 2018.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, which the sum of \$90,000, received from the Virginia Department of Education Special Nutrition Program, is hereby appropriated in the following manner:

Revenue – \$90,000

Fund: 209 Internal Order: 1900299 G/L Account: 430120

Expenditures - \$90,000

Fund: 209 Internal Order: 1900299 G/L Account: 530670

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$90,000 from the Virginia Department of Education Special Nutrition Program.

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	June 18, 2018
Action Required:	Approve Appropriation
Presenter:	Kaki Dimock, Director, Human Services
Staff Contacts:	Kaki Dimock, Director, Human Services Ryan Davidson, Sr. Budget & Management Analysis, Budget Office
Title:	Appropriation of Human Services Fund Balance for F.Y. 2018 Expenses - \$500,000

Background:

The Department of Human Services is seeking approval to appropriate into the current fiscal year budget, \$500,000 of the department's existing fund balance, in order to cover expenses beyond what was initially approved as part of the Adopted F.Y. 2018 budget.

Expenses in the department are higher than anticipated in the area of foster care payments. This is a result of a significant increase in the number of youth in foster care placed in Community Attention Foster Families through our regional collaboration with area departments of social services. These expenses are paid out by the department and reimbursed at a rate of 100% by Children's Services Act (C.S.A.) funds. As is always the case, reimbursement for such expenses is delayed by as much as 60 days, resulting in the occasional need to access the fund balance.

Discussion:

Staff in the Department of Finance, Office of Budget Performance Management, and Human Services Department, discussed this issue to identify the recommended course of action, establishing the legitimate need for use of the fund balance and ensuring that no larger financial concern exists within the department's operations.

Through the collection of revenue from fee for service activities (from which the department generates 94% of its annual revenue), and through other savings in the department's operational budget, the Human Services fund has over time accumulated a fund balance of approximately \$1.9 million, which is available for usage by the department. Based on the nature of this fund, being roughly 94% dependent upon fee for service revenue, staff recommend that the target fund balance for this fund is to have at least 90 days of working capital in reserve. After the use of the \$500,000 of fund balance for F.Y. 2018 expenses, and the budgeted transfer of \$250,000 from this fund balance to the General Fund in F.Y. 2019, the Human Services fund balance will then be estimated

to be at approximately that level of reserve. The use of the available fund balance requires approval of a supplemental appropriation by City Council.

Alignment with City Council's Vision and Strategic Plan:

The Department of Human Services has a direct impact on the strategic goals of #1: *An inclusive community of self-sufficient residents* and of #2: *a healthy and safe city*. The Community Attention Foster Families program particularly impacts #2.2: *Meet the safety needs of victims and reduce the risk of re-occurrence/re-victimization*.

Community Engagement:

N/A

Budgetary Impact:

This has no financial impact on the General Fund. Impact is limited to the department's existing fund balance, which is expected to only be temporary after the pending reimbursement for C.S.A. expenses are received.

Recommendation:

Staff recommend approval of the use of \$500,000 from the department's fund balance in F.Y. 2018.

Alternatives:

N/A.

Attachments:

Appropriation

APPROPRIATION

Appropriation of Human Services Fund Balance for FY 2018 Expenses

\$500,000

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of up to \$500,000 in department fund balance, is hereby appropriated in the following manner:

Revenues - \$500,000

\$500,000 Fund: 213 Cost Center: 3413002000 G/L Account: 498011

Expenditures - \$500,000

\$100,000 Fund: 213 Cost Center: 3413002000 G/L Account: 519999

\$500,000 Fund: 213 Cost Center: 3413002000 G/L Account: 599999

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Rivanna Water & Sewer Authority
Rivanna Solid Waste Authority
695 Moores Creek Lane
Charlottesville, Virginia 22902-9016
434.977.2970 • 434.293.8858 Fax
www.rivanna.org

MEMORANDUM

TO: THE HONORABLE CHARLOTTESVILLE CITY COUNCIL

**FROM: BILL MAWYER, EXECUTIVE DIRECTOR
RIVANNA WATER & SEWER AUTHORITY
RIVANNA SOLID WASTE AUTHORITY**

SUBJECT: QUARTERLY UPDATE

DATE: JULY 2, 2018

This quarterly update is to provide information on our drinking water, wastewater and solid waste projects currently in the planning, design or construction phases. A general overview of the current and upcoming Capital Improvement Projects (CIP) follows:

1. Water Treatment Plant Improvements

Scope: Replace equipment which has reached end-of-service life at the South Rivanna Water Treatment Plant, and increase water treatment capacity at the Observatory and Crozet Water Treatment Plants.

Completion: 2017-2022

Cost: \$34 million

2. Avon Street to Pantops Water Main

Scope: Provide drinking water piping to improve water pressure in the urban water system including the Avon and Pantops water storage tanks.

Completion: 2020-2022

Cost: \$13 million

3. South Fork Rivanna to Ragged Mountain Reservoir Pipeline Right-of-Way

Scope: Determine alignment and acquire right-of-way permits and easements for a nine mile long pipeline and pumping station to transfer raw water between the South Rivanna Reservoir and the Ragged Mountain Reservoir, as required by the Community Water Supply Plan.

Completion: 2017-2021

Cost: \$2.3 million

4. Rt. 29 Water Pumping Station and Piping

Scope: Provide a water pumping station and two ground-level water storage tanks near the future intersection of Meeting Street and Airport Road. These water

facilities will enhance our ability to meet growing water demands in the area generally north of Hollymead Town Center.

Completion: 2021-2022

Cost: \$2.3 million

5. Replace Ivy Transfer Station

Scope: Provide an 11,600 sq. ft. municipal waste transfer station and demolish the existing transfer station.

Completion: September 2017- September 2018

Cost: \$3 million

6. Modifications to Beaver Creek Reservoir Dam

Scope: Provide modifications to the dam to control the flow of water across the spillway during major storm events.

Completion: 2021 – 2023

Cost: \$20 million

cc: RSWA Board of Directors
RWSA Board of Directors

RESOLUTION
Accepting the Rivanna Quarterly Update to City Council
for July 2, 2018

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Charlottesville that the Rivanna Quarterly Report to City Council, delivered via written report at the July 2, 2018, regular City Council meeting, is hereby accepted.

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Adoption of a Resolution Amending the City's 2005 Street Closing Policy
Presenter:	Lisa Robertson, Chief Deputy City Attorney
Staff Contacts:	Lisa Robertson, Chief Deputy City Attorney
Title:	Revision of the City's 2005 Street Closing Policy

Background:

Virginia Code Sec. 15.2-2272 (within the State's Subdivision Law) provides that a "paper" street or alley (i.e., an area depicted on a previously-recorded subdivision plat, but never actually constructed as a street/alley or accepted by the City) may be vacated by either of two methods: (1) a deed signed by all adjacent landowners, and also signed by the City, or (2) by ordinance adopted by City Council following notice and an opportunity for persons to appear before council to note objections to the proposed vacation.

In 2005 City Council adopted a "Street Closing Policy" that authorized paper streets and alleys to be vacated by either procedure. (A copy of the 2005 Policy is attached).

Discussion:

Recently City Council has begun to question, as a matter of public policy and good land use practice, under what circumstances paper streets and alleys should be vacated. Council has requested that a review of the 2005 Street Closing Policy should be undertaken by staff, and an initial report brought back to Council. In the meantime, we have received input from members of City Council that, given the public interest in retaining the fabric of the "street grids" established within the City's subdivisions, all applications seeking vacation of paper streets and alleys should be the subject of debate and consideration by City Council at a public meeting. It is within Council's discretion to require this; however, in order to do so, it is necessary for City Council to amend its 2005 Policy to remove the provisions which allow "administrative" street closings through deeds signed by adjacent landowners.

Attached is a Resolution that would amend the 2005 Street Closing Policy, to delete the procedure for "administrative" closings.

Alignment with Council Vision Areas and Strategic Plan:

This review of the Street Closing Policy is associated with Council's vision for **A Connected Community**: *The City of Charlottesville is part of a comprehensive, regional transportation system that enables citizens of all ages and incomes to easily navigate our community. An efficient and convenient transit system supports mixed use development along our commercial*

corridors, while bike and pedestrian trail systems, sidewalks, and crosswalks enhance our residential neighborhoods. A regional network of connector roads helps to ensure that residential neighborhood streets remain safe and are not overburdened with cut-through traffic.

Community Engagement:

This matter is a policy matter for City Council, and the State Law that addresses the procedures available to Council do not require a public hearing by Council.

Budgetary Impact:

Adoption of this Resolution will have no significant impact on the City's General Fund; it will slightly increase Council's expenditures for newspaper notices of public hearings.

Recommendation:

Staff recommends approval of the attached Resolution.

Alternatives:

Council could choose to wait until it is ready to make a comprehensive review of the entire Street Closing Policy. If Council waits, staff will need to continue to accept applications for administrative approvals in accordance with the 2005 Policy.

Attachments:

Proposed Resolution
2005 Street Closing Policy

RESOLUTION
Revision to City Street Closing Policy

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the City's Street Closing Policy, adopted on February 7, 2005, is hereby revised to eliminate Section (A) – Administrative Approval by City as an option under Part One of the Policy, so that all petitions for closing a street or alley shall be considered by City Council and approved by ordinance, in accordance with Virginia Code statutes.

STREET CLOSING POLICY

Approved by City Council February 7, 2005

**CITY COUNCIL POLICY
PROVIDING PROCEDURES FOR THE VACATION, CLOSING,
ABANDONMENT, ETC., OF CERTAIN STREETS AND ALLEYS**

**PART ONE:
STREETS AND ALLEYS CREATED BY SUBDIVISION PLAT
PRE-1946 (NOT ACCEPTED BY CITY)**

**SECTION (A) - ADMINISTRATIVE APPROVAL BY CITY, PURSUANT TO VA. CODE §15.2-2272(1):
DEED SIGNED BY AFFECTED PROPERTY OWNERS**

(1) Application (*Submit to City Attorney*) may be made by the owner of any lot adjacent to the area proposed to be vacated, accompanied by:

(a) Application Fee in such amount as may be specified within the most recent fee schedule approved by City Council, payable to the City of Charlottesville.

(b) Certification by applicant's attorney, a title company, or a licensed surveyor, that (i) vacation of the street will not impede or alter access for any lot owners other than those who have signed the deed, and (ii) that the Area proposed to be vacated is not currently used for ingress or egress, by any individuals other than those who have signed the deed.

(c) Certification as to whether there are any public utility lines located in the Area proposed to be vacated [*applicant may obtain this information in writing from City engineering or public works staff, prior to making application*]

(d) A copy of the original Subdivision Plat showing the Area proposed to be vacated, including Deed Book/Page Reference and date of recordation, and a copy of any deed(s) containing reference to the Area

(e) Deed, prepared by applicant's attorney:

- (i) signed by all lot owners immediately adjoining or contiguous to the vacated area
- (ii) signed by all lien creditors whose debts are secured by a recorded deed of trust or mortgage, and
- (iii) reserving to the City an easement for any existing City utility lines or drainage improvements located within the Area to be vacated.

(f) Certification that the area proposed to be vacated has been posted with signs for a period of not less than two (2) weeks prior to the application, notifying interested persons

STREET CLOSING POLICY

Approved by City Council February 7, 2005

of the proposed vacation. The signs shall be in a form approved by the City's Director of Neighborhood Development Services.

(2) Upon receipt of all required application materials:

(a) The City Attorney's Office will:

- Review the Deed as to Form
- Upon a determination that any person, other than those who have signed the proposed deed of vacation, has indicated that he would be irreparably harmed by the proposed vacation, the City Attorney's office shall refer the proposed deed for review by City Council in accordance with the procedures set forth in Section (B), below.
- Upon a determination that there currently exist any public easements or property rights in the street or alley (*for instance, if the City has exercised dominion and control over the area by maintaining it through the years, or by constructing street improvements or other acceptance of another portion of such area*) then City Attorney's Office shall refer the application for review by City Council and the Planning Commission pursuant to Part Two of this policy.

(b) The Mayor will sign the deed on behalf of the City, upon confirmation that (i) compliance with all application requirements has been achieved, and (ii) there is no determination by the City Attorney's office that review pursuant to a public procedure is required.

(3) The Applicant shall bear the cost of recording the fully-executed deed in the land records of the Charlottesville Circuit Court.

SECTION (B) - APPROVAL OF AN ORDINANCE ENACTED BY COUNCIL, PURSUANT TO VA. CODE §15.2-2272(2)

(1) Application may be made by any interested person (*Submit to Neighborhood Development Services*) accompanied by:

(a) Application Fee of in such amount as may be specified within the most recent fee schedule approved by City Council, payable to the City of Charlottesville.

(b) Copy of original Subdivision Plat showing the Area proposed to be vacated, including Deed Book/Page Reference and date of recordation, and a copy of any deed(s) containing reference to the Area

(c) List, by address, City tax map parcel number and name, of all lot owners immediately adjoining or contiguous to the vacated area

STREET CLOSING POLICY

Approved by City Council February 7, 2005

(d) Certification as to whether there are any public utility lines located in the Area proposed to be vacated [*applicant may obtain this information in writing from City engineering or public works staff, prior to making application*].

(e) Plat or drawing, suitable for recording in the City's land records, showing the location of any existing utility lines and necessary utility easements to be reserved following the proposed vacation.

(f) A narrative statement addressing the issues for consideration by Council, as set forth in Section 2(b), following below:

(2) Neighborhood Development Services will reject any application that does not contain all of the information and materials required by Section (1), above. Upon acceptance of a completed application package, NDS shall refer the package to the City Attorney's Office. Upon receipt of all required application materials, the City Attorney's Office will prepare an Ordinance of Vacation, and the Clerk of Council will schedule the ordinance for a public hearing before City Council, as required by Va. Code §15.2-2272(2); except, however, that in the event the City currently maintains the street or alley or has previously improved any portion thereof, the application shall be referred for review following the procedures set forth in Part Two, below.

(a) Any person may appear at the public hearing for the purpose of objecting to the adoption of the ordinance

(b) Questions for City Council:

- Will vacating the street or alley impede any person's access to his property, or otherwise cause irreparable damage to the owner of any lot shown on the original subdivision plat? *Reference Va. Code §15.2-2272. and*
- Are there any public utilities currently located in the area proposed to be vacated? If so, is the applicant offering to allow the City to reserve a public utility easement? **and**
- Will vacation of the street or alley result in an adverse impact on traffic on nearby public streets, or result in undesirable circulation conditions for vehicular movements in and through the subdivision?

The applicant shall bear the burden of providing information to Council relevant to the above-referenced questions, and other information requested by staff or Council in order to facilitate Council's consideration of the proposed ordinance.

(c) The approval of a vacation under the authority of this section shall not be conditioned upon any requirement other than one directly related to a legitimate public interest in the

STREET CLOSING POLICY

Approved by City Council February 7, 2005

proposed vacation of the area that is the subject of the application (examples of such interests are control of traffic, control of access to public streets, etc.).

(d) An appeal from the Council's enactment of an ordinance pursuant to Va. Code §15.2-2272(2) may be filed in the City's Circuit Court, within thirty days after adoption. If no appeal is filed within the 30-day time period, the Clerk of Council may then record a certified copy of the ordinance in the Circuit Court Clerk's Office.

**PART TWO:
STREETS AND ALLEYS CREATED BY SUBDIVISION PLAT (POST DEC. 31, 1946)
AND
STREETS AND ALLEYS ACCEPTED INTO CITY SYSTEM**

(A) Application may be made by any interested person (*submit to Neighborhood Development Services***) accompanied by:

- (1) Application fee of in such amount as may be specified within the most recent fee schedule approved by City Council, payable to the City of Charlottesville.
- (2) All application materials and information required within Part One, Subsection (B)(1), above.
- (3) A written statement as to whether the vacation is proposed in order to accommodate the expansion or development of an existing or proposed business. If so, the applicant should provide a narrative identifying *why* the vacation is necessary, and how soon the expansion or development is likely to commence (a specific time period).

****NDS shall *reject* any application which does not contain all of the required materials and information.**

(B) Upon receipt of all required application materials, the Department of Neighborhood Development Services will prepare a Staff Report, and submit the report to the office of the City Attorney for review (together with all of the application materials). The staff report shall specifically answer the following questions:

- (1) Is the Subject Area part of a street that is specifically shown as a feature on the Comprehensive Plan? (Identify the specific portion of the Plan that features or discusses the Subject Area).

STREET CLOSING POLICY

Approved by City Council February 7, 2005

(2) Does the City currently have any plans to utilize the Subject Area for a public street, sidewalk, biking or hiking trail?

(3) Are there any recorded easement deeds with respect to any existing City utilities or drainage facilities within the Subject Area? If not, has the City's Utilities Division approved the accuracy of the plat showing the location of existing utilities and the dimensions of the easements to be reserved by the City?

(4) Will vacation of the Subject Area land-lock any parcel of land?

(5) Valuation:

- What is the Fair Market Value of the Subject Area, in the opinion of the City Assessor?
- What is the contributory value of the Subject Area to each abutting property (in the event Council should approve the vacation) in the opinion of the City Assessor?

(6) Will the addition of any portion of the Subject Area to an adjacent property increase the allowable residential density on that property? If so, by how many units?

(7) (*Where applicable*) Does staff agree with the applicant that the vacation is necessary in order to accommodate the expansion or development of an existing or proposed business? Why or why not?

(C) Upon receipt of a staff report containing all of the required information, the City Attorney's Office will certify the application as suitable for a public hearing, following advertisement as required by law.

(1) The proposed vacation shall be referred to the Planning Commission for review. At the Planning Commission meeting, there shall be a joint public hearing conducted by the Planning Commission and City Council, at which any person may appear and be heard on the proposed vacation. Following the joint public hearing, the Planning Commission shall report to Council its findings with respect to the following matters:

- If the Subject Area is currently shown as a feature on the City's Comprehensive Plan, and/or if the City has plans to utilize the Subject Area for any public facilities or improvements: *Would a vacation of the area be consistent with the Comprehensive Plan?*
- *Will vacation of the Street result in any public inconvenience, impede any person's access to nearby public streets, or adversely affect traffic on nearby public streets?*

STREET CLOSING POLICY

Approved by City Council February 7, 2005

(2) Following receipt of the Planning Commission's findings, the City Attorney shall prepare an ordinance of vacation for final consideration by City Council. In rendering its final decision:

- *Public Inconvenience:* Council will consider whether vacation of the Subject Area will result in any public inconvenience, or would deprive the City of property planned for future public use.
- *Harm to Public Interests.* Council will consider whether vacation of the Subject Area will impede access by any person to nearby public streets, or will adversely impact traffic on adjacent public streets.
- *Accommodation of Existing or Proposed Business.* Where the vacation is proposed to accommodate the expansion or development of an existing or proposed business, Council may condition the vacation upon the commencement of the expansion or development within a specified period of time. *Reference Va. Code §15.2-2006.*
- *Reservation of Utility Easement(s).* Where existing City utilities or drainage facilities are located within the Subject Area, Council may reserve an easement to itself for those items.
- *Compensation to the City.* Council may require the fractional portion(s) of the Subject Area to be purchased by abutting property owner(s). The price shall be no greater than: (i) the fair market value of the Subject Area; or (ii) the contributory value of the Subject Area to the abutting property. *In the alternative,* Council may approve alternate compensation mutually agreeable to it and the applicant. *Reference Va. Code §15.2-2008.*

PETITION TO CLOSE A STREET OR ALLEY

Please Return To: Department of Neighborhood Development Services
PO Box 911, City Hall, Charlottesville, Virginia 22902
Telephone (434) 970-3182 Fax (434) 970-3359

FEE: A filing fee of \$100.00 made payable to the City of Charlottesville.



A. PETITIONER INFORMATION

Petitioner Name: _____

Petitioner Mailing Address: _____

Does Petitioner currently own property adjacent to the area requested to be closed? _____ If no, please explain _____

Petitioner Phone Number(s):

Work: _____

Fax _____

Home: _____

Email _____

B. ADDRESSES OF PROPERTY OWNERS ADJACENT TO THE STREET/ALLEY (use back of form if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
_____	_____	_____
_____	_____	_____
_____	_____	_____

C. PETITIONER'S REQUEST

1. That, pursuant to the provisions of Section 15.2-2006 of the Code of Virginia (1950), as amended, the said Petitioner(s) apply for the vacating, closing and discontinuance of a certain street or alley, situated in the City of Charlottesville, Virginia, as described below as follows: (Provide name, right-of-way width and length of streets or alleys being closed)

2. Confirm that no inconvenience will result to any person by reason of said closing, vacation and discontinuance of the said street or alley. Include details in narrative.
3. That land owners along and adjacent to said street or alley desire and request the street or alley to be closed. Attach letters of approval or signatures of approval from adjacent property owners.
4. Attach a copy of the city real property tax map showing the portion of the street or alley to be vacated with the square footage clearly indicated.
5. Applicant must provide copies of a title search and opinion performed by an attorney or licensed title company of the property in question and the alley to the original dedication of the alley or street. Highlight on the deed when the street or alley was created. The deed information is available at the City Circuit Courthouse (315 E. High Street).
6. Applicant must review the attached closing policy prior to submission of this form and attach a narrative which addresses the objectives outlined in that policy to include specific information as to why an alley closing is being requested.

Respectfully Submitted,

Signature of Petitioner(s)

Print

The review process typically takes two months. Following the review, valid applications will be forwarded to a joint Planning Commission and City Council Public Hearing and then to City Council for two readings.

FOR OFFICE USE ONLY (Sign Posting)

I certify that the sign(s) as required by Section 31-271 of the City Code (Zoning Ordinance) as amended has been posted on the following date:

Signature _____

Date Paid: _____ Amt. Paid: _____ Check #: _____ Recorded by: _____

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Required:	Ordinance Adoption
Presenter:	Carrie Rainey, City Planner, Neighborhood Development Services
Staff Contacts:	Carrie Rainey, City Planner, Neighborhood Development Services
Title:	SP17-00003 Special Use Permit (SUP) for Multi-Family Residential Use and Reduced Front Setbacks at 0 Carlton Road

Background:

Chris Henry of Stony Point Design/Build, LLC requests a Special Use Permit (SUP) to allow for multi-family residential use up to 21 dwelling units per acre (DUA) per Z.O. Sec. 34-480 and a reduction of the minimum required front yard setback from 20-feet to 0-feet per Z.O. Sec. 34-162(a) at 0 Carlton Road (Tax Map 57 Parcels 123.69, 123.701, 123.71 and Tax Map 61 Parcel 2.2). The subject property has street frontage on Carlton Road and Monticello Road. The full applicant package submitted for the March 12, 2018 Joint Public Hearing can be viewed at: <http://www.charlottesville.org/home/showdocument?id=60818>

At the March 13, 2018 public hearing, the Planning Commission deferred recommendation on the request until the associated critical slope waiver request could be submitted by the applicant and brought forward for recommendation. The applicant provided the critical slope waiver request materials for the June 12, 2018 Planning Commission meeting.

In addition to submitting a critical slope waiver request, the applicant submitted a modified site design to address concerns voiced at the March 13, 2018 public hearing. Per Virginia Code 15.2-2285(C), appropriate changes can be made to an application after the joint public hearing of City Council and the Planning Commission before the application is before City Council. In this case, the revised application materials incorporate a number of public and Planning Commission comments that arose during the public hearing process. The request for multi-family residential use (up to 21 dwelling units per acre (DUA)) has not changed, and remains the substance of the proposal.

The changes were presented to the Planning Commission at the June 12, 2018 meeting. An outline of modifications to the application subsequent to the March 13, 2018 public hearing is provided below in the Discussion section of this report. The full application package submitted

for the June 12, 2018 Planning Commission meeting can be viewed at:
<http://www.charlottesville.org/home/showdocument?id=61937>

Discussion:

Among the matters discussed by the Planning Commission at their March 13, 2018 meeting were the following:

- The potential impacts to critical slopes, and a desire to see more information on the waiver request prior to making a recommendation.
- The pedestrian experience on Monticello Road and Carlton Road due to the proposed modifications to the sidewalks and proposed reduced front yard setback.
- The desire to see some setback of the buildings from the property line along Monticello Road and Carlton Road, but not the full 20-foot setback otherwise required by code.
- The desire to see additional sidewalk width due to the potential of the development to be a destination with pedestrian patrons.
- The appropriateness of the proposed massing and scale in relationship to the surrounding properties.

The materials submitted for Planning Commission consideration at the June 12, 2018 meeting include the following modifications from the materials discussed at the March 13, 2018 Joint Public Hearing. No changes have been proposed regarding the site program of a three (3) story mixed-use building with bakery/café use on the first floor and multi-family dwelling units on the upper stories and a grouping of condominiums. No modifications to the parking lot design are proposed.

- ***Pedestrian Experience and Front Setback:*** The updated preliminary site plan no longer proposes a street tree in the sidewalk zone on Monticello Road, and shows a sidewalk width of more than eight (8) feet. As shown in the street section graphics, a portion of the sidewalk will be located beneath a building overhang and on the subject properties, which will require a public access easement. The proposed sidewalk width is in line with recommendation for *Local Streets* (which follow standards for *Neighborhood B* streets) in the May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan).

The updated preliminary site plan now proposes a five (5) foot sidewalk along Carlton Road, where previously a four (4) foot sidewalk was proposed. The proposed landscaped buffer between the sidewalk and the road continues to be three (3) to four (4) feet in width. The proposed sidewalk and buffer widths are in line with the recommendation for *Neighborhood A* streets in the May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan).

The updated preliminary site plan now notes a four (4) to five (5) foot front stoop between the condominium units and the sidewalk. This is demonstrated in the street section graphic. The preliminary site plan notes the stoops are a variable height of no more than three (3) feet.

- ***Building Height:*** The updated preliminary site plan now proposes a maximum height of 41.85 feet for the condominium units, where previously a 43 foot maximum was proposed. The updated preliminary site plan continues to propose 44.41 feet maximum height for the mixed-use building.
- ***Bicycle Parking:*** The updated preliminary site plan now shows six (6) short-term bicycle parking spaces visible from Monticello Road in addition to six (6) long-term parking located within the stairway of the proposed mixed-use building. The proposed quantities exceed the minimum requirements of Section 34-881. However, the Bicycle and Pedestrian Coordinator has noted that short-term bicycle parking should be visible from the bakery/café entrance in the mixed-use building to be effective.

Alignment with Council Strategic Plan:

The project supports Goal 3 of City Council’s Strategic Plan through objective 3.1, engage in robust and context sensitive urban planning and implementation; objective 3.2, provide reliable and high quality infrastructure; and objective 3.3, provide a variety of transportation and mobility options.

Community Engagement:

City Council held a joint public hearing with the Planning Commission on March 13, 2018. Two members of the public spoke. One speaker noted no opposition to the proposed use but expressed concern that the critical slope waiver request was not available for review in conjunction with the SUP application. One representative from the Belmont-Carlton Neighborhood Association noted the association’s appreciation of the applicant’s community engagement process and willingness to work with the community.

Budgetary Impact:

No direct budgetary impact is anticipated as a direct result of approving an SUP for the applicant’s parcels.

Planning Commission Recommendation:

The Planning Commission took the following action:

Mr. Lahendro moved to recommend approval of this application for a special use permit with the conditions recommended by staff:

1. No improvements shall be commenced prior to approval of a critical slope waiver/modification request, completion of right-of-way acquisition, approval of a final site plan, and approval of a permit authorizing land-disturbing activities pursuant to Z.O. Sec. 10-9.
2. A modified front yard minimum setback of zero (0) feet on Monticello Road shall be permitted.
3. A modified front yard minimum setback of zero (0) feet on Carlton Road shall be permitted.
4. The design, height, and other characteristics of the development shall remain essentially the same, in all material aspects, as described within the preliminary site plan dated April 18, 2018 (Attachment A), building elevations provided May 23, 2018 (Attachment B), and street sections dated April 16, 2018 (Attachment D). Except as the design details of the development may subsequently be modified to comply with staff comments, or by any other provision(s) of these SUP Conditions, any change of the development that is inconsistent with the application shall require a modification of this SUP. These characteristics include:
 - a. No building or structure on the subject properties shall exceed 44.41 feet in height, as measured by Z.O. Sec. 34-1100(a). No building shall contain more than three (3) stories above grade, as defined by Z.O. Sec. 34-1200.
 - b. No building as defined by Section 34-1200 fronting on Carlton Road shall be located within four (4) feet of the property line. Front stoops are exempt from this requirement.
 - c. Dedication of public right-of-way for the establishment of a Charlottesville Area Transit (CAT) bus stop with concrete pad on Monticello Road, as shown, or a modified location and design on Monticello Road approved by the director of CAT or his designee.
 - d. The subject properties shall be served by one (1) vehicular access point on Monticello Road, as shown, subject to approval by the City Traffic Engineer.
 - e. Direct pedestrian access to the mixed use building shall be provided at the intersection of Carlton Road and Monticello Road.
 - f. On-site parking shall be located behind the proposed buildings, as shown.
 - g. Landscaped buffering adjacent to existing single-family residences on Carlton Road shall be installed, as shown.
5. The applicant shall provide pedestrian improvements in the vicinity of the subject property, the dimension and final design of which is subject to approval by the City Traffic Engineer. These improvements shall include:

- a. Provide an improved pedestrian path on Carlton Road along the entire frontage of the subject property. This will consist of a sidewalk no less than five (5) feet in width, and a curbside buffer of no less than three (3) feet in width.
 - b. Provide an improved pedestrian path on Monticello Road along the entire frontage of the subject property. This will consist of a sidewalk no less than eight (8) feet in width where adjacent to a building. A public access and maintenance easement shall be provided for portions of the Monticello Road sidewalk located on the subject properties.
 - c. Install high visibility crosswalks at the southern and eastern pedestrian crossings at the Carlton Road and Monticello Road intersection, as shown in the preliminary site plan dated April 18, 2018 (Attachment A).
6. All required parking per Z.O. Sec. 34-984 shall be provided on-site.
 7. All outdoor lighting and light fixtures shall be full cut-off luminaires.
 8. The spillover light from luminaires onto public roads and onto property adjacent property shall not exceed one-half ($\frac{1}{2}$) foot candle. A spillover shall be measured horizontally and vertically at the property line or edge of right-of-way or easement, whichever is closer to the light source.
 9. Conform to Z.O. Sec. 34-881(2) and Z.O. Sec. 34-881(3) -*Bicycle Storage Facilities* for multi-family dwellings and non-residential uses. Locate short-term bicycle parking to be visible from the bakery/café entrance in the mixed-use building at the corner of Carlton Road and Monticello Road.

Ms. Keller seconded the motion. The Commission voted 4-1 to recommend approval of the application for an SUP for multi-family residential use and reduced front yard setbacks with the conditions recommended by staff. Mr. Lahendro, Ms. Keller, Ms. Green, and Mr. Solla-Yates voted to recommend approval, with Mr. Mitchell voting against recommendation of approval.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution for special use permit with conditions (as recommended by the Planning Commission);
- (2) by motion, take action to approve the special use permit without conditions;
- (3) by motion, take action to deny special use permit; or
- (4) by motion, defer action consideration of the special use permit.

Attachments:

- A. Proposed Resolution
- B. Updated Application Materials, dated April 16 through May 23, 2018

**RESOLUTION
GRANTING A SPECIAL USE PERMIT
TO AUTHORIZE MULTI-FAMILY RESIDENTIAL USE
AND REDUCED FRONT SETBACKS AT ZERO (0) CARLTON ROAD**

WHEREAS, pursuant to City Code Sec. 34-480 landowner Stony Point Design/Build, LLC (“Applicant”), has requested a special use permit for property having an address of zero (0) Carlton Road, further identified on City Tax Map 57 as parcels 123.69, 123.70, 123.71 and on City Tax Map 61 as Parcel 2.2, all such parcels, collectively, having an area of approximately 0.623 acres or 27,138 square feet (“Subject Property”); and

WHEREAS, the purpose of the requested special use permit is to allow multifamily dwellings pursuant to City Code §34-480; and a reduction of the front yard requirements applicable to the Subject Property; in order to facilitate a specific development described in the materials accompanying City application number SP17-00003 (the proposed “Development”); and

WHEREAS, the Subject Property is zoned “M-I” (Manufacturing-Industrial), and pursuant to §34-480, multifamily dwellings are allowable by special use permit; pursuant to City Code §34-162, the requested modification of applicable front yard requirements is allowable in connection with the granting of a special use permit; and

WHEREAS, the Planning Commission reviewed the original application materials dated April 16 through May 23, 2018, and the City’s Staff Report pertaining thereto, and following a joint public hearing, duly advertised and conducted by the Planning Commission and City Council on March 13, 2018, the Commission voted to recommend that City Council approve the requested Special Use Permit; and

WHEREAS, upon consideration of the comments received during the joint public hearing, the Planning Commission’s recommendation, and the Staff Report, as well as the factors set forth within Sec. 34-157 of the City’s Zoning Ordinance, and based on the representations, information, and materials included within Applicant’s application materials, this Council finds and determines that granting the requested special use permit is appropriate, subject to certain reasonable conditions; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia THAT:

1. *Specific Development*—a Special Use Permit is hereby granted to authorize the following Development on the Subject Property:

Establishment of a three-story mixed use building (maximum building height 44.41 feet), which shall be used and occupied as follows: a bakery/café on the first floor and one-bedroom dwelling units used for residential occupancy within all other building stories; and establishment of additional multifamily dwellings (maximum building height 41.85 feet, for each building; each dwelling unit to contain two bedrooms) within a condominium regime. No building shall exceed three (3) stories above grade. Residential

density, within the total area of the Subject Property, shall not exceed 21 dwelling units per acre. The required minimum front yard within the Development shall be zero (0) feet on Monticello Road, and zero (0) feet on Carlton Road.

2. No land disturbing permit, and no building or other permit to authorize construction of any improvements, shall be granted prior to: (i) city council's approval of a critical slope waiver in accordance with City Code §34-1120; (ii) city council's approval of a sale of public right-of-way to the landowner, as necessary to allow the construction and other improvements depicted within the Application materials; (iii) approval of a final stormwater management plan and a final erosion and sediment control plan by the City's agent; and (iv) approval of a final site plan by the city's site plan agent.
3. The design, height, and other characteristics of the Development shall remain the same, in all material aspects, as described within the preliminary site plan dated April 18, 2018 (Attachment A), building elevations provided May 23, 2018 (Attachment B), and street sections dated April 16, 2018 (Attachment D). Except as the characteristics of the Development may subsequently be modified to comply with (i) any of these SUP Conditions, and/or (ii) City zoning regulations not modified by this Special Use Permit: any material change of the Development as represented within the application materials shall require a modification of this SUP. Without limiting the foregoing, the following shall be deemed material aspects of the Development that may not be modified by any administrative approval:
 - a. No building fronting on Carlton Road shall be located within four (4) feet of the property line. Front stoops are exempt from this requirement.
 - b. Landowner shall dedicate land for public right-of-way, establishment of a Charlottesville Area Transit (CAT) bus stop with concrete pad on Monticello Road, or a modified location and design on Monticello Road approved by the director of CAT or his designee.
 - c. The Subject Property shall be served by a single (1) vehicular access point on Monticello Road, as shown, subject to approval by the City Traffic Engineer.
 - d. Direct pedestrian access to the mixed use building shall be provided at the intersection of Carlton Road and Monticello Road.
 - e. All on-site parking shall be located behind the buildings on the Subject Property.
 - f. Landscaped buffering shall be installed adjacent to existing single-family residences on Carlton Road, as depicted within the materials submitted with the Application.
4. The applicant shall provide pedestrian improvements in the vicinity of the subject property, the dimension and final design of which is subject to approval by the City Traffic Engineer. These improvements shall include:

- a. an improved pedestrian path on Carlton Road along the entire frontage of the subject property. This will consist of a sidewalk no less than five (5) feet in width, and a curbside buffer of no less than three (3) feet in width;
 - b. an improved pedestrian path on Monticello Road along the entire frontage of the subject property, consisting of a sidewalk no less than eight (8) feet in width where adjacent to any building. The landowner shall grant to the City a public access easement and maintenance agreement, for portions of the Monticello Road sidewalk located within the Subject Property; and
 - c. installation of high visibility crosswalks at the southern and eastern pedestrian crossings at the Carlton Road and Monticello Road intersection, as depicted within the preliminary site plan dated April 18, 2018 submitted with the Application.
5. All parking required by the City's zoning ordinance shall be provided on-site.
 6. All outdoor lighting and light fixtures shall be full cut-off luminaires. The spillover light from luminaires onto public roads and onto property adjacent property shall not exceed one-half ($\frac{1}{2}$) foot candle. A spillover shall be measured horizontally and vertically at the property line or edge of right-of-way or easement, whichever is closer to the light source.
 7. Bicycle storage facilities shall be provided for each multifamily dwelling and non-residential use, of such type(s), and in such number(s) as will meet the specifications within City Code Sec. 34-881(2) and City Code Sec. 34-881(3) -*Bicycle Storage Facilities*. Short-term bicycle parking shall be located so as to be visible from the bakery/café entrance in the mixed-use building at the corner of Carlton Road and Monticello Road.

PRELIMINARY SITE DEVELOPMENT PLAN FOR

Ø Carlton

TAX MAP 57, PARCELS 123.69, 123.701, 123.71, & TAX MAP 61, PARCEL 2.2

CITY OF CHARLOTTESVILLE, VIRGINIA



COVER SHEET

PRELIMINARY SITE DEVELOPMENT PLAN FOR Ø Carlton CITY OF CHARLOTTESVILLE, VIRGINIA

Date: 07/27/2017
 Scale: N/A
 Sheet No. C1 OF 10
 File No. 15.001

LEGEND		
EXIST	NEW	DESCRIPTION
16" TC	x 12" TC	TOP OF CURB ELEVATION
16"	x 12"	SPOT ELEVATION
16" TW	x 12" TW	TOP OF WALL ELEVATION
16" BW	x 12" BW	BOTTOM OF WALL ELEVATION
		BENCHMARK
		STORM SEWER
		ROOF DRAIN
		SEWER LINE
		WATER LINE
		GAS LINE
		OVERHEAD ELECTRIC WIRE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		DRAIN INLET (DI)
		STORM/SANITARY MANHOLE
		PLUG
		WATER VALVE & BOX
		FIRE HYDRANT
		WATER METER
		LIGHT POLE
		UTILITY POLE
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SANITARY EASEMENT
		GRADING EASEMENT
		DRAINAGE EASEMENT
		UTILITY EASEMENT
		WATER EASEMENT
		ACCESS EASEMENT
		STORM DRAINAGE EASEMENT
		TREE LINE
		FENCE
		STREAM
		INTERVAL CONTOUR
		INDEX CONTOUR
		STANDARD 6" CURB
		COMBINATION 6" CURB & GUTTER
		CONCRETE PAVEMENT / SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EG-2 MATTING
		EG-3 MATTING
		WETLAND
		PARKING COUNT
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		CG-12
		HANDICAP PARKING

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

VICINITY MAP SCALE: 1"=500'

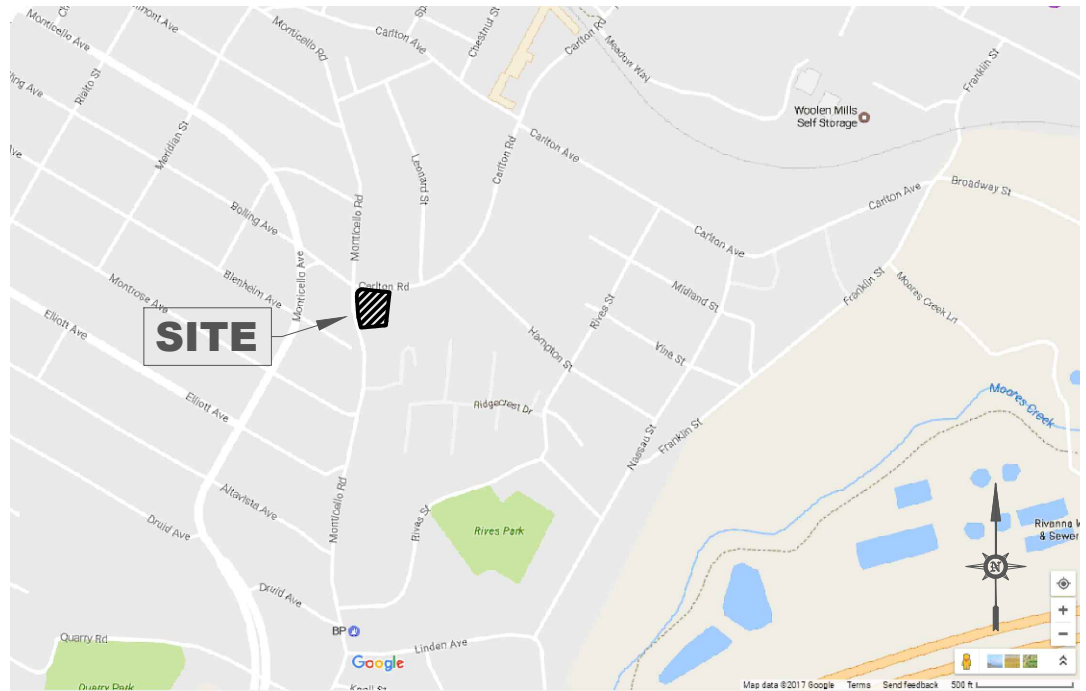


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

- SHEET C1 - COVER SHEET
- SHEET C2 - EXISTING CONDITIONS & DEMOLITION PLAN
- SHEET C3 - SITE PLAN
- SHEET C4 - ROW PLAN
- SHEET C5 - UTILITY RELOCATION
- SHEET C6 - SITE UTILITY
- SHEET C7 - GRADING PLAN
- SHEET C8 - LANDSCAPE PLAN
- SHEET C9 - LIGHTING PLAN
- SHEET C10 - DETAILS

NOTES

- All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
- The location of existing utilities across or along the line of the proposed work are not necessarily shown on the plans and where shown based on "MISS UTILITY" markings and are only approximately correct. The contractor shall locate all underground lines and structures as necessary.
- The contractor shall verify the locations of all boundaries, buildings, existing elevations, vegetation and other pertinent site elements. Contractor shall immediately report any discrepancies to the engineer of record.
- The contractor shall be responsible for notifying "MISS UTILITY" - 1-800-552-7001.
- Any damage to existing utilities caused by the contractor or its subcontractors shall be the contractor's sole responsibility to repair. This expense is the contractor's responsibility.
- All paving, drainage related materials and construction methods shall conform to current specifications and standards of the City of Charlottesville unless otherwise noted.
- An erosion and sediment control plan is required with this site plan.
- All slopes and disturbed areas are to be fertilized, seeded and mulched. The maximum allowable slope is 2:1. Where it is reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
- Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the Engineer it is deemed necessary in order to stabilize a drainage channel.
- All traffic control signs shall conform to the 2011 Virginia Supplement to the 2009 Manual on Uniform Control Devices.
- Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
- All material inside concrete forms shall be clean and free of all rocks and other loose debris. Sub-base material shall be compacted by mechanical means. Remove all standing water from area inside forms.
- Concrete and asphalt shall not be placed unless the air temperature is at least 40 degrees in the shade and rising. Material shall not be placed on frozen subgrade.
- All existing curbs, curb and gutters and sidewalks to be removed shall be taken out to the nearest joint.
- Existing asphalt pavement shall be saw cut and removed as per VDOT Road and Bridge Specifications 2016. Removal shall be done in such a manner as to not tear, bulge or displace adjacent pavement. Edges shall be clean and vertical. All cuts shall be parallel or perpendicular to the direction of traffic.
- The contractor shall exercise care to provide positive drainage to the storm inlets or other acceptable drainage paths in all locations.
- Contact information for any necessary inspections with City:
E&S inspector, NDS- 970-3182 (for the E&S inspections)
Project Inspectors, NDS-970-3182 (for other construction items like sidewalk, pavement patches, road, storm sewer etc.)
Water and Sanitary Sewer--Public Works 970-3800
Street cut, Public Works 970-3800
Other public ROW issues--City Engineer 970-3182.
- Any sidewalk and/or curb damage identified in the site vicinity due to project construction activities as determined by City inspector shall be repaired at the contractor's expense.
- A temporary street closure permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer.

CITY PERMITS

- The contractor shall be responsible for obtaining a street cut permit from the City.
- A Temporary Street Closure Permit is required for closure of sidewalks, parking spaces and roadways and is subject to approval by the City Traffic Engineer. The contractor contact information will be provided with the final plans.

OWNER/DEVELOPER

STONY POINT DESIGN/BUILD, LLC
200 GARRETT ST STE P
CHARLOTTESVILLE VA 22902

ZONING

Zoned M-1

LEGAL REFERENCE

TM 29 Parcel 200
INSTR. # 20164139
DBP 233-281 (PLAT) & DBP 373-571 (PLAT)

BENCHMARK

MAG NAIL SET AT NORTH WEST CORNER ON SIDEWALK
Datum: ASSUMED ELEVATION = 500.00

SOURCE OF BOUNDARY & TOPO

Boundary information from a current field survey on 09/23/16 by:
Roger W. Ray and Associates, Inc.
663 Berkmar Court
Charlottesville, VA 22901

Topographic survey performed on 12/02/2016 by:
Roger W. Ray and Associates, Inc.
663 Berkmar Court
Charlottesville, VA 22901

Missed utility ticket #A721203605 on 9/14/2017 by:
Roger W. Ray and Associates, Inc.
663 Berkmar Court
Charlottesville, VA 22901

BUILDING HEIGHT

Maximum height of structures permitted is 85'
Maximum Commercial Building Height = 44.41'
Maximum Proposed condominium height is 41.85' tall

SETBACKS

Front: 20' (applicant proposes reduction to 0' by special use permit)
NOTE: A 4'-5' wide stoop is between the building and sidewalk.
Side: 1' for every 2' building height. Minimum 10'
Condominium max height 41'-10 1/2" utilizing City definitions of "grade" and "height". Requires 20'-11 1/2" setback
Side setback = 21.2'

EXISTING USE

Vacant

PROPOSED USE

3021 SF Bakery
8 one Bedroom Residential Apartments
4 two Bedroom Condominiums
Gross Residential Density:
12 Units/0.623 Acres = 19 Units Per Acre
3,020 SF Retail Bakery Space (12.9% GFA)
20,409 SF Total Residential Space (87.1% GFA)

LAND USE SCHEDULE

EXISTING	Area	%
Building	0 SF	0%
Pavement	0 SF	0%
Sidewalk	0 SF	0%
Open space	27,340 SF	100%
Total=	27,340 SF (0.623 ac.)	

PROPOSED	Area	%
Building	6,649 SF	24%
Pavement	10,532 SF	39%
Sidewalk	2,438 SF	9%
Open space	7,721 SF	28%
Total=	27,340 SF (0.623 ac.)	

LAND DISTURBANCE

0.48 acres of total land disturbance is proposed with this plan.

STORMWATER COMPLIANCE

Development will meet 9VAC25-870-96 by providing 0.61 lbs of offsite nutrient credits.
Development will meet flood protection requirements by releasing a postdevelopment 10-yr, 24 hr storm that is less than predevelopment. Applicant will be seeking a variance request for 9VAC25-870-66 B3. More land disturbance would be required to meet this criterion.

BMP TABLE

Infiltration System Maintenance Requirements	
Frequency	Duties
Quarterly	Repair undercut and eroded areas at outflow.
**The owner is responsible for proper maintenance of all BMP measures	
Infiltration System Details	
Impervious Area Treated	0.37 ac
Total Area Treated	0.37 ac
Lb/yr phosphorus removal	0.5
Location	(38.020102, -78.472735)

SIGNS

All signs and pavement markings shall conform with the latest edition of the MUTCD Guidelines.

LIGHTING

Street lighting will not be provided. See C9 for site lighting.

PHASING

Project will be installed in one phase.

UTILITY MARKINGS

Utilities were marked at time of survey during on going construction operations. We will coordinate with the City Construction Manager on final utility marking once improvements to site are finished by the City.

MATERIAL IMPROVEMENTS

Per 34-827(d)(13)

PROPOSED	Area	Linear Feet	Height
Building	6,946 SF		44.41'
Retaining Wall	2,497 SF	261 LF	18'(max.)
Sidewalk	2,339 SF		
Dumpster Pad	200 SF		
Parking Lot/Travelway	8,092 SF		
Bus Stop	50 SF		
Underground utility			
Power		300 LF	
Water		141 LF	
Sanitary		60 LF	
Tree Canopy(10yr)	3,837 SF		
Total=	23,961 SF		

PARKING SCHEDULE

Required Parking:

Commercial:
1 space per 250 SF of GFA of Bakery(w/ seating). Approx. half of 3021 SF Bakery will have seating. SF of seating area = 1,500/250 = 6 Spaces Req.
Apartment:
1 space per 1 bedroom residential unit. = 8 Units X 1 = 8 Spaces Req.
Condominium Unit:
1 spaces per residential unit. = 4 Units X 1 = 4 Spaces Req.
Handicap Parking: 1 Spaces Per 25 Total Req. = 23/25 = .9 Space
Total Required: 19 Spaces

Provided Parking: 23 Spaces

4 spaces under condominiums
19 spaces in parking lot (6 compact, 11 full size), including
1 Handicap space & 1 Van Handicap accessible space.

Per section 34-977(b)(2) states up to 30% of the required off-street parking spaces may be approved to be compact spaces.

Bike Parking per Sec. 34-881

Multifamily dwellings: 1 bicycle space for every 2 dwelling units. 8 apartments = 4 spaces
Nonresidential uses: 1 bicycle space for every 1,000 SF of public space as well as the number of parking spaces provided. 3,020 SF commercial / 1,000 = 3 spaces

Provided Bike Parking: 12

6 Interior - under stairwell (See note on C4)
6 Exterior - beside stairwell (See note on C4)

ITE TRIP GENERATION

Use Description	ITE	Qty	AM		PM		Total	
			in	out	in	out		
Apartment	220	8 units	2	5	7	12	8	20
Townhomes	230	4 units	1	2	3	3	1	4
Restaurant	931	3233 SF	12	3	15	14	9	23
Total			15	10	25	29	18	47

Use Description	ITE	Qty	Avg. Daily
			Total
Apartment	220	8 units	53
Townhomes	230	4 units	23
Restaurant	931	3233 SF	200
Total			25

ITE Trip Generation does not offer bakery traffic calculation. Restaurant, a similar but higher traffic use, was used in its place.

AFFORDABLE DWELLING UNITS

Total size of development site: 0.62 acres (27,138 SF)
Gross Floor Area (GFA) of all buildings/uses: 20,838 SF
Total site FAR: .77
Proposed development does not trigger the ADU ordinance.

FIRE MARSHAL'S NOTES

SITE PLAN:

- VSFPC 505.1-The building street number to be plainly visible from the street for emergency responders.
- VSFPC 506.1 - An approved key box shall be mounted to the side of the front or main entrance.
- VSFPC 506.1.2 - An elevator key box will be required if the building has an elevator.
- VSFPC 507.5.4 - Fire hydrants, fire pump test header, fire department connections or fire suppression system control valves shall remain clear and unobstructed by landscaping, parking or other objects.
- VSFPC 503.2.1 - Overhead wiring or other obstructions shall be higher than 13 feet 6 inches.
- VSFPC 3312.1 - An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site. Fire hydrants shall be installed and useable prior to the start of any building construction.
- All pavement shall be capable of supporting fire apparatus weighing 85,000 lbs.
- Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to all construction or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
- Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

CONSTRUCTION & DEMOLITION:

- VSFPC 310.3: 310.5 - Smoking to be allowed in only designated spaces with proper receptacles.
- VSFPC 3304.2 - Waste disposal of combustible debris shall be removed from the building at the end of each workday.
- IFC 1410.1-Access to the building during demolition and construction shall be maintained.
- VSFPC 3304.6 - Operations involving the use of cutting and welding shall be done in accordance with Chapter 35, of the Virginia Statewide Fire Prevention Code, addressing welding and hotwork operations.
- VSFPC 3315.1 -Fire extinguishers shall be provided with not less than one approved portable fire extinguisher at each stairway on all floor levels where combustible materials have accumulated.
- VSFPC 3310.1 - Required vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections, if any. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

FIRE FLOW

Building shall be sprinkled. Require 1,500 GPM

CRITICAL SLOPES

Refer to sheet C2 and C4 for critical slopes in project area

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a Zone A 100-year flood plain.

WATER & SANITARY SERVICES

All materials used for water and sanitary sewer service lines are to comply with requirements as outlined in both the BOCA Code and the regulations used by the Department of Public Works for the City of Charlottesville.

WATER & SANITARY DEMANDS

Water Demand:

Max Hour: Residential (1440 GPH) + Commercial (75.50 GPH) = 1515.50 GPH
Peak Hour Demand: Residential (2160 GPH) + Commercial (113.25 GPH) = 2273.25 GPH

Estimated Sewer Demand: 5253 GPD

ELECTRIC / TELEPHONE / CABLE TV

If feasible, all new service lines for electricity, telephone and cable TV are to be installed underground. Care is to be taken to assure their location does not conflict with any other aspects of the proposed site plan.

APPROVALS:

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES DATE



EXISTING CONDITIONS AND DEMOLITION

Rev. #	Date	Description
1	07/27/17	Revised building footprint & bed count
2	11/22/17	Finalize building footprint & bed count
3	07/15/18	Special use permit application
4	04/15/18	Preliminary Site Plan Comments

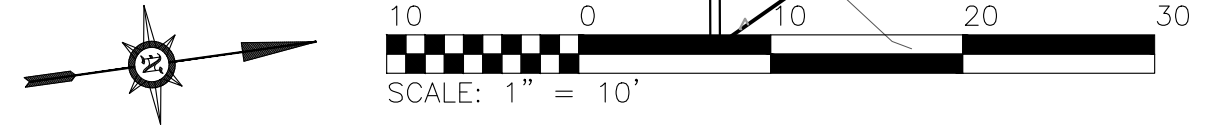
PRELIMINARY SITE DEVELOPMENT PLAN FOR

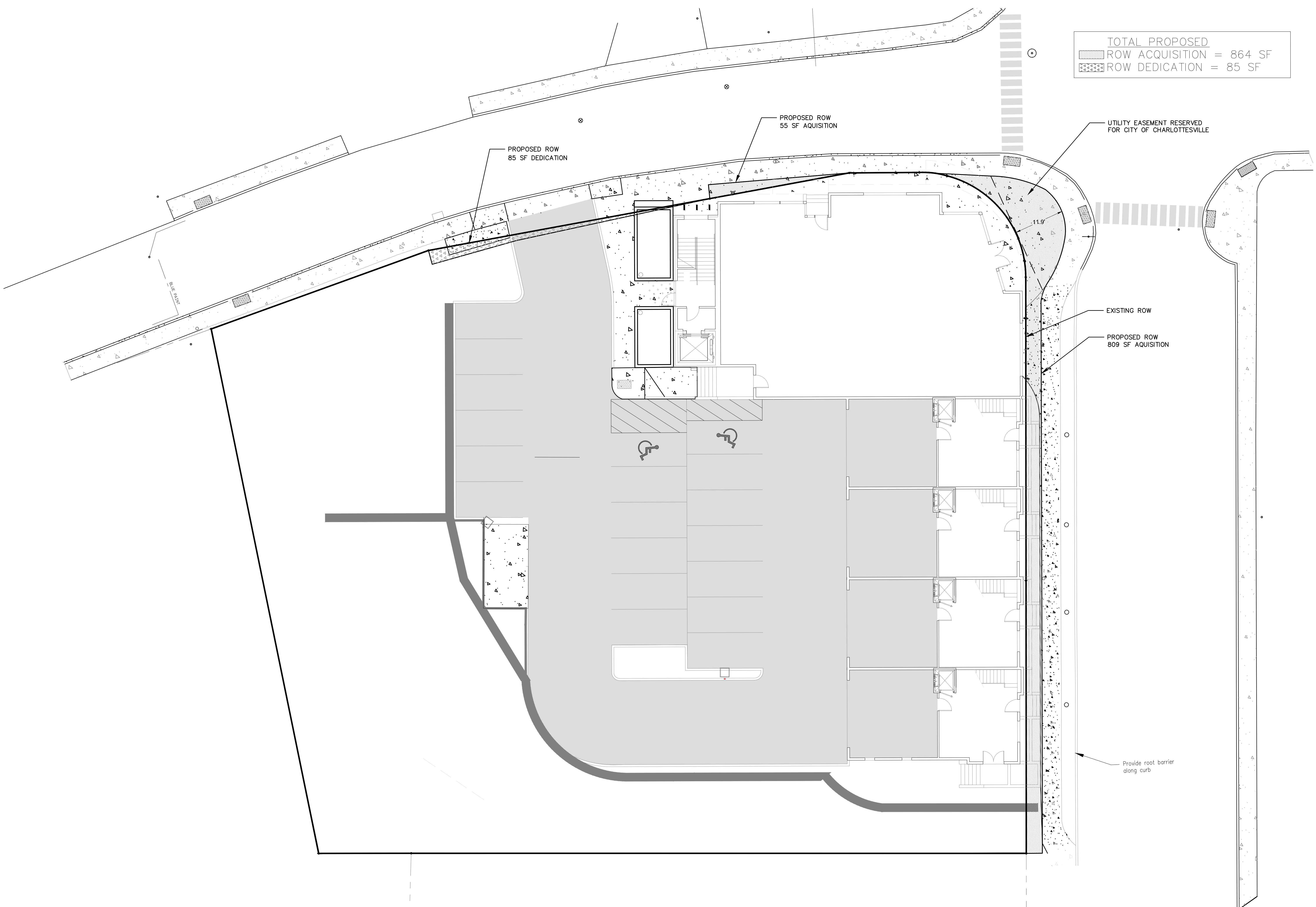


Date	07/27/2017
Scale	1" = 10'
Sheet No.	C2 OF 5
File No.	15.001



SOILS LEGEND
 171D - Rabun-Urban Land Complex, 15-25% Slopes





TOTAL PROPOSED	
▨	ROW ACQUISITION = 864 SF
▩	ROW DEDICATION = 85 SF

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTESVILLE, VA 22902
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

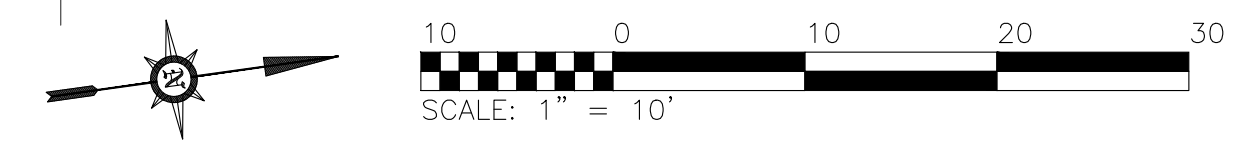


ROW PLAN

Rev. #	Date	Description
1	07/27/17	Revised building footprint & bed count
2	11/22/17	Final plan set
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Ø Carlton
 CITY OF CHARLOTTESVILLE, VIRGINIA

Date: 07/27/2017
 Scale: 1" = 10'
 Sheet No. C3 OF 10
 File No. 15.001



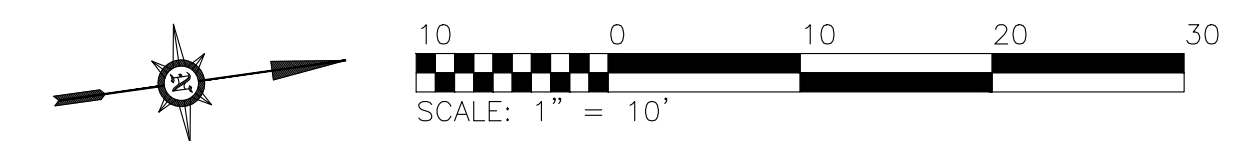
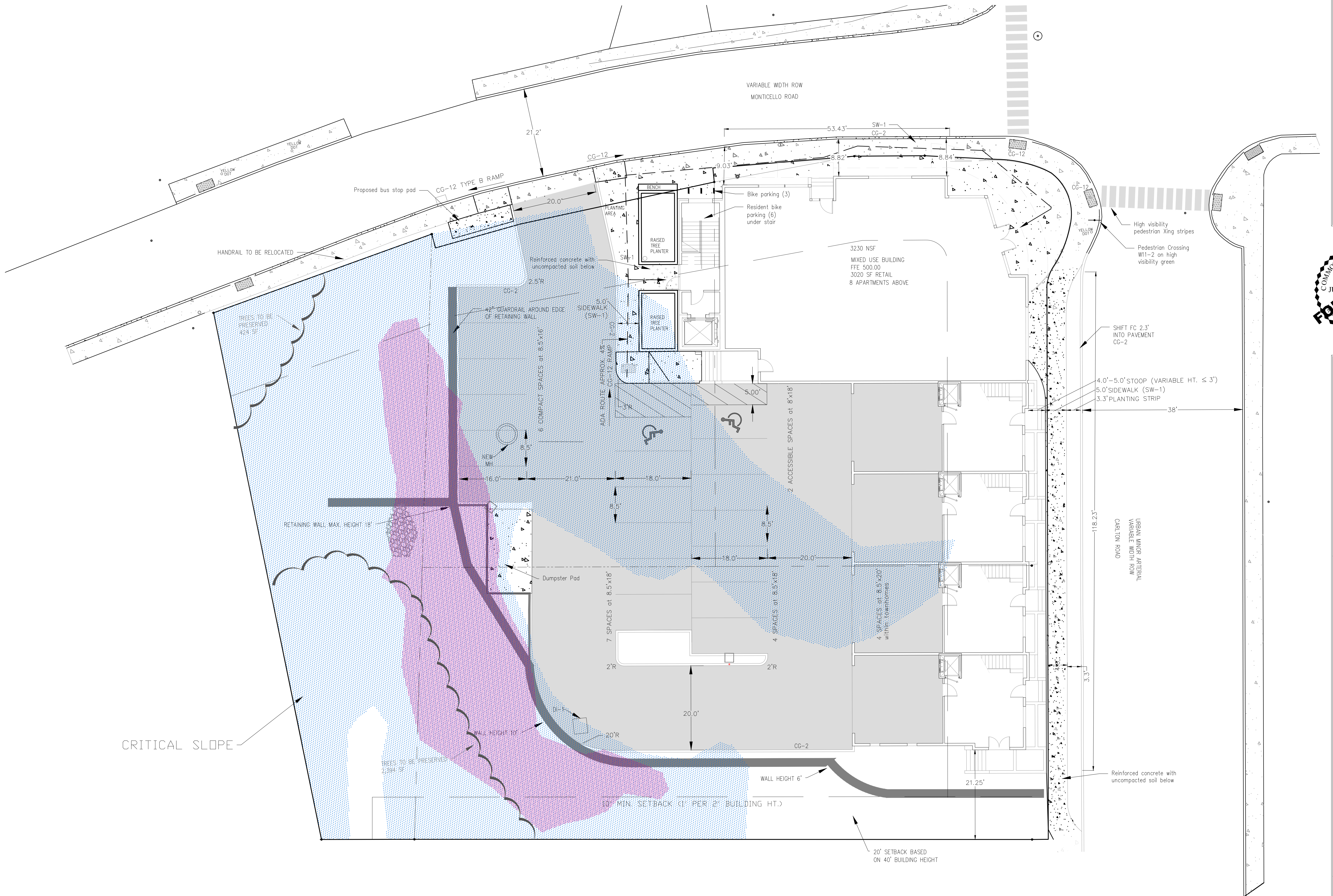


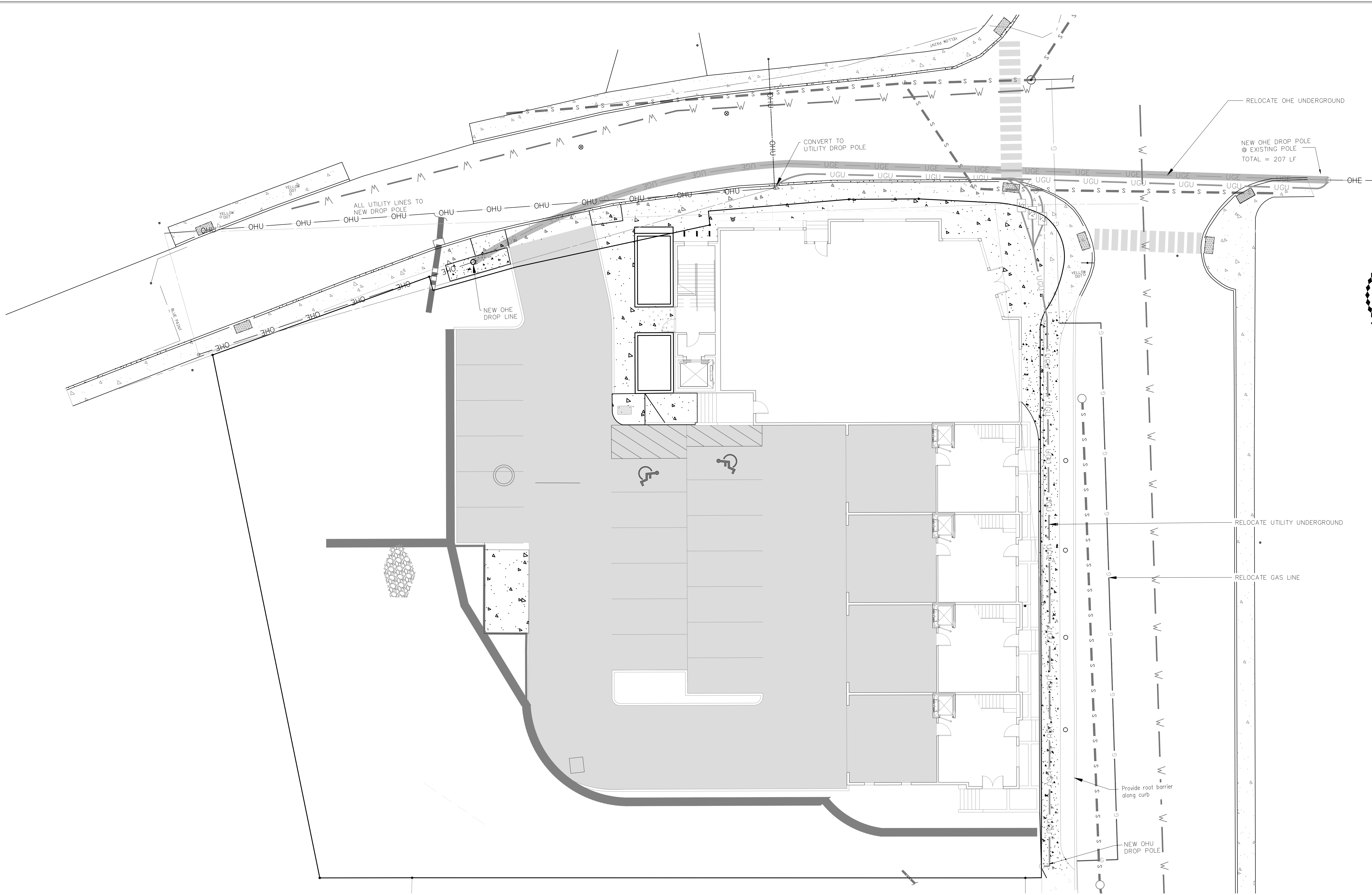
SITE PLAN

Rev. #	Date	Description
1	7/27/17	Revised building footprint & tree count
2	11/22/17	Preliminary site plan application
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

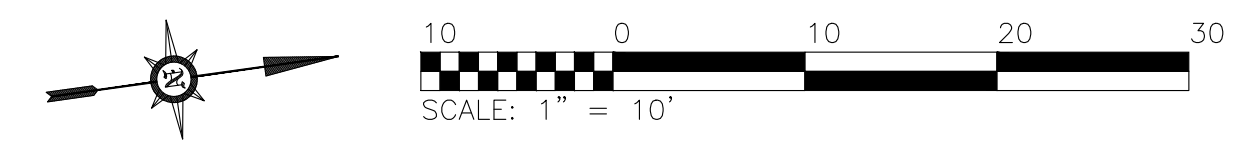
PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 07/27/2017
Scale: 1" = 10'
Sheet No. C4 OF 10
File No. 15.001



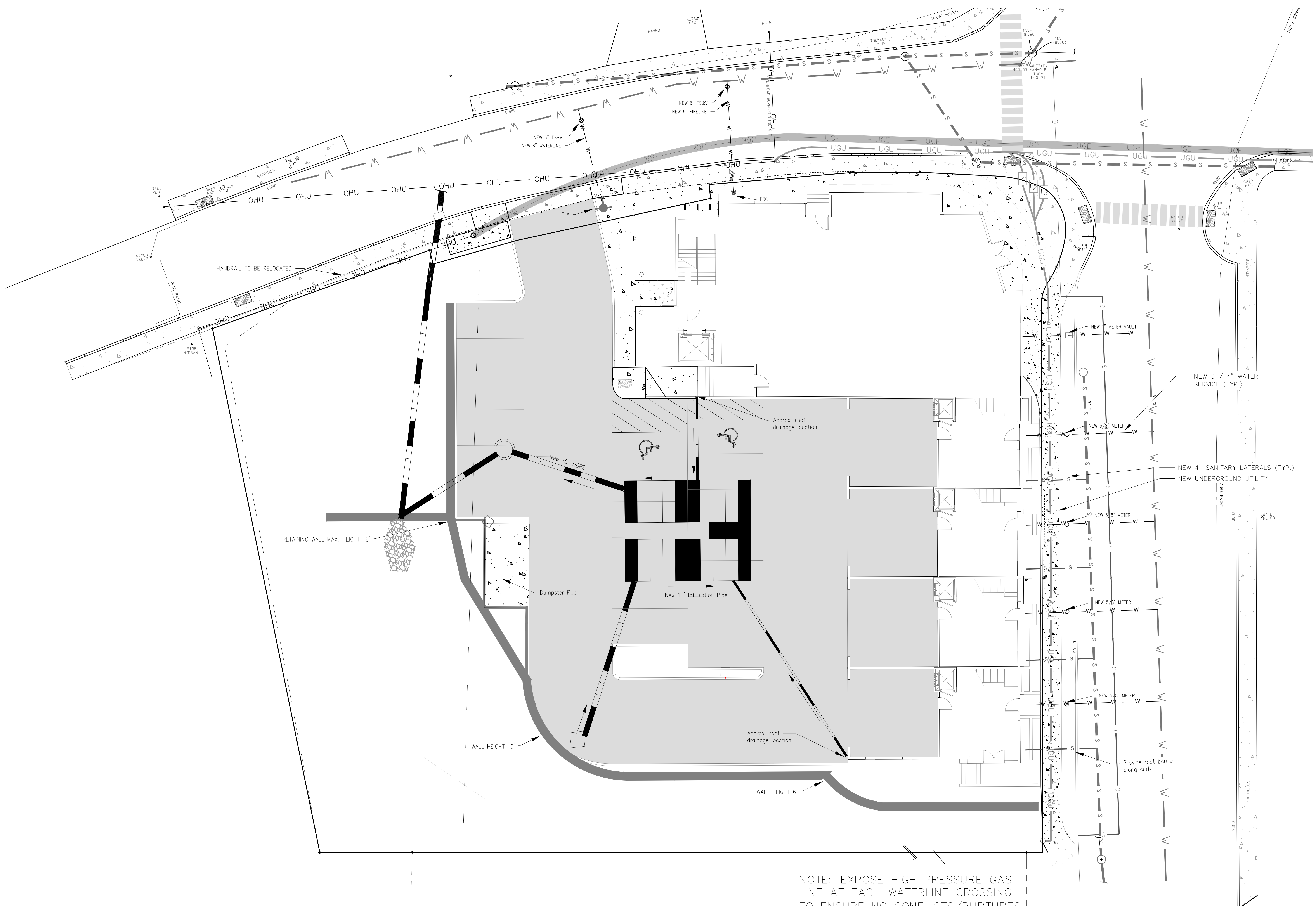


NOTE: 1) Contractor will be responsible for the notification to the public about the water outages due to installation of 6"x6" Tees.
 2) Contractor to contact Public Utilities when work crosses the gas line.

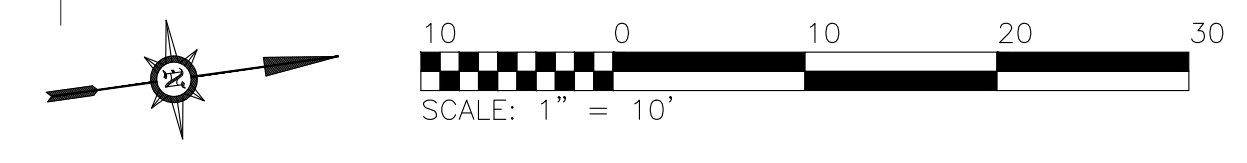


UTILITY RELOCATION

Rev. #	Date	Description
1	07/27/17	Revised building footprint
2	11/22/17	Professional Engineer response
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments



NOTE: EXPOSE HIGH PRESSURE GAS LINE AT EACH WATERLINE CROSSING TO ENSURE NO CONFLICTS/RUPTURES



SITE UTILITY PLAN

Rev. #	Date	Description
1	7/27/17	Revised building footprint & bed count
2	11/22/17	Professional Engineer registration
3	01/15/18	Special use permit application
4	04/15/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

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File No.	15.001



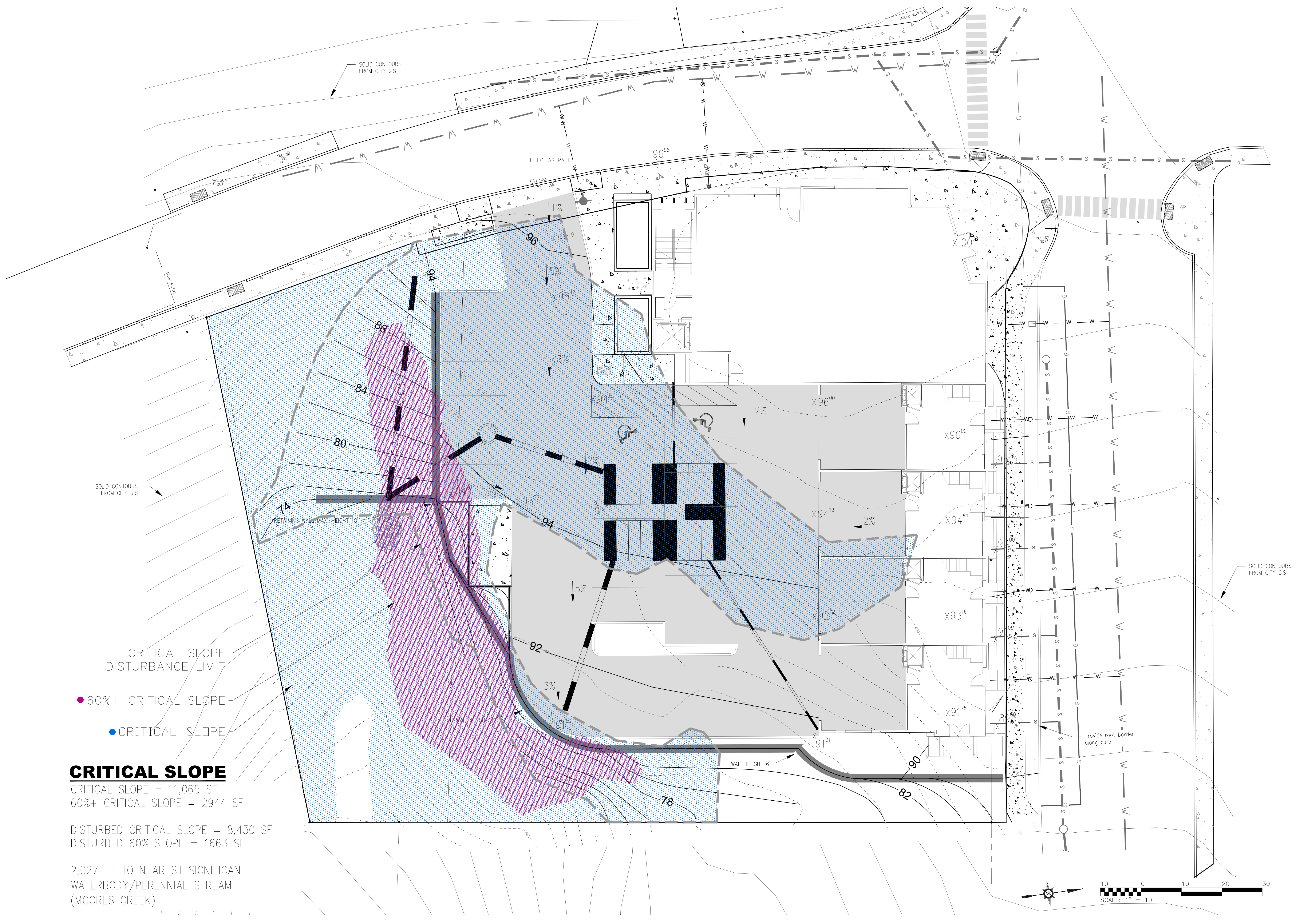
GRADING PLAN

Rev. #	Date	Description
1	07/27/17	Revised building footprint & bed count
2	11/22/17	Preliminary site plan application
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR

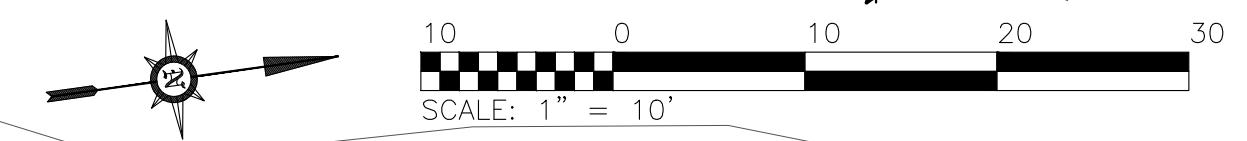
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date	07/27/2017
Scale	1" = 10'
Sheet No.	C7 OF 10
File No.	15.001



CRITICAL SLOPE
 CRITICAL SLOPE = 11,065 SF
 60%+ CRITICAL SLOPE = 2944 SF
 DISTURBED CRITICAL SLOPE = 8,430 SF
 DISTURBED 60% SLOPE = 1663 SF

2,027 FT TO NEAREST SIGNIFICANT
 WATERBODY/PERENNIAL STREAM
 (MOORES CREEK)



LANDSCAPING NOTES:

STREETSCAPE REQUIREMENT (SEC 34-870):
 NO STREET TREES REQUIRED(AFTER SUP APPROVAL) IN AREAS SUBJECT TO A ZERO BUILDING SETBACK REQUIREMENT OR WHERE THE MAXIMUM BUILDING SETBACK REQUIREMENT IS LESS THAN 10'

330 LINEAR FEET / 50 = 7 TREES
 STREET TREES PROVIDED = 8 TREES . 2 LARGE SHADE TREES, 3 MEDIUM SHADE TREES, AND 3 ORNAMENTAL TREES

CANOPY REQUIREMENT:
 10% OF TOTAL SITE AREA
 0.10 * (0.628 AC) = 2,734 SF REQUIRED
 4,573 SF CANOPY PROVIDED
 2,760 SF EXISTING TREES TO BE PRESERVED
 TOTAL PROVIDED: 7,333 SF

PRESERVED TREES: SEE GRADING PLAN (C4)
 EXISTING TREES ARE TO BE PRESERVED ON SOUTHERN END OF SITE. TREES THAT ARE REMOVED WILL BE REPLACED WITH TREES OF SIMILAR SPECIES(MAPLE) TO KEEP CHARACTER OF TREE STAND.

LANDSCAPE SCHEDULE

Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy	Total Canopy SF
	Large Shade Tree	Acer x freemanii	Autumn Blaze Maple	2.5" Cal.	6	397	2382
	Large Shade Tree	Liriodendron tulipifera	Tulip Poplar	2" Cal.	2	387	774
	Large Shade Tree	Acer saccharum & cvs.	Sugar Maple	2.5" Cal.	1	195	195
	Medium Shade Tree	Cladrastis kentukea	Yellowwood	2.5" Cal.	5	0	0
	Ornamental Tree	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	6-7' Ht.	7	124	868
	Ornamental Conifer	Pinus Strobus	Eastern White Pine	4'-5' Ht.	3	118	354
	Small Flowering Tree	Cornus florida 'Cloud 9', 'Cherokee Princess'	Flowering Dogwood	4'-5' Ht.	3	0	0
	Evergreen Screening Shrub	Rhododendron 'PJM Elite'	Rhododendron	30-36"	22	0	0
	Evergreen Screening Shrub	Ilex glabra 'Densa'	Densa Inkberry Holly	30-36"	26	0	0
TOTAL CANOPY							4573

NOTES:

- Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
- Canopy from 10 YR growth.

SET TRUNK PLUMB. SEE PLANS FOR EXACT LAYOUT AND SPACING.

TREE TIES, SEE SPECS.

1-1/2" SQ. OAK STAKES SET 180 DEGREES APART

FINISHED GRADE

APPLY 2" OF MULCH AFTER PLANTING AND WATER THOROUGHLY

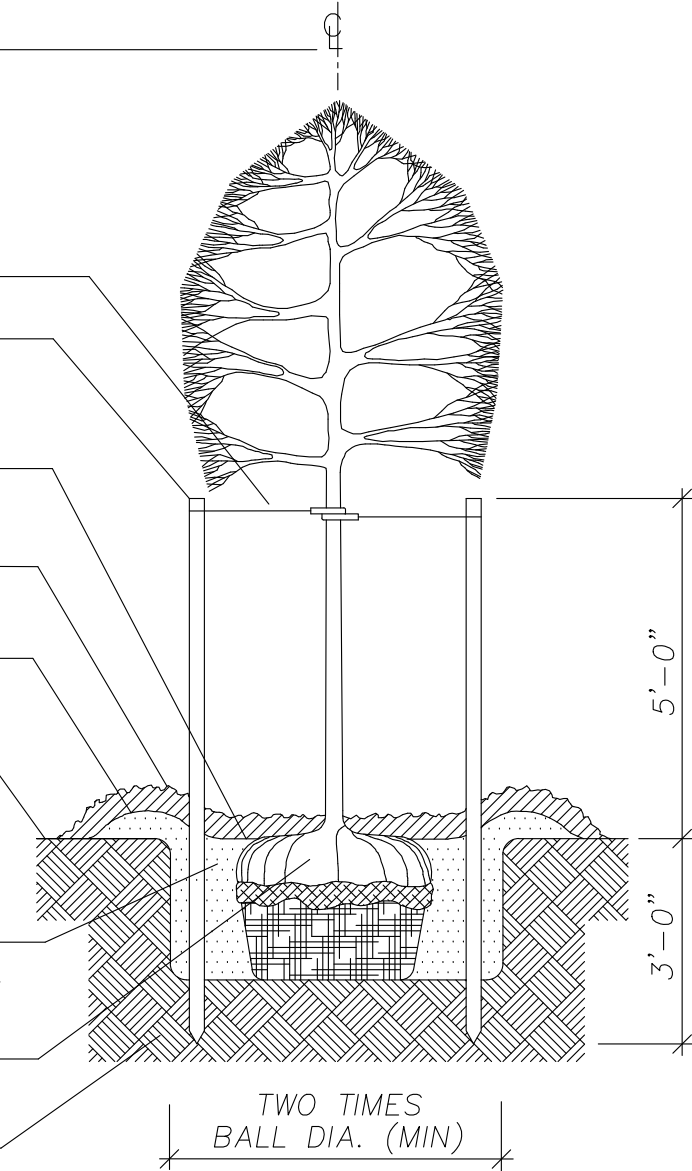
4" COMPACTED EARTH WATERING BERM

EXISTING GRADE

PLANTING PIT. SEE SPECS FOR EXACT REQUIREMENTS, PLANTING SOIL, AND PLANTING SOIL AMENDMENTS.

REMOVE BURLAP & STRING FROM TOP 1/3 OF ROOT BALL

UNDISTURBED SOIL



1 TREE PLANTING DETAIL

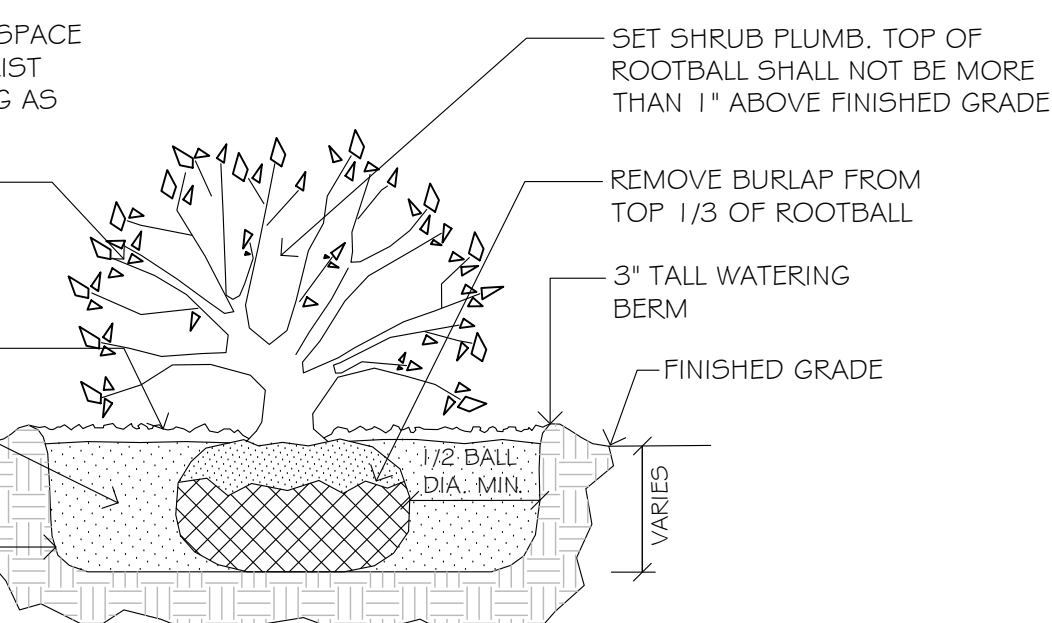
C6 Not To Scale

SEE PLANS FOR EXACT LAYOUT. SPACE PLANTS AS SPECIFIED IN PLANT LIST OR AS SHOWN. ADJUST SPACING AS NECESSARY OR AS DIRECTED BY LANDSCAPE ARCHITECT.

MULCH 2" DEEP IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY.

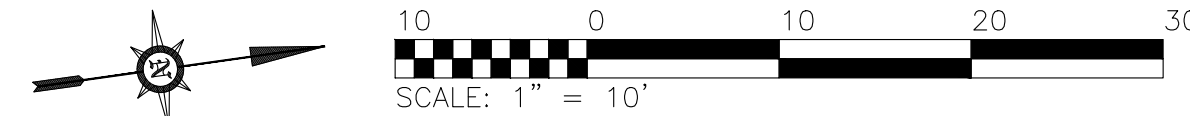
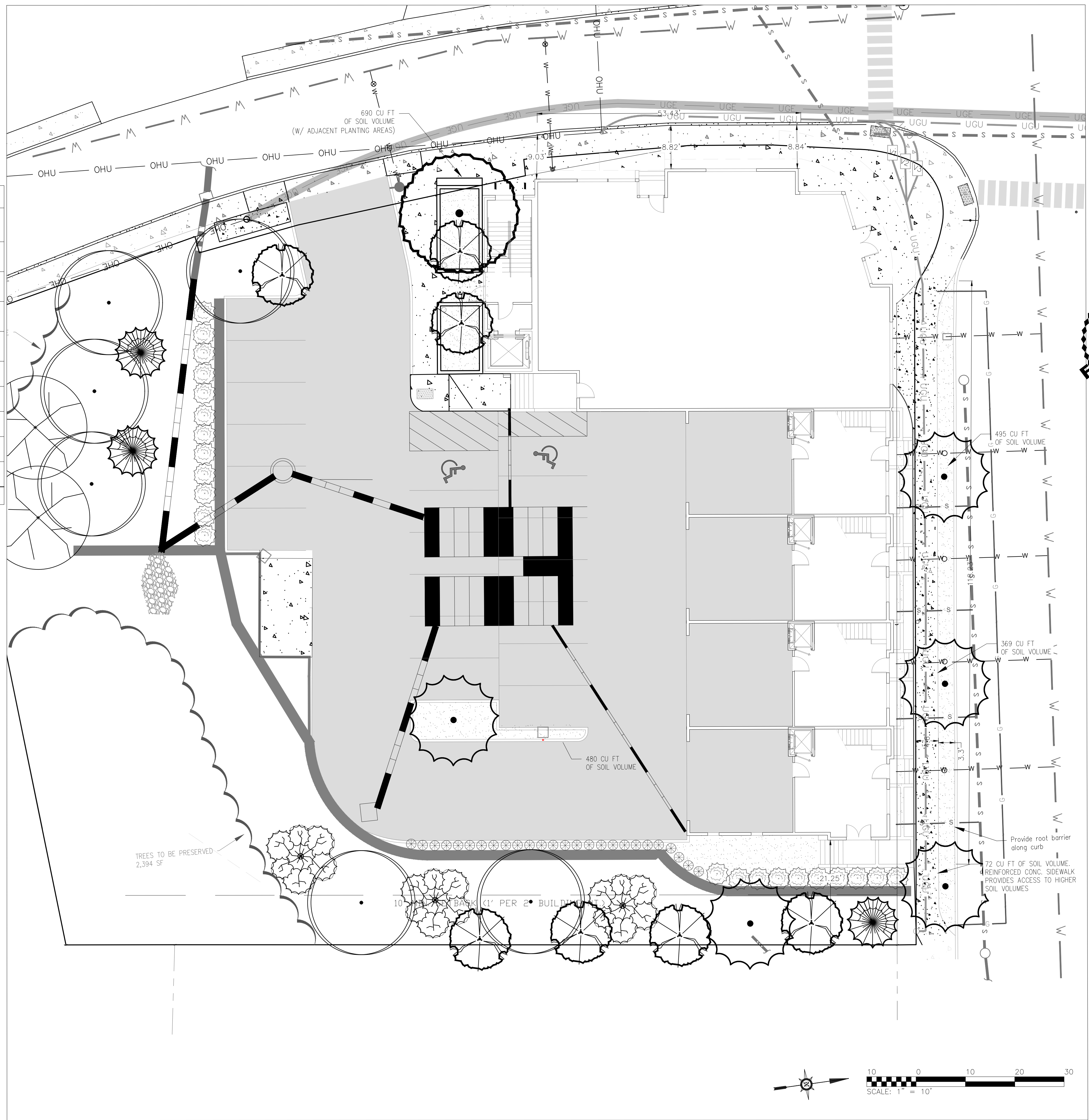
PLANTING PIT. PREPARED SOIL FOR SHRUBS

SOIL SURFACE ROUGHENED TO BIND NEW SOIL

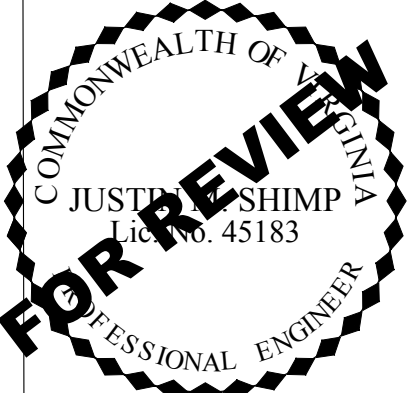


2 SHRUB PLANTING DETAIL

C6 Not To Scale



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 PHONE: (434) 227-5140
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22902
 JUSTIN@SHIMP-ENGINEERING.COM

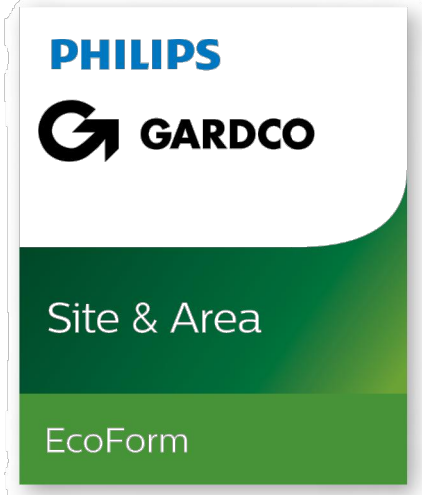


LANDSCAPE PLAN

Rev. #	Date	Description
1	07/27/17	Revised building footprint & tree count
2	11/22/17	Proposed building footprint & tree count
3	07/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 07/27/2017
 Scale: 1" = 10'
 Sheet No. C8 OF 10
 File No. 15.001



Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp.	Voltage	Finish	Options
ECF	---	---	---	---	---	---	---	---
ECF	---	---	---	---	---	---	---	---

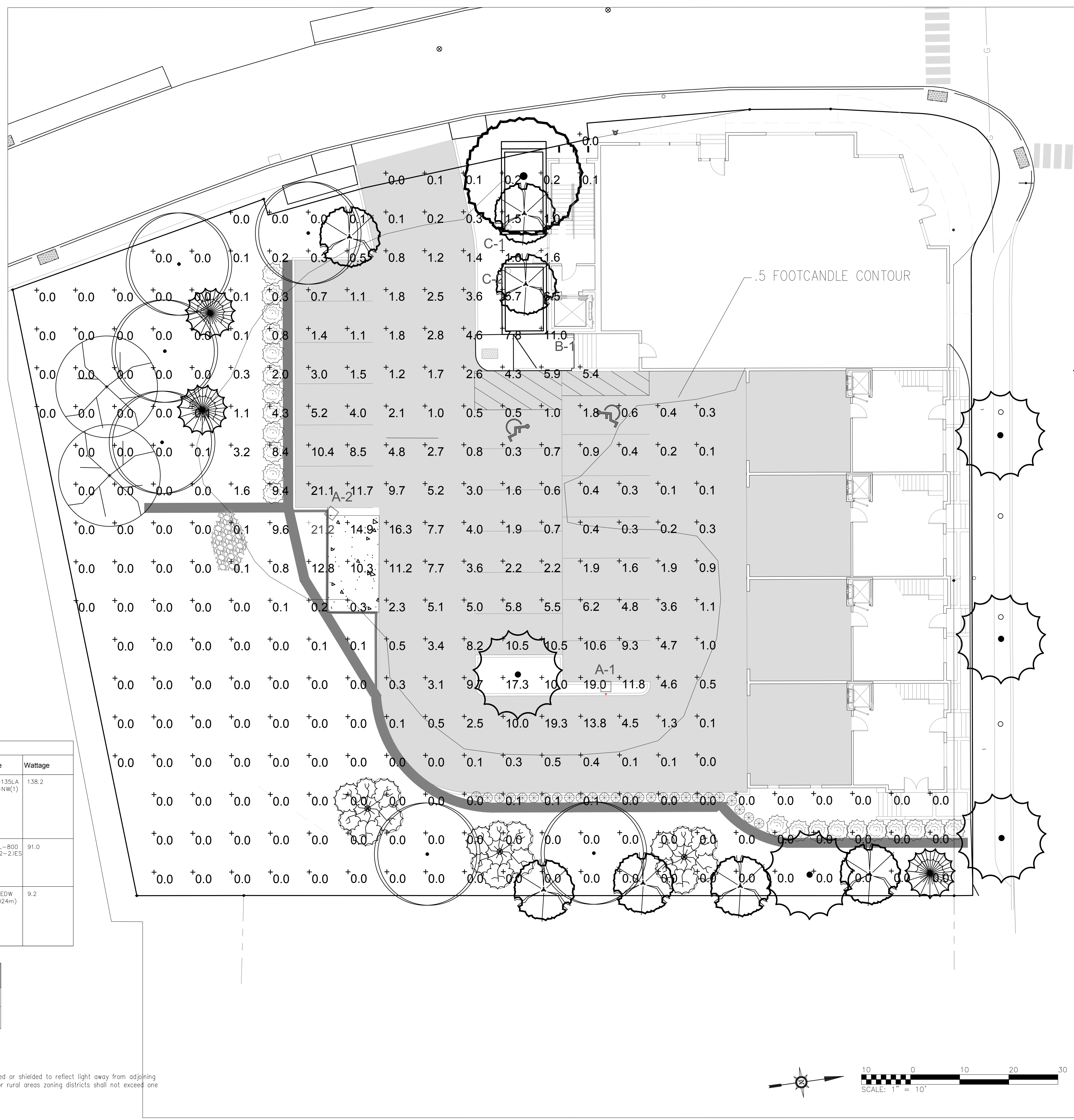
1. Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
 2. MRO and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for accessories. Available in 120V or 277V only.
 3. ECF-MRI requires outdoor-rated sensor when used with Terminal Block (TB) Option.
 4. LLC2, LLC3, LLC4 Wireless Controls are not configurable with HSP/PC/PC2/PC3/PC4 options. See page 6-7 for more info.
 5. Contact factory for lead times on warm white.
 6. Not configurable with Type 5 (S) Optics.
 7. Not configurable with 20-277V (UNV) Voltage. Voltage must be specified.
 8. Not configurable with 480V (480) Voltage.
 9. Works with 3-pin or 5-pin NEMA (photocell) dimming device.
 10. If ordered with DIM, APD, MRO, MRO-APD-MRO, APD-MRO, dimming will not be connected to NEMA receptacle.
 11. Works with 3-pin or 5-pin NEMA (photocell) dimming device and auxiliary connections are not connected (for future use only).
 12. Not configurable with 38120 (38120) Mounting.
 13. No adaptor required for 4" round poles. RPA's provided with Black Paint standard.

EcoForm_ECF_LED_03/16 page 1 of 8

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Wattage
	A	2	PHILIPS GARDCO	ECF-3-135LA-6470-NW	ECOFORM	LED	1	ECF-3-135LA-6470-NW(1) JES	138.2
	B	1	PHILIPS GARDCO	161-92L-800-NW-C2-2	161 LED Sconce, 46 LEDs, T2 OPTICS, 4000K	LED	1	161-92L-800-NW-C2-2.JES	91.0
	C	2	LUMEC	OVB-6LEDW	OVB	LED	1	OVB-6LEDW (S1002024m) JES	9.2

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Area	+	1.9 fc	21.2 fc	0.0 fc	N/A	N/A

- NOTE:
- All pole mount fixtures shall be mounted at a total height of 20' from the finished grade which includes the pole base.
 - All wall mounted fixtures shall be mounted at a height of 12'.
 - The canopy light for the ordering board shall be mounted at a height of 10'.
 - Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.
 - See additional fixture specifications on Details Sheet C7.



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM

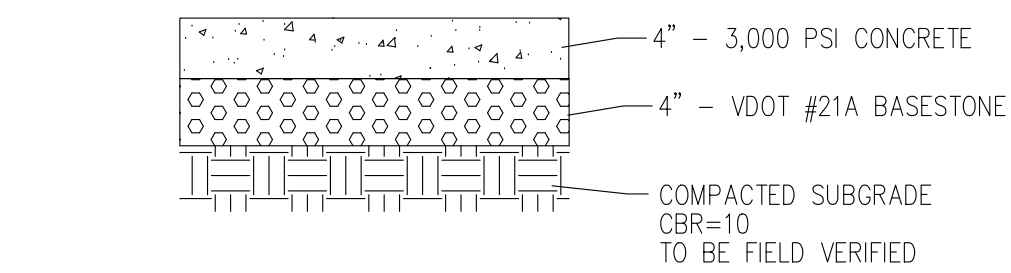


LIGHTING PLAN

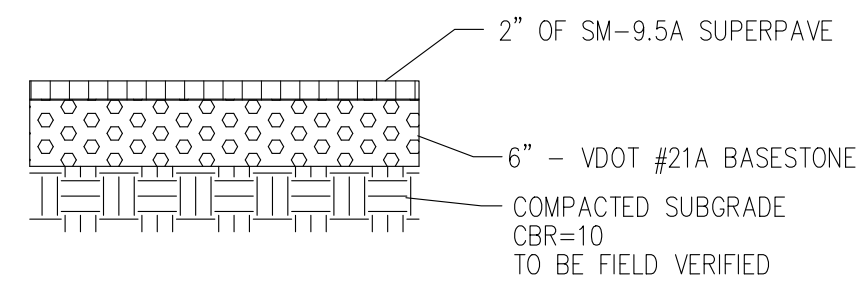
Rev #	Date	Description
1	07/27/17	Revised building footprint & head count
2	11/22/17	Proposed site plan & equipment response
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

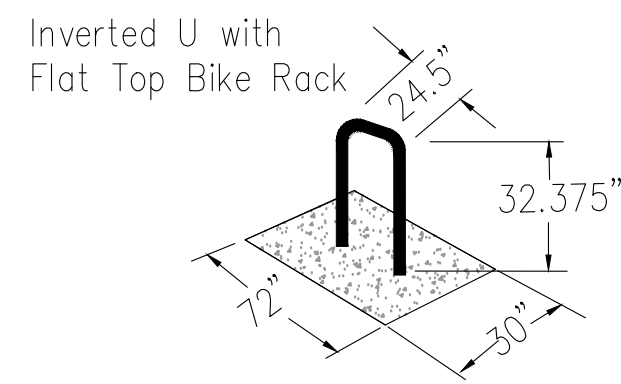
Date: 07/27/2017
 Scale: 1" = 10'
 Sheet No. C9 OF 10
 File No. 15.001



1 TYPICAL SIDEWALK SECTION
C7 Not To Scale



2 Parking Area Pavement Section
C7 Not To Scale



4 INVERTED U BIKE RACK DETAIL
C7 Not To Scale



PENALTY
\$100 - \$500 FINE
TOW-AWAY ZONE

To be mounted below accessibility parking sign



Philips Gardco LED wall sconce 161 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to compliment the I21, this luminaire is the large and extended version of the I21, providing performance capability up to that of a 400W metal halide luminaire, while using considerably less energy.

Project: _____
Location: _____
Cat.No: _____
Type: _____
Quantity: _____
Notes: _____



Ordering guide

Luminaire	Number of LEDs	Drive Current	LED Color Generation	Distributions	Voltage	Dimming Control ¹	Electrical	Options	Finish
161 LED wall sconce	46L ² 46 LEDs (7 modules)	600 600mA 900 900mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WW-G2 Warm White 3000K, 70 CRI Generation 2	2 IES Type 2 3 IES Type 3 4 IES Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V AC HVV 347-480V AC	DD 0-10V Dimming Driver ³ DCC Dual Circuit Control ⁴ DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ⁵ CS50 Medium 50% Dimming, 8 hours ⁵ CS50 Economy 50% Dimming, 9 hours ⁵ DASO All Night 50% Dimming ⁵ Photoelectric Systems PCB Photocontrol Button ⁵ Infrared Motion Response Systems IMR3 Integral with #3 lens ⁵	F1 Single (20, 27, 347VAC) ³ F2 Double (208, 240, 480VAC) ³ F3 Canadian Double Pull (208, 240, 480VAC) ³	WS Surface mount consult local junction box Customer specified RAL Specify optional color or film, (see GC-LSP or GC-MLA 7000) CC Custom color (Must supply color chip for required factory quote)	TK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified

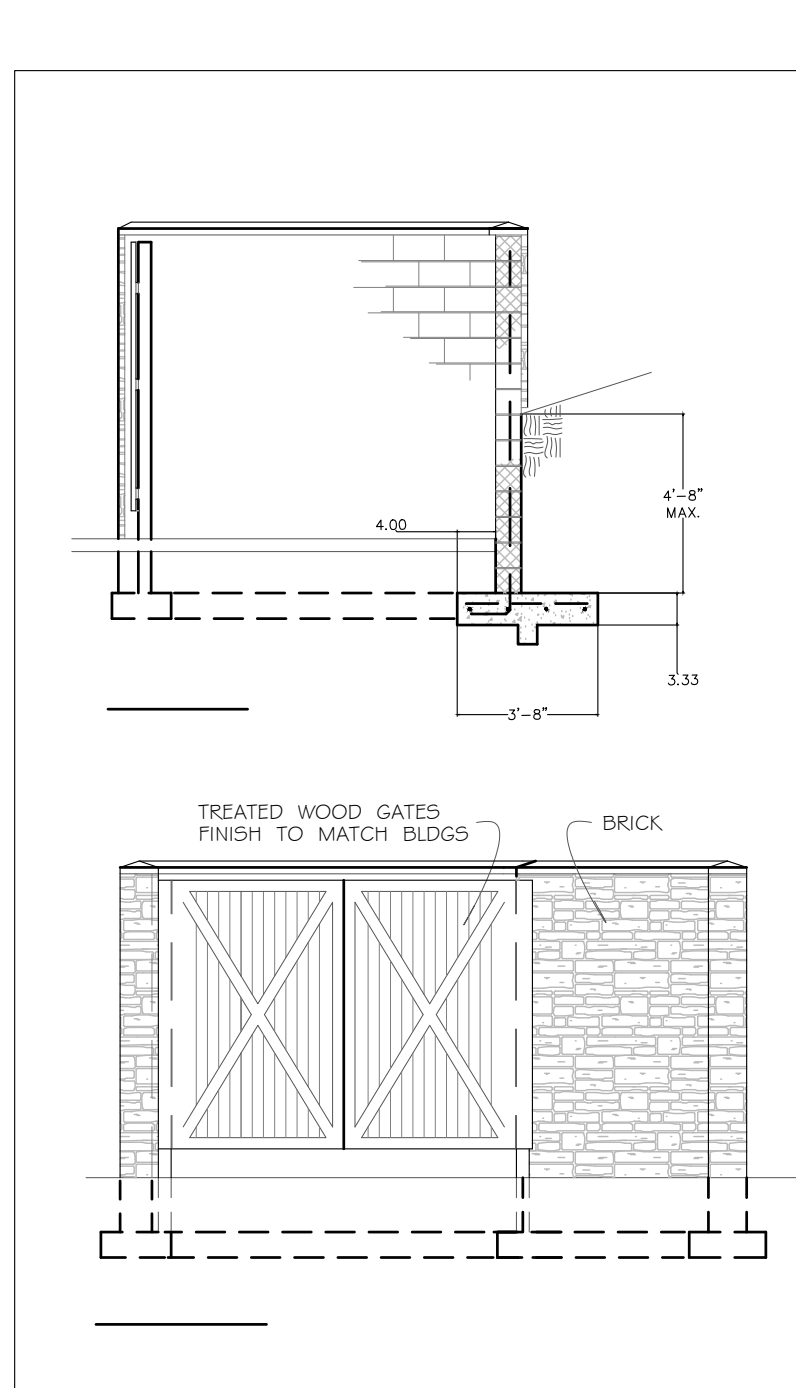
1. Not available with Dimming Driver (DD) option. 4. Not available with 480V.
2. Not available with Dual Circuit Control (DCC) option. 5. Must specify specific input voltage.
3. Available in 120-277V or UNV only.

Accessories (order separately)

FSIR-100 MB hand held programmer (For use with IMR3 motion response when field programming is required). If desired, only one is needed per job.

g_161_cut 1/1/16 page 1 of 3

5 FIXTURE B SPECIFICATION
C7 NOT TO SCALE

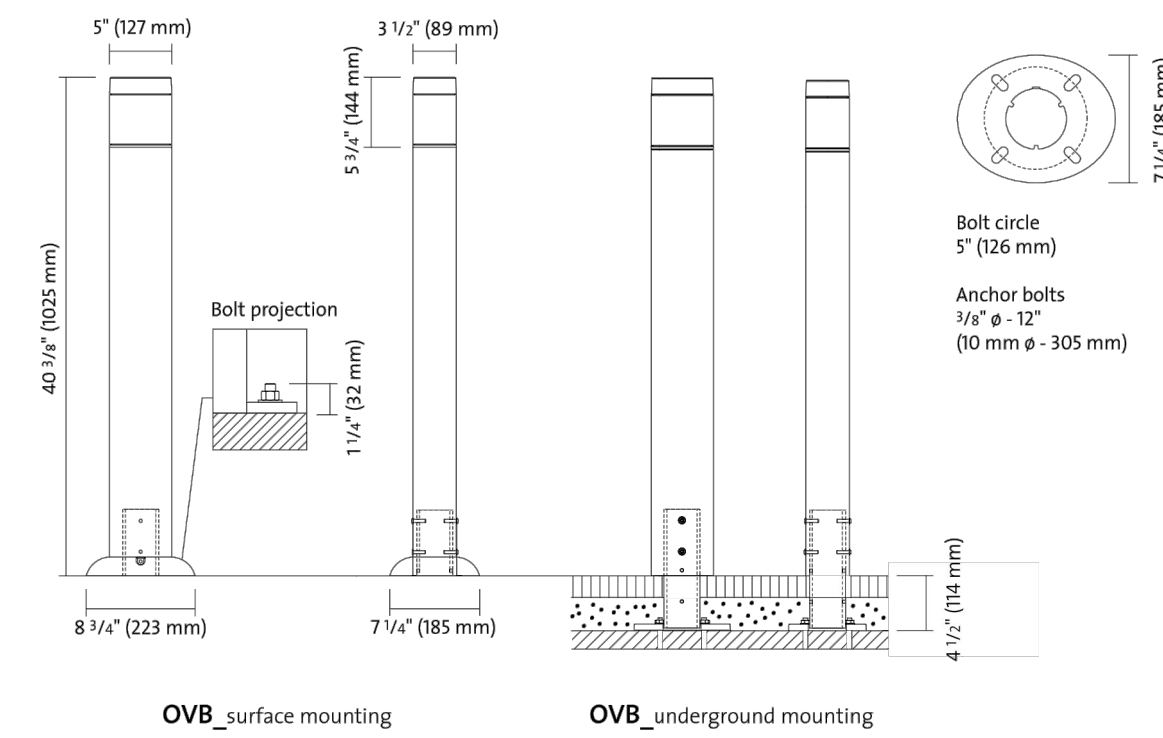


3 DUMPSTER
C7 NOT TO SCALE

BOLLARD/OVB
OVAL SERIES

LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards



SPECIFICATIONS

Hood
Die cast (356) aluminum cover.

Body
Made from a 5" (127 mm) wide by 3 1/2" (89 mm) deep, elliptical, extruded (6061-T6) aluminum tubing, having a 0.250" (6.4 mm) wall thickness, mechanically assembled to the anchor plate at the bottom of the bollard with 4 steel anchor bolts.

Two mounting possible
Surface mounting: A base cover hides the anchor plate and the bolts.
Underground mounting: The anchor plate and the bolts are located 4 1/2" (114 mm) below apparent ground level.

Lens
Clear acrylic, elliptical lens, satin finish and internal flute.

6LEDA/6LEDB/6LEDG/6LEDR/6LEDW Lamp
6-watt light-emitting diodes (LEDs).

Driver
High power factor of 90%. Electronic driver, operating range 50-60 kHz. Lamp starting capacity of -40°F (-40°C). Assembled on a tray with quick disconnect plug.

Access Mechanism
Four screws integrated to the base of the body offer access to the inside of the luminaire and to the lamp.

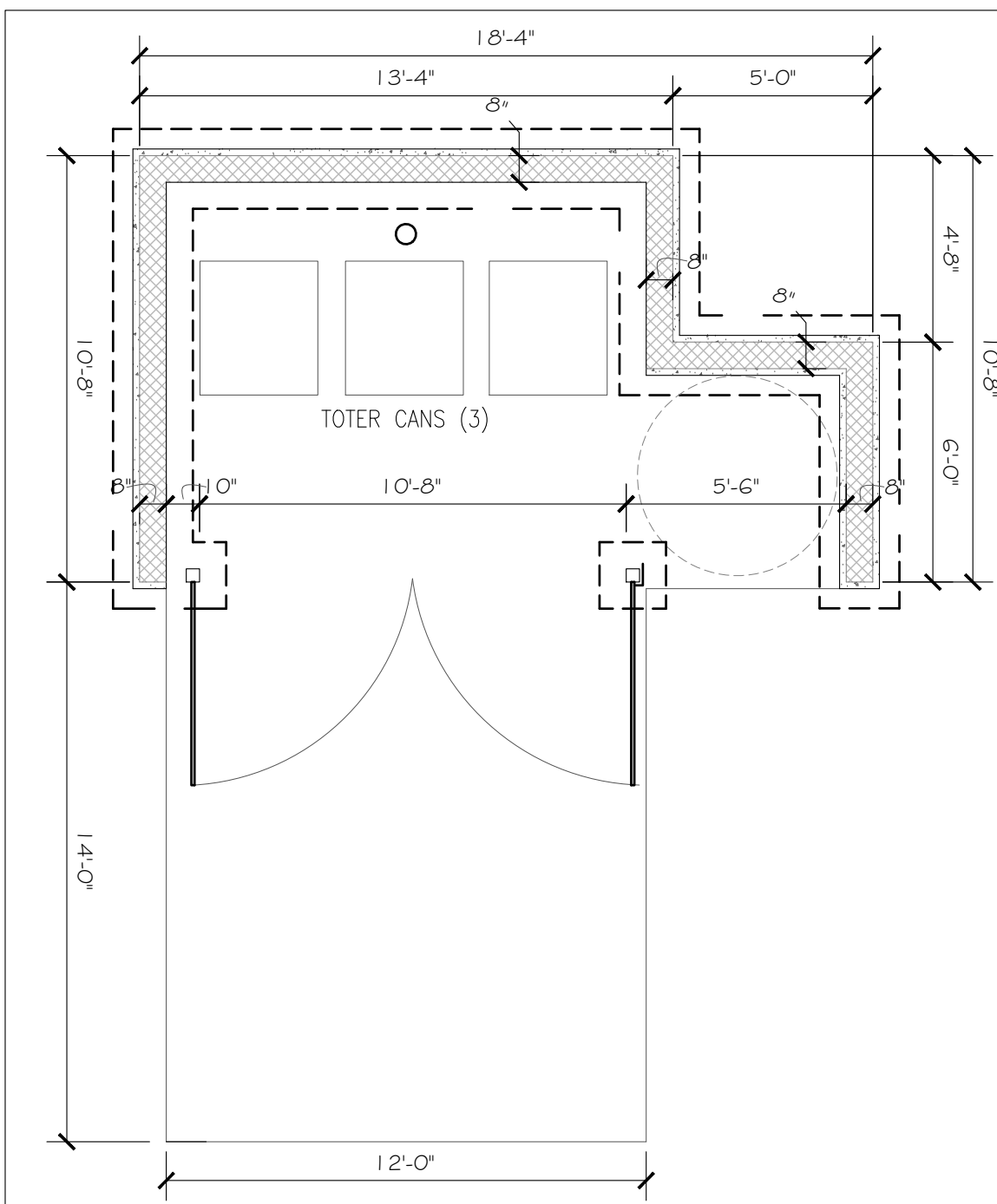
Base cover
Oval shaped, one piece cast (356) aluminum base cover mechanically fastened with two stainless steel screws.

Finish
"Hot dip" chemical etching preparation. Lumital™ polyester powder coat finish. Excellent color retention as per #ASTM D2244, and outstanding salt-spray resistance according to #ASTM D2247 testing procedures.

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification. For the latest updates go to www.lumec.com

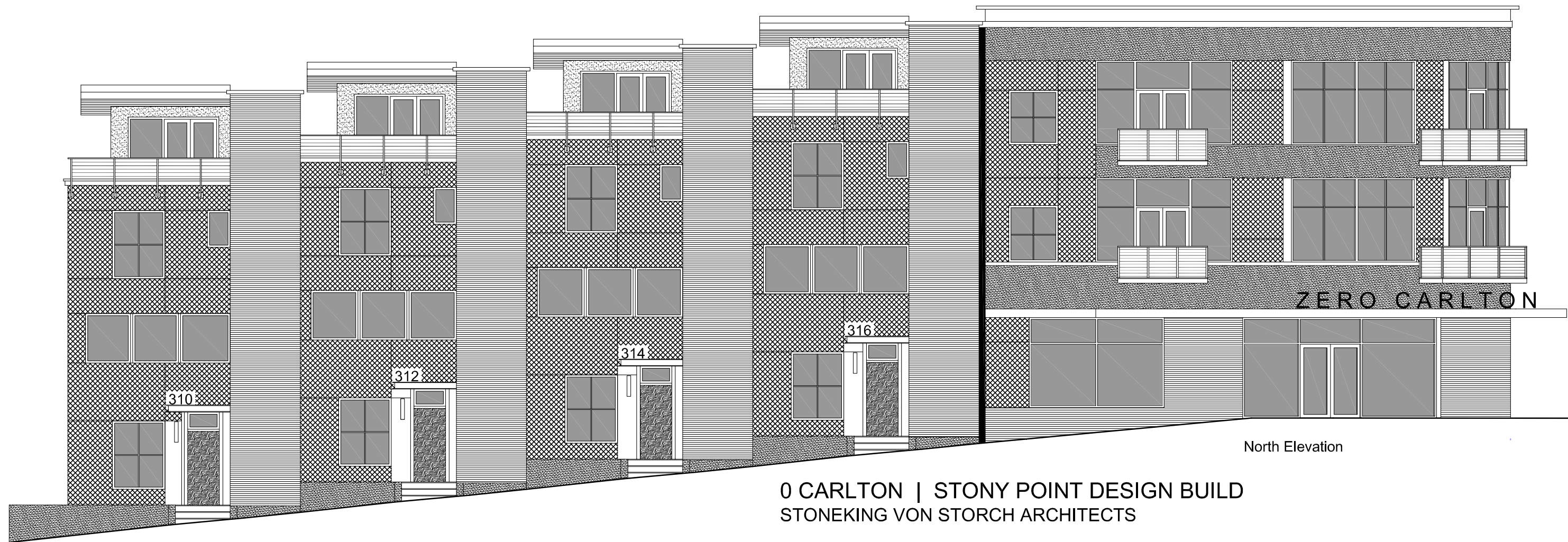


6 FIXTURE C SPECIFICATION
C7 NOT TO SCALE



SITE DETAILS

Rev. #	Date	Description
1	07/27/17	Revised Building Footprint & seed count
2	11/22/17	Preliminary site plan & permit application
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments



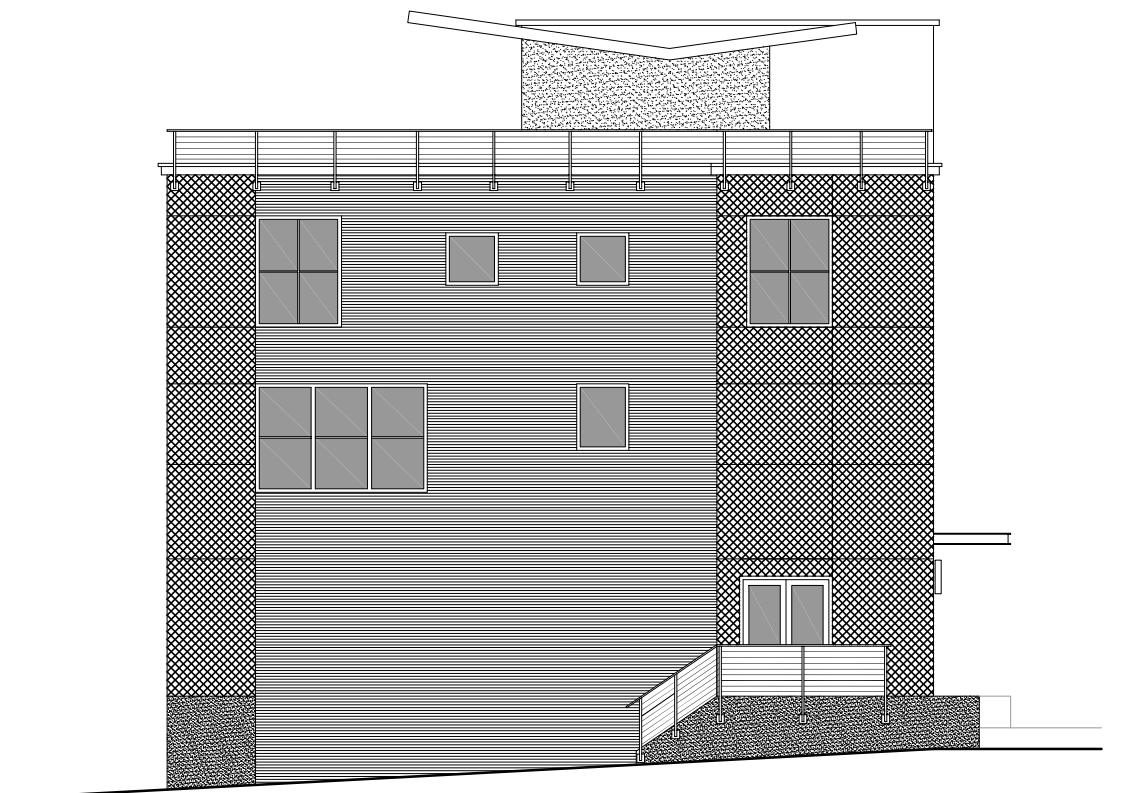
North Elevation

0 CARLTON | STONY POINT DESIGN BUILD
STONEKING VON STORCH ARCHITECTS



West Elevation

0 CARLTON | STONY POINT DESIGN BUILD
STONEKING VON STORCH ARCHITECTS



East Elevation



316

312





ZERO CARLTON

EIGHTONE

310

314





ZERO CARLTON

310

314

BEHAVIOR



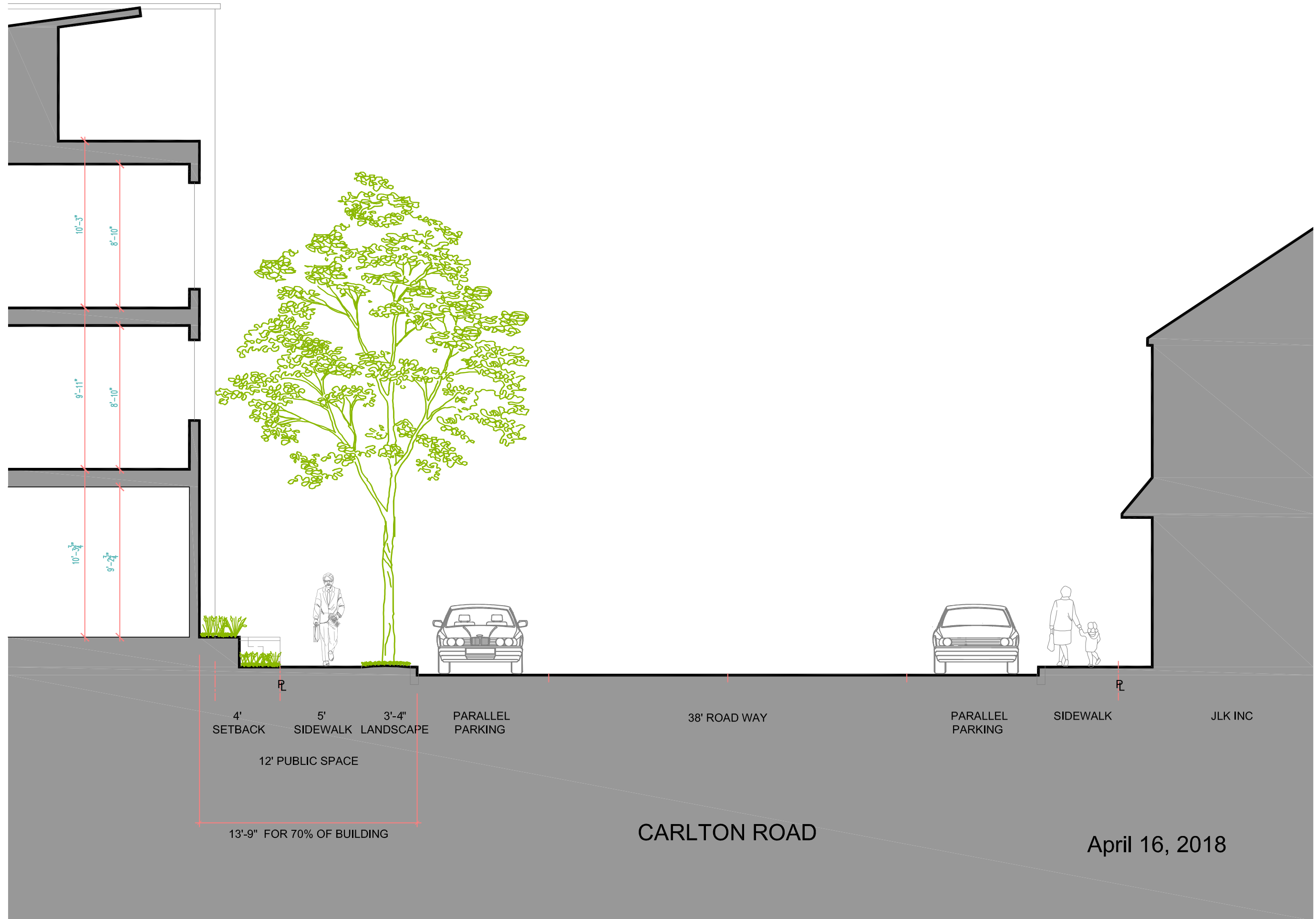
ZERO CARLTON

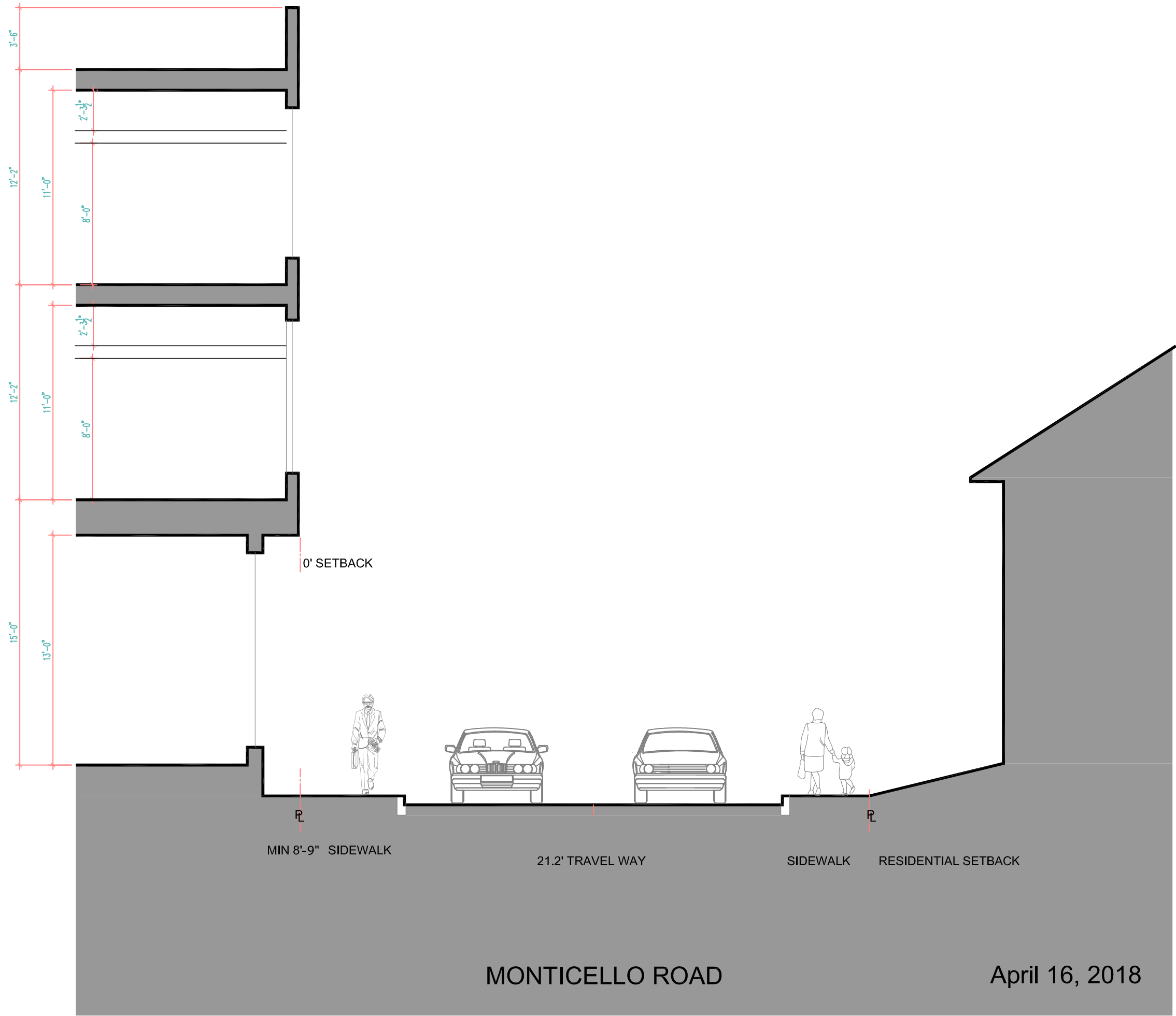
310

312

314

316





**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Required:	Ordinance Adoption
Presenter:	Carrie Rainey, City Planner, Neighborhood Development Services
Staff Contacts:	Carrie Rainey, City Planner, Neighborhood Development Services
Title:	Critical Slope Waiver Request at 0 Carlton Road

Background:

Chris Henry of Stony Point Design/Build, LLC requests a waiver from Section 34-1120(b) of the City Code (Critical Slope Ordinance) to allow for the construction of a mixed-use building, multi-family dwelling units, a parking lot, and related improvements at 0 Carlton Road (Tax Map 57 Parcels 123.69, 123.701, 123.71 and Tax Map 61 Parcel 2.2). The subject property has street frontage on Carlton Road and Monticello Road.

Existing critical slopes areas located on this Property include 0.319 acres/51% percent of the project site. The applicable definition of “critical slope” is as follows:

Any slope whose grade is 25% or greater, and (a) a portion of the slope has a horizontal run of greater than 20 feet, and its total area is 6,000 SF or greater, and (b) a portion of the slope is within 200 feet of a waterway. See City Code Sec. 34-1120(b)(2).

The Planning Commission discussed the critical slope waiver request at the June 12, 2018 meeting in conjunction with modifications to the Special Use Permit (SUP) application for the subject properties, for which a Joint Public Hearing was held on March 13, 2018. The full critical slope waiver request application package and updated SUP application package can be viewed at: <http://www.charlottesville.org/home/showdocument?id=61937>

Discussion:

Per Sec. 34-1120(b)(6)(3), City Council (in granting a modification or waiver) may allow the disturbance of a portion of the slope, but may determine that there are some features or areas that cannot be disturbed. These include, but are not limited to: large stand of trees, rock outcroppings and

slopes greater than 60%.

The following information is relevant to the evaluation of this request:

- Large stands of trees: **The majority of the site is wooded. Critical slopes comprise approximately one-half (1/2) of the site.**
- Rock outcroppings: **None.**
- Slopes greater than 60%: **2,944 SF (21%) of the total critical slopes on site are greater than 60%. 1,663 SF of critical slopes great than 60% are proposed to be disturbed, accounting for 16% of the critical slope disturbance. See Attachment 2 for location of slopes greater than 60%.**
- Waterway within 200 feet: **A tributary stream of Moore’s Creek immediately below the proposed project site.**
- Location of other areas of the Property, outside critical slopes areas, that fit the definition of a “building site” and could accommodate this proposed development: **The majority of the proposed building footprints are located outside of the critical slopes areas. The proposed development, as shown with surface parking, could not be accommodated outside of critical slope areas. However, a development of similar use and residential density could potentially be accommodated outside of critical slope areas with a different site design. Please note, the site layout of the currently proposed development is dependent on approval of the previously noted SUP application, including requested reduced setbacks per Section 34-162, by City Council.**

Among the matters discussed by the Planning Commission at their June 12, 2018 meeting were the following:

- The previous request by the Planning Commission to provide additional space in front of the proposed buildings, and the resulting impacts to the critical slopes.
- The proposed removal of existing trees and the retention of trees on the southern portion of the subject properties.
- The impact of the proposed sidewalk widening on Monticello Road on the disturbance to critical slopes.
- The grading of Monticello Road at the time of road construction and the potential resulting impact to the slopes on the subject property today.
- The proposed retaining walls in the critical slope area and the appearance of the walls.
- The potential to acquire local nutrient credits specific to Moore’s Creek.

Alignment with Council Strategic Plan:

The project supports Goal 3 of City Council’s Strategic Plan through objective 3.1, engage in robust and context sensitive urban planning and implementation; objective 3.2, provide reliable and high quality infrastructure; and objective 3.3, provide a variety of transportation and mobility options.

Community Engagement:

Property owners within 500-feet of the subject properties were notified of the Planning Commission’s June 12, 2018 meeting, wherein the critical slopes waiver request would be discussed and a recommendation made, per Section 34-1220(b)(6)(b). No members of the public spoke regarding the critical slope waiver request at the meeting.

Budgetary Impact:

No direct budgetary impact is anticipated as a direct result of approving an SUP for the applicant’s parcels.

Planning Commission Recommendation:

The Planning Commission took the following action:

Ms. Keller moved to recommend approval of this application for a critical slope waiver with the conditions recommended by staff on the basis that the public benefits of allowing the disturbance outweigh the benefits afforded by the existing undisturbed critical slope, per Section 34-1120(b)(6)(d)(i) and due to unusual physical conditions, or the existing development of the property, compliance with the City’s critical slopes regulations would prohibit or unreasonably restrict the use or development of the property, per Section 34-1120(b)(6)(d)(ii).

Mr. Lahendro seconded the motion. The Commission voted 4-1 to recommend approval of the application for a critical slope waiver with the conditions recommended by staff:

1. City Council require erosion and sediment control measures that exceed minimum requirements in order to mitigate potential impacts to the undisturbed critical slope areas, tributary stream, and adjacent properties during land disturbance activities, per Section 34-1120(b)(1)(a-c). Staff recommends City Council condition the use of super silt fence with wire reinforcing and six (6) feet stake spacing to ensure adequate protection of the aforementioned items, to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval.
2. City Council require immediate installation of permanent stabilization measures in lieu of temporary measures at the base of the proposed retaining walls within the

areas of critical slope disturbance to ensure rapid stabilization of the slope to mitigate the potential impacts of erosion on the tributary stream and adjacent properties, to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval.. Permeant stabilization may include the following measures from the Virginia Erosion and Sediment Control Handbook: permanent seeding per Section 3.2, sodding per Section 3.3, or groundcover establishment per Section 3.37. Temporary soil stabilization through blankets or matting per Section 3.36 should be required to ensure the chosen stabilization measure does not erode prior to establishment.

3. City Council require an increase of required stormwater detention of 10% beyond the minimum requirement in order to mitigate potential stormwater impacts to the tributary stream and adjacent properties, per Section 34-1120(b)(1)(b-c), to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval.
4. City Council require additional habitat redevelopment in order to mitigate potential impacts to existing wildlife habitat per Section 34-1120(b)(1)(f). Staff recommends City Council condition the installation of additional species of herbaceous and shrub plantings in the southwestern portion of the critical slope area proposed to be disturbed (south of the proposed retaining wall and west of the proposed riprap outfall area).

Mr. Lahendro, Ms. Keller, Ms. Green, and Mr. Solla-Yates voted to recommend approval, with Mr. Mitchell voting against recommendation of approval.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution for the critical slope waiver with conditions (as recommended by the Planning Commission);
- (2) by motion, take action to approve the critical slope waiver without conditions;
- (3) by motion, take action to deny the critical slope waiver; or
- (4) by motion, defer action consideration of the critical slope waiver.

Attachments:

- A. Proposed Resolution
- B. Critical Slope Waiver Request Application and Exhibits, dated March 16, 2018 through April 18, 2018

**RESOLUTION APPROVING A REQUEST FOR
WAIVER OF CRITICAL SLOPES
PROVISIONS PURSUANT TO CITY CODE SECTION 34-1120(B)(6)
FOR 0 CARLTON ROAD**

WHEREAS, Stony Point Design/Build, LLC, Applicant and owner of property designated on City Tax Map 57 as Parcels 123.69, 123.70 and 123.71, and Tax Map 61, Parcel 2.2, consisting of approximately 0.623 acres or 27,138 square feet, and addressed as 0 Carlton Road (the "Property"), seeks a waiver of the critical slopes requirements of City Code Sec. 34-1120(b)(6) to allow for construction of a mixed-use development containing a mixed-use building, a multifamily dwelling, a parking lot, and related improvements on the Property (the "Project"); and

WHEREAS, the Planning Commission considered this request at their regular meeting on June 12, 2018, and recommended approval of the request for a waiver of the critical slopes requirements, pursuant to City Code Sec. 34-1120(b)(6), subject to conditions; and

WHEREAS, upon consideration of the information and materials provided by the applicant, and the recommendation of the Planning Commission, the City Council finds and determines pursuant to City Code Sec. 34-1120(b)(6)(d)(i) that the benefits of allowing disturbance of the critical slopes in connection with the Project outweigh the public benefits of the undisturbed slopes; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that the request by Stony Point Design/Build, LLC for a waiver of the critical slopes requirements for the above-described Project to be developed on the Property, is hereby granted, conditioned upon the following:

1. Require erosion and sediment control measures that exceed minimum requirements in order to mitigate potential impacts to the undisturbed critical slope areas, tributary stream, and adjacent properties during land disturbance activities, per Section 34-1120(b)(1)(a-c); use of super silt fence with wire reinforcing and six (6) feet stake spacing to ensure adequate protection of the aforementioned items, to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval.
2. Immediate installation of permanent stabilization measures in lieu of temporary measures at the base of the proposed retaining walls within the areas of critical slope disturbance to ensure rapid stabilization of the slope to mitigate the potential impacts of erosion on the tributary stream and adjacent properties, to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval. Permanent stabilization may include the following measures from the Virginia Erosion and Sediment Control Handbook: permanent seeding per Section 3.2, sodding per Section 3.3, or groundcover establishment per Section 3.37. Temporary soil stabilization through blankets or matting per Section 3.36 is required to ensure the chosen stabilization measure does not erode prior to establishment.

3. An increase of required stormwater detention of 10% beyond the minimum requirement in order to mitigate potential stormwater impacts to the tributary stream and adjacent properties, per Section 34-1120(b)(1)(b-c), to be detailed on the site plan and approved by the Engineering Department prior to final site plan approval.
4. Additional habitat redevelopment in order to mitigate potential impacts to existing wildlife habitat per Section 34-1120(b)(1)(f); and the installation of additional species of herbaceous and shrub plantings in the southwestern portion of the critical slope area proposed to be disturbed (south of the proposed retaining wall and west of the proposed riprap outfall area).

Critical Slopes Waiver Application for City of Charlottesville

Applicant: **Shimp Engineering P.C.**

Property Owner: **Stony Point Design/Build, LLC**

Type of Development (please check one):

Redevelopment

New Development

Project Description: What are you proposing to do on this site? **Mixed use building, with a commercial lower floor and eight apartments above. Four condominiums attached to mixed use building.**

Existing Conditions: **Undeveloped and overgrown**

Total Site Area: **.623 AC**

Zoning (if applying for rezoning-please note existing and intended change):

Existing: Light Industrial (LI) Proposed: Mixed Use

Percentage of Area greater than or equal to 25% slopes: (critical slopes make up .319 acres of the site's .623 acres, or 51 % of the site area.)

Review of Modification of Section 34-1120b to allow activity on critical slopes.
Critical Slope Ordinance effective January 17, 2006.

This application should be used to explain how the proposed project meets some or all of the requirements as described in Section 34-1120b.5. Modification or waiver. This application will help the Engineering Department make their recommendation for approval or denial to the Planning Commission.

***Please see attached guidelines for suggestions to fulfill each requirement.*

The planning commission may grant a modification or waiver, upon making one or more of the following findings:

Requirement #1: That a strict application of requirements would not help to achieve the goals of the critical slope restrictions. For each applicable purpose/intent (1a-1g) provide justification below.

1a. To protect and conserve steep hillsides.

As much hillside is being conserved as possible considering size of lot and development. Much of the southern end of the site will be open space to reduce further slope disturbance.

P18 - GSS1

1b. To recognize the increased potential for soil erosion.

The current condition is unstable, a result of previously disturbed/graded land from prior development. The addition of a retaining wall, by definition a non-erodible construction, will reduce further erosion.

1c. To recognize increased potential for sedimentation and water pollution.

The additional of a retaining wall will decrease the potential of sedimentation, while a stormwater infiltration system should reduce water pollution.

1d. To recognize that development of critical slopes may result in rapid or large- scale movement of soil and rock.

Additional fill will be brought into the site to create a terrace for buildings and parking lot.

1e. To recognize that development of critical slopes may result in concentrated and/or excessive stormwater runoff.

Robust stormwater storage/infiltration will be implemented on site to reduce runoff

1f. To recognize that development of critical slopes may result in siltation of natural and man-made bodies of water.

Runoff from previously graded unstable slopes will be reduced with the addition of a retaining wall and stormwater components.

1g. To recognize that development of critical slopes may result in the loss of aesthetic resources.

Currently the critical slopes on the parcel are degraded and out of sight due to poorly graded and unmaintained condition.

Requirement #2. Alternatives proposed by the developer that would satisfy the purpose and intent of these critical slopes provisions to at least an equivalent degree.

Due to site size and area of critical slopes, it is unlikely to provide the quantity of residential and commercial space desired by the City without disturbing critical slopes.

Requirement #3. Due to unusual size, topography, shape, location or other unusual physical conditions of a property one or more of the critical slopes provisions would effectively prohibit or unreasonably restrict the use of such property or would result in significant degradation of the site, or adjacent properties.

Site is undevelopable without the disturbance of critical slopes.

Requirement #4. Granting the proposed modification or waiver would serve a public purpose of greater import than would be served by a strict application of the requirements of these critical slopes provisions.

See attached 'Critical Slopes Waiver Request Supplement'

Please list all attachments that should be viewed as support to the above explanations.

1. **Critical Slopes Waiver Request Supplement**

Please sign the following statement.

I certify that, to the best of my knowledge, the information I have provided above is based on sound engineering and surveying data and that this site has been carefully inspected and reviewed for the purposes of completing this application accurately. I certify that as the property owner/designer I have not given false information that may affect the decisions made regarding this development.



Property Owner

3/16/18



Designer

3/16/18

Please do not write below this line. For office use only. Planner's
Comments/Recommendations:

Engineer's Comments/Recommendations:



March 16, 2018

Carrie Rainey
Neighborhood Development Services
610 East Market Street
P.O.Box 911
Charlottesville, VA 22902

Regarding: RE: SDP201700021 – Ø Carlton

Ms. Rainey,
Below are the responses to the Critical Slope Waiver Request Supplement:

**City of Charlottesville
CRITICAL SLOPES WAIVER REQUEST SUPPLEMENT**

Applicant: Shimp Engineering, P.C.

Property Owner: Stoney Point Design/Build, LLC

Project description: We are proposing a mixed use building with a lower commercial floor and upper residential apartments, and four separate townhouses.

Existing Condition: Wooded sloping site

Total Site Area: .623 acres

Zoning: Light Industrial (LI), with an SUP for Mixed Use

Total Critical Slope Area:
Critical Slopes .319 acres of total site (.623), or 51% of total site area.

Critical Slope Area Disturbed:
.22(69%) Acres of the total critical slope area identified above will be disturbed.

Description of Critical Slopes:
Currently the parcel is a thicket of emergent, overgrown, and unmaintained trees. The slopes are comprised from a previously unknown development, leaving an undulating/unstable hillside. The lack of appropriate grading has led to severe erosion across the site, particularly due to poorly located stormwater outflow at the rear of the site. The nearest significant water body is 2000ft from Moore's Creek.

When the applicant purchased the parcel (2016) the slopes were not defined as 'critical' by the City, according to the Property Impacted by Critical Slope Criteria map (see 2011 & 2017 map clip attachments). The criteria slopes were analyzed through new a GIS algorithm on 02/23/2017, lumping much of the 0 Carlton lot as critical slope.

Finding #1: The public benefits of allowing disturbance of critical slope outweigh the public benefits of the undisturbed slope (public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes)

-Public benefit of this project is as follows:

- **0 Carlton is an infill project for the City of Charlottesville. The benefits of dense infill projects helps to minimize development on the periphery of the city, which are often lower density; disturbing larger tracks of land.**
 - **0 Carlton will provide twelve residential units and 3020 SF of commercial space on .623 acres.**
 - **The 0 Carlton development provides an asset to the Belmont neighborhood by diversifying housing stock and moving toward its mixed use goals.**
1. Erosion affecting the structural integrity of those features.
 - **A block stacked retaining wall, a length of 261 feet, will be placed along the edge of the development. The retaining wall is intended to preserve as much critical slope in its current state as possible, while providing required parking by City and preventing future erosion.**
 - **The current condition is unstable, a result of previously disturbed/graded land from prior development. The addition of a retaining wall, by definition a non-erodible construction, will reduce further erosion.**
 2. Stormwater and erosion-related impacts on adjacent properties.
 - **A retaining wall and water collection facilities will decrease impacts of storm water and erosion across the site. 0 Carlton is a combination of four parcels with the southernmost being disturbed as little as possible. Planting will assist in erosion control and screening along all edges of retaining wall.**
 3. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.
 - **With adequate BMPs, 0 Carlton seeks to minimize effects of development on a lower elevation intermittent stream, approx. 230' from development.**
 4. Increased stormwater velocity due to loss of vegetation.
 - **Onsite water retention will decrease storm water velocity greatly. Undisturbed woodland on southern edge of site will contribute to storm water infiltration and erosion prevention.**
 5. Decreased groundwater recharge due to changes in site hydrology.
 - **We will be using an infiltration system with the purpose of optimizing conditions to make groundwater recharge possible.**
 6. Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat.
 - **Currently the 0 Carlton property is a sloping unmaintained stand of trees. The small ravine onsite has likely been exacerbated by the stormwater outflow at the top of the hill.**

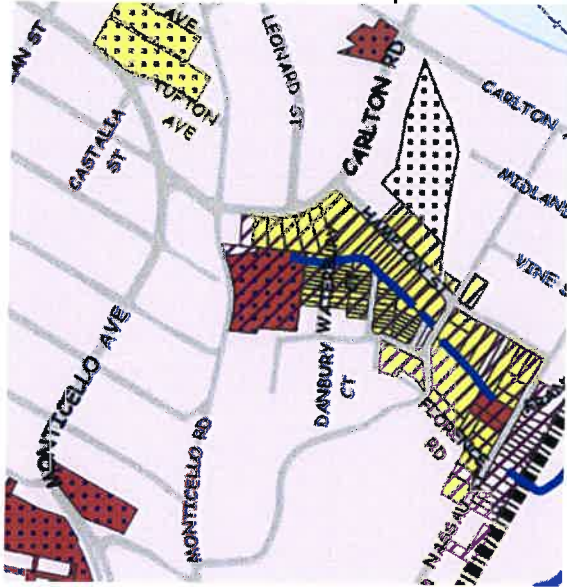
Thank you again for your time and please let us know if you have any additional questions about what is shown in this document.

Best Regards,
Peter Russell
Shimp Engineering, P.C.

Image attachments:

Property Impacted by Critical Slope map (2011).

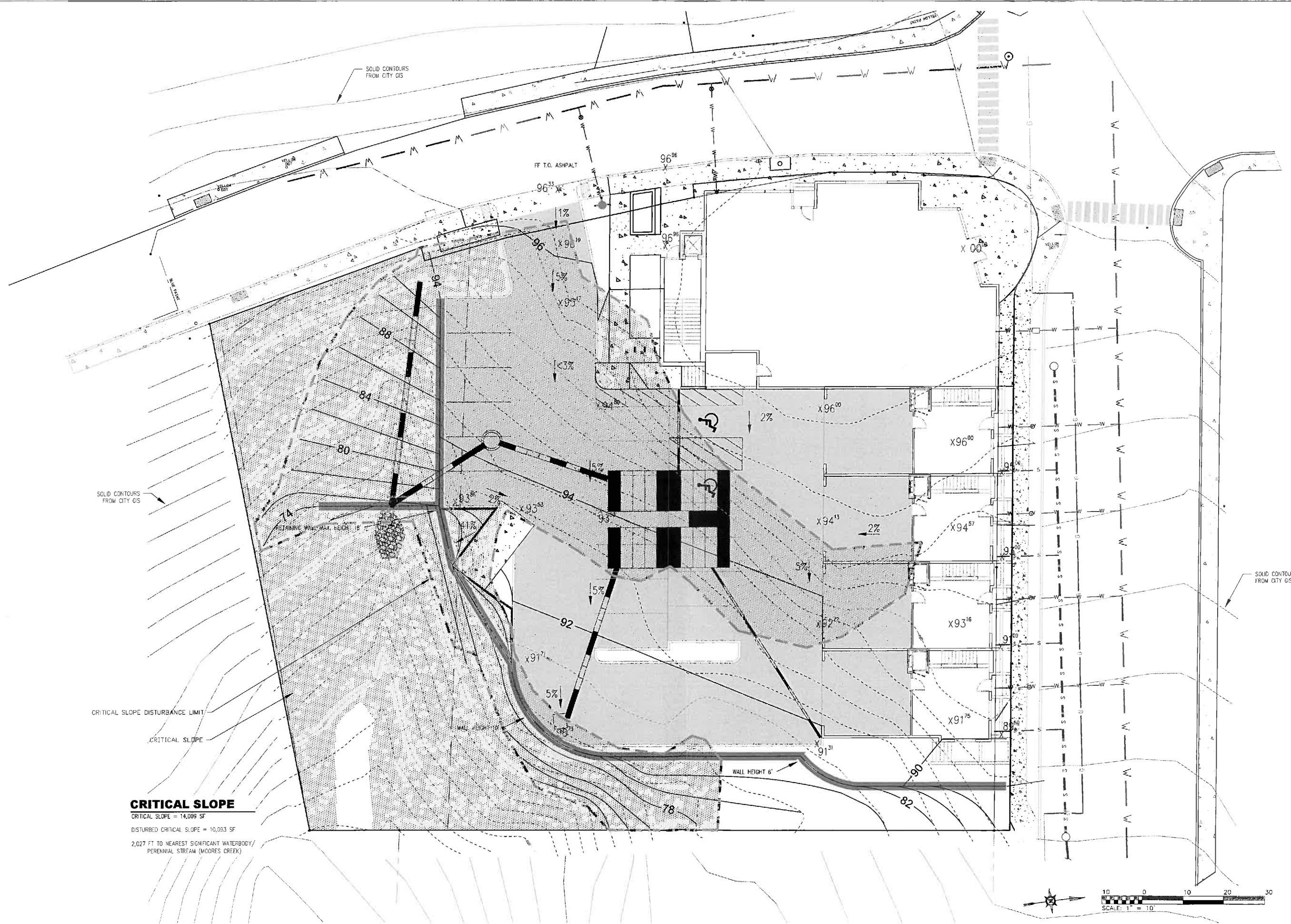
Dot hatch areas are 'lots with slope \geq 25% and area \geq 6000 sq ft'



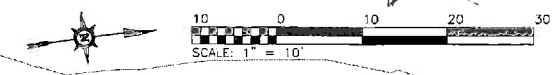
Property Impacted by Critical Slope map (2017).

Cross hatch areas are 'Parcels impacted by critical slope criteria'





CRITICAL SLOPE
 CRITICAL SLOPE = 14,009 SF
 DISTURBED CRITICAL SLOPE = 10,093 SF
 2,027 FT TO NEAREST SIGNIFICANT WATERBODY/
 PERENNIAL STREAM (MOORES CREEK)



SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST., SUITE M
 CHARLOTTEVILLE, VA 22802
 PHONE: (434) 227-5140
 JUSTIN@SHIMP-ENGINEERING.COM



GRADING PLAN

Rev #	Date	Description
1	7/27/17	Revised building footprint & bed room
2	11/27/17	Final grading plan, stormwater response
3	07/26/18	Special use permit application

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 07/27/2017
 Scale: 1" = 10'
 Sheet No.: C7 OF 10
 File No.: 15.001

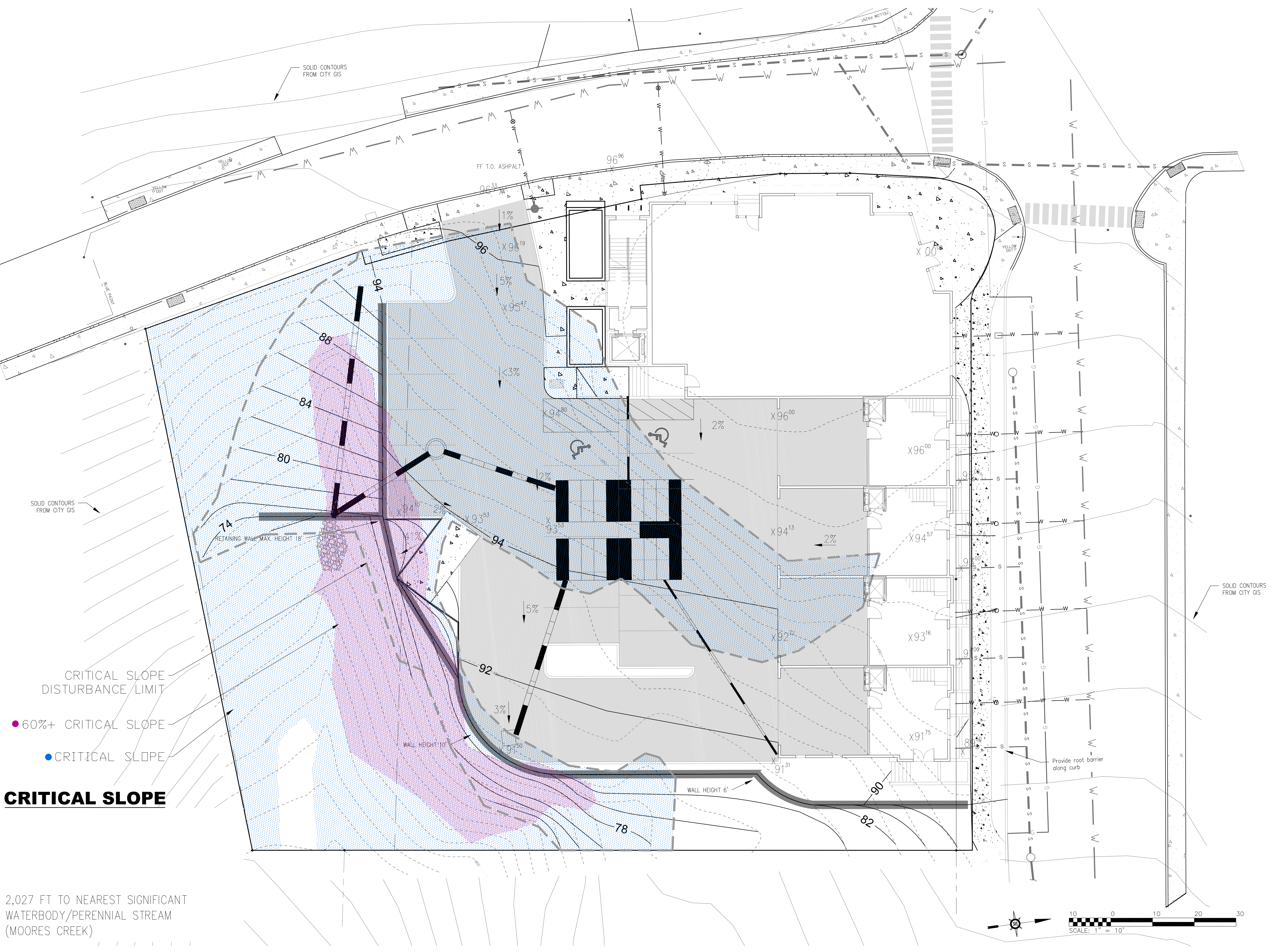


GRADING PLAN

Rev. #	Date	Description
1	7/27/17	Revised building footprint
2	11/22/17	Preliminary site plan response
3	01/15/18	Special use permit application
4	04/18/18	Preliminary Site Plan Comments

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date	07/27/2017
Scale	1" = 10'
Sheet No.	C7 OF 10
File No.	15.001

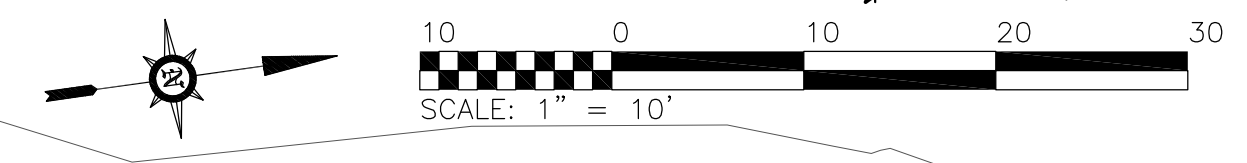


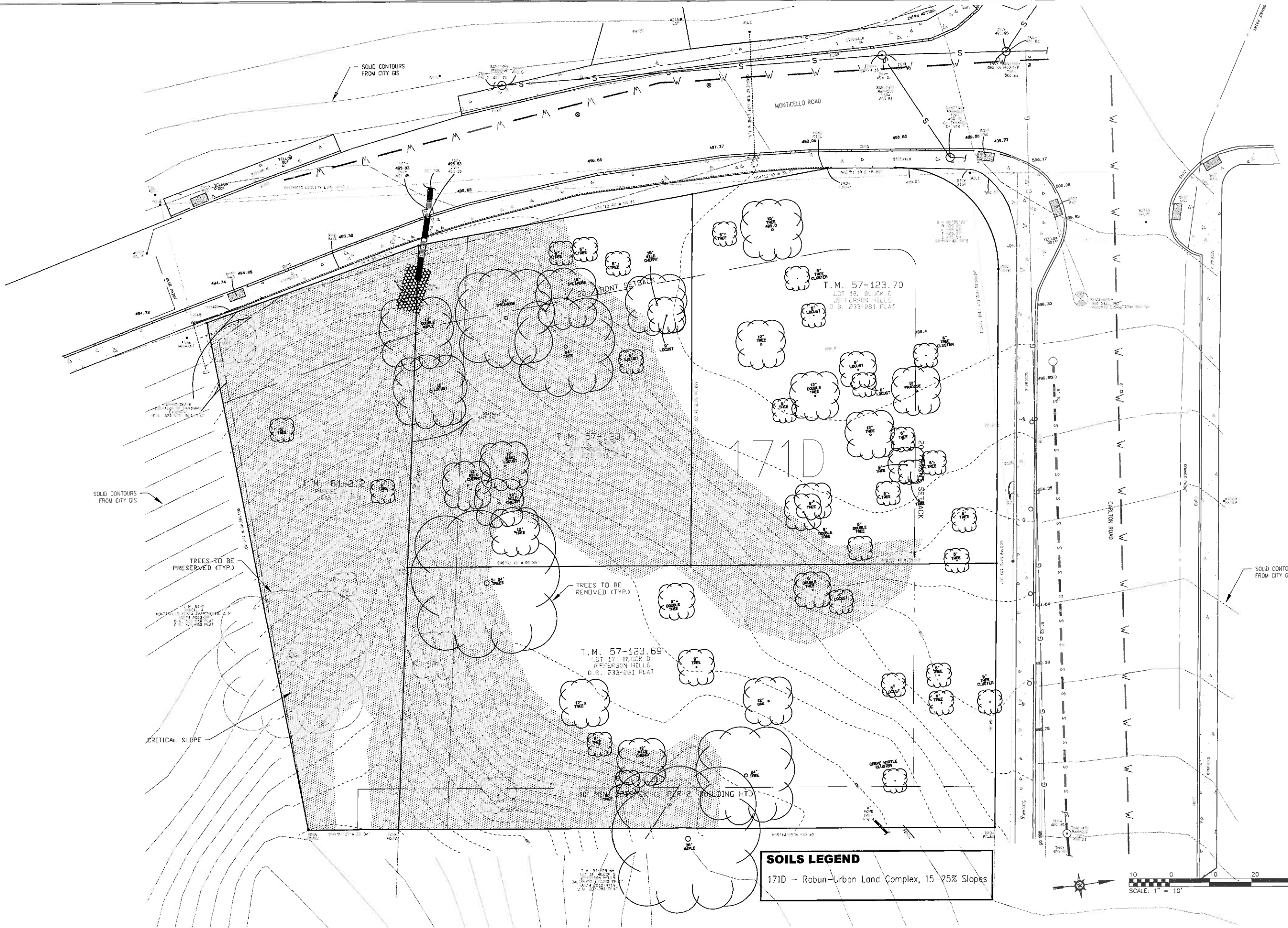
CRITICAL SLOPE

- 60%+ CRITICAL SLOPE
- CRITICAL SLOPE

CRITICAL SLOPE DISTURBANCE LIMIT

2,027 FT TO NEAREST SIGNIFICANT WATERBODY/PERENNIAL STREAM (MOORES CREEK)





SOILS LEGEND
 171D - Robur-Urban Land Complex, 15-25% Slopes

SHIMP ENGINEERING, P.C.
 ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
 201 E. MAIN ST. SUITE M
 CHARLOTTEVILLE, VA 22902
 PHONE: (435) 227-1540
 JUSTIN@SHIMP-ENGINEERING.COM



EXISTING CONDITIONS AND DEMOLITION

Rev. #	Date	Description
1	7/27/17	Revised building footprint & bed count
2	11/7/17	Primary and secondary response
3	07/15/18	Special use permit application

PRELIMINARY SITE DEVELOPMENT PLAN FOR
Carlton
 CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 07/27/2017
 Scale: 1" = 10'
 Sheet No. C2 OF 5
 File No. 15.001

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	June 18, 2018
Action Required:	Public Hearing & Approval of Ordinance
Presenter:	Brian Daly, Dept. of Parks and Recreation
Staff Contacts:	Chris Gensic, Dept. of Parks and Recreation
Title:	CenturyLink Easement – Sugar Hollow Reservoir

Background:

The City, as the owner of the Sugar Hollow Reservoir property at 6797 Sugar Hollow Road, has been requested to approve an easement to Century Link to allow installation of utilities for improved fiber optic service to the dam control station at the Sugar Hollow Dam.

Discussion:

The intent of this easement is to place 3 telephone poles on the southwest side of Sugar Hollow Road for placement of approximately 275 feet of aerial fiber optic cable to serve the Reservoir with Ethernet internet services. This Ethernet service will allow the Rivanna Water and Sewer Authority (RWSA) to better control the capacity and spillage, among other critical monitoring that is not achievable with today's current T1 solution provided by CenturyLink

Century Link is hoping to be able to set the poles in areas with little to no rock within the proposed easement, but there are chances they will have to drill thru rock to set the 2-3 poles. Century Link previously attempted to bury cable within the VDOT prescriptive easement, but was unsuccessful. With this easement, Century Link can attempt to place the poles farther from the prescriptive easement. Currently, a pole at the dam next to the parking area exists with CenturyLink and Dominion services currently attached. This pole will remain and have the fiber optic attached. The line will then travel buried into the RWSA room within the dam. The proposed path of aerial cable is approximately 10 feet from the edge of pavement, and is not the same pole line that Dominion Energy operates to serve customers in this area.

Charlottesville Parks and Recreation and RWSA staff have reviewed the proposed easement and survey and have no concerns with providing the easement.

Alignment with City Council's Vision and Strategic Plan:

The project supports City Council's Green City Vision and Goal 2 of the Strategic Plan for a Healthy and Safe Community.

Community Engagement:

There has not been direct community engagement about this proposal.

Budgetary Impact:

Approval of the easement will not have any budget impact to the City or RWSA.

Recommendation:

Staff recommends approval of the easement to Century Link.

Alternatives:

If the easement is not approved, the fiber optic services to the dam will not be improved as requested by RWSA.

Attachments:

Request for Easement with Easement Agreement and Sketch
Proposed Ordinance



CenturyLink™

Ricky Reed
417 West Main Street
Charlottesville, Va. 22903
Richard.A.Reed@CenturyLink.com
Office: 434-971-2320 Cell: 434-409-2745

December 7, 2017

City of Charlottesville
PO BOX 911
Charlottesville, Va. 22902

Re: Communication System Easement – Parcel ID: 02500-00-00-00700

To whom it may concern,

The Rivanna Water and Sewer Authority have asked Centurylink to provide Ethernet service to their location at Sugar Hollow. In order to provide this service we must first obtain an easement from the City of Charlottesville in order to place the necessary facilities. Centurylink will need to place poles alongside Sugar Hollow Road to run aerial fiber required.

I have attached a copy of the easement documents for your review. Please return the signed easement back to me at the address listed below.

This project is high priority; your prompt response will be greatly appreciated.

Kind regards,

Ricky Reed

Network Real Estate for CENTURYLINK
417 W Main Street
Charlottesville, Va. 22903
434-409-2745
richard.a.reed@centurylink.com

After recording please return to:

Ricky Reed/CenturyLink
417 W. Main St., Charlottesville, VA 22903

Prepared by:

Ricky Reed/CenturyLink
417 W. Main St., Charlottesville, VA 22903

EASEMENT AGREEMENT

PARCEL ID: 02500-00-00-00700

CITY OF CHARLOTTESVILLE whose address is PO BOX 911 Charlottesville, Va. 22902 (“Grantor”), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to **CENTRAL TELEPHONE COMPANY OF VIRGINIA, d/b/a CenturyLink**, its successors, assigns, lessees, licensees, agents and affiliates (“Grantee”), having an address of 100 CenturyLink Drive, Monroe, Louisiana 71203, Attn: Construction Service, a perpetual, non-exclusive easement (“Easement”) to construct, operate, maintain, repair, expand, replace and remove *a communication system that Grantee from time to time may require, consisting of but not limited to cables, wires, surface location markers, aerial lines, poles and cables, and other facilities and structures, including utility service if required to operate such system, facilities and structures (collectively, the “Facilities”)* over, under and across the following property located in the County of Albemarle, State of Virginia, which Grantor owns (“Easement Tract”):

PRN: 795271 SRN: 316152 ARN: 319773

SEE THE DESCRIPTION SET FORTH ON EXHIBIT A ATTACHED TO, AND BY THIS REFERENCE MADE A PART OF, THIS AGREEMENT

Grantor further grants and conveys to Grantee the following incidental rights:

- (1) The right of ingress and egress over and across Grantor's lands to and from the Easement Tract; and
- (2) The right to clear all trees, roots, brush and other obstructions that interfere with Grantee's use and enjoyment of the Easement Tract.

Grantor reserves the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted in this Easement Agreement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract and will not alter the surface or subsurface of the Easement Tract or the ground immediately adjacent to the Easement Tract by grading or otherwise excavating, without Grantee's written consent.

Grantor warrants that Grantor is the owner of the Easement Tract and will defend title to the Easement Tract against all claims. Grantee will have no responsibility for environmental contamination unless caused by Grantee.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Notice to Landowner: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

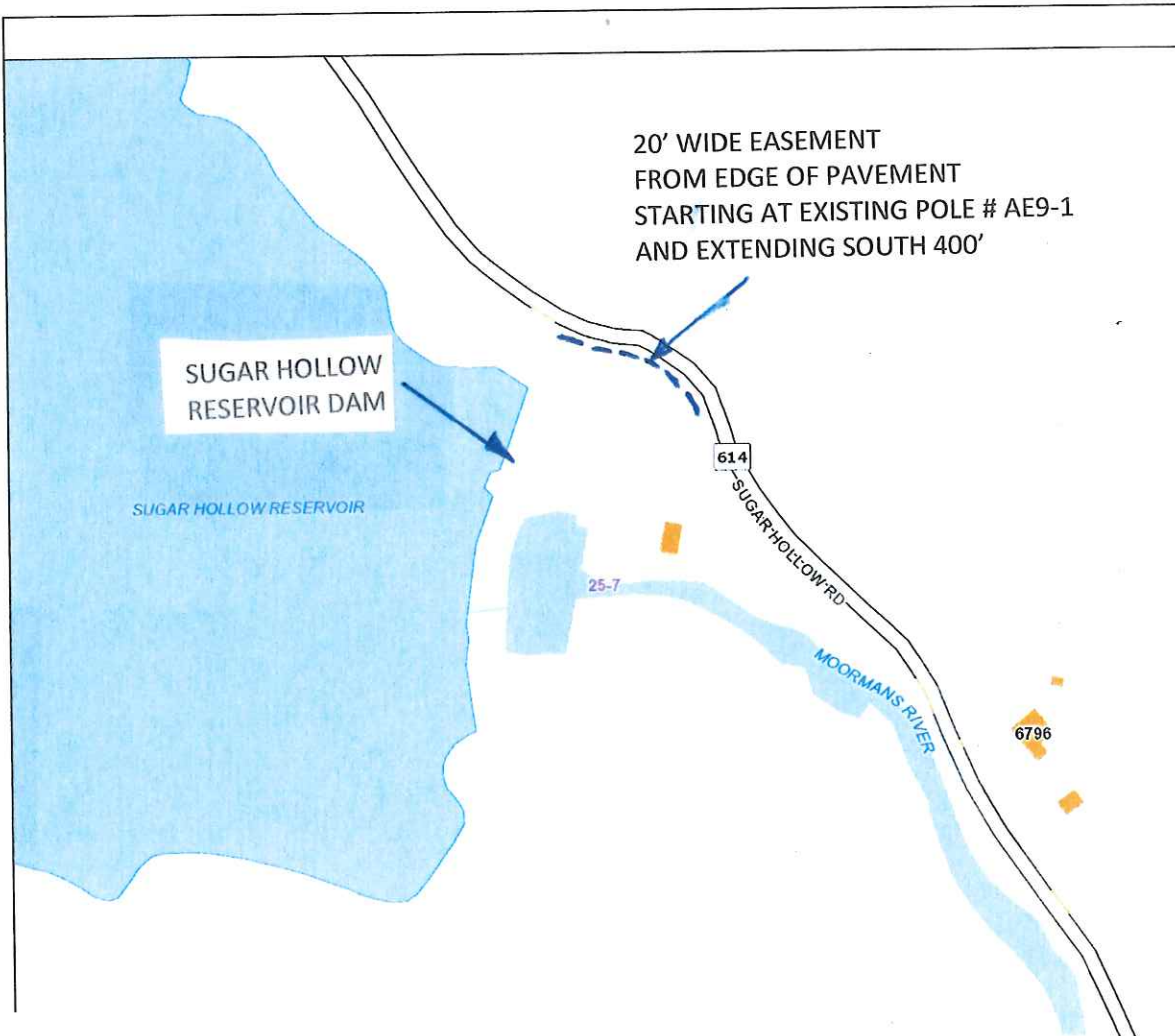
EXHIBIT A TO EASEMENT AGREEMENT

Legal Description of Easement Tract

The Easement Tract is a strip of land (20') wide being (10') on either side of the centerline of the aerial cable facilities as installed ("Centerline") As shown schematically on the attached sketch of easement tract. Where the Centerline of the Easement Tract intersects the perimeter boundary of the Property, the sidelines of the Easement Tract shall extend to the said perimeter boundary

EXHIBIT A CONTINUED

Sketch or Drawing of Easement Tract



**AN ORDINANCE
AUTHORIZING THE CONVEYANCE OF AN EASEMENT
TO CENTURYLINK TO PERMIT INSTALLATION OF THREE (3) UTILITY POLES
ON CITY PROPERTY AT SUGAR HOLLOW RESERVOIR**

WHEREAS, Central Telephone Company of Virginia, d/b/a CenturyLink, has requested this Council to grant an easement across property owned by the City of Charlottesville in Albemarle County, known as the Sugar Hollow Reservoir (Albemarle Tax Map Parcel No. 02500-00-00-00700), as identified within an Easement Agreement and accompanying Plat submitted by CenturyLink, for the installation and maintenance of utility poles, lines and equipment; and

WHEREAS, the purpose of the easement is to install utility poles on the southwest side of Sugar Hollow Road for placement of aerial fiberoptic cable to serve the Reservoir with Ethernet internet services, allowing the Rivanna Water and Sewer Authority to better control and manage critical monitoring of the Reservoir; and

WHEREAS, on June 18, 2018, this City Council conducted a public hearing on the requested easement, pursuant to Virginia Code Sec. 15.2-1800(B), after proper publication of legal notice of the public hearing;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia, that the Mayor is hereby authorized to execute the Easement Agreement, in form approved by the City Attorney, granting the above-described easement to CenturyLink for enhanced internet service to the Rivanna Water and Sewer Authority at Sugar Hollow Reservoir.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Required:	Consideration of a Zoning Map Amendment
Presenter:	Brenda Kelley, Redevelopment Manager, City Manager's Office
Staff Contacts:	Brenda Kelley, AICP, Redevelopment Manager, City Manager's Office Missy Creasy, AICP, Assistant Director, Neighborhood Development Services
Title:	<u>ZM18-03-01 - Parking Modified Zone Amendments</u>

Background:

At the March 5, 2018 City Council meeting, a zoning map amendment was initiated for consideration to include within the Parking Modified Zone referenced in City Code section 34-971(e)(3) the following locations:

- The site of Friendship Court (Tax Map Parcel ID number: 280112000; 400-426 Garrett Street); and
- The site of Charlottesville Redevelopment and Housing Authority's (CRHA) Crescent Halls (Tax Map Parcel ID number: 280218000; 500 1st Street S); and
- The site of Charlottesville Redevelopment and Housing Authority's (CRHA) Avon/Levy site (Tax Map Parcel ID numbers: 580115000 and 580114000; 405 Levy Avenue and 405 Avon Street); and
- The site of Charlottesville Redevelopment and Housing Authority's (CRHA) 6th Street site (Tax Map Parcel ID number: 270019000; 715 6th Street SE)

During discussions on redevelopment with Piedmont Housing Alliance (PHA; Friendship Court) and Charlottesville Redevelopment and Housing Authority (CRHA), both organizations have represented that they want and need to build the necessary parking to meet their respective future demands, but neither organization wants to build more than is necessary. The costs of parking construction, especially in structured parking, has been identified as an overly burdensome cost that will weigh on each organizations' ability to achieve the desired additional affordable housing during redevelopment.

The objective of this request is to reduce the on-site parking requirements to provide each organization the flexibility they need to meet parking demand, plan well and reduce overall costs

of redevelopment in order to construct more affordable housing units on Friendship Court, and the Charlottesville Redevelopment and Housing Authority's (CRHA) Crescent Halls site, Avon/Levy site and 6th Street site.

The City's Parking Modified Zone is established to provide some flexibility to specified parking requirements in an urban development area as shown on the City of Charlottesville Zoning Map, and as pursuant to Sec. 34-971(e)(3), (4) and (5).

Please note: Approval of this request will not require that the property owners construct less parking; it simply provides the flexibility of the owners to plan for and build less parking, depending on their parking demand and needs.

Discussion:

Staff recommends approval of the proposed zoning map amendment to revise the boundary to include the sites of Friendship Court and CRHA's Crescent Halls, Avon/Levy and 6th Street based on the following:

- Amending the Parking Modified Zone boundary to include the subject properties is a strategic and good zoning practice to provide flexibility and options for the property owners for redevelopment of existing public and subsidized housing.
- Including these properties in the Parking Modified Zone may allow for the development of less required, costly parking, therefore helping to provide for more affordable housing.
- Including these properties in the Parking Modified Zone may allow for the development of less required, costly parking, therefore possibly helping to provide for more on-site green space.
- These properties are in an urban area and are close to employment centers and convenient to neighborhood amenities and public transportation service.

Planning Commission

Among the matters discussed by the Planning Commission at their June 12, 2018 meeting were the following:

- Whether the proposed zoning map amendment may create an on-street parking burden on the surrounding community.
- Whether PHAR was involved and supportive of this request. Some Commissioners discussed their desire that PHAR support the request.

Alignment with City Council’s Vision Areas and Strategic Plan:

The proposed zoning map amendment aligns with the **City Council Vision** of *Quality Housing Opportunities for All* and **Strategic Plan, Goal 1.3**, “*Increase affordable housing options.*”

Community Engagement:

Specific community engagement information is provided in the Planning Commission report. Themes from this engagement include public meetings held by Piedmont Housing Alliance and Charlottesville Redevelopment and Housing Authority informing the public of the application.

The following public comments were received subsequent to the public notice of Planning Commission item ZM18-03-01:

- 1 letter offering support from Piedmont Housing Alliance guaranteeing that the Advisory Committee is focused on meeting the need of parking while also not wasting limited, vital resources on unnecessary parking; matching the parking with other resident priorities – well-planned open and green spaces as well as ample more affordable housing onsite
- 1 email regarding concern that there was not sufficient public notice – NDS staff clarified the state law requirements regarding public notice
- 3 emails voicing opposition to the request – primary concerns are losing parking under the Belmont Bridge, along old Avon Street, in the Water Street garage and with the building intended to house the city market; many homes in the area do not have adequate off-street parking; neighborhood parking already experiencing adverse parking effects due to the development and popularity of the downtown and IX Art Park areas; rarely is available parking on Monticello Avenue or Garrett Street no matter the time of day; Sixth Street is fully parked up from 7:30am to 5:30pm on weekdays; survey of the area bounded by Avon Street, 6th Street, Monticello Avenue and Garrett Street shows that approximately 80% of the residents rely on street parking; residents of Friendship Court and Crescent Halls will suffer without adequate parking for the commercial units, the delivery vehicles, guest parking and personal parking spaces; the downtown area cannot afford to lose any more parking and be able to survive.

In addition, there was a concern raised by one member from the public during public comment at the Planning Commission meeting stating the neighborhood is receiving pressure on parking from downtown Belmont restaurant district, Belmont Bridge construction and downtown market; and regarding night time restricted on-street parking adjacent to Friendship Court.

Follow up - Following a site visit to verify, the only restrictions to on-street parking along the four streets adjacent to Friendship Court are No Parking areas due to curb cuts or proximity to intersections (there are no night time restrictions).

Budgetary Impact:

There is no budgetary impact.

Recommendation:

The Planning Commission took the following action:

Mr. Lahendro moved to recommend the city approval of this petition to amend the zoning map to extend the boundaries of the Parking Modified Zone to include only the property of Friendship Court (400-426 Garrett Street – Tax Map Parcel ID number: 280112000) on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare or good zoning practice.

Mr. Smith seconded the motion. The Commission voted 5-2 (Dowell, Mitchell) to recommend approval of the motion.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached Ordinance (granting the zoning map amendment);
- (2) by motion, request changes to the attached Ordinance, and then approve the zoning map amendment in accordance with the amended Ordinance;
- (3) by motion, deny the requested zoning map amendment.

Attachment:

- (1) Proposed Ordinance approving a Zoning Map Amendment
- (2) Planning Commission Staff Report with Attachments, June 12, 2018
<http://www.charlottesville.org/home/showdocument?id=62029>

**AN ORDINANCE
AMENDING THE CITY’S OFFICIAL ZONING MAP
TO INCLUDE CERTAIN ADDITIONAL PROPERTIES IN THE
PARKING MODIFIED ZONE**

WHEREAS, by Resolution approved on March 18, 2018, City Council initiated a Zoning Map amendment proposing to add four (4) additional areas to the Parking Modified Zone referenced in City Code Sec. 34-971(e)(3), hereinafter the “Map Amendment”; and

WHEREAS, on June 12, 2018 the Planning Commission reviewed the proposed Map Amendment and recommended that only Friendship Court be added to the Parking Modified Zone; and

WHEREAS, a public hearing on the proposed Map Amendment was held by City Council on July 2, 2018, after notice to the public as required by law; now, therefore,

BE IT ORDAINED that the Charlottesville City Council hereby designates the following properties to be included in the Parking Modified Zone, and amends the most recently approved Official Zoning Map accordingly:

1. Friendship Court (Tax Map Parcel 280112000)
2. Crescent Halls (Tax Map Parcel 280218000)
3. 405 Levy Avenue and 405 Avon Street (Tax Map Parcel 580115000 and 580114000)
4. CRHA property at 6th Street, S.E. and Monticello Avenue (Tax Map Parcel 270019000)

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Consideration of a Zoning Text Amendment
Presenter:	Heather Newmyer, City Planner, Neighborhood Development Services
Staff Contacts:	Heather Newmyer, City Planner, Neighborhood Development Services
Title:	<u>ZT18-04-01 – Restaurants: Drive-through windows in Highway Corridor</u>

Background:

At the April 16, 2018 City Council meeting, a zoning text amendment was initiated for consideration of allowing restaurants with drive-through windows to be allowed by special use permit in the Highway Corridor (HW) Mixed Use District. The request was brought to staff by Ashley Davies of Williams Mullen Law Firm on behalf of Alan Taylor, Riverbend Development, who is the applicant for 1801 Hydraulic (K-Mart site) redevelopment project titled “Hillsdale Place.”

Project Description: The current final site plan application is under administrative review by City staff and includes Tax Map 41B Parcels 1 and 2 with road frontage on Hydraulic Road, Seminole Trail (Route 29), Hillsdale Drive and India Road. The site plan proposes i) to reduce existing buildings on-site (held by K-Mart and Gold’s Gym currently) from 121,197 SF to 77,000 SF in preparation for new retail tenants and ii) provide parking, utility and landscape improvements on-site. The Subject Property is zoned HW, EC (Highway Corridor District, Entrance Corridor Overlay (Note: The site received a Certificate of Appropriateness (COA) from the Entrance Corridor Review Board (ERB) on December 15, 2017). The general usage specified in the Comprehensive Plan for the Subject Property is Mixed Use.

While the current final site plan proposes only renovations to the existing building on-site, Riverbend Development has indicated the desire to include in their future redevelopment plans a restaurant with a drive-through window, which currently is not allowed within the HW District.

Please note: While the request was made on behalf of one developer, this consideration is for the entirety of the HW District throughout the City; and, should the ZTA be approved, any developer who wishes to include a restaurant with a drive-through window as a use on a property within the HW District would require a special use permit be approved by City Council prior to the use being allowed on said property.

Standard of Review

Per Sec. 34-42(c), Planning Commission is to make a recommendation on an initiated amendment to the zoning ordinance within 100 days to City Council. Planning Commission makes their recommendation based off of the following factors:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
- (2) Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;
- (3) Whether there is a need and justification for the change; and
- (4) When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities. In addition, the commission shall consider the appropriateness of the property for inclusion within the proposed zoning district, relating to the purposes set forth at the beginning of the proposed district classification.

Per Sec. 34-43, City Council is to hold at least one (1) public hearing prior to acting on any proposed amendment to the zoning ordinance.

Relevant Code Sections

§34-1200: The *restaurant* definition under §34-1200 includes “fast food restaurant” which is one at which patrons order and receive food orders at a counter or **window** for consumption either on or off-premises.

§34-157: When considering an application for a special use permit, there is a higher level of review that is conducted by staff, the Planning Commission and City Council as opposed to when a use is allowed by-right. Within Sec. 34-157, there is a list of factors that are considered prior to approving or denying such request. These factors include:

- Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood
- Whether the proposed use or development and associated public facilities will substantially conform to the city’s comprehensive plan
- Whether the proposed use or development of any buildings or structures will comply with all applicable building code regulations

- Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts (then the section goes onto list potential adverse impacts such as traffic, noise, lighting, etc.)
- Whether the proposed use or development will be in harmony with the purposes of the specific zoning district which it will be placed
- Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and
- When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Proposed Zoning Text Change

Revise the Mixed Use (§34-796) matrix as follows:

- Place an “S”, which indicates special use permit required, in the row labeled “Drive-through windows” under the heading “Restaurants:” located in the Non-residential: General and Misc. Commercial section, under the HW zoning district column.

Discussion:

Overview of Staff Analysis

Please see the staff report prepared for the June 12, 2018 Planning Commission Meeting ([Attachment 2](#)) for more information.

Staff recommended approval of the proposed zoning text amendment to allow for restaurants with drive-through windows in the Highway Corridor based off of the following:

- The three areas zoned as Highway Corridor (see Map 1, [Attachment 2](#)) are roads that carry the highest traffic volumes within the City according to VDOT 2014 data.
- Areas zoned Highway Corridor run up against both the northern city limits (Emmet St N of 250 Bypass to northern city limits) and the southern city limits (5th St Extended and Monticello Avenue) where much of the traffic is using these roads as a means to enter the City from the County and beyond
- The purpose of the Highway Corridor Mixed Use District, expressed in Sec. 34-541, states it is to facilitate **development of a commercial nature that is more auto oriented**

than other mixed use and neighborhood commercial districts and this district is intended for the areas where the most intense commercial development in Charlottesville occurs.

- Staff recognizes that two out of the three areas zoned for Highway Corridor are within the City's identified small areas as called out in the 2013 Comprehensive Plan ((i) Emmet St north of the 250 Bypass which includes the recently adopted Hydraulic-29 Small Area Plan and (ii) 5th Street Extended), where these areas speak to future urban design opportunities, multimodal connections, future roadways, and more walkable, bikeable and transit oriented development (Please refer to the staff report ([Attachment 2](#), pp. 3-13) to find more detailed analysis on the small area plans). Staff would not feel comfortable allowing the proposed use by-right given there are many factors to consider other than land use compatibility specific to these identified areas (e.g. compliance with multimodal connections, open spaces, future roadways, etc.); however, staff believes allowing this use by special use permit allows for a higher level of review that requires compliance with the Comprehensive Plan (which includes not only the small area plan guidance but other amendments like Streets That Work), discretion for adding conditions that minimize negative impacts, and allows for the ability to deny the use request altogether.
- Staff believes allowing this use via special use permit balances the reality that these areas carry the highest volumes of vehicular traffic in the City and are called out to house the most intense commercial development in order to limit it elsewhere throughout the City while still holding a *higher level of review* that can either ensure the end commercial product follows the guidance provided in the small area plans and other elements of the Comprehensive Plan ultimately providing for a context sensitive commercial use OR retain the ability to deny the request altogether when not appropriate.

Planning Commission

Among the matters discussed by the Planning Commission at their June 12, 2018 meeting were the following:

- Whether the proposed ZTA was compatible with the Comprehensive Plan's small area plans. Some Commissioners believed the proposed ZTA was incompatible.
- Desire to preserve entrances to Charlottesville
- Charlottesville's goal of being a green and healthy City of Charlottesville
- Other Commissioners in support of the ZTA stated Zaxby's was a successful example of a context sensitive drive-through restaurant and that drive-through restaurants can be designed in such a way that can be in a compatible form to the City in these areas.

Alignment with City Council’s Vision Areas and Strategic Plan:

The proposed zoning text amendment aligns with the City Council Vision of **Economic Sustainability**, where the City is a “*business friendly environment.*”

The proposed zoning text amendment aligns with the City’s **Strategic Plan, Goal 4.3**, “*grow and retain viable businesses.*”

Allowing the proposed use via special use permit (higher level of review) aligns with **Strategic Plan, Goal 3.1**, “*engage in...context sensitive urban planning...*”

Community Engagement:

No public comment was received.

Budgetary Impact:

No budgetary impact.

Recommendation:

The Commission took the following action:

Ms. Keller moved to recommend denial of this Zoning Text Amendment to allow restaurants with drive-through windows by special use permit in the Highway Corridor on the bases that the changes would not serve the interests of public necessity, convenience, general public welfare or good zoning practice.

Mr. Solla-Yates seconded the motion. The Commission voted 5-2 (Lahendro, Mitchell) to recommend denial of the Zoning Text Amendment

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution (granting the ZTA);
- (2) by motion, request changes to the attached Resolution, and then approve the ZTA in accordance with the amended Resolution;
- (3) by motion, deny the requested ZTA (as recommended by the Planning Commission).

Attachment:

- (1) Proposed Resolution Approving a Zoning Text Amendment
- (2) Staff Report with Attachments, June 12, 2018

ORDINANCE
AMENDING AND RE-ENACTING CHAPTER 34 (ZONING) OF THE CODE OF THE
CITY OF CHARLOTTESVILLE (1990), AS AMENDED, TO AUTHORIZE
RESTAURANTS WITH DRIVE THROUGH WINDOWS IN THE
HIGHWAY CORRIDOR (HW) MIXED USE ZONING DISTRICT
WITH A SPECIAL USE PERMIT

WHEREAS, by resolution adopted April 16, 2018 City Council initiated a zoning text amendment to authorize drive through windows in restaurants in the Highway Corridor (HW) Mixed Use Zoning District (“Proposed Zoning Text Amendment”); and

WHEREAS, following a public hearing duly advertised and conducted in accordance with law, the Planning Commission considered the Proposed Zoning Text Amendment at its meeting on June 12, 2018, and voted to recommend denial of the Proposed Zoning Text Amendment as presented; and

WHEREAS, a public hearing on the Proposed Zoning Text Amendment was held by City Council on July 2, 2018, after notice to the public and to adjacent property owners as required by law; and

WHEREAS, after consideration of the Planning Commission’s recommendation, and comments from the public, this Council is of the opinion that the Proposed Zoning Text Amendment has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the proposed zoning text amendment, and (ii) the proposed zoning text amendment is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Chapter 34 of the Code of the City of Charlottesville (1990), as amended, is hereby amended and re-enacted as follows:

1. Sec. 34-796 (Use matrix—Mixed use corridor districts) of Article VI (Mixed Use Districts), of Chapter 34 (Zoning), are hereby amended and re-enacted, to incorporate the following change in the column titled “HW”:

<i>Use Types</i>	<i>Zoning Districts</i>
NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL	<i>HW</i>
Restaurants:	
Drive-through windows	<u>S</u>

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



REQUEST FOR A ZONING TEXT AMENDMENT

**JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC
HEARING**

DATE OF PLANNING COMMISSION MEETING: June 12, 2018

Author of Staff Report: Heather Newmyer, AICP

Date of Staff Report: May 31, 2018

Application Number/Description: ZT18-04-01: Restaurants: Drive-through windows in Highway Corridor

Applicable City Code Provisions: §34- 41 (Amendments to the Zoning Ordinance), §34-796 (Use matrix – mixed use corridor districts)

Executive Summary

This is a proposed zoning text amendment to amend §34-796 to allow restaurants with drive-through windows to be allowed by special use permit in the City’s Highway Corridor (HW) Mixed Use Districts. Staff recommends that the use be permitted by special use permit in the HW District as the intent of this district is to provide for the “intense commercial development with very limited residential use” in the “areas where the most intense commercial development in Charlottesville occurs” (ref. Sec. 34-541 – Mixed use districts - intent and description), as opposed to other mixed use districts within the City. By allowing this use via the special permit process, City Council reserves the authority to protect adjacent properties and/or zoning districts from potential impacts associated with the use, such as noise, lighting and business hours.

Background

At the April 16, 2018 City Council meeting, a zoning text amendment was initiated for consideration of allowing restaurants with drive-through windows to be allowed by special use permit in the HW District (Attachment 1). The request was brought to staff by Ashley Davies of Williams Mullen Law Firm on behalf of Alan Taylor, Riverbend Development, who is the applicant for 1801 Hydraulic (K-Mart site) redevelopment project titled “Hillsdale Place.”

Project Description: The current final site plan application is under administrative review by City staff and includes Tax Map 41B Parcels 1 and 2 with road frontage on Hydraulic Road, Seminole Trail (Route 29), Hillsdale Drive and India Road. The site plan proposes i) to reduce existing buildings on-site (held by K-Mart and Gold’s Gym currently) from 121,197 SF to 77,000 SF in preparation for new retail tenants and ii) provide parking, utility and landscape improvements on-site. The Subject Property is zoned HW, EC (Highway Corridor District, Entrance Corridor Overlay (Note: The site received a

Certificate of Appropriateness (COA) from the Entrance Corridor Review Board (ERB) on December 15, 2017). The general usage specified in the Comprehensive Plan for the Subject Property is Mixed Use.

While the current final site plan proposes only renovations to the existing building on-site, Riverbend Development has indicated the desire to include in their future redevelopment plans a restaurant with a drive-through window, which currently is not allowed within the HW District.

Please note: While the request was made on behalf of one developer, this consideration is for the entirety of the HW District throughout the City; and, should the ZTA be approved, any developer who wishes to include a restaurant with a drive-through window as a use on a property within the HW District would require a special use permit be approved by City Council prior to the use being allowed on said property.

Relevant Code Sections:

§34-1200: The *restaurant* definition under §34-1200 includes “fast food restaurant” which is one at which patrons order and receive food orders at a counter or **window** for consumption either on or off-premises.

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- Whether the proposed use or development will be in harmony with the purposes of the specific zoning district which it will be placed
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- When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Study Period and Public Hearing

Once an amendment has been initiated by City Council, it is deemed referred to the Planning Commission for study and recommendation (City Code §34-41(d)). From the time of initiation, the planning commission has **100 days** in which to make its recommendation to City Council, or else it will be deemed to be a recommendation of approval.

Standard of Review

As per §34-42 of the City Code, the planning commission shall review and study each proposed amendment to determine:

- (1) Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;
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Proposed Zoning Text Change

Revise the Mixed Use (§34-796) matrix as follows:

- Place an “S”, which indicates special use permit required, in the row labeled “Drive-through windows” under the heading “Restaurants:” located in the Non-residential: General and Misc. Commercial section, under the HW zoning district column.

Standard of Review Analysis

- 1. Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan;**

Land Use Chapter:

The Comprehensive Plan Land Use Chapter lists goals that include but are not limited to: establishing a mix of use throughout Charlottesville, being context sensitive to surrounding neighborhoods, highlighting pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces, and providing opportunities for employment centers and nodes of activity along mixed-use corridors.

The areas within the City that are zoned HW District fall under the Land Use category Mixed Use, which is described as “areas intended to ... encourage 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.”

Land Use Staff Analysis: Staff finds that the proposed amendment to allow for restaurants with drive-through windows is consistent with the Land Use general guidelines mentioned above given that:

- The areas within the City zoned HW District fall under the Mixed Use land use category, which is called to encourage “many commercial uses”
- Allowing restaurants with drive-through windows in the HW District by special use permit will require a higher level of review than if the use was allowed by-right. Staff believes because of the higher level of review, which includes a number of factors that have to be considered when reviewing a special use permit as well as the ability to include conditions that help mitigate potential adverse impacts, there is flexibility and more liberty in review to help guide development that would conform to many of the general guidelines given in the Land Use Chapter that speak to urban design, context sensitivity, and connectivity. Should the ZTA be approved, developers wishing to include a restaurant with a drive-through window in the HW District would be required to include in their design how the project complies with the Comprehensive Plan and its goals. In addition to that, Staff, Planning Commission and Council can recommend conditions that help mitigate potential adverse impacts and help provide for a better design overall. For example, increased buffering, increased screening for parking that is relegated to the back of the building, limited business hours to prevent noise issues, wider sidewalks, café seating areas, requiring the drive-through window/order area to not be visible from the right-of-way, etc., would provide for a drive-through window design that is more context sensitive, follows urban design guidelines, and fits more into what is desired for a commercial use in the City. Furthermore, if an application is presented that does not comply with the Comprehensive Plan, Council has the ability to deny such request. Given the higher level of review and built in flexibility, staff believes the proposed amendment is consistent with the Comprehensive Plan.

Below, staff goes into further detail regarding the Comprehensive Plan Land Use Chapter’s small area plans and how these areas relate to the proposed amendment; however, the above analysis is the overall analysis given for the Land Use Chapter.

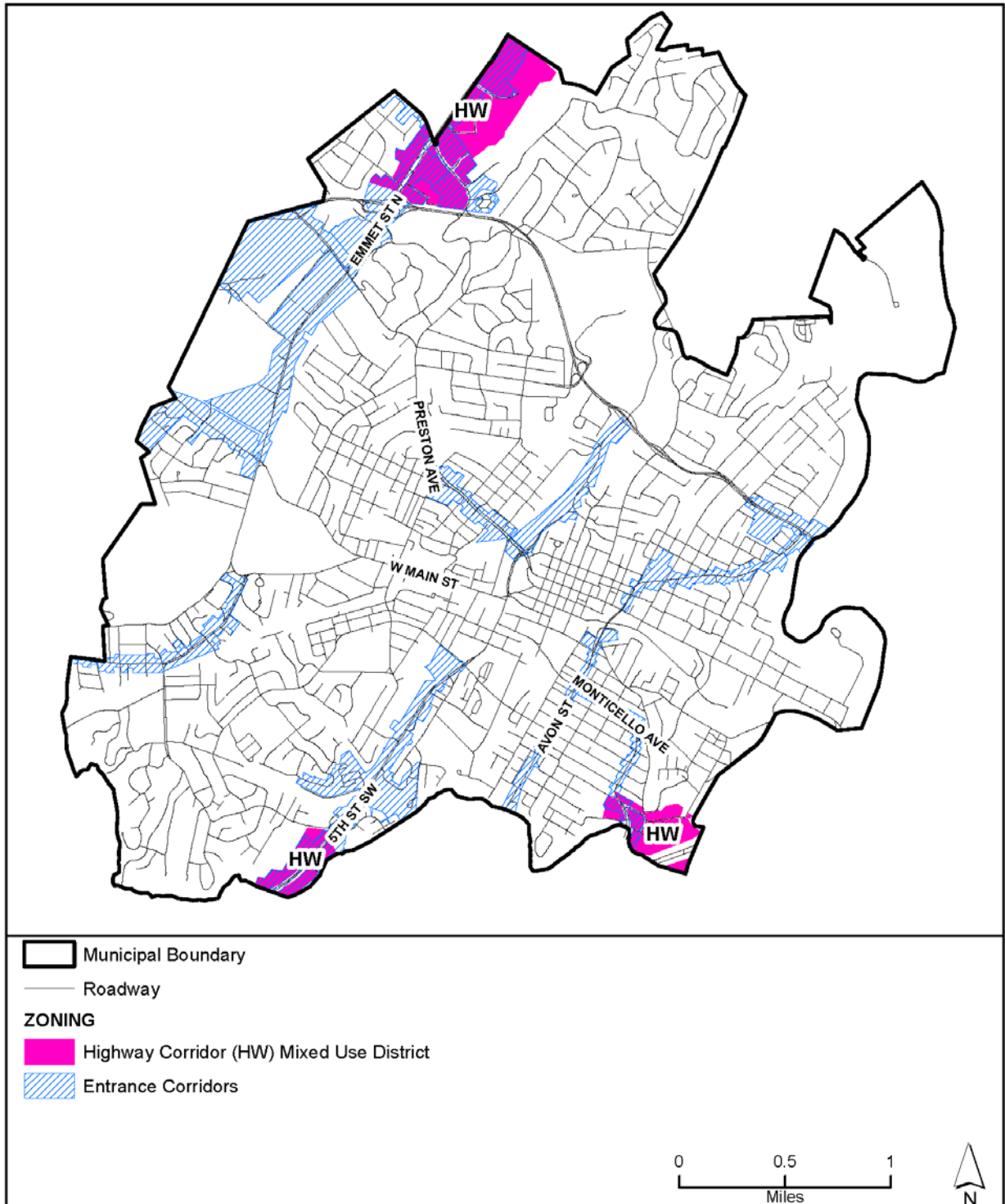
Land Use Small Areas:

Within the Land Use Chapter of the 2013 Comprehensive Plan, there are several specific areas identified for future small area plans with the goal in mind that the resulting small area plans will provide the basis for future planning, urban design and investment decisions.

There are three corridors within the City fall under the HW District zoning: i) Emmet St north of the 250 Bypass, ii) a portion of 5th Street extended, and iii) a portion of Monticello Avenue (See Map 1).

MAP 1:

HIGHWAY CORRIDOR MIXED USE DISTRICTS IN THE CITY OF CHARLOTTESVILLE



CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



REQUEST FOR A ZONING TEXT AMENDMENT

**JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC
HEARING**

DATE OF PLANNING COMMISSION MEETING: June 12, 2018

Author of Staff Report: Heather Newmyer, AICP

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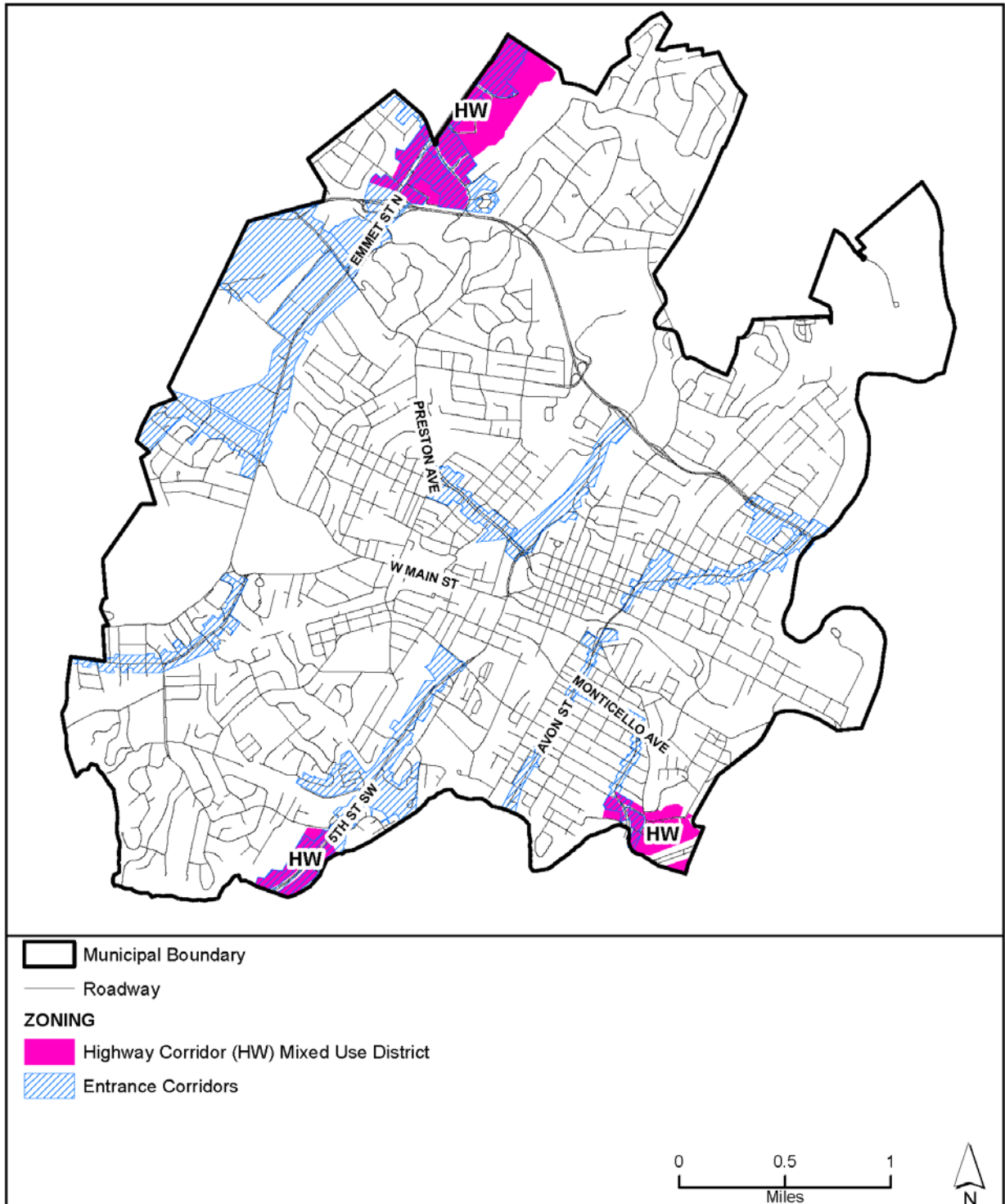
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MAP 1:

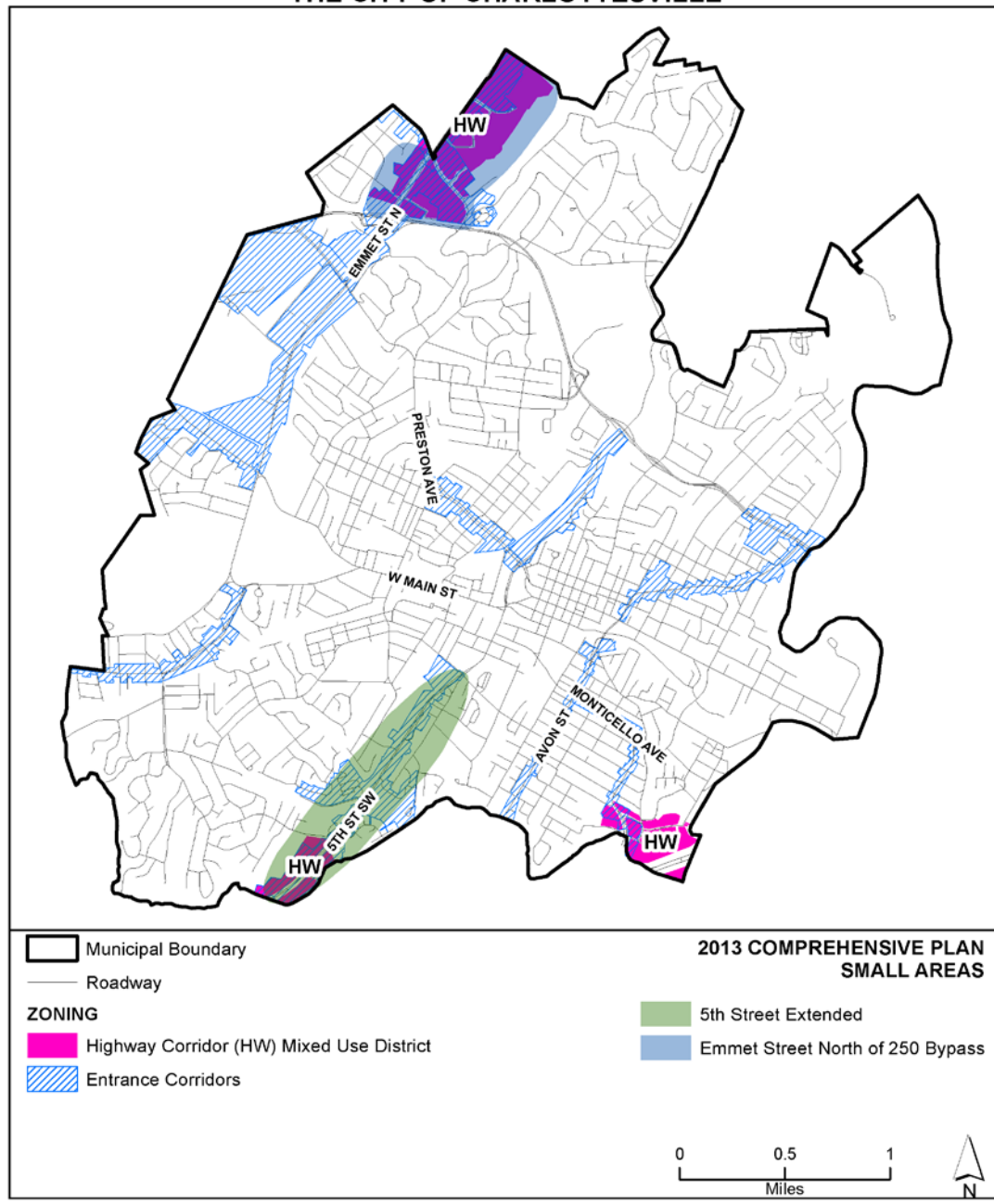
HIGHWAY CORRIDOR MIXED USE DISTRICTS IN THE CITY OF CHARLOTTESVILLE



Two of these corridors fall under areas called out as small area plans in the 2013 Comprehensive Plan: Emmet Street north of 250 Bypass and 5th Street Extended. See Map 2.

MAP 2:

2013 COMPREHENSIVE PLAN SMALL AREAS THAT OVERLAY HIGHWAY CORRIDOR MIXED USE DISTRICTS IN THE CITY OF CHARLOTTESVILLE



The 2013 Comprehensive Plan provides the following descriptions of the following areas that are intended for future small area plans:

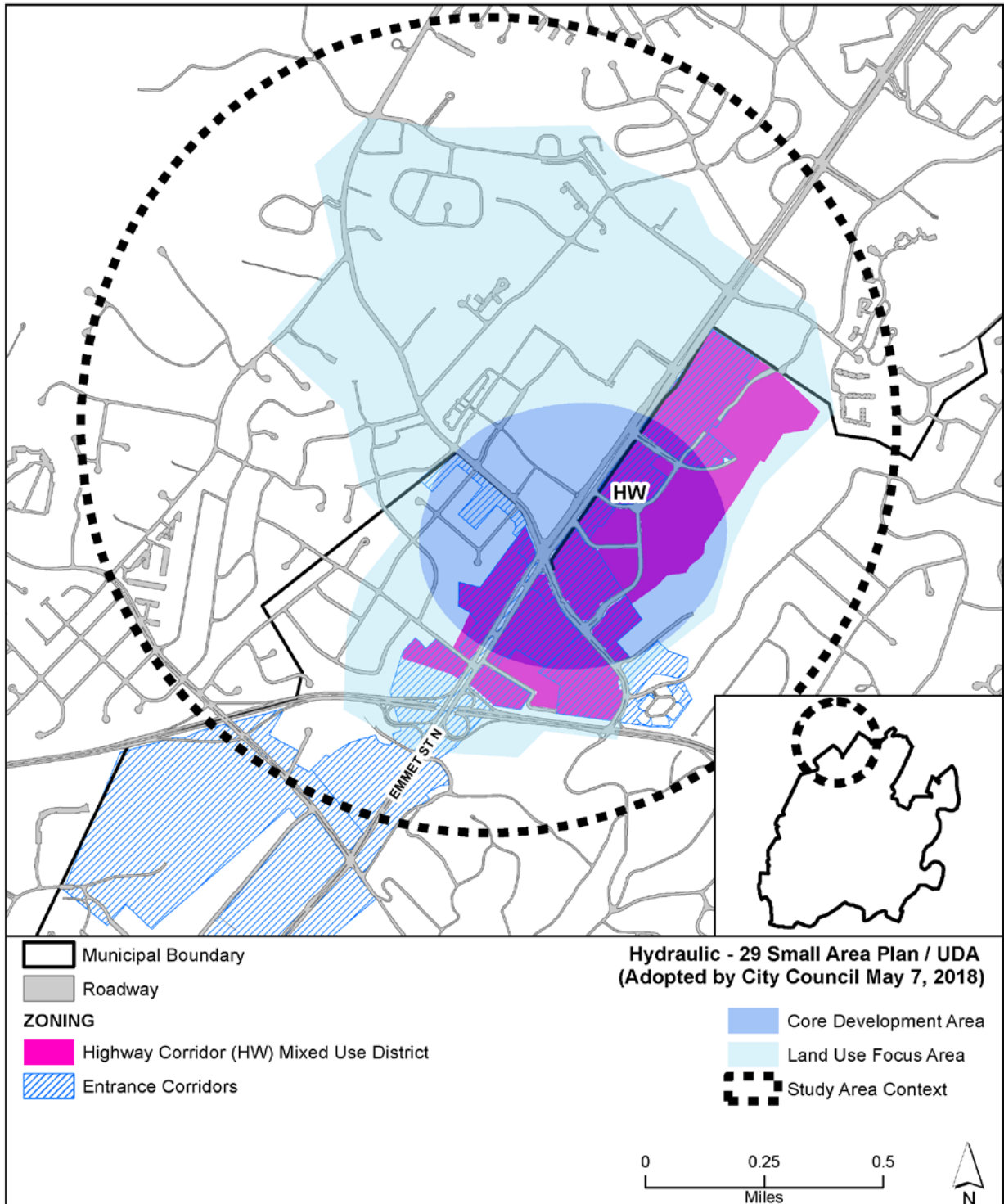
Emmet Street north of 250 Bypass: This area possesses considerable potential for new placemaking because of road network and traffic pattern changes, the development of the Stonefield commercial and residential development in the County, and future redevelopment of the K-Mart site and Michie Drive CRHA site. This area provides an expanded opportunity for dense, urban development at a major gateway to the city.

5th Street Extended: The construction of the Avon/5th Connector and the resultant big box center will change traffic patterns in this area and is likely to stimulate increased commercial activity near this city/county edge. Planning and design studies for this area may identify urban design opportunities more consistent with the city's desire for walkable, bikeable, and transit-supported development.

While the 5th Street Extended area does not yet have a formal small area attached to the above description, the Emmet Street north of the 250 Bypass area does as of May 2018. On May 7, 2018, City Council adopted the Hydraulic-29 Small Area Plan as well as designated the area as an Urban Development Area (UDA) (See Attachment 2 for the Resolution, Attachment 4 for UDA State Code). Map 3, shown below, depicts the boundaries of the Hydraulic-29 Small Area Plan/UDA which correspond to the boundaries shown in the full report that was also approved on May 7, 2018 (Attachment 3). Now part of the Comprehensive Plan, this small area plan is to act as the basis for future planning, design and investment decisions.

MAP 3:

2018 HYDRAULIC-29 SMALL AREA PLAN THAT OVERLAYS HIGHWAY CORRIDOR MIXED USE DISTRICTS IN THE CITY OF CHARLOTTESVILLE



A high-level overview of some of the recommendations and guidelines from this plan include:

- Road Framework Plan which includes proposed roads (p. 58, Attachment 3)
- Conceptual Bicycle/Pedestrian Plan which includes proposed multi-modal facilities (p. 60 of Attachment 3)
- Conceptual Open Space, Parks and Natural Systems Plan (p. 61 of Attachment 3)
- Conceptual Land Use Plan (p. 71 of Attachment 3)
- Conceptual Core Area Plan (p. 85 of Attachment 3)

The Conceptual Land Use Plan within the Hydraulic-29 Plan calls for the following land uses in the areas zoned HW District along Emmet St: Mixed Use Commercial, Commercial, Mixed Use Residential, and Mixed Use Office/Institutional (see p. 71 of Attachment 3).

Land Use Small Areas Staff Analysis:

Provided below is a more detailed analysis that is broken down into the three sections referencing the three corridors in the City zoned HW District.

- i) HW Districts along Emmet St north of the 250 Bypass: One of the corridors the HW District falls within is along Emmet St north of the 250 Bypass, an area called out in the 2013 Comprehensive Plan for future small area plans. On May 7, 2018, the Hydraulic-29 Small Area Plan was adopted as an amendment to the Comprehensive Plan by Council as a plan that provides more detailed guidance in the Emmet St north of the 250 Bypass area as mentioned above. Staff recognizes there is a high level of detail and guidance provided in the recently adopted Hydraulic-29 Small Area Plan that speaks to future roadways, multimodal connections, open spaces and land use recommendations. Any new development being proposed that falls within the Hydraulic-29 small area plan should incorporate elements of the small area plan and comply.

The majority of the areas zoned HW District on the City's current zoning map are called out in the Hydraulic-29 Plan for land use that is mixed use commercial or mixed use residential. The proposed zoning text amendment that would allow a restaurant with a drive-through window would not necessarily go against the recommended land uses; however, staff would not feel comfortable allowing this use by-right as there are many other factors than land use compatibility that come into play when applying implementation of a small area plan (e.g. compliance with future roads, multimodal connections, open spaces, etc).

Allowing a restaurant with a drive-through window *by special use permit* in the HW District allows for the higher level of review prescribed in Sec. 34-157, where many factors are weighed prior to a recommendation being made, one of which is compliance with the Comprehensive Plan. As such, any special use permit application for this use at a property falling within the Hydraulic-29 Small Area Plan would be required to show compliance with the elements prescribed in the Hydraulic-29 Small Area Plan as part of the application per Sec. 34-157(a)(2).

Staff believes the amendment would be consistent with the small area plan due to the special use permit application process having the built in required compliance with the Comprehensive Plan (Sec. 34-157(a)(2)), the discretion for Council to provide conditions that prevent any negative impacts to adjacent communities can be minimized, or the ability to deny a special use permit request if the application request is found non-compliant to elements of the small area plan, etc.

- ii) HW Districts along 5th Street Extended: While the Comprehensive Plan does not include a more detailed small area plan for the 5th Street Extended area, the description provided within the Comprehensive Plan states there will be “increased commercial activity” near the city/county edge. The description also states this area is desired for walkable, bikeable, and transit-supported development.

Because of the future desire for this area to identify urban design opportunities that allow for more walkable, bikeable and transit-oriented development, staff believes allowing restaurants with drive-through windows by-right would prevent such opportunities. However, staff recognizes that this is one of the three corridors total in the City identified as a Highway Corridor that carries higher volumes of vehicular traffic, and, therefore, would be appropriate to house a more auto-oriented use. The special use permit process allows for a higher level of review, requires compliance with the Comprehensive Plan, discretion for adding conditions that minimize negative impacts, and allows for the ability to deny the use request altogether. Because of this, staff believes that allowing this use by special use permit would either ensure compliance with the Comprehensive Plan goals for this area OR allow the ability for the request to be denied if compliance is not met. Allowing the more auto-oriented use via special use permit also recognizes that this area does carry more vehicular traffic and is one of three areas called out by the City as a Highway Corridor.

- iii) Monticello Avenue: The third area of the City zoned HW District is near the southeastern city/county edge and includes a portion of Monticello Avenue (Route 20) that runs through the city/county edge. This area is not called out as a small area in the 2013 Comprehensive Plan. In addition to Monticello Avenue, this area includes streets such as Linden Avenue, Monticello Road, Keystone and Mountain View Street. This area contains a mixture of uses that include residential uses (condominiums, townhomes, single-family residential homes) and commercial uses (gas station, Moose’s By The Creek restaurant, Albemarle Heating & Air, Jaunt, a private tree business, roofing business, and more). Because of this area’s proximity to Route 20 and I 64, staff sees this area as being appropriate for potentially housing a restaurant with a drive-through window; however, staff believes allowing this use by special use permit is vital in protecting the existing residential uses of the area because there are pockets within the overall area that are predominately residential and would not be appropriate unless it was shown by the applicant that conditions would adequately mitigate potential adverse impacts.

Economic Sustainability Chapter

The Comprehensive Plan Economic Sustainability Chapter lists goals that include but are not limited to: work strategically to continue to develop and implement land use policies and regulations that ensure the availability of sites for businesses to locate and expand as well as generate successful businesses.

Economic Sustainability Staff Analysis: Staff believes the amendment is consistent with goals prescribed in the Economic Sustainability Chapter of the Comprehensive Plan as this amendment would open up the opportunity for a use to available locations in the HW District in the zoning district that staff believes is most appropriate to house this type of commercial use.

Streets That Work

The Streets That Work Plan was adopted by City Council on September 6, 2016 as an amendment to the City's Comprehensive Plan. The Streets That Work Plan includes design guidelines that provide guidance for all elements of the public right-of-way and include design recommendations specific to the street types given for the City's framework streets. For example, in the *Mixed Use A Street Typology* (both Emmet St N of 250 Bypass and 5th Street Extended classified as Mixed Use A) prioritize bicycle facilities, >7' sidewalks and 3'-6' curbside buffers.

Streets That Work Plan also identifies that Charlottesville's principal arterial roadways carry a disproportionate amount of the traffic in and through the city, whereas 74% of roads in Charlottesville have an average annual daily traffic (AADT) count below 1,000, which is relatively low. The roads that include the highest traffic volumes are shown below in Table 1 of this report, taken from Chapter 3 of the Streets That Work Plan. Please note all three of the HW District corridors are along roads with the highest traffic volumes in the City and the 29 N/Seminole Trail corridor (250 Bypass to North City Limits) is the highest with 60,000 AADT (2014).

TABLE 1: AVERAGE ANNUAL DAILY TRAFFIC ON CHARLOTTESVILLE'S MAJOR ROADS¹

Road Name	Segment	Number of Through Travel Lanes	AADT VDOT, 2012	AADT VDOT 2014 ⁸
29 N/Seminole Trail	250 Bypass to North City Limits	6	59,000	60,000
250 Bypass	Hydraulic Road to Dairy Road	4	42,000	37,000
29 N/Emmet Street	Barracks Road to 250 Bypass	4	31,000	29,000
Preston Avenue	Grady Avenue to Market Street	4	21,000	20,000
Ridge Street	Dice Street to Main Street	2	22,000	20,000
E High Street	Gillespie Avenue to 250 Bypass	2	19,000	18,000
5th Street	South City Limits to Cherry Avenue	4	18,000	17,000
Monticello Avenue	South City Limits to Meridian Avenue	2	15,000	14,000
Avon Street/9 th Street NE	Monticello Avenue to High Street	2-4	14,000	13,000
W Main Street	Jefferson Park Avenue to McIntire Road	2	13,000	12,000

¹City of Charlottesville. *Streets That Work Plan*. Adopted September 2016.
 < <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan>>

Streets That Work Staff Analysis: Staff believes the proposed amendment is consistent with the Streets That Work Plan because of the following:

- The proposed amendment would allow for a use that is more auto-oriented in three areas that are identified as carrying the highest traffic volumes throughout the City. By allowing this use in the higher volume areas of the City, staff believes there is opportunity to localize the use in the appropriate areas in the City while protecting other areas in the City with less intensive commercial uses.
- Since Streets That Work was adopted in September 2016, there have been many developers who have incorporated the recommendations in STW that are given for the street type their project fronts on. Staff has found that in cases where there is a higher level of review on such projects (e.g. Entrance Corridor, Special Use Permit), the developer is more likely to comply with the recommended guidelines found in Streets That Work. In some cases, there are conditions included as part of the higher level of review that requires the developer to comply with certain guidelines found within STW. A few examples of recent projects that have been approved or are in review that include street elements that follow the design parameters found in STW are:
 - the CVS at Barracks and Emmet (required Entrance Corridor review; site plan **approved/under construction**)
 - Zaxby's restaurant located at 1248 Emmet St (required Special Use Permit for restaurant drive-through window; **approved/ construction complete**).
 - Hillsdale Place (1801 Hydraulic Rd) (required Entrance Corridor Review; site plan still **in review**) **Note: Developer showing 10' multiuse trails and 5' curbside buffers along Hydraulic and Seminole Trail– this was also vetted through TJPDC as this review ran while Hydraulic-29 Small Area Plan was being developed*

Staff brings up the above mentioned examples to show that there have been successes in implementing Streets That Work in part to the higher level of reviews in place for certain development projects. Staff believes the proposed amendment is consistent with Streets That Work Plan as it would allow the use by special use permit, allowing for the higher level of review and required compliance with the Comprehensive Plan, which includes Streets That Work.

2. Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community;

The purpose of the Highway Corridor Mixed Use District is expressed in Sec. 34-541 as “to facilitate development of a commercial nature that is **more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs.**

Staff Analysis: The purposes of the chapter would be furthered by the amendment. An approved amendment would not only encourage economic development but also better align the district with its intent, where it is stated that this district is “traditionally auto driven” and

is intended for the “most intense commercial development in Charlottesville.” Staff believes that by focusing this auto-oriented use to the City’s high volume corridors, this could help relieve pressure from other zoning districts throughout the City that are intended for mixed use and pedestrian centered development patterns (e.g. the Urban Corridor (URB) Mixed Use District).

In addition, by permitting the use through a special use permit, adjacent properties and neighborhoods can be protected while having their character and stability enhanced. In allowing the uses by special use permit, neighborhood participation in the development process is also encouraged through a public hearing.

3. Whether there is a need and justification for the change;

Staff believes there is a justification for the change because the zoning text amendment, if approved, would be allowing an auto-oriented use by special use permit in areas in the City that experience the highest volumes of traffic and where the zoning district’s intent expressly states these areas are traditionally auto-driven. As stated before, by allowing this type of use in this zoning district, this could help relieve pressure from other zoning districts that are intended for a variety of uses that are more pedestrian focused and less intensive.

4. When pertaining to a change in the zoning district classification of property, the effect of the proposed change, if any, on the property itself, on surrounding property, and on public services and facilities.

This zoning text amendment does not include a change in the zoning district classification of any particular property. The zoning text amendment proposes to allow for a use by special use permit throughout the entirety of the HW District.

Staff believes that allowing a restaurant with a drive-through window by special use permit in the HW District ensures a built-in review process that’s aim is to protect adjacent properties from potential negative impacts; and, furthermore, provide a way to deny such request if, in the end, a specific location is not appropriate.

Public Comment

No public comment has been received at this time.

Recommendation

As noted in the Streets That Work Plan, the three areas zoned as Highway Corridor (see Map 1) are roads that carry the highest traffic volumes within the City (See Table 1). One corridor in particular, 29 N/Seminole Trail, carries the highest volumes in the City, totaling at 60,000 average annual daily traffic (AADT) according to VDOT in 2014. The three areas zoned as Highway Corridor run up against both the northern city limits (Emmet St north of 250 Bypass to

northern city limits) and the southern city limits (5th St Extended and Monticello Avenue) where much of the traffic is using these roads as a means to enter the City from the County and beyond. Given that these areas not only carry the most traffic but the zoning district specifically calls for these areas to house more auto oriented uses than other mixed use and neighborhood corridors and limit the most intense commercial development in Charlottesville within this district, staff finds the proposed amendment to be appropriate.

Staff recognizes, as mentioned in detail above, that two out of the three areas zoned for Highway Corridor are within the City's identified small areas as called out in the 2013 Comprehensive Plan: i) Emmet St north of the 250 Bypass and ii) 5th Street Extended. Within the Emmet St north of the 250 Bypass area, the Hydraulic-29 Small Area Plan has just been adopted in May 2018 by City Council. The Hydraulic-29 Small Area Plan provides more detailed guidance that speaks to future roadways, multimodal connections, open spaces and land use recommendations. The majority of the areas zoned HW District are called out in the Hydraulic-29 Small Area Plan for land use that is mixed use commercial or mixed use residential. Both the Emmet St north of the 250 Bypass (which includes the adopted Hydraulic-29 Small Area Plan) and the 5th Street Extended areas speak to future urban design opportunities, multimodal connections, and more walkable, bikeable and transit oriented development. While staff would not feel comfortable allowing the proposed use by-right as there are many factors to consider other than land use compatibility within these identified areas (e.g. compliance with multimodal connections, open spaces, future roadways, etc.), staff believes allowing this use by special use permit allows for a higher level of review, requires compliance with the Comprehensive Plan (which includes not only the small area plan guidance but the above mentioned Streets That Work Design Guidelines as well), discretion for adding conditions that minimize negative impacts, and allows for the ability to deny the use request altogether.

Allowing the more auto-oriented use *via special use permit* retains the ability (through the higher level of review) to shape a drive-through development that is more context sensitive, follows the urban design guidelines and goals given in the Comprehensive Plan, including those more detailed guidelines prescribed in the small area plans, and provide for a more desirable commercial use in the City. In addition, the proposed amendment acknowledges that these areas carry the highest volumes of vehicular traffic in the City and are called out to house the most intense commercial development in order to limit it elsewhere throughout the City.

Staff recommends that the zoning text amendment be approved by the Planning Commission and City Council as written to allow restaurants with drive-through windows by special use permit in the HW – Highway Corridor zone.

Appropriate Motions

1. "I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to allow restaurants with drive-through windows by special use permit in the Highway Corridor on the basis that the changes would serve the interests of (*public necessity, convenience, general public welfare and/or good zoning practice*)."

2. “I move to recommend approval of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to allow restaurants with drive-through windows by special use permit in the Highway Corridor on the basis that the changes would serve the interests of (*public necessity, convenience, general public welfare and/or good zoning practice*) with the following additions and modifications:”
 - a.
 - b.

3. “I move to recommend denial of this zoning text amendment to amend and re-ordain Section 34-796 of the Code of The City of Charlottesville, 1990, as amended, to allow restaurants with drive-through windows by special use permit in the Highway Corridor on the basis that the changes would not serve the interests of (*public necessity, convenience, general public welfare and/or good zoning practice*) for the following reasons:”
 - a.
 - b.

Attachments

- 1) ZTA Initiation April 16, 2018
- 2) Hydraulic-29 Small Area Plan Resolution, Adopted May 8, 2018
- 3) Hydraulic-29 Small Area Plan Final Report, Adopted May 8, 2018
Follow link: <https://bit.ly/2JmlUZF>
- 4) §15.2-2223.1 – Urban Development Area (UDA) State Code

RESOLUTION
Initiating Zoning Text Amendments
for the Highway Corridor (HW) Mixed Use District

WHEREAS, the intent of the Highway Corridor District is to facilitate development of a commercial nature that is more auto oriented than other mixed use corridor zoning designations; and

WHEREAS, restaurants with drive-through windows are allowed by special use permit in the Cherry Avenue (CH), High Street (HS), Urban Corridor (URB), and the Central City (CC) mixed use districts; and

WHEREAS, a joint City Council/Planning Commission work session on the Hydraulic Small Area Plan has considered the need for such use (drive-through restaurant) to be allowed by special use permit in the Highway Corridor mixed use district; and

WHEREAS, Council finds that the public necessity, convenience, general welfare or good zoning practice requires consideration of a zoning text amendment to the Highway Corridor (HW) Mixed Use District designation to allow restaurants with drive-through windows to be allowed by special use permit;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlottesville that the zoning text amendment referenced above within this Resolution is hereby initiated by City Council, and the Planning Commission is directed to review the proposed text amendment, conduct a joint public hearing with City Council to allow affected persons to be heard on these matters, and then report its findings and recommendations back to City Council within 100 days of the date of this Resolution.

Approved by Council
April 16, 2018



Clerk of Council


RESOLUTION
APPROVING AN AMENMENT TO THE CITY COMPREHENSIVE PLAN BY
INCORPORATION THE 2018 HYDRAULIC-29 SMALL AREA PLAN, AND
DESIGNATING THE AREA AS AN URBAN DEVELOPMENT AREA (UDA)

WHEREAS, on April 10, 2018, after notice was given as required by law, the Charlottesville Planning Commission and Charlottesville City Council conducted a public hearing on a proposed amendment to the 2013 Comprehensive Plan for the City of Charlottesville, to include the contents of the proposed 2018 Hydraulic-29 Small Area Plan, and designation of the area as an Urban Development Area (UDA); and

WHEREAS, on April 10, 2018, the Planning Commission adopted a resolution recommending approval by the City Council of the Comprehensive Plan Amendment, and certifying a copy of the Comprehensive Plan Amendment to Council for its consideration; now, therefore,

BE IT RESOLVED that, upon consideration of the Comprehensive Plan Amendment, the City Council hereby adopts the 2018 Hydraulic-29 Small Area Plan as an amendment to the City's Comprehensive Plan. The City Council further designates the area as an Urban Development Area (UDA) in accordance with the Code of Virginia, section §15.2-223.1. The Neighborhood Development Services staff shall post on the City's website notice of Council's adoption of this Update, along with a copy of the approval Update.

Approved by Council
May 7, 2018



Clerk of Council

§ 15.2-2223.1. Comprehensive plan to include urban development areas

A. For purposes of this section:

"Commercial" means property devoted to usual and customary business purposes for the sale of goods and services and includes, but is not limited to, retail operations, hotels, motels and offices. "Commercial" does not include residential dwelling units, including apartments and condominiums, or agricultural or forestal production, or manufacturing, processing, assembling, storing, warehousing, or distributing.

"Commission" means the Commission on Local Government.

"Developable acreage," solely for the purposes of calculating density within the urban development area, means land that is not included in (i) existing parks, rights-of-way of arterial and collector streets, railways, and public utilities and (ii) other existing public lands and facilities.

"Population growth" means the difference in population from the next-to-latest to the latest decennial census year, based on population reported by the United States Bureau of the Census. In computing its population growth, a locality may exclude the inmate population of any new or expanded correctional facility that opened within the time period between the two censuses.

"Urban development area" means an area designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development.

B. Any locality may amend its comprehensive plan to incorporate one or more urban development areas.

1. Urban development areas are areas that may be appropriate for development at a density on the developable acreage of at least four single-family residences, six townhouses, or 12 apartments, condominium units, or cooperative units per acre, and an authorized floor area ratio of at least 0.4 per acre for commercial development, any proportional combination thereof, or any other combination or arrangement that is adopted by a locality in meeting the intent of this section.

2. The urban development areas designated by a locality may be sufficient to meet projected residential and commercial growth in the locality for an ensuing period of at least 10 but not more than 20 years, which may include phasing of development within the urban development areas. Where an urban development area in a county with the urban county executive form of government includes planned or existing rail transit, the planning horizon may be for an ensuing period of at least 10 but not more than 40 years. Future residential and commercial growth shall be based on official estimates of either the Weldon Cooper Center for Public Service of the University of Virginia, the Virginia Employment Commission, the United States Bureau of the Census, or other official government projections required for federal transportation planning

purposes.

3. The boundaries and size of each urban development area shall be reexamined and, if necessary, revised every five years in conjunction with the review of the comprehensive plan and in accordance with the most recent available population growth estimates and projections.

4. The boundaries of each urban development area shall be identified in the locality's comprehensive plan and shall be shown on future land use maps contained in such comprehensive plan.

5. Urban development areas, if designated, shall incorporate principles of traditional neighborhood design, which may include but need not be limited to (i) pedestrian-friendly road design, (ii) interconnection of new local streets with existing local streets and roads, (iii) connectivity of road and pedestrian networks, (iv) preservation of natural areas, (v) mixed-use neighborhoods, including mixed housing types, with affordable housing to meet the projected family income distributions of future residential growth, (vi) reduction of front and side yard building setbacks, and (vii) reduction of subdivision street widths and turning radii at subdivision street intersections.

6. The comprehensive plan shall describe any financial and other incentives for development in the urban development areas.

7. A portion of one or more urban development areas may be designated as a receiving area for any transfer of development rights program established by the locality.

C. No locality that has amended its comprehensive plan in accordance with this section shall limit or prohibit development pursuant to existing zoning or shall refuse to consider any application for rezoning based solely on the fact that the property is located outside the urban development area.

D. Localities shall consult with adjacent localities, as well as the relevant planning district commission and metropolitan planning organization, in establishing the appropriate size and location of urban development areas to promote orderly and efficient development of their region.

E. Any county that amends its comprehensive plan pursuant to subsection B may designate one or more urban development areas in any incorporated town within such county, if the council of the town has also amended its comprehensive plan to designate the same areas as urban development areas with at least the same density designated by the county. However, if a town has established an urban development area within its corporate boundaries, the county within which the town is located shall not include the town's projected population and commercial growth when initially determining or reexamining the size and boundary of any other urban development area within the county.

F. To the extent possible, federal, state and local transportation, housing, water and sewer facility, economic development, and other public infrastructure funding for new and expanded facilities shall be directed to designated urban development areas or to such similar areas that accommodate growth in a manner consistent with this section.

2007, c. [896](#);2009, c. [327](#);2010, cc. [465](#), [528](#);2011, c. [561](#);2012, cc. [192](#), [518](#), [805](#), [836](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section

may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Required:	Vote to Recommend Approval or Denial of Zoning Text Amendment
Presenter:	Lisa Robertson, Chief Deputy City Attorney
Staff Contacts:	Lisa Robertson; Mike Stoneking (PLACE); Missy Creasy
Title:	Zoning Text Amendments Proposing Clarifications of Provisions within Article VI of the Zoning Ordinance (Mixed Use Districts)

Background:

In November 2016, the City Attorney’s Office provided a Legal Audit of the Zoning Ordinance. Among the deficiencies noted within the Legal Audit is the fact that there are several mixed-use corridor districts in which bonus building height, or bonus residential density, is offered, but there is no guidance within the ordinance as to how “significant” each mixed use component (i.e., residential and non-residential) needs to be in order to qualify for the bonus. This deficiency was discussed by the City Attorney’s office staff and the Planning Commission in a series of workshop meetings in 2017. In the opinion of the City Attorney’s office, this situation represents poor zoning practice.

In the summer of 2017 the Planning Commission adopted a resolution authorizing the City Attorney’s office to proceed to draft several categories of zoning text amendments deemed most urgent. This particular issue was among those which were considered most urgent. After that resolution was adopted, however, PLACE organized a working group of local design professionals, attorneys and developers who requested an opportunity to brainstorm a different way to achieve the goals of the bonus provisions. The efforts of the working group were in earnest; however, they ultimately did not agree on an approach that would solve the significant loopholes that exist in the current ordinance.

In March 2018 Mike Stoneking, on behalf of PLACE, transmitted a Memo to the City Attorney’s Office (copied to Lisa Green, PC Chair, Kathy Galvin, City Councilor, and to PLACE members) requesting that staff request the Planning Commission to consider the recommended short-term fix proposed by the City Attorney’s Office. At its meeting on June 12, 2018, the Planning Commission voted to recommend approval of the proposed ordinance by City Council.

Discussion:

Attached is a proposed ordinance, seeking to include within the introductory, “general” provisions of Chapter 34, Article VI (Mixed Use Corridor Districts) a section addressing how to interpret the term “mixed use” for purposes of determining eligibility for bonus height or density provisions.

The proposed amendments specify a minimum percentage (12.5%) of GFA that must be met by each category of use (residential, and non-residential) within a mixed-use building, development or project—IF there is otherwise no percentage specified within the regulations for a particular mixed use zoning district.

The attached ordinance also proposes two housekeeping changes to the existing ordinance:

- (1) Moving provisions that reference the “purpose and intent” of a specific mixed use zoning district into the Division that contains the regulations for that district, AND moving the provisions which establish “primary” and “linking” streets for a specific district (and which related specifically to the setbacks for those districts) into the Division for that specific zoning district.

- (2) Making the list of additional regulations at the end of “Division 1” more accessible to read and understand.

Community Engagement:

As noted, the provisions of the November 2016 Legal Audit were discussed at a series of public meetings and workshops of the Planning Commission throughout 2017. Also, the provisions of this proposed text amendment were the subject of a public hearing at the Planning Commission meeting on June 12, 2018, and City Council will also conduct a public hearing on this proposed ordinance at their meeting on July 2, 2018.

Budgetary Impact:

None

Recommendation:

The City Attorney’s Office recommends approval of the proposed zoning text amendments.

Attachments:

Proposed Ordinance
PLACE Correspondence

**AN ORDINANCE AMENDING AND REORDAINING
ARTICLE VI (MIXED USE CORRIDOR DISTRICTS)
OF CHAPTER 34 (ZONING) RELATING TO
BONUS HEIGHT OR DENSITY IN MIXED USE DISTRICTS**

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia, that:

1. Sections 34-540, 34-541, and 34-542 of Article VI of Chapter 34 of the Charlottesville City Code (1990), as amended, are hereby amended and reordained; and
2. Sections 34-564, 34-584, 34-604, 34-624, 34-644, 34-663, 34-682, 34-702, 34-740A, 34-748, 34-760A, 34-767A, 34-775, and 34-783 are hereby added to the Charlottesville City Code (1990), as amended, all as follows:

**ARTICLE VI. MIXED USE CORRIDOR DISTRICTS
DIVISION 1. GENERAL**

Sec. 34-540. Purpose of article.

- (a) The purpose of this article is to encourage mixed-use development within appropriate areas of the city, located along or adjacent to streets or highways found by the city council to be significant routes of access to the city. Objectives of these districts include the following: (i) creation of a dynamic street life, encouraging the placement of buildings close to property lines, and/or heavily landscaped yard areas, in order to engage pedestrians and de-emphasize parking facilities; (ii) encouragement of mixed-use development; (iii) facilitation of development that demonstrates an appropriateness of scale; (iv) encouragement of development that offers creative minimization of the impact of parking facilities and vehicular traffic; (v) encouragement of landscaped spaces available for pedestrian use (e.g., pocket parks, tree-lined streets and walkways); (vi) encouragement of alternate forms of transportation (e.g., pedestrian travel, bicycle paths, use of public transit); (vii) encouragement of neighborhood-enhancing economic activity; (viii) encouragement of home ownership; and (ix) encouragement of neighborhood participation in the development process.
- (b) The districts in which such development is encouraged fall, generally, into two (2) categories:
 - (1) *Commercial/residential mixed use districts.* With little remaining vacant land, the city's continued vitality depends upon its ability to attract and facilitate a harmonious mixture of commercial and residential development and redevelopment. Generally, each of these zoning districts seeks to encourage a mixture of residential, commercial and cultural uses within a single building, or within multiple related buildings and structures. Of particular importance is the creation of corridors to serve as vital centers for economic growth and development while at the same time encouraging development that is friendly to pedestrians and alternate modes of transportation characteristic of an urban setting.

- (2) *Commercial/industrial mixed use districts.* Each of these zoning districts seeks to provide an area in which important industrial uses, of limited scale, may be located, but in which opportunities for incorporation of related or harmonious commercial uses can be facilitated.

Sec. 34-541. Application of the term “mixed-use” for determining bonus height or density.

Where a provision of any mixed use zoning district included within this article allows additional height for a “mixed use building”, or allows additional residential density for a “mixed use building”, “mixed use development” or “mixed use project”, the following requirements must be met for such building, development or project to become entitled to the additional height or density (unless different percentages are specified within the division containing the regulations for the applicable district):

(1) where a provision allows additional height for a “mixed use building”, residential and non-residential uses shall each occupy at least 12.5% of the gross floor area (GFA) of the mixed use building;

(2) where a provision allows additional residential density for a “mixed use building”, residential and non-residential uses shall each occupy at least 12.5% of the gross floor area (GFA) of the mixed use building; and

(3) where a provision allows for additional residential density for a “mixed use development” or “mixed use project”, residential and non-residential uses shall each occupy at least 12.5% of the total gross floor area (GFA) of the buildings within the proposed development or project.

Sec. 34-541. – Mixed use districts— Intent and description.

~~(1) *Downtown Corridor.* The intent of the Downtown Corridor district is to provide for a mixture of commercial and residential uses, and encourage such development by right, according to standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground floor uses facing on primary streets should be commercial in nature. The area within this zoning district is the entertainment and employment center of the community and the regulations set forth within this district are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities. Within the Downtown Corridor district the following streets shall have the designations indicated:~~

~~*Primary streets:* All streets are primary.~~

~~*Linking streets:* None.~~

~~(2) *Downtown Extended Corridor.* Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district. The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area. Within the Downtown Extended district, the following streets shall have the designations indicated:~~

~~*Primary streets:* Garrett Street, Monticello Avenue, 6th Street, Market Street, Carlton Road and 10th Street, N.E.~~

~~Linking streets: Avon Street, Dice Street, 1st Street, 4th Street, Gleason Street, Goodman Street, Oak Street, and Ware Street.~~

- (3) ~~North Downtown Corridor.~~ The Downtown North Corridor district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single use and in mixed use structures. Many former single family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development. Within the Downtown North Corridor district, the following streets shall have the designations indicated:

~~Primary streets: 8th Street, N.E. (between High Street and Jefferson Street), 5th Street, N.E., 1st Street, 4th Street, N.E., High Street, Jefferson Street, Market Street, 9th Street, 9th Street, N.E., 2nd Street, N.E., 2nd Street, N.W., 7th Street, N.E., 6th Street, N.E., and 3rd Street, N.E.~~

~~Linking streets: East Jefferson Street (east of 10th Street, N.E.), 8th Street, 11th Street, N.E., Lexington Street, Locust Street, Maple Street, Sycamore Street.~~

- (4) ~~West Main West Corridor.~~ The land use and lots on West Main Street west of the railroad bridge are generally larger in size than those east of the bridge. The West Main West district ("WMW") is established to provide the opportunity for large scale redevelopment that may alter established patterns of commercial and residential development along West Main Street and that will respect the character of neighborhoods in close proximity. Within this district, the purpose of zoning regulations is to facilitate redevelopment while at the same time creating a walkable, mixed use "main street" setting that encourages vibrant pedestrian activity. The following streets shall have the designations indicated:

a. ~~Where only one (1) street abuts a lot, that street is considered the primary street.~~

b. ~~Where more than one (1) street abuts a lot, the following are considered primary streets:~~

~~(i) West Main Street;~~

~~(ii) Roosevelt Brown Boulevard;~~

~~(iii) Jefferson Park Avenue;~~

~~(iv) Wertland Street;~~

~~(v) 10th Street NW.~~

c. ~~Where a lot with multiple street frontages on the primary streets listed in subsection b. exists, each frontage is considered a primary street.~~

d. ~~Where a lot has multiple street frontages, streets not listed in subsection b. above will be considered a linking street.~~

- (5) ~~West Main East Corridor.~~ The land use and lots on West Main Street east of the railroad bridge are smaller than those west of the bridge, containing existing buildings (including historic buildings) that have been renovated to accommodate modern commercial uses.

~~Established buildings are located in close proximity to the street on which they front. Within this district, the purpose of zoning regulations is to encourage a continuation of the established pattern and scale of commercial uses, and to encourage an extension of a walkable, mixed use "main street" setting eastward from the railroad bridge, continuing into the area where the West Main Street Corridor transitions into the city's downtown. Within the West Main Street East district ("WME"), the following streets shall have the designations indicated:~~

- ~~a. Where only one (1) street abuts a lot, that street is considered the primary street.~~
- ~~b. Where more than one (1) street abuts a lot, the following are considered primary streets:
 - ~~(i) West Main Street;~~
 - ~~(ii) Commerce Street;~~
 - ~~(iii) South Street;~~
 - ~~(iv) Ridge Street;~~
 - ~~(v) 7th Street SW;~~
 - ~~(vi) 4th Street NW.~~~~
- ~~c. Where a lot with multiple street frontages on the primary streets listed in subsection b. exists, each frontage is considered a primary street.~~
- ~~d. Where a lot has multiple street frontages, streets not listed in subsection b. above will be considered a linking street.~~

~~(6) *Cherry Avenue Corridor.* This zoning classification establishes a district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip commercial appearance. It is anticipated that development will occur in a pattern consisting of ground floor commercial uses, with offices and residential uses located on upper floors. This district is intended to promote pedestrian oriented development, with buildings located close to and oriented towards the sidewalk areas along primary street frontages. Within the Cherry Avenue Corridor district the following streets shall have the designations indicated:~~

~~*Primary streets:* Cherry Avenue, 9th/10th Connector.~~

~~*Linking streets:* 4th St., 5th St., Delevan St., Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St.~~

~~(7) *High Street Corridor.* The areas included within this district represent a section of High Street that has historically developed around medical offices and support services, as well as neighborhood oriented service businesses such as auto repair shops and restaurants. The regulations within this district encourage a continuation of the scale and existing character of uses established within this district, and are intended to facilitate infill development of similar uses. Within the High Street corridor district the following streets shall have the designations indicated:~~

~~*Primary streets:* East High Street and Meade Avenue.~~

~~Linking streets: 11th Street, Gillespie Avenue, Grace Street, Grove Avenue, Hazel Street, Moore's Street, Orange Street, Riverdale Drive, Stewart Street, Sycamore Street, Ward Avenue, and Willow Street.~~

- ~~(8) —Neighborhood Commercial Corridor district. The intent of the Neighborhood Commercial Corridor district is to establish a zoning classification for the Fontaine and Belmont commercial areas that recognize their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. This zoning district recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking dependent upon pedestrian access. The regulations recognize the character of the existing area and respect that they are neighborhood commercial districts located within established residential neighborhoods. Within this district the following streets shall have the designations indicated:~~

~~Primary streets: Bainbridge St., Carlton Ave., Douglas Ave., Fontaine Ave., Garden St., Goodman St., Hinton Ave., Holly St., Lewis St., Maury Ave., Monticello Rd., and Walnut St.~~

~~Linking streets: None.~~

- ~~(9) Highway Corridor district. The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs. Within this district the following streets shall have the designations indicated:~~

~~Primary streets: Bent Creek Road, Carlton Rd., Emmet Street, 5th Street, Harris Road, Hydraulic Road, Monticello Ave., and Seminole Trail.~~

~~Linking streets: Angus Road, East View Street, Holiday Drive, India Road, Keystone Place, Knoll Street, Linden Avenue, Line Drive, Michie Drive, Mountain View Street, Seminole Circle, and Zan Road.~~

- ~~(10) Urban Corridor. The intent of the Urban Corridor district is to continue the close in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent. Within this district the following streets shall have the designations indicated:~~

~~Primary streets: Barracks Road, Emmet Street, and Ivy Road.~~

~~Linking streets: Arlington Boulevard, Cedars Court, Copeley Drive, Copeley Road, Earhart Street, Massie Road, Meadowbrook Road, Millmont Street and Morton Drive.~~

- ~~(11) Central City Corridor. The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use~~

development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district. Within the Central Corridor district the following streets shall have the designations indicated:

Primary streets: East High Street, Harris Street, Long Street, Preston Avenue, Rose Hill Drive, 10th Street, Preston Avenue, and River Road.

Linking streets: Albemarle Street, Booker Street, Caroline Avenue, Dale Avenue, 8th Street, Forest Street, 9th Street, and West Street.

- (12) *Water Street Corridor District.* The intent of the Water Street Corridor District is to provide for a mix of commercial, retail and entertainment uses in a way that complements and supports the Downtown Pedestrian Mall area. As the Downtown Pedestrian Mall develops, the natural spillover will be to this area. While not a complete pedestrian zone, it contains many characteristics thereof. Development therefore should blend the pedestrian scale with a slightly more automobile-oriented feel to achieve this supportive mixed-use environment.

Primary streets: All.

Linking streets: None.

- (13) *South Street Corridor District.* Adjacent to the downtown area and wedged against the railroad tracks is a small grouping of large historic homes, many of which have been converted to offices and/or apartments. In order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor District has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.

Primary streets: South Street.

Linking streets: None.

- (14) *Corner District.* The Corner District is established to provide low intensity missed-use development to primarily serve the area surrounding the University of Virginia. It encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Within the district two- and three-story buildings front the streets establishing a pedestrian scale for retail and commercial uses.

Primary streets: University Avenue, West Main Street, Wertland Street, Elliewood Avenue 13th Street and 14th Street.

Linking streets: Chancellor Street, 12th Street, 12½ Street and 13th Street.

Sec. 34-542. Additional regulations.

Other zoning regulations may also apply to uses, construction and development within the zoning districts included within this article. Without limitation, such other zoning regulations

include the following ~~For additional regulations governing use and development of land within a mixed-use corridor zoning district, refer to:~~

- (1) Article VIII, sections 34-850, et seq. (Landscaping and Other Developments Subject to Site Plans)
- (2) Article IX (General Regulations), including, without limitation:
 - (i) Off-Street Parking (sections 34-970, et seq.),
 - (ii) Outdoor Lighting (sections 34-1000, et seq.),
 - (iii) Sign Regulations (sections 34-1020, et seq.),
 - (iv) Buildings and Structures (sections 34-1100, et seq.),
 - (v) Lots and Parcels (sections 34-1120, et seq.),
 - (vi) Approvals of residential dwellings (section 34-1125), and
 - (vii) Mixed-use density calculation and required notations on subdivision plats, site plans, building permits and certificates of occupancy for a mixed use development (section 34-1126).

Secs. 34-543—34-555. Reserved.

DIVISION 2. REGULATIONS—DOWNTOWN CORRIDOR (“D”)

...

Sec. 34-564. Intent and Description.

Downtown Corridor. The intent of the Downtown Corridor district is to provide for a mixture of commercial and residential uses, and encourage such development by right, according to standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground-floor uses facing on primary streets should be commercial in nature. The area within this zoning district is the entertainment and employment center of the community and the regulations set forth within this district are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities. Within the Downtown Corridor district the following streets shall have the designations indicated:

Primary streets: All streets are primary.

Linking streets: None.

DIVISION 3. REGULATIONS—DOWNTOWN EXTENDED CORRIDOR (“DE”)

...

Sec. 34-584. Intent and Description.

Downtown Extended Corridor. Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district.

The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area. Within the Downtown Extended district, the following streets shall have the designations indicated:

Primary streets: Garrett Street, Monticello Avenue, 6th Street, Market Street, Carlton Road and 10th Street, N.E.

Linking streets: Avon Street, Dice Street, 1st Street, 4th Street, Gleason Street, Goodman Street, Oak Street, and Ware Street.

DIVISION 4. REGULATIONS—DOWNTOWN NORTH CORRIDOR (“DN”)

...

Sec. 34-604. Intent and Description.

Downtown North Corridor. The Downtown North Corridor district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development. Within the Downtown North Corridor district, the following streets shall have the designations indicated:

Primary streets: 8th Street, N.E. (between High Street and Jefferson Street), 5th Street, N.E., 1st Street, 4th Street, N.E., High Street, Jefferson Street, Market Street, 9th Street, 9th Street, N.E., 2nd Street, N.E., 2nd Street, N.W., 7th Street, N.E., 6th Street, N.E., and 3rd Street, N.E.

Linking streets: East Jefferson Street (east of 10th Street, N.E.), 8th Street, 11th Street, N.E., Lexington Street, Locust Street, Maple Street, Sycamore Street.

DIVISION 5. REGULATIONS—WEST MAIN STREET WEST CORRIDOR (“WMW”)

...

Sec. 34-624. Intent and Description.

West Main West Corridor. The land use and lots on West Main Street west of the railroad bridge are generally larger in size than those east of the bridge. The West Main West district (“WMW”) is established to provide the opportunity for large-scale redevelopment that may alter established patterns of commercial and residential development along West Main Street and that will respect the character of neighborhoods in close proximity. Within this district, the purpose of zoning regulations is to facilitate redevelopment while at the same time creating a walkable, mixed use “main street” setting that encourages vibrant pedestrian activity. The following streets shall have the designations indicated:

a. Where only one (1) street abuts a lot, that street is considered the primary street.

b. Where more than one (1) street abuts a lot, the following are considered primary streets:

(i) West Main Street;

(ii) Roosevelt Brown Boulevard;

(iii) Jefferson Park Avenue;

(iv) Wertland Street;

(v) 10th Street NW.

c. Where a lot with multiple street frontages on the primary streets listed in subsection b. exists, each frontage is considered a primary street.

d. Where a lot has multiple street frontages, streets not listed in subsection b. above will be considered a linking street.

DIVISION 6. REGULATIONS—WEST MAIN STREET EAST CORRIDOR (“WME”)

...

Sec. 34-644. Intent and Description.

West Main East Corridor. The land use and lots on West Main Street east of the railroad bridge are smaller than those west of the bridge, containing existing buildings (including historic buildings) that have been renovated to accommodate modern commercial uses. Established buildings are located in close proximity to the street on which they front. Within this district, the purpose of zoning regulations is to encourage a continuation of the established pattern and scale of commercial uses, and to encourage an extension of a walkable, mixed use "main street" setting eastward from the railroad bridge, continuing into the area where the West Main Street Corridor transitions into the city's downtown. Within the West Main Street East district ("WME"), the following streets shall have the designations indicated:

a. Where only one (1) street abuts a lot, that street is considered the primary street.

b. Where more than one (1) street abuts a lot, the following are considered primary streets:

(i) West Main Street;

(ii) Commerce Street;

(iii) South Street;

(iv) Ridge Street;

(v) 7th Street SW;

(vi) 4th Street NW.

c. Where a lot with multiple street frontages on the primary streets listed in subsection b. exists, each frontage is considered a primary street.

d. Where a lot has multiple street frontages, streets not listed in subsection b. above will be considered a linking street.

DIVISION 7. REGULATIONS—CHERRY AVENUE CORRIDOR (“CH”)

...

Sec. 34-663. Intent and Description.

Cherry Avenue Corridor. This zoning classification establishes a district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance. It is anticipated that development will occur in a pattern consisting of ground-floor commercial uses, with offices and residential uses located on upper floors. This district is intended to promote pedestrian-oriented development, with buildings located close to and oriented towards the sidewalk areas along primary street frontages. Within the Cherry Avenue Corridor district the following streets shall have the designations indicated:

Primary streets: Cherry Avenue, 9th/10th Connector.

Linking streets: 4th St., 5th St., Delevan St., Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St.

DIVISION 8. REGULATIONS—HIGH STREET CORRIDOR (“HS”)

...

Sec. 34-682. Intent and Description.

High Street Corridor. The areas included within this district represent a section of High Street that has historically developed around medical offices and support services, as well as neighborhood-oriented service businesses such as auto repair shops and restaurants. The regulations within this district encourage a continuation of the scale and existing character of uses established within this district, and are intended to facilitate infill development of similar uses. Within the High Street corridor district the following streets shall have the designations indicated:

Primary streets: East High Street and Meade Avenue.

Linking streets: 11th Street, Gillespie Avenue, Grace Street, Grove Avenue, Hazel Street, Moore's Street, Orange Street, Riverdale Drive, Stewart Street, Sycamore Street, Ward Avenue, and Willow Street.

DIVISION 9. REGULATIONS—NEIGHBORHOOD COMMERCIAL CORRIDOR (“NCC”)

...

Sec. 34-702. Intent and Description.

Neighborhood Commercial Corridor district. The intent of the Neighborhood Commercial Corridor district is to establish a zoning classification for the Fontaine and Belmont commercial

areas that recognize their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. This zoning district recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking dependent upon pedestrian access. The regulations recognize the character of the existing area and respect that they are neighborhood commercial districts located within established residential neighborhoods. Within this district the following streets shall have the designations indicated:

Primary streets: Bainbridge St., Carlton Ave., Douglas Ave., Fontaine Ave., Garden St., Goodman St., Hinton Ave., Holly St., Lewis St., Maury Ave., Monticello Rd., and Walnut St.

Linking streets: None.

DIVISION 10. REGULATIONS—HIGHWAY CORRIDOR (“HW”)

...

Sec. 34-740A. Intent and Description.

Highway Corridor district. The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs. Within this district the following streets shall have the designations indicated:

Primary streets: Bent Creek Road, Carlton Rd., Emmet Street, 5th Street, Harris Road, Hydraulic Road, Monticello Ave., and Seminole Trail.

Linking streets: Angus Road, East View Street, Holiday Drive, India Road, Keystone Place, Knoll Street, Linden Avenue, Line Drive, Michie Drive, Mountain View Street, Seminole Circle, and Zan Road.

DIVISION 11. REGULATIONS—WATER STREET DISTRICT (“WSD”)

...

Sec. 34-748. Intent and Description.

Water Street Corridor district. The intent of the Water Street Corridor District is to provide for a mix of commercial, retail and entertainment uses in a way that complements and supports the Downtown Pedestrian Mall area. As the Downtown Pedestrian Mall develops, the natural spillover will be to this area. While not a complete pedestrian zone, it contains many characteristics thereof. Development therefore should blend the pedestrian scale with a slightly more automobile oriented feel to achieve this supportive mixed-use environment.

Primary streets: All.

Linking streets: None.

DIVISION 12. REGULATIONS—URBAN CORRIDOR (“URB”)

...

Sec. 34-760A. Intent and Description.

Urban Corridor. The intent of the Urban Corridor district is to continue the close-in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent. Within this district the following streets shall have the designations indicated:

Primary streets: Barracks Road, Emmet Street, and Ivy Road.

Linking streets: Arlington Boulevard, Cedars Court, Copeley Drive, Copeley Road, Earhart Street, Massie Road, Meadowbrook Road, Millmont Street and Morton Drive.

DIVISION 13. REGULATIONS—SOUTH STREET DISTRICT (“SS”)

...

Sec. 34-767A. Intent and Description.

South Street Corridor District. Adjacent to the downtown area and wedged against the railroad tracks is a small grouping of large historic homes, many of which have been converted to offices and/or apartments. In order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor District has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.

Primary streets: South Street.

Linking streets: None.

DIVISION 14. REGULATIONS—CORNER DISTRICT (“CD”)

...

Sec. 34-775. Intent and Description.

Corner District. The Corner District is established to provide low-intensity missed-use development to primarily serve the area surrounding the University of Virginia. It encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Within the district two- and three-story buildings front the streets establishing a pedestrian scale for retail and commercial uses.

Primary streets: University Avenue, West Main Street, Wertland Street, Elliewood Avenue 13th Street and 14th Street.

Linking streets: Chancellor Street, 12th Street, 12½ Street and 13th Street.

DIVISION 15. REGULATIONS—CENTRAL CITY CORRIDOR (“CC”)

...

Sec. 34-783. Intent and Description.

Central City Corridor. The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district. Within the Central Corridor district the following streets shall have the designations indicated:

Primary streets: East High Street, Harris Street, Long Street, Preston Avenue, Rose Hill Drive, 10th Street, Preston Avenue, and River Road.

Linking streets: Albemarle Street, Booker Street, Caroline Avenue, Dale Avenue, 8th Street, Forest Street, 9th Street, and West Street.

Memorandum
March 9, 2018

From: PLACE Design Task Force
To:
Lisa Robertson.

cc: Lisa Green, Chair Planning Commission, Kathy Galvin, City Council, PLACE

Re: Mixed Use.

Dear Lisa,

At the February 8th meeting of PLACE we discussed your proposed provisional zoning ordinance text amendment as shown below: (full copy of your memo under separate cover in email).

Proposal 1 for Consideration:

Where a provision of any mixed use zoning district included in this article allows additional height for a mixed-use building, or allows additional residential density for a mixed use building, development, or project, the following requirements must be met for the building, development, or project to be entitled to the additional height or density:

- Where the provision allows for additional height for a mixed-use building, residential and non-residential uses shall each occupy at least 12.5% of the Gross Floor Area of the proposed building.
- Where the provision allows for additional residential density for a mixed-use building, residential and non-residential uses shall each occupy at least 12.5% of the Gross Floor Area within the proposed building unless different percentages are specified within the division containing the regulations for the applicable mixed-use zoning district.
- Where the provision allows for additional residential density for a mixed-use development or project, residential and non-residential uses shall each occupy at least 12.5% of total Gross Floor Area of the buildings comprising the proposed development or project unless different percentages are specified within the division containing the regulations for the applicable mixed-use zoning district.

There were only five PLACE members in attendance but we unanimously agreed to support this provisional change. Final change is subject to a completed Zoning Audit.

Supporting discussion:

- This was a targeted, surgical change pointed at only two areas in the mixed -use section where no definition existed, The Corner having no standard for the density bonus and Downtown Extended having no standard for the height bonus.
- No other districts or definitions were changed.
- 12.5% is a precedent already- in the Cherry Street district.

Dissenting discussion:

- Perhaps 12.5 % is too low as 25% is used elsewhere in the ordinance.
- A proper mix might be best determined by measuring the benefit to the community and by looking through a cultural lens rather than a profit model.

Additional discussion was held regarding part two of your memo:

Proposal 2 for Consideration (“Companion” Amendments)

Within mixed-use buildings, developments, and projects, off-street parking facilities must meet the following requirements **along streets designated as “framework streets”** in the Streets That Work element of the Comprehensive Plan:

- Within structures containing parking: (i) any floor at street-level [of a framework street] shall be devoted to a permitted use other than parking; or (ii) any parking use at the street level [of a framework street] shall be concealed from view from the [framework] street using liner retail, residential, commercial, or office space.
- Entrances to surface parking lots and structured parking shall not be located along the framework street, but shall be located along non-framework streets or alleys.
- Surface parking lots must be located behind buildings and screened from the framework street with landscape elements [*or could specify S-2 or S-3 screen here*].

PLACE could not reach consensus to support this in its current form.

Supporting discussion:

- Relegating parking and parking structure entrances away from framework streets is a good idea and should be fleshed out on a neighborhood-specific basis.
- Concealing surface lots and parking structures has merit.

Dissenting Discussion:

- This might be a strong companion piece to the mixed-use definition might be better situated as a spate piece.
- More specific study is required to be sure the above listed notions are practicable throughout.

Submitted:

Mike Stoneking March 9, 2018

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Adoption of Resolution
Presenters:	Mike Mollica, Division Manager, Facilities Development Scott Hendrix, Project Manager, Facilities Development
Staff Contacts:	Mike Mollica, Division Manager, Facilities Development Ryan Davidson, Senior Budget & Management Analyst, Office of Budget and Performance Management
Title:	Fund Transfer for the Bypass Fire Station Project - \$2,217,885

Project Background:

As part of the F.Y. 2019 – 2023 Adopted Capital Improvement Program (C.I.P.), funding for the redevelopment of the Bypass Fire Station, in the amount of \$3.7 million, was programmed in the C.I.P. in F.Y. 20. The proposed funding plan for this project included the consolidation of the \$3.7 million programmed in F.Y. 20, with funding from three existing accounts, for a combined total project budget of \$5.9 million.

Fund Transfer:

This request, if approved by Council, would transfer the existing funds, totaling \$2,217,885 from three accounts, into one project account within the C.I.P.

This request is in compliance with City Policy # 200-09 – Capital Improvement Program Procedures to consolidate project funding into one account. Once the consolidation of funds is in place, the procurement process for the design phase of the project will move forward. The transfer of funds would consist of the following:

- \$500,000 from CP-017 – Government Lump Sum account for F.Y. 17
- \$429,046 from P-00433 – Fontaine Fire Station (line item) remaining budget
- \$1,288,839 from P-00349 – Ridge Street Fire Station (line item) remaining budget

Upon the appropriation of the \$3.7 million in F.Y. 20 CIP funding, those funds will be loaded into the same consolidated account.

Discussion:

It is anticipated that an R.F.P. for design services will be drafted and issued in June of 2018.

Alignment with Council Vision Areas and Strategic Plan:

This project supports City Council’s “Smart, Citizen-Focus Government” vision, and contributes to Strategic Plan Goals; 2: A Healthy and Safe City, and 5: A Well-managed and Responsive Organization.

Community Engagement:

N/A

Budgetary Impact:

This has no impact on the General Fund, as the funding in this request will be transferred from funds previously appropriated in the CIP.

Recommendation:

Staff recommends approval of this resolution.

Alternatives:

Do not proceed with the project (the redevelopment of the Bypass Fire Station).

Attachments:

N/A

RESOLUTION
Funds Transfer for the Bypass Fire Station Project
\$2,217,885

WHEREAS, the City of Charlottesville, through the Facilities Development Division, is redeveloping the Bypass Fire Station;

WHEREAS, the City needs to consolidate funding in the amount of \$2,217,885 from three funding sources within Fund 426, as specified below:

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the following is hereby transferred in the following manner:

Transfer From

\$500,000	Fund: 426	WBS: CP-017	G/L Account: 599999
\$429,046	Fund: 426	WBS: P-00433	G/L Account: 599999
\$1,288,839	Fund: 426	WBS: P-00349	G/L Account: 599999

Transfer To

\$2,217,885	Fund: 426	WBS: P-00988	G/L Account: 599999
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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Adoption of Ordinance after a Public Hearing (With Waiver of Second Reading)
Presenter:	Lisa Robertson, Chief Deputy City Attorney
Staff Contacts:	Lisa Robertson, Chief Deputy City Attorney
Title:	Ordinance Regulating Use of Explosives for Excavation and Demolition Activities

Background:

Recently it has come to the attention of city staff and city council that, when landowners or developers seek to use explosive devices as a means of excavation of land, or demolition of structures, it may be in the public interest to require a more comprehensive public review of the proposed blasting activity than is currently afforded by existing laws and regulations. Pursuant to Virginia Code §15.2-1113, a municipality is expressly authorized to regulate the use of any explosive substance. Further, pursuant to the Virginia Code §27-97 local governments are empowered to adopt regulations more restrictive, and more extensive in scope, than those in the Statewide Fire Prevention Code.

Discussion:

Attached is a proposed ordinance which would require the owner of any land on which blasting is proposed in connection with excavation or demolition activities to seek a permit from the City Council. The City Council's review of the application would include a public hearing, and would allow Council to review the details of a proposed blasting plan and safety measures specifically developed for use at a particular location.

Any permit issued (or denied) by City Council following review of application materials, and review of information received in connection with a public hearing, would be IN ADDITION TO any permit required by the Statewide Fire Prevention Code.

The attached proposed ordinance has been loosely modeled on another ordinance in effect in Virginia, and on information and inquiries found in other ordinances around the country.

Community Engagement:

A public hearing should be conducted by City Council prior to adopting this Ordinance.

Budgetary Impact:

This Ordinance will have no substantial impact on the City's general fund.

Recommendation:

Staff recommends that City Council adopt the proposed ordinance, subject to any adjustments that Council may wish to make following input received at a public hearing.

Alternatives:

- Council could decide not to enact an ordinance such as this at all, leaving review of proposed blasting activities only to the administrative review process set forth within the Statewide Fire Prevention Code.
- Council could decide not to waive the second reading of the Ordinance

Attachments:

Proposed Ordinance

AN ORDINANCE
AMENDING AND REORDAINING CHAPTER 5 (Building Regulations; Property Maintenance) OF THE CODE OF THE CITY OF CHARLOTTESVILLE, 1990, AS AMENDED, BY ADDING A NEW ARTICLE VI REGULATING THE USE OF EXPLOSIVES FOR AND IN CONNECTION WITH EXCAVATION OF LAND OR DEMOLITION OF BUILDINGS OR STRUCTURES

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia that Chapter 5 of the Charlottesville City Code, 1990, as amended, is hereby amended and reordained by adding a new Article VI, to read as follows:

CHAPTER 5. BUILDING REGULATIONS; PROPERTY MAINTENANCE

ARTICLE VI. REGULATION OF EXPLOSIVES

Sec. 5-203. Purpose And Objectives.

The purpose of this Article is to enumerate the policies of the City of Charlottesville for use in the review of applications seeking approval for the use of explosives for and in connection with construction and demolition activities within the City limits.

Further, this chapter is enacted for the protection of persons and property owners from damage to life or property as a result of excavation or demolition by blasting, and to protect the health, safety and general welfare of the community by preventing the interruption of essential services resulting from the destruction of, disruption of, or damage to underground utility lines during excavation or demolition by blasting.

Sec. 5-204. Scope.

The scope of this chapter is intended to encompass:

- (a) all utility operators serving any portion of or maintaining any utility line within the City of Charlottesville, Virginia; and
- (b) all landowners and contractors engaged by landowners or developers to perform demolition or excavation on any private property, public rights of way, or public easements within the City of Charlottesville.

Sec. 5-205. Definitions.

As used in this Article:

- (a) “Blasting” means the use of an explosive for or in connection with excavation or demolition.
- (b) “Contractor” means any person, including a subcontractor, who contracts with an operator or the owner of public or private property, for the purpose of engaging in excavation, demolition, or blasting.
- (c) “Demolition” means the razing of any structure above the existing grade, or the demolition of any structure below the existing grade.

(d) “Emergency” means any condition which may cause an interruption of essential services resulting from the destruction of, disruption of, or damage to underground utility lines. “Emergency” is classified as less severe than “hazardous”.

(e) “Excavate” or “excavation” means any operation in which earth, rock, or other material in the grounds is moved, removed, or otherwise displaced by means of any tools, equipment, or explosives and includes, without limitation, grading, trenching, digging, ditching, dredging, drilling, auguring, tunneling, scraping, cable or pipe plowing and riving, wrecking, razing, rendering, moving, or removing any structure or mass of material, but not including the tilling of the soil for agricultural purposes.

(f) “Hazardous” means any condition which may cause an interruption of essential services and, in addition, may result in death or injury to persons or property due to destruction of, disruption of, or damage to underground utility lines. “Hazardous” is classified as more severe than “emergency”.

(g) “Mechanized equipment” means powered equipment used to excavate, and includes equipment used for plowing-in or pulling-in cable or pipe.

(h) “Notify, notice or notification” means the completed delivery of information to the person to be notified and the receipt of same by such person to be notified within the time limits prescribed in this chapter.

(i) “Notification center” means any organization among whose purpose is the dissemination to one or more operators of the notification of planned construction activities in a special area. For the purpose of this chapter, Miss Utility and/or the current holder of the one-call State Certification Center, shall be considered to be the notification center.

(j) “Operator” means any person who furnishes or transports any of the following materials or services by means of a utility line:

- (1) Flammable, natural, toxic or corrosive gas;
- (2) Petroleum, petroleum products and hazardous liquids;
- (3) Electricity;
- (4) Sanitary sewer;
- (5) Communications;
- (6) Water; or
- (7) Cable television.

(k) “Person” means any individual, partnership, association, corporation, state, subdivision or instrumentality of a state, or the legal representative thereof.

(l) “Property owner” means any person who owns fee title to or leases a given area of land.

(m) “Surface replacement” means the routine maintenance or limited replacement of sidewalks, curbs and gutters, and similar structures, including patch-type road paving and street repairs.

(n) “Utility line” means any underground conduit and its related facilities including pipe or cable, by which an operator furnishes or transports material or services.

(o) “White lining” means the designation of the proposed limits of excavation or demolition

with white paint by the contractor.

(p) “Working days” means Monday through Friday, excluding, however, any public and legal holidays.

Sec. 5-206. Applicability Of Existing Ordinances And Other Laws.

No provision of this Article shall exempt any person from complying with the requirements and provisions of any existing laws, regulations, or ordinances, including, without limitation: Chapters 12 (Fire Prevention), 29 (Subdivisions), 31 (Utilities) and 34 (Zoning) of the Code of the City of Charlottesville; the statutes and regulations of the Commonwealth of Virginia, the State Corporation Commission of Virginia, the Virginia Board of Housing and Community Development/ Virginia Fire Services Board; and the statutes and regulations of the Office of Pipeline Safety of the U.S. Department of Transportation, or the U.S. Department of Labor. The duties and requirements imposed by all such other existing laws, regulations and ordinances shall be in addition to the duties and requirements imposed by the provisions of this Article.

Sec. 5-207. Administration And Enforcement.

This chapter shall be administered and enforced by the City Manager, or his or her designee, who may cause to be performed such tasks and inspections as he or she may deem reasonably necessary.

Sec. 5-208. Demolition Or Excavation By Blasting; Prior Notice And Permit.

(a) No landowner shall make or commence any blasting, nor shall any landowner allow any blasting to be made or commenced on his or her land, without first notifying the Office of the City Manager and obtaining a permit therefor.

(b) Every notice served by any person to the Office of the City Manager shall contain or be accompanied by the following information:

- (1) The blasting contractor's name and telephone number;
- (2) The name of the landowner on whose land the proposed blasting is being done;
- (3) The date and approximate time blasting is to commence;
- (4) An engineering plan depicting and describing:
 - (i) the nature and extent of the excavation or demolition by blasting (“work”);
 - (ii) the location and approximate depth of proposed work;
 - (iii) the topographic and geological conditions that will be disturbed by such excavation or demolition, based upon topographical and geological survey data, respectively;
 - (iv) an engineering professional’s opinion as to whether, based on topographical and geological survey data, and the nature and extent of the excavation or demolition by blasting, any emergency or hazardous conditions could occur as a result of blasting. If so, the engineering plan shall also include a mitigation plan designed to eliminate the risk of potential emergency or hazardous condition(s), or to reduce such risk to an acceptable

level;

(v) a physical survey identifying the location of all utility lines owned or used by any operator within and adjacent to the parcel of land on which the blasting will occur, along with: the name and contact information for each operator; a detailed plan describing how the utility lines will be protected during the blasting; and evidence of written confirmation from each operator that the operator is aware of the blasting application to be presented to city council and has been given an opportunity to request a pre-blast survey of utility structures.

(vi) a pre-blast survey log containing a list of structures and utility lines eligible for pre-blast survey and list of those that have already received pre-blast surveys;

(vii) Applicant's certification that it will pay all costs for pre-blasting seismic surveys of potentially affected properties, to be performed by a contractor engaged by the applicant but selected from a list of qualified firms provided by the City, with data from such surveys to be provided to property owners.

(viii) written consent forms executed by the owner of every building, structure or utility line within one hundred (100) feet of any proposed blast, where each such written consent form, on its face, contains a certification of the blasting contractor that all blasting will conform to limits recommended by the U.S. Bureau of Mines Table of Scaled Distances.

(ix) proof of insurance from the applicant as well as the blasting contractor, minimum (for each): General Aggregate, \$5,000,000.00; \$2,000,000.00, for each occurrence; \$1,000,000.00 automobile liability; Workers Compensation, as required by Virginia law.

(5) The blasting contractor's field representative or field contact, and field telephone number;

(6) An affidavit by the applicant, averring that written notice of the application has been given by U.S. mail, first class, postage pre-paid, to every landowner within five hundred (500) feet of the parcel of land on which the proposed blasting would occur, with a copy of the written notice and a list of all such landowners and their addresses attached to such affidavit. The list of landowners shall be obtained by the applicant from the online tax assessor's records of the City of Charlottesville. The written notice shall include the following information:

(i) Notice of intent to conduct blasting, estimated duration of blasting activities;

(ii) Name of the contractor who will perform the blasting activities

(iii) Name and contact information for the blasting contractor's liability insurance provider;

(iv) Name of an independent firm approved by the Fire Marshal, which shall conduct seismographic monitoring of all blast(s) during blasting activities and which shall make reports thereof directly to the Fire Marshall, at the cost and expense of the person who has made application to the City under this Article; and written evidence that seismology equipment to be used has been calibrated and certified within 1 year of proposed blasting operation.

(7) Any special remarks or information the applicant deems relevant to the considerations referenced in paragraph (c), following below.

(c) Upon receipt of the notice and application materials referenced in paragraphs (a) and (b) preceding above, the Office of the city Manager shall schedule a public hearing to be conducted at a regular meeting of the City Council, within sixty (60) days of the date the application is submitted. Notice of the date, time and location of the public hearing shall be given by newspaper advertisement, and by U.S. mail, first-class, postage pre-paid, to every landowner within five hundred (500) feet of the parcel of land on which the proposed blasting would occur. Following conclusion of the public hearing, the city council will consider:

(i) whether or not the proposed blasting presents an unreasonable danger to the life or health of any individual(s), or an unreasonable interference with the use or occupancy of adjacent property;

(ii) whether or not, as a result of information received by council in connection with the public hearing, the blasting plan adequately takes into account unique topographical and geological conditions present in the vicinity of the proposed blasting;

(iii) whether or not the insurance requirements referenced within this ordinance adequately cover the risks reasonably to be anticipated from the blasting;

(iv) such other factors as the city council deems relevant for the protection of the welfare and safety of individuals and property within the vicinity of the blasting.

City Council may either approve or deny a permit for the proposed blasting. Any permit may be subject to suitable regulations and safeguards approved by city council as conditions of a permit. The City does not, by granting any permit or by identifying regulations or safeguards for blasting activities, assume any responsibility or liability for such blasting activity.

(d) No permit approved by City Council under paragraph (c), above, shall authorize any blasting, unless and until a separate permit has been obtained from the Fire Code Official, in accordance with applicable requirements of the Virginia Statewide Fire Prevention Code, and related codes and standards.

(e) The following documents shall be available for inspection at the site of any blasting, at all times during any blasting: (i) a copy of the approved permit from the Fire Code Official, (ii) a copy of the approved site plan or subdivision plan for a development, and (iii) a copy of the engineering plan required by paragraph (b)(4), above.

(f) In the event of ongoing excavation or demolition by blasting, notification by a contractor as provided in subsection (b) hereof shall be required every ten working days and so long as said excavation or demolition is continuous all markings of underground utility lines remain clearly visible, as provided in Section 5-208(b)(4)(v).

Sec. 5-209. Contractor Requirements; Demolition Or Excavation.

(a) Any contractor performing excavation or demolition by blasting shall have an approved site plan and/or subdivision plan, as applicable, or an engineering plan, indicating the plan view of all known existing and proposed utility lines at the site during such excavation or demolition.

(b) Any contractor performing excavation or demolition by blasting shall designate the proposed limits of such excavation or demolition: (i) within a survey submitted with the application (depicting the boundaries of the parcel(s) of land on which the excavation or blasting is proposed to occur, and containing a topographical survey of those parcel(s); and (ii) if a permit is approved, by white lining the affected area at the site.

(c) The act of obtaining information or any approval as required by this Article shall not excuse any person making any excavation or demolition by blasting from doing so in a careful and prudent manner nor shall it excuse such person from liability for any damage resulting from his or her negligence.

Sec. 5-210. Contractors; Hazardous And Emergency Procedures.

(a) Communication between the job site and the contractor's base office shall be maintained at all times through the use of a two-way radio system or some other means approved by the City's Fire Code Official.

(b) When any person damages a utility line or the protective coating thereof, or accidentally exposes or severs a utility line during excavation or demolition by blasting, an emergency condition shall be deemed to exist and the operator of such utility line shall be directly notified at that time.

(c) When any gas or flammable liquid utility line is severed, or damaged to the extent that there is escapement of its contents, a hazardous condition shall be deemed to exist and the operator of such utility line and the City's Emergency Communications Center (Dial "911") shall be immediately notified.

(d) Contractors shall display in plain sight on the instrument or control panel or the dashboard of all trucks and mechanized equipment operated by them, the current telephone number which is to be utilized to serve hazardous-condition notice as required by subsection (c) hereof.

(e) The telephone numbers to be utilized in serving emergency-condition notice as required in subsection (b) hereof shall be located on the approved site plan, subdivision plan or engineering plan which is to be at the site during excavation or demolition as required by .

(f) It shall be unlawful to backfill around a damaged utility line, as described in subsection (b) or (c) hereof, until the operator of said utility line has been notified of such incident and has repaired the damage and/or has given clearance in writing to backfill.

(g) During an emergency or hazardous condition, it shall be lawful to excavate, without using blasting, if notification as required in subsection (b) or (c) hereof is given as soon as reasonably possible.

Sec. 5-211. Operators; Hazardous And Emergency Procedures.

(a) All operators shall make available on a twenty-four hour basis adequate emergency response crew(s), including answering personnel, radio dispatchers, appliance servicemen and utility repair crews capable of performing all work tasks necessary to cope with emergency or hazardous situations. The number of emergency work crews shall be determined by the operator based upon reasonable response time (one hour estimated time or arrival to the emergency scene

during other than work hours) and the number and frequency of experiences recorded.

(b) All reports of hazardous and/or emergency conditions received by operators shall be reported immediately to the City's Emergency Communications Center (Dial "911") and all reports of hazardous conditions received by the Emergency Communications Center, or the Charlottesville Fire Department shall be reported immediately to the appropriate operator.

(c) The decision to shut off a utility line during a hazardous condition shall be jointly made by the Incident Commander, Charlottesville Fire Department and an authorized representative for the utility operator concerned. If time and circumstances require, the decision may be made by either the Incident Commander or the authorized utility operator representative, with immediate notification provided to the other and to the Emergency Communication Center and Charlottesville Fire Department.

(d) Utility services interrupted under hazardous conditions, as referenced in subsection (d) hereof, may be restored by the authorized utility operator only after investigation and verification of safety by the Charlottesville Fire Department.

Sec. 5-212. Penalties.

(a) Any person who violates any provision of this Article, by doing a prohibited act, failing to perform a required act, or failing to perform permitted acts in the prescribed manner, shall be deemed guilty of a Class 1 misdemeanor. Each day a violation of this chapter shall continue shall constitute a separate offense.

(b) If, during excavation or demolition by blasting, an underground utility line is damaged by any person who has failed to comply with any provision of this chapter, any permit(s) acquired through the City of Charlottesville to perform work related to said excavation or demolition (including permits for building, grading, blasting, plumbing, electrical and/or mechanical work) shall be revoked and any fees paid to the City for said permit(s) shall be forfeited. In order to continue work, a new application for permit(s) must be filed; plans of the proposed excavation or demolition by blasting must be re-examined; the location of all existing utility lines must be verified in writing by each operator having facilities in the area of proposed excavation or demolition; and new fees must be paid.

(c) Any person who is convicted two or more times within a twelve-month period of violating any provision of this Article which resulted in damage to any existing utility line, shall be subject to suspension or revocation of any license(s) or permit(s) issued by the City of Charlottesville to perform related work for a period not to exceed twelve-months. Furthermore, no subsequent permits or licenses to perform said related work shall be issued to such convicted persons during that suspension or revocation period.

(d) The operator of a utility line shall notify the City of Charlottesville of any action by a contractor that is deemed to be a violation of this chapter and that may result in a hazardous condition. Upon such notification, a representative of the City shall promptly inspect the work site and, if deemed necessary, require the contractor to stop work until compliance with this chapter is verified by the City or operator of the line.

Secs. 5-213 - 5-218. Reserved.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Required:	Consideration of a Special Use Permit
Presenter:	Brian Haluska, Principal Planner, Neighborhood Development Services
Staff Contact:	Brian Haluska, Principal Planner, Neighborhood Development Services
Title:	<u>SP18-00007 – Dairy Central Phases 2 and 3</u>

Background

Applicant Request

Ashley Davies of Williams Mullen, acting as agent for Dairy Holdings LLC has submitted an application for a special use permit on 4.386 acres of property located at 946 Grady Avenue. The special use permit is a request for additional height and residential density. Currently, the property is limited to 43 dwelling units per acre by right and a maximum 50 feet in height. The applicant has requested the maximum residential density be increased to 60 dwelling units per acre and up to 65 feet in height. In conjunction with this request, the applicant has requested modification of the streetwall regulations along 10th Street SW and West Street.

Standard of Review

City Council may grant an applicant a special permit or special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157 (Attachment 1). If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. Relevant code sections are listed below to assist in Council's determination.

Relevant Code Sections

- Zoning Ordinance

Section 34-541(11) – Mixed use districts – Intent and description

The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects

currently found in those areas. The district allows single use development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district.

- **2013 Comprehensive Plan**

The 2013 Comprehensive Plan's General Land Use Plan specifies the Subject Property and its surrounding properties as Mixed Use. Mixed-Use areas, according to the Comprehensive Plan, "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."

Discussion

Overview of Staff Analysis

Staff found the request in line with the City's Comprehensive Plan, and that the additional residential density and height are appropriate on the site.

Staff recommends that the application be approved with conditions listed in the staff report.

Entrance Corridor Review

The Entrance Corridor Review Board considered the Special Use Permit request at their meeting on March 13, 2018, and took the following action:

Mr. Lahendro moved to find that the proposed special use permit to allow additional density and height at 946 Grady Avenue will not have an adverse impact on the Central City Entrance Corridor district on Preston Avenue. Mr. Keesecker seconded the motion.

The Board voted 5-0 to approve the motion. Mr. Santoski and Mr. Clayborne were not present.

Alignment with City Council's Vision Areas and Strategic Plan

The City Council Vision statement on Economic Sustainability states that "The City has facilitated significant mixed and infill development within the City."

The City Council Vision statement on Quality Housing Opportunities for All states "Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities. Our

neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers.”

The City Council Strategic Plan Goal 3.1 is to “Engage in robust and context sensitive urban planning and implementation”.

Community Engagement

The applicant held numerous meetings with members of the public and formed a committee of nearby residents to advise them on the application. The details of the community engagement process are included in the applicant’s application materials.

The Planning Commission and City Council held a joint public hearing on this application at the Planning Commission’s regular meeting on June 12, 2018. Seven members of the public spoke at the public hearing. The speakers commended the applicant on their community engagement, and were generally in support of the project; but raised concerns about the impact the development would have on traffic in the 10th and Page neighborhood and the potential for increased demand on on-street parking in the neighborhood. The speakers also raised the importance of the design of the building and how it relates to the surrounding neighborhood.

Budgetary Impact

A major Mixed-use Building at 946 Grady Ave, including 251 rental apartment units, 60,000 square feet of Class A Office space, 45,000 square feet of retail space and associated structured parking is expected to generate an estimated - \$1,480,000 in annual city revenue. This includes applicable real property taxes, personal property taxes, sales taxes, meals taxes, BPOL and utility taxes. In addition, there would be an estimated one time increase of \$197,000 in BPOL and permitting fees. The parcel involved in this project currently contributes approximately \$130,000 in city revenue annually.

Recommendation

The Planning Commission discussed this application at their meeting on June 12, 2018.

The Commission generally supported the request but added conditions to their recommendation to make aspects of the building and site design that they found desirable binding upon the project. Several Commissioners expressed concern about the traffic impact around the site, and advocated that the applicant and the City take steps to shepherd the outgoing traffic from the site towards Preston Avenue.

The Commission took the following action:

Ms. Dowell moved to recommend approval of this amendment to special use permit SP-18-00002, subject to conditions, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice. My motion includes a recommendation for the conditions referenced in the staff report dated, subject to the following revisions:

1. As used within these conditions, the term “applicant shall include the applicant’s successors and assigns.
2. The design, height, density and other characteristics of the Development shall remain essentially the same, in all material aspects, as described within the application materials dated May 22, 2018, submitted to the City and in connection with SP-18-00002 (“Application”). Except as the design details of the development may subsequently be modified to comply with the requirements of a certificate of appropriateness issued by the City’s BAR, modified to comply with the requirements of entrance corridor review by the City’s Entrance Corridor Review Board, or by any other provision(s) of these SUP Conditions, any substantial change of the Development that is inconsistent with the Application shall require a modification of this SUP. Specific design features that should be maintained include, but are not limited to:
 - a. Ground floor openings on 10th Street.
 - b. Courtyards accessed directly off West Street with entrances into the building directly off the courtyards.
 - c. The parking garage set low and screened from view on West Street
 - d. Landscaping and large street trees
3. Along 10th Street NW the 5th floor of the structure shall be stepped back a minimum of 10 feet from the face of the building for floors 1-4, as shown on sheet 9 of the Dairy Central Phase 2 and 3 Special Use Permit Exhibits, dated May 22, 2018.
4. Along West Street the 5th floor of the structures shall be stepped back a minimum of 45 feet from the property line, as shown on sheet 9 of the Dairy Central Phase 2 and 3 Special Use Permit Exhibits, dated May 22, 2018.
5. Phase 3 is subject to future consideration of the Entrance Corridor Review Board specifically to address articulation and materials of the building similar to Phase 2.
6. Provision of 20 affordable residential units as per application submission for a term limit of no less than 10 years.
7. In conjunction with the City Traffic Engineer, work to direct traffic away from the adjacent neighborhood and toward Preston Avenue.
8. Subject to review by the City Traffic Engineer, southbound traffic on Wood Street shall be right turn only onto West Street.

9. Phases 2 and 3 have a minimum of 90% residential uses.
10. Review intersections and crosswalks within the development and the surrounding area with the City Traffic Engineer with input from the community at an on-site meeting. This information shall be included with the final site plan for Phases 2 and 3 of the project.
11. Landscaping shall be as provided in the plan titled "Phase 2 Sketch" and submitted in Council Chambers at the public hearing and dated June 12, 2018.

Mr. Smith seconded the motion. The Commission voted 6-1 in favor of the motion. Ms. Green opposed the motion.

Alternatives

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution (granting an SUP as recommended by the Planning Commission);
- (2) by motion, request changes to the attached Resolution, and then approve an SUP in accordance with the amended Resolution;
- (3) by motion, defer action on the SUP, or
- (4) by motion, deny the requested SUP.

Attachment

- (1) Proposed Resolution Approving a Special Use Permit
- (2) Staff Report
- (3) Application Materials, dated May 22, 2018
- (4) Phase 2 Sketch, dated June 12, 2018

**RESOLUTION
GRANTING A SPECIAL USE PERMIT
FOR ADDITIONAL BUILDING HEIGHT AND
INCREASED RESIDENTIAL DENSITY
FOR PROPERTY LOCATED AT 946 GRADY AVENUE (“DAIRY CENTRAL”)**

WHEREAS, pursuant to City Code § 34-780 Dairy Holdings LLC ("Applicant") has requested a special use permit for property having an address of 946 Grady Avenue (known as “Dairy Central”), further identified on City Tax Map 31 as Parcel 60, and consisting of approximately 4.386 acres (hereinafter, the "Subject Property");

WHEREAS, the purpose of the requested special use permit is to allow increased residential density (up to 60 dwelling units per acre), to obtain modification of applicable streetwall regulations, and an additional 15 feet of allowable building height, all to facilitate a specific mixed-use development described within the materials accompanying City application number SP-00002 (the “Proposed Development”); and

WHEREAS, the Subject Property is zoned "CC" (Central City Corridor) and, pursuant to §34-780 of the City Code, the requested increased density is allowable by special use permit; pursuant to §34-777(2), the requested additional building height is allowable by special use permit; and pursuant to §34-162, the requested modification of streetwall regulations is allowable in connection with the granting of a special use permit and

WHEREAS, a joint public hearing on this application was held before the City Council and Planning Commission on June 12, 2018, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on June 12, 2018, based on the information and materials submitted by the Applicant as part of its application, the staff report prepared by Neighborhood Development Services staff, the factors set forth within City Code § 34-157, and the comments received at the public hearing, the Planning Commission recommended that the Special Use Permit application should be approved, subject to certain conditions; and

WHEREAS, upon consideration of the factors set forth within City Code §34-157, this Council finds that, for this specific Development, as proposed, additional residential density, building height, and streetwall modifications are appropriate, subject to certain reasonable conditions, based on the representations, information, and materials included within Applicant's application materials; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia as follows:

1. *Specific Development*—a Special Use Permit is hereby granted to authorize the following Development on the Subject Property:

A mixed use development to be completed in four phases: **Phase 1:** renovation and expansion of the Monticello Dairy Building, with (i) maximum building height 45.7 feet, and (ii) use and occupancy of said building to include up to 70% GFA as office use; 20% GFA for a restaurant operation; and 10% GFA for use as retail space and operation of a brewery use; **Phase 2:** establishment of a mixed-use building at the corner of 10th St., NW and West Street, with (i) maximum building height 65 feet, (ii) use and occupancy of said building to include retail space, in an amount no less than 7% GFA of the building, and 175 dwelling units, specifically including no fewer than 20 affordable dwelling units (as defined in City Code §34-12 (c), with affordability over a term of no fewer than 10 years); **Phase 3:** establishment of a multifamily dwelling fronting on West Street, with (i) maximum building height 65 feet, and (ii) said multifamily dwelling to include 6,100 square feet GFA and at least 75 dwelling units; and **Phase 4:** establishment of a building fronting on Preston Avenue, with (i) minimum building height 35 feet, and maximum building height 50 feet, and (ii) use and occupancy of said building to include commercial uses and structured parking.

2. Ninety percent (90%) of the gross floor area of the buildings established in Phases 2 and 3 of the Development shall consist of dwelling units used for residential occupancy.
3. The site layout, design, building height, residential density, and other characteristics of the Development shall remain the same, in all material aspects, as described within the application materials dated May 22, 2018, submitted to the City and in connection with SP-18-00002. Except as the characteristics of the Development may subsequently be modified to comply with (i) the requirements of a certificate of appropriateness issued by the City's BAR, (ii) the requirements of an approval granted by the City's Entrance Corridor Review Board, (iii) as necessary for compliance with any of these SUP Conditions, and/or (iv) as necessary for compliance with zoning regulations not modified by this Special Use Permit, any material change of the Development as represented within the application materials shall require a modification of this SUP. Without limiting the foregoing, the following design features shall be deemed material aspects of the Development that may not be modified by any administrative approval:
 - a. Ground floor openings on 10th Street;
 - b. Courtyards accessed directly off West Street with entrances into the building directly off the courtyards;
 - c. The parking garage set low and screened from view on West Street; and
 - d. Landscaping and large street trees.
4. Along 10th Street NW, the fifth floor of any building shall be stepped back a minimum of 10 feet from the façade building for floors 1-4, as depicted in more detail on sheet 9 of the Dairy Central Phase 2 and 3 special use permit application material exhibits dated May 22, 2018.

5. Along West Street, the fifth floor of any building shall be stepped back a minimum of 45 feet from the property line, as shown on sheet 9 of the Dairy Central Phase 2 and 3 special use permit application material exhibits dated May 22, 2018.
6. The building proposed for construction in Phase 3 is subject to future review by the Entrance Corridor Review Board, and such review will specifically include articulation and building materials, which shall be similar to those of the building constructed within Phase 2.
7. The site layout depicted on any final site plan shall be designed to direct traffic away from the adjacent neighborhood, and toward Preston Avenue, subject to requirements and approvals of the City's Traffic Engineer.
8. The site layout depicted on any final site plan shall be designed to ensure that southbound traffic on Wood Street shall be right turn only onto West Street, subject to requirements and approvals of the City's Traffic Engineer.
9. Prior to the filing of any application seeking approval of a final site plan, the developer shall conduct an on-site meeting to which members of the adjacent neighborhood shall be invited, at which the developer and residents will review the design and configuration of the intersections and crosswalks within and adjacent to the Development, and the developer shall seek input from the neighborhood residents as to changes that might be desirable, consistent with generally accepted traffic engineering standards. Input that the Traffic Engineer verifies can be included consistent with applicable standards shall be included with the final site plan for Phases 2 and 3 of the Development.
10. Landscaping shall be as provided in the plan titled "Phase 2 Sketch" that was presented to the Planning Commission at the June 12, 2018 hearing (the sketch is also dated June 12, 2018).
11. The terms and conditions of this special use permit shall be binding upon the current landowner, and landowner's successors and assigns.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

APPLICATION FOR A SPECIAL USE PERMIT

PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING

DATE OF MEETING: June 12, 2018
APPLICATION NUMBER: SP18-00002

Project Planner: Brian Haluska, Principal Planner

Presenter: Brian Haluska, Principal Planner

Date of Staff Report: March 29, 2018 (Revised May 30, 2018)

Applicant: Ashley Davies, Williams Mullen, acting as agent

Current Property Owner: Dairy Holdings, LLC

Application Information

Property Tax Map/Parcel # and Street Addresses: Tax Map 31, Parcel 60 (946 Grady Avenue)

Total Square Footage/Acreage Site: 4.386 acres

Comprehensive Plan (Land Use Plan) Designation: Mixed-Use

Current Zoning Classification: Central City Corridor with Individually Protected Property and Entrance Corridor Overlays

Tax Status: The City Treasurer's office confirms that the taxes for the properties were current as of the drafting of this report.

Applicant's Request

Special Use Permit for:

1. **Height** up to 65 feet, per City Code Sec. 34-777(2), and modification of streetwall regulations, per City Code 34-778
2. **Density** up to 60 dwelling units per acre, per City Code Sec. 34-780(b)

Vicinity Map



Background/ Details of Proposal

The Applicant has submitted an application for a Special Use Permit in conjunction with a site plan for a new mixed-use development located at 946 Grady Avenue. The Property has additional street frontage on 10th Street NW, Preston Avenue and West Street. The proposed development plan shows a four phase project broken down as follows:

Phase 1: Renovation and expansion of the existing Monticello Dairy Building on Grady Avenue. 58,283 square feet of office space, 7,076 square feet of retail, 1,369 square foot brewing operation, and 16,643 square foot restaurant operation with associated seating. Maximum Building height of 45.7 feet.

Phase 2: New 202,305 square foot mixed use building at the corner of 10th Street NW and West Street. 175 residential units and 1,358 square feet of commercial retail space. Maximum building height of 65 feet. 20 of the residential units in this building would meet the City's definition of affordable housing.

Phase 3: New 61,000 square foot residential building on West Street. 75 residential units. Maximum building height of 65 feet.

Phase 4: New 114,000 square foot commercial building with structured parking on Preston Avenue.

The plan for the development shows 471 parking spaces over the entire site.

The Central City Corridor zoning permits a maximum height of 50 feet by right, and 80 feet by special use permit. The maximum density permitted by right in a mixed-use development is 43 units per acre, and up to 120 units per acre by special use permit.

Land Use and Comprehensive Plan

EXISTING LAND USE; ZONING AND LAND USE HISTORY:

The properties are currently used as commercial and light industrial uses, along with surface parking lots.

Section 34-541 of the City Code describes the purpose and intent of the Water Street Corridor zoning district:

“The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district.”

Zoning History: In 1929, the property was mostly zoned **A-1 Residential, with some B-1 Business**. In 1949, the property was zoned **B-1 Business**. In 1958, the property was zoned **B-3 Business**. In 1976, the property was zoned **B-3 Business**. In 1991, the property was zoned **B-3 Business**. In 2003, the property was rezoned to **Central City Corridor**.

SURROUNDING LAND USES AND ZONING DISTRICTS

North: Immediately north of the property are several single-story commercial structures zoned Central City Corridor with Entrance Corridor Overlay. These buildings are used for retail and restaurant uses. One block further north is the Rose Hill neighborhood. These properties are zoned R-1S Residential.

South: Immediately south of the property are multi-story structures that house a mix of uses. These properties are zoned B-3 Business and R-1S Residential. Further south is the 10th and Page neighborhood, which is zoned R-1S.

East: Immediately adjacent to the east is a commercial building zoned Central City Corridor. Further east are commercial properties along Preston Avenue. These properties are zoned Central City Corridor with Entrance Corridor Overlay.

West: Immediately adjacent to the west are several one and two-story structures that are used for residential purposes. The lone exception is the property at the corner of Grady Avenue and 10th Street NW, which is a church under ownership of the applicant. These properties are zoned R-1S Residential.

NATURAL RESOURCE AND CULTURAL FEATURES OF SITE:

The site does not have any notable natural resources. The site is almost entirely impervious and is made up of buildings and surface parking. The Monticello Dairy Building is designated as an Individually Protected Property due to its significance as a historic structure.

COMPREHENSIVE PLAN ANALYSIS:

The Comprehensive Plan is generally supportive of high density, mixed-use developments along the major corridors in the City, especially along Preston Avenue. The Comprehensive Plan also contains language that supports creation of housing opportunities for all residents of the City. Lastly, the Comprehensive Plan places a strong emphasis on supporting development that is multi-modal, particularly developments that encourage biking and walking.

Specific items from the Comprehensive Plan that support the proposal are as follows:

Land Use

- When considering changes to land use regulations, respect nearby residential areas. (Land Use, 2.1)
- Enhance pedestrian connections between residences, commercial centers, public facilities and amenities and green spaces. (Land Use, 2.3)
- Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential area. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors. (Land Use, 3.2)

Economic Sustainability

- Continue to encourage private sector developers to implement plans from the commercial corridor study. (Economic Sustainability, 6.6)

Housing

- Achieve a mixture of incomes and uses in as many areas of the City as possible. (Housing, 3.3)
- Promote housing options to accommodate both renters and owners at all price points, including workforce housing. (Housing, 3.6)
- Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved, in order to create vibrant residential areas or reinvigorate existing ones. (Housing, Goal 7)
- Ensure that the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City to meet multiple goals including: increased sustainability, walkability, bikeability, and use of public transit, augmented support for families with children, fewer pockets of poverty, sustained local commerce and decreased student vehicle use. (Housing, Goal 8)
- Encourage mixed-use and mixed-income housing developments. (Housing, 8.1)

- Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes, and commercial services. (Housing, 8.3)
- Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity. (Housing, 8.5)

Transportation

- Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to facilitate multimodal travel and increase cost effectiveness of future service. (Transportation, 2.4)
- Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways. (Transportation, 2.6)
- Encourage the development of transit-oriented/supportive developments. (Transportation 6.6)

Historic Preservation and Urban Design

- Facilitate development of nodes of density and vitality in the City’s Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City. (Historic Preservation and Urban Design, 1.3)

Specific items from the Comprehensive Plan that do not support the proposal are as follows:

Land Use

- When considering changes to land use regulations, respect nearby residential areas. (Land Use, 2.1)

Housing

- Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need. (Housing, 3.5)

Public and Other Comments Received

PUBLIC COMMENTS

The City held a preliminary site plan review conference for Phase 1 of the project on November 15, 2017. Four members of the public attended along with the applicant.

The applicant held a public meeting regarding their SUP request on January 29, 2018. 58 members of the public signed in at the meeting. The primary focus of the meeting was affordable housing, but the applicant notes that many other topics were covered, and that the community

meeting space located in Phase 1 of the project was created in part because of feedback from the neighborhood about the lack of meeting space in the 10th and Page area.

COMMENTS/RECOMMENDATIONS OF THE ERB

The Entrance Corridor Review Board considered the Special Use Permit request at their meeting on March 13, 2018, and took the following action:

Mr. Lahendro moved to find that the proposed special use permit to allow additional density and height at 946 Grady Avenue will not have an adverse impact on the Central City Entrance Corridor district on Preston Avenue. Mr. Keesecker seconded the motion.

The Board voted 5-0 to approve the motion. Mr. Santoski and Mr. Clayborne were not present.

IMPACT ON CITY SERVICES:

Public Works (Water and Sewer):

Staff does not anticipate any problems with serving the projected demands. The site plan will require a letter of acceptance from the Rivanna Water and Sewer Authority prior to final approval.

Public Works (Storm Drainage/Sewer): The proposed project will develop an area of land that is currently almost entirely impervious surface, and the resulting development will be required to provide Stormwater management and treatment in accordance with current state regulations and engineering standards. The applicant is required to provide a stormwater management plan as part of a final site plan submission. A preliminary site plan is required to detail the developer's "Stormwater concept" prepared by a professional engineer or landscape architect, in accordance with current provisions of City Code 34-34-827(d)(9).

Staff Analysis and Recommendation

ANALYSIS

Assessment of the Development as to its relation to public necessity, convenience, general welfare, or GOOD ZONING PRACTICE:

The City has zoned Preston Avenue to encourage mixed-uses and higher residential densities, as Preston has substantial transportation infrastructure that can support increased intensity of use. This is especially true of the existing pedestrian infrastructure along Preston, and the fact that a Charlottesville Area Transit bus line currently serves the area.

Assessment of Specific Potential Impacts of the Proposed Development:

- 1. Massing and scale of the Project, taking into consideration existing conditions and conditions anticipated as a result of approved developments in the vicinity.**

The site is bordered on two sides by R-1S zoning that permits a maximum height of 35 feet. The Central City Corridor permits a maximum by-right height of 50 feet, which serves as a transition from the lower heights of the R-1S zones to the more intense development desired along a major corridor like Preston Avenue.

The applicant's request for additional height is mitigated by a proposed condition from the applicant of an increased setback requirement along the West Street frontage. The applicant has included additional details regarding the shading caused by the additional height requested.

2. Traffic or parking congestion on adjacent streets.

The proposed project will impact traffic on the streets adjacent to the building, especially 10th Street NW. The project will also continue to stress the Grady/Preston/10th intersection that already has been identified as a problematic intersection.

The SUP request does not result in a marked increase in traffic over the by right limits of development on the site.

3. Noise, lights, dust, odor, vibration

The proposed project represents a use that is similar to surrounding uses in terms of impacts from lights, dust, odor and vibration. Vibration from parking cars will be internal to the site. The lighting external to the building will be required to meet the City's lighting regulations.

4. Displacement of existing residents or businesses

The proposal will displace any existing businesses as the existing structure in Phase 1 is renovated. The remaining phases would not result in any displacement, as these phases impact parking lots, or business operations that have already relocated.

5. Ability of existing community facilities in the area to handle additional residential density and/or commercial traffic

This proposed residential use will not present an undue burden on community facilities, although the construction of the residential portion of the project may increase demand on the facilities in Washington Park. Additionally, discussions with the Superintendent of Schools have indicated that new apartment complexes in the City are one of several factors that have caused an increase in school enrollment, as the new apartments attract renters currently in low-density residential areas of the City, and the vacated units are backfilled by families with school age children.

6. Impact (positive or negative) on availability of affordable housing

The proposed project would increase the availability of affordable housing, as the property is currently not used for residential purposes, and the applicant is proposing to include on-site affordable units to meet the requirements of the City's Affordable Dwelling Unit Ordinance.

RECOMMENDATION

Staff finds that the impacts associated with the increased density and height in the special use permit request can be accommodated by the site and recommends that the application be approved subject to the following conditions:

1. As used within these conditions, the term "applicant shall include the applicant's successors and assigns.
2. The design, height, density and other characteristics of the Development shall remain essentially the same, in all material aspects, as described within the application materials dated January 23, 2018, submitted to the City and in connection with SP-18-00002 ("Application"). Except as the design details of the development may subsequently be modified to comply with the requirements of a certificate of appropriateness issued by the City's BAR, modified to comply with the requirements of entrance corridor review by the City's Entrance Corridor Review Board, or by any other provision(s) of these SUP Conditions, any substantial change of the Development that is inconsistent with the Application shall require a modification of this SUP.
3. Along 10th Street NW the 5th floor of the structure shall be stepped back a minimum of 10 feet from the face of the building for floors 1-4, as shown on sheet 9 of the Dairy Central Phase 2 and 3 Special Use Permit Exhibits, dated May 22, 2018.
4. Along West Street the 5th floor of the structures shall be stepped back a minimum of 45 feet from the property line, as shown on sheet 9 of the Dairy Central Phase 2 and 3 Special Use Permit Exhibits, dated May 22, 2018.

Attachments

1. Copy of City Code Sections **34-157** (General Standards for Issuance) and **34-162** (Exceptions and modifications as conditions of permit)
2. Copy of City Code Section **34-541** (Mixed-Use Districts – Intent and Description)
3. Suggested Motions
4. Larger Vicinity Map
5. Application and Supporting documentation from the Applicant
 - a. Application and Narrative
 - b. SUP Design Package dated May 22, 2018
 - i. <http://www.charlottesville.org/home/showdocument?id=61929>
 - ii. <http://www.charlottesville.org/home/showdocument?id=61931>

Attachment 1

Sec. 34-157. General standards for issuance.

(a) In considering an application for a special use permit, the city council shall consider the following factors:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
 - a. Traffic or parking congestion;
 - b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
 - c. Displacement of existing residents or businesses;
 - d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
 - e. Undue density of population or intensity of use in relation to the community facilities existing or available;
 - f. Reduction in the availability of affordable housing in the neighborhood;
 - g. Impact on school population and facilities;
 - h. Destruction of or encroachment upon conservation or historic districts;
 - i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
 - j. Massing and scale of project.
- (5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;
- (6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and
- (7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

(b) Any resolution adopted by city council to grant a special use permit shall set forth any reasonable conditions which apply to the approval.

Sec. 34-162. Exceptions and modifications as conditions of permit.

(a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:

(1) Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and

(2) Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and

(3) No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this chapter within the zoning district in which the subject property is situated.

(b) The planning commission, in making its recommendations to city council concerning any special use permit application, may include comments or recommendations regarding the advisability or effect of any modifications or exceptions.

(c) The resolution adopted by city council to grant any special use permit shall set forth any such modifications or exceptions which have been approved.

Attachment 2

Sec. 34-541. Mixed use districts—Intent and description.

- (1) *Downtown Corridor.* The intent of the Downtown Corridor district is to provide for a mixture of commercial and residential uses, and encourage such development by right, according to standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground-floor uses facing on primary streets should be commercial in nature. The area within this zoning district is the entertainment and employment center of the community and the regulations set forth within this district are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities. Within the Downtown Corridor district the following streets shall have the designations indicated:

Primary streets: All streets are primary.

Linking streets: None.

- (2) *Downtown Extended Corridor.* Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district. The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area. Within the Downtown Extended district, the following streets shall have the designations indicated:

Primary streets: Garrett Street, Monticello Avenue, 6th Street, Market Street, Carlton Road and 10th Street, N.E.

Linking streets: Avon Street, Dice Street, 1st Street, 4th Street, Gleason Street, Goodman Street, Oak Street, and Ware Street.

- (3) *North Downtown Corridor.* The Downtown North Corridor district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development. Within the Downtown North Corridor district, the following streets shall have the designations indicated:

Primary streets: 8th Street, N.E. (between High Street and Jefferson Street), 5th Street, N.E., 1st Street, 4th Street, N.E., High Street, Jefferson Street, Market Street, 9th Street, 9th Street, N.E., 2nd Street, N.E., 2nd Street, N.W., 7th Street, N.E., 6th Street, N.E., and 3rd Street, N.E.

Linking streets: East Jefferson Street (east of 10th Street, N.E.), 8th Street, 11th Street, N.E., Lexington Street, Locust Street, Maple Street, Sycamore Street.

- (4) *West Main North Corridor.* The West Main North district is established to provide low-intensity mixed-use development at a scale that respects established patterns of commercial and residential development along West Main Street and neighborhoods adjacent to that street. When compared with the area further south along West Main Street, lots within this area are smaller and older, existing buildings (many of them historic in character) have been renovated to accommodate modern commercial uses. Within this district, established buildings are located in close proximity to the street on which they front, and one (1) of the primary goals of this district is to provide a uniform street wall for pedestrian-oriented retail and commercial uses. Within the West Main Street North district, the following streets shall have the designations indicated:

Primary streets: 4th Street, 14th Street, 10th Street, Wertland Street, and West Main Street.

Linking streets: Cream Street, Commerce Street, 8th Street, Elsom Street, 7th Street, 6th Street, 10½ Street and, 12th Street.

- (5) *West Main South Corridor.* Property on the south side of West Main Street are much deeper, and generally larger in size, than those to the north, and established non-commercial uses typically are separated from adjacent residential neighborhoods by railroad tracks and street rights-of-way. The purpose of this zoning district is to encourage pedestrian-friendly mixed-use development, at an intensity slightly greater than that to the north of West Main. The permitted uses and building heights, those allowed by-right and by special permit, respect the scenic character of the West Main Street corridor. Within the West Main Street South district, the following streets shall have the designations indicated:

Primary streets: Jefferson Park Avenue, 9th/10th Connector, Ridge Street, 7th Street, and West Main Street.

Linking streets: Dice Street, 11th Street, 5th Street, 4th Street, and 7th Street.

- (6) *Cherry Avenue Corridor.* This zoning classification establishes a district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance. It is anticipated that development will occur in a pattern consisting of ground-floor commercial uses, with offices and residential uses located on upper floors. This district is intended to promote pedestrian-oriented development, with buildings located close to and oriented towards the sidewalk areas along primary street frontages. Within the Cherry Avenue Corridor district the following streets shall have the designations indicated:

Primary streets: Cherry Avenue, 9th/10th Connector.

Linking streets: 4th St., 5th St., Delevan St., Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St.

- (7) *High Street Corridor.* The areas included within this district represent a section of High Street that has historically developed around medical offices and support services, as well as neighborhood-oriented service businesses such as auto repair shops and restaurants. The regulations within this district encourage a continuation of the scale and existing character of uses established within this district, and are intended to facilitate infill development of similar uses. Within the High Street corridor district the following streets shall have the designations indicated:

Primary streets: East High Street and Meade Avenue.

Linking streets: 11th Street, Gillespie Avenue, Grace Street, Grove Avenue, Hazel Street, Moore's Street, Orange Street, Riverdale Drive, Stewart Street, Sycamore Street, Ward Avenue, and Willow Street.

- (8) *Neighborhood Commercial Corridor district.* The intent of the Neighborhood Commercial Corridor district is to establish a zoning classification for the Fontaine and Belmont commercial areas that recognize their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. This zoning district recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking dependent upon pedestrian access. The regulations recognize the character of the existing area and respect that they are neighborhood commercial districts located within established residential neighborhoods. Within this district the following streets shall have the designations indicated:

Primary streets: Bainbridge St., Carlton Ave., Douglas Ave., Fontaine Ave., Garden St., Goodman St., Hinton Ave., Holly St., Lewis St., Maury Ave., Monticello Rd., and Walnut St.

Linking streets: None.

- (9) *Highway Corridor district.* The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs. Within this district the following streets shall have the designations indicated:

Primary streets: Bent Creek Road, Carlton Rd., Emmet Street, 5th Street, Harris Road, Hydraulic Road, Monticello Ave., and Seminole Trail.

Linking streets: Angus Road, East View Street, Holiday Drive, India Road, Keystone Place, Knoll Street, Linden Avenue, Line Drive, Michie Drive, Mountain View Street, Seminole Circle, and Zan Road.

- (10) *Urban Corridor.* The intent of the Urban Corridor district is to continue the close-in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent. Within this district the following streets shall have the designations indicated:

Primary streets: Barracks Road, Emmet Street, and Ivy Road.

Linking streets: Arlington Boulevard, Cedars Court, Copeley Drive, Copeley Road, Earhart Street, Massie Road, Meadowbrook Road, Millmont Street and Morton Drive.

- (11) *Central City Corridor.* The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use**

development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district. Within the Central Corridor district the following streets shall have the designations indicated:

***Primary streets:* East High Street, Harris Street, Long Street, Preston Avenue, Rose Hill Drive, 10th Street, Preston Avenue, and River Road.**

***Linking streets:* Albemarle Street, Booker Street, Caroline Avenue, Dale Avenue, 8th Street, Forest Street, 9th Street, and West Street.**

(12)*Water Street Corridor District.* The intent of the Water Street Corridor District is to provide for a mix of commercial, retail and entertainment uses in a way that complements and supports the Downtown Pedestrian Mall area. As the Downtown Pedestrian Mall develops, the natural spillover will be to this area. While not a complete pedestrian zone, it contains many characteristics thereof. Development therefore should blend the pedestrian scale with a slightly more automobile oriented feel to achieve this supportive mixed-use environment.

Primary streets: All.

Linking streets: None.

(13)*South Street Corridor District.* Adjacent to the downtown area and wedged against the railroad tracks is a small grouping of large historic homes, many of which have been converted to offices and/or apartments. In order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor District has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.

Primary streets: South Street.

Linking streets: None.

(14)*Corner District.* The Corner District is established to provide low-intensity missed-use development to primarily serve the area surrounding the University of Virginia. It encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Within the district two- and three-story buildings front the streets establishing a pedestrian scale for retail and commercial uses.

Primary streets: University Avenue, West Main Street, Wertland Street, Elliewood Avenue 13th Street and 14th Street.

Linking streets: Chancellor Street, 12th Street, 12½ Street and 13th Street.

Attachment 3

Approval without any conditions:

I move to recommend approval of this amendment to special use permit SP-18-00002 as requested, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice.

OR

Approval with conditions:

I move to recommend approval of this amendment to special use permit SP-18-00002, subject to conditions, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice. My motion includes a recommendation for the conditions referenced in the staff report dated, subject to the following revisions:

[List desired revisions]

Denial Options:

I move to recommend denial of this application for an amendment to the special use permit;

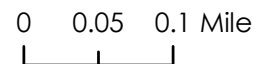
Vicinity Map — 946 Grady Avenue



Map By: Zack Lofton, NDS, City of Charlottesville 3/29/2018
Data Source: City of Charlottesville SDE 3/29/2018
Projection Information: Lambert Conformal Conic, NAD83, Virginia State Plane South



This product is for general information only and shall not be used for design, modification, or construction. There is no guarantee of completeness or accuracy. The City assumes no liability arising from use of this product.





City of Charlottesville

Application for Special Use Permit

Project Name: Dairy Central, Phase 2-4

Address of Property: 946 Grady Avenue, Charlottesville VA

Tax Map and Parcel Number(s): 310060000

Current Zoning District Classification: CC with Overlays

Comprehensive Plan Land Use Designation: Mixed Use

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

RECEIVED

JAN 23 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

Applicant: Ashley Davies, Williams Mullen

Address: 321 East Main Street, Suite 400, Charlottesville, VA 22902

Phone: 434-951-5725 **Email:** adavies@williamsmullen.com

Applicant's Role in the Development (check one):

Owner x Owner's Agent Designer Contract Purchaser

Owner of Record: Dairy Holdings, LLC, Chris Henry

Address: 200 Garrett Street, Suite O, Charlottesville, VA 22902

Phone: (540) 353-0183 **Email:** chenry@stonypointdb.com

Reason for Special Use Permit:

- Additional height: 65 feet
- Additional residential density: 260 units, or 60 units per acre
- Authorize specific land use (identify) _____
- Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature _____ Print _____ Date _____

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature Chris Henry Print Chris Henry Date 1/22/18

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: Dairy Central Phase 2

Pre-Application Meeting Date: 12/22/2017

Applicant's Representative: Chris Henry

Planner: Brian Haluska

Other City Officials in Attendance:

Brennen Duncan, Mandy Brown, Mary Joy Scala, Cammie Mess

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Traffic Study ← currently underway. will be submitted separately per approval by B. Duncan.
2. Building Elevations
3. Photo Simulations of the proposed building in context with the surrounding properties.
4. _____
5. _____

Planner Signature: Brian J. Haluska



City of Charlottesville

Application Checklist

Project Name: Dairy Central SUP

I certify that the following documentation is ATTACHED to this application:

- 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))
- 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- All items noted on the Pre-Application Meeting Verification. *Traffic Study to be submitted separately.*

Applicant

Signature *Ashley Davies* Print Ashley Davies Date 1/23/18

By Its: _____

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

LID Checklist

Project Name: DAIRY CENTRAL PHASE 2, 3, AND 4

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. ² or ≥ 50% of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	5
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. ² .	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	5
Green rooftop to treat ≥ 50% of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		10

Applicant's Signature

Signature  Print Ashley Davies Date 1/23/18



City of Charlottesville

Community Meeting

Project Name: Dairy Central SUP

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: Ashley Davies

By:

Signature [Signature] Print Ashley Davies Date 1/23/18

Its: _____ (Officer, Member, Trustee, etc.)

see attached LLC documents



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: *Ashley Davis*

By:

Signature *Ashley Davis* Print Ashley Davies Date 1/23/18

Its: _____ (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: Dairy Central SUP

Application Type	Quantity	Fee	Subtotal
Special Use Permit		\$1800	\$ 1800.00
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			\$ 1800.00

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: Chris Henry - Dairy Holdings, LLC Date 1/23/18

By (sign name): [Signature] Print Name: Chris Henry

Owner's: LLC Member LLC Manager Corporate Officer (specify): COO

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: _____

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: _____ Date: _____

By (sign name): _____ Print Name: _____

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____

**WRITTEN CONSENT OF THE MANAGER
OF DAIRY HOLDINGS, LLC
IN LIEU OF SPECIAL MEETING**

Effective Date: March 3, 2017

The undersigned, being the sole manager of Dairy Holdings, LLC, a Virginia limited liability company (the "*Company*"), does hereby consent to in writing and adopt the following resolutions, and the actions represented or authorized by such resolutions, pursuant to the terms of the Operating Agreement of the Company (the "*Operating Agreement*"):

WHEREAS, the undersigned has determined it to be in the best interests of the Company to appoint a President and CEO, one or more Executive Vice Presidents, a Treasurer/CFO and a Secretary and to establish a description of the duties of such positions.

NOW THEREFORE, BE IT RESOLVED that the Manager does hereby create the offices of President and CEO, Executive Vice President, Treasurer/CFO and Secretary with the following duties and authority:

(a) The President and CEO shall have general charge of the business, affairs and property of the Company and general supervision of its other officers and agents. The President and CEO shall have full power and authority on behalf of the Company to attend, act and vote at any meeting of security holders of any corporations, partnerships, limited liability companies or other business entities in which the Company may hold securities. At such meeting(s), the President and CEO shall possess and may exercise any and all rights and power incident to the ownership of such securities which the Company might have possessed and exercise if it had been present. The President and CEO shall have authority to sign and execute in the Company name all appropriate agreements, mortgages, bonds, contracts and other instruments. The Company may from time to time confer like powers and authority upon any other person or persons.

(b) Each Executive Vice President shall perform such executive, supervisory and management functions and duties as may be assigned to him from time to time by the President and CEO. Each Executive Vice President shall have authority to sign and execute in the Company name all appropriate agreements, mortgages, bond, contracts and other instruments, except (i) in cases in which the signing or execution thereof shall be expressly delegated by the President and CEO to some other officer or agent of the Company, and (ii) as set forth below in these resolutions. Each Executive Vice President shall perform such other duties and have such other powers as may from time to time be prescribed by the President and CEO.

(c) The Treasurer/CFO shall have the custody of the Company funds and other valuable effects, including securities, and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Company, shall deposit all moneys and other valuable effects in the name and to the credit of the Company in such depositories as may from

time to time be designated by the President and CEO, taking proper vouchers for such disbursements, and shall render to the President and CEO, whenever the President and CEO may require it, an account of all his transactions as the Treasurer/CFO and of the financial condition of the Company.

(d) The Secretary shall record all votes and the proceedings of the Company in a book to be kept for that purpose. The Secretary shall give, or cause to be given, notice of all meetings of the Members and Manager, and shall perform such other duties as may from time to time be prescribed by the President and CEO. The Secretary shall have custody of the seal of the Company, if any, and shall have authority to affix the same to any instrument requiring it, and, when so affixed, the seal may be attended by the Secretary's signature.

FURTHER RESOLVED, that each of the following individuals is hereby appointed to the office set forth beside his name below:

Paul B. Manning	President and CEO
Christopher Alan Henry	General Manager and COO
James C. Reebals	Executive Vice President and CFO
Russell T. Schundier	Executive Vice President and Secretary

FURTHER RESOLVED, that each of the President/CEO and Treasurer/CFO of the Company, acting alone, is hereby authorized to open an account or accounts for and in the name of the Company with such bank or banks in the Commonwealth of Virginia, and in any other state, country or other jurisdiction, as he or she may determine to be necessary or advisable in conducting the affairs of the Company, and to deposit therein funds coming into the possession of the Company; that all such banks are hereby authorized and directed to pay checks and other orders for the payment of money drawn on the name of the Company when signed by the President/CEO or the Treasurer/CFO of the Company or by any employee designated in writing by the President/CEO, and no such bank shall be required, in any case, to make inquiry respecting the application of any instrument executed by virtue of this resolution, or of the proceeds therefrom, nor be under any obligation to see to the application of such instrument or proceeds; and that all resolutions required by such banks in connection with such accounts that are consistent with the foregoing are hereby adopted;

FURTHER RESOLVED, that any officer of the Company may execute documents to effectuate or facilitate the business of the Company; provided, however, that, notwithstanding anything to the contrary herein, (i) no officer shall commit the Company to any expense or other commitment in an amount in excess of \$1,000 without the prior approval and consent of the President/CEO or the Treasurer/CFO, and (ii) any authority granted to any officer herein shall be subject to any direction or limitation as may be given to any one or more officers from time to time by the President/CEO;

FURTHER RESOLVED, that the Manager and each of the officers of the Company, acting alone, be, and hereby are, authorized, empowered, and directed, on behalf of the Company and in its name, to take any and all actions as such Manager or officer, in his or her sole

discretion, deems necessary or proper to carry out the intent or purposes of the foregoing resolutions;

FURTHER RESOLVED, that the actions heretofore taken by either Manager or any officer of the Company in connection with any matters described in the foregoing resolutions, the transactions contemplated thereby, all other exhibits, agreements, certificates and documents to be executed in connection therewith are hereby ratified and confirmed; and

FURTHER RESOLVED, that the foregoing resolutions shall supersede and replace in their entirety any resolutions previously adopted appointing officers of the Company or establishing the duties or authority of such officers, and any individual named as an officer in any prior resolutions that is not named above is hereby removed as an officer of the Company.

IN WITNESS WHEREOF, the undersigned being the sole manager of the Company, in lieu of a meeting, has executed this Written Consent effective as of the date first set forth above.

MANAGER:

TIGER LILY CAPITAL, LLC

By: _____

Name: Paul B. Manning

Title: Manager



DAIRY CENTRAL - PHASE 2 AND 3
SPECIAL USE PERMIT PLANNING COMMISSION
MAY 22, 2018

MEETINGS + STAKEHOLDER MEETINGS - EXTENSIVE COMMUNITY ENGAGEMENT

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

PUBLIC MEETINGS

- Community Meeting #1: 11/20/2017
- Community Meeting #2: 1/29/2018
- Site Plan Review Meeting: 11/15/2017
- 10th and Page Neighborhood Association Meeting: 7/25/2017
- 10th and Page Neighborhood Association Meeting: 9/26/2017
- 10th and Page Neighborhood Association Meeting: 12/13/2017
- BAR Pre-Application Meeting #1: 9/19/2017
- BAR Pre-Application Meeting #2: 11/21/2017
- BAR Certificate of Appropriateness Meeting: 1/17/2018
- Neighborhood Advisory Committee Meeting: 2/21/2018 continuing monthly
- Neighborhood Advisory Committee Meeting: 3/20/2018
- Rose Hill Neighborhood Association Meeting: 3/27/2018
- Neighborhood Advisory Committee Meeting: 5/14/2018
- Neighborhood Advisory Committee Meeting 6/4/2018

STAKEHOLDER MEETINGS

- City of Promise
- Habitat for Humanity
- PB&J Foundation
- Albermale Housing Improvement Program
- Second Season
- Neighborhood Businesses
- Charlottesville City Council Members
- Charlottesville Planning Commissioners
- Charlottesville Economic Development Authority
- Charlottesville Redevelopment and Housing Authority
- Charlottesville School Division
- Piedmont Virginia Community College
- GO Charlottesville Skilled Trades Academy

COMMUNITY MEETING #1



PROJECT HIGHLIGHTS + COMMUNITY BENEFITS

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

- Affordable housing
- Community meeting space
- Office space for non-profits
- Job creation
- Educational opportunities
- Pedestrian safety
- Green building

Phase 1: Targeting LEED Silver

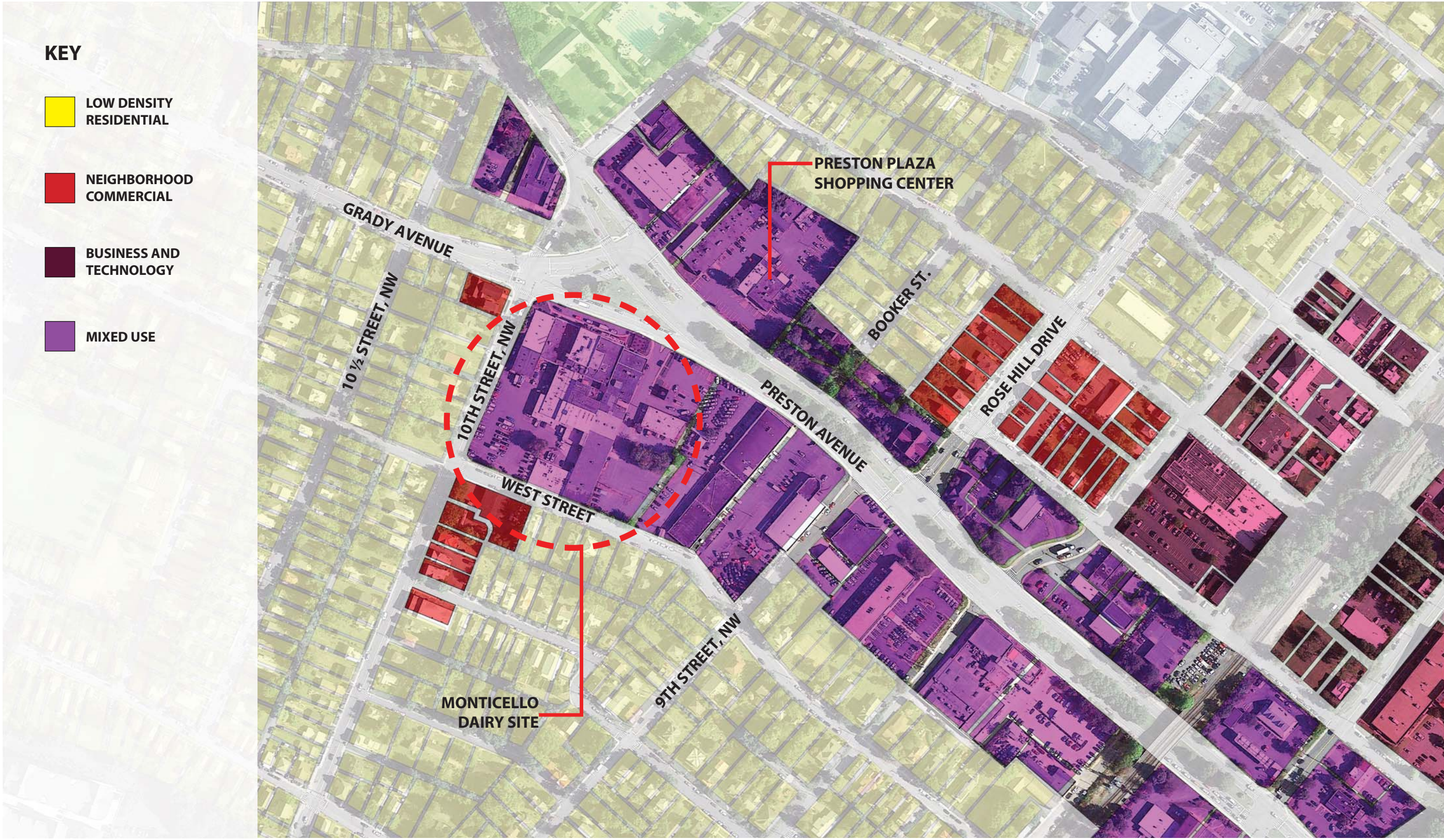
Phase 2: Targeting Earthcraft Multifamily

COMMUNITY MEETING #2



EXISTING SITE & CONTEXT

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



GRADY + PRESTON AVENUE CONTEXT PHOTOGRAPHS

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. AERIAL VIEW OF THE SITE FROM THE NORTH-WEST



2. AERIAL VIEW OF THE SITE FROM THE NORTH



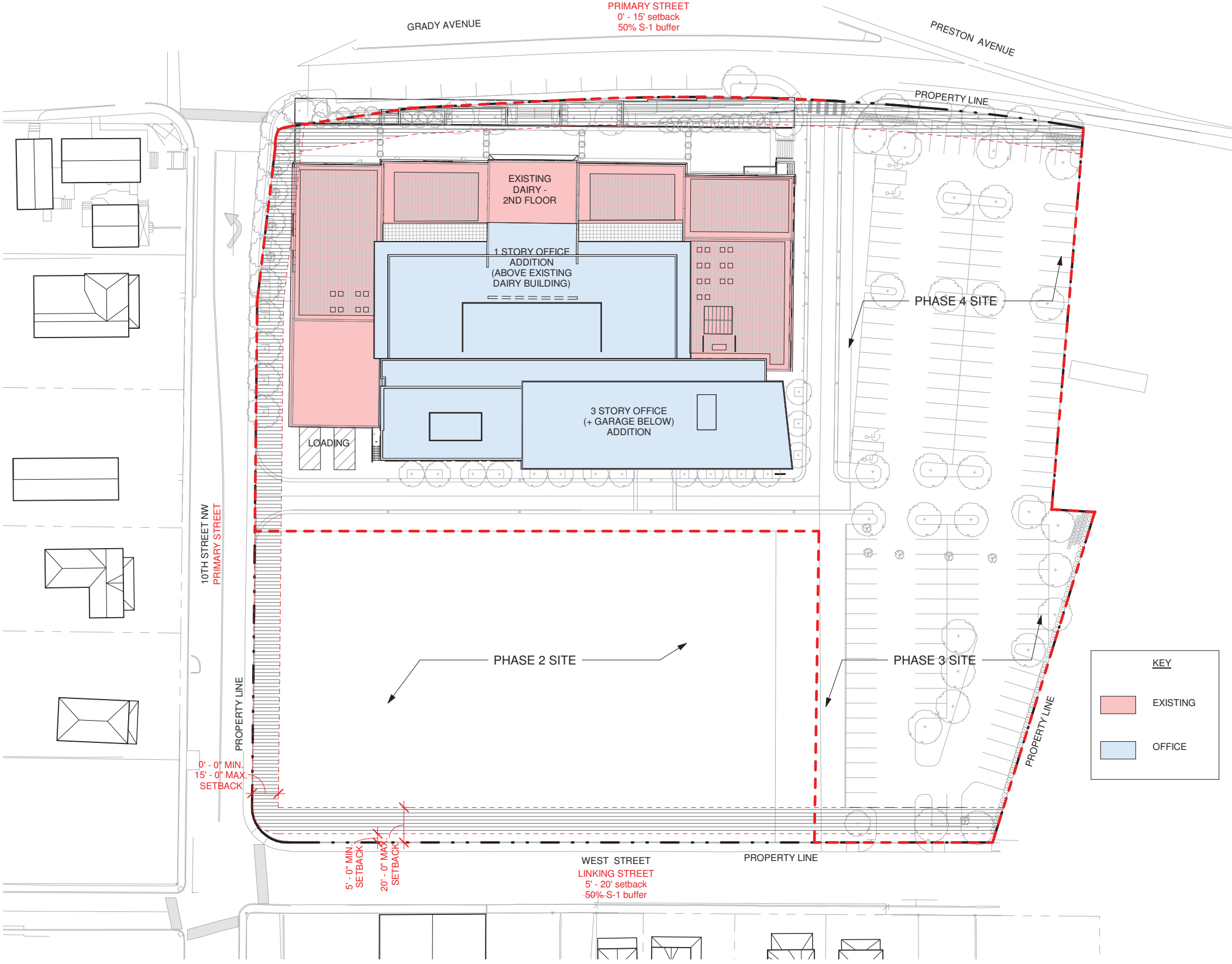
3. AERIAL VIEW OF THE SITE FROM THE NORTH-EAST



4. DAIRY BUILDING FROM GRADY AVENUE + WOOD STREET

PHASING DIAGRAMS: PHASE ONE (APPROVED BY B.A.R. ON 01.17.18)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



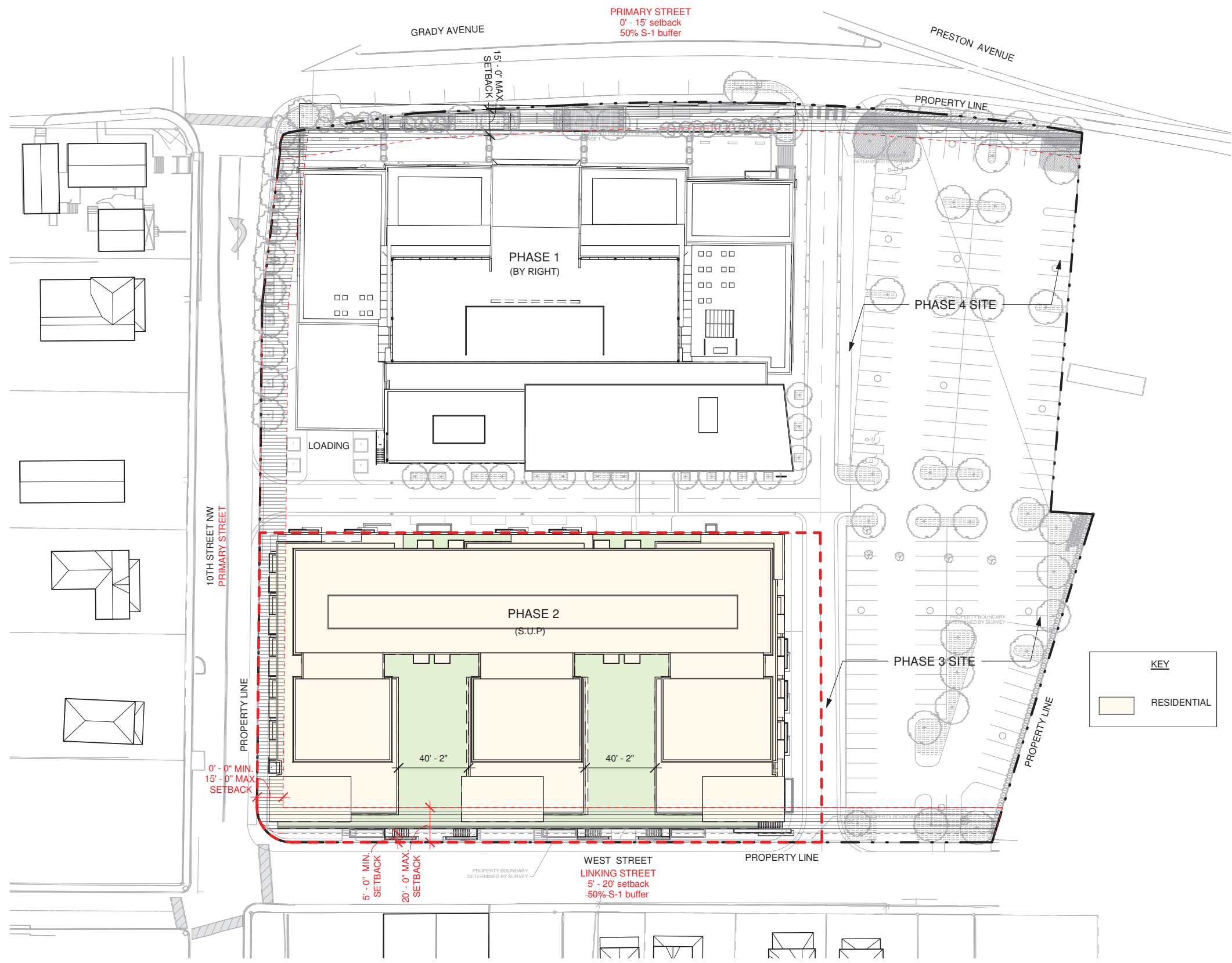
KEY	
	EXISTING
	OFFICE

1 PHASE ONE PLAN

0 16 32 64 FT.

PHASING DIAGRAMS: PROPOSED PHASE TWO

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



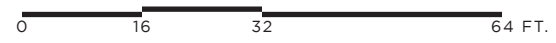
Phase 2 Residential

Total Units: +/- 175
(based on projected unit sizes and mix)

Total GSF: +/- 228,700

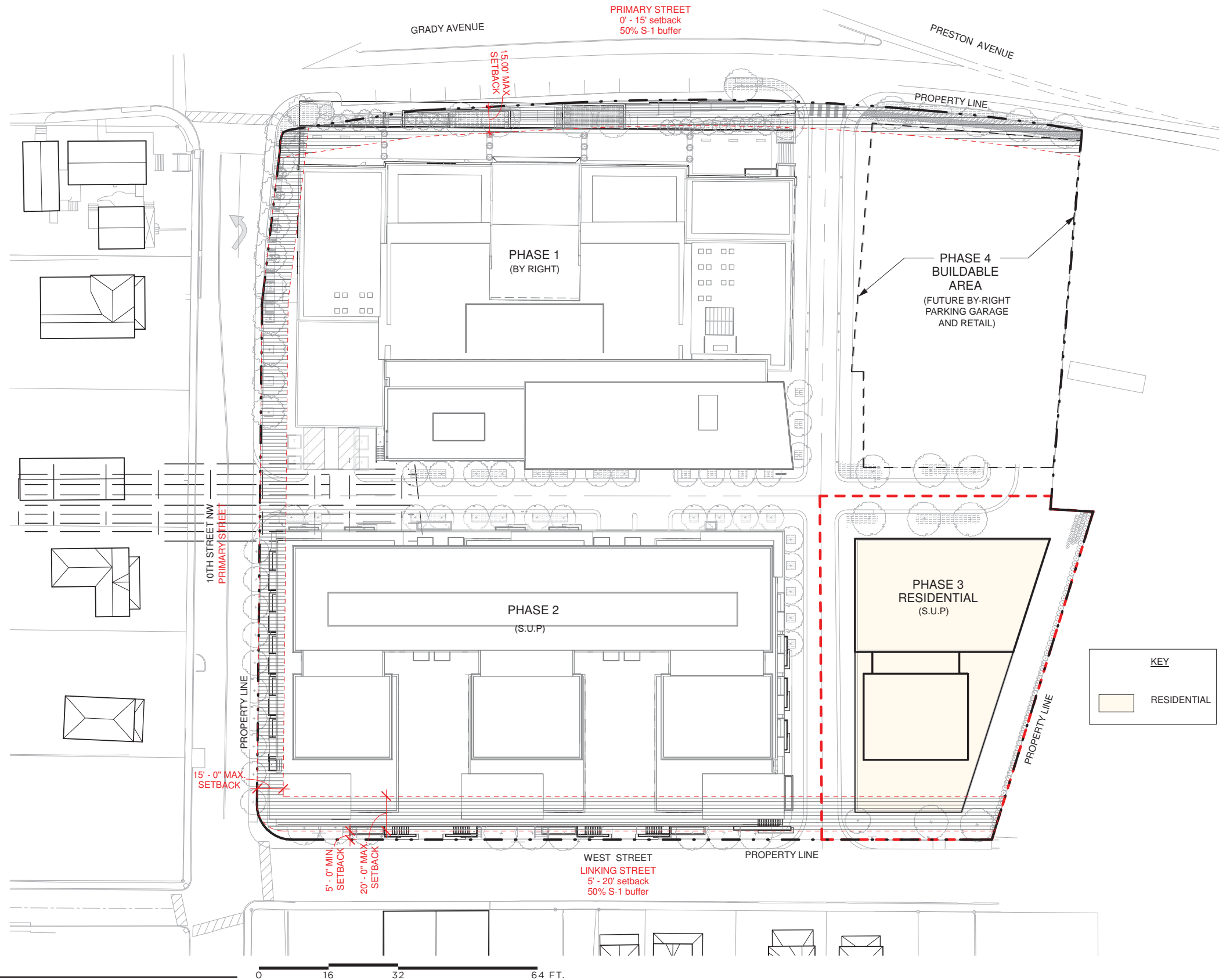
Bldg. Height: 60'-0" to 65'-0"

1 PHASE TWO PLAN



PHASING DIAGRAMS: PROPOSED PHASE THREE

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



Phase 3 Residential

Total Units: 60-75
(based on projected unit sizes and mix)

Total GSF: +/- 65,000

Bldg. Height: 60'-0" to 65'-0"

PHASE 2 AND 3 MASSING DIAGRAM - TRANSITION FROM COMMERCIAL CORRIDOR TO RESIDENTIAL NEIGHBORHOOD

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

MASSING/HEIGHT KEY

BY-RIGHT:
50' MAX. BUILDING HEIGHT
(PROPOSING 4 STORIES WITHIN BY-RIGHT HEIGHT)

SPECIAL USE PERMIT:
80' MAX. BUILDING HEIGHT
(ASKING FOR 65' HEIGHT - 15' ABOVE BY-RIGHT 50'
5 STORIES TOTAL WITH STEPBACKS)



PHASE 2 AND 3 DENSITY DIAGRAM - TRANSITION FROM COMMERCIAL CORRIDOR TO RESIDENTIAL NEIGHBORHOOD

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

UNITS KEY

BY-RIGHT:

BY-RIGHT UNITS ALLOWED
43 DUA = 187 UNITS

PHASE 2 = +/- 175 UNITS

SPECIAL USE PERMIT:

SUP DENSITY REQUESTED:
60 DU / ACRE = 261 UNITS MAX.

REQUESTING 74 UNITS
BY SPECIAL USE PERMIT

OF THESE 74 NEW UNITS, 20 WILL
BE AFFORDABLE UNITS (27%)

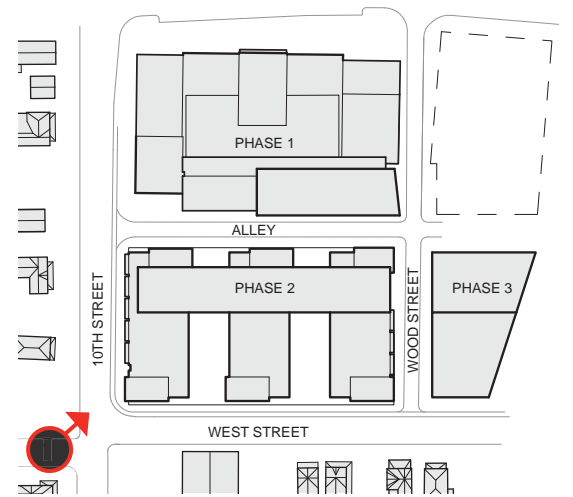
PHASE 3 = 60-75 UNITS

*NOTE: CC ZONING ALLOWS FOR
UP TO 120 DUA BY SUP, OR 522
UNITS TOTAL.



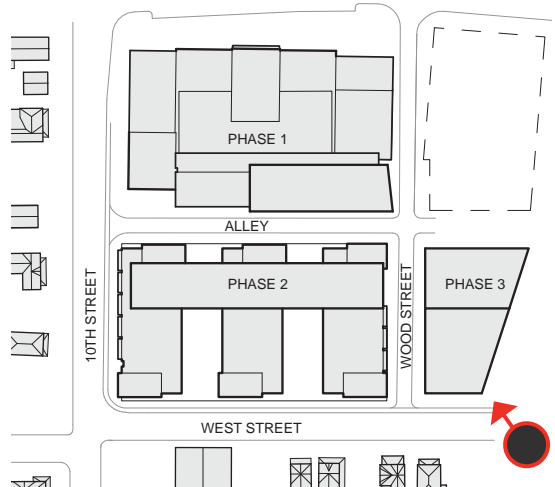
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-EAST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



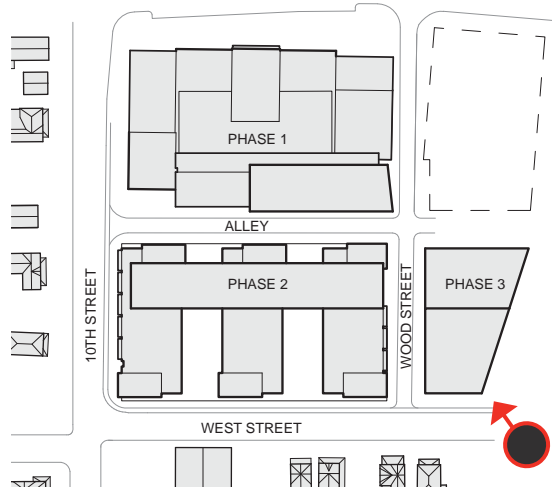
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-WEST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



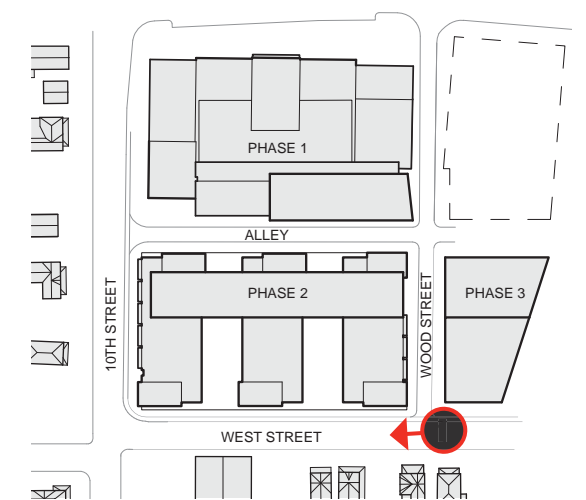
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-WEST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



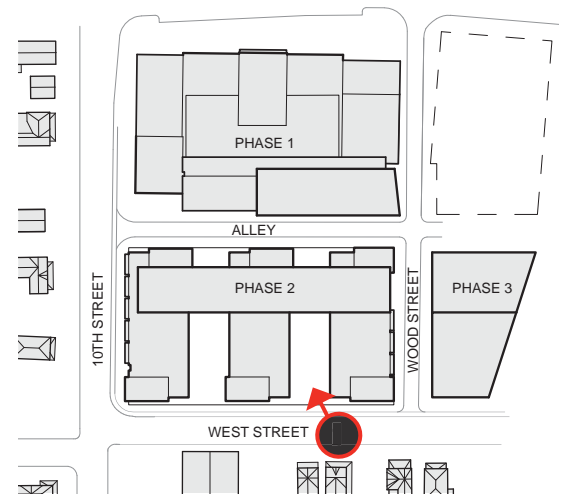
BUILDING PERSPECTIVE AT WEST STREET

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



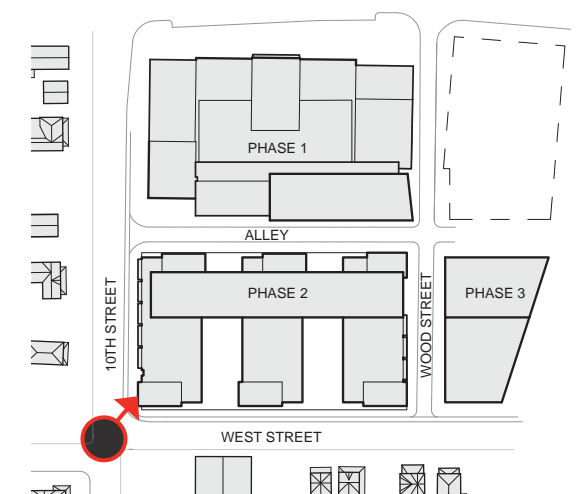
BUILDING PERSPECTIVE ON WEST STREET LOOKING NORTH

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



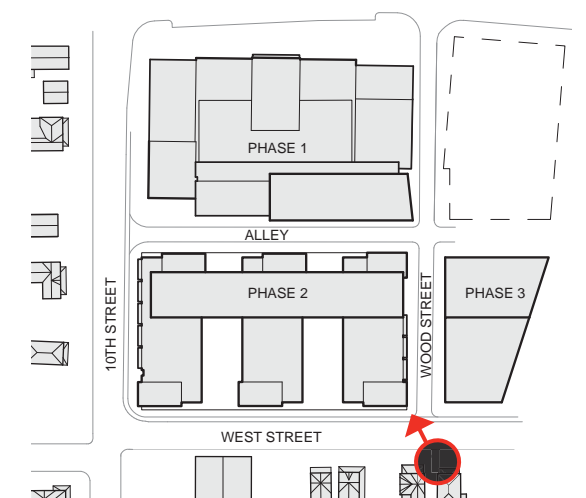
BUILDING PERSPECTIVE ON 10TH STREET AT WEST STREET

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



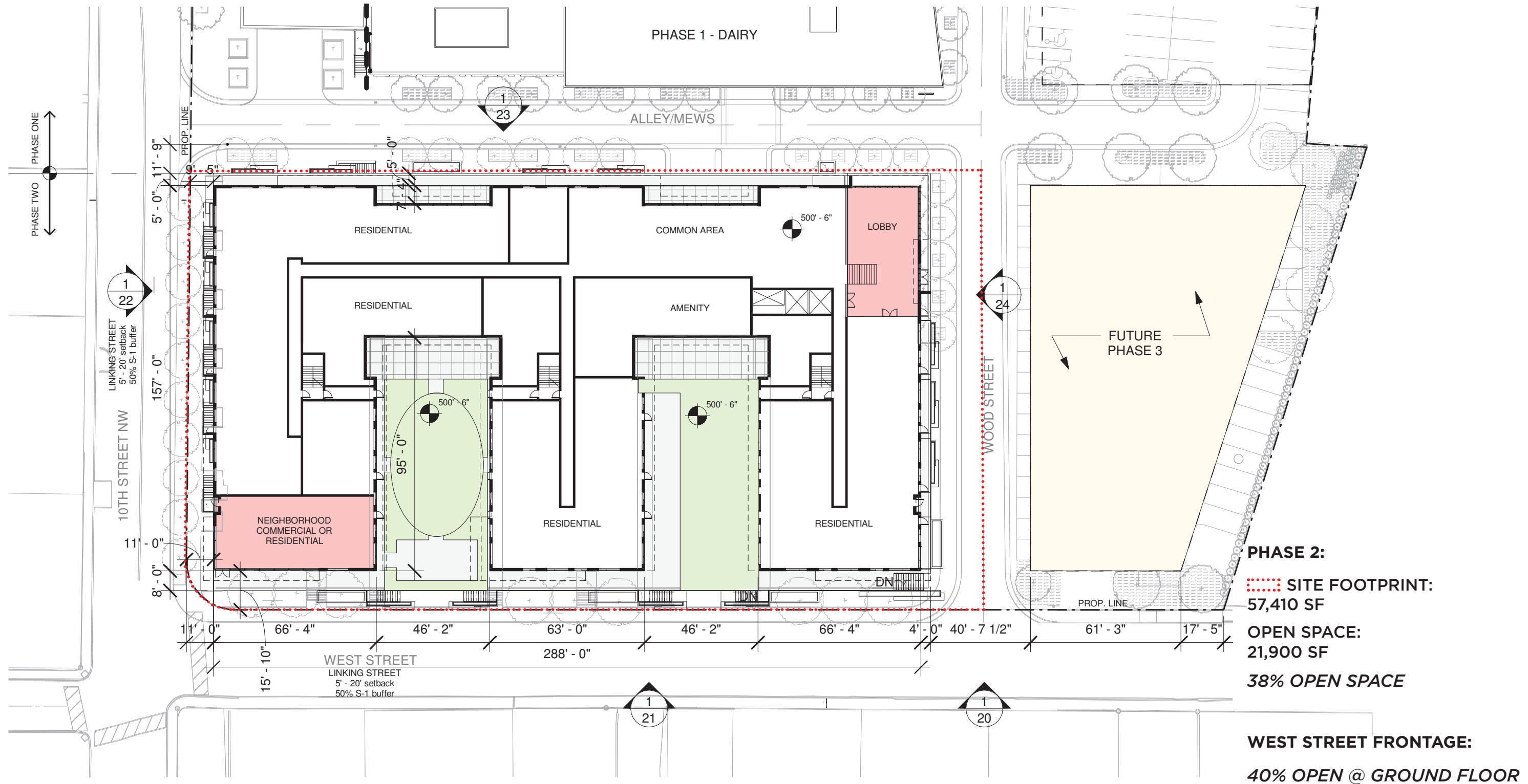
BUILDING PERSPECTIVE ON WEST STREET LOOKING NORTH

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



LEVEL 1 PLAN

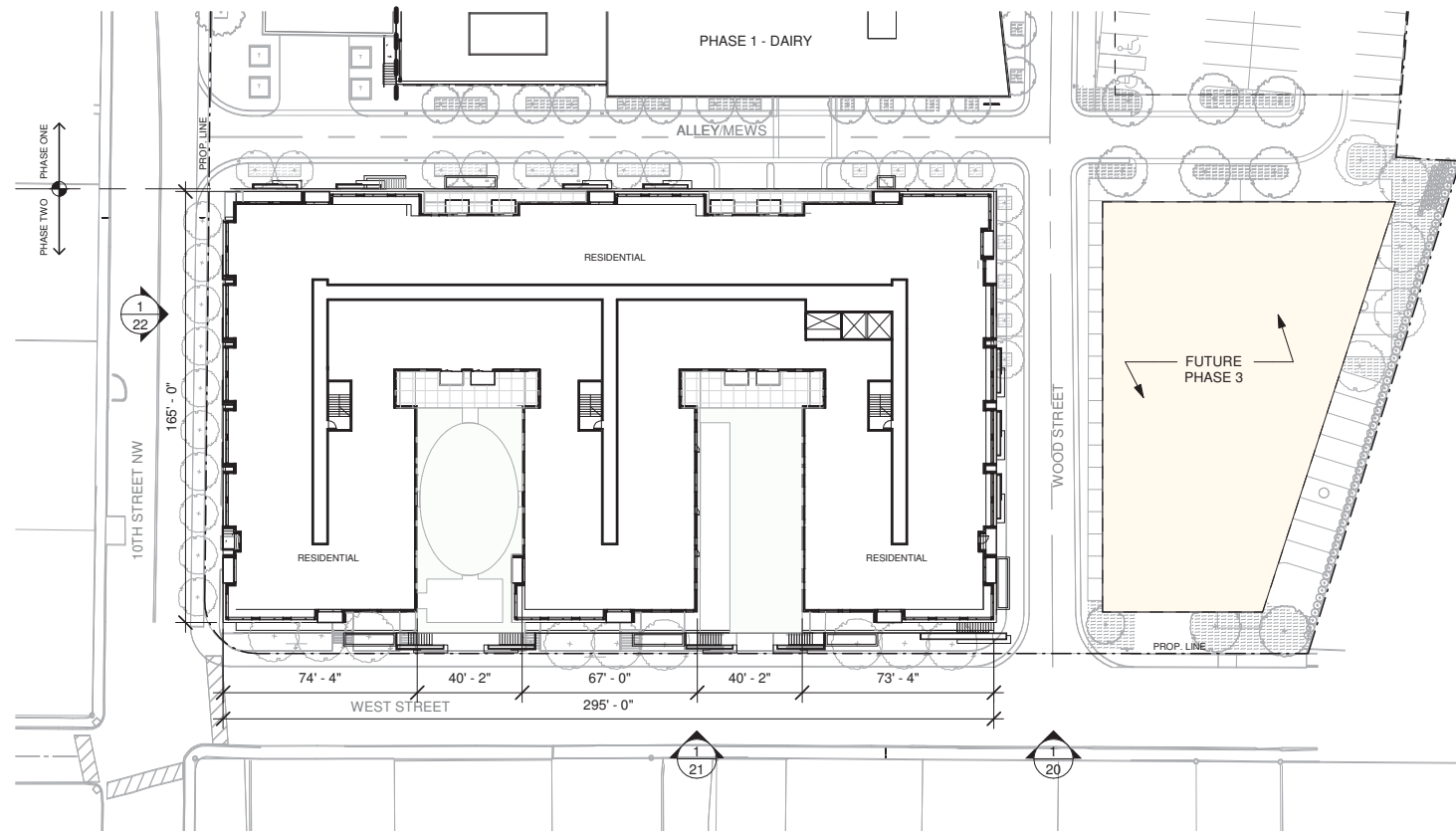
MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



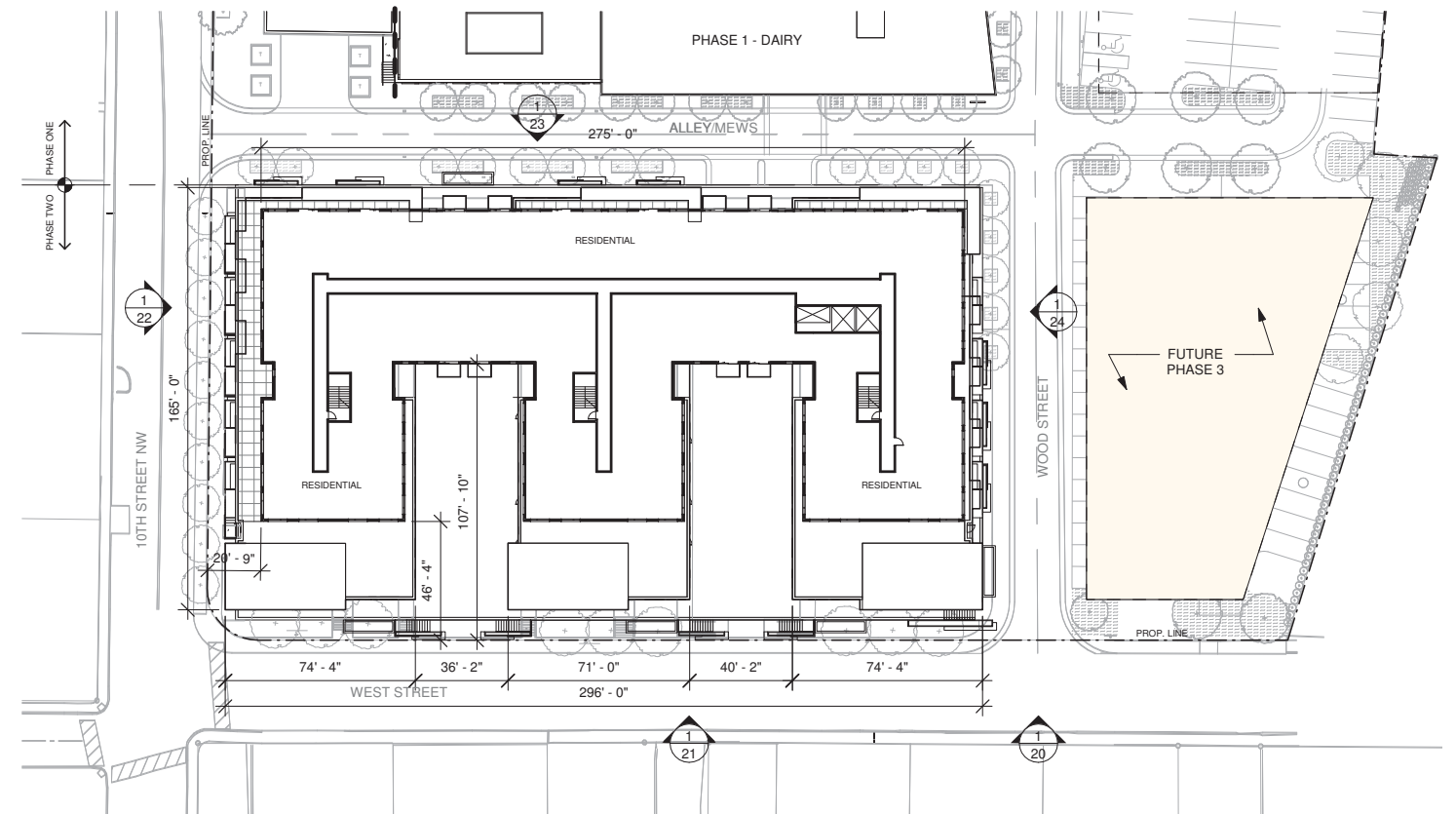
1 PROPOSED LEVEL 1 PLAN
SCALE: 1" = 40'-0"

PROPOSED PLANS

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 PROPOSED LEVELS 2-4 TYPICAL PLAN

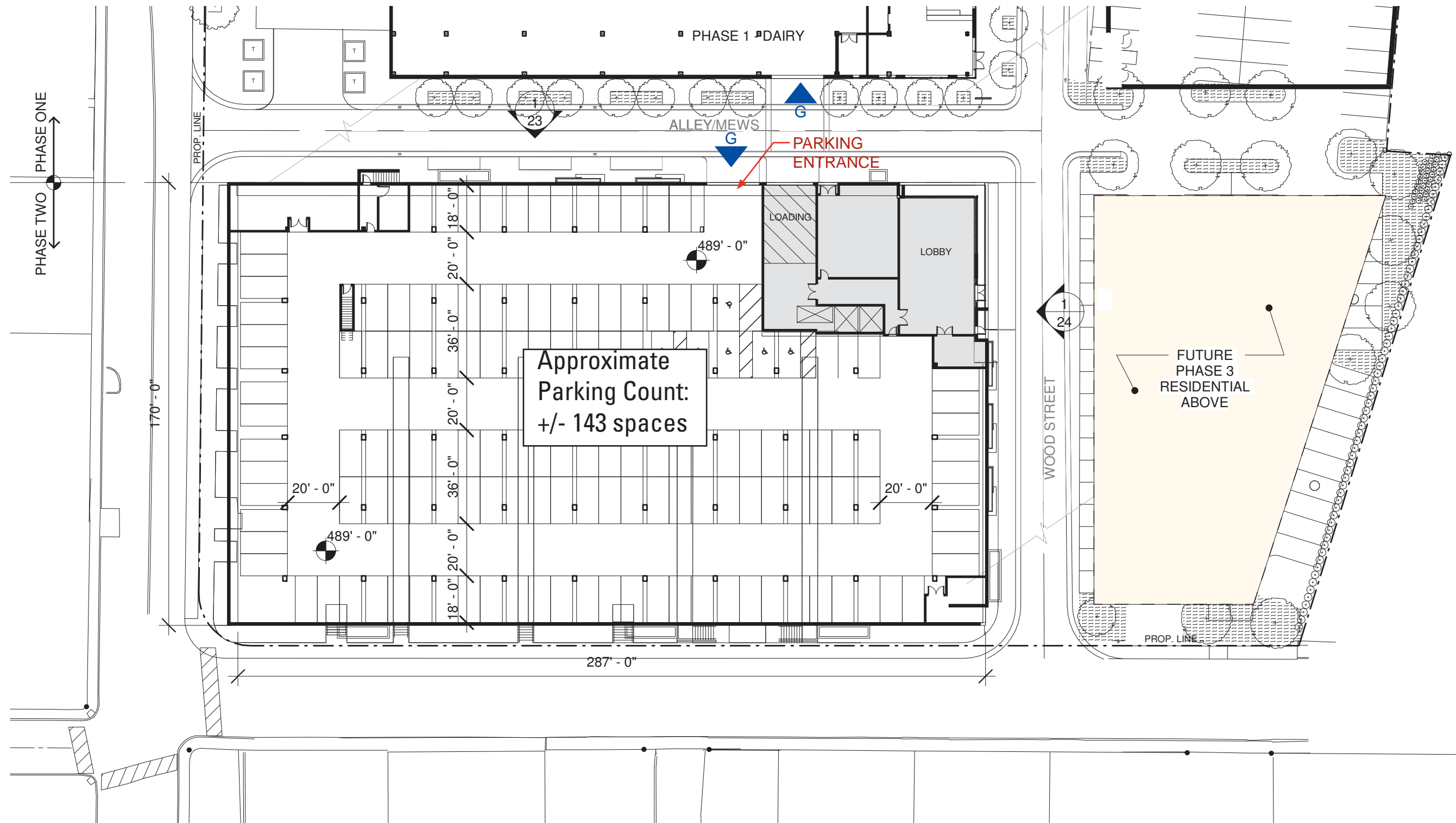


2 PROPOSED LEVELS 5 PLAN



GARAGE PLAN

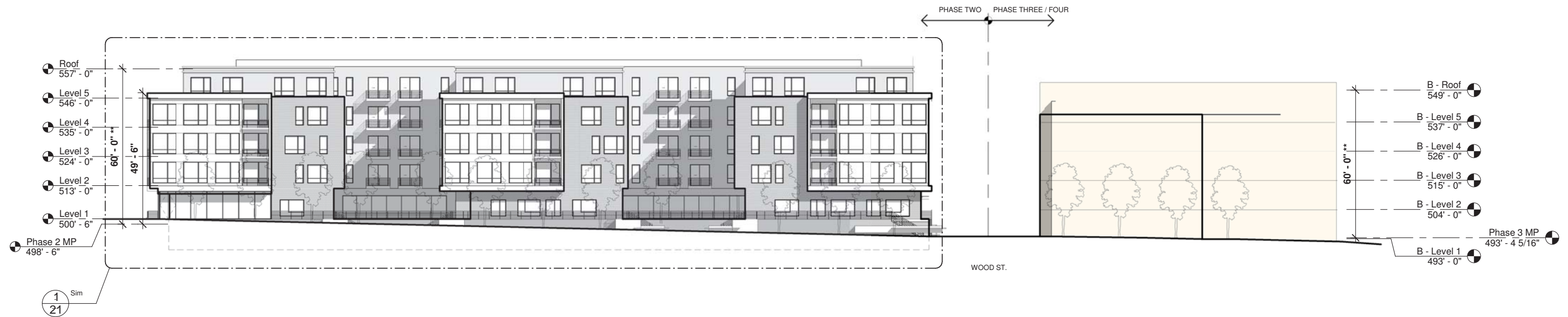
MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 PROPOSED GARAGE PLAN
SCALE: 1" = 40'-0"

OVERALL SOUTH ELEVATION

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



****NOTE: GROUND-LEVEL FLOOR-TO-FLOOR MAY VARY FROM 11'-0" TO 14'-0", AFFECTING BUILDING HEIGHT FROM 60'-0" TO 65'-0".**

1 PROPOSED OVERALL SOUTH ELEVATION @ WEST STREET
SCALE: 1"= 40'-0"

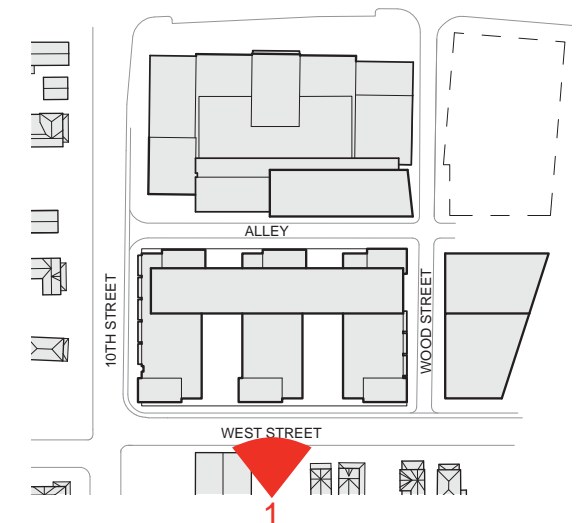
NOTE:

-PHASE TWO MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG 10TH STREET, NW.

-10TH STREET, NW IS THE PRIMARY STREET FOR PHASE TWO.

-PHASE THREE MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG WEST STREET, NW.

-WEST STREET, NW IS THE PRIMARY STREET FOR PHASE THREE.



SOUTH ELEVATION

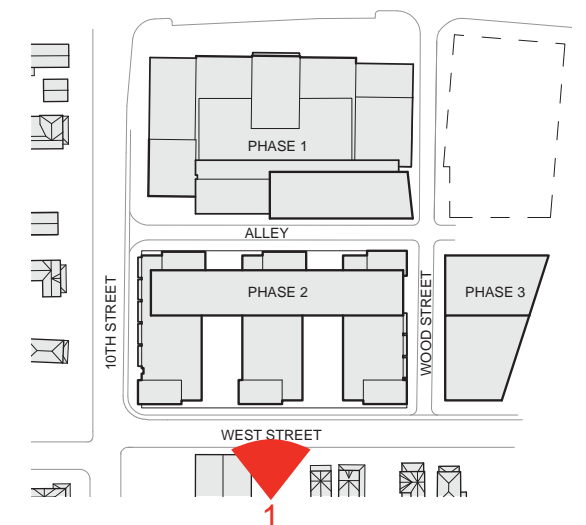
MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



****NOTE: GROUND-LEVEL FLOOR-TO-FLOOR MAY VARY FROM 11'-0" TO 14'-0", AFFECTING BUILDING HEIGHT FROM 60'-0" TO 65'-0".**

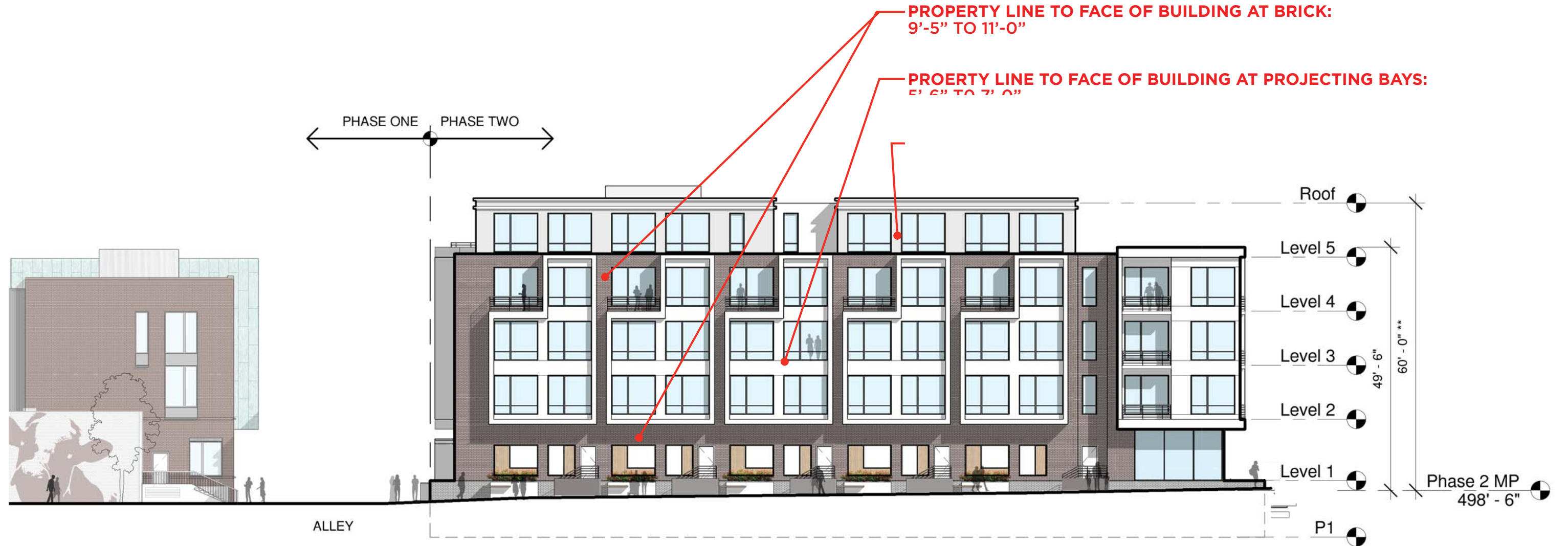
1 PROPOSED SOUTH ELEVATION
SCALE: 1" = 20'-0"

NOTE:
-PHASE TWO MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG 10TH STREET, NW.
-10TH STREET, NW IS THE PRIMARY STREET FOR PHASE TWO.



WEST ELEVATION

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

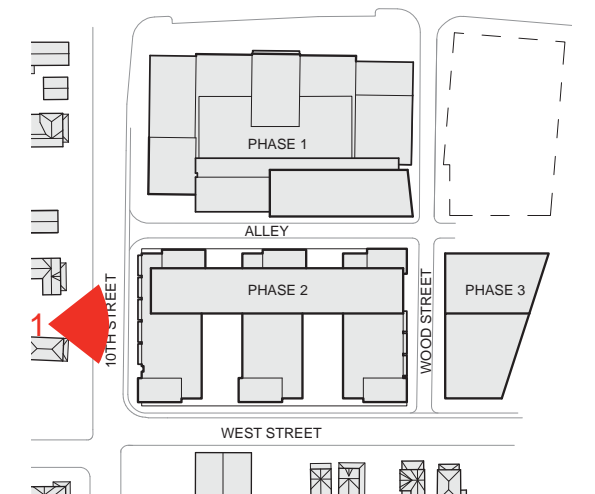


****NOTE: GROUND-LEVEL FLOOR-TO-FLOOR MAY VARY FROM 11'-0" TO 14'-0", AFFECTING BUILDING HEIGHT FROM 60'-0" TO 65'-0".**

1 PROPOSED WEST ELEVATION @ 10TH STREET NW
SCALE: 1"= 20'-0"

NOTE:
-PHASE TWO MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG 10TH STREET, NW.

-10TH STREET, NW IS THE PRIMARY STREET FOR PHASE TWO.



NORTH ELEVATION

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

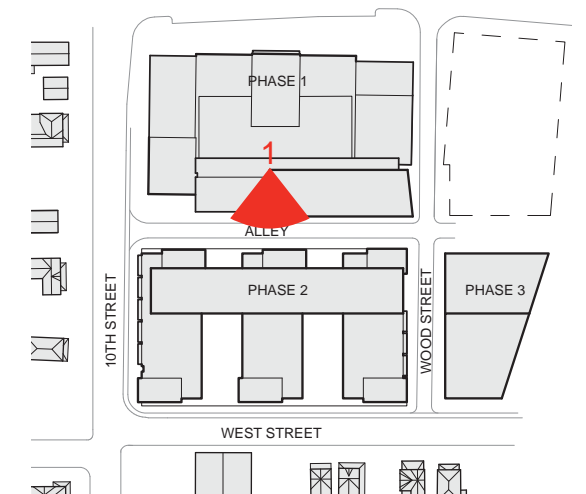


1 PROPOSED NORTH ELEVATION
SCALE: 1"= 20'-0"

NOTE:
-PHASE TWO MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG 10TH STREET, NW.

-10TH STREET, NW IS THE PRIMARY STREET FOR PHASE TWO.

****NOTE: GROUND-LEVEL FLOOR-TO-FLOOR MAY VARY FROM 11'-0" TO 14'-0", AFFECTING BUILDING HEIGHT FROM 60'-0" TO 65'-0".**



EAST ELEVATION

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



****NOTE: GROUND-LEVEL FLOOR-TO-FLOOR MAY VARY FROM 11'-0" TO 14'-0", AFFECTING BUILDING HEIGHT FROM 60'-0" TO 65'-0".**

1 PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"

NOTE:
-PHASE TWO MEASURING POINT IS BASED ON AVERAGE CURB HEIGHT ALONG 10TH STREET, NW.
-10TH STREET, NW IS THE PRIMARY STREET FOR PHASE TWO.

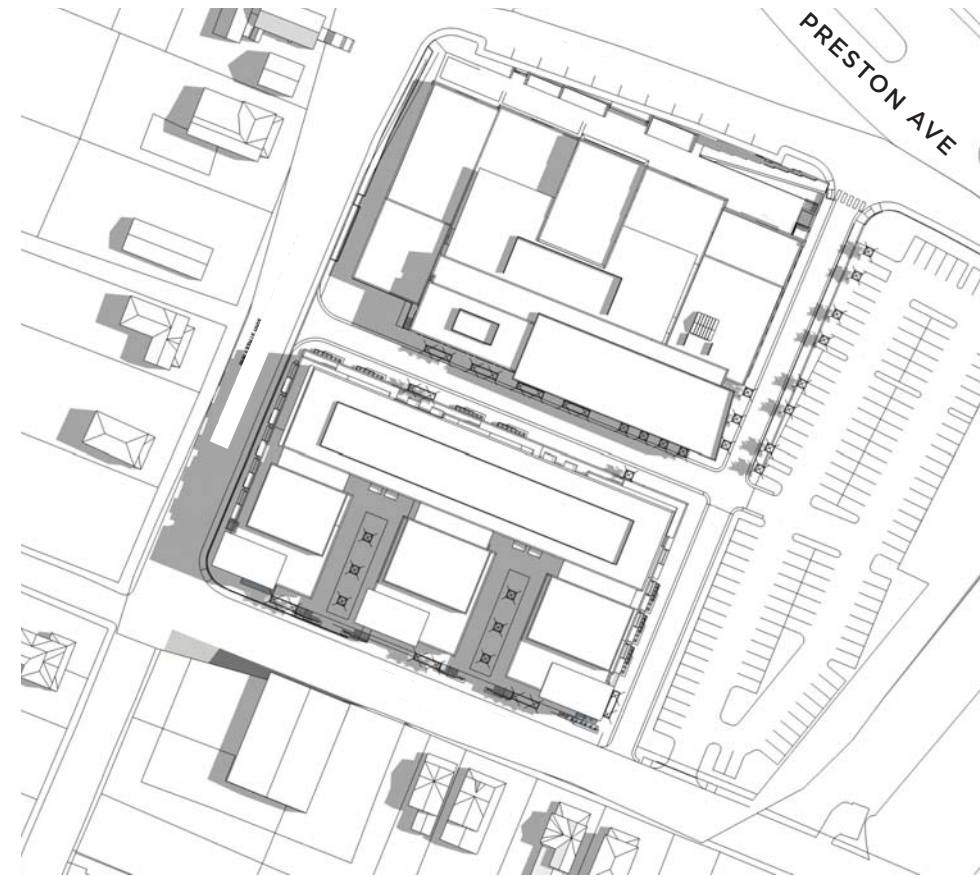
ALLEY



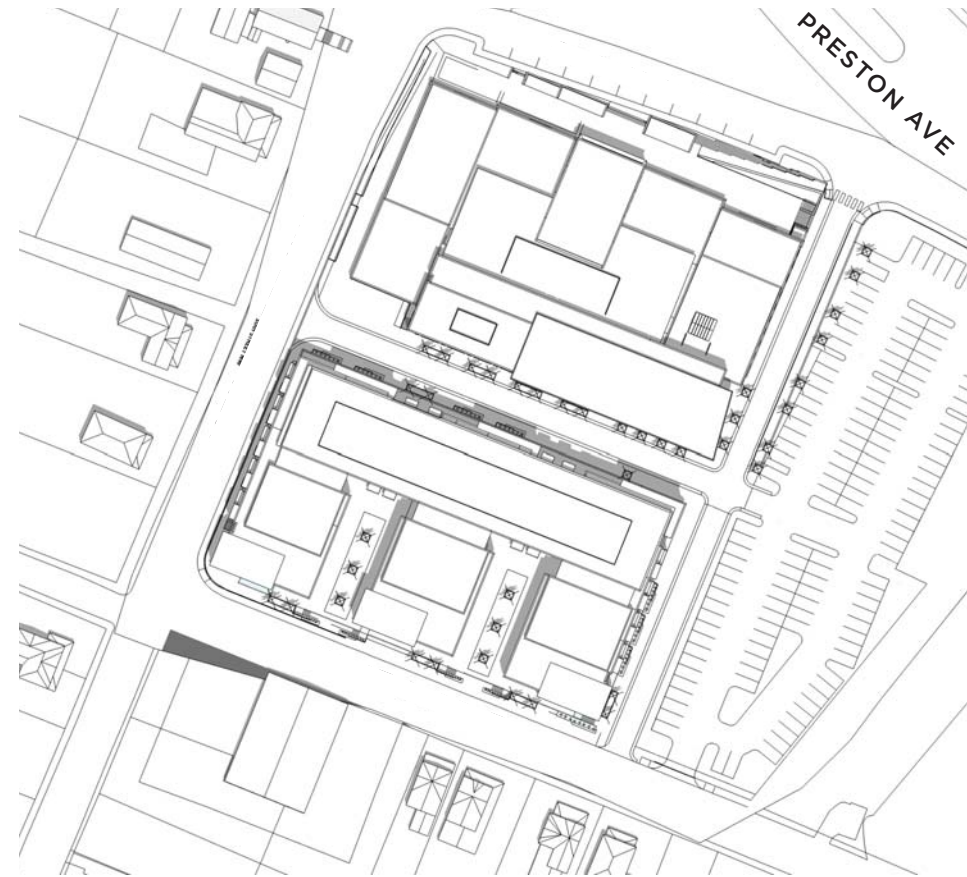
SOLAR STUDY

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

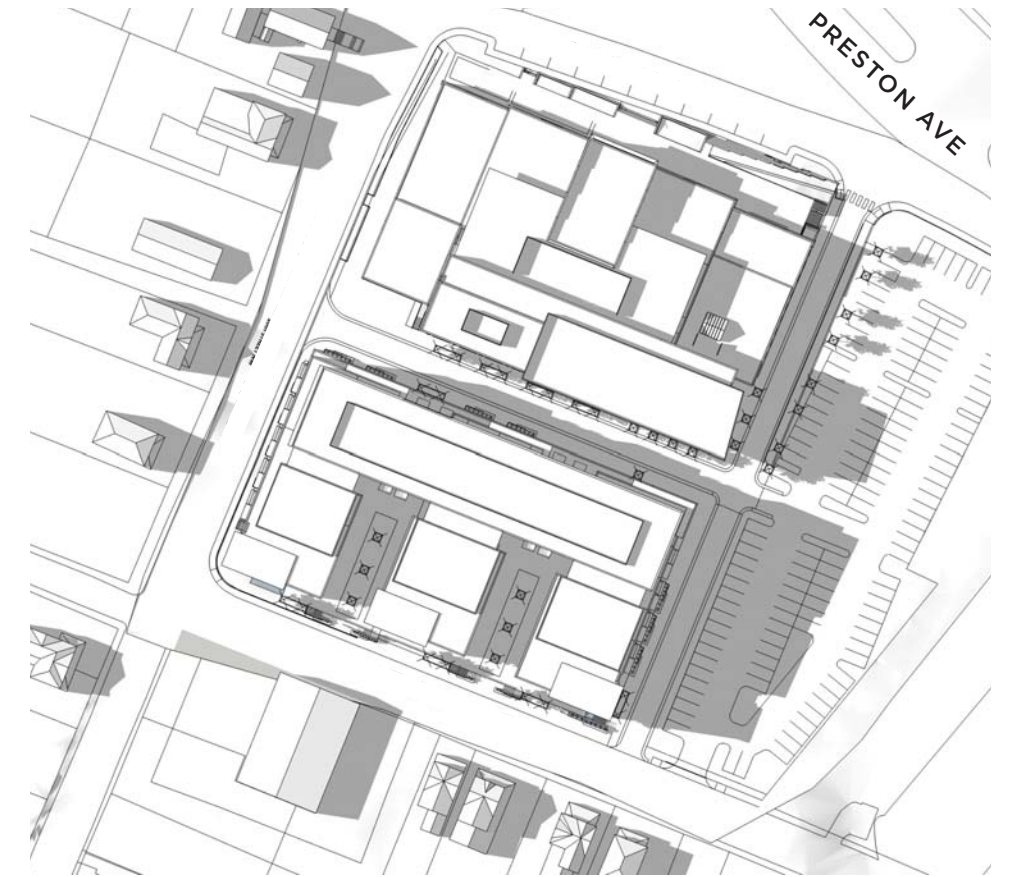
JUNE 21



9AM



12 PM



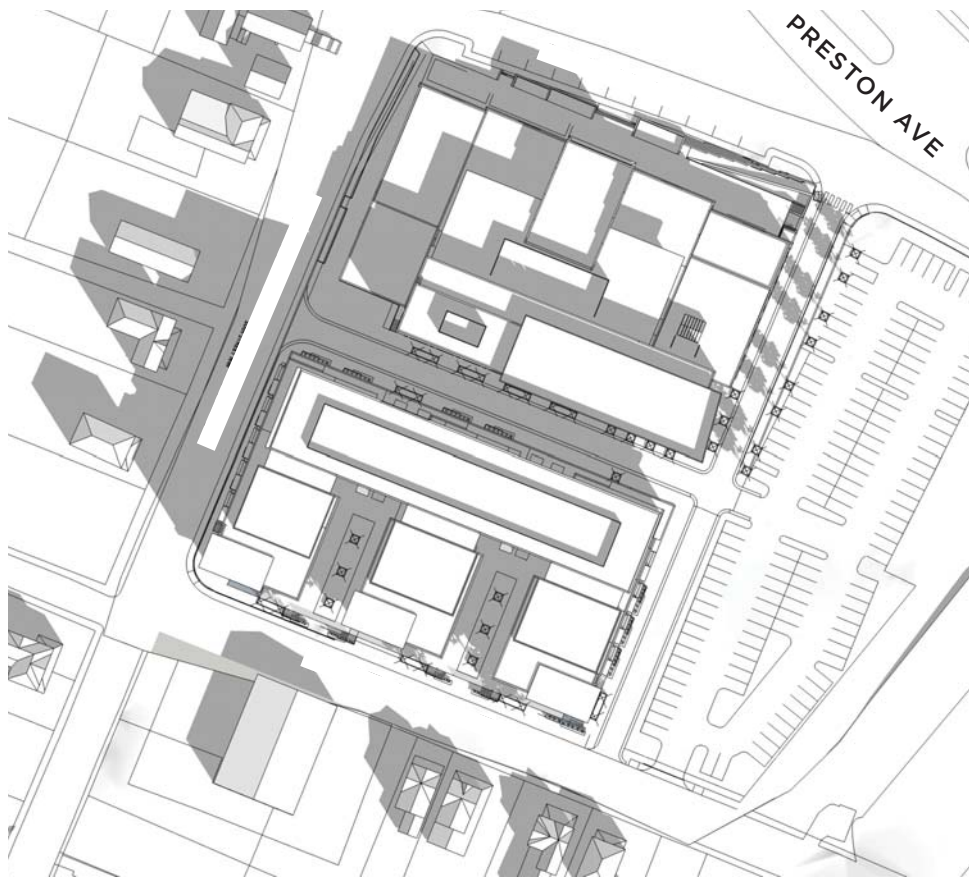
5PM



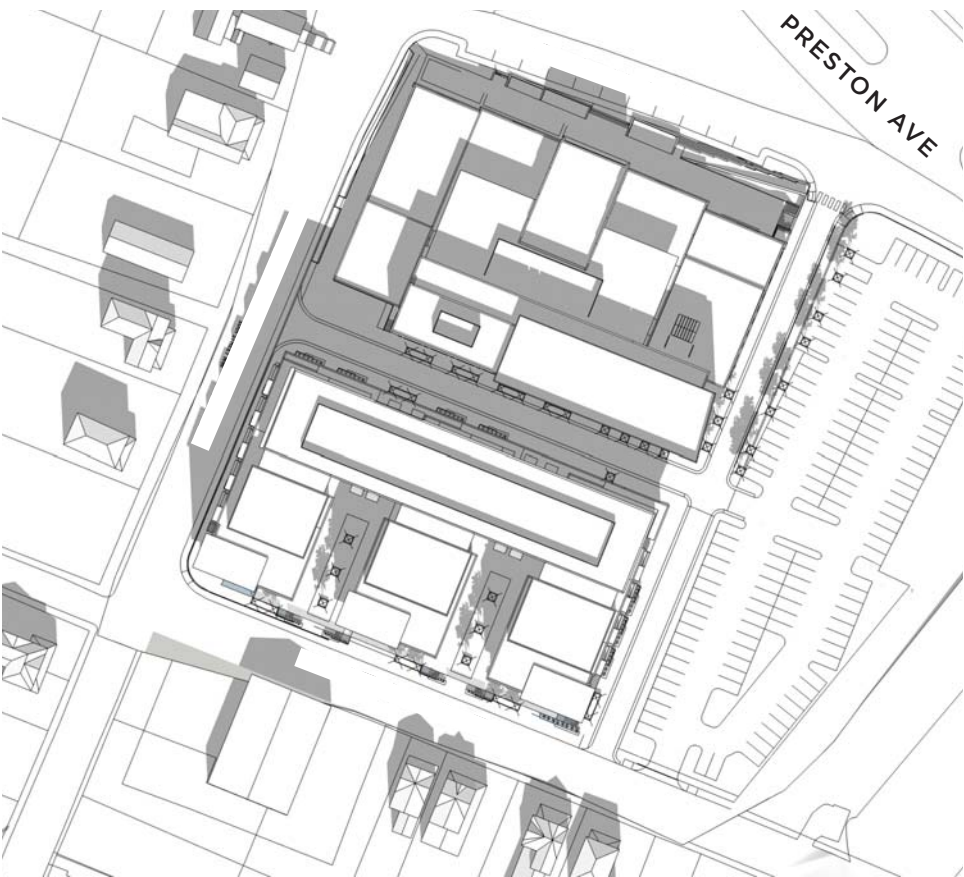
SOLAR STUDY

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

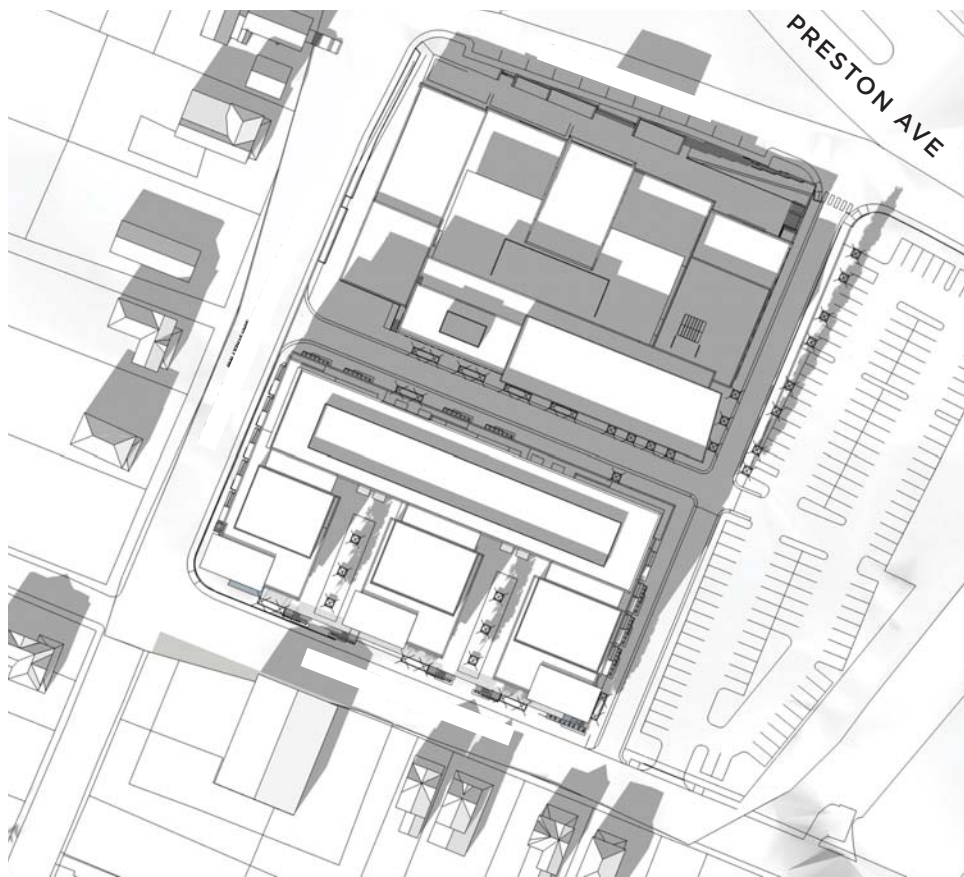
DECEMBER 21



10 AM



12 PM



3 PM





PROJECT HIGHLIGHTS + COMMUNITY BENEFITS

- Affordable housing
- Office space for non-profits
- Educational opportunities
- Community meeting space
- Job creation
- Pedestrian safety



CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Adoption of Resolution
Presenters:	Mike Mollica, Division Manager, Facilities Development Scott Hendrix, Project Manager, Facilities Development
Staff Contacts:	Mike Mollica, Division Manager, Facilities Development Leslie Beauregard, Assistant City Manager
Title:	Transfer to the Circuit Court Renovation & Expansion Project from CIP Contingency and Courthouse Security Funds - \$857,000

Project Background: This project is an interior renovation, and a building addition, to address current security, court operations, and ADA needs & requirements. The improvements will include a second courtroom & associated court-related functions on the lower level; a passenger elevator; a sally-port (for secure transfer of detainees) w/ adjacent detainee holding cells, as well as restroom renovations on both levels.

Funding Background: Funding for this project was previously approved as follows:

- FY17 - \$500,000 CIP line item – for the design phase; and
- FY18 - \$4,000,000 CIP line item – for the construction phase
 - In addition to the construction contract amount, the construction phase funding also includes costs associated with swing space construction (Jessup and Levy), construction management, FFE (furniture, fixtures & equipment), IT related costs (fiber, data, telephone & AV), relocation costs to swing space, site survey, geo tech evaluation, facility signage package, CCTV, and the construction contingency.

Bidding Background: Bids for this project (IFB #18-26) were opened April 26, 2018. The bid results were as follows:

- \$3,164,831 – Bid Target (as estimated by an independent third-party cost estimator)
- \$3,859,000 – Low Base Bid (of 5 bids received)
 - Additive Bid Item 1 – ballistic window protection: Add \$55,218
 - Additive Bid Item 2 – fire sprinkler system: Add \$107,357

The low base bid was approximately 22% higher than our target, but yet three of the five bids received fell within the range \$3.8M - \$4.0M. While disappointing, this is not surprising, given the current robust regional construction market, which is creating higher prices related to labor and materials.

Since the low bid exceeded our project budget, all bids were subsequently rejected. Additional funding will now be necessary in order to re-bid this project. And it should be pointed out that there is no guarantee that the next round of bidding will provide a similar low bid result. We are, however, optimistic that the re-bidding could result in some cost savings, as the revised construction schedule will now avoid the busy summer construction season, and may allow for more contractors to bid the project.

Discussion:

Value engineering/elimination of scope from the project. While it is possible to eliminate some minor scope from the project, the vast majority of the scope is related to the major components and goals of the project, such as the construction of a new lower level courtroom, and the new ADA-compliant sally-port, holding cells and elevator. In fact, these elements were the primary drivers for this project, and have been for many years.

Swing Space. While it is certainly an option to defer this project to another fiscal year, this is not an attractive option, primarily due to the swing space schedule limitations that the City has at the Jessup Building and the Levy Opera House. We are currently planning on using the Levy and Jessup facilities to serve as swing space for the courtroom, Clerk and Judge's offices, the Clerk's customer service space, as well as for the City Sheriff's offices. MOU's with Albemarle County (necessary due to joint ownership) for both Jessup and Levy are now fully executed and are in hand.

The spaces at Levy and Jessup are currently under renovation for this purpose, at a cost of approximately \$230,000. Swing space construction is nearing 95% completion. Deferring the Circuit Court project to a future fiscal year would eliminate the use of Jessup and Levy as swing space, due to the County's need for Levy as their General District Court facility.

Fund Transfer. This request, if approved by Council, would transfer a total of \$857,000 in additional funds to the Circuit Court Project account (P-00918) which will come from the following previously appropriated accounts:

- \$582,000 from the City's CIP Contingency (CP-080)
- \$200,000 from the City's Courthouse Maintenance fee account (P-00099)
- \$75,000 from the Courthouse Construction fee account (P-00783)

These additional funds will provide for a consolidated total project budget of \$5,357,000 the actual low bid amount, which was received in April.

Assuming a successful re-bid, construction would begin during the early fall of 2018.

Alignment with Council Vision Areas and Strategic Plan: This project supports City Council's "Smart, Citizen-Focus Government" vision, and contributes to Strategic Plan Goals; 2: A Healthy and Safe City, and 5: A Well-managed and Responsive Organization.

Community Engagement: N/A

Budgetary Impact: No new funds are being requested as the sources identified for the additional funds have been previously appropriated and by state statute required to be used for

court purposes.

Recommendation: Staff recommends approval of this resolution.

Alternatives: Do not proceed with the project (the Circuit Court project cannot proceed to the bid phase without additional funding).

Attachments: N/A

RESOLUTION

Transfer to Circuit Court Renovation Project from CIP Contingency and Courthouse Security Funds \$857,000

WHEREAS, the City of Charlottesville, through the Facilities Development Division, is renovating and expanding the Charlottesville Circuit Court building;

WHEREAS, previous bids for this project exceeded the current project budget and additional funds are needed to re-bid the project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the following is hereby transferred from previously appropriated funds in the following manner:

Transfer From

\$582,000	Fund: 426	WBS: CP-080	G/L Account: 599999
\$200,000	Fund: 107	WBS: P-00099	G/L Account: 599999
\$ 75,000	Fund: 107	WBS: P-00783	G/L Account: 599999

Transfer To

\$857,000	Fund: 426	WBS: P-00918	G/L Account: 599999
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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 2, 2018
Action Requested:	Vote on Resolution
Presenter:	Kaye Monroe, Minority Business Task Force Member
Staff Contacts:	Jennifer Stieffenhofer, Procurement and Risk Manager Hollie Lee, Chief of Workforce Development Strategies
Title:	Minority Business Task Force Report

Background:

The City of Charlottesville’s Procurement and Risk Management Division and the Office of Economic Development collaborated with the Minority Business Task Force appointed by City Council to accomplish the tasks designated by City Council in its associated Resolution dated June 19, 2017, included as Attachment A of the Minority Business Task Force Report.

Discussion:

Refer to the report provided by the Minority Business Task Force.

Alignment with City Council’s Vision and Strategic Plan:

This initiative supports City Council’s: 1) “A Community of Mutual Respect” vision, 2) “A Smart Citizen-Focused Government” vision, and 3) “Economic Sustainability” vision. It contributes to Goal 4 of the Strategic plan, objectives 4.2 and 4.3.

Community Engagement:

Task Force appointed by City Council.

Budgetary Impact:

None anticipated.

Recommendation:

Approve the continuance of the Minority Business Task Force as an advisory task force with the City's Finance Department/Procurement and Risk Management Division, and Office of Economic Development.

Alternatives:

City staff will advance the City's Minority Business Program without an advisory task force.

Attachments:

- Minority Business Task Force Report
- Attachment A – Resolution to Establish Task Force, 6/19/17
- Attachment B – Strategy to Increase Minority Spend
- Attachment C – Minority Business Procurement Coordinator Job Description

CITY OF CHARLOTTESVILLE

MINORITY BUSINESS TASK FORCE

Report to City Council
July 2, 2018

Submitted by: Melvin Burruss, Mark Manafee, Kaye Monroe, Karen Totten White, and Andrea Copeland-Whitsett

Presented by: Kaye Monroe

INTRODUCTION:

In 2017, former Vice-Mayor Wes Bellamy initiated an effort focused on accelerating the City's supplier diversity program, particularly the minority-owned ("MBE") and women-owned ("WBE") business element where City spending is lower than for other certified business designations. In November 2017, City Council appointed a task force, the Minority Business Task Force (formerly the Disadvantaged Business Enterprise Task Force).

PURPOSE/CHARGE AND STATUS REPORT:

The June 19, 2017 City Council Resolution, included herein as Attachment A, defines the purpose and charge of the Task Force:

1. Outline a strategy to increase the number and scale of minority-owned businesses contracting with the City;
 - Status: The Task Force collaborated with City staff to develop a strategy to increase the number and scale of minority-owned businesses contracting with the City. The strategy is included herein as Attachment B.
2. Develop a job description for the approved procurement position within 60 days from the date City Council appoints five (5) members to the Task Force;
 - Status: The Task Force collaborated with City Staff to develop a job description for the approved procurement position. The Minority Business Procurement Coordinator job description is included herein as Attachment C.

- The Minority Business Procurement Coordinator is Deanna Scarson. The vacancy was filled April 30, 2018.
3. Work as an advisory task force with the approved procurement position.
 - Status: The Task Force has not worked with the approved procurement position.

RECOMMENDATION(S):

1. The Task Force recommends that the task force remain in existence to work as an advisory task force with the City's Finance Department/Procurement and Risk Management Division, and Office of Economic Development.

Disadvantaged Business Enterprise Task Force

BE IT RESOLVED, by the City Council of Charlottesville, Virginia, that there is hereby created a Disadvantaged Business Enterprise Task Force, composed of five (5) members appointed by City Council with input from the City Manager, to act as an advisory board to City Staff and City Council.

BE IT FURTHER RESOLVED, that the Disadvantaged Business Enterprise Task Force's purpose is to:

1. Outline a strategy to increase the number and scale of minority-owned businesses contracting with the City;
2. Develop a job description for the approved procurement position within 60 days from the date City Council appoints five (5) members to the Task Force; and
3. Work as an advisory task force with the approved procurement position.

BE IT FURTHER RESOLVED, that after 60 days from the date the Disadvantaged Business Enterprise Task Force has five (5) members, City Council will assess whether the task force should remain in existence.

Approved by Council
June 19, 2017
Clerk of Council

City of Charlottesville

Minority Procurement Program Strategy

An Approach Designed to Increase the Number and Scale of Minority-Owned Businesses Contracting with the City of Charlottesville.

Background: The City of Charlottesville has one of the longest standing supplier diversity programs in Virginia. The City’s initial program was adopted in 1985. The City’s environment includes many procurement and economic development practices that support supplier diversity. In 2017, former Vice-Mayor Wes Bellamy initiated an effort focused on accelerating the City’s supplier diversity program, particularly the minority-owned (MBE) and women-owned (WBE) business element where City spending is lower than for other certified business designations. City Council appointed a task force, the Minority Business Task Force (formerly the Disadvantaged Business Enterprise Task Force).

The Minority Business Task Force includes: Melvin Burruss, Mark Menafee, Kaye Monroe, Karen Totten White, and Andrea Copeland-Whitsett. The task force is tasked with outlining a strategy to increase the number and scale of minority-owned businesses contracting with the City. The definitions of minority-owned and women-owned businesses and other certified businesses are as per Code of Virginia, § 2.2-4310.

Purpose: This plan develops a strategy to increase the number and scale of minority-owned businesses contracting with the City of Charlottesville. The City of Charlottesville will provide opportunities for responsible businesses, and to making every reasonable effort to increase opportunities for minority-owned, women-owned and other certified businesses.

Objective: This strategy provides a guide for the City to achieve its goal to increase the number and scale of minority-owned businesses contracting with the City. This includes contracts and subcontracts funded in whole or in part with City funds. The City of Charlottesville intends to advance its supplier diversity program while complying with law. The City will strive to achieve a level playing field for all companies to have access to public procurement opportunities.

Strategy: The City will use this strategy to strive to meet the purpose of this plan:

1. *Equitable Approach to Procurement and Good Faith Efforts:*
 - a. As part of the City’s decentralized procurement process for purchases \$50,000 and less, monitor and require documentation of City department compliance with the City’s directive to include MBEs and WBEs in:
 - Opportunities to receive awards of small single-quote purchase \$5,000 and less (\$3,500 and less for Charlottesville Area Transit).

- Opportunities to compete in the City's informal competitive procurement process for purchases >\$5,000 - \$50,000 where, if available, at least (2) two of at least (4) four businesses invited to participate in the public procurement process are certified businesses.
- b. As part of the City's centralized procurement process for purchases >\$50,000, monitor and require documentation of City Procurement's compliance with the City's directive to include MBEs and WBEs in:
 - Opportunities to compete in the City's formal competitive procurement processes where at least (2) two businesses invited to participate in the public procurement process are certified businesses.
 - Invitation for Bids (IFB) will be publicly posted on the City's electronic bid board, besides direct invitation.
 - Request for Proposals (RFP) will be publicly posted on the City's electronic bid board, and advertised in a newspaper of general circulation in Charlottesville.
- c. For all IFBs and RFPs, include a form for completion by bidders and offerors. The form will include a statement regarding the City's MBE and WBE procurement objectives, and will request submission of the bidder's/offeror's certification data besides that of any subcontractors the bidder/offeror plans to use as part of any contract resulting from the solicitation. For subcontractors, the report will include planned dollars spend for each. As part of contract administration, confirm that City contractors subcontract as agreed to per contract.
- d. Participate in pre-bid and pre-proposal meetings and instruct potential bidders and offerors on the City's supplier diversity program and how to search for certified businesses.
- e. Upon request, provide feedback to unsuccessful bidders and subcontractors to encourage their future successful participation.
- f. Include prompt payment mechanisms in City contracts.
- g. Technically assist MBEs and WBEs relative to bonding, insurance and financing required for performance of City contracts.
- h. Identify and remove barriers that impede MBEs & WBEs from doing business with the City. Determine actual barriers vs. perceived barriers.
- i. Identify saturated markets & unsaturated markets as areas of possible business growth for MBEs & WBEs and provide meaningful data to Economic Development.

- j. Collect and analyze City department/division spend data combined with collecting and analyzing MBE and WBE certification data, and market to City departments/divisions to show them MBEs and WBEs that sell what City departments buy.
 - k. Work with the Virginia Department of Small Business and Supplier Diversity (SBSD) to attempt to provide a certification process that is more expedient and user friendly.
 - l. Consider the differences between the state certification program for MBEs and WBEs and the federal certification criteria. Explore options to potentially promote aligning the certifications.
2. *Outreach, Vendor Engagement and Training:*
- a. Identify existing MBEs & WBEs not certified, market the advantages of becoming a certified business, and assist with the certification process as needed.
 - b. Develop a systematic method and provide training to City employees on how to easily identify MBE and WBEs that sell what the City buys. The City will use the City's vendor database and the Virginia Department of Small Business and Supplier Diversity's (SBSD) certification database to search for MBE/WBEs.
 - c. Provide internal and external training on the City's Minority Business Program.
 - d. Develop informational and documentary materials on contract/subcontract opportunities.
 - e. Sponsor and participate in business opportunity-related meetings, conferences, seminars, etc. with minority and women-owned businesses.
 - f. Expand partnerships with other organizations to reach more businesses, i.e. UVA Supplier Diversity, County of Albemarle, etc.

Performance Measures: City Procurement will maintain centralized records with statistical data on utilization of MBEs, WBEs and other certified businesses. The City will prepare semi-annual program spend reports and will use this information to measure success:

- 1. Increase the number and scale of certified MBEs and WBEs that sell the goods and services the City purchases. Note: This can be measured by capturing an existing snapshot of certified MBEs and WBEs registered with the City that sell goods and services the City purchases, working towards increasing this registration, and then measuring the increase.
- 2. Increase the number and scale of MBEs and WBEs contracting with the City. Note: This can be measure in several ways. The approach will consider the following priority order:
 - a. Within the City of Charlottesville

- Certified MBEs
 - Certified WBEs
 - All other certified businesses within the City of Charlottesville, including small local businesses
- b. Within the greater Charlottesville Area (defined as Planning District 10)
- Certified MBEs
 - Certified WBEs
 - All other certified businesses
- c. Within Virginia (same order)
- With the U.S. (same order)
 - Other (same order)

The City must include performance measures within the parameters of enabling legislation. The City must align the performance measures with the priorities, e.g. a specific aspirational goal is set for minority spend that does not consider jurisdiction, then this prioritizes minority spend generally over spending with other local businesses. Based on task force discussions, that's not the intent. The City must be careful setting specific spend goals, other than aspirational goals, without first having a disparity study. The City also must be careful regarding the appearance of a geographic preference so we do not run afoul of other applicable law.

ATTACHMENT C - Minority Business Procurement Coordinator Job Description

Class Title

Minority Business Procurement Coordinator

Class Code

285

Salary

\$3,061.47 - \$5,584.19 Monthly

General Summary

Administer the City's Minority Business Program (MBP) and perform procurements that range in complexity and provide professional and technical support for the Procurement and Risk Management Services Division.

Work involves considerable individual responsibility and exercising independent judgment related to the procurement of a wide variety of goods, non-professional and professional services and construction; and does related work as required. Work is accomplished under federal, state and local law such as the Virginia Public Procurement Act, City Code, grants, and other applicable law. For Charlottesville Area Transit, conduct procurements under the Federal Transit Administration requirements and other applicable law.

Work is performed under the general supervision of the Procurement and Risk Manager.

Essential Responsibilities and Duties

Cultivate and develop the City's federal and state Minority Business Program (MBP) to support the growth of the program. The MBP includes these businesses: under the federal program - Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Disadvantaged Business (DBE), Veteran Business Enterprise (VBE), and Small Business Administration (SBA), AND under the state program - Small, Women-Owned and Minority-Owned businesses and Micro businesses (SWaM-O) and Service Disabled Veterans (VBE), Employment Service Organization (ESO) and any other businesses which is part of the City's MBP. Businesses covered by the City's MBP are herein called MBP businesses and/or vendors.

Cultivating and developing the City's MBP includes, but is not limit to:

- Identifying and minimizing barriers that impede MBP Businesses from doing business with the City.
- Collecting and analyzing City department/division spend data in combination with collecting and analyzing MBP business certification data, and market to City departments/divisions to show MBP businesses that sell what departments buy.

- Identify saturated markets & unsaturated markets as areas of possible business growth for MBP businesses and provide meaningful data to Economic Development for their use in business development.
- Increase the City's contracting with MBP businesses and measure success.
- Provide internal and external MBP training.

Serve as a Central Buyer and complete procurement processes using varying methods of procurement such as small purchase procedures, competitive sealed bidding, competitive negotiation, sole source, emergency and cooperative procurements.

Evaluates the need for citywide and department specific term contracts based on analysis and assessment of purchase history and projection of future needs.

Facilitates decentralized procurement program, and reviews purchases requested by decentralized buyers/end users under the City's small purchase procedures and approves or denies contracts (purchase orders) based on applicable procurement laws, ordinances, policies and regulations. Assists decentralized buyers/end users with the planning and scheduling of purchases, including the development of specifications and/or scope of work, and assist decentralized buyers/end users with Contract Administration procedures.

Provides customer service to include assisting internal and external customers with various requests for assistance or information as needed, including Freedom of Information Act requests related to the MBP.

Utilizes procurement resources to assist in making sound procurement decisions. Independently manages special projects as assigned within the division and performs related tasks as required.

Represents the City at various trade shows and outreach events, and provides training to vendors on how to do business with the City.

Conducts training for City departments on SAP purchasing functionality such as creating requisitions, purchase orders, contract purchases, receiving and the payment process. Assists decentralized buyers/end users with the SAP purchasing and inventory transactions. Acts a back-up to Buyer III.

Education, Experience and Skills

Education:

Minimally requires an Associate's Degree in Business Administration or any combination of education and experience equivalent to graduation from high school supplemented by college level courses in business administration or related field.

Experience:

Minimum of two years of experience in procurement, construction, business services to assist minority/women business enterprises; or any equivalent combination of education, training, and experience which provides the required knowledge, skills, and abilities for this job. Experience in local government preferred.

Skills:

Thorough knowledge of standard office practices, procedures, and equipment; excellent written and verbal skills; strong organizational skills; strong computer skills including experience with Microsoft Office and automated systems; general knowledge of common business methods, marketing and purchasing practices; knowledge of federal, Virginia laws and the City Code as they relate to public purchasing; general knowledge of automated purchasing and inventory systems; knowledge of contract and procurement law and methods of procurement; contract negotiation; experience in a multi-functional fast paced environment; ability to interpret policy; ability to set priorities and perform tasks with little supervision; and the ability to establish effective working relationships with other departments, other officials, vendors, and the general public; ability to work independently, but seek guidance from others when needed; ability to adjust routine procedures to accommodate challenges or improve processes, ability to adjust to typical work stressors (deadlines, disagreeable contacts, etc.); ability to interpret and deal with an extensive variety of variables. Experience with an Enterprise Resource Planning (ERP) system preferred, specifically with purchasing and inventory modules. SAP related experience a plus.

Special Requirement:

Must be certified as a Virginia Contracting Officer, Certified Professional Public Buyer, Certified Professional Procurement Officer or other professional procurement certification within 3 years of employment start date.

Organization Competencies

Interpersonal Effectiveness/Communication: Provides information and guidance that assists others in making decisions; explains issues and/or concepts with clarity and confidence. Composes documents and reports that analyze, synthesize and convey complex information accurately and professionally. Listens to the ideas of others and applies them on the job, as appropriate can suggest communication process improvements. Balances individual and group needs. Service/Support Orientation: Responds to underlying service and support concerns and issues. Demonstrates an in-depth understanding of others' needs and responds appropriately. In addition to city and agency guidelines, exercises good judgment in responding to others in unique and difficult situations. Multi-tasking/Problem Solving: Balances multiple, complex tasks and completes them under general supervision. Gathers data using advanced measurement and analytical methods. Organization: Sets priorities within agency and program guidelines. Uses more difficult project management methods. Organizes related sets of responsibilities that require multiple steps for completion. Resolves own schedule conflicts. Manages appointment and assignment scheduling responsibly.

Job Family Competencies

Knowledge of Financial Systems: Audits the financial reports produced by others. Understands the overall organizational financial strategies. Explains procedures so others can carry them out correctly. Works on developing higher level and more sophisticated levels of financial reporting. Assist others in preparing budgets.

Accuracy of Information and Transactions: Takes responsibility for finding accurate answers to questions, usually within the department. Reviews the work of others for accuracy of content and format. Understands the regulatory and compliance issues and can solve related problems on own.

Financial Analysis: Demonstrates the ability to interpret and explain complex financial data to others. Completes financial analysis relying on own resources and expertise without close supervision. Understands the relationship among various financial statements. Conducts cost-benefit analysis and similar financial studies and projects with higher level professionals.

Accounting and Budgeting: Understands the steps in the city's finance and accounting system execution and reporting processes and capable of explaining same to others. Capable of applying cost accounting practices and financial performance measures. Participates in accounting committees or task forces to provide professional input.

Information Technology Aptitude: Proficient in more advanced software applications. Demonstrates user level skill in specialized financial software applications beyond basic software packages. Participates on project teams to review and evaluate new applications.

Physical Conditions & Work Contacts

Standard work environment.

RESOLUTION

BE IT RESOLVED by the City Council of Charlottesville Virginia that the Minority Business Task Force, appointed by City Council in November 2017 with five members, shall continue to serve as an advisory body to the City Council, the City Finance Department/Procurement and Risk Management Division, and Office of Economic Development as it pertains to the City's Minority Business Program, and shall advise the City on policy and procedural issues involved in:

1. The City's established policy of equal opportunity and nondiscrimination in procurement;
2. The City's continuing efforts to encourage the participation of certified businesses in City contracts; and
3. The City's assurance that its procurement opportunities are made available to all persons, regardless of race, religion, color, sex, national origin, age, sexual orientation, disability, or any other basis prohibited by law.

The Minority Business Task Force shall not be empowered or authorized to provide advice or assistance with respect to or otherwise become involved in, individual procurement solicitations, evaluations, awards, disputes, or protests.

City Council may increase or decrease the number of members serving on the Minority Business Task Force, and make additional appointments when vacancies arise. The Task Force shall report to City Council periodically on the minority procurement program strategy.

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 2, 2018
Action Required:	Presentation
Presenter:	Brian Daly, Director, Parks and Recreation
Staff Contacts:	Brian Daly, Director, Parks and Recreation Vic Garber, Recreation Division Manager Doug Ehman, Parks Division Manager
Title:	Parks and Recreation Citizen Survey Results

Background:

The 2017 Citywide Efficiency Study included a recommendation that the City establish a community wide Parks and Recreation Master Plan. Recommendation 31 stated in part:

The Parks and Recreation Department has historically engaged in strategic planning with respect to individual parks and assets, including the City's trail system. For example, in 2015 the Department completed a planning process for McIntire Park which contemplates improvements to the park's amenities and infrastructure. Additionally, Park Master Plans have been developed for a number of City parks including the west side of McIntire Park, Rives Park, Forest Hills Park, Meade Park, the Meadow Creek Valley (which includes Greenbrier Park and Meadowcreek Gardens) and Azalea Park.

The City's commitment to ongoing park planning and the provision of quality recreation services is a primary driver behind the health and robust condition of its parks and recreation programming. However, as the Department continues to evolve and grow toward providing fully accredited services, it is important to create a comprehensive Parks and Recreation Master Plan which considers the entirety of the Department's assets and operations.

Discussion:

The first step in completing a community-wide Master Plan is a citizen survey of needs related to parks and recreation services. The most recent in-depth community survey of this type occurred in 2005/2006 and led to the 2006 Parks and Recreation Needs Assessment, which guided capital project decisions and organizational improvement for many years.

Staff engaged in 2017 with the University of Virginia's Center for Survey Research (CSR) to conduct the citizen survey. After staff work with the CSR staff to complete the survey instrument and agree upon the survey methodology, the survey was administered by CSR beginning in December of 2017 and was completed and the results delivered to Parks and Recreation in March

and April of 2018.

Parks and Recreation staff have evaluated the data resulting from the survey and conducted a staff retreat in May of 2018 to discuss the findings and identify actions to take as a result, which will be included in the Department's Strategic Plan Workplan. Additionally, the findings will be presented in a series of public community meetings later in 2018 which will inform the drafting of a Community wide Parks and Recreation Master Plan.

Staff from Parks and Recreation and the Center for Survey Research will make a presentation of the survey findings at the Council meeting.

Alignment with City Council's Vision and Strategic Plan:

The project supports City Council's Green City Vision and Goal 2 of the Strategic Plan for a Healthy and Safe Community.

Community Engagement:

The survey was limited to households within the City limits of Charlottesville. Twenty-one hundred (2,100) surveys were initially mailed, and four hundred ninety-one (491) surveys were completed and returned. This sample is statistically valid with a ninety-five (95) percent confidence level and sampling error margin of 4.4%. The survey was distributed geographically across the City and the responses represent geographic diversity.

Budgetary Impact:

There is currently no fiscal impact associated with the presentation of the survey results. Final cost to the City for the survey is approximately \$30,000, funded within the FY18 general fund budget.

Recommendation:

As this is a presentation of information, staff has no further specific recommendations for Council action. However, staff have begun using the survey results to guide decision making for programming expansion and enhancement of customer service.

Alternatives:

N/A

Attachments:

Citizen Survey Documents & Results

December 2017

ID: «CSRID»

CHARLOTTESVILLE RESIDENTS LIVING AT«AddressBlock»

Dear Charlottesville Residents:

The City of Charlottesville is starting to create a Parks and Recreation Master Plan which will identify recreation needs and services for everyone in the community. Asking residents like you about your recreation needs and opinions is an important first step in this process. Even if you don't use recreational facilities often – or at all – it is very important that we hear from you to get a complete picture of all city residents.

The Charlottesville Department of Parks and Recreation has contracted with the Center for Survey Research (CSR) at the University of Virginia to conduct a survey of city residents. We are writing to inform you about the survey and to ask for your cooperation with it.

In the next week, you will receive a survey packet in the mail. The packet will contain a questionnaire for you to complete and a business reply envelope to use to return the survey directly to CSR.

The results of the survey will provide important input to the city's Parks and Recreation Master Plan process. On behalf of the Department of Parks and Recreation and the staff of the Center for Survey Research, we thank you in advance for taking the time to be part of the survey.

If you have any questions, please don't hesitate to contact Jim Ellis, Director of Research at the Center for Survey Research, at jimellis@virginia.edu or (434) 243-5224.

Sincerely,



Brian Daly, Director
Charlottesville Parks and Recreation



November 2017

ID: «CSRID»

Charlottesville Residents Living At «AddressBlock»

Dear Charlottesville Residents,

We are asking for your help with the City of Charlottesville's new Parks and Recreation Master Plan. As a token of our appreciation, we have included two free passes for admission to selected City of Charlottesville recreational facilities. You can help us by completing and returning the enclosed survey. Even if you don't use recreational facilities or parks, it is very important that we hear from you to get a complete picture of all Charlottesville residents.

Asking residents like you about your recreation needs and opinions is an important first step in the Master Plan process. Your address is part of a small random sample of City addresses selected to receive this survey, so your participation is important.

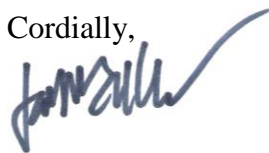
Your responses to the survey will be confidential. Our sample list does not include names. It only has addresses. Your answers will never be reported with your address. The study ID number on this letter and other survey materials is used only to allow us to track responses and send additional mailings if we don't hear from someone at your address.

Who should complete the survey? The person or people in your household who are most familiar with the entire household's use of recreational facilities and parks should complete it.

But if your household is roommates living together and you don't know the information for other people living at your address, you can treat yourself as a household of one person and complete the survey.

If you have any questions or comments about the survey or need assistance to complete it, please contact me at jimellis@virginia.edu or 434-243-5224. Thank you very much for helping with this important study.

Cordially,



James M. Ellis, Jr., Ph.D.
Director of Research
Center for Survey Research



UNIVERSITY
of VIRGINIA

Weldon Cooper Center
for Public Service
Center for Survey Research



2017 CHARLOTTESVILLE PARKS AND RECREATION SURVEY

Purpose of the survey

The City of Charlottesville is starting to create a Parks and Recreation Master Plan, which will identify recreation needs and services for everyone in the community. Asking residents like you about your recreation needs is an important first step in this process. Thank you for taking the time to share your thoughts with us!

Completely confidential

- Your answers are completely confidential.
- Your name or contact information will not be reported with your survey responses.

General instructions

- There are no right or wrong answers. Your best guesses and estimates are OK.
- Circle the number of your response to the question or check the box(es) that apply. Skip activities and items that do not apply to you.
- When you finish, put your survey in the envelope provided, and mail it. **No postage is required.**

Who can participate?

- An adult 18 or older and who lives in the City of Charlottesville.

How long will it take?

- It will probably take about 15-20 minutes depending on your answers.

When to send it back?

- Please return the completed survey before **December 31**.

For more information

- Jim Ellis, Director of Research, Center for Survey Research, jimellis@virginia.edu or 434-243-5224
- Doug Ehman, Charlottesville Department of Parks and Recreation, ehmand@charlottesville.org or 434-970-3021
- UVa Institutional Review Board (SBS), irbsbshelp@virginia.edu, 434-924-5999

A. Parks and Recreation

A1. Please indicate the following information for the members of your household. If there are more than 12 people in your household, please use additional paper or list the oldest 12 household members.

Person in your household	Gender (circle one)	Age in years
a. YOURSELF	M F Other	
b. 2 nd person	M F Other	
c. 3 rd person	M F Other	
d. 4 th person	M F Other	
e. 5 th person	M F Other	
f. 6 th person	M F Other	
g. 7 th person	M F Other	
h. 8 th person	M F Other	
i. 9 th person	M F Other	
j. 10 th person	M F Other	
k. 11 th person	M F Other	
l. 12 th person	M F Other	

A2. Thinking of all the City of Charlottesville Parks & Recreation Department parks, trails, and recreation facilities you have visited in the past 12 months, how would you rate their physical condition overall?

- 1 Excellent
- 2 Good
- 3 Fair
- 4 Poor
- 5 Have not visited any in the last 12 months
- 6 Don't know/Prefer not to say

A3. Please indicate below the parks you have visited for recreational purposes in the last 12 months.

Park Locations	Check box next to any parks you have visited in past 12 months	For each park you visited, how often did you visit?			
		Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A. Azalea Park 304 Old Lynchburg Rd.	<input type="checkbox"/>	4	3	2	1
B. Belmont Park 725 Stonehenge Ave.	<input type="checkbox"/>	4	3	2	1
C. Darden Towe Park 1445 Darden Towe Park Drive	<input type="checkbox"/>	4	3	2	1
D. Downtown Mall E. Main St.	<input type="checkbox"/>	4	3	2	1
E. Fifeville Park 1200 King Street	<input type="checkbox"/>	4	3	2	1
F. Forest Hills Park 1022 Forest Hills Ave.	<input type="checkbox"/>	4	3	2	1
G. Greenbrier Park 1933 Greenbrier Drive	<input type="checkbox"/>	4	3	2	1
H. Greenleaf Park 1598 Rose Hill Dr.	<input type="checkbox"/>	4	3	2	1
I. Justice Park (formerly Jackson Park) 405 E High Street	<input type="checkbox"/>	4	3	2	1
J. Jordan Park 1607 6th Street SE	<input type="checkbox"/>	4	3	2	1
K. Emancipation Park (formerly Lee Park) 101 E Market Street	<input type="checkbox"/>	4	3	2	1
L. McGuffey Park 201 2nd Street NW	<input type="checkbox"/>	4	3	2	1
M. McIntire Park 375 Route 250 Bypass	<input type="checkbox"/>	4	3	2	1
N. Meade Park/Onesty Pool 300 Meade Avenue	<input type="checkbox"/>	4	3	2	1
O. Meadow Creek Valley Brandywine Drive	<input type="checkbox"/>	4	3	2	1
P. Northeast Park 1001 Sheridan Avenue	<input type="checkbox"/>	4	3	2	1
Q. Pen Park 1300 Pen Park Road	<input type="checkbox"/>	4	3	2	1
R. Quarry Park 427 Quarry Road	<input type="checkbox"/>	4	3	2	1
S. Riverview Park & Trail 298 Riverside Avenue	<input type="checkbox"/>	4	3	2	1
T. Rives Park 926 Rives Street	<input type="checkbox"/>	4	3	2	1
U. Schenk's Greenway 711 McIntire Road	<input type="checkbox"/>	4	3	2	1
V. Starr Hill Park 7th Street NW & Elsom Street	<input type="checkbox"/>	4	3	2	1
W. Tonsler Park 500 Cherry Avenue	<input type="checkbox"/>	4	3	2	1
X. Washington Park/Pool 1001 Preston Avenue	<input type="checkbox"/>	4	3	2	1
Y. Warner Parkway Trail 250 Bypass to Rio Road	<input type="checkbox"/>	4	3	2	1

A3 (continued). Please indicate below the parks you have visited for recreational purposes in the last 12 months.

Park Locations		Check box next to any parks you have visited in past 12 months	For each park you visited, how often did you visit?			
			Almost every day	Once or twice a week	Once or twice a month	Less than once a month
AA.	Greenstone on 5th Community Center 752 Blue Ridge Commons	<input type="checkbox"/>	4	3	2	1
BB.	Friendship Court Community Center 418 Garret Street	<input type="checkbox"/>	4	3	2	1
CC.	South First Street Community Center 1001 S. First Street	<input type="checkbox"/>	4	3	2	1
DD.	Westhaven Community Center 801 Hardy Drive	<input type="checkbox"/>	4	3	2	1
EE.	Smith Aquatics & Fitness Center 1000-A Cherry Avenue	<input type="checkbox"/>	4	3	2	1
FF.	Crow Recreation Center 1700 Rose Hill Drive	<input type="checkbox"/>	4	3	2	1
GG.	Key Recreation Center 800 Market Street	<input type="checkbox"/>	4	3	2	1
HH.	Washington Park Recreation Center 1001 Preston Avenue	<input type="checkbox"/>	4	3	2	1
II.	Carver Recreation Center 233 4 th Street NW	<input type="checkbox"/>	4	3	2	1
JJ.	Meadowcreek Gardens Behind Old English Inn	<input type="checkbox"/>	4	3	2	1

A4. On a scale of 5 to 1 where 5 means “Strongly Agree” and 1 means “Strongly Disagree,” please indicate how much you agree or disagree with the following statements:

I think it is important for the Parks & Recreation Department to...		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
A.	Provide opportunities to improve physical health and fitness	5	4	3	2	1
B.	Provide opportunities for people to make social connections and strengthen our sense of community	5	4	3	2	1
C.	Preserve open space and the environment	5	4	3	2	1
D.	Conserve and educate people about natural resources	5	4	3	2	1
E.	Conserve and educate people about historic sites	5	4	3	2	1
F.	Improve mental health and reduce stress	5	4	3	2	1
G.	Contribute to the economic vitality of the community	5	4	3	2	1
H.	Provide recreational facilities/programs for children and teens	5	4	3	2	1
I.	Provide recreational facilities/programs for adults (18-49 years old)	5	4	3	2	1
J.	Provide recreational facilities/programs for older adults (50+)	5	4	3	2	1
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	5	4	3	2	1

A5. Which **THREE** statements from the list in Question A4 (above) are **MOST IMPORTANT** for the **Parks & Recreation Dept. to do for you and members of your household?** [Use the letters in Question A4 above to indicate your 1st, 2nd, and 3rd choices, or circle ‘NONE OF THE ABOVE.’]

1st: _____ 2nd: _____ 3rd: _____ NONE OF THE ABOVE

A6. Which **THREE** from the list in Question A4 (above) are **MOST IMPORTANT** for the **Parks & Recreation Dept. to do for the future of Charlottesville?** [Use the letters in Question A4 above to indicate your 1st, 2nd, and 3rd choices, or circle ‘NONE OF THE ABOVE.’]

1st: _____ 2nd: _____ 3rd: _____ NONE OF THE ABOVE

A7. In the table below, please indicate if YOU or any member of your HOUSEHOLD has a need for each type of park or facility listed in Charlottesville.

If YES, please answer the questions to the right of the park or facility regarding “How Well are Your Needs Being Met?” and “How Many Times Did You Use this Type of Park or Facility During the Past 12 Months?” If NO, please go to the next type of park or facility.

Type of Park or Facility in Charlottesville		Check box if you have a need for this type of park or facility in C'ville	For each one you have a need for, how well are your needs being met? (Circle ONE Response)				For each one you have a need for, how many times did you use this type of park or facility in Charlottesville in the past 12 months?			
			Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A.	Small neighborhood parks you can walk to	<input type="checkbox"/>	4	3	2	1	4	3	2	1
B.	Multi-use parks near your home	<input type="checkbox"/>	4	3	2	1	4	3	2	1
C.	Parks along streams or the Rivanna River	<input type="checkbox"/>	4	3	2	1	4	3	2	1
D.	Playgrounds	<input type="checkbox"/>	4	3	2	1	4	3	2	1
E.	Open play areas	<input type="checkbox"/>	4	3	2	1	4	3	2	1
F.	Picnic shelters/areas	<input type="checkbox"/>	4	3	2	1	4	3	2	1
G.	Off-leash dog parks	<input type="checkbox"/>	4	3	2	1	4	3	2	1
H.	Open Space areas	<input type="checkbox"/>	4	3	2	1	4	3	2	1
I.	Community garden plots	<input type="checkbox"/>	4	3	2	1	4	3	2	1
J.	Paved trails	<input type="checkbox"/>	4	3	2	1	4	3	2	1
K.	Unpaved paths	<input type="checkbox"/>	4	3	2	1	4	3	2	1
L.	Hard surface trails used for commuting	<input type="checkbox"/>	4	3	2	1	4	3	2	1

A8. Which THREE of the parks or facilities from the list in Question A7 (above) are MOST IMPORTANT to your household? [Use the letters in Question A7 above to indicate your 1st, 2nd, and 3rd, choices, or circle 'NONE OF THE ABOVE'.]

1st: _____ 2nd: _____ 3rd: _____

NONE OF THE ABOVE

A9. Please indicate if YOU or any member of your HOUSEHOLD has a need for each type of Outdoor or Indoor facility listed below.

If you do have a need, please answer the questions to the right of the facility regarding “how well are your needs being met?” and “how many times did you use this type of park or facility during the past 12 months?”

Type of Park or Facility	Check box if you have a need for this type of facility	For each one you have a need for, how well are your needs being met? (Circle ONE Response)				For each one you have a need for, how many times did you use this type of facility in the past 12 months?				
		Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month	
Outdoor Facilities										
A.	Adult Baseball	<input type="checkbox"/>	4	3	2	1	4	3	2	1
B.	Little League Baseball	<input type="checkbox"/>	4	3	2	1	4	3	2	1
C.	Adult and Girls Softball fields	<input type="checkbox"/>	4	3	2	1	4	3	2	1
D.	Soccer/football/lacrosse/field hockey/rugby fields	<input type="checkbox"/>	4	3	2	1	4	3	2	1
E.	Outdoor Pickle Ball courts	<input type="checkbox"/>	4	3	2	1	4	3	2	1
F.	Outdoor tennis courts	<input type="checkbox"/>	4	3	2	1	4	3	2	1
G.	Basketball/multi-use courts	<input type="checkbox"/>	4	3	2	1	4	3	2	1
H.	Golf courses	<input type="checkbox"/>	4	3	2	1	4	3	2	1
I.	Skate Park	<input type="checkbox"/>	4	3	2	1	4	3	2	1
J.	Water parks & spray-grounds	<input type="checkbox"/>	4	3	2	1	4	3	2	1
K.	Batting Cages	<input type="checkbox"/>	4	3	2	1	4	3	2	1
L.	Miniature Golf	<input type="checkbox"/>	4	3	2	1	4	3	2	1
Indoor Facilities										
M.	Gyms (basketball, volleyball, etc.)	<input type="checkbox"/>	4	3	2	1	4	3	2	1
N.	Indoor swimming pools	<input type="checkbox"/>	4	3	2	1	4	3	2	1
O.	Exercise & fitness facilities	<input type="checkbox"/>	4	3	2	1	4	3	2	1
P.	Indoor rock climbing walls	<input type="checkbox"/>	4	3	2	1	4	3	2	1
Q.	Indoor fields	<input type="checkbox"/>	4	3	2	1	4	3	2	1
R.	Indoor Pickle Ball courts	<input type="checkbox"/>	4	3	2	1	4	3	2	1
S.	Indoor tennis courts	<input type="checkbox"/>	4	3	2	1	4	3	2	1
T.	Gymnastics	<input type="checkbox"/>	4	3	2	1	4	3	2	1
U.	Community Center	<input type="checkbox"/>	4	3	2	1	4	3	2	1
V.	Recreation Center	<input type="checkbox"/>	4	3	2	1	4	3	2	1
W.	Nature Centers	<input type="checkbox"/>	4	3	2	1	4	3	2	1

A10. Which THREE of the outdoor or indoor facilities from the list in Question A9 (above) are MOST IMPORTANT to your household? [Use the letters in Question A9 above to indicate your 1st, 2nd, and 3rd choices, or circle 'NONE OF THE ABOVE'.]

1st: _____ 2nd: _____ 3rd: _____

NONE OF THE ABOVE

A11. Please indicate if YOU or any member of your HOUSEHOLD has a need for each Program or Activity listed below. If YES, please answer the other questions on the row.

Type of Program or Activity	Check box if you have a need for this program or activity	If you have this need: How well are your needs being met?				If you have this need; Check box if you have used this program or activity during the past 12 months
		Fully Met	Mostly Met	Partly Met	Not Met	
A. Summer/Holiday day camps	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
B. Community Special events, concerts	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
C. Volunteering	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
D. Programs that families participate in	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
E. Programs for people with disabilities	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
F. Swim lessons	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
G. Competitive swimming	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
H. Adult exercise/fitness	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
I. Early Childhood Programming	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
J. Youth art, dance, music, performing arts	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
K. Jogging/Running leagues and competitions	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
L. Nature/environmental programs, camps	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
M. Pickleball lessons, leagues, competition	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
N. Science/technology programs	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
O. Golf lessons, leagues	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
P. Active Senior Programming	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
Q. Skateboard lessons, competition	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
R. Adult art, dance, music, performing arts	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
S. Tennis lessons, leagues, tournaments	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
T. Gymnastics & Tumbling	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
U. Outdoor Adventure Programs (kayaking, backpacking, rappelling, climbing, travel)	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
V. Drop-in Child Care	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
W. Youth Sports Programs	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
X. Open Gym Drop-in Play (Pickup basketball, volleyball, etc.)	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>
Y. Adult sports programs (leagues, competition)	<input type="checkbox"/>	4	3	2	1	<input type="checkbox"/>

A12. Which THREE programs in Question A11 (above) are MOST IMPORTANT to each member of your household? [For each member of your household, write-in their age and the letter of the programs from Question A11 that are your 1st, 2nd, and 3rd choices.]

	Age	1 st program	2 nd program	3 rd program
1 st member of household				
2 nd member of household				
3 rd member of household				
4 th member of household				
5 th member of household				
6 th member of household				
7 th member of household				
8 th member of household				
9 th member of household				
10 th member of household				
11 th member of household				
12 th member of household				

A13. The following are actions the Parks & Recreation Department could take to improve the Parks and Recreation system. Please indicate whether you would be very supportive, somewhat supportive, not supportive, or not sure of each action by circling the number next to the action.

How supportive are you of having the City...		Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
A.	Purchase land to preserve open space and natural areas	1	2	3	9
B.	Upgrade/renovate existing park buildings and facilities	1	2	3	9
C.	Restore/maintain natural areas	1	2	3	9
D.	Purchase land for developing athletic fields	1	2	3	9
E.	Expand/renovate walking/biking trails and connect existing trails	1	2	3	9
F.	Develop smaller parks with a greater variety of recreational facilities that serve a wider area	1	2	3	9
G.	Expand/renovate program and class spaces	1	2	3	9
H.	Purchase land for passive recreational uses (such as trails, picnic areas, and shelters)	1	2	3	9
I.	Upgrade/renovate athletic fields, including lighting	1	2	3	9
J.	Develop new athletic fields	1	2	3	9
K.	Purchase historic sites for preservation	1	2	3	9
L.	Upgrade/renovate aquatic facilities at existing recreation centers	1	2	3	9
M.	Ensure there are parks in all parts of the City	1	2	3	9
N.	Restore/maintain historic areas	1	2	3	9
O.	Upgrade/renovate fitness facilities at existing recreation centers	1	2	3	9
P.	Purchase land for recreational facilities	1	2	3	9
Q.	Develop large parks with a greater variety of recreational facilities that serve a wider area	1	2	3	9
R.	Upgrade/renovate existing golf facilities	1	2	3	9

A14. Which **THREE** items from the list in question A13 (above) would you be most willing to fund with your City tax dollars? [Write in the letters below using the letters from the list in Question A13 above or circle 'NONE'.]

1st: ____ 2nd: ____ 3rd: ____ NONE

A15. If an additional \$100 were available for Parks and Recreation facilities in Charlottesville, how would you allocate the funds among the items listed below? [Please be sure your allocation adds to \$100.]

- \$ _____ Acquire new parkland and open space
- \$ _____ Repair/maintain existing parks and infrastructure
- \$ _____ Conserve and maintain natural resources
- \$ _____ Conserve and maintain historic resources
- \$ _____ Upgrade/expand existing park & recreation facilities
- \$ _____ Develop new recreation and parks facilities
- \$ **100** **TOTAL**

B. Farmers Markets

B1. Please indicate if YOU or any member of your HOUSEHOLD has a need for each type of Farmers Market listed below by checking the box.

If YES, please answer the questions to the right of the farmers market regarding “how well are your needs being met?” and “how many times did you use this type of farmers market in the past 12 months?”

Type of Farmers Market		Check box if you have a need for this Farmers Market?	If Yes, how well are your needs being met?				For each one you have a need for, how many times did you use this type of farmers market in the past 12 months?			
			Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A.	City Market (April thru Thanksgiving)	<input type="checkbox"/>	4	3	2	1	4	3	2	1
B.	Farmers in the Park (May thru September)	<input type="checkbox"/>	4	3	2	1	4	3	2	1
C.	Holiday Market (Thanksgiving to Christmas)	<input type="checkbox"/>	4	3	2	1	4	3	2	1

C. Other issues

C1. On a scale of 10 to 1, with 10 being “Excellent” and 1 being “Poor,” please circle the number that best represents how you would rate your satisfaction with the Charlottesville park system overall?

Excellent

10

9

8

7

6

5

4

3

2

1

Neutral

Poor

C2. How important are high-quality parks, trails, recreation facilities and services to the quality of life in Charlottesville? (*Read list, select one*)

- 1 Very important
- 2 Important
- 3 Somewhat important
- 4 Neutral
- 5 Somewhat unimportant
- 6 Unimportant
- 7 Very unimportant

C3. How would you rate the overall performance of Charlottesville Parks & Recreation in communicating and informing the public on programs and services? (*Read list, select one*)

- 1 Excellent
- 2 Above Average
- 3 Average
- 4 Below Average
- 5 Poor

C4. Please inform us of all the ways that you learn about Charlottesville Parks & Recreation programs and services. (*Check all that apply*)

- News Media (TV, radio, newspaper)
- Social Media
- School Fliers
- Email Communications
- Program Guide
- Website
- Visited/Called a Parks & Recreation Office
- Charlottesville Parks & Recreation App
- Word of Mouth
- Other (specify): _____
- Don't Know/Don't Recall

D. Demographics

D1. What is your age? _____

D2. How many years have you lived in the City of Charlottesville? _____ years

D3. Are you a full-time college student attending a school located in Charlottesville?

- 1 Yes
- 2 No
- 3 Don't know/Prefer not to say

D4. What is your gender?

- 1 Male
- 2 Female
- 3 Other
- 4 Prefer not to say

D5. Which of the following best describes your home?

- 1 Single-family house
- 2 Townhouse/duplex
- 3 Apartment
- 4 Condominium
- 5 Other (please specify): _____

D6. Are you or other members of your household of Hispanic, Latino, or Spanish ancestry?

- 1 Yes
- 2 No
- 3 Don't know/Prefer not to say

D7. Which of the following best describes your race? (Check all that apply.)

- African American/Black
- American Indian/Native American
- Asian/Pacific Islander
- White/Caucasian
- Other: _____

D8. What was your approximate pre-tax household income in the 2016 calendar year?

- 1 Under \$25,000
- 2 \$25,000-\$49,999
- 3 \$50,000-\$74,999
- 4 \$75,000-\$99,999
- 5 \$100,000-\$149,999
- 6 \$150,000 or more
- 7 Don't know/Prefer not to say

D9. Please share any additional park & recreation comments or concerns you or your household may have:

This concludes the survey. Thank you for your time!

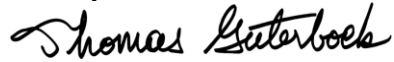
Dear Charlottesville City Resident:

Recently the Center for Survey Research (CSR) at the University of Virginia mailed you a survey asking for your input to help guide the City of Charlottesville's new Parks and Recreation Master Plan.

If you have already returned your survey, please accept our sincere thanks.
You don't need to do anything more. If you have not responded yet, please try to do so today.

Your address was randomly selected in a small sample drawn from a large number of Charlottesville addresses; therefore, your individual response is very important.

If by some chance you did not receive the survey, please e-mail or call us (surveys@virginia.edu, 434-243-5232) and we will send you a replacement. Thank you!



Thomas M. Guterbock, Director
Center for Survey Research
University of Virginia

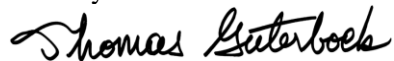
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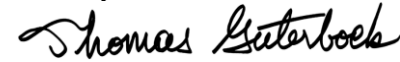
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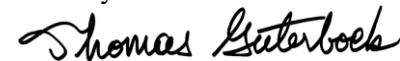
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University of Virginia
PO Box 400767
Charlottesville VA 22904-4767

December 2017

ID: «CSRID»

Charlottesville Residents Living At«AddressBlock»

Dear Charlottesville Residents:

We've tried to contact you recently by mail to ask for your help with an important survey. We haven't registered a response yet, so we're trying one more time. The City of Charlottesville is creating a new Parks and Recreation Master Plan. Your opinions can influence that plan. Your address is part of a small random sample of City addresses selected to receive this survey, so your participation is important.

Please complete and return the enclosed survey. The survey will close on December 31. Even if you don't use recreational facilities or parks, it is very important that we hear from you to get a complete picture of all Charlottesville residents.

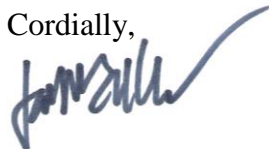
Your answers will be confidential. Our sample list does not include names. It only has addresses. Your answers will never be reported with your address. The study ID number on this letter and other survey materials is used only to allow us to track responses.

Who should complete the survey? The person or people in your household who are most familiar with the entire household's use of recreational facilities and parks should complete it.

But if your household is roommates living together and you don't know the information for other people living at your address, you can treat yourself as a household of one person and complete the survey.

If you have any questions or comments about the survey or need assistance to complete it, please contact me at jimellis@virginia.edu or 434-243-5224. Thank you very much for helping with this important study.

Cordially,



James M. Ellis, Jr., Ph.D.
Director of Research
Center for Survey Research



UNIVERSITY
of VIRGINIA

Weldon Cooper Center
for Public Service
Center for Survey Research



2017 CHARLOTTESVILLE PARKS AND RECREATION SURVEY

SUMMARY REPORT

Purpose of the survey

The 2017 Charlottesville Parks and Recreation Survey was designed to capture and provide feedback on residents' experience with Charlottesville Parks, facilities and programs. The survey also was designed to elicit feedback about potential future parks, athletic opportunities (indoor/outdoor), and programs.

The survey was sponsored and funded by the City of Charlottesville Division of Parks ("Parks"). Its development and administration was a collaborative effort between Parks and the Center for Survey Research (CSR), a unit of the Weldon Cooper Center for Public Service (CCPS) at the University of Virginia.

Summary of Findings

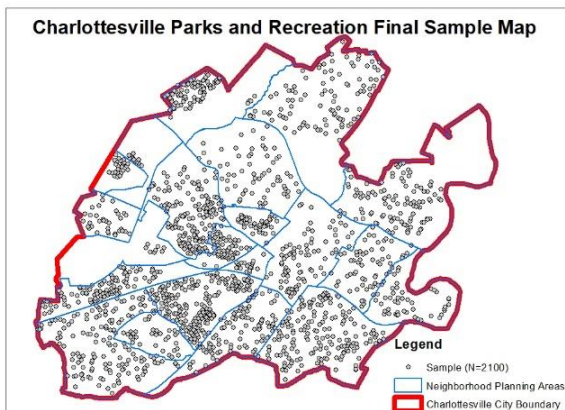
- 80% of Charlottesville residents rate the physical condition of their city's park, trails, and facilities as "excellent" or "good."
- Eight-in-10 residents rate their overall satisfaction with the city's park system as 7 or higher on a 10-point scale (6-in-10 rate it 8 or higher).
- When asked what they would most like Parks and Recreation to prioritize, most frequently identified was to preserve open space and the environment, to provide recreation opportunities for people who otherwise would be unable to (particularly for children and teens), and to offer opportunities to improve physical health and fitness.
- Residents are most looking for small neighborhood parks they can walk to, parks along streams or the Rivanna River, and more paved trails and unpaved paths.
- Regarding outdoor facilities, water parks and spray-grounds, outdoor tennis courts, and athletic fields received the most support.
- As for indoor facilities, exercise and fitness centers, indoor swimming pools, and gymnasiums got the most backing.
- For activities and programs, community special events like concerts, adult exercise/fitness, and outdoor adventure programs received the most attention.

Methodology

All Charlottesville residents 18 years old and over were included in the sample and had a chance of being included in the 2,100 residents who received an invitation to participate (Map 1, next page). Neighborhoods of the city with traditionally low response rates to surveys were oversampled.¹ Those randomly chosen received a paper advance notification letter and then later were mailed a paper survey. The questionnaire asked for detailed feedback about respondents' experience with Charlottesville parks, programs, and facilities. Respondents were promised confidentiality.

Of the 2,100 Charlottesville residents who received a survey, 491 sent back a completed response (Map 2, next page). All completed cases were included in the final data file and analyses reflect only complete responses. During the collection stage, it was discovered that 280 surveys were sent to residents who lived outside the city limits. These were identified and were not included in the final tally. To offset this, a new batch of 280 invitations were sent to city residents and were ultimately integrated in with the other eligible completes. The final response rate for the survey was 23.4%.

The questionnaire was designed and developed through collaboration among CSR and Parks staff. It was only administered in English.



The data were not weighted for analysis. The sampling error for the survey at the 95% level of confidence is +/- 4.4 percentage points.

The demographics of those who participated in the survey differed in some important ways from the known demographics of Charlottesville's population. As detailed in the table below (next page), there was a higher percent of survey participants that are women, white, over 65 years of age, live in a single-family home, and in higher income groups. This is a typical occurrence in non-quota probability surveys in the United States presently.

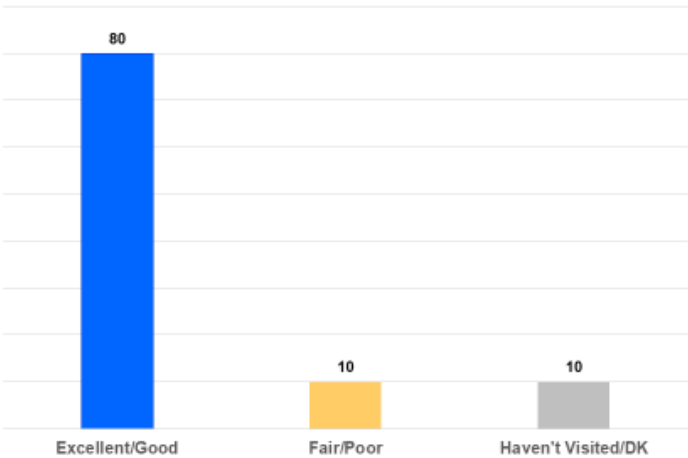
¹ 10th & Page, Barracks Road, Fifeville, Jefferson Park Ave, Lewis Mtn., Ridge St., Rose Hill, Starr Hill, The Meadows, Venable.

DEMOGRAPHIC COMPARISON			
		<i>Charlottesville</i>	<i>Survey</i>
Gender	<i>Female</i>	52%	64%
	<i>Male</i>	48%	36%
Hispanic	<i>Yes</i>	5%	5%
	<i>No</i>	95%	95%
Race	<i>White</i>	70%	77%
	<i>Black or African American</i>	19%	11%
	<i>Asian</i>	8%	7%
	<i>Other</i>	3%	5%
Age	<i>18-24</i>	16%	8%
	<i>25-39</i>	28%	35%
	<i>40-64</i>	30%	37%
	<i>65+</i>	10%	21%
Type of house	<i>Single Family House</i>	51%	63%
	<i>Townhouse/duplex</i>	10%	12%
	<i>Apartment/Condo</i>	38%	23%
	<i>Other</i>	1%	1%
Household income	<i>Under \$25,000</i>	28%	17%
	<i>\$25,000 - \$49,999</i>	21%	23%
	<i>\$50,000 - \$74,999</i>	15%	19%
	<i>\$75,000 - \$99,999</i>	11%	15%
	<i>\$100,000 - \$149,999</i>	13%	15%
	<i>\$150,000 or more</i>	11%	13%

Main Findings

Physical condition of all parks, trails, and facilities visited in the past 12 months

All numbers are percents

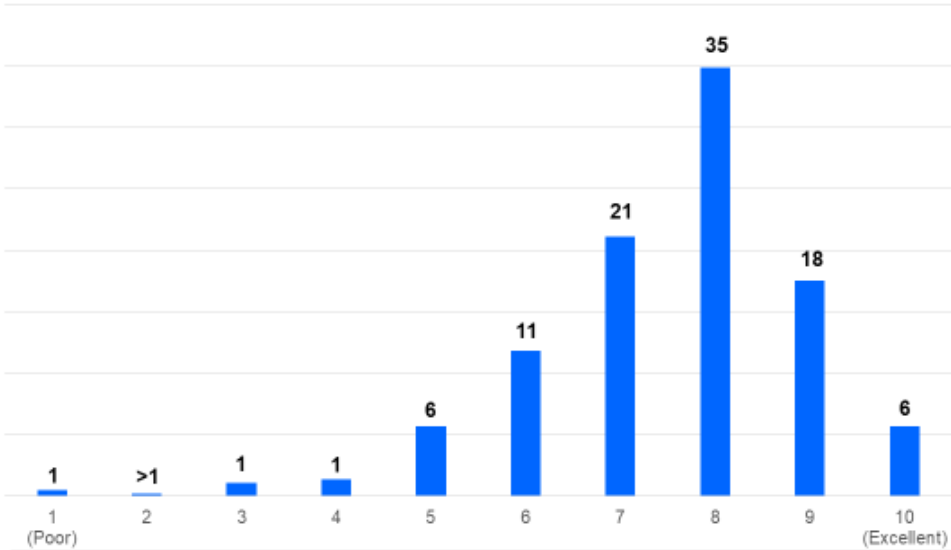


2017 Parks & Recreation Survey



Overall Satisfaction with Charlottesville Park System

Percent of those ranking on a 1-10 scale

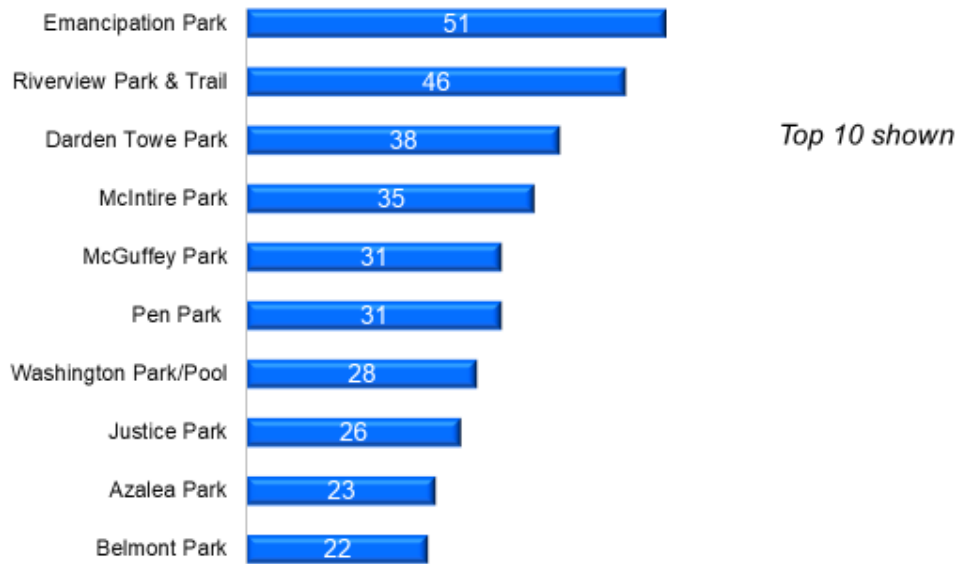


2017 Parks & Recreation Survey



Most Visited Parks

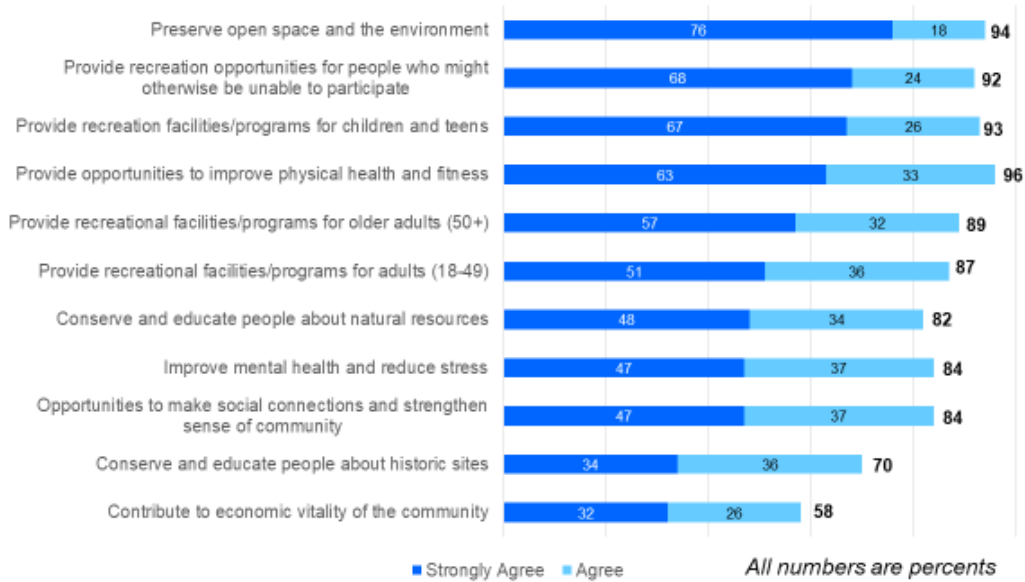
Numbers are percent of those who visited it once in the past 12 months



4
2017 Parks & Recreation Survey



Actions wanted from Parks and Recreation

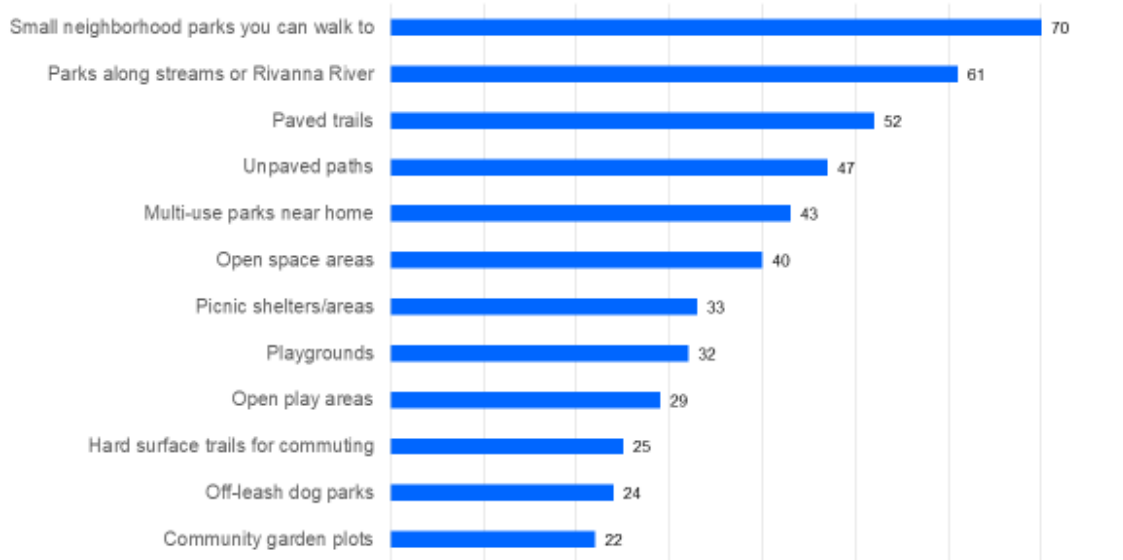


5
2017 Parks & Recreation Survey



Needs in Charlottesville

Percent saying Charlottesville needs this type of park or facility

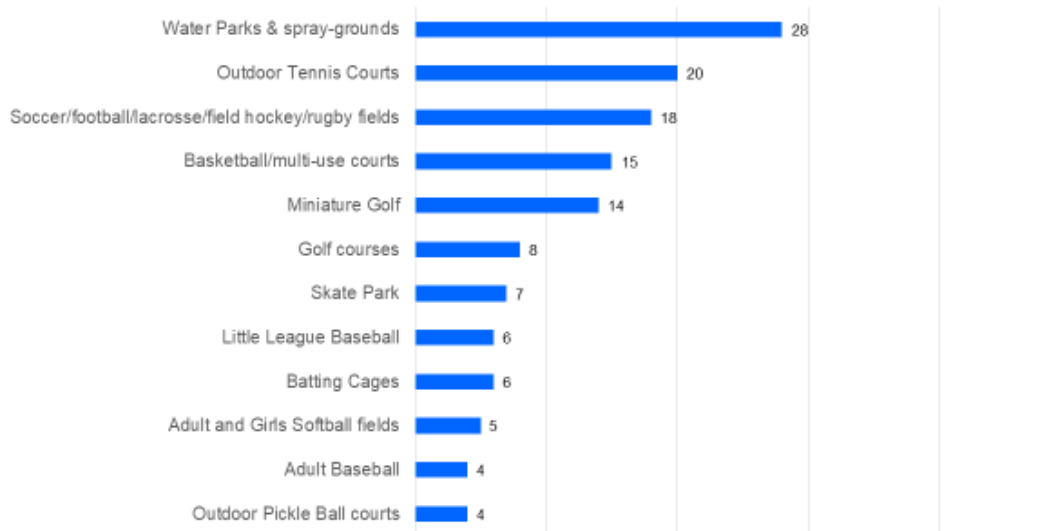


6
2017 Parks & Recreation Survey



Need for Outdoor Facilities

Percent saying Charlottesville needs this type of outdoor facility

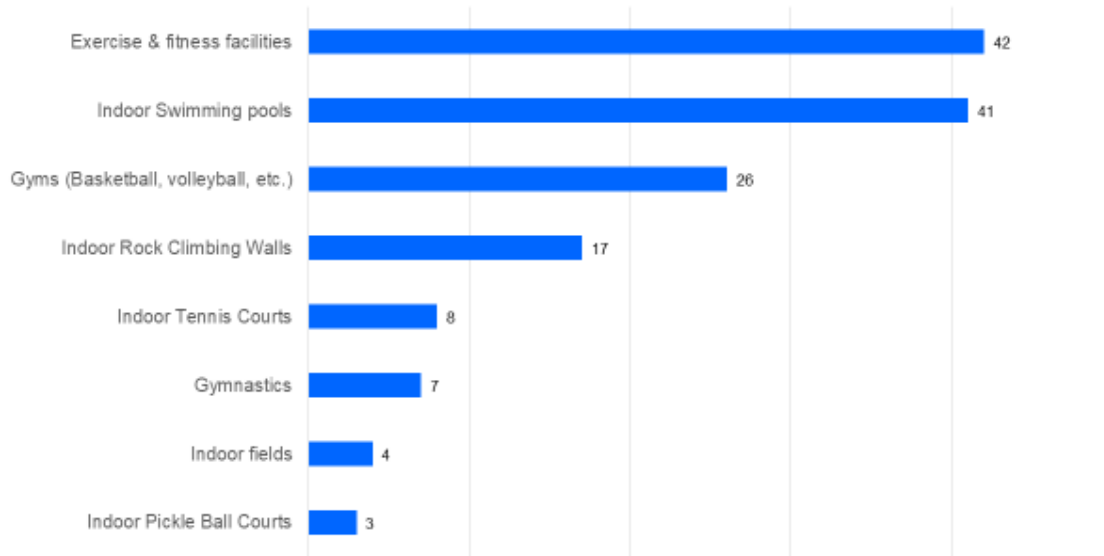


7
2017 Parks & Recreation Survey



Need for Indoor Facilities

Percent saying Charlottesville needs this type of indoor facility

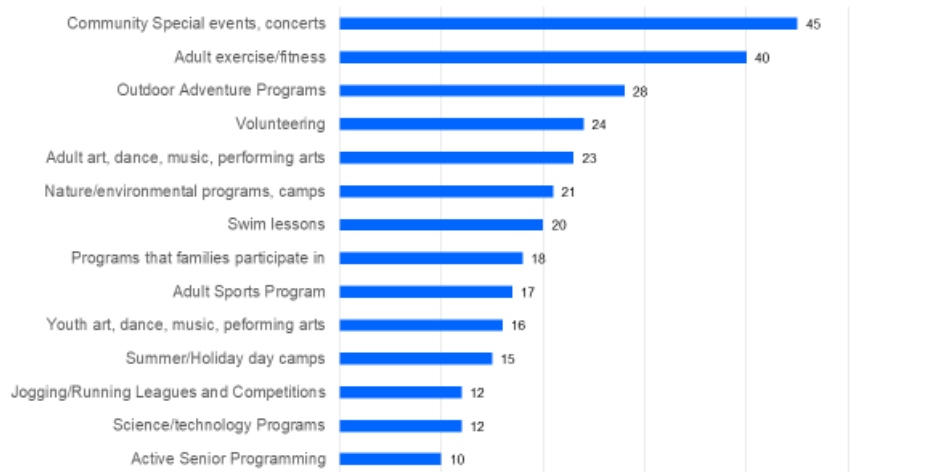


8
2017 Parks & Recreation Survey



Need for Different Programs

Percent saying Charlottesville needs this type of program or activity



9
2017 Parks & Recreation Survey



APPENDIX 1

Open-Ended Responses

Suggestions for playgrounds/parks/outdoor space

Would love to see more playgrounds.

Please, please, please consider fencing in a playground such as Claudius Crozet Park. It is so helpful for little ones and their caregivers.

The tall playground at McGuffey Park seems very dangerous so we stopped going due to the risk of falling.

We attended and loved the Super Hero Run and Masquerade Ball. We are excited about date night drop offs and love activities at the Carver. Would like to see unique upgraded playground equipment at some parks.

Provide shelter for people who are living/sleeping on downtown mall area.

Tonsler Park continuously has older adults selling drugs and participating in what appears as inappropriate behavior. it has a great playground but the sketchy crowd has definitely been a deterrent. Carver Recreation Center needs a baby changing station in the downstairs bathroom.

Please get serious about invasive plant species. They are devouring and destroying our environment. Turn off sports field lights when not in use. The Charlottesville High School lights are horrible.

As Charlottesville continues to grow and get denser, it is vital that open space & trees are preserved, not developed. Also, more swim lessons are needed - they fill up within 10 minutes of registration.

If you all are going to expand natural areas, be sure to consult on natural, non-invasive species!

Shade especially from trees is really important to help stay outside! Plus roots, leaves, etc. are very interesting to kids and adults--strongly prefer more trees to more open space/fields/mowing lawns. Thank you!

Replant trees in parks when they are lost; support passive recreation, improve trails, work with other departments to maximize resources.

Preservation of trees and green areas is most critical. You also do an excellent job with the flowers in parks and along streets. Thank you!

Belmont park has no shelter.

Washington Park needs a complete makeover exercise and family shelters for events.

Thank you for your hard work! I would love some type of water in Meadowcreek Community Garden.

We live near Greenleaf Park and would love for the pavilion to be reservable. The park gets wild with birthday parties over the summer and there is always trash left that animals get into. Greenleaf could also use a large shade canopy over the baby swings.

Belmont park has no shelter.

We struggle to feel safe using some facilities, especially trails and parks, alone/at dark. I know this is a bigger issue than just the Parks & Rec service can fix, but this dramatically impacts our use of the public facilities.

I would like to feel that the parking is safe at the parks so I feel like my car is safe while I am walking.

Natural area - Ivy Creek does not need more rec usage. Downtown mall maintenance.

Dog Parks

I love going to the parks. I use Beaver Creek Crozet and Mount Springs a lot. I hate off leash dogs running up on me, stop building in the parks, stop improving them, raising the prices so folks can't use unless they are low income and get a waiver. You put basketball hoops in Fifeville park and now teens linger in the park at night and make noise. People from other neighborhoods come use the hoops. I used to go to McIntire before it was ruined, why put a membership needed in a public park? No parking downtown, Meade Park is too crowded, Riverview Park and Trail used to be nice, but now the running club yuppies have taken it over, Tonsler Park has drug dealers out in the open. You took the pools for the kids what's next? (provide recreational facilities/programs for children and teens A4) My neighborhood first had a Habitat Community added to one side and now UVA expanding onto the other. I don't want anymore so-called improvements to my neighborhood, UVA is pushing us out! Taking our homes for UVA rentals and out streets for free parking. Stay out of my neighborhood. If you keep up historical sites, will you pick and choose which ones are politically correct? Only black history has any interest to cville. White history is being erased.

I need large off-leash dog parks! I like to train my dogs to walk off leash, but there aren't enough large, fenced areas to practice. Plenty of tiny pens, but that doesn't work at all.

Azalea and Darden Towe dog parks are great, except they have become mud pits after the drought. Please seed or sod or mulch when possible!

Please create an off-leash walkable trail/dog park or designate one of the many parks we have for this purpose.

More dog parks/off leash street trails.

The city would be well served to create a much friendlier dog environment for the huge number of pet owners! There are people that would use the parks daily regardless of weather. Take a lesson from Boulder, CO.

I like to walk my dog. Azalea Dog Park is not suitable to me. it's horrible.

Charlottesville is a great city but it definitely needs more off leash dog parks.

Please develop more off-leash dog parks and consider a rowing/paddling/kayak rec activity.

Maintenance of Azalea dog park sorely needed! More dog parks and off leash trails please!

Our neighborhood (Meadows) has no park, and no where to take our dog off-leash.

Need off leash dog park space, especially in Belmont Park or River Park.

Restroom/trash

Please update restroom facilities at parks.

Add water fountains to parks. C'ville has never had water fountains at park or on the mall.

Everything is good, but they need to more focus on restrooms, because they are dirty and sometimes there is no toilet paper.

Please make sure that bathrooms at the parks are improved re: foul smells. There must be a product out there that can do this.

Ensure that the public parks have public fountains, restrooms, and recycling bins. We also think that including solar panels on top of the restrooms.

Police current parks better to avoid trash dumping.

If Parks and Rec is supposed to keep the downtown mall area clean and free of litter, they don't do it. Main route to mall from Water St. parking garage always filthy and an embarrassment--also mentioned by tourists and football game folks.

There are not enough trash cans around the city and in the parks. Please finish the Botanical Gardens - if they are anything like Duke or Dallas, they will be very popular.

We need a bigger space for the garden at Muchie Drive and a watering system and a trash can. The fence is also too low.

Suggestions for programs and gym facilities

I am disappointed in lack of fitness classes. There was a large number when I joined (zumba, pump 360) but constant turnover in instructors has left a very empty schedule

Planning to rejoin gym in 2018. Smith and Carver have good gym facilities if combined. Have to plan ahead which gym depending on type of workout.

I would love an adult exercise facility that is cheaper than other options in town.

The worst changes made by Parks and Rec was the elimination of the summer outdoor day camps at the neighborhood parks. Children use to be conditioned to play outside. Now they just want an electronic device.

Need camps and recreation services for youth on the autism spectrum, there are services for more severe disabilities and for neuro-typical youth but not for ASD.

I would like to see more scholarship funding for parks and rec. As a single mom, the pricing for the programs is often times too expensive for me to afford.

More activities for youth that would be free to teenagers. Skating program could be offered more days. No parking for seniors at farmers in the park.

We need better parks close to our house with some fun activities, competitions.

I would like a "conversation park" where it would [be] easy to talk to other citizens about life in Charlottesville.

I like things like the rain barrel workshop. [I] was hoping for it again but didn't hear about it if they did.

My friends and i would like to be able to hold scrabble tournaments using a low cost recreation center for a weekend.

Skate park will make this city much more community oriented.

We love and use the parks all the time. We would love to see more rec/fitness facilities. We wish city market was year round!!!!

This survey focuses too much on facilities and not nearly enough on recreation, the department's weakness. The department's many day time classes for young children cater to affluent, mostly Caucasian families. Also no questions about staff, some of whom are great, and some of whom are unfriendly and surly.

It would be so wonderful to have free fitness, aquatic sauna and steam room, and hot tub facilities for the community. The fitness equipment could be developed to generate energy instead of using it, thus sustainable and accessible!

More swimming lessons.

I would be 150% more likely to regularly use the Smith Aquatic Center if it had a sauna or hot tub, even just a small one. I've gone swimming there before and I got cold! it was not fun. Indoor pools are great for winter exercise but not if I can't warm back up. Thank you. (also, I love the free roller skating at Carver. Please keep this wonderful program!)

At my age, the aquatics are the most doable and useful if full range health. I require (need) hot tub jets that massage aches and joints and do not require tips. Purification in sauna is also a health plus! Thank you.

I think P&R is doing a good job. Keep Washington Park pool alive!

The fees for entering pool facilities is too high.

Sports Facilities

We need small lighted outdoor urban soccer surfaces. Can be on an old/underused tennis court.

We want racquetball courts through Parks and Rec.

Wife would like outdoor racquet ball courts.

Please make more outdoor basketball courts, particularly at Meade Park.

Thank you for conducting this survey. I think it is important and helps inform your decisions! Outdoor tennis courts are only available if I want to drive to them.

Charlottesville desperately needs large, multi-use athletic parks like Richmond has. There is no public baseball facility for kids over age 12 teaching the sport in this area. Competitive players have to travel to Richmond to compete. Please consider more safe bike trails so kids can safely bike within city limits. Bike trails separate from the road, not just narrow bike lanes.

Washington Park top basketball court in need of repair. Court has been cracked uneven for over 5-7 years which cause a hazard when playing on basketball court. Poor lighting on playground and basketball court.

You didn't include school-sited parks (CHS, Burnley Moran) which I mostly use. I understand they are maintained by Parks and Rec. Both of these schools have good basketball courts and CHS is great for lap running and tennis, too! I play basketball and I'd love to play [at Washington Park] more but it's too dangerous. The court out-of-bounds line ends right where the pavement ends. So if you step out of bounds you step off of the pavement and the drop is several inches. I feel like you can't play hard under the basket or you might step out and twist or break your ankle! Please fix the court at Washington Park! And could you put in a water fountain?

Open field space for soccer, frisbee, football, with lighting and public use doesn't seem to exist.

Pen Park tennis courts are in need of repair and lighting of the other 4 courts.

I think that providing affordable access to parks and fitness facilities for as many residents as possible should be the central goal of Parks & Rec. Playground accessible to children with disabilities.

Programs for Adults

Most men over 40 yrs old have lower back issues. Yoga classes are almost exclusively for women. No whirlpools in aquatic center which is a glorified kiddie pool No abdominal and back exercise machines at any facility.

We used more facilities when we had a school age child. As adults it would be nice to have more adult programs that are meaningful and thought provoking.

Provide an adult flag football league. 'Cville social' league is poorly run and most players are looking for alternative to that organization.

Senior basketball program should have been maintained with original times and rules. Meadowcreek Golf Course should be more accommodating of VSGA members.

Could you add adult outdoor free to use fitness equipment? I've seen it in parks in Indiana, Texas, Canada, and Europe. I see folks doing dips and exercise on bike racks and so forth.

More evening classes for 50+ years including "arthritis" and other swim classes currently available only during day time.

We are two single women in our 30's and would love more (any!?) opportunities to meet other adults - without having the activity tied to children.

Need more senior activities.

Bikes & Trails

We love to bike. Please give us more trails paved for that. Trails away from roads are best. Thank you!

We would really like to have extensive park trails away from cars, parking lots, etc. for hiking.

I want more paved wheelchair usable trails in nature.

More bike lanes and connecting trails! More green spaces!

Trails are not well maintained and need more developments and connections.

Most of all, I'd like to see a safe network of paths (like the John Warner trail) connecting the existing parks. More than a sidewalk, less than a road.

The walking/biking trails are not very long and do not come near my house. Please connect them.

We really need safe bike paths to get downtown. Currently they are not continuous, and I've heard of cars hurting cyclists.

Safe bike trails for more commuting around town.

Would love a really good bike trail, off the road, for commuting from downtown to UVA and a bathroom at each park!

More safe bike commuting options - to commute to work and for recreation, It would make a big difference in day to day life.

More trails and expand existing trail system for recreational and alternative transportation use. Partner with Albemarle County, developers, and private organizations (like the Rivanna Trail).

Appreciate what you do and wish for you to do all you can to make C-ville a more pedestrian friendly, nature-filled city! Bike trails!

We really enjoy the trail systems (paved and dirt trails). I enjoy trail running and I also cycle to work every day. This town needs more street lights. Very dark and dangerous for commuters. Thanks!

I don't feel safe on Riverview trail. It always show signs of people living there. Charlottesville trails like Monticello trails.

Existing parks and trails and community facilities are very adequate! Safety is now an important factor for outdoor trails.

Expanding/renovating walking/biking trails and connecting existing trails would be our family's suggestion for Cville Parks and Rec's focus. Thank you.

Mountain bike trail access is the top priority for my wife and I as that is our primary form of recreation/exercise.

More bike and running trails.

Bike trails would be great!

Parks and Recreation should work with city transportation and Albemarle to expand and improve the trail/bike lane network.

Running trails and cycling commuting infrastructure are most important to us. Upgrading and fixing overly polluting buses that are underused is also key!

Charlottesville needs more corridors for pleasant walking and cycling--parkways for pedestrians.

We would use parks more if there were walkable parks and trails. Also we used to use the parks almost daily when our kids were little. Lots of great playgrounds.

Rivanna River

Lighting system in Forest Hills Park has been spotty. Rivanna Trail System needs work. [There are] lots of old trail pieces and old signs, easy to get lost near 5th st.

Retired. Enjoy the peace and quiet along the Rivanna Trail. The trail needs to be maintained. The trees are not very healthy. My husband pulls the vines whenever he walks past a tree that is choking!

Safety of Rivanna Trail and reduction of roots and things you can trip on.

Please preserve and restore land along the Rivanna - improve its presence in our city (for the public)! Thank you!

Build access tunnel for Rivanna Trail under Rivanna River and build bridge at Moore's Creek - complete the loop.

I would like water's edge car access to Ragged Mt. Reservoir for canoe/kayak (i.e. unlock the gate) use. Also ban mountain bikes at Ragged Mt. Reservoir

Not sure if part of Charlottesville Parks and Rec, but please connect the entire Rivanna Trail loop!!!

Enjoy the Rivanna Trail frequently.

You're doing great. My neighborhood (Locust Grove) would LOVE to see improvement to the Rivanna River - especially the strip on River Rd. Imagine if there were parks and community gathering spaces instead of parking lots and industrial zones. Who doesn't want to hang out next to a river?? Thanks!!

Confederate Statues

Do not try to change history. Remember that we have to know the past as not to repeat it in the future.

Please do not destroy historical sites. Educate, re-contextualize. Destruction is a dereliction of your duty. It is the easy way out. Teach People.

Covering and attempting to remove General Lee's statue is a disgrace to the U.S. and its history. You should be ashamed. He dedicated his entire life to this nation and the Commonwealth of Virginia. He serves as a lasting reminder of valor, integrity, and honor. "Virginia is my country, her I will obey, however lamentable the fate to which it may subject me." R. E. Lee.

Very disappointed in City Council's decision to move monuments from historic parks. i personally know hundreds of long time c'ville residents that agree!!! that have no voice.

The garbage bags covering the statues in Lee Park and Jackson Park are an eyesore.

Keep up the great work! However the plastic tarps are an eyesore in our lovely parks. Please remove them. Better to improve fitness in our town.

I would prefer that Lee Park and Jackson Park keep their traditional names.

I would not like any of my tax money to go toward preserving confederate statues or memorabilia even if they are considered "historic". Thank you.

There are too many Nazis in our parks.

Keep our historic monuments. Stop injecting politics and erasing facts-real tragedy. We enjoy [the] large number of parks available.

I think they need to uncover the monuments.

Protect historic statues and monuments.

Please stop wasting money on Lee and Jackson Parks. We could have some really great programs and parks with all that money.

Fuck Nazis. Abolish the police (would drastically improve this town).

The Jackson statue is beautiful with the angels--the Lee statue is not--but both shrouds must come down. Cover the Lewis + Clark statue--why is Sacagawea cowering?

The city's P+R system does improve quality of life in Cville. The city should focus on maintaining what they have instead of expanding w/ more of the same and invest in preserving historical spaces. Don't try to compete with the YMCA for indoor fitness facilities.

City Markets

Please bring back the flea market! I miss Dan Carpenter! Please make renting out less expensive, so others (low income persons) can use it. (afford it.) Thank you! *thanks for the passes!

City market could use a friendlier manager.

Regarding the farmers market, more affordable local produce like Staunton's would be an improvement.

I gave up on the farmers market because of the outrageous prices the farmers charge & it's hard to park. Such markets are supposed to offer local produce [???] for top dollar. The farmers charge more than integral yoga for comparative produce, and integral yoga has overhead.

Other Suggestions

Keep preserving and expanding!

I like that Charlottesville has a lot of public space. i have concerns about UVA students encroachment into neighborhoods (I live in Fifeville.)

Losing Main St. Arena will be bad for Charlottesville. Work with Friends of Cville Icepark and BRCC to get ice [rink] back in Charlottesville ASAP.

Maintain what we have. Conservatively expand.

It is great to know about these parks being present in Charlottesville, but I am not aware of any in my neighborhood. Had I known, I would frequent them more often!

Interested in finding out more about resources and opportunities to use parks and recreation.

Didn't know there are so many parks in Charlottesville.

I do not go to these parks, don't know anything about them.

I'm new to the area. It would be nice to receive a packet as to what is available.

I was a Parks & Rec employee in another county and utilized the resources frequently! However, I feel the presence of this organization is not as strong in Charlottesville. You have such a large outdoor's community, but programs/events are limited.

I am not sure how parks and recs communicate about programs and services, but I haven't seen anything. Perhaps an annual mailer with a review of available services would be beneficial.

Get community more involved in maintaining parks so they feel more ownership of them too.

The Meadows neighborhood need some Parks & Rec attention!

Excellent parks and park system. Too many parks hurt a community. Do not expand. Maintain.

It would be helpful if future versions of this survey started with a brief summary of what programs parks and rec includes (e.g., I didn't realize downtown mall and farmers' market were under your purview).

This survey is too long for working folks. And there were no passes included.

Spend less money on studies and more on implementation.

I hope city funds did not pay for this survey as it is too long and tedious to consume.

The water near Quarry Park needs attention.

Other

Now that I am retired, I don't use the parks and trails as I did when the boys were young.

As we plan to have children, having a park within easy walking distance is becoming more of a priority- currently a 20 plus minute walk. Otherwise our priorities are more focused on conservation and maintaining public space than on classes, programing or fitness centers.

I do NOT use any of these recreational services. I'm 75 years old, husband 79 and in nursing home! Thanks

Now that Gold's Gym has closed and the pool option is no longer available, I will be using #1 Crow pool and #2 Smith pool on a regular basis. Now, I'll need to explore the City's facilities.

I'm still learning about all that the P & R department has to offer!

We work for UVA, so UVA facilities take care of a lot of our needs but we do rely on Parks and Rec for our kids' needs.

There are no parks within 2 miles of my home. I usually go to the Ragged Mountain Nature Area on O'hill to walk.

I approve of all that is in the questionnaire but as you can see by my age many do not affect me.

Previously lived in Charlottesville for 8 years but just moved back.

I'm not concerned about the lack of good municipal golf in C'ville.

Equal access to recreational facilities and activities for all members of our diverse community is one of our values.

Positives

The parks are beautiful and very useful to the people of C'ville. i just don't get around very easily. Thank you.

Have a dog and use McIntire and Greenleaf Park almost daily. Love the sense of community these parks bring out - athletic fields and activities in McIntire are great and always in use. One of the reasons I've stayed in my neighborhood is the locations and maintenance of the parks (McIntire and Greenleaf).

Great job on the Carver Center and Meadowcreek trail! Best improvements [since] we moved here.

I think you do a good job with the funds given to you. As soon as my broken foot heals, I'll be on walking trails again.

Rives park looks very nice. The city has done a great job on the park.

We love the old golf course/McIntire park. It's a really special place to be and all golf courses would be better if we stopped mowing them.

We are pretty happy with the locations and facilities available in the city, and judging from the number of others we see each time we go, other people are as well.

Charlottesville is a wonderful place to live and I appreciate Parks and Rec. efforts.

As compared to other cities I've lived in (New Orleans, Huntington Beach, CA, Savannah. GA) Charlottesville is beautifully green! Keep it up!

Love trails, golf course and playing fields (Splash parks, softball, playgrounds). Kept in great shape!!!

Overall amazing parks program.

We love Northeast Park!

Parks, recreation, trails, pools, and sports areas are very important. I wish they were used by everyone!

Thank you for low-income opportunities you provide.

Keep up the great work! Our family has gotten so much joy out of the Parks and Rec department and its facilities.

Washington Pool staff were great to us this year!!!

I am always impressed by the number and size of parks in this town and how well cared they are!

We love the John Warner Parkway trail and connections. And we are REALLY looking forward to the McIntire Botanical Garden being developed!

Thank you for asking!

Very impressed with the number of city parks, and also that the city has conducted this survey to get resident input.

Thanks for taking the time to get our opinions!

I like all the park and recreation in the Charlottesville areas and want to take this time to thank the Charlottesville Authority for their good works. Thanks.

The local parks, farmers market and trails are invaluable to our family. Thanks for all that you do for us.

Our household is adequately served.

Thanks for all you do.

Keep up the good work!

Thanks.

Hope you have a happy holidays! Thanks for all the hard work you put in every day.

Thanks for all your hard work! I like the paved walking trails in nature like Riverview Park best.

Overall amazing parks program.

Thank you for all that you all do!

Keep up the good work.

Thank you Parks and Rec for providing great spaces for our family to enjoy together!

APPENDIX 2

Full Methods Statement

ACKNOWLEDGMENTS

The 2017 Charlottesville Parks and Recreation Survey was sponsored and funded by the City of Charlottesville Division of Parks (“Parks”). The survey’s development and administration was a collaborative effort between Parks and the Center for Survey Research (CSR), a unit of the Weldon Cooper Center for Public Service (CCPS) at the University of Virginia.

At CCPS, Jim Ellis and Shawn Bird supported this collaboration and brought CSR and Parks staff together in a staff meeting to help begin the process of conceptualizing the project.

At Parks, Doug Ehman and Brian Daly led the process of designing the questionnaire, along with input from staff.

Staff at CSR implemented the data collection protocol, performed data cleaning, analysis, and reporting under an agreement with Parks. Jim Ellis, Shawn Bird, Kara Fitzgibbon, Shayne Zaslów, Julia Nguyen, Hannah Shadowen, and Rena Yuan were responsible for day-to-day operations and worked on the project in a hands-on fashion. Dr. Thomas Guterbock, CSR Director, provided important guidance and direction in the development stages of the project.

CSR offers many thanks for all of these contributions, but our most important thanks go to the Charlottesville residents who took the time to participate in the survey. Their willingness to share their opinions and ideas for improving Charlottesville parks, programs and facilities is greatly appreciated.

SURVEY METHODS

Purpose of the Survey

The survey was designed to capture and provide feedback on residents' experience with current Charlottesville Parks, facilities and programs. The survey also was designed to elicit feedback about potential future parks, athletic opportunities (indoor/outdoor), and programs.

General Approach

To control production costs, it was decided to offer the survey to a sample of Charlottesville residents rather than attempt to contact all residents. All Charlottesville residents 18 years old and over were included in this probability sampling frame. Mail was selected as the mode of contact and a paper-based survey was the mode of data collection. All sampled residents with addresses were invited to participate in the survey. All sampled residents received a paper advance notification letter.

The questionnaire asked for detailed feedback about respondents' experience with Charlottesville Parks, programs, and facilities. Respondents were promised confidentiality and were advised that open-ended comments would be made available to Parks staff verbatim.

Managing the List of Residents

The population of interest for this project was captured in a sample of 2,100 records acquired from the Marketing Systems Group. The total amount of surveys mailed in actuality was 2,380 because in the first batch of surveys delivered, there were 280 addresses outside of the City of Charlottesville, making them ineligible for the survey. As a result, another 280 households were sampled to replace the ineligible households from the original sample. The final sample discounts the 280 households in the original dataset leading to a final count of 2,100 geographically eligible households.

Questionnaire Design and Development

The questionnaire was designed and developed through collaboration among CSR and Parks leadership. First, CSR staff attended a meeting of Parks staff to become oriented to the programs and the current issues under consideration. CSR then sent a draft questionnaire to Parks for review and comment. After several rounds of drafts and comments, including Parks leadership vetting the questionnaire with others, the questionnaire was deemed ready for data collection.

The questionnaire was relatively straightforward. First, residents were asked to provide general opinion about the Charlottesville parks, trails and recreation facilities. Residents were asked about the perceived benefits of recreation services. Residents were asked to indicate if they visited any Charlottesville Parks in the last year and how often they visited them. Then, residents were asked to provide feedback on recreational needs. They were asked to specifically indicate type of parks or facilities that are needed in Charlottesville, how well their needs are met in respect to their needs and how many times a year they used the park or facility they indicated was a priority. These questions were also asked for Charlottesville programs and activities. Residents were further asked about their support of possible future actions Parks could take to improve the Parks and Recreation system. Residents were also asked about their need for Farmers Markets, how well their needs have been met and how many times they utilized the particular Farmers Market. Next, respondents were asked to provide general opinions about the performance of Parks and demographic information. Finally, all respondents had a chance to contribute any other open-ended comments they wanted to make. The questionnaire was only administered in English.

Survey Protocol

A confidential protocol was used for this survey; that is, the respondent's identity is known to CSR but the identity or associated responses are not shared with Parks and Recreation staff. This protocol allows the researcher to know explicitly who responded to the survey and who did not, thus allowing targeted follow-up communications to non-responders. The confidential protocol also provides strong protections against "ballot box stuffing," in which a single respondent or a small group of respondents could theoretically fill out many surveys in an attempt to bias the results.

The survey was conducted using the following steps.

1. An advance notification letter was sent to all sampled residents in the sample by first-class U.S. mail. This letter alerted the recipient to the upcoming survey.
2. A survey packet was sent to all sampled residents.
3. A reminder postcard was sent to non-respondents, reminding them about the survey and encouraging them to respond.
4. A thank-you postcard was sent to those who had responded to the survey to that point.
5. A second survey packet was sent to non-respondents, reminding them about the survey and setting a closeout date for data collection.

Data Collection

The original advance letters were sent in early November 2017 and the paper survey was launched in mid-November 2017. Table 1 below shows the dates on which specific tasks were accomplished. In December, the 280 replacement addresses were contacted with the advance letter being sent in mid-December 2017 and the paper survey being mailed in late December. Table 2 below shows the dates on which specific tasks were accomplished for the second mail series.

Table 1: Data collection tasks and dates for Original Mail Series

Task	Date
Send advance notification letters (batch 1)	11/6/2017
Mail Survey packet #1	11/14/2017
Reminder Postcard	11/20/2017
Thank You Postcard	11/20/2017
Mail Survey Packet #2	12/5/2017
Closeout Data Collection	2/6/2018

Table 2: Data collection tasks and dates for Mail Series 2

Task	Date
Send advance notification letters (batch 2)	12/19/2017
Mail Survey packet #1	12/21/2017
Reminder Postcard	1/3/2017
Thank You Postcard	1/3/2017
Mail Survey Packet #2	1/22/2018
Closeout Data Collection	2/6/2018

Response Rate

As noted, the survey invitation was emailed to 2,100 Charlottesville Residents. The survey was completed by 491 people with 35 partial completions. The partial completes include cases in which the respondent took a look at the first page or two and did not contribute any data, others are cases in which the respondent started the survey and terminated at some point before completing it. All 491 completed cases were included in the final data file and analyses reflect only complete responses. Table 3 shows the final dispositions for all cases. As noted above, part-way through data collection, 280 cases were deemed ineligible, so 280 new cases were added to replace the ineligible cases. The response rate disregards the original 280 ineligible, which is why the base remains 2,100.

Table 3: Overall final dispositions

Final Disposition	N	Percent
Complete	491	23.4%
Partial	35	1.7%
Ineligible	3	0.1%
Refused	5	0.2%
Bad Address	245	11.7%
No participation or contact	1221	58.1%
Total	2,100	100.0%

The response rate for the survey was calculated following the recommendations made by the American Association for Public Opinion Research.² AAPOR RR3, which does not count partial completions in the numerator yielded a response rate of 23.4%.

Sample Weighting

The data were not weighted for analysis.

Sampling Error and Survey Limitations

The sampling error for the survey at the 95% level of confidence, assuming the minimum number of completed interviews (n=491) is +/- 4.4 percentage points. This means that if the survey were conducted 100 times and a random sample of size 491 residents responded to it each time, the results of this survey would be within 4.4 percentage points 95 out of 100 times.

Note that surveys are susceptible to other sources of error besides sampling error that may be difficult or even impossible to measure. Survey results should be used and interpreted with appropriate care.

For more information on the methods used in this study, please contact CSR at the University of Virginia: <https://csr.coopercenter.org/>

²The American Association for Public Opinion Research. *Standard Definitions: Final Dispositions of Case Codes and Outcome Rates for RDD Telephone Surveys and In-Person Household Surveys*. AAPOR. See also the AAPOR website, www.aapor.org.

A2. Physical Condition of all parks, trails and facilities visited in the past 12 months

Condition	Frequency	Percent	Cumulative Percent
Excellent	87	19.2%	19.2%
Good	274	60.4%	79.5%
Fair	46	10.1%	89.6%
Poor	1	0.2%	89.9%
Haven't visited any	39	8.6%	98.5%
Don't know	7	1.5%	100.0%
Total	454	100.0%	
Missing	37		
Total + Missing	491		

A3. Parks visited in the past 12 Months

Park Locations		Parks visited in past 12 months	For each park you visited, how often did you visit?			
			Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A.	Azalea Park 304 Old Lynchburg Rd.	23.0%	1.7%	9.6%	21.7%	67.0%
B.	Belmont Park 725 Stonehenge Ave.	22.4%	7.3%	8.2%	18.2%	66.4%
C.	Darden Towe Park 1445 Darden Towe Park Drive	37.9%	0.0%	8.9%	25.8%	65.3%
D.	Downtown Mall E. Main St.	76.8%	16.5%	34.4%	37.6%	11.5%
E.	Fifeville Park 1200 King Street	5.3%	8.0%	8.0%	0.0%	84.0%
F.	Forest Hills Park 1022 Forest Hills Ave.	18.7%	3.2%	12.9%	23.7%	60.2%
G.	Greenbrier Park 1933 Greenbrier Drive	11.0%	13.5%	11.5%	17.3%	57.7%
H.	Greenleaf Park 1598 Rose Hill Dr.	19.8%	1.0%	9.3%	24.7%	64.9%
I.	Justice Park (formerly Jackson Park) 405 E High Street	25.9%	4.8%	10.4%	25.6%	59.2%
J.	Jordan Park 1607 6th Street SE	3.7%	10.5%	0.0%	26.3%	63.2%
K.	Emancipation Park (formerly Lee Park) 101 E Market Street	50.7%	4.4%	10.0%	33.3%	52.2%
L.	McGuffey Park 201 2nd Street NW	30.5%	2.7%	6.0%	20.8%	70.5%
M.	McIntire Park 375 Route 250 Bypass	35.0%	4.2%	12.6%	25.1%	58.1%
N.	Meade Park/Onesty Pool 300 Meade Avenue	21.8%	5.5%	11.0%	19.3%	64.2%
O.	Meadow Creek Valley Brandywine Drive	4.7%	8.3%	20.8%	37.5%	33.3%
P.	Northeast Park 1001 Sheridan Avenue	7.3%	2.7%	10.8%	37.8%	48.6%
Q.	Pen Park 1300 Pen Park Road	30.5%	0.0%	8.8%	23.8%	67.3%
R.	Quarry Park 427 Quarry Road	4.3%	4.0%	24.0%	16.0%	56.0%

Park Locations		Parks visited in past 12 months	For each park you visited, how often did you visit?			
			Almost every day	Once or twice a week	Once or twice a month	Less than once a month
S.	Riverview Park & Trail 298 Riverside Avenue	46.4%	3.9%	17.0%	32.8%	46.3%
T.	Rives Park 926 Rives Street	6.5%	0.0%	8.8%	23.5%	67.6%
U.	Schenk's Greenway 711 McIntire Road	7.7%	2.6%	5.1%	15.4%	76.9%
V.	Starr Hill Park 7th Street NW & Elsom Street	3.1%	5.6%	0.0%	11.1%	83.3%
W.	Tonsler Park 500 Cherry Avenue	23.2%	3.4%	10.3%	23.1%	63.2%
X.	Washington Park/Pool 1001 Preston Avenue	28.3%	4.1%	10.8%	23.7%	61.2%
Y.	Warner Parkway Trail 250 Bypass to Rio Road	15.3%	6.8%	17.6%	25.7%	50.0%
Park Locations		Parks visited in past 12 months	For each park you visited, how often did you visit?			
			Almost every day	Once or twice a week	Once or twice a month	Less than once a month
AA.	Greenstone on 5 th Community Center 752 Blue Ridge Commons	2.4%	10.0%	0.0%	40.0%	50.0%
BB.	Friendship Court Community Center 418 Garret Street	3.1%	6.7%	6.7%	20.0%	66.7%
CC.	South First Street Community Center 1001 S. First Street	2.0%	11.1%	0.0%	33.3%	55.6%
DD.	Westhaven Community Center 801 Hardy Drive	3.1%	7.7%	7.7%	15.4%	69.2%
EE.	Smith Aquatics & Fitness Center 1000-A Cherry Avenue	21.6%	5.7%	18.1%	12.4%	63.8%
FF.	Crow Recreation Center 1700 Rose Hill Drive	3.3%	12.5%	6.3%	6.3%	75.0%
GG.	Key Recreation Center 800 Market Street	6.1%	0.0%	10.0%	13.3%	76.7%
HH.	Washington Park Recreation Center 1001 Preston Avenue	9.4%	4.3%	8.7%	13.0%	73.9%
II.	Carver Recreation Center 233 4 th Street NW	25.3%	0.8%	14.4%	28.8%	56.0%
JJ.	Meadowcreek Gardens Behind Old English Inn	6.7%	0.0%	5.9%	14.7%	79.4%

A4. Agree/disagree with actions needed from the Parks and Recreation Department

I think it is important for the Parks & Recreation Department to...		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
A.	Provide opportunities to improve physical health and fitness	62.8%	32.7%	3.9%	0.2%	0.4%
B.	Provide opportunities for people to make social connections and strengthen our sense of community	46.9%	36.5%	13.5%	1.7%	1.3%

C.	Preserve open space and the environment	76.3%	18.3%	3.9%	0.9%	0.7%
D.	Conserve and educate people about natural resources	47.7%	33.7%	15.3%	2.6%	0.7%
E.	Conserve and educate people about historic sites	34.0%	35.9%	23.4%	5.2%	1.5%
F.	Improve mental health and reduce stress	46.8%	36.8%	12.9%	2.4%	1.1%
G.	Contribute to the economic vitality of the community	31.6%	25.9%	32.7%	6.6%	3.1%
H.	Provide recreational facilities/programs for children and teens	66.9%	25.8%	5.6%	0.6%	1.1%
I.	Provide recreational facilities/programs for adults (18-49 years old)	50.8%	36.3%	10.7%	1.1%	1.1%
J.	Provide recreational facilities/programs for older adults (50+)	56.7%	32.0%	8.9%	1.5%	0.9%
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	68.0%	24.2%	6.9%	0.2%	0.6%

A5_1. Three actions from A4 that are most important for the Parks and Recreation Department to do for the respondent and his/her family as frequencies

I think it is important for the Parks & Recreation Department to...		Most important	Second most	Third most	Total
A.	Provide opportunities to improve physical health and fitness	116	68	68	252
B.	Provide opportunities for people to make social connections and strengthen our sense of community	27	49	54	130
C.	Preserve open space and the environment	132	89	60	281
D.	Conserve and educate people about natural resources	8	45	25	78
E.	Conserve and educate people about historic sites	5	16	25	46
F.	Improve mental health and reduce stress	15	41	45	101
G.	Contribute to the economic vitality of the community	0	4	10	14
H.	Provide recreational facilities/programs for children and teens	62	53	37	152
I.	Provide recreational facilities/programs for adults (18-49 years old)	17	19	28	64
J.	Provide recreational facilities/programs for older adults (50+)	18	22	29	69
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	44	32	49	125
Missing		47	53	61	161
Total		491	491	491	1473

A5_2. Three actions from A4 that are most important for the Parks and Recreation Department to do for the respondent and his/her family as percentages

I think it is important for the Parks & Recreation Department to...		Most important	Second most	Third most
A.	Provide opportunities to improve physical health and fitness	23.6%	13.8%	13.8%
B.	Provide opportunities for people to make social connections and strengthen our sense of community	5.5%	10.0%	11.0%
C.	Preserve open space and the environment	26.9%	18.1%	12.2%
D.	Conserve and educate people about natural resources	1.6%	9.2%	5.1%

E.	Conserve and educate people about historic sites	1.0%	3.3%	5.1%
F.	Improve mental health and reduce stress	3.1%	8.4%	9.2%
G.	Contribute to the economic vitality of the community	0.0%	0.8%	2.0%
H.	Provide recreational facilities/programs for children and teens	12.6%	10.8%	7.5%
I.	Provide recreational facilities/programs for adults (18-49 years old)	3.5%	3.9%	5.7%
J.	Provide recreational facilities/programs for older adults (50+)	3.7%	4.5%	5.9%
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	9.0%	6.5%	10.0%
Missing		9.6%	10.8%	12.4%
Total		100.0%	100.0%	100.0%

A5_3. No actions from A4 are important for the Parks and Recreation Department to do for the respondent and his/her family

None Important	Frequency	Percent of Total
None Important	45	9.2%
Total	491	

A6_1. Three actions from A4 that are most important for the Parks and Recreation Department to do for the future of Charlottesville as frequencies

I think it is important for the Parks & Recreation Department to...		Most important	Second most	Third most	Total
A.	Provide opportunities to improve physical health and fitness	66	38	53	157
B.	Provide opportunities for people to make social connections and strengthen our sense of community	47	47	48	142
C.	Preserve open space and the environment	139	84	44	267
D.	Conserve and educate people about natural resources	18	61	32	111
E.	Conserve and educate people about historic sites	17	24	25	66
F.	Improve mental health and reduce stress	12	28	35	75
G.	Contribute to the economic vitality of the community	12	16	39	67
H.	Provide recreational facilities/programs for children and teens	41	52	34	127
I.	Provide recreational facilities/programs for adults (18-49 years old)	5	14	15	34
J.	Provide recreational facilities/programs for older adults (50+)	9	13	28	50
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	76	63	80	219
Missing		49	51	58	158
Total		491	491	491	1473

A6_2. Three actions from A4 that are most important for the Parks and Recreation Department to do for the future of Charlottesville as percentages

I think it is important for the Parks & Recreation Department to...		Most important	Second most	Third most
A.	Provide opportunities to improve physical health and fitness	13.4%	7.7%	10.8%
B.	Provide opportunities for people to make social connections and strengthen our sense of community	9.6%	9.6%	9.8%
C.	Preserve open space and the environment	28.3%	17.1%	9.0%
D.	Conserve and educate people about natural resources	3.7%	12.4%	6.5%
E.	Conserve and educate people about historic sites	3.5%	4.9%	5.1%
F.	Improve mental health and reduce stress	2.4%	5.7%	7.1%
G.	Contribute to the economic vitality of the community	2.4%	3.3%	7.9%
H.	Provide recreational facilities/programs for children and teens	8.4%	10.6%	6.9%
I.	Provide recreational facilities/programs for adults (18-49 years old)	1.0%	2.9%	3.1%
J.	Provide recreational facilities/programs for older adults (50+)	1.8%	2.6%	5.7%
K.	Provide recreational opportunities for people who might otherwise be unable to participate (i.e., lower income households, people with disabilities)	15.5%	12.8%	16.3%
Missing		10.0%	10.4%	11.8%
Total		100.0%	100.0%	100.0%

A6_3. No actions from A4 are important for the Parks and Recreation Department to do for the future of Charlottesville

None Important	Frequency	Percent of Total
None Important	45	9.2%
Total	491	

A7. A need for different parks or facilities in Charlottesville

Type of Park or Facility in Charlottesville	Need for this type of park or facility in Cville	For each one you have a need for, how well are your needs being met? (Circle ONE Response)				For each one you have a need for, how many times did you use this type of park or facility in Charlottesville in the past 12 months?			
		Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A. Small neighborhood parks you can walk to	70.3%	42.4%	27.1%	20.7%	9.8%	17.2%	30.1%	29.1%	23.5%
B. Multi-use parks near your home	43.2%	39.3%	31.3%	18.7%	10.7%	10.6%	33.0%	31.3%	25.1%
C. Parks along streams or the Rivanna River	61.3%	39.0%	35.6%	18.5%	6.8%	8.6%	22.3%	34.2%	34.9%

D.	Playgrounds	31.8%	49.0%	33.1%	10.8%	7.0%	17.4%	34.0%	29.9%	18.8%
E.	Open play areas	28.5%	42.1%	29.0%	22.1%	6.9%	12.0%	23.2%	36.0%	28.8%
F.	Picnic shelters/areas	32.8%	41.4%	31.2%	17.2%	10.2%	3.7%	3.7%	27.4%	65.2%
G.	Off-leash dog parks	24.2%	21.3%	22.1%	38.5%	18.0%	14.4%	20.2%	19.2%	46.2%
H.	Open Space areas	39.7%	27.5%	31.2%	31.2%	10.1%	11.4%	16.3%	37.3%	34.9%
I.	Community garden plots	22.0%	16.8%	11.2%	26.2%	45.8%	4.1%	16.2%	20.3%	59.5%
J.	Paved trails	51.9%	24.9%	34.8%	27.7%	12.6%	8.5%	28.7%	34.5%	28.3%
K.	Unpaved paths	47.3%	27.1%	35.6%	24.9%	12.4%	8.3%	27.2%	35.9%	28.6%
L.	Hard surface trails used for commuting	26.1%	8.7%	22.0%	31.5%	37.8%	21.2%	20.2%	22.1%	36.5%

A8_1. Three parks or facilities from A7 that are most important to the respondent's household as frequencies

Type of Park or Facility in Charlottesville		Most important	Second most important	Third most important	Total
A.	Small neighborhood parks you can walk to	158	44	49	251
B.	Multi-use parks near your home	27	33	27	87
C.	Parks along streams or the Rivanna River	48	56	54	158
D.	Playgrounds	30	32	25	87
E.	Open play areas	2	14	13	29
F.	Picnic shelters/areas	3	21	20	44
G.	Off-leash dog parks	22	35	25	82
H.	Open Space areas	11	25	24	60
I.	Community garden plots	8	12	9	29
J.	Paved trails	32	41	46	119
K.	Unpaved paths	25	31	43	99
L.	Hard surface trails used for commuting	21	22	21	64
Missing		104	125	135	364
Total		491	491	491	1473

A8_2. Three parks or facilities from A7 that are most important to the respondent's household as percentages

Type of Park or Facility in Charlottesville		Most important	Second most important	Third most important
A.	Small neighborhood parks you can walk to	32.2%	9.0%	10.0%
B.	Multi-use parks near your home	5.5%	6.7%	5.5%
C.	Parks along streams or the Rivanna River	9.8%	11.4%	11.0%
D.	Playgrounds	6.1%	6.5%	5.1%

E.	Open play areas	0.4%	2.9%	2.6%
F.	Picnic shelters/areas	0.6 %	4.3%	4.1%
G.	Off-leash dog parks	4.5%	7.1%	5.1%
H.	Open Space areas	2.2%	5.1%	4.9%
I.	Community garden plots	1.6%	2.4%	1.8%
J.	Paved trails	6.5%	8.4%	9.4%
K.	Unpaved paths	5.1%	6.3%	8.8%
L.	Hard surface trails used for commuting	4.3%	4.5%	4.3%
Missing		21.2%	25.5%	27.6%
Total		100.0%	100.0%	100.0%

A8_3. No parks or facilities from A7 are important to the respondent's household

None Important	Frequency	Percent of Total
None Important	104	21.2%
Total	491	

A9. A need for different indoor and outdoor facilities.

Type of Park or Facility	Need for this type of facility	For each one you have a need for, how well are your needs being met?				For each one you have a need for, how many times did you use this type of facility in the past 12 months?				
		Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month	
Outdoor Facilities										
A.	Adult Baseball	4.3%	41.7%	25.0%	16.7%	16.7%	10.0%	20.0%	30.0%	40.0%
B.	Little League Baseball	5.5%	50.0%	27.3%	18.2%	4.5%	8.3%	29.2%	33.3%	29.2%
C.	Adult and Girls Softball fields	5.3%	33.3%	51.9%	11.1%	3.7%	3.6%	46.4%	25.0%	25.0%
D.	Soccer/football/lacrosse/field hockey/rugby fields	18.3%	25.0%	35.2%	34.1%	5.7%	3.8%	30.4%	38.0%	27.8%
E.	Outdoor Pickle Ball courts	4.1%	5.6%	5.6%	44.4%	44.4%	0.0%	22.2%	27.8%	50.0%
F.	Outdoor tennis courts	20.4%	34.3%	27.3%	29.3%	9.1%	1.1%	13.3%	34.4%	51.1%
G.	Basketball/multi-use courts	14.9%	31.1%	33.8%	33.8%	1.4%	7.9%	17.5%	42.9%	31.7%
H.	Golf courses	7.9%	38.5%	30.8%	17.9%	12.8%	5.7%	14.3%	20.0%	60.0%
I.	Skate Park	7.3%	18.9%	18.9%	24.3%	37.8%	9.7%	0.0%	35.5%	54.8%
J.	Water parks & spray-grounds	27.9%	54.5%	32.8%	8.2%	4.5%	7.2%	22.4%	36.8%	33.6%
K.	Batting Cages	5.5%	7.1%	7.1%	14.3%	71.4%	4.5%	13.6%	18.2%	63.6%
L.	Miniature Golf	13.6%	9.2%	4.6%	15.4%	70.8%	0.0%	2.0%	14.0%	84.0%
Indoor Facilities										
M.	Gyms (basketball, volleyball, etc.)	26.3%	30.4%	36.5%	25.2%	7.8%	9.9%	25.7%	19.8%	44.6%
N.	Indoor swimming pools	41.1%	39.0%	31.9%	19.2%	9.9%	7.9%	18.3%	23.2%	50.6%
O.	Exercise & fitness facilities	42.2%	35.7%	29.7%	20.9%	13.7%	15.2%	35.4%	13.4%	36.0%

P.	Indoor rock climbing walls	17.3%	6.6%	3.9%	19.7%	69.7%	2.9%	10.3%	11.8%	75.0%
Q.	Indoor fields	4.3%	4.3%	8.7%	13.0%	73.9%	10.0%	0.0%	10.0%	80.0%
R.	Indoor Pickle Ball courts	3.1%	7.1%	21.4%	35.7%	35.7%	0.0%	25.0%	25.0%	50.0%
S.	Indoor tennis courts	8.4%	10.3%	5.1%	15.4%	69.2%	3.3%	10.0%	30.0%	56.7%
T.	Gymnastics	6.5%	35.5%	35.5%	16.1%	12.9%	6.7%	26.7%	26.7%	30.0%
U.	Community Center	18.3%	29.5%	24.4%	24.4%	21.8%	3.0%	10.4%	31.3%	55.2%

A10_1. Three outdoor or indoor facilities from A9 that are most important to the respondent's household as frequencies

Type of Park or Facility in Charlottesville		Most important	Second most important	Third most important	Total
Outdoor Facilities					
A.	Adult Baseball	3	2	0	5
B.	Little League Baseball	6	3	2	11
C.	Adult and Girls Softball fields	7	4	3	14
D.	Soccer/football/lacrosse/field hockey/rugby	23	17	7	47
E.	Outdoor Pickle Ball courts	2	2	2	6
F.	Outdoor tennis courts	18	15	9	42
G.	Basketball/multi-use courts	16	9	10	35
H.	Golf courses	8	5	3	16
I.	Skate Park	6	4	2	12
J.	Water parks & spray-grounds	45	24	19	88
K.	Batting Cages	3	5	3	11
L.	Miniature Golf	5	7	7	19
Indoor Facilities					
M.	Gyms (basketball, volleyball, etc.)	19	16	20	55
N.	Indoor swimming pools	40	41	28	109
O.	Exercise & fitness facilities	57	43	26	126
P.	Indoor rock climbing walls	7	13	16	36
Q.	Indoor fields	0	5	2	7
R.	Indoor Pickle Ball courts	1	1	1	3
S.	Indoor tennis courts	8	12	4	24
T.	Gymnastics	2	5	6	13
U.	Community Center	13	13	18	44
Missing		170	206	249	625
Total		491	491	491	1348

A10_2. Three outdoor or indoor facilities from A9 that are most important to the respondent's household as percentages

Type of Park or Facility in Charlottesville		Most important	Second most important	Third most important
Outdoor Facilities				
A.	Adult Baseball	0.6%	0.4%	0.0%
B.	Little League Baseball	1.2%	0.6%	0.4%
C.	Adult and Girls Softball fields	1.4%	0.8%	0.6%
D.	Soccer/football/lacrosse/field hockey/rugby fields	4.7%	3.5%	1.4%
E.	Outdoor Pickle Ball courts	0.4%	0.4%	0.4%
F.	Outdoor tennis courts	3.7%	3.1%	1.8%
G.	Basketball/multi-use courts	3.3%	1.8%	2.0%
H.	Golf courses	1.6%	1.0%	0.6%
I.	Skate Park	1.2%	0.8%	0.4%
J.	Water parks & spray-grounds	9.2%	4.9%	3.9%
K.	Batting Cages	0.6%	1.0%	0.6%
L.	Miniature Golf	1.05%	1.4%	1.4%
Indoor Facilities				
M.	Gyms (basketball, volleyball, etc.)	3.9%	3.3%	4.1%
N.	Indoor swimming pools	8.1%	8.4%	5.7%
O.	Exercise & fitness facilities	11.6%	8.8%	5.3%
P.	Indoor rock climbing walls	1.4%	2.6%	3.3%
Q.	Indoor fields	0.0%	1.0%	0.4%
R.	Indoor Pickle Ball courts	0.2%	0.2%	0.2%
S.	Indoor tennis courts	1.6%	2.0%	0.8%
T.	Gymnastics	0.4%	1.0%	1.2%
U.	Community Center	2.6%	2.6%	3.7%
Missing		34.6%	42.0%	50.7%
Total		491	491	491

A10_3. No outdoor or indoor facilities from A9 are important to the respondent's household

None Important	Frequency	Percent of Total
None Important	170	34.6%
Total	491	

A11. The need for different programs, how well the need is being met, and use of need in the past 12 months.

Type of Program or Activity		Need for this program or activity	If you have this need: How well are your needs being met?				If you have this need:, Check box if you have used this program or activity during the past 12 months
			Fully Met	Mostly Met	Partly Met	Not Met	
A.	Summer/Holiday day camps	15.1%	18.8%	25.0%	35.9%	20.3%	5.3%
B.	Community Special events, concerts	44.6%	24.5%	35.8%	31.4%	8.3%	27.1%
C.	Volunteering	24.2%	20.8%	21.7%	37.7%	19.8%	9.0%
D.	Programs that families participate in	18.3%	18.2%	22.1%	40.3%	19.5%	7.1%
E.	Programs for people with disabilities	5.9%	23.1%	11.5%	26.9%	38.5%	1.2%
F.	Swim lessons	20.0%	30.6%	20.0%	25.9%	23.5%	7.1%
G.	Competitive swimming	5.7%	28.6%	17.9%	14.3%	39.3%	1.6%
H.	Adult exercise/fitness	39.9%	22.7%	34.3%	30.2%	12.8%	16.5%
I.	Early Childhood Programming	9.2%	17.9%	25.6%	35.9%	20.5%	2.4%
J.	Youth art, dance, music, performing arts	16.1%	22.4%	20.9%	34.3%	22.4%	6.1%
K.	Jogging/Running leagues and competitions	12.2%	13.6%	28.8%	28.8%	28.8%	5.5%
L.	Nature/environmental programs, camps	21.2%	9.2%	13.8%	43.7%	33.3%	4.1%
M.	Pickle ball lessons, leagues, competition	3.9%	10.5%	10.5%	31.6%	47.4%	0.8%
N.	Science/technology programs	12.2%	9.8%	15.7%	27.5%	47.1%	2.4%
O.	Golf lessons, leagues	5.5%	11.1%	11.1%	40.7%	37.0%	1.2%
P.	Active Senior Programming	10.0%	7.1%	21.4%	31.0%	40.5%	2.0%
Q.	Skateboard lessons, competition	2.4%	18.2%	0.0%	18.2%	63.6%	0.6%
R.	Adult art, dance, music, performing arts	23.2%	15.0%	21.5%	33.6%	29.9%	6.3%
S.	Tennis lessons, leagues, tournaments	9.2%	12.8%	10.3%	53.8%	23.1%	2.4%
T.	Gymnastics & Tumbling	7.3%	47.2%	25.0%	16.7%	11.1%	4.1%
U.	Outdoor Adventure Programs (kayaking, backpacking, rappelling, climbing, travel)	27.7%	4.1%	13.0%	29.3%	53.7%	5.7%
V.	Drop-in Child Care	9.2%	5.3%	7.9%	18.4%	68.4%	1.2%
W.	Youth Sports Programs	9.8%	21.4%	35.7%	19.0%	23.8%	3.3%
X.	Open Gym Drop-in Play (Pickup basketball, volleyball, etc.)	9.6%	17.1%	22.0%	34.1%	26.8%	3.7%
Y.	Adult sports programs (leagues, competition)	16.7%	16.0%	25.9%	33.3%	24.7%	6.5%

A13. Extent of support for improvements to the Parks and Recreation system

How supportive are you of having the City...		Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
A.	Purchase land to preserve open space and natural areas	72.4%	17.8%	3.6%	6.2%
B.	Upgrade/renovate existing park buildings and facilities	52.4%	37.1%	3.8%	6.7%
C.	Restore/maintain natural areas	80.3%	15.2%	2.8%	1.7%
D.	Purchase land for developing athletic fields	17.4%	40.9%	24.0%	17.7%
E.	Expand/renovate walking/biking trails and connect existing trails	72.5%	18.5%	3.4%	5.6%
F.	Develop smaller parks with a greater variety of recreational facilities that serve a wider area	46.1%	32.5%	7.6%	13.8%
G.	Expand/renovate program and class spaces	29.3%	37.7%	11.7%	21.4%
H.	Purchase land for passive recreational uses	48.4%	33.1%	6.9%	11.6%

	(such as trails, picnic areas, and shelters)				
I.	Upgrade/renovate athletic fields, including lighting	25.8%	41.4%	15.8%	17.0%
J.	Develop new athletic fields	14.6%	34.4%	29.7%	21.3%
K.	Purchase historic sites for preservation	34.3%	30.8%	19.0%	15.8%
L.	Upgrade/renovate aquatic facilities at existing recreation centers	34.3%	39.6%	10.3%	15.8%
M.	Ensure there are parks in all parts of the City	74.1%	17.7%	3.1%	5.1%
N.	Restore/maintain historic areas	40.3%	35.0%	11.3%	12.5%
O.	Upgrade/renovate fitness facilities at existing recreation centers	37.7%	42.2%	6.9%	13.2%
P.	Purchase land for recreational facilities	22.9%	35.6%	21.6%	19.8%
Q.	Develop large parks with a greater variety of recreational facilities that serve a wider area	34.1%	35.6%	14.6%	15.7%
R.	Upgrade/renovate existing golf facilities	10.2%	19.1%	53.6%	17.1%

A13. Extent of support for improvements to the Parks and Recreation system - Frequencies

How supportive are you of having the City...		Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
A.	Purchase land to preserve open space and natural areas	305	75	15	26
B.	Upgrade/renovate existing park buildings and facilities	219	155	16	28
C.	Restore/maintain natural areas	339	64	12	7
D.	Purchase land for developing athletic fields	67	157	92	68
E.	Expand/renovate walking/biking trails and connect existing trails	298	76	14	23
F.	Develop smaller parks with a greater variety of recreational facilities that serve a wider area	187	132	31	56
G.	Expand/renovate program and class spaces	115	148	46	84
H.	Purchase land for passive recreational uses (such as trails, picnic areas, and shelters)	196	134	28	47
I.	Upgrade/renovate athletic fields, including lighting	103	165	63	68
J.	Develop new athletic fields	57	134	116	83
K.	Purchase historic sites for preservation	137	123	76	63
L.	Upgrade/renovate aquatic facilities at existing recreation centers	137	158	41	63
M.	Ensure there are parks in all parts of the City	306	73	13	21
N.	Restore/maintain historic areas	162	142	48	50
O.	Upgrade/renovate fitness facilities at existing recreation centers	152	170	28	53
P.	Purchase land for recreational facilities	90	140	85	78
Q.	Develop large parks with a greater variety of recreational facilities that serve a wider area	135	141	58	62
R.	Upgrade/renovate existing golf facilities	40	75	210	67
Missing					

Total	491	491	491	1348
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A14_2. Three items from A13 respondents would be most willing to fund with their City Tax dollars as percentages

How supportive are you of having the City...		Most important	Second most important	Third most important
A.	Purchase land to preserve open space and natural areas	24.4%	8.8%	6.5%
B.	Upgrade/renovate existing park buildings and facilities	7.9%	4.9%	3.3%
C.	Restore/maintain natural areas	6.5%	16.5%	11.6%
D.	Purchase land for developing athletic fields	0.6%	1.0%	1.0%
E.	Expand/renovate walking/biking trails and connect existing trails	18.9%	13.6%	8.1%
F.	Develop smaller parks with a greater variety of recreational facilities that serve a wider area	3.7%	7.3%	5.3%
G.	Expand/renovate program and class spaces	1.2%	1.6%	2.4%
H.	Purchase land for passive recreational uses (such as trails, picnic areas, and shelters)	1.8%	5.7%	6.3%
I.	Upgrade/renovate athletic fields, including lighting	2.2%	1.4%	2.9%
J.	Develop new athletic fields	0.2%	0.8%	1.4%
K.	Purchase historic sites for preservation	1.4%	2.6%	3.3%
L.	Upgrade/renovate aquatic facilities at existing recreation centers	2.6%	3.7%	3.3%
M.	Ensure there are parks in all parts of the City	7.5%	8.4%	11.4%
N.	Restore/maintain historic areas	1.4%	1.8%	2.9%
O.	Upgrade/renovate fitness facilities at existing recreation centers	2.0%	3.7%	3.1%
P.	Purchase land for recreational facilities	0.2%	0.2%	1.2%
Q.	Develop large parks with a greater variety of recreational facilities that serve a wider area	1.8%	0.6%	4.7%
R.	Upgrade/renovate existing golf facilities	0.6%	0.6%	1.4%
Missing		14.7%	16.7%	19.6%
Total		100.0%	100.0%	100.0%

A14_3. Would not be willing to fund any items from A13 with their City tax dollars

Not Willing to Fund	Frequency	Percent of Total
Not Willing to Fund	71	14.5%
Total	491	

B1. Need for the different Farmers Markets

Type of Farmers Market		Need for this Farmers Market	If Yes, how well are your needs being met?				For each one you have a need for, how many times did you use this type of farmers market in the past 12 months?			
			Fully Met	Mostly Met	Partly Met	Not Met	Almost every day	Once or twice a week	Once or twice a month	Less than once a month
A.	City Market (April thru Thanksgiving)	71.3%	53.2%	34.1%	10.4%	2.3%	0.9%	25.1%	43.7%	30.3%
B.	Farmers in the Park (May thru September)	49.9%	45.6%	35.0%	15.2%	4.2%	0.8%	23.0%	35.1%	41.0%
C.	Holiday Market (Thanksgiving to Christmas)	46.0%	46.5%	31.8%	12.9%	8.8%	0.9%	19.4%	29.6%	50.0%

C1. Satisfaction with the Charlottesville Park System Overall

Satisfaction Rating	Frequency	Percent	Cumulative Percent
1 (Poor)	2	0.5%	0.5%
2	1	0.2%	0.7%
3	5	1.1%	1.8%
4	6	1.4%	3.2%
5	25	5.7%	8.9%
5.5 (Neutral)	1	0.2%	9.1%
6	52	11.8%	20.9%
7	93	21.1%	42.0%
8	153	34.8%	76.8%
9	77	17.5%	94.3%
10 (Excellent)	25	5.7%	100.0%
Missing	51		
Total	491		

C4. Ways in which respondents learn about Charlottesville Parks & Recreation programs and services

Ways to learn about programs and Services	Number of Respondents
News Media (TV, radio, newspaper)	193
Social Media	126
Social Fliers	57
Email Communications	66
Program Guide	177
Website	199
Visited/Called a Parks & Recreation Office	79
Charlottesville Parks & Recreation App	13
Word of Mouth	255
Other	39
Don't know/don't recall	65

D1. Age of Respondents

Age	Frequency	Percent	Cumulative Percent
18-24	38	8%	8.0%
25-39	166	34.8%	42.8%
40-64	177	37.1%	79.9%
65+	96	20.7%	100.0%
Total	477	100.0%	
Missing	14		
Total + Missing	491		

D2. Years Lived in Charlottesville

Years Lived in Charlottesville	Frequency	Percent	Cumulative Percent
Less than 1 Year	4	0.8%	0.8%
1 to less than 2 Years	45	9.4%	10.2%
2 to less than 5 Years	92	19.2%	29.4%
5 to less than 7 Years	35	7.3%	36.7%
7 to less than 15 Years	89	18.6%	55.3%
15 to less than 30 Years	85	17.8%	73.1%
30 to less than 60 Years	99	20.7%	93.8%
Over 60 Years	29	6.1%	100.0%
Total	478	100.0%	
Missing	13		
Total + Missing	491		

D3. Asks if respondent is a college student in Charlottesville

College Student	Frequency	Percent	Cumulative Percent
Yes	47	9.9%	9.9%
No	428	90.1%	100.0%

Total	475	100.0%	
Missing	16		
Total + Missing	491		

D5. Type of Home

Type of Home	Frequency	Percent	Cumulative Percent
Single Family House	306	63.4%	63.4%
Townhouse/duplex	60	12.4%	75.8%
Apartment	102	21.1%	96.9%
Condominium	10	2.1%	99.0%
Other	5	1.0%	100.0%
Total	483	100.0%	
Missing	8		
Total + Missing	491		

D8. Pre-Tax Household Income in the 2016 Calendar Year

Income	Frequency	Percent	Cumulative Percent
Under \$25,000	69	16.6%	16.6%
\$25,000 - \$49,999	95	22.9%	39.5%
\$50,000 - \$74,999	78	18.8%	58.3%
\$75,000 - \$99,999	60	14.5%	72.8%
\$100,000 - \$149,999	60	14.5%	87.2%
\$150,000 or more	53	12.8%	100.0%
Total	415	100.0%	
Missing	76		
Total + Missing	491		