

CITY OF CHARLOTTESVILLE

PLANNING COMMISSION WORKSESSION

TUESDAY, May 25, 2010 -- 5:00 P.M.

NDS CONFERENCE ROOM

Planning Commissioners present

Mr. John Santoski

Mr. Jason Pearson

Mr. Dan Rosensweig

Mr. Kurt Keesecker

Ms. Genevieve Keller

Staff Present:

Ms. Missy Creasy, Planning Manager

Mr. Richard Harris, Deputy City Attorney

Ms. Ebony Walden, Neighborhood Planner

Mr. Nick Rogers, Neighborhood Planner

Ms. Amy Kilroy, CRHA

Mr. Randy Bickers, CRHA

The meeting began at 5:00pm. Ms. Kilroy provided an overview of the CRHA Redevelopment Process. The Commissioners asked many questions which included:

What is the relocation time? - 12 months ideally

Is there a mixed use component to the development? – yes working with the private sector.

Is the bill of rights a legal document? It contains the guiding principles the board is in support of for the project.

Is there a possibility for Crescent Halls to be a mix of residents? Not at this time due to HUD rules.

There was discussion about the Levy site and density considerations for many of the other sites. Mr. Rosensweig asked if there had been consideration of code changes to address the redevelopment process. CRHA focused the process on using the by right zoning ordinance requirements. Commissioners noted that they would be open to discussing code changes that may assist in facilitating the redevelopment process. Commissioners encouraged CRHA to aim for connectivity wherever possible. For example, it was noted that Westhaven should be reintegrated into the street grid of the 10th and Page Neighborhood. Ms. Keller noted that the impact of the Levy Avon site as a downtown gateway is significant and should be carefully designed.

The discussion moved to the Charlottesville mitigation exchange work plan project. Ms. Walden presented the memo noting that the City is able to accept any item a developer would like to provide and that the tool kit developed in this exercise will be of value as applications are evaluated. Mr. Keesecker was very pleased with the work that went into this project. He noted that there may also be potential for CRHA to “mitigate” at various sites and wanted to know how those impacts could be categorized. It was noted that the sites would need to be close for a mitigation to be effective for another site. There was a brief discussion on the value of exchanges. It was noted that the toolkit and framework from this exercise is a great outcome. Mr. Pearson noted that applicants will be able to use the toolkit to outline site impacts in forming proffer statements. Mr. Rosensweig added that he would like to look at density bonuses in the future.

There was mention of the commercial matrix schedule and a briefing on the CIP. It was noted that the commission wanted the option to modify the process. Mr. Pearson noted that it would be helpful to continue to integrate CIP criteria and Planning Commission objectives.

There was no additional public comment.

The meeting was adjourned at 7:00 pm.