

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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Please Take Notice

A Work Session of the Charlottesville Planning Commission will be held on **Tuesday August 24, 2021 at 5pm using the virtual service ZOOM.**

AGENDA

1. Preliminary Discussion - Park Street Christian Church PUD
2. Preliminary Discussion - MACAA site PUD
3. Public Comment

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.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION PRELIMINARY DISCUSSION
APPLICATION FOR A REZONING OF PROPERTY
DATE OF THE MEETING: August 26, 2021

Project Planner: Dannan O'Connell

Date of Staff Report: August 17, 2021

Applicant: Piedmont Housing Alliance

Applicant's Representative(s): BRW Architects, Timmons Group

Current Property Owner: Park Street Christian Church

Application Information

Property Street Address: 1200 Park Street

Tax Map & Parcel/Tax Status: 470002120 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 7.43 acres (323,780 square feet)

Comprehensive Plan (General Land Use Plan): Low Density Residential Current Zoning

Current Zoning Classification: R-1 Residential

Overlay District: None

Purpose of Meeting and Applicant's Request (Summary)

Piedmont Housing Alliance, in partnership with BRW Architects, Timmons Group and Park Street Christian Church, are proposing to develop the property at 1200 Park Street (Parcel ID# 470002120) outside the current by-right land use designation. 1200 Park Street is approximately 7.43 acres with road frontage on Park Street and Cutler Lane and is currently developed with existing church and childcare uses. The Comprehensive Land Use Map for this area calls for Low Density Residential. The applicants are proposing a rezoning to PUD to accommodate a plan for two new buildings containing 50 apartments for age-restricted senior housing, along with landscaping, a new vehicular access point and 54 new parking spaces.

Prior to submitting an application to the City, PHA and partners are looking for feedback from the Planning Commission and surrounding neighborhood. On August 12, 2021 the applicants held a community meeting with adjacent property owners to receive feedback on the proposed development at 1200 Park Street. Concerns raised by the public included increased traffic, adequacy of provided parking, and preservation of existing trees, sidewalks and trails on-site.

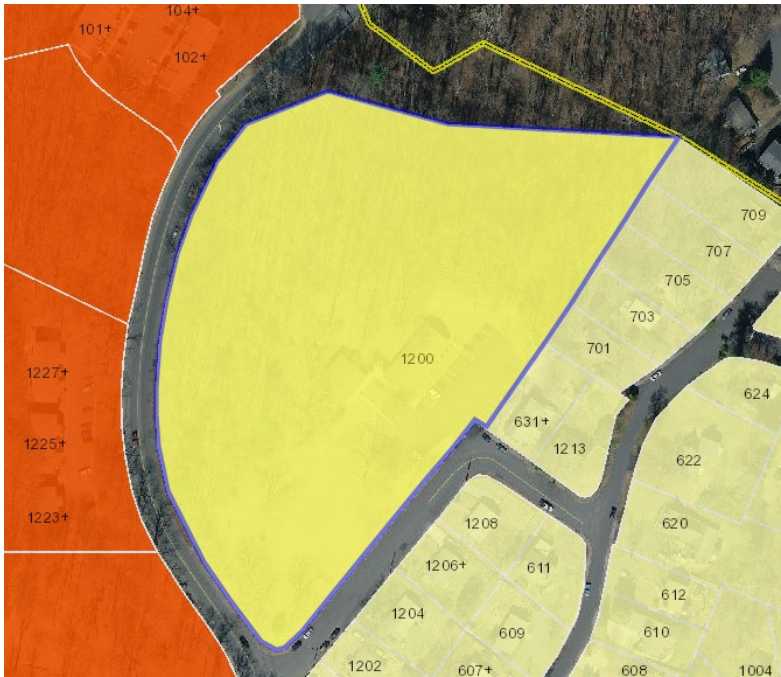
Vicinity Map



Context Map 1

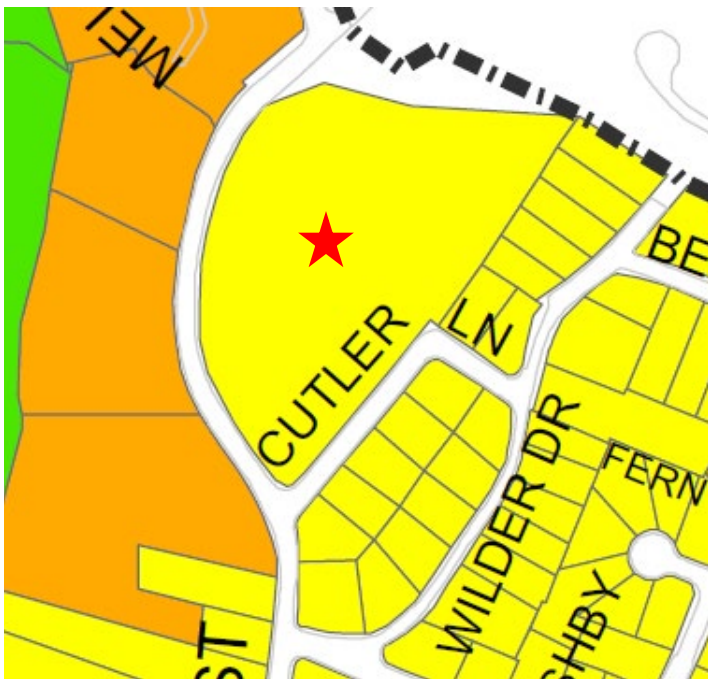


Context Map 2- Zoning Classifications



KEY - Orange: R-3, Yellow: R-1

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



KEY: Yellow: Low Density Residential, Green: Park or Preserved Open Space, & Orange: High Density Residential

Applicant Questions for the Planning Commission:

1. We've pursued a PUD application on this property so we can provide more specific information about the proposed senior housing. Does the PC agree that the PUD is the best zoning designation for the proposed concept vs a conventional R3 zoning?
2. Our team will likely ask for a critical slope waiver to be able to improve sightlines at the intersection of Cutler and Park Street. Would the PC have any misgivings about a critical slope waiver language to help with grading around some of the new housing buildings at the north end of the buildable area?
3. The neighborhood has expressed concerns about cut through traffic from the senior housing on North and Wilder. Does the PC agree that a right out only from the new housing and improving sightlines at Park Street / Cutler intersection would mitigate the potential impact of traffic generated by the new housing?
4. Does the proposed application plan allow for the church and preschool uses to expand in the future without amending the rezoning?
5. Given the extensive critical slopes along the Park St. frontage and the intent to create pedestrian connections internal to the site, would the PC be supportive of the applicant seeking a sidewalk waiver from City Council?
6. The project would like to establish a formal connection between the existing trails on the subject property and the Rivanna Trail. Does the PC have a preference about the arrangement; would a dedication of a public easement to the city with easement to RTF for improvements and maintenance be most desirable?

Attachments

- A. Conceptual Narrative dated August 3, 2021



ELDERLY AFFORDABLE HOUSING
ON
PARK STREET CHRISTIAN CHURCH PROPERTY

Planning Commission Work Session
Conceptual Information
August 3rd, 2021 c

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PROJECT TEAM

Nonprofit Developer



Architect



Civil Engineer



Partner

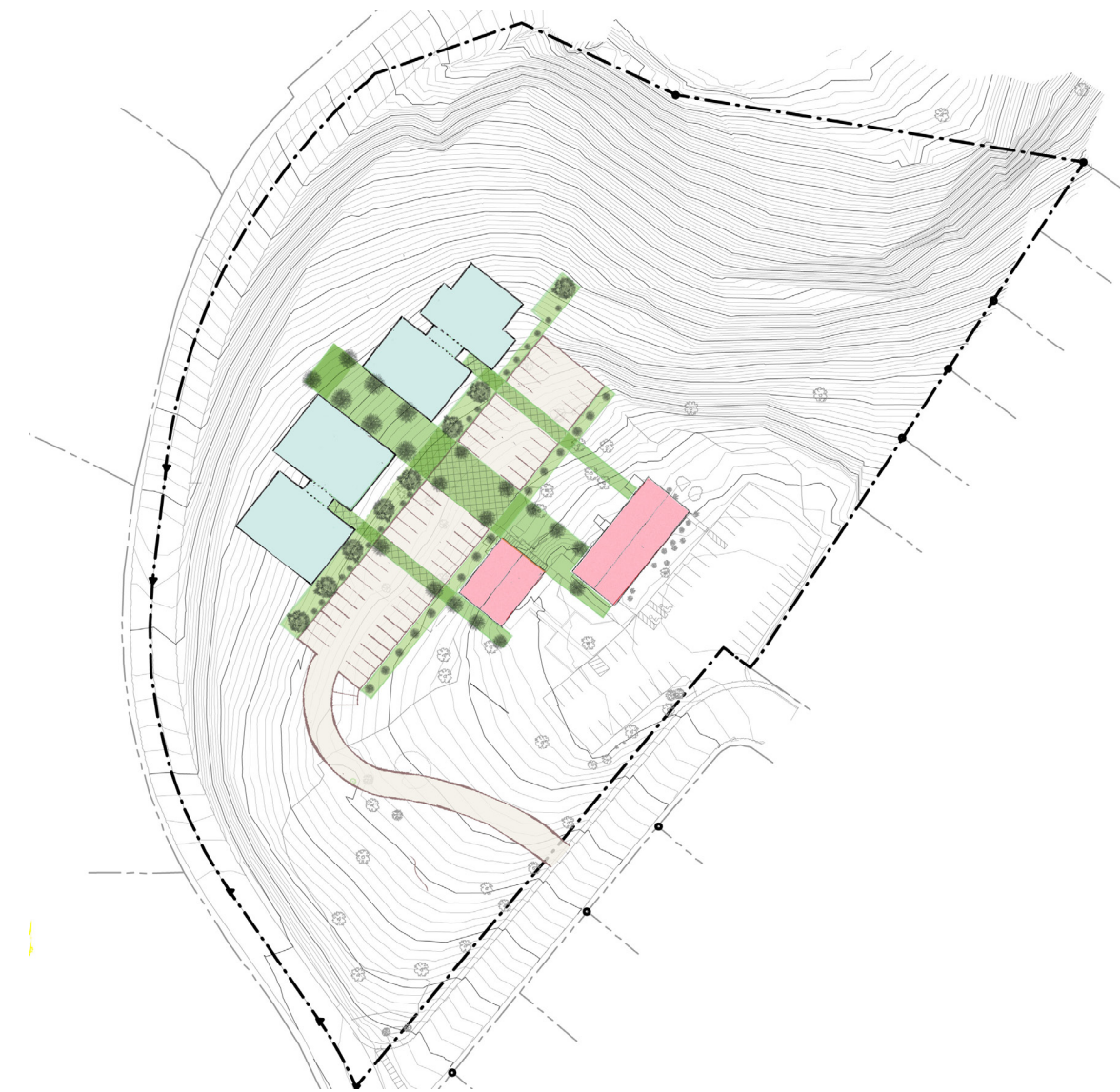


Introduction

The development of affordable senior housing on a wooded and open site in the Locust Grove neighborhood provides a unique opportunity to address the City's affordable housing needs while taking advantage of the unique natural features and shared open space of the sloping landscape. The following pages hope to illustrate a site sensitive infill proposal under the City's PUD rezoning process that recognizes the scale of adjacent homes, weaves Church, Preschool, and new senior housing units into an intergenerational 'campus', reduces the visual impact of the apartments size and places the new apartments on the site to take advantage of the wooded areas. An emphasis on connectivity and shared open spaces ensures this property will continue to be an active and integrated extension of the adjacent neighborhood.

Questions for the Planning Commission

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OVERVIEW

50 apartment units
54 parking spaces

7.433 acres
6.726 DUA

max. building height
apartments - 45'

setbacks
no changes to R1 typical
setbacks

BUILDING 1

27 apartment units
(27) 2 br units
27 req'd parking spaces for residential

BUILDING 2

23 apartment units
(3) 3 br units
(10) 2 br units
(10) 1 br units
26 req'd spaces for residential

Description of Property

The proposed PUD rezoning includes one parcel on Park Street north of the 250 bypass and adjacent to Cutler Lane, located at 1200 Park Street (Park Street Christian Church – “PSCC”). The PSCC site is on 7.433 acres of land and is currently zoned R-1. The PSCC site is owned by the Park Street Christian Church, and currently houses the Church, the Church’s preschool program, and staff offices.

Park Street Christian Church was built in the 1960s and consists of two one-story brick buildings occupying a prominent position at the top of Cutler Lane. The Church has a preschool located in the smaller building, while church services and offices are in the main building. The primary building serves not only as the sanctuary and church office, but it also serves as a fellowship and gathering space for the Church social occasions and meetings. When chairs and tables are rearranged, this single space serves many uses, including a neighborhood meeting space when the need arises. The current site has ample open space and a significant sloped wooded area with a path that goes through the woods behind the existing buildings toward the Rivanna Trail at the bottom of the hill to the north of the property.

Project Background

PSCC has partnered with Piedmont Housing Alliance to pursue a concept of infill affordable senior housing, which includes a mix of bedroom unit types in two affordable rental multifamily buildings grouped below the Church buildings along Park Street to create a connected and cohesive interwoven development plan. Piedmont Housing Alliance is the primary developer and applicant for the PUD rezoning.

In 1976, the Montessori School of Charlottesville (located at 631 Cutler Lane) was granted a special use permit to operate as a private school. In the late 1990s, the Church sought permission to open a child care center on their property as well. The original SUP was amended in 1998 to include restrictions on the number of children enrolled at both Montessori and the PSCC preschool. Currently, Montessori can have no more than 57 students and PSCC can have no more than 30 students. (For clarity, please note...the Montessori School of Charlottesville (located at 631 Cutler Lane) is not on Church property, is not operated by the Church, and is an independent business. As such, they are not a partner in this PUD effort and are not included in the PUD application. No changes to their operations are requested or implied by this application, we simply mention their adjacent use as the two childcare businesses currently share a Special Use Permit.)



The proposed PUD development plan addresses the major goals of the Charlottesville Comprehensive Plan with particular respect to housing, community facilities, land use, and environment, and addresses the need for greater affordability within our community in a way that is sensitive to neighborhood context.

About Piedmont Housing Alliance

Piedmont Housing Alliance is dedicated to improving financial outcomes for individuals and families by offering innovative affordable housing solutions. In doing this, PHA acknowledges the role real estate practices and laws have played in preventing Black Americans and others from building wealth in its service area and throughout the U.S.. Piedmont Housing Alliance stands ready to make intentional change to right these wrongs.

Piedmont Housing Alliance’s work focuses on achieving housing justice through the following program areas:
Community Management: PHA currently manages 11 properties located in the city of Charlottesville and Albemarle and Nelson counties.

Lending Program: PHA’s lending program is certified by the US Treasury as a Community Development Financial Institution (“CDFI”).

Development: PHA’s development and redevelopment activity aims to preserve and increase the number of high-quality, affordable housing units in its area. Piedmont Housing Alliance is certified as a Community Housing Development Organization (CHDO).

Housing Counseling: PHA’s HUD-approved housing counseling program provides one-on-one coaching for home buying, credit improvement, debt reduction, savings programs, fair housing, and foreclosure prevention. Piedmont Housing Alliance offers free classes in the community and is a Virginia Housing Development Authority-approved provider of First Time Homebuyer Education, required for access to financial assistance in homebuying. (A first-time homebuyer is defined as a buyer who has not owned a home for a period of three years prior to purchase.)

Piedmont Housing Alliance is the successor organization to the Thomas Jefferson Housing Improvement Commission (TJHIC), which was founded in 1983 by Jane Saunier as part of the Thomas Jefferson Planning District Commission. TJHIC received designation as a Community Housing Development Organization (CHDO) by the state of Virginia and allied with



EXISTING SITE DIAGRAM SHOWING WOODED AREAS WITH CRITICAL SLOPES (ORANGE) AND WITHOUT CRITICAL SLOPES (GREEN)

PROJECT NARRATIVE

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021

the following four organizations: Charlottesville Housing Improvement Project (CHIP-now disbanded); Albemarle Housing Improvement Project (AHIP-now a separate non-profit); Jordan Development Corporation; and Midway Development Corporation.

In 1996, TJHIC joined together with the Charlottesville Housing Foundation, which had been founded in 1968 by Francis Fife, Delegate Mitch Van Yahres, Thomas J. Michie, Jr. and Robert Stroud. CHF brought substantial assets to the alliance, including land. At that time the organization took the name Piedmont Housing Alliance.

About PSCC

This small church on a hill was anchored on its 7.433 acres in the summer of 1960. It began with the hopes and dreams of fewer than 25 members and made sure its legacy was not forgotten when, in 1961, designers developed its grand master plan with multiple buildings and a larger church campus. At its founding, a vision for an intergenerational center for community inspired the early church leaders to imagine buildings and outdoor spaces where the church community could gather with neighbors. The current sanctuary building was intended to be a fellowship or multi-purpose room, but as often happens its use was adapted to fit the needs of the Church for many years and to this day serves as the central space for all Church gatherings.

Successive Church members and leaders did not lose sight of the importance of intergenerational ministries that would serve not only the people who call the church home, but to provide a welcome table to the Locust Grove community in which it sits.

The Church's first foray in offering services and support to the broader community began in 1998 when a committed group had a vision to serve the community by offering an affordable full-day Christian preschool. This preschool has become the Church's largest ministry, impacting generations of children throughout Charlottesville. The enrollment averages 25-28 students, with a 1 to 10 student/teacher ratio. The ministry is thriving, but the old building that houses it is not.

Recently, the Church revisited its long-held vision of an intergenerational campus after a variety of inquiries and studies. Two factors caused the Church to take action to realize this vision. First, the well-documented lack of affordable housing in Charlottesville, especially for seniors living on fixed incomes, has been noted by IMPACT and Charlottesville's

recently completed Housing Strategy. Second, the Church recognizes that preschoolers need more than clean and well-appointed spaces. It is proven children benefit beautifully when intermingled with caring senior adults. And seniors benefit from intermingling with children, especially in times of growing social isolation in that population. As many families live far away from extended family, isolated in small nuclear situations, opportunities to spend time with grandpas, grandmas, aunts and uncles are on decline.

At an October 2020 church planning and leadership gathering, ideas for the feasibility and study of a building effort to address both these ideas and community needs were identified and discussed. After much thought, PSCC decided in May 2021 to partner with Piedmont Housing Alliance to consider options for the portion of Church land running alongside Park St. to help address the need for senior housing and provide a funding resource for the enhancement of the Preschool Ministry.



FUTURE BUILDING AREA FOR STRUCTURE SERVING CHURCH GATHERING NEEDS OR PRESCHOOL USES



PROJECT PARTNERS

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021

Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance and PSCC are committed to a development plan that aligns with the City of Charlottesville's strategic goals, as well as the partner organizations' goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 1 – Land Use

Vision: The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville's land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City	The proposed development makes use of a sloping site north of downtown Charlottesville and its core residential neighborhoods to create affordable housing options for seniors at a scale and density that is compatible with neighboring uses. This site occupies a unique location on the edge of a hill between the single-family scale of the Locust Grove neighborhood and the multi-family scale of a variety of developments along the immediate adjacencies of Park Street. The location of the new housing uses the slope of the hill and the existing Church buildings to reduce visibility of the new senior housing from the Locust Grove neighborhood and the wooded slopes to shield views from Park Street.
Goal 1 – Enhance the Sense of Place Throughout Charlottesville	The proposed development preserves much of the topography, tree plantings, and open spaces which characterize this large parcel and are enjoyed by the neighbors. The proposed development also maintains the visual character and uses along the neighborhood edge of Locust Grove at Cutler Lane.
Goal 2 – Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville	The proposed development will contain the residential buildings on the same site as the existing church and preschool, creating an intergenerational site where the design fosters social interaction and an increased sense of community. The residential buildings will include a community room to serve the residents and neighbors as well.
Goal 3 – Enhance Formal Public Spaces of Community Interaction in Charlottesville that Support the City's Role as a Center of Urban Vitality	The proposal includes a community green as well as the preservation of open spaces and church-maintained landscapes and gardens, which will be accessible to residents as well as neighbors, providing the opportunity to connect and interact.
Goal 4 - Facilitate the Creation of New Opportunities for Regional Cooperation on Land Use Issues	The proposed project provides a key connection from Locust Grove and North Downtown to regional trail networks. Discussions between the Church, PHA, and the Rivanna Trail Foundation are ongoing at the time of this writing.
Goal 5 – Explore Progressive and Innovative Land Use, Design Standards, and Zoning Regulations to Accomplish the City's Vision	The rezoning proposal makes use of the City of Charlottesville's Planned Unit Development tool to provide affordable housing along different financial and spatial models aside from what is allowed with by-right zoning. The proposal attempts to center spaces for pedestrians in the primary circulation and public spaces, accommodating alternatives to car-centric lifestyles within the immediate property and allowing for walking connections within and through the site to the broader neighborhood beyond.

Comprehensive Plan Goal 2 – Community Facilities

Vision: The City of Charlottesville's civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation's best emergency response systems. Effective and efficient water, wastewater and stormwater services will support the health and welfare of the City.	The proposed development aims to meet or exceed performance standards set by city agencies and for fire and other emergency services. In addition, the proposal aims to contribute to a network of greenspaces, trails, and pedestrian infrastructure.
Goal 1 - Continue to Provide Excellent Fire Protection Service and Fire Prevention Education Service to the City, the University of Virginia, and Portions of Albemarle County and Goal 2 - Continue To Provide Excellent Rescue Service To The Charlottesville And Albemarle Community.	The proposal will conform to fire codes and regulations to provide access to emergency services which will not impede their response time.
Goal 4 - Solid Waste	The proposed project will participate in solid waste and recycling programs, and will encourage recycling where possible.
Goal 5 - Improve The Water System Infrastructure To Provide Reliable, Healthy And Efficient Water Service To City Residents And Address Increasing Densities Within The City As Part Of Any Improvements	The project proposes to use the City of Charlottesville's water infrastructure and will work to steward that resource where possible through the use of water conserving technologies.
Goal 6 - Improve Wastewater Infrastructure To Provide Effective And Efficient Sanitary Sewer Services To Residents, To Accommodate The Zoned And Projected Densities And Uses In The City And To Protect Public Health And Environmental Quality.	The project proposes to connect to Charlottesville's wastewater infrastructure. Stormwater management will be undertaken according to industry best practices.
Goals 7, 8, 9, 10 – Parks and Recreation [Upgrades and Expansion], Recreational Uses, and Best Practices	The proposed project identifies a number of opportunities to preserve open spaces and wooded slopes, and provide connections to trails.



Alignment with the Comprehensive Plan

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Comprehensive Plan Goal 3 – Economic Sustainability

<p>Vision: A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents.</p> <p>At its best, Charlottesville is a community with an effective workforce development system and a businessfriendly environment that supports entrepreneurship; innovation; heritage tourism; commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all City residents. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events and a dynamic City Market.</p>	<p>The proposed development is a significant investment in the City of Charlottesville, providing jobs in the design, construction, and operations of the project.</p>
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Comprehensive Plan Goal 4 – Environment

<p>Vision: The City of Charlottesville will be a green city, with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable and transit-supportive land use patterns that encourage healthy lifestyles.</p>	<p>The proposed project aims to meet high standards of environmental performance within the construction of its multifamily dwellings, targeting the Passive House standard as a design goal. The project also aims to minimize disturbance to the natural assets of the site.</p>
<p>Goal 1 - Value The Rivanna River As A Major Asset In The Life Of Our City And Region And Restore It To A Healthy Condition Within Our Ecosystem In Order To Improve Habitat, Watershed Health And Water Quality.</p>	<p>The project proposes to create a safe pedestrian connection to the trails alongside Meadow Creek, which flows into the Rivanna. By increasing access to this crucial resource, the project contributes to greater visibility and importance for the natural waterways within Charlottesville.</p>
<p>Goal 2 - Promote Practices Throughout The City That Contribute To A Robust Urban Forest.</p>	<p>The project will minimize impacts to existing tree canopy.</p>
<p>Goal 3 - Protect, Increase, And Provide An Interconnected System Of Green Space And Buffers That Support Habitat For Wildlife, Improve Water Quality, And Deliver Valuable Ecosystem Services.</p>	<p>The project will provide access and connections to a broader system of trails and natural systems.</p>
<p>Goal 4 - Improve Public And Private Stormwater Infrastructure While Protecting And Restoring Stream Ecosystems.*</p>	<p>The proposed project will include a system of stormwater management which will meet performance standards and best practices.</p>
<p>Goal 5 - Encourage High Performance, Green Building Standards And Practices And The Use Of The U.S. Green Building Council's (USGBC) LEED Certification Program, Earthcraft, Energy Star Or Other Similar Systems.* and Goal 6 - Promote Effective And Innovative Energy And Fuel Management In Both City And Community Buildings And Operations.*</p>	<p>The multifamily portion of the project will target Passive House standards, which are among the most rigorous performance standards for energy efficiency within the building industry. Passive House standards will significantly reduce the building demand for heating and cooling, leading to large reductions in the buildings' energy consumption. In addition, the new housing will seek grant funding to include roof-mounted solar panels to further reduce need for offsite energy from fossil fuels.</p>
<p>Goal 7 - Promote Citywide Water Efficiency And Conservation And Implement Water Efficiency And Conservation Strategies In City Buildings And Operations.* and Goal 8 - Promote And Implement Strategies To Reduce Waste Generation And Increase Recycling, Composting, And Waste Diversion To Decrease Environmental Impacts, Including Greenhouse Gas Emissions.*</p>	<p>The proposed development will reduce water consumption and waste generation through building design and operations.</p>



Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance and PSCC are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 5 – Housing

<p>Vision: The quality and diversity of the City of Charlottesville's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.</p>	<p>The proposed project creates a diversity of affordable housing options for families at a range of income levels from 30 to 80% of area median income, including affordable rental apartment homes for the elderly.</p> <p>The homes will be within a short distance from downtown, and will be connected to a system of greenspaces and other public amenities.</p> <p>The development will be constructed to a high level of quality – the standards for Low Income Housing Tax Credit-funded developments such as the rental portion of the project far exceed market rate building standards.</p>
<p>Goal 1 - Evaluate The Impact Of Housing Decisions On Other City Goals And City Vision With The Understanding That Any Regulatory Land Use Changes May Affect Housing Because Of The City's Limited Geographic Size Of Only 10.4 Square Miles. (All Such Changes Must Be Considered Within The Context Of City Council's Goal Of Achieving A Minimum 15% Supported Affordable Housing Throughout The City By 2025.)</p>	<p>The project contributes all of its units to the City's larger housing affordability goals. As a project seeking Low Income Housing Tax Credit (LIHTC) funding, 100% of the units will qualify as affordable to a variety of low-income residents.</p>
<p>Goal 2 - Maintain And Improve The City's Existing Housing Stock For Residents Of All Income Levels.*</p>	<p>The project will provide housing stock that in many cases exceeds the standards of existing housing in the area.</p>
<p>Goal 3 - Grow The City's Housing Stock For Residents Of All Income Levels.*</p>	<p>The proposal expands the housing stock for low-income people, one of the key areas where more stock is most needed.</p>
<p>Goal 4 - Promote An Assortment Of Funding Initiatives To Meet The Needs Of Owners, Renters And The Homeless With Varying Levels Of Income</p>	<p>The proposed project is focused on affordable housing at a range of income levels.</p>
<p>Goal 5 - Support Projects And Public/Private Partnerships (I.E Private, Nonprofits, Private Developers And Governmental Agencies) For Affordable Housing, Including Workforce Housing And Mixed-Use, And Mixed-Income Developments. Also, Support Projects That Promote Economic Development And Job Creation, Especially But Not Exclusively, In Relatively Underinvested, Financially Depressed Areas.</p>	<p>The proposal is the result of a partnership between PHA and Park Street Christian Church, with PHA as the developer and applicant.</p>
<p>Goal 7 - Offer A Range Of Housing Options To Meet The Needs Of Charlottesville's Residents, Including Those Presently Underserved, In Order To Create Vibrant Residential Areas Or Reinvigorate Existing Ones.*</p>	<p>The proposal is focused on a range of apartment types with a variety of bedroom count/unit sizes.</p>

Comprehensive Plan Goal 5 – Housing (cont.)

<p>Goal 8 - Ensure That The City's Housing Portfolio Offers A Wide Range Of Choices That Are Integrated And Balanced Across The City To Meet Multiple Goals Including: Increased Sustainability, Walkability, Bikeability, And Use Of Public Transit, Augmented Support For Families With Children, Fewer Pockets Of Poverty, Sustained Local Commerce And Decreased Student Vehicle Use.*</p>	<p>The proposal provides housing choices not readily available within Charlottesville, namely affordable rental.</p> <p>The project has been developed holistically, aiming to meet goals around affordability, sustainability, and walkability, with a combination of maintained and natural landscapes.</p>
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Alignment with the Comprehensive Plan

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Comprehensive Plan Goal 6 – Transportation

<p>Vision: The City of Charlottesville's transportation network provides the fundamental framework for creating a safe, livable community while reinforcing more sustainable land use patterns. The system connects people to each other and to destinations, fosters economic activity and provides public space for human interaction.</p> <p>As a result, the transportation system should be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shopkeeper. A multimodal transportation network is an effective, flexible framework for building community and creating places in our City.</p>	<p>The proposed project will make pedestrian accommodations central to the circulation strategy around site by relegating parking wherever possible, and providing side-walks and quality greenspace to encourage transportation through the site.</p> <p>The project proposes to create a walkable connection to the nearby trails in McIntire Park by way of the Rivanna Trail connection and the existing sidewalk network on the west side of Park Street.</p>
<p>Goal 1 - Increase Safe, Convenient And Pleasant Accommodations For Pedestrians, Bicyclists And People With Disabilities That Improve Quality Of Life Within The Community And Within Individual Neighborhoods.*</p>	<p>The project will provide pedestrian accommodations, and will meet high standards for accessibility in accordance with the requirements of the Low Income Housing Tax Credit (LIHTC) program.</p>
<p>Goal 2 - Improve Transportation Options And Quality Of Life Through Land Use And Community Design Techniques</p>	<p>The project weaves a series of courtyards and open spaces together with existing open and natural wooded areas to encourage activity outdoors with neighbors.</p>
<p>Goal 3 - Improve Mobility And Safety Of The Arterial Roadway Network</p>	<p>The proposal will make visibility improvements to the intersection at Cutler Drive and Park Street; the specific details are under study at this time</p>
<p>Goal 4 - Maintain An Efficient Transportation System That Provides The Mobility And Access That Supports The Economic Development Goals Of The City.</p>	<p>The proposed project includes a turnaround area for transit buses within the resident parking spaces to allow shared travel from the property to community services and amenities.</p>
<p>Goal 5 - Provide Parking To Adequately Meet Demand And Support Economic Vitality Without Sacrificing Aesthetics, While Minimizing Environmental Impacts And Accommodating Pedestrians, Bicycles, Transit Users And Disabled Individuals.</p>	<p>The proposal will meet parking targets that are consistent with actual usage rates at PHA's other properties. Parking's impact to the urban fabric has been minimized by relegating the provided parking from view at Cutler Lane and the Locust Grove neighborhood proper.</p>
<p>Goal 7 - Continue To Work With Appropriate Governing Bodies To Create A Robust Regional Transportation Network.*</p>	<p>The project team is committed to cooperation with appropriate governing bodies as opportunities arise.</p>
<p>Goal 8 - Develop A Sustainable Transportation Infrastructure By Designing, Constructing, Installing, Using And Maintaining The City's Transportation Assets And Equipment In Efficient, Innovative And Environmentally Responsible Ways.</p>	<p>The project is incorporating vehicular travel patterns to improve safety for existing traffic to the Church's preschool and Locust Grove neighbors as well as for new PHA residents. The project will feature pedestrian connections among residential and church buildings, as well as a proposed connection to the Rivanna Trail system. JAUNT will serve the residents with door-to-door transportation, and the project sits within two blocks of a transit stop on Charlottesville Area Transit's Route 11.</p>

Comprehensive Plan Goal 7 – Historic Preservation and Urban Design

<p>Vision: Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings, and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable and beautiful.</p> <p>Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces.</p>	<p>The proposal recognizes the scale of the adjacent neighborhood as well as the larger footprint buildings on Park Street and helps transition between those different scales through sensitive site planning. The project creates an environment contextually consistent with the neighborhood of Locust Grove by using smaller building footprints for each of the elements in the plan. The two buildings are reduced in visual scale not only by their location on the site relative to the Church buildings (roofs of the new housing are comparable in height to Church buildings when viewed from Cutler) but also the interconnected pathways between each portion of each building helps reduce the perceived footprint of the new buildings.</p>
<p>Goal 1 - Continue Charlottesville's History Of Architectural And Design Excellence By Maintaining Existing Traditional Design Features While Encouraging Creative, Context-Sensitive, Contemporary Planning And Design.</p>	<p>The project will include primarily brick veneer facades, which is encouraged by the LIHTC funding process to help reduce maintenance costs in the future. However, this traditional material choice also compliments Charlottesville's traditional façade treatments.</p>
<p>Goal 2 - Educate Property Owners And Potential Property Owners Of Historic Resources About The Significance Of Their Properties.*</p>	<p>By preserving the existing the Church sanctuary on site, the project continues to provide a shared neighborhood anchoring use and space.</p>
<p>Goal 5 - Protect And Enhance The Existing Character, Stability, And Scale Of The City's Older Neighborhoods.*</p>	<p>The proposal provides additional density while remaining sensitive to the scale of the surrounding context.</p>
<p>Goal 6 - Provide Effective Protection To The City Of Charlottesville's Historic Resources.*</p>	<p>The project proposes to conserve as much of the landscape as possible, ensuring that its qualities continue to serve as an amenity to the community.</p>
<p>Goal 7 - Coordinate The Actions Of Government, The Private Sector, And Nonprofit Organizations To Achieve Preservation And Urban Design Goals.</p>	<p>The project team will pursue opportunities to partner with other organizations and city agencies to provide paths to the Rivanna Trail.</p>



Alignment with the Planned Unit Development District Objectives

The project on the PSCC site fulfills the primary objectives of the Planned Unit Development District designation by proposing a form of development which is more contextual, appropriate, and compact than would otherwise be possible under current zoning.

Planned Unit Development District Primary Objectives

(1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;	The proposal introduces affordable housing on currently unused land within a wooded area, close to major roads and CAT bus stop. The LIHTC requirements for the building will necessitate high quality and durable construction for a higher standard than surrounding buildings. Furthermore, this is an affordable housing project specifically for seniors fifty-five years and older.	(8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development;	The architectural aesthetic aims to formally and texturally relate to surrounding buildings, while also introducing conveniences and amenities typical of multifamily buildings (including a community meeting room and support spaces for gathering activities and/or fitness.) Large unit windows and semi-transparent linking 'bridges' make the buildings more porous and light than they would otherwise be.
(2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design	The project takes what would be a large massing and breaks it down into two sets of twinned buildings that are connected by a semi-opaque bridge. The rhythm of the spacing of these buildings allows the site to create a set of interwoven green pedestrian aisles and courtyards that connect the existing church institution and the residents, as well as to the wooded vista beyond. In particular, by creating this series of connected spaces, the senior resident population has the ability to interact with the preschool children at the church for intergenerational nurturing and community building.	(9) To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;	A long aisle of planted walkway anchors both buildings, simplifying access from the parking, while a perpendicular extended courtyard links this access to the church and then to the existing single-family homes in the Locust grove neighborhood further beyond. The site also proposes to route a trail through the site to the Rivanna Trail towards the north in a variety of ways to facilitate its access and also encourage new experiences of the site.
(3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;	In a neighborhood containing many families with young children, the project brings forth housing for a senior population that can simultaneously enrich the neighborhood without creating an impact due to traffic influx or unwanted social activity. The unit mix includes one-, two-, and three-bedroom units that can accommodate a variety of lifestyles and not just long-retired seniors.	(10) To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.	CAT bus stop is just across the street on Park St. In addition, the housing parking area will accommodate loading and unloading of a JAUNT shuttle bus for shared rides to community services.
(4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;	The proposed buildings and parking fit neatly on the site in a way that avoids critical slopes while being set back out of view of surrounding streets. The 15,000 sqft total footprint of the buildings houses 50 units + community space in previously unused wooded area of the church's parcel.		
(5) To provide for developments designed to function as cohesive, unified projects;	A network of green walking spaces between the church, the housing buildings, and the wooded land beyond create unique new social animation. The extended courtyard opens up towards Cutler Lane, providing novel visual and pedestrian friendly avenues from Cutler Lane west through the site and towards Park Street.		
(6) To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;	The grading of the site allows placement of the residential buildings to recede visually to almost invisible from across both Cutler Lane and Park Street, while providing a great deal of new affordable housing for seniors.		
(7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;	The siting of the buildings aims to preserve the critical slopes on the north side, while also maintaining a minimum distance of fifty feet from Park Street on the west and preserving to the greatest extent possible the existing trees and arboreal views from Park Street.		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in yellow.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Use Matrix

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal		P
Accessory apartment, external		P
Accessory buildings, structures and uses (residential)	B	B
Adult assisted living		
1–8 residents		B
Greater than 8 residents		
Adult day care		
Amateur radio antennas, to height of 75 ft.		B
Bed-and-breakfasts:		
Homestay		B
B & B		
Inn		
Boarding: fraternity and sorority house		
Boarding house (rooming house)		
Convent/monastery		S
Criminal justice facility		
Dwellings:		
Multifamily	B	
Maximum of 21 DUA	B	
Single-family attached		
Single-family detached	B	B
Townhouse		
Two-family		
Family day home		
1–5 children		B
6–12 children		S
Home occupation	P	P
Manufactured home parks		
Night watchman's dwelling unit, accessory to industrial use		
Nursing homes		

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential treatment facility		
Residential Density (developments)		
1–8 residents		B
8+ residents		
Shelter care facility		
Single room occupancy facility		
Temporary family health care structure		T
NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use		
Accessory buildings, structures and uses		
Amusement center		
Amusement enterprises (circuses, carnivals, etc.)		
Amusement park (putt-putt golf; skateboard parks, etc.)		
Animal boarding/grooming/kennels:		
With outside runs or pens		
Without outside runs or pens		
Animal shelter		
Art gallery:		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Art studio, GFA 4,000 SF or less		
Art workshop		
Assembly (indoor)		
Arena, stadium (enclosed)		
Auditoriums, theaters		
Maximum capacity less than 300 persons		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Primary Objectives

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Maximum capacity greater than or equal to 300 persons		
Houses of worship	B	B
Assembly (outdoor)		
Amphitheater		
Arena, stadium (open)		
Temporary (outdoor church services, etc.)	T	T
Assembly plant, handcraft		
Assembly plant		
Automobile uses:		
Auto parts and equipment sales		
Gas station		
Rental/leasing		
Repair/servicing business		
Sales		
Tire sales and recapping		
Bakery, wholesale		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Banks/financial institutions		
Bowling alleys		
Car wash		
Catering business		
Cemetery		S
Clinics:		
Health clinic (no GFA limit)		
Health clinic (up to 10,000 SF, GFA)		
Health clinic (up to 4,000 SF, GFA)		
Public health clinic		
Veterinary (with outside pens/runs)		
Veterinary (without outside pens/runs)		
Clubs, private		S
Communications facilities:		

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Attached facilities visible from an adjacent street or property		
Carrier on wheels (COW)		
Towers		
Monopole tower		
Guyed tower		
Lattice tower		
Self-supporting tower		
Contractor or tradesman's shop, general		
Crematorium (independent of funeral home)		
Data center >4,000		
<4,000		
Daycare facility	B	S
Dry cleaning establishments		
Educational facilities (non-residential)		
Elementary		S
High schools		S
Colleges and universities		S
Artistic instruction, up to 4,000 SF, GFA		
Artistic instruction, up to 10,000 SF, GFA		
Vocational, up to 4,000 SF, GFA		
Vocational, up to 10,000 SF, GFA		
Electronic gaming café		
Funeral home (without crematory)		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Funeral homes (with crematory)		
GFA 4,000 SF or less		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

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Planned Unit Development District Primary Objectives

Use Types	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
GFA up to 10,000 SF		
Golf course		
Golf driving range		
Helipad		
Hospital		
Hotels/motels:		
Up to 100 guest rooms		
100+ guest rooms		
Laundromats		
Libraries		B
Manufactured home sales		
Micro-producers		
Small Breweries		
Mobile food units		
Movie theaters, cineplexes		
Municipal/governmental offices, buildings, courts		S
Museums:		
Up to 4,000 SF, GFA		
Up to 10,000 SF, GFA		
Music hall		
Offices:		
Business and professional		
Medical		
Philanthropic institutions/agencies		
Property management (ancillary to MFD)		
Other offices (non-specified)		
Outdoor storage, accessory		
Parking:		
Parking garage		
Surface parking lot (19 or less spaces)	A	
Surface parking lot (more than 20 spaces)	A	

Use Types	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Temporary parking facilities	A	
Photography studio		
Photographic processing; blueprinting		
Radio/television broadcast stations		
Recreational facilities:		
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)		B
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less		
GFA (4,001–10,000 SF)		
GFA more than 10,000 SF		
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city-owned), and related concession stands		B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	B	S
Restaurants:		
All night		
Drive-through windows		
Fast food		
Full service		
24-hour		
Towing service, automobile		
Technology-based businesses		
Taxi stand		
Transit facility		
Utility facilities	S	S



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

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Planned Unit Development District Primary Objectives

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Utility lines	B	B
NON-RESIDENTIAL USES: RETAIL		
Accessory buildings, structures and uses		
Consumer service businesses:		
Up to 4,000 SF, GFA		
Up to 10,000 SF, GFA		
10,001+ GFA		
Farmer's market		
Greenhouses/nurseries		
Grocery stores:		
Convenience		
General, up to 10,000 SF, GFA		
General, more than 10,000 SF, GFA		
Home improvement center		
Pharmacies:		
1–1,700 SF, GFA		
1,701–4,000 SF, GFA		
4,001+ SF, GFA		
Shopping centers		
Shopping malls		
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)		
Other retail stores (non-specified):		
Up to 4,000 SF, GFA		
4,001 SF to 20,000 SF GFA		
More than 20,000 SF, GFA		
NON-RESIDENTIAL: INDUSTRIAL		
Accessory buildings, structures and uses		
Assembly, industrial		
Beverage or food processing, packaging and bottling plants		
Brewery and bottling facility		

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Compounding of cosmetics, toiletries, drugs and pharmaceutical products		
Construction storage yard		
Temporary construction yard		
Contractor or tradesman shop (HAZMAT)		
Frozen food lockers		
Greenhouse/nursery (wholesale)		
Industrial equipment: service and repair		
Janitorial service company		
Kennels		
Laboratory, medical >4,000 sq. ft.		
<4,000 sq. ft.		
Laboratory, pharmaceutical >4,000 sq. ft.		
<4,000 sq. ft.		
Landscape service company		
Laundries		
Manufactured home sales		
Manufacturing, light		
Moving companies		
Printing/publishing facility		
Open storage yard		
Outdoor storage, accessory to industrial use		
Research and testing laboratories		
Self-storage companies		
Warehouses		
Welding or machine shop		
Wholesale establishments		





SITE CONTEXT

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021



NEIGHBORHOOD CONTEXT

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021



PARKS & GREENSPACE NETWORK

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021

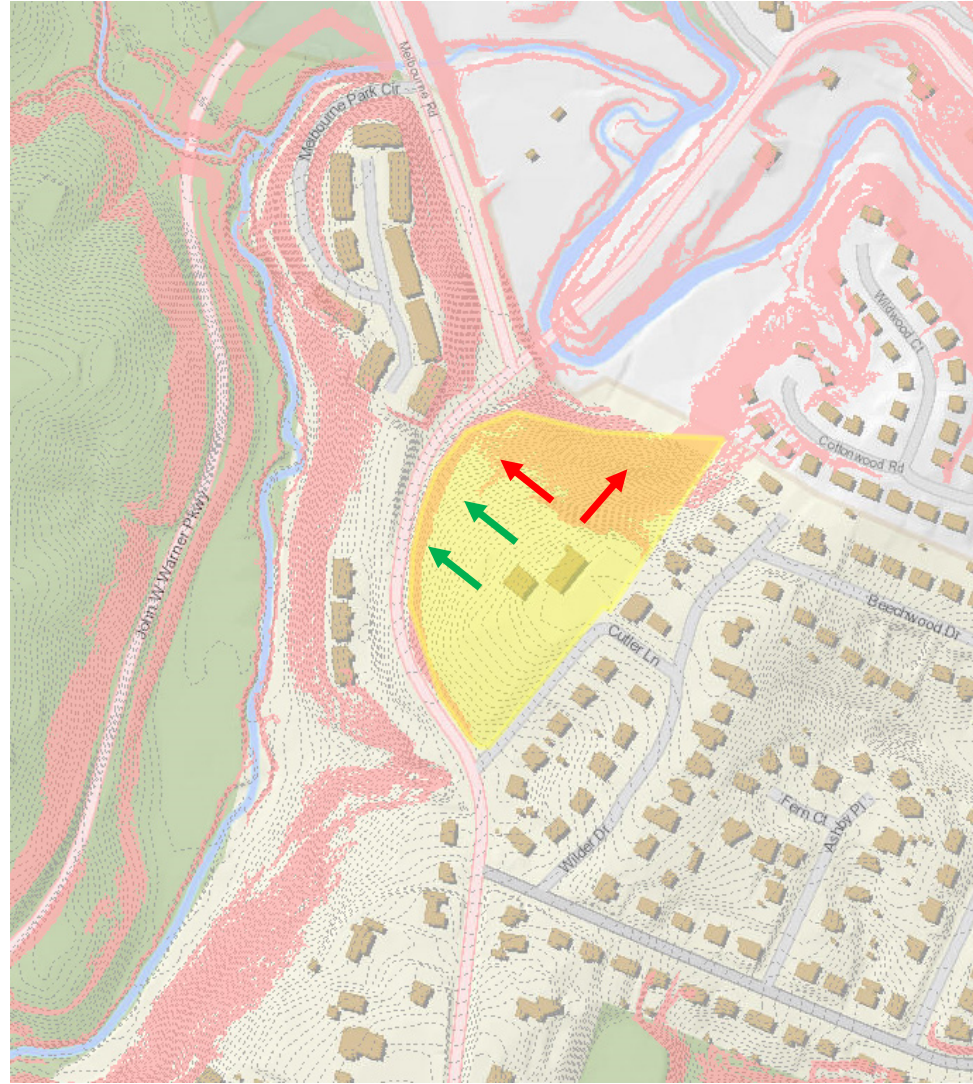


TRAIL CONNECTIONS

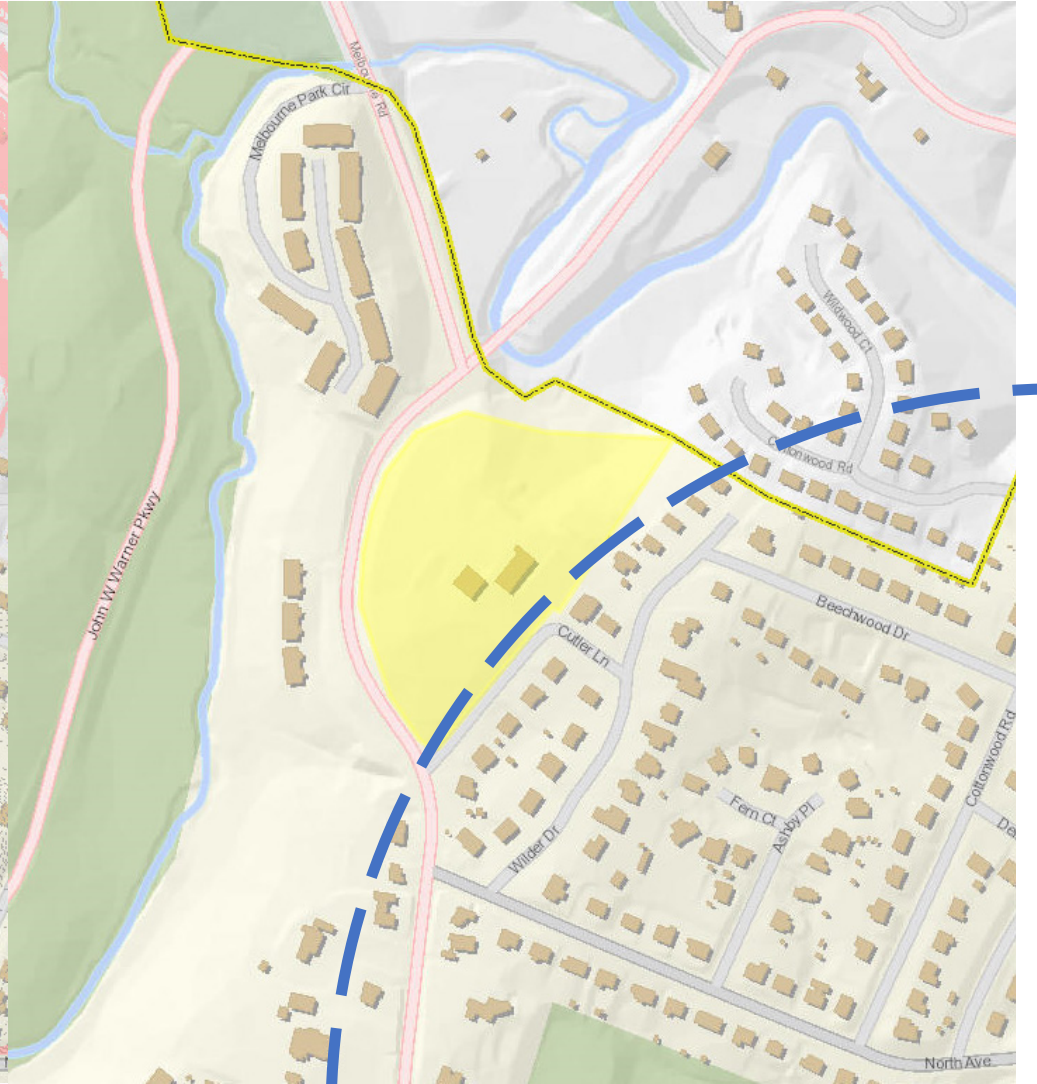
Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021



edge of neighborhood fabric and wooded areas



edge of critical slopes and other sloped areas



edge of small footprint homes and larger footprint multi-family buildings



EXISTING CONDITIONS

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021



1. EXISTING CHURCH + PRESCHOOL



2. CHURCH REAR YARDS



3. RIVANNA TRAIL CONNECTION

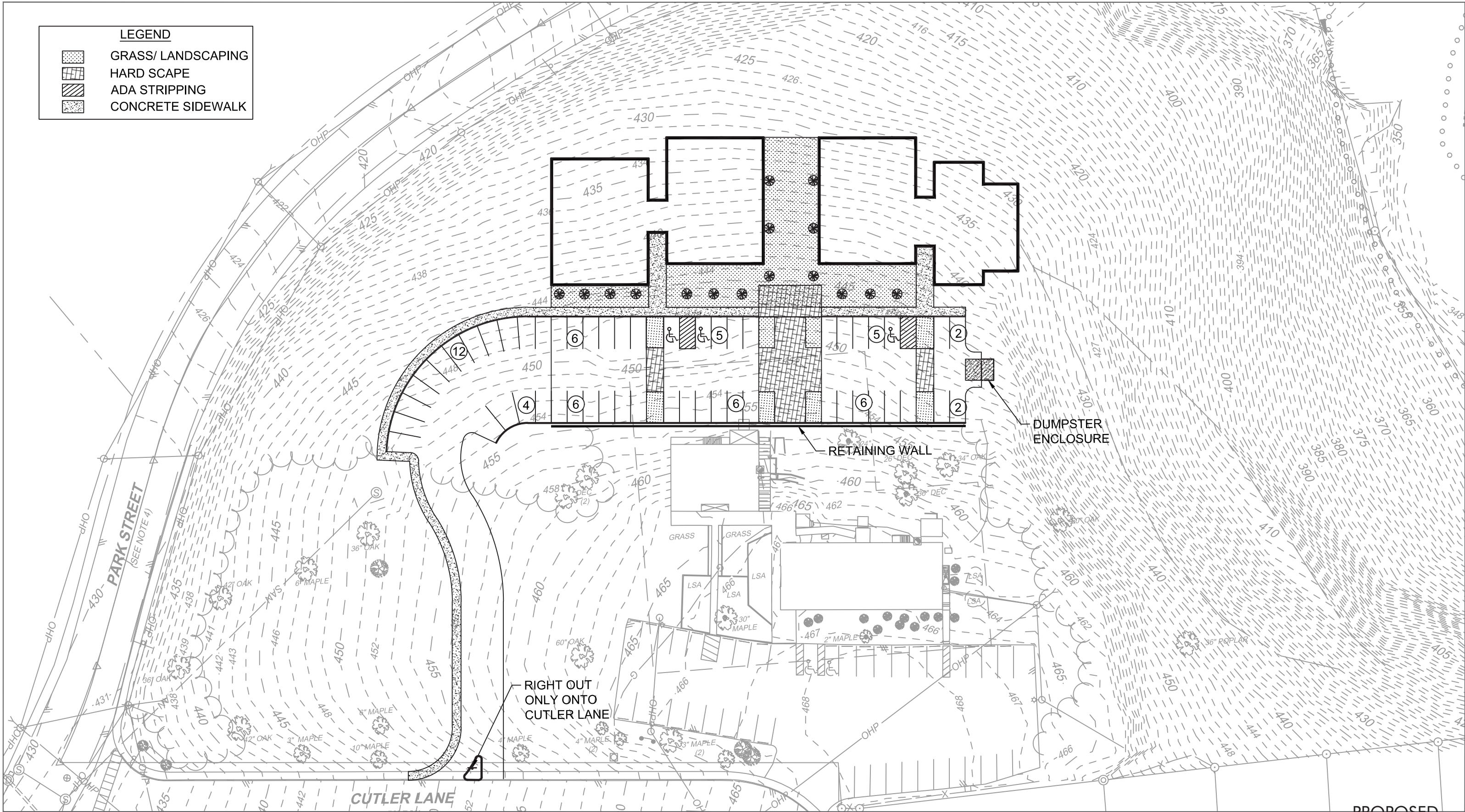


SITE PERSPECTIVES

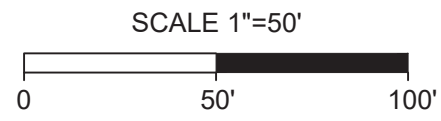
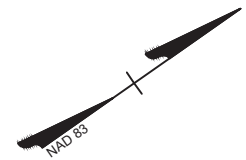
Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021



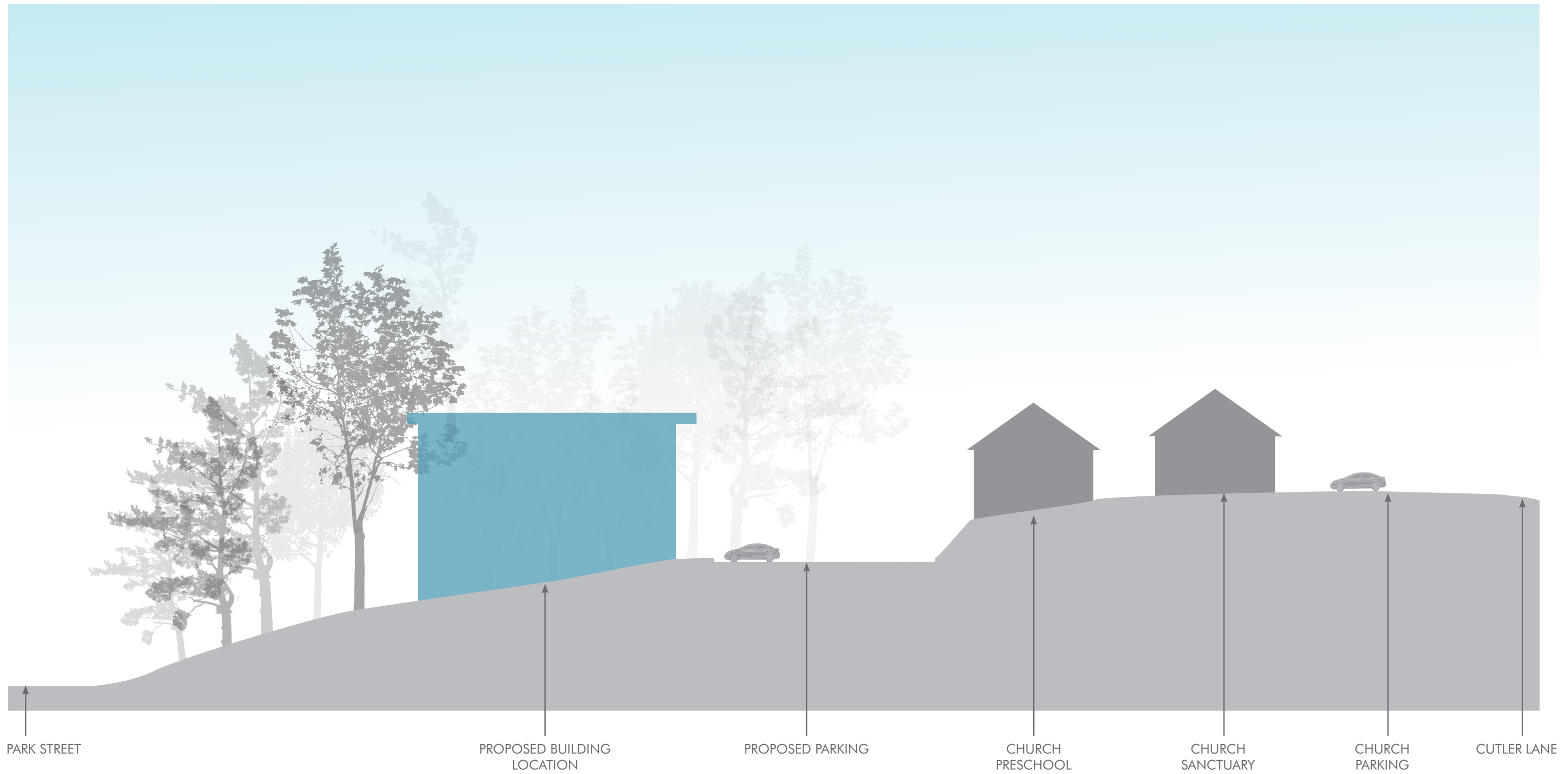
LEGEND	
	GRASS/ LANDSCAPING
	HARD SCAPE
	ADA STRIPPING
	CONCRETE SIDEWALK

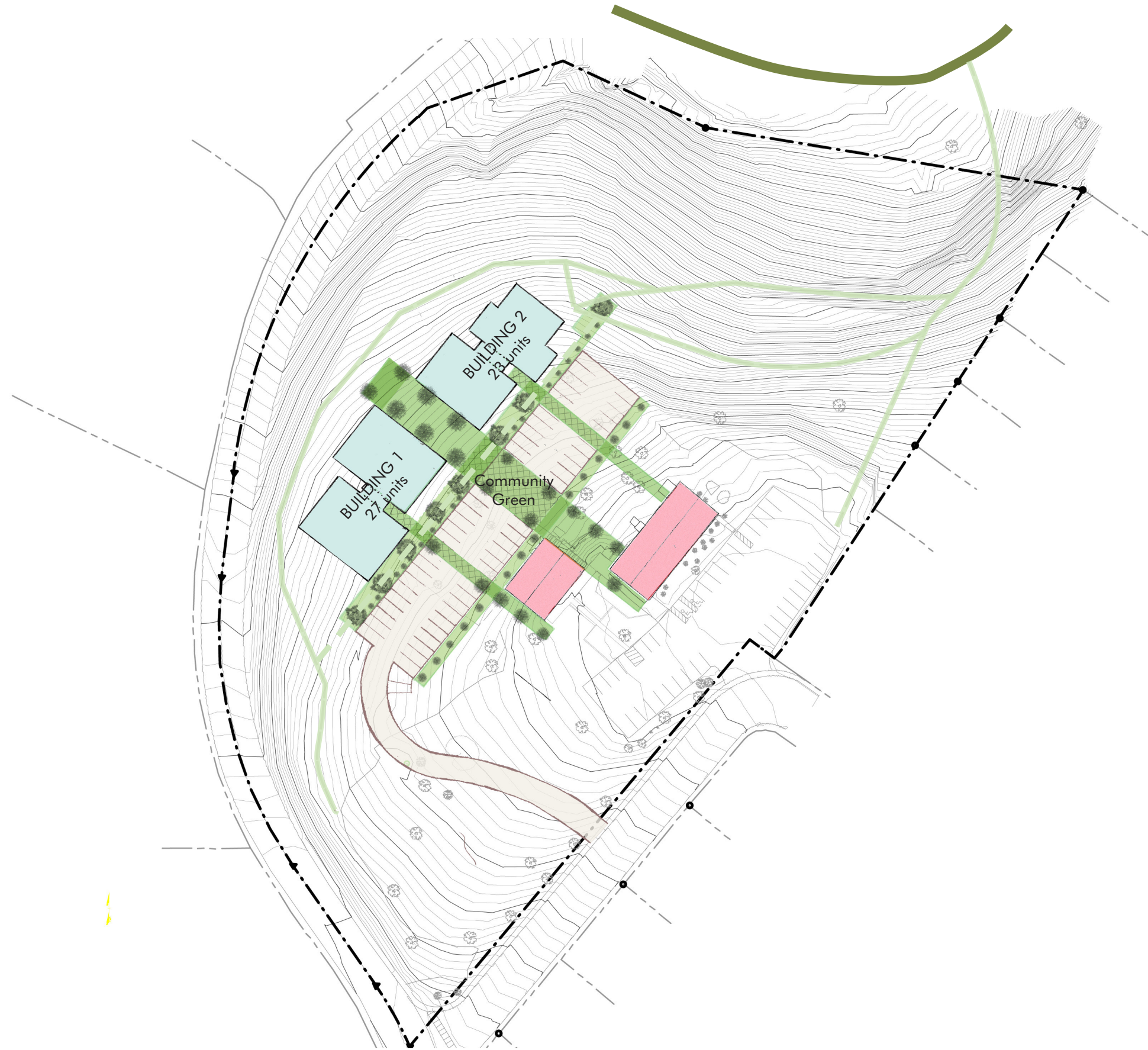


CONCEPTUAL DEVELOPMENT PLAN



PROPOSED





OVERVIEW
 50 apartment units
 2400 sf resident
 amenity spaces
 (community room,
 fitness, etc)

54 parking spaces

BUILDING 1
 27 units
 850 sf community
 space

BUILDING 2
 23 units
 1550 sqft amenity
 space



TRAFFIC STUDY

Intersections Under Consideration:

1. Park Street and Cutler Lane
2. North Avenue and Park Street



TRAFFIC STUDY

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021





VIEW FROM TOP OF CUTLER LANE

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021

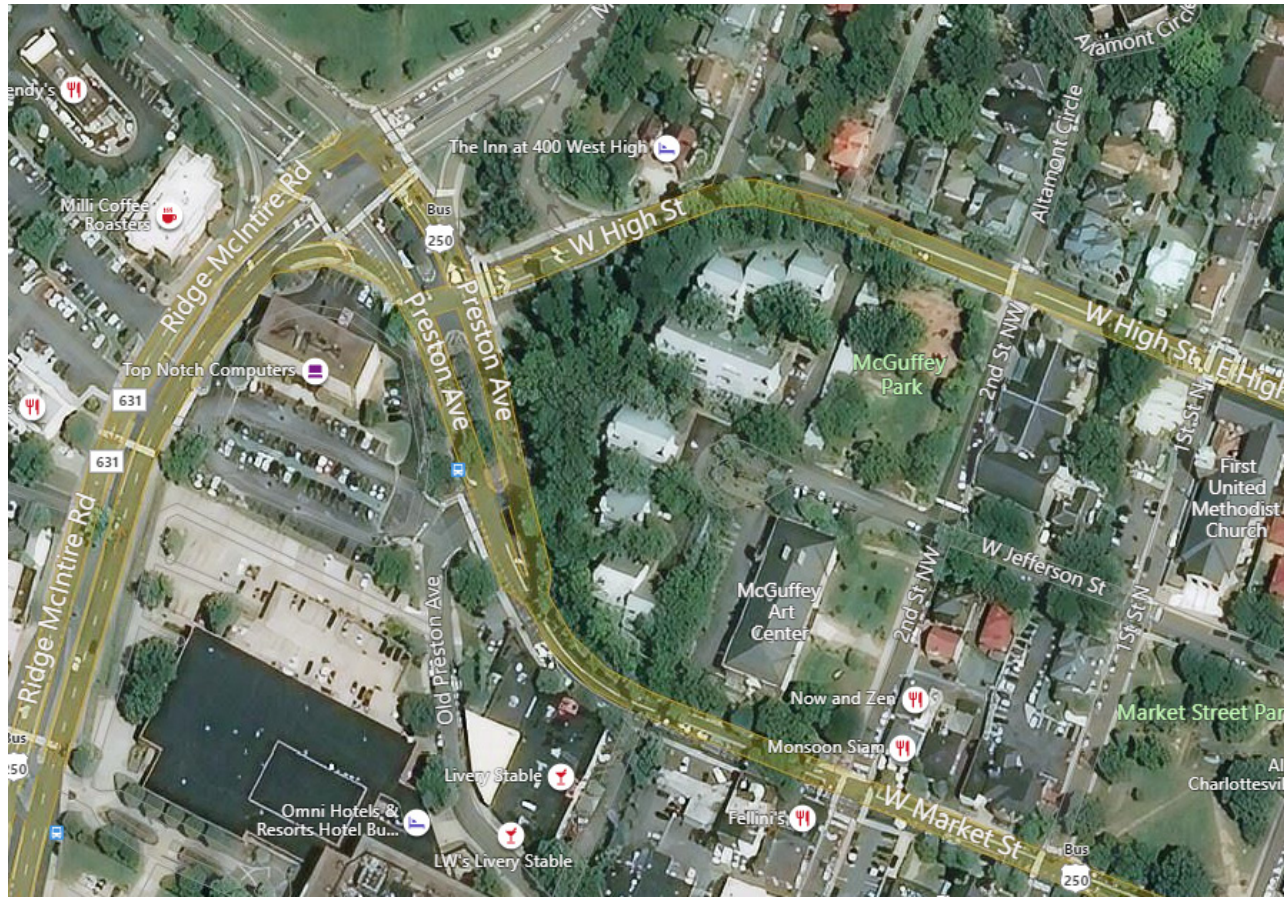




VIEW FROM CUTLER LN + PARK ST INTERSECTION

Affordable Elderly Housing
Park Street Christian Church property
August 3, 2021





WOODED SLOPE CONCEALS HOUSING FROM VIEW AT ROADWAYS



BUILDING PLACEMENT ON SLOPE REDUCES PERCEIVED HEIGHT OF HOUSING FROM VIEW AT NEIGHBORHOOD



SIMILAR IDEA / INSPIRATION - MCGUFFEY HILL CONDOMINIUMS
 Affordable Elderly Housing
 Park Street Christian Church property
 August 3, 2021

PROFFERS UNDER CONSIDERATION
BY APPLICANT AND OWNER
DRAFT 8/2/2021

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA

IN RE: PETITION FOR REZONING (City Application No. ZM-21-xxxxxx)

STATEMENT OF PROFFER CONDITIONS

TAX MAP PARCEL (TMP) 470002120

ZMA Number and Name: 2021-00____ PHA-PSCC REDEVELOPMENT
Subject Property: TMP 470002120 (1200 Park Street, 7.500 acres)
Owner: Park Street Christian Church
Applicant: Piedmont Housing Authority (PHA)
Date of Proffer Signature: _____, 2021
ZMA Request: 7.500 acres to be rezoned from R-1 Residential to Planned Unit Development

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned is the Owner of land subject to the above-referenced rezoning petition (the "Subject Property"). The Owner, represented by the rezoning applicant, Piedmont Housing Authority (the "Applicant"), seeks to amend the current zoning of the Subject Property to Planned Unit Development (PUD), subject to certain voluntary development conditions set forth below.

The Owner hereby proffers and agrees that, if the Subject Property is rezoned to PUD as requested, the rezoning will be subject to, and the Owner will abide by, the following conditions:

1. **AFFORDABLE HOUSING:** The Applicant shall cause one hundred percent (100%) of the residential units built on the Subject Property to be affordable dwelling units (ADUs), as defined in City Code § 34-12(c) and § 34-12(g), with affordability for all rental units to be maintained over a term of not less than thirty (30) years from the date of the issuance of the last certificate of occupancy. Should any units be for-sale units, the affordability period on each such units shall be not less than forty (40) years from the date conveyed to its first resident(s), and the ADU requirements shall be recorded as a deed restriction on each for-sale ADU lot.

2. **TRANSPORTATION IMPROVEMENTS:** Prior to the approval of a certificate of occupancy for the first unit, the Applicant shall remove vegetation on the Subject Property to provide adequate sight distance for vehicles exiting the Subject Property to turn onto Cutler Avenue. The Owner shall grant a sight distance easement to the City of Charlottesville upon request by the City.

3. **PEDESTRIAN TRAILS:** The Owner shall dedicate, at no cost to the grantee, a permanent [__-foot wide] pedestrian trail easement, centered on existing trails or relocated as shown and approved on the site plan for the Subject Property, to the City, as shall be shown with specificity on the subdivision plat or separate easement plat, to provide public pedestrian access to the Rivanna Trail. The easement shall also give the Rivanna Trail Foundation access to the trail for the purpose of clearing, improving, repairing, and maintaining the trail in perpetuity.

(Signature Page Immediately Follows)

WHEREFORE, the undersigned Owner stipulates and agrees that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated and request that the Subject Property be rezoned as requested, in conformance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this ____ day of _____, 2021.

OWNER:

PARK STREET CHRISTIAN CHURCH

By: _____
Name: _____
Title: _____

DRAFT

45776354_1

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



PLANNING COMMISSION PRELIMINARY DISCUSSION
APPLICATION FOR A REZONING OF PROPERTY
DATE OF THE MEETING: August 26, 2021

Project Planner: Dannan O'Connell

Date of Staff Report: August 17, 2021

Applicant: Piedmont Housing Alliance

Applicant's Representative(s): BRW Architects, Timmons Group

Current Property Owner: Monticello Area Community Action Agency (MACAA)

Application Information

Property Street Addresses: 1021, 1023 and 1025 Park Street

Tax Map & Parcel/Tax Status: 470008000, 470011000, and 470007100 (real estate taxes paid current - Sec. 34-10)

Total Square Footage/ Acreage Site: Approx. 9.3 acres (405,100 square feet)

Comprehensive Plan (General Land Use Plan): Low Density Residential Current Zoning

Current Zoning Classification: R-1 Residential

Overlay District: None

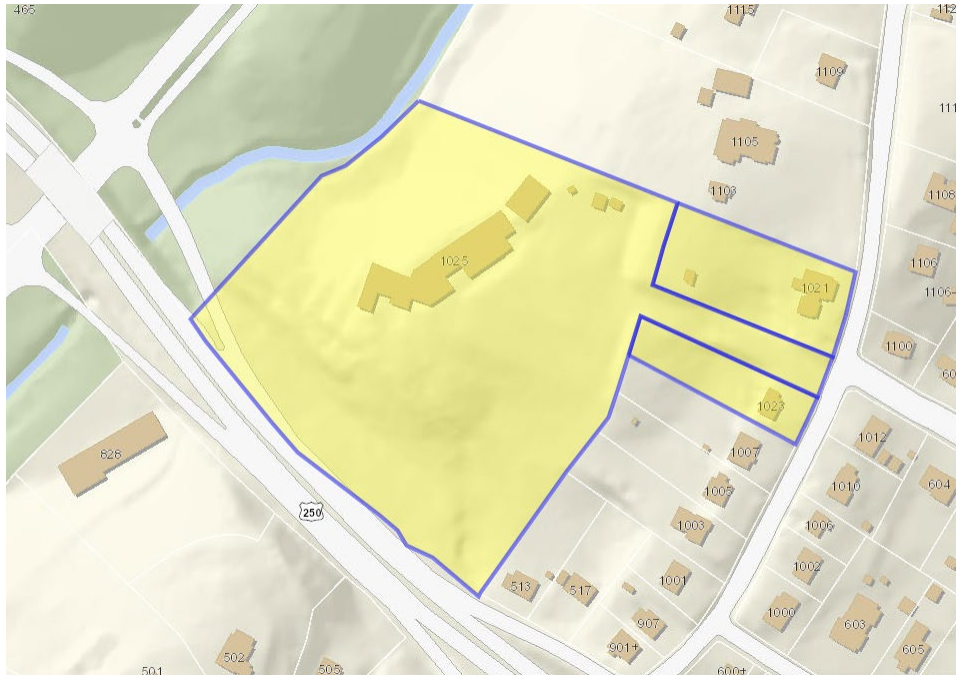
Purpose of Meeting and Applicant's Request (Summary)

Piedmont Housing Alliance, in partnership with BRW Architects, Timmons Group, MACAA and Habitat for Humanity of Greater Charlottesville, are proposing to develop the properties at 1021, 1023 and 1025 Park Street (Parcel IDs# 470008000, 470011000, and 47000710) outside the current by-right land use designation. The three parcels consist of approximately 9.3 acres with road frontage on Park Street and Route 250. The Comprehensive Land Use Map for this area calls for Low Density Residential. The applicants are proposing a rezoning to PUD to accommodate a plan for a mix of apartments, townhomes and duplexes, non-residential childcare space, and 147 parking spaces.

Prior to submitting an application to the City, PHA and partners are looking for feedback from the Planning Commission and surrounding neighborhood. On August 12, 2021 the applicants held a community meeting with adjacent property owners to receive feedback on the proposed

development on this site. Concerns raised by the public included increased traffic, questions over allowed non-commercial uses, and preservation of existing landscaping and trails on-site.

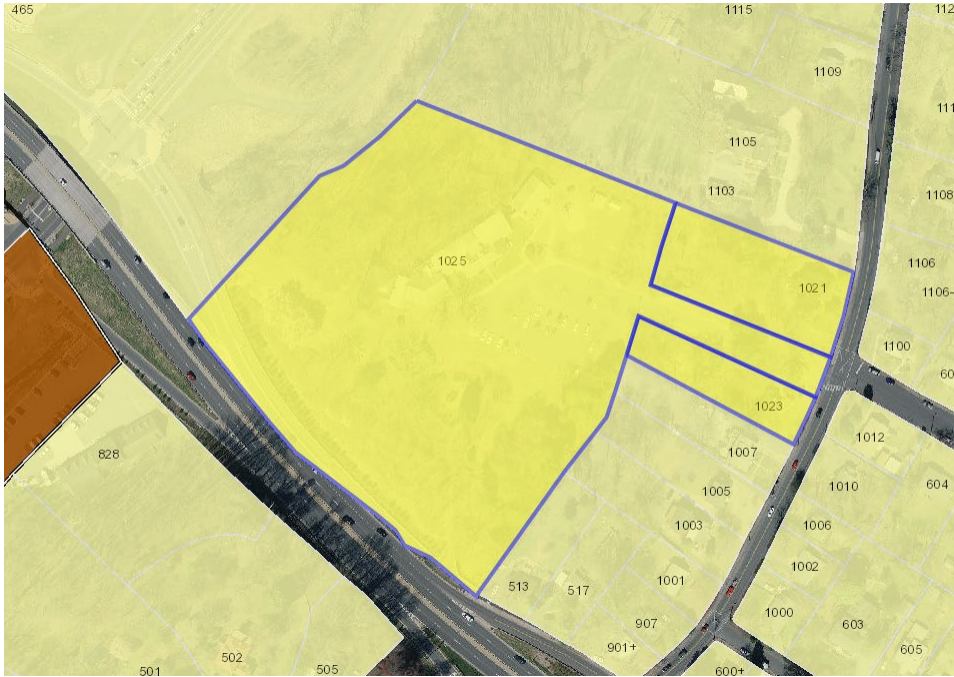
Vicinity Map



Context Map 1

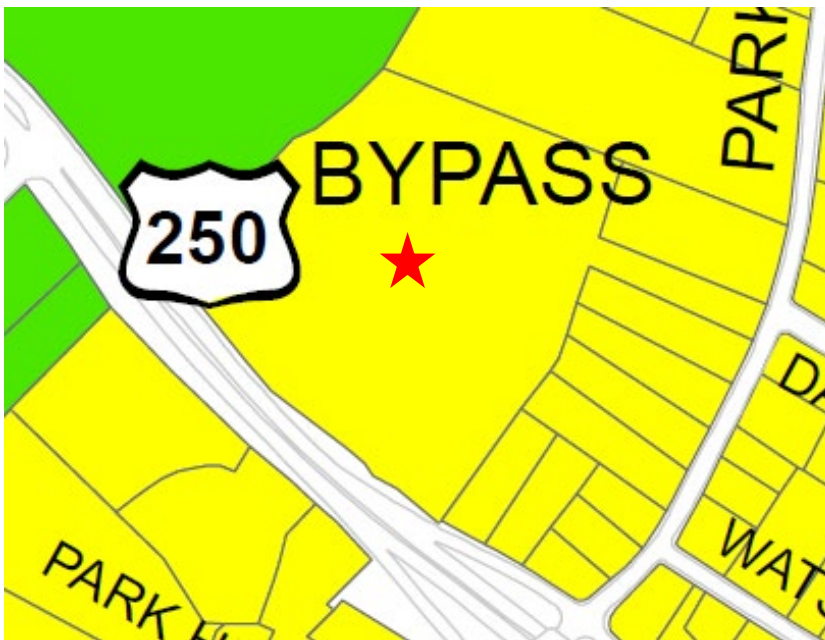


Context Map 2- Zoning Classifications



KEY -Yellow: R-1, Brown: MR (McIntire Residential Corridor District)

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



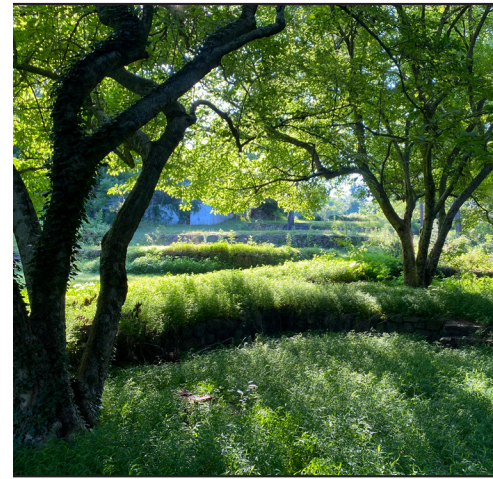
KEY: Yellow: Low Density Residential, Green: Park or Preserved Open Space

Applicant Questions for the Planning Commission:

1. The development team anticipates some improvement to the former Rock Hill driveway area / loop to serve bike-ped connections to 250 sidewalk in the future. The existing historic driveway/loop may not meet all current City standards for slope for bike trails and/or shared multimodal paths. What latitude can the PUD be granted to allow the development team to provide these important connections to the broader bike network without significantly altering the historic shape / configuration of the existing driveway loop / stone walls, etc?
2. The current design shows an atypical City Street path to/through a double loaded parking tray at the area between Buildings 1 and 2. What latitude can the PUD provide for this atypical street configuration (through a parking lot) to be accepted into the City's street network?
3. Does the alignment of MACAA Drive and Davis Avenue along with sight line improvements to the intersection looking north properly address any concerns regarding traffic impacts at this area?
4. Is the proposal consistent with the goals of the draft Comprehensive Plan and with the Future Land Use Map proposing the subject property as Neighborhood Mixed Use Node? Does the arrangement of the housing types, with single-family detached on Park closest to the existing neighborhoods, with single-family attached and townhomes further into the development, with 3-story multi-family deepest into the interior adequately integrate the development into the existing residential community?
5. The project would like to provide public easements over the trails, connecting from Park to the public sidewalks, down to the multi-modal trail on the Bypass. Does the PC agree that a dedication of a public easement to the city would be desirable?
6. CAT Route 11 runs infrequently with no Sunday service; would the PC support increased service down Park Street?
7. The development team is working with MACAA to determine the best location for a future boundary line adjustment. Are there any concerns from the PC as to where a future property line might be drawn?

Attachments

- A. Conceptual Narrative dated August 3, 2021



MACAA REDEVELOPMENT

Conceptual Site Plan

August 3, 2021

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PROJECT TEAM

Nonprofit Developer



Architect



Civil Engineer



Partner



Partner



Introduction

The redevelopment of the MACAA property on a prominent site between the North Downtown and Locust Grove neighborhoods provides a unique opportunity to address the City's affordable housing needs while taking advantage of the unique character of the grounds and sloping landscape on the site. The following pages illustrate a site sensitive infill proposal under the City's PUD rezoning process that recognizes the scale of adjacent homes, buffers the size and placement of the new apartments, and provides improvements to site access, allowing amenities of the landscape and natural features to be shared with the neighborhood. By placing an emphasis on connectivity and shared open spaces, this property will become an active and integrated extension of the adjacent neighborhoods while providing bike and pedestrian links to the broader community amenities beyond.

Questions for the Planning Commission

1. The development team anticipates some improvement to the former Rock Hill driveway area / loop to serve bike -ped connections to 250 sidewalk in the future. The existing historic driveway/loop may not meet all current City standards for slope for bike trails and/or shared multimodal paths. What latitude can the PUD be granted to allow the development team to provide these important connections to the broader bike network without significantly altering the historic shape / configuration of the existing driveway loop / stone walls, etc?
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OVERVIEW

65 apartment units
 20 townhouses
 8 duplex units
 2 existing homes
95 dwellings total

4,700 sf child care +/-

147 parking spaces
 (19) on street
 (128) parking areas

9.3 acres (3 parcels)
 10.22 DUA

max. building height
 townhomes - 35'
 duplexes - 35'
 apartments - 45'

BUILDING 1

41 apartment units
 (6) 3 br units
 (31) 2 br units
 (4) 1 br units
 47 req'd parking spaces for residential

BUILDING 2

24 apartment units
 (12) 2 br units
 (12) 1 br units
 + child care space
 32 parking spaces
 24 req'd spaces for residential
 allow 8 spaces for child care

TOWNHOUSES + DUPLEXES

28 units
 56 parking spaces
 2.00 parking spaces per dwelling

Description of Property

The proposed PUD rezoning includes three parcels on Park Street north of the 250 bypass – 1025 Park Street (the “MACAA site” and primary parcel) 1021 Park Street (the “Stone House”), and 1023 Park Street.

The MACAA site contains the majority of the land area, at 7.91 acres and is zoned R1 with a special use permit to operate as a school. The MACAA site is owned by the Monticello Area Community Action Agency, and currently houses MACAA’s offices and three classrooms as a part of their Head Start program.

The property is also known as “Rock Hill,” first used in the 1820s to describe a larger parcel owned by Thomas Walker Lewis, cousin of Meriwether Lewis. Many of the most visible historic landscape elements were built under the ownership of Dr. Henry Alford Porter, Pastor of First Baptist Church and his wife Elizabeth B. Porter, including the stone walls, terraced gardens, and stone steps. The former entrance and driveway loop visible on the Route 250 bypass once led to the Rock Hill dwelling which burned in a fire in 1963. From 1959 to 1979 the site housed the Rock Hill Academy, a private school established by the Charlottesville Educational Foundation in response to the desegregation of Charlottesville public schools. After ownership by the Charlottesville Educational Foundation, the property was transferred to the Covenant Foundation and Covenant School in 1984, then to the Charlottesville-Albemarle YMCA in 1989, and finally to MACAA in 1993.

The Stone House, 1021 Park Street, was acquired by MACAA in 2016 as a part of a prior proposed redevelopment plan. 1021 Park Street adjoins the MACAA site to the north of MACAA drive and is 0.913 acres.

1023 Park Street is a 0.492-acre residential parcel containing one single family home and is located to the south of MACAA drive.

Together the three parcels comprise 9.3 acres and are bounded by the John W. Warner Parkway to the west, the Route 250 bypass to the south, and Park Street to the east.

In 2015, MACAA partnered with New Millennium Senior Living Communities, LLC and Retirement Unlimited, Inc. to propose a PUD Rezoning on the same properties for an intergenerational campus including 175,000-200,000 square feet of residential space, 13,500-15,000 square feet of classroom space for MACAA, and 3,800-4,500 square feet of office space within the existing Stone House. The PUD rezoning was not granted and faced community opposition around issues of density, lack of integration with the surrounding single-family

neighborhoods, and impact to the site’s historic character. During the final City Council hearing in November 2017, one councilor regretted that the proposal failed to reach “a successful mix of affordable housing embraced by neighbors within a walkable, bikeable, and bus-rideable distance to the 30,000 jobs downtown,” and the Mayor expressed his hope that MACAA would “work with the city to come up with another plan that fits the community vision” (https://dailyprogress.com/macaa-rezoning-is-denied/article_8aff7296-9ea4-5206-9cb9-4013364156f6.html, November 22, 2017).

Project Background

Since the former PUD application was denied in 2017, MACAA has continued to engage other partners for a potential redevelopment project that would use the organization’s largest financial asset to capitalize its programs to fulfill its mission to improve the lives of low-income people in Central Virginia.

MACAA has partnered with Piedmont Housing Alliance and Habitat for Humanity of Greater Charlottesville to pursue a concept of an affordable residential neighborhood that includes affordable rental multifamily housing, affordable homeownership townhomes and duplexes, a small number of market rate units, and a collection of classroom space for MACAA’s Head Start day care program. Piedmont Housing Alliance is the primary developer and applicant for the PUD rezoning.

This proposal provides a diversity of affordable housing options for people with low incomes within a high-opportunity neighborhood just one mile from a local job center in downtown Charlottesville and meets a critical need for affordable housing in the Charlottesville area.

The project responds to the context of Locust Grove’s tree-lined local streets with single-family dwellings by extending this neighborhood fabric into the site. Townhomes and duplex units front a new MACAA Drive at a scale comparable to Davis Avenue on the east side of Park Street, and parking is relegated to the rear, allowing for sidewalks and planting strips along the main entry drive. By creating pedestrian streets in the center of the site, the proposal aims to create connections from the neighborhood to the historic gardens, greenspace, and further to McIntire Park.

The larger scale apartment buildings are located towards the interior of the site, allowing direct access to the greenspace, historic gardens, and the trail access for residents and daycare users without crossing busy streets. In general, the project is sited around the existing development area of the



PROJECT NARRATIVE

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021

MACAA site in order to minimize site disturbance and tree clearing during construction, as well as to take advantage of the existing topography.

The proposed PUD development plan addresses the major goals of the Charlottesville Comprehensive Plan with particular respect to housing, community facilities, land use, and environment, and addresses the need for greater affordability within our community while being sensitive to neighborhood context.

About MACAA

Monticello Area Community Action Agency [MACAA] was founded in 1965 and has led the effort to eradicate poverty and improve the lives of individuals and families experiencing low-income in Central Virginia. Serving the City of Charlottesville and the counties of Albemarle, Fluvanna, Louisa, and Nelson, MACAA provides a range of services and support to families experiencing barriers to economic and social mobility. As part of the services it offers, MACAA administers a Head Start preschool program for the City of Charlottesville and the counties it serves, providing early childhood education to 213 children across its service area, 60 of which are served at the Park Street location. Additionally, beginning in October 2021, MACAA will begin operating six Early Head Start classrooms in the City of Charlottesville serving an additional 60 students ages birth – three.

Head Start provides a comprehensive early childhood development program for three- and four-year-old children from families in the greatest need. Head Start children participate in a wide range of educational activities designed to enhance school readiness. In addition, Head Start Family Support Coordinators provide case management support, assist parents in addressing social service needs, and help parents attain family management and parenting skills and reach self-identified goals.

Hope House offers housing and intensive case management for families facing homelessness in the community. The program works with families to provide a safe home, stabilize the family, help them to reach employment goals, attain money-management skills, and maintain a healthy, stable home environment. Since 1988, Hope House has transformed the lives of dozens of families.

Project Discovery promotes academic achievement as a means of propelling high school students from low-income families out of poverty. The program specifically focuses on encouraging and helping these students prepare for and pursue a college education. Students receive assistance with completing college applications, locating and applying for financial aid, planning for their careers, and preparing to excel academically and socially beyond high school.



Rural Outreach offices in Fluvanna, Louisa, and Nelson counties provide emergency assistance to families by offering food, clothing, and financial resources to cover rent/mortgage and utility costs. MACAA's family-centered coaches assesses a client's needs and links them to other resources in the region to help meet their longer-term needs. MACAA's Fluvanna program office operates a thrift shop as well as a large food bank in cooperation with the Fluvanna Christian Services Society.

Additional information on MACAA can be found on their website at www.MACAA.org.

About Piedmont Housing Alliance

Piedmont Housing Alliance is dedicated to improving financial outcomes for individuals and families by offering innovative affordable housing solutions. In doing this, PHA acknowledges the role real estate practices and laws have played in preventing Black Americans and others from building wealth in its service area and country. Piedmont Housing Alliance stands ready to make intentional change to right these wrongs. Piedmont Housing Alliance's work focuses on achieving housing justice through the following program areas:
Community Management: PHA currently manages 11 properties located in the city of Charlottesville and Albemarle and Nelson counties.

Lending Program: PHA's lending program is certified by the US Treasury as a Community Development Financial Institution ("CDFI").

Development: PHA's development and redevelopment activity aims to preserve and increase the number of high-quality, affordable housing units in its area. Piedmont Housing Alliance is certified as a Community Housing Development Organization (CHDO).

Housing Counseling: PHA's HUD-approved housing counseling program provides one-on-one coaching for home buying, credit improvement, debt reduction, savings programs, fair housing, and foreclosure prevention. Piedmont Housing Alliance offers free classes in the community and is a Virginia Housing Development Authority-approved provider of First Time Homebuyer Education, required for access to financial assistance in homebuying. (A first-time homebuyer is defined as a buyer who has not owned a home for a period of three years prior to purchase.)

Piedmont Housing Alliance is the successor organization to the Thomas Jefferson Housing Improvement Commission (TJHIC), which was founded in 1983 by Jane Saunier as part of the Thomas Jefferson Planning District Commission. TJHIC received designation as a Community Housing Development Organization (CHDO) by the state of Virginia and had four

allied organizations: Charlottesville Housing Improvement Project (CHIP-now disbanded); Albemarle Housing Improvement Project (AHIP-now a separate non-profit); Jordan Development Corporation; and Midway Development Corporation.

In 1996, TJHIC joined together with the Charlottesville Housing Foundation, which had been founded in 1968 by Francis Fife, Delegate Mitch Van Yahres, Thomas J. Michie, Jr. and Robert Stroud. CHF brought substantial assets to the alliance, including land. At that time the organization took the name Piedmont Housing Alliance.

About Habitat for Humanity of Greater Charlottesville

Habitat for Humanity of Greater Charlottesville envisions a Greater Charlottesville community where everyone can find a decent place to live.

To that end, Habitat for Humanity partners with hardworking, local, low-income families to help them build and purchase homes, and is scaling up to build at least 40 homes annually. Since 2004 Habitat has dedicated itself to creating new mixed-income communities and infusing existing neighborhoods with affordable housing. Habitat for Humanity believes in diverse, inclusive, and vibrant communities of neighbors that transcend socioeconomic and cultural divides.

In order to increase its impact beyond building homes, Habitat is reaching deeper into local, low-income communities. In 2017, it created a Pathways to Housing Program to work with extremely low-income residents and community members saddled with bad credit to walk side by side with them, lifting them up so that they can find better housing and become homeowners. As such, the average AMI of Habitat families over the past three years is 34%.

Building relationships is key to Habitat's goals. Habitat works to create a sense of community, social cohesion, and collective capacity among future homebuyers, empowering them towards goals far beyond homeownership.

Habitat is committed to our families long-term. Habitat works with current homeowners to ensure that every family has the tools to thrive in their homes—as well as make a positive impact on their community and bring hope to others.



PROJECT PARTNERS

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021

Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan that aligns with the City of Charlottesville’s strategic goals, as well as the partner organization’s goals to advance housing equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 1 – Land Use

Vision: The use of land in Charlottesville supports human activities and reflects community values. Our land use plan aims to promote harmonious development and support neighborhoods and places that allow residents to live, work, shop and play in proximity. Charlottesville’s land use patterns will create, preserve, and enhance neighborhood character, improve environmental quality, integrate a diversity of uses, encourage various modes of transportation, promote infill development, and increase commercial vitality and density in appropriate areas. These interdependent parts will converge to enhance the social, cultural, recreational and economic needs of our City	The proposed development makes use of an underutilized site near downtown Charlottesville and its core residential neighborhoods to create a variety of affordable housing options at a scale and density that is compatible with neighboring uses. Affordable housing options for a diversity of families and individuals is key to retaining the vitality of Charlottesville’s social, cultural, and workforce needs. The proposed project will include single-family attached, townhome, and multi-family dwelling options. PHA rental units will serve residents earning 30-80% AMI, and Habitat for-sale options will serve a range of low-income and very low-income Habitat Partner Families.
Goal 1 – Enhance the Sense of Place Throughout Charlottesville	The proposed development preserves much of the topography, tree plantings, and historic assets which characterize this site. The proposed development also extends the neighborhood fabric of Locust Grove and North Downtown to this location.
Goal 2 – Establish a mix of uses within walking distance of residential neighborhoods that will enhance opportunities for small group interaction throughout Charlottesville	The proposed development will contain up to 6,000 feet of day care space for MACAA’s Head Start program within a primarily residential neighborhood, providing opportunities for connection between families within the development and others served by the day care center.
Goal 3 – Enhance Formal Public Spaces of Community Interaction in Charlottesville that Support the City’s Role as a Center of Urban Vitality	The proposal includes a community green as well as the preservation of historic landscapes, which will be accessible to residents as well as neighbors, providing the opportunity to connect and interact.
Goal 4 - Facilitate the Creation of New Opportunities for Regional Cooperation on Land Use Issues	The proposed project provides a key connection from Locust Grove and North Downtown to regional bike and trail networks, thus avoiding busy intersections at Park Street and Route 250. This proposal also supports MACAA’s work which is essentially regional, and focused on meeting the needs of low-income families in Charlottesville and its nearby counties.
Goal 5 – Explore Progressive and Innovative Land Use, Design Standards, and Zoning Regulations to Accomplish the City’s Vision	The rezoning proposal makes use of the City of Charlottesville’s Planned Unit Development tool to provide affordable housing along different financial and spatial models aside from what is allowed with by-right zoning. Under current low-density zoning, the property would support only 30-40 single-family detached dwellings by-right, development of which would not lend itself to affordability. As proposed, the project would better adhere to the vision of the Draft Future Land Use Map, which calls for a compact neighborhood center encompassing a mix of land uses, including residential and active ground floor uses, compatible with surrounding residential. The proposal attempts to center spaces for pedestrians and cyclists in the primary circulation and public spaces accommodating alternatives to car-centric lifestyles.

Comprehensive Plan Goal 2 – Community Facilities

Vision: The City of Charlottesville’s civic facilities and services are important to fostering a healthy and vibrant community. Residents benefit from access to excellent public services, recreational facilities and public buildings. Therefore, Charlottesville will have outstanding civic and recreational facilities, bicycle and walking trails and be served by a strong support system that includes one of the nation’s best emergency response systems. Effective and efficient water, wastewater and stormwater services will support the health and welfare of the City.	The proposed development aims to meet or exceed performance standards set by city agencies and for fire and other emergency services. In addition, the proposal aims to contribute to a network of greenspaces, bike trails, and pedestrian infrastructure.
Goal 1 - Continue to Provide Excellent Fire Protection Service and Fire Prevention Education Service to the City, the University of Virginia, and Portions of Albemarle County and Goal 2 - Continue To Provide Excellent Rescue Service To The Charlottesville And Albemarle Community.	The proposal will conform to fire codes and regulations to provide access to emergency services which will not impede their response time.
Goal 4 - Solid Waste	The proposed project will participate in solid waste and recycling programs and will encourage recycling where possible.
Goal 5 - Improve The Water System Infrastructure To Provide Reliable, Healthy And Efficient Water Service To City Residents And Address Increasing Densities Within The City As Part Of Any Improvements	The project proposes to use the City of Charlottesville’s water infrastructure and will work to steward that resource where possible through the use of water conserving technologies.
Goal 6 - Improve Wastewater Infrastructure To Provide Effective And Efficient Sanitary Sewer Services To Residents, To Accommodate The Zoned And Projected Densities And Uses In The City And To Protect Public Health And Environmental Quality.	The project proposes to connect to Charlottesville’s wastewater infrastructure. Stormwater management will be undertaken according to industry best practices.
Goals 7, 8, 9, 10 – Parks and Recreation [Upgrades and Expansion], Recreational Uses, and Best Practices	The proposed project provides access to community green space, historic landscapes, and a safe sidewalk network along the 250 off ramp median to McIntire Park and multimodal paths to John W. Warner Parkway.



Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 3 – Economic Sustainability

<p>Vision: A strong economy is essential to the social, cultural and financial vitality of our city. Public and private initiatives help create employment opportunities and a vibrant and sustainable economy. The City of Charlottesville is committed to creating a strong, diversified economy and an environment that provides career ladder employment opportunities for residents.</p>	<p>The proposed development is a significant investment in the City of Charlottesville, providing jobs in the design, construction, and operations of the project.</p>
<p>At its best, Charlottesville is a community with an effective workforce development system and a businessfriendly environment that supports entrepreneurship; innovation; heritage tourism; commercial, mixed use, and infill development; and access to a growing array of diverse employment and career ladder opportunities for all City residents. The Downtown Mall, as the economic hub of the region, features a vibrant historic district with arts and entertainment, shopping, dining, cultural events and a dynamic City Market.</p>	<p>In addition, the rental and homeowner subsidies present in the affordable portion of the project represent an investment in the residents who contribute to Charlottesville's workforce. Investments in affordable housing ensure that workers in all industries are able to maintain sustainable lifestyles in the communities in which they work.</p> <p>Through the project, MACAA will be able to stabilize itself financially, allowing it to continue its work supporting and assisting low-income families and individuals throughout the region.</p>

Comprehensive Plan Goal 4 – Environment

<p>Vision: The City of Charlottesville will be a green city, with clean and healthy air and water, sustainable neighborhoods, ample open space and natural areas that balance increased development and density in residential and economic centers, and walkable, bikeable and transit-supportive land use patterns that encourage healthy lifestyles.</p>	<p>The proposed project aims to meet high standards of environmental performance with the construction of its multifamily dwellings, targeting the Passive House standard as a design goal. The project also aims to minimize disturbance to the natural assets of the site.</p>
<p>Goal 1 - Value The Rivanna River As A Major Asset In The Life Of Our City And Region And Restore It To A Healthy Condition Within Our Ecosystem In Order To Improve Habitat, Watershed Health And Water Quality.</p>	<p>The project proposes to create a safe pedestrian connection to the trails around Schenk's Branch, via links to existing sidewalks and Route 250, which flows into the Rivanna. By increasing access to this crucial resource, the project contributes to greater visibility and importance for the natural waterways within Charlottesville.</p>
<p>Goal 2 - Promote Practices Throughout The City That Contribute To A Robust Urban Forest.</p>	<p>The project will minimize impacts to existing tree canopy.</p>
<p>Goal 3 - Protect, Increase, And Provide An Interconnected System Of Green Space And Buffers That Support Habitat For Wildlife, Improve Water Quality, And Deliver Valuable Ecosystem Services.</p>	<p>The project will provide access and connections to a broader system of trails and natural systems.</p>
<p>Goal 4 - Improve Public And Private Stormwater Infrastructure While Protecting And Restoring Stream Ecosystems.*</p>	<p>The proposed project will include a system of stormwater management which will meet performance standards and best practices.</p>
<p>Goal 5 - Encourage High Performance, Green Building Standards And Practices And The Use Of The U.S. Green Building Council's (USGBC) LEED Certification Program, Earthcraft, Energy Star Or Other Similar Systems.* and Goal 6 - Promote Effective And Innovative Energy And Fuel Management In Both City And Community Buildings And Operations.*</p>	<p>The multifamily portion of the project will target Passive House standards which are among the most rigorous performance standards for energy efficiency within the building industry. Passive House standards will significantly reduce the building demand for heating and cooling leading to large reductions in the buildings' energy consumption.</p>
<p>Goal 7 - Promote Citywide Water Efficiency And Conservation And Implement Water Efficiency And Conservation Strategies In City Buildings And Operations.* and Goal 8 - Promote And Implement Strategies To Reduce Waste Generation And Increase Recycling, Composting, And Waste Diversion To Decrease Environmental Impacts, Including Greenhouse Gas Emissions.*</p>	<p>The proposed development will reduce water consumption and waste generation through building design and operations.</p>



Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 5 – Housing

<p>Vision: The quality and diversity of the City of Charlottesville's housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes, and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails and services.</p>	<p>The proposed project creates a diversity of affordable housing options for families at a range of income levels from 30 to 80% of area median income, including affordable rental and affordable homeownership. The project also includes a small number of market rate homes. The housing provided ranges from multifamily dwellings, townhouses, and duplexes, providing a variety of typologies along with a diversity of rental and ownership models.</p> <p>The homes provided are within a short distance from downtown and will have convenient access to a system of greenspaces and other public amenities.</p> <p>The development will be constructed to a high level of quality – the standards for Low Income Housing Tax Credit-funded developments such as the rental portion of the project far exceed market rate building standards, and Greater Charlottesville Habitat for Humanity has a proven track record of constructing quality homes throughout the region.</p>
<p>Goal 1 - Evaluate The Impact Of Housing Decisions On Other City Goals And City Vision With The Understanding That Any Regulatory Land Use Changes May Affect Housing Because Of The City's Limited Geographic Size Of Only 10.4 Square Miles. (All Such Changes Must Be Considered Within The Context Of City Council's Goal Of Achieving A Minimum 15% Supported Affordable Housing Throughout The City By 2025.)</p>	<p>The project contributes the vast majority of its units to the City's larger housing affordability goals. Through the associated proffers, the owner will commit to providing a minimum of eighty percent (80%) of the units as affordable housing, as defined by the City of Charlottesville.</p>
<p>Goal 2 - Maintain And Improve The City's Existing Housing Stock For Residents Of All Income Levels.*</p>	<p>The project will construct housing stock that in many cases exceeds the standards of existing housing in the area.</p>
<p>Goal 3 - Grow The City's Housing Stock For Residents Of All Income Levels.*</p>	<p>The proposal expands the housing stock for low-income people, one of the key areas where more stock is most needed. The project also provides a small number of market rate units.</p>
<p>Goal 4 - Promote An Assortment Of Funding Initiatives To Meet The Needs Of Owners, Renters And The Homeless With Varying Levels Of Income</p>	<p>The proposed project makes use of a variety of affordable housing models, including affordable rental and homeownership, at a range of income levels.</p>
<p>Goal 5 - Support Projects And Public/Private Partnerships (I.E Private, Nonprofits, Private Developers And Governmental Agencies) For Affordable Housing, Including Workforce Housing And Mixed-Use, And Mixed-Income Developments. Also, Support Projects That Promote Economic Development And Job Creation, Especially But Not Exclusively, In Relatively Underinvested, Financially Depressed Areas.</p>	<p>The proposal is the result of a partnership between three organizations, all of which focus efforts on the support of people with low-incomes as a central part of their mission.</p>

Comprehensive Plan Goal 5 – Housing (cont.)

<p>Goal 7 - Offer A Range Of Housing Options To Meet The Needs Of Charlottesville's Residents, Including Those Presently Underserved, In Order To Create Vibrant Residential Areas Or Reinvent Existing Ones.*</p>	<p>The proposal provides a range of housing types for residents with a variety of family sizes and incomes, and accommodates affordable rental, affordable home ownership, and market rate options.</p>
<p>Goal 8 - Ensure That The City's Housing Portfolio Offers A Wide Range Of Choices That Are Integrated And Balanced Across The City To Meet Multiple Goals Including: Increased Sustainability, Walkability, Bikeability, And Use Of Public Transit, Augmented Support For Families With Children, Fewer Pockets Of Poverty, Sustained Local Commerce And Decreased Student Vehicle Use.*</p>	<p>The proposal provides housing choices which are not readily available within Charlottesville, namely affordable rental and homeownership opportunities.</p> <p>The project has been developed holistically, aiming to meet goals around affordability, sustainability, walkability, bikeability, and support of historical and natural landscapes.</p>



Alignment with the Comprehensive Plan

Through the PUD Rezoning process, Piedmont Housing Alliance, Habitat for Humanity of Greater Charlottesville, and MACAA are committed to a development plan which aligns with the City of Charlottesville's strategic goals, as well as the partner organization's goals to advance equity within the Charlottesville community. The proposal meets the goals of the Comprehensive Plan in the following ways:

Comprehensive Plan Goal 6 – Transportation

<p>Vision: The City of Charlottesville's transportation network provides the fundamental framework for creating a safe, livable community while reinforcing more sustainable land use patterns. The system connects people to each other and to destinations, fosters economic activity and provides public space for human interaction.</p> <p>As a result, the transportation system should be designed for everyone, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider or shopkeeper. A multimodal transportation network is an effective, flexible framework for building community and creating places in our City.</p>	<p>The proposed project will make pedestrian and bike accommodations central to the circulations strategy around the site by relegating parking wherever possible, and providing sidewalks and quality greenspace to encourage transportation through the site.</p> <p>The project proposes to create a walkable, bikeable connection to the nearby trails and to McIntire Park, via existing sidewalks, allowing for safe use of a variety of modes of transportation.</p>
<p>Goal 1 - Increase Safe, Convenient And Pleasant Accommodations For Pedestrians, Bicyclists And People With Disabilities That Improve Quality Of Life Within The Community And Within Individual Neighborhoods.*</p>	<p>The project will provide pedestrian and bike accommodations and will meet high standards for accessibility in accordance with the requirements of the Low-Income Housing Tax Credit program.</p>
<p>Goal 2 - Improve Transportation Options And Quality Of Life Through Land Use And Community Design Techniques</p>	<p>The project will draw from the context of walkable neighborhood streets as a key principle in its design.</p>
<p>Goal 3 - Improve Mobility And Safety Of The Arterial Roadway Network</p>	<p>The proposal will make improvements to the intersection at MACAA Drive, Davis Avenue, and Park Street, improving visibility and reducing conflicts on a crucial roadway.</p>
<p>Goal 4 - Maintain An Efficient Transportation System That Provides The Mobility And Access That Supports The Economic Development Goals Of The City.</p>	<p>The proposed project provides homes for low-income people close to job centers downtown, supporting workers at a variety of incomes in Charlottesville</p>
<p>Goal 5 - Provide Parking To Adequately Meet Demand And Support Economic Vitality Without Sacrificing Aesthetics, While Minimizing Environmental Impacts And Accommodating Pedestrians, Bicycles, Transit Users And Disabled Individuals.</p>	<p>The proposal will meet parking targets which are consistent with actual usage rates at PHA's other properties. Parking's impact to the urban fabric has been minimized by relegating the provided parking and promoting other modes of mobility along main circulation routes.</p>
<p>Goal 7 - Continue To Work With Appropriate Governing Bodies To Create A Robust Regional Transportation Network.*</p>	<p>The project proposes a connection to a broad network of trails and transportation infrastructure. The project's residents will have access to the Charlottesville Area Transportation System's Route 11, which has a transit stop one block north on North Avenue and two blocks north on Park Street.</p>
<p>Goal 8 - Develop A Sustainable Transportation Infrastructure By Designing, Constructing, Installing, Using And Maintaining The City's Transportation Assets And Equipment In Efficient, Innovative And Environmentally Responsible Ways.</p>	<p>The proposal aims to support walking and biking through its connection to walking trails and bike paths, as well as through its connections to the existing neighborhood.</p>

Comprehensive Plan Goal 7 – Historic Preservation and Urban Design

<p>Vision: Urban design and historic preservation contribute to the character and quality of neighborhoods, and to the aesthetic value of the entire community. As a result, the City of Charlottesville will be a well-designed community with neighborhoods, buildings, and public spaces, including the Downtown Mall, that are human scaled, sustainable, healthy, equitable and beautiful.</p> <p>Charlottesville will also seek to preserve its historic resources through education and collaboration to maintain the character of our neighborhoods' core historic fabric, our major routes of tourism and our public spaces.</p>	<p>The proposal preserves the existing historic landscapes on site through sensitive site planning. The project creates an environment which is contextually consistent with the historic neighborhood of Locust Grove, while adapting the model to allow for greater access by low-income individuals and a wider range of housing choices.</p>
<p>Goal 1 - Continue Charlottesville's History Of Architectural And Design Excellence By Maintaining Existing Traditional Design Features While Encouraging Creative, Context-Sensitive, Contemporary Planning And Design.</p>	<p>The project draws from the urban fabric of adjacent residential neighborhoods for creation of street edges and sense of enclosure while placing multi-family buildings at more distant edges of buildable area to buffer noise from large volume highways beyond.</p>
<p>Goal 2 - Educate Property Owners And Potential Property Owners Of Historic Resources About The Significance Of Their Properties.*</p>	<p>By preserving the existing landscapes on site, the project provides the possibility for direct experience and education around the historic resources within the neighborhood.</p>
<p>Goal 5 - Protect And Enhance The Existing Character, Stability, And Scale Of The City's Older Neighborhoods.*</p>	<p>The proposal extends the existing neighborhood's character and urban fabric and provides additional density while remaining sensitive to the scale of the surrounding context.</p>
<p>Goal 6 - Provide Effective Protection To The City Of Charlottesville's Historic Resources.*</p>	<p>The project proposes to conserve as much of the historic landscape as possible, ensuring that its integrity is not disturbed.</p>
<p>Goal 7 - Coordinate The Actions Of Government, The Private Sector, And Nonprofit Organizations To Achieve Preservation And Urban Design Goals.</p>	<p>The project team will pursue opportunities to partner with other organizations and city agencies around the historic landscapes on site.</p>

Alignment with the Planned Unit Development District Objectives

The project on the MACAA site fulfills the primary objectives of the Planned Unit Development District designation by proposing a form of development which is more contextual, appropriate, and compact than would otherwise be possible under current zoning.

Planned Unit Development District Primary Objectives

(1) To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;	The property is currently zoned R-1. By rezoning to PUD, the project can achieve greater density, which affords the opportunity to provide much-needed affordable housing in a form and scale which are appropriate to the site and clusters the new houses to preserve open space and wooded areas, while also creating community green space. Further, the use of PUD zoning permits early childhood education as a by-right use.	(9) To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;	The proposal realigns the existing MACAA Drive to improve connections along Park Street, provides pedestrian access throughout the site, and allows for connections to the trail network and McIntire Park.
(2) To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design	The PUD proposal makes use of townhouse, duplex, and apartment building types which would not be allowed under current zoning. This permits a greater quantity of open space and the preservation of the existing historic landscape.	(10) To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.	The project relegates parking to make streets and sidewalks the primary circulation method throughout the site. The proposal will make safe, walkable, bikeable streets a central feature of the project, and will improve pedestrian and bike access to the historic resources on site as well as to the larger bike and trail networks beyond
(3) To promote a variety of housing types, or, within a development containing only a single housing type, to promote the inclusion of houses of various sizes;	The proposed development contains a range of housing types from multifamily apartment buildings to townhouse and duplex units. Within these types, units range from 1-3 bedrooms meeting the needs of many family sizes. These homes range from affordable rental, affordable home ownership, and market rate home ownership.		
(4) To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;	The proposal only includes two existing single-family dwellings.		
(5) To provide for developments designed to function as cohesive, unified projects;	The proposed development was planned cohesively to mediate scales between the surrounding context and the interior of the site, provide consistent street frontage along main paths of circulation, preserve historic landscapes, and to maximize the quality of linked spaces.		
(6) To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;	The development draws from the neighborhood character of Locust Grove, creating primary neighborhood streets with relegated parking, with scales which are compatible with single family dwellings.		
(7) To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography;	The development uses existing MACAA building footprints and parking areas to minimize disturbance to the site and the tree canopy and preserves the historic landscape.		
(8) To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development;	The proposal plans to coordinate styles so that the project is compatible with adjacent properties and is internally consistent.		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in orange.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Primary Objectives

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	P	P
Accessory apartment, external	P	P
Accessory buildings, structures and uses (residential)	B	B
Adult assisted living		
1–8 residents		B
Greater than 8 residents		
Adult day care		
Amateur radio antennas, to a height of 75 ft.		B
Bed-and-breakfasts:		
Homestay	B	B
B & B		
Inn		
Boarding: fraternity and sorority house		
Boarding house (rooming house)		
Convent/monastery		S
Criminal justice facility		
Dwellings:		
Multifamily	B	
Single-family attached	B	
Single-family detached	B	B
Townhouse	B	
Two-family	B	
Family day home		
1–5 children		B
6–12 children		S
Home occupation	P	P
Manufactured home parks		
Night watchman's dwelling unit, accessory to industrial use		
Nursing homes		

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Occupancy, residential		
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential Density (developments)		
Maximum of 21 DUA	B	
Residential treatment facility		
1–8 residents		B
8+ residents		
Shelter care facility		
Single room occupancy facility		
Temporary family health care structure	T	T
NON-RESIDENTIAL: GENERAL AND MISC. COMMERCIAL		
Access to adjacent multifamily, commercial, industrial or mixed-use development or use		
Accessory buildings, structures and uses		
Amusement center		
Amusement enterprises (circuses, carnivals, etc.)		
Amusement park (putt-putt golf; skateboard parks, etc.)		
Animal boarding/grooming/kennels:		
With outside runs or pens		
Without outside runs or pens		
Animal shelter		
Art gallery:		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Art studio, GFA 4,000 SF or less		
Art workshop		
Assembly (indoor)		
Arena, stadium (enclosed)		
Auditoriums, theaters		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Primary Objectives

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Maximum capacity less than 300 persons		
Maximum capacity greater than or equal to 300 persons		
Houses of worship		B
Assembly (outdoor)		
Amphitheater		
Arena, stadium (open)		
Temporary (outdoor church services, etc.)	T	T
Assembly plant, handcraft		
Assembly plant		
Automobile uses:		
Auto parts and equipment sales		
Gas station		
Rental/leasing		
Repair/servicing business		
Sales		
Tire sales and recapping		
Bakery, wholesale		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Banks/financial institutions		
Bowling alleys		
Car wash		
Catering business		
Cemetery		S
Clinics:		
Health clinic (no GFA limit)		
Health clinic (up to 10,000 SF, GFA)		
Health clinic (up to 4,000 SF, GFA)		
Public health clinic		
Veterinary (with outside pens/runs)		
Veterinary (without outside pens/runs)		
Clubs, private		S

Use Types		
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Communications facilities:		
Attached facilities utilizing utility poles as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Attached facilities visible from an adjacent street or property		
Carrier on wheels (COW)		
Towers		
Monopole tower		
Guyed tower		
Lattice tower		
Self-supporting tower		
Contractor or tradesman's shop, general		
Crematorium (independent of funeral home)		
Data center >4,000		
<4,000		
Daycare facility	B	S
Dry cleaning establishments		
Educational facilities (non-residential)		
Elementary		S
High schools		S
Colleges and universities		S
Artistic instruction, up to 4,000 SF, GFA		
Artistic instruction, up to 10,000 SF, GFA		
Vocational, up to 4,000 SF, GFA		
Vocational, up to 10,000 SF, GFA		
Electronic gaming café		
Funeral home (without crematory)		
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Funeral homes (with crematory)		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Primary Objectives

Use Types	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
GFA 4,000 SF or less		
GFA up to 10,000 SF		
Golf course		
Golf driving range		
Helipad		
Hospital		
Hotels/motels:		
Up to 100 guest rooms		
100+ guest rooms		
Laundromats		
Libraries	B	B
Manufactured home sales		
Micro-producers		
Small Breweries		
Mobile food units		
Movie theaters, cineplexes		
Municipal/governmental offices, buildings, courts		S
Museums:		
Up to 4,000 SF, GFA		
Up to 10,000 SF, GFA		
Music hall		
Offices:		
Business and professional		
Medical		
Philanthropic institutions/agencies		
Property management (ancillary to MFD)		
Other offices (non-specified)		
Outdoor storage, accessory		
Parking:		
Parking garage	A	
Surface parking lot (19 or less spaces)	A	

Use Types	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Surface parking lot (more than 20 spaces)	A	
Temporary parking facilities	A	
Photography studio		
Photographic processing; blueprinting		
Radio/television broadcast stations		
Recreational facilities:		
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on City-owned, City School Board-owned, or other public property)		B
Indoor: health/sports clubs; tennis club; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc. (on private property)		
GFA 4,000 SF or less	B	
GFA (4,001–10,000 SF)		
GFA more than 10,000 SF		
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (city-owned), and related concession stands	B	B
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc. (private)	B	S
Restaurants:		
All night		
Drive-through windows		
Fast food		
Full service		
24-hour		
Towing service, automobile		
Technology-based businesses		
Taxi stand		



Proposed Use Matrix

The project proposes the following changes to the permitted uses under current zoning. Areas where zoning has changed are highlighted in blue.

“A” indicates ancillary uses, “B” indicates uses which are permitted by-right, “P” indicates uses which require a provisional use permit, “S” indicates uses which require a special use permit, and “T” indicates uses which require a temporary use permit. Uses not identified are not permitted within the zoning district.

Planned Unit Development District Primary Objectives

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Transit facility		
Utility facilities	S	S
Utility lines	B	B
NON-RESIDENTIAL USES: RETAIL		
Accessory buildings, structures and uses		
Consumer service businesses:		
Up to 4,000 SF, GFA		
Up to 10,000 SF, GFA		
10,001+ GFA		
Farmer's market		
Greenhouses/nurseries		
Grocery stores:		
Convenience		
General, up to 10,000 SF, GFA		
General, more than 10,000 SF, GFA		
Home improvement center		
Pharmacies:		
1–1,700 SF, GFA		
1,701–4,000 SF, GFA		
4,001+ SF, GFA		
Shopping centers		
Shopping malls		
Temporary sales, outdoor (flea markets, craft fairs, promotional sales, etc.)	A	
Other retail stores (non-specified):		
Up to 4,000 SF, GFA		
4,001 SF to 20,000 SF GFA		
More than 20,000 SF, GFA		
NON-RESIDENTIAL: INDUSTRIAL		
Accessory buildings, structures and uses		
Assembly, industrial		
Beverage or food processing, packaging and bottling plants		

	Use Types	
	PUD (proposed)	Existing Zoning - R-1 (for reference)
Brewery and bottling facility		
Compounding of cosmetics, toiletries, drugs and pharmaceutical products		
Construction storage yard		
Temporary construction yard		
Contractor or tradesman shop (HAZMAT)		
Frozen food lockers		
Greenhouse/nursery (wholesale)		
Industrial equipment: service and repair		
Janitorial service company		
Kennels		
Laboratory, medical >4,000 sq. ft.		
<4,000 sq. ft.		
Laboratory, pharmaceutical >4,000 sq. ft.		
<4,000 sq. ft.		
Landscape service company		
Laundries		
Manufactured home sales		
Manufacturing, light		
Moving companies		
Printing/publishing facility		
Open storage yard		
Outdoor storage, accessory to industrial use		
Research and testing laboratories		
Self-storage companies		
Warehouses		
Welding or machine shop		
Wholesale establishments		





SITE CONTEXT

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



NEIGHBORHOOD CONTEXT

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



PARKS & GREENSPACE NETWORK

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



- Bike Lanes
- Paved Trails
- Rivanna Trails Foundation Footpaths

SITE

TRAIL CONNECTIONS

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



EXISTING CONDITIONS

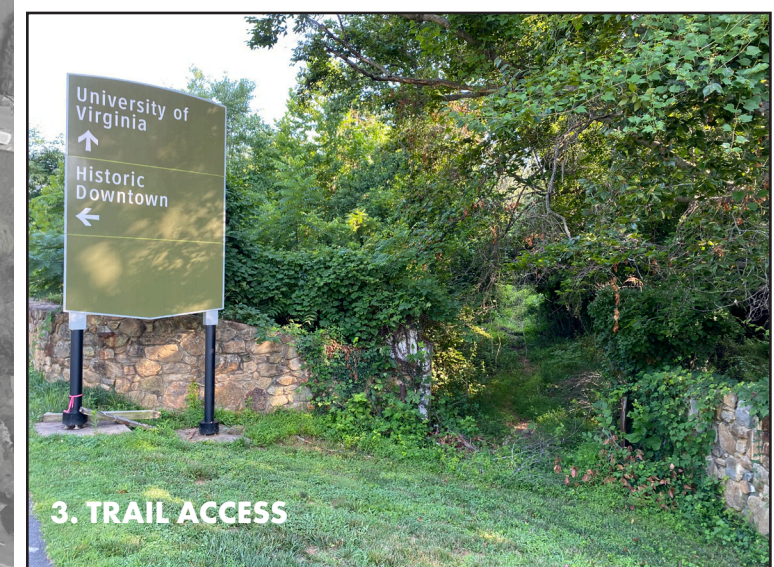
MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



1. HISTORIC ELEMENTS



2. GREENSPACE



3. TRAIL ACCESS

SITE ASSETS

MACAA Redevelopment
 Conceptual Site Plan
 August 3, 2021





OVERVIEW
 65 apartment units
 20 townhouses
 8 duplex units
 4,700 sf commercial

147 parking spaces
 10.32 DUA

BUILDING 1
 41 units
 59 parking spaces
 1.43 parking ratio

BUILDING 2
 24 units
 32 parking spaces
 1.33 parking ratio

TOWNHOUSES
 20 units
 40 parking spaces
 2.00 parking ratio

DUPLEX
 8 units
 16 parking spaces
 2.00 parking ratio



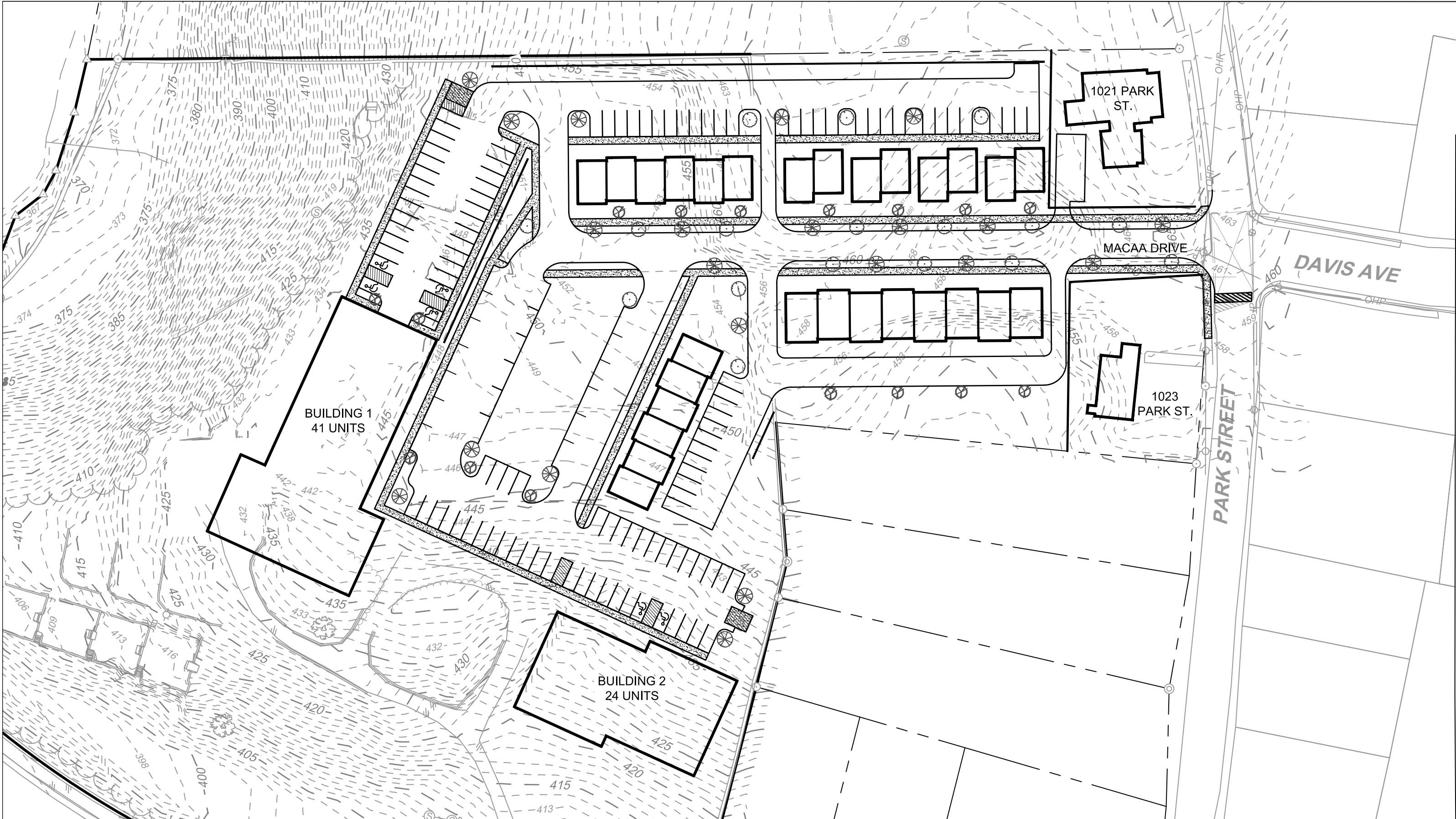
10 ft Side Yard Setback

25 ft Rear Yard Setback

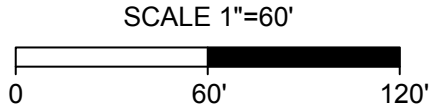
3 ft Side Yard Setback

PROPOSED SETBACKS

MACAA Redevelopment
 Conceptual Site Plan
 August 3, 2021



CONCEPTUAL DEVELOPMENT PLAN - DRAFT

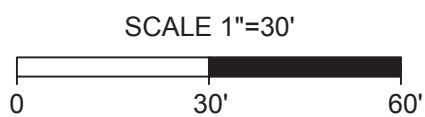


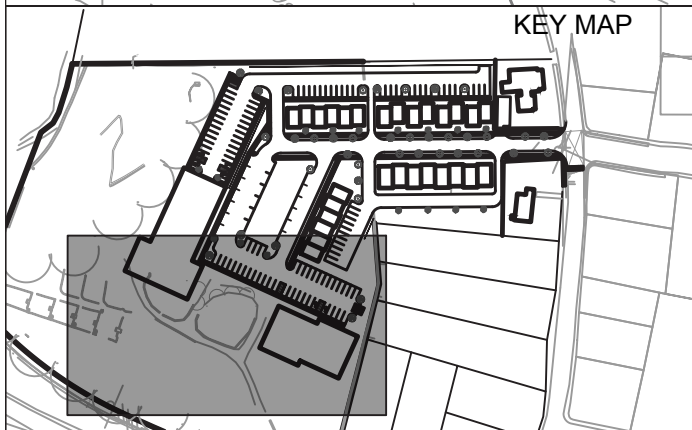
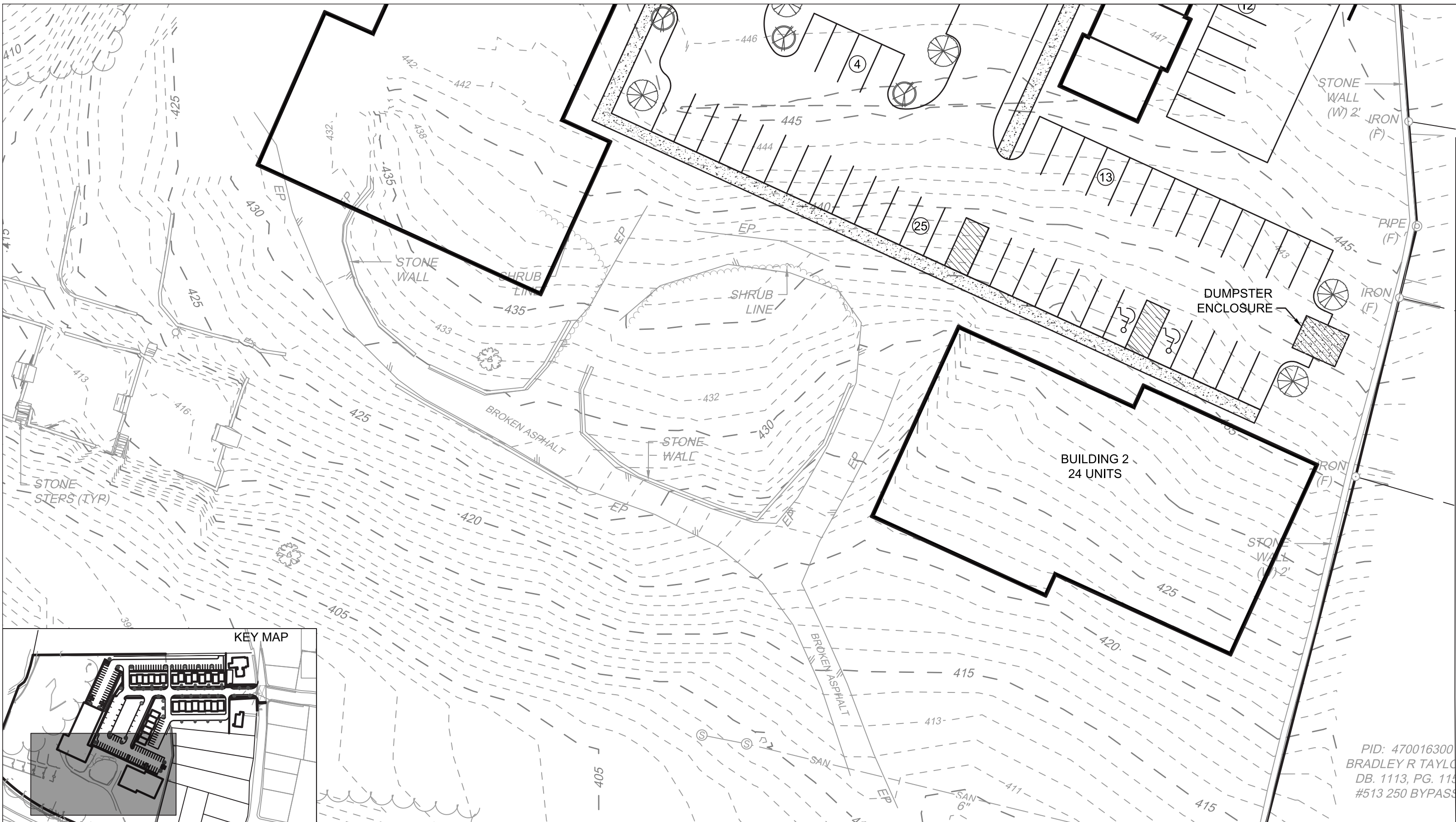
KEY MAP



CONCEPTUAL DEVELOPMENT PLAN - DRAFT

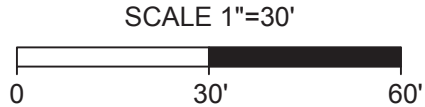
PAGE 3 OF 4
MACAA PUD - August 3, 2021

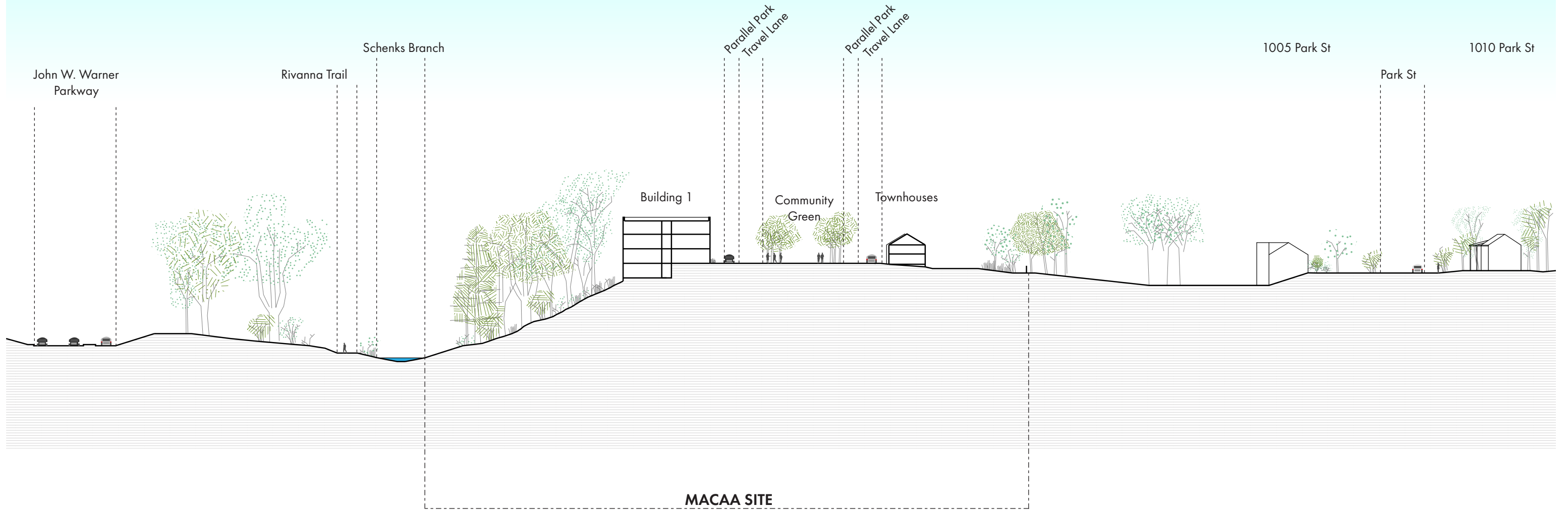
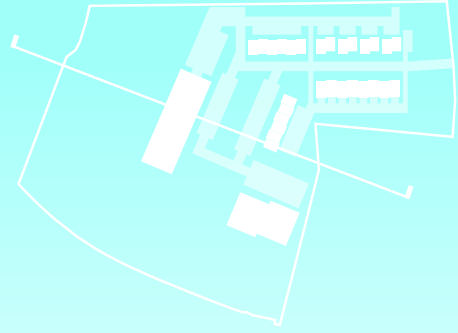




PID: 470016300
 BRADLEY R TAYLOR
 DB. 1113, PG. 113
 #513 250 BYPASS

CONCEPTUAL DEVELOPMENT PLAN - DRAFT





SITE SECTION
MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



Burnett Commons - Habitat for Humanity Greater Charlottesville



Wickham Pond - Habitat for Humanity Greater Charlottesville



Belmont Cottages - Habitat for Humanity Greater Charlottesville



Cleveland Avenue - Habitat for Humanity Greater Charlottesville



TOWNHOUSE & DUPLEX PRECEDENTS

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



Duplex Concept - Powe Studio Architects PC

Duplex Concept - Powe Studio Architects PC



TOWNHOUSE & DUPLEX PERSPECTIVES

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021



Southwood Block 11 - BRW Architects

Southwood Block 12 - BRW Architects



APARTMENT BUILDING PRECEDENT - SOUTHWOOD BLOCK 11 & 12

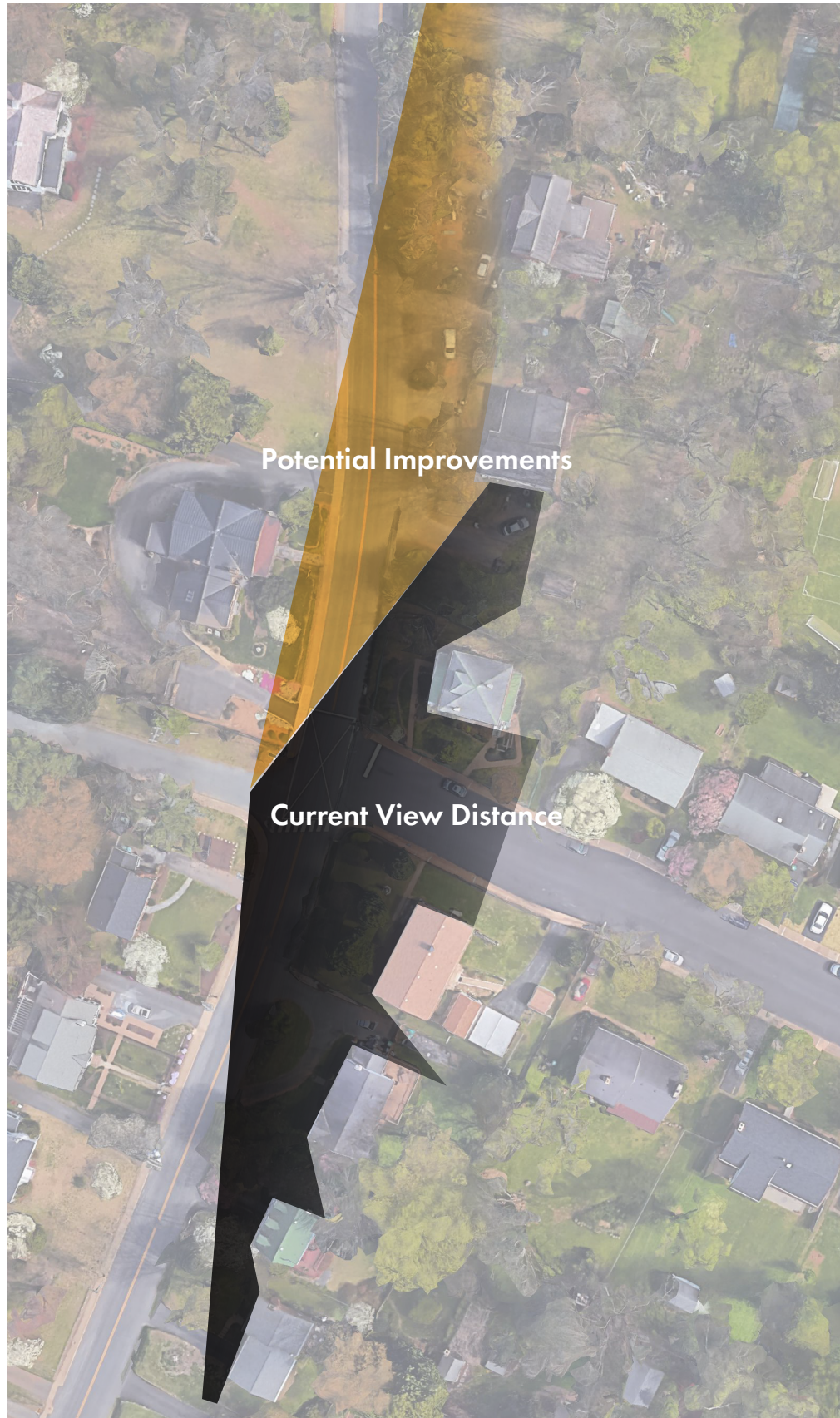


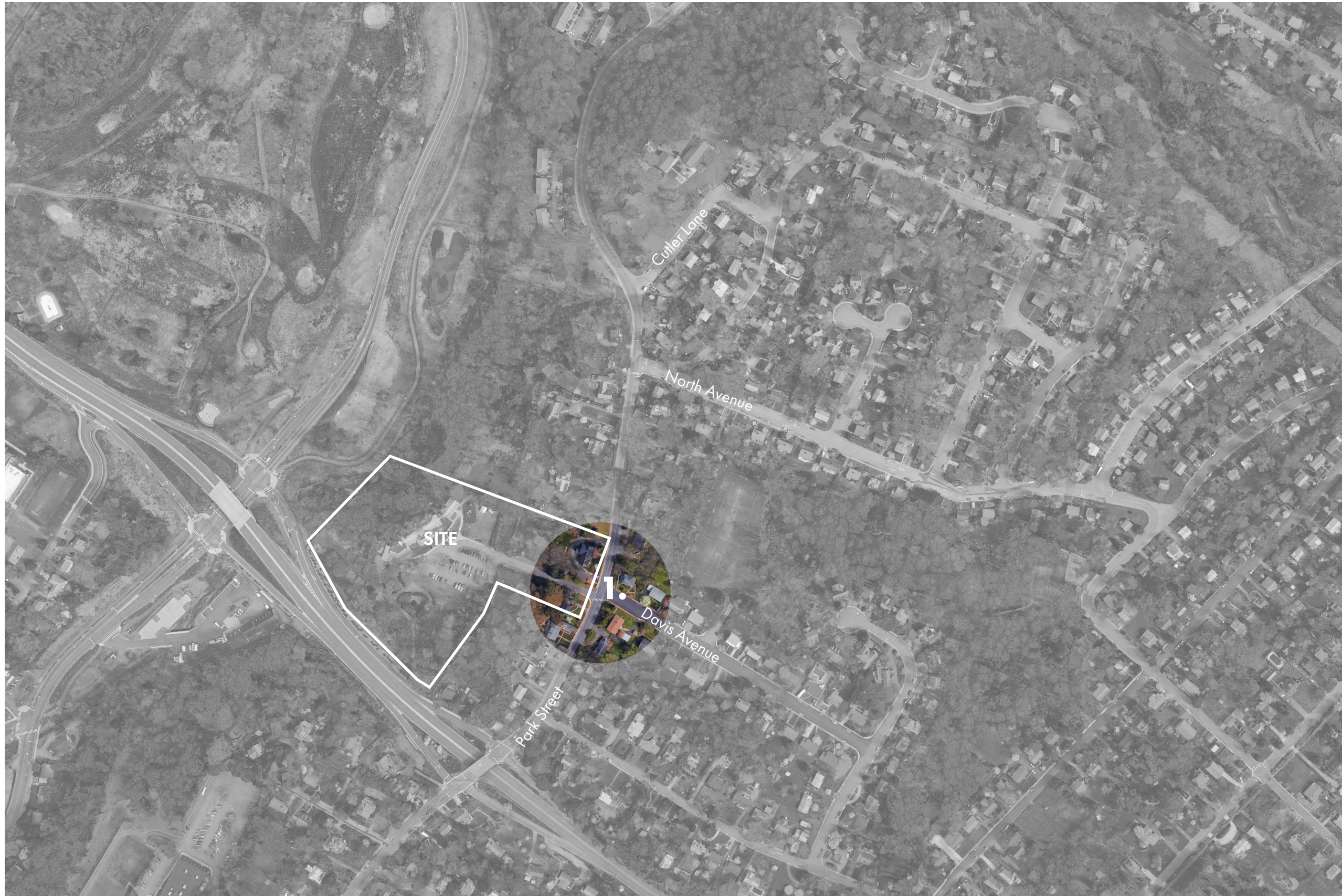




INTERSECTION IMPROVEMENTS

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021





TRAFFIC STUDY

Intersections Under Consideration:

1. Park Street and Davis Avenue/
MACAA Drive

TRAFFIC STUDY

MACAA Redevelopment
Conceptual Site Plan
August 3, 2021

PROFFERS UNDER CONSIDERATION
BY APPLICANT AND OWNER
DRAFT 8/2/2021

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA

IN RE: PETITION FOR REZONING (City Application No. ZM-21-xxxxxx)

STATEMENT OF PROFFER CONDITIONS

TAX MAP PARCELS (TMP) 470007100, 470008000, 470011000

ZMA Number and Name: 2021-00 _____ PHA-MACAA PUD REDEVELOPMENT

Subject Property: TMP 470007100 (1025 Park Street, 7.597 acres)
TMP 470008000 (1021 Park Street, 0.9130 acre)
TMP 470011000 (1023 Park Street, 0.4920 acre)

Owners: Monticello Area Community Action Agency (MACAA)
and
1023 Park Street, LLC

Applicant: Piedmont Housing Alliance (PHA)

Date of Proffer Signature: _____, 2021

ZMA Request: 9.002 acres to be rezoned from R-1 Residential to Planned Unit Development

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF CHARLOTTESVILLE:

The undersigned Virginia nonstock corporation and Virginia limited liability company are the owners of land subject to the above-referenced rezoning petition (the "Subject Property"). The owners, represented by the rezoning applicant, Piedmont Housing Alliance (the "Applicant"), seeks to amend the current zoning of the Subject Property to Planned Unit Development (PUD), subject to certain voluntary development conditions set forth below.

The Owner hereby proffers and agrees that, if the Subject Property is rezoned to PUD as requested, the rezoning will be subject to, and the Owner will abide by, the following conditions:

1. AFFORDABLE HOUSING:

- (a) The Applicant shall cause a minimum of eighty percent (80%) of the residential units built on the Subject Property to be affordable dwelling units (ADUs), as defined below.

- (b) Affordability for all rental units shall be maintained over a term of not less than thirty (30) years from the date of the issuance of the last certificate of occupancy for multi-family buildings on the Subject Property. Affordability for rental dwelling units shall be defined by City Code § 34-12(c) and § 34-12(g).

- (c) Each for-sale ADU shall be affordable over a term of not less than thirty (30) years from the date of the recordation of the deed transferring the ADU to the first homeowner. Affordability shall be ensured by means of deed restrictions, which shall also provide the seller a right of first refusal to repurchase each ADU and which shall provide that, if the right of first refusal is not exercised by the seller, then any sale of the ADU to a purchaser with household income greater than 60% of the Charlottesville Area Median Income ("AMI") shall require profit-sharing and reinvestment of net proceeds from sale of the unit into at least one new ADU in the City. For purposes of this proffer 1(c), "affordability" means dwelling units that are affordable to households with incomes of not more than sixty percent (60%) of the Charlottesville AMI; the administration of the for-sale ADUs shall in other respects be governed by the provisions of City Code §34-12 (c) and §34-12(g).

- (d) **TRANSPORTATION IMPROVEMENTS:** Prior to the approval of a certificate of occupancy for the first unit, the Applicant shall construct road improvements at the intersection of Park Street and Davis Avenue as shown on the plan entitled, _____, dated _____2021, prepared by Timmons Group, including:

- (a) Relocation of the entrance into the Subject Property to align with Davis Avenue east of Park Street;
- (b) Removal of fencing and vegetation, and maintenance of vegetation, to improve sight distance for vehicles exiting the Subject Property to turn onto Park Street; and
- (c) Elimination of the driveway directly accessing Park Street on Parcel 47000800 (1021 Park Street).

- (e) **PEDESTRIAN TRAILS:** The Owners shall dedicate to the City at no cost a permanent ___-foot wide trail easement centered on existing trails or relocated, as shall be shown and approved on the site plan for the Subject Property and on the subdivision plat or separate easement plat, providing pedestrian access from the public sidewalk system within the development through the Subject Property to the U.S. Route 29/250 Bypass multi-modal trail (to connect with the multimodal trail on John Warner Parkway).

(Signature Page Immediately Follows)

WHEREFORE, the undersigned Owners stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated and request that the Subject Property be rezoned as requested, in conformance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this ____ day of _____, 2021.

OWNERS:

MONTICELLO AREA COMMUNITY ACTION AGENCY,
a Virginia nonstock corporation

By: _____
[Deesh Bhattal, President] / [Sarah Hanks, Executive Director] ?

1023 PARK STREET, LLC,
a Virginia limited liability company

By: _____
Name: _____
Title: Manager

45761389_1