

Agenda

PLANNING COMMISSION REGULAR DOCKET TUESDAY, June 14, 2022 at 5:30 P.M. Hybrid Meeting

I. Commission Pre-Meeting (Agenda discussion(s))

Beginning: 5:00 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: (CitySpace, 100 5th St NE, Charlottesville, VA 22902 and Electronic/Virtual)

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

- i. Minutes – Regular meeting – August 10, 2021
- ii. Preliminary Site Plan - 218 West Market Street

III. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

1. **SP22-00005 – 1000 Monticello Road** – Piedmont Realty Holdings III LLC (the “Applicant”) as owner of the property located at 1000 Monticello Road, near the intersection of Monticello Road and Bainbridge Street identified by Tax Map and Parcel (TMP) 570036000 (the “Subject Property”) has submitted an application seeking approval of a Special Use Permit (SUP) for the property. The property is currently zoned NCC Neighborhood Commercial Corridor. The Comprehensive Land Use Map for this area calls for Neighborhood Mixed Use Corridor which recommends commercial, employment and residential uses and allows buildings up to 5 stories in height. Pursuant to City Code Sec. 34-700, the Owner submitted a request for increased density from a By-Right 21 Dwelling Units per Acre (“DUA”) to 42 DUA. The Owner is proposing a mixed-use building with 11 residential units and a single commercial unit. The Subject Property is approximately 0.808 acres with road frontage on Monticello Road and Bainbridge Street. The SUP, if approved, would allow for the construction of 11 new units on the Subject Property in addition to the existing 23 units already on the site. Additional information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may also contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.gov) or by telephone (434-970-3186).
2. **SP22-00004 – 923 Harris Street** – 923 Harris Street LLC (the “Owner”) and Shimp Engineering (the “Applicant”) have submitted an application seeking approval of a Special Use Permit (SUP) for the property located at 923 Harris Street, near the intersection of Harris Street and Cynthianna Drive identified by Tax Map and Parcel (TMP) 350112000 (the “Subject Property”). The property is currently zoned IC Industrial Corridor. The Comprehensive Land Use Map for this area calls for Business and Technology Mixed Use which recommends light industrial/production uses along with allowing for other commercial/residential uses and buildings up to 6 stories in height. Pursuant to City Code Sec. 34-458(b) and 34-480 the Applicant and Owner submitted a request for increased density from a By-Right 21 Dwelling Units per Acre (“DUA”) to 62 DUA. The Applicant is proposing a mixed-use building with 7 residential units and a commercial studio space; and

as the Subject Property is approximately 0.13 acres with road frontage on Harris Street, the SUP, if approved, would allow for the construction of the 7 units on the Subject Property. Additional information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Special Use Permit application may also contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.gov) or by telephone (434-970-3186).

3. **ZM22-00001 – 415 10th Street NW (Old Trinity Church)** – Landowner Dairy Holdings, LLC (the “Owner”) has submitted an application seeking a Rezoning for approximately 0.188 acres of land identified within the 2022 City real estate records by Real Estate Parcel Identification Number 040046000 (“Subject Property”). The Subject Property has frontage on 10th Street NW and Grady Avenue. The application proposes to change the zoning district classification of the Subject Property from R-1S (Residential Single-Family) to B-2 (Commercial) subject to certain proffered development conditions (“Proffers”). The Proffers include: (1) All non-residential uses allowed under B-2 zoning, other than Art Gallery, Auditorium, Houses of Worship, Club (private), Music Hall, Educational Facilities, Technology Based Business, and Offices, shall not be permitted on the subject property, and (2) No additional vehicular ingress and egress to the subject property. The Comprehensive Land Use Map for this area calls for General Residential which recommends up to 2.5 stories in height, up to 3 units per lot (or 4 units if the existing structure remains) and additional unit allowance depending on zoning allowances. Information pertaining to this application may be viewed online at www.charlottesville.gov/agenda. Persons interested in the Rezoning application may contact NDS Planner Brian Haluska by e-mail (haluska@charlottesville.gov) or by telephone (434-970-3186).

IV. COMMISSION’S ACTION ITEMS

Continuing: until all action items are concluded.

1. Preliminary Discussion – Lochlyn Hill, Block 4b

V. FUTURE MEETING SCHEDULE/ADJOURN

Tuesday July 12, 2022 – 5:00 PM	Pre-Meeting	
Tuesday July 12, 2022 – 5:30 PM	Regular Meeting	<u>Minutes</u> - August 31, 2021, September 14, 2021, October 11, 2021, October 12, 2021, October 21, 2021, November 9, 2021 <u>Comprehensive Plan</u> <u>Major Subdivision</u> – Preston Commons (Robinson Place) <u>Critical Slope Waiver</u> – Azalea Springs

Anticipated Items on Future Agendas

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements, Accessory Dwelling Unit, Middle Density zoning and Affordable Dwelling Unit , 12th and Rosser/CH Brown Historic Conservation District (six properties)

Rezoning and SUP – 0 Carlton Road

Rezoning – Mount View PUD

Critical Slopes Waiver – Belmont Condominiums

Site Plan –Flint Hill PUD, 1223 Harris, Lyndhall Apartments

Special Use Permit – Fire Station on 250 Bypass

Comprehensive Plan Amendment – Manufactured Housing

Future Entrance Corridor

- 920 E High Street - Comprehensive Sign Plan Request (*Sentara*)
- 1815 JPA - New apartment building (Wassenaar+Winkler Architects)
- 1801 Hydraulic Road – revised Comp Sign Plan, revised design review (*Hillsdale Place, Riverbend*)

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

During the local state of emergency related to the Coronavirus (COVID19), City Hall and City Council Chambers are closed to the public and meetings are being conducted virtually via a Zoom webinar. The webinar is broadcast on Comcast Channel 10 and on all the City's streaming platforms including: Facebook, Twitter, and www.charlottesville.gov/streaming. Public hearings and other matters from the public will be heard via the Zoom webinar which requires advanced registration here: www.charlottesville.gov/zoom . You may also participate via telephone and a number is provided with the Zoom registration or by contacting staff at 434-970-3182 to ask for the dial in number for each meeting.

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY
5/1/2022 TO 5/31/2022**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
 - a. UVA Contemplative Commons ROW – May 6, 2022
 - b. Aspen Dental – 1252 Emmet Street North – May 23, 2022
- 3. Site Plan Amendments**
 - a. 1719 Hydraulic Road (Dominion Storage Tanks) – April 28, 2022
 - b. First Presbyterian Church Amendment #1 – May 10, 2022
- 4. Subdivision**
 - a. 2428 Jefferson Park Avenue (BLA) – May 10, 2022

August 10, 2021 Planning Commission Minutes are included as the last documents in this packet.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION MEETING
APPLICATION FOR APPROVAL OF A PRELIMINARY SITE PLAN
APPLICATION NUMBER: P21-0111
DATE OF MEETING: June 14, 2022

Project Planner: Brian Haluska

Date of Staff Report: May 31, 2022

Applicant: Timmons Group

Applicant's Representative(s): Craig Kotarski

Current Property Owner: Heirloom Downtown Mall Development LLC

Property Street Address: 218 West Market Street ("Subject Property")

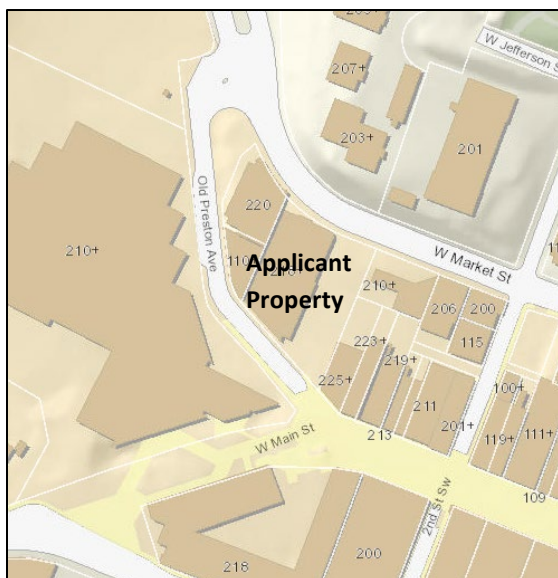
Tax Map & Parcel: 330276000

Current Zoning Classification: Downtown Corridor

Overlay District: Architectural Design Control District, Urban Core Parking District

Reason for Planning Commission Review: Preliminary site plan reflects the proposed development of a property that is the subject of an approved special permit per Sections 34-820(d)

Vicinity Map



Standard of Review

Site plan approval is a ministerial function of Planning Commission in which no discretion is involved. If this preliminary site plan contains all required information, then it must be granted approval. If Planning Commission disapproves this plan, it shall set forth in writing the specific reasons therefor. As per Section 34-823(c), the reasons for disapproval shall identify deficiencies in this plan which cause the disapproval, by reference to specific ordinances, laws, or regulations. If this plan is disapproved, Planning Commission must also generally identify modifications or corrections that will permit approval of this plan.

Applicant's Request (Summary)

Mr. Craig Kotarski of Timmons Group, on behalf of the Heirloom Downtown Mall Development LLC, is seeking Planning Commission approval for the 218 West Market Street Preliminary Site Plan. This preliminary site plan proposes a 101 foot tall mixed-use building with 90 residential units and 22,035 square feet of commercial space. On September 8, 2020, City Council approved Special Use Permit SP19-00006 authorizing a mixed-use building with residential density up to 240 dwelling units per acre and up to 101 feet in building height. The Director of Neighborhood Development Services extended the validity of this SUP until March 23, 2023 on March 4, 2022. As per the City's Zoning Ordinance, Planning Commission shall review this preliminary site plan because it reflects the proposed development of property that is subject to a Special Use Permit.

Site Plan Requirements

A. Compliance with the City's Erosion and Sediment Control ordinance (Chapter 10)

Staff has determined that this preliminary site plan complies with the City's Erosion and Sediment Control ordinance. Erosion and Sediment Control plans are included as site plan Sheets C3.0 through C3.2, and Stormwater Management Plans are included as site plan Sheet C6.0.

B. Compliance with applicable Downtown Corridor District zoning regulations (Sections 34-556 - 34-564)

The property is zoned Downtown Corridor District. The project complies with all requirements of that district.

C. Compliance with general standards for site plans (Section 34-827)

Staff has determined that this site plan contains the following information as required:

1. General site plan information, including but not limited to project, property, zoning, site, and traffic information: **Found on Sheet C0.0.**
2. Existing condition and adjacent property information: **Found on Sheet C2.0.**
3. Phasing plan: **The project will be constructed in one phase.**
4. Topography and grading: **Found on Sheet C5.0.**
5. Existing landscape and trees: **Found on Sheet C2.0.**
6. The name and location of all water features: **N/A.**
7. One hundred-year flood plain limits: **N/A.**
8. Existing and proposed streets and associated traffic information: **Found on Sheet C0.0. No new roads are proposed.**
9. Location and size of existing water and sewer infrastructure: **Found on Sheet C2.0.**
10. Proposed layout for water and sanitary sewer facilities and storm drain facilities: **Found of Sheet C4.0.**
11. Location of other existing and proposed utilities and utility easements: **Found on Sheet C4.0.**
12. Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection: **Found on Sheet C4.0.**
13. Location and dimensions of all existing and proposed improvements: **Found on Sheets C4.0.**
14. All areas intended to be dedicated or reserved for public use: **N/A.**
15. Landscape plan: **N/A.**
16. Where deemed appropriate by the director due to intensity of development:
 - a. Estimated traffic generation figures for the site based upon current ITE rates: **Found on Sheet C0.0.**
 - b. Estimated vehicles per day: **Found on Sheet C0.0.**

D. Additional information to be shown on the site plan as deemed necessary by the director or Commission in order to provide sufficient information for the director or Commission to adequately review the site plan.

The Special Use Permit granted by City Council on September 8, 2022 includes four conditions, which are provided on **Sheet C0.1** of the preliminary site plan.

Condition 1 is the only condition that has details that must be reflected on the site plan, and the site plan is in compliance with this condition. Conditions 2 and 3 will be addressed in the Board of Architectural Review's consideration of the project, and the

applicant will be required to demonstrate adherence to Condition 4 prior to any construction activity being authorized on the site.

E. Compliance with Additional Standards for Specific Uses (Sections 34-930 - 34-938)

No improvements regulated by these sections are proposed.

Public Comments Received

Site Plan Conference Required by Z.O. Sec. 34-821

The City hosted a preliminary site plan conference on October 20, 2021 beginning at 1:00pm. Property owners within 500 feet and the North Downtown Neighborhood Association were notified of the meeting per requirements in Section 34-41(c)(2).

Staff has previously received comment objecting to the height of the project, and the impact it will have on traffic on Old Preston Avenue and Market Street.

Recommendation

Staff recommends approval of the preliminary site plan.

Attachments

1. Preliminary Site Plan dated August 10, 2021 and last revised March 30, 2022
2. Special Use Permit Resolution dated September 8, 2020

218 W MARKET STREET

PRELIMINARY SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA

08/10/2021

SITE DATA:

TAX MAP PARCEL: 330276000
 TOTAL SITE AREA: 0.562 ACRES
 LIMITS OF DISTURBANCE: 0.66 ACRES
 IMPERVIOUS AREA: EXISTING 0.61 ACRES
 PROPOSED 0.66 ACRES
 SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
 28 IMPERIAL DRIVE
 STAUNTON, VA 24401
 (540) 885-0920
 DATED: JUNE 14, 2019
 DATUM REFERENCE: VERTICAL: NAVD 88
 HORIZONTAL: NAD83, VA STATE GRID, SOUTH ZONE
 MISS UTILITY TICKET NUMBER: A914803153-00A (TICKET SUBMITTED ON 6/25/2019)

USE: CURRENT: RETAIL
 PROPOSED: MIXED USE RESIDENTIAL AND COMMERCIAL
RESIDENTIAL 65 1 BEDROOM UNITS
 25 2 BEDROOM UNITS
 90 TOTAL UNITS FOR RENT *UP TO 134 UNITS ALLOWED PER SUP

COMMERCIAL 4 RETAIL SPACES [5,600 SF + 7,635 SF + 4,120 SF + 4,680 SF = 22,035]

PAVED PARKING AND VEHICULAR CIRCULATION AREA IS LOCATED UNDER THE BUILDING AND ACCESSED THROUGH A PROPOSED ENTRANCE OFF OF OLD PRESTON AVE.

ZONED: DOWNTOWN CORRIDOR

OVERLAY DISTRICTS: HISTORIC OVERLAY DISTRICT
 URBAN CORE PARKING ZONE

SETBACKS: PRIMARY STREET FRONTAGE (MARKET STREET): 0' MINIMUM, 20' MAXIMUM
 SECONDARY STREET FRONTAGE (OLD PRESTON AVENUE): 0' MINIMUM, 20' MAXIMUM
 SIDE AND REAR (NOT ADJACENT TO LOW DENSITY RES.): NONE

STEPBACK: STREETWALL 40' MAXIMUM
 STEPBACK AT HEIGHT OF STREET WALL 10' MINIMUM

ADJACENT AREAS: NORTH - W. MARKET STREET/RETAIL
 EAST - RESTAURANT/RETAIL
 SOUTH - OLD PRESTON AVENUE/HOTEL
 WEST - OFFICE/THEATER

ALLOWABLE BUILDING HEIGHT: 70' MAX. (UP TO 101' VIA SPECIAL PERMIT) 45' MIN.
 PROPOSED BUILDING HEIGHT: 101' AS ALLOWED BY APPROVED SUP

MAXIMUM ALLOWABLE RESIDENTIAL DENSITY: 134 DUA (PER SUP)
 MAXIMUM PROPOSED RESIDENTIAL DENSITY: 90 DUA

PARKING SPACES REQUIRED:
 1 SPACE PER DWELLING UNITS OVER THE BY-RIGHT NUMBER OF UNITS
 90 DWELLING UNITS X 1 SPACE/DWELLING UNIT = 24 DWELLING UNITS BY RIGHT = 63 SPACES
 SEC. 34-971 PROVISION OF PARKING SHALL NOT BE REQUIRED FOR A DEVELOPMENT IN THE URBAN CORE PARKING ZONE UNLESS SUCH DEVELOPMENT REQUIRES A SPECIAL USE PERMIT FOR INCREASED RESIDENTIAL DENSITY ABOVE THAT ALLOWED BY RIGHT. PARKING REQUIRED PURSUANT TO ARTICLE IX SHALL BE PROVIDED FOR ALL ADDITIONAL UNITS ALLOWED AS A RESULT OF THE INCREASED DENSITY, UNLESS SUCH REQUIREMENT IS WAIVED BY COUNCIL.
 TOTAL = 63 PARKING SPACES

PARKING REDUCTION [SEC. 34-985.b]
 BUS STOP WITHIN 300 FT OF THE SITE = <4 SPACE>
 78 LONG TERM BIKE SPACES - 60 LONG TERM BIKE SPACES (REQ.) = 18 SPACES AT 1:5 RATIO - 3 SPACES
 TOTAL = 66 SPACES - 4 SPACES - 3 SPACES = 59 PARKING SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED:
 59 SPACES PROVIDED (CONSISTS OF 11 COMPACT SPACES AND 3 ACCESSIBLE SPACES, 1 OF WHICH IS VAN ACCESSIBLE)
 ACCESSIBLE SPACES REQUIRED:
 FOR 51-75 TOTAL SPACES, 3 ACCESSIBLE SPACES REQUIRED, 1 OF WHICH SHALL BE VAN-ACCESSIBLE.

BICYCLE PARKING REQUIRED (PER SECTION 34-882 OF THE CITY OF CHARLOTTESVILLE CITY CODE)
 RETAIL: LONG TERM: 22,035 SF X 1 SPACE PER 10,000 SF FLOOR AREA = 2.2 BICYCLE SPACES (2 MIN.)
 SHORT TERM: 22,035 SF X 1 SPACE PER 5,000 SF FLOOR AREA = 4.4 BICYCLE SPACES (2 MIN.)
 MULTI-FAMILY DWELLING: LONG: 65 BEDROOMS X 0.5 SPACE / BEDROOM = 57.5 BICYCLE SPACES
 SHORT: 25 BEDROOMS X 0.1 SPACE / BEDROOM = 11.5 BICYCLE SPACES
 TOTAL LONG TERM = 60 BICYCLE SPACES REQUIRED
 TOTAL SHORT TERM = 16 BICYCLE SPACES REQUIRED

BICYCLE PARKING PROVIDED: 78 LONG TERM SPACES (WITHIN THE PARKING GARAGE - "SARIS STACK RACK" AND "SARIS BIKE CORRAL")
 *58 LOWER PARKING + 20 ELEVATED PARKING
 16 SHORT TERM SPACES
 TOTAL = 95 BICYCLE SPACES PROVIDED

LOCATION OF NEARBY FIRE HYDRANTS: ALONG OLD PRESTON AVENUE. (APPROX. 52' FROM NEW BUILDING)

UTILITIES: CITY OF CHARLOTTESVILLE PUBLIC WATER, SEWER

PROJECT TIMING: THE ANTICIPATED START DATE FOR THE PROJECT IS SUMMER 2022. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 12-18 MONTHS.

WETLANDS: NO WETLANDS ARE IMPACTED AS PART OF THIS PROJECT.

FLOODPLAIN: THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN.

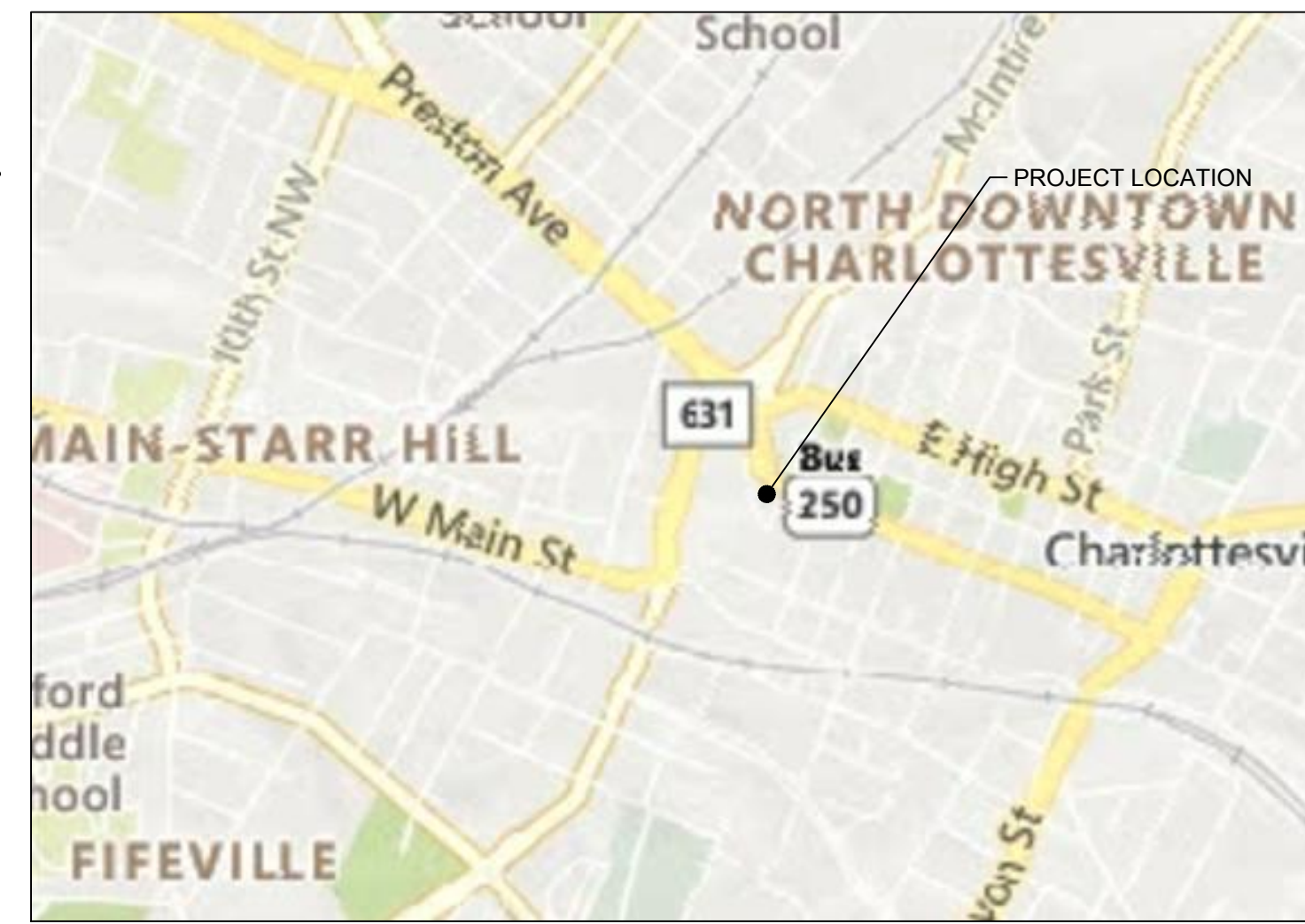
CRITICAL SLOPES: NO CRITICAL SLOPES ARE LOCATED ON THIS PROPERTY.

BUILDING AND SITE SIGNAGE: SIGNAGE PACKAGE TO BE SUBMITTED UNDER SEPARATE COVER

BUILDING CODE EDITION: 2018 VUSBC

TYPE OF CONSTRUCTION: 1B

OCCUPANCY CLASSIFICATION: MIXED USE INCLUDING:
 RESIDENTIAL R-2
 HOTEL R-1
 RESTAURANT/ASSEMBLY A-2
 RETAIL M
 OFFICE B
 PARKING S-2



VICINITY MAP

SCALE: 1" = 500'

OWNER:
 HEIRLOOM DOWNTOWN MALL DEVELOPMENT LLC
 178 COLUMBUS AVE #231409
 NEW YORK, NY 10019

ENGINEER OF RECORD:
 TIMMONS GROUP
 608 PRESTON AVENUE SUITE 200
 CHARLOTTESVILLE, VA 22902
 CONTACT: CRAIG KOTARSKI, P.E.
 TELEPHONE: 434-327-1688

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	SUP CONDITIONS OF APPROVAL
C1.0	NOTES & DETAILS
C1.1	DETAILS
C1.2	DETAILS
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	E&S C N&DT
C3.1	E&S C N&DT
C3.2	E&S C PHASE I
C4.0	LAYOUT AND UTILITY PLAN
C4.1	PARKING AND MAIN LEVEL PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	STORMWATER MANAGEMENT PLAN
TOTAL = 14 SHEETS	

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
 SEE SHEET C1.2 FOR AWWA M2 WATER CUSTOMER DATA SHEET

AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
 APARTMENTS/CONDOMINIUMS: 300 GPD X 89 UNITS = 26,700 GPD
 RETAIL: 2000 GPD/AC X 0.506 AC = 1012 GPD
 TOTAL: 27,712 GPD

AVERAGE HOUR: 27,712 GPD/24 = 1155 GALLONS PER HOUR

MAX HOUR = 300% OF AVERAGE HOUR = 1155 X 3 = 3,464 GALLONS

PEAK HOUR = MAX HOUR X 1.5 = 3,464 X 1.5 = 5,196 GALLONS = 86.6 GPM

FINAL WATER METER SIZING WILL BE PROVIDED AT FINAL SITE PLAN

SEWER FLOW (AVERAGE DAILY FLOW)
 AVERAGE FLOW RATES (FROM TABLE 9-1 & 9-2, CHARLOTTESVILLE STANDARDS & DESIGN MANUAL):
 APARTMENTS/CONDOMINIUMS: 300 GPD X 89 UNITS = 26,700 GPD
 RETAIL: 2000 GPD/AC X 0.506 AC = 1,012 GPD
 TOTAL: 26,700 GPD

PUBLIC UTILITY NOTES:

- PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- PLEASE CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

GENERAL ADA NOTES:

THIS SITE PLAN APPROVAL SHOULD NOT BE CONSTRUCTED OR INTERPRETED AS THE CITY'S VERIFICATION THAT THE SITE PLAN COMPLIES WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

CITY OF CHARLOTTESVILLE-LAND DISTURBANCE MS4 REPORTING CHART										
BMP TYPE	PRACTICE (1-15)	LEVEL (1 or 2)	LATITUDE	LONGITUDE	TOTAL DA (AC)	IMP. DA (AC)	PERV. DA (AC)	P REMOVED (LBS)	12 DIG. HUC.	*SWM MAINT. AGR. INST. #
VEG ROOF	5	1	38.03163939	-78.48292018	0.23	0.23	0	0.22	2080204043	
TOTAL LOD (AC)					0.65					
TOTAL P REMOVED BY BMP'S (LBS)							0.22			
TOTAL P CREDITS PURCHASED (LBS)							0			
TOTAL P CREDITED TO PROJECT (LBS)							0.22			
TOTAL P REQUIRED (LBS)							0.22			
*LAND DISTURBING #										
*SWM BOND RELEASE DATE										

* TO BE ENTERED BY CITY OF CHARLOTTESVILLE STAFF

Site-Trip Generation Analysis - Peak Hour of Adjacent Street

Buildout	Land Use	Size	Units	Code	AM Peak Hour			PM Peak Hour			Average Daily Trips
					In	Out	Total	In	Out	Total	
Proposed Uses											
Strip Retail (<40,000 S.F.) ⁽¹⁾	22,035	S.F.	822	31	21	52	68	68	136	1,200	
Multifamily Housing (Mid-Rise) ⁽²⁾	90	D.U.	221	4	21	25	17	6	23	264	
Total Trips					35	42	77	85	74	1,464	

Note: (1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition.
 (2) Assumes general urban/suburban land use category as ITE has no dense multi-use urban data for this land use.
 (3) Assumes dense multi-use urban land use category.



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 434.293.5624 | FAX: 434.293.8317 | www.timmons.com

PRELIMINARY SITE PLAN

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
1/17/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

DATE: 08/10/2021

DRAWN BY: J. DENKO

DESIGNED BY: J. DENKO

CHECKED BY: C. KOTARSKI

SCALE: AS SHOWN

TIMMONS GROUP

218 W MARKET STREET
 CITY OF CHARLOTTESVILLE, VA
 COVER

JOB NO. 43750
 SHEET NO. C0.0

SP19-00006

#R-20-122

**RESOLUTION
APPROVING A SPECIAL USE PERMIT
FOR PROPERTY LOCATED AT
218 WEST MARKET STREET**

WHEREAS, landowner Market Street Promenade, LLC is the current owner of a lot identified on 2019 City Tax Map 33 as Parcel 276 (City Parcel Identification No. 330276000), having an area of approximately 0.562 acre (24,480 square feet) (the "Subject Property"), and

WHEREAS, the landowner proposes to redevelop the Subject Property by constructing a mixed use building at a height of up to 101 feet on the Subject Property, with retail space on the ground floor facing West Market Street, residential dwelling units at a density of up to 240 dwelling units per acre, and underground parking ("Project"); and

WHEREAS, the Subject Property is located within the Downtown Architectural Design Control District established by City Code §34-272(1) and contains an existing building that is classified as a "contributing structure", and the City's board of architectural review (BAR) has been notified of this special use permit application and the BAR believes that any adverse impacts of the requested additional height, the loss of the existing contributing structure, and the massing of the proposed building to be constructed can be adequately addressed within the process of obtaining a certificate of appropriateness from the BAR;

WHEREAS, the Project is described in more detail within the Applicant's application materials dated submitted in connection with SP19-00006 and a preliminary site plan dated August 13, 2019, as required by City Code §34-158 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission and City Council conducted a joint public hearing, after notice and advertisement as required by law, on November 12, 2019; and

WHEREAS, upon consideration of the comments received during the joint public hearing, the information provided by the landowner within its application materials, and the information provided within the Staff Report, the Planning Commission voted to recommend approval of the proposed special use permit for the Project; and

WHEREAS, upon consideration of the Planning Commission's recommendation, and the Staff Reports discussing this application, public comments received, as well as the factors set forth within Sec. 34-157 of the City's Zoning Ordinance, this Council finds and determines that granting the proposed Special Use subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §§ 34-557 and 34-560, a special use permit is hereby approved and granted to authorize a building height of up to 101 feet, and residential density of up to 240 dwelling units per acre, for the Project, subject to the following conditions:

SP19-00006

and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

Approved by Council
September 8, 2020

Kyna Thomas, CMC
Clerk of Council

SP19-00006

1. The specific development being approved by this special use permit ("Project"), as described within the August 13, 2019 site plan exhibit submitted as part of the application materials, as required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:

a. Not more than one building shall be constructed on the Subject Property (the "Building"). The Building shall be a Mixed Use Building, containing residential and commercial uses in the percentages required by the Ordinance adopted by City Council on July 16, 2018 amending Article VI (Mixed Use Corridor Districts) of Chapter 34 (Zoning Ordinance) (relating to bonus height or density within mixed use zoning districts).

b. The commercial floor area within the Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building. The square footage of this retail space shall be at least the minimum required by the City's zoning ordinance or, if none, equivalent square footage in relation to the gross floor area of the Building as depicted in the August 13, 2019 site plan exhibit submitted as part of the application materials (subject to adjustment of the GFA, as necessary to comply with requirements of any COA approved by the BAR.

c. Underground parking shall be provided within a parking garage structure constructed underneath the Building.

2. The mass of the Building shall be broken up to provide compatibility with the character-defining features of the Downtown Architectural Design Control District (City Code §34-272(1)), subject to approval by the City's board of architectural review.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable facade at street level.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the building located on property adjacent to the Subject Property at 110 Old Preston Avenue ("Adjacent Property"). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property ("Development Site"). At minimum, the Protective Plan shall include the following:

SP19-00006

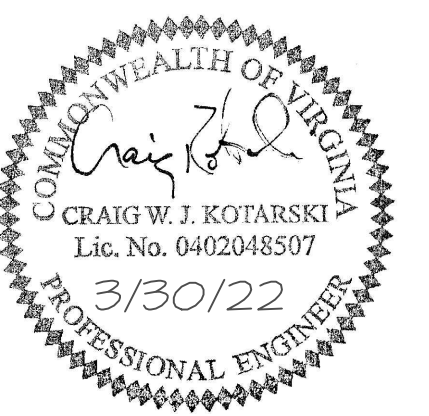
a. *Baseline Survey*--Landowner shall document the existing condition of the building at 110 Old Preston Avenue ("Baseline Survey"). The Baseline Survey shall take the form of written descriptions, and visual documentation which may include color photographs and video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Adjacent Property, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner's Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The Landowner and the Owner of the Adjacent Property ("Adjacent Landowner") may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

b. *Protective Plan*--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that shall include seismic monitoring or other specific monitoring measures of the Adjacent Property as recommended by the engineer preparing the Protective Plan. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.

c. *Advance notice of commencement of activity*--The Adjacent Landowner shall be given 14 days' advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 534.293.9624 | FAX: 534.293.9317 | www.timmons.com

PRELIMINARY SITE PLAN

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
1/12/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

DATE

08/10/2021

DRAWN BY

J. DENKO

DESIGNED BY

J. DENKO

CHECKED BY

C. KOTARSKI

SCALE

1" = 10'

TIMMONS GROUP
218 W MARKET STREET
CITY OF CHARLOTTEVILLE, VA
SUP CONDITIONS OF APPROVAL

JOB NO.
43750

SHEET NO.
C0.1

GENERAL NOTES:

UTILITIES

- 1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. ALL RECTANGULAR WATER METER BOXES LOCATED IN SIDEWALKS SHALL BE REPLACED WITH ROUND ONES. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
6. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE CITY.
7. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE COORDINATED OR PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF CHARLOTTEVILLE DEPARTMENT OF UTILITIES REQUIREMENTS.

EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

- 1. ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF MATERIAL. TEMPORARY FENCING REQUIRED BY PRIVATE PROPERTY OWNERS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PRE-CONSTRUCTION CONDITION OF ANY FENCE TO BE REMOVED, DISTURBED OR REPLACED.
2. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
3. CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
4. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL EMPLOY EROSION CONTROL DEVICES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE CITY EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENuded FOR MORE THAN SEVEN (7) CALENDAR DAYS.
6. CONTRACTOR SHALL CLEAN UP, RESTORE, PERMANENTLY SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH CITY STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STRIP OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE.
7. AS DETERMINED BY THE ENGINEER, ANY DEFECTIVE, FAULTY, CRACKED, BROKEN OR GRAFFITIED SIDEWALKS, DRIVEWAYS, HANDICAP RAMPS OR CURB & GUTTER SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH WORK.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO REQUESTS FROM THE CITY'S E&S INSPECTOR TO ADD OR MODIFY E&S MEASURES DURING CONSTRUCTION.

EARTHWORK AND SITE CONDITIONS

- 1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
2. NO NEW SIDEWALK SHALL EXCEED 2.0% CROSS-SLOPE (PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC).
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO THE CITY OF CHARLOTTEVILLE ENGINEERING DIVISION STANDARDS AND ALL OTHER APPLICABLE CITY ORDINANCES.
5. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.

CONCRETE AND ASPHALT

- 1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE ANY CONCRETE IS PLACED. THE ENGINEER INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH CITY STANDARDS.
5. 1/2" PREMOLDDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN SHARP BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
8. EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. 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.
9. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

DRAINAGE

- 1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
3. ALL PIPES, DITCHES AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEERING INSPECTOR BEFORE BEING BACKFILLED OR BURIED. THE ENGINEERING INSPECTOR MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
5. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
6. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
7. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE CONNECTED TO THE NEW WORK USING MATERIALS APPROVED BY THE ENGINEERING INSPECTOR, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER.

VEGETATION

- 1. PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
2. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

TRAFFIC AND SIGNAGE

- 1. ALL TEMPORARY NO PARKING REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE TRAFFIC ENGINEER.
2. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND/OR FLAG PERSONS TO INSURE THE SAFETY OF PEDESTRIANS AND THE PUBLIC ACCESS TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. EXCEPT AS APPROVED IN WRITING BY THE ENGINEER, TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGH WORK AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. THESE TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD MANUAL. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONALLY CONTRACTOR SHALL PROVIDE ADEQUATE PEDESTRIAN BARRIERS AND MAINTAIN PEDESTRIAN CIRCULATION DURING CONSTRUCTION.
3. EXCEPT AS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE WORK SHALL BE COORDINATED AND PERFORMED IN A MANNER SO THAT ALL EXISTING FIRE HYDRANTS SHALL BE ACCESSIBLE AT ALL TIMES DURING THE WORK.
4. CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) TWELVE (12) HOURS IN ADVANCE OF BLOCKING ANY ENTRANCE. NO ENTRANCE SHALL BE BLOCKED FOR MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER, EXCEPT WHERE NEW ENTRANCES ARE CONSTRUCTED.
5. WITHIN 24 HOURS OF THEIR REMOVAL, CONTRACTOR SHALL REPLACE MAILBOXES, STREET SIGNS, TRAFFIC SIGNS, AND THE LIKE THAT ARE REMOVED FOR CONSTRUCTION. PERMANENT OR SUITABLE TEMPORARY ITEMS WILL BE USED AS THE STATUS OF WORK PERMITS. PERMANENT OR TEMPORARY STOP SIGNS MUST BE IN PLACE AT ALL TIMES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TRAFFIC DIVISION ONE FULL WORKING DAY PRIOR TO ANY CONCRETE POUR WHERE TRAFFIC AND STREET SIGNS ARE TO BE REPLACED. UPON SUCH NOTIFICATION, THE CITY WILL PROVIDE SIGN POST SLEEVES, WHEN NEEDED, AND IDENTIFY THE LOCATION WHERE SIGNS ARE TO BE PLACED.
7. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE SHOWN ON PLANS AND SHALL BE CONSISTENT WITH THE MUTCD.
8. A TEMPORARY STREET CLOSURE PERMIT IS REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING PAGES, AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE CITY TRAFFIC ENGINEER.

MISCELLANEOUS

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR CITY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 970-3361.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK STARTING.
3. WATER METERS THAT ARE TO BE MOVED SHALL BE MOVED COMPLETELY IN THE SIDEWALK OR COMPLETELY OUT OF THE SIDEWALK. WATER METERS MOVED IN THE SIDEWALK SHALL BE LOCATED WITHIN 18" OF THE EDGE.
4. RETAINING WALLS WITH A MAX HEIGHT OF 12" OR LESS SHALL BE POURED IN CONTINUITY WITH THE SIDEWALK. WALLS WITH A MAX HEIGHT GREATER THAN 12" SHALL BE SEGMENTAL BLOCK WALLS.
5. ALL SIGNS TO BE RELOCATED SHALL BE LOCATED WITHIN 6 INCHES BEHIND THE BACK EDGE OF THE SIDEWALK.
6. MAILBOXES SHALL BE RELOCATED TO THE FRONT OF THE SIDEWALK BUT SHALL ALSO PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE BEHIND THE MAILBOX TO MEET ADA REQUIREMENTS.
7. EXISTING ROOF DRAINS SHALL BE ROUTED THROUGH SIDEWALK. ROOF DRAINS LARGER THAN 4" WILL REQUIRE A TROUGH DRAIN.

FIRE DEPARTMENT

- 1. BUILDING STREET NUMBERS SHALL BE PLAINLY VISIBLE FROM STREET.
2. A KNOXBOX KEY BOX SHALL BE MOUNTED TO THE SIDE OF THE FRONT OR MAIN ENTRANCE.
3. AN ELEVATOR KEYBOX WILL BE REQUIRED.
4. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13.5'.
5. AN APPROVED WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.
6. IF THE FLOOR LEVEL OF THE HIGHEST STORY IS MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THEN A CLASS I STANDPIPE SYSTEM MUST BE INSTALLED IN ADDITION TO THE SPRINKLER SYSTEM.
7. WHERE A BUILDING HAS BEEN CONSTRUCTED TO A HEIGHT GREATER THAN 50' OR FOUR STORIES, AT LEAST ONE TEMPORARY LIGHTED STAIRWELL SHALL BE PROVIDED UNLESS OR MORE PERMANENT STAIR ARE ERECTED AS THE CONSTRUCTION PROGRESSES.
8. BUILDINGS FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE OR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40' 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.
9. SMOKING TO BE ALLOWED IN ONLY DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION.
10. WASTE DISPOSAL OF COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY.
11. CUTTING AND WELDING. 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.
12. 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 BEEN ACCUMULATED.
13. REQUIRED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100' OF TEMPORARY 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. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000LBS.
14. A PERMIT IS REQUIRED FOR FIRE LINE INSTALLATION. A DETAILED DRAWING (2 SETS) SHOWING FITTINGS AND THRUST BLOCKS MUST BE SUBMITTED WITH THE PERMIT APPLICATION. ONCE INSTALLED, THE FIRE LINE REQUIRES A VISUAL INSPECTION AND A PRESSURE TEST INSPECTION BY THE FIRE MARSHALL'S OFFICE.
15. 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. LANDSCAPING IN THE AREA OF THESE ITEMS SHALL BE OF THE TYPE THAT WILL NOT ENCRoACH ON THE REQUIRED FIVE FOOT RADIUS ON MATURITY OF THE LANDSCAPING.
16. NO VEHICLE/MACHINERY OF ANY TYPE, CONSTRUCTION MATERIALS OR CONSTRUCTION DEBRIS IS TO BE PARKED WITHIN 15 FT OF EITHER SIDE OR IN FRONT OF A FIRE HYDRANT.

SITE PLAN LEGEND

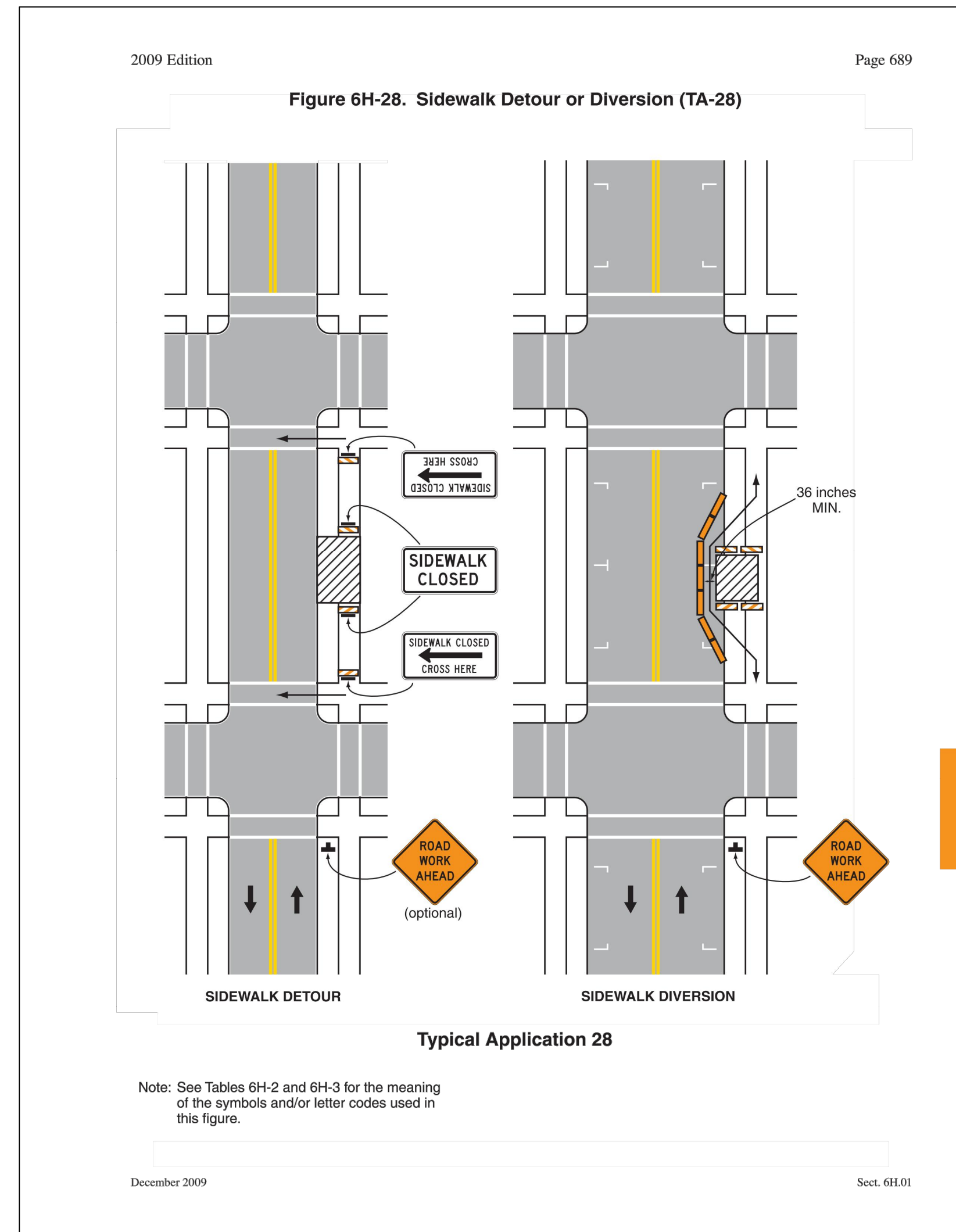
Table with columns for EXISTING and PROPOSED symbols and their corresponding descriptions. Includes items like PROPERTY LINE, FENCE, MAJOR CONTOUR, MINOR CONTOUR, SURVEY CONTROL MONUMENT, SURVEY CONTROL POINT, WATER, GAS, STORM, SANITARY, CATCH BASIN, STORM MANHOLE, SANITARY MANHOLE, SANITARY CLEAN OUT, FIRE HYDRANT, FDC, METER, SETBACK, WATER VALVE, BOLLARD, STREET SIGN, FENCE, MAJOR CONTOUR, MINOR CONTOUR, SITE LIGHT, PARKING SPACE COUNT, TOP OF CURB.

GRADING

TC = TOP OF CURB
BC = BOTTOM OF CURB
EP = EDGE OF PAVEMENT
EC = EDGE OF CONCRETE
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

GENERAL NOTES

- 1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, EXISTING ASPHALT, SANITARY LINES, WATER LINES, ETC. PRIOR TO CONSTRUCTION.
4. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT.
5. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT 1 AND 1 LD-94 (D) 121.13.
6. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C76. PIPE SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS. IF PRE-CAST UNITS ARE TO BE USED CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
7. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
8. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
9. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.
10. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
11. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
12. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
13. THE OWNERS REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
14. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
15. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR STARTING WORK THAT IMPACTS TRAFFIC ON PUBLIC ROADS.
16. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL STRUCTURES SHALL COMPLY WITH THE 2018 UNIFORM STATEWIDE BUILDING CODE, 2009 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1-03
17. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.



THIS DRAWING PREPARED AT THE CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 434.293.5624 | FAX: 434.293.8317 | www.timmons.com

Table with columns for REVISIONS, REVISION DESCRIPTION, DATE, and REVISIONS PER CITY COMMENTS. Includes dates 11/19/2021, 11/27/2022, and 3/30/2022.

PRELIMINARY SITE PLAN
DATE 08/10/2021
DRAWN BY J. DENKO
DESIGNED BY J. DENKO
CHECKED BY C. KOTARSKI
SCALE 1" = 10'

TIMMONS GROUP logo and address: 218 W MARKET STREET, CITY OF CHARLOTTEVILLE, VA. NOTES & DETAILS. JOB NO. 43750, SHEET NO. C1.0.

S:\10343750-218_W_MarketDWG\Sheets\PRELIM SITE PLAN\43750-103-C1-10-NDT1.dwg | Plotted on 3/30/2022 3:18 PM | by Jessica Denko

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 534.293.2624 FAX: 534.293.8317 www.timmons.com

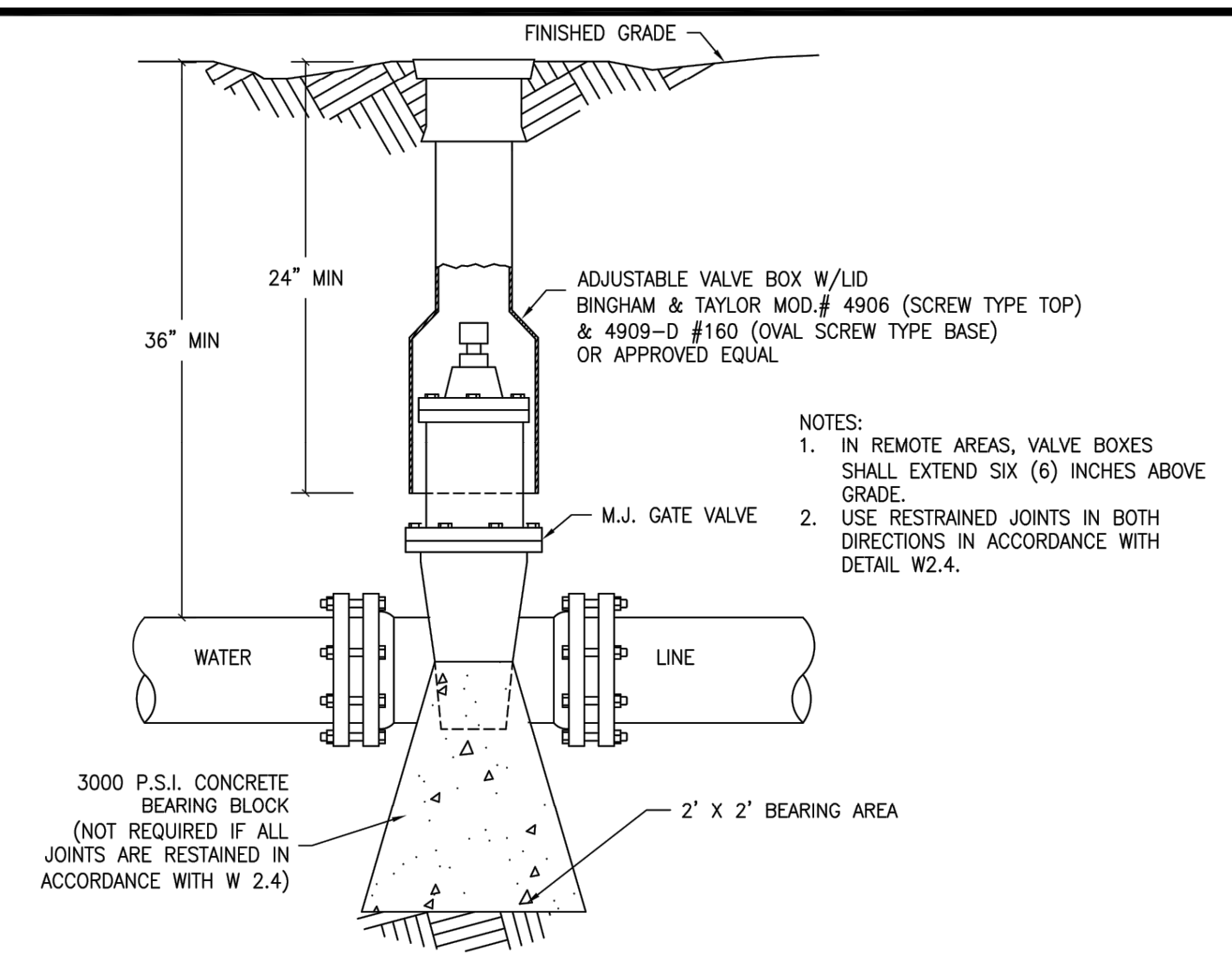
REVISION	DATE	DESCRIPTION
1	11/19/2021	REVISED PER CITY COMMENTS
2	1/7/2022	REVISED PER CITY COMMENTS
3	3/30/2022	REVISED PER CITY COMMENTS

DATE: 08/10/2021
DRAWN BY: J. DENKO
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 10'

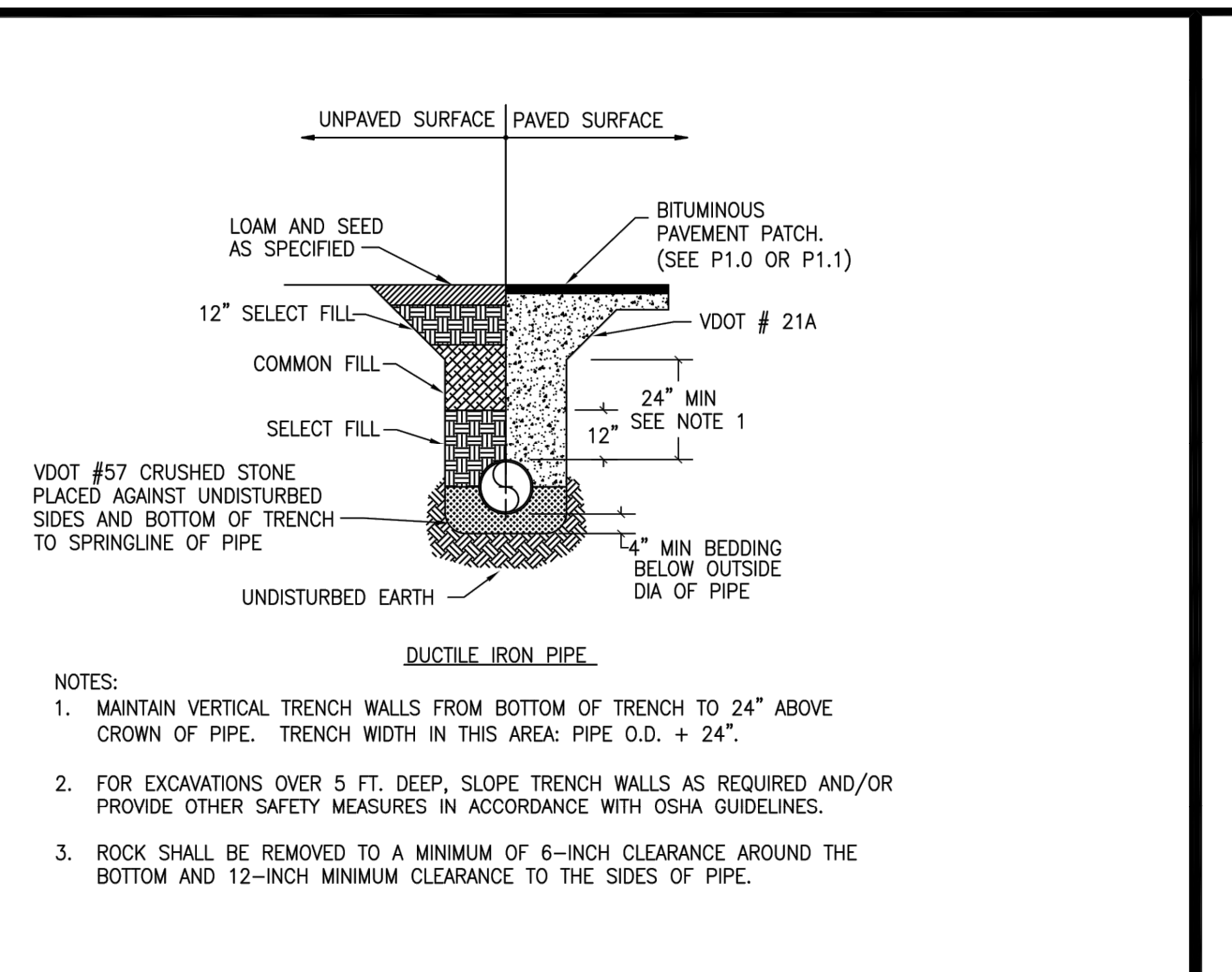
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:

TIMMONS GROUP
218 W MARKET STREET
CITY OF CHARLOTTEVILLE, VA
DETAILS

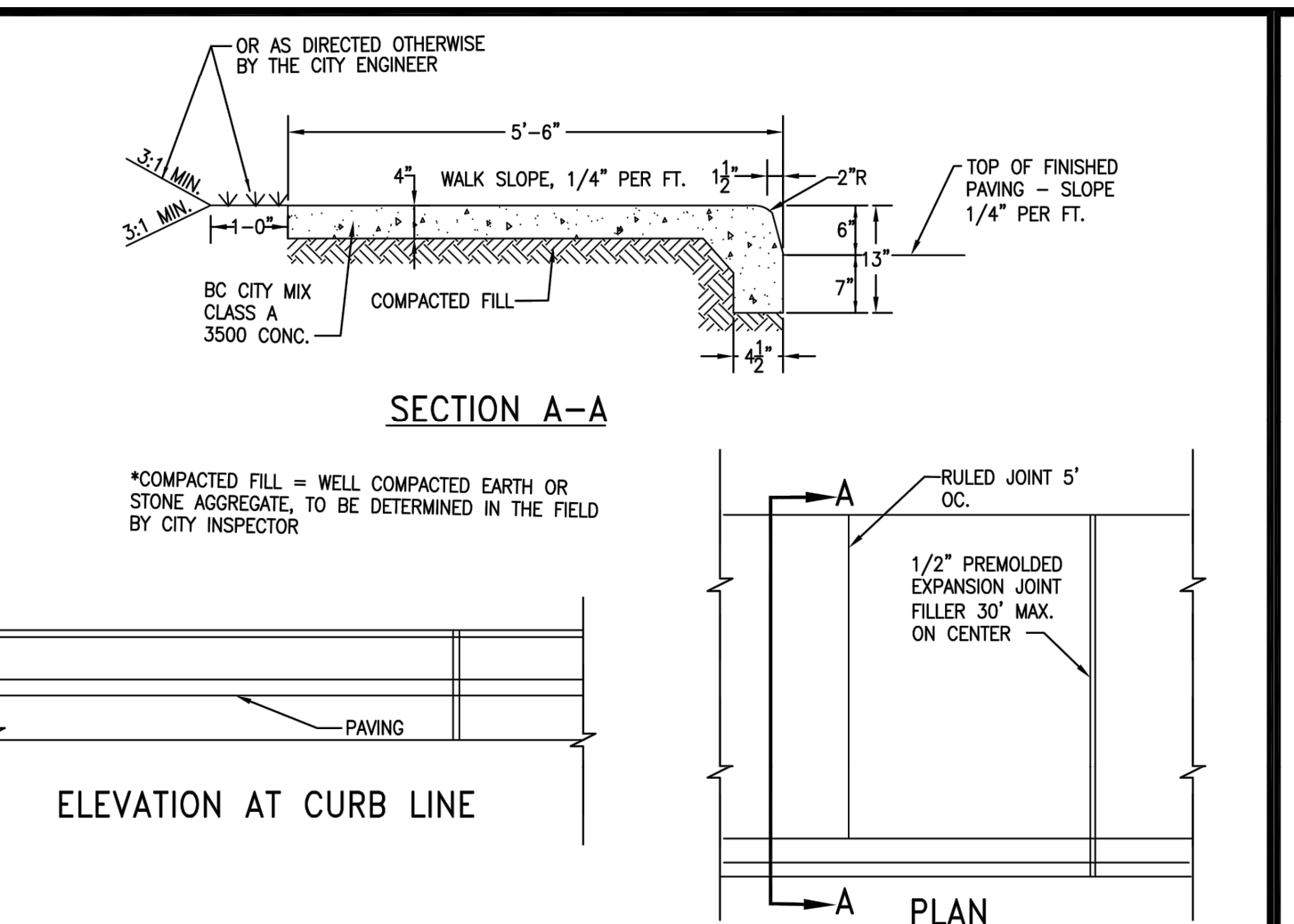
JOB NO. 43750
SHEET NO. C1.1



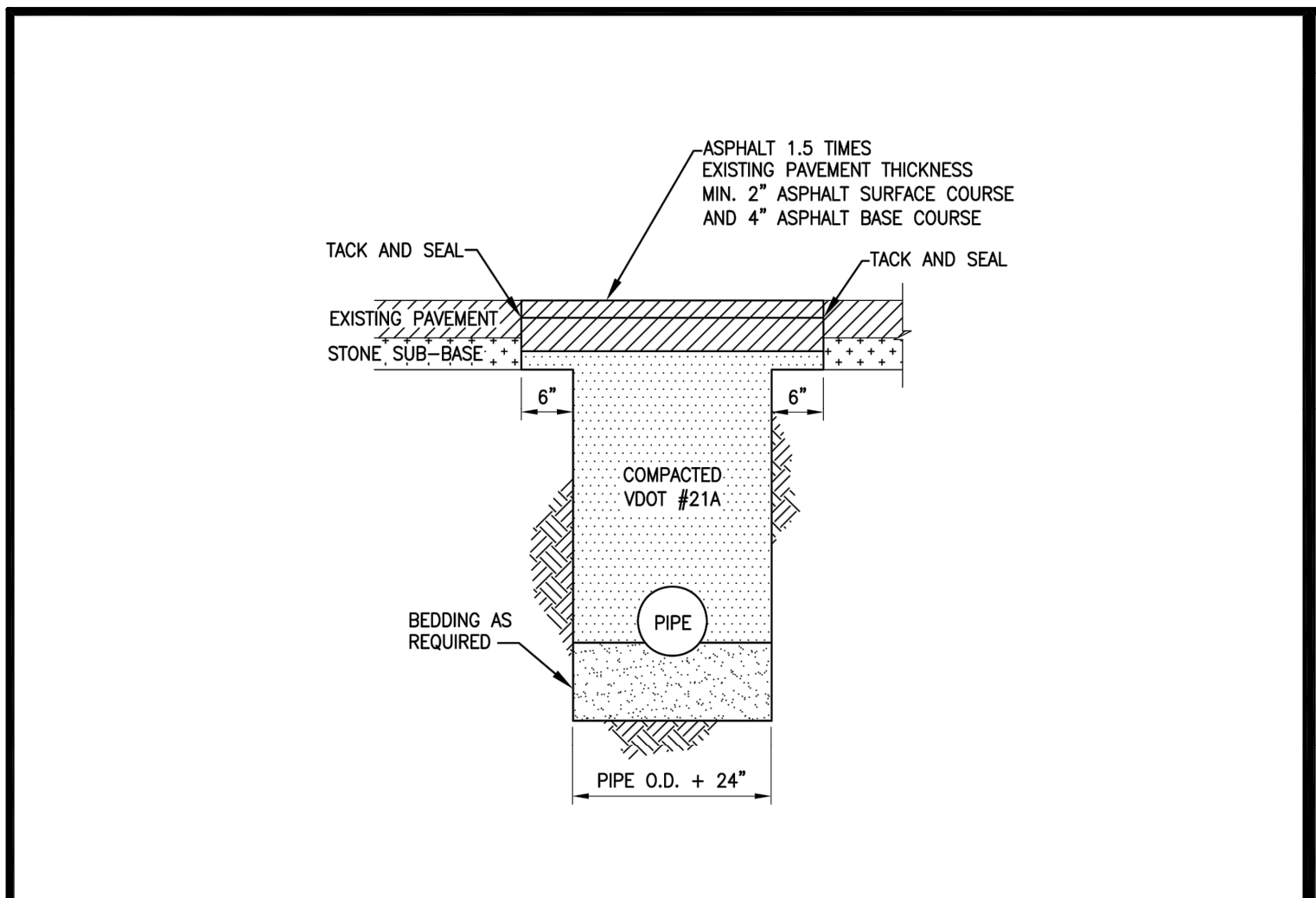
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



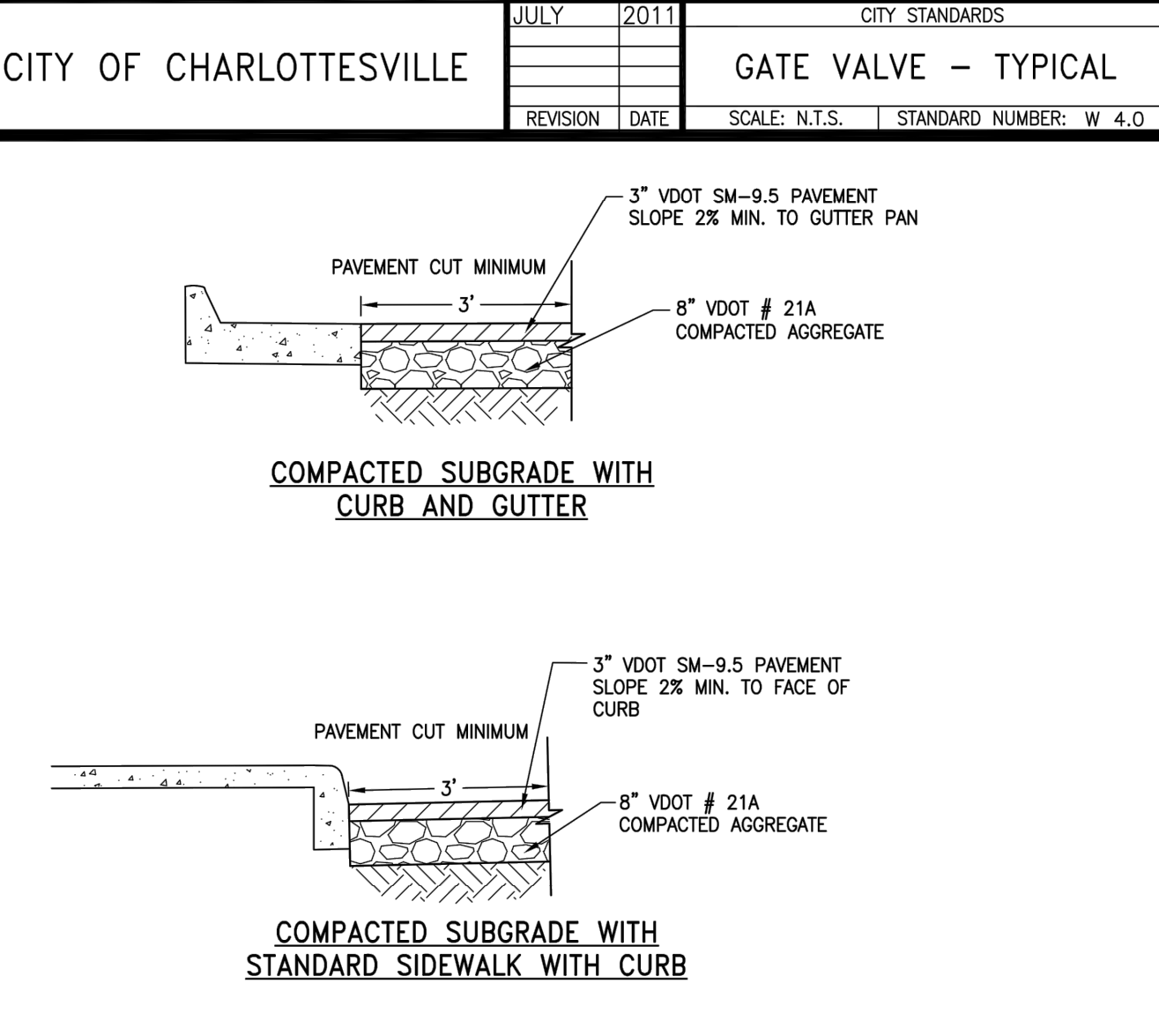
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



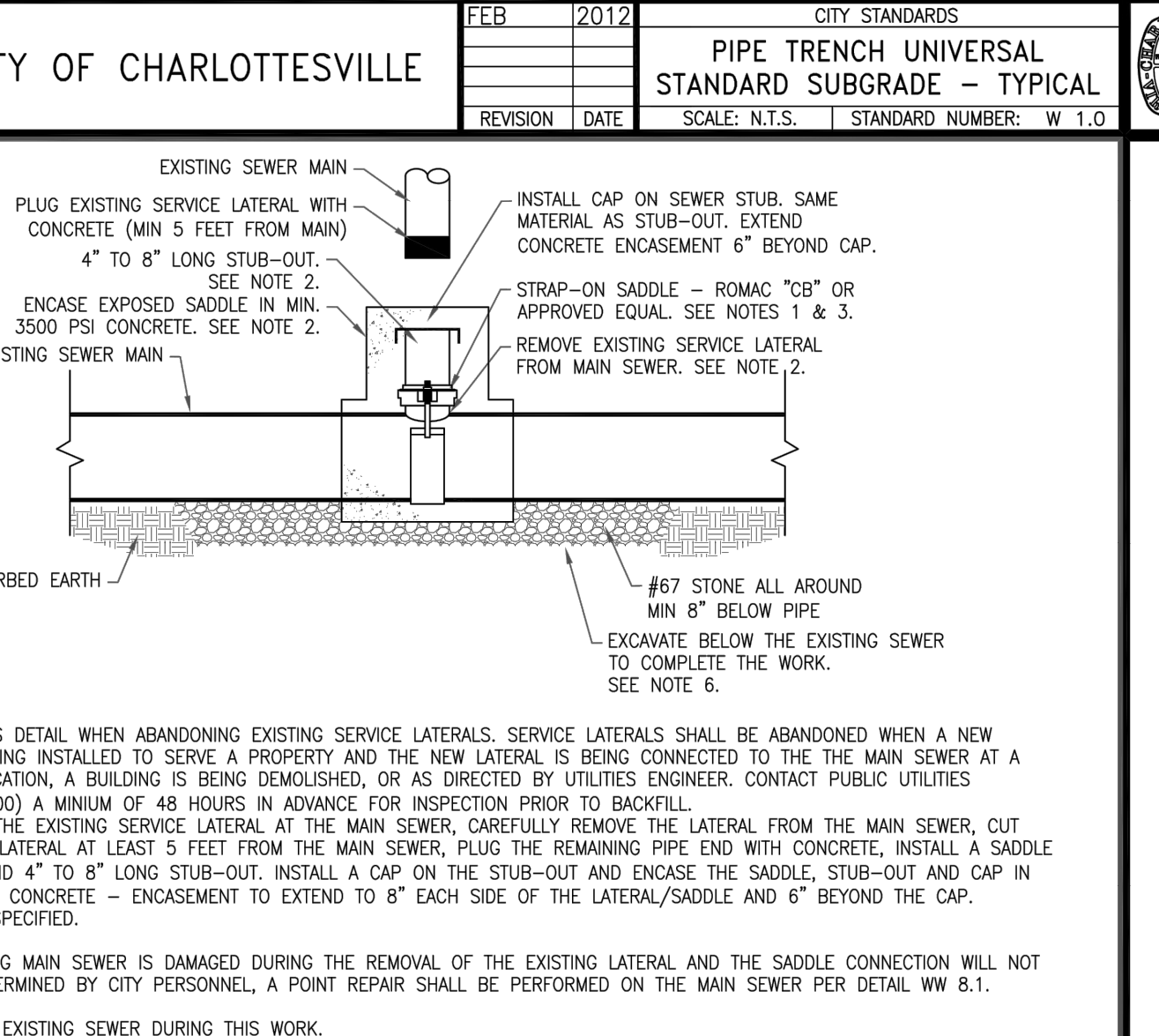
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



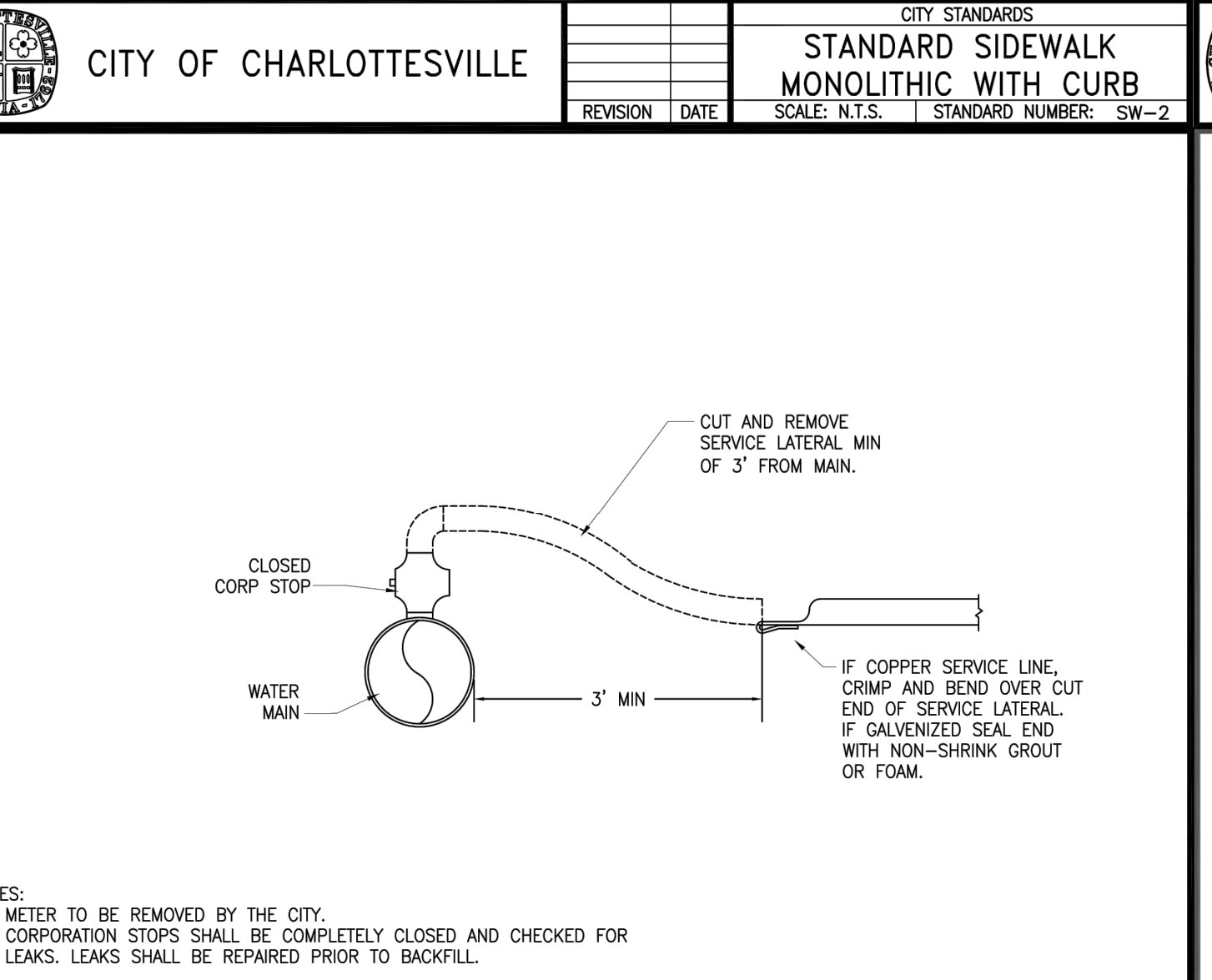
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



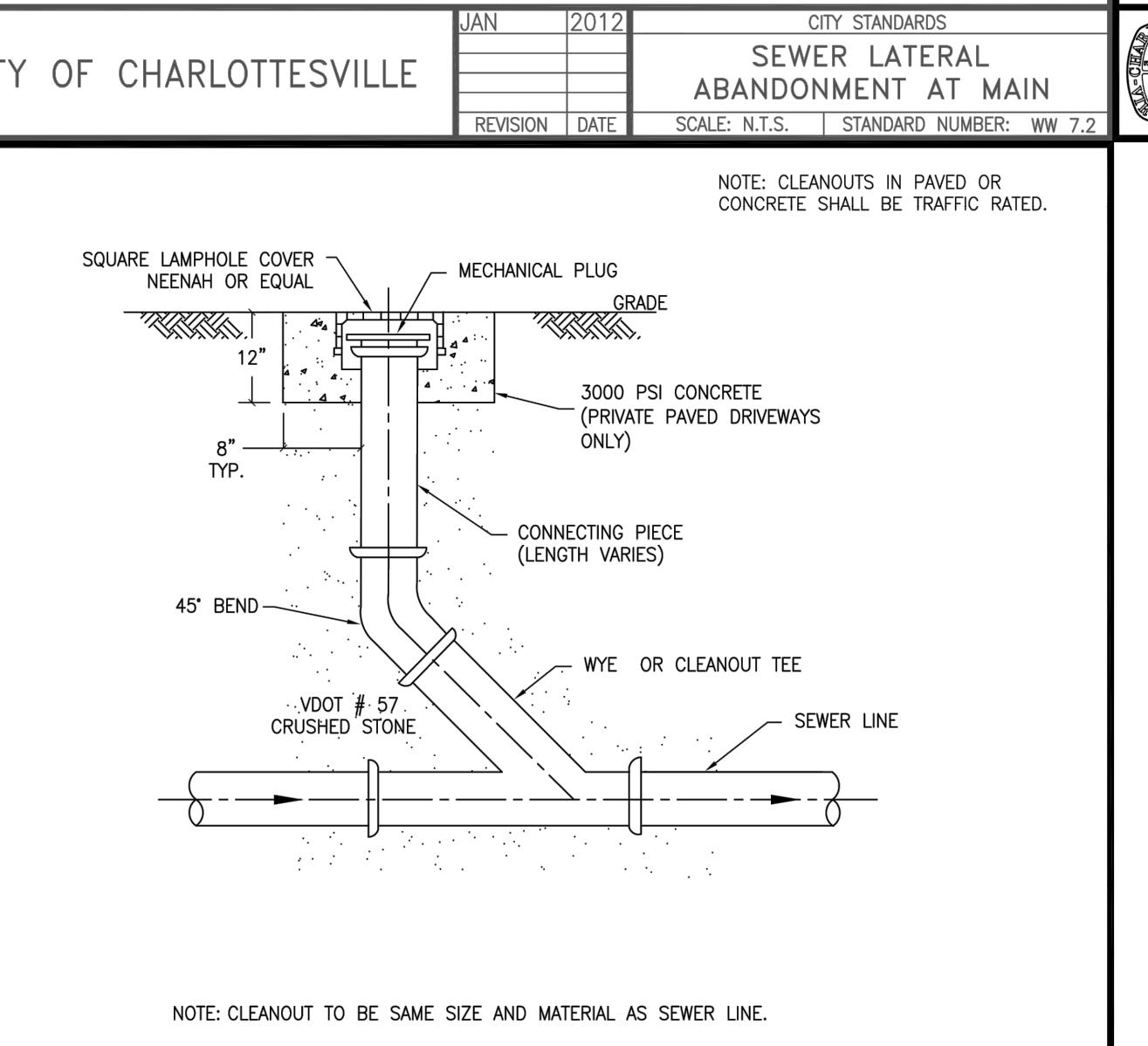
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



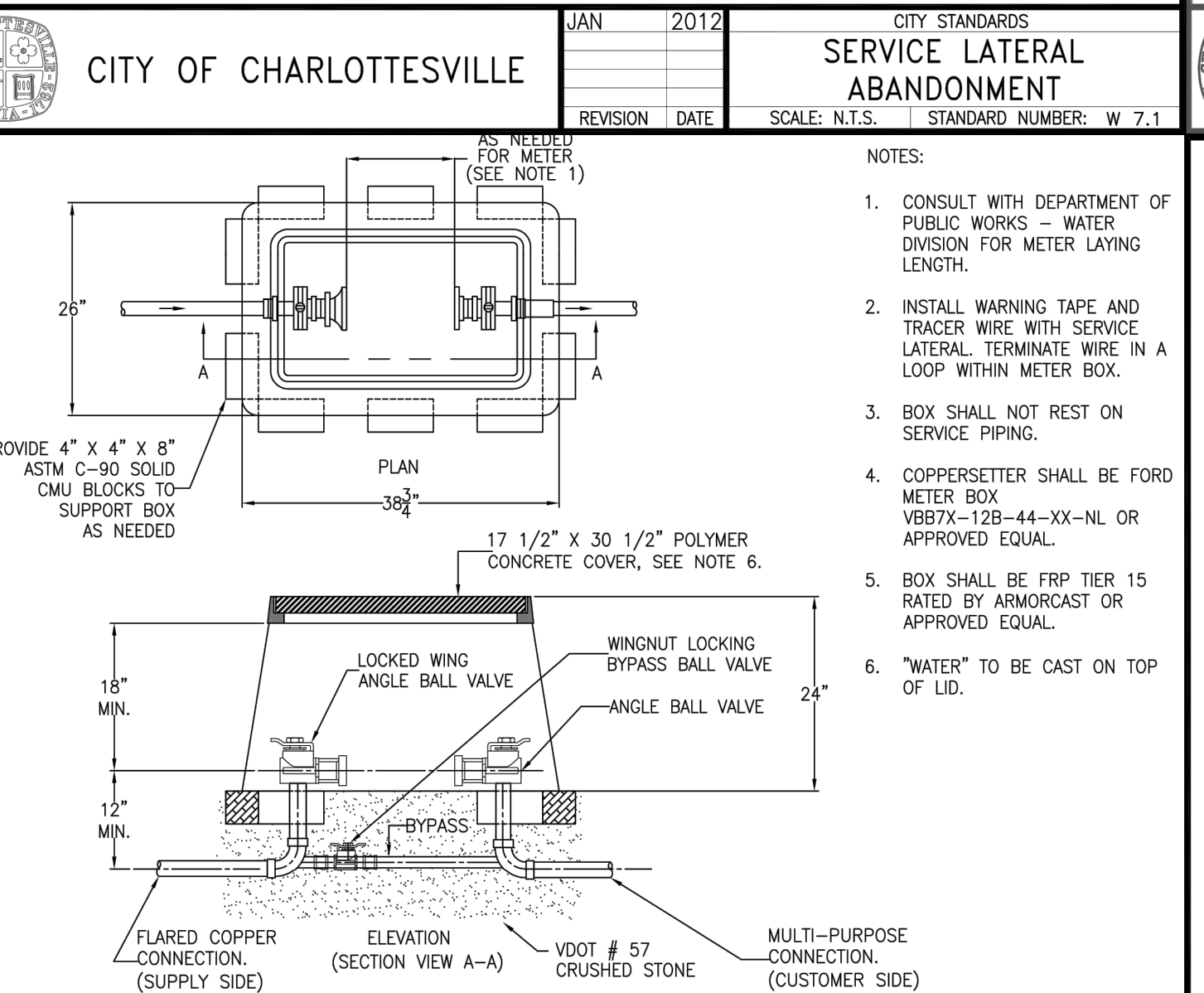
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



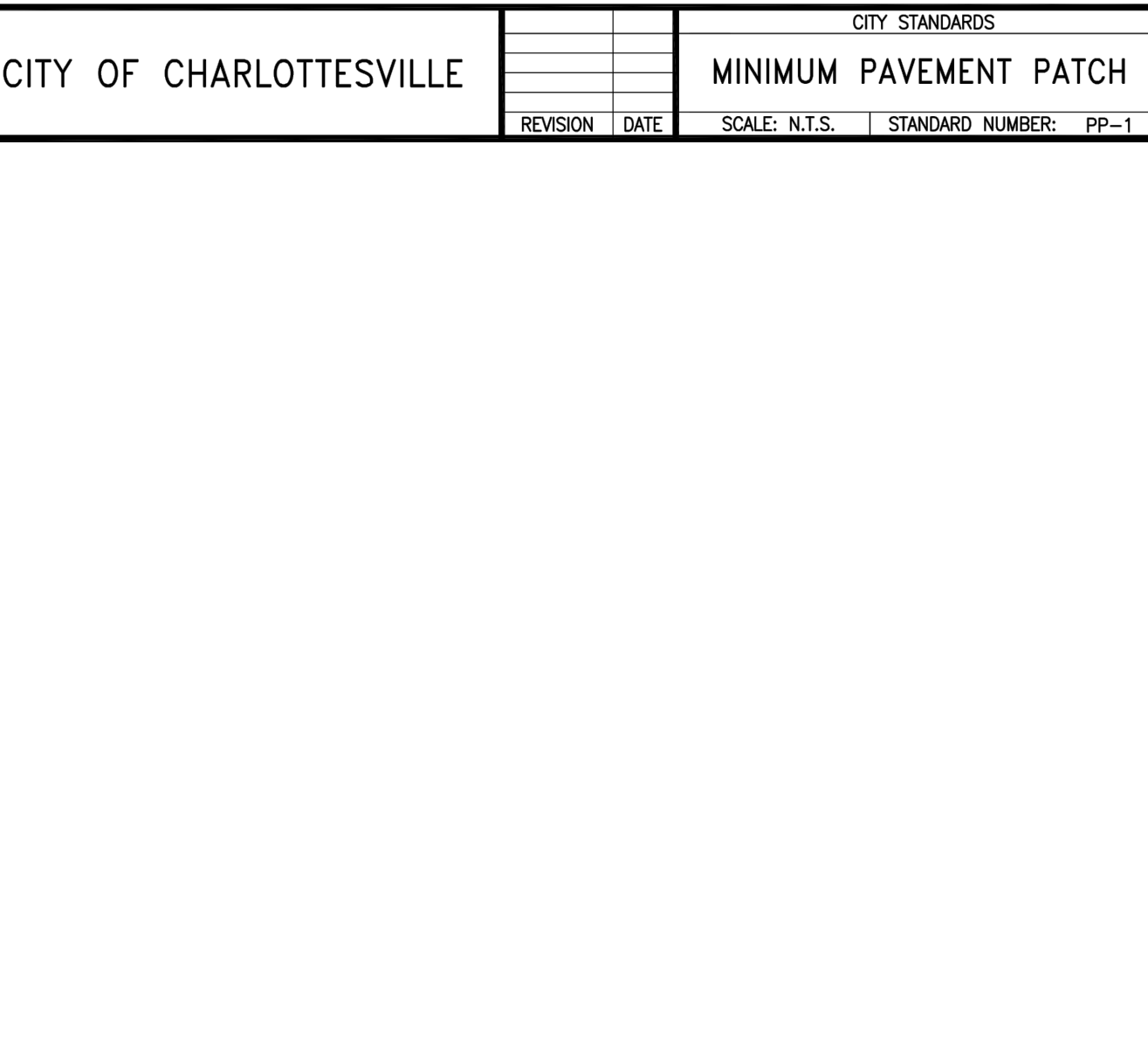
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



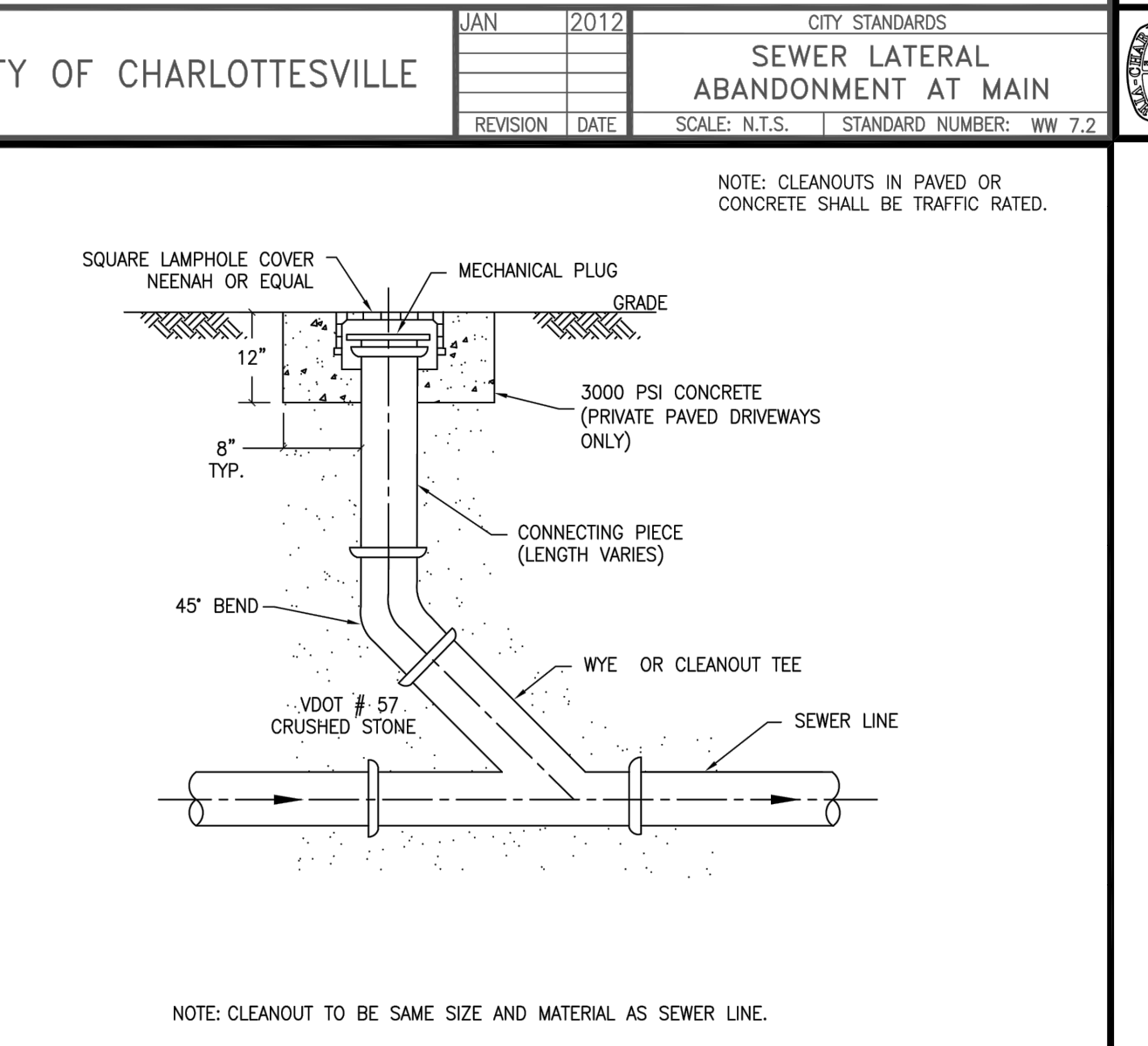
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



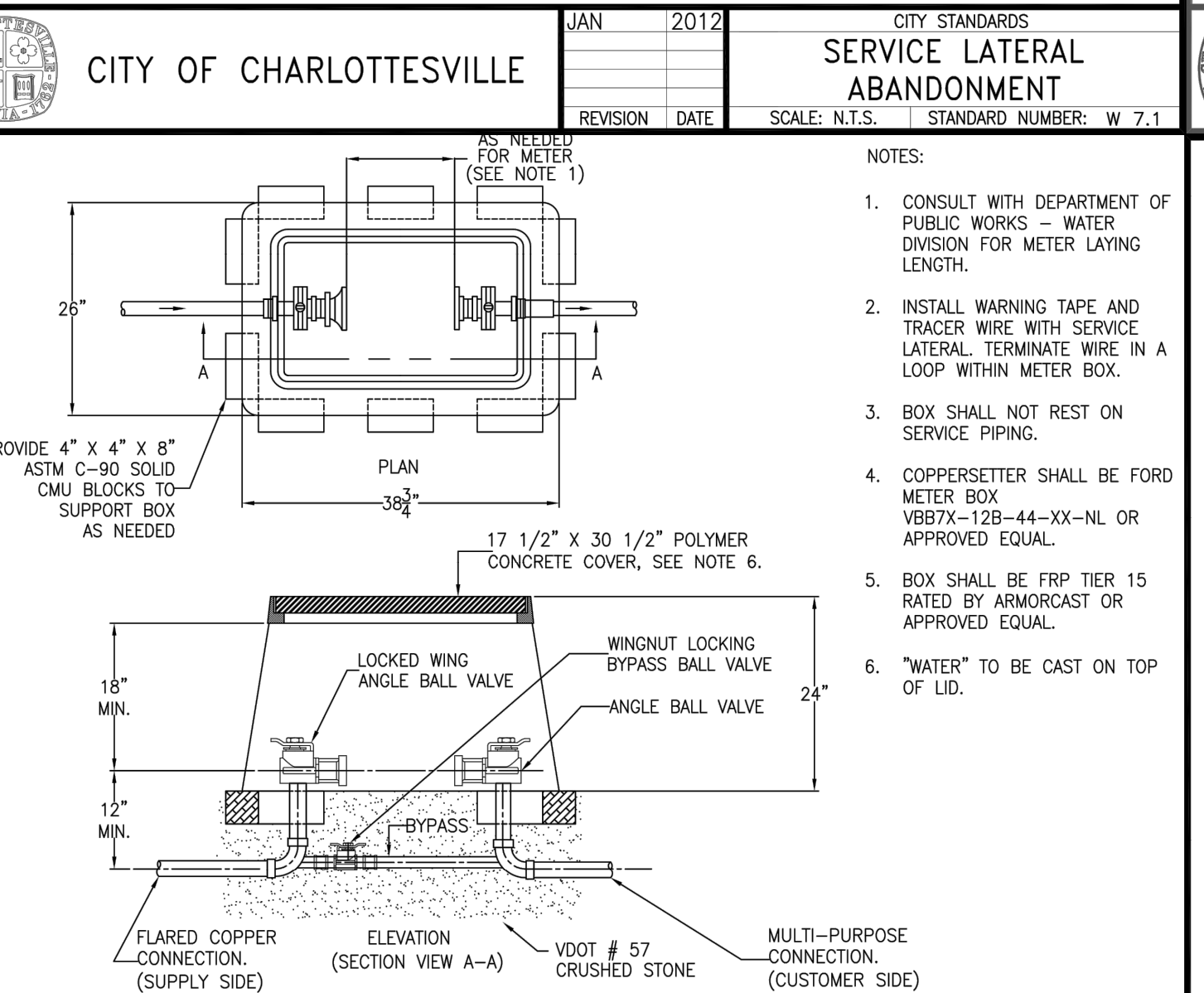
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



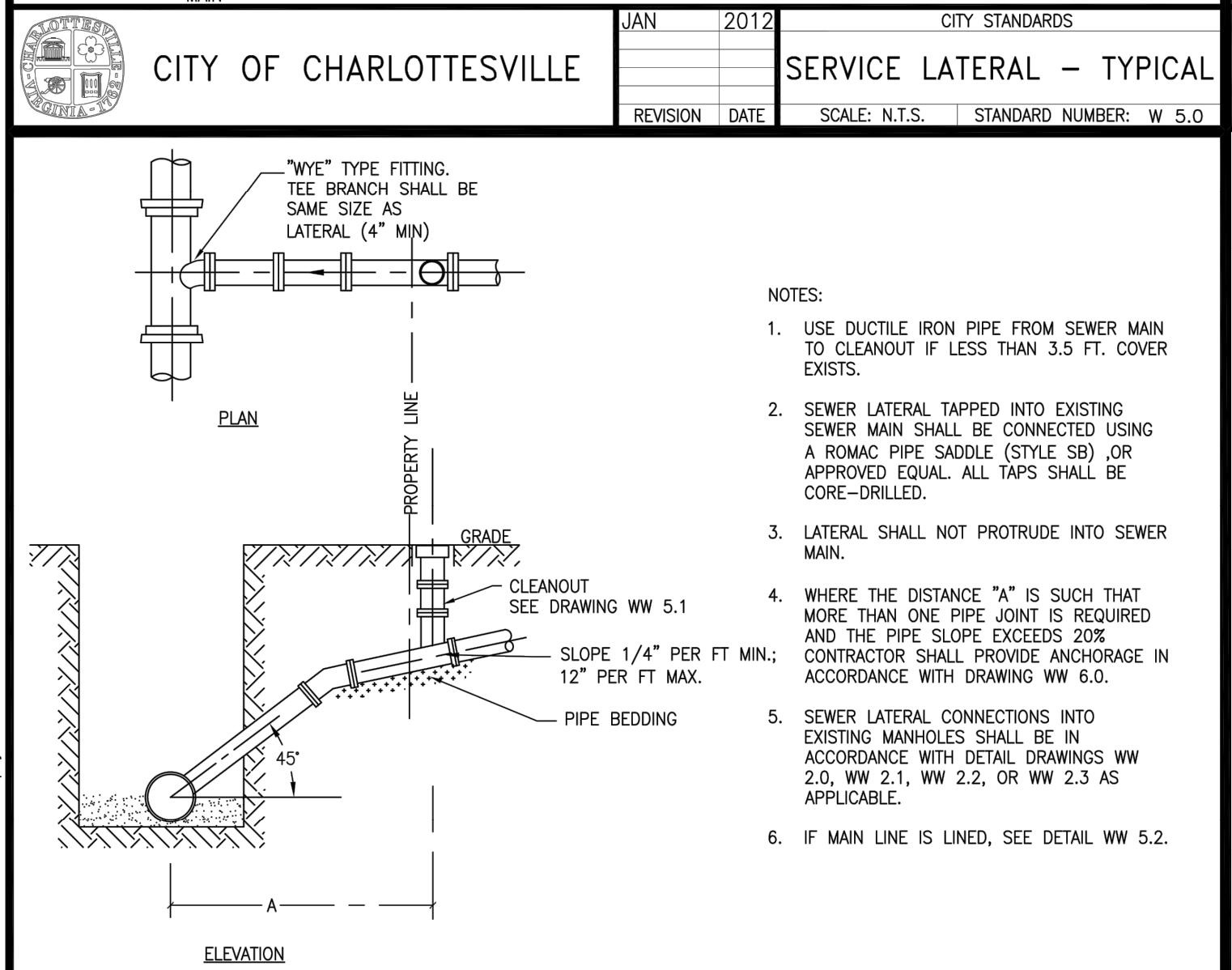
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



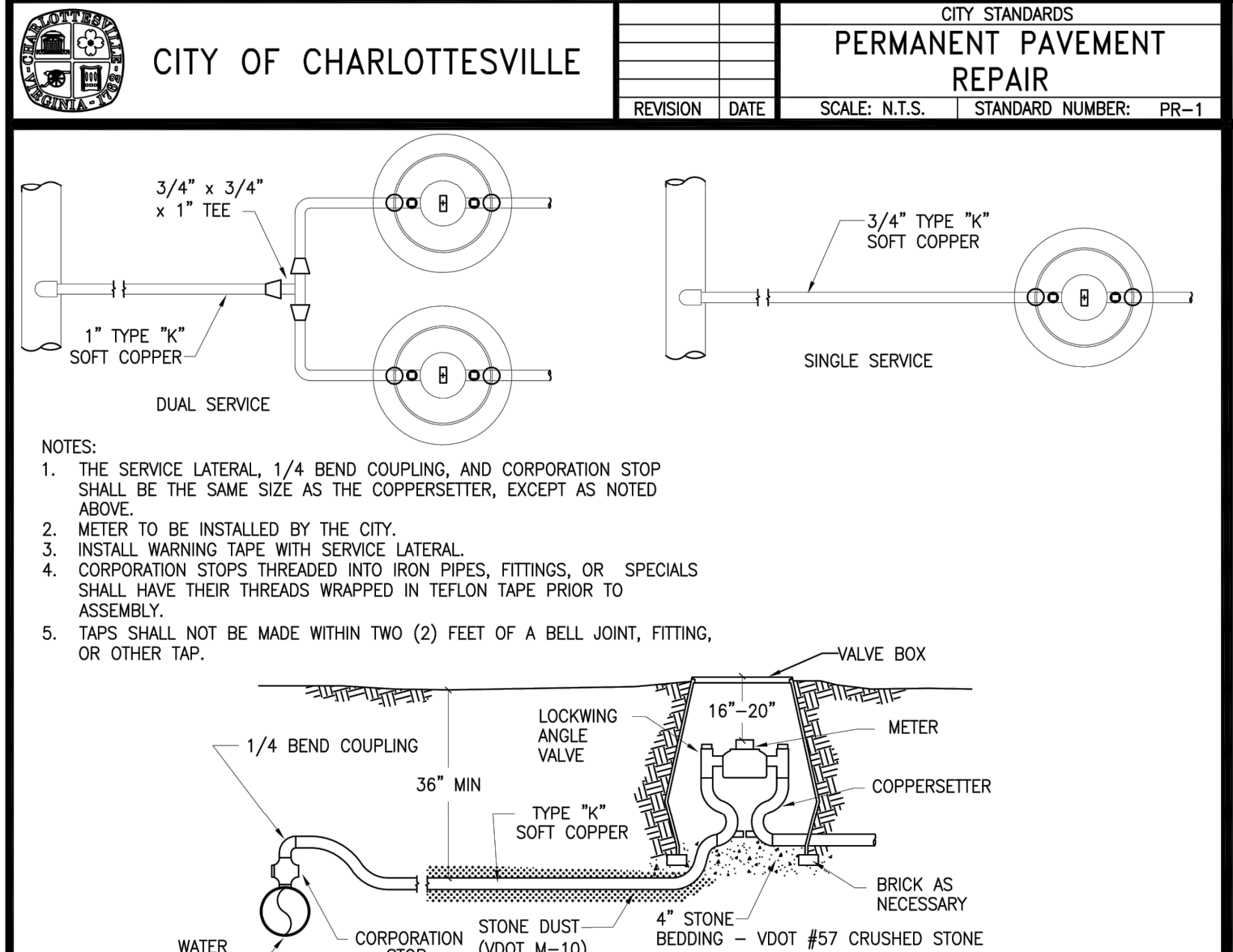
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



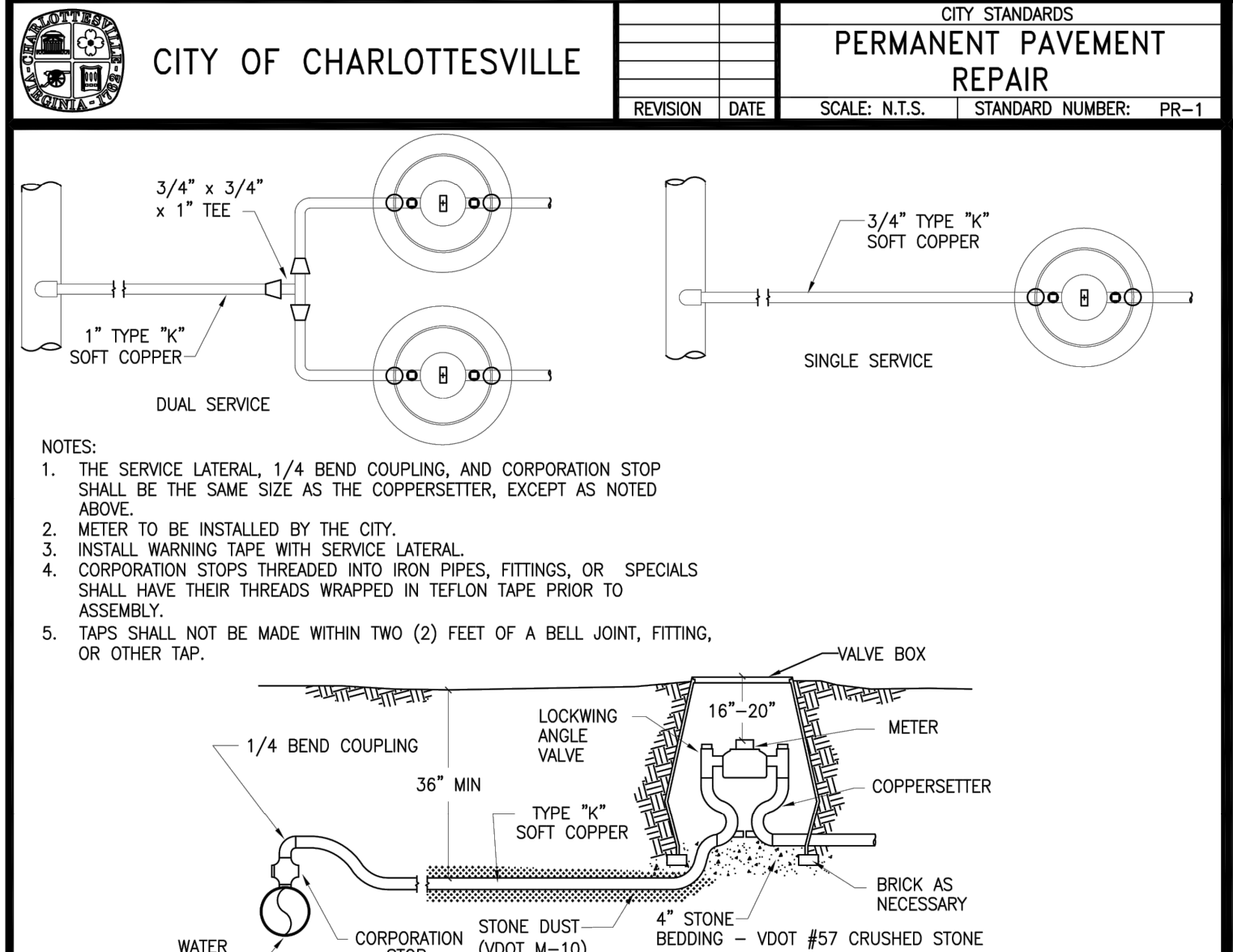
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



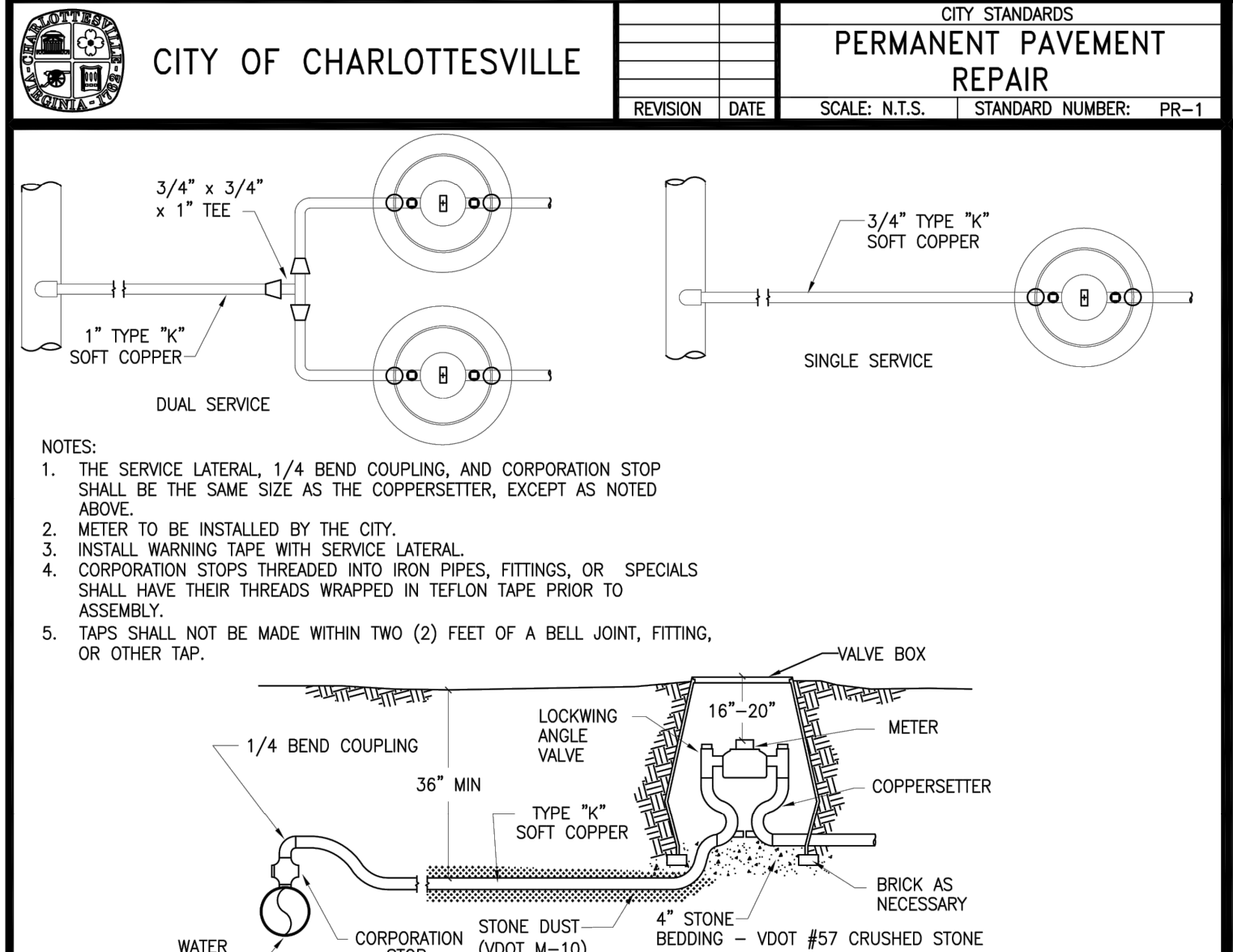
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



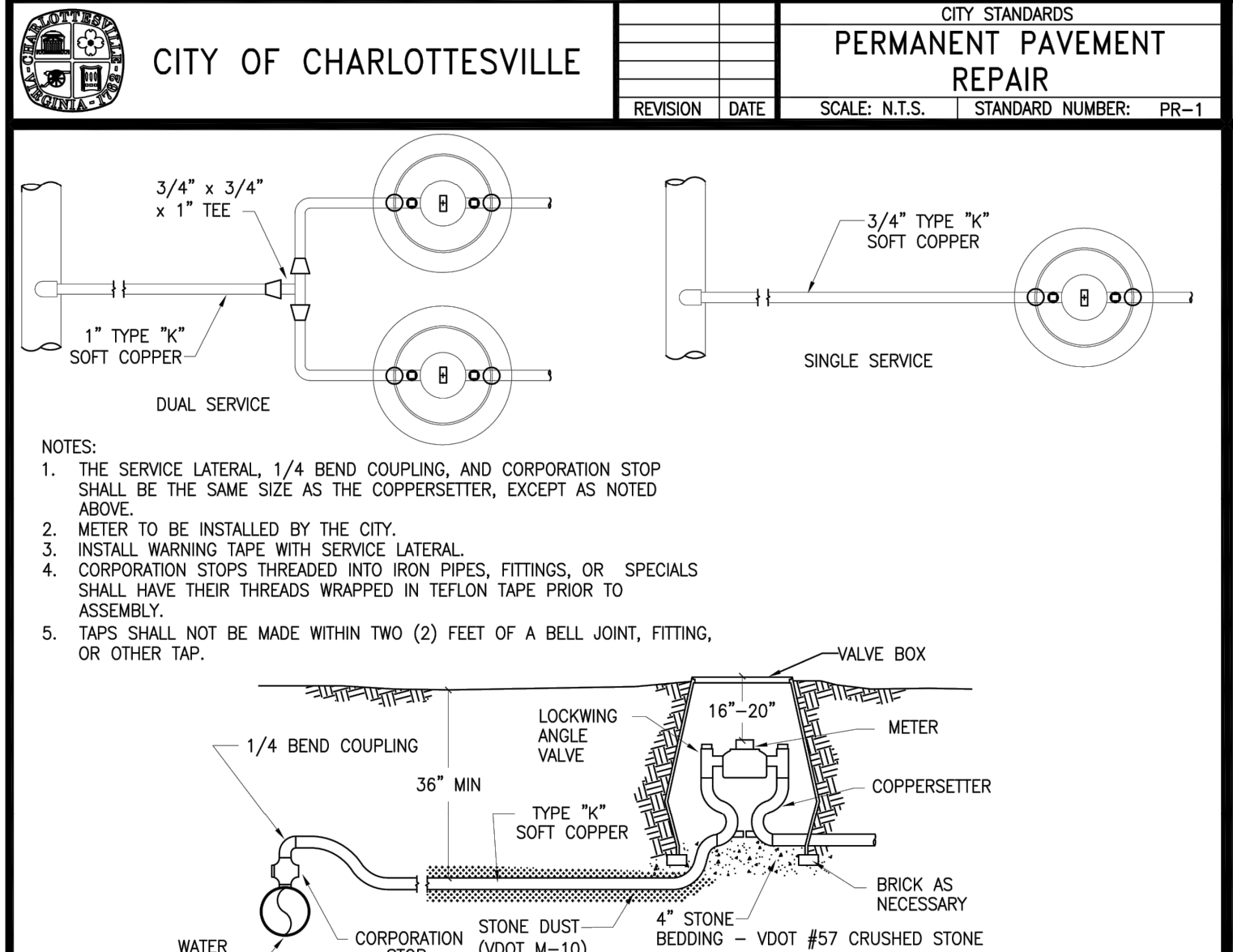
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



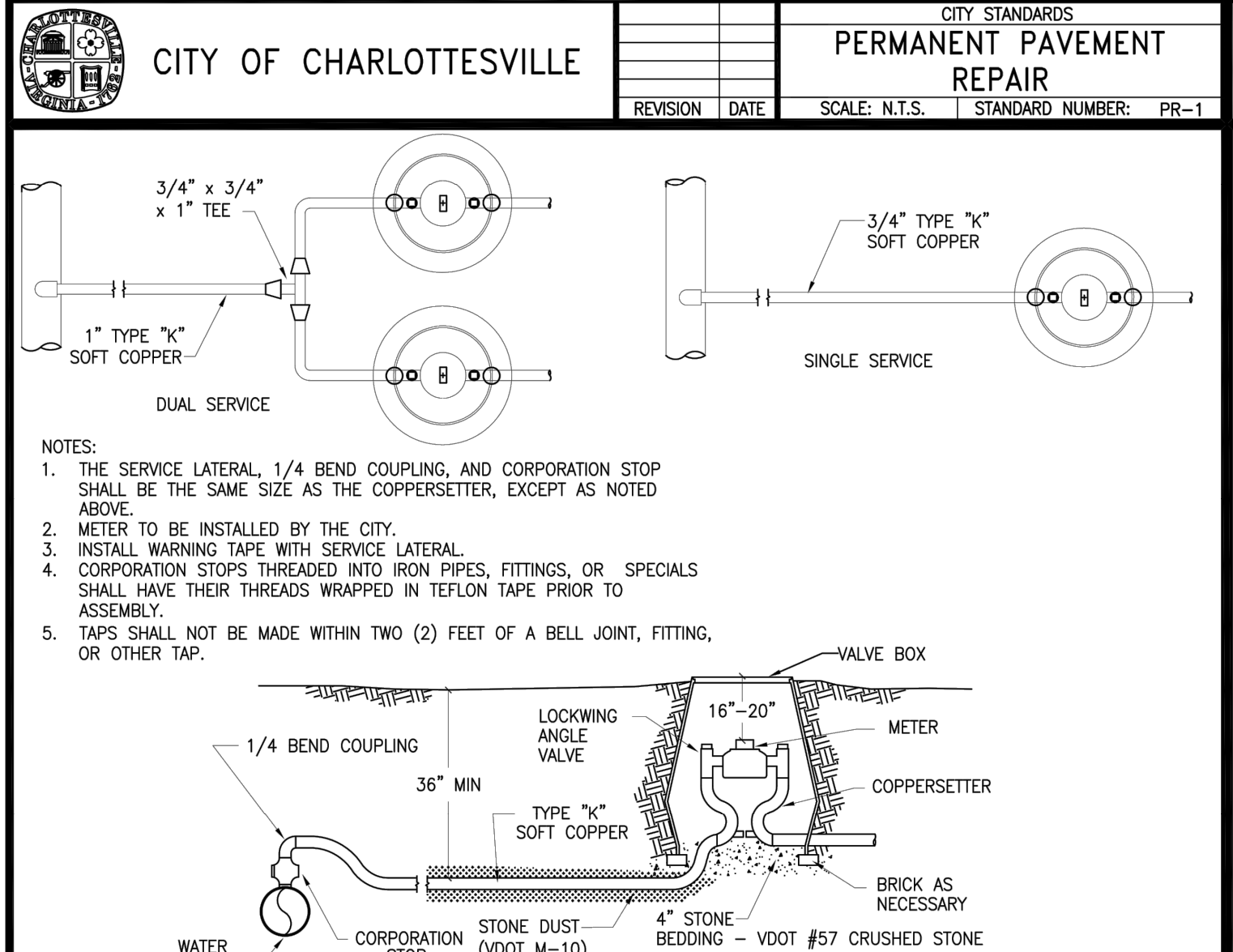
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



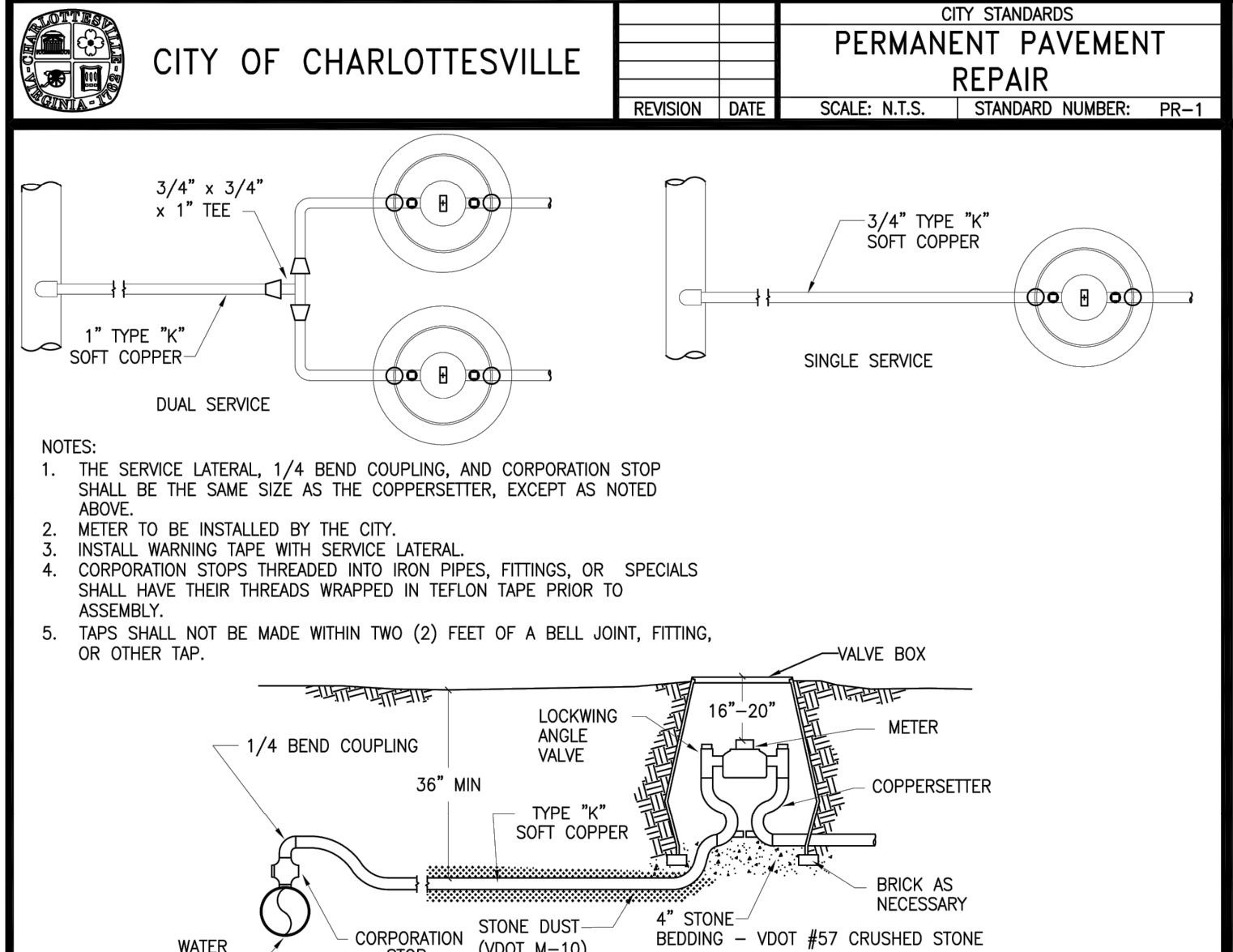
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



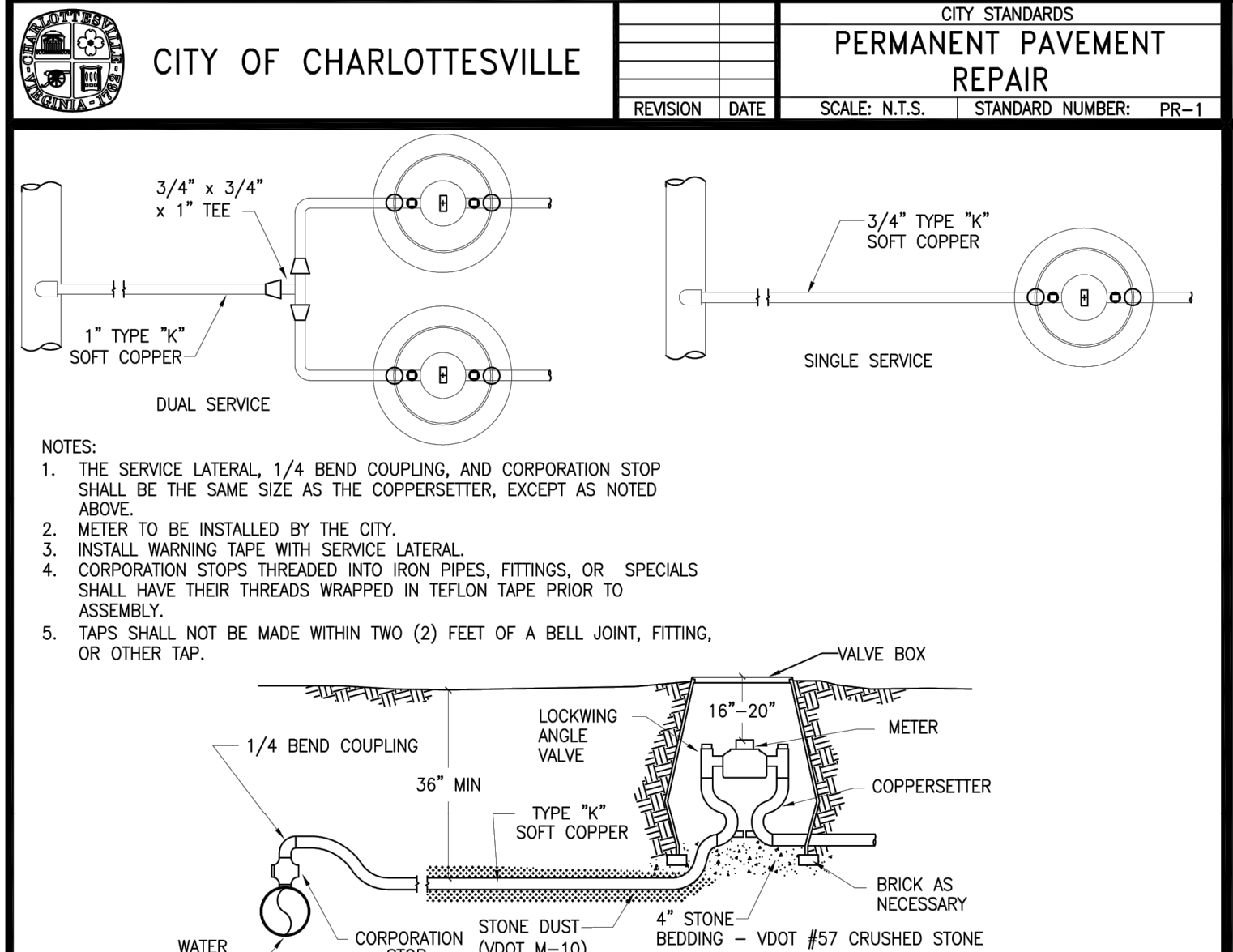
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



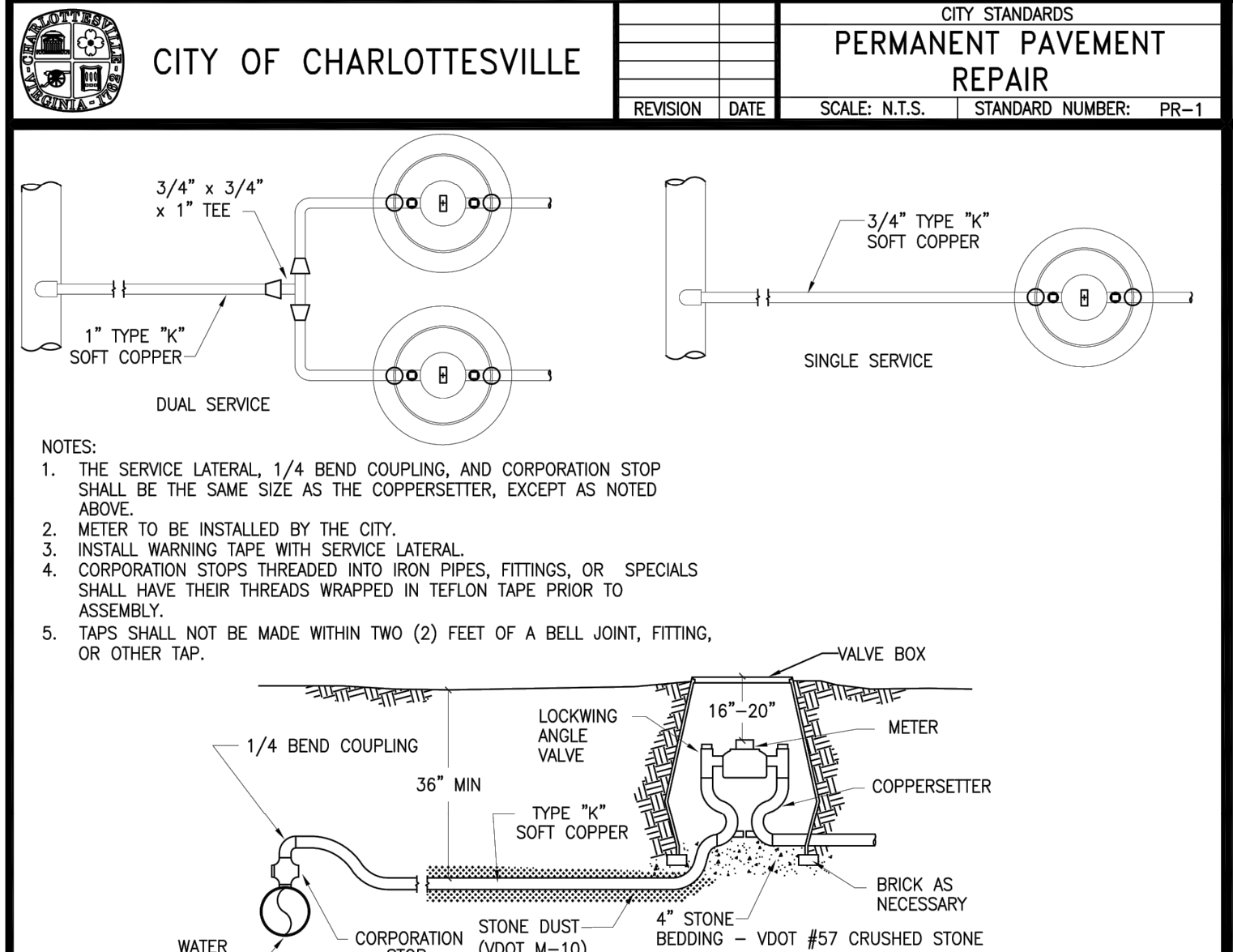
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



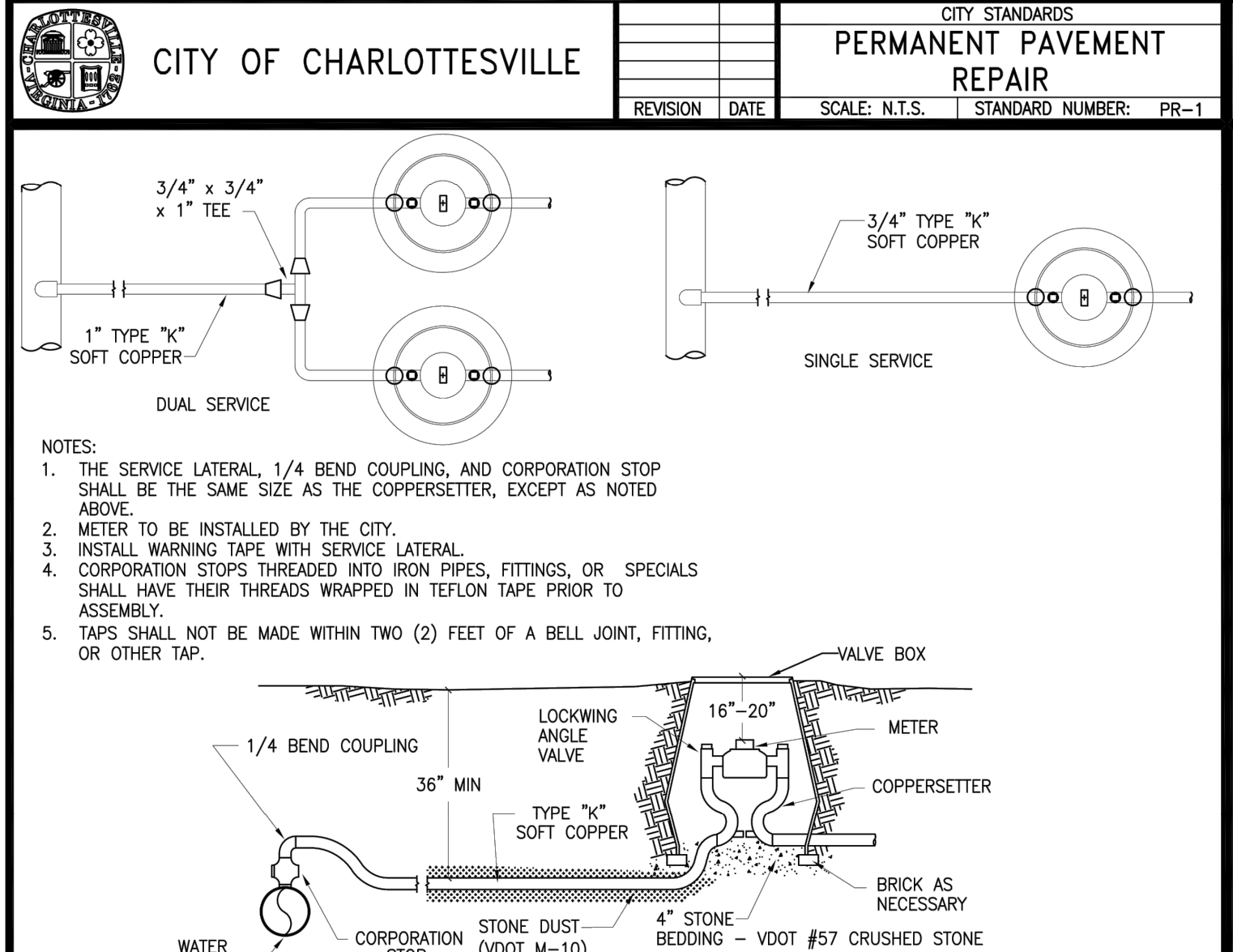
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



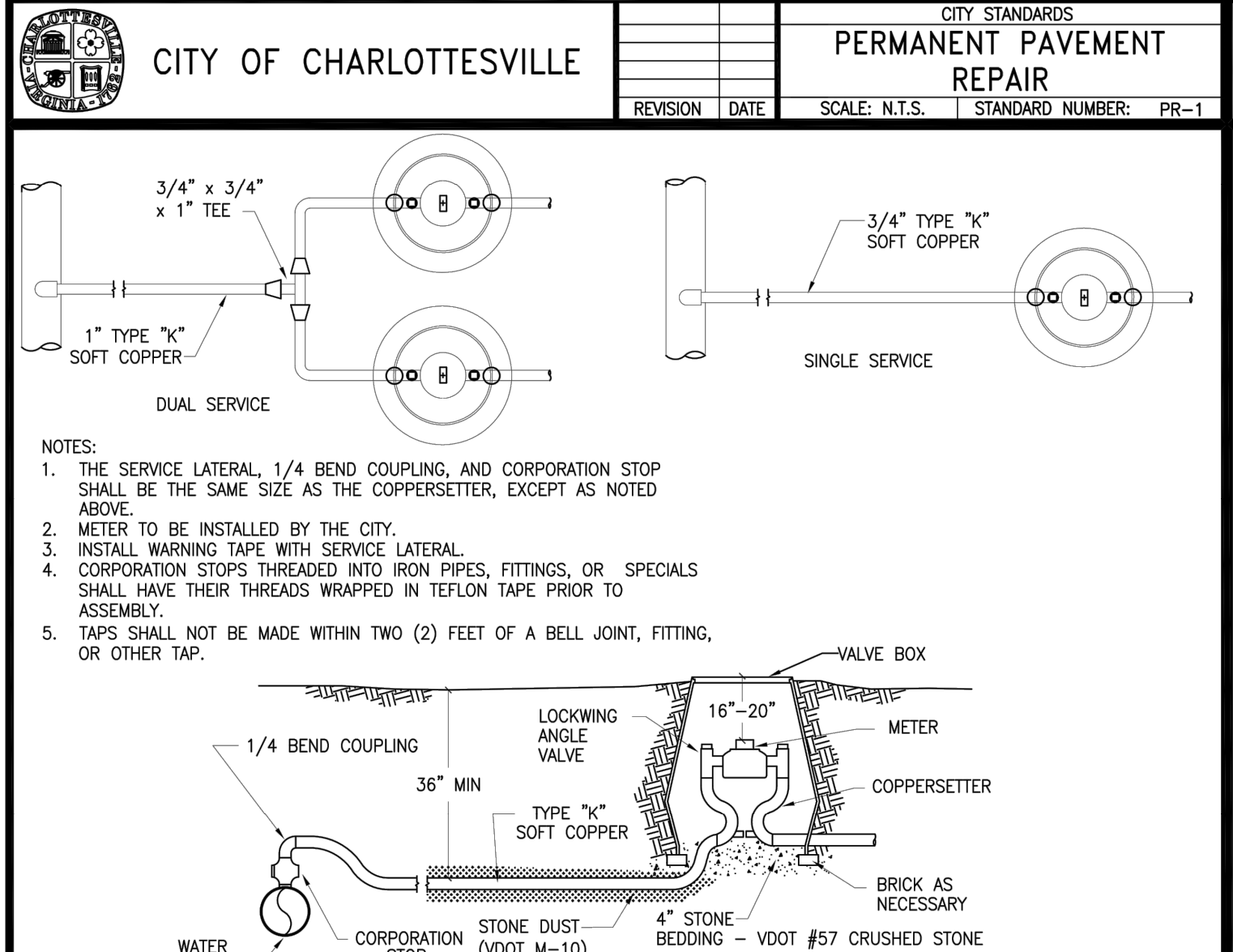
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



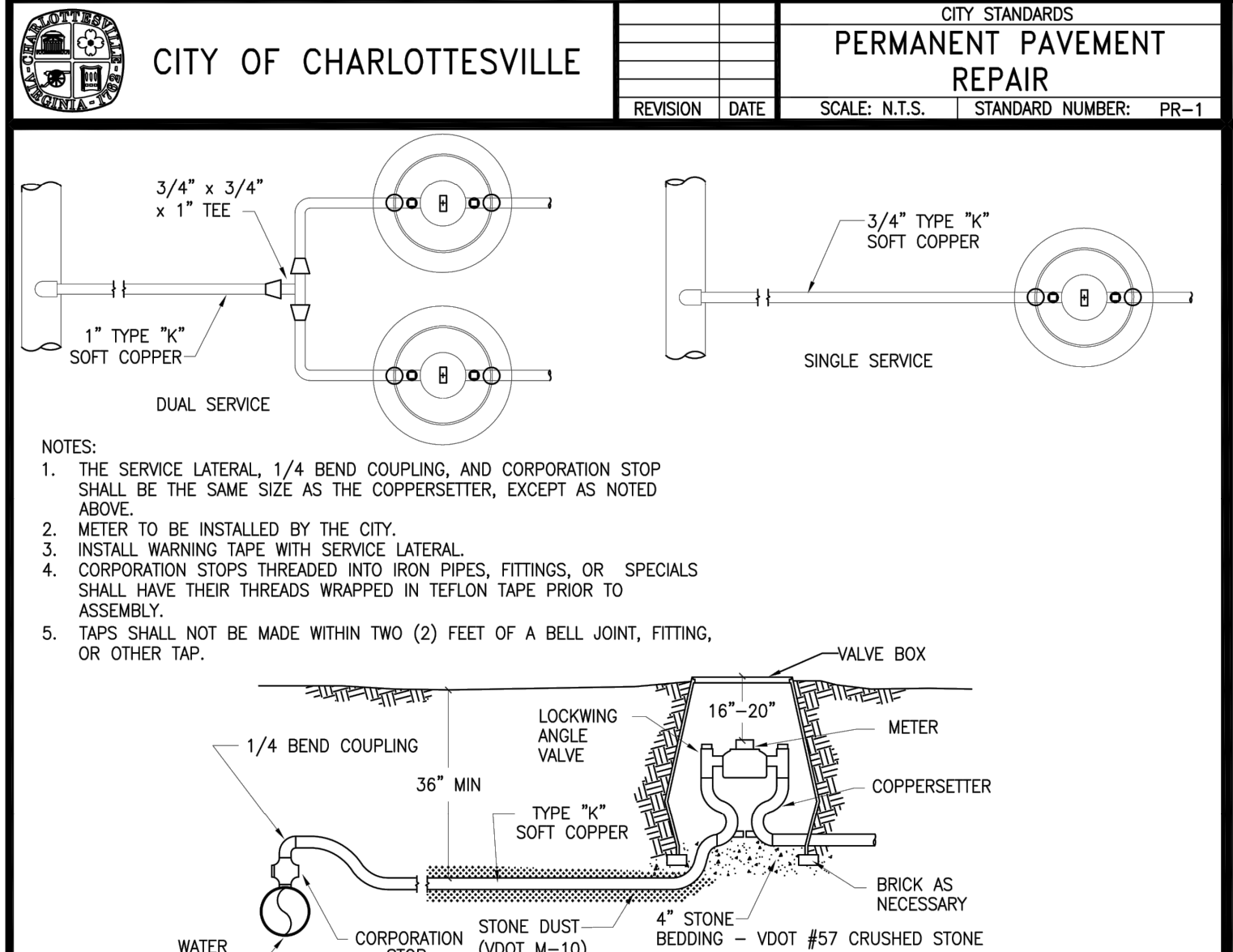
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



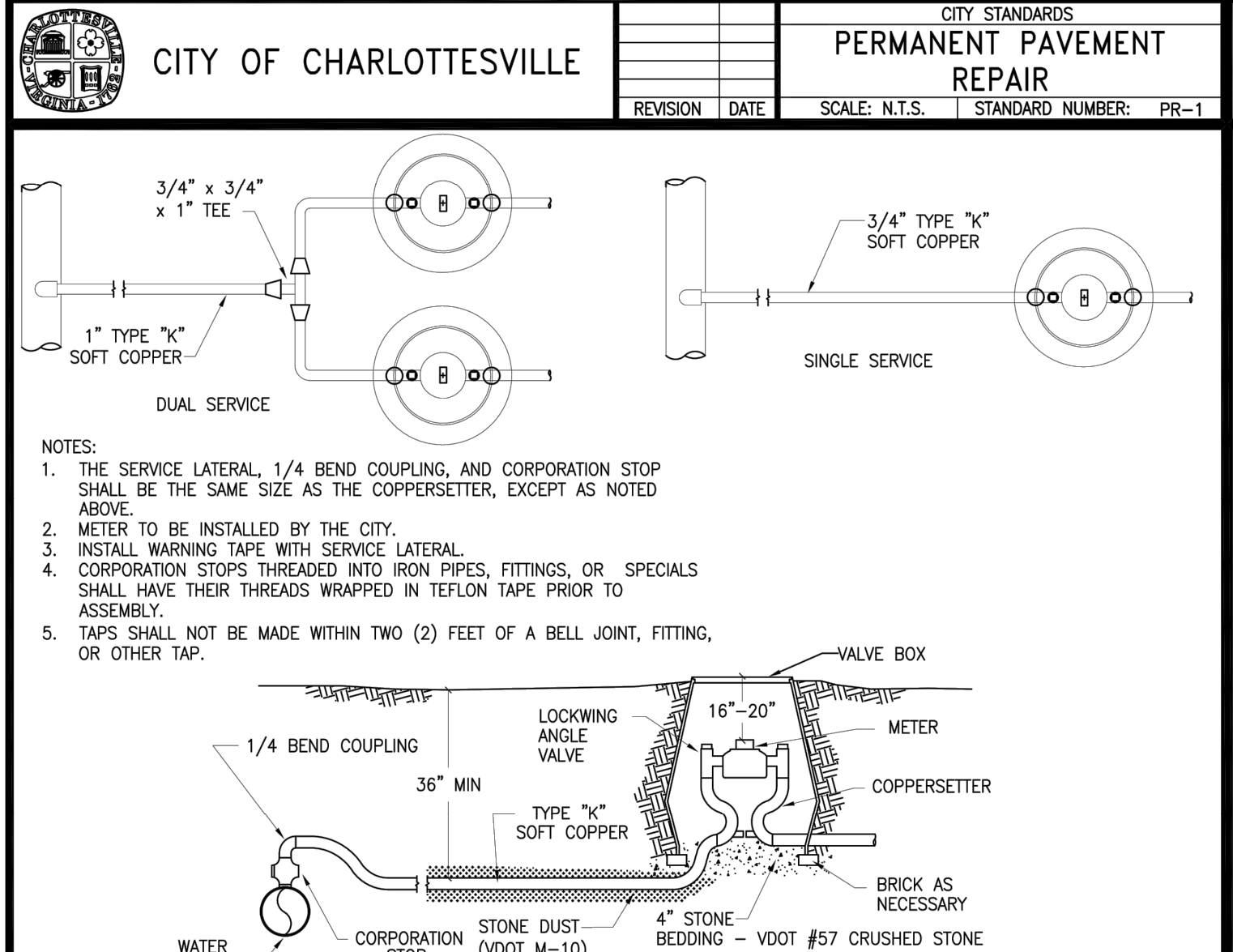
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



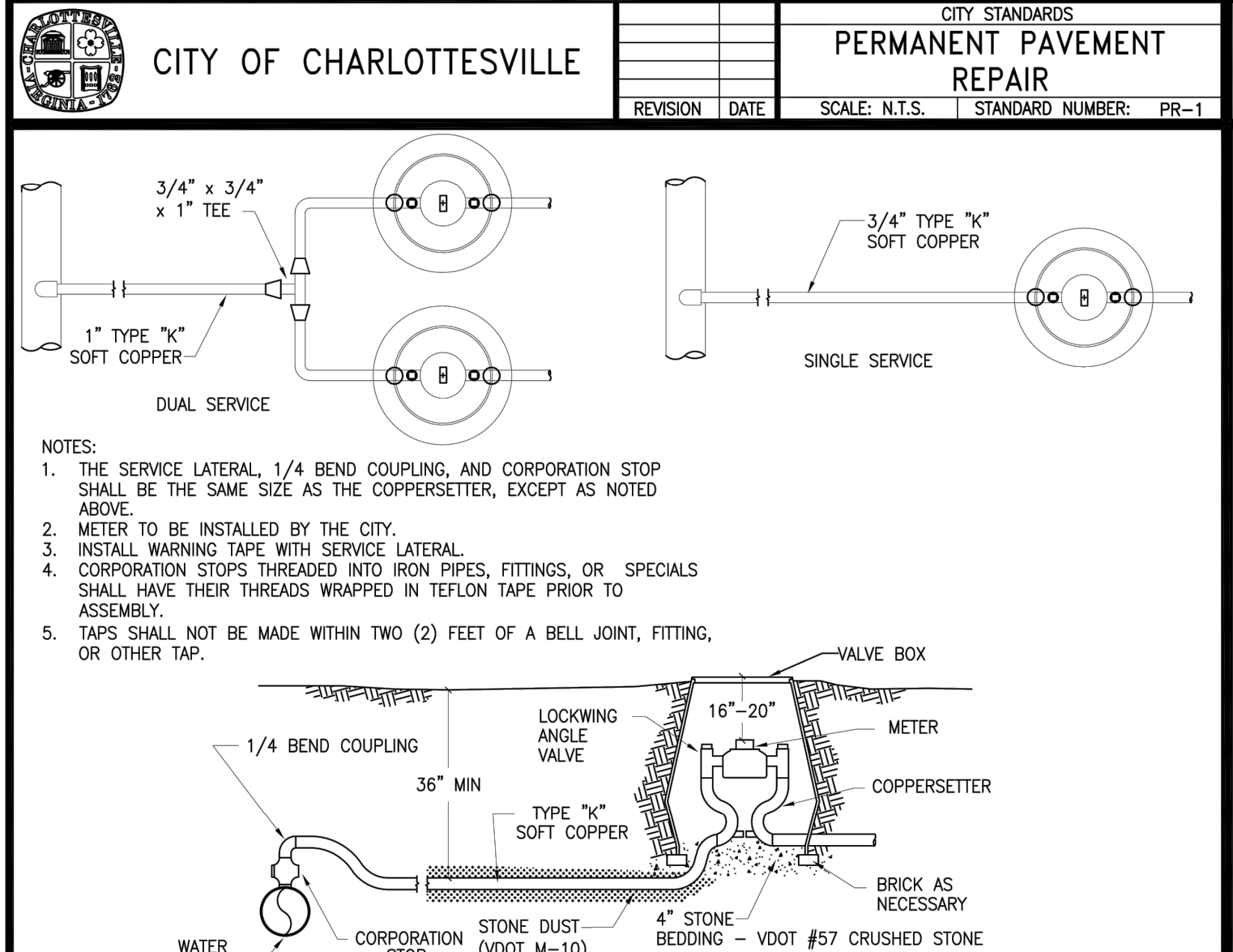
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



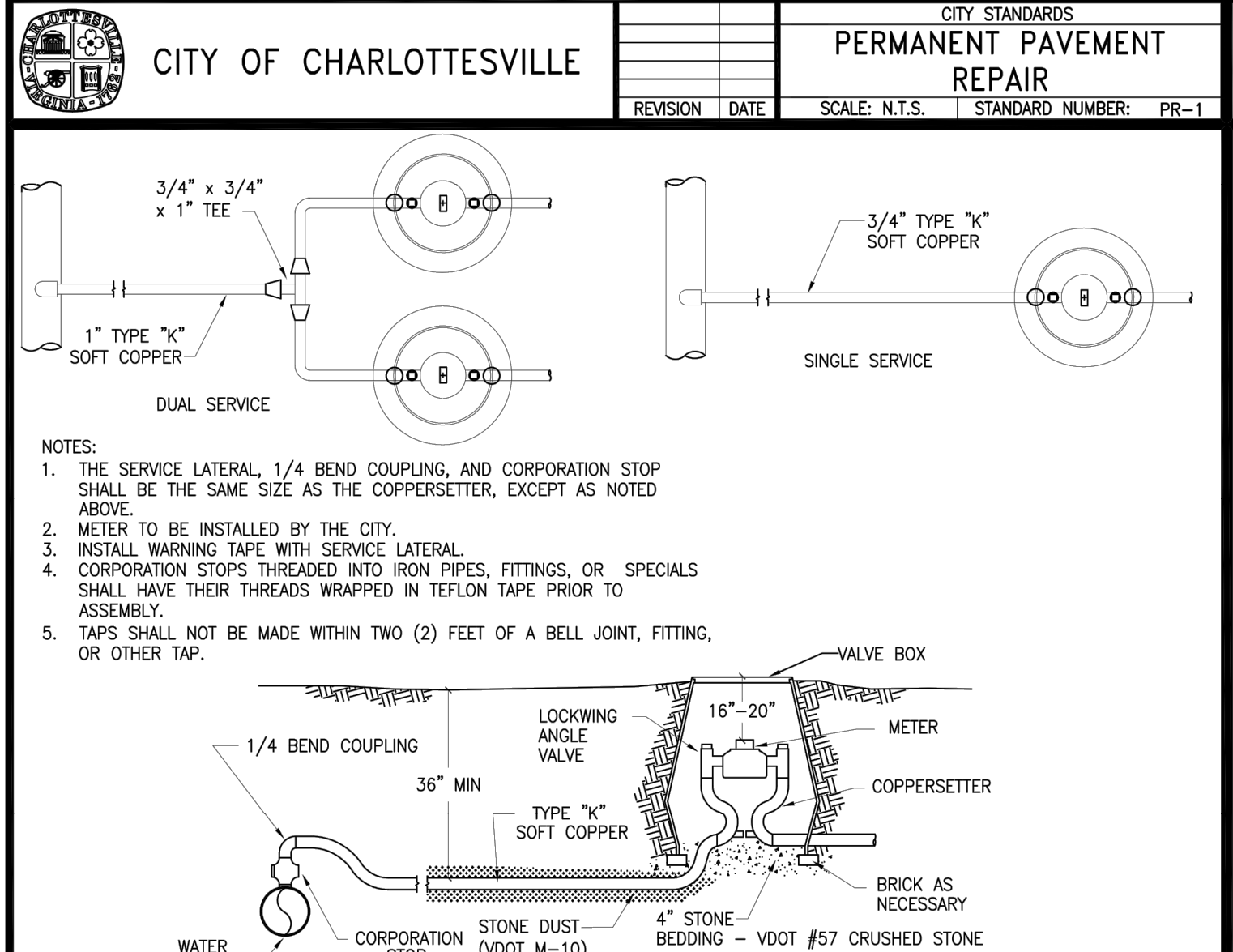
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



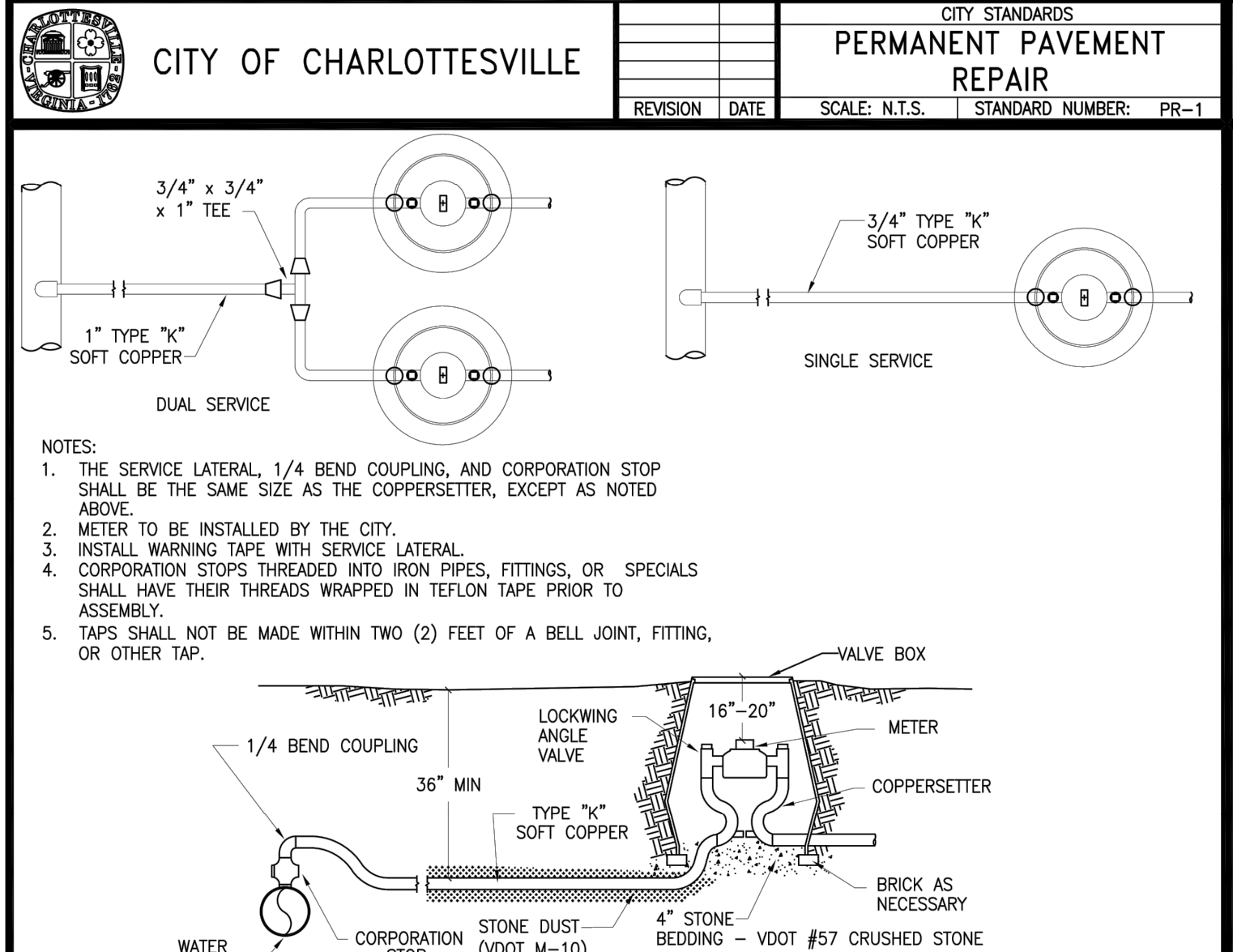
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



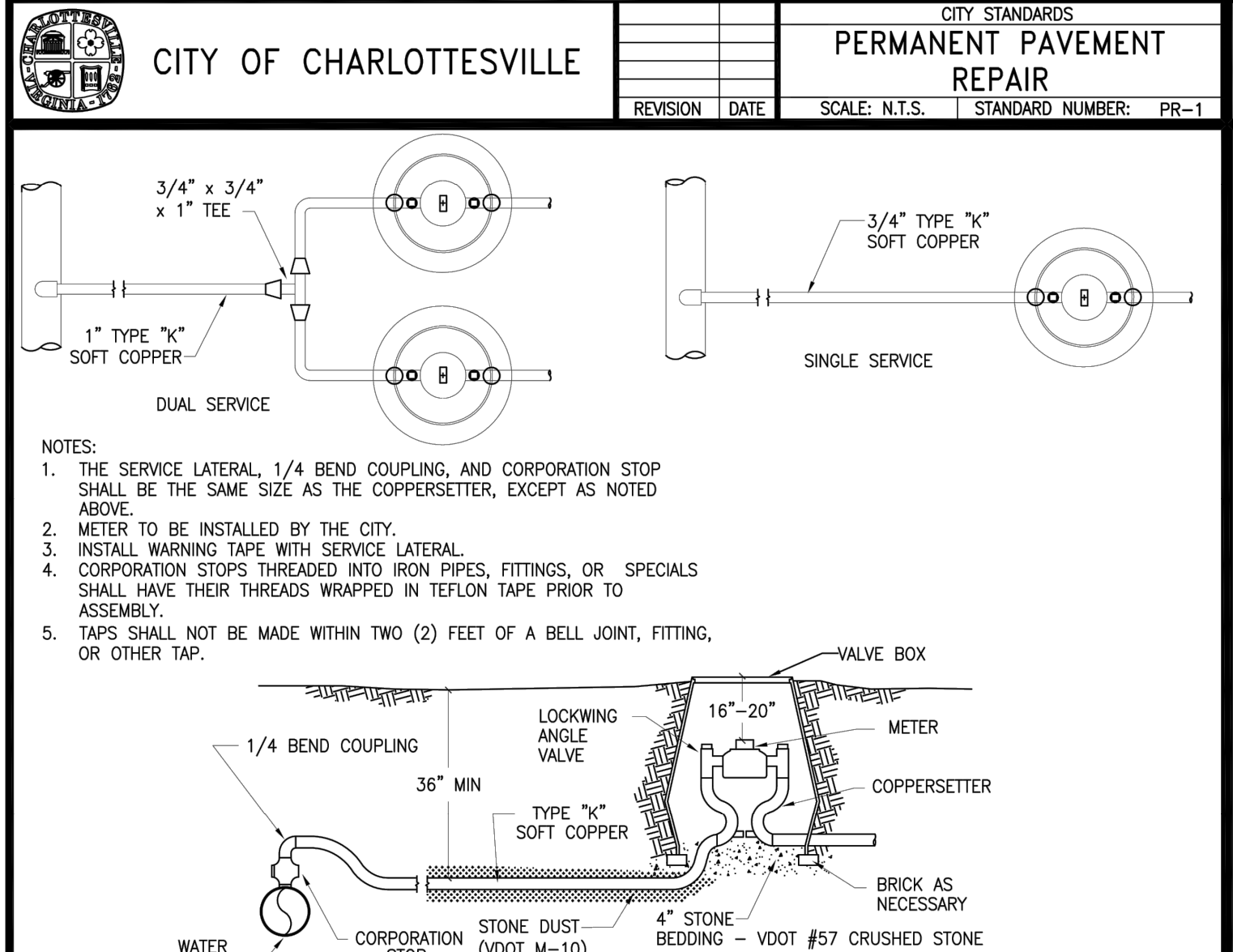
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



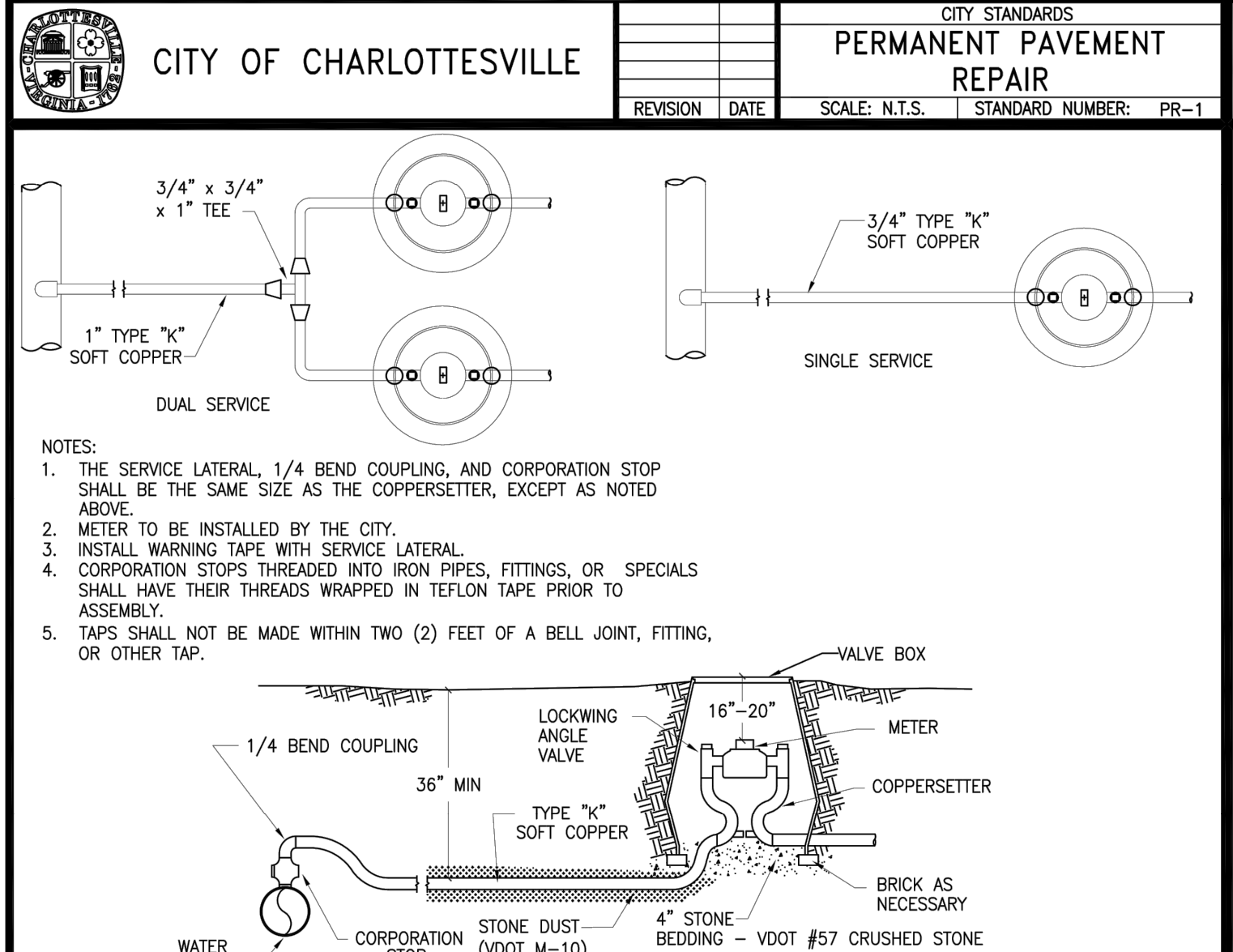
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



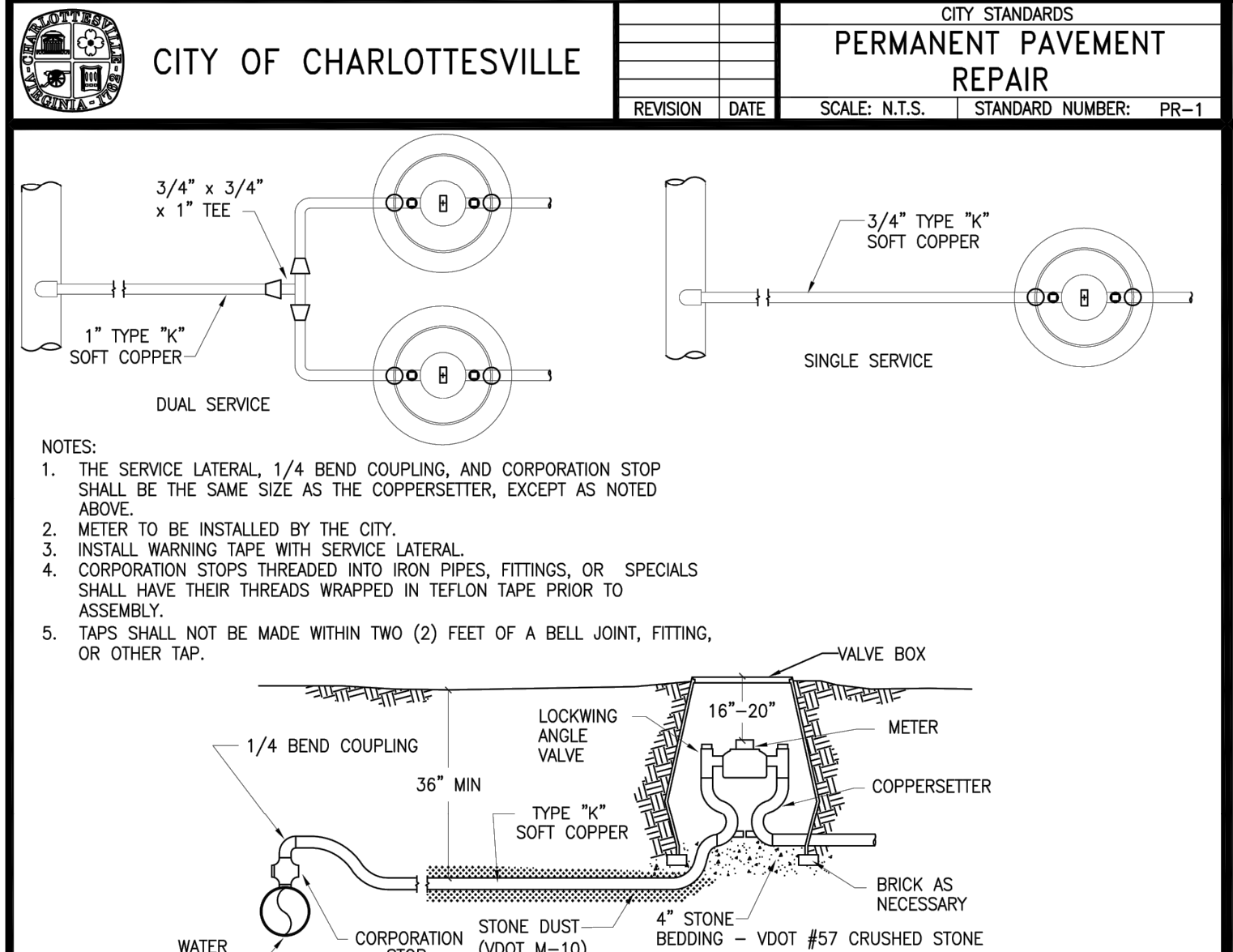
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



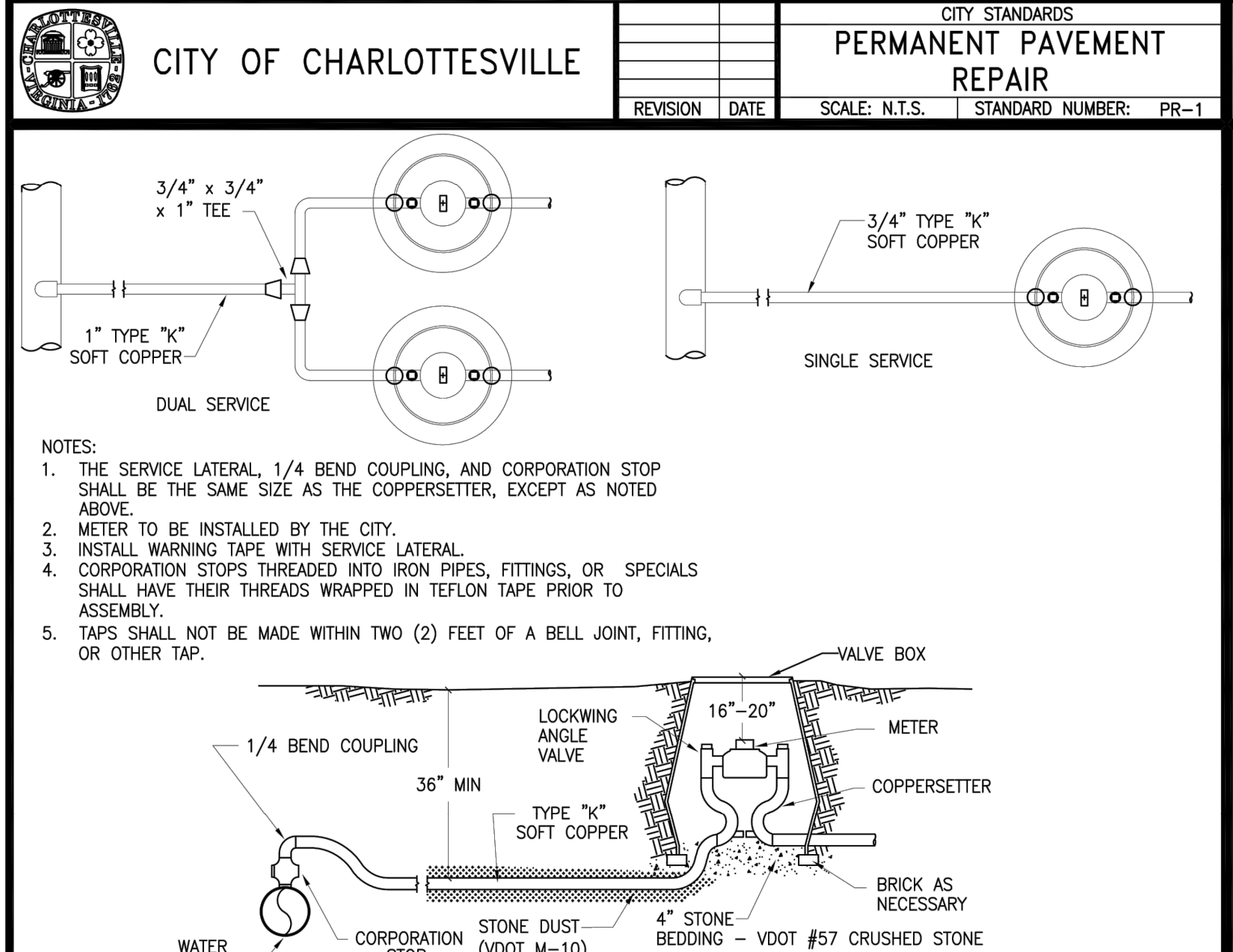
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



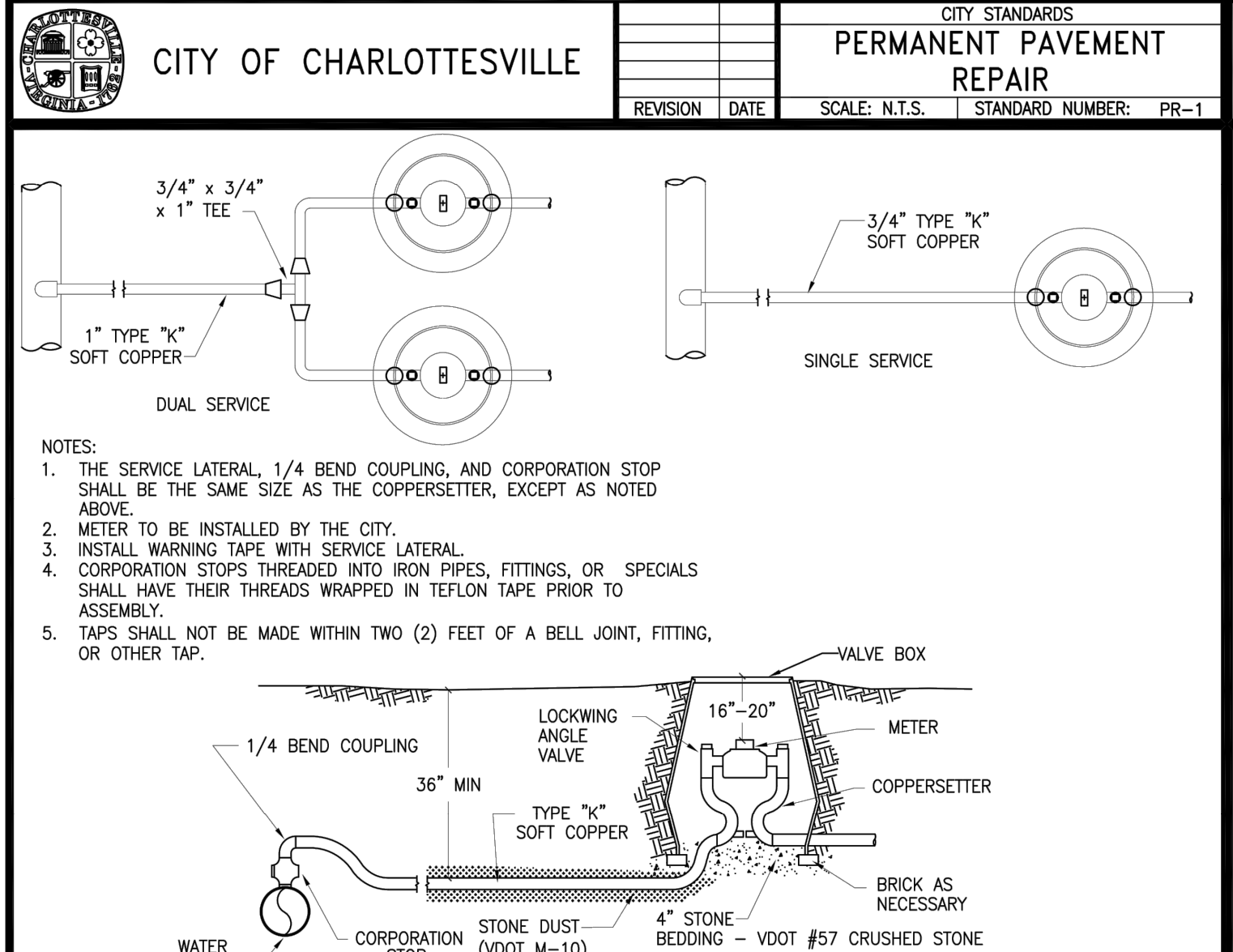
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



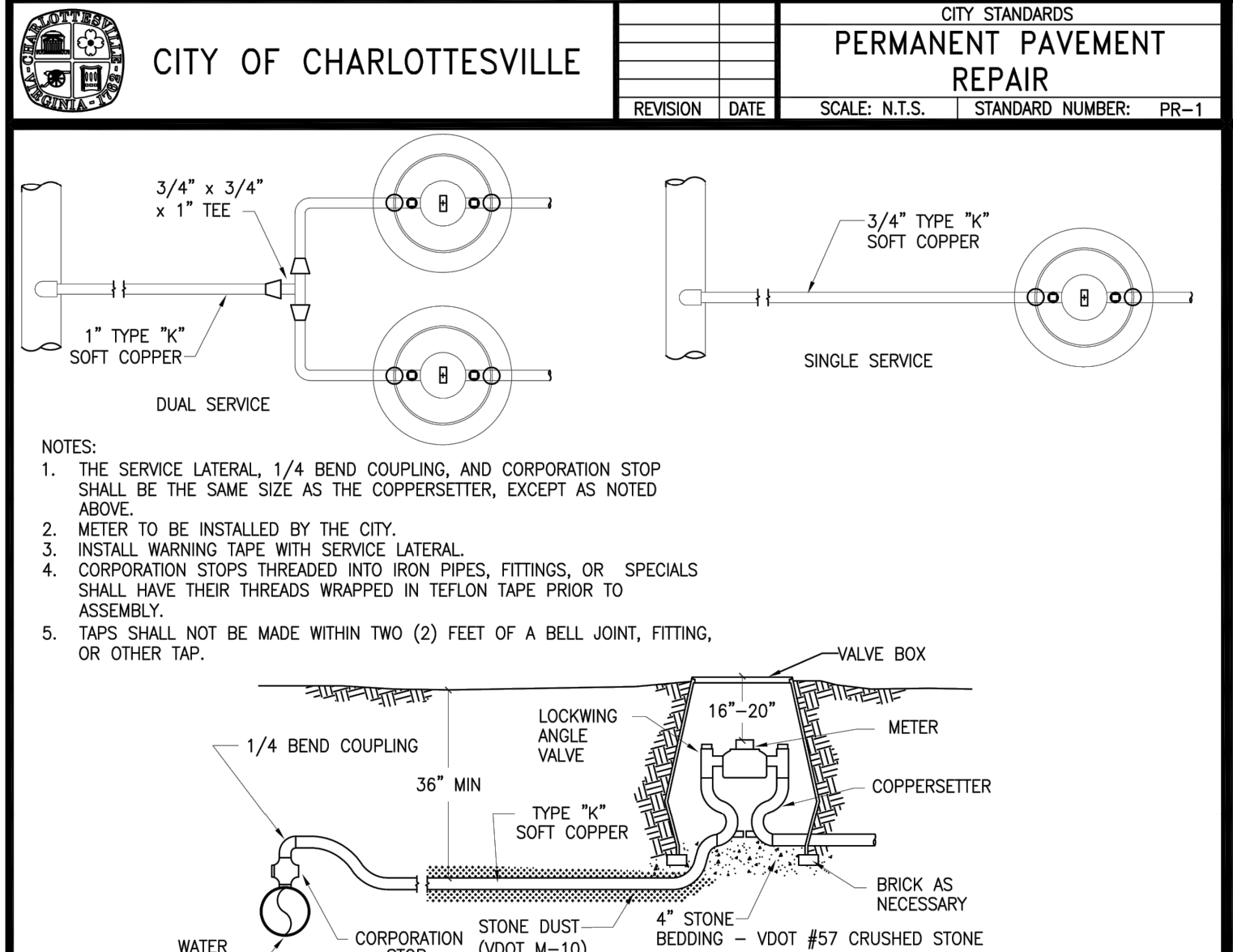
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



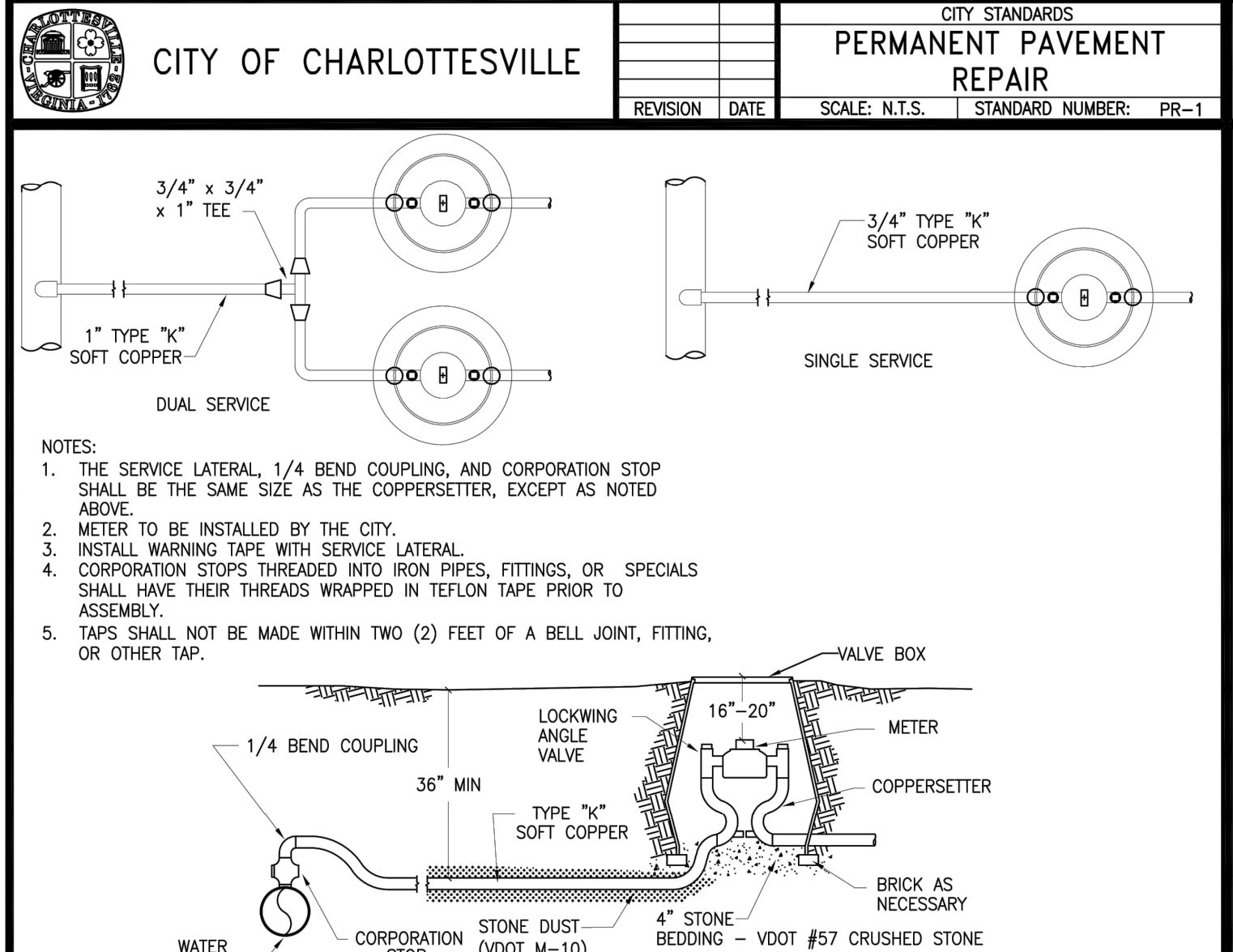
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



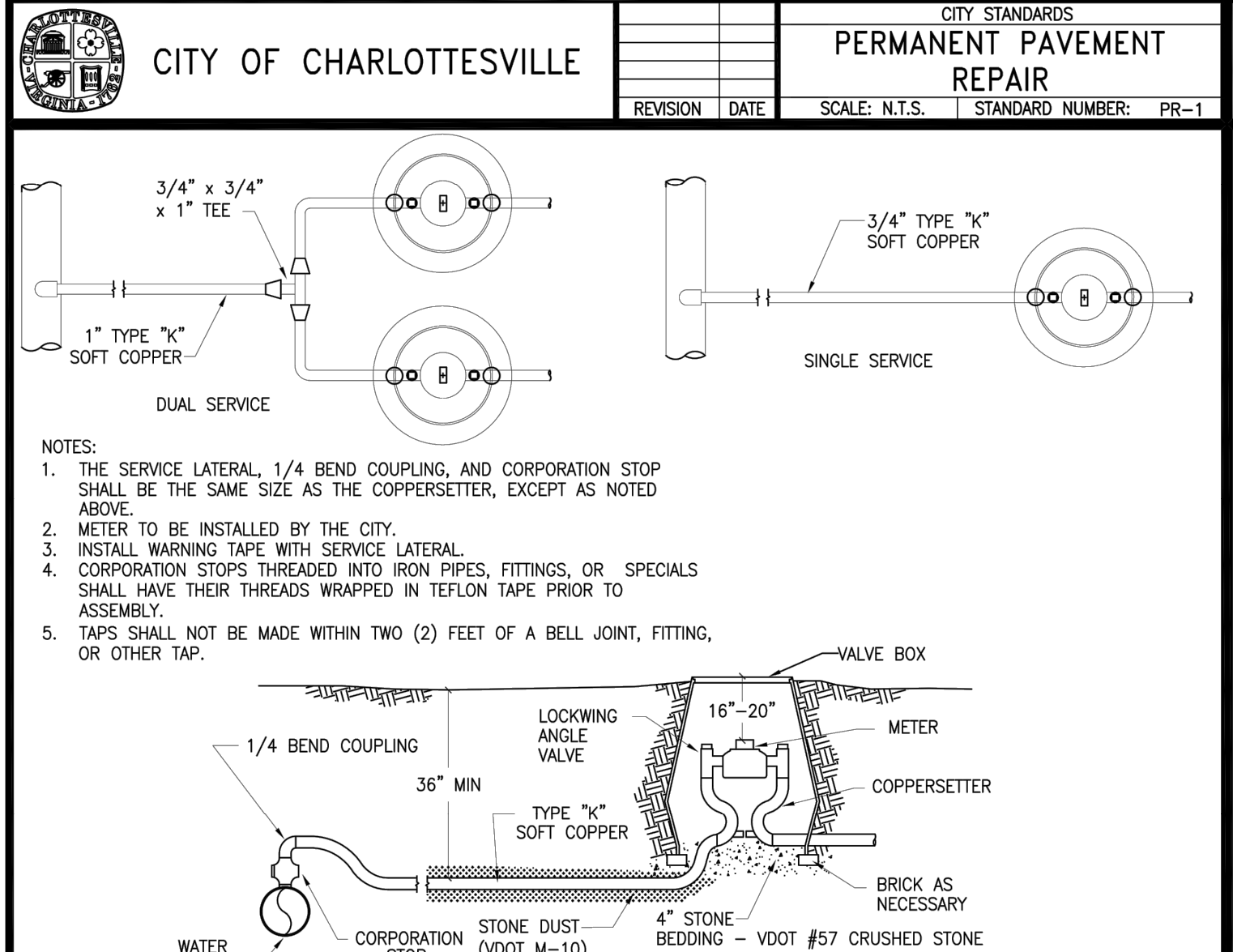
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



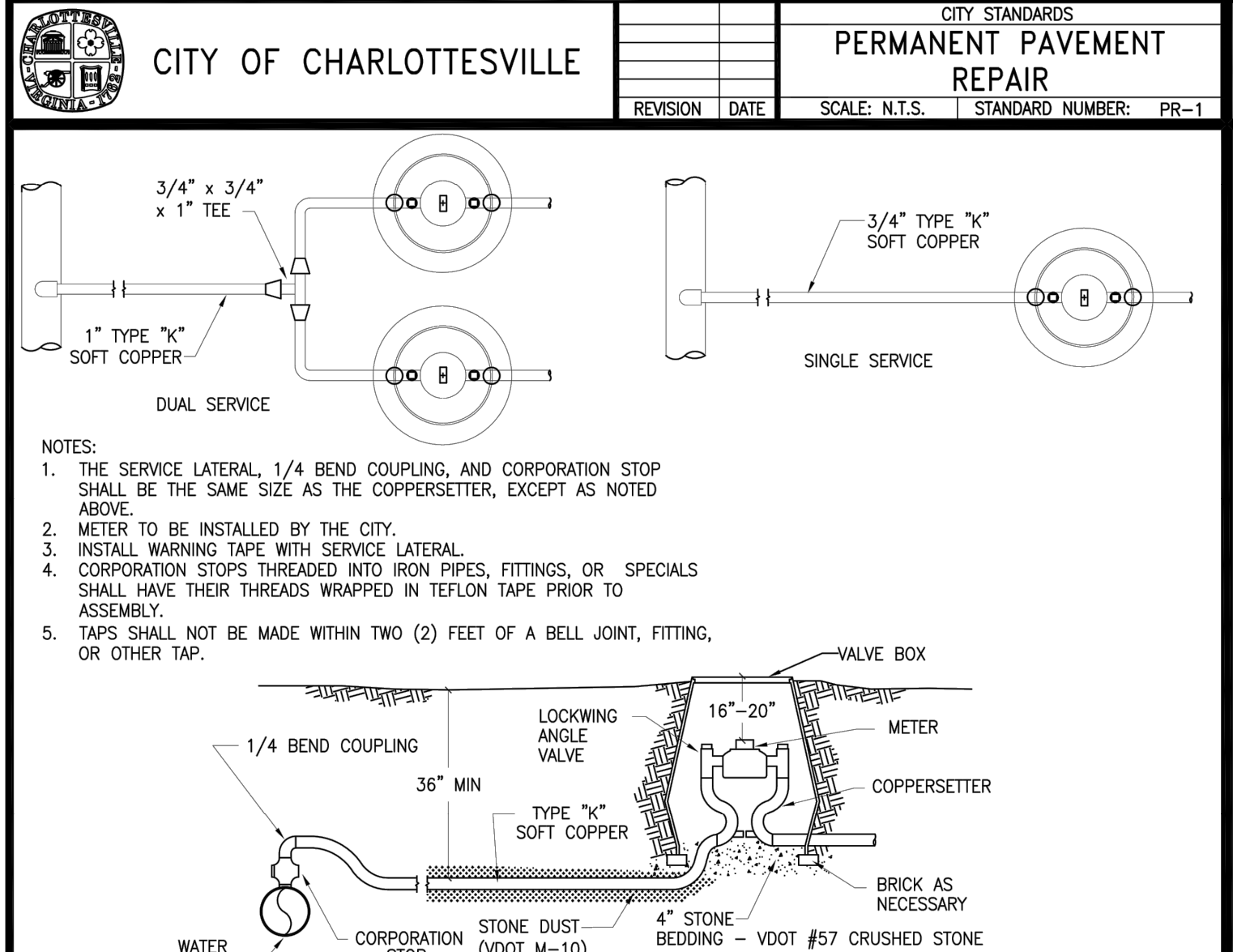
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



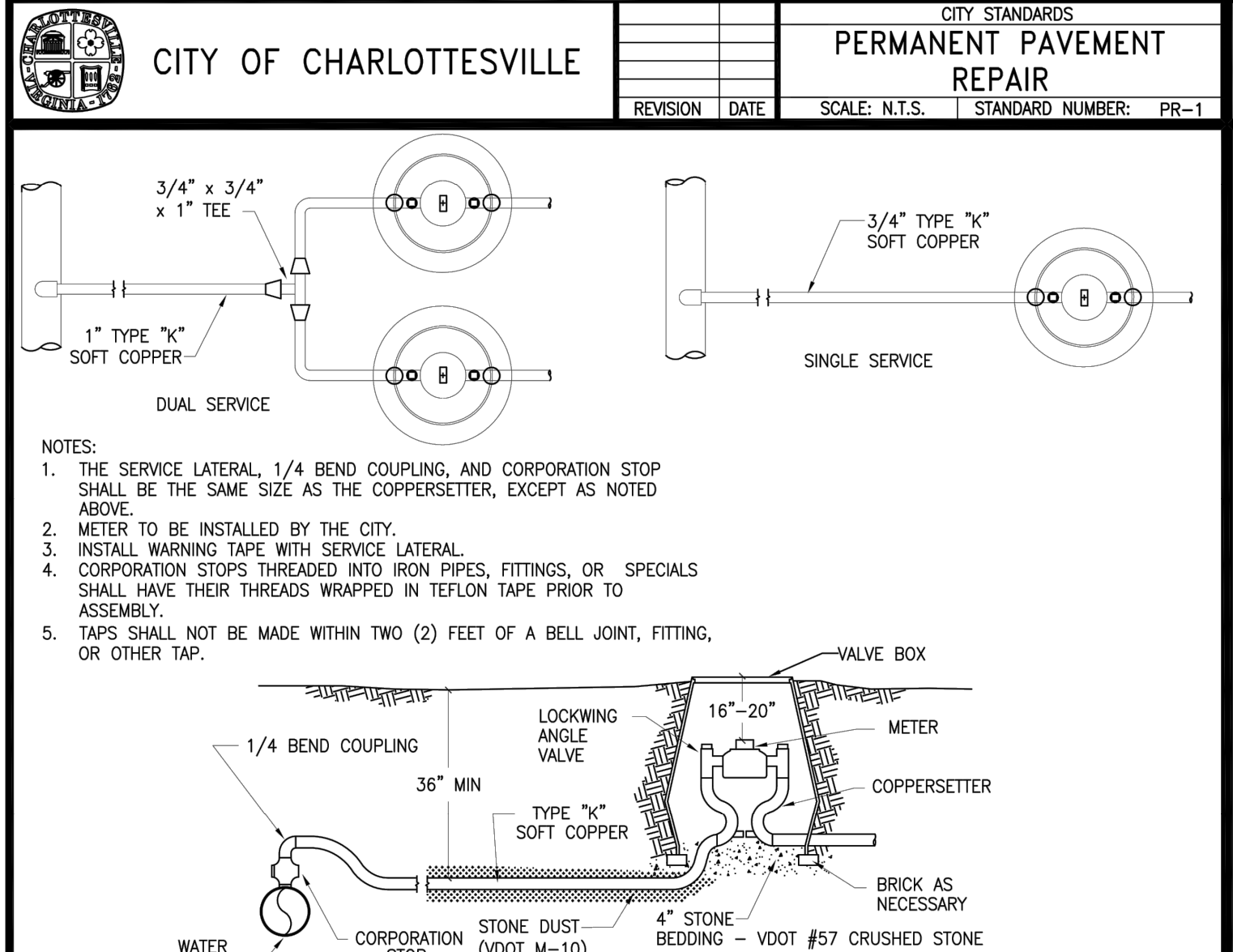
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



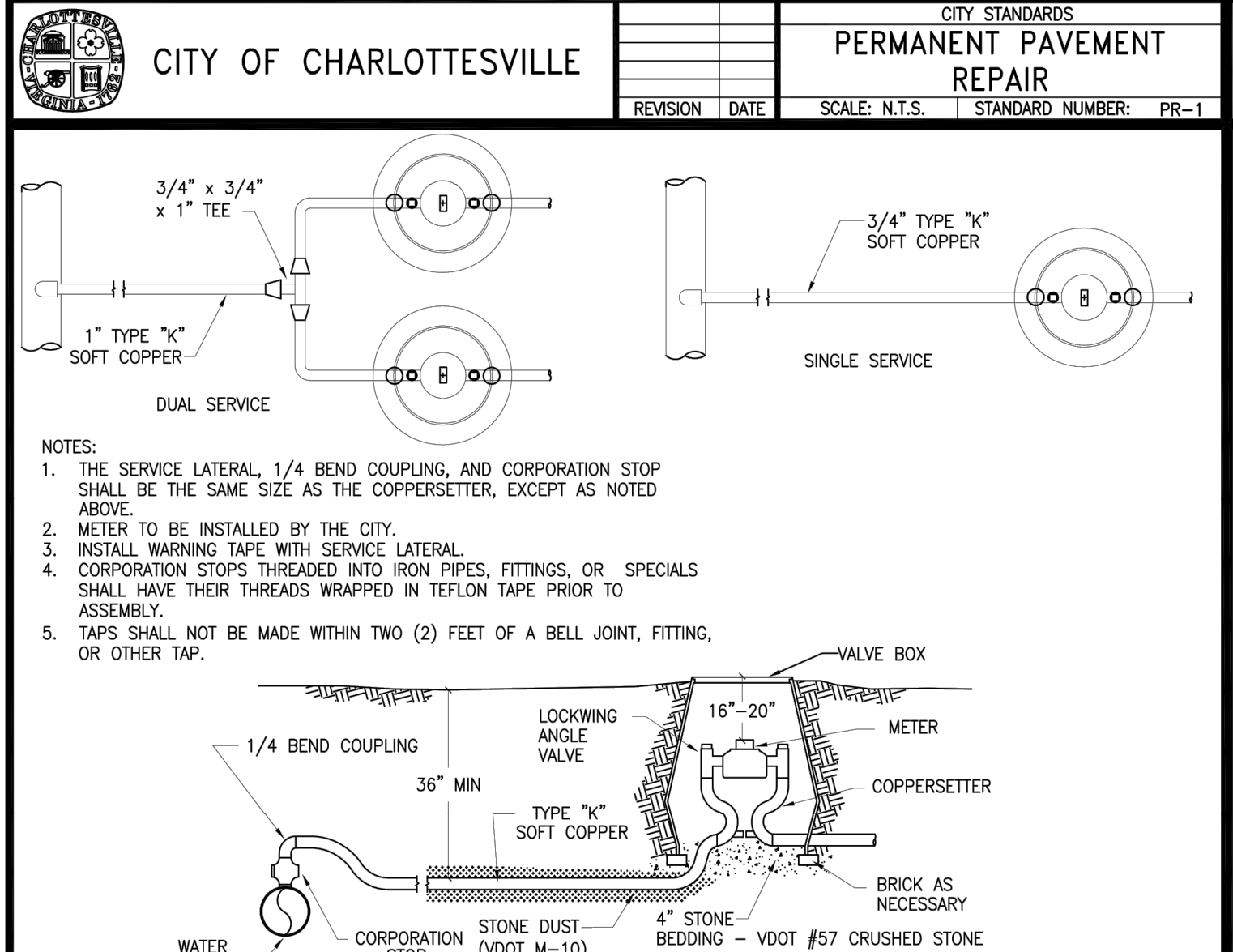
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



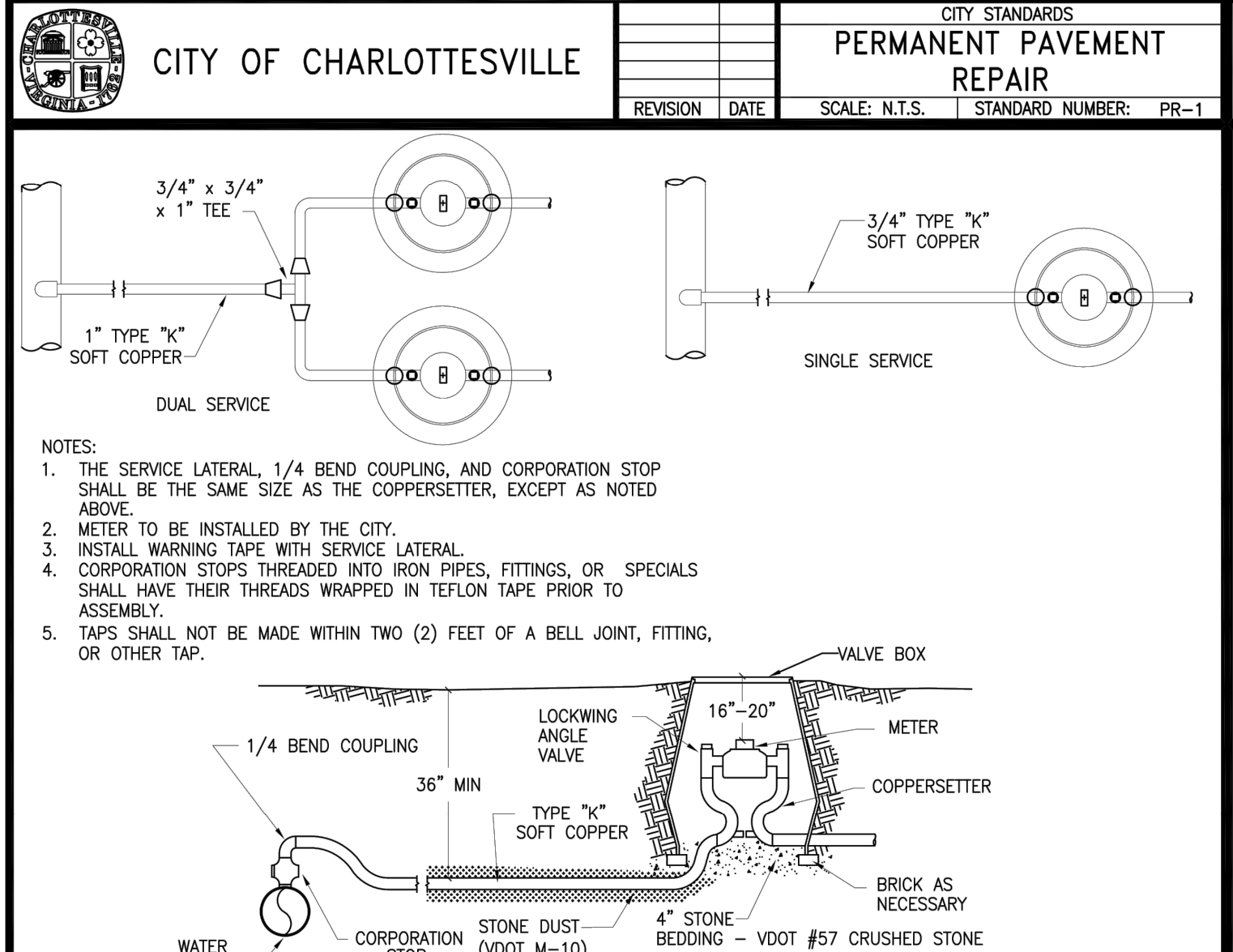
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



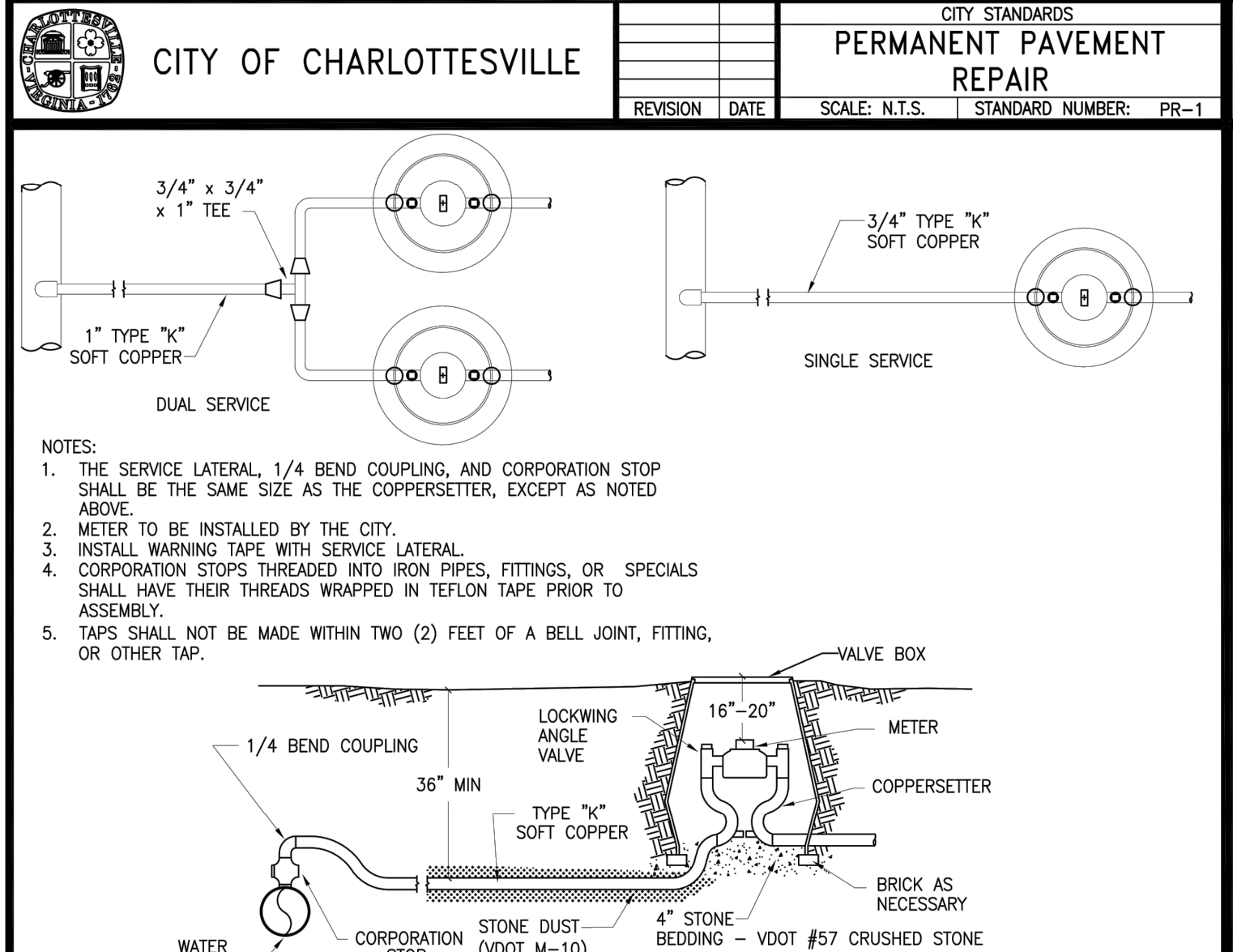
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



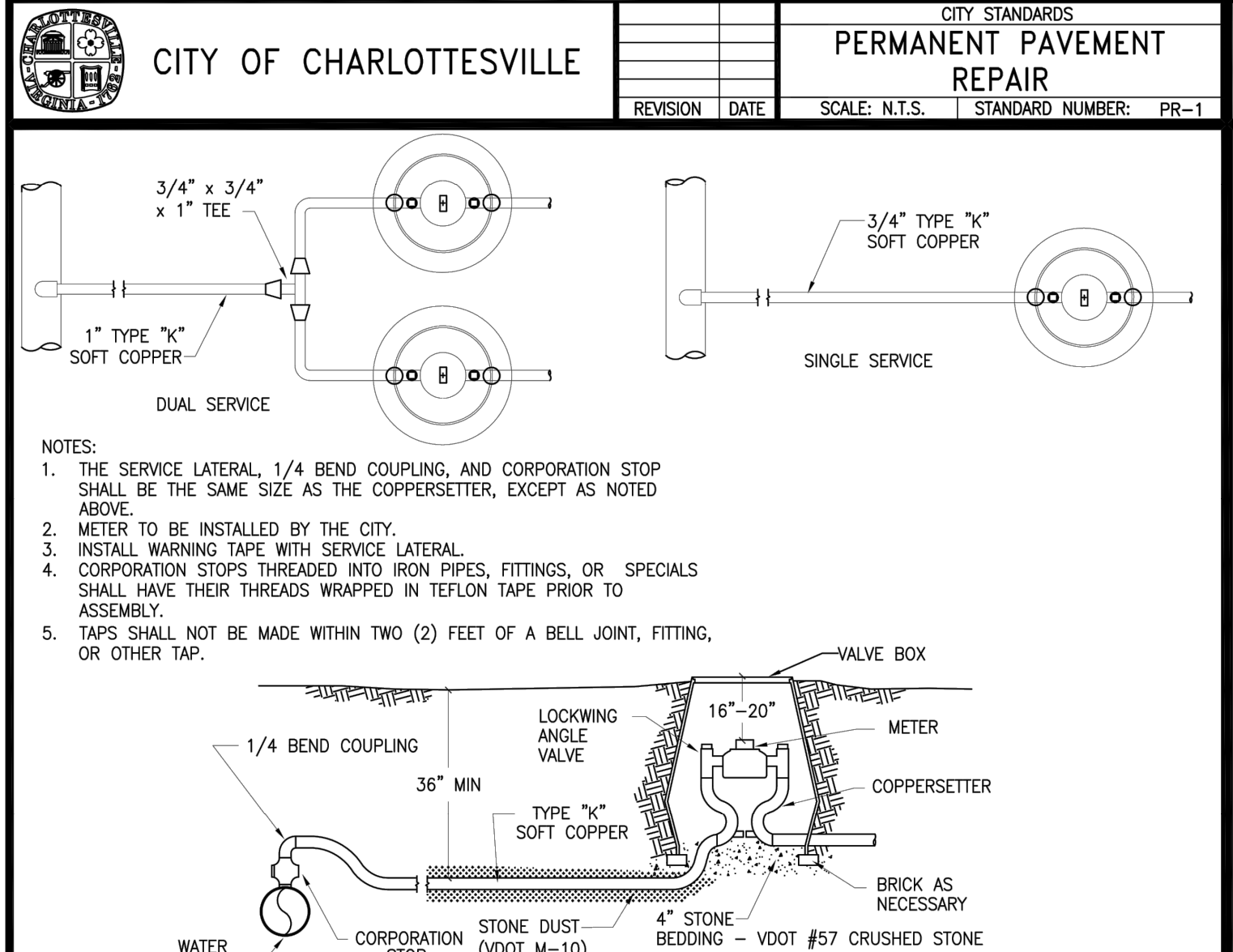
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER:



STACK RACK



The customizable Stack Rack combines industrial design and strength with two-tier spacing for added capacity and maximum density. And, the lift assist mechanism eases any bike lifting required by the user, making it easier to load and unload. Flexibility in bike spacing, rack configuration and the modular design make this product unique to each installation.

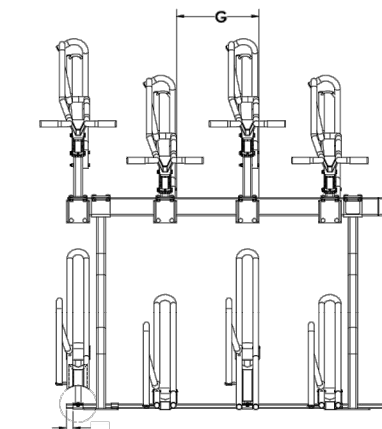
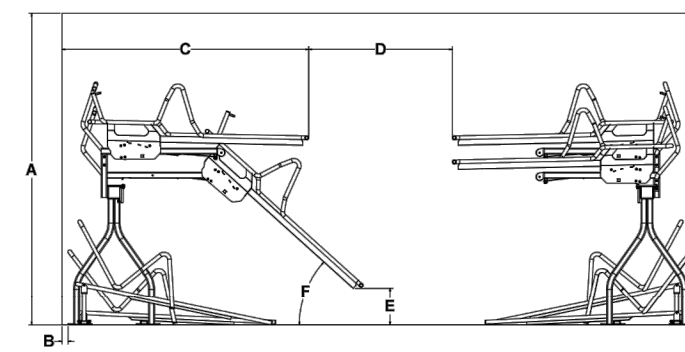
Product Specifications

- Can be built as single-sided or double-sided unit.
- Multiple bike spacing options offers flexibility to meet municipal bike parking regulations.
- Few moving parts to minimize maintenance.
- 1.25" security locking bar standard at each bike spot.
- 104" ceiling clearance (lower ceiling height model can be provided if needed for ceiling height of 96" - 24" bike spacing only).
- Upper trays pull down to 12" from floor to minimize bicycle lift height when loading.

Stack Rack

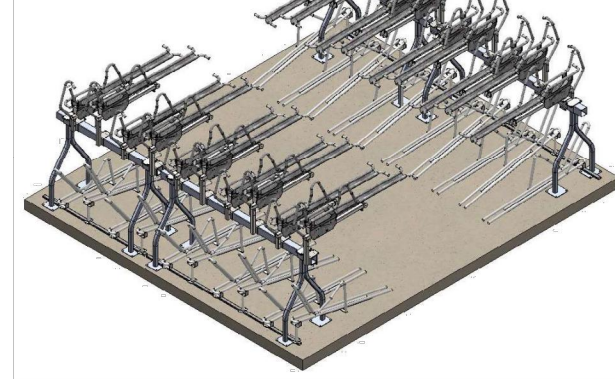
Spacing and Dimensions

For a full list of dimensions and spacing requirements and recommendations, please see our technical specification document or installation manual.



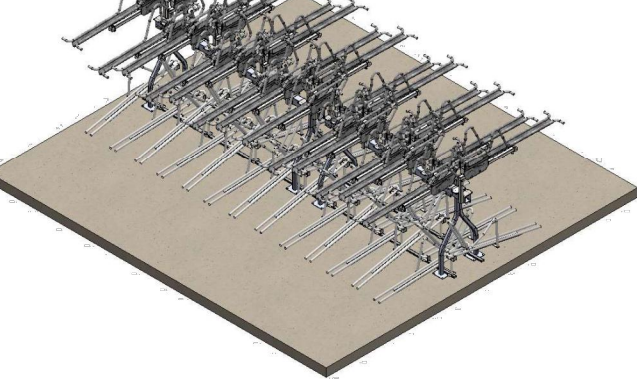
Single-Sided Layout

Parks 40 bikes in 18.5 x 18 area



Double-Sided Layout

Parks 52 bikes in 23'3" x 24' area



A	B	C	D	E	F	G
104" (or 94" 8 24" bike spacing (9.3))	2"	88.5"	48" min	12" (lower, 20" upper)	42"	117" 98" w/ 24"

Downloadable product resources available online:



Our Saris Infrastructure representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.
Saris Infrastructure 800.783.7257 www.sarisinfrastructure.com

SIZING WATER SERVICE LINES AND METERS

Water Customer Data Sheet

Customer: 218 W. Market Street Phone: _____
Building Address: 218 W. Market Street Map/Lot: _____ 330276000
Type of Occupancy: Retail (Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI	Number of Fixtures	Total Value	Fixture	Fixture Value @ 60 PSI	Number of Fixtures	Total Value
Bathub	8	x	= 0.0	Bathub	8	x	= 0.0
Bedpan Washers	10	x	= 0.0	Bedpan Washers	10	x	= 0.0
Bidet	2	x	= 0.0	Bidet	2	x	= 0.0
Dental Unit	2	x	= 0.0	Dental Unit	2	x	= 0.0
Drinking Fountain - Public	2	x	= 8.0	Drinking Fountain - Public	2	x	= 2.0
Kitchen Sink	2.2	x	= 13.2	Kitchen Sink	2.2	x	= 294.8
Lavatory	1.5	x	= 12.0	Lavatory	1.5	x	= 0.0
Showerhead (shower Only)	2.5	x	= 0.0	Showerhead (shower Only)	2.5	x	= 0.0
Service Sink	4	x	= 0.0	Service Sink	4	x	= 0.0
Toilet - Flush Valve	35	x	= 140.0	Toilet - Flush Valve	35	x	= 0.0
Urinal - Tank Type	4	x	= 0.0	Urinal - Tank Type	4	x	= 536.0
Urinal - Pedestal Flush Valve	35	x	= 140.0	Urinal - Pedestal Flush Valve	35	x	= 0.0
Wash Sink (Each Set of Faucets)	4	x	= 0.0	Wash Sink (Each Set of Faucets)	4	x	= 536.0
Dishwasher	2	x	= 0.0	Dishwasher	2	x	= 268.0
Washing Machine	6	x	= 0.0	Washing Machine	6	x	= 804.0
Hose (50 ft Wash Down) - 1/2 in.	5	x	= 0.0	Hose (50 ft Wash Down) - 1/2 in.	5	x	= 0.0
Hose (50 ft Wash Down) - 5/8 in.	9	x	= 0.0	Hose (50 ft Wash Down) - 5/8 in.	9	x	= 0.0
Hose (50 ft Wash Down) - 3/4 in.	12	x	= 12.0	Hose (50 ft Wash Down) - 3/4 in.	12	x	= 156.0
Combined Fixture Value Total			= 325.2	Combined Fixture Value Total			= 2,596.8

Water Flow Demand from Fig. 4-2 or 4-3 73.0 Press. Factor from Table 4-1 1.09
Customer Peak Demand From (Fig. 4-2 or 4-3) x (Press. Factor from Table 4-1) = 79.6 gpm

Add Irrigation	Sections*	x (1.16 or 0.40)**	= gpm
0	3	Hose Bibs x Fixture Value x Press. Factor	= 39.2 gpm

Added Fixed Load = 0.0 gpm
TOTAL FIXED DEMAND = 118.8 gpm
* 100ft² area = 1 section
** Spray Systems - Use 1.16; Rotary Systems - Use 0.40

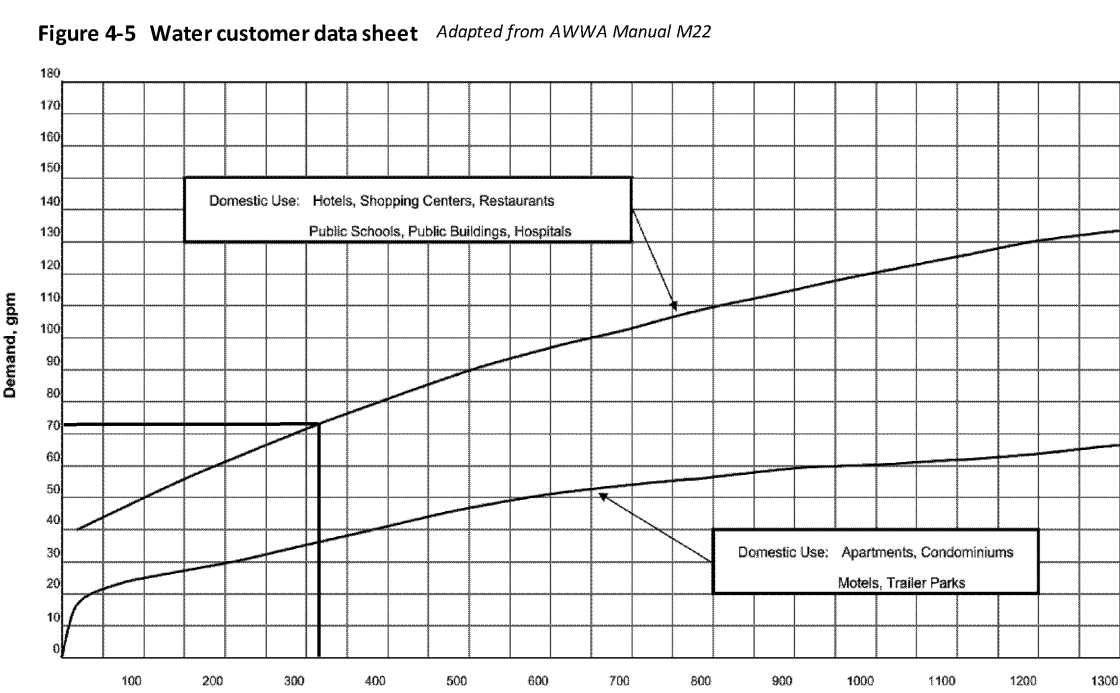


Figure 4-2 Water flow demand per fixture value - low range

Water Customer Data Sheet

Customer: 218 W. Market Street Phone: _____
Building Address: 218 W. Market Street Map/Lot: _____ 330276000
Type of Occupancy: Residential (Apartment, Hotel, Shopping Center, etc.)

Fixture	Fixture Value @ 60 PSI	Number of Fixtures	Total Value	Fixture	Fixture Value @ 60 PSI	Number of Fixtures	Total Value
Bathub	8	x	= 0.0	Bathub	8	x	= 0.0
Bedpan Washers	10	x	= 0.0	Bedpan Washers	10	x	= 0.0
Bidet	2	x	= 0.0	Bidet	2	x	= 0.0
Dental Unit	2	x	= 0.0	Dental Unit	2	x	= 0.0
Drinking Fountain - Public	2	x	= 8.0	Drinking Fountain - Public	2	x	= 2.0
Kitchen Sink	2.2	x	= 13.2	Kitchen Sink	2.2	x	= 294.8
Lavatory	1.5	x	= 12.0	Lavatory	1.5	x	= 0.0
Showerhead (shower Only)	2.5	x	= 0.0	Showerhead (shower Only)	2.5	x	= 0.0
Service Sink	4	x	= 0.0	Service Sink	4	x	= 0.0
Toilet - Flush Valve	35	x	= 140.0	Toilet - Flush Valve	35	x	= 0.0
Urinal - Tank Type	4	x	= 0.0	Urinal - Tank Type	4	x	= 536.0
Urinal - Pedestal Flush Valve	35	x	= 140.0	Urinal - Pedestal Flush Valve	35	x	= 0.0
Wash Sink (Each Set of Faucets)	4	x	= 0.0	Wash Sink (Each Set of Faucets)	4	x	= 536.0
Dishwasher	2	x	= 0.0	Dishwasher	2	x	= 268.0
Washing Machine	6	x	= 0.0	Washing Machine	6	x	= 804.0
Hose (50 ft Wash Down) - 1/2 in.	5	x	= 0.0	Hose (50 ft Wash Down) - 1/2 in.	5	x	= 0.0
Hose (50 ft Wash Down) - 5/8 in.	9	x	= 0.0	Hose (50 ft Wash Down) - 5/8 in.	9	x	= 0.0
Hose (50 ft Wash Down) - 3/4 in.	12	x	= 12.0	Hose (50 ft Wash Down) - 3/4 in.	12	x	= 156.0
Combined Fixture Value Total			= 325.2	Combined Fixture Value Total			= 2,596.8

Water Flow Demand from Fig. 4-2 or 4-3 75.0 Press. Factor from Table 4-1 1.09
Customer Peak Demand From (Fig. 4-2 or 4-3) x (Press. Factor from Table 4-1) = 81.8 gpm

Add Irrigation	Sections*	x (1.16 or 0.40)**	= gpm
0	3	Hose Bibs x Fixture Value x Press. Factor	= 39.2 gpm

Added Fixed Load = 0.0 gpm
TOTAL FIXED DEMAND = 121.0 gpm
* 100ft² area = 1 section
** Spray Systems - Use 1.16; Rotary Systems - Use 0.40

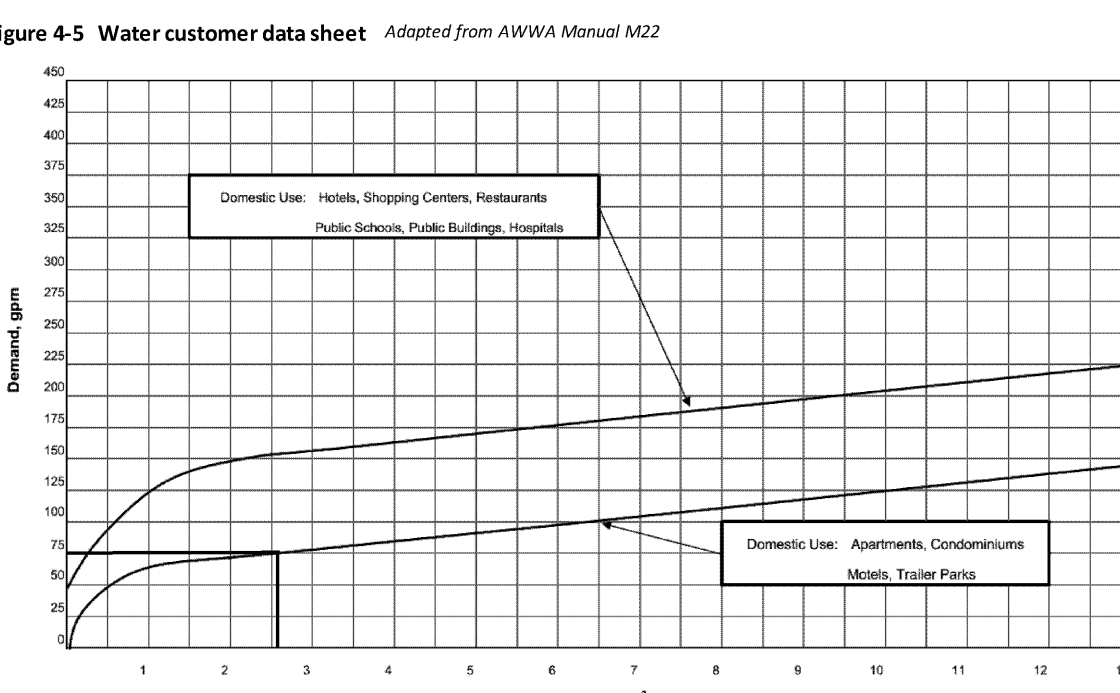
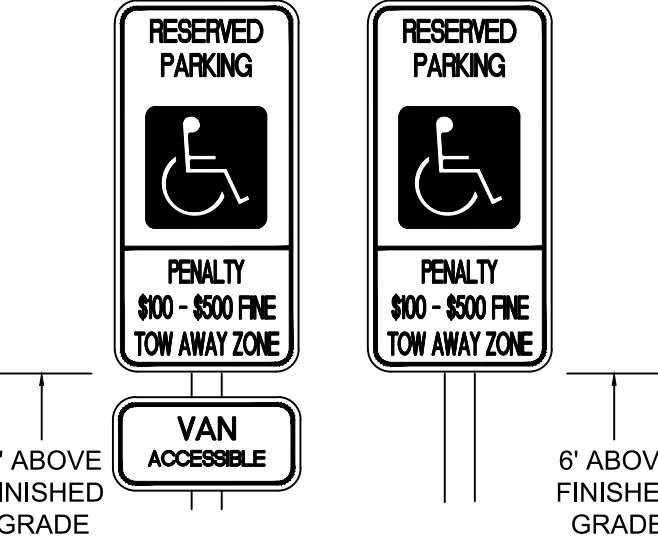


Figure 4-3 Water flow demand per fixture value - high range

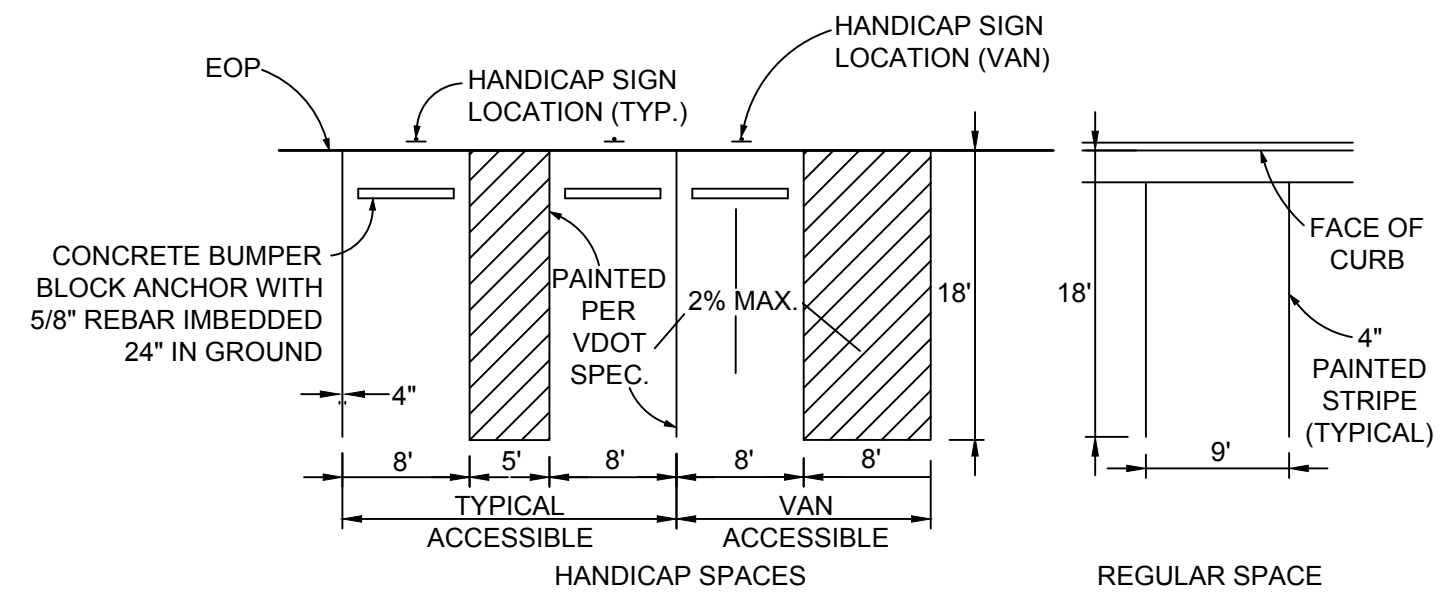
VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM, COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.



SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-B SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

ADA PARKING SIGNS

No Scale



TYPICAL PARKING SPACE DETAILS

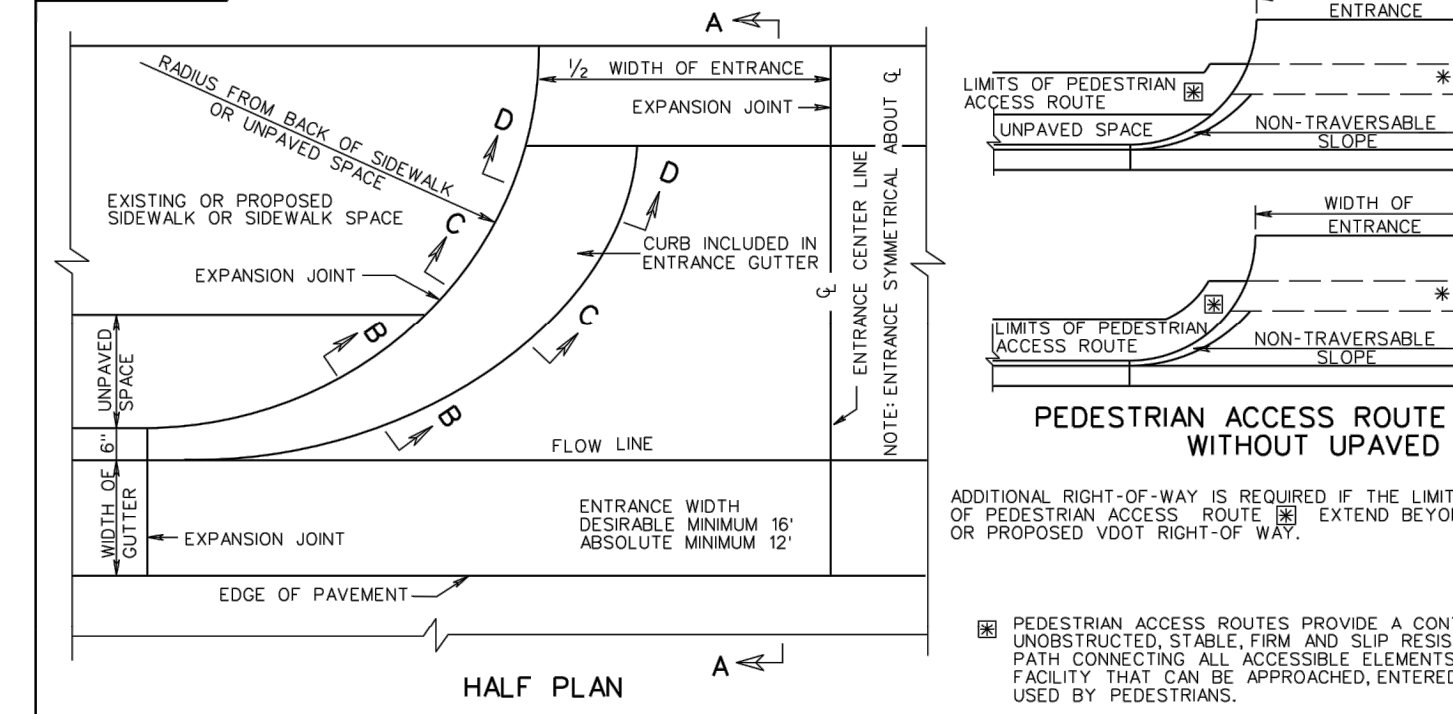
No Scale

GENERAL NOTES:

- THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
- DETECTABLE WARNING SURFACES, PRODUCTS NOT LISTED SHALL MEET THE REQUIREMENTS OF THE SPEC. PROVIDER FOR CC-12 DETECTABLE WARNING SURFACE AND SHALL BE SUBMITTED TO THE STANDARDS AND SPECIAL DESIGN SECTION FOR APPROVAL.
- SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
- RAMP FLOOR IS PROVIDED FOR DOWNHILL BIKES SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
- REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1" CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1/2".
- CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMP ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
- CURB RAMP ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES. EXISTING LIGHT POLES, FIRE HYDRANTS, DRAIN INLETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
- RAMP MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE OF THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
- TYPICAL CONCRETE SIDEWALK IS 4" THICK WHEN THE ENTRANCE RADIANT CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC. REFER TO STANDARD CC-13, COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
- WHEN CURB RAMP ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
- WHEN ONLY ONE CURB RAMP IS PROVIDED FOR TWO CROSSINGS (DIAGONAL), A 4' x 4' LANDING AREA SHALL BE PROVIDED TO MANEUVER A WHEELCHAIR INTO THE CROSSWALK WITHOUT GOING INTO THE TRAVELWAY. THIS 4' x 4' LANDING AREA MAY INCLUDE THE GUTTER PER SIDE.
- ALL CASES WHERE CURB RAMP INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES TO FACILITIES, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB.

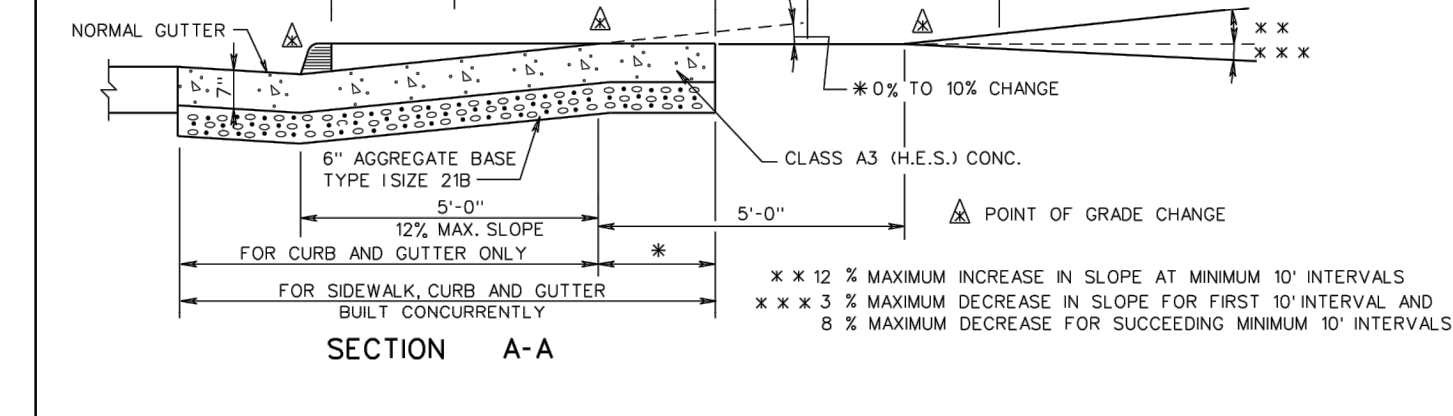
CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)

ROAD AND BRIDGE STANDARDS SHEET 1 OF 5 REVISION DATE 07/15 VIRGINIA DEPARTMENT OF TRANSPORTATION



STANDARD ENTRANCE GUTTER

ROAD AND BRIDGE STANDARDS SHEET 1 OF 1 REVISION DATE 07/15 VIRGINIA DEPARTMENT OF TRANSPORTATION



DATE	REVISION DESCRIPTION
11/19/2021 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
1/17/2022 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
3/30/2022 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
08/10/2021	J. DENKO	J. DENKO	C. KOTARSKI	1" = 10'

PRELIMINARY SITE PLAN
THIS DRAWING PREPARED AT THE CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 634.293.2624 | FAX: 634.293.8317 | www.timmons.com

COMMONWEALTH OF VIRGINIA
CRAIG W. J. KOTARSKI
Lic. No. 0402048597
3/30/22
PROFESSIONAL ENGINEER

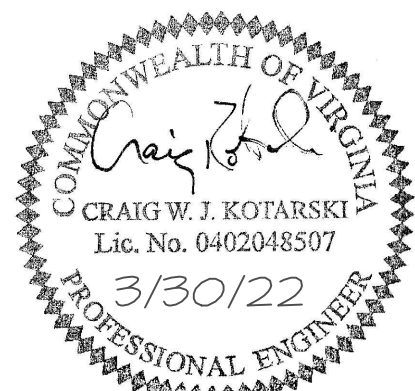
218 W MARKET STREET
CITY OF CHARLOTTEVILLE, VA

TIMMONS GROUP

DETAILS

JOB NO. 43750
SHEET NO. C1.2

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 541.293.5624 FAX: 541.293.8317 www.timmons.com

PRELIMINARY SITE PLAN

DATE
 08/10/2021

DRAWN BY
 J. DENKO

DESIGNED BY
 J. DENKO

CHECKED BY
 C. KOTARSKI

SCALE
 1" = 10'

REVISION DESCRIPTION

DATE	REVISION PER CITY COMMENTS
11/19/2021	REVISED PER CITY COMMENTS
11/21/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

EXISTING CONDITIONS

218 W MARKET STREET

CITY OF CHARLOTTEVILLE, VA

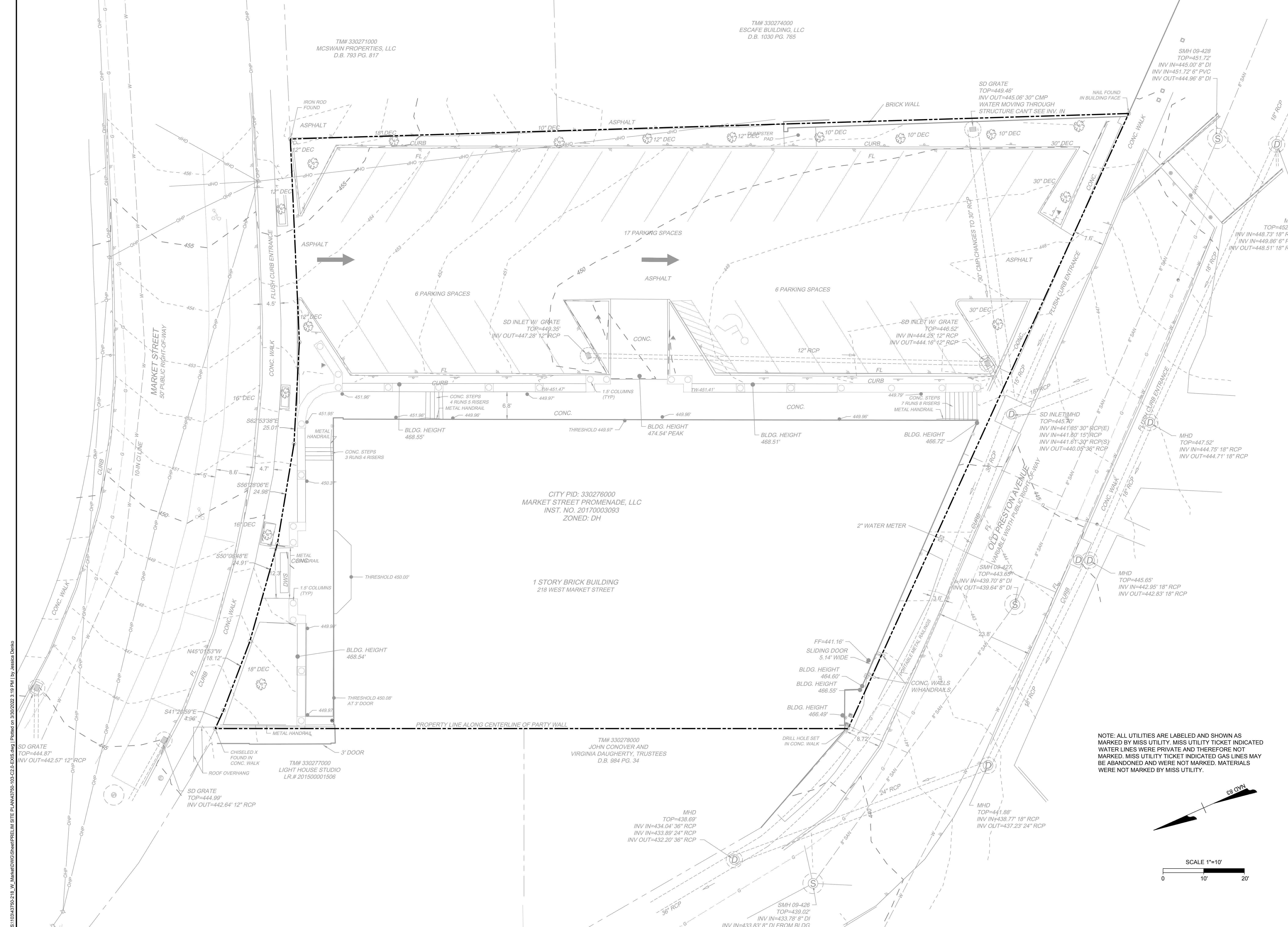
JOB NO.

43750

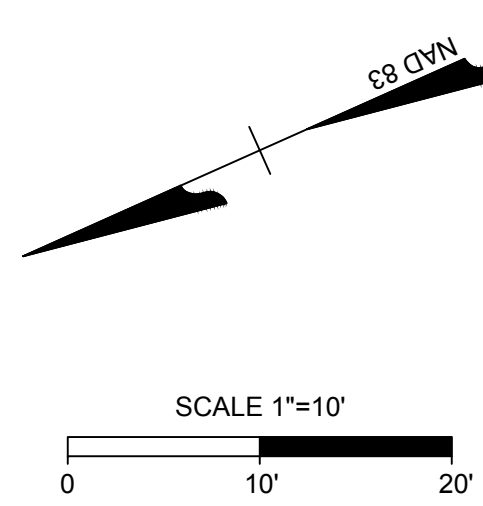
SHEET NO.

C2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



NOTE: ALL UTILITIES ARE LABELED AND SHOWN AS MARKED BY MISS UTILITY. MISS UTILITY TICKET INDICATED WATER LINES WERE PRIVATE AND THEREFORE NOT MARKED. MISS UTILITY TICKET INDICATED GAS LINES MAY BE ABANDONED AND WERE NOT MARKED. MATERIALS WERE NOT MARKED BY MISS UTILITY.



S:\10343750-218_W_MarketDWG\Sheet\PRELIM SITE PLAN\43750-103-C2.DWG [Plotted on 3/30/2022 3:19 PM] by Jessica Denko

TM# 330271000
 MCSWAIN PROPERTIES, LLC
 D.B. 793 PG. 817

TM# 330274000
 ESCAPE BUILDING, LLC
 D.B. 1030 PG. 765

CITY PID: 330276000
 MARKET STREET PROMENADE, LLC
 INST. NO. 20170003093
 ZONED: DH

1 STORY BRICK BUILDING
 218 WEST MARKET STREET

TM# 330278000
 JOHN CONOVER AND
 VIRGINIA DAUGHERTY, TRUSTEES
 D.B. 984 PG. 34

TM# 330277000
 LIGHT HOUSE STUDIO
 LR.# 201500001506



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 534.293.5624 FAX: 434.293.8317 www.timmons.com

PRELIMINARY SITE PLAN

DATE
11/19/2021
11/21/2022
3/30/2022

REVISION DESCRIPTION
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

DATE
08/10/2021

DRAWN BY
J. DENKO

DESIGNED BY
J. DENKO

CHECKED BY
C. KOTARSKI

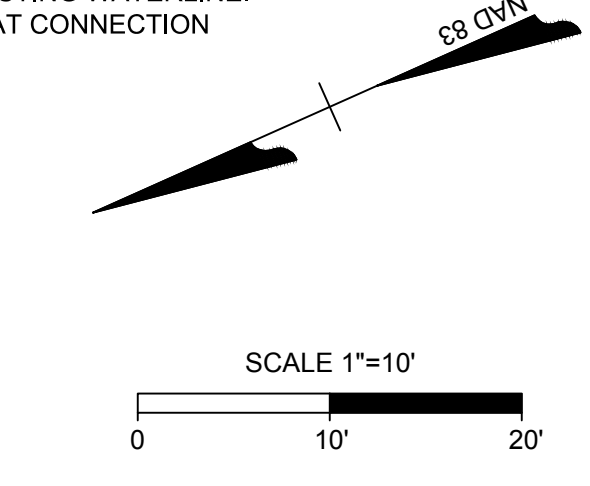
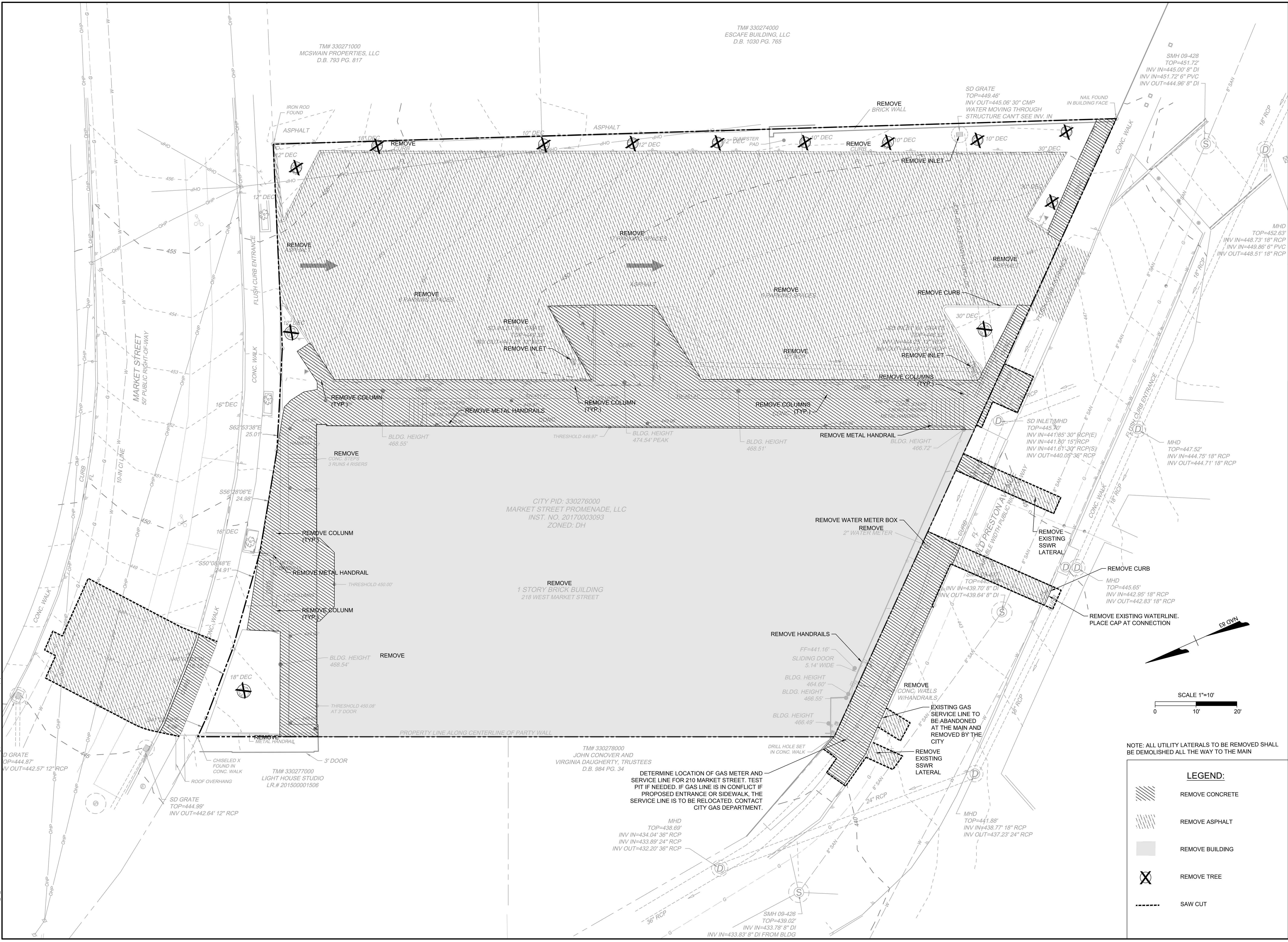
SCALE
1" = 10'

TIMMONS GROUP . . .

218 W MARKET STREET

CITY OF CHARLOTTEVILLE, VA

DEMOLITION PLAN



NOTE: ALL UTILITY LATERALS TO BE REMOVED SHALL BE DEMOLISHED ALL THE WAY TO THE MAIN

LEGEND:

	REMOVE CONCRETE
	REMOVE ASPHALT
	REMOVE BUILDING
	REMOVE TREE
	SAW CUT

DETERMINE LOCATION OF GAS METER AND SERVICE LINE FOR 210 MARKET STREET. TEST PIT IF NEEDED. IF GAS LINE IS IN CONFLICT IF PROPOSED ENTRANCE OR SIDEWALK, THE SERVICE LINE IS TO BE RELOCATED. CONTACT CITY GAS DEPARTMENT.

TM# 330271000
MCSWAIN PROPERTIES, LLC
D.B. 793 PG. 817

TM# 330274000
ESCAPE BUILDING, LLC
D.B. 1030 PG. 765

CITY PID: 330276000
MARKET STREET PROMENADE, LLC
INST. NO. 20170003093
ZONED: DH

TM# 330278000
JOHN CONOVER AND VIRGINIA DAUGHERTY, TRUSTEES
D.B. 984 PG. 34

TM# 330277000
LIGHT HOUSE STUDIO
LR # 20150001506

S:\10343750-218_W_MarketDWG\Sheet\PRELIM SITE PLAN\43750-103-C2-1-DEM.DWG | Plotted on 3/30/2022 3:19 PM | by: Jessica Denko

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

JOB NO.
43750

SHEET NO.
C2.1

EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION
THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING STRUCTURE AND PARKING LOT, AS WELL AS THE CONSTRUCTION OF A MULTISTORY BUILDING WITH A BELOW GROUND PARKING GARAGE AND OTHER ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 0.66 ACRES.

ADJACENT PROPERTY
THE PROJECT SITE IS BOUND BY MARKET STREET TO THE NORTH, EXISTING BUILDINGS TO THE WEST AND THE EAST, AND OLD PRESTON AVENUE TO THE SOUTH.

EXISTING SITE CONDITIONS
THE SITE CURRENTLY CONTAINS A COMMERCIAL BUILDING AND A PARKING AREA.

OFF-SITE AREAS
NO OFFSITE AREAS WILL BE DISTURBED

CRITICAL EROSION AREAS
THERE ARE NO CRITICAL EROSION AREAS ON THIS SITE.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

STORMWATER RUNOFF CONSIDERATIONS
STORMWATER RUNOFF WILL BE DETAINED IN STORAGE PIPES AND OFFSITE CREDITS WILL BE PURCHASED.

- STRUCTURAL PRACTICES:**
1. **TEMPORARY CONSTRUCTION ENTRANCE - 3.02** A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
 2. **STORM DRAIN INLET PROTECTION - 3.07** STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
 3. **DUST CONTROL - 3.39** DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT.

- VEGETATIVE PRACTICES:**
1. **TOPSOIL (TEMPORARY STOCKPILE) - 3.30** TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER SPREADING. STOCKPILE LOCATIONS SHALL BE LOCATED ONSITE AND SHALL BE STABILIZED WITH TEMPORARY SILT FENCE AND VEGETATION.
 2. **TEMPORARY SEEDING - 3.31** ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
 3. **PERMANENT SEEDING - 3.32** FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.
 4. **3.36 A PROTECTIVE COVERING BLANKET OR SOIL STABILIZATION MAT SHALL BE INSTALLED ON PREPARED PLANTING AREAS OF CHANNELS TO PROTECT AND PROMOTE VEGETATION ESTABLISHMENT AND REINFORCE ESTABLISHED TURF.**

- MANAGEMENT STRATEGIES**
1. PROVIDE SEDIMENT TRAPPING MEASURES AS A FIRST STEP IN GRADING, SEED AND MULCH IMMEDIATELY FOLLOWING INSTALLATION.
 2. PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING.
 3. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE PERIMETER CONTROLS.
 4. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THEY ARE NO LONGER REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS OR STATE LAW.

PERMANENT STABILIZATION
ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE HANDBOOK FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE 3.32-D OF THE HANDBOOK. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

SEQUENCE OF INSTALLATION:

- PHASE I - SHEET C3.2**
1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF CHARLOTTESVILLE E&S INSPECTOR, CONTRACTOR, OWNER, AND ENGINEER. THIS MEETING SHALL TAKE PLACE ON SITE.
 2. INSTALL INLET PROTECTION AND PERIMETER MEASURES: CONSTRUCTION ENTRANCE, SAFETY FENCE AND SILT FENCE.
 3. INSTALL SEDIMENT TRAP AND RIGHT OF WAY DIVERSION. DIRECT STORMWATER DRAINAGE TOWARDS SEDIMENT TRAP AND AWAY FROM PROPERTY BOUNDARIES AT ALL TIMES.
 4. INSPECT SILT FENCE AND SEDIMENT TRAP DAILY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES MAY BE REQUESTED BY CITY INSPECTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF IS PREVENTED FROM LEAVING THE SITE.
- PHASE II**
1. BEGIN EXCAVATION.
 2. SEDIMENT TRAP TO BE LOWERED AND INSPECTED THROUGHOUT EXCAVATION. DIRECT STORMWATER DRAINAGE TOWARDS SEDIMENT TRAP AND AWAY FROM PROPERTY BOUNDARIES AT ALL TIMES.
 3. INSTALL AND MAINTAIN SHEETING & SHORING AS DESIGNED BY OTHERS.
 4. START BUILDING CONSTRUCTION.
 5. INSTALL DEWATERING PIT, FILTRATION SYSTEM, STRAW BALES, AND PUMPING STATION.
 6. CONVERT SEDIMENT TRAP TO A SUMP PIT ONCE THE DEWATERING PIT AND PUMPING STATION HAVE BEEN INSTALLED. DIRECT ONSITE RUNOFF TO SUMP PIT. PIT TO BE PUMPED DIRECTLY TO SEDIMENT FILTRATION SYSTEM. COORDINATE WITH CITY E&S INSPECTOR.
 7. INSTALL BUILDING SLAB AND FOUNDATIONS.
 8. FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
 9. ALL STORMWATER PIPING AND STRUCTURES SHALL BE INSPECTED FOR SILT/SEDIMENT. IF PRESENT SILT/SEDIMENT SHALL BE CLEANED OUT FOR THE SYSTEM TO THE SATISFACTION OF THE E&S INSPECTOR.
 10. CONTRACTOR TO CALL FOR CITY INSPECTIONS, AND RECEIVE WRITTEN APPROVAL FROM THE CITY OF CHARLOTTESVILLE TO PROCEED WITH CLOSING THE SUMP PIT.
 11. MULCH AND SEED ALL AREAS TO BE GRASS IN FINAL CONDITION AS SOON AS FINAL GRADE IS ACHIEVED. PREVIOUSLY PAVED AREAS SHALL BE ROTILLATED WITH 6" OF AMENDED TOP SOIL PRIOR TO PERMANENT SEEDING BEING APPLIED.
 12. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR.

EROSION AND SEDIMENT CONTROL NOTES, DETAILS AND PHASE I PLAN PROVIDED TO MEET PRELIMINARY SITE PLAN SUBMISSION REQUIREMENTS. FULL EROSION AND SEDIMENT CONTROL PLAN WILL BE PROVIDED WITH FINAL SITE PLAN. PLEASE DO NOT REVIEW.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- ES-1: UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY WILL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS AND EFFECTIVENESS OF THE EROSION CONTROL PLAN.
- ES-3: PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR AS THE FIRST STEP IN CLEARING, GRADING, OR LAND DISTURBANCE.
- ES-4: MAINTAIN A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFFSITE BORROW OR WASTE AREA), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ARCHITECT/ENGINEER AND THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY FOR REVIEW AND ACCEPTANCE.
- ES-6: PROVIDE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE RESPONSIBLE LAND DISTURBER. (MODIFIED NOTE)
- ES-7: ALL DISTURBED AREAS SHALL DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND-DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT.
- ES-8: DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE, ENSURE THAT PUMP INLET IS KEPT ABOVE SETTLED SEDIMENT.
- ES-9: INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. MAKE ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES IMMEDIATELY.

MINIMUM STANDARDS:

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

MS-7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MS-8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

MS-9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

MS-11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

MS-12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

MS-13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

MS-14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

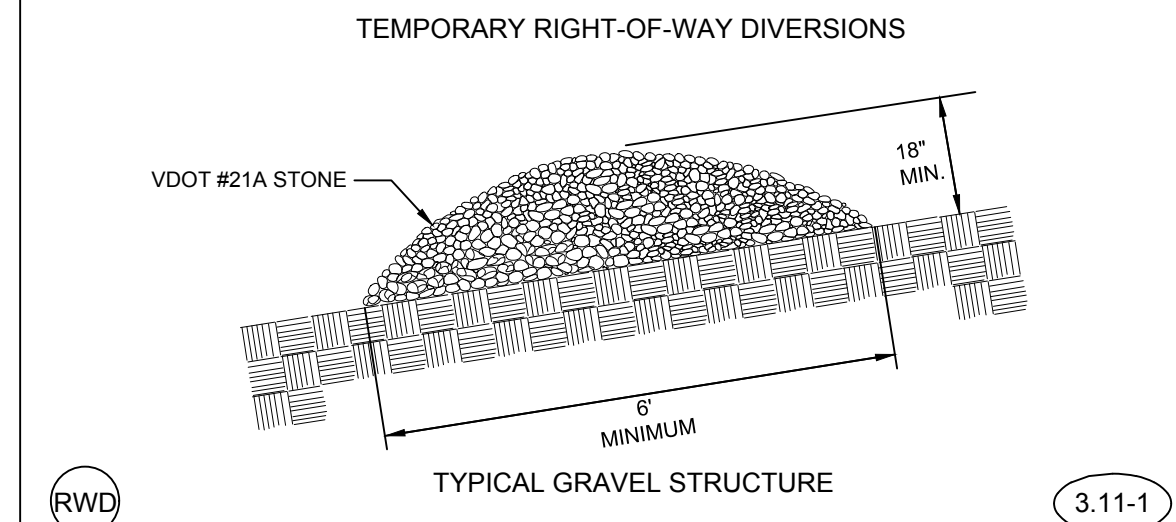
MS-16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

- A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

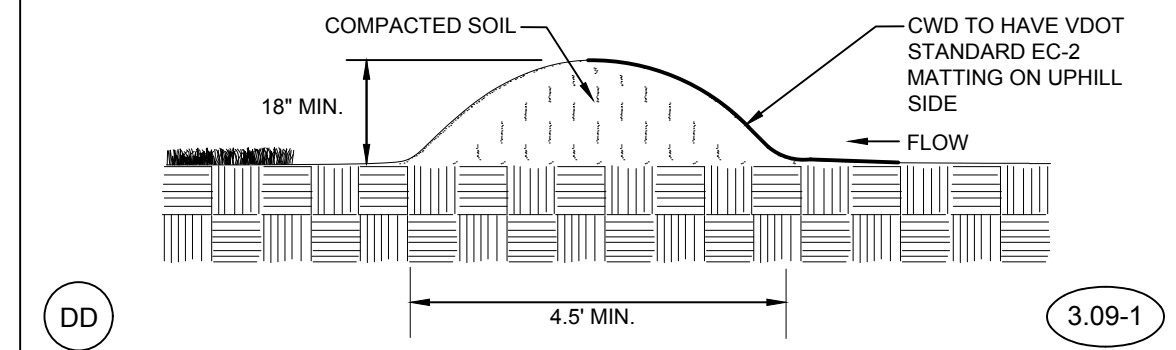
MS-17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

MS-18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

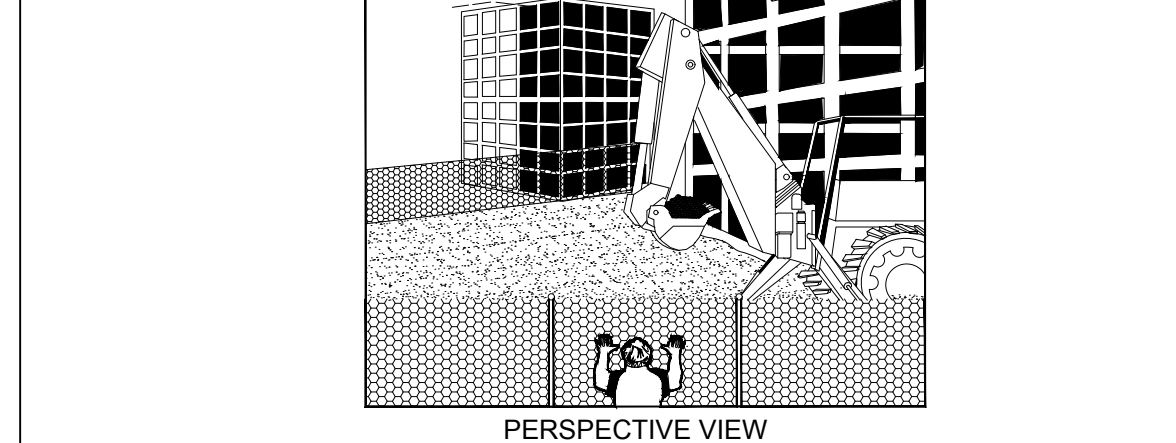
MS-19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE STANDARDS AND CRITERIA LISTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 8 PAGES 20-24.



TEMPORARY RIGHT-OF-WAY DIVERSION
No Scale



TEMPORARY DIVERSION DIKE
No Scale



SAFETY FENCE
No Scale

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES	SPECIES	RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

TEMPORARY SEEDING PLANT MATERIALS
No Scale

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

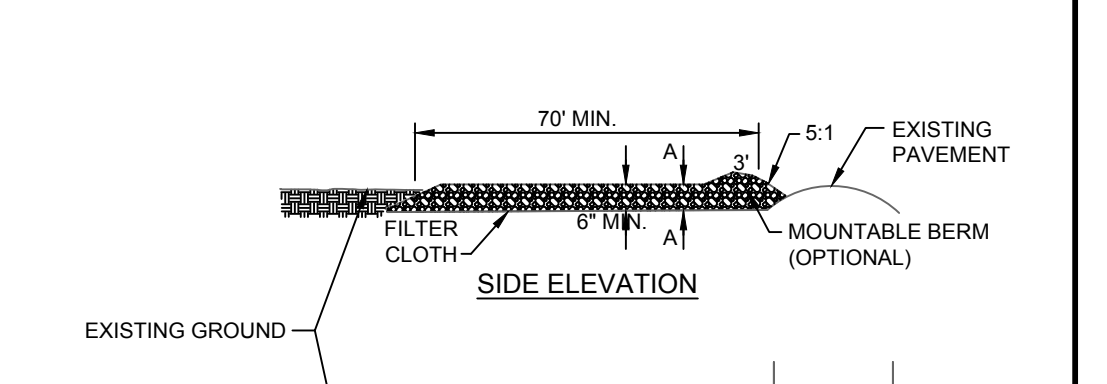
	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN	175-200 LBS.
COMMERCIAL OR RESIDENTIAL	90-100%
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	0-5%
IMPROVED PERENNIAL RYEGRASS	0-5%
KENTUCKY BLUEGRASS	0-5%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.

LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)
* SEE SLOPE STABILIZATION SEED MIX

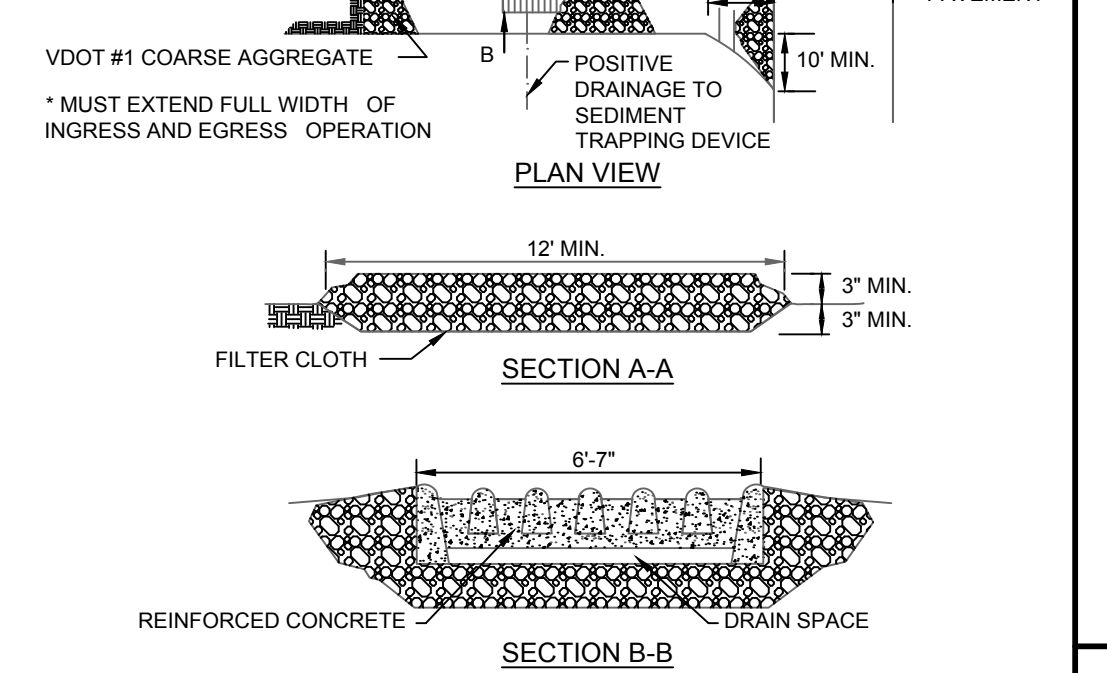
* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE

** SUBSTITUTE SERICEA LESPEDEZA FOR CROWN/VETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWN/VETCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

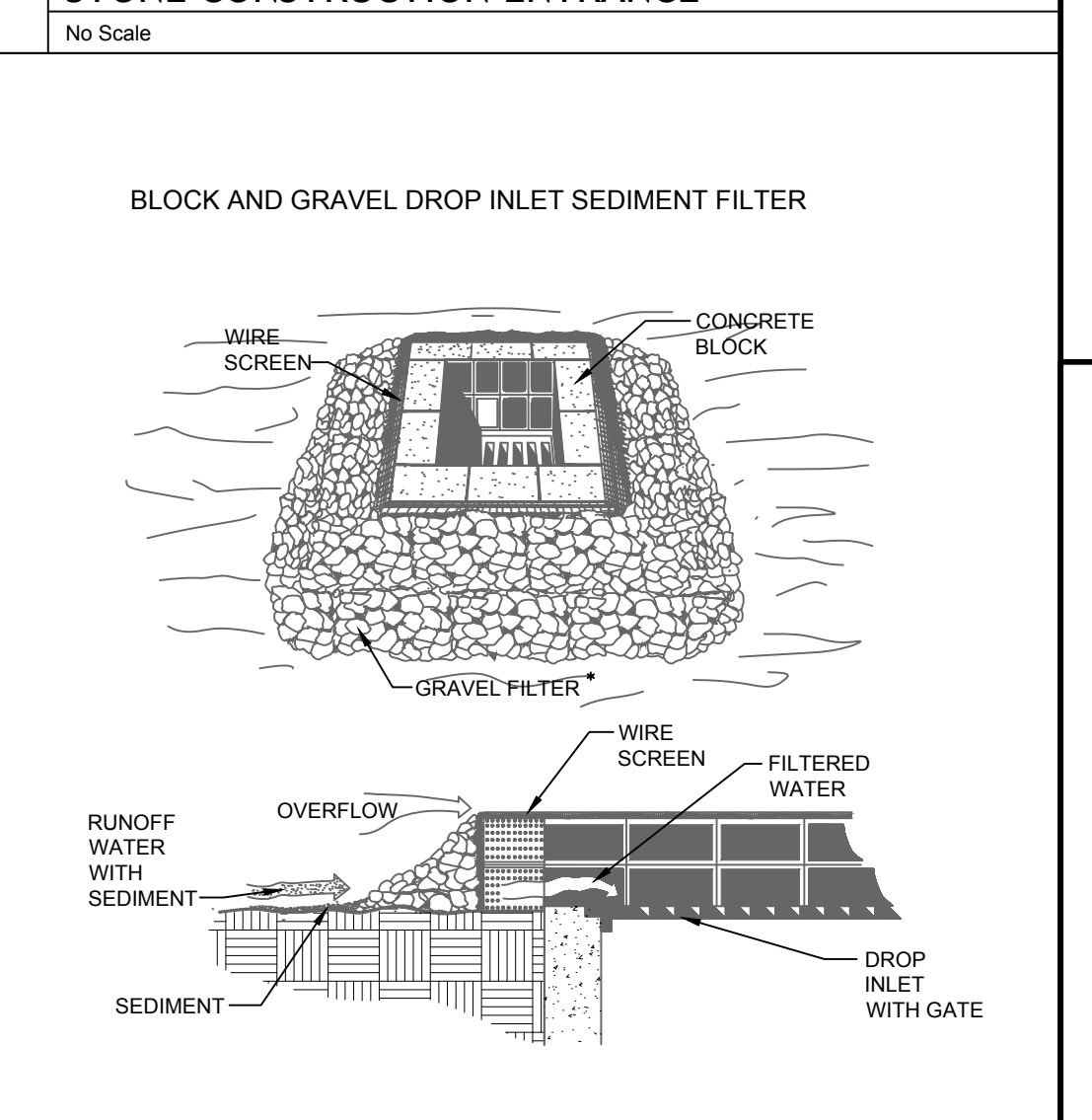
PERMANENT SEEDING MIX FOR PIEDMONT AREA
No Scale



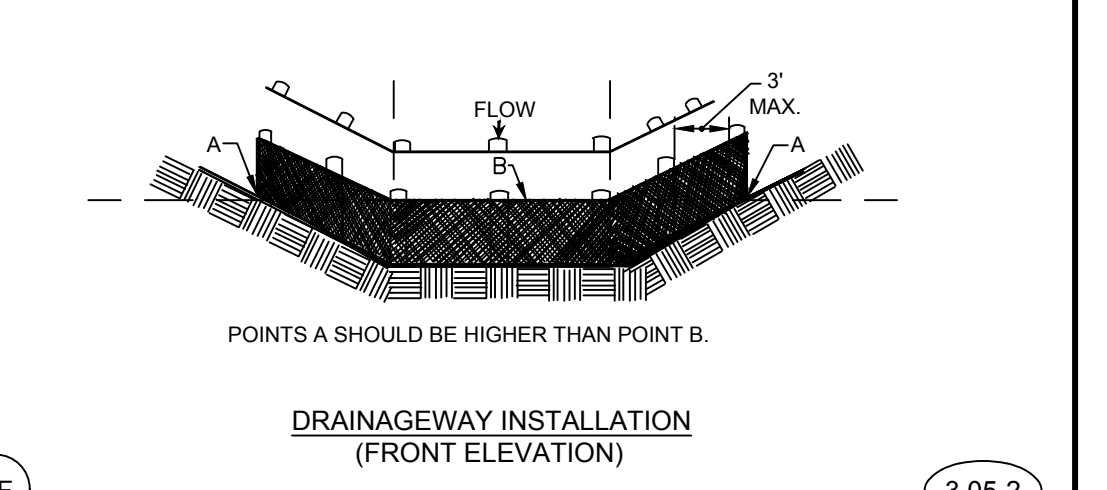
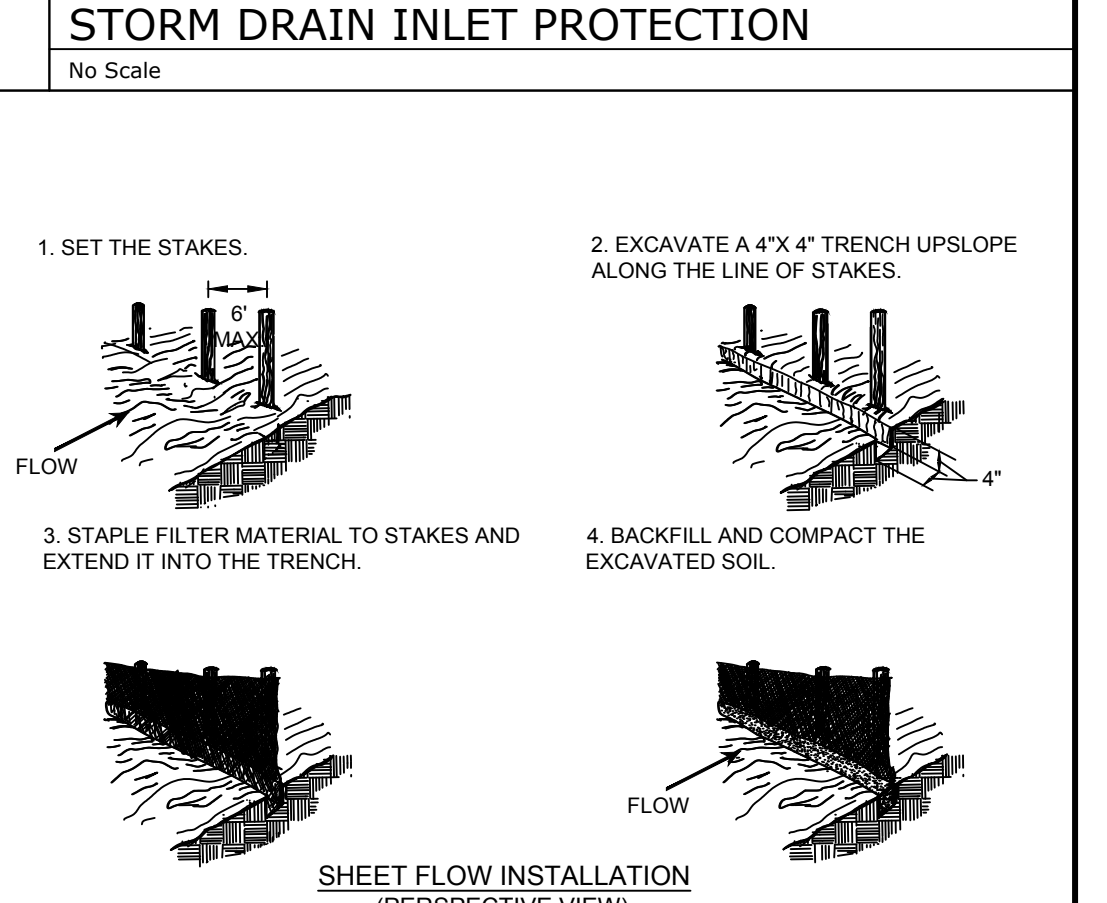
STONE CONSTRUCTION ENTRANCE
No Scale



STONE CONSTRUCTION ENTRANCE
No Scale



STORM DRAIN INLET PROTECTION
No Scale



SILT FENCE (W/O WIRE SUPPORT)
No Scale



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 434.293.2624 FAX: 434.293.8317 www.timmons.com

PRELIMINARY SITE PLAN

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
1/7/2022	REVISED PER CITY COMMENTS
3/9/2022	REVISED PER CITY COMMENTS

DATE: 08/10/2021
DRAWN BY: J. DENKO
DESIGNED BY: J. DENKO
CHECKED BY: C. KOTARSKI
SCALE: 1" = 10'

TIMMONS GROUP

218 W MARKET STREET
CITY OF CHARLOTTESVILLE, VA
E&S N&D

JOB NO. 43750
SHEET NO. C3.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 541.293.2524 FAX: 541.293.8317 www.timmons.com

PRELIMINARY SITE PLAN

DATE
 11/19/2021
 11/17/2022
 3/30/2022

DATE
 08/10/2021

DRAWN BY
 J. DENKO

DESIGNED BY
 J. DENKO

CHECKED BY
 C. KOTARSKI

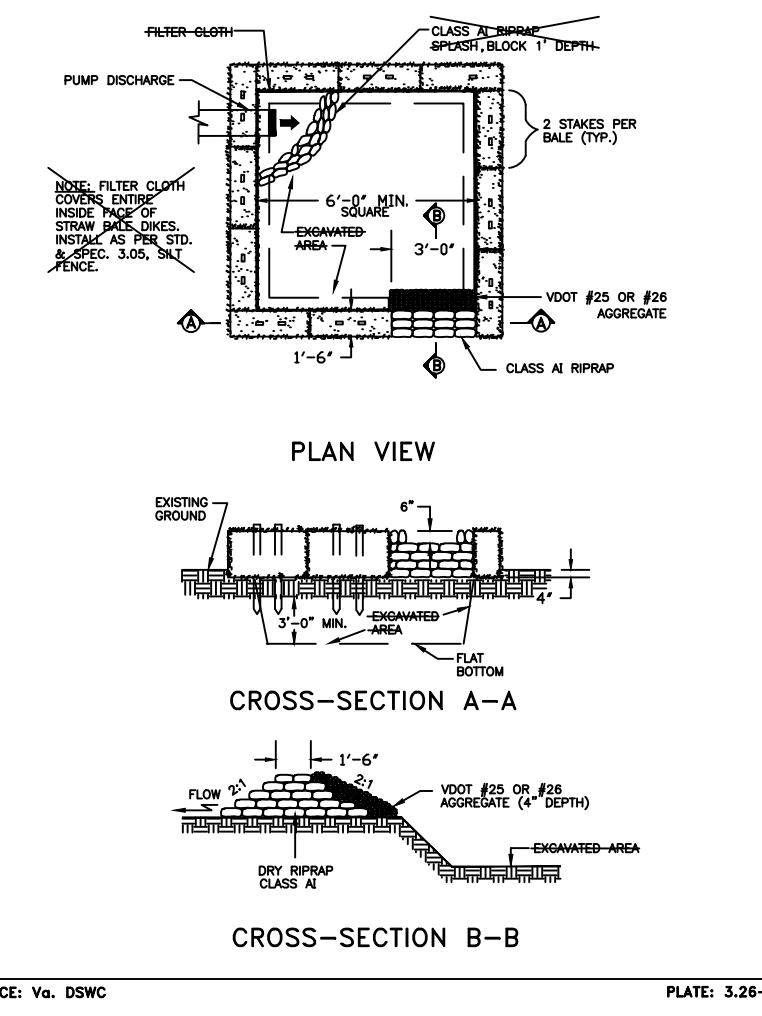
SCALE
 1" = 10'

TIMMONS GROUP
 218 W MARKET STREET
 CITY OF CHARLOTTEVILLE, VA
 E&S N&T

JOB NO.
43750
 SHEET NO.
C3.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

STRAW BALE/SILT FENCE PIT



DS
DEWATERING STRUCTURE
 No Scale

SOILS INFORMATION

34D- GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MORE THAN 80 INCHES TO RESTRICTIVE FEATURES, WELL DRAINED. HYDROLOGIC SOIL GROUP: B.

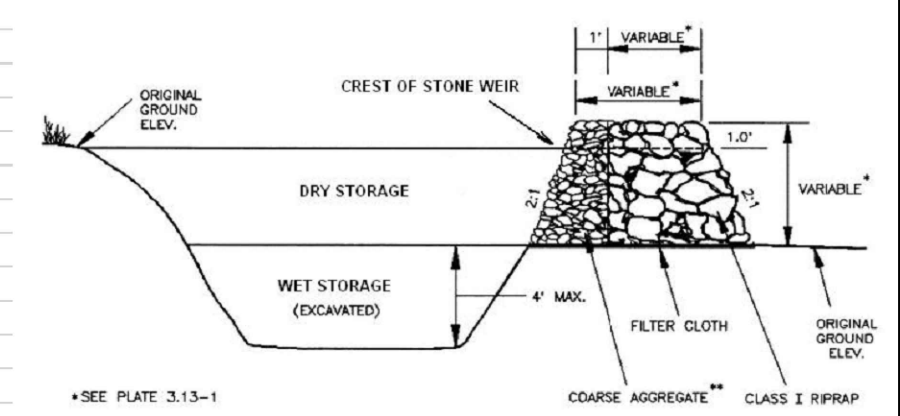
91- URBAN LAND, 0 TO 25 PERCENT SLOPES, 10 INCHES TO RESTRICTIVE FEATURES.

121B- CULPEPER, 2 TO 7 PERCENT SLOPES, MORE THAN 80 INCHES TO RESTRICTIVE FEATURES, WELL DRAINED. HYDROLOGIC SOIL GROUP: B

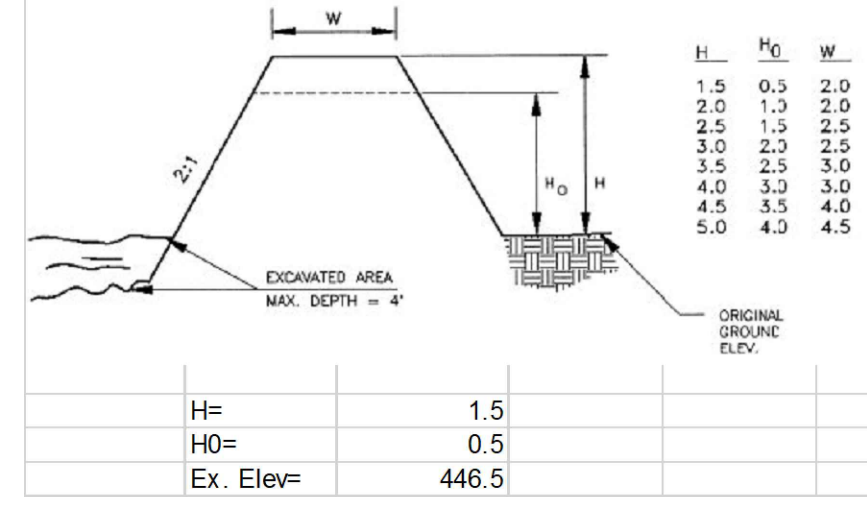
Table 16: Sediment Trap design (spec 3.13)

Sediment Trap design			
drainage area (acres) (<3)	0.59		
trap volumes:			
elevation (ft)	area (sf)	circle volume(cy)	volume(cy) cumulative
444	750		32.9
445	1026	32.9	32.9
446	1334	43.7	76.6
447	1674	55.7	132.3

wet storage:			
wet storage required (cy) (67*DA)	39.3		
bottom of stone weir (ft)	446.00		
wet storage provided at this elevation (cy)	76.6		**coarse aggregate shall be VDOT #3, #357 of #5
slope of wet storage sides	2:1		
weir length (ft) (6xDA)		3.5	
bottom of trap elevation (ft)		444	
bottom trap dimensions:		15'x50'	
top of dam elevation (ft)		448.0	
top width of dam (ft)		2.0'	
top trap dimensions		32'x66'	



for reference:



ST
SEDIMENT TRAP
 No Scale

DIRTBAG
 PUMPED SEDIMENT REMOVAL SYSTEM

DIRTBAG
 Retains the silt, sand and fines while allowing the filtered water to drain out into the drainage system.

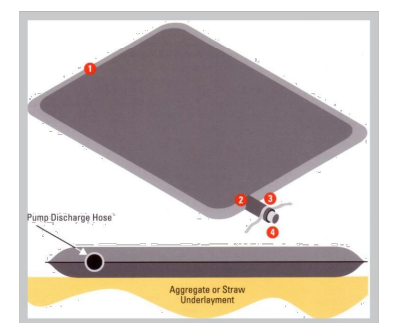
Protect the environment effectively and economically with Dirtbag®! Collect sand, silt and fines. Avoid silting streams, surrounding property and storm sewers. As more and more emphasis is put on saving our wetlands, regulations are becoming more stringent regarding the pumping of dirty water from holes around construction sites-such as foundations, pipe line construction, repairing municipal water/sewer lines, marine construction, utility, highway and site development areas. ACF can make custom Dirtbags® to suit your needs. We can produce the size, dimension, or use the fabric weight you request.

Use Recommendations
 ACF Environmental manufactures Dirtbag® using a variety of woven and nonwoven geotextile fabrics. The fabric properties on the Specifications page affirm the strength of Dirtbag® and are a result of tests conducted at on-site laboratories at the geotextile factory. All test methods are ASTM or industry standards.

Each standard Dirtbag® has a fill spout large enough to accommodate a 4" discharge hose. Straps are attached to secure the hose and prevent pumped water from escaping without being filtered.

Strap the neck of Dirtbag® tightly to the discharge hose. To increase the efficiency of filtration, place the bag on an aggregate or haybale bed to maximize water flow through the surface area of the bag.

Dirtbag® is full when it no longer can efficiently filter sediment or pass water at a reasonable rate. Flow rates will vary depending on the size of Dirtbag®, the type and amount of sediment discharged into Dirtbag, the type of ground, rock or other substance under the bag. Under most circumstances Dirtbag® will accommodate flow rates of 750 gallons per minute. Use of excessive flow rates or overfilling Dirtbag® with sediment will cause ruptures of the bags or failure of the hose attachment straps. **Dirtbag must be monitored during use.**



For more information about Sediment Perimeter Control, contact Inside Sales at 800.448.3636 email at info@acfenvironmental.com



SPECIFICATIONS

- 1.0 Description**
- 1.1 This work shall consist of furnishing, placing and removing Dirtbag® pumped sediment removal system as directed by the design engineer or as shown on the contract drawings. Dirtbag® pumped-silt control system is marketed by:
- ACF Environmental, Inc.
 2831 Cardwell Road
 Richmond, Virginia 23234
 Phone: 800-448-3636 • Fax: 804-743-7779
 www.acfenvironmental.com
- 2.0 Materials**
- 2.1 Dirtbag®**
- 2.1.1 Dirtbag® shall be manufactured using a polypropylene nonwoven geotextile sewn into a bag with a double needle matching using a high strength thread.
- 2.1.2 Each standard Dirtbag® has a fill spout large enough to accommodate a 4" discharge hose. Straps are attached to secure the hose and prevent pumped water from escaping without being filtered.
- 2.1.3 Dirtbag® seams shall have an average wide width strength per ASTM D-4884 as follows:
- | Dirtbag® Style | Test Method | Test Method |
|----------------|-------------|-------------|
| 100 lbs./in | ASTM D-4884 | 100 lbs./in |
- Property** **Test Method** **Units** **Test Results**
- Weight ASTM D-3776 oz/yd 8
- Grab Tensile ASTM D-4632 lbs. 205
- Puncture ASTM D-4833 lbs. 110
- Flow Rate ASTM D-4491 gal/min/ft² 110
- Permittivity ASTM D-4491 sec.¹ 1.5
- Mullen Burst ASTM D-3786 lbs. ² 350
- UV Resistant ASTM D-4355 % 70
- AOS % Retained ASTM D-4751 US Sieve 80
- All properties are Minimum Average Roll Value (MARV) except the weight of the fabric which is given for information only. Depending on soil conditions and filtration requirements, additional geotextile options are available. Please call our engineering staff for solutions.
- 3.0 Construction Sequence**
- 3.1.1 To install Dirtbag® on a slope so incoming water flows downhill through Dirtbag® without creating more erosion. Strap the neck of Dirtbag® tightly to the discharge hose. To increase the efficiency of filtration, place the bag on an aggregate or haybale bed to maximize water flow through the surface area of the bag.
- 3.1.2 Dirtbag® is full when it no longer can efficiently filter sediment or allow water to pass at a reasonable rate. Flow rates will vary depending on the size of Dirtbag®, the type and amount of sediment discharged into Dirtbag®, the type of ground, rock or other substance under the bag and the degree of the slope on which the bag lies. Under most circumstances Dirtbag® will accommodate flow rates of 750 gallons per minute. Use of excessive flow rates or overfilling Dirtbag® with sediment will cause the bag to rupture or failure of the hose attachment straps.
- *Must be monitored during use.
- 3.1.3 Dispose Dirtbag® as directed by the site engineer. If allowed, Dirtbag® may be cut open and the contents seeded after removing visible fabric. Dirtbag® is strong enough to be lifted with option al straps if it must be hauled away. Off-site disposal may be facilitated by placing Dirtbag® in the back of a dump truck or flatbed prior to use and allowing the water to drain from the bag while in place, thereby eliminating the need to silt Dirtbag®.
- 4.0 Basis of Payment**
- 4.1 The payment for any Dirtbag® used during construction is to be included in the bid of overall erosion and sediment control plan unless a unit price is requested.
- *ACF Environmental is not liable for failures or misuse of the Dirtbag.

SIMILAR PRODUCTS IN THIS FAMILY:





CONSTRUCTION ACCESS AND NEEDS WILL PRIMARILY BE MET ON THE WEST MARKET STREET SIDE OF THE PROJECT, AS IT IS INTENDED TO HAVE PROJECT DELIVERIES FROM THAT SIDE. TEMPORARY CLOSURE OF THE SIDEWALK AND PARKING LANE ALONG WEST MARKET WILL BE NECESSARY, WITH DURATIONS COORDINATED BETWEEN THE GENERAL CONTRACTOR AND CITY OF CHARLOTTEVILLE. CONSTRUCTION ACCESS ALONG THE OLD PRESTON AVENUE SIDE OF THE SITE WILL BE MINIMAL, HOWEVER SIDEWALK CLOSURE AND REROUTING WILL MOST LIKELY BE NECESSARY FOR SCAFFOLDING ALONG THE BUILDING. FIRE ACCESS WILL BE MAINTAINED ALONG OLD PRESTON AVENUE, AS IT IS THE PRIMARY FIRE ACCESS FOR THE DOWNTOWN MALL, THROUGHOUT THE DURATION OF THE PROJECT

THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 534.293.5624 FAX: 534.293.8317 www.timmons.com

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
11/22/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

PRELIMINARY SITE PLAN

DATE: 08/10/2021
 DRAWN BY: J. DENKO
 DESIGNED BY: J. DENKO
 CHECKED BY: C. KOTARSKI
 SCALE: 1" = 20'

TIMMONS GROUP

218 W MARKET STREET

CITY OF CHARLOTTEVILLE, VA

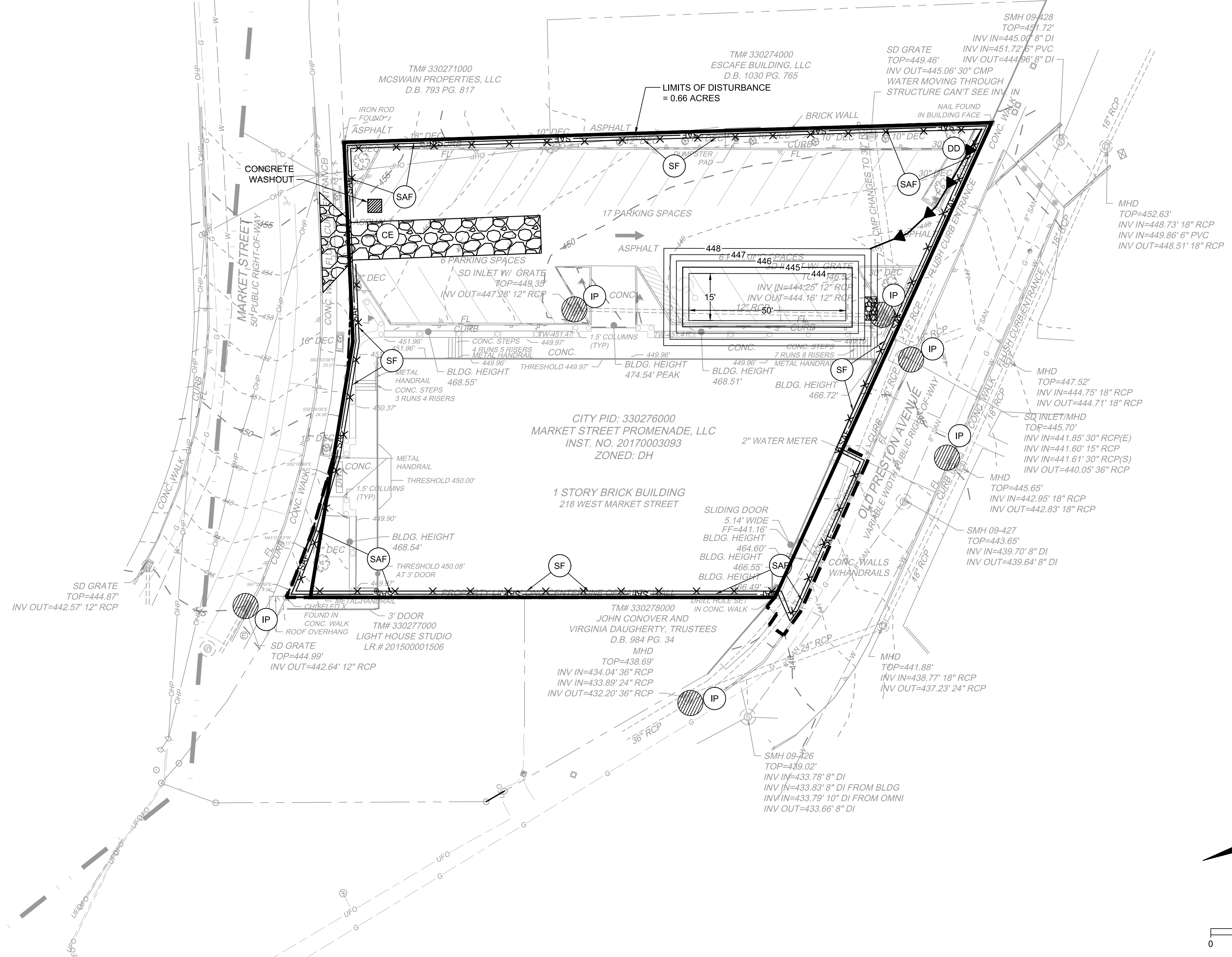
E&S PHASE I

JOB NO. 43750
 SHEET NO. C3.2

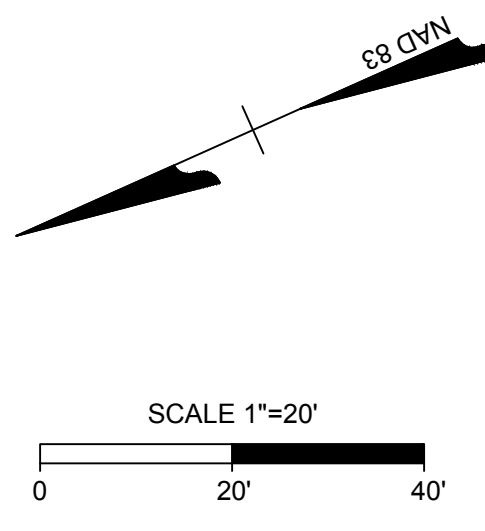
SOIL TYPE:
121B

SOIL TYPE:
34D

SOIL TYPE:
94

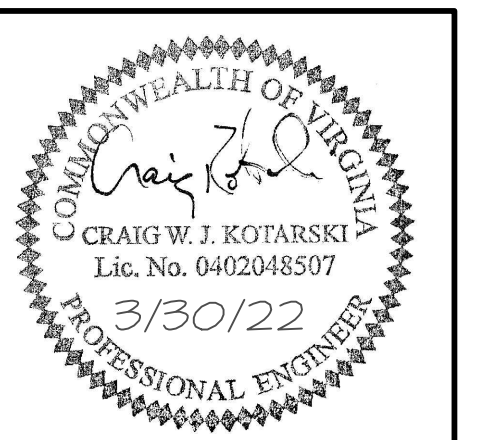
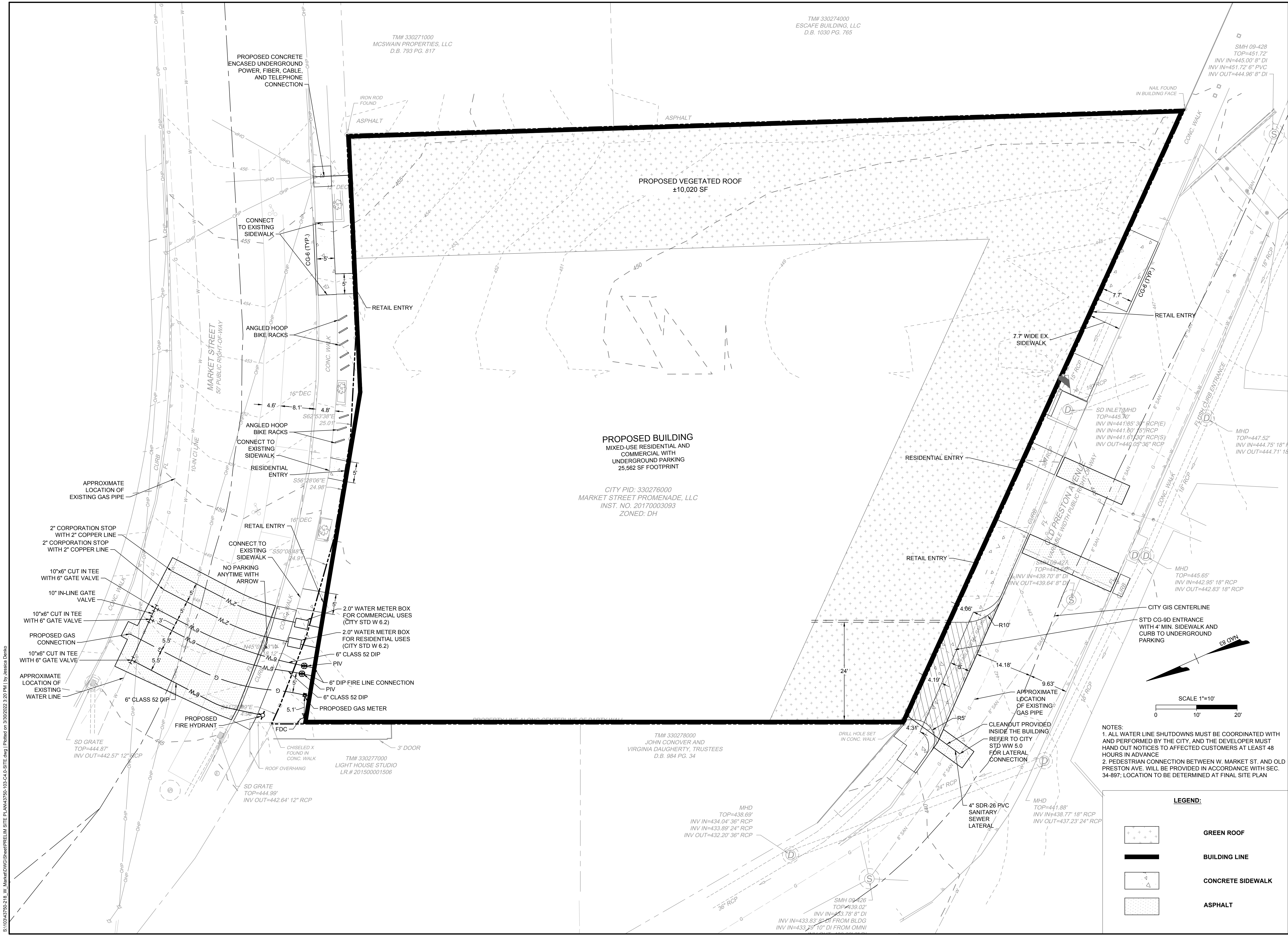


EROSION CONTROL LEGEND	
---	LIMITS OF CLEARING AND GRADING * 3.02
- - -	DRAINAGE DIVIDE - 3.05
CE	CONSTRUCTION ENTRANCE 3.07
SF	SILT FENCE 3.09
IP	INLET PROTECTION 3.11
DD	DIVERSION DIKE 3.13
RWD	RIGHT-OF-WAY DIVERSION 3.26-3
ST	SEDIMENT TRAP 3.31
DS	DEWATERING STRUCTURE 3.32
TS	TEMPORARY SEEDING 3.35
PS	PERMANENT SEEDING 3.38
MU	MULCHING 3.01
TP	TREE PROTECTION 3.39
SAF	SAFETY FENCE 3.39
DC	DUST CONTROL



S:\10343750-218_W_MarketDWGSheet\PRELIM SITE PLAN\43750-103-C3.2-ES&C PHASE I.dwg | Plotted on 3/31/2022 9:34 AM by Jessica Denko

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 534.293.5624 FAX: 534.293.8317 www.timmons.com

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
11/21/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

PRELIMINARY SITE PLAN

DATE: 08/10/2021
 DRAWN BY: J. DENKO
 DESIGNED BY: J. DENKO
 CHECKED BY: C. KOTARSKI
 SCALE: 1" = 10'

TIMMONS GROUP

218 W MARKET STREET
 CITY OF CHARLOTTEVILLE, VA
LAYOUT AND UTILITY PLAN

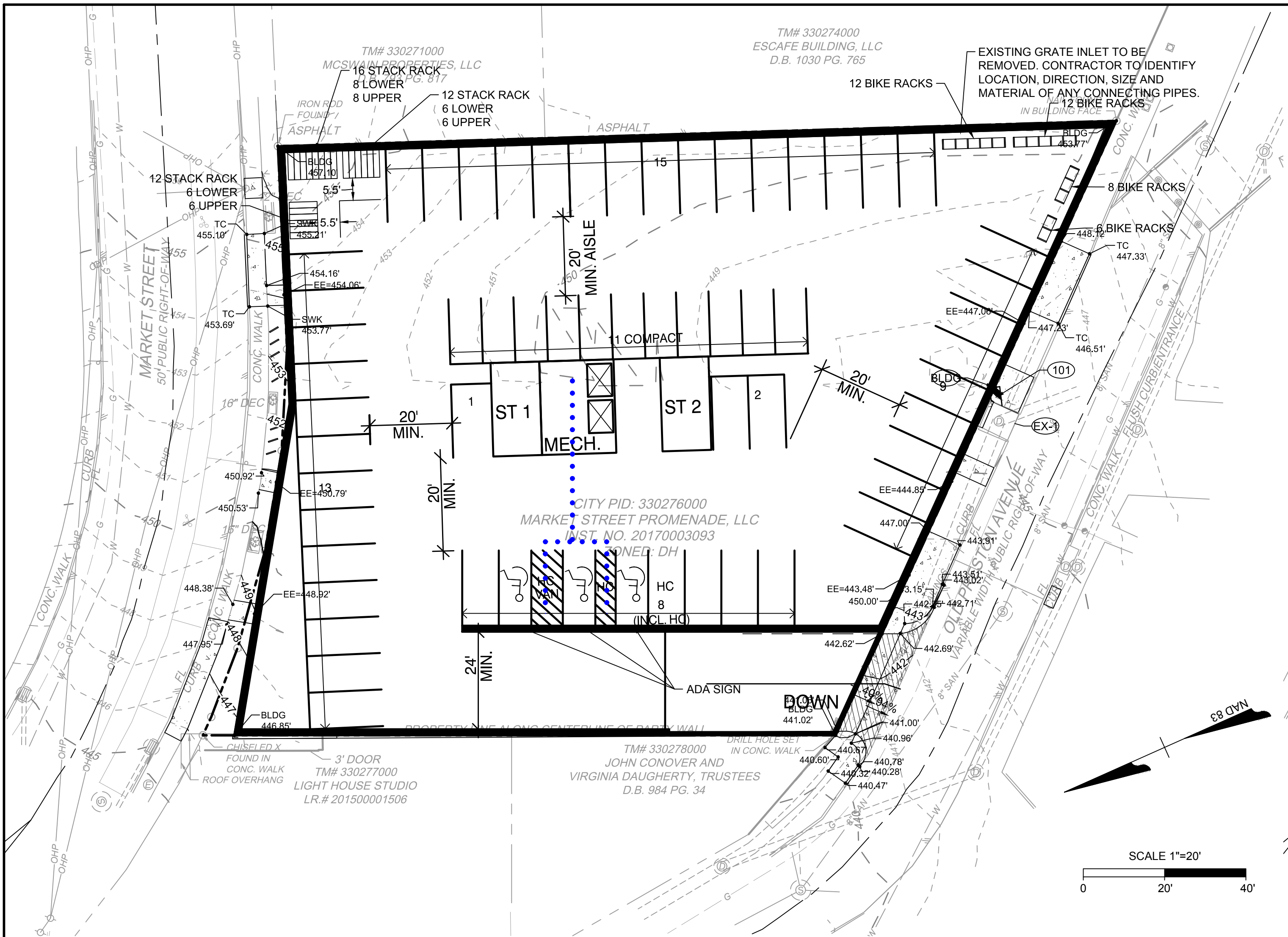
JOB NO.	43750
SHEET NO.	C4.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

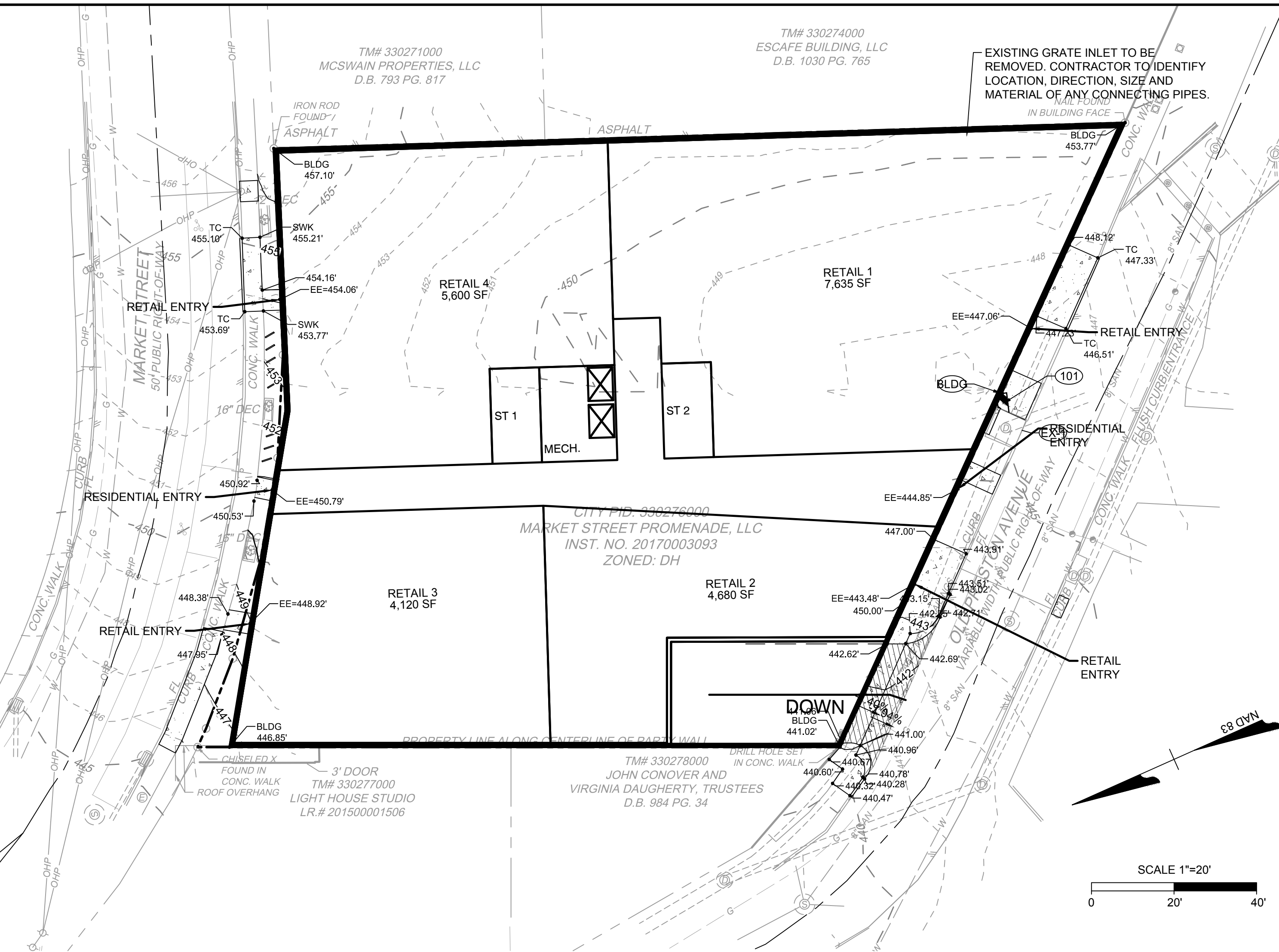
NOTES:
 1. ALL WATER LINE SHUTDOWNS MUST BE COORDINATED WITH AND PERFORMED BY THE CITY, AND THE DEVELOPER MUST HAND OUT NOTICES TO AFFECTED CUSTOMERS AT LEAST 48 HOURS IN ADVANCE
 2. PEDESTRIAN CONNECTION BETWEEN W. MARKET ST. AND OLD PRESTON AVE. WILL BE PROVIDED IN ACCORDANCE WITH SEC. 34-897; LOCATION TO BE DETERMINED AT FINAL SITE PLAN

LEGEND:

	GREEN ROOF
	BUILDING LINE
	CONCRETE SIDEWALK
	ASPHALT



PARKING PLAN
SCALE: 1"=20'



GROUND FLOOR PLAN
SCALE: 1"=20'

- NOTE:
- SPACE SAVER BIKE RACK DIMENSIONS: 42" X 16" + 36" ACCESS AISLE
 - HOOP BIKE RACK SPACING: 4' CENTER TO CENTER SPACING
7' CLEARANCE
 - PARKING GARAGE VERTICAL CLEARANCE WILL BE IN ACCORDANCE WITH ICC/ANSI A117.1 SECTION 502.6.
 - APPLICABLE EXHAUST WILL BE PROVIDED IN ACCORDANCE WITH IMC 501.3.1, CONDITON 3

..... ACCESSIBLE ROUTE (MAX 5%
RUNNING SLOPE AND 2%
CROSS SLOPE, MAX 8.33%
RUNNING SLOPE FOR RAMP)



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: 541.252.5624 | FAX: 434.295.8317 | www.timmons.com

PRELIMINARY SITE PLAN	
DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
11/21/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

DATE	08/10/2021
DRAWN BY	J. DENKO
DESIGNED BY	J. DENKO
CHECKED BY	C. KOTARSKI
SCALE	1" = 20'

TIMMONS GROUP

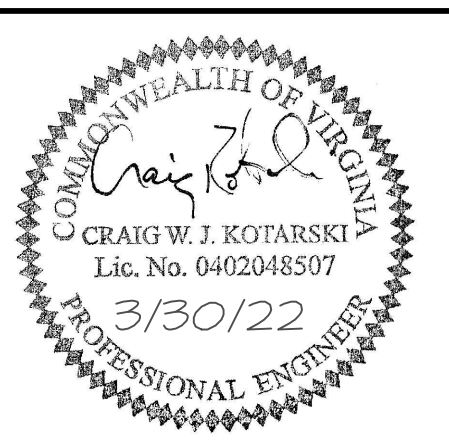
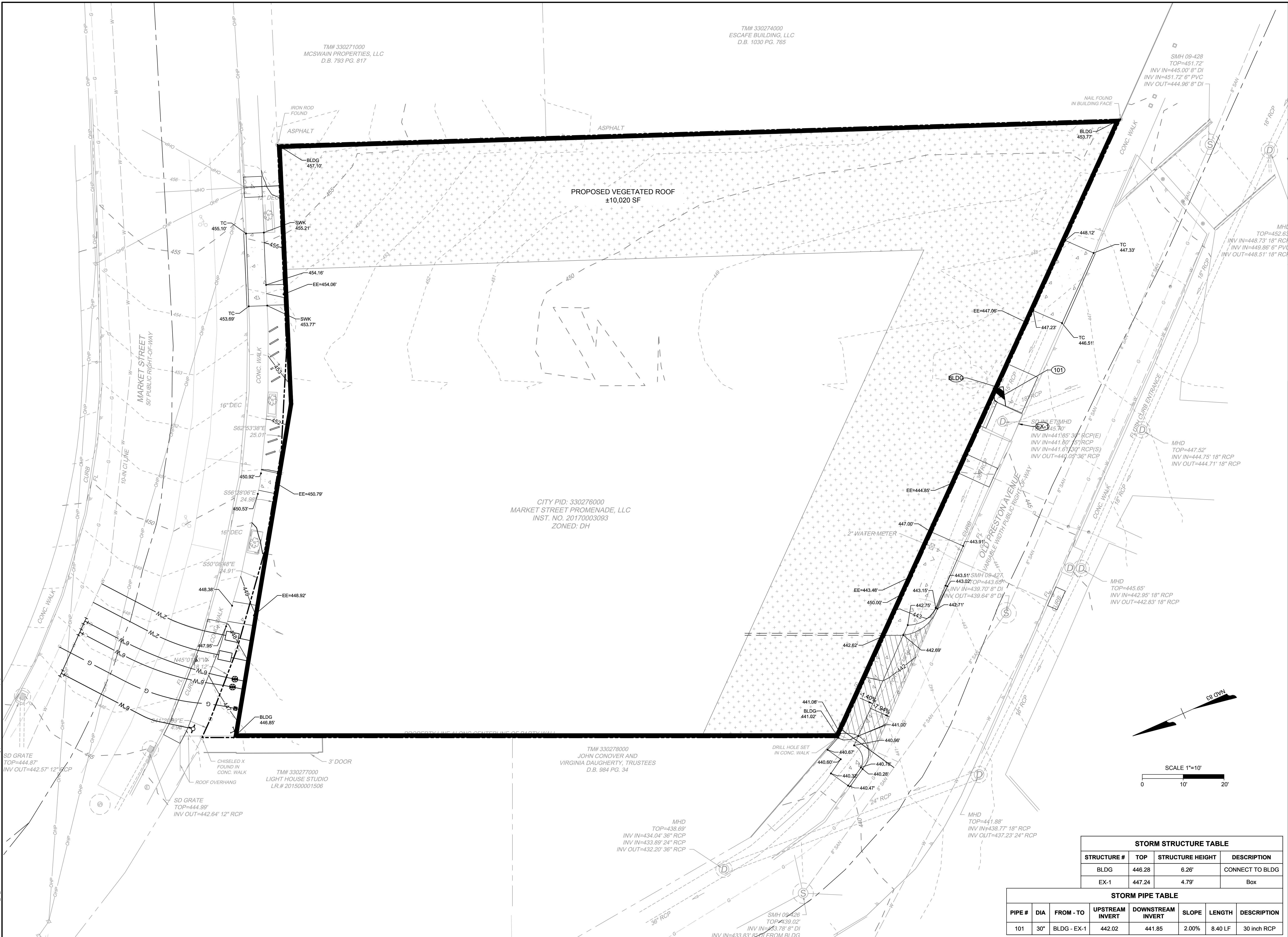
218 W MARKET STREET
CITY OF CHARLOTTEVILLE, VA

PARKING AND MAIN LEVEL PLAN

JOB NO.	43750
SHEET NO.	C4.1

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

S:\10343750-218_W_MarketDWGSheet\PRELIM SITE PLAN\43750-103-C4.1-BLDG.dwg | Printed on 3/30/2022 2:21 PM | by Jessica Denko



THIS DRAWING PREPARED AT THE
CHARLOTTEVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 541.235.5624 FAX: 541.235.8317 www.timmons.com

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
11/27/2022	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

PRELIMINARY SITE PLAN

DATE: 08/10/2021
 DRAWN BY: J. DENKO
 DESIGNED BY: J. DENKO
 CHECKED BY: C. KOTARSKI

SCALE: 1" = 10'

TIMMONS GROUP

218 W MARKET STREET
 CITY OF CHARLOTTEVILLE, VA
GRADING AND DRAINAGE PLAN

JOB NO. 43750
 SHEET NO. C5.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

STORMWATER NARRATIVE

THIS PROJECT PROPOSED THE DEMOLITION OF AN EXISTING RETAIL BUILDING, PARKING AREA AND ASSOCIATED UTILITIES FOLLOWED BY THE CONSTRUCTION OF A NEW MIXED USE BUILDING WITH UNDERGROUND PARKING, UTILITY CONNECTIONS AND ASSOCIATED SITE WORK. THE LIMITS OF DISTURBANCE IS 0.66 ACRES.

TO MEET WATER QUANTITY REQUIREMENTS, THE SITE HAS BEEN ANALYZED CONSIDERING TWO OUTFALLS TO WHICH STORMWATER IS DISCHARGING.

SITE OUTFALL 1

IN THE PRE-DEVELOPED CONDITION, THE MAJORITY OF THE SITE (PRE AREA 1A) DRAINS THROUGH ONSITE INLETS AND ROOF LEADERS TO AN EXISTING INLET IN OLD PRESTON AVE. ALSO DRAINING THROUGH THE SITE, A 30" CMP TO RCP PIPE WAS DISCOVERED CONNECTED TO THE CURB INLET IN OLD PRESTON AVE. THE UPPER INLET CONNECTION TO THIS PIPE IS BURIED AND THE INCOMING PIPES ARE UNKNOWN. THE PIPES IN AND OUT OF THE STRUCTURE WERE UNDER WATER AT THE TIME OF THE SURVEY. IT IS ASSUMED THE PIPE CONNECTS UNDOCUMENTED DRAINAGE STRUCTURES FROM THE PROPERTIES TO THE EAST.

IN THE POST-DEVELOPED CONDITION, THE BUILDING ROOF AREA (POST AREA 1A) WILL CONNECT TO THE THE EXISTING INLET IN OLD PRESTON AVE. THE OFFSITE AREA (PRE/POST 1B) WILL BE ROUTED THROUGH THE BUILDING PLUMBING AND OUTFALL TOGETHER WITH THE BUILDING ROOF DRAINAGE TO THE INLET IN OLD PRESTON AVE.

SITE OUTFALL 2

IN THE PRE-DEVELOPED CONDITION, THE NORTH SIDE OF THE SITE (PRE AREA 2) SHEET FLOWS ACROSS THE SIDEWALK ON TO MARKET STREET, WHERE THE EXISTING CURB ON MARKET STREET ACTS AS A MANMADE CHANNEL.

IN THE POST-DEVELOPED CONDITION, THE AREA DRAINING TO SITE OUTFALL 2 (POST AREA 2) HAS BEEN REDUCED SO THAT THE DISCHARGE AT SITE OUTFALL 2 MEETS THE ENERGY BALANCE EQUATION REQUIREMENTS. ADDITIONALLY, VDOT GUTTER SPREAD CALCULATIONS ARE INCLUDED ON THIS SHEET AND DEMONSTRATE THAT THE GUTTER SPREAD DOES NOT ENCRoACH INTO THE TRAVEL LANE.

FLOOD PROTECTION

WHEN COMPARED TO THE PRE-DEVELOPED CONDITION, THE POST-DEVELOPED CONDITION IN A 10-YEAR, 24-HOUR STORM WILL RESULT IN A REDUCTION OF DISCHARGE AT BOTH SITE OUTFALL 1 AND 2. REFER TO CALCULATIONS ON THIS SHEET FOR DETAILED DISCHARGE VALUES.

WATER QUALITY SUMMARY

TO MEET WATER QUALITY REQUIREMENTS, THIS PROJECT PROPOSES A Q10YR POST-DEV TOTAL 1 VEGETATED ROOF. THE SUMMARY PER THE VIRGINIA RUNOFF REDUCTION SPREADSHEET IS PRESENTED BELOW.

SITE DATA

PRE DEVELOPED AREA
 TOTAL = 0.66 ACRES
 MANAGED TURF = 0.05 ACRES
 IMPERVIOUS = 0.61 ACRES
 PRE DEVELOPMENT LOAD (TP) (LB/YR) = 1.32

POST DEVELOPED AREA
 TOTAL = 0.66 ACRES
 MANAGED TURF = 0.00 ACRES
 IMPERVIOUS = 0.66 ACRES
 POST DEVELOPMENT LOAD (TP) (LB/YR) = 1.43
 MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 10%
 TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.22 LB/YR.

TP LOAD REDUCTION ACHIEVED WITH
 10,020 SF VEGETATED ROOF (LEVEL 1) = 0.22 LB/YR.

REMAINING TP LOAD REDUCTION REQUIRED = 0.00 LB/YR.

CHANNEL PROTECTION (ENERGY BALANCE) - 1 YR

$Q_{1YR\ POST-DEV\ TOTAL} \leq 1F * (Q_{1YR\ PRE-DEV} * RV_{1YR\ PRE-DEV}) / RV_{1YR\ POST-DEV} + Q_{1YR\ OFFSITE}$

5.98 CFS \leq 0.900 * (2.53 * 0.138) / 0.092 + 4.09
 5.98 CFS \leq 7.51 CFS
 OK

FLOOD PROTECTION (ENERGY BALANCE) - 10 YR

$Q_{10YR\ POST-DEV\ TOTAL} \leq Q_{10YR\ PRE-DEV} + Q_{10YR\ OFFSITE}$

12.09 CFS \leq 4.730 + 7.56
 12.09 CFS \leq 12.29
 OK

CHANNEL PROTECTION (ENERGY BALANCE) - 1 YR

$Q_{1YR\ POST-DEV\ TOTAL} \leq 1F * (Q_{1YR\ PRE-DEV} * RV_{1YR\ PRE-DEV}) / RV_{1YR\ POST-DEV}$

0.13 CFS \leq 0.900 * (0.17 * 0.009) / 0.007
 0.13 CFS \leq 0.20 CFS
 OK

FLOOD PROTECTION (ENERGY BALANCE) - 10 YR

$Q_{10YR\ POST-DEV\ TOTAL} \leq Q_{10YR\ PRE-DEV}$

0.23 CFS \leq 0.320 CFS
 0.23 CFS \leq 0.320 CFS
 OK

GUTTER SPREAD CALCULATIONS

AT MARKET ST. CURB

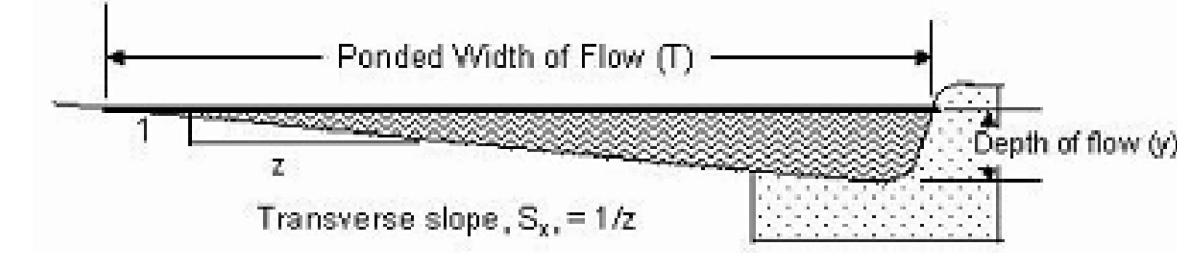
PRE COMBINED FLOW
 AREA = 0.24 AC
 0.23 AC (IMPERVIOUS)
 0.01 AC (MULCH AREA)
 Tc = 6 MIN

POST COMBINED FLOW
 AREA = 0.23 AC
 0.23 AC (IMPERVIOUS)
 0.0 AC (MULCH AREA)
 Tc = 6 MIN

PRE 2 YEAR Q (CFS)
 1.08 CFS
 POST 2 YEAR Q (CFS)
 1.04 CFS

$$T = z \left(\frac{Qn}{S_x^{5/3} S^{1/2}} \right)^{3/8}$$

Q = gutter flow rate (cfs or m³/s)
 n = Manning's roughness coefficient
 S = longitudinal slope (ft./ft. or m/m)
 S_x = pavement cross slope = 1/x (ft./ft. or m/m)
 z = 1.24 for English measurements or 1.443 for metric.



$$T_{PRE} = 1.24 \left[1.08 \times 0.013 / \left((0.058)^{5/3} \times (0.082)^{1/2} \right) \right]^{3/8} = 2.36 \text{ FT}$$

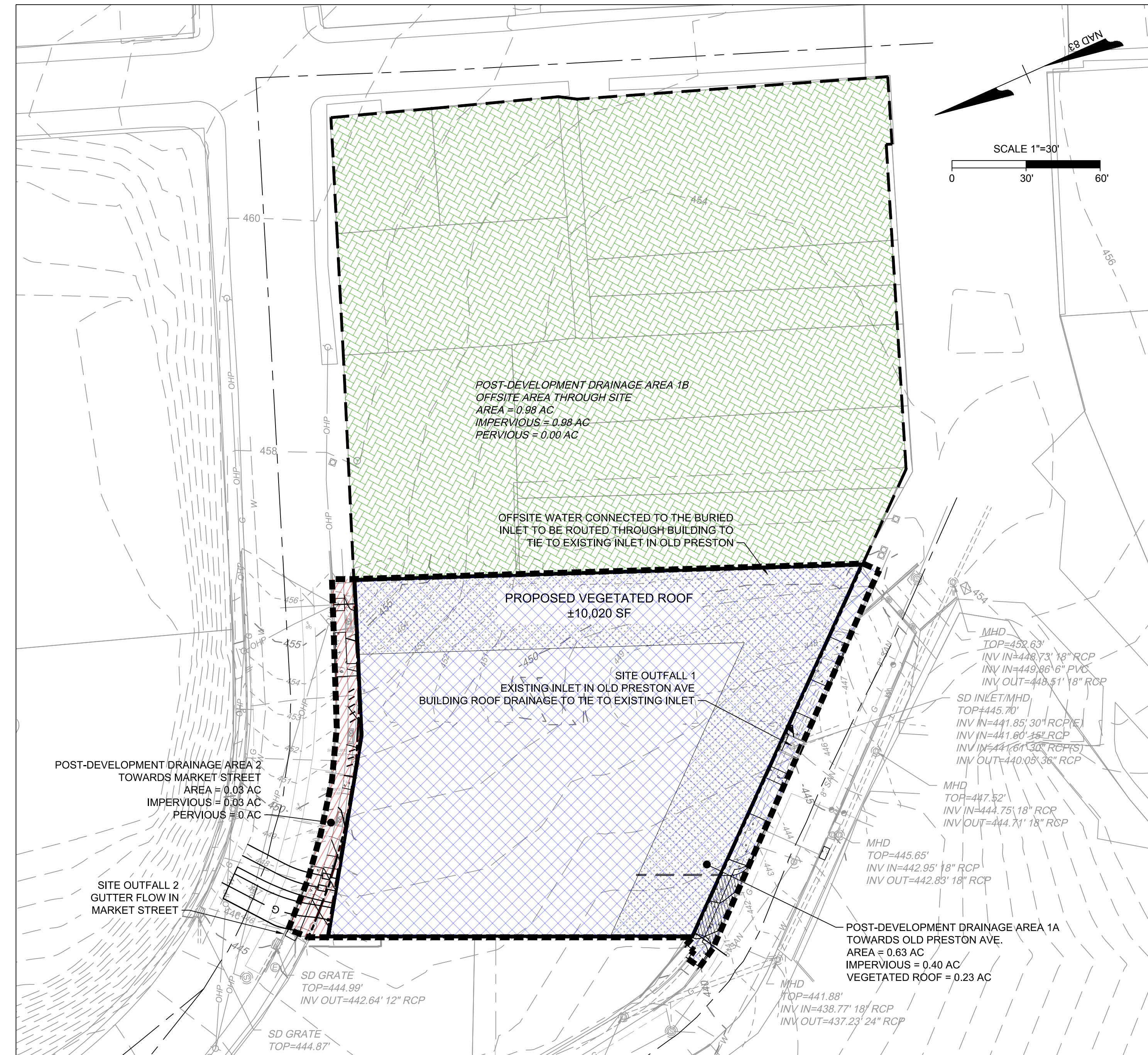
$$T_{POST} = 1.24 \left[1.04 \times 0.013 / \left((0.058)^{5/3} \times (0.082)^{1/2} \right) \right]^{3/8} = 2.33 \text{ FT}$$

THE AREA OF SITE PROPOSED TO BE ROUTED TO SITE OUTFALL 2, COMBINED WITH THE EXISTING STREET STORMWATER FLOW TO SITE OUTFALL 2, PRODUCES A SPREAD OF 2.33 FT INTO THE PARKING LANE WITH THE 2-YEAR STORM.

CITY OF CHARLOTTESVILLE - OUTFALL TABULATION CHART																								
9VAC25-870-66:				EXISTING										PROPOSED										
Outfall Designation	LOA	Receiving Channel Type	Compliance Method	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV) Units	Runoff Volume Units	DA (Acres)	Offsite Contribution (Acres)	CN	Tc (min)	Q1 (CFS)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Runoff Volume (Vr/RV) Units	Runoff Volume Units	
S.O.1	N/A	Manmade - Pipe	B.1.b	0.616	0.984	97	6	6.62	8.03	12.29	20.26	0.138	ac-ft	0.625	0.984	Varies	6	5.98	7.54	12.09	20.4	0.092	ac-ft	
S.O.2	N/A	Manmade - Curb	B.1.b	0.043	0	95	6	0.17	0.19	0.32	0.54	0.009	ac-ft	0.034	0	97	6	0.13	0.15	0.23	0.38	0.007	ac-ft	
TOTAL				1.643										1.643										

City of Charlottesville Department of Public Works-Engineering Division Version 1.0-10-21-2020

NOTE: Options for column "Receiving Channel Type" include: Manmade, Natural, Restored, Sheet, or Other
 The column for "Compliance Method" requires specific code references, options include: B.1.a B.2.a, B.3.a(EB), D



THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
 608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
 TEL: 534.293.5624 | FAX: 434.293.8317 | www.timmons.com

PRELIMINARY SITE PLAN

DATE	REVISION DESCRIPTION
11/19/2021	REVISED PER CITY COMMENTS
11/22/2021	REVISED PER CITY COMMENTS
3/30/2022	REVISED PER CITY COMMENTS

DATE
 08/10/2021

DRAWN BY
 J. DENKO

DESIGNED BY
 J. DENKO

CHECKED BY
 C. KOTARSKI

SCALE
 1" = 20'

TIMMONS GROUP

218 W MARKET STREET
 CITY OF CHARLOTTESVILLE, VA

STORMWATER MANAGEMENT PLAN

JOB NO.
 43750

SHEET NO.
 C6.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staging without the express written consent of TIMMONS GROUP.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION REGULAR AGENDA ITEM
APPLICATION FOR A SPECIAL USE PERMIT
APPLICATION NUMBER: SP22-00005
DATE OF AGENDA: June 14, 2022

Project Planner: Brian Haluska

Date of Staff Report: May 16, 2022

Applicant: Piedmont Realty Holdings III, LLC

Applicant's Representative(s): Kelsey Schlein of Shimp Engineering

Current Property Owner: Piedmont Realty Holdings III, LLC

Application Information

Property Street Address: 1000 Monticello Road ("Subject Property")

Tax Map & Parcel/Tax Status: 570036000 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 0.81 acres (35,283 square feet)

Comprehensive Plan (General Land Use Plan): Neighborhood Mixed Use Corridor

Current Zoning Classification: Neighborhood Commercial Corridor

Overlay District: None

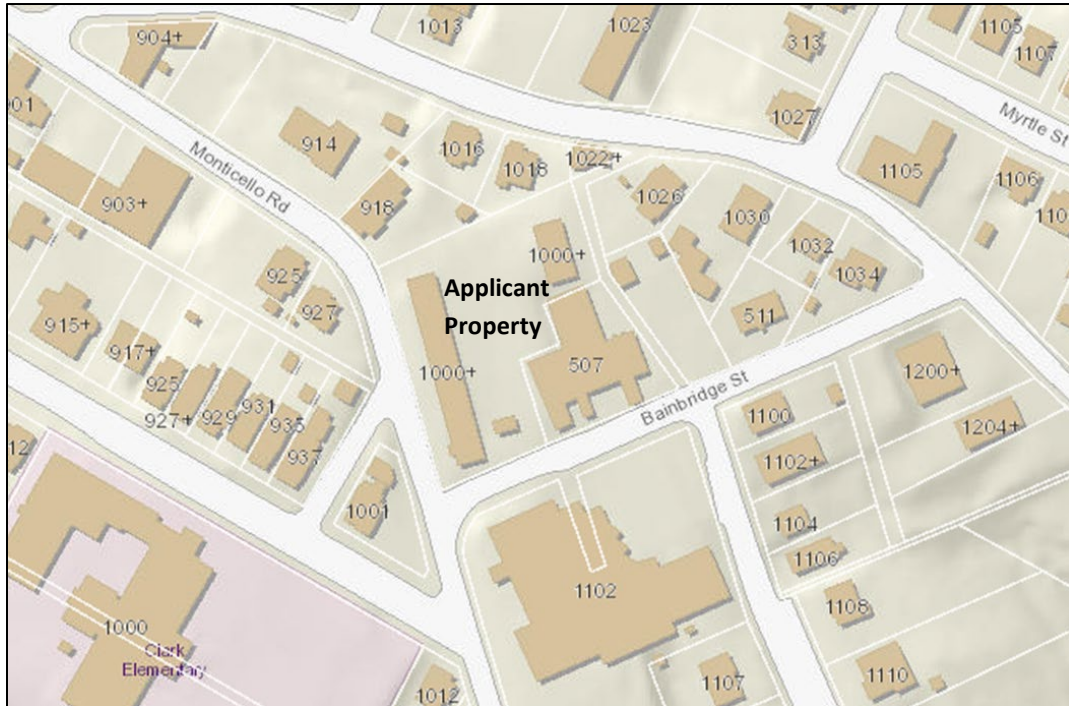
Applicant's Request (Summary)

The applicant requests a Special Use Permit (SUP) pursuant to City Code Sec. 34-700, which states that residential density up to 43 DUA is permitted with a SUP. The subject property has street frontage on Monticello Road and Bainbridge Street. Under the NCC zoning classification, 17 dwelling units could be developed by right on this site (21 DUA), per Z.O. Sec. 34-700 (Density).

The site plan (Attachment C) submitted with the application depicts a development that would include 34 dwelling units as part of a multi-family residential project; since the development site is 0.81 acres, the proposed density is 42 DUA. See proposal narrative (Attachment A) and site plan submitted by the applicant pursuant to Z.O. Sec. 34-41(d)(1) and (d)(6).

The application narrative describes the construction of a new 11-unit building on the site, which currently contains 23 existing multi-family units, for a total of 34 units. The applicant further proposes that 7 of the 11 new units on the site will be designated affordable housing units, and has included a proposed condition to reflect this commitment.

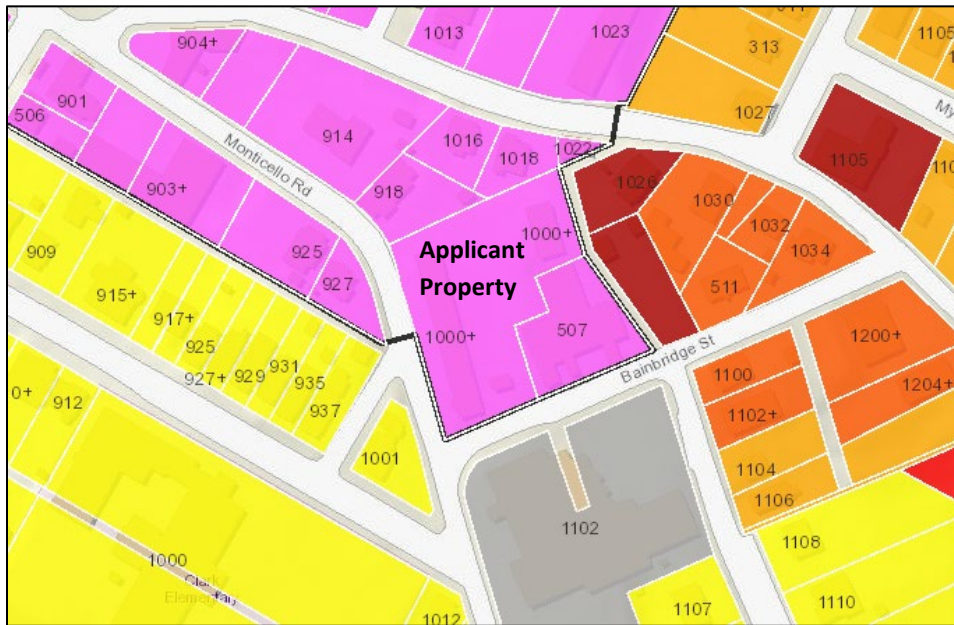
Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY - Yellow: R1-S, Light Orange: R-2, Orange: R-3, Red: B-2, Maroon: B-3, Purple: NCC, Grey: M-I

Context Map 3- General Land Use Plan, 2021 Comprehensive Plan



KEY – Lavender: Neighborhood Mixed Use Corridor, Blue: Education, Yellow: General Residential; Orange: Medium Intensity Residential, Purple: Business and Technology Mixed Use, Pink: Neighborhood Mixed Use Node

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. 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. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the propose use or development.

Section 34-157 of the City’s Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff’s analysis of those factors, based on the information provided by the applicant.

FOR APPLICANTS ANALYSIS OF THEIR APPLICATION PER SEC 34-157 SEE ATTACHMENT B

(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the subject property are described as:

Direction	Use	Zoning
North	Office Building/Residential	NCC
South	Industrial	M-I
East	Commercial/Residential	NCC/B-3
West	Residential	NCC/R-1S

The buildings immediately surrounding the subject property are mostly one (1) to two (2)-story buildings, primarily functioning as residences or offices. The subject property is on the eastern edge of the Belmont commercial district, which is characterized by one (1) to two (2)-story buildings with commercial uses. Most of these properties are zoned Neighborhood Commercial Corridor mixed use.

Staff Analysis: The proposed use of the property depicted in the site plan and other application materials is a residential building containing multiple dwelling units (“multi-family dwelling”). The surrounding area is a mix of commercial buildings and single family detached dwelling units. The proposed use is harmonious with the existing patterns of use within the neighborhood, and is not a change to the current use of the property.

(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the development is in compliance:

Land Use – Community Vision

“The built form of the city – including buildings, streets, and parks – will be walkable, people focused, protective of the natural environment, and scaled to allow additional housing types and a mix of uses throughout the city at a scale that is familiar to the city’s neighborhoods. The City will prioritize transit-oriented development, smart growth, infill, and adaptive reuse policies to address housing needs, climate change goals, reduce vehicle travel, and support walkability and bikeability.”

Land Use – Objectives for Mixed Use Areas

“Support the redevelopment of “underutilized” gray-field sites along community corridors.”

Land Use - Goal 3

3.3: Develop strategies and partnerships that can bring underutilized properties, including historic properties, into productive and sustainable applications that will support increased residential or commercial uses, or a mix of uses.

Housing – Goal 2

2.1: Encourage mixed-use and mixed-income neighborhoods and housing developments throughout the city and support zoning changes to allow them by-right.

2.2: Promote housing redevelopment and infill development that supports bicycle and pedestrian- oriented infrastructure improvements and robust public transportation to better connect residents to jobs and commercial activity.

2.4: Target a city-wide residential vacancy rate of at least 5 percent in order to assure a well- functioning, liquid housing market.

Comprehensive Plan- Staff Analysis:

The General Land Use Plan calls for the subject property and areas along the Monticello Road corridor to be Neighborhood Mixed Use Corridor land use, with some Business and Technology Mixed Use adjacent to the Subject Property as well. The Comprehensive Plan specifies that Neighborhood Mixed Use Corridor areas are intended to have building forms that respond to existing residential, environmental and historic context. Uses should be commercial, employment and residential uses. Business and Technology Mixed Use is described as buildings up to 6 stories in height with light industrial/manufacturing, technology, and business uses; with residential permitted on upper floors.

Several goals in the Comprehensive Plan speak to a desire to have density as appropriate in locations that will foster developments that are walkable and bikeable to the downtown area and other centers of employment, entertainment, and education. The subject property is on the eastern edge of the Belmont commercial area, and is less than a mile from the downtown core of the City. Creating more density and housing options near the downtown core will reduce commuter congestion and may open up housing options in other parts of the City. It is reasonable to permit a moderate level of density at this location, if proper conditions are applied.

Many of the goals in the Housing chapter of the Comprehensive Plan deal with the preference for affordability in new housing projects. The applicant has proposed to make 2 units in the new construction portion of the site affordable at 80% AMI, and additional 5 units affordable at 65%AMI to meet these goals.

The applicant has proposed a building that is 3-4 stories in height, which would be taller than any of the buildings in the Belmont commercial area, but would be comparable in height to the tallest building on the Virginia Industries for the Blind location adjacent to the Subject Property.

Streets that Work Plan

The May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels Monticello Road and Bainbridge Street both as a *Local Street* typology.

The full Streets That Work plan can be viewed at:

<http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan>

Local Streets are characterized as the majority of the street network and have no specific associated typology due to the variation of context and available space. The Streets that Work Plan notes design elements on Local Streets should not exceed the dimensions specified for Neighborhood B streets, and that techniques such as curb extensions are appropriate. A minimum of five (5) to six (6) feet of clear zone width for sidewalks is recommended for Neighborhood B streets. Sidewalks and on-street parking are noted as the highest priority street elements.

The Streets That Work Plan states that driveways should be designed to provide a continuous and level clear walk zone across the vehicular path and encourage vehicles to yield to pedestrians on the sidewalk. The proposed site plan would eliminate the existing vehicle entrance to the Subject Property on Monticello Road, which would reduce the length of the curb cut along that street. No change is shown on the Bainbridge Street frontage.

Staff Analysis: Based on the current application package, staff concludes that the pedestrian network along the development frontage is, as represented in this application, consistent with the Streets that Work Plan.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Based on the information contained within the application, the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(4) Potential adverse impacts, including, but not necessarily limited to:**a) Traffic or parking congestion**Traffic

The applicant shows an existing total daily trip generation of 124 trips for the site. The proposed additional units would increase this to 182 trips, or a 45% increase.

Peak-hour traffic: As shown in the trip generation (Table on Page C1 in Attachment C), the morning peak hour would have 12 trips, 75% of which would be exiting the site. The afternoon peak hour would have 15 trips, with 60% entering the site.

Staff Analysis: The City Traffic Engineer has reviewed the preliminary site plan and had no concerns regarding the changes to the automobile access to the site and the increase in traffic on the adjacent streets.

Vehicular Access

The site currently has vehicular access from Monticello Road and Bainbridge Street. The proposed plan would close the vehicle access from Monticello Road.

Staff Analysis: Staff has no concern regarding the change in vehicle access.

Parking

The existing 23 units require 24 parking spaces. The additional 11 units will each require a single space per unit. The proposed site plan shows a total 35 parking spaces on site.

Staff Analysis: Based on the information provided in the project proposal narrative and site plan, it appears that the minimum parking requirements of the zoning ordinance can be met for the proposed development. Adjacent streets also permit on-street parking.

Other Modes of Transportation

The subject property is on Charlottesville Area Transit's Route 3, and is a short walk from stops on Route 1. The proposed development is also served by a complete (but mostly un-buffered) sidewalk network immediately adjacent to the subject property. Crosswalks in the general vicinity are typically unmarked.

Staff Analysis: The subject property's proximity to two bus lines, as well as the existing sidewalks in the neighborhood offer several alternative modes of transportation to automobiles.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The proposed development may result in increased noise, as a result of the proposed multi-family development. The upper stories include balconies, which are a potential source of additional ambient noise in the neighborhood; however, there are no statistics indicating that, overall, the noise generated by 11 dwelling units in a mid-rise apartment building would exceed noise anticipated from an equivalent number of single-family dwellings. As to noise from motor vehicles, the trip generation figures provided by the applicant (Attachment C) will not appreciably increase the noise and fumes from automobile traffic to and from the building.

Staff Analysis: The impacts are consistent with what can be expected in a mixed-use neighborhood.

c) Displacement of existing residents or businesses

The proposed project would not displace any residents or businesses.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

The proposed project is not proposing the removal of any structures, and would add 11 residential units to the City's housing stock. Staff does not anticipate any discouragement of economic development activities.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

Staff Analysis: The proposed development will necessarily result in some increased demand on physical facilities and services provided. Some of these impacts, such as impacts on the City's water and sewer facilities, and public streets/ sidewalks, can be adequately evaluated and addressed during the site plan process, and final site plan approval is dependent on confirmation of adequate facilities or improvements provided by the applicant to ensure adequacy. A preliminary review of the proposal indicates the City's existing water and sewer facilities are likely to be adequate to serve the proposed development.

The subject property is located less than a mile from many amenities in the downtown area, including the Downtown Mall, Court Square, the JMRL Central Library, Court Square Park, and Market Street Park. In addition, the subject property is within walking distance of Belmont, Rives and Meade Parks.

Staff believes park and recreation opportunities available in proximity of the subject property can adequately accommodate the proposed increase in density created by the development.

f) Reduction in the availability of affordable housing in the neighborhood

The application as presented would increase the availability of affordable housing in the neighborhood. The applicant has proposed a condition as a part of the SUP that would designate 7 of the 11 new units as affordable. The condition also lays out the guidelines for these units.

The Office of Community Solutions has reviewed the proposed condition and draft covenants, and made the following recommendations:

1. Pursuant to the information provided in the above tables, staff is concerned that the offered FMRs and Income Levels are not realistic as to providing affordable rental units in the City of Charlottesville.
2. Staff would like to see a longer Rental Affordability Period.
3. Staff would like to see assurances that vouchers will be accepted.
4. An acceptable marketing plan on how to market the designated affordable units should be provided to the City's Office of Community Solutions prior to the issuance of the permit for development of the units. The marketing plan should provide detailed information on how the developer/owner will market the property, including non-discrimination of prospective tenants on the basis of race, creed, religion, color, sex, age, national origin, or source of income.
5. When completed and occupied, the owner shall provide an annual report on affordability compliance for the affordable unit(s) on a template provided by the City's Office of Community Solutions.

g) Impact on school population and facilities

The proposed project site plan (Attachment C) indicates the new residential units will be one (1) and two (2) bedroom units. The project narrative (Attachment B) indicates that the site is within the Clark Elementary attendance zone.

Staff Analysis: Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created on school population and facilities is possible. The unit type and size, however, are likely to be less

attractive to families with school-aged children, and any impact on school population from the proposed development is anticipated to be minimal.

h) Destruction of or encroachment upon conservation or historic districts

The subject property is not within any design control district.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for final site plan and building permit approvals. Specific Z.O. requirements reviewed preliminarily at this stage include massing and scale (building height, setbacks, stepbacks, etc.) and general planned uses.

j) Massing and scale of project

The application materials depict a new building containing three (3) stories above the surface of the subject property, viewed from the Monticello Road street frontage, with four stories above grade further into the site because of changes in topography. The building elevations in Attachment C show a building height of 41.5 feet. NCC zoning regulations (Z.O. Sec. 34-697(2)) restrict by-right building height to 45 feet, max.

Per Z.O. Sec. 34-698(b)(1), the subject property has no required front setback, with a maximum 10 foot setback on Monticello Road and Bainbridge Street. Per Z.O. Sec. 34-698(b)(4), no setback is required on the side or rear lot lines.

The applicant has indicated that all on-site parking will be accessed via the existing entrance on Bainbridge Street. The existing entrance on Monticello Road will be removed as a part of the construction of the new building.

Staff Analysis: The 3 story height of the new construction on Monticello Road will be a change to the Belmont commercial zone, as this building will become a focal point for anyone looking east from “downtown Belmont” As mentioned above, the height of this building is similar to that of the adjacent industrial property, rather than the one (1) and two (2) story buildings in the commercial core of the neighborhood.

The proposed construction on the site is within the by-right limits of the NCC zoning. The proposed structure could be built as shown without any additional approvals from City Council.

(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;

The description for NCC states the district was established as “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.” (Z.O. Sec. 34-541(8)).

The NCC zone allows for single-family, two-family, and multi-family residential development by-right. The proposed project is an addition to an existing multi-family residential development, which staff believes to be appropriate for the district.

(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

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(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.

The project is not located in a design control district.

Public Comments Received

As required by Z.O. Sec. 34-41(c)(2), the applicant held an online community meeting on April 21, 2022 beginning at 6:00pm. Property owners within 500 feet and the Belmont-Carlton

Neighborhood Association were notified of the meeting per requirements in Section 34-41(c)(2). Two members of the public attended.

Members of the public have expressed concern about the cumulative impact of all of the proposed developments in the Belmont area on traffic circulating through local streets.

This application is similar to SP20-00001, and the public comments from that application are included below:

The applicant hosted an online community meeting on October 8, 2020. Several members of the public were in attendance. The attendees expressed concern about the impact to traffic on site, as well as along Monticello Road. Monticello Road is a narrow road with many competing users, including cars, pedestrians, and delivery vehicles. The attendees felt that the impact of the additional traffic from this proposed development must be considered along with other proposals in the corridor, and that Monticello Road must be closely monitored to make sure it meets the needs of all users.

Attendees also asked questions about the overall level of affordability being provided by the new residential units and the number of bedrooms in the units.

The Planning Commission and City Council held a joint public hearing on this matter on December 8, 2020. Several members of the public spoke, mostly in opposition to the request. Commenters opposed the increase in density on the grounds that the building was out of character with the surrounding neighborhood and the zoning district classification.

Staff was included on several messages from adjacent residents to the applicant. These messages raised concerns about the height of the proposed building, potential noise from HVAC units, the small setbacks on the proposed building, and the traffic impact from the change to the layout of the parking and the additional residential units.

Staff Recommendation

Staff recommends the Planning Commission focus on the following items during review: impact to the surrounding neighborhood, increased traffic, access, and the pedestrian experience.

Recommended Conditions

Staff recommends that a request for higher density could be approved with the following conditions:

- 1) Up to 42 dwelling units per acre (DUA), or 34 residential units, are permitted on the subject property.
- 2) The Owner shall provide affordable housing within the Property, as follows:
 - a) For the purposes of this Condition, the term “For-Rent Workforce Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed 125% of the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the Federal Department of Housing and Urban Development (HUD).
 - i) For-Rent Workforce Affordable Dwelling Units shall be reserved for rental to low and moderate-income households having income less than 80 percent of the Area Median Income. Area Median income means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.
 - b) For the purposes of this Condition, the term “For-Rent Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the federal Department of Housing and Urban Development (HUD).
 - i) For-Rent Affordable Dwelling Units shall be reserved for rental to low and moderate-income households having income less than 65 percent of the Area Median Income. Area Median income means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.
 - c) Two (2) of the dwelling units constructed as a result of the approval of this special use permit request within the area of the property shall be For-Rent Workforce Affordable Dwelling Units and an additional five (5) of the dwelling units constructed as a result of the approval of this special use permit request within the area of the property shall be For-Rent Affordable Dwelling Units (collectively, the “Required Affordable Dwelling Units”) for a total of seven of the dwelling units constructed within the area of the Property provided as Required Affordable Dwelling Units. The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the Property (“Initial Designation”). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as For-Rent Workforce-Affordable Dwelling Units and For-Rent Affordable Dwelling Units, and the City’s approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an Affordability Period shorter than required by these conditions with respect to any of the Required Affordable Dwelling Units.

- i) The Required Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City's building official ("Rental Affordability Period"). All Rental Affordable Dwelling Units shall be administered in accordance with one or more written declarations of covenants within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney.
 - ii) On or before January 1 of each calendar year the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City, identifying each Required Affordable Dwelling Unit by address and location, and verifying the Household Income of the occupant(s) of each Required Affordable Dwelling Unit.
 - d) The land use obligations referenced in 1.c.i and 1.c.ii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner's successors in right, title and interest to the Property shall have notice of and be bound by the obligations. The Required Affordable Dwelling Units shall be provided as for-rent units throughout the Rental Affordability Period.
- 3) An acceptable marketing plan on how to market the designated affordable units should be provided to the City's Office of Community Solutions prior to the issuance of the permit for development of the units. The marketing plan should provide detailed information on how the developer/owner will market the property, including non-discrimination of prospective tenants on the basis of race, creed, religion, color, sex, age, national origin, or source of income.
 - 4) When completed and occupied, the owner shall provide an annual report on affordability compliance for the affordable unit(s) on a template provided by the City's Office of Community Solutions.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the NCC zone at 1000 Monticello Road to permit residential development with additional density with the following listed conditions.
 - a. The four (4) conditions recommended by staff
 - b. [alternative conditions, or additional condition(s)...list here]
- OR,**
2. I move to recommend denial of this application for a Special Use Permit in the NCC zone at 1000 Monticello Road.

Attachments

- A. Special Use Permit Application received April 20, 2022
- B. Special Use Permit Narrative dated April 12, 2022
- C. Special Use Permit Exhibit dated April 12, 2022
- D. Affordable Dwelling Unit Worksheet
- E. Draft Affordable Housing Covenant
- F. Office of Community Solutions analysis of the Proposed Affordable Housing Condition



City of Charlottesville

Application for Special Use Permit

Project Name: 1000 Monticello Road

Address of Property: 1000 Monticello Road

Tax Map and Parcel Number(s): 570036000

Current Zoning District Classification: NCC

Comprehensive Plan Land Use Designation: Neighborhood Mixed Use Corridor

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: Piedmont Realty Holdings III, LLC

Address: 6535 Woodbourne Lane, Crozet, VA 22932

Phone: _____ Email: drew@thinkpiedmont.com

Applicant's Role in the Development (check one): project contact: Shimp Engineering, P.C. | Kelsey Schlein
kelsey@shimp-engineering.com, 434-227-5140

Owner Owner's Agent Designer Contract Purchaser

Owner of Record: Same as applicant

Address: _____

Phone: _____ Email: _____

Reason for Special Use Permit:

Additional height: _____ feet

Additional residential density: 11 units, or 42 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  Print AVOGAD C. HUZUMATH Date 4.11.2022

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 1000 Monticello Road

Pre-Application Meeting Date: February 14, 2022

Applicant's Representative: Kelsey Schlein, Kevin Shafer

Planner: Brian Haluska

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Affordable housing commitment details, including proposed deed of covenants

2.

3.

4.

5.

Planner Signature: Brian J Haluska



City of Charlottesville

Application Checklist

Project Name: 1000 Monticello Road

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.

Applicant

Signature  Print Andrew C. Macomber Date 4.11.2022

By Its: MANROSA - FLEMING FAMILY HOLDINGS III LLC

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: 1000 Monticello Road

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted _____, 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: Piedmont Realty Holdings III, LLC

By:

Signature

Print

Andrew C. Hornum III

Date

4.11.2022

Its:

MWJ/GSR

(Officer, Member, Trustee, etc.)



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 Andrew Holzwarth Address 6535 Woodbourne Lane, Crozet, VA 22932

Name Michelle Holzwarth Address 6535 Woodbourne Lane, Crozet, VA 22932

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: Piedmont Realty Holdings III, LLC

By:

Signature  Print ANDREW C. HOLZWARTH Date 4.11.2022

Its: MANAGER (Officer, Member, Trustee, etc.)



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: Piedmont Realty Holdings III, LLC Date: 4.11.2022

By (sign name): [Signature] Print Name: ANDREW C. HAZWANEZLI

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

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: Kelsey Schlein or Justin Shimp or Kevin Schafer

Name of Corporate or other legal entity authorized to serve as agent: Shimp Engineering, P.C.
Design Develop LLC

Owner: Piedmont Realty Holdings III LLC Date: 4.11.2022

By (sign name): [Signature] Print Name: ANDREW C. HAZWANEZLI

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): _____



City of Charlottesville

Fee Schedule

Project Name: 1000 Monticello Road

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)		\$ 1,800	\$1,800
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

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: _____

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Project Narrative For: 1000 Monticello Road

Parcel Description: 570036000

Initial Submittal: April 12, 2022

Pre-App Meeting Date: February 14, 2022

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 57-36	.81	NCC	NCC with SUP for additional density	Neighborhood Mixed Use Corridor

Location:

TMP 57-36 has a physical address of 1000 Monticello Rd in Charlottesville, Va. The property is located in Charlottesville’s Belmont Neighborhood, within Belmont’s Neighborhood Commercial Corridor.

Project Proposal:

Piedmont Realty Holdings is the owner (the “owner”) of tax map parcel 57-36 in the City of Charlottesville (the “property”). On behalf of the owner, we request a special use permit to allow for additional density for a total of 11 additional residential units on the property. The property is currently zoned Neighborhood Commercial Corridor (NCC) and residential density up to 43 DUA is permitted by special use permit. Presently, there are 23 multi-family units on the property and this proposal would allow for a total of 34 units on the .81 acre parcel, for a total of 42 DUA on the property. The 11 additional units are proposed as a mixture of studio, one and two bedroom units and would be housed in a new single multi-family structure on the northern portion of the property where, at present, there is an interior travel way and parking area on the property. There will be no displacement of existing residents during the construction of the additional building on the property; this proposal has sited the new building on an underutilized portion of the property. Of the 11 additional units requested, nine of them will be designated as affordable, as proposed as a condition of approval by the owner and applicant. Further discussion of the affordable housing provision is provided later in this project narrative.

The building will not exceed the maximum height requirements for the NCC District, 45’ and will meet applicable setbacks within the district.

The project design will establish:

- 1) Redevelopment of an underutilized portion of an existing multi-family property
- 2) A modern building design that is of a scale and design palette that compliments the existing neighborhood fabric
- 3) Building placement and stepback design that frames the street and existing pedestrian infrastructure in front of the site

Consistency with the Comprehensive Plan:

The development is consistent with the 2021 Comprehensive Plan in the following ways:

Chapter 4 Land Use, Urban Form, and Historic & Cultural Preservation

Goal 3. Balance Conservation and Preservation with Change

Protect and enhance the existing distinct identities of the city's neighborhoods and places while promoting and prioritizing infill development, housing options, a mix of uses, and sustainable reuse in our community.

The special use permit request seeks to permit an infill development within an existing multifamily residential area. The infill development is proposed to be constructed on an underutilized parking area of the site and would create 11 new units on the property, with a small commercial user on the first floor.

Goal 6. Design Excellence

Continue Charlottesville's history of architectural and design excellence by maintaining traditional urban design features and valuing historic resources while encouraging creative, context-sensitive, contemporary planning and design that supports the goals of the Comprehensive Plan.

The massing diagrams and concept elevations included with the special use permit application demonstrate a new compact multifamily structure that frames the existing three-story building within the property. The new structure supports the mixed-use character of this Belmont corridor and a small commercial user on the first floor would further contribute to the Monticello Road streetscape that leads to Downtown Belmont and Downtown Charlottesville.

Objectives for Residential Areas

Foster walkable, bikeable, and transit accessible neighborhoods.

The location of the property is ideal for encouraging density. Commercial uses and services are easily accessible by walking or biking, and residents may utilize the Charlottesville Area Transit bus stop immediately adjacent to their homes. A Route 3 bus stop is located on Bainbridge Street and the property is a one-minute walk to Downtown Belmont, and a ten-minute walk to the Downtown Mall.

Increase opportunities to develop diverse housing options near schools, parks, shopping districts, and employment centers.

Due to the accessibility of walking and biking infrastructure, the bus network, and the proximity to various City nodes, such as Downtown Belmont and the Downtown Mall, increasing housing opportunities within this area of Belmont would facilitate resident access to areas of City employment and amenities.

Impacts on Public Facilities & Public Infrastructure:

American Community Survey (ACS) 5 year estimates indicate the average household size in Charlottesville is 2.38 people¹. Using the ACS average, a multi-family development with a maximum of 11 proposed units could potentially yield 26 new residents living on the property.

The impacts on transportation infrastructure from 11 additional units and a small commercial space will be minimal. Using ITE trip generation estimates for multi-family development, it is estimated that the proposed 11 additional units will contribute to five additional trips in the AM peak hour (7-9 a.m.) and six additional trips in the PM peak hour (4-6 p.m.). Given the location, it is plausible many residents will choose to walk, bike, or use transit to conduct most of their daily errands and social interactions. The single-tenant commercial space may house a single office user or studio space which would attract a few

¹ ACS 2013-2017 5 YR Estimates Table B25010 "Average Household Size of Occupied Housing Units by Tenure"

trips per day; if the commercial user were to be more customer-facing such as a retail tenant, the walkable context of the downtown Belmont area may contribute to further reducing trips typically affiliated with commercial retail spaces.

Since this project is proposed to be constructed on a portion of the site that is an existing travel way and parking area, there is no proposed increase in imperious surfaces on the property and therefore, there will not be a greater impact on stormwater infrastructure than the existing conditions.

Impacts on Schools:

This property lies within the Clark Elementary School district. After attending neighborhood elementary schools, all Charlottesville students attend Walker Upper Elementary School, Buford Middle School, and Charlottesville High School.

ACS 2018 5 year estimates show that there are an estimated 4,800 residents between the ages of 5-17 within City limits.² By dividing this estimate by the number of occupied housing units in the city, 18,613, it can be approximated that there are approximately .26 school-aged children per housing unit in Charlottesville.³ Since 11 units are proposed on the site, it is estimated there may be an additional two school-aged children within the development.

Proposed Conditions of Approval:

To contribute to the affordable housing stock in the City of Charlottesville, the owner proposes the following voluntary commitments as conditions of approval if the special use permit request is approved by City Council:

Affordable Housing:

1. Affordable Housing:

The Owner shall provide affordable housing within the Property, as follows:

- a. For the purposes of this Condition, the term “For-Rent Workforce Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed 125% of the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the Federal Department of Housing and Urban Development (HUD).
 - i. For-Rent Workforce Affordable Dwelling Units shall be reserved for rental to low and moderate-income households having income less than 80 percent of the Area Median Income. Area Median income means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.
- b. For the purposes of this Condition, the term “For-Rent Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the federal Department of Housing and Urban Development (HUD).

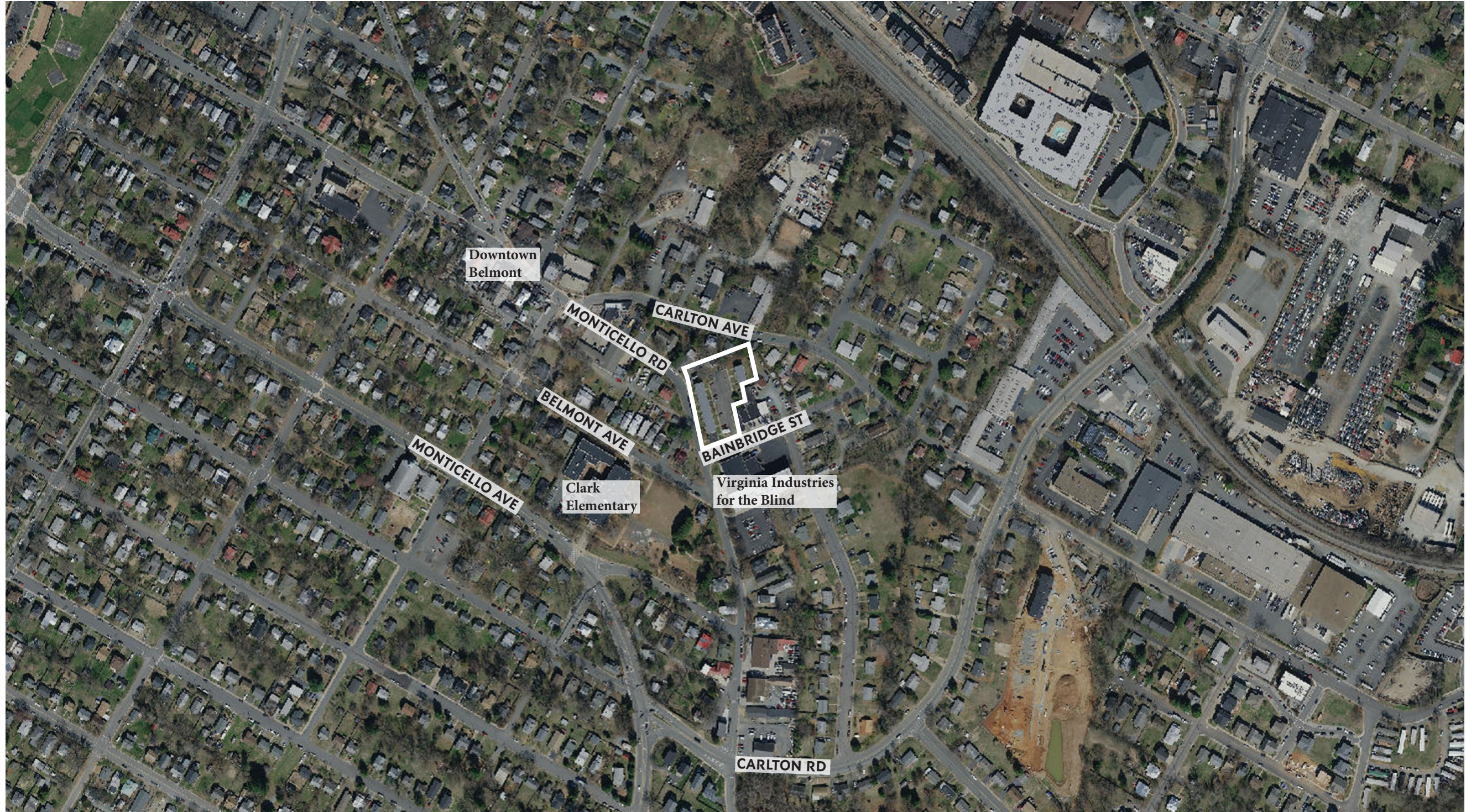
² ACS 2018 5 YR Estimates Table DP05 “ACS Demographic and Housing Estimates”

³ ACS 2018 5 YR Estimates Table DP04 “Selected Housing Characteristics”

1000 MONTICELLO ROAD

SITE CONTEXT

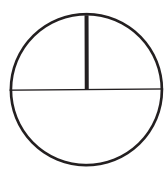
Sheet 1 of 8



TMP 57-36

Submitted 12 April 2022

project: 20.020



1000 MONTICELLO ROAD

SITE & SPECIAL USE PERMIT INFO

Sheet 2 of 8

OWNER/DEVELOPER

Piedmont Realty Holdings III, LLC
6535 Woodbourne Lane
Crozet, VA 22932

TMP

57-36

ACREAGE

0.808

NEIGHBORHOOD

Belmont

CRITICAL SLOPES

No critical slopes are present on the property.

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a floodplain.

USE

EXISTING: Multifamily
PROPOSED: Multifamily; 11 units proposed & single-tenant commercial

ZONING

EXISTING: Neighborhood Commercial Corridor
PROPOSED: Neighborhood Commercial Corridor, with special use for increased density, >42 DUA

DENSITY

COMPREHENSIVE PLAN DESIGNATION: Neighborhood Mixed Use Corridor
PROPOSED: 11 units proposed + 23 units existing = 34 total units, 42 DUA

BUILDING HEIGHT

Per Section 34-353 of the Charlottesville Zoning Ordinance, a maximum building height of 45' shall be permitted

SETBACKS

Per Section 34-698 of the Charlottesville Zoning Ordinance, setbacks shall be permitted as follows:
PRIMARY STREET* FRONT MINIMUM: None
PRIMARY STREET* FRONT MAXIMUM: 10'
SIDE & REAR ADJACENT TO ANY OTHER DISTRICT:
None

*Primary street: Monticello Road

PARKING

See sheet 5 for parking calculation

TMP 57-36

Submitted 12 April 2022

project: 20.020

SHIMP ENGINEERING, P.C.

1000 MONTICELLO ROAD

SITE OVERVIEW

Sheet 3 of 8

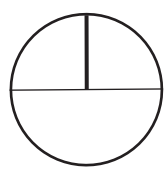


TMP 57-36

Submitted 12 April 2022

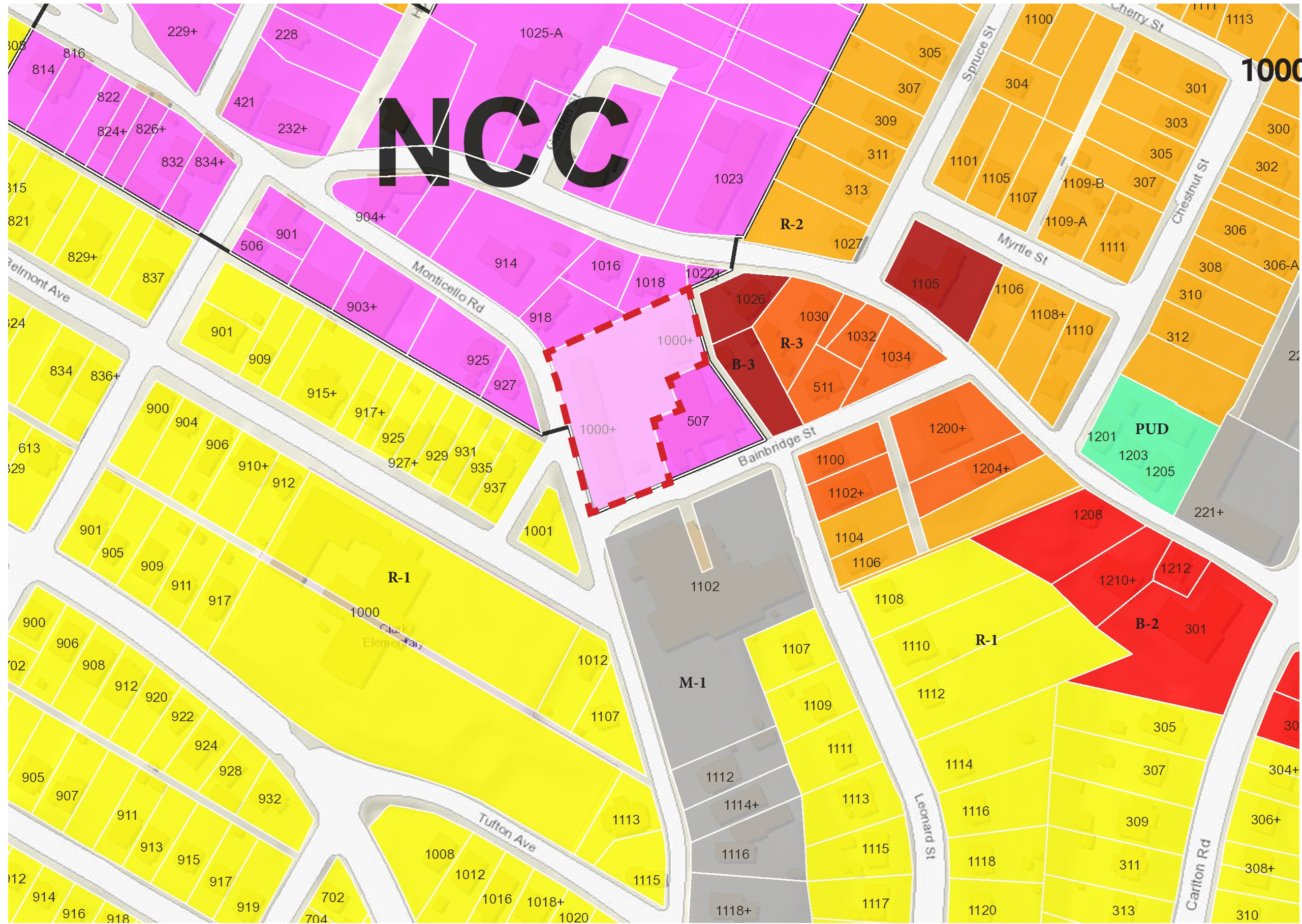
project: 20.020

SHIMP ENGINEERING, P.C.

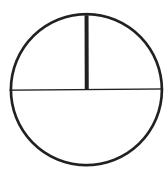


1000 MONTICELLO ROAD ZONING MAP

Sheet 4 of 8



NCC



1000 MONTICELLO ROAD

CONCEPT PLAN

Sheet 5 of 8

Parking Calculations
Existing 23 units:
(22) Efficiency/1-bedroom/2-bedroom units,
1 space/unit, 22 spaces required
(1) 3-bedroom unit, 2 spaces/unit, 2 spaces required
24 spaces required for existing 1000 Monticello Rd units

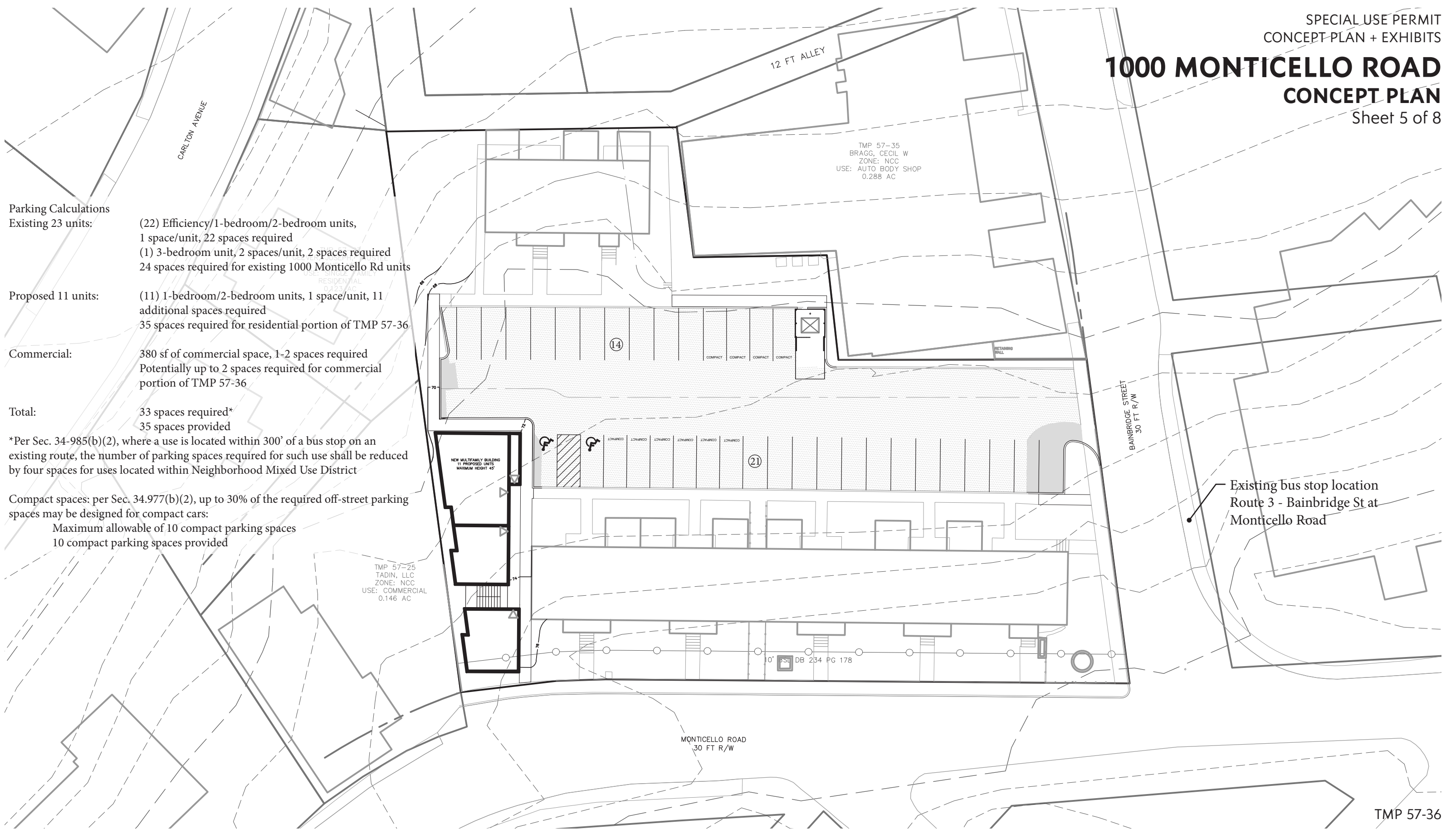
Proposed 11 units:
(11) 1-bedroom/2-bedroom units, 1 space/unit, 11
additional spaces required
35 spaces required for residential portion of TMP 57-36

Commercial:
380 sf of commercial space, 1-2 spaces required
Potentially up to 2 spaces required for commercial
portion of TMP 57-36

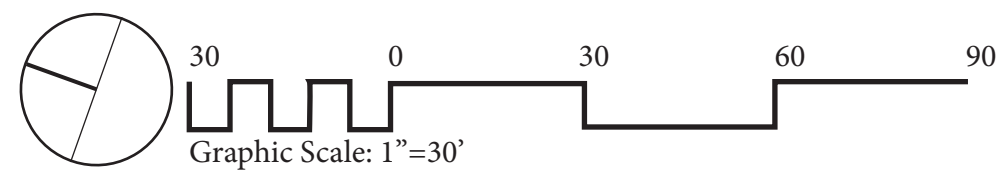
Total:
33 spaces required*
35 spaces provided

*Per Sec. 34-985(b)(2), where a use is located within 300' of a bus stop on an existing route, the number of parking spaces required for such use shall be reduced by four spaces for uses located within Neighborhood Mixed Use District

Compact spaces: per Sec. 34.977(b)(2), up to 30% of the required off-street parking spaces may be designed for compact cars:
Maximum allowable of 10 compact parking spaces
10 compact parking spaces provided



Existing bus stop location
Route 3 - Bainbridge St at
Monticello Road



TMP 57-36

Submitted 12 April 2022

project: 20.020

SHIMP ENGINEERING, P.C.

1000 MONTICELLO ROAD

MASSING DIAGRAM

Sheet 6 of 8



WEST ELEVATION (MONTICELLO ROAD)
1/8" = 1'



NORTH ELEVATION (ADJACENT LOT)
1/8" = 1'

TMP 57-36

Submitted 12 April 2022

project: 20.020

1000 MONTICELLO ROAD

MASSING DIAGRAM

Sheet 7 of 8



SOUTH ELEVATION (PARKING LOT)
1/8" = 1'

EAST ELEVATION
1/8" = 1'

TMP-57-36

PROPOSED ELEVATIONS

Submitted 12 April 2022

project: 20.020



SHIMP ENGINEERING, P.C.



TMP 57-36

Submitted 12 April 2022

project: 20.020

BUILDING MASSING PERSPECTIVES



SHIMP ENGINEERING, P.C.

Affordable Dwelling Unit Ordinance Worksheet-100

Step 1: Total Floor Area Ratio (FAR) of Site

- A. Total size of development site: 0.81 acres
- B. Total square footage of site: $\frac{0.81}{(\# \text{ of acres})} \times$
- C. 1.0 Floor Area Ratio (FAR): 35,283.60 (*total sf of site*)
- D. Gross Floor Area (GFA) of **ALL** buildings/uses: 26,034.00 sf
- E. Total site FAR: $\frac{26,034.00}{(\text{total GFA of site})} \div$
- F. Is E greater than or equal to 1.0 FAR? NO: Your proposed development does not meet the 1.0 FAR requirement.
YES: Proceed to Step 2 or Step 3.

Step 2: Number of ADUs Required

- G. GFA in excess of 1.0 FAR: $\frac{26,034.00}{(D: \text{total site GFA})} -$
- H. Total GFA of ADUs required: $\frac{-9,249.60}{(G: \text{GFA in excess of 1.0 FAR})} \times$
- I. Equivalent density based on Units Per Acre:
- i. Dwelling Units per Acre (DUA) approved by SUP: 43.00
 - ii. SF needed for ADUs: $\frac{-462.48}{(H: \text{Total GFA of ADUs})} \div$
 - iii. Total number of ADUs required: $\frac{-0.0106171}{(ii: \text{ADU acreage})} \times$

Step 3: Cash-in-Lieu Payment

J. Cash-in-Lieu Amount Residential: 26,034.00 x

K. Cash-in-Lieu Amount Mixed-Use:

Total GFA of development site:
 GFA Occupied Commercial Space:
 GFA Occupied Residential Space:
 Total GFA Occupied Space: 0.00

GFA Non-Occupied Space*: 0.00

Amount of Payment: #DIV/0! x

**GFA of non-occupied space shall include: (i) basements, elevator shafts and stairwell equipment and having a structural head room of six (6) feet six (6) inches or more, (iii) having a structural head room of six (6) feet six (6) inches or more, (v) interior balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building; mechanical structures.*

Step 4: Minimum Term of Affordability

L. Residential Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR
Number of Units		
Market Rent		
HUD Fair Market Rents	\$752.00	\$1,027.00
HUD Utility Allowance		
Difference per Month	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 (Sum of Annual Costs)
 Minimum Term of Affordability*: #DIV/0! (Cash-in-lieu)

***If answer is less than 5, then minimum term is 5 years**

M. Mixed-Use Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR
Number of Units		
Market Rent		
HUD Fair Market Rents	\$752.00	\$1,027.00
HUD Utility Allowance		
Difference per Month	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 (Sum of Annual Costs)

Minimum Term of Affordability: #DIV/0! (Cash-in-lieu of Rent)

***If answer is less than 5, then minimum term is 5 years**

0 Monticello Road

$$43,560.00 = \frac{35,283.60}{\text{square feet (sf)}}$$

e)

$$\frac{35,283.60}{(1.0 FAR)} = \frac{0.74}{\text{square feet (sf)}}$$

does not trigger the ADU ordinance.

$$\frac{35,283.60}{(B: total SF of site)} = \frac{-9,249.60}{\text{square feet (sf)}}$$

$$\frac{0.05}{\text{square feet (sf)}} = \frac{-462.48}{\text{square feet (sf)}}$$

$$\frac{43,560.00}{\text{square feet (sf)}} = \frac{-0.0106171}{\text{acres}}$$

$$\frac{43.00}{(i: DUA approved)} = \frac{-0.46}{\text{square feet (sf)}}$$

$$\underline{\$2.370} = \underline{\$61,700.58}$$

% Residential: #DIV/0!

Proportionate amount of non-occupied space GFA for residential use: #DIV/0!

$$\underline{\$2.370} = \underline{\#DIV/0!}$$

ls at each story, (ii) spaces used or occupied for mechanical penthouses, (iv) attic space, whether or not a floor has been laid, ies, and (vi) mezzanines. GFA shall not include outside balconies parking structures below or above grade; or and roof top

2BR	3BR	4BR	5BR	6BR
\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*al Cost of ADU)
payment / Total annual cost of ADUs)*
imum term of affordability will be 5 years.

2BR	3BR	4BR	5BR	6BR
\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

al Cost of ADU)

payment / Total annual cost of ADUs)

imum term of affordability will be 5 years.

7,860.00 sf	New building
13,908.00 sf	Existing building
4,266.00 sf	Existing building
26,034.00 sf	GFA

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

Prepared by: _____
For: _____

Re: City of Charlottesville Real Estate Parcel Id. No. 570036000_____

Formatted: Font: 9 pt, Italic

DRAFT DECLARATION
OF AFFORDABLE HOUSING COVENANTS

THIS DECLARATION (hereinafter, "**Declaration**") is made as of this ____ day of _____, 20224 ("**Effective Date**"), by Piedmont Realty Holdings III, LLC_____, a Virginia limited liability company ("**Owner**"), as DECLARANT, having an address of 6535 Woodbourne Lane, Crozet, Virginia_____, Charlottesville, Virginia, 2293202, as developer and owner in fee simple of the real property described herein.

RECITALS

R-1. The City desires to increase the amount of housing units available as affordable dwelling units and, pursuant to state enabling legislation, the City has enacted a local ordinance requiring developments of a certain density to include affordable dwelling units ("City Ordinance").

R-2. Owner is the owner of certain land located in the City of Charlottesville, having an address of _____, 1000 Monticello Road, further identified on City Tax Map 57 as Parcel 36 (City of Charlottesville Real Estate Tax Parcel ID No. _____); 570036000, containing approximately _____, .808 acres, and further described on Exhibit A, attached hereto and incorporated herein (the "Property").

Commented [A1]: Exhibit A would be a legal description of the boundaries of the property to which the covenant will apply.

R-3. By Resolution adopted on _____, 20224 (the "**SUP Resolution**"), the Charlottesville City Council approved a Special Use Permit, as requested by the Owner, to authorize a specific development known as "_____"; "1000 Monticello Road/Belmont Heights", consisting of a mixed-use building that includes no less than _____ 300 square feet of ground floor ~~retail-commercial~~ space; _____ 11 +/- residential dwelling units, in the aggregate, including no fewer than 7+5 Affordable Units committed to an Affordability Period of no fewer than 10 years, all subject to specified development conditions (collectively, the "Project").

Commented [A2]: For a Rezoning or PUD, this would refer to an Ordinance ("Rezoning Ordinance")

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

R-4. As a result of City Council’s approval of the SUP Resolution, the Owner has acquired valuable additional developable residential density, and the City’s zoning ordinance, Section 34-12, obligates the Owner to provide for the establishment of ~~zero five (05)~~ affordable dwelling units in accordance with the City Ordinance as in effect on 2022

Commented [A3]: The SUP Resolution approval date

R-5. In addition to any units(s) required by the City Ordinance, the Owner within its application seeking a special use permit for the Project represented that the Project includes ~~seven (7)~~ committed Affordable Units, as defined in this Declaration, in excess of those described in R-4, above.

R-6. The purpose of this Declaration is to establish the terms upon which all of the Affordable Units will be provided.

NOW THEREFORE, the Declarant declares that the Property is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the covenants, restrictions, conditions, easements, and affirmative obligations hereinafter set forth:

**ARTICLE ONE
PROPERTY**

Section 1. Submitted Property. The real property which is and shall be transferred, sold, conveyed, given, donated, leased and/or occupied subject to the covenants and restrictions contained in this Declaration is described in Exhibit A hereto.

**ARTICLE TWO
DEFINITIONS**

Section 1. Key Definitions. For the purposes of this Declaration, the terms used herein shall have the meanings ascribed to them below and, unless the context clearly indicates otherwise, shall include the plural as well as the singular.

Affordability Period: means a period of no fewer than ten (10) years, throughout which an Affordable Unit must be maintained and rented as an Affordable Unit. The Affordability Period commences on the date of the final certificate of occupancy authorizing residential occupancy of an Affordable Unit.

Affordable Unit: means a dwelling unit ~~that adheres to the criteria set forth in either 3.2.1 or 3.2.2 of this Document~~ Declaration, reserved for occupancy by a Household that pays no

Formatted: Not Highlight

Formatted: Not Highlight

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

~~more than thirty percent (30%) of its gross income for housing costs, including utilities, provided that the annual gross income of the household/occupant is less than eighty percent (80%) of the Area Median Income for the City of Charlottesville.~~

Formatted: Not Highlight

Formatted: Not Highlight

Area Median Income: means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.

City means the City of Charlottesville, Virginia, a municipal corporation and political subdivision of the Commonwealth of Virginia, and its officers, officials and agents, including, without limitation, any individual(s) employed by it to administer the provisions of the ~~City's~~ zoning ordinance or any affordable dwelling unit provisions contained therein.

City Ordinance: means and refers to Section 34-12 of the Code of the City of Charlottesville (1990), as amended, including any regulations adopted by resolution of the Charlottesville City Council for the administration of Section 34-12, in effect as of _____, 2021.

Commented [A4]: This would be the date on which Council approved the SUP Resolution

Committed: when used to refer to an Affordable Unit, means that such unit is reserved for occupancy by a Qualified Tenant throughout the entire Affordability Period.

Household: means, collectively, the individual(s) who occupy an Affordable Unit.

Project: has the meaning set forth in R-3, herein above.

Qualified Tenant: means a Household whose income is verified to be less than 80% or less of the Area Median Income.

Formatted: Not Highlight

Rent: means the amount of money payable by a Qualified Tenant for the right to occupy a Committed Affordable Unit, inclusive of Utilities.

Residential Unit: means a residential dwelling unit within the Project providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Utilities: means charges for water, sewer, electricity, and natural gas usage.

ARTICLE THREE

USE RESTRICTIONS; AFFORDABILITY REQUIREMENT

3.1 **Use of the Property; Affordability.** In order to assure the integrity of the Project, and to ensure that Committed Affordable Units required by the City Ordinance are provided and occupied in accordance with the City Ordinance, the land use restrictions within this Declaration

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

are established for the mutual benefit and obligation of the Owner of the Project and all of the Residential Units within the Project.

3.2. ~~Seven (7)~~ dwelling units constructed within the Project shall be Committed Affordable Units. (“Required Affordable Units”). The Required Affordable Units shall be designated on building floor plans submitted by the Owner to the City’s zoning administrator on or prior to the date on which the first certificate of occupancy is issued for any dwelling unit within the Project (“CAU Designation”).

Formatted: Not Highlight

3.2.1 ~~percent ()~~ ~~Five (5)~~ or more of the Required Affordable Units shall be reserved for rental to low- and moderate-income households having income less than ~~65~~ percent of the Area Median Income, throughout a period of at least ~~ten (10)~~ years from the date on which each such unit receives a final certificate of occupancy from the City’s building official, and such units shall rent at or below HUD Fair Market Rent, as defined from time to time by the U.S. Department of Housing and Urban Development.

3.2.2. ~~percent () or more~~ ~~Two (2)~~ of the Required Affordable Units shall be reserved for rental to low- and moderate-income households having income less than 80 percent of the Area Median Income, throughout a period of at least ~~()~~ ~~ten (10)~~ years from the date on which each such unit receives a final certificate of occupancy from the City’s building official, and such units shall rent at or below 125% of HUD Fair Market Rent as defined from time to time by the U.S. Department of Housing and Urban Development.

3.2.3. All Required Affordable Units shall be subject to the following:

3.2.3.1 All of the Required Affordable Units shall be administered in accordance with City regulations adopted pursuant to the provisions of City Code 34-12(g), as such regulations are in effect on (“Regulations”)

Commented [A5]: Date of approval of the SUP Resolution

3.2.3.2 Owner shall determine whether a Household is a Qualified Tenant prior to allowing occupancy of any Affordable Unit by that Household, and shall document the determination in accordance with the requirements of the Regulations. Thereafter, the Owner shall confirm and document the Household’s Qualified Tenant status annually.

3.2.3.3 Every lease of an Affordable Unit to a Qualified Tenant shall be in writing. Upon the expiration of the Qualified Tenant’s lease, the Owner may establish Rent for a subsequent Qualified Tenant of the Required Affordable Unit, using the criteria in the definition of Affordable Unit contained herein.

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

3.2.3.4 The Required Affordable Unit shall be dispersed throughout the Project, with no more than ~~sixty~~ ~~twenty-five~~ percent (~~60~~~~25~~%) of the Required Affordable Unit located on any one floor of a building. Each Required Affordable Unit shall have substantially similar finishes and appearance as other dwelling units within the Project.

3.2.4.5 Occupants of any Required Affordable Unit shall have full access and right to use all amenities and facilities available to other residents within the Project subject to any rules, regulations, and conditions established by Owner to govern such use and access.

3.2.4.6 Occupants of the Required Affordable Units may be required to pay any customary fees and charges imposed on other residents within the Project, such as fees for garage or other parking spaces (if applicable), security deposit, move-in fee, move-out deposit, utility deposit, pet fees, etc.

3.2.4.7 From ~~from~~ time to time during Affordability Period, the Owner shall have the right to change which units are reserved as the Required Affordable Units, following: (i) advance written notice to the City giving the address and unit number(s) of the units to be designated and undesignated, respectively, and (ii) a written determination by the City that the Project is in compliance with the requirements of this Declaration prior to the changed designation and will continue to be in such compliance following the changed designation.

3.2.4.8 If an otherwise Qualified Tenant residing in a Required Affordable Unit has an increase in income that exceeds the guidelines specified in this Declaration, that Affordable Unit will be considered as meeting the requirements of this Declaration for a period of three (3) years, commencing on January 1 of the calendar year succeeding the year in which the income increased (the "Grace Period"). After the expiration of the Grace Period, the Owner may allow the Household to remain in the same unit; however, the Owner shall provide the City with notice in accordance with 3.2.3., above, that the Owner is amending and transferring the prior CAU designation to a different unit within the Project.

3.2.4.9 In the event of a conflict between the provisions of this Section 3.2.3 and the Regulations, the provisions of this Section 3.2.3 shall govern.

3.2.4. Nothing within this Declaration shall preclude the Owner from allowing a Household whose household income increases above the limit to move to a different, non-affordable unit within the Project, subject to a lease at a fair market rental rates, at the conclusion of the Grace Period.

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

3.3. Owner shall provide the City with a Committed Affordable Unit Occupancy Annual Report (“Annual Report”) prior to January 31 of each calendar year. The Annual Report shall include data on each Required Affordable Unit for the prior calendar year. The Annual Report shall include tenant identification information showing name, address, date and term of current lease, current household size, and current verified income. The City may specify a format for the Annual Report; if the City specifies a format, that format shall be utilized by the Owner. Upon reasonable advance written notice and request, the City shall be permitted by the Owner to inspect the Owner’s books and records that are the source of information contained in the Annual Report, including, without limitation: tenant’s rental application; tenant’s signed lease agreement; tenant’s income verification and supporting documentation; and tenant’s occupancy affidavit, verifying tenant’s use of the Affordable Unit as tenant’s primary domicile.

3.4. Throughout the Affordability Period, Owner shall maintain records necessary to demonstrate compliance with the requirements of this Declaration for each calendar year, as well as records demonstrating such compliance within each of the three preceding calendar years within the Affordability Period. On reasonable advance written notice to the Owner, the City shall have a right to inspect such records in the format, and in the physical or electronic location at which the records are regularly kept in the course of business.

3.5. The City shall have the right to inspect any Required Affordable Unit to verify compliance with this Declaration, following at least forty-eight (48) hours’ advance written notice to the Owner and subject to the rights of the Qualified Tenants under their leases and applicable law.

ARTICLE FOUR

MISCELLANEOUS TERMS

4.1. All notices, requests and demands (individually and collectively in this article, (“Notices”) required by or relating to this Declaration will be given by first class mail, return receipt requested, or by overnight courier service, postage prepaid. Notices are effective as of the third calendar day after the day on which the Notice is given. Any successor to Owner’s rights, title or interest in the Project, immediately upon acquiring such right, title, or interest, shall give Notice to the City updating the information required by Paragraph 4.1.1, below.

Notices will be addressed to the parties as follows:

4.1.1. Notices to Owner shall be given to:

[Piedmont Realty Holdings III, LLC](#)
[6535 Woodbourne Lane](#)
[Crozet, Virginia 22932](#)

4.1.2. Notices to the City shall be given to:

Charlottesville City Manager

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

For Attention: Zoning Administrator
P.O. Box 911 (605 E. Main Street, 2nd Floor)
Charlottesville, VA 22902

4.2. If the Owner is in default of this Declaration, the City shall give notice to the Owner of the breach, and the basis thereof. Owner shall have 30 days from the effective date of the City's notice to cure such default or breach; alternatively, if action to cure such default reasonably requires more than 30 days, Owner shall commence the cure within the 30-day period and shall diligently pursue completion of the cure within a period of time that is reasonable under the circumstances.

4.3. The covenants and restrictions of this Declaration shall run with the land, and shall be enforceable against the Declarant/ Owner and its heirs, successors, and assigns, and their agents and legal representatives, throughout the Affordability Term.

4.4. Except as otherwise provided herein, this Declaration, or any part hereof, may only be amended, modified or released by an instrument in writing executed by a duly authorized official of the City, and by a duly authorized representative of the Owner. Any amendment to this Declaration that alters the terms and conditions set forth herein shall be recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville (the "Land Records") before it shall be deemed effective.

4.5. If any provision of this Declaration is held to be unenforceable or illegal for any reason, said provision shall be severed from all other provisions. Said other provisions shall remain in effect without reference to the unenforceable or illegal provision.

4.6. This Declaration and the rights of the parties hereunder shall be interpreted in accordance with the laws of the Commonwealth of Virginia, without regard to conflicts of laws provisions.

~~4.7. The covenants set forth within this Declaration shall be separate from, and in addition to, the requirements of the City Ordinance as are applicable to the five (5) affordable dwelling units required by said City Ordinance.~~

4.7. This Declaration shall take effect upon its recordation in the Land Records.

(Signature Page Immediately Follows)

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

WITNESS the following signature:

DECLARANT / OWNER:

Realty Holdings, LLC,

_____, **Piedmont**

Formatted: Font: Bold

a Virginia limited liability company

By: _____
_____, Managing Member

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

I _____, a notary public for the Commonwealth of Virginia, do hereby certify that the foregoing instrument was subscribed and sworn before me by _____ as Managing Member of _____, LLC, a Virginia limited liability company.

Given my hand and seal this _____ day of _____, 2021.

Notary Public

My Commission expires: _____

My Commission Number: _____

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY
AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A
DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON
THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

DRAFT

~~THIS IS A FORM DOCUMENT PROVIDED BY THE OFFICE OF THE CITY ATTORNEY AS A BASELINE DOCUMENT. FINAL CONTENTS AND WORDING OF A DECLARATION TO BE USED FOR A SPECIFIC DEVELOPMENT WILL DEPEND ON THE SPECIFIC ZONING APPLICATION AND CITY APPROVALS~~

EXHIBIT A
TO THE DECLARATION OF AFFORDABLE HOUSING COVENANTS

The following property is subject to the Declaration:

All ~~those~~ certain two lots or parcels of land, with improvements thereon and appurtenances thereto, situated on Monticello Road in the City of Charlottesville, Virginia, being more particularly described as follows:

PARCEL ONE: That certain lot or parcel of land described as Lot 1 on plat of William S. Roudabush, Jr., dated April, 1962, and recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, Deed Book 234, page 178; and

PARCEL TWO: Those certain lots or parcels of land described as Lots 2,3,4, 5 and 6 on the aforesaid plat recorded in said Clerk's Office in Deed Book 234, page 178; LESS AND EXCEPT a strip of land eight feet (8') wide, designated as Parcel 7-A on plat of William S. Roudabush, Jr., dated October, 1965, attached to a deed recorded in said Clerk's Office, in Deed Book 271, page 537, and whereon the residue of Lot 3 is designated as Lot 3A.

at the intersection of _____, containing _____ acres, more or less, shown as Parcel _____ on a plat dated _____, made by _____, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia as Instrument No. _____; **BEING** a ~~portion of~~ the same property conveyed to the Grantor herein named, by deed dated _____, February 1st, 2019, from Core Piedmont, LLC, which deed is of record in the Clerk's Office of the Circuit Court of City of Charlottesville, Virginia as Instrument No. _____, 2019-00000318.

Formatted: Superscript

Belmont Heights, 1000 Monticello Road – Special Use Permit

6/3/22

The applicant is offering the following regarding affordable housing:

This application includes the Affordable Dwelling Unit (ADU) Ordinance Worksheet, which currently identifies that zero (0) ADUs are required pursuant to the gross floor area proposed in excess of 1.0 FAR (per Sec. 34-12. - Affordable dwelling units.).

The applicant is offering the following as a condition of approval:

- 1) The Owner shall provide affordable housing within the Property, as follows:
 - a) For the purposes of this Condition, the term “For-Rent Workforce Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed 125% of the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the Federal Department of Housing and Urban Development (HUD).
 - i) For-Rent Workforce Affordable Dwelling Units shall be reserved for rental to low and moderate-income households having income less than 80 percent of the Area Median Income. Area Median income means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.
 - b) For the purposes of this Condition, the term “For-Rent Affordable Dwelling Unit” means a dwelling unit where the monthly cost of rent, including any tenant paid utilities, does not exceed the Fair Market Rent by unit bedrooms for the Charlottesville MSA, the aforementioned Fair Market Rent is established annually by the federal Department of Housing and Urban Development (HUD).
 - i) For-Rent Affordable Dwelling Units shall be reserved for rental to low and moderate- income households having income less than 65 percent of the Area Median Income. Area Median income means the median income for Households within the Charlottesville, Virginia HUD Metropolitan FMR Area, as published annually by the U.S. Department of Housing and Urban Development.
 - c) Two (2) of the dwelling units constructed as a result of the approval of this special use permit request within the area of the property shall be For-Rent Workforce Affordable Dwelling Units and an additional five (5) of the dwelling units constructed as a result of the approval of this special use permit request within the area of the property shall be For-Rent Affordable Dwelling Units (collectively, the “Required Affordable Dwelling Units”) for a total of seven of the dwelling units constructed within the area of the Property provided as Required Affordable Dwelling Units. The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the Property (“Initial Designation”). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change the unit(s) reserved as For-Rent Workforce-Affordable Dwelling Units and For-Rent Affordable Dwelling Units, and the City’s approval shall not unreasonably be withheld so long as a proposed change does not reduce the number of Required Affordable Dwelling Units and does not result in an

Affordability Period shorter than required by these conditions with respect to any of the Required Affordable Dwelling Units.

- i) The Required Affordable Dwelling Units shall be reserved as such throughout a period of at least ten (10) years from the date on which the unit receives a certificate of occupancy from the City’s building official (“Rental Affordability Period”). All Rental Affordable Dwelling Units shall be administered in accordance with one or more written declarations of covenants within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney.
- ii) On or before January 1 of each calendar year the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City, identifying each Required Affordable Dwelling Unit by address and location, and verifying the Household Income of the occupant(s) of each Required Affordable Dwelling Unit.
- d) The land use obligations referenced in 1.c.i and 1.c.ii shall be set forth within one or more written declarations of covenants recorded within the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that the Owner’s successors in right, title and interest to the Property shall have notice of and be bound by the obligations. The Required Affordable Dwelling Units shall be provided as for-rent units throughout the Rental Affordability Period.

Current Site Conditions:

existing Residential units

Will any existing affordable housing units be removed?

NO

If yes, how many?

n/a

Office of Community Solutions Staff Analysis:

The table below provides information relative to the 2022 HUD guidelines for Income Limits, as well as additional information regarding realistic housing/income data. The HUD Income Limits will be based on the HUD guidelines for that year that the Certificate of Occupancy for the affordable unit(s) is issued.

Year	Income Limits / AMI								
	Median Family Income	Persons in Family							
		1	2	3	4	5	6	7	8
2022	\$111,200								
Extremely Low Income (30%)		22,020	25,170	28,320	31,440	33,960	36,480	39,000	41,520
Very Low Income (50%)		36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Low Income (80%)		58,720	67,120	75,520	83,840	90,560	97,280	104,000	110,720

65%		47,710	54,535	61,360	68,120	73,580	79,040	84,500	89,960
Approximate monthly income available for housing @25%* (@ 80% AMI)		1,223	1,398	1,573	1,747	1,887	2,027	2,167	2,307
Approximate monthly income available for housing @25%* (@ 65% AMI)		994	1,136	1,278	1,419	1,533	1,647	1,760	1,874
*25% of gross monthly income calculated to approximate allowance for rent plus utilities									

The table below shows the 2022 HUD guidelines for Fair Market Rent (FMR). The FMR will be based on the HUD guidelines for that year that the Certificate of Occupancy for the affordable unit(s) is issued.

	Eff	1 BR	2 BR	3 BR	4 BR
2022 HUD FMR	1,024	1,063	1,264	1,562	1,959
5 units @ FMR	1,024	1,063	1,264	1,562	1,959
2 units @ 125% FMR	1,280	1,329	1,580	1,953	2,449
Monthly cost includes tenant-paid utilities					

In this particular application, the proposed development does not exceed 1.0 floor-area ratio (FAR), therefore the applicant is not required to provide on-site affordable dwelling units as part of the project (pursuant to City code Section 34-12). However, the applicant is offering:

- Two (2) dwelling units shall be For-Rent Workforce Affordable Dwelling Units reserved for rental to low and moderate-income households having income less than 80% of the Area Median Income (AMI), where the monthly cost of rent, including any tenant paid utilities does not exceed 125% of the Fair Market Rent (FMR).
- Five (5) dwelling units shall be For-Rent Affordable Dwelling Units reserved for rental to low and moderate-income households having income less than 65% of the Area Median Income (AMI), where the monthly cost of rent, including any tenant paid utilities does not exceed the Fair Market Rent (FMR).

The Office of Community Solutions offers the following comments as to this application:

- Pursuant to the information provided in the above tables, staff is concerned that the offered FMRs and Income Levels are not realistic as to providing affordable rental units in the City of Charlottesville.

- Staff would like to see a longer Rental Affordability Period.
- Staff would like to see assurances that vouchers will be accepted.
- An acceptable marketing plan on how to market the designated affordable units should be provided to the City's Office of Community Solutions prior to the issuance of the permit for development of the units. The marketing plan should provide detailed information on how the developer/owner will market the property, including non-discrimination of prospective tenants on the basis of race, creed, religion, color, sex, age, national origin, or source of income.
- When completed and occupied, the owner shall provide an annual report on affordability compliance for the affordable unit(s) on a template provided by the City's Office of Community Solutions.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING
APPLICATION FOR A SPECIAL USE PERMIT
APPLICATION NUMBER: SP22-00004
DATE OF HEARING: June 14, 2022

Project Planner: Brian Haluska

Date of Staff Report: April 21, 2022

Applicant: 923 Harris Street LLC

Applicant's Representative(s): Kelsey Schlein, Shimp Engineering

Current Property Owner: 923 Harris Street, LLC

Application Information

Property Street Address: 923 Harris Street LLC ("Subject Property")

Tax Map & Parcel/Tax Status: 350112000 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 0.114 acres (4,984 square feet)

Comprehensive Plan (General Land Use Plan): Business and Technology Mixed Use

Current Zoning Classification: IC – Industrial Corridor

Overlay District: None

Applicant's Request (Summary)

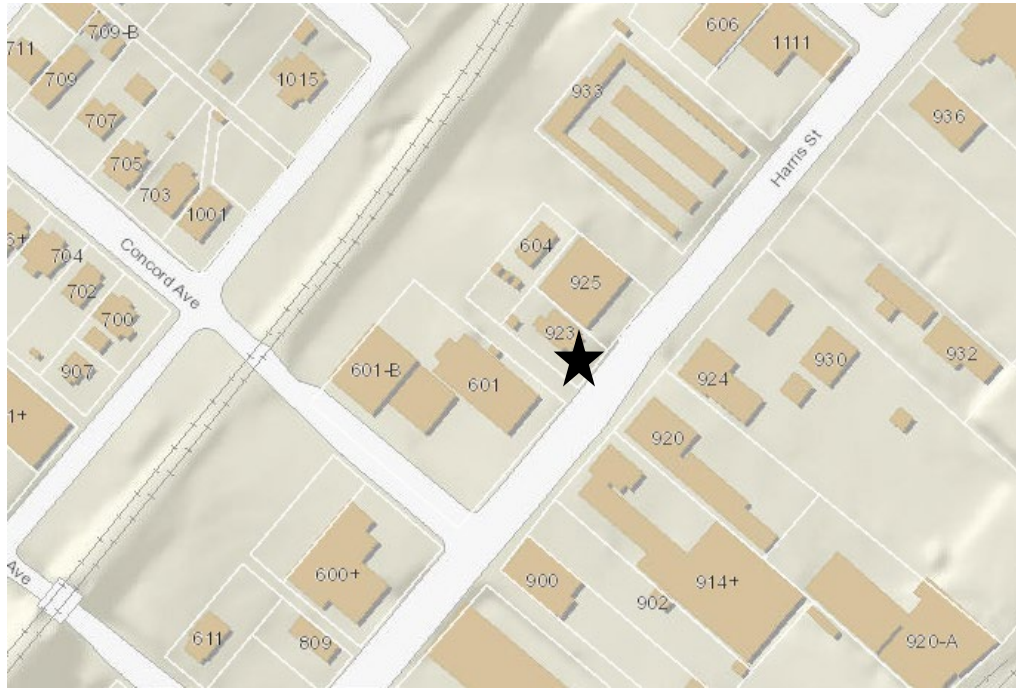
The applicant requests a Special Use Permit (SUP) pursuant to City Code Sec. 34-458 and 34-480, which states that residential density up to 64 DUA is permitted with a SUP. The subject property has street frontage on Harris Street. Under the IC zoning classification, 2 dwelling units could be developed by right on this site (21 DUA), per Z.O. Sec. 34-480 (Use Matrix).

The site plan (Attachment C) submitted with the application depicts a development that would include 7 dwelling units as part of a multi-family residential project; since the development site is 0.114 acres, the proposed density is 62 DUA. See proposal narrative (Attachment A) and site plan submitted by the applicant pursuant to Z.O. Sec. 34-41(d)(1) and (d)(6).

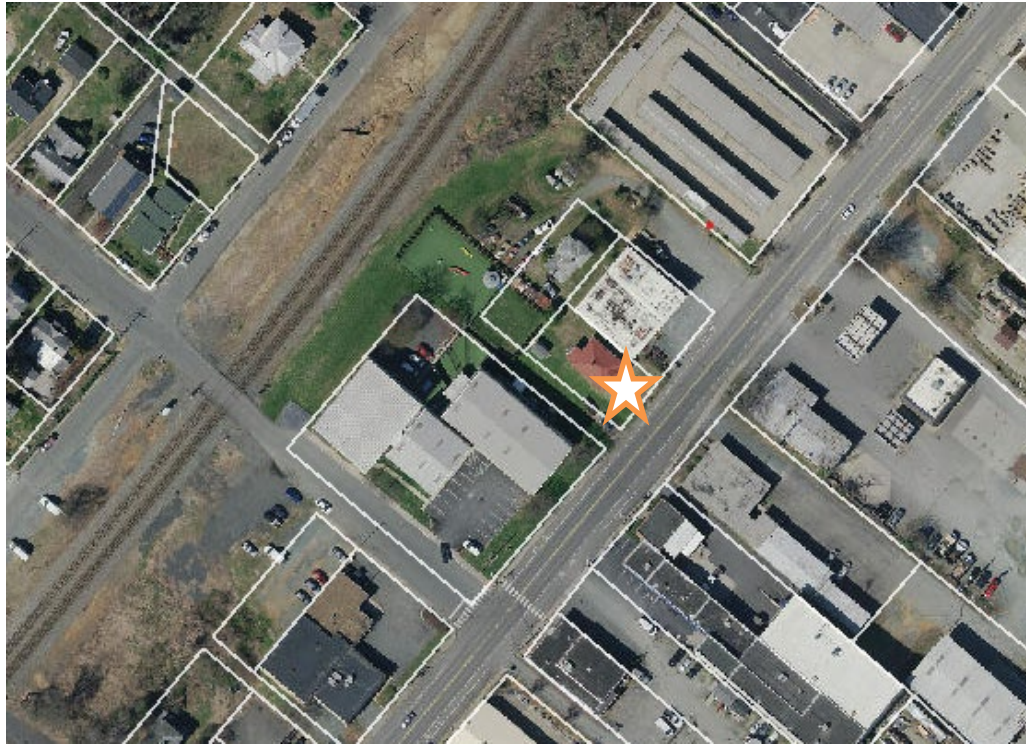
For clarification, the City Assessor's data shows the subject property as having an area of 0.115 acres.

The application narrative describes a mixed-use development that would eventually include 7 multi-family units and a by-right commercial use, arranged in a building that would contain four (4) stories over one (1) story of below grade parking. The applicant is further requesting a modification of parking requirements under Section 34-162(a) to reduce the number of required parking spaces on the site by one space.

Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY - Yellow: R1-S, Grey: IC

Context Map 3- General Land Use Plan, 2013 Comprehensive Plan



KEY – Purple: Business and Technology Mixed Use, Blue: Civic, Pink: Neighborhood Mixed Use Corridor, Yellow: Medium Intensity Residential, Bright Yellow: General Residential (Sensitive Community Area)

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. 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. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the propose use or development.

Section 34-157 of the City’s Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff’s analysis of those factors, based on the information provided by the applicant.

FOR APPLICANTS ANALYSIS OF THEIR APPLICATION PER SEC 34-157 SEE ATTACHMENT A

(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.

The properties immediately surrounding the subject property are described as:

Direction	Use	Zoning
North	Engine Repair	IC
South	Pet Boarding	IC
East	Industrial	IC
West	Residence	IC

The buildings immediately surrounding the subject property are mostly one (1) to two (2) story buildings, primarily functioning as offices or industrial uses, with the exception of the subject property and the property behind the subject property. The properties that front along Harris Street are commercial and industrial in use. These properties are zoned Industrial Corridor and could be redeveloped at heights similar to the subject property.

Staff Analysis: The proposed use of the property depicted in the site plan and other application materials is a residential building containing multiple dwelling units (“multi-family dwelling”) and a shared art studio with sub-surface structured parking contained within the building footprint. The surrounding area is a mix of office and industrial buildings. The proposed use is a deviation from the existing pattern of development on Harris Street.

(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the development is in compliance:

a. Land Use - Goal 3

3.3: Develop strategies and partnerships that can bring underutilized properties, including historic properties, into productive and sustainable applications that will support increased residential or commercial uses, or a mix of uses.

b. Housing – Goal 2

2.1: Encourage mixed-use and mixed-income neighborhoods and housing developments throughout the city and support zoning changes to allow them by-right.

2.4: Target a city-wide residential vacancy rate of at least 5 percent in order to assure a well- functioning, liquid housing market.

Below are specific areas of the Comprehensive Plan for which the development may not be in compliance:

c. Housing – Goal 2

2.2: Promote housing redevelopment and infill development that supports bicycle and pedestrian- oriented infrastructure improvements and robust public transportation to better connect residents to jobs and commercial activity.

Comprehensive Plan- Staff Analysis:

The Future Land Use Plan in the 2021 Comprehensive Plan calls for the subject property and areas immediately adjacent to be Business and Technology Mixed Use land use. The Comprehensive Plan specifies that Business and Technology Mixed Use areas are intended to be the location of “light industrial and production uses, with other commercial and residential uses (where appropriate)”. The plan supports building heights up to 6 stories, with residential uses on the upper floors of those buildings.

Several goals in the Comprehensive Plan speak to a desire to increase the amount of housing within the City, and the increase the use of properties as well.

Streets that Work Plan

The May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels Harris Street as an *Industrial* typology. The full Streets That Work plan can be viewed at: <https://www.charlottesville.gov/DocumentCenter/View/482/2016-Streets-That-Work-Plan-PDF>

Industrial streets are characterized as able to support commercial truck traffic, and have frequent curb cuts and limited pedestrian and bicycle infrastructure. The Streets that Work Plan recommends a minimum clear zone width of five to six (5-6) feet for sidewalks, which are noted along with a curbside buffer zone (the area between the curb and sidewalk) as the highest priority items in the *Industrial* typology. Curb extensions are noted as appropriate for *Industrial* streets only when on-street parking is present.

The existing sidewalks along Harris Street do not include a landscaped buffer as separation from the roadway. The lack of marked crosswalks in the vicinity of the property also limits the walkability of the area.

Staff Analysis: Based on the current application package, staff concludes that the pedestrian network along the development frontages is not consistent with the Streets that Work Plan due to the absence of the landscaped buffer zone. The subject property, however, has limited frontage along Harris and will need to tie into an adjacent sidewalk that also lacks a buffer. The addition of a buffer zone would impact the bicycle lanes on Harris Street and would likely not be approved by the City for that reason.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.

Based on the information contained within the application, the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(4) Potential adverse impacts, including, but not necessarily limited to:

a) Traffic or parking congestion

Traffic

Trip generation information (VPD): The trip generation figures provided by the applicant (Table A in Attachment A) indicate that a development will have 18 vehicular trips per day according to the ITE Handbook. The category of use referenced in the ITE Manual, from which this peak-hour traffic data has been obtained, is Low Rise Multi-Family Housing and Small Office Building.

Peak-hour traffic: As shown in the trip generation (Table A in Attachment A), the morning peak hour would have 2 trips, 50% of which would be exiting the site. The afternoon peak hour would have 2 trips, with 50% entering the site.

Staff Analysis: Based on the trip generation figures provided by the applicant, staff has no concerns regarding the impact of the development on Harris Street.

Vehicular Access

The property would be accessed exclusively off Harris Street.

Staff Analysis: The existing structure has a driveway access that encourages vehicles exiting the site to back into Harris Street. The proposed layout of the parking for the site would permit vehicles to exit the site moving forward, which is a preferable condition, and an improvement on the existing access.

Parking

The project proposal narrative (Attachment A) indicates 6 parking spaces will be provided under the proposed building. Per Z.O. Sec. 34-984, the proposed building would be required to provide 8 parking spaces to serve the uses contemplated in the building. The Zoning Ordinance permits a reduction of one space. The site plan (Attachment B) shows 6 parking spaces. The project proposal narrative notes that the applicant is requesting a reduction of one space, as permitted under Section 34-162(a) of the Zoning Ordinance in conjunction with the SUP request, and is utilizing applicable City Code sections to reduce the parking requirement by one space.

Staff Analysis: Based on the information provided in the project proposal narrative and site plan, staff supports the proposal to reduce the amount of required parking by one space on the site. There is available on-street parking on Concord Avenue less than 200 feet away from the proposed building.

Other Modes of Transportation

There are no bus lines that run on Harris Street. The closest bus line is the Route 9 bus line that runs down Rose Hill Drive. The closest bus stop is roughly 0.3 miles from the proposed building. The proposed development is also served by an incomplete sidewalk network immediately adjacent to the subject property and within the vicinity of the subject property. Crosswalks in the general vicinity are typically unmarked. Harris Street has a complete sidewalk between the subject property and Preston Avenue on the east side of the street. The sidewalk on the west side of Harris Street between Preston Avenue and subject property is incomplete, as is the sidewalk north of the subject property along both sides of Harris Street.

The bicycle infrastructure on Harris Street is a mix of dedicated bike lanes and sharrows. The applicant has noted in the narrative (Attachment A) that bicycle lockers will be provided for lockable parking within the garage.

Staff Analysis: Staff believes the applicant's proposal meets all applicable regulations based on the information provided.

b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The proposed mixed-use development would be located between a pet boarding facility and a small engine repair shop.

Staff Analysis: The proposed development will not impact the surrounding natural environment more than the existing businesses already located on the block.

c) Displacement of existing residents or businesses

The existing building on the property is vacant.

d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

As noted above, the existing residential structure on the site is vacant. The proposed building would include a space for an art studio.

e) Undue density of population or intensity of use in relation to the community facilities existing or available

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public utilities and infrastructure; and public parks and recreation opportunities. The applicant covers this in the project narrative (Attachment A).

The applicant mentions that based on the average household size in Charlottesville, an anticipated 17 residents can be expected to reside in the building.

Staff Analysis: The proposed development will necessarily result in some increased demand on physical facilities and services provided. Some of these impacts, such as impacts on the City's water and sewer facilities, and public streets/ sidewalks, can be adequately evaluated and addressed during the site plan process, and final site plan approval is dependent on confirmation of adequate facilities or improvements provided by the applicant to ensure adequacy. A preliminary review of the proposal indicates the City's existing water and sewer facilities are likely to be adequate to serve the proposed development.

f) Reduction in the availability of affordable housing in the neighborhood

The current use of the subject property is a single-family residential unit. The proposed construction of a new multi-family dwelling may possibly increase the availability of affordable housing, as this project will trigger the requirement for compliance with Sec. 34-12. (Affordable dwelling units). The applicant has indicated in the project narrative (Attachment A) that they intend to pay into the Affordable Housing Fund.

g) Impact on school population and facilities

The applicant addresses this item in the proposed project narrative (Attachment A). The applicant states that they expect a total of two school-aged children to potentially reside in the new building.

Staff Analysis: Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created on school population and facilities. Given the size of the building, any impact would be minimal.

h) Destruction of or encroachment upon conservation or historic districts

The subject property is not within any design control district.

i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for final site plan and building permit approvals. Specific Z.O. requirements reviewed preliminarily at this stage include massing and scale (building height, setbacks, stepbacks, etc.) and general planned uses.

j) Massing and scale of project

The application materials depict a new building containing four (4) stories above the surface of the subject property, viewed from the Harris Street frontages. Neither the application nor the Site Plan gives a specific height measurement for the building depicted within the materials; however, IC zoning regulations (Z.O. Sec. 34-457) restrict building height to 4 stories, max.

The applicant has also noted that one (1) stories of structured parking will be below the surface of the subject property, which will be accessed from Harris Street. The graphic materials provided by the applicant (Attachment B) depict the proposed layout of the parking. The materials provided by the applicant do not provide a building height measured from grade to the top of the building roof along either of these street frontages. This detail needs to be included on the site plan. The site plan must demonstrate specifically that the building will not exceed 4 stories maximum allowable height in the IC zone. The building can also be no taller than 50 feet maximum height per Section 34-1100(b) of the Zoning Ordinance.

Staff Analysis: While the proposed building will be taller than the surrounding structures, the applicant's proposal is for a building within the by-right height in the IC zone.

(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;

The description for IC states the district *is to provide areas for light industrial activity that is directed to assembly and technological businesses rather than heavy manufacturing. This district provides opportunities for large scale commercial uses and manufacturing or industrial type uses that are more compatible with the neighborhoods that surround the manufacturing properties. Regulations provide for buffering from incompatible uses, but encourage these important employment centers to locate within the district. . (Z.O. Sec. 34-440(f)).*

The IC zone allows for multi-family residential development by-right. The proposed project is a multi-family residential development.

(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

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

(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.

The subject property is not in a design control district.

Public Comments Received

Community Meetings Required by Z.O. Sec. 34-41(c)(2)

The applicant held a virtual community meeting on March 17th, 2022 beginning at 7:00. Property owners within 500 feet were notified of the meeting per requirements in Section 34-41(c)(2). The letter provided by the applicant can be found in Attachment F. No members of the public attended the meeting.

Staff Recommendation

Staff recommends the Planning Commission approve the proposed application.

Recommended Conditions

Staff recommends that a request for higher density could be approved with the following conditions:

1. Up to 62 dwelling units per acre (DUA) are permitted on the subject property.
2. The height of the building shall be four stories above a floor of structured parking. The overall height of the building shall not exceed 50 feet.
3. The required parking for the project shall be reduced by one space for a requirement of seven on-site space, subject to any applicable reductions in the City Code.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the IC zone at 923 Harris Street to permit a mixed-use development with additional density with the following listed conditions.
 - a. The three (3) conditions recommended by staff
 - b. [alternative conditions, or additional condition(s)....list here]

OR,

2. I move to recommend denial of this application for a Special Use Permit in the IC zone at 923 Harris Street.

Attachments

- A. Applicant's Project Narrative dated March 21, 2022
- B. SUP Exhibit dated March 21, 2022
- C. Massing Exhibit dated February 17, 2022
- D. ADU Worksheet dated March 21, 2022
- E. SUP Application dated March 21, 2022

923 HARRIS STREET PROJECT NARRATIVE

ADDRESS: 923 Harris Street, Charlottesville, VA

PARCEL DESCRIPTION: 350112000

PRE-APP MEETING DATE: January 4, 2022

SUBMIT 1: February 18, 2022

REVISED: March 21, 2022

PARCEL NO.	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP. PLAN DESIGNATION
350112000	0.114 (4,984 SF)	IC	IC with SUP for additional residential density	Business and Technology Mixed Use
TOTAL	0.114			

LOCATION:

The parcel fronts Harris Street and is located in the Rose Hill neighborhood. A wide variety of uses including industrial, office, and residential exist in the project's immediate vicinity.

SURROUNDING USES:

A wide variety of uses surround the project. A pet care facility and an industrial tool store are the immediate neighbors to the Southwest and Northeast, respectively. To the Northwest, in the industrial zone, is a residential property, and beyond that are train tracks. Beyond the train tracks are miscellaneous small businesses and low-density residential housing. Across Harris Street are a wide variety of uses, including a gas station, warehouse space, and office space.

Within walking distance from the site are the Preston Avenue corridor and McIntire Plaza, both of which contain a wide variety of consumer-oriented businesses.

PROJECT PROPOSAL:

On behalf of the property owner, 923 Harris Street LLC, we are requesting an increased residential density from the matter of right 1-21 DUA to 44-64 DUA via special use permit in order to provide seven dwelling units and an art studio space. With a proposed seven (7) residential units, the specific request is for a maximum density of 62 DUA. The parcel's current use is single-family residential.

The Industrial corridor district allows for up to (6) stories of height with a special use permit, however, we are proposing (4) stories, which will house (7) residential units and a shared artist studio space.

Concurrent with the special use permit request and in accordance with Sec. 34-162 of the City Code, which permits certain exceptions and modifications to City Code when approved as a condition of special use permit, we request a modified parking requirement for this project. City parking regulations require one (1) space per residential unit and one (1) space for the artist's studio space, for a total of (8) required parking spaces. We request a reduction from (1) space per residential unit to .75 space per residential unit for a total of 5.25 required spaces for the residential units. With one (1) required parking space for the commercial tenant, a total of 6.25 spaces are required for this building; in accordance with Sec. 34-985 (2), where fractional spaces result, the parking spaces required shall be computed to the nearest whole number and so (6) spaces would need to be provided on-site to serve this use. In summary, (8) parking spaces are required per Sec. 34-984 to serve this proposed building; however, we request a modification to provide (6) parking spaces to serve this building.

The site is designed to accommodate bike lockers to provide parking for an alternative transportation mode and there are on-street parking spaces available approximately 200' northeast of the site along Harris St. as well as southwest of the site along Concord Ave. Further, the mixed-use nature of the building lends itself to take advantage of shared parking between the commercial and residential uses where the commercial tenant could take advantage of on-site parking during weekdays when residents are at work and residents could take advantage of on-site parking during evenings and weekends when the commercial tenant is not occupying the space. The City Code allows for certain reductions in the number of parking spaces for particular uses, however the total reduction in parking spaces in the IC district may not exceed 20%. Given the small-scale nature of this project, a 20% reduction only permits the reduction of (1) parking space. The location of the project, well integrated into the grid network just north of Preston Avenue, creates the opportunity for residents to walk to nearby restaurants, convenience stores, a grocery store, and employers. The combination of the walkable context of this site, where a complete sidewalk network exists along the southeastern side of Harris St. and a largely complete sidewalk network exists along the northwestern side of Harris St.; the mixed-use design of the building, the proposed on-site bike lockers, and the on-street parking available in the vicinity of the site support the reduction of (2) on-site required parking spaces.

PUBLIC NEED OR BENEFIT:

The Comprehensive Regional Housing Study and Needs Analysis completed by Partners for Economic Solutions in 2019 states in the executive summary that, "over the past two decades, housing prices in Planning District 10 have increased rapidly as new construction failed to keep pace with the increase in demand at all but the highest rent and price levels." The recently adopted updated Comprehensive Plan notes a 3.8% vacancy rate in renter-occupied housing units, which is representative of a constrained housing supply. This proposed project will

contribute to housing stock and help to meet demand for housing in Charlottesville City limits in a way that is walkable and convenient to employment opportunities.

INCREASED DENSITY JUSTIFICATION:

The parcel's use is currently a single-family home on a street without any other single-family homes. The greater Charlottesville area has a shortage of housing, particularly in walkable and transit-oriented locations. The Comprehensive Plan suggests that it is advantageous to locate housing where vehicular transportation is not required. This site is walkable to numerous jobs and amenities, including the Preston Avenue shops and stores and McIntire Plaza.

COMPLIANCE WITH SEC. 34-12:

The proposed building triggers the City's affordable housing requirements outlined in Sec. 34-12 as the FAR of the development exceeds 1.0. The owner intends to pay into the affordable housing fund to adhere to the affordable housing regulations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Providing housing in walkable, transit-oriented locations is of great importance to the goals of the comprehensive plan. Specifically, the recently adopted comprehensive plan notes the following Future Land Use Planning Objectives which would be achieved by allowing for additional residential units to take shape on this site:

- *Increase opportunities for development near community amenities such as shopping, employment centers, and transit*
- *Increase access to transit, as well as walking and biking infrastructure, to help achieve the City's climate goals and connect the community to jobs and amenities*
- *Ensure citywide, equitable opportunities for additional housing and enhanced community services*

By increasing the number of housing units on the site from one single-family dwelling to (7) dwelling units, the project enhances Charlottesville's ability to house its growing population in a sustainable manner. The site's location is ideal for walkability, bicycle use, and use of public transportation. Harris Street, Preston Avenue, and McIntire Plaza provide an abundance of diverse potential employment, shopping, and recreational opportunities within walking distance.

There is very little housing on Harris Street currently. The future residents of the development will enhance the viability of adjacent and nearby businesses, just as the multitude of nearby businesses will provide potential employment and amenities to the residents.

IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE:

American Community Survey (ACS) 5-year estimates indicate the average household size in Charlottesville is 2.38 people. Using the ACS average, a multi-family development with a maximum of 7 proposed units could potentially yield 17 new residents within Police District 5

and the fire district. Please note, household size is for all unit sizes and is not limited to one or two-bedroom households. Vehicular trips are expected to be minimal due to the walkable and transit-oriented nature of the site's location; trip generation estimates from ITE are included in Table A. A CAT bus stop is located nearby on Preston Avenue and the development includes providing bike lockers for residents. It is expected that these two alternative transportation methods will lower the already low trip estimate. Harris Street's bike lane facilitates the easy use of bicycles as a mode of transportation.

TABLE A. ITE Trip Generation Estimates

LAND USE CODE	IV	AM PEAK			PM PEAK			DAILY TOTAL
		IN	OUT	TOTAL	IN	OUT	TOTAL	
220 - MF Housing (Low-Rise)	7 units	1	3	4	3	3	6	12
712 - Small Office Bldg	500 SF	1	0	1	0	1	1	8
				5			7	20

IMPACTS ON SCHOOLS:

The property is zoned for Greenbrier Elementary, Walker Upper Elementary, Buford Middle, and Charlottesville High.

ACS 2018 5 year estimates show that there are an estimated 4,800 residents between the ages of 5-17 within City limits. By dividing this estimate by the number of occupied housing units in the city, 18,613, it can be approximated that there are approximately .26 children per housing unit in Charlottesville. Since 7 residential units are proposed on the site, it is estimated the project may contribute an additional two school-aged children.

IMPACTS ON ENVIRONMENTAL FEATURES:

All design and engineering for improving the property will comply with applicable City and State regulations for erosion and sediment control and if applicable during the site plan development phase, stormwater management. There is very little planted greenery on Harris Street, and the property will provide a tree buffer at the rear of the property, a rear garden for occupants' use and enjoyment, and a front garden area to enhance the streetscape.

COMPLIANCE WITH USBC REGULATIONS:

The proposed project will comply with all applicable USBC regulations.

923 HARRIS STREET

EXISTING CONDITIONS

Sheet 1 of 6



SITE

To Route 250

To Preston Ave

TMP 35-112

Revised 15 March 2022
Submitted 18 February 2022

project: 21.090

923 HARRIS STREET
SITE & SPECIAL USE PERMIT INFO
Sheet 2 of 6

OWNER/DEVELOPER

923 Harris Street LLC
923 Harris Street
Charlottesville, VA 22903

TMP

35-112

ACREAGE

0.114

NEIGHBORHOOD

Rose Hill

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0286D), this property does not lie within a Zone X 100-year floodplain.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary and topographic survey provided by Foresight Survey, P.C., February 10, 2022. Supplementary data of surrounding area provided by Charlottesville GIS.

USE

EXISTING: Residential
PROPOSED: Multifamily + Artist's Workshop

ZONING

EXISTING: IC
PROPOSED: IC, with special use permit request for residential density of 44-64 DUA

DENSITY

COMPREHENSIVE PLAN DESIGNATION: Business & Technology Mixed Use
PROPOSED: 7 units proposed; 62 DUA

BUILDING HEIGHT

Per Section 34-457(b)(5), building height for a mixed-use building or development by special use permit may be permitted up to six stories, provided that no additional height may be allowed for any building that is located within 200 feet of any low-density residential district.

Proposed building height: 4 stories

SETBACKS

Per Section 34-353 of the Charlottesville Zoning Ordinance, setbacks shall be permitted as follows:

FRONT MINIMUM: None

FRONT MAXIMUM: 20'

SIDE MINIMUM: None

REAR MINIMUM: None

TMP 35-112

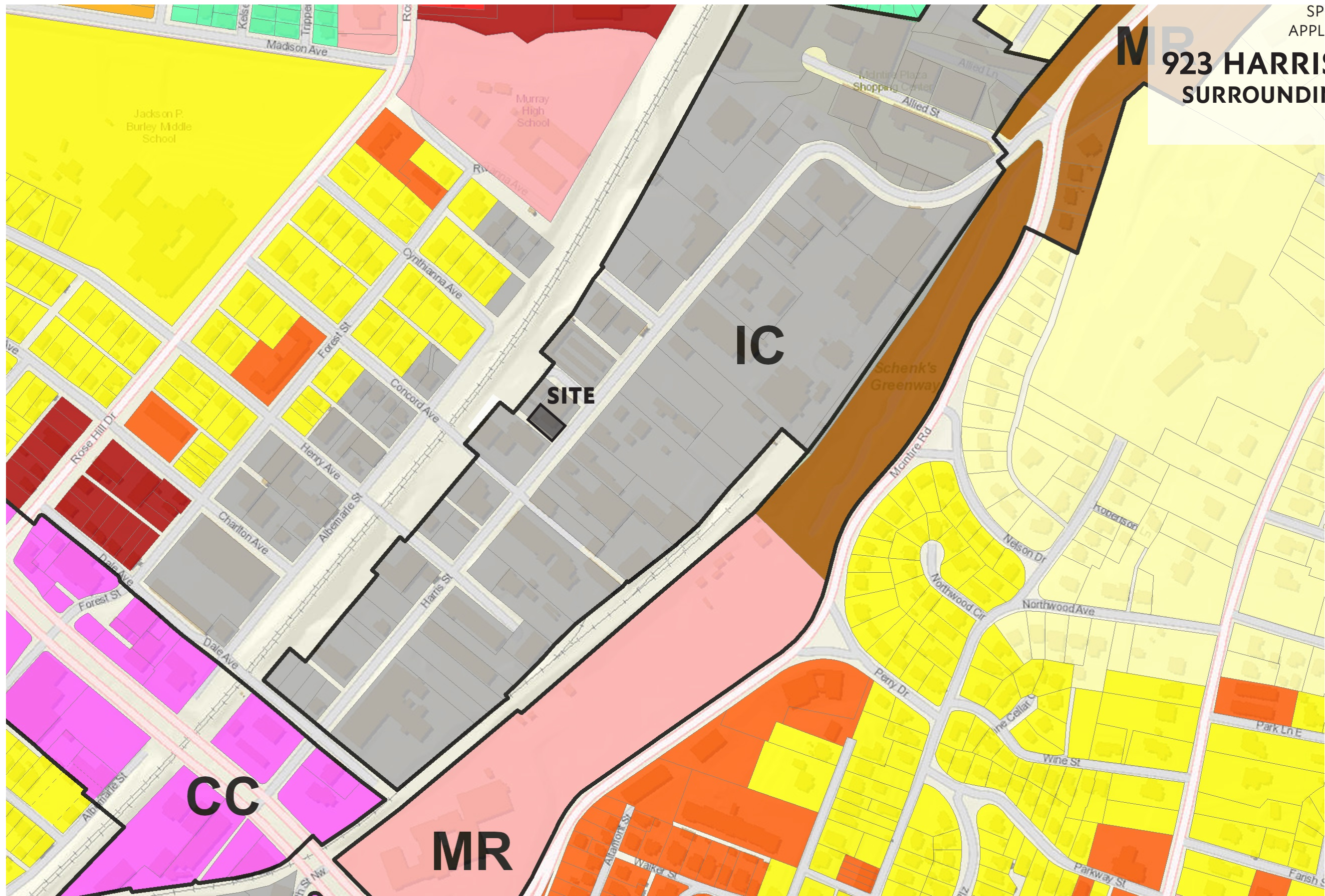
Revised 15 March 2022
Submitted 18 February 2022

project: 21.090

SHIMP ENGINEERING, P.C.

923 HARRIS STREET SURROUNDING ZONING

Sheet 3 of 6

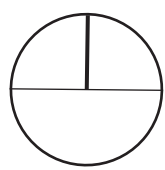


TMP 35-112

Revised 15 March 2022
Submitted 18 February 2022

project: 21.090

SHIMP ENGINEERING, P.C.

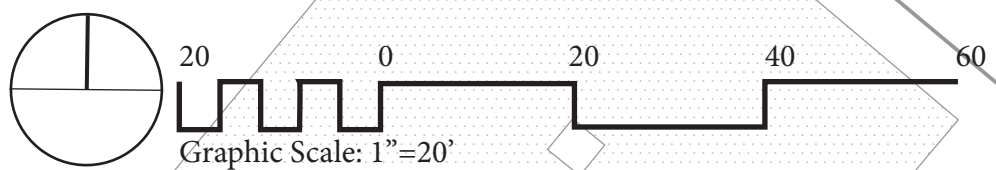
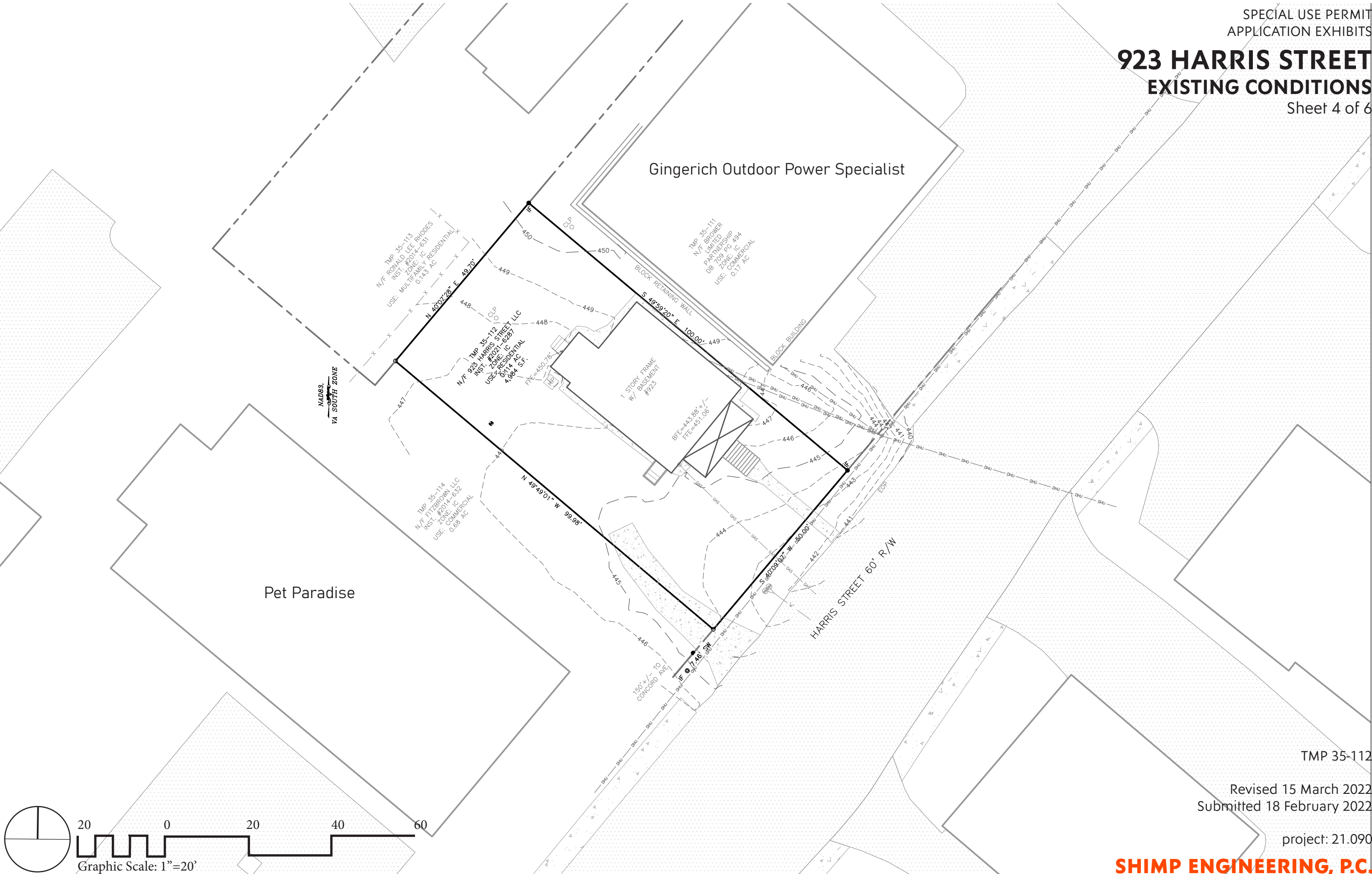


923 HARRIS STREET EXISTING CONDITIONS

Sheet 4 of 6

Gingerich Outdoor Power Specialist

Pet Paradise



TMP 35-112






Revised 15 March 2022
Submitted 18 February 2022

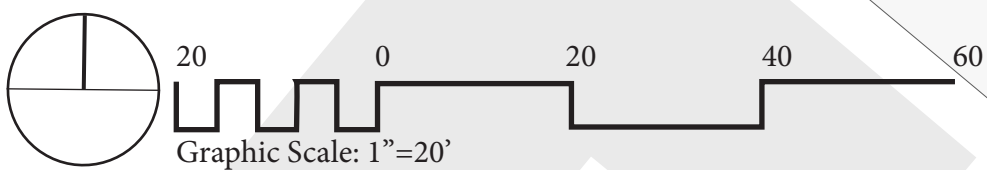
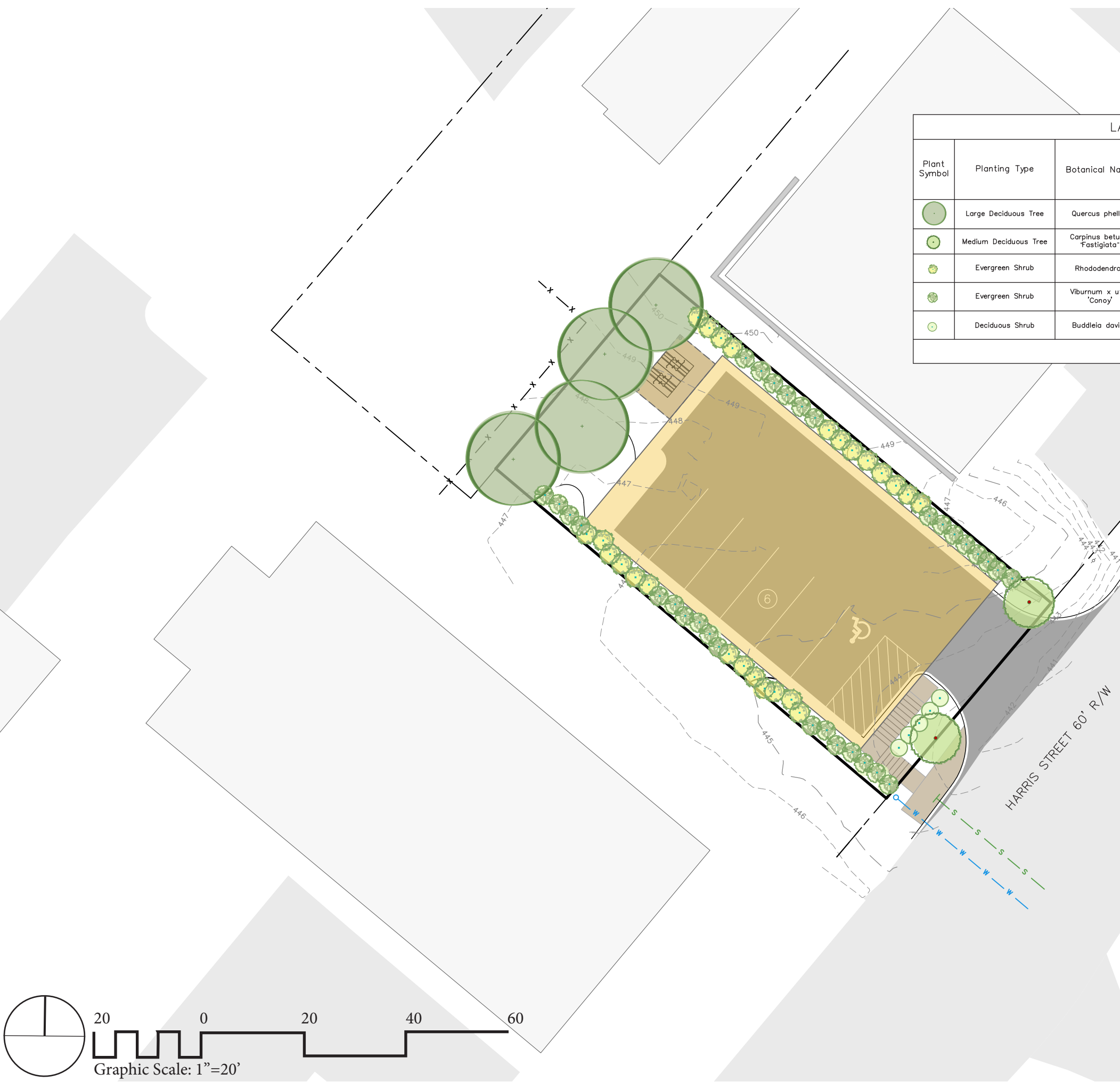
project: 21.090

SHIMP ENGINEERING, P.C.

923 HARRIS STREET LANDSCAPE PLAN

Sheet 6 of 6

LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	<i>Quercus phellos</i>	Willow Oak	2" Cal.	4	31	370	1480
	Medium Deciduous Tree	<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam "Fastigiata"	2" Cal.	2	17	69	138
	Evergreen Shrub	<i>Rhododendron</i>	Azalea	12" Ht.	6	4	10	-
	Evergreen Shrub	<i>Viburnum x utile 'Conoy'</i>	"Conoy" Viburnum	12" Ht.	23	4	65	-
	Deciduous Shrub	<i>Buddleia davidii</i>	Butterfly Bush	12" Ht.	4	7	16	64
							TOTAL SF:	1682



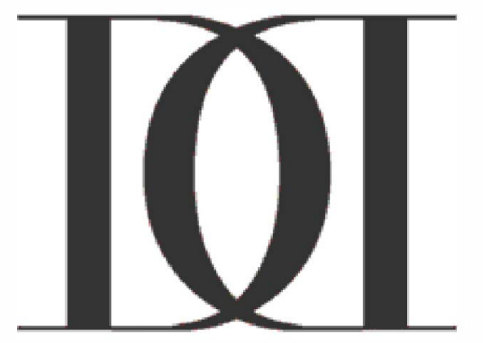
TMP 35-112

Revised 15 March 2022
Submitted 18 February 2022

project: 21.090

SHIMP ENGINEERING, P.C.

923 HARRIS STREET PARCEL ID: 3501120000



WWW.DISTRICTDESIGN.COM

PROJECT:
923 HARRIS STREET
CHARLOTTESVILLE, VA 22903

LEGEND:

	GRID LINE
	SECTION TAG
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	DETAIL TAG
	ELEVATION TAG
	ELEVATION TAG
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	DRAWING TITLE

WALL LEGEND:

	DEMO WALL
	EXISTING
	NEW INTERIOR WALL
	NEW EXT. WALL

ABBREVIATIONS:

AB ANCHOR BOLT	GR GRADE	R RISER
A/C AIR CONDITIONING	GTR GUTTER	RAD RADIUS
ACT ACOUSTICAL CEILING TILE	GWB GYPSUM WALL BOARD	RD ROOF DRAIN
ADJ ADJUSTABLE	HB HOSE BIB	REBAR STEEL REINFORCING BAR
AFF ABOVE FINISHED FLOOR	HC HANDICAP	REC RECESSED
BD BOARD	HD HEAD	REFGREFRIGERATOR
BIT BITUMINOUS	HDR HEADER	REINF REINFORCED
BKG BLOCKING	HDW HARDWARE	REQ REQUIRED
BLDG BUILDING	HGR HANGER	REV REVERSE
BM BEAM	HOR HORIZONTAL	RFG ROOFING
BOF BOTTOM OF FOOTING	HT HEIGHT	RH RIGHT HAND
BR BRICK	HTG HEATING	RM ROOM
BRG BEARING	HVACHEATING VENTILATING	RO ROUGH OPENING
C COURSE	AND AIR CONDITIONING	RTG RATING
CAB CABINET	HW HOT WATER	SCHDSCHEDULE
CFM CUBIC FEET PER MINUTE	HWD HARDWOOD	SECT SECTION
CI CAST IRON	ID INSIDE DIAMETER	SF SQUARE FOOT
CLG CEILING	INS INSULATION	SHT SHEET
CMU CONC MASONRY UNIT	INT INTERIOR	SIM SIMILAR
COL COLUMN	JB JAMB	SM# SMOOT LUMBER
CONC CONCRETE	JST JOIST	COMPANY DESIGNATION
CONTCONTINUOUS	KIT KITCHEN	SPEC SPECIFICATION
CPT CARPET	LAM LAMINATED	SPKR SPRINKLER
CT CERAMIC TILE	LAV LAVATORY	SQ SQUARE
CTR CENTER	LBS POUNDS	S&R SHELF AND ROD
DBL DOUBLE	LH LEFT HAND	STD STANDARD
DEM DEMOLISH/DEMOLITION	LT LIGHT	STL STEEL
DN DOWN	MAS MASONRY	STR STRUCTURE
DR DOOR	MAX MAXIMUM	SUSP SUSPENDED
DS DOWNSPOUT	MECH MECHANICAL	SYS SYSTEM
DWG DRAWING	MEMB MEMBRANE	T TREAD
EA EACH	MFR MANUFACTURER	T&G TONGUE AND GROOVE
EL ELEVATION	MIN MINIMUM	TEL TELEPHONE
ENCL ENCLOSURE	MISC MISCELLANEOUS	TEMPTEMPERED
EQ EQUAL	MLDGMOLDING	THK THICK
EQPT EQUIPMENT	MO MASONRY OPENING	TOF TOP OF FOOTING
EX EXISTING	MTD MOUNTED	TOW TOP OF WALL
EXP EXPANSION	MTL METAL	TV TELEVISION
EXT EXTERIOR	NO# NUMBER	TYP TYPICAL
FBRGL FIBERGLASS	NTS NOT TO SCALE	UNO UNLESS NOTED OTHERWISE
FD FLOOR DRAIN	OC ON CENTER	VB VAPOR BARRIER
FDN FOUNDATION	OD OUTSIDE DIAMETER	VCT VINYL COMPOSITION TILE
FF FOIL FACE	OPG OPENING	VERT VERTICAL
FIN FINISH	OPP OPPOSITE	VT VINYL TILE
FL FLOOR	PC PRECAST CONCRETE	W/ WITH
FLG FLASHING	PL PLATE	WD WOOD
FOM FACE OF MASONRY	PLAM PLASTIC LAMINATE	WIN WINDOW
FS FULL SIZE	PLAS PLASTER	W/O WITHOUT
FT FOOT OR FEET	PNL PANEL	WP WATERPROOFING
FTG FOOTING	PNT PAINT	WR WATER RESISTANT
FUR FURRING	PR PAIR	WSCT WAINSCOT
GGA GAUGE	PSF POUNDS PER SQ FOOT	WT WEIGHT
GAL GALVANIZED	PSI POUNDS PER SQ INCH	WWF WELDED WIRE FABRIC
GC GENERAL CONTRACTOR	PVC POLYVINYL CHLORIDE	
GL GLASS	PLY PLYWOOD	

PROJECT NARRATIVE:

NEW CONSTRUCTION 4 STORY BUILDING WITH
(7) 2BR APARTMENTS
(6) CAR GARAGE PARKING WITH
BICYCLE LOCKERS

DRAWING LIST:

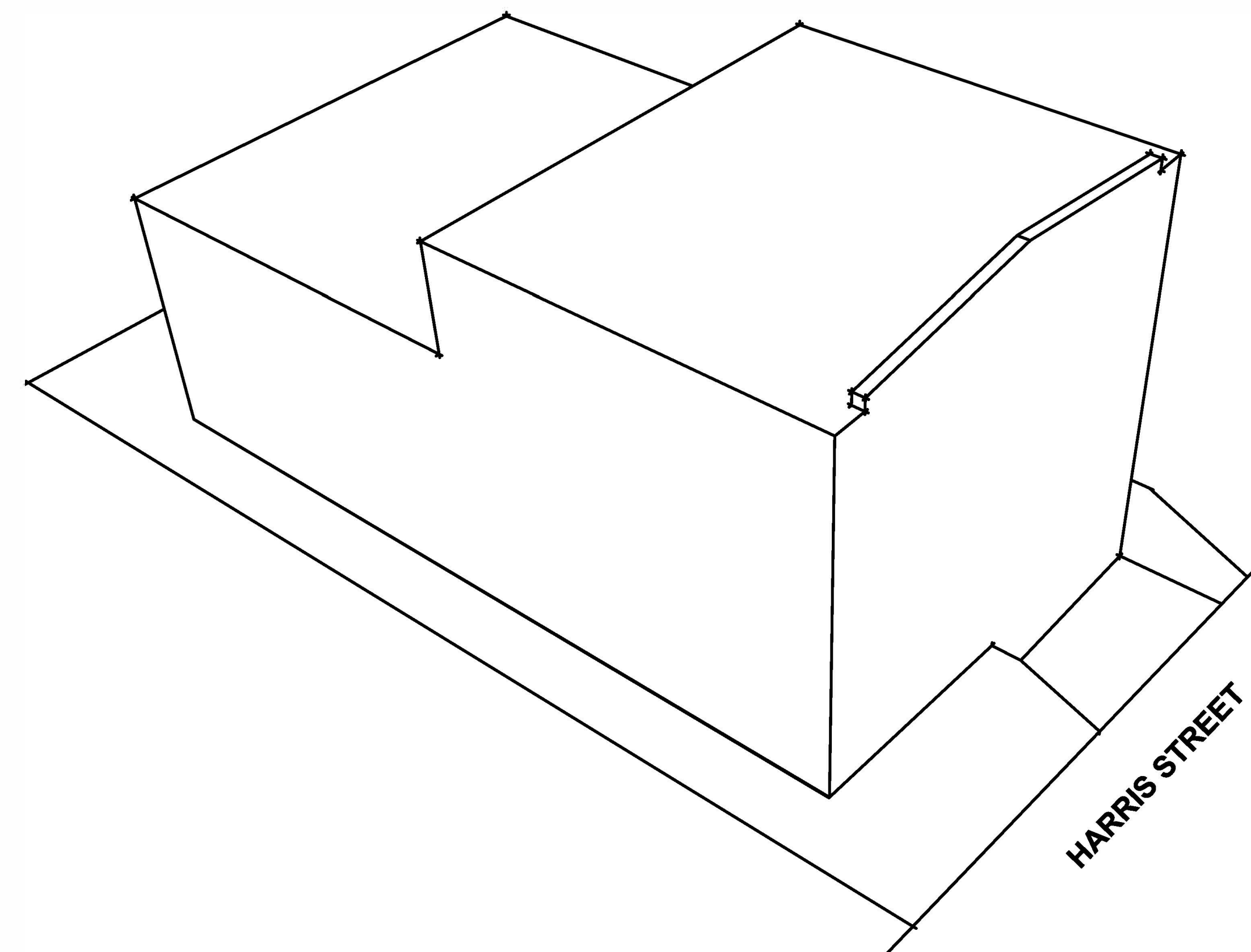
C000 COVER PAGE AND
MASSING EXHIBIT

NEARBY RENT DATA:

MCINTIRE PLAZA RENTS

STANDARD 1BR UNIT: \$1600
2 BEDROOM UNIT: \$1800
SOURCE: ZILLOW

MASSING SKETCH



GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS.

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER'S COMPENSATION AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/ PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW. SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.

CONSULTANT:

REVISION:

SHEET: C0000

Affordable Dwelling Unit Ordinance Worksheet-923 Harris St. SUP Concept

Step 1: Total Floor Area Ratio (FAR) of Site

- A. Total size of development site: 0.114 acres
- B. Total square footage of site: $\frac{0.114}{(\# \text{ of acres})} \times 43,560.00 = \underline{4,984.00}$ square feet (sf)
- C. 1.0 Floor Area Ratio (FAR): 4,984.00 (total sf of site)
- D. Gross Floor Area (GFA) of **ALL** buildings/uses: 8,820.00 sf
- E. Total site FAR: $\frac{8,820.00}{(\text{total GFA of site})} \div \frac{4,984.00}{(1.0 \text{ FAR})} = \underline{1.77}$
- F. Is E greater than or equal to 1.0 FAR? NO: Your proposed development does not trigger the ADU ordinance.
YES: Proceed to Step 2 or Step 3.

Step 2: Number of ADUs Required

- G. GFA in excess of 1.0 FAR: $\frac{8,820.00}{(D: \text{total site GFA})} - \frac{4,984.00}{(B: \text{total SF of site})} = \underline{3,836.00}$
- H. Total GFA of ADUs required: $\frac{3,836.00}{(G: \text{GFA in excess of 1.0 FAR})} \times 0.05 = \underline{191.80}$
- I. Equivalent density based on Units Per Acre:
- i. Dwelling Units per Acre (DUA) approved by SUP: 62.00
 - ii. SF needed for ADUs: $\frac{191.80}{(H: \text{Total GFA of ADUs})} \div \frac{43,560.00}{=} = \underline{0.0044031}$ acres
 - iii. Total number of ADUs required: $\frac{0.0044031}{(ii: \text{ADU acreage})} \times 62.00 = \underline{0.27}$ (i: DUA approved)

Step 3: Cash-in-Lieu Payment

- J. Cash-in-Lieu Amount Residential: 8,820.00 x \$2.370 = \$20,903.40
- K. Cash-in-Lieu Amount Mixed-Use:
- | | | | |
|---------------------------------|-----------------|---|----------------------|
| Total GFA of development site: | <u>8,820.00</u> | | |
| GFA Occupied Commercial Space: | <u>500.00</u> | | |
| GFA Occupied Residential Space: | <u>7,350.00</u> | | |
| Total GFA Occupied Space: | <u>7,850.00</u> | % Residential: | <u>0.94</u> |
| | | Proportionate amount of non-occupied space GFA for residential use: | <u>908.22</u> |
| GFA Non-Occupied Space*: | <u>970.00</u> | | |
| Amount of Payment: | <u>8,258.22</u> | x <u>\$2.370</u> | = <u>\$19,571.97</u> |

**GFA of non-occupied space shall include: (i) basements, elevator shafts and stairwells at each story, (ii) spaces used or occupied for mechanical equipment and having a structural head room of six (6) feet six (6) inches or more, (iii) penthouses, (iv) attic space, whether or not a floor has been laid, having a structural head room of six (6) feet six (6) inches or more, (v) interior balconies, and (vi) mezzanines. GFA shall not include outside balconies that do not exceed a projection of six (6) feet beyond the exterior walls of the building; parking structures below or above grade; or and roof top mechanical structures.*

Step 4: Minimum Term of Affordability

- L. Residential Project
- i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	\$752.00	\$1,027.00	\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
HUD Utility Allowance							
Difference per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 (Sum of Annual Cost of ADU)
Minimum Term of Affordability*: #DIV/0! (Cash-in-lieu payment / Total annual cost of ADUs)
***If answer is less than 5, then minimum term of affordability will be 5 years.**

M. Mixed-Use Project

i. Households earning up to 80% AMI:

Unit Type	Eff.	1BR	2BR	3BR	4BR	5BR	6BR
Number of Units							
Market Rent							
HUD Fair Market Rents	\$752.00	\$1,027.00	\$1,179.00	\$1,478.00	\$1,772.00	\$2,037.00	\$2,303.00
HUD Utility Allowance							
Difference per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Annual Cost of ADU	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Annual Cost of ADUs: 0.00 (Sum of Annual Cost of ADU)
Minimum Term of Affordability*: #DIV/0! (Cash-in-lieu payment / Total annual cost of ADUs)
***If answer is less than 5, then minimum term of affordability will be 5 years.**



City of Charlottesville

Application for Special Use Permit

Project Name: 923 Harris St.

Address of Property: 923 Harris St. Charlottesville, VA 22903

Tax Map and Parcel Number(s): 350112000

Current Zoning District Classification: IC

Comprehensive Plan Land Use Designation: Business and Technology Mixed Use

Is this an amendment to an existing SUP? no

If "yes", provide the SUP #: _____

Applicant: Shimp Engineering contact: Kelsey Schlein

Address: 912 E. High St. Charlottesville, VA 22902

Phone: (434)227-5140 Email: kelsey@shimp-engineering.com

Applicant's Role in the Development (check one):

Owner Owner's Agent Designer Contract Purchaser

Owner of Record: 923 Harris Street LLC

Address: 923 Harris St. Charlottesville, VA 22903

Phone: (202) 251-5291 Email: carmel@districtdesign.com

Reason for Special Use Permit:

Additional height: _____ feet

Additional residential density: 7 units, or 62 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 [Signature] Print Justin Shimp Date 2/18/22

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): President

(2) Signature [Signature] Print Carmel Greer Date 2/8/22

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): LLC OWNER



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 923 Harris Street

Pre-Application Meeting Date: 01/04/2022

Applicant's Representative: Kelsey Schlein

Planner: Brian Haluska

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Concept plan showing the parking layout of the site.

2.

3.

4.

5.

Planner Signature: Brian J. Haluska



City of Charlottesville

Application Checklist

Project Name: 923 Harris St.

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) (concept level plan provided))
- 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.

Applicant

Signature

Print

Justin Shimp

Date

2/18/22

By Its:

President

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: 923 Harris St.

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted _____, 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: Shimp Engineering.com

By:

Signature [Signature] Print Justin Shimp Date 2/18/22

Its: President (Officer, Member, Trustee, etc.)



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: 923 HARRIS STREET LLC Date: 2/8/22

By (sign name):  Print Name: CARMEL GREER

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): LLC OWNER

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: Shimp Engineering P.C.

Owner: 923 HARRIS STREET LLC Date: 2/8/22

By (sign name):  Print Name: CARMEL GREER

Circle one:

Owner's: LLC Member LLC Manager Corporate Officer (specify): _____

Other (specific): LLC OWNER



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 CARMEL GREER Address 6670 BLENHEIM ROAD SCOTTSVILLE VA 24590

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: 923 HARRIS STREET LLC

By:

Signature  Print CARMEL GREER Date 2/8/22

Its: LLC OWNER (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: 923 Harris St.

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)	1	\$ 1,800	1,800
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			\$ 1,800

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

LID Checklist

Project Name: 923 Harris St.

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	0
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.	0
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.	0
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	0
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.	0
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.	0
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.	0
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.	0
Green rooftop to treat ≥ 50% of roof area	8 points	0
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	0
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	0
	Total Points	0

Applicant's Signature

Signature _____

Print _____

Justin Chimp

Date _____

2/18/22

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



JOINT CITY COUNCIL AND PLANNING COMMISSION PUBLIC HEARING
APPLICATION FOR A REZONING OF PROPERTY
APPLICATION NUMBER: ZM22-00001
DATE OF HEARING: June 14, 2022

Project Planner: Brian Haluska, AICP

Date of Staff Report: May 26, 2022

Applicant: Dairy Holdings, LLC

Applicant's Representative(s): Craig Kotarski, Timmons Group

Current Property Owner: Dairy Holdings, LLC

Application Information

Property Street Address: 415 10th Street NW

Tax Map & Parcel/Tax Status: 004046000 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: **Approx.** 0.19 acres (8,450 square feet)

Comprehensive Plan (General Land Use Plan): General Residential (Sensitive Community Areas)

Current Zoning Classification: R-1S (Residential Single Family Small Lot)

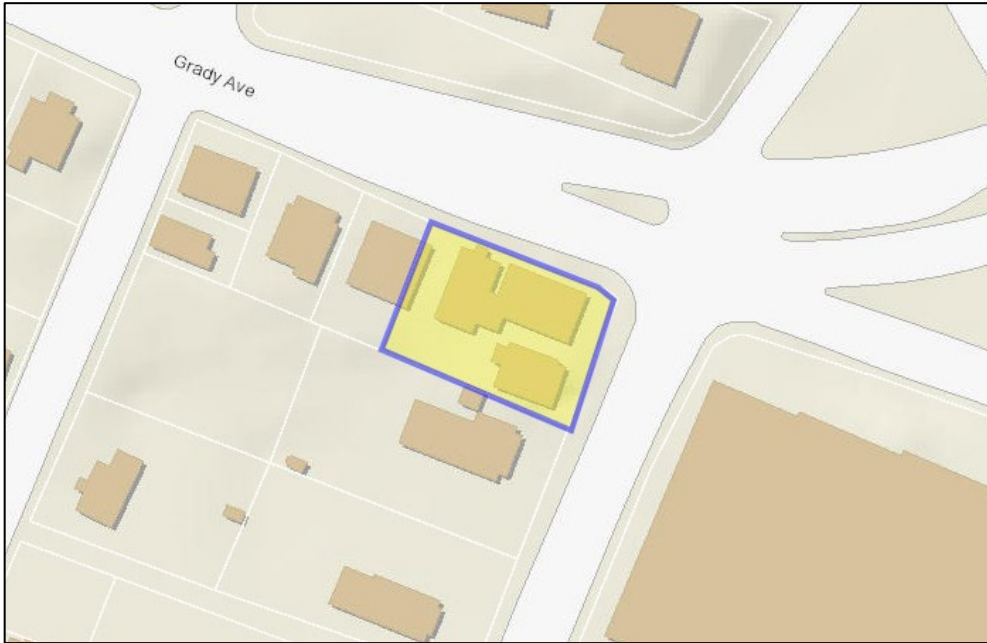
Proposed Zoning Classification: B-2 Commercial

Overlay District: None

Applicant's Request (Summary)

Dairy Holdings, LLC (owner) has submitted a Rezoning Application pursuant to City Code Sec. 34-41 seeking a zoning map amendment to change the zoning district classification of the above parcel of land. The application proposes to change the zoning classification of the Subject Property from the existing R-1S (Residential Small Lot) to B-2 (Commercial) with proffers. The Subject Property has road frontage on 10th Street NW and Grady Avenue. The Comprehensive Land Use Map for this area calls for General Residential (Sensitive Community Area).

Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY - Pink: Central City Corridor, Yellow: R-1S

Context Map 3- General Land Use Plan, 2013 Comprehensive Plan



KEY: Yellow: General Residential, Purple: Urban Mixed Use Corridor, Dashed Blue line: Sensitive Community Areas

Standard of Review

City Council may grant an applicant a rezoning request, giving consideration to a number of factors set forth within Z.O. Sec. 34-41. The role of the Planning Commission is and make an advisory recommendation to the City Council, as to whether or not Council should approve a proposed rezoning based on the factors listed in Z.O. Sec. 34-42(a):

- (a) All proposed amendments shall be reviewed by the planning commission. 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;
 - (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.

For applicant's analysis of their application per Sec 34-42 & Sec. 34-41(d) see Attachment X

Sec. 34-42(a)(1): Whether the proposed amendment conforms to the general guidelines and policies contained in the comprehensive plan.

Below are specific areas of the Comprehensive Plan for which the request is in compliance:

a. Land Use

i. Strategy 3.3

1. "Encourage adaptive re-use and potential increases in intensity of use for existing buildings, including historic structures..."

Comprehensive Plan- Staff Analysis:

The 2022 Comprehensive Plan stresses the preservation of historic resources and encouraging the adaptive re-use of existing buildings. The site contains a church that according to the City's tax records was constructed in 1939. The proposal would permit a broader number of uses for the structure. The applicant has indicated that they intend to maintain the current structure in its current form, but there is no legal restriction on demolishing the structure.

Staff has prepared a more detailed description of the historic nature of the property that is included as Attachment C.

Streets that Work Plan

The Streets that Work Plan labels 10th Street NW as “Neighborhood A” and Grady Avenue as “Neighborhood B”. Neighborhood A streets are intended to serve low to medium-density development, and put a high priority on sidewalks and bike facilities. Neighborhood B streets are similar, but do not put a priority on bike facilities.

In addition, the Bicycle and Pedestrian Plan calls out both Grady Avenue and 10th Street NW for recommended bicycle improvements.

Sec. 34-42(a)(2): Whether the proposed amendment will further the purposes of this chapter and the general welfare of the entire community.

Staff finds that changing the zoning from R-1S to B-2 would have no impact in a positive or negative direction to the general welfare of the entire community, provided the existing building is maintained on the site. The applicant has indicated their intention to keep the building as it is, and mentions in the rezoning narrative that they have completed several maintenance projects on the existing structures.

Because the existing building is not currently historically designated, there is no mechanism to prevent the demolition of the building in the future. Therefore, the proposed rezoning could potentially permit the redevelopment of the property in the future, utilizing the uses that the new zoning classification would permit.

Sec. 34-42(a)(3): Whether there is a need and justification for the change.

According to the City’s 2022 Comprehensive Plan, the City should encourage the adaptive re-use of existing structures. The current building has very limited uses available as a result of its zoning designation as R-1S. The amended zoning would encourage the re-use of the building, and is thus justification for the proposed change.

Sec. 34-42(a)(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.

The proposed rezoning would have the effect of increasing the number of permitted uses in the existing structure. Currently, the property is essentially limited to use as a residential structure or a house of worship.

The proposed application would permit the following additional uses of the property:

- Art Gallery
- Auditorium
- Private Club
- Music Hall
- Educational Facility
- Technology Based Business
- Office

While other uses are permitted under B-2 zoning, the applicant has proposed a proffer that would prohibit uses other than those listed above. Additionally, the applicant has proposed a proffer that would prohibit any additional vehicular ingress and egress to the subject property.

The applicant is proposing to rezone the Subject Property from R-1S to B-2 with no development plan. Although no development plan is part of the application, the applicant’s stated intention is to use the property as is and not redevelop the property. As noted above, there is no legal restriction preventing the redevelopment of the property or requiring the preservation of the existing structure.

Zoning History of the Subject Property

Year	Zoning District
1930	A-1 Residence
1949	A-1 Residence
1958	R-2 Residential
1976	R-2 Residential
1991	R-1A Residential
2003	R-1S Residential

The Subject Property is bordered by:

Direction	Use	Zoning
North	Residential	R-1S
South	Residential	R-1S
East	Mixed Use Development (Dairy Central)	CC
West	Residential	R-1S

Staff finds a rezoning of the Subject Property would be an acceptable transition between the existing single-family dwellings to the south and west and the mixed-use development to the east.

Public Comments Received

Community Meeting Required by Z.O. Sec. 34-41(c)(2) and the Community Engagement meeting Requirements during the COVID -19 Emergency approved by City Council on July 20, 2020

On April 27, 2022 the applicant held a community meeting at the Brick Cellar inside Dairy Market at 946 Grady Avenue at 6:00pm. Ten members of the public attended the meeting. The meeting was recorded and is available to the public through the developer.

Several members of the public stated their preference that the owner seek historic designation of the Subject Property to ensure the building on the site would remain.

Other Comments

As of the date of this report staff has not received any comments from the public. Should any comments come in after the report posted, those comments will be forwarded to Planning Commission and City Council.

Staff Recommendation

This application raises a known issue with the City's current zoning ordinance – the permitted use of non-residential structures in residential zones.

Staff finds the proposed zoning change could contribute to goals of the City's Comprehensive Plan encouraging the adaptive re-use of existing buildings. Staff recommends approval of the rezoning request.

Suggested Motions

1. I move to recommend approval of this application to rezone the Subject Property from R-1S, to B-2, with proffers, on the basis that the proposal would service the interests of the general public and good zoning practice.

OR,

2. I move to recommend denial of this application to rezone the Subject Property from R-1S to B-2, on the basis that the proposal would not service the interests of the general public and good zoning practice.

Attachments

- A. Rezoning Application dated December 22, 2021
- B. Narrative dated January 10, 2022
- C. History Discussion of 415 10th Street NW, dated June 2, 2022



City of Charlottesville

Application for Rezoning

Project Name: Old Trinity Church Rehabilitation

Address of Property: 415 10th ST NW

Tax Map and Parcel Number(s): TMP 4-46

Current Zoning: R-1S

Proposed Zoning: B-2

Comprehensive Plan Land Use Designation: GENERAL RESIDENTIAL

(SENSITIVE COMMUNITY AREAS)

Applicant: Dairy Holdings, LLC

Address: 200 Garrett Street, Suite O, Charlottesville, VA 22902

Phone: 540-353-0183

Email: chenry@stonypointdg.com

Applicant's Role in the Development (check one):

Owner

Owner's Agent

Contract Purchaser

Owner of Record: DAIRY HOLDINGS, LLC

Address: 200 GARRETT ST. SUITE O, CHARLOTTESVILLE VA 22902

Phone: _____

Email: _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature  Print Christopher A. Henry Date 12/22/2021

Applicant's (Circle One): LLC Member LLC Manager **Corporate Officer** (specify) President

Other (specify): _____

(2) Signature _____ Print _____ Date _____

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: Old Trinity Church Rehabilitation

Pre-Application Meeting Date: 11/5/21

Applicant's Representative: CHRIS HENRY (STONY POINT DESIGN BUILD), CRAIG KOTARSKI (TIMMONS)

Planner: BRIAN HALUSKA

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1.

2.

3.

4.

5.

Planner Signature: _____



City of Charlottesville

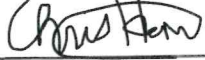
Application Checklist

Project Name: Old Trinity Church Rehabilitation

I certify that the following documentation is ATTACHED to this application:

- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 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.)
- Completed proffer statement
- All items noted on the Pre-Application Meeting Verification.

Applicant

Signature  Print Chris Henry Date 12/22/2021

By Its: President

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: Old Trinity Church Rehabilitation

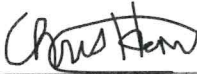
Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, 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: Dairy Holdings, LLC

By: Chris Henry

Signature  **Print** Chris Henry **Date** 12/22/2021

Its: President (Officer, Member, Trustee, etc.)



City of Charlottesville

Personal Interest Statement

Project Name: Old Trinity Church Rehabilitation

I swear under oath before a notary public that:

A member of the City of Charlottesville Planning Commission (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Planning Commissioner(s): _____

Or

No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

And

A member of the City of Charlottesville City Council (identified below), or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

City Councilor(s): _____

Or

No member of the City of Charlottesville Planning Commission, or their immediate family member, has a personal interest in the property or transaction that is the subject of this application.

Applicant: Dairy Holdings, LLC

By: Chris Henry

Signature *Chris Henry* **Print** Chris Henry **Date** 12/22/2021

Its: President (Officer, Member, Trustee, etc.)

Commonwealth of Virginia

City of Charlottesville

The foregoing instrument was subscribed and sworn before me this 14 day of January, 2022 by Chris Henry.

Notary Signature *J Chen*

Registration #: 7778243 **Expires** April 30, 2022

SHANNON CHEN
NOTARY PUBLIC
REGISTRATION # 7778243
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2022



City of Charlottesville

Owner's Authorizations

(Not Required)

Project Name: Old Trinity Church Rehabilitation

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 rezoning application.

Owner: DAIRY HOLDINGS, LLC Date 12/22/2021

By (sign name): Chris Henry Print Name: Chris Henry

Owner's: LLC Member LLC Manager **Corporate Officer (specify):** President

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 rezoning, 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: Craig Kotarski

Name of Corporate or other legal entity authorized to serve as agent: _____

Owner: Dairy Holdings, LLC Date: 12/22/2021

By (sign name): Chris Henry Print Name: Chris Henry

Circle one:

Owner's: LLC Member LLC Manager **Corporate Officer (specify):** President

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Project Name: Old Trinity Church Rehabilitation

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 PAUL MANNING, CEO Address 200 GARRETT ST, SUITE 0

Name CHRIS HENRY, PRESIDENT Address 200 GARRETT ST, SUITE 0

Name DAVE ZAWITZ, SECRETARY Address 200 GARRETT ST, SUITE 0

Name RON BUCHANAN, CFO Address 200 GARRETT ST, SUITE 0

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: DAIRY HOLDINGS, LLC

By:

Signature

Print

Chris Henry

Date

12/14/22

Its:

President

(Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Application Type	Quantity	Fee	Subtotal
Rezoning Application Fee		\$2000	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Old Trinity Episcopal Church Zoning Narrative 1/10/22

OVERVIEW

Old Trinity Episcopal Church located at the intersection of 10th Street NW and Grady Avenue was relocated from Palmyra and placed in its current location in 1937. Stony Point Development Group acquired the property in 2018 as part of a portfolio sale that included the Monticello Dairy property across 10th Street NW. Also, in 2018 the New Covenant Pentecostal Church moved out, leaving Stony Point Development Group with a vacant building and a limited user pool due to its current R-1S zoning.

In 2020 Stony Point Development Group made a significant investment to rehabilitate the church building, including roof and gutter repair, MEP upgrades, window glazing, updated finishes and full compliance with ADA. The intent of the project was to stabilize the church structure to create an opportunity for future use of the space that is both sensitive to the history of the building as well as additive to the rich history of the surrounding 10th and Page and Venable neighborhoods. The project was recognized with a Preservation Piedmont Award in 2020.

In support of further understanding the history of the site, we have included with our submission an article that appeared in May 2020 of C-VILLE Weekly, as well as the summary of the Preservation Piedmont Awards from 2020.

With all this in mind, the application is being filed to rezone the property to B-2, allowing for the space to be utilized for weddings and community events which currently are prohibited under the R-1S zoning.

CONFORMITY WITH THE COMPREHENSIVE PLAN

The recently adopted Comprehensive Plan notes the importance of preservation with change as well as the importance of preserving and recognizing properties of historic significance. This application seeks to do both.

Allowing additional non-residential uses, under the B-2 zoning, would represent change, however in accordance with Goal 3 of the Land Use, Urban Form, and Historic & Cultural Preservation section of the Comprehensive Plan, that change would be done in a way that sustainably repurposes the existing building for more uses. The preservation of the building not only preserves the energy and effort that went into its construction, but also preserves the history of the community that worshiped there. This is in conformance with both Goal 8, as it would promote recognition of Charlottesville's history and culture, as well as Goal 10, allowing for the existing building's history to be further communicated and recognized.

POTENTIAL ADVERSE IMPACTS AND PLAN TO MITIGATE

Traffic or Parking Congestion

Traffic impacts to existing roads, queuing times, and overall level of service, will be minimal since the majority of the potential uses will take place during off peak hours. It is believed that most events located here would occur after peak hour in the evenings or during weekends.

The potential for parking congestion is being mitigated by the availability of parking at Dairy Central. With the majority of the parking needs for this property being after the adjacent properties' office users have gone home for the day.

Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment

The additional uses do not anticipate users that would provide adverse impacts to the community. Any noise or light that would be associated with the property would be in conformance with the City of Charlottesville's ordinance. It is our goal to ensure we are a good neighbor to the community.

Displacement of existing residents or businesses

No existing residents or businesses will be displaced, as the building is currently vacant.

Discouragement of economic development activities that may provide desirable employment or enlarge the tax base

Currently, the building is sitting empty, generating minimal revenue for the City. The opportunity to use the space for events, such as weddings, would further increase City revenue streams both directly and indirectly.

Undue density of population or intensity of use in relation to the community facilities existing or available

The anticipated users of the building would not adversely impact the surrounding community, as typical use would occur during non-peak transportation hours. It is our expectation that impacts would be similar to that of a church, which also operates at non-peak hours.

Reduction in the availability of affordable housing in the neighborhood

This project will not have an impact on affordable housing in the neighborhood, as it will not result in any displacement of neighborhood residents.

Impact on school population and facilities

There are no residential units proposed with this application, therefore no impact on schools is anticipated.

Destruction of or encroachment upon conservation or historic districts

This application is an effort to preserve the existing church, originally built in 1939. It is our goal to repurpose the building, such that it can be used and operated in an economically stable condition, while preserving the structure and its impact on the local neighborhood's cultural fabric.

Conformity with federal, state and local laws, as demonstrated and certified by the applicant

All federal, state, and local laws are being followed with this proposal.

Massing and scale of project

This application's goal is to preserve the existing structure, along with its massing and scale on the corner of 10th Street NW and Grady Avenue. No further impacts to the surrounding neighborhood, beyond the existing structure are anticipated.



DRAFT PROFFERS

1. All non-residential uses allowed under B-2 zoning, other than Art Gallery, Auditorium, Houses of Worship, Club (private), Music Hall, Educational Facilities, Technology Based Business, and Offices, shall not be permitted on the subject property.
2. No additional vehicular ingress and egress to the subject property.

cville

(<https://www.c-ville.com>)

‘We got a lot of history in there’: The 10th and Grady church tells the story of a city



(<https://www.c-ville.com/we-got-a-lot-of-history-in-there-the-10th-and-grady-church-tells-the-story-of-a-city/>) The 10th and Grady church. Photo: Stephen Barling

News

(<https://www.c-ville.com/news/>)

Ben Hitchcock

A crane looms over a huge glass rectangle. The shiny office block, just completed, sits behind Preston Avenue’s old Monticello Dairy factory, where renovation work has been underway since

2018. When the new Dairy Central corner is fully operational next year, the complex will boast state-of-the-art office space, swanky apartments, and a “Brooklyn-based coffee roasting company.”

Just across the street, slate shingles have cracked and fallen from the steep roof of an old church. The thick glass window panes have yellowed; some windows are boarded up. Green and white paint has flaked off the wooden siding, and ivy has completely enveloped one wall of the church’s small side building. Next to a mud-caked basement window is a cornerstone inscribed with the words “Trinity Church 1939.”

It’s easy to miss amid all the construction, but the ramshackle little building, at the edge of one of the city’s last remaining historically black neighborhoods, has a story far richer than the exterior might suggest.

Our sleek future lurks across the street. But if you want to understand Charlottesville’s last century—and get a clearer glimpse into the fate of the rapidly developing city—start with the story of the 10th and Grady church.

Running from ‘renewal’

One-hundred-and-one years ago, Charlottesville’s Trinity Episcopal congregation first worshiped together. Soon after forming, the group found a home in a small church on the corner of Preston Avenue and High Street, at the base of Vinegar Hill, the black neighborhood where many of their congregants lived. They wouldn’t be there long.

“When I was a youngster, people lived on Preston Avenue down by where Lane High School is now,” recalls George Ferguson, in the oral history collection *Urban Renewal and the End of Black Culture in Charlottesville*. Ferguson was a prominent undertaker who served as the head of the local NAACP chapter in the 1950s.

“There were some stores down there,” he says. “There were some barbershops. There were some residences...Those were taken over by eminent domain—the city—when they built that Lane High School back down there in the ’30s.”

Throughout the 20th century, the City of Charlottesville has invoked eminent domain to seize and destroy the land and homes of black people, in the name of a loosely defined public good. The construction of whites-only Lane High School in the late ’30s was the city’s first major urban renewal project. (The stately building, with its spacious green lawn, now houses Albemarle County’s administrative offices.)

Trinity Episcopal’s original church was among the buildings destroyed to make way for the segregated school. After 20 years, the congregation had no home.

Undaunted, the group moved down the street a few blocks, purchasing the land where the 10th and Grady church now sits. Today, that land is right in the heart of the city, pressed up against one of Charlottesville’s busiest roads. In 1939, it was a vacant lot.

This is where the church building comes in—literally. The church itself was built 20 miles away in Palmyra, in Fluvanna County, in 1910. The Episcopal congregation in Fluvanna disbanded in the late ’30s, and gifted its church to the

Episcopalians in Charlottesville, who dismantled the building, moved the parts into town, and rebuilt it completely by the spring of 1939.

Poetically, the last service in the old High Street building, before it was destroyed, was held on Good Friday. The first service in the new Trinity Church on 10th and Grady was held on Easter—Resurrection Sunday.

Resisting massive resistance

“The old Trinity Episcopal church there on 10th and Grady was a benchmark church in Charlottesville,” says Richard Johnson, who has lived in Charlottesville on and off for his whole life.

“Most of our members were very outgoing people,” Johnson says. “Doctors, lawyers, Indian chiefs, the whole nine yards.”



(<http://www.c-ville.com/wp-content/uploads/2020/05/DSCF5971.jpg>)

Richard Johnson and his mother Lelia Brown have been members of the Trinity Episcopal church since the days when the congregation met in the 10th and Grady building. Photo: Eze Amos

Trinity's leaders became the city's leaders. In 1935, Reverend Cornelius Dawson helped found Barrett Early Learning Center, which still exists today. Henry Mitchell, the vicar in the '50s, served as the second black member of Charlottesville's School Board. And Ferguson, the NAACP leader, was an active member of the congregation.

These leaders were poised to confront the next crisis that would transform life in Charlottesville—school desegregation. Although Lane High had been built atop the wreckage of Trinity Church, the City of Charlottesville wouldn't let the congregants' children attend the segregated high school—even after *Brown v. Board* mandated integration.

In 1958, Charlottesville became one of a handful of localities around Virginia to engage in “massive resistance.” The city closed its schools rather than allow black students to learn in all-white classrooms.

During the shutdown, the congregation organized classes in the 10th and Grady church.

When the schools were closed, Johnson recalls, “The white kids...formed something called Rock Hill Academy at the old school. So Trinity said, ‘Well now we got a lot of these kids here that need to get educated.’”

“We had classes at the church until the governor and the state could get their act together to make sure the integration finally happened,” Johnson says.

Over the years, the congregation grew too large for the 10th and Grady building. In the mid-'70s, Trinity Episcopal sold its church to the owners of

the dairy factory across the street, and moved to a new building a little further down Preston, where it still meets today.

For Johnson, though, the memories of the 10th and Grady building run deep.

“My parents were married in that church,” he says. “I am a third generation Episcopalian—my grandparents were members of that church...I was christened there. I was confirmed there.”

“I know a little bit about that building,” he says. “I’m very proud of my church.”

Sing along

“I don’t know where you come from, amen,” proclaims Pastor William Nowell. “But I declare, amen, we are to know where we’re going.” He’s in full flight, dressed in a sharp white suit, shaking and shouting and preaching to a packed house of finely dressed congregants. Blues guitars and a tambourine and dozens of voices provide the gospel score for the old man’s sermon.

The performance is recorded in the 2011 documentary *Preacher*, (<https://danielkraus.vhx.tv/products/preacher1>) which focuses on Nowell and his New Covenant Pentecostal church. When the Trinity Episcopal congregation moved down the street in the ’70s, Nowell’s people moved in. They sang their songs from those red-felted pews until 2018.



(http://www.c-ville.com/wp-content/uploads/2020/05/32943309_108515506698630_3302032790593208320_n.jpg)

William Nowell preaches in his congregation's new home on Free Union Road.
Photo courtesy New Covenant Pentecostal Church

Nowell's church engaged with the surrounding community through music. "We did a lot of marching, singing, up and down the street," the pastor now recalls. "We used to play for the Ten Miler [runners] every year. We would be on the sidewalk as they would go through."

"It was a very special place," Nowell says of the church. "We accomplished a lot of things while we was there. We had a daycare. We had an outreach ministry. We fed the homeless."

As Charlottesville's homeless population grew through the aughts, Nowell's congregation made providing food a focus of its work. *Preacher* shows

the preacher leaving Harris Teeter with a car full of food to be distributed by the church.

In the film, Nowell does other work, too —he choreographs a wedding for two young congregants, and performs a lively service at the local jail. Many of the church’s members lived in the nearby 10th and Page neighborhood. “That kind of impact on the community really did something for me,” he says.

After more than four decades, though, the congregation moved on. Making rent had become difficult. “Small congregation, we had a lot of people on fixed incomes,” Nowell says. And in the creaky old building, “Our heating bill was *whoo*.”

When Mount Amos Church offered Nowell rent-free use of its building 10 minutes outside of town, the preacher accepted, and the congregation left the 10th and Grady building behind.

Just as they moved out, the Dairy Central developers moved in across the street, but Nowell says the two aren’t related.

“We miss it, though,” Nowell says of the church. “We got a lot of history in there.”

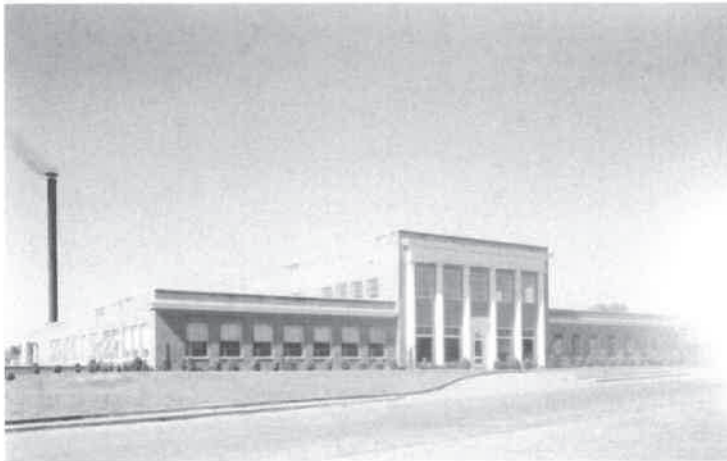
Don’t have a cow

“The whole city is gentrifying. Every single neighborhood is gentrifying,” says Jeremy Caplin.

For decades, Caplin has been trying to staunch the bleeding—he owns dozens of houses in the 10th and Page neighborhood, which he rents at low rates to families that have lived there for a long time. But he can only do so much.

Shiny, boxy, modern homes now break up the rows of old bungalows with white front porches. Luxury apartments on West Main Street tower over the southern edge of the neighborhood. And the Dairy Central project chugs along.

The column-fronted Monticello Dairy building on Preston Avenue housed a functioning dairy factory—and sold much-loved ice cream—from its construction in 1936 to its closure in 1985. Since then, it's been a martial arts studio, a paintball arena, a music venue, and more.



(<http://www.c-ville.com/wp-content/uploads/2020/05/Screen-Shot-2020-05-19-at-4.28.54-PM.png>)

The Monticello Dairy factory, pictured around the time the 10th and Grady church would have been constructed next door. Photo: Special Collections, University of Virginia Library

In 2017, Stony Point Development Group purchased the derelict factory for \$11.9 million. The parcel of land Stony Point acquired includes the lot across the street, where the 10th and Grady church sits.

The Dairy Central project sets gentrification alarms blaring. It's a posh apartment complex next to a historically low-income black neighborhood. Large

tech companies with names like Dexcom and CoStar Group have already signed leases for office space, and so has Starr Hill craft brewery.

Caplin says it could be worse, though. “It was just a lot of surface parking lots that weren’t being used,” he says. “So they haven’t taken away from the neighborhood. They did a nice fix up on the original dairy...It’s murky but I’m cautiously optimistic.”

However, “I’m not sure the people in the neighborhood will go to the restaurants there,” Caplin says. “Whatever apartments they have there aren’t going to be affordable for blue-collar working people from the neighborhood.”

“We have taken a lot of pride in connecting with the community, trying to pay tribute to the history that’s on the property,” says Jodi Mills, the marketing and PR director at Stony Point.

Early attempts at community engagement have had mixed results. The developers have just begun painting a 61-foot-long mural of a cow on the side of their building, in homage to a large metal cow statue that once stood outside the dairy factory. Mills cites the cow mural as an example of the “historical reference” that the developers have prioritized.

“Talking about putting a cow on the wall. Please, give me a break,” said Gloria Beard, a longtime 10th and Page resident and community advocate, in March. “It’s supposed to be a historically black neighborhood. Put somebody that did something constructive in the city.”

The cow mural was approved by a narrow 3-2 City Council vote.

Mural aside, the Dairy Central developers are doing one thing right: They're keeping the church.



(http://www.c-ville.com/wp-content/uploads/2020/05/IMG_0064.jpg)

Some residents have voiced their opposition to Dairy Central's cow mural. Staff photo

The preservation situation

On the edge of town, the precious Woolen Mills Chapel (<https://www.c-ville.com/its-a-neighborhood-thing-the-ghostly-past-and-uncertain-future-of-woolen-mills-chapel/>) has a bell tower that's started to lean towards the road because the foundations are in such bad shape. In Fifeville, the home of important black educator Benjamin Tonsler (<https://www.c-ville.com/distressed-historic-tonslers-house-needs-help/>) sat with an unfinished porch and overgrown front lawn for years, ignored by owners who lived elsewhere. Both properties are listed on the National Register of Historic Places, but that didn't stop the decay. Many of the town's most important historic properties from the late 19th and early 20th centuries have recently fallen through the cracks.

In Charlottesville, the burden of historic preservation most often falls on the owners of the property, which becomes problematic when those

owners don't care about preservation or don't have the resources required for upkeep (or, in the extraordinary case of the chapel, don't exist).

"Unless it's Jeffersonian, Charlottesville's not that strong on preservation," Caplin says.

It seems like the 10th and Grady church will have a different fate. Tearing down the old building has "never been a consideration whatsoever," says Mills.

Pastor Nowell corroborates that claim—he says the Dairy Central developers met with his congregation when they bought the property, and offered to help with upkeep. Caplin says that some early, casual remarks from the developers left him on "high alert" about the church's prospects for survival, but he's happy to see that renovations have now begun.

The church needs serious work. Stony Point is replacing the roof and gutters, fixing foundational issues, removing lead paint, and more. The renovations will remain true to the original design of the structure—and cost more than \$600,000, says Mills.

Johnson and Nowell are thankful that the church buildings will be preserved. "I understand they're going to use them for educational purposes for the neighborhood," Johnson says.

Destroying the building "would have been hateful," Caplin says. "It's a sweet little church."



(<http://www.c-ville.com/wp-content/uploads/2020/05/007-TrinityChurchBarling.jpg>)

Now, renovations are underway, and the interior of the building is empty. Photo: Stephen Barling

In Charlottesville, an old building getting such a comprehensive face lift is unusual. The 10th and Grady church has been saved by a specific and fortunate set of circumstances.

The Dairy Central developers own the church because it happened to be connected to the property they actually wanted to buy—the empty factory next door. If it had been a separate parcel, it wouldn't have been their problem.

And, while the \$600,000 required to repair the church is far more than past congregations could invest, it represents a tiny percentage of the money Stony Point is pumping into the neighborhood.

“Believe me, we’ve had lots of people say to us, ‘that would make the coolest restaurant, that would make the coolest bar,’” Mills says, emphasizing Stony Point’s love of history. “That’s not what we’re looking to do.”

It’s not clear that Stony Point could put a restaurant there even if it wanted to. The property is zoned for residential use only, in an area with specific provisions in Charlottesville’s comprehensive plan. Converting the church into a

restaurant would require a formal petition, a series of meetings, review from the planning commission, and an affirmative vote from City Council—hardly a sure thing.

This situation is an outlier: Charlottesville’s historic properties would look very different if every old building was serendipitously acquired by a wealthy developer who faced an extended back-and-forth with the city before the place could be turned into a bar.

So, when Stony Point is done, the church will look much as it does now—but with a fresh coat of (unleaded) paint. As for the tenants, Mills says, “there are absolutely no plans at this time.”

Whatever the church’s future holds, it’s clear that the building’s past has made an indelible impression on the people who have spent time underneath its slender, gabled roof.

This building doesn’t look like much—especially now, with the chipped paint, and the wild ivy, and the construction crew’s port-a-potty out front. But its history reflects the history of the city, to a marvelous degree. The 10th and Grady church has been a place of worship, but also a place of refuge, resistance, and music. Now, the building is a symbol of the gentrification transforming the city, and a test case for a town trying to figure out how to preserve its past. Charlottesville’s black history has been buried far too often, but this monument still stands, an example of all the history we have to preserve.

No one spent more time in the church than Nowell, who first entered the building in 1975 and kept going back nearly every day for more than 40 years.

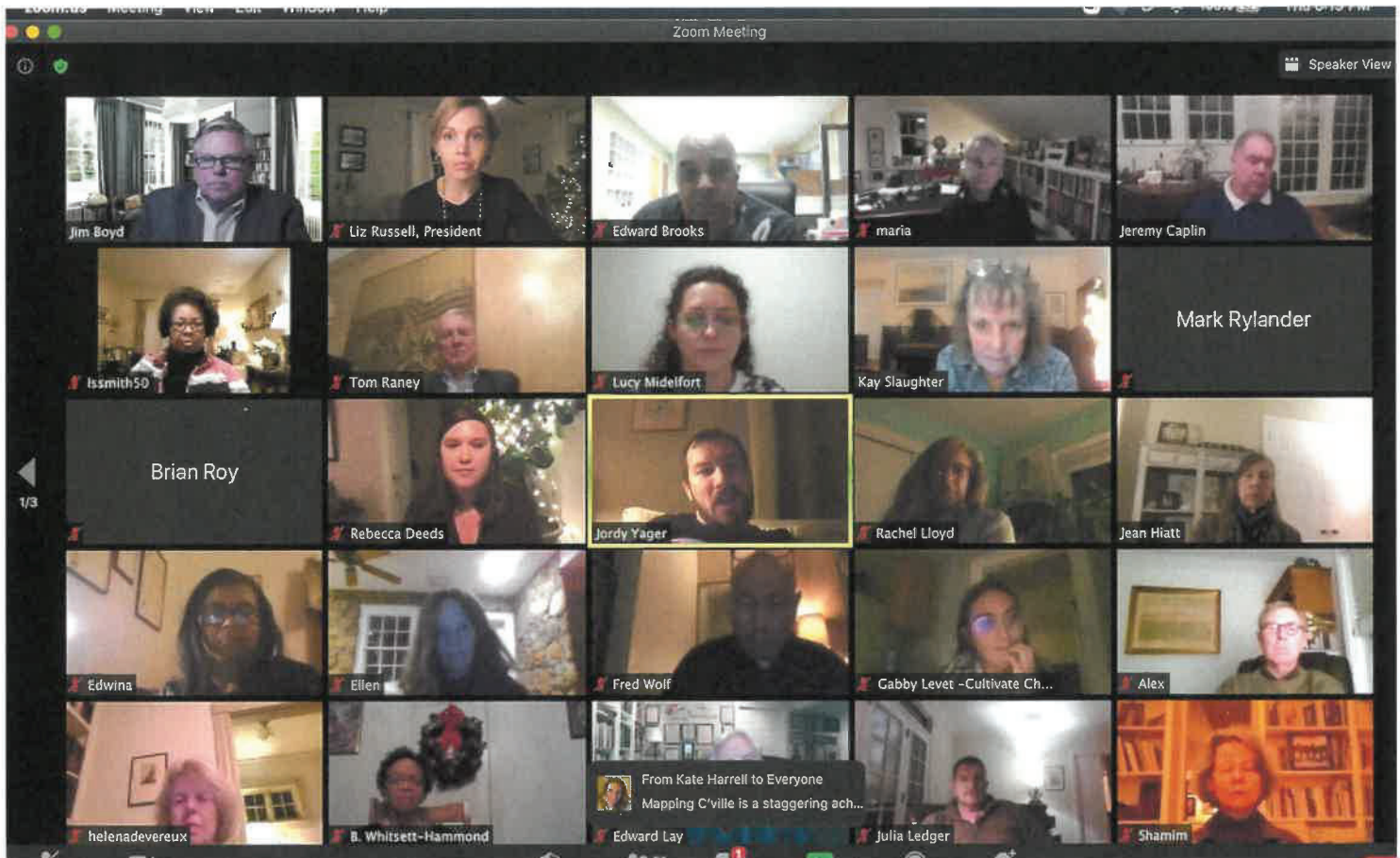
He's in his 80s now, but still preaching, and he still wants to help the little church any way he can.

"I would still like to get involved in something, [like a] community center," he says. "We learned to know everybody in the neighborhood. Everybody knew us. Lot of them cried when we left."

"It was just like a family," the preacher says. "Keep me in touch...It still has a place in my heart."

2020 Recap – Grants, Awards, and New Board Members!

On December 17, 2020, Preservation Piedmont hosted its first virtual Annual Meeting. In this well-attended meeting of Preservation Piedmont members and friends, we highlighted the stories of our grant recipients and presented our annual preservation awards. We are so grateful for the support from our community and are pleased to share more about our partners.



We welcome the following new members to our 2021 Board of Directors:

Rachel Lloyd is the chair of the Charlottesville Historic Resources Committee, chair of PLACE Design Task Force committee to City, and a member of the former City Blue Ribbon Commission on Race, Memorials and Public Spaces.

Craig Swift is Principal of Springpoint Structural, a local structural engineering firm specializing in historic structures.

Ellen Wagner joins our Board again, having served as former President, Treasurer and Events chair. She is a local filmmaker.

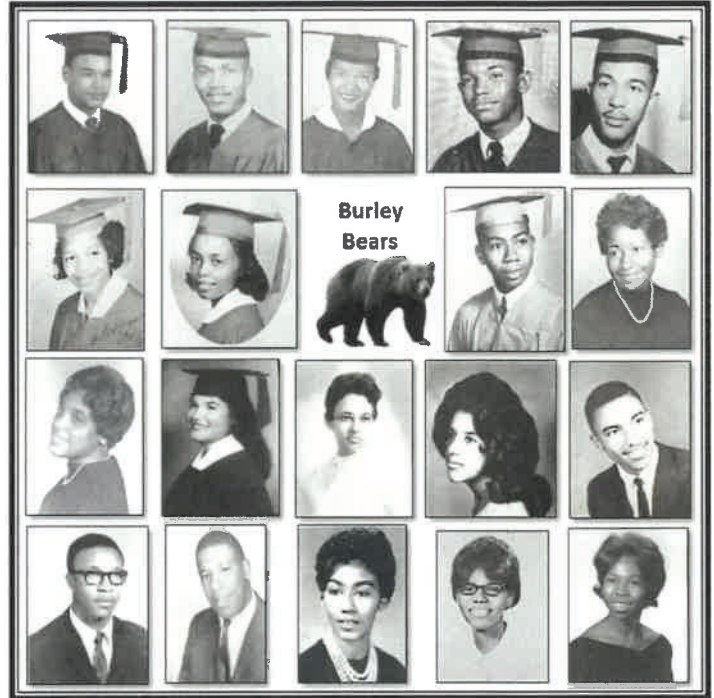
Bernadette Whitsett-Hammond is a co-founder and principal organizer of Preservers of the Daughters of Zion Cemetery, a school psychologist and native of the area.

2020 Grant Recipients

Because of generous support in 2019 and 2020 from the Caplin Foundation, Watha J. Eddins Jr. fund, and Virginia Humanities support of the Bridge Builders Program, we were able to infuse more dollars into our community than ever before.

2020 grant recipients are listed below:

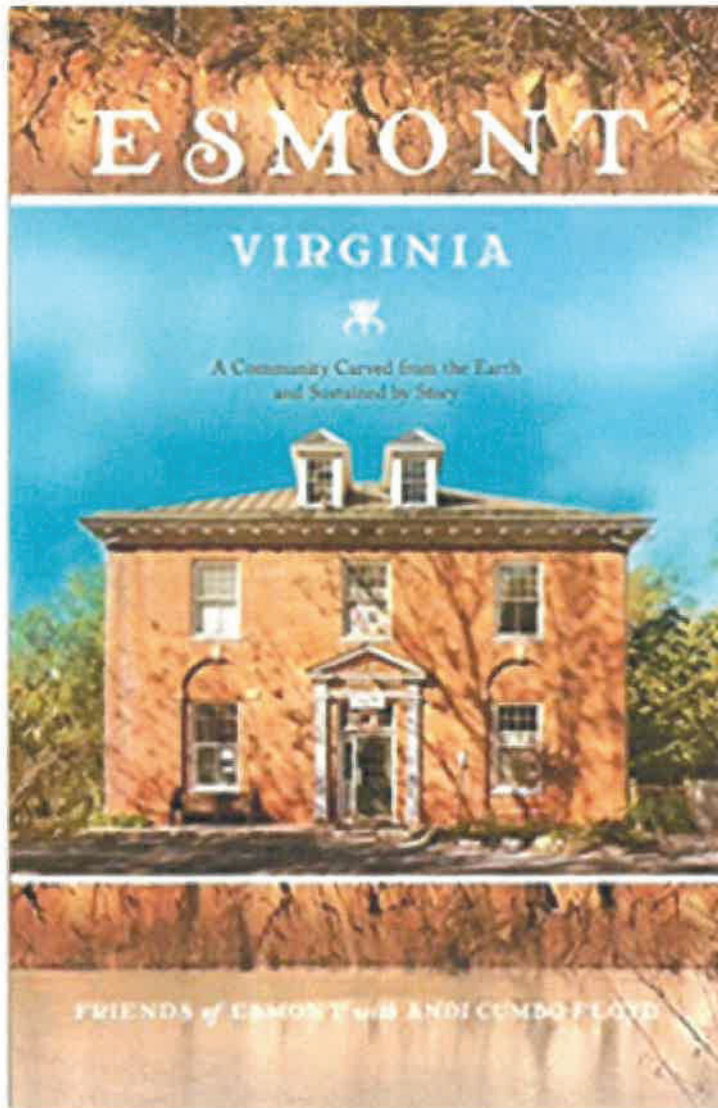
Jackson P. Burley Varsity Club for the creation of a book titled 'The Unforgettable Jackson P. Burley High School' Still in progress, this book will highlight the important and powerful history of Burley High School.



Woolen Mills Chapel Foundation to help stabilize the bell tower of the historic Woolen Mills Church.

Rose Hill Baptist Church to help their efforts to maintain the nearby cemetery, which dates from the 19th century and contains over 200 gravesites.

Friends of Esmont to fund the publication of The History of Esmont. Friends of Esmont received the inaugural award from the Watha J. Eddins Jr. Fund. Jim was a founder of Preservation Piedmont, and passionate about preservation in Albemarle County. Upon his passing, he left Preservation Piedmont a



individuals, recognizing their efforts that align with Preservation Piedmont's mission to commit to truth-telling in our historical narrative, preserve our communities, and our sense of place:

BR Development (Brian Roy) in recognition of the redevelopment of the Woolen Mills factory.



gift that will be used to fund special and significant projects.

2020 Preservation Awards

2020 was a year of unprecedented difficulties as we faced a global pandemic and fought for racial justice, and yet our community persevered in their service to the public with heart, determination and dignity. We presented awards to seven groups or

Mapping C'ville (Jordy Yager) in recognition of its efforts to examine equity through history and in using a collaborative platform to reveal and map racial covenants, infrastructure, and more.

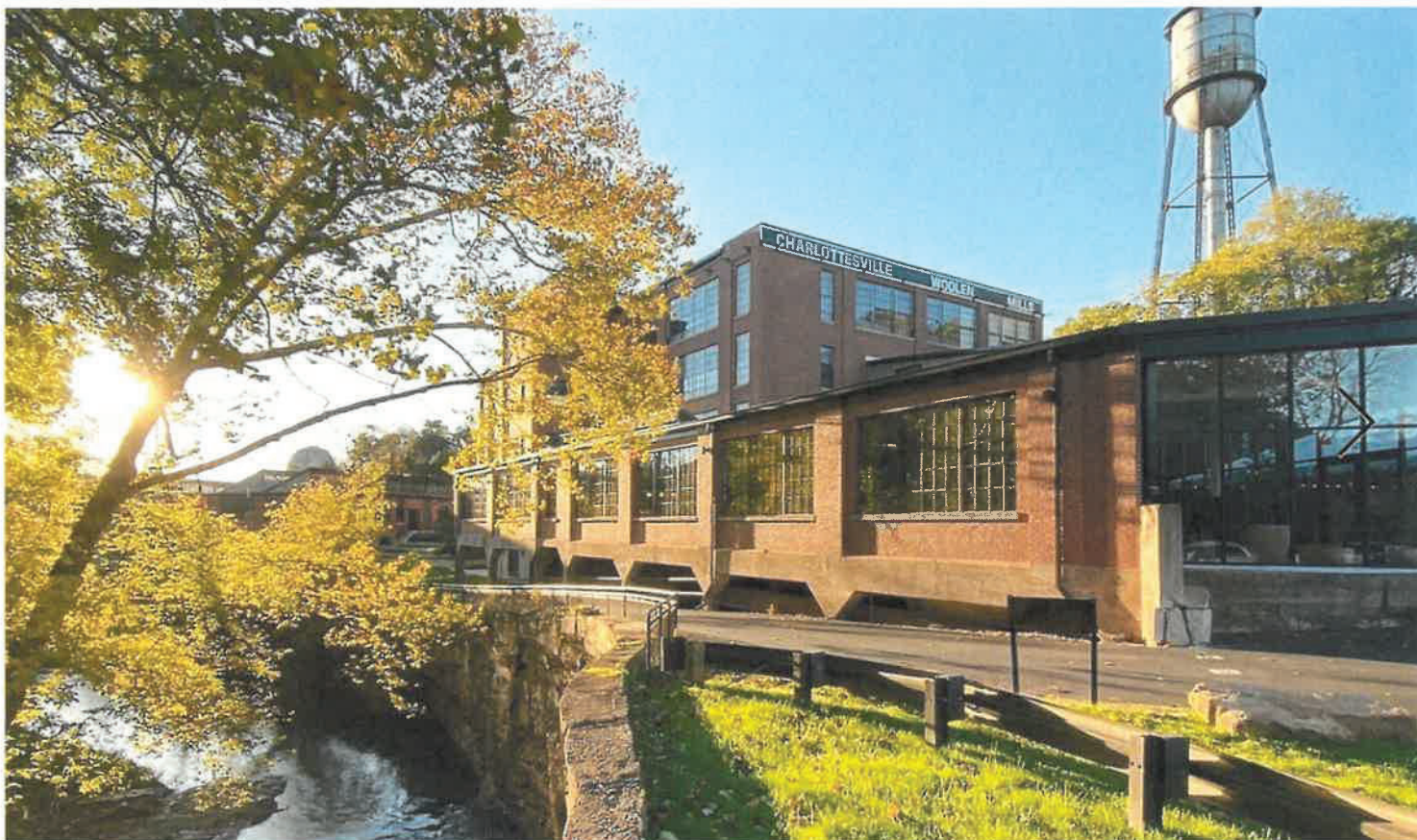
Cultivate Charlottesville in recognition of leadership responding to the Covid-19 crisis and continued dedication to working towards a more just and healthy food system for all.

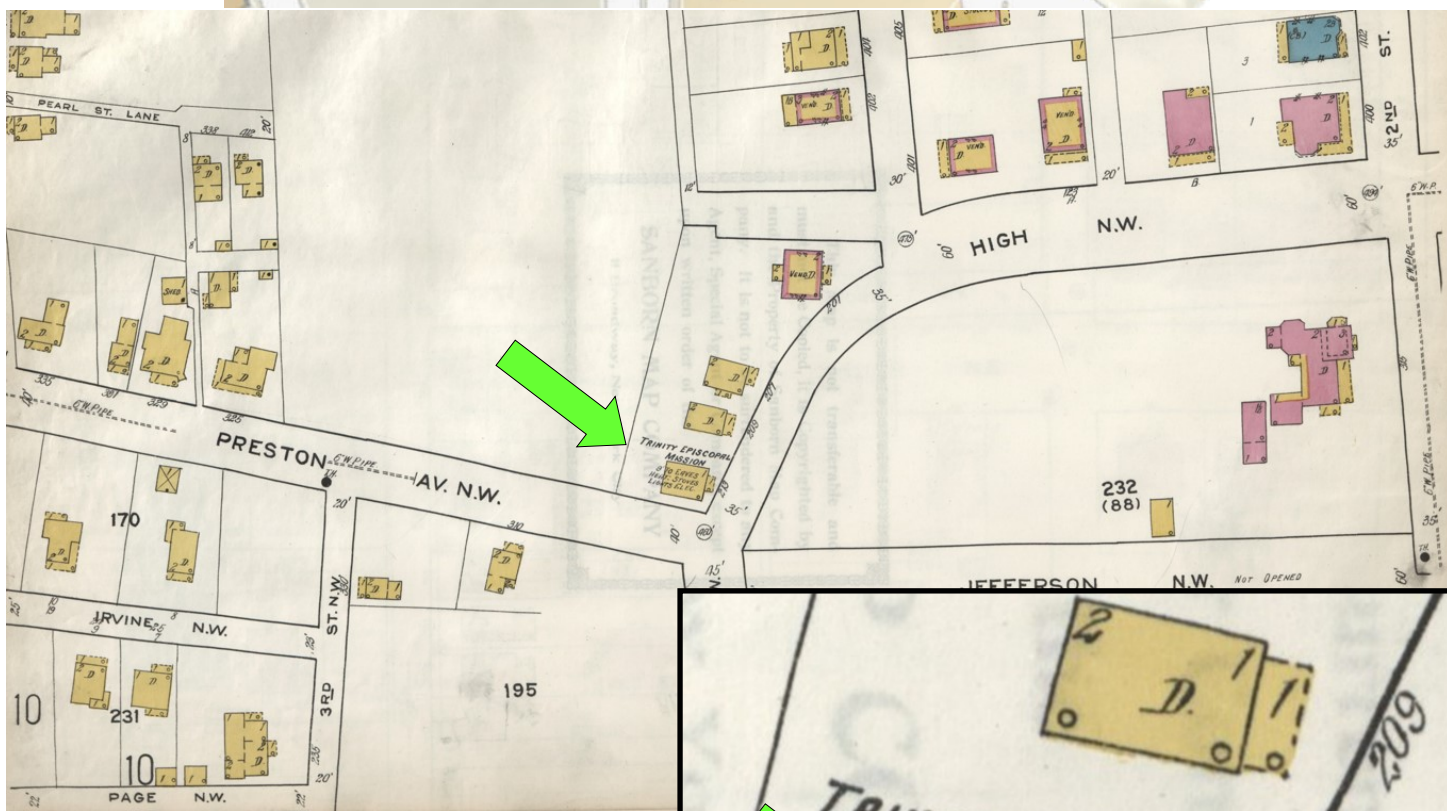
Stony Point Development Group in recognition of their rehabilitation of Trinity Episcopal Church.

Stone's Throw (Curry and Andre Uflacker) in recognition of the rehabilitation of Stone's Throw.

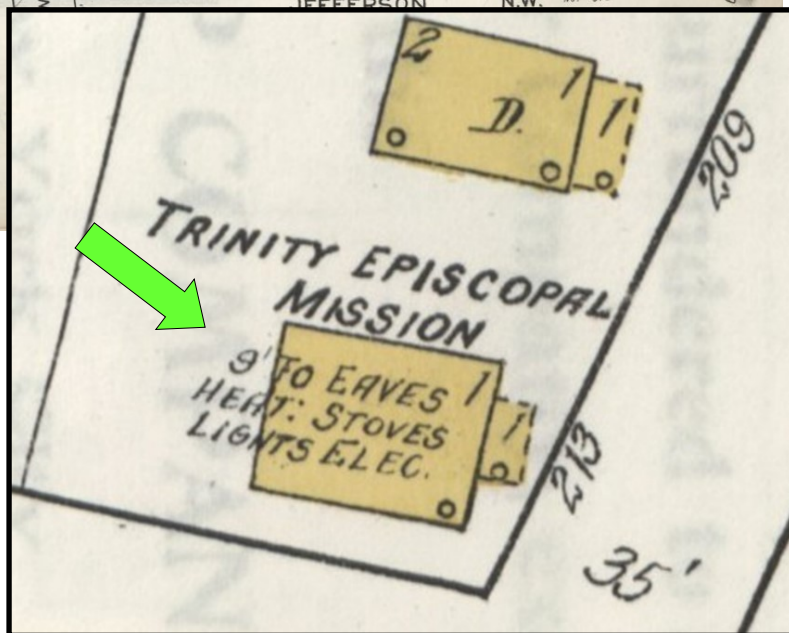
Dinsmore House (Ryan Hubbard) in recognition of sensitive rehabilitation of and reinvestment in Dinsmore House at 1211 West Main Street.

Albemarle County / Office of Equity and Inclusion in recognition of the inclusive and thoughtful process that resulted in the removal of a Confederate Monument from the County Courthouse grounds.





1920 Sanborn Map



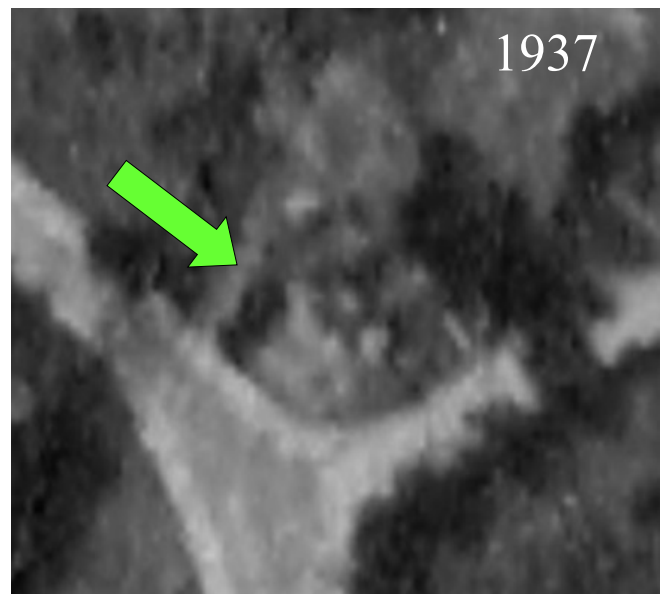
Note: This is the location of the congregation in 1920; however, this is not the building relocated from Palmyra, but possibly the smaller structure now behind the church on 10th Street, with the church being the structure relocated from Palmyra in 1939.



<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>



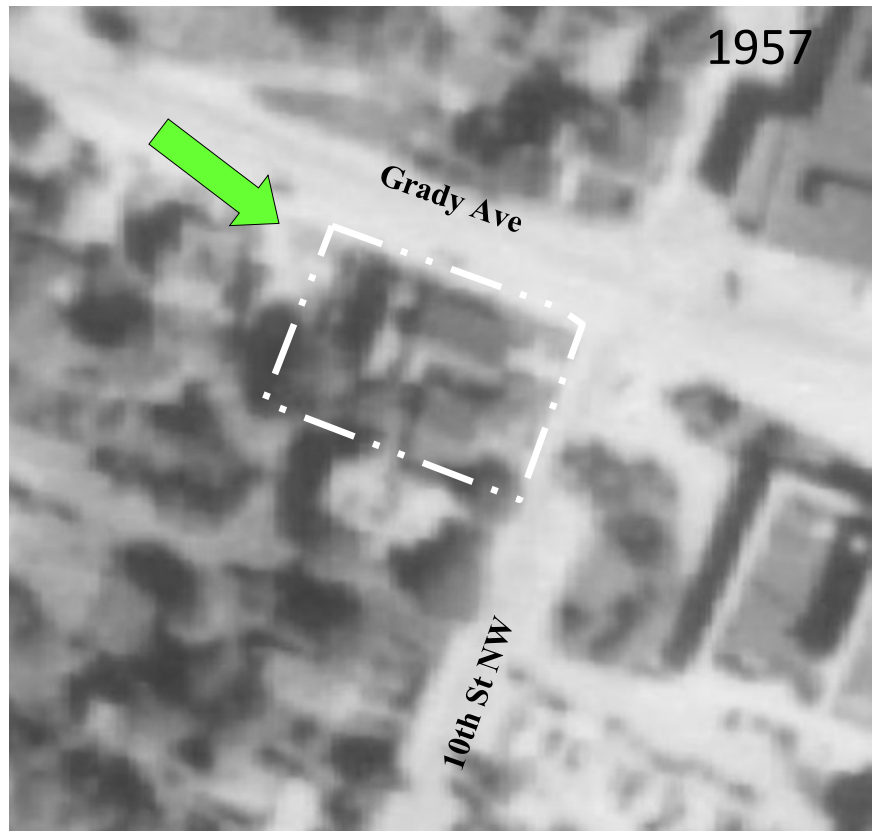
City GIS



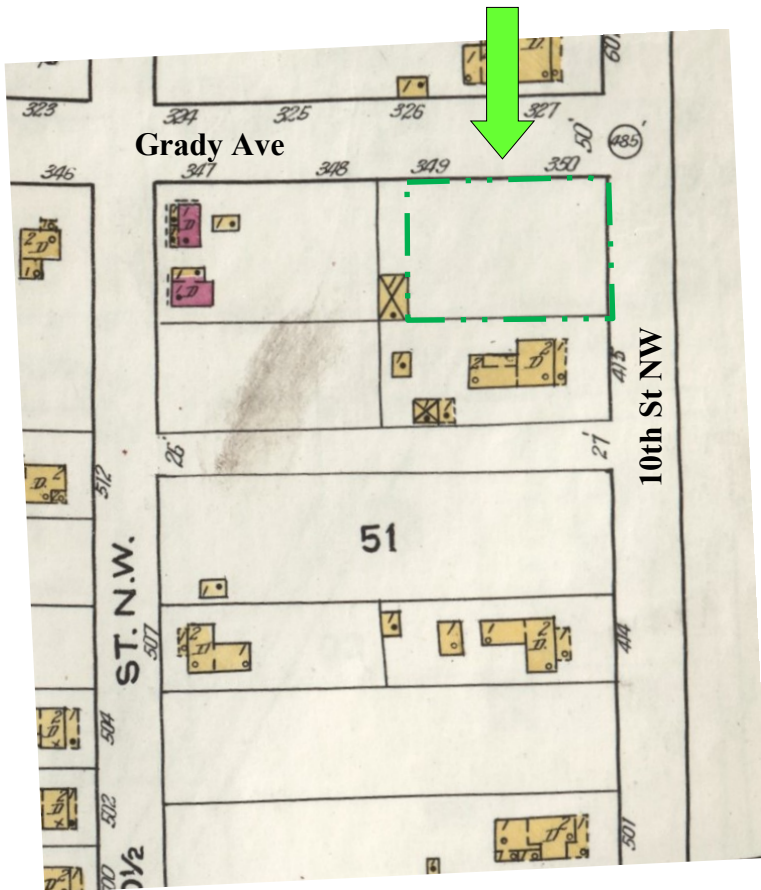
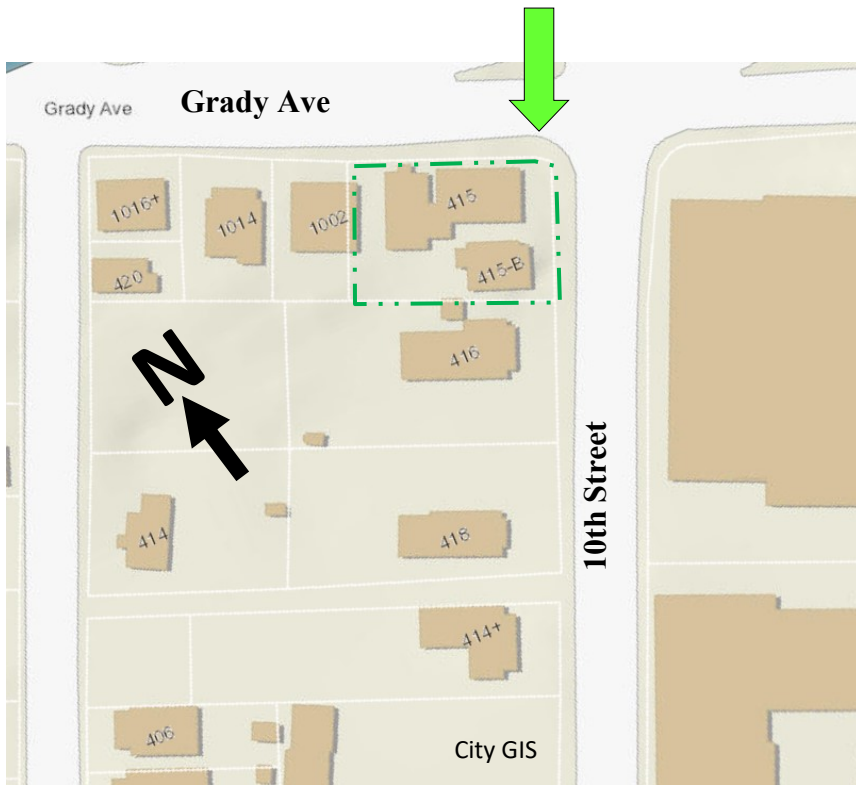
<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>



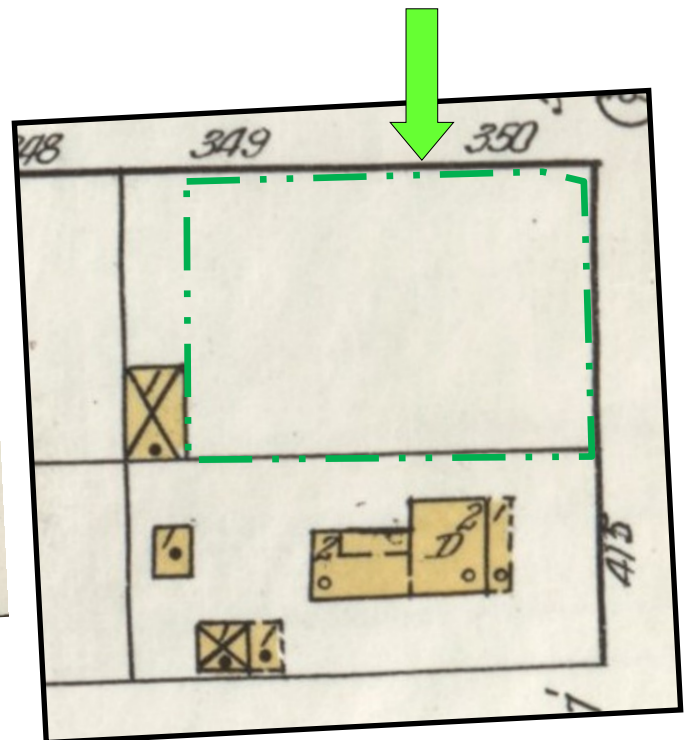
<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>

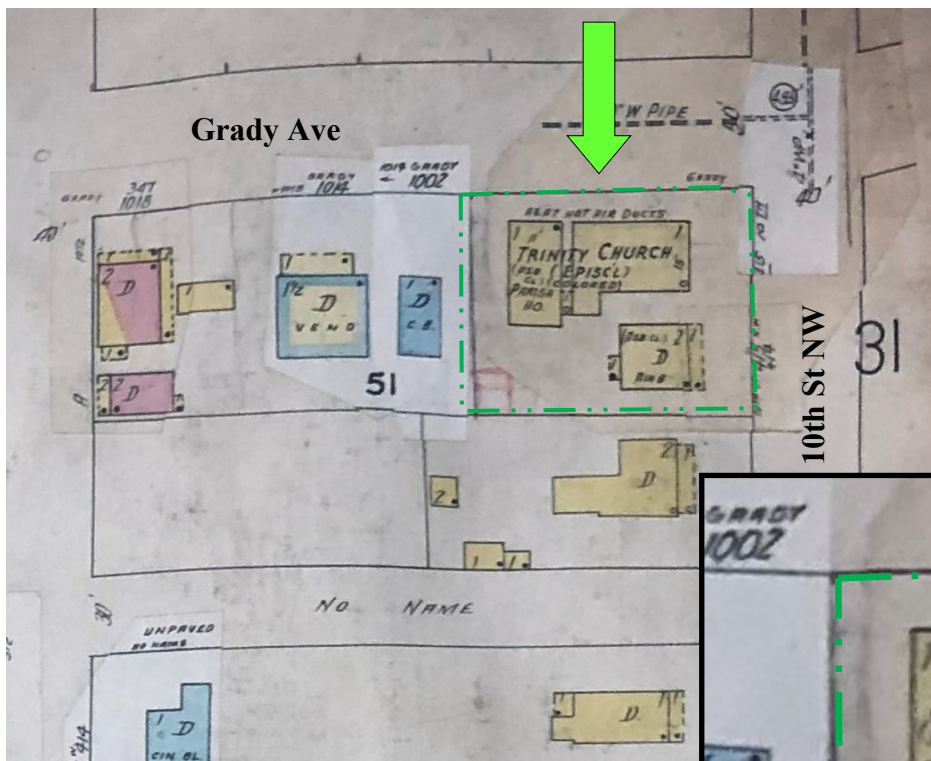
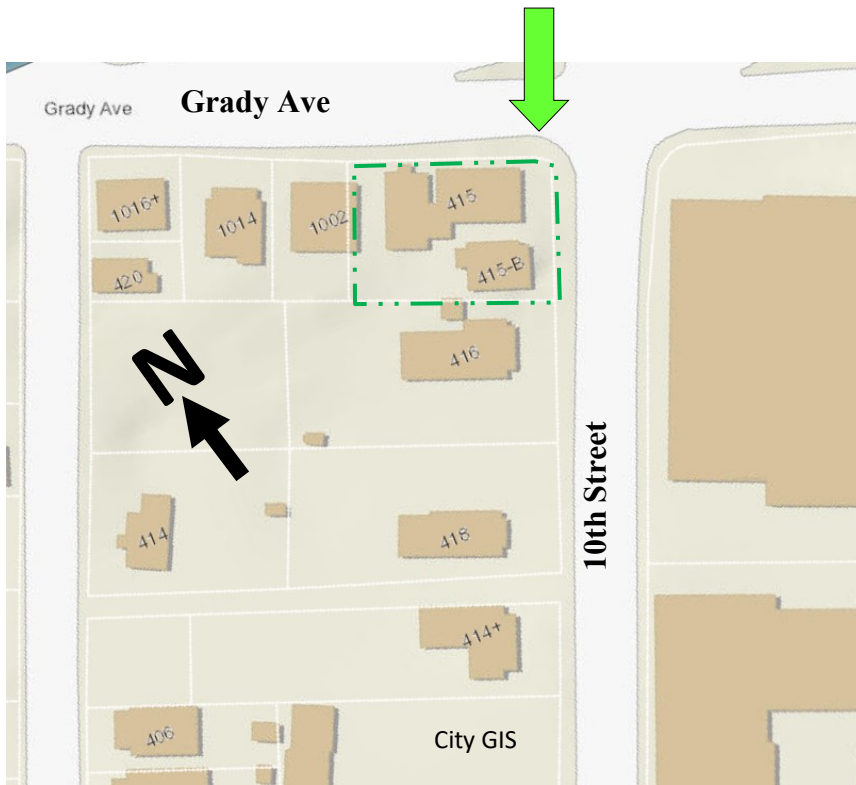


<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>

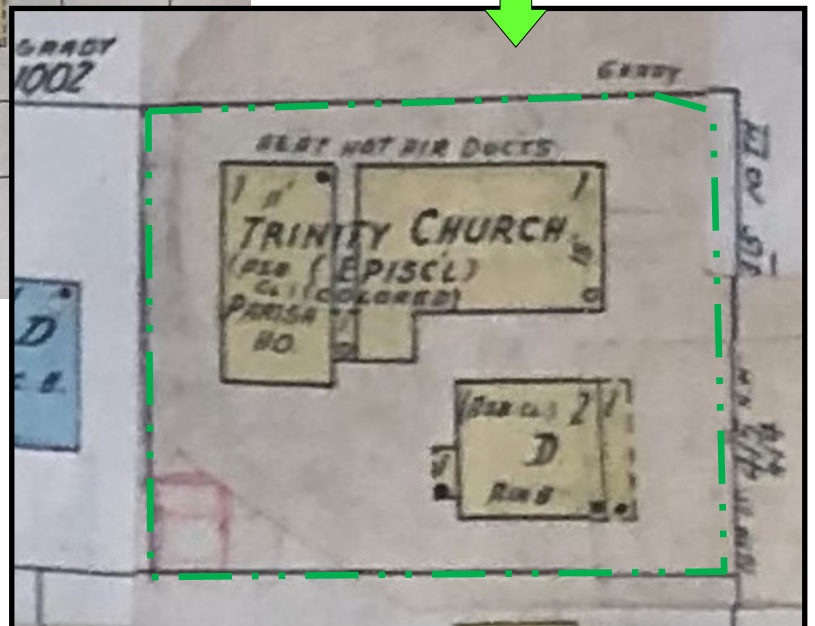


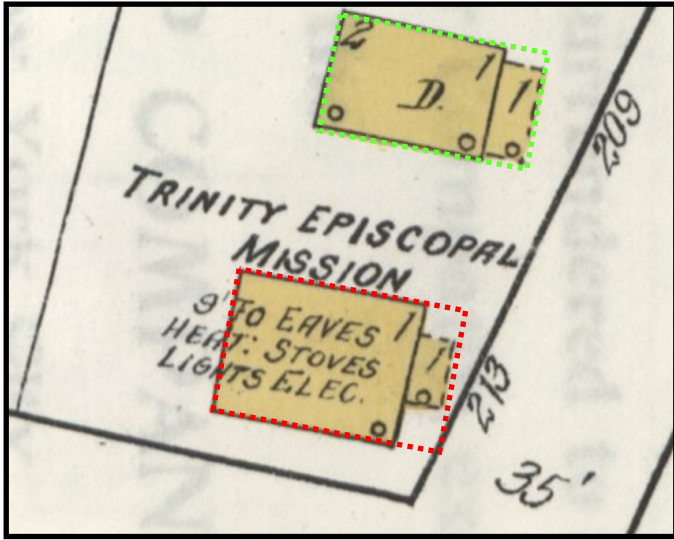
1920 Sanborn Map



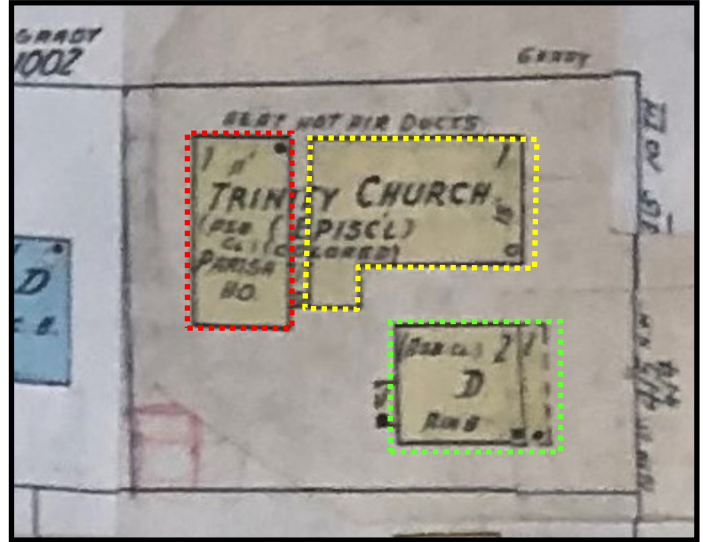


c1960 Sanborn Map



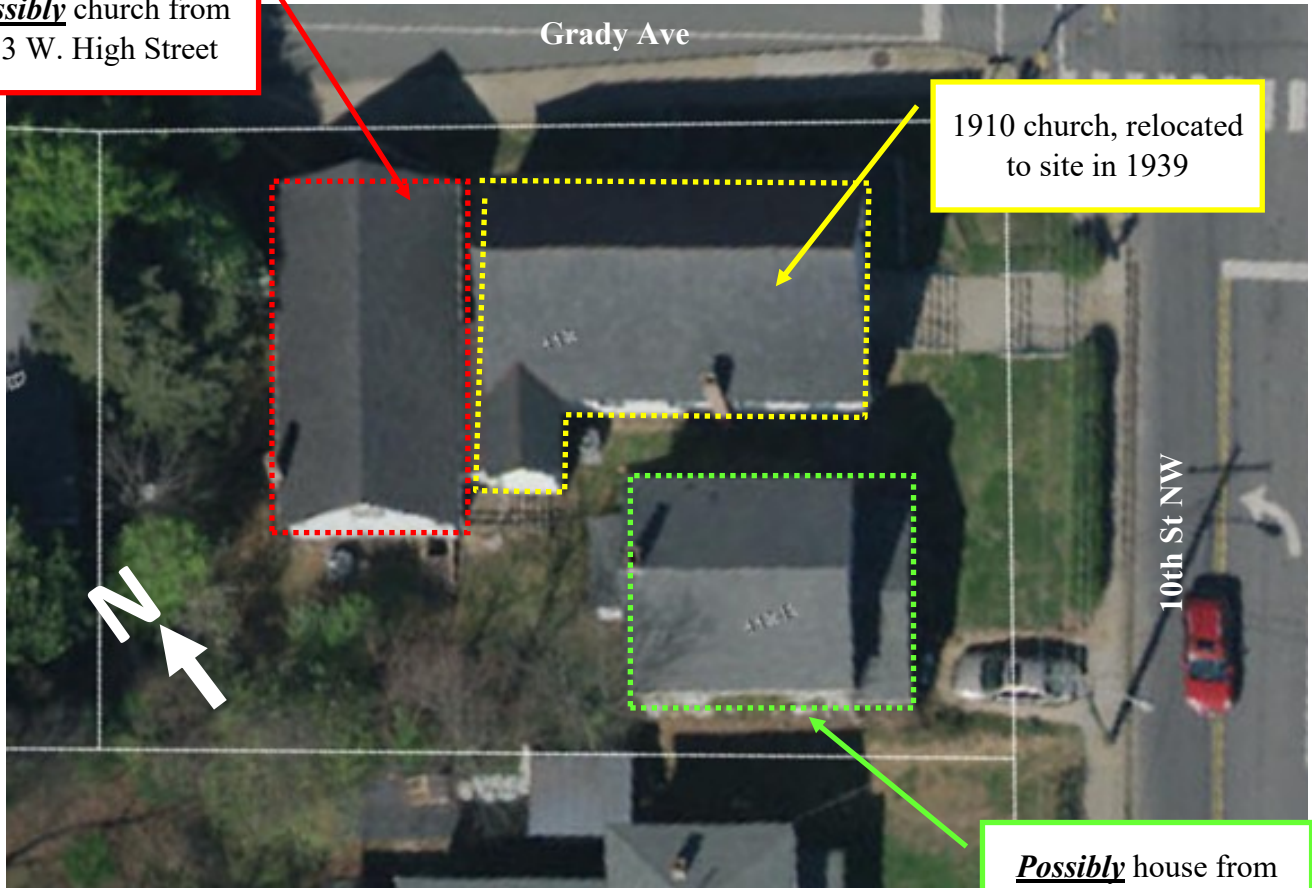


209 and 213 W. High Street (1920)



415 10th Street, NW (c1960)

Possibly church from
213 W. High Street



1910 church, relocated
to site in 1939

Possibly house from
209 W. High Street

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES



Staff Summary re: existing structures at 415 10th Street NW
Provided for information only. No action is proposed.

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: June 14, 2022

Summary prepared by: Jeff Werner, AICP, Preservation and Design Planner

Note: In preparing this summary, staff pulled from multiple sources in the NDS archives and records; however, time did not allow for appropriate attribution of each source. That information can be provided, if necessary.

History and Background

There are three structures on this site: the church, a fellowship hall to the rear, and a dwelling on the south side.* City GIS indicates only one construction date, 1939, the year the congregation relocated from West High Street to 415 10th Street, NW. (See the City's 1981 Architectural and Historical Survey.) [*For simplicity—and not knowing how they were historically referred to--staff refers to the structures as *church*, *fellowship hall*, and *dwelling*.]



The church was constructed near Palmyra in 1910 [for the Episcopal Church of the Ascension] and relocated in 1939 to 415 10th Street, NW [by the Trinity Episcopal Mission]. Between 1919 and 1939, the congregation of Trinity worshiped at a structure located at 213 West High Street [present day intersection of High, Preston, and Market].

Construction dates for the fellowship hall and dwelling are not known. 1957 aerial photos (attached) indicate no structures at the West High Street site and three at the 10th Street site. It is possible—and additional research might confirm—that the fellowship hall is the Mission’s sanctuary formerly at 213 West High Street and the dwelling is the one formerly at 209 West High Street. (See the attached 1920 Sanborn Maps and 1937 aerial photos.) While this is speculation by staff, it is worth noting the congregation relocated to 10th Street because the property at West High Street was acquired for Lane High School. This congregation acquired and relocated from Fluvanna County, well over 20 miles, a 45-ft x 30-ft building, so one can easily imagine they moved less than a mile one, possibly two, smaller buildings.

After the City’s 2019/2020 historical survey of the 10th and Page Neighborhood, the Virginia Department of Historic Resources State Review Board recommended the *10th and Page Neighborhood Historic District* be eligible for the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). Formal listing requires a separate, more-detailed nomination process. The church, fellowship hall, and dwelling were found eligible as *contributing structures* within the historic district, but they were not recommended for *individual listing*.

Local [City] designation is separate and [can be] wholly unrelated to state and national designation. It is only through this local [City] designation that a historic property comes under the purview of the Board of Architectural Review and, with that, is regulated by the City Code relative to demolitions, alterations, and new construction. Listing on the Virginia Landmarks Register and the National Register of Historic Places, either as an individual resource or as a resource contributing to a historic district, is not required for local designation—nor vice versa—and does not result in any regulatory oversight—local, state, or federal—relative to demolitions, alterations, and new construction. (See the summary below.)

From City’s 1981 Architectural and Historical Survey



ARCHITECTURAL DESCRIPTION

Trinity Church is a very simple one-storey rectangular weatherboarded building set on a cinderblock foundation with a full basement. It is three bays wide and five bays long. There is a marble cornerstone inscribed "Trinity Church, 1939. The weatherboarding on both sides of the building is beaded, but not on the front and rear. It is painted white with dark green trim. The steep gable roof is covered with slate and has a boxed cornice with returns. A simple pointed-arched bargeboard of vertical beaded siding dominates the facade. There is a wheel window under the arch. Windows on the sides of the building are double-sash, pointed-arched, Gothic windows with tinted glass and architrave trim. There are narrower lancet windows in the side bays of the facade. The pointed-arched pair of entrance doors in the center bay is of simple beaded board-&-batten construction.

A photograph of the building [not available] before it was moved shows a square bell tower centered above the facade, and a small gable-roofed entrance vestibule, neither of which was reconstructed on the Charlottesville site. The rear elevation has simple cornice returns without the bargeboard and is broken only by a pointed-arched attic level window above the altar. A small wing covers the rear bay of the south side.

It matches in most details, including beaded weatherboarding, and is probably original. An enclosed shed-roofed porch behind it serves as a hyphen between the church building and the parish house to the west.

HISTORICAL DESCRIPTION

This building was designed and built in 1910 by C. Chastain Cocke for the Episcopal Church of the Ascension on the eastern edge of Palmyra. When the congregation disbanded less than three decades later, the building was given or sold to Trinity Episcopal Mansion [sic. Should be *Mission*] in Charlottesville. Established in 1919, Trinity had been holding services in a building at the foot of Beck's Hill [intersection of High Street, Preston Avenue, and Market Street].

In 1939, when the City began acquiring all the land in that area for the construction of Lane High School, the Diocese bought this lot at the corner of Tenth Street and Grady Avenue (City DB 100-202). The church building was dismantled and moved from Palmyra that same year. The new Trinity Episcopal Church building on Preston Avenue was completed in 1974, and this building was sold to the Monticello Dairy, Inc. (DB 357-422). It is now occupied by the Pentecostal Assembly Church. Additional Reference: City DB 197-321.

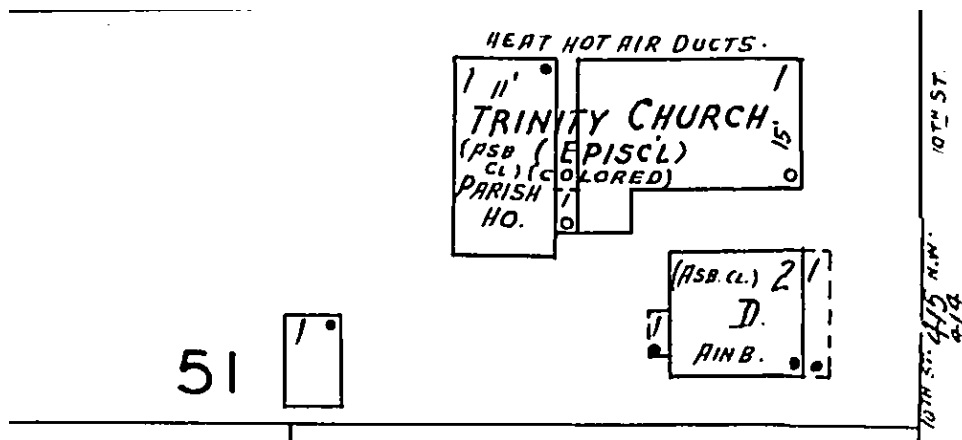
From City intern research conducted in 2013

415 10th Street NW TRINITY EPISCOPAL CHURCH
(DB and Page # 197-321 and 357-422)

The white and green church at the corner of 10th Street and Preston Avenue was first built by the Diocesan Missionary Society, which operated from 1939 until 1957. The building became the Trinity Episcopal Church in 1951, under the leadership of Reverend Charles Fox. Charles, his wife, Lucille, and their children (Charles, Wendella, and Maurice) lived in the parish house at 415 10th Street for the first few years while Charles preached in the church.¹ Reverend Fox's final sermon was on Sunday March 10, 1957, after which he left to serve at a church in Baltimore, Maryland. In September of 1958, Henry B. Mitchell became priest-in-charge at Trinity Church. Henry, his wife, Gertrude, and their children, Carolyn and Henry B. Jr., lived in the parish house from 1960-1964.²

The congregation of Trinity Episcopal Church has been racially mixed, even from the first service held in 1957.³ During the school closure at the time of racial integration, Trinity Episcopal Church was opened as a temporary tutoring location for African American elementary school children.⁴

c1950 Sanborn Map Sheet 34



¹ Kristin's research, p. 85

² Agnes Cross-White, "Images of America: Charlottesville, The African-American Community". 1998. Arcadia Publishing. p. 71

³ Agnes Cross-White, *Images of America: Charlottesville, the African-American Community*. (Arcadia Publishing, 1998). 70

⁴ James Robert Saunders and Renae Nadine Shackelford. "Urban Renewal and the End of Black Culture in Charlottesville, Virginia: An Oral History of Vinegar Hill". 1998. McFarland & Company, Inc. p. 51

See also (attached):

Brennan, Eryn, 201. *Religious Communities in Transition: Three African-American Churches in Preston Heights*.

City-designation of Historic Districts and Properties

There are three local historic designations in the City:

- *Historical Preservation and Architectural Design Control Overlay Districts or ADC Districts.*
 - Downtown, West Main, The Corner, etc.
- *Individually Protected Properties or IPPs*
 - *Single property destinations.*
 - The Church of God in Christ at the corner of 12th Street, NW and Rosser Avenue, constructed in 1947 by Reverend C.H. Brown, is a City-designated IPP.
- *Historic Conservation Overlay Districts or HC Districts*
 - *Woolen Mills, Rugby Road, and Martha Jefferson*

Per Section 34-274 (text below), City Council can, by ordinance and based on eight criteria, designate historic districts and individual buildings, structures or landmarks as IPPs. **It is only through this local [City] designation that a historic property comes under the purview of the Board of Architectural Review and, with that, is regulated by the City Code relative to demolitions, alterations, and new construction.** (Listing on the Virginia Landmarks Register and the National Register of Historic Places, either as an individual resource or as a resource contributing to a historic district, is not required for local designation—nor vice versa—and does not result in any regulatory oversight—local, state, or federal—relative to demolitions, alterations, and new construction.)

Additionally, local designation does not alter the underlying zoning. The Board of Architectural Review (BAR) can only approve or deny a particular design for a new building or an alteration, but that purview does go so far as to deny or prohibit a zoned use. Also, all BAR actions are appealable to City Council and then to the courts. That is, the BAR cannot, by its actions alone, prevent a demolition or prevent a new structure or alteration by denying a proposed design.

While many of the local designations—districts and properties—match or overlap with state and national designations, they are entirely separate—that is, one does not result in or require the other—and only the City designation results in any local regulations and BAR purview. For example, there are IPPs are not listed on the VLR or NRHP. Conversely, for example, within the *Fry's Spring Historic District* (listed only on the VLR and NRHP, not a City district) there are some IPPs that fall under BAR purview; however, nothing else in the district does.

City Code Section 34-274. - Additions to and deletions from districts or protected property list.

- a. City council may, by ordinance, from time to time, designate additional properties and areas for inclusion within a major design control district; remove properties from a major design

control district; designate individual buildings, structures or landmarks as protected properties; or remove individual buildings, structure or landmarks from the city's list of protected properties. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city's zoning ordinance and zoning map.

- b. Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the board of architectural review ("BAR") as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations:
1. The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;
 2. The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;
 3. The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;
 4. The age and condition of a building or structure;
 5. Whether a building or structure is of old or distinctive design, texture and material;
 6. The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;
 7. Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;
 8. Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

(9-15-03(3))



LOCHLYN HILL

CODE OF DEVELOPMENT

MEADOWCREEK DEVELOPMENT, LLC



May 8, 2012
as revised June 4, 2012
County of Albemarle
City of Charlottesville

milestone

Table of Contents

Purpose and Intent	3
Existing Conditions	3
Lochlyn Hill’s Location and Context within Locust Grove	4
The Vision for Lochlyn Hill.....	4
Structure of this Document.....	4
Description of Land Use by Block	5
Land Uses Permitted/ Prohibited by Block.....	7
Special Single-Family Dwelling and Duplex Unit Regulations	8
Block Use Density.....	9
Required Green Space, Civic and Amenity Areas.....	9
Lot and Building Height Regulations.....	10
Landscape Standards	11
Grading	13
Signage.....	13
Supplemental Tables Requested By Staff And Planning Commission.....	14

List of Tables:

- A - Permitted / Prohibited Uses by Block
- B - Minimum and Maximum Residential Density
- C - Lot Regulations
- D - Restrictions Governing Structures and Uses in Setbacks
- E - Minimum Planting Requirements
- F - Minimum Planting Sizes at Time of Installation

List of Exhibits:

- 1 - Existing Conditions
- 2 - Illustrative General Development Plan
- 3 – 3L – Neighborhood Perspectives
- 4 - Typical Mid-Block Street Sections
- 5 – 5A – Conceptual Site Section
- 6 - Phasing / Block Plan
- 7 - Conceptual Grading Plan

LOCHLYN HILL -- CODE OF DEVELOPMENT

Purpose and Intent

Pursuant to the City of Charlottesville's Code of Ordinances under the Zoning Code – Planned Unit Development Districts (PUD), this document constitutes Lochlyn Hill's General Development Plan and Code of Development.

The current City Zoning Ordinance and Comprehensive Plan calls for residential development for this property. Currently, Tax Map 48A Parcels 39 and 40 (25.8 acres) are zoned R-2 which allows single family detached and attached housing with a feasible density range of 4-12 units per acre. The Lochlyn Hill project proposes a residential PUD (Planned Unit Development) with 4.7 to 5.9 dwelling units per acre, well within the by-right density under R-2 zoning.

Meadowcreek Development, LLC also owns 7.7 acres of land in Albemarle County that adjoin the subject property. This land (Tax Map 61A Parcels 2, 6, 7, 9, 10, 11, 13, 34A and 34B), together with an additional 3.6 acres owned by others (Tax Map 61A Parcels 3, 3A, 3B, 4, 5 and 12) are all contained within the Lochlyn Hill project and will be developed in accordance with the design principles stated herein. The County property is currently zoned R-4 and allows single family, duplex, triplex, and townhouses. It is the intent of Meadowcreek Development, LLC to unify the neighborhood under one Owners' Association and make the constructed amenities available to all residents.

Existing Conditions

The 25.8 acre Lochlyn Hill site is located in the Locust Grove Neighborhood at the end of Penn Park Lane and adjacent to the Meadowcreek Golf Course. It is the site of the former Meadowcreek Treatment Plant property, which was sold by the City of Charlottesville in 1996 to the current owner, Meadowcreek Development, LLC. The two (2) parcels that constitute the project (Tax Map 48A Parcels 39 and 40) contained the Meadowcreek Treatment Plant facilities and infrastructure when purchased but have since been remediated, demolished and removed from the site. The site is currently mixed open space and overgrown weed trees. There is a portion of one remaining structure from the Meadowcreek Treatment Plant remaining on the property; it was formerly an aeration tank during operation of the treatment facility and now exists as a gravel pit. The gravel will be used as temporary lay down material during site construction and the structure will be removed during Phase 2 site construction (Existing Conditions – Exhibit #1).

The existing topography and proximity to Meadowcreek and the Golf Course present minor design challenges but also tremendous opportunities. Starting at 450 feet in elevation, the site gently drops from the entrance off Penn Park Lane until it reaches the floodplain of the Meadowcreek at an elevation of 330 feet. Proximity to the Meadowcreek floodplain will provide access to the City of Charlottesville's planned greenway and the Rivanna Trail Foundation's trail that circumnavigates the City. The adjacency to the Golf Course provides a dramatic view shed and perpetual open space to the east but also allows the RTF trail network, that crosses Meadowcreek, to maintain its natural character as it winds around the eastern border of Lochlyn Hill rather than having to switch to an urban section trail.

LOCHLYN HILL -- CODE OF DEVELOPMENT

Lochlyn Hill's Location and Context within Locust Grove

The Lochlyn Hill property is bordered to the west by the residential housing on Holmes Avenue. The eastern boundary is adjacent to holes 12 and 13 of the 18-hole public Meadowcreek Golf Course and the 280 acre Penn Park, the largest of the City's Parks. To the south, Lochlyn Hill is bordered by Meadowcreek; which will provide greenway access to Charlottesville High School, the Meadowcreek Parkway trail, Penn Park, and Darden Towe Park. Across Meadowcreek is the Locust Meadow neighborhood. The northern boundary of the property owned by Meadowcreek Development, LLC, is the City/County boundary. Meadowcreek Development, LLC owns additional property in the County which it intends to develop in accord with the development pattern established by the Lochlyn Hill PUD.

The Vision for Lochlyn Hill

Successful neighborhoods and communities are not random, unplanned events. In the past, relatively simple planning and controls over time have produced places of such charm and warmth that they have a place in this nation's collective subconscious. This memory and those places that survive today have in many ways set the standard for what our new neighborhoods and communities should be. The difficulty lies in creating in a few years what in the past took several decades. Lochlyn Hill will be a neighborhood and not a subdivision.

In an effort to work with the existing terrain and be sensitive to existing natural features, Lochlyn Hill's plan responds to the surrounding neighborhoods, Meadowcreek, and the golf course. Pedestrian access will be provided along the Meadowcreek with a bridge connection to support the efforts of the Rivanna Trail Foundation and the City Parks and Recreation department in creating greenway connections throughout the City. The Lochlyn Hill master plan works to protect and enhance the natural resources of the area through careful planning and development and creates designated and perpetual Natural Areas where development can never occur.

Additionally the plan responds to the socio-economic needs and desires of the City. By integrating a variety of housing types (single family, townhouse, cottage, and flats), the Lochlyn Hill plan will promote and support social and economic diversity in a way that homogeneous subdivisions cannot.

Structure of this Document

This document is comprised of both narrative and graphic information pursuant to the information required under the City of Charlottesville's Code of Ordinances – Zoning Code – Planned Unit Development Districts (PUD). The narrative portions of this document are broken into four major categories. The first regulates the location, density and intensity of land uses within Lochlyn Hill. The second regulates the form of these uses. The third section regulates the project's streetscape (e.g., typical street and sidewalk cross sections) and parking. The fourth regulates items that do not fit neatly into the above a categories. In support of this narrative section, the Code of Development contains graphical exhibits March 13, 2012. Per City Zoning Section 34-517, only the following documents constitute Lochlyn Hill's General Development Plan:

LOCHLYN HILL -- CODE OF DEVELOPMENT

1. Illustrative General Development Plan (Exhibit #2)
2. Phasing / Block Plan (Exhibit #6)
3. Conceptual Grading Plan (Exhibit #7)

At the site plan or subdivision stage, the following items shall be located generally as shown on the General Development Plan and other 3 Exhibits above: Lot locations and boundaries; Building footprints; Parking Areas; Landscaping (except as general construed as major elements in the narrative section pertaining to Amenity, Green Space, or specifically identified landscape areas); Grading; Trail alignments; Stormwater management structures; Utilities; Block location, size, and shape; Road, intersection, and sidewalk alignments. However, the exact locations, boundaries, and/ or shapes of these items may be adjusted per the regulations established within the City Ordinance and this Code of Development.

This Code of Development package includes an Illustrative General Development Plan (Exhibit #2), Neighborhood Perspective (Exhibit #3), Typical Mid-Block Street Sections (Exhibits #4), Conceptual Site Sections (Exhibits #5), and other exhibits. The purpose of these exhibits is to indicate how the project's scale, massing, pedestrian orientation and landscape treatment **may** be achieved at the site plan or subdivision stage. Furthermore, these exhibits can be used by the Director of Neighborhood Development Services as a tool to determine a site plan's or subdivision plat's relative conformity with the Application / Illustrative General Development Plan. However, these exhibits do not represent the specific form of the final product nor do they describe final design requirements.

As stated in the introduction, Lochlyn Hill will provide a rational transition between the existing residential neighborhoods to the north and west and the Meadowcreek and Meadow Creek Golf Course to the south and east. The site's existing topography, road network, and phasing strategy serve as the basis in determining the breaks between the individual blocks. The Illustrative General Development Plan (Exhibit #2) delineates the block's location and shape (Blocks 1, a portion of 3 & 5, and 6 contained within the jurisdiction of the County of Albemarle).

Description of Land Use by Block

This section identifies the most important features and structures within each block. The features in this section must be provided to meet the requirements of the Ordinance.

Block 1

Block 1 is situated solely in Albemarle County and is the primary point of access. This block will serve as the gateway to the Lochlyn Hill neighborhood. When entering the neighborhood, the first element experienced will be a pocket park and entrance signage. These elements are important as they will demonstrate the significance of public open space and set the character of design for the neighborhood. Additionally, the main street cross section will also provide the basis for design of the remainder of the neighborhood, with residential housing close to the street, sidewalks, and street trees combining to create a very inviting and pedestrian friendly streetscape. The entry sequence of Block 1 will terminate at the neighborhood Village Green. This will serve as a visual focal point on the entry drive and also the central public amenity to include programmable green space for active recreation and a possible swim feature. The residential character of this block will be indicative of the

LOCHLYN HILL -- CODE OF DEVELOPMENT

balance of the neighborhood, as it will offer single family detached and townhouses in both a front loaded and rear alley loaded condition.

Block 2A

Block 2A is situated solely in the City of Charlottesville and will be a continuation of the development pattern established in Block 1. Small set backs, street trees, and pedestrian friendly streets will continue in this block and throughout the neighborhood. Larger, front loaded, single family detached lots will comprise the majority of the product type in this block with a few smaller, rear loaded, single family detached.

Block 2B

A sub-block, 2B, will support a third residential use, Cottages. The Cottages will be small foot print and small square footage single family detached homes centralized around a common green space. Parking will be relegated from the primary street as much as possible.

Block 3

Block 3 is situated with a majority of the block in the City and a portion in the County. The Albemarle County portion of the block is comprised of the remainder of the Village Green. Again, this will provide for central green space that is flexible and programmable for both passive and active recreation. This is anticipated to be a central meeting place for residents. The City of Charlottesville portion of Block 3 continues the already established pattern of development with mid-sized single family detached lots and townhouses. The units in this block are all anticipated to be rear loaded.

Block 4A

Block 4A includes single family detached and townhouses, both rear and front loaded. Block 4 is located entirely within the City and will have direct access to the Meadowcreek and pedestrian access to the Rivanna Trail will be made possible by the installation of a bridge to cross the Meadowcreek. A pocket park will also be included in this block.

Block 4B

Block 4B is comprised solely of luxury apartments or condos. This block is also adjacent to the Meadowcreek Golf Course and the multifamily use will take advantage of the grades on site to provide spectacular views of the golf course and surrounding mountain vistas.

Blocks 5 and 6

In Blocks 5 and 6 the pedestrian friendly, tree lined streets, alley access, integrated townhome and single family pattern of development continues. This block is adjacent to greenspace on its north and south boundaries. To the north is the Meadowcreek Golf Course, offering great views, and to the south is the central Village Green, offering active and passive recreation.

LOCHLYN HILL -- CODE OF DEVELOPMENT

Land Uses Permitted/ Prohibited by Block

Table A establishes the uses that are permitted or prohibited by block. If the column under a Block has a “B” filled in, then the use in that row is permitted (i.e., it is by-right) within that block. If the column under a Block has a “S” filled in, then the use in that row is permitted within that block only through a Special Use Permit and a separate Special Use Permit would need to be filed and a separate legislative action would need to be taken by the City of Charlottesville City Council to permit that use. Finally, if a column is left blank, then the use is prohibited within that block.

Table A – Permitted/ Prohibited Uses by Block								
Residential Uses	Block Number							
	1	2A	2B	3	4A	4B	5	6
Detached single family		B	B	B	B	B		
Duplex, Triplex, Townhouse		B	B	B	B	B		
Multi-family		S	S	S	S	B		
Boarding house (rooming house)		S	S	S	S	S		
Accessory building structures and uses		B	B	B	B	B		
Accessory Apartment - Internal		B	B	B	B	B		
Accessory Apartment - External		B	B	B	B	B		
Non-Residential Uses	Block Number							
	1	2A	2B	3	4A	4B	5	6
Houses of Worship		S	S	S	S	S		
Clubs, private - lodges, civic, fraternal, patriotic		S	S	S	S	S		
Farmers’ market		S	S	S	S	S		
Home Occupation ¹		P	P	P	P	P		
Education Facilities		S	S	S	S	S		
Stormwater management facilities shown on an approved final site plan or subdivision plat		B	B	B	B	B		
Utility Facilities		B	B	B	B	B		
Utility Lines		B	B	B	B	B		

1. Home Occupation shall be reviewed in accordance with the City’s Provisional Use Permit regulations and section 34-1172 of the zoning code.

Special Single-Family Dwelling and Duplex Unit Regulations

Special single-family dwelling and duplex units are defined below and shall be allowed within Lochlyn Hill only under the following conditions:

Carriage Houses:

Carriage House Units are defined as separate, detached, independent living units which are included on a single family attached or detached unit's lot, but are clearly subordinate to the primary residence. While Carriage House Units may have a distinct street address and may be provided with separate utility meters if utilized as a rental unit, they may not be subdivided from the primary residence. Carriage house units must be located to the rear of the primary residence and must meet all architectural guidelines applicable to the primary residence.



ACCESSORY DWELLING UNITS:

Accessory Dwelling Units are defined as a separate, secondary residential unit that is subordinate to the owner-occupied principal unit. The secondary units are restricted as follows:

- The secondary unit shall always be contained within the same structure as the principle unit.
- The secondary unit may not be subdivided from the principle unit.
- Both units shall meet all fire code and building regulations for a two-family dwelling as defined by the International Residential Code.

Typically, the secondary unit will be located as an efficiency apartment on the ground floor of a walkout structure with the secondary unit's parking provided on-street and the principle unit's parking provided off of a rear-loaded alley. However, depending on grade conditions, the secondary unit might be provided on upper floors or all parking might be provided off-site.

LOCHLYN HILL -- CODE OF DEVELOPMENT

Block Use Density

Tables B sets the minimum densities required and the maximum densities allowed for residential uses in the Lochlyn Hill Neighborhood.

TABLE B – MINIMUM and MAXIMUM RESIDENTIAL DENSITY					
	Primary Dwelling Unit			Accessory Dwelling Unit ¹	
	MINIMUM	SHOWN ON ILLUSTRATIVE DEVELOPMENT PLAN	MAXIMUM	MINIMUM	MAXIMUM
City of Charlottesville	135	148	175	15	50
County of Albemarle	40	56	60	-	-
TOTAL	175	204	235	25	50

1. The accessory dwelling units are not provided for in the primary dwelling unit counts. They are additive.

Required Green Space, Civic and Amenity Areas

The Lochlyn Hill proposal provides an extensive open space and amenity system that creates recreational opportunities and a sense of space throughout the community. The Green Space, Civic and Amenities Areas will include pedestrian corridors which are designed to interconnect centralized amenities, such as the Community Center and the Village Green, with numerous pocket parks, formal public greens, and less formal Conservation Areas. These public spaces are designed to not only provide users with outdoor space, but also to create focal points within the community and allow for vistas of the surrounding mountains. Moreover, Lochlyn Hill’s green space and amenity system is designed to integrate with the surrounding neighborhoods and the amenities at the adjoining Meadowcreek Golf Course

Description of Green Space and Amenity Areas

The Developer shall provide the following formal green spaces and amenity areas:

Entry Park (County)

The Entry Park will serve multiple functions. It will exhibit the character of the neighborhood and serve as a gateway to the Lochlyn Hill neighborhood from the existing housing on Pen Park Lane. It will be naturally landscaped with opportunities for passive recreation. Monument signage will be incorporated into the Entry Park to delineate the neighborhood and will reflect the architectural

LOCHLYN HILL -- CODE OF DEVELOPMENT

character of residential housing. This park will be adjacent to the sales center and at some point in the future, the sales center will be converted into a residence.

The Village Green (County)

The Village Green will include a central, multipurpose lawn that will be the focal point of the neighborhood and will serve as the community gathering space and primary recreational amenity. Additionally, the Green may include a swim feature. The edges of the Village Green will be lined with trees. The Director of Neighborhood Development may approve alterations to final program elements if the alterations better respond to neighborhood interests at the time of construction.

Pocket Park

They are usually developed on irregular pieces of land. Surrounded by existing development on three sides, they literally form a small “pocket” among other buildings. These little parks can bring shade, quiet, and they often turn up in unexpected places. Growing in popularity, pocket parks are easily constructed and provide a space where people can stop to relax, read, eat a packed lunch, or meet friends. In the Lochlyn Hill neighborhood they will function primarily as passive recreation places.

Meadowcreek Greenway Trail

The Meadowcreek Greenway Trail is intended to connect to the larger City of Charlottesville greenway trail that is currently in the planning phase. The trail on the Lochlyn Hill property will be coordinated with the Charlottesville Parks and Recreation Department to determine the surface, width, and final location. A bridge across the Meadowcreek will be provided to connect the Rivanna Trail to the Greenway and to the neighborhood. Additionally, this trail will extend north on the Meadowcreek Golf Course boundary and its final location will be coordinated with Parks and Recreation.

Lot and Building Height Regulations

The following tables and footnotes establish the lot widths, build-to lines, setbacks, minimum frontage requirements, and height restrictions for uses within Lochlyn Hill.

Table C -- Lot Regulations				
Unit Type	Lot Width	Front Build-to Line Range ^{1,2,3,4,11}	Min. Setbacks ^{5,6,7,8,9}	
			Side	Rear
Single Family	61-80	15-30	5	10
Single Family	25-60	10-30	3	10
Townhouse	16-35	5-25	3	10
Multi-Family	n/a	5-25	4	15
Freestanding Signage	n/a	1	1	1

LOCHLYN HILL -- CODE OF DEVELOPMENT

1. The following structures: porches (1&2 story), porch stairs, decks, balconies, bay windows, raised dooryards, entrance stoops, planters, entry steps and other similar structures are permitted to extend in an attachment zone (i.e., the area in front of the build-to line) by no more than ten (10) feet. Under no circumstances may these structures extend into either the right-of-way or within one (1) foot of the sidewalk (whichever is more restrictive).
2. For single family detached units that are front loaded, the garaged door shall be recessed more than three (3) feet from the established build-to line.
3. Under no circumstances shall the garage door be any closer than eighteen (18) feet to the sidewalk.
4. For Corner Lots, front build-to line shall apply to both segments of the lot facing either street. The side yard setbacks shall apply to the other segments of the lot facing away from the streets.
5. Townhouses and Multi-family unit types may be built along the side yard property line if construction methods are used that allow for a common wall. For townhouse and multifamily structures built on the property line, the structure's footing may cross onto the adjacent lot a maximum of eight (8) inches
6. In front and corner yards, accessory structure setbacks shall be the same as the established build-to line for that Building Block. In side yards, accessory structure setbacks shall be three (3) feet.
7. Covered porches, balconies, chimneys, eaves, and like architectural features may not project into the side yard setback and may not project more than two (2) feet into any rear yard setback. HVAC units are allowed only in the side and rear yards and cannot be within (2) feet of any property line.
8. The regulations of accessory structures are as follows: In front and corner yards, accessory structure setbacks shall be the same as the established build-to-line. In side yards, accessory structure setbacks shall be three (3) feet, except with garages and carports, where the side setback shall be zero (0) feet. In rear yards, accessory structure setbacks shall be five (5) feet.
9. Garages and Carriage Houses may be connected to the main structure under the following conditions: If connected with unconditioned space (e.g. screened porch, covered breezeway, etc.) the modified accessory structure setbacks established in item eight (8) above shall be followed. If connected with conditioned space then the minimum setbacks established in Table C – Lot Regulations shall be followed.
10. No structure shall encroach into any utility, drainage or other easement.
11. The minimum frontage requirement for lots shall be three (3) feet at the public right of way or private easement.
12. The Director of Neighborhood Development Services, in consultation with the appropriate staff, may recommend to the Planning Commission and City Council an amendment to the Lot Regulations in Table C as part of the site plan review, so long as an applicant makes the request in writing and modifying the Lot Regulations would not adversely harm the public health, safety and welfare.

Landscape Standards

Landscaping is a fundamental component of the overall structure of the plan and the establishment of a sense of place. Requirements listed in Chapter 34, Division 2 "Landscape and Screening" if the City Zoning Ordinance shall be adhered to during the site plan review. The Lochlyn Hill Code of Development establishes specific landscaping standards for the following critical landscaped areas on the General Development Plan:

LOCHLYN HILL -- CODE OF DEVELOPMENT

Residential Yards

Landscaping in residential yards should be chosen from the City of Charlottesville recommended species list. Landscaping efforts should concentrate planting efforts adjacent to the house, especially near the entry. A better effect will be achieved using increased quantities of a few species rather than a few plants each of many species. Individual residential dwelling planting plans shall sufficiently screen utility areas, break up the foundation of the building, buffer driveway and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Adjacent to decks, foundation plantings shall screen foundations or voids.

Sod is required in the front yard of all houses and between the curb and the sidewalk and between the sidewalk and the front façade of the structure. Beds for trees can break the sod along the property line. Corner lots are considered to have two front yards. Sod is required along the side street from the curb to sidewalk and from the sidewalk to the build-to line.

The following tables establish the minimum number and size of trees that will be required in the front yards of residential dwellings. These quantities are minimums for the front of houses; additional plants beyond these numbers are encouraged. If a significant number of existing trees are retained in the front of the lot then this requirement may be reduced or waived. Note: These minimum planting requirements include any trees planted in the right of way immediately in front of or adjacent to the lot.

TABLE D - MINIMUM PLANTING REQUIREMENTS

Lot Width	Deciduous Trees	Evergreen Tree	Shrubs
60' - 80'	2	1	30
50' - 59'	2	1	20
40' - 49'	1	1	15
30' - 39'	1	0	10
< 30'	0	0	5

TABLE E - MINIMUM PLANT SIZES AT TIME OF INSTALLATION

Tree	Size
Deciduous	2-inch caliper
Evergreen	6' height
Shrubs	3 gallon container

LOCHLYN HILL -- CODE OF DEVELOPMENT

Grading

The layout of Lochlyn Hill is in large part a response to the existing topographic conditions of the site. The goal in the planning of Lochlyn Hill is to address the topography of the site not as a constraint but as an opportunity to create vistas, unique roads and development patterns that work with the land and create visual interest. Terracing is an integral element of the site design. Building splits and walkouts shall be used to take up grade. The roads shall be oriented to respond to steeper conditions. The road and development pattern is, in most areas, parallel with the direction of the topography to facilitate the terracing concept.

A Conceptual Grading Plan (Exhibit #8) is included as part of the Illustrative General Development Plan (Exhibit #2).

1. Grading shall provide smooth transitions between the existing topography and newly created slopes.
2. Reconstructed slopes will be no greater than 3:1 unless landscaped. Landscaped slopes can be no greater than 2:1

Retaining walls will be a necessary element of the project and they will be addressed so that they are highly designed and developed as project features and amenities rather than afterthoughts. With retaining walls, the following standards shall be applied:

- Walls over 6-feet tall, as measured from top of wall to the top of the footer, shall be allowed only at recommendation of the Director of Neighborhood Development Services, in consultation with the appropriate staff, to the Planning Commission and City Council for approval.
- Landscaping shall be used at the base and/ or top of walls to integrate these structures into the site and reduce their massing.
- Retaining walls visible from the street or other public area shall be of a higher material quality and shall be compatible with the adjacent building architecture materials and/or colors (e.g., shall be finished with brick, interlocking concrete block, stacked fieldstone, etc.). Retaining walls not visible from the street may be constructed of smooth plaster, finished concrete, or pressure treated wood.

Signage

The signage regulations established in the City Zoning Ordinance shall govern all signage within the Lochlyn Hill PUD.

LOCHLYN HILL -- CODE OF DEVELOPMENT

SUPPLEMENTAL TABLES REQUESTED BY STAFF AND PLANNING COMMISSION

For Additional Information and Clarification Purposes

Table A1 – Permitted/ Prohibited Uses by Block – Compared to City Code									
Residential Uses	Block Number								
	1	2A	2B	3	4A	4B	5	6	R-2
Detached single family		B	B	B	B	B			B
Attached single family (duplex)		B	B	B	B	B			B
Townhouse		B	B	B	B	B			
Multi-family		S	S	S	S	B			
Boarding house (rooming house)		S	S	S	S	S			
Accessory building structures and uses		B	B	B	B	B			B
Accessory Apartment - Internal		B	B	B	B	B			P
Accessory Apartment - External		B	B	B	B	B			P
Residential Treatment Facility		S	S	S	S	S			B
Non-Residential Uses	Block Number								
	1	2	3		4		5	6	R-2
Houses of Worship		S	S	S	S	S			B
Clubs, private - lodges, civic, fraternal, patriotic		S	S	S	S	S			S
Farmers' market		S	S	S	S	S			
Home Occupation ¹		P	P	P	P	P			P
Education Facilities		S	S	S	S	S			S
Stormwater management facilities shown on an approved final site plan or subdivision plat		B	B	B	B	B			B
Utility Facilities		B	B	B	B	B			B
Utility Lines		B	B	B	B	B			B

LOCHLYN HILL -- CODE OF DEVELOPMENT

TABLE B1 – Density by Block						
	Primary Dwelling Unit			Accessory Dwelling Unit		Block Area and Density
	MINIMUM ¹	SHOWN ON ILLUSTRATIVE DEVELOPMENT PLAN	MAXIMUM	MINIMUM	MAXIMUM	
2A	15	15	19	0	5	6.29 Acres 2.38 Units/Acre
2B	15	15	18	0	5	1.79 Acres 8.37 Units/Acre
3	40	30	40	7	15	5.77 Acres 5.19 Units/Acre
4A	50	40	50	8	15	6.4 Acres 5.47 Units/Acre
4B	15	48	48	0	5	1.93 Acres 24.87 Units/Acre
City of Charlottesville	135	148	175	15	50	
County of Albemarle	40	56	60	-	-	
TOTAL	175	204	235	25	50	

LOCHLYN HILL -- CODE OF DEVELOPMENT

OPEN SPACE	
Total Site	38 Acres
Total Open Space	9.71 Acres (25.5%)
County Area	12.14 Acres
County Open Space	2.65 Acres (21.8%)
City Area	25.86 Acres
City Open Space	7.06 Acres (27.3%)

BLOCK AREA DENSITY			
BLOCK	ACRES	UNITS	UNITS/ACRE
1	5.39	18	3.34
2A	6.29	15	2.38
2B	1.79	15	8.37
3	5.77	30	5.19
4A	6.4	35	5.47
4B	1.93	48	24.87
5	3.59	23	6.41
6	3.05	20	6.56

Lochlyn Hill Housing Trust Fund

Shared Appreciation Models

Future Sale:

		Year	Year	Year
		5	10	20
Annual Appreciation	3%			
Initial Price/ Sale Price	\$ 200,000	\$ 231,855	\$ 268,783	\$ 361,222
Net after expenses		7% \$ 215,625	\$ 249,968	\$ 335,937
LHHTF Downpayment	\$ 20,000			
Owner Downpayment	\$ 2,000			
1st DOT Mortgage				
1st DOT Mortgage	\$ 178,000			
Interest Rate	4.5%			
Term (years)	30			
Loan Balance upon Sale		\$ 162,261	\$ 142,559	\$ 87,024
LHHTF Account:				
LHHTF Loan amount	\$ 20,000			
Interest rate	6%			
Annual Interest Amount	\$ 1,200			
Accumulated interest		\$ 6,000	\$ 12,000	\$ 24,000
Loan Balance due at Sale		\$ 26,000	\$ 32,000	\$ 44,000
Owner's Account:				
Downpayment	\$ 2,000			
Loan Principal Reduction		\$ 15,739	\$ 35,441	\$ 90,976
Owner Improvements		\$ 5,000	\$ 10,000	\$ 15,000
Total Owner's Account at Sale		\$ 22,739	\$ 47,441	\$ 107,976
Total of Owner & LHHTF		\$ 48,739	\$ 79,441	\$ 151,976
Property Sale:				
Net Proceeds after 1st dot		\$ 53,364	\$ 107,409	\$ 248,913
LHHTF Share		\$ 28,467 53%	\$ 43,266 40%	\$ 72,065 29%
Owner Share		\$ 24,897 47%	\$ 64,143 60%	\$ 176,848 71%
Total Owner Return		\$ 2,158 9%	\$ 16,702 35%	\$ 68,872 64%
Total LHHTF Return		\$ 2,467 9%	\$ 11,266 35%	\$ 28,065 64%
Downpayment %				
Available for next owner		\$ 28,467 12%	\$ 43,266 16%	\$ 72,065 20%

Lochlyn Hill Housing Trust Fund

GENERAL REQUIREMENTS AND PROGRAM TERMS

Source of Funds	Meadowcreek Development LLC or its successor in interest. Amount shall be no less than \$150,000.
Eligible use of Funds	Down Payment and Closing Cost Assistance. Purchaser must occupy the property as their primary residence. Funds may be used only with a fixed rate, fixed term, and first mortgage product.
Eligible Recipients	Homebuyers with gross household income not exceeding 80% of the Charlottesville area median income limits, as defined by HUD and recognized by VHDA.
Eligible Properties	Properties within the Lochlyn Hill neighborhood with a sales price not to exceed the VHDA First Time Homebuyer Program limits.
Loan Terms	Deferred payment loans funded by the Lochlyn Hill Housing Trust Fund shall accrue simple interest at 6% with all principal and interest due upon sale of the property by the purchaser. Prepayments are allowable. Loans with current interest payable shall carry an interest rate not to exceed the Prime Rate plus 2%. Actual rate to be determined by the program manager based on Purchaser's ability to pay. Current interest loans may be interest only amortizing loans.
Loan Security	Secured deed of trust on the property. Lien position to be determined in each individual case, depending on the other sources of secondary financing used.
Loan-To-Value and CLTV Limits	The total loan-to-value limits for all secured debt shall not exceed 105% of the purchase price, unless otherwise acceptable to the lenders.
Maximum Assistance	10% of the sales price.
Minimum Housing Debt Ratios	Housing Trust Fund loans will be structured to insure that subsidies are appropriate for the Homebuyer's needs. For households with income not exceeding 60% of AMI, the minimum housing debt ratio shall be 21%. For households with gross income above 60% of AMI, the minimum housing debt ratio shall be 24%
Homebuyer Contribution	All homebuyers must contribute at least one percent (1%) of the purchase price. Closing costs shall be considered part of the purchase price for purposes of this requirement.
Security Documents & Subordination	The Lochlyn Hill Housing Trust Fund will hold the notes and deeds of trust. The Fund shall not subordinate its debt to any additional financing after closing, but shall subordinate for the financing of the balance at a lower interest rate.
Ineligible Loan Programs	Adjustable rate and interest only loans are not eligible. Step rate and 5-7 year adjustable rate mortgages may be eligible based on the purchaser's ability to pay and subject to approval by the Trust Fund Director.
Maximum Debt Ratios	32-35% front end ratio. 40-45% back end ratio.
Appreciation Sharing	Upon sale of the property and repayment of all other loans and financial assistance outstanding, together with simple interest, the net proceeds shall be distributed as follows: The Lochlyn Hill Housing Trust Fund balance, including interest, shall be credited toward The Fund's capital account. All initial equity invested by Purchaser, together with all principal payments made on loans and home improvements made by Seller during the time they owned the property, shall be credited toward their capital account. The ratio of the two capital accounts shall determine the ratio of the payout of net proceeds from sale.

Lochlyn Hill Affordable Housing Proffer Summary

Range of Owner Occupied Units to be built in the City:	87-127
Affordable Owner Occupied Units Proffered:	11-14
Percentage Affordable Proffered:	11-12.64%
Min. Units proffered to TJHT, PHA, JABA or HFH	3
Multifamily units planned in the City:	48
Affordable Multifamily Units proffered	6
Percentage Affordable Proffered	12.5%
Optional Cash Proffer	\$42,000
Proffered Range of Accessory Dwelling Units in the City	15-50
Estimated percentage of units w/affordable rental	50%
Proffer qualified percentage	30%
Range of units qualified as affordable under the proffer	4-15
Range of Total Affordable units	21-36
Total percentage Affordable	15-20%
Developer Cost of the current proffer	\$210,000-\$360,000
Developer Cost of modified proffer	\$317,000-\$467,000

ALBEMARLE COUNTY CODE

CHAPTER 18

ZONING

SECTION 15

RESIDENTIAL - R-4

Sections:

- 15.1 INTENT, WHERE PERMITTED**
- 15.2 PERMITTED USES**
- 15.2.1 BY RIGHT**
- 15.2.2 BY SPECIAL USE PERMIT**
- 15.3 AREA AND BULK REGULATIONS (Amended 3-18-81)**
- 15.4 BONUS FACTORS (REFERENCE 2.4)**
- 15.4.1 ENVIRONMENTAL STANDARDS**
- 15.4.2 DEVELOPMENT STANDARDS**
- 15.4.3 AFFORDABLE HOUSING**
- 15.5 CLUSTER DEVELOPMENT OPTION REGULATIONS**
- 15.6 BUILDING SEPARATION**
- 15.7 RECREATIONAL AREA REQUIREMENTS**

15.1 INTENT, WHERE PERMITTED

This district (hereafter referred to as R-4) is created to establish a plan implementation zone that:

- Provides for compact, medium-density, single-family development; (Amended 9-9-92)
- Permits a variety of housing types; and
- Provides incentives for clustering of development and provision of locational, environmental, and development amenities.

R-4 districts may be permitted within community and urban area locations designated on the comprehensive plan. (Amended 9-9-92)

15.2 PERMITTED USES

15.2.1 BY RIGHT

The following uses shall be permitted subject to requirements and limitations of this ordinance:

1. Detached single-family dwellings.
2. Side-by-side duplexes provided that density is maintained, and provided further that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall. Other two-family dwellings shall be permitted provided density is maintained.

ALBEMARLE COUNTY CODE

3. Semi-detached and attached single-family dwellings such as triplexes, quadruplexes, townhouses, atrium houses and patio houses provided that density is maintained, and provided further that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall.
 4. Cluster development of permitted residential uses.
 5. Rental of permitted residential uses and guest cottages, provided that yard, area and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
 6. (Repealed 9-2-81)
 7. (Repealed 9-2-81)
 8. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law. (Amended 5-12-93)
 9. Accessory uses and buildings including home occupation, Class A (reference 5.2) and storage buildings.
 10. Temporary construction uses (reference 5.1.18).
 11. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 31.2.5; 5.1.12). (Amended 11-1-89)
 12. Tourist lodgings (reference 5.1.17).
 13. Homes for developmentally disabled persons (reference 5.1.07).
 14. Stormwater management facilities shown on an approved final site plan or subdivision plat. (Added 10-9-02)
 15. Tier I and Tier II personal wireless service facilities (reference 5.1.40). (Added 10-13-04)
- (§ 20-15.2.1, 12-10-80; 9-2-81; 11-1-89; 5-12-93; Ord. 02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04)

15.2.2 BY SPECIAL USE PERMIT

The following uses shall be permitted by special use permit in the R-4 district, subject to the applicable requirements of this chapter: (Amended 5-5-10)

1. Community center (reference 5.1.4).
2. Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2).
3. Fire and rescue squad stations (reference 5.1.9).

ALBEMARLE COUNTY CODE

4. Swim, golf, tennis, or similar athletic facilities (reference 5.1.16).
5. Private schools.
6. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 5.1.12).
7. Day care, child care or nursery facility (reference 5.1.6).
8. Mobile home subdivisions (reference 5.5).
9. Rest home, nursing home, convalescent home, orphanage or similar institution (reference 5.1.13).
10. Hospitals.
11. Home occupation, Class B (reference 5.2).
12. Churches. (Added 9-2-81)
13. Cemeteries. (Added 9-2-81)
14. Mobile home parks (reference 5.3). (Added 3-5-86)
15. Stand alone parking and parking structures (reference 4.12, 5.1.41) (Added 2-5-03)
16. Tier III personal wireless service facilities (reference 5.1.40). (Added 10-13-04)
17. Historical centers, historical center special events, historical center festivals (reference 5.1.42). (Added 6-8-05)
18. Farmers' markets (reference 5.1.47). (Added 5-5-10)

(§ 20-15.2.2, 12-10-80; 9-2-81; 3-5-86; Ord. 03-18(2), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 05-18(7), 6-8-05; Ord. 10-18(4), 5-5-10)

15.3 AREA AND BULK REGULATIONS (Amended 3-18-81)

Area and bulk regulations within the R-4, Residential, district are as follows:

REQUIREMENTS	STANDARD LEVEL		BONUS LEVEL	
	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT
Gross density	4 du/acre	4 du/acre	6 du/acre	6 du/acre
Minimum Lot Size	(added 7-17-85) 10,890 sq ft		7,260 sq ft.	N/A
Yards, minimum:		N/A		
Front	25 feet	25 feet	25 feet	25 feet
Side ^(a)	15 feet	15 feet	15 feet	15 feet
Rear	20 feet	20 feet	20 feet	20 feet
(a) Minimum side yards may be reduced to not less than ten (10) feet in accordance with section 4.11.3, provided that minimum side yards may be reduced to zero (0) feet on one side in zero lot line developments in accordance with section 4.11.3 and are approved under chapter 14. (Amended 1-1-83; 6-11-08)				
Maximum Structure height	35 feet	35 feet	35 feet	35 feet

ALBEMARLE COUNTY CODE

(§ 20-15.3, 12-10-80; 1-1-83; 7-17-85; Ord. 08-18(4), 6-11-08)

15.4 BONUS FACTORS (REFERENCE 2.4)

15.4.1 ENVIRONMENTAL STANDARDS

For maintenance of existing wooded areas equal to: ten (10) percent to nineteen (19) percent of the site, a density increase of five (5) percent shall be granted; twenty (20) percent or greater of the site, a density increase of ten (10) percent shall be granted.

In order to qualify for this bonus, a conservation plan as specified in section 32.7.9 shall be required. (Amended 8-14-85; 9-9-92)

15.4.2 DEVELOPMENT STANDARDS

For dedication of land to public use not otherwise required by law, density may be increased as follows:

The acreage of the land dedicated and accepted shall be multiplied by twice the gross density-standard level, and the resulting number of dwellings may be added to the site, provided that the density increase shall not exceed fifteen (15) percent. The dedication shall be accepted by the board of supervisors prior to final approval.

For provision of road improvements to secondary or primary roads not otherwise required by this ordinance or Chapter 14 of the Code of Albemarle, a density increase up to twenty (20) percent shall be granted, to be agreed upon by the commission and the applicant, based upon the relative need for transportation improvements in the area. The need for such improvements shall be established by the Virginia Department of Highways and Transportation. (Amended 8-14- 85)

15.4.3 AFFORDABLE HOUSING

For providing affordable housing units, a density increase of thirty (30) percent shall be granted, subject to the following:

- a. At least one-half of the additional housing units allowed by this density bonus shall be developed as affordable housing units. (Amended 10-3-07)
- b. The initial sale price for sale units or the rental rate for a period of at least ten (10) years for rental units shall qualify as affordable housing under either the Virginia Housing Development Authority, Farmers Home Administration or Housing and Urban Development housing choice voucher program. (Amended 10-3-07)
- c. If rental units, the developer shall enter into an agreement with the County of Albemarle restricting the rental rates of the affordable units for a period of at least ten (10) years or until the units are sold as affordable units, whichever comes first. (Amended 10-3-07)
- d. If sale units, the developer shall provide the chief of housing with confirmation of the initial sale price for the affordable units prior to the issuance of building permits for the bonus units. (Amended 8-14-85; 10-3-07)
- e. Manufactured homes for rent in an approved manufactured home park shall be considered rental units under this section provided they qualify as affordable housing under the Housing and Urban Development housing choice voucher program. (Added 3-5-86; Amended 10-3-07)
- f. Manufactured home lots for rent in an approved manufactured home park shall qualify for this bonus provided the developer enters into an agreement with the County of Albemarle that the lots shall be available for rent to manufactured home owners for a period of at least ten (10) years. (Added 3-5-86; Amended 10-3-07)

ALBEMARLE COUNTY CODE

- g. Manufactured home lots for sale in an approved manufactured home subdivision shall qualify for this bonus provided the developer restricts the use of the lots to manufactured homes or other affordable housing for a period of at least ten (10) years. (Added 3-5-86; Amended 10-3-07)
- h. The decision to extend the periods beyond the ten (10) year minimum provided in subsections (b), (c), (f) and (g) shall be in the sole discretion of the developer. (Added 10-3-07)
- i. The occupancy of the affordable units shall be restricted to those households with incomes at or below eighty (80) percent of the area median income for for-sale units and at or below sixty (60) percent of the area median income for rental units. The chief of housing or his designee must approve all purchasers of for-sale units based on household income. Prior to issuance of the first certificate of occupancy for a building providing affordable rental units, the developer shall enter into a rental rate agreement with the county, approved by the county attorney, that delineates the terms and conditions pertaining to rental rates, occupancy and reporting during the minimum ten (10) year period. (Added 10-3-07)

(§ 15.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07)

15.4.4 The cumulative effect of density factors above may not exceed fifty (50) percent (Amended 8-14-85)

15.5 CLUSTER DEVELOPMENT OPTION REGULATIONS

At the option of the owner, regulations under cluster development provisions in section 15.3 may be used for cluster development of the land to be subdivided and developed. Use of cluster provisions shall be subject to other requirements of this ordinance, applicable health requirements and the provisions of Chapter 14 of the Code of Albemarle. (Amended 8-14-85)

15.6 BUILDING SEPARATION

In any case in which there is more than one main structure on any parcel, there shall be a minimum of thirty (30) feet between such structures except as otherwise provided in section 4.11.3. This provision shall not apply to structures built to a common wall. (Added 1-1-83) (Amended 8-14-85)

15.7 RECREATIONAL AREA REQUIREMENTS

See section 4.16 for recreation requirements. (Amended 3-5-86)



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
CHARLOTTESVILLE RESIDENCY OFFICE
701 VDOT WAY
CHARLOTTESVILLE, VA 22911

GREGORY A. WHIRLEY
COMMISSIONER OF HIGHWAYS

June 11, 2012

Ms. Jeanette Janiczek
UCI Program Manager
City of Charlottesville
Neighborhood Development Services

Subject: Lochlyn Hill Chapter 527 TIA

Dear Ms. Janiczek,

In accordance with §15.2-2222.1 of the Code of Virginia and the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, a traffic impact analysis was prepared by Engineering and Planning Resources, P.C. on the site plan for the proposed development project entitled Lochlyn Hill by Meadowcreek Development LLC.

We have evaluated this traffic impact analysis and prepared a report that summarizes the errors or omissions, summary of data and recommendations of the analysis. Some revisions will be necessary to complete the Traffic Impact Study and some recommendations may change due to the revisions. Our report is attached to assist the city in their decision making process regarding the proposed development.

I am available at your convenience to meet and discuss VDOT's finding if you need assistance. And finally, I ask that you include VDOT's key findings of the traffic analysis in the official public records on the proposed project and have this letter, our report, and the traffic impact analysis placed in the case file for this site plan. VDOT will make these documents available to the general public through various methods including posting them on VDOT's website.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel DeNunzio".

Joel DeNunzio
Area Land Use Engineer

Cc: Mr. Bill Wuensch, P.E., PTOE

WE KEEP VIRGINIA MOVING

Key Findings for Traffic Impact Analysis entitled Lochlyn Hill, Charlottesville VA
City of Charlottesville, VA
Prepared by Engineering and Planning Resources, P.C. for Meadowcreek Development,
LLC

Below are VDOT's key findings for the TIA on the above project:

Errors and Omissions:

- The report presents the existing AM and PM peak hour turning movements but does not include the daily volume counts as required in the Traffic Impact Analysis Regulations, 24VAC 30-155 section C.2.c.
- This report includes analyses performed with Synchro and Simtraffic and the summary table provides queue lengths and delay from Simtraffic. The report does not indicate if the Simtraffic outputs are a result from an average of multiple runs. A minimum of ten runs should be performed for each Simtraffic evaluation while each run contains a 15 minute seed interval and 60 minute run duration. Please include the referenced reports for delay and queue in the appendix.
- Page 11, table 1 of the report shows the total daily trips incorrectly as 448 for the other development and it should be 1228. Also, this number does not include any existing traffic that currently uses the Stonehenge entrance that would use this entrance to make left turns onto Rio Road due to better sight distance.
- Page 11 of the report states that 80% of the other developments traffic will make a right turn at the entrance opposite of Pen Park Lane. This should be 50%. The Treesdale development has a separate right in and out entrance where their right turns will occur and they generate 50% of the other developments traffic.
- Table 4A contains the following errors:
 - The 2021 no-build PM section of the EBL delay should be 192.6 seconds.
 - All the values for the 2021 build scenario are different than the Synchro Report.
 - The 2027 no-build reports were not included in the appendix.
 - Some of the queues listed do not include the '#' reference as they are shown in the reports.
 - The '#' and 'm' notes should be added to the table as they are in the reports.
- This study discusses the signal warrants but did not include a full warrants analysis in the study. This should be included as part of study.

Summary of Data:

- The study shows that the traffic exiting Pen Park Lane during the morning peak period will experience extreme delays of 3 to 5 minutes or more per vehicle and traffic queuing that will extend through the Woodmont connection and off of the study network. This is unacceptable and will create a situation where drivers will become overly aggressive in exiting Pen Park Lane and may lead to an increase in accidents.
- All the warrants do not need to be met for a signal to be recommended to address safety issues. Part of the reason for the interconnection of the developments on the west side of Rio Road is to connect them to a location that was to be signalized. The Treesdale development is for older residents that need a safer location to enter Rio Road and this was to be that location. These are some of the factors to consider in the signal warrants analysis.

Study Recommendation:

- Signalization of the Rio Road – Pen Park Lane intersection and the installation of a Right Turn Lane on Pen Park Lane should be a requirement of the Development.
- If ROW is not fully available the developer could proffer the improvement and cost of the ROW and work with the city and county to purchase the ROW for the improvements.
- Another way to address some of the impacts is to phase the development based on an improvement implementation schedule. We don't want to create a situation without solution.

June 16, 2015



City of Charlottesville
Neighborhood Development
Attn: Brian Haluska
PO Box 911, City Hall
Charlottesville, VA 22902

RE: Lochlyn Hill PUD Modification – Resubmission

Dear Brian:

Please find enclosed the following:

- Revised Pages 6-7+15 of the Code of Development (per staff comments)
- Revised Conceptual Development Plan (no change from Public Hearing)

Per the comments made by Staff, we have revised the Code of Development language on Pages 6-7+15, along with a modification to Table A, to reflect the discussion. Should staff have any additional comments or suggestions, we are amenable to further revision.

Please note the entire package of changes, as submitted with the initial submission, is being provided.

We look forward to working with you on this exciting residential development project that spans both the City and County jurisdictions. If there are any questions, please do not hesitate to contact me directly at lopez@milestonepartners.co or 434.245.5803 (o) or 434.409.1005 (c).

Very truly yours,

A handwritten signature in black ink that reads "LJ Lopez III". The signature is stylized and cursive.

Louis J. Lopez III



LOCHLYN HILL -- CODE OF DEVELOPMENT

balance of the neighborhood, as it will offer single family detached and townhouses in both a front loaded and rear alley loaded condition.

Block 2A

Block 2A is situated solely in the City of Charlottesville and will be a continuation of the development pattern established in Block 1. Small setbacks, street trees, and pedestrian friendly streets will continue in this block and throughout the neighborhood. Front loaded, single family detached dwellings will comprise the majority of the product type in this block with a few, rear loaded, single family detached.

Block 2B

A sub-block, 2B, will support single family detached front load and/or rear load dwellings. In addition, single family detached and/or duplex dwellings will be centralized around a common green space. Parking will be relegated from the primary street as much as possible-

Block 3

Block 3 is situated with a majority of the block in the City and a portion in the County. The Albemarle County portion of the block is comprised of the remainder of the Village Green. Again, this will provide for central green space that is flexible and programmable for both passive and active recreation. This is anticipated to be a central meeting place for residents. The City of Charlottesville portion of Block 3 continues the already established pattern of development with single family detached dwellings and townhouses. The units in this block are all anticipated to be rear loaded.

Block 4A

Block 4A includes single family detached dwellings and townhouses both rear and front loaded. Block 4 is located entirely within the City and will have direct access to the Meadowcreek and pedestrian access to the Rivanna Trail will be made possible by the installation of a bridge to cross the Meadowcreek.

Block 4B

Block 4B is comprised of multi-family dwellings. This block is also adjacent to the Meadowcreek Golf Course and the multifamily use will take advantage of the grades on site to provide spectacular views of the golf course and surrounding mountain vistas.

Blocks 5 and 6

In Blocks 5 and 6 the pedestrian friendly, tree lined streets, alley access, integrated townhomes and single family dwellings pattern of development continues. This block is adjacent to greenspace on its north and south boundaries. To the north is the Meadowcreek Golf Course, offering great views, and to the south is the central Village Green, offering active and passive recreation.

* All uses described above may be included in any of the blocks and Table A, below, shall govern the uses to be included in the respective blocks.

*Single family detached and/or duplex dwellings centralized around a common greenspace (as depicted in a portion of Block 2B) may be included in any of the neighborhood blocks

LOCHLYN HILL -- CODE OF DEVELOPMENT

Land Uses Permitted/ Prohibited by Block

Table A establishes the uses that are permitted or prohibited by block. If the column under a Block has a “B” filled in, then the use in that row is permitted (i.e., it is by-right) within that block. If the column under a Block has a “S” filled in, then the use in that row is permitted within that block only through a Special Use Permit and a separate Special Use Permit would need to be filed and a separate legislative action would need to be taken by the City of Charlottesville City Council to permit that use. Finally, if a column is left blank, then the use is prohibited within that block.

Table A – Permitted/ Prohibited Uses by Block								
Use	Block					Block		
	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Block 8
Detached single family dwelling	B	B	B	B	B			
Duplex, Townhouse	B	B	B	B	B			
Multi-family – 4 units or more	S	S	B	B	B			
Boarding house (rooming house)	S	S	S	S	S			
Accessory building structures and uses	B	B	B	B	B			
Accessory Apartment - Internal	B	B	B	B	B			
Accessory Apartment - External	B	B	B	B	B			
Houses of Worship	B	B	B	B	B			
Clubs, private - lodges, civic, fraternal, patriotic	S	S	S	S	S			
Farmers’ market	S	S	S	S	S			
Home Occupation ¹	P	P	P	P	P			
Education Facilities	S	S	S	S	S			
Utility Facilities	B	B	B	B	B			
Utility Lines	B	B	B	B	B			

1. Home Occupation shall be reviewed in accordance with the City’s Provisional Use Permit regulations and section 34-1172 of the zoning code.

LOCHLYN HILL -- CODE OF DEVELOPMENT

	Primary Dwelling Unit			Accessory Dwelling Unit		Block Area and Density
	MINIMUM ¹	SHOWN ON PUD DEVELOPMENT PLAN	MAXIMUM	MINIMUM	MAXIMUM	
2A	15	15	19	0	5	6.29 Acres 2.38 Units/Acre
2B	15	15	18	0	5	1.79 Acres 8.37 Units/Acre
3	30	30	40	7	15	5.77 Acres 5.19 Units/Acre
4A	40	40	50	8	15	6.4 Acres 5.47 Units/Acre
4B	15	48	48	0	5	1.93 Acres 24.87 Units/Acre
City of Charlottesville	135	148	175	15	50	
County of Albemarle	40	56	60	-	-	
TOTAL	175	204	235	25	50	

**AN ORDINANCE
APPROVING A REQUEST TO REZONE PROPERTY LOCATED AT
PENN PARK LANE (TAX MAP PARCELS 48A-39 AND 48A-40)
FROM R-2 (RESIDENTIAL – TWO FAMILY) TO
PLANNED UNIT DEVELOPMENT (LOCHLYN HILL)**

WHEREAS, Milestone Partners, LLC (“Applicant”), agent for the Owner of property off Penn Park Lane designated as Parcels 39 and 40 on City Tax Map 48A, submitted an application seeking a rezoning of such property from R-2 (Residential-Two Family) to Planned Unit Development (PUD), hereinafter the “Proposed Rezoning”; and

WHEREAS, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on July 10, 2012, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, legal notice of the public hearing held on July 10, 2012 was advertised in accordance with Va. Code Sec. 15.2-2204; and

WHEREAS, the Applicant submitted a Preliminary Proffer Statement dated June 11, 2012, as required by City Code Section 34-64(a), and presented the Preliminary Proffer Statement to the Planning Commission on July 10, 2012; and

WHEREAS, on July 10, 2012, the Planning Commission voted to recommend approval of the Proposed Rezoning to the City Council on the basis of general welfare and good zoning practice; and

WHEREAS, the Applicant submitted a Final Proffer Statement dated July 12, 2012, as required by City Code Section 34-64(c), and made a part of these proceedings; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice requires the Proposed Rezoning; that both the existing zoning classifications (R-2 Residential-Two Family) and the proposed “PUD” zoning classification (subject to proffered development conditions) are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from R-2 Residential-Two Family to Planned Unit Development (PUD), subject to the proffered development conditions set forth within the Final Proffer Statement, the property located off Penn Park Lane designated as Parcels 39 and 40 on City Tax Map 48A, consisting of approximately 25.6 acres, or 1,115,136 square feet.

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM-12-03-04)
STATEMENT OF FINAL PROFFER CONDITIONS
For the LOCHLYN HILL PUD

Dated as of July 12, 2012

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

Meadowcreek Development, LLC, its successors and assigns (the "Applicant"), as the owner of the land described on Exhibit A hereto (the "Subject Property"), seeks to amend the current zoning of the Subject Property from R-2 to Planned Unit Development as described in the Lochlyn Hill Code of Development dated May 8, 2012, last revised July 12, 2012 (the "PUD Development Plan") and subject to the voluntary development conditions set forth below (the "Proffers").

The Applicant hereby proffers and agrees that, if the Subject Property is rezoned as requested by the City of Charlottesville (the "City") in application ZM-12-03-04, the rezoning will be subject to, and the Applicant will abide by, the approved PUD Development Plan and the Proffers in the development of the Subject Property. If rezoning application ZM-12-03-04 is denied, the PUD Development Plan and the Proffers shall be null and void.

1. **Affordable Housing** – No less than 15% (the "Affordability Threshold") of the total number of residential units constructed on the Subject Property shall meet the requirements for an Affordable Dwelling Unit as defined below. Affordable Dwelling Units may include single family detached units, single family attached units, attached or detached accessory dwellings, apartments or condominiums.
 - (a) **Affordability defined.** For the purposes of this Proffer 1, an "Affordable Dwelling Unit" shall mean a residential dwelling unit affordable to a household whose income is less than 80% of the area median family income as provided by the U.S. Department of Housing and Urban Development ("HUD") from time to time for the area encompassing the Subject Property (a "Qualified Household"), such that the Qualified Household's housing costs consisting of principal, interest, real estate taxes, and homeowner's insurance (PITI) do not exceed 30% of the Qualified Household's gross income. Certain credits against the Affordability Threshold are permitted notwithstanding the foregoing definition, as more particularly provided herein.
 - (b) **For-Sale Affordable Units.** A portion of the total Affordable Dwelling Units provided on the Subject Property to satisfy the Affordability Threshold shall be for-sale units as provided in this Proffer 1(b).
 - (i) **Number.** Not less than 11% of the total number of for-sale residential units constructed on the Subject Property, or 11 residential units, whichever is greater, shall be for-sale Affordable Dwelling Units. The requirements of this proffer 1(b) shall be satisfied by sales of Affordable Dwelling Units to Qualified Households using funds from the Lochlyn Hill Housing Trust Fund as described in (ii) below and by sales of finished residential lots or dwelling units to Nonprofit Housing Providers as described in (iii) below.

- (ii) **Housing Trust Fund.** The Applicant shall establish a housing trust fund for the Subject Property (the "Housing Trust Fund") for the purpose of making units available for sale to Qualified Households by providing downpayment and closing cost assistance in amounts sufficient to make otherwise-unaffordable units into Affordable Dwelling Units for such Qualified Households. The Applicant shall fund a minimum of \$150,000, in the form of cash and/or notes, into the Housing Trust Fund, at such times and in such amounts as may be necessary to enable the Housing Trust Fund to provide sufficient downpayment and closing cost assistance to Qualified Households to meet the enforcement targets set forth in (iv) below. The funds deposited by the Applicant, together with any other funds deposited therein, shall provide a revolving source of funds for downpayment and closing cost assistance to Qualified Households for the purchase of Affordable Dwelling Units on the Subject Property. All funds held in the Housing Trust Fund shall be used to promote affordability within the Lochlyn Hill Neighborhood. The Housing Trust Fund shall be managed by Piedmont Housing Alliance or another charitable organization designated by the Applicant and approved by the City's Director of Neighborhood Development Services. Notes held by the Housing Trust Fund shall conform to certain general terms and requirements consistent with the purpose of the Housing Trust Fund.
- (iii) **Sales to Nonprofit Housing Providers.** The Applicant shall sell a minimum of 3 finished residential lots or dwelling units (collectively, the "Nonprofit Units") on the Subject Property to one or more of the following nonprofit housing providers: Thomas Jefferson Community Land Trust, Piedmont Housing Alliance, Jefferson Area Board for Aging, Inc., or other nonprofit housing provider designated by the Applicant and approved by the City's Director of Neighborhood Development Services (the "Nonprofit Housing Providers"). Applicant shall sell such Nonprofit Units to the Nonprofit Housing Providers at a 15% discount to prevailing market rates at the time of conveyance, or at Applicant's cost, whichever is greater. The execution of a contract to sell any Nonprofit Unit to a Nonprofit Housing Provider shall be deemed to create an Affordable Dwelling Unit and shall be credited against the Applicant's obligation to provide for-sale Affordable Dwelling Units under Proffer 1(b). If, within 12 months after execution of a contract between the Applicant and a Nonprofit Housing Provider, the parties are unable to close on the acquisition of a Nonprofit Unit through no fault of the Applicant, then the Applicant's obligation to sell such Nonprofit Unit shall be deemed satisfied and shall be credited against the Applicant's obligation to provide for-sale Affordable Dwelling Units under Proffer 1(b) and the Applicant shall be free to sell such residential lot or dwelling unit without restriction.
- (iv) **Enforcement.** Prior to the issuance of the 50th building permit within the Subject Property, the Applicant shall have closed on the sale of at least 5 Affordable Dwelling Units or Nonprofit Units. Prior to the issuance of the 100th building permit within the Subject Property, the Applicant shall have closed on the sale of at least 6 additional Affordable Dwelling Units or Nonprofit Units. In the event that additional for-sale Affordable Dwelling Units are required to satisfy the requirements of this Proffer 1(b), they shall be provided as follows: the Applicant shall have closed on the sale of at least 1 additional Affordable Dwelling Unit or Nonprofit Unit before the issuance of the 109th, 118th and 127th building permits within the Subject Property.

- (c) **Accessory Dwelling Units.** The Applicant shall construct not less than 15 Accessory Dwelling Units (“ADUs”) on the Subject Property. Such ADUs shall be credited toward satisfaction of the Affordability Threshold at the rate of 3 ADUs = 1 Affordable Dwelling Unit. Such credit shall be recognized for a maximum of 45 ADUs, so that this proffer 1(c) shall generate an aggregate credit against the affordable housing proffer of not less than 5 nor more than 15 Affordable Dwelling Units. For the purpose of this Proffer 1(c), an “Accessory Dwelling Unit” may be attached or detached, and shall be permitted, constructed and sold with a primary dwelling unit on the same lot and may include, without limitation, accessory apartments as defined in Section 34-1200 of the City’s Code of Ordinances in effect as of this date of these Proffers. Certificates of occupancy for the ADUs required by this Proffer 1(c) (which may be included within the certificate of occupancy for the primary dwelling unit) shall have been issued within 10 years following issuance of the first building permit within the Subject Property.
- (d) **For-Rent Affordable Units.** The Applicant may elect to meet the Affordability Threshold entirely through the provision of for-sale Affordable Housing Units as described in proffer 1(b) and the ADUs described in Proffer 1(c), or the Applicant may, at its option, meet any remaining portion of the Affordability Threshold through the provision of rental apartments on the Subject Property (the “For-Rent Affordable Units”) or through payment of a cash proffer as provided in this proffer 1(d). If the Applicant elects to provide any of the required Affordable Dwelling Units through rental apartments, the Applicant shall so notify the City’s Director of Neighborhood Development Services in writing of its decision prior to the issuance of the certificate of occupancy for the multifamily building to be located within Block 4B of the Subject Property. The completed For-Rent Affordable Units provided by the Applicant shall then be offered for rent only to Qualified Households (as defined in proffer 1(a) above) at then-applicable HUD Fair Market Rents. If HUD ceases to publish Fair Market Rents, then rent for the For-Rent Affordable Units shall be set with reference to a replacement publication approved by the City’s Director of Neighborhood Development Services. The requirement that the rents for the For-Rent Affordable Units not exceed the maximum rents established in this Proffer 1(d) shall apply for a period of 5 years following issuance of the certificate of occupancy for the building in which the For-Rent Affordable Units are located (the “Affordable Term”). The Applicant shall report the rental rates for the For-Rent Affordable Units and incomes of the occupants to the City’s Director of Neighborhood Development Services each year during the Affordable Term. At any point before or during the Affordable Term, the Applicant may release any or all of the For-Rent Affordable Units from the restrictions of this Proffer 1(d) by making a payment in the amount of \$7,000 per For-Rent Affordable Unit to the Charlottesville Housing Fund or to another nonprofit housing provider designated by the City’s Director of Neighborhood Development Services.
- (e) **Successors bound.** The Affordability Threshold and other requirements of this Proffer 1 shall apply to the Subject Property as a whole and not to individual site plans and subdivision plats. The Applicant may designate on a site plan or subdivision plat of any portion of the Subject Property a number or percentage of the Affordable Dwelling Units required by this Proffer 1 to be constructed on the land depicted thereon; provided that such designation shall not expand the Applicant’s obligations under the Proffers. The Applicant shall convey the responsibility for creating the Affordable Dwelling Units to the subsequent owner(s) or developer(s) of the Subject Property (or any portion thereof), and such subsequent owner(s) and/or developer(s) shall succeed to the duties of the

Applicant under this Proffer 1, and the term “Applicant” shall refer to such subsequent owner(s) and/or developer(s), as applicable.

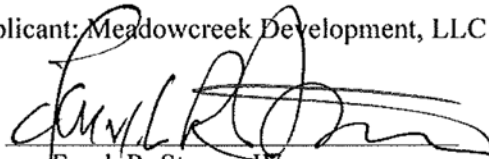
2. **Pedestrian Connection to Rio Road** – The Applicant shall construct a sidewalk between the Subject Property and Rio Road as provided in this Proffer 2. Upon receipt of necessary approvals from Albemarle County (the “County”) and the Virginia Department of Transportation (“VDOT”), but not earlier than the date of issuance of the first building permit within the Subject Property, the Applicant shall construct a sidewalk along one side of Pen Park Lane from the Subject Property to the intersection with Rio Road. The Applicant’s obligation under this Proffer 2 shall be contingent on the provision, without cost to the Applicant, of adequate right-of-way and easements necessary for the sidewalk to be constructed and maintained; provided, however, that the Applicant shall cooperate with the County and VDOT to obtain such right-of-way and easements. In the event that the requisite approvals, right-of-way and easements have not been provided within 10 years following issuance of the first building permit within the Subject Property, then this Proffer 2 shall be deemed satisfied and the Applicant shall have no further obligation under this Proffer 2.
3. **Bicycle Path and Greenway Dedication** – The Applicant shall provide land and a cash contribution toward construction of a paved bicycle path traversing the side of the Subject Property that parallels Meadow Creek and connecting the Subject Property to the City of Charlottesville’s existing trails network (the “Bike Path”), as provided in this Proffer 3. Upon receipt of notice from the City that (a) all necessary right-of-way has been acquired to connect the Subject Property to the City’s existing trails network, (b) funds necessary for constructing a paved bicycle path between the Subject Property and the City’s existing paved trail or street network have been allocated by the City, (c) plans for constructing the paved bicycle path (including the Bike Path on the Subject Property) have been approved by the City, and (d) the City is prepared to move forward with the construction of a paved bicycle path between the Subject Property and the City’s existing paved trail or street network, then, within 12 months after the Applicant’s receipt of such notice, but not earlier than the date of issuance of the first building permit within the Subject Property, the Applicant shall (i) dedicate to the City sufficient area for the Bike Path and a parallel greenway area surrounding the Bike Path of not less than 50 feet and not more than 100 feet in width generally in the location shown on the Development Plan (the “Land”) and (ii) make a cash contribution to the City in the amount of \$15,000, with any unexpended funds to be retained by the City and used toward funding trail maintenance (the “Cash Contribution”). In the event that the conditions for the Applicant’s obligation to dedicate the Land and pay the Cash Contribution have not occurred within 10 years following issuance of the first building permit within the Subject Property, then the Applicant shall quitclaim the Land to the City in full satisfaction of this Proffer 3 and shall have no obligation to make the Cash Contribution.
4. **Funding for Rio/Pen Park Lane Traffic Signal** – The Applicant shall provide up to 2 signal warrant studies and a contribution of cash toward the design and construction of a traffic signal at the intersection of Rio Road and Pen Park Lane (the “Traffic Signal”) and/or design and construction of a right turn lane on Pen Park Lane its intersection with Rio Road (the “Turn Lane”) as provided in this Proffer 4. Within 30 days after the issuance of the 50th building permit within the Subject Property, the Applicant shall obtain a signal warrant study by a traffic engineer approved by VDOT and the City traffic engineer of the intersection of Rio Road and Pen Park Lane (the “First Study”) and provide copies of the study, within 30 days after completion of the study, to the City’s traffic engineer and to VDOT. In the event that the First Study concludes that the conditions warrant construction of the Traffic Signal and/or the construction of a Turn Lane and VDOT accepts the First Study in writing, then,

within 30 days after VDOT has provided a written estimate of final costs and a firm construction schedule for the Traffic Signal and/or the Turn Lane, the Applicant shall contribute \$65,000 toward the design and construction of the Traffic Signal and/or the Turn Lane to the City, VDOT, or their designee. Under no circumstances shall the contribution by the Applicant exceed \$65,000. In the event that the First Study concludes that conditions do not warrant construction of the Traffic Signal and/or Turn Lane, or if VDOT does not accept the First Study, then the Applicant shall conduct a second signal warrant study of the intersection of Rio Road and Pen Park Lane before the issuance of the 100th building permit within the Subject Property by a traffic engineer approved by VDOT and the City traffic engineer of the intersection of Rio Road and Pen Park Lane (the "Second Study") and provide copies of the study, within 30 days after completion of the study, to the City's traffic engineer and to VDOT. In the event that the Second Study concludes that the conditions of a Traffic Signal and/or Turn Lane are met and VDOT accepts the Second Study in writing, then, within 30 days after VDOT has provided a written estimate of final costs and a firm construction schedule for the Traffic Signal and/or Turn Lane, the Applicant shall contribute \$65,000 toward the design and construction of the Traffic Signal and/or Turn Lane to the City, VDOT, or their designee. In the event the Second Study concludes that conditions do not warrant construction of the Traffic Signal and/or Turn Lane, or if VDOT does not accept the Second Study, then this Proffer 4 shall be deemed satisfied and the Applicant shall have no further obligation under this Proffer 4. Any funds paid by the Applicant under this proffer 4 that are not expended for the design and construction of the Traffic Signal and/or Turn Lane within 12 months following the Applicant's payment of such funds shall be promptly returned to the Applicant, in which case the Applicant shall have no further obligation with respect to this Proffer 4. Notwithstanding anything to the contrary contained in this Proffer 4, in the event that conditions triggering the Applicant's obligation to perform any signal warrant study or pay any cash proffer described in this Proffer 4 have not occurred within 10 years following issuance of the first building permit within the Subject Property, then this Proffer 4 shall be deemed satisfied and the Applicant shall have no further obligation under this Proffer 4.

WHEREFORE, the undersigned Applicant requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 12th day of July, 2012.

Applicant: Meadowcreek Development, LLC

By: 
Frank R. Stoner, IV
Managing Member

Applicant's Address: 300 Second Street NE
Charlottesville, VA 22902

PLANNING COMMISSION REGULAR MEETING
August 10, 2021 – 5:30 P.M.
Virtual Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: Virtual/Electronic

Members Present: Commissioner Habbab, Commissioner Solla-Yates, Chairman Mitchell, Commissioner Russell, Commissioner Stolzenberg, Commissioner Lahendro

Members Absent: Commissioner Dowell

Staff Present: Joe Rice, Patrick Cory, Missy Creasy, Alex Ikefuna, Lisa Robertson, Danna O’Connell

Chair Mitchell called the meeting to order at 5:00pm and he asked Ms. Creasy to provide an overview of the agenda for the evening which was done. It was noted that the spelling of Yolunda Harrell’s name needs to be updated in the minutes.

Chair Mitchell asked Commissioner Solla-Yates to review the request concerning the traffic light at 3rd and Water Street. Commissioner Solla-Yates noted that he had expressed concern about the benefit of this traffic light based on the cost of it remaining from a monetary standpoint and operational standpoint for transit. It was noted that there are at least three options that could be considered: keep the light, remove the light, place the light on flashing. Ms. Creasy noted that there was a discussion last month with Chair Mitchell, Commissioner Solla-Yates and staff including Brennen Duncan. It was noted that this item could be brought up to the full commission and if there was agreement, that staff could provide a letter to Deputy City Manager Sam Sanders with the details so consideration of the request could be given to Council. As all commissioners were in agreement with moving forward with review, it was noted that the next step would be for Traffic staff to meet with Mr. Sanders to see if he wants to take it forward to Council.

Commissioner Lahendro noted his discussion with members of the Rugby neighborhood in relation to the future land use map. Commissioner Stolzenberg provided comments and a brief discussion took place.

Commissioner Habbab noted that he and his firm are involved with the Park Street and MACAA sites so he will likely not be participating in the conversation. Clarification will take place prior to the meeting.

II. COMMISSION REGULAR MEETING – Meeting called to order at 5:30 PM by the Chairman

Beginning: 5:30 PM

Location: Virtual/Electronic

A. COMMISSIONER’S REPORT

Commissioner Russell – Council approved the design for the Fontaine Avenue Streetscape, which is a smart-scale project. The final design will continue while property is acquired for right of way. It is projected for construction to begin sometime in 2023.

Commissioner Stolzenberg – I had two meetings this month. The MPO Technical Committee met. We reviewed potential smart-scale submission projects for the next round of smart-scale. There are five projects under consideration right now, including District Avenue Roundabout up by Stonefield, improvements on Fifth Street, improvements on Avon, and the Rivanna Corridor Bridge. There was another project proposed by a member of CTAC (Citizens Transportation Advisory Commission), which was a flyover leaving 29 and 250 into the middle of 29 up to Hydraulic. That seemed to be too expensive to not merit constraint or any long range transportation plan. The decision was made to put that off until we do a long range planning process. We also had a meeting of TJPDC, which is starting its process of reviewing applications for a new Executive Director. They also approved a regional affordable housing plan. That goes a long way towards generalizing the affordable housing plan of the city and the county and adding all of our outlying areas with recommendations for what they can do. The inter-government panel on climate change has released the first part of its six assessment report. Most of the material in there is bad news. Some of it is tentatively possibly good news if we act on it. I would encourage all of you to read it. We are currently at one degree Celsius of warming over the baseline. We are essentially guaranteed to go past 1.5 degrees Celsius at this point. We're most likely looking at 3 degrees or more unless we see a very significant reduction in greenhouse gas emissions. The good news is if we can reach net zero by the middle of the century, we will hit 1.5 degrees Celsius and then fall back/start to decline. The problem won't keep getting worse. However, that would be a significant departure from current trends and requires significant change in how we live our lives and how we make governmental policy. I encourage you all to read that and think about that as we consider our policies moving forward.

Commissioner Lahendro – Since our last meeting, I attended the Board of Architectural Review meeting on July 20th. It was a very quick meeting. We had one Certificate of Appropriateness that was passed. We had a long discussion with the designers for the new courthouse building. This was a preliminary discussion where we had the opportunity to review and comment upon some of the very conceptual designs for the new courthouse. The Tree Commission met the same night as the Planning Commission. I wasn't able to attend. August is going to be quiet as well. There is no Tree Commission meeting in August. I was asked to attend a meeting with three residents of the Meadowbrook and Rugby Road communities. This was to listen to their concerns regarding the Comprehensive Plan recommendations that have been put forward to this point. As a result of listening to them, I did recommend that they put this in a written form that was sent to me last week. I reviewed it. I have asked that it be sent onto the other commissioners, the Council, and to our consultants. In summary, they are challenging the three main justifications for making significant changes to the land use zoning. The first justification is how population growth is being anticipated and how that population is being looked at in the future. Secondly, they're challenging the idea that Charlottesville is landlocked and needs to be up-zoned. Thirdly, they are challenging the method used for calculating cost burden/households. I found their presentation and discussion with me to be very thoughtful and was based upon a great deal of work. I would love to hear the consultants' response to some of these counter-arguments that have been put forward.

Commissioner Solla-Yates – The Housing Advisory Committee met on July 21st. We met with some new city staff. Ashley Marshall and Sam Sanders are the new deputy city managers. We talked about how we actually are going to implement this new housing plan. The answer right now is staffing. We're going to hire people to do the work, which is very exciting and what I wanted to hear. Mr. Sanders broke some news that a new hire with NDS has been made. It is Mr. Freas. His current priority is hiring a new Housing Coordinator to help us answer these complicated and quantitative questions that keep coming up.

Commissioner Habbab – No Report

B. UNIVERSITY REPORT

Commissioner Palmer – Fall Semester starts August 24th. We will be in full swing around Grounds starting next week. The bus schedule for UTS has changed. They're adding a little bit more coverage and frequency. If you are interested in seeing those routes, you can go to the UTS website. They're not back to what they were. They're more robust.

C. CHAIR'S REPORT

Chairman Mitchell – I didn't make any of the meetings this month. We have an annual meeting happening in Sept. At that meeting, we will need to elect a new chair and a new vice-chair. We have asked our senior commissioners (Ms. Dowell and Mr. Lahendro) to work to nominate two new officers. It would be very helpful in our meeting (with the consultants) later this month that we look at the data behind some of the assumptions you have made. There is some debate as to what methods were used to get data. A little feedback on that would be of great value.

D. DEPARTMENT OF NDS

Ms. Creasy – We have a new director, James Freas, who will be joining us September 13th. We will welcome him. That is the week of your meeting. Chair Mitchell noted the annual meeting. We will have some activities that occur based on that. Tomorrow evening at 6:00, there's a meeting on the Belmont Bridge. It's a meeting to provide background on the construction project to come. There's been quite a bit of activity over there. There will be more to come. The meeting is going to touch on that. If you go to belmontbridge.org, you can register for that meeting. It looks to be very informative, especially for people who spend any amount of time in downtown Charlottesville. You have a work session later this month on the 24th, which we will have preliminary discussions on Park Street and MACAA sites. They're preparing some rezoning applications. This is an opportunity for you to weigh in on their proposal at this point. They have outlined a number of questions in their report, which will be helpful for a robust conversation with them. They will take that feedback and move to the next step of the process. They are also currently having a community meeting right now on that project. We'll have some feedback on that. This will give the public the opportunity as we move forward. Those are two pretty big developments. On the 31st is the meeting with the consultants where we will review changes that have been proposed to the Comprehensive Plan and Future Land Use Map based on the comments that we've received in the last comment period. We expect that meeting will probably take a little bit of time. We'll have materials to you for both of those work sessions a week in advance. The consultants are working very hard to get things moving along. We're going to be right up to the line putting those materials together. We will have some opportunity for you to review in advance. They'll be open to the public in time for the discussion at that August 31st meeting. We will see where things stand at that point.

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

James Groves – I teach climate change and sustainability at UVA. The United Nations issued a new comprehensive science report on climate change yesterday. The report states that our lifestyles are eroding the natural world around us setting the stage for increasingly difficult living conditions for everyone and everything. I find myself reflecting upon what our community should be doing to contribute to climate solutions. That reflection has me thinking about the city's draft comprehensive plan. The current draft lacks important, specific recommendations that should certainly be included in the city's approach to addressing climate change. The current draft does not recommend the use of

commercial, property assessed clean energy financing to upgrade the energy efficiency, renewable energy, and water management systems of commercial and multi-family buildings of 5 or more units. It does not recommend creation of a city green bank that could finance similar climate friendly upgrades to smaller residential structures. The draft plan does not consider the critical role that city financed micro-mobility could play in addressing climate change and delivering social justice inequity. Investments in sustainability solutions like sea-pace financing, a green bank, and micro-mobility solutions could put critical money in the pockets of our needy neighbors (year after year) while stabilizing the climate for all of us. The current comprehensive plan draft plans to invest millions in one-time tax relief, temporary operating subsidies for housing, and large, expensive transit buses. Such proposed investments won't contribute to lasting wealth accumulation and housing availability in our low-income community. They won't address climate change. While the current draft plan envisions the investment of millions towards equity and housing affordability, it fails to propose investments that could address equity, housing affordability, and climate change. Let's not miss the opportunity to address housing affordability, equity, and climate change.

F. CONSENT AGENDA

1. Minutes – March 9, 2021 – Pre-Meeting and Regular Meeting

(Items removed from the consent agenda will be considered at the end of the regular agenda)

Commissioner Solla-Yates moved to approve the Consent Agenda with small changes. (Second by Commissioner Lahendro) Motion passes 6-0.

III. JOINT MEETING OF COMMISSION AND COUNCIL

Beginning: 6:00 PM

Continuing: Until all public hearings are complete

Format: (i) Staff Report, (ii) Applicant Presentation (iii) Hearing, (iv) Commission Discussion and Recommendation

No Hearings This Month

IV. COMMISSION'S ACTION ITEMS

1. **Cville Plans Together – Schedule Review**

Jennifer Koch, Cville Plans Together – I am here to give you a brief update as far as what we're thinking with the next steps in the schedule. What we have heard from you is that you would like to see us have a comprehensive plan to Council this year. We have worked backward from that. That's the schedule you now see here. We have been finalizing the summary of what we heard during the engagement period, starting with revisions to the land use map and the chapters; specifically the land use and urban form, historic, cultural, and preservation chapter. We will be sharing with you that engagement summary, which will provide a bit more detail than we did when we met with you last time. On August 31st, we will come to you with what we're proposing and some adjustments to the Future Land Use Map and the Land Use, Urban Form, Historic, Cultural Preservation Chapter to respond to what we heard. We will get feedback from you and the community on that. We plan to make it known that we will be sharing information with you about the next steps following our meeting tonight. Following the meeting on the 31st, the next time we will meet with you is a couple of weeks after that. We will share with you the rest of the chapters and revisions to the chapters at that meeting. One thing you will not have seen before that point is the Implementation Chapter, which is key to making the plan happen. We know with the September 14th meeting that we will share those chapters with you. In mid-

September, we will be meeting with the steering committee. I will be following up with them tomorrow. Following those meetings, we will be working toward a joint hearing with the Planning Commission and Council on October 12th and the first Council hearing on November 15th and the second reading on December 6th.

Chairman Mitchell – With the second reading, is that when Council actually votes up or down on whatever recommendation we make?

Ms. Creasy – That is typically what occurs. It is a little tight with the new Council. We will see where things go.

Commissioner Lahendro – I see where the Thomas Jefferson Planning District Commission has adopted a regional affordable housing plan. Are the consultants aware of this? Have they been studying it to see what impact it has on the city's comprehensive plan?

Ms. Koch – We have begun to review it. We have not had a discussion about how it may impact the plan. That's something we will do and talk about when we meet with you on the 31st.

Ms. Creasy – The city's portion of the regional plan is based on the housing study that was just recently completed. That is very clearly linked into that. Looking at it from a regional perspective on the comp plan as a whole will make sense to do.

Commissioner Lahendro – Would there be any benefit for the Planning Commission to get a presentation by the District Commission on their housing affordability plan to see how we fit in? We're part of the region. I am unaware of it. I was surprised to read the article in the paper.

Commissioner Stolzenberg – The regional plan is a super-set of Albemarle County's and Charlottesville's individual plans plus extra recommendations for outlying counties. It makes locality by locality recommendations. In Charlottesville's case, it all comes straight from the affordable housing plan that we passed. I think it would be useful to hear from them and to hear what the recommendations are for other counties. I wouldn't say it is a blocking item or super-relevant for this comp plan process. Albemarle has its unique housing plan. That's worth a review. It's pretty close to being passed. The really new piece of this regional plan is for Nelson, Fluvanna, Greene, and Louisa Counties. We're all part of the same metro area and the same overall housing market. It's important for us to keep apprised of what is going on out there. I don't think it necessarily changes anything with regards to this timeline.

Commissioner Lahendro – I was just hoping that there was something addressing mass transit routes and how they're connected between counties regionally so they can be taken advantage of for locating affordable housing.

Commissioner Stolzenberg – There's a bit about transportation in that plan, particularly transportation costs from commutes. I think the big thing that will happen with regional transportation is that TJPDC just awarded a contract to a consortium of firms for a transit vision plan. The goal of that process is to create a real overarching vision of what we want to see out of our transit system from frequency to coverage. That will be starting in earnest in the next quarter.

Commissioner Lahendro – I don't see affordable housing and mass transit routes to be independent of each other. I think they're closely tied together.

Ms. Koch – In terms of the discussion you had with the Rugby/Meadowbrook representatives, we have been compiling responses to FAQs (Frequently Asked Questions). Those types of questions are certainly within there. We are working with the rest of the consultant team to make sure we have responses for those Frequently Asked Questions.

Commissioner Stolzenberg – My question is about the August 31st work session and what our goal is coming out of that. Are you planning on giving us an updated draft going into that? Are we planning on coming out of the work session with all of the feedback to get to a final draft?

Ms. Koch – Ideally that will be what we hope for given the accelerated schedule we are working under. If coming out of that meeting, we need to revisit the schedule or milestones after that, we will. That will be what we hope to come out with. We will be giving you that map and the land use chapter ahead of that meeting.

Commissioner Stolzenberg – Is there any consideration for a September work session? Or is that because the Communications Department can't run the webinar?

Ms. Koch – I can speak with Missy about that to see about having that during your September 14th meeting. Is that what you're referring to?

Commissioner Stolzenberg – I would suggest to have it tentatively on the calendar in case there are additional discussion items ahead of going to our joint hearing in October. The overall timeline makes a lot of sense. A December final vote is after the six month delay that was requested by the Slow the Vote people in May. That seems reasonable. My concern is just the number of meetings and amount of work to be done with the timeline. In 2018, we were meeting every week to get the things done. We have offloaded a lot of the work onto you. I would imagine that we would be willing to put in a second meeting in a month to make sure we get this done.

Ms. Koch – I am seeing a lot of. “thumbs ups and nods.” Missy will coordinate with you on that.

Ms. Creasy – I am looking at the calendar, the advertising, and all of those things that have to happen. There is a lot of ‘balls that have to be tossed up in the air.’ We have some guidance from Council. We're going to need to do the best we can at this point in time to move that forward. If we find that there is something that needs to change along the way, we have to make sure that our governing body is aware of that.

Chairman Mitchell – The only comment I will make is that slippage is not an option. We do not want to have to educate a new Council. If it slips, we could be looking at another couple of years.

2. Presentation – Rivanna River Corridor Plan

Nick Morrison – This is a joint effort between Albemarle County and the City of Charlottesville. The goal of this phase of this planning project was to develop a vision and action plan for that urban section of the corridor. It is a phased approach. The first phase was existing conditions and an inventory that was completed in 2018. This current phase/visioning phase is occurring right now. Should there be a third phase, that would be getting into more of an in depth implementation and the development of a master plan.

When we're talking about this urban section of the river, we're looking at Penn Park (northern terminus) down to I-64 (southern terminus). This was defined by the technical committee (made up of staff from

the city and county) as a more concentrated effort than what was done in that first phase. That first phase was a very simple, generic study area. It was a half-mile buffer up to the South Fork Reservoir down to Free Bridge near Shadwell to the south. It is a much more concentrated effort in this phase.

This project kicked off in the summer of 2019. We brought the technical committee back. We reviewed the existing maps from Phase I and are working on refining that study area. In September of 2019, we did our first public engagement push. It was a tabling at the Flow River Fest. Throughout the winter of 2020, we started developing a business outreach strategy. We had targeted outreach efforts. COVID threw a wrench in all of those discussions. We had to regroup and think through a different approach. Working through that, we came up with these virtual webinars, which occurred in the fall of 2020. We concurrently did some plan drafting. This year, we are working on the final documentation and drafting the final plan.

Shirese Franklin – The steering committee held public meetings via Zoom in September and April. Signs were also placed along the river corridor to direct users to the Urban River Corridor website to offer feedback. In October 2022, webinars were held on Zoom. Notifications for those webinars were sent via mailings and email notifications to the property owners within the project area and to stakeholder groups. A webinar was also held on the Rivanna River Bridge pedestrian crossing feasibility study in November of 2020. There were 70 unique comments gathered on the website. Most centered on protecting and preserving the environment and recreational amenities. Within the public webinars, 44 people attended. We did a participant poll within the webinars. Eighty-eight percent of the participants agreed with the vision statement. Some of the feedback included the need to communicate more active stewardship role protecting the natural environment and ways to encourage more recreation uses. Most participants were overwhelmingly OK with the guiding principles. Public safety measures, protecting historic places and cultural features were very favorable. Environmental protection also scored highly. Nothing scored low among the people who participated.

We also had stakeholder discussions with technical committee members and subject matter experts in the following fields: environmental protection, recreational activities, public health, safety, and welfare, development and redevelopment, historic places and cultural features, and multi-purpose trails and bridges.

We also did a benchmarking. The technical committee helped identify benchmarking communities. We cannot locate a nearly identical community. We did find four with similar themes. They're the ones you see. The common themes were trail networks and access, rich local history, and wanting to foster connections to the water. Some other considerations are accessibility, wayfinding & navigation, environmental considerations, and zoning.

Mr. Morrison – Through all of those various touchpoints, this vision statement was crafted. **The Rivanna River, flowing through Charlottesville and Albemarle County, is one of the community's greatest assets. In and near Free Bridge, Woolen Mills, and the Pantops area, the river corridor is and will be a dynamic place where people can experience a natural environment, healthy outdoor activities and venues, peaceful and serene opportunities, and important historic and cultural points of interest.** Based on feedback we got from that steering committee meeting in April of this year, there were a couple of tweaks. That was vetted through the steering committee made up of planning commissioners, elected officials, and citizen appointed people and through the technical committee as well.

To help achieve that overall vision statement are these guiding principles that were developed with looking at environment protection and stewardship, recreational activities, public safety & wellness

measures, new development & redevelopment, historic places & cultural features, and multi-purpose trails and bridges. Those tie back into the higher level recommendation categories.

When we get into the recommendations, this is the implementation matrix. It is separate from the current draft plan. We still have to incorporate that into the template draft. This is a high-level overview of what the implementation matrix would like to help us with those recommendations. In terms of timeframe, there are these information buckets next to the recommendation to provide more context to each recommendation. The timeframe, with ongoing projects and anything that was identified as short-term, was less than five years. Anything that was long-term was more than five years. There is a fiscal impact category in terms of what that cost would be; zero being no fiscal impact beyond just staff time with small, moderate, and large impacts based on those expectations.

I am not going to read all of these recommendations. In terms of environmental protection (high level), we're looking for approaches to protect any sort of sensitive ecological areas, any approved ongoing coordination between the city and the county, particularly in water quality and conservation, and stormwater management principles.

In terms of recreational activities, we're looking at improving connectivity, especially with the trails, not only within the corridor, but to the corridor. We're also looking at improving and expanding the park system within the corridor, and looking at access to the river. That's one thing we heard over and over again. Continuing to support bicycle and pedestrian connections, promoting the use of trails (not only for recreation), but also for commuting traffic. We're looking at ways to incorporate that trail section into the larger network of greenways and blueways and continued support for the regional Three Notched Trail.

Ms. Franklin – With this recommendation, the common theme seems to be educating river users on the appropriate response to potential emergency situations, while promoting safe and healthy behavior. Enhancing and preserving the natural beauty and ecological functions of the corridor was an overwhelming theme. The theme of business to scale: small scaled oriented businesses that offer recreational enjoyment of the area was one of the major factors, while still promoting and preserving nature.

Educating the public about historic and cultural activities that shape the river corridor, preserving those sensitive areas, and engaging with local parties with significant ties to the area, such as the Monacan Tribe or participating with The Monticello Local Cultural Department was a prominent theme.

Sandy Shackelford – One of the things I want to emphasize that one of the major things with this planning effort is that there is not necessarily one predominant goal for the development of the corridor area. You look at other communities and there's an economic development plan or preservation plan or recreational plan. It was very important to the stakeholders that we discussed this with. It was a confluence of all of these plans together and finding the right balance. The other thing I want to emphasize is that we really relied on the existing land use that was already in place to guide that process. Albemarle County and the City of Charlottesville have made it clear that they felt really confident with the land use that have been identified in the river corridor. This was really an effort to support the other activities and development efforts and really define that without going back and reviewing the land use.

Chairman Mitchell – When we met back in April/May, there was a wonderful graphic you guys used that showed environmental protection encircling all of the guidelines. I liked that a lot because that is the most important thing we have to worry about. We can talk about this other development stuff. We have to do protection of that river first and foremost. It sounds to me like there was an equalization process

where environmental protection was made equal to all of the other things like development and recreation. Is that what happened?

Ms. Shackelford – No. We changed the graphic. It was not our intention to change the priority.

Chairman Mitchell – Is environmental protection still the prime directive?

Ms. Shackelford – Yes it is. We changed the graphic so there is not that circle. The graphic still indicates that. The discussion that we had was that environmental protection was going to be a goal and had to be the first and most important goal we considered. All other efforts had to relate back to what are going to be the environmental impacts. That is still referenced in the plan. We just didn't use that same graphic.

Chairman Mitchell – As long as environmental protection is the prime directive, I am comfortable with what you have.

Commissioner Lahendro – You have about 100 action items. Where do you go from here? I am worried about creating another report that is so overwhelming, so many action items that are so disconnected that it goes back on a shelf. What is the implementation for this? What's the prioritization of the action items within each category? Are there action items that can be logically bundled to create less expense and better significance?

Ms. Shackelford – We talked about this with the technical committee. One of the things we're really going to be refining before we present a final draft for your consideration is identifying a few really short-term goals that will be our priority items. Those are what we're going to focus on. My thought was that we focus on the foundational action items that are going to be needed to build off many of these other ones. We're focusing on things like inventorying existing infrastructure, conditions, systems, or things like that. We're looking at where there is already a lot of public support, low cost, and focus on what those things are that we can do relatively simply with the existing resources and trying to prioritize the easy things that can be implemented.

Mr. Morrison – That's my understanding. I will add that several of those recommendations were identified through the other planning efforts that the county and the city had undertaken. There was some cross-referencing that county and city staff wanted to be done within this plan. Some examples are from the Pantops Master Area Plan. Some of those are underway. Attaching some sort of status on those would be helpful within the implementation framework.

Ms. Creasy – Some of the things that led to the volume had to do with a number of parks and rec requests for clarity and potential for grant opportunities. The goal was to try and be as comprehensive as possible to allow for potential grant opportunities to support the plan. We have to find the early 'wins' to keep the plan moving forward.

Commissioner Lahendro – If you're trying to be comprehensive, you end with everyone 'throwing up their hands' and never get this done. There really needs to be a clear roadmap. If it's more than one locality working together, how do they work together? Call that out and call out how you're prioritizing these things. I focused on the cultural and historic sections. I find it pretty weak. I don't see the historic organizations in the county and the city involved with this. I don't see where the staff people from both places were involved. I don't see where the Department of Historic Resources was involved. That would have helped with some of the assumptions. You just assumed that everyone wants to be able to visit all of these cultural sites. I expect there's some pretty historic sites along this river that we don't want to

have people going with metal detectors ravaging and destroying. That may not be the case. It takes more than just surveying and listing all of the known cultural sites. It takes an analysis of how they're connected together and the history of the whole area through time. I really find them to be piecemeal and disconnected with no overall clear vision. I also couldn't find the acronym for NPR. It's not listed.

Commissioner Solla-Yates – I found it useful to refocus on topics that I have some confidence in. I was focusing on racial and economic equity as well as affordable housing. If you search for “affordable” in this plan, you get zero hits. That's disappointing. The affordable housing crisis is big in this region and only getting worse. I would love to see that acknowledged in the text of this plan with goals and measurements listed. Would love specific smart growth strategies; talking about ways to prioritize affordable housing with advantages in terms of private land use. I would have liked to have seen ways to increase height and decrease disturbance and smart growth principles listed specifically. There was discussion earlier about an idea of incorporating equity into the text. I do see it discussed a little bit. Transportation is an equity thing. That's admirable. I would like more clarity about what we mean by that. Are we talking about racial equity? Are we talking about economic equity? How are we following through? Just not in the provision of services but in the way we're providing it. I urge you to work with city staff. We have excellent resources on this topic.

Chairman Mitchell – You were talking the work that we're doing on River Road. You were talking about protecting the river with buffers and moving development back a little bit. Can you talk about that?

Commissioner Solla-Yates – I was thinking about a “green fingers” idea; establishing priority areas, not just along the river, but waterways feeding into the river that are prioritized for conservation value and prioritizing areas that are not there more for housing and other land uses.

Chairman Mitchell – You're suggesting that moving things back from the river is important. You're thinking about increasing the density and moving that development away from the river so the river would not be impacted by that increased density. Is that correct?

Commissioner Solla-Yates – That's correct.

Commissioner Habbab – I appreciate that the goal of this process has been the protection and restoration enhancement of the river. That's very important. I had a question about the development/redevelopment portion. It said in ongoing “promote high quality design and positive individual impact on all new development and redevelopment projects that are visible from within the river corridor.” That's not visible from within the river pathway/park themselves? That's just the overall developed part?

Ms. Shackelford – The corridor refers to the entire buffer, which is basically the river and the immediate adjacent properties. When we say corridor, that's what we're referring to. We're really talking about the impacts on people who are using or recreating on or near the river.

Commissioner Habbab – I wanted to make sure I understood that. We want to keep that natural aspect of those trails and not promote visible developments. I want to echo Commissioner Solla-Yates' point on equitable spaces and making sure we have that somewhere written down.

Commissioner Stolzenberg – Are we saying we don't want any development visible at all? Or do we want anything that is visible to adhere to aesthetic standards? I have two categories of comments.

I will start with the transportation. There seems to be a tension in this plan behind the primacy of environmental protection and a very significant focus on adding parking directly next to the river. There are a couple of points that loosely say “let’s get shared parking if we can otherwise we’ll do new parking.” The only thing that talks about transit is signage from transit stops. That’s good. It would make sense to have stuff about connections to the river area – both transit and pedestrian/bicyclists. I am also confused about this idea that adding pedestrian facilities means we must add more parking as well. One suggestion is that if we’re going to add any parking that it should be environmentally friendly.

Ms. Shackelford – That’s a very fair comment. I think we felt that tension as we were developing the plan. If we are able to move forward with a new crossing across the river, that would actually reduce the demand on parking. There’s also some experience that might indicate that it become an attraction. Our goal was really to focus less on “let’s assume that we need parking. Let’s just continue to assess whether or not we actually need parking.” We’re not necessarily planning it. We’re going to be aware of what those opportunities are. If we need it, we know where we can prioritize it. That’s how we were trying to resolve the tension.

I agree with those points on the trail connections. Some of those actually are addressing the recreation activities section as well. There was a little bit of overlap there. If we can come up with a better way to make that connection, that’s helpful to hear.

Commissioner Stolzenberg – I definitely noticed the need to assess before doing it. I appreciated that. It can be a little bit stronger.

The other category of comments is about public health, safety, and wellness measures group of recommendations. I find it a little jarring that the first recommendation(s) is about clearing out a group of people experiencing homelessness to take shelter under the bridge on the Albemarle side. That’s not to say the recommendations are unreasonable. I think they are fairly measured. Is the primacy of that driven by significant outcry you have heard?

Ms. Shackelford – That one was actually softened significantly from the original language based on our conversations with the public, chief of police, and other public safety officials. What we really wanted to emphasize is that it wasn’t really about driving people who are homeless out of their sheltering locations. It was more about “let’s find them safer alternatives.” That’s what we’re really trying to communicate. If that’s not what is being communicated, that’s really important for us to know.

Commissioner Stolzenberg – I don’t find the individual recommendations to be too harsh. They’re pretty measured and reasonable. One point three could be to use some specificity about what those public health impacts are that we’re mitigating. It would help to move it down the list unless it really is the most important thing which brings me to the public health and safety thing I think when I go to the river. I am thinking about the dog who went into the river and died two years ago. Every time I go floating down the river, we get a report in the newspaper that bacteria levels are elevated and nobody should go into the river. Every time I go, it comes up in conversation. I was surprised there wasn’t something about water quality and safety of the water.

Chairman Mitchell – I am looking at the recommendations regarding recreational activities. There’s a recommendation that we consider installing rapids. Does that make sense?

Ms. Shackelford – That was an initiative Albemarle Parks and Rec had been considering. That’s why it was included. It was something they had been investigating.

Commissioner Stolzenberg – I didn't know you could install rapids.

I was a little surprised to not see anything about the River Road Industrial Corridor and the effect of that on the river and what might be good for it moving forward. There's a lot of industrial development and impervious surface in the floodplain. It's a really good place and opportunity for development. It is one of the few remaining places where you can have light industrial in the city. It would have been helpful if we had thought about that and adopted in this plan. That could have guided our comp plan discussion of that.

The paragraph about the Free Bridge was confusing. It could use a quick rewrite.

Commissioner Russell – I also felt the historic section was a little disjointed. I do appreciate that you all incorporated a lot of the things that I had added in terms of additional historic resources. We could do a better job. It seems that "here's the history" and then goes into other elements of the plan. The Richmond case study really says beautifully "helping visitors develop a fuller understanding of the different aspects of different peoples' lives throughout history of the region will help them establish stronger connections and understanding." I think that we're not quite making that point. Why are we talking about the history? What could that mean in experiencing any of these opportunities within the corridor?

Since a previous edit, you synthesized the recommendations to not have sub-bullets and consolidated those. I did feel that the recommendation around partnering with the Monacan Tribe seemed a little presumptuous. There was text under that said "Continue to foster a stronger relationship with tribe elders to support their initiatives." I am eager to jump into the hows of everything.

Could you tell me a little more about Phase III? What would that look like? What would that potentially cost?

Ms. Shackelford – Phase III would be more of a design plan. The Richmond plan ended up with a master plan where they put things on paper. They identified where they were going to do preservation efforts and the historical sites they were going to renovate. They put it on paper. They put cost estimates down and created an implementation plan. As far as the cost, I have no 'ballpark' to provide for that.

Commissioner Russell – In response to that, we talk about encouraging high quality design. I would really like to see more innovation and above and beyond state required stormwater management. We don't have any 'teeth' to do that. Wouldn't we need to have some sort of overlay come from this plan in order to implement these things? When would be the time to do that?

Ms. Shackelford – Without an overlay to schedule out when exactly all of these initiatives could occur, one of the things we're going to be putting together as a 'next steps' section at the end of this based on your feedback, that might be where we can reflect some of these if we want to move this towards being prepared to go into a master planning opportunity. We can talk about what needs to be in place to do that.

Commissioner Russell – Maybe it is through the master plan work that a recommendation comes out of that and leads to an ordinance overlay or revised design standards.

Chairman Mitchell – I will reiterate my interest in protecting the river as it relates to the environment. I have been to those cities that we used to benchmark. None of them are like Charlottesville. These riverfronts are very developed; more developed than what we're envisioning. When you're thinking

about what we want the Rivanna Corridor to look like, none of those five sites we ‘visited’ are what we want to be. We don’t want to be that developed based on the emphasis on protecting the environment and the river.

Commissioner Stolzenberg – In the plan there are two things that we’re saying for environmental protection. It is not so much in the recommendations but in the text of the plan. One of them is the physical and measurable environmental quality. The other is this more vague sense of being out in secluded wilderness. The prime importance is to protect the actual water quality and environmental quality of the river. It is also important to make it a more accessible place. The idea of reorienting nearby development towards the river rather than the whole city ‘turning its back’ on it to the point it is this industrial backwater, which ends up being really bad for the environment, is a really good idea. If you have apartments or restaurants that front the river and have access to it that would create a positive feedback loop where we could care more about the quality of the river and more people would be able to use the river. That might detract from this current sense of being out in the wilderness. It is important more city residents be able to use the river.

Chairman Mitchell – I agree to some degree. I agree more with what Lyle was proposing. We do have development on the river. We have buffer, some green space, and then things away. I would not like to see that development right against the river like in Lynchburg and Richmond.

Commissioner Stolzenberg – Having development nearby and front on the river area open up to it and provide access to it would be productive.

Commissioner Solla-Yates – It might be useful to talk about parking strategies of parking under and prioritizing storage for more sustainable methods like bicycles. I would like your thoughts on affordable housing, racial, and economic equity. I didn’t get that feedback.

Ms. Shackelford – We’re trying to be mindful of the other efforts that are happening. There were some other housing plan efforts. It really wasn’t in the scope of what we were discussing at that point. We’ll need to discuss with staff after this point to see where those opportunities might be to pull some references into this plan. As far as racial equity, I don’t think that we specifically defined what we were trying to do when we were looking at equity other than looking at what are the opportunities and the lack of service or under service that is overlooked. Those people are not participating as regularly in the process. That’s an indicator of equity.

Mr. Morrison – I will touch on some of the work that the MPO is doing, specifically an equity in transportation study. That is overlapping of these things. They don’t happen in a vacuum. That’s one component looking at access. There is some ongoing work to be able to build an assessment tool of certain trip generators or trackers. That could be defined as that river corridor. There is ongoing work that could possibly tie into that more specific realm.

Ms. Creasy – We have a number of comments. We’ll work with the group to work on how best to integrate. A lot of the comment areas that you noted were things the steering committee spent a lot of time discussing and trying to sort through. We’re working to try and make sure we’re representing both the city and county in some of the things you all came up with were things that one or the other may have been focused on. We’re trying to balance those things out and make this as valuable for both partners as part of this. You had some really good thoughts to add. Some of the things might be beyond the scope. There might be some things that can be considered as recommendations or next steps.

Chairman Mitchell – There would be value for us if you catalog things that might be beyond the scope. We know that so we don't keep pushing those issues. When does the county look at this?

Ms. Shackelford – They're still trying to determine their process for how they're going to 'walk' it through their process. There was some debate over whether they would be adopting it as an amendment or a 'stand-alone' plan.

V. ADJOURNMENT

The meeting was adjourned at 7:00 PM