

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, April 8, 2014 – 5:30 P.M. CITY COUNCIL CHAMBERS

**I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room)**  
Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

**II. REGULAR MEETING -- 5:30 P.M.**

**A. COMMISSIONERS' REPORTS**

**B. UNIVERSITY REPORT**

**C. CHAIR'S REPORT**

**D. DEPARTMENT OF NDS**

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

**F. CONSENT AGENDA**

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

1. Minutes - January 14, 2014 – Regular meeting
2. Minutes - March 11, 2014 – Pre meeting
3. Minutes - March 11, 2014 – Regular meeting
4. Zoning Text Initiation - Water Resources Regulatory Updates

**G. Rives Park Master Plan Amendment – Presentation and Comment**

**III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**

**H. JOINT PUBLIC HEARINGS**

**1. ZT-14-03-01 – Water Resources Updates – Zoning Ordinance:** An ordinance to amend and reordain § 34-827 and § 34-828 of the Zoning Ordinance of the City of Charlottesville, to reflect new procedures and requirements of the City's local Virginia stormwater management program (VSMP) and to provide for the integration of the VSMP with the City's procedures for approving development which requires site plan approval. Pursuant to revised § 34-827 preliminary site plans will need to include a concept plan and information describing how the VSMP requirements of Chapter 10 of the City Code will be achieved, and pursuant to revised § 34-828 final site plans will need to include the details and specifications required by Chapter 10 of the City Code for an approved stormwater management plan.

**2. SO-14-03-02 – Water Resources Updates – Subdivision Ordinance:** An ordinance to amend and reordain §§ 29-2, 29-76, 29-111, 29-161, 29-202, 29-231, 29-232, and 29-260 of the Subdivision Ordinance of the City of Charlottesville, to reflect new procedures and requirements of the City's local Virginia stormwater management program (VSMP) and to provide for the integration of the VSMP with the City's procedures for approving subdivision and development of land, and coordination of both processes with the requirements of the City's local Virginia Erosion and Sediment Control Program (VESCP). Preliminary subdivision plats will need to include a concept plan and information describing how the VSMP requirements of Chapter 10 of the City Code will be achieved, and final subdivision plats will need to include the details and specifications required by Chapter 10 of the City Code for an approved stormwater management plan. The amendments to clarify the timing of subdivision approvals and the approvals required by Chapter 10, to clarify the

different agencies with approving authority, to more clearly articulate the standards for provision of adequate drainage within subdivisions, and to reference separate bonding and acceptance procedures for stormwater management facilities, consistent with the provisions of Chapter 10 of the City Code.

**IV. REGULAR AGENDA (continued)**

- I. Entrance Corridor Review
  - a. County Inn & Suites (1600 N. Emmett Street)

Adjourn Regular meeting and move to NDS Conference Room for Work Session Items

- J. Code Audit Discussion
- K. Visual Preference Survey

**L. FUTURE MEETING SCHEDULE**

| Date and Time                     |                 |   |
|-----------------------------------|-----------------|---|
| Tuesday, April 22, 2014 – 5:00 PM | Work Session    | Multimodal Planning and Panel Discussion  |
| Tuesday, May 13, 2014 – 4:30 PM   | Pre- Meeting    |   |
| Tuesday, May 13, 2014 – 5:30 PM   | Regular Meeting | Entrance Corridor Review - Fulton Bank (901 Seminole Trail)<br>Woodland Subdivision (Woodland Drive)<br>Rugby Road Historic Conservation District |

**Anticipated Items on Future Agendas**

- LID Guideline Review
- Zoning Text Amendment - PUD ordinance updates
- Rezoning – Lyman Street
- Entrance Corridor - 5<sup>th</sup> Street Station, Barracks Road Retail

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

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

MINUTES  
PLANNING COMMISISON MEETING  
January 14, 2014  
CITY COUNCIL CHAMBERS

**Commissioners Present:**

Mr. Dan Rosensweig (Chairperson)  
Mr. Kurt Keesecker  
Ms. Genevieve Keller  
Ms. Natasha Sienitsky  
Ms. Lisa Green  
Mr. John Santoski

**Staff Present:**

Mr. Jim Tolbert, NDS Director  
Ms. Missy Creasy, AICP, Planning Manager  
Mr. Brian Haluska, AICP, Neighborhood Planner  
Ms. Ebony Walden, AICP, Neighborhood Planner  
Mr. Michael Smith, Neighborhood Planner

**Also Present**

Mr. David Neuman, Ex-officio, UVA Office of the Architect  
Ms. Lisa Robertson, Chief Deputy City Attorney

Mr. Rosensweig called the meeting to order.

**A. Commissioner's Report**

Genevieve Keller discussed the PLACE Task Force meeting, in which new officers were elected and priorities were set for the upcoming year. She also noted the ongoing Executive Director search for the TJPDC.

Natasha Sienitsky noted the upcoming Parks and Recreation Committee meeting

Michael Osteen had nothing to report.

Kurt Keesecker noted the upcoming PACC Tech Committee meeting.

Mr. Santoski noted the Free Bridge meeting occurring at Martha Jefferson Hospital

Ms. Lisa Green mentioned the upcoming MPO Technical Committee and ongoing CDBG meetings.

**B. University Report**

Mr. Neuman highlighted the 29North Vortex project occurring in the Architecture School. Also, he reiterated the PACC Tech meeting occurring soon and noted that PACC will meet on February 6<sup>th</sup>.

**C. Chair's Report**

Dan Rosensweig stated the Housing Advisory Committee (HAC) has been meeting as a full body, as well as in subcommittees, to discuss elements of Sec. 34-12 of the City Code. Also, broader discussions are occurring to update Housing Policy #1.

#### **D. Department of NDS**

Ms. Creasy noted the upcoming Planning Commission Work Session which would focus on PUDs. Following Ms. Creasy's report, Mr. Tolbert approached the Commission to update them on the Context Sensitive Design Resolution.

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

Jack Brown, 1505 Dairy Road, spoke in opposition to the Meadowbrook Flats project. Concerns noted: scale of project, height of structure fronting on Barracks Rd, and organization of buildings on the site, and pedestrian amenities.

Kurt Woerpel, 2021 Spotswood Road, spoke in opposition to the Meadowbrook Flats. Concerns noted: lack of future plan for the entire site, pedestrian access, and potential negative impact to Meadow Creek, and traffic.

Tim Heaphy, 2028 Barracks Road, spoke in opposition to the Meadowbrook Flats and believes that the application is in conflict with the Entrance Corridor Guidelines.

Rachel Harmon, 1852 Westview Road, spoke in opposition to the Meadowbrook Flats, noting the project was inconsistent with the entrance corridor guidelines, specifically its height, setback, and pedestrian access.

Holly Mason, 1910 Barracks Road, spoke in opposition to the Meadowbrook Flats due to its mass and scale, incompatibility to the surrounding neighborhood, and lack of green space.

Nancy Summers, 1201 Blue Ridge Road, spoke in opposition to the Meadowbrook Flats, believing the development would compromise the historic character of the neighborhood.

Bill Niebel, 2707 Eton Road, thanked Ms. Ebony Walden for all her assistance in regard to the Eton Road project.

Carol Hendrickson, 2706 Eton Road, spoke in opposition to the Eton Road subdivision, noting 83 residents of the neighborhood signed a petition in 2012 when the applicant was proposing a PUD.

Morgan Butler, 1500 Jamestown Road, spoke in reference to the Eton Road subdivision, specifically the critical slope component of the project. Speaking on behalf of SELC, Mr. Butler noted it was not their understanding that the current critical slopes ordinance did not apply to by-right residential development.

#### **F. Consent Agenda**

1. Minutes - October 22, 2013 – Joint CC/PC Discussion
2. Minutes - November 12, 2013 – Pre meeting
3. Minutes - November 12, 2013 – Regular meeting
4. Minutes - November 19, 2013 – Joint Council, Planning Commission, PLACE Work session
5. Minutes - November 26, 2013 – Planning Commission Work session



6. Major Subdivision – Eton Road

Mr. Santoski asked to pull item #6, Eton Road subdivision.

Ms. Green made a motion to approve the consent agenda with minor amendments made to the minutes and removal of item #6 to the regular agenda.

Mr. Keesecker seconded the motion.

The Consent Agenda passed by acclamation.

**G. JOINT PUBLIC HEARINGS**

1. **Charlottesville Capital Improvement Program FY 2015-2019:** Consideration of the proposed 5-year Capital Improvement Program totaling \$71,750,289 in the areas of Education, Economic Development, Neighborhood Improvements, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, Technology Infrastructure, Stormwater Initiatives and General Government Infrastructure. **Report prepared by Ryan Davidson, Office of Budget and Performance Management.**

Jim Tolbert presented data on CIP projects completed during the last 3 years followed by a presentation of the CIP by Ryan Davidson.

**Questions from the Commission for staff**

Mr. Rosensweig asked for clarification of the review process.

**Speakers**

Mr. Rosensweig opened the public hearing.

Rick Zeller, 603 Lexington Ave, spoke on behalf of the Martha Jefferson Neighborhood Association and thanked the Commission for considering traffic improvements in the CIP at Lexington and High Street.

Tom McCrystle, 308 10<sup>th</sup> St NE, would like to see better coordination of services. He doesn't want to see new streets being dug up.

Mark Kavit, 400 Altamont Street, would like to see better coordination on widening and paving of sidewalks. He would also like to know how much money is being proposed for this project.

Mr. Rosensweig closed the public hearing

**Summary of Discussion**

Ms. Green wanted to make sure funds are being appropriated for the firing range. She feels this is what we need with having new information and grants.

Mr. Santoski feels there are conflicting priorities. He asked if we are being diligent on public transit and emergency services vehicle enhancements.

Mr. Keesecker feels more money should be allocated to Economic Development to link to the SIA.

Ms. Sienitsky would also like to see more money allocated to the SIA. She asked if there was money allocated in the CIP for the firing range.

Ms. Keller cited the relationship between increased heights and public safety and the relationship to overhead wires. She also asked for increased consultation with public safety officials regarding appropriateness and adequacy of emergency apparatus and the current street configurations and development patterns, including the possibility of adding smaller fire-fighting vehicles.

Mr. Rosensweig would like to see more funds go towards the SIA. He would also like to see the SIA report to match the CHF funding schedule.

### **Motion**

Ms. Sienitsky recommended approval of the CIP as presented to City Council with the following recommendations;

1. To provide funding for the SIA for first year implementation as well as provide funding for future years.
2. Have enough funding for one small area plan in an amount of \$120,000 to \$300,000. Augment substantial funding increase to underground utility funding.
3. Funding of CHF (Charlottesville Housing Fund) consistent with the housing advisory table 8 and list the details that were noted earlier as well as an area that offsets reallocation of funds from the firing range project to not impact that project.

Ms. Keller seconded the motion

Ms. Creasy provided the roll call.

Ms. Keller     yes  
Ms. Sienitsky   yes  
Mr. Osteen     yes  
Mr. Keesecker   yes  
Mr. Santoski    yes  
Ms. Green       yes  
Mr. Rosensweig   yes

Motion passes

1. **Spot Blight Abatement (Landmark Hotel):** A request for the Planning Commission to make findings and recommendations to City Council concerning the repair or other disposition of the property located at 201 East Water Street, which has been determined to be a blighted property pursuant to City Code Article V, Division 5. The property is identified on the City Real Property Tax Maps as Tax Map 28 Parcel 31, having frontage on West Water Street and containing approximately 0.2760 acres. **Report prepared by Jim Tolbert, NDS Director.**

Mr. Tolbert presented the staff report.

### **Questions from the Commission for staff**

Commissioners asked for clarification of the historic marble wall, its structural integrity and whether a structural report could be required of the property owner. The Commissioners additionally asked about installing security cameras and the details associated with the proposed fencing of the property. Commissioners also asked if Council could compel the property owner to authorize law enforcement right of entry.

The property owner, nor a representative of the owner, was in attendance.

Mr. Rosensweig opened the public hearing

### **Speakers**

Mark Kavit, 400 Altamont Street, spoke in favor of securing the property and was in support of deeming the property blighted.

Michael Williams, 101 3rd St SE, spoke in favor of the City doing what needed to be done in order to ensure safety of the site and adjacent buildings.

Bob Stroh, 1412 Kenwood Lane, representing Charlottesville Parking Center and the Downtown Business Association, encouraged the Commission to determine this property as a blighted property and take the most aggressive approach available to protect the public.

Janet Yance, Gleason Building, spoke on the danger of the building in its current state. She feels this building is very dangerous.

Jill Williams, 101 3<sup>rd</sup> St SE, was concerned about the debris from the structure and the many entries to the building that allows people to get in that shouldn't be in the building.

Mr. Rosensweig closed the public hearing

### **Summary of Discussion**

All Commissioners agreed that the property was blighted; however, the Commission was split between option #1 and option #2. Ms. Robertson provided clarification to the Commission on their review and the evaluation they could make on the structure's current impact to the health, safety, and welfare of the public. The Commission continued to deliberate various scenarios and timelines in which to secure the structure, inspect its structural integrity, and evaluate following the study.

### **Motion**

Ms. Green made a motion to recommend the property at 201 Water Street a blighted property based on the finding that it fits within the definition of a blighted property as outlined in Code Section 5-192.

Ms. Keller seconded.

Ms. Creasy provided the roll call.

Ms. Keller yes  
Ms. Sienitsky yes  
Mr. Osteen yes  
Mr. Keesecker yes  
Mr. Santoski yes  
Ms. Green yes  
Mr. Rosensweig yes

Motion approved 7-0

Ms. Keller moved that the high-rise portion of the Landmark Hotel be demolished and that the historic portion be stabilized and preserved.

There was no second.

Ms. Sienitsky made the motion to recommend approval of the remediation plan noted in Option 1. In addition, the full building must be weatherized within 30 days and evaluation of the historic portion of the building occurs for structural concerns and appropriate remediation taken in consultation with the BAR.

Mr. Osteen seconded.

Ms. Creasy provided the roll call.

Ms. Keller yes  
Ms. Sienitsky yes  
Mr. Osteen yes  
Mr. Keesecker yes  
Mr. Santoski yes  
Ms. Green yes  
Mr. Rosensweig yes

Motion approved 7-0

Mr. Keesecker made the motion to recommend a longer term remediation plan for the site requiring that the applicant provide a structural report by a Virginia licensed professional for the building with the first report provided within 90 days. Following that submission, every four months an updated report must be provided for the entire building. Upon finding of a structure concern, it would be schedule for a Commission meeting. Information reports will be forwarded to the Planning Commission regularly.

Mr. Santoski seconded.

Ms. Creasy provided the roll call.

Ms. Keller yes  
Ms. Sienitsky yes  
Mr. Osteen yes  
Mr. Keesecker yes  
Mr. Santoski yes  
Ms. Green yes  
Mr. Rosensweig yes

Motion passes

1. **ZM-13-07-11 -Water Street PUD:** An application to rezone the vacant parcel adjacent to Water Street from Downtown Extended (DE) Mixed-Use Corridor with Individually Protected Property Overlay (portion) to Planned Unit Development (PUD) with Individually Protected Property Overlay (portion) with proffers. Proffers include a contribution to the City's Affordable Housing fund and dedication of property to the City. The parcel is bordered by CSX Railroad to the south, 10<sup>th</sup> Street commercial properties to the west, commercial properties fronting along E. Market Street to the north, and the City Walk project to the east. The property is further identified as Tax Map 57 Parcel 157A having road frontage on Water Street and containing approximately 91, 911 square feet of land or 2.11 acres. The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body. This proposal consists of 24 single-family dwelling units. The general uses called for in the Land Use Plan of the 2013 Comprehensive Plan are for Mixed Use.

**Report prepared by Michael Smith, Neighborhood Planner.**

The report was presented by Michael Smith.

### **Questions from the Commission for staff**

Ms. Keller was concerned there was a lack of architectural standards noted in the PUD application and wondered how more clear standards could be expressed in the application. Additionally, Councilors questioned the availability of open space and visibility of the units. Councilors and Commissioners also questioned the function of the proposed donation of open space within the proffer statement.

### **Applicant's Presentation**

Allen Taylor, Riverbend Associates, gave a presentation on the project. He also explained how the development will be keeping with the Downtown Corridor. They will also be giving \$100,000 to the affordable housing fund.

### **Questions from the Commission for the applicant**

The Commission had concerns with the road and asked if the project could withstand losing one house. They also asked about parking and landscaping. Members of City Council had concerns with the alley and how the trash would be collected. City Council also asked about storm water management being a part of the site plan. The Commission asked about design continuity and how many houses would actually be on the side of the coal tower. City Council asked if there were any type of utility conflicts.

Mr. Rosensweig opened the public hearing

### **Speakers**

Bruce Odell, 878 Locust Ave, thanked the applicant for being available and briefing the community on the development. He listed concerns that they had and hoped that the Planning Commission would take their concerns into consideration.

Judy Zeigler, 200 Douglas, had concerns with the City Walk development and the PUD. She feels with these two developments in the works, the Coal Tower needs some attention.

Mr. Rosensweig closed the public hearing

### Summary of Discussion

The Planning Commission feel this is one of the more appropriate PUD's they have seen in a long time. They would like to see the noise ordinance on construction allowances reviewed. They have concerns with houses being near the Coal Tower and not having any on street parking. They feel that having an HOA is very important. It was noted that concrete between the houses is not really environmentally safe and concerns were raised with the open space and would like to see it utilized better.

### Motion

Mr. Keesecker moved to recommend the approval of this application, including submitted proffers, to rezone the subject property from Downtown Extended Mixed-Use (DE) with Individually Protected Property Overlay to PUD with Individually Protected Property Overlay, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.”

Ms. Sienitsky seconded the motion

Ms. Creasy provided the roll call.

Ms. Keller     yes  
Ms. Sienitsky yes  
Mr. Osteen    yes  
Mr. Keesecker yes  
Mr. Santoski  yes  
Ms. Green     no  
Mr. Rosensweig yes

Motion passes

1. **SP-13-10-19 (1000 West Main Street):** An application for a special use permit for a mixed use development pursuant to City Code sec. 34-641, to allow for increased residential density of up to 193 units per acre, instead of the 43 units per acre allowed by right; and pursuant to City Code sec. 34-637(b) to allow an additional 31 feet in height, in addition to the 70 feet allowed by right. The subject property has an address of 1000 West Main Street, and consists of approximately 1.2777 acres of land fronting on West Main Street and Roosevelt Brown Boulevard. The subject property is further identified on City Real Property Tax Map 10 as Parcels 68 and 70. The subject property is zoned WMS (West Main Street South Corridor) with Architectural Design Control Overlay District, and Parking Modified Zone. The Land Use Plan generally calls for Mixed Use. **Report prepared by Brian Haluska, Neighborhood Planner.**

The report was presented by Brian Haluska.

### Questions from the Commission for staff

Commissioners had concerns with the zoning of West Main, when the zoning was determined and if any of the current or past projects had utilized the zoning. They asked if the traffic study would address the left turn lane and what comments had been provided by the West Main consultants.

City Council has issues with the way 10<sup>th</sup> St is being designed and if pedestrian friendly measures are being taken on Main Street. They asked about the type of mix use would go into the development.

### **Applicant's Presentation**

The applicant gave a presentation and answered concerns. They outlined the type of retail expected in the development.

### **Questions from the Commission for the applicant**

Concerns from Commissioners include: had there been a market rate analysis done on student housing in the area and questions about the maximum height and setbacks.

Mr. Rosensweig opened the public hearing

### **Speaker**

Jim Morris, 520 Woodlands Road, was supportive of the project.

Christopher Murray, 1217 Hazel Street, feels the project will be senior friendly and although they are unable to live there now, it is nice to know in the future that they can.

Joe Bonistalli, 455 Valley Circle, feels this is the answer to the complaint from the community of the market to want to rent to UVA student and not having housing for families.

Gordon Walker, 1512 East Market Street, feels this project will allow other property owners to convert units away from students and free up housing for UVA employees and their families

James Treakle, Park Street, feels that this project and the other two will bring more people downtown and will make West Main and Downtown more vibrant.

Dick Gibson, 1431 Grove Road, would like for Commissioners to support the project. He is the Chair of JABA and they have looked into the project and feel it will be great for the area.

Marta Keane, Earlysville, Va, is in support of the project. She feels with the increase in student population and faculty at UVA that this project is greatly needed.

Craig VanderLinde, feels the building will be great and it will not have a great impact on West Main. He likes the fact that students will be concentrated.

Bob Perkins, 514 West Main Street, owns a few properties on West Main and feels there are only overpriced restaurants there. He would love to see more people there to give back to West Main.

Otist Amory for JD Shisler, 901 Rugby Road, Mr. Shisler has lived in Charlottesville his entire life. He remembers when West Main was a thriving place. He now feels there is nothing there and this project will bring more vibrancy to the area.

Donna Deloria for Ivy Land Trust and U Station LLC noted they are in favor of height, density and economic vitality.

Thomas Harkins, Earlysville, VA, is representing The University of Virginia. He noted some concerns that the University has with the project.

Stewart Kessler stated that West Main use to be gasoline alley. He feels this project is right for this area. He agrees with the height and density.

Ivo Romenesko is in favor of the project. He would like to see rentals pulled out of residential neighborhoods and he feels this will do it.

Mr. Rosensweig closed the public hearing

### **Summary of Discussion**

The Commissioners would like to see a reduction in the number of four bedroom units. They would also like to see a traffic study done and see a more diverse type of housing in this project. They have concerns on how this development would affect the University as well as the height, traffic and street activity. Ensuring architectural and other standards in the HOA is very important.

### **Motion**

Mr. Keesecker moved to recommend approval of this application for a special use permit for additional height and density in the West Main South zone for 1000 West Main Street, with the conditions listed in the staff report with the following amendment of changes:

1. The applicant will complete a traffic study to help identify and eliminate impact on emergency vehicle access to UVA hospital.
2. The applicant will complete a traffic study that will take into account the cumulative account proposed developments adjacent to them during both construction and occupancy.
3. The applicant will complete an airflow study of the site as written in the report
4. The applicant will complete all filings with federal aviation administration to ensure the building and its construction doesn't interfere with the operation of the helipad for the UVA medical center.
5. The applicant will show in the site plan how the loading and unloading to support the commercial space will be accomplished internal to the site.
6. The applicant will confirm with the City of Charlottesville on an annual basis that they have provided civil seminars to their residents.

Mr. Osteen seconded the motion

Ms. Creasy provided the roll call.

|                |     |
|----------------|-----|
| Ms. Keller     | No  |
| Ms. Sienitsky  | No  |
| Mr. Osteen     | Yes |
| Mr. Keesecker  | Yes |
| Mr. Santoski   | No  |
| Ms. Green      | No  |
| Mr. Rosensweig | Yes |

Motion was denied



Ms. Keller feels that she would be able to support this if there were the number of four bedrooms units reduced.

Ms. Green moved to recommend approval of this application for a special use permit for additional height and density in the West Main south zone for 1000 West Main Street, with the following conditions:

1. The applicant will complete a traffic study that will take into account the impacts on emergency vehicle access to the University Hospital.
2. The applicant will complete a traffic study that will take into account the cumulative effect of proposed development on the streets immediately adjacent to the site.
3. The applicant and the University of Virginia will collaborate on an airflow study of the site and surrounding properties to ensure that the operation of the existing buildings adjacent to the proposed structure will not suffer because of the construction of the building. Additionally, the study should ensure that exhaust from the adjacent generators can be accommodated without impacting the residents of the proposed development.
4. The applicant will complete all required filings with the Federal Aviation Administration to ensure that the building and the construction of the building does not interfere with the operation of the heliport at the University Medical Center.
5. The applicant shall in the preliminary site plan demonstrate how the loading and unloading of deliveries to support the commercial space can be accomplished internal to the site.
6. Confirm with the city annually that the residents have received safety and civil living information.
7. The number of four bedroom units will be reduced by 25%. (Reduction from 106 4-bedroom units to 80 4-bedroom units).”

Ms. Keller seconded the motion

Ms. Creasy provided the roll call.

Ms. Keller Yes

Ms. Sienitsky Yes

Mr. Osteen Yes

Mr. Keesecker Yes

Mr. Santoski No

Ms. Green Yes

Mr. Rosensweig Yes

Motion was approved

1. **CP-13-11-20: (Comprehensive Plan Amendment)** - The Planning Commission and City Council will jointly conduct a public hearing on a proposed amendment to the 2013 Comprehensive Plan to include the contents of the Strategic Investment Area (SIA) Plan (dated November 26, 2013) as supplemental provisions of the plan. The SIA plan provides guidance for the future redevelopment and investment, including improvements to affordable housing, multimodal connections and employment opportunities for an area of the city (the Strategic Investment Area, or “SIA”) inclusive of property bounded by the CSX Buckingham Rail Line, Rialto Street, Ridge Street and Palatine Avenue, extending north to include an area bounded by East High, 8<sup>th</sup> Street NE and 10<sup>th</sup> Street in total containing approximately 330 acres. The SIA includes portions of the following neighborhood planning areas: Belmont, Martha Jefferson, Ridge Street, Fifeville and North Downtown. The SIA implements one of the small area plans referenced in the implementation chapter of the 2013 Comprehensive Plan and the guidance

referred to in the SIA Plan will supplement, and in some cases will amend and supersede, the existing Comprehensive Plan recommendations for portions of those neighborhoods. The SIA Plan, including a map of the areas affected, may be viewed at <https://www.charlottesville.org/index.aspx?page=3409> City Council has referred the SIA Plan to the Planning Commission, for the Commission's review as a proposed Comprehensive Plan Amendment. Following the joint public hearing the Planning Commission may recommend to City Council that it should approve the SIA Plan as presented, make recommendations for changes to the SIA Plan and recommend approval of the SIA Plan with the recommended changes, or disapprove the proposed SIA Plan as a Comprehensive Plan amendment. **Report prepared by Jim Tolbert, Director.**

The report was presented by Jim Tolbert

Mr. Rosensweig opened the public hearing

### **Speakers**

Ludwig Kuttner, Keene VA, owner of the IX Property, feels the SIA is a great project and he is looking forward to what is being done.

Mr. Rosensweig closed the public hearing.

### **Summary of Discussion**

They were really impressed with the SIA report and hope they are able to enjoy and benefit from the study.

### **Motion**

Ms. Keller moved to recommend approval of the amendment to the comprehensive plan of the SIA plan of 2013 along with the goals and objectives.

Mr. Santoski seconded the motion

Ms. Creasy provided the roll call.

Ms. Keller     yes  
Ms. Sienitsky   yes  
Mr. Osteen     yes  
Mr. Keesecker   yes  
Mr. Santoski    yes  
Ms. Green       yes  
Mr. Rosensweig   yes

Motion was approved

H. Entrance Corridor Review  
    a. Meadowbrook Flats

Mr. Rosensweig gavelled out of the Planning Commission meeting and into the meeting of the Entrance Corridor Review Board for this application.

Ms. Creasy provided the staff report

**Questions from the Commission for staff**

The commissioners asked the applicant to explain

**Applicant's Presentation**

The applicant came forward and answered all questions and concerns that the Commissioners had. He explained that an updated application and comments that were made.

**Questions from the Commission for the applicant**

They have concerns with how the buildings relate to each other on the site and how they will affect the entrance of the site.

**Summary of Discussion**

Some Commissioners feel that the building's roof form would allow it to fade away. They would like to see some of the larger buildings on Emmet St and the smaller buildings pushed back. They think that a really robust landscaping plan would be better for the project. They took a look at the current buildings that are adjacent to the property and felt the proposed buildings are not compatible. The project has not addressed issues that were brought up at the last meeting. The project doesn't meet what that area needs. The height is more out of proportion than what they would like to see. There are two places where it needs work to have a sense of place.

The applicant requested a deferral from the Planning Commission and the Commission has granted the applicant a deferral.

Mr. Rosensweig gavelled out of Entrance Corridor and back into the regular meeting.

**Return to the item pulled from Consent**

1. Major Subdivision – Eton Road

Ebony Walden provided the report

**Questions from the Commission for staff**

They had concerns to whether there was a conflict with the subdivision ordinance and the E & S ordinance.

**Applicant's Presentation**

The applicant wasn't prepared to present a presentation, but he offered to answer any questions that may arise.

**Summary of Discussion**

Commissioners have a lot of concerns with different issues and some feel they are unable to approve this. They would like confirmation that a critical slope is not being disturbed.

Ms. Robertson explained the way the motion could be worded to protect critical slopes.

**Motion**

Mr. Santoski made a motion to recommend approval subject to verification that each building site is outside of critical slopes and the final plat comes back to the Planning Commission for final review.

Ms. Green seconded the motion.

Ms. Creasy provided the roll call.

Ms. Keller No  
Ms. Sienitsky Yes  
Mr. Osteen No  
Mr. Keesecker Yes  
Mr. Santoski Yes  
Ms. Green Yes  
Mr. Rosensweig Yes

Motion was approved

Ms. Green made a motion to adjourn to the second Tuesday in February

**CITY OF CHARLOTTESVILLE  
PLANNING COMMISSION PRE MEETING  
TUESDAY, March 11, 2014 -- 4:30 P.M.  
NDS CONFERENCE ROOM**

**Planning Commissioners present**

Mr. Dan Rosensweig, Chair  
Ms. Genevieve Keller  
Mr. Kurt Keesecker  
Mr. John Santoski  
Ms. Lisa Green  
Mr. Michael Osteen

**Staff Present:**

Mr. Jim Tolbert, Director  
Ms. Missy Creasy, Planning Manager  
Mr. Brian Haluska, Neighborhood Planner  
Ms. Mary Joy Scala, Preservation Planner  
Ms. Lisa Robertson, Chief Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 5:00pm.

Mr. Rosensweig noted that he would be recusing himself from the CDBG/HOME public hearing this evening. Commissioners then noted changes to the January 11, 2014 minutes and noted that these would be pulled from the agenda for further review.

The only item where questions were raised was the Fulton Bank Entrance Corridor application. Ms. Keller asked how the “preservation of history” principle could be addressed in a situation like this when the existing building will be demoed. It was noted that this should be an item to include in the “parking lot” for discussion at a later time. Mr. Osteen asked for clarification on the site circulation and Ms. Green was concerned about entrances on to Hydraulic Road. An update was provided. Mr. Rosensweig asked how future road improvements may address this intersection. Ms. Keller asked if this was a corporate design since other branches looked similar. Mr. Osteen asked about plans for addressing the large tree on the corner. It was also noted that some materials were not native and staff recommended a change to address this.

The discussion adjourned at 5:25pm.

MINUTES  
PLANNING COMMISISON MEETING  
March 11, 2014  
CITY COUNCIL CHAMBERS

**Commissioners Present:**

Mr. Dan Rosensweig-Chairperson  
Mr. Kurt Keesecker-Vice Chairperson  
Ms. Genevieve Keller  
Mr. Michael Osteen  
Ms. Lisa Green  
Mr. John Santoski

**Staff Present:**

Ms. Missy Creasy, AICP, Planning Manager  
Ms. Mary Joy Scala, AICP, Preservation and Design Planner

**Also Present**

Mr. David Neuman, Ex-officio, UVA Office of the Architect  
Ms. Lisa Robertson, Chief Deputy City Attorney

**II. REGULAR MEETING**

**A. COMMISSIONERS' REPORTS**

Ms. Green-No report

Mr. Santoski-No report

Mr. Keesecker-No report

Mr. Osteen attended the regular BAR meeting and he announced the new projects that they will be looking at. He attended the Tree Commission meeting and noted they will have 4 vacancies in the next few months.

Ms. Keller gave a brief report on West Main small area planning. She stated there was a West Main presentation at the library on "Placemaking" and the attendance was great.

**B. UNIVERSITY REPORT**

Mr. Neuman reminded everyone that the students were on spring break. He announced there will be a neighborhood meeting concerning West Main and they have invited the three new student housing developers in addition to the usual attendees.

**C. CHAIR'S REPORT**

Mr. Rosensweig announced that he attended the HAC meeting and gave a brief description on items that were discussed. He also explained the reason why there have not been work sessions so far this year, and noted that we are back into the swing of things and will be really busy in the coming months.

**D. DEPARTMENT OF NDS**

Ms. Creasy reminded the Planning Commission that the material for the March work session went out and homework needs to be completed and turned in by next Tuesday.

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

No one was there to speak.

**F. CONSENT AGENDA**

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

1. Minutes - January 14, 2014 – Regular meeting
2. Minutes - February 11, 2014 – Regular meeting
3. Site Plan – 1000 West Main Street

Ms. Keller made a motion to approve the Consent Agenda with item 1 being pulled.

Mr. Keesecker seconded the motion.

By acclamation the Consent Agenda was approved.

**G. PLANNING AWARDS**

Mr. Rosensweig announced the winners and Mr. Keesecker and Ms. Creasy presented the awards as follows:

NDS Staff Member of the Year  
2014 Winner: Kathy McHugh

The Herman Key, Jr., Access to the Disabled Award  
2014 Winner: Jim Herndon

The Eldon Fields Wood Design Professional of the Year  
2014 Winner: Cunningham Quill Architects

Neighborhood of the Year  
2014 Winner: West Main

Outstanding Neighborhood Effort  
2014 Winner: Strategic Investment Area (SIA)

Outstanding Plan of Development  
2014 Winner: Jefferson School City Center

Citizen Planner of the Year  
2014 Winner: Bill Emory

Outstanding Sustainable Development  
2014 Winner: City Schoolyard Garden

All winners were congratulated and it was noted that Council would recognize the winners at its April 7<sup>th</sup> meeting.

Mr. Rosensweig announced that he would gavel into the Entrance Corridor Review Board and start review of the application. Once members of City Council, arrive we will go back to the public hearing and continue the Entrance Corridor item at the end of the meeting.

a. Fulton Bank

Ms. Scala provided the staff report.

**Questions from the Commission**

Ms. Green asked for an explanation as to what street trees the applicant were referring too and Ms. Scala stated that one tree would have to be removed because of sight distance and the others on Hydraulic Road would actually work. Ms. Green asked if the street trees and sidewalk were reversed would they affect any power lines that are there and Ms. Scala said they would not.

Valerie Long, 321 East Main St representative for the applicant was there to answer any questions concerning traffic issues and any other questions they may have.

Due to City Council presence, Mr. Rosensweig gaveled out of the Entrance Corridor Review Board and back into the Planning Commission meeting for the hearing.

**H. JOINT PUBLIC HEARINGS**

- 1. Community Development Block Grant (CDBG) and HOME Funding—2nd Year Action Plan, FY 14-15:** The Planning Commission and City Council are considering projects to be undertaken in the 2nd Year Action Plan of the multi-year Consolidated Plan utilizing CDBG & HOME funds for the City of Charlottesville. In Fiscal Year 14-15 it is expected that the City of Charlottesville will receive about \$400,000 for Housing and Community Development needs and \$66,000 in HOME funds for affordable housing from HUD. CDBG funds will be used in the City to conduct facility improvements, improvements to the ‘Block by Block’ section of 10th and Page, Economic Development activities, and several programs that benefit low and moderate income citizens. HOME funds will be used to support the housing needs of low and moderate income citizens. **Report prepared by Melissa Thackston, Grants Coordinator.**

Mr. Rosensweig announced that he would be recusing himself due to the fact that he is the director of Habitat for Humanity and they have an application under consideration. He turned the meeting over to Mr. Keesecker the Vice Chairperson and then left the room.

Ms. Creasy provided the staff report.

Ms. Green was on the Task Force and she stated that as they reviewed the applications, they were looking at getting the best bang for their buck. They looked at past years allocations and how the money was utilized as well as how many people were being helped with the least amount of dollars.

**Questions from Council**



Ms. Szakos asked if the IDA application was targeted at a specific neighborhood or available city wide. Ms. Creasy replied by saying there were a lot of funds that were targeted in the block by block program (10<sup>th</sup> and Page area) and it has been allocated for that, but the specifics of what that may be has not been determined.

Ms. Szakos asked about Abundant Life noting that they only target a specific area. Ms. Creasy stated that IDA stands for Individual Development Account and it is a matching program where an individual puts money in and it is matched. The funds can go towards education as well as some homeowner expenses as long as clients meet the income requirements. It was later clarified that the contract would be set so it would be available city wide.

Ms. Keller asked if this was consistent with past neighborhoods and had funds been made available to other neighborhoods because there were funds available and this is city wide. Ms. Creasy stated that this is part of a social program and those applications are submitted for many types of things.

Mr. Keesecker opened the public hearing.

Edith Goode, 305 2<sup>nd</sup> Street, she stated that she is a member of PHAR and she would like them to be considered in the CDBG action plan.

With no one left to speak Mr. Keesecker closed the public hearing.

Mr. Keesecker asked for discussion or a motion.

Ms. Keller made a motion to recommend approval to City Council for the Community Development Block Grant and HOME funding for the second year action plan for 2014-2015.

Mr. Santoski seconded the motion.

Ms. Creasy asked if the reallocation of the program funds can be added to the motion.

Ms. Keller accepted the amendment.

Mr. Santoski seconded the motion with the amendment.

Ms. Keller thanked Lisa for the effort she put into being on the Task Force.

Mr. Keesecker called the question.

|               |     |
|---------------|-----|
| Ms. Keller    | Yes |
| Mr. Osteen    | Yes |
| Mr. Santoski  | Yes |
| Ms. Green     | Yes |
| Mr. Keesecker | Yes |

Motion passes.

#### **IV. REGULAR AGENDA (continued)**

- H. Entrance Corridor Review
  - a. Fulton Bank (901 Seminole Trail)

Mr. Rosensweig gaveled out of the Planning Commission meeting and into Entrance Corridor Review Board. They resumed the discussion from earlier in the meeting.

### **Questions from the Commission**

Mr. Osteen had a question related to design principle # 1 and wanted to know how the applicant felt about this principle.

Ms. Long stated that the applicant has worked really hard with Ms. Scala to ensure they are meeting all of the design guidelines and receive as much feedback as possible.

Mr. Osteen asked about the design elements included in this building and Ms. Long said that she could not speak to that, but she does know that with meeting with staff, they have flushed out some of the design elements.

William Krebs with Fulton Bank stated that this design for this location is one of a kind. They have taken elements from other sites but this design is different from their other banks in Virginia.

Ms. Green feels this branch is very huge for this area and asked if they saw this branch as more of a drive-thru branch. Mr. Krebs stated that they didn't see it that way. The bank is half retail banking and the other half is mortgage. Retail meaning teller services such as making deposits, cashing checks and money withdraws. He stated that the mortgage side and the retail side have different hours.

Ms. Green wanted Ms. Scala to explain the addition of the new lane the City of Charlottesville is proposing and taking of some of the applicant's property. Ms. Scala said that she thinks it will be another right turn lane but she is not sure.

Mr. Graham Perry has seen the plans, but really can't remember the layout. He is pretty sure there will not be three right turn lanes.

Mr. Rosensweig asked what made the applicant push the building back to its maximum setback. He asked if the circulation was necessary or could the building be pushed back closer to the street. Mr. Perry stated that the circulation was necessary. With speaking with the City attorney and planners they felt it was necessary to come around the building due to the odd shape of the property. Losing acreage due to the Hydraulic Road expansion it made it difficult to put a building on this property in any other location.

Ms. Long explained that the circulation lane was only one way.

### **Discussion**

Ms. Green stated that she knows they can't consider the road design, but she hopes our engineering department really takes a look at this. She knows that it used to be a bank before, but we are in a different time now and we have more traffic and more developments.

Mr. Perry said that Jared Buchanan, city assistant traffic engineer stated that the volumes of traffic would not present a problem.

Mr. Osteen has a problem with the building type. He feels it looks like a strip mall.

Ms. Keller would like history preserved in that area. She would like to see a signature building designed in that location.

Ms. Long stated that they are looking for feedback on design of the building and they will take this back and do what is asked.

The Commission gave suggestions on what they feel would be a signature building in the area.

Mr. Santoski feels the applicant should accept Mr. Osteen's offer to work with the applicant to provide a better design.

Mr. Perry asked for guidelines on flipping the trees having them as street trees and doing what staff has recommended and the Commission agreed.

The applicant asked the Commission for a deferral and they accepted the applicants request for a deferral.

Mr. Rosensweig gaveled out of the Entrance Corridor Review Board back into the Planning Commission.

Ms. Keller made a motion to adjourn to the second Tuesday in April and Ms. Green seconded the motion.

All in favor.

Motion passes

## MEMORANDUM

TO: Planning Commission

FROM: Brian Daly, Director

DATE: March 28, 2014

SUBJECT: Rives Park Master Plan Amendment

After a lengthy and comprehensive community planning process, the Parks and Recreation Advisory Board endorsed the attached proposal to install garden plots at Rives Park in the area shown on the master plan as sand volleyball courts.

A total of fifty-four (54) individual comments were received during the comment period, 99% of which were supportive of the inclusion of gardens in Rives Park. One comment in opposition to the inclusion of gardens was the official position of the Belmont/Carlton Neighborhood Association.

One issue raised throughout the process was the real or perceived lack of equity in the Department's methods of annual allocation of garden plots. Staff believes that these comments are valid and will require a thorough review of allocation methods, including research into other public best practices, to determine the most equitable manner of allocation. However, this will require several months to complete, in order to include existing gardeners in the discussion and the development of several options for consideration.

Commensurate with the amendment moving through the approval process, staff will begin the work of evaluating different allocation strategies, and include existing gardeners from all city garden locations in that process. Any adjustments to the existing allocation process as a result of this effort would be applicable to all garden plot locations in the park system; creating one method of allocation and management for all locations.

We request that the Planning Commission review the proposed master plan amendment and provide staff with any input and comment prior to the amendment being sent to City Council for their deliberation and action.

More information can be found at <http://www.charlottesville.org/Index.aspx?page=2187>



# Rives Park

Charlottesville, VA

Master Plan

# Rives Park Master Plan Amendment

February 19, 2014

## **PROPOSED AMENDMENT**

To replace the proposed sand volleyball court with garden plots in the north portion of Rives Park.

## **BACKGROUND**

The Rives Park Master Plan was adopted in 2008. The park is currently under renovation to implement the improvements and changes recommended in the master plan with the exception of the area involved with this amendment.

Since the plan was adopted, residents approached the City to inquire how garden plots could be included in the park. Over the past year, we have had a number of discussions, and there is now a proposal to install the garden plots in the area shown to be a volleyball court on the master plan.

Tonight's decision is about land use, i.e. should there be a part of the park dedicated to gardens. A second decision apart from the decision regarding use and to be determined at a later date is to define how the gardens would be managed. This could be done like other city garden plots where each plot is rented to an individual. There is a desire among those requesting the garden plots that we have a communal garden where anyone can work in the plot and anyone can harvest the crops. We could also have a hybrid model that has both types of garden management, with some rented plots and some communal garden area. From a management perspective individual rental plots afford the highest level of accountability while in the more communal model it becomes substantially more difficult to assign specific responsibilities.

## **PUBLIC INPUT**

Flyers and mailers have been sent to residents within ¼ mile of the park and knocked on the doors of properties immediately adjacent the area and Parks and Recreation staff have met with the Belmont Carlton Neighborhood Association to discuss the proposal.

The Parks and Recreation Advisory Board held a public hearing on the matter at the December meeting. Staff has gathered public input (enclosed) via email and phone. The large majority (54 out of 55) of public comments support of having gardens at the park. The Belmont Carlton Neighborhood Association voted unanimously in opposition to the proposal to change the current Rives Park Master Plan to modify the master plan by replacing the sand volleyball court with a garden area. They feel this is not the best, most equitable, and most accessible use of that public park. We also feel that this would be a last minute adjustment to the years of planning process, that hasn't been properly presented to the general public.

The Advisory Board can consider this proposal to amend the master plan. If approved, the amended plan would go to the Planning Commission for review and comment and City Council for final approval.

Rives Park Master Plan – Public Hearing comments

Garden proposal – December 2013

I am writing on behalf of the Sunrise community, a neighborhood located less than half of a mile from Rives Park. Sunrise is a newer development in the Belmont-Carlton area, housing 34 Habitat for Humanity Partner Families and market rate purchasers. As a community committed to a sustainable, healthy future, we are in support of the Rives Park Community Garden proposal.

Many of the families that live at Sunrise have lived in the Belmont-Carlton area for over 20 years. As the area has changed, residents lament the degradation of Rives Park. A community garden could be a turning point for the park. Community members would be more inclined to visit the park if there is a garden, thus creating strong neighborhood connections.

At Sunrise, we currently have a four-foot by eight-foot raised garden bed. The space, although used by a few individuals, is too small to accommodate all the families wanting to garden. A garden at Rives Park would give Sunrise residents garden space that we are severely lacking on our property.

As the Parks and Recreation department begins to make decisions about Rives Park, please remember that Sunrise residents are in support of a revitalized Rives Park.

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Though I appreciate the 2007 intentions of the Parks and Rec planners in drafting a plan for a volleyball court, my two children and I would much prefer a community garden in its stead. At Rives Park, there is plenty of greenspace and there will be plenty of infrastructure (water, etc.) to support a community garden. It seems that the plan proposed by Friends of Rives Park (on November 20th of this year) addresses how water will be paid for and how the plots would be managed. I support this proposal whole-heartedly.

In my apartment on Rives St, my small summer garden, and now a smaller winter garden, was severely limited by space constraints. I know other neighbors on Rives Street have small personal gardens. Wouldn't it be community-building and health-promoting if those of us wanting to garden could readily share our bounty with each other? Perhaps we could also share the work associated with growing food as well. Please consider supporting the Friends of Rives Park proposal for a community garden in place of the volleyball court at Rives Park.

---

Hello and thank you for taking the time to read this email. I am advocating for the addition of some community garden plots as part of the upgrade at Rives Park. I am a resident of the Belmont-Carlton neighborhood and also teach at Clark, the elementary school that serves the neighborhood. I am in favor of community gardens at Rives Park.

Do the right thing!



---

I am writing today in favor of the proposal to incorporate community gardens as part of the upgrades to Rives Park. I understand the Parks & Rec Advisory Board is accepting public comments on this idea through Jan. 18. There are a myriad of benefits to community gardening, from promoting healthy eating and local foods to enhancing neighborhood ownership and utilization of the park to fostering a positive activity that families, children and neighbors can enjoy together.

Thanks for all of your work to improve Rives Park and the rest of our City parks system.

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I'm a county resident but have recently moved from an office near Rives Park the we occupied for years. I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

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I'm a resident of Charlottesville, I live a block from Rives Park, and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park and would be an active participant in the garden. Thank you for your consideration!

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I am a city resident, and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park. Thank you for your time.

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Friends of Rives Park,

We are both in full support of the inclusion in Rives Park of a community garden. The benefits are many beyond the obvious of a place to augment the neighborhoods access to fresh produce. They include: enhance of the spirit community, opportunity for families to work together to provide for themselves and others; create a sense of neighborhood pride. And, properly organized, costs would be minimal.



---

I'm a city resident and I would like to express my support for the proposal to install garden plots at Rives Park. I worked on the NLI team that researched the feasibility of this garden in support of Friends of Rives Park, and I strongly believe that a community garden will be a well used and exciting amenity for the Rives Park community. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

{I am} a resident of the city of Charlottesville. As a resident I support the proposal to install garden plots at Rives Park. I believe that community gardens only do good for community, health, and the environment. Please help to make the vision for community garden plots in Rives Park a reality.

---

I'm a city resident and want to express my support for garden plots to be installed in Rives Park.

My experience with gardens such as these being considered give residents a chance to grow healthy food, build neighborhood connections and improve the environment. For those that garden it's great exercise!

Please do all that you can to see a community garden be established in Rives Park.

---

I'm a County resident but previously lived in the City and still have many friends there. I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. Many City residents have no possibility of gardening unless community garden space is available to them. I would like to see a community garden established in Rives Park. Please make this happen for a healthier, happier Charlottesville.

---

I'm writing you to give my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I myself volunteer in a community garden in the county which provides fresh produce for

needy families. I would like to see a community garden established in Rives Park to give others the opportunity to grow some of their food at a much lower cost than buying it at a grocery store. At the same time a community garden can bring people together and build relationships with one another. I hope this proposal receives the support for a very worthwhile project.

---

As a city resident, I am writing in support of the proposal to create a community garden at Rives Park. As a long time volunteer at the UACC gardens downtown, I know the value of such projects in terms of community building and providing fresh, healthy food for those who may not otherwise have access to it. I urge you to consider this proposal favorably and support this project going forward.

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I'm a Charlottesville city resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

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I live in Fry's Springs and see how much use the gardens in Azalea Park get. There is a wonderful community spirit there and I think it should be added to Rives.

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I'm a City resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

I am currently an Albemarle County resident and I would like to express my support for the proposal to install garden plots at Rives Park. I have worked in the City of Charlottesville since 1999 and have many friends that live in the communities near the proposed gardens....

I was raised in NYC and can personally attest to the power of a community garden. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment.

Establishing the community garden will literally and figuratively breathe life into this community!  
PLEASE establish a community garden in Rives Park.

---

I'm a resident of the Woolen Mills neighborhood of Charlottesville and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

Having a garden is an important part of my life and I would love to see others have the opportunity to garden.

---

I'm a Charlottesville resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

Willing and able to support this in anyway. Have organic non gmo, starting seedlings in late feb.

---

Folks- we need all the community gardens that we can get. Please support the community garden in Rives Park.

---

Thank you for your time in reviewing and considering my comment. As a resident of the downtown area I want to applaud the grassroots organizing by neighbors of Rives Park who would like to create a community garden. This kind of local food project steered by residents who will be directly engaged and impacted is exactly what we need more of in our community. I hope Parks and Rec will include the garden in its renovation plan, and I'll look forward to supporting it in many ways in the years to come.

---

**I would like to express support for the proposal to install garden plots in Rives Park.**

---

I work beside Rives Park and daily take lunch break walks through it, enjoying the immense open spaces and occasionally enjoying my lunch under the picnic shelter. There is such an immense amount of "green space" dedicated to monoculture grass production, in fact, that I would love love love to see a community garden established in the upcoming renovation of the park. I live beside Azalea Park,

actually, and love to see my neighbors out in the community garden working productive plots, growing beautiful flowers and delicious edible plants that they share with neighbors. It really livens up the park and anchors the sense of community that attracts many of us to live in Fry's Springs.

Please consider the inclusion of a community garden with at least ten available plots for the residents of this area to grow food, flowers, and community.

---

I'm a Albemarle County resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park. Say yes to healthy living for the citizen near Rives park and support this way to build a healthy happy community.

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I'm a Charlottesville resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

please include a community garden area. very important.

---

I am a resident of the City of Charlottesville. I am writing to express my support for the construction of community gardens as part of the renovation of Rives Park.

I recently moved back to the area after living in Oregon for ten years. When I lived here previously, I participated in the Meadowbrook community garden. I think community gardens are excellent resources for city residents, many of whom have limited outdoor space at their residence.

---

I am writing to support the addition of garden plots in the renovation of Rives Park. Residents who currently do not have access to garden spaces, will benefit from their ability to grow their own fresh, healthy food.

---

I strongly support the proposal for a community garden in Rives Park!  
Everyone should have access to a patch of earth, and be encouraged to practice the art and science of organic gardening. Please work to make this a reality!

---

I work in the City and live in Albemarle County. Calling to express support for installing garden plots in Rives park. I am with a group called "transition" and think it is important to have as much healthy food grown in yards, parks schools, and I think its good for neighborhood connections to make everyone more resilient and help the environment. Please put community gardens in Rives Park

---

I'm a city resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

I highly support the initiative to include community gardens in the renovation at Rives Park. Charlottesville desperately needs more community gardens throughout the city, and this is a way that Parks and Recreation can play a role in improving quality of life for city residents by offering access to land for gardening. I am an Albemarle County resident, but will be moving to the City in May. I will continue to work to increase access to community garden spaces through the city and bordering county, especially to serve immigrants and other underserved populations. Thank you so much for your consideration of this desire shared by so many people.

---

I'm a Albemarle County resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

I'm a city resident who supports a community garden in Rives Park. Neighborhood gardens help create strong neighborhoods--people get to know each other, they talk instead of moving robotically from front doors to cars and back again. They increase the number of "eyes" that can spot and address budding issues/problems. And most importantly, they increase the options for healthy food, exercise, and fresh air thus building healthy communities, which the city's vision and mission statements consistently tout. Please help this effort, which has been building for two years, and has not enjoyed the support it deserves from the official level. I'll look forward to hearing the city is taking affirmative steps to support this worthy effort.

---

Hi, I am a Belmont resident and I would like to give a strong yes vote! for a community garden incorporated into the upcoming renovation of Rives Park. I know several people living very close to the park who would not only put it to use, but would ensure it's up keeping for some time to come.

---

I'm a Charlottesville native and Albemarle County resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment.

I would like to see a community garden established in Rives Park.  
Please let me know how I can help.

---

I am a friend of several families who live in the Rives Park neighborhood and would like to support their enthusiasm at the prospect of a community garden in Rives Park. It seems like the perfect location in terms of potential success as a garden as well as supporting working families who would like to grow their own fresh, nutritious food. And community gardens help build community connections, reducing crime, giving kids a healthy activity for their boundless energy, and getting folks to know one another. Win-win-win!

Thank you for considering the neighborhood's request for community garden plots at Rives Park.

---

I would like to express my support for community garden plots at Rives Park. The park as it currently stands is underused and would greatly benefit from community gardening, as would those residents living nearby the park.

---

I'm a Charlottesville resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

Thank you. This will allow the community to grow there and create important community relationships among its members.

---

FROM PHONE - support community garden - Rives Park - thinks its an awesome proposal and can bring about a better community

---

I am a resident of the city of Charlottesville, and I know the importance of local food sources. I want to express my support for the community garden initiative at Rives Park. I know this can be very positive in fostering relationships in the community, as well as beneficial for health and the environment. Thank you

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I'm writing to express support for community garden space in Rives Park. As our local schools are helping kids learn to grow & eat healthy food, it's important for city residents to have access to gardening space in their own neighborhoods too.

---

I'm a city resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would know, I have one in my backyard that my public housing neighbors tend to. Please include a community garden in the renovations to Rives Park.

---

To Parks and Recreation Advisory Board and Staff from Friends of Rives Park:

Thank you for inviting us to envision and articulate a collective/community garden proposal for the future garden plots in Rives Park. We are in the midst of developing a detailed proposal, but would like to share with you, during this public comment period, our preliminary ideas in four key areas:

**1. Distribution of Plots: Rentals or Collective Gardening?**

Friends of Rives Park will request a mix of garden plots for individual rental and collective gardening spaces. We believe a 50%-50% distribution would be beneficial, with the rental plots aligned along one side of the garden area, and a collective garden area on the opposite side.

**2. Collective Garden Accountability.**

Given the importance of clear accountability and responsible management of garden spaces to the Parks and Recreation Dept., Friends of Rives Park will identify a local non-profit partner willing to serve as the accountable party for the collective garden space. The partner organization could maintain the collective garden space according to the same guidelines of the current plot rental agreement and assist in developing additional guidelines as needed. Friends of Rives Park is in conversation with Casa Alma and other local non-profits to explore the details of collective garden space accountability.

**3. Priority Registration for Rives Park neighborhood residents.**

To support our city's sustainability goals, maintain the neighborhood character of Rives Park, and encourage the strengthening of local community connections, Friends of Rives Park will request a priority registration process for city residents living near to the Park. We are exploring approaches to define the priority group. One option would be to use the boundaries which informally defined the 'Hogwaller'

neighborhood (east of Monticello Ave, southeast of Carlton Road, south of Carlton Ave, west of Franklin and Nassau Streets, and north of Moore's Creek).

#### 4. **Water Access.**

Friends of Rives Park is investigating options to include water access to the garden area. Our proposal will include a recommendation which will mitigate potential risks and be modeled on the successful practices of other municipalities which provide water access to their city gardens.

Friends of Rives Park will submit our full proposal as soon as it is available. However, we would like to hear from the Parks and Recreation Advisory Board and/or Staff to let us know as specifically as possible what is needed and by when in order to continue the consideration of bringing collective gardening to the future Rives Park garden plots. Thank you very much for your time.

---

I'm a city resident. I'd like to express support for the proposal to have garden plots at Rives Park. We all know the positive benefits that community gardens can help foster, and I believe that is an area where it might actually work. Sometimes the location isn't ideal, but I think Rives Park would work well, and it can always be done differently in a few years if it doesn't work out. No harm, no foul.

Plus, maybe we could relocate some of the deer from my Greenbrier neighborhood! 😊

---

I'm a Charlottesville city resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in Rives Park.

---

I am a Charlottesville resident writing in support of the proposal to install garden plots at Rives Park. Please consider the following ways in which community gardens provide benefits to residents of nearby communities:

- Community gardens can provide access to healthy foods in communities where healthy food is unaffordable or unavailable.
- Community gardens serve as an opportunity to teach children and adults about nutrition, sustainable lifestyles and stewardship for natural resources. Managing a community garden is a free activity for kids who may not be able to afford in other extracurricular activities.



- Community gardens provide a space for interaction with communities. Social interactions with neighbors improves mental health, increases social cohesion and can lead to a reduction in crime.

Charlottesville has a strong tradition of investing in sustainable projects that improve local quality of life. Please continue to do so by creating a community garden in Rives Park.

---

I'm an Albemarle County resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. Community gardens also offer a beautiful addition to any park landscape. I would like to see a community garden established in Rives Park.

Thank you for your time and consideration!

---

I'm a Charlottesville City resident and I **\*fully\*** support the proposal to install garden plots at Rives Park. In my opinion, there isn't an activity more effective at building a community's resilience. It also helps people support one another, learn a new skill, share their harvests, and improve the environment.

---

Parks and Recreation Advisory Board,

The Rives Park Master Plan and the garden discussion has been on the BCNA (Belmont Carlton Neighborhood Association) monthly meeting agenda for many meetings over the years. Last night the BCNA Board (5 of 6 present) voted unanimously in opposition to the proposal to change the current Rives Park Master Plan ' [to modify the master plan by replacing the sand volleyball court with a garden area.](#)'

We feel this is not the best, most equitable, and most accessible use of that public park. We also feel that this would be a last minute adjustment to the years of planning process, that hasn't been properly presented to the general public. We understand that the volleyball court is on hold and the area will remain open for future programming once properly vetted.

We also challenge the Parks and Recreation Board to review the current garden rental policy as it appears to be an inequitable use of public property.

Here is my summary of an extended email conversation (below) seeking information on this issue, that was not disputed.

**'My understanding of the proposed adjustment to the Rives Park Master Plan is to allocate a portion of the public/city park property for 10-15 private/individual rental garden plots that the initial 10-15 lottery winners can rent (\$30 or less a year) and control (fence/gate, shed, fertilize, pesticide, etc.) continuously/perpetually without opportunity for others to participate unless someone drops out by choice or violation of litter and overgrowth rule, in which the current re enrollment rate is 95% to 100%.'**

---

I am a city resident and I would like to express my support for the proposal to install garden plots at Rives Park. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. I would like to see a community garden established in the renovated Rives Park.

Thank you for your support of this city's food initiatives,

---

I'm a city resident living {near the park} with my husband ... and two young children.

**I would like to express my strong support for the proposal to install garden plots at Rives Park.**

Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. My family would love to see a community garden established in Rives Park, an area in need of revitalization and community building.

---



International Rescue Committee  
609 East Market Street, Suite 104  
Charlottesville, VA 22902  
Tel 434-979-7772  
Fax 434-979-8161

To Whom it May Concern,

The International Rescue Committee in Charlottesville (IRC) would like to express its support for the proposal to install garden plots at Rives Park. The IRC responds to the world's worst humanitarian crises and helps people to survive and rebuild their lives. At work in over 40 countries and 22 U.S. cities to restore safety, dignity and hope, the IRC leads the way from harm to home. IRC in Charlottesville also provides food security support to its clients through nutrition education, community gardening and a small farm enterprise training program.

We are in support of the proposed amendment to the Rives Park Master Plan to include community garden plots in place of the volleyball courts. Community gardens help residents cultivate healthy food, create strong neighborhood connections, and improve the environment. As a Charlottesville-based organization dedicated to educating students and increasing awareness and access to healthy food in our community, we fully support the inclusion of community garden spaces in the city.

Thank you for your time and consideration,

*Brooke Ray*

---

Brooke Ray, New Roots Coordinator  
International Rescue Committee, Charlottesville, VA



**City Schoolyard Garden**

**Letter of Support for the Proposed Amendment to Rives Park Master Plan**

January 14, 2014

To Whom It May Concern:

City Schoolyard Garden (CSG) would like to express its support for the proposed amendment to the Master Plan for Rives Park that a community garden be located within Rives Park, in the Northeast quadrant (in place of volleyball court in current Master Plan).

City Schoolyard Garden's mission is to cultivate academic achievement, health, environmental stewardship, and community engagement through garden-based, experiential learning in Charlottesville City Schools (CCS). CSG maintains organic educational gardens for use in classroom instruction, after-school programs and summer camps; and assists in developing garden-based curriculum for use in elementary and middle school. We currently manage gardens at all six Charlottesville elementary schools, as well as Buford Middle School.

As a Charlottesville-based organization dedicated to educating students and increasing awareness and access to healthy food in our community, we fully support the inclusion of community garden spaces in the city. Community gardens help residents grow healthy food, create strong neighborhood connections, and improve the environment. As an organization dedicated to this mission within our schools, we fully support the proposed amendment to the Rives Park Master Plan to include community garden plots, as it will help bring our lessons home for CCS students.

Thank you for your time and consideration,

A handwritten signature in cursive script that reads "Jeanette Abi-Nader".

Jeanette Abi-Nader, Executive Director  
City Schoolyard Garden

---

# Rives Park Master Plan

Charlottesville, Virginia



*Prepared by:*

Land Planning and Design Associates

December 2007

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## **Acknowledgements**

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### **City of Charlottesville Parks and Recreation**

Director of Parks and Recreation  
Mike Svetz

Assistant Parks and Recreation Director  
Brian Daly

Parks and Trail Planner  
Chris Gensic

Parks and Recreation Maintenance Supervisors

Belmont-Carlton Neighborhood Association



## Executive Summary

Rives Park is located in the Belmont-Carlton Neighborhood and is part of the City's park system. Existing facilities at the park include a shelter, two play areas, a basket-ball court, picnic tables, and a recreation field with a backstop. The city requested a new Master Plan for the park in order to accommodate the growing needs of the city and to meet goals set in the 2007 Comprehensive Plan.

The primary goal of this Master Plan is to establish a plan of action for Rives Park that is representative of the desires of the community and the needs of the City; a plan that facilitates a more environmentally sensitive layout and updates the park facilities to meet the growing development in the Belmont-Carlton Neighborhood and the city of Charlottesville.

A site analysis was conducted to determine the opportunities and constraints of the site. Input was gathered via two public meetings, two park supervisors meetings, a neighborhood association meeting, a public survey, and a review of the 2007 Comprehensive Plan. All comments were taken into consideration and suggested improvements were proposed in reference to the site analysis and a final draft plan was developed.

Proposed improvements include updated and expanded play areas, sand volleyball, additional landscaping and shade trees, improved entry areas, a fitness trail, an additional shelter, drinking fountain, and restroom.

The proposed funding will come from the Capital Improvements Program for the years 2009-2013.

## Introduction

The primary goal of the Rives Park Master Plan is to create a design that satisfies the needs and desires of the neighboring residents and to balance these needs within the larger context of the Charlottesville Park and Recreation Strategic Plan, The City of Charlottesville's 2007 Comprehensive Plan, and the Belmont-Carlton Neighborhood Strategic Plan. The final Master Plan represents a consensus of all the stakeholders' needs and desires. In addition, the following considerations were addressed throughout the planning process:

- Develop a flexible and appropriate program and design for the park
- Allow for multiple uses
- Create opportunities for active and passive recreation
- Allow opportunities for future expansion and modification
- Develop plans that are practical, constructible and affordable
- Protect sensitive environmental resources
- Understand community priorities, phasing and funding

Acquired in 1952, Rives Park is a 4.3 acre park located in the City of Charlottesville's Belmont-Carlton Neighborhood. The park is located on former farm land and is fairly flat with a view of Carter's Mountain. The current programming includes:

- two play areas, one for 2-5 year olds and one for 5-12
- a picnic shelter with four tables and one grill
- a full size basketball court
- an open recreation field
- picnic tables-6
- 28 space parking lot

This park is typical of a classic neighborhood park as defined in the 2007 Comprehensive Plan. The park allows for both active and passive recreation, but no programmed sports. Rives Park serves residents mostly within a mile radius of the park. It is a social gathering area for the neighborhood with most park visits being casual and lasting under two hours.

There are two entrances to the park, one with a small parking area along Rives Street that serves as the 'front door' to the park. The rear entry along Nassau Street is for pedestrian access only. A majority of the park's border, 85%, consists of the fenced in back yards of the neighboring properties.

Figure 1: vicinity map



## Design Process and Methodology

The first stage of the design process involved doing a site analysis to illustrate the existing constraints and opportunities. Site visits and city planimetrics were used to compile a map of the existing conditions. Environmental factors such as topography, drainage, existing vegetation, views, sun angles, property lines, neighboring land uses, trail connections, current park usage, fence lines, and existing facilities were analyzed. Location of these factors help to decided the best possible placement for any proposed activities.

The second stage of the process is to gauge the demand for desired activities that best suit the needs and desires of the City and park users by conducting a series of meetings with the public and the Parks and Recreation staff. Also, a survey (see Appendix I) was handed out to residents as an additional means of collecting information.



Figure 2: Design process flow chart



The user input provided the framework necessary to establish the preliminary design concept and corresponding programmatic elements for Rives Park. This information helps define what uses are currently taking place, what uses are not successful, and what uses are desired. The Parks and Recreation Supervisor meetings helped to define what the maintenance and security concerns are at the park as well as additional information on existing activity at the park.

The preliminary design was established by merging all the collected information together with the site analysis. The preliminary design was illustrated in plan and rendered for public presentation and comment. The plan was reviewed by the Parks and Recreation staff and presented to the Neighborhood Association, to the general public, and to the Supervisors at Parks and Recreation. Comments were noted and incorporated into the final draft of the Master Plan.

## Current Programming

Current programming at the park promotes more passive family-oriented use with the picnic shelter and play areas being the most prominent facilities. There are two asphalt trails for access to the field and basketball courts, but there are no formal walking trails. The parking area is gated at night as park use is limited to daylight hours. There is no lighting for the facilities. There are no rest room facilities and no water service provided for the shelter.



Figure 3: 2002 Aerial of Rives Park



# Site Analysis

## Topography



Rives Park 2007

The overall topography of the site is fairly mild, 2%, with the steeper slopes, 6-8%, along Rives Street and in the southwestern corner. All points drain to the southeast pedestrian entrance where there is a very intrusive drain inlet. The play areas and shelter sit higher than the field area and allow for a view of Carter's Mountain and the park, but interfere slightly with the view into the park from Rives Street.

The slope along the Rives Street sidewalk is very steep and erosion is apparent. Two drain inlets were recently installed in the field to alleviate drainage issues. The park staff notes a problematic wet area at the NW corner beside the ball court and topography difficult to maintain on the north side of the 2-5 play area.



Rives Park 2007

## Natural Resources

This park is situated on former farm land. There were no significant historical or environmental artifacts visible. A majority of the park is lawn, there are very few shade trees or naturalized planting areas and formal landscaping is at a minimum. Existing trees include Cherry, Red Oak, Golden Raintree, Maple, Basswood, Holly, and Cedar. The parking area has a seasonal flower bed where the park signage is located.



Figure 4: Site analysis



Rives Park entry sign

Most of the fence line is kept clear and provides good visibility into the park except in the SW corner. All the vegetation appears healthy with the exception of some vandalism on a few trees. There are invasive plants present in the western most corner and along that fence line.

There are no water features at the park and the park is located outside of the neighboring 100 year flood plain.

## Entry

The park is bordered on all sides by chain link fencing except where it abuts some businesses along Nassau Street and along Rives Street. This creates two main entry points, a vehicular main entry along Rives Street and a secondary pedestrian entry along Nassau Street. Both entries are served by city sidewalks.



backstop and secondary entry

There is a park sign, but the main entry is obscured by the oak trees and the parallel parking along the street. The close proximity of the shelter to the parking in addition to the trees surrounding the play areas also prevent the park from 'opening up' to the neighborhood and interfere with easy monitoring by police patrols. There is no easy access point for maintenance vehicles as the curb cuts are not lined up well.



2-5 year old play area

The secondary entry is clearly visible from the street, but has no park signage to identify it. There is a large drain inlet and structure directly off of the sidewalk and a gated entry that serves as a secondary entrance for maintenance.

## Park Features

A list of park amenities can be found in the introduction. With the exception of some graffiti and burning by vandals, all equipment appears in good condition. The play equipment and furnishings are utilitarian in aesthetic. There is little

shade available in proximity to the activity areas, especially if the shelter is being utilized, and no water fountains. The seating for the play areas is shaded by small ornamental trees, but none of the activity areas receive any shading.

The play areas are located at the main entry on either side of the shelter. The 5-12 year old play area is located directly off of the parking area with no safety fencing separating the two activities. The equipment is the standard metal and formed plastic type with wood mulch for safety surfacing inside of a poured concrete curb edging. Seating and ornamental trees flank the perimeter of the two play areas.



5-12 year old play area

The shelter is a prefabricated wood structure on a concrete slab with four wood tables, two metal waste bins, and a grill. The shelter is located directly off of the parking area.

The athletic field is in fair condition. It drains well, but has a slightly uneven playing surface. The chain link backstop shows some signs of aging. The basketball court has been recently re-surfaced and looks to be in good condition. The metal goals are functional showing signs of rust. There is no seating for the athletic areas.

The trails within the park are all asphalt. The trail to the NE is extremely worn and no longer has a terminus or destination point. There is no trail access from the Nassau Street entrance.



picnic shelter





#### Suggested Improvements:

- Lighting, motion sensor, solar, or low level security for shelter
- Improve entry
- Add trees along fence line of houses on Nassau St.
- New b-ball goals for smaller kids
- Bigger grill, more trash cans, and water service for shelter
- Gate at rear entry to prevent motor bikes
- Walking trail with seating for older people
- Another shelter
- New picnic tables and benches without graffiti
- Limited parking in front of park for better surveillance
- Spray park
- Dog park
- Improve baseball area

#### Supervisor's Comments

Supervisor meeting was held on 10/09/07 at the Parks and Recreation offices. A summary of comments follows:

#### Maintenance Concerns:

- Vandalism is an issue
- Not easily accessed with mower
- Drainage in wet weather near b-ball court is an issue
- Need better access to play areas
- Entrance flower bed is in conflict with gate

#### Suggested Improvements:

- Lighting
- Improve flow of park by moving elements
- Accommodate more diverse age groups
- Trail through the park
- Shade for basketball area
- Add bathroom and shelter with more grills and tables
- Rubberized mulch

#### Current Uses and Other Considerations:

- Sunset has no community space and utilizes park heavily
- Current major uses are soccer and parties/picnics
- Motorbikes cut through field
- Property acquisition is an option
- The park users are using local business rest rooms when there is not a porta-potty
- Some picnic table are in random locations with no shade

#### The Belmont-Carlton Neighborhood Strategic Plan

Suggestions offered by the Belmont-Carlton Neighborhood association include:

- Expand pavilion facility
- Add rest room
- Close park at night
- Connect to Moore's Creek Trail
- More landscaping
- Improve entries with completed sidewalks and crosswalks

## Preliminary Design



Figure 6: Preliminary Design

## Public Input on Preliminary Design

A public meeting was held at Clark Elementary School on 11/28/07, a meeting with the Neighborhood Association was held on 12/4/07, and a Supervisor's meeting was held at the Parks and Recreation Office on 11/20/07

### Suggested Improvements:

- Mulch area along fence line is too large
- Maintenance access needed at both ends of the park
- No need for programmed athletic fields or overlay fields
- Fence line needs to be extended to prevent cut through pedestrians
- Determine program for rest room and lighting
- Remove invasive plantings near parking area that are hard to maintain
- Add cross walk on Nassau when trail connection is in place
- Make sure new plantings don't damage existing trees
- Rest room orientation needs to change, move away from entry
- Like the proximity of two play areas to each other
- Like organic orientation of shelters and trail
- More plantings along trail, additional shade trees are nice
- Ball court may be too close to play areas
- Add drinking fountain and lighting
- Separate entry gathering area from the parking lot more
- No lawn on the entry area stairs
- Move sign to more prominent location



## Final Plan Narrative

### Improvements

The design of Rives Park focuses on creating more diverse recreational opportunities that includes a walking trail, an expanded play area, an additional shelter, a volleyball court, rest room facility, more landscape areas with shade trees and low vegetation, and more clearly defined entry points and park edge.



gravel walking trail

### Walking Trails

A 1/4 mile compacted gravel fitness trail runs along the perimeter of the park weaving in and out of low naturalized plantings and shade tree areas providing a nice place to sit and enjoy the park. This trail connects all of the entry points and will help to bring activity further into the park. Signage will also be added to the pedestrian entry that clearly marks the connection to the future Moore's Creek Trail.



5-12 year old climber

### Playground

The existing play areas will be moved closer together to allow for more cross over use by children of varying ages and so that parents of multiple children can monitor both play areas easily. Additions will include equipment such as a climbing wall, a kid-sized basketball goal, a paved tricycle track, big-kid swings, and a chalk drawing and game area to meet the needs of a wider age range and to add some more updated equipment to the line up. For safety, the play area will be separated from the rest of the park by a slightly higher topography, buffered from the main entry and parking area, and have appropriate seating for comfortable parental monitoring.



shelter

### Shelter

An additional larger shelter with water service to the park is added to accommodate more users. The eastern shelter is oriented to allow for a view of Carter's Mountain. The western shelter is a more active shelter with close proximity to the play areas and a view out onto the park. Both shelters are ADA accessible.

### Sports

The existing basketball court will be rotated as necessary to accommodate the proposed play area modifications and avoid the critical root zone of any existing trees, but will remain in the same general location. Shade trees and seating will be provided to encourage more summertime use on the court. A sand volleyball court has been added, and the existing recreation field will remain an all purpose field to continue accommodating existing users.



sand volleyball

### Picnic Area

Shade trees will be added to the southern area of the park to create a pastoral-like picnic area for increased passive recreation opportunities. The existing tables are relocated from any secluded areas to dissuade nighttime loitering. There is a small spur trail that meanders through the picnic area and nearby naturalized plantings.

### Entrances

The main entry and parking area will be more clearly defined with a planting edge that separates it from the shelter and play areas. The existing oaks along Rives Street are limbed up to allow a better view into the park and the sign is relocated to a more prominent location.



existing main entry signage

Paved bump outs are added to Rives Street to help better define the entry and cross walk area. The main walkway is lined with ornamental trees and is orientated to draw the user into the park while highlighting some of the views from the park. The Rives Street pedestrian entry is lined with low plantings to define the sidewalk edge and help alleviate surface erosion. The paved walkway leads the user to a formal sitting area that is orientated to some of the best views in the park. Park signage and a paved entry patio has been added to the Nassau Street entrance along with a gated maintenance drive. The Low seat wall is designed to prevent cut through traffic and the plantings along the fence line will help to soften the entry and add some color.

### Defined Park Edges

Add low planting and shade trees so that the boundary between the park and the neighbor's property becomes a more attractive edge and provides an aesthetic buffer that helps to delineate the fitness trail from the more active areas of the park. Existing evergreen trees are thinned or limbed up to allow for 'eyes on the park' along the remote edges of the park. The existing fence line is extended along the southern edge to prevent cut through traffic and define the edge of the park. Add a mulch area beneath the Cherry trees along this fence to alleviate maintenance mowing concerns.



Figure 8:proposed pedestrian entry along Nassau Street







Figure 9: Conceptual Grading Plan for Final Master Plan

## Meeting the Needs of The City

### The City of Charlottesville Comprehensive Plan

The proposed plan for Rives Park satisfies many goals of the Comprehensive Plan and will help to improve the city's overall infrastructure. The proposed plan does not take away any community facilities and helps to satisfy the recommended facility deficit by adding one shelter and 1/4 mile of trail to the park system. Other goals met are listed below.

#### Guidelines met in the 2007 Comprehensive Plan's Community Facilities

- Goal I Objective B
- Goal IV Objective B and D
- Goal VIII Objective C

#### Guidelines met in the 2007 Comprehensive Plan's Neighborhood Plan

- More trees needed, specifically shade trees
- Improve quality of parks
- Promote habitat gardens with native plants and biodiversity
- Increasing pedestrian access to Rives Park

#### Guidelines met in Belmont-Carlton Neighborhood Association Strategic Plan:

- Expanding pavilion facility
- Add rest room
- Close park at night
- Connect to Moore's Creek Trail
- More landscaping
- Improve entry
- Complete nearby sidewalks and crossings

## Funding

The improvements to Rives Park will be completed in a single phase of construction with monies provided through the Capital Improvements Program for the years 2009-2013. The money is to be allocated in two installments of \$250,000 in the years 2009 and 2010.

## Estimate

The following is the estimate of probable cost representing the proposed improvements for Rives Park. Unit costs are a culmination of costs provided by US Means and costs obtained through prior experiences with various park improvements. All measurements have been taken from the final master plan presented in this document. Design fees and contingency may vary depending on inflation and when the actual park improvements take place.



# Rives Park Estimate of Probable Cost

## Rives Park Master Plan

Charlottesville, Virginia 1/8/2008  
 Projected Improvement Costs 4.73 acres  
 Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

|                                    | Comments  | Units  | Unit | Unit Cost*                    | Total             |
|------------------------------------|---|--------|------|-------------------------------|-------------------|
| <b>1 Early Site Work Costs</b>     |   |        |      |                               |                   |
| Mobilization, Bonds, Permits, etc. |   | 1      | ls   | \$                            | 40,000.00         |
| E&S                                | sf-300', tp-10, ps-1.25ac, ip-3   | 1      | ls   | \$2,500                       | \$ 2,500          |
| Demolition                         | play areas, concrete, asphalt trail, trees, backstop, b-ball, bollards, tables, seats | 1      | ls   | \$15,000                      | \$ 15,000         |
| Grading - cut and fill on site     | approx. 1 acre, does not include field refurbish                                      | 1,000  | cy   | \$5                           | \$ 5,000          |
|                                    |   |        |      | \$                            | <b>62,500</b>     |
| <b>2 Site Work</b>                 |   |        |      |                               |                   |
| 4" Concrete                        | shelter pads and parking lot walkway  | 10,000 | sf   | \$5                           | \$ 50,000         |
| Concrete Pavers                    | entry areas-concrete base   | 3,300  | sf   | \$15                          | \$ 49,500         |
| Crushed Stone Trail                | fitness trail, 5' wide 1" fines, 4" gravel base                                       | 1,500  | lf   | \$8                           | \$ 12,000         |
| Restrooms                          | prefab - 1 mans, 1 woman's  | 1      | ls   | \$40,000                      | \$30,000          |
| Sewer/ Water Connections           | 2 shelters- water, 1 restroom-water, sewer  | 350    | lf   | \$35                          | \$ 12,250         |
| Shelter                            | prefab 24' x 44', laminated wood  | 1      | ea   | \$40,000                      | \$ 40,000         |
| Shelter relocation                 | relocate existing 20' x 40' shelter, does not include pad or demo                     | 1      | ls   | \$7,000                       | \$ 7,000          |
| Playground 2-5 Year Olds           | relocate play equipment, add equipment, edging  | 1      | ea   | \$20,000                      | \$ 20,000         |
| Playground 5-12 Year Olds          | relocate play equipment, add equipment, edging  | 1      | ea   | \$25,000                      | \$ 25,000         |
| Safety Surface                     | wood fiber mulch at 8" depth or as per mfg. specifications                            | 230    | cy   | \$60                          | \$ 13,800         |
| Basketball Relocation              | relocation of goals, asphalt topping, line striping                                   | 400    | sy   | \$35                          | \$ 14,000         |
| Sand Volleyball                    | 1800 sf of sand at 6" deep with timber edging   | 1      | ls   | \$4,000                       | \$ 4,000          |
| Field refurbish                    | average 1' of earthwork (cut to fill), seeding  | 4,000  | sy   | \$2.00                        | \$ 8,000          |
|                                    |   |        |      | \$                            | <b>285,550</b>    |
| <b>3 Furnishings</b>               |   |        |      |                               |                   |
| Bench                              | 6' metal with recycled plastic  | 12     | ea   | \$1,800                       | \$ 21,600         |
| Trashcans                          | 32 gallon   | 3      | ea   | \$1,500                       | \$ 4,500          |
| Picnic tables                      | wood metal combination, 6'  | 6      | ea   | \$2,000                       | \$ 12,000         |
| Main Entry signage                 | relocation and paint-Rives St sign  | 1      | ea   | \$2,000                       | \$ 2,000          |
| Pedestrian Entry Sign              | masonry wall 10'x2'x2.5' with lettering-Nassau St entry                               | 1      | ea   | \$6,000                       | \$ 6,000          |
| Fencing                            | 5' chain link fence   | 200    | lf   | \$20                          | \$ 4,000          |
|                                    |   |        |      | \$                            | <b>50,100</b>     |
| <b>4 Landscaping</b>               |   |        |      |                               |                   |
| Landscape Trees                    | 3" caliper trees, in place  | 25     | ea   | \$450                         | \$ 11,250         |
| Ornamental Trees                   | 10' trees   | 35     | ea   | \$300                         | \$ 10,500         |
| Landscape Shrubs                   | 2 gal shrubs  | 1,000  | ea   | \$30                          | \$ 30,000         |
| Landscape general minor            | 3" mulching, minor planting, groundcover  | 2,000  | ea   | \$8                           | \$ 16,000         |
| Tree Pruning                       | provided by parks staff   | 1      | ls   | \$                            | \$ -              |
|                                    |   |        |      | \$                            | <b>67,750</b>     |
|                                    |   |        |      | <b>Subtotal for Site Work</b> | <b>\$ 465,900</b> |
| <b>5 Additional Items</b>          |   |        |      |                               |                   |
| Design Fees                        |   |        | LS   | \$                            | 40,000.00         |
| Contingency - during planning-15%  |   |        | LS   | \$                            | 85,000.00         |
|                                    |   |        |      | <b>TOTAL</b>                  | <b>\$ 590,900</b> |

\*costs are derived from a combination of information in the 2007 [Site Work and Landscape Cost Data](#) by RS Means and prior professional experience

\* all unit costs and totals are good for only six months beyond the estimate completion date listed above



## Appendix I

### Rives Park Survey



# RIVES PARK MASTER PLAN

## Public Meeting

October 24, 2007

5:00 - 7:00 pm at Rives Park Shelter

(Bad weather moves meeting to Clark Elementary)

The goals of this project are to:

1. Accommodate the recreational needs of the surrounding neighborhood and community
2. Make needed improvements and upgrades to park amenities
3. Accommodate all age groups and as many activities and interests as possible
4. Make an attractive place that the community will enjoy and take pride in



Why does YOUR participation matter?

We need to hear from YOU and your neighbors to determine how that park is used and what improvements need to be made.

*Everyone's input counts.* The plan may not be able to accommodate all requests, but it will consider the ideas that the neighborhood thinks are most important and that are most feasible.

### Meeting Schedule

|             |                      |
|-------------|----------------------|
| October 24  | Public Meeting #2    |
| November 28 | Public Meeting #3    |
| December 10 | City Council Meeting |

### **TURN SHEET OVER FOR SURVEY**

On the back of this announcement is a survey that we'd like you to fill out. The survey will make certain your concerns and suggestions are heard even if you can't make the meeting. Please bring the completed survey with you to the public meeting or drop it off at the City Parks & Recreation Dept. at City Hall Annex, Room 107 at 120 7<sup>th</sup> Street

1. How often do you visit/use Rives Park? Circle one:

Daily   3-4 times/week   1-2 times/week   1-2 times/month   Never

2. How do reach Rives Park?

Drive   Bike   Walk   Other \_\_\_\_\_

4. What facilities at Rives Park do you use the most?

½ Basketball Court   Field   Shelter   Playground   Other \_\_\_\_\_

5. What facilities would you like to see added to Rives Park?

Full Basketball Court

Baseball or Softball Field

Additional Shelters

Lighting

Additional Parking

Additional Playgrounds

Trails or Connections to other trails

Fitness Trail

Volleyball

Outdoor Games (Shuffleboard, Bocce,

Horseshoes)

Additional Benches, Chairs, or other Seating

Other \_\_\_\_\_

6. What are the best features of Rives Park, or what do you enjoy the most about the park?

7. What do you like least about Rives Park?

8. Do you feel comfortable and safe using the park? If no, please explain.

9. Do you feel there are enough activities for the following age groups? Yes or no:

\_\_\_\_\_ Infants/Toddlers (0-2)

\_\_\_\_\_ Pre-school age children (3-5)

\_\_\_\_\_ Young children (6-12)

\_\_\_\_\_ Young adults and teenagers (13-17)

\_\_\_\_\_ Adults (18-64)

\_\_\_\_\_ Senior citizens (65+)

10. If you feel any of the above groups are underserved, what could be added to or changed in Rives Park to resolve this?

9. Indicate the number of people in your household that fall in the following age ranges:

\_\_\_ 0-5 yrs.

\_\_\_ 6-12 yrs.

\_\_\_ 13-18 yrs.

\_\_\_ 19-30 yrs.

\_\_\_ 31-44 yrs.

\_\_\_ 45-50 yrs.

\_\_\_ 51-64 yrs.

\_\_\_ 65+ yrs.

10. Please indicate the age of the person filling out this survey \_\_\_\_\_

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Lisa Robertson, Chief Deputy City Attorney

**DATE:** April 8, 2014 PC Agenda

**RE:** Zoning and Subdivision Ordinance Amendments  
Related to New Virginia Stormwater Management Program Regs

---

Effective July 1, 2014, Virginia's MS14 localities are required to adopt what is known as a "VSMP" (i.e., Virginia Stormwater Management Program). Essentially, this is a requirement for localities to take over the administration and enforcement of the State's stormwater management regulations, using local personnel. The model for this type of arrangement is the statewide VESCP (Virginia Erosion and Sediment Control Program), in which local agencies administer the state's E&S regulations.

Most of the local ordinance amendments necessary to implement the mandated VSMP will be in Chapter 10 of the City Code (Water Protection). However, in order to assure that the program will work as intended, in relation to residential and commercial developments, permits for land disturbing activities must be tied to, and applied in the context of, other development approvals, such as site plan and subdivision plats. It is recommended that the Planning Commission initiate consideration of amendments to the subdivision and zoning ordinances to accomplish this integration of development approvals.

**SUGGESTED MOTION TO INITIATE AMENDMENTS.** *"I move to initiate consideration of amendments to the City's subdivision and zoning ordinances, as shown within SO-14-03-02 and ZT-14-03-01, based on finding that these changes are required by public necessity, convenience, general welfare or good zoning practice; are necessary to assure the orderly subdivision of land and its development; and are required to comply with state law and regulations."*

### **Background and Discussion**

By state law, the City's new VSMP must include the following components [among others]:

- Localities shall issue a consolidated stormwater management and erosion and sediment control permit, VA Code 62.1-44.15:27(I). No land disturbing activity may commence until both approvals have been obtained.
- A locality must integrate the VSMP with its MS4 Program and its VESCP, and with other programs requiring compliance prior to authorization of construction, per VA Code 62.1-44.15:27(E)(3); and
- The stormwater management plans for proposed residential, commercial or industrial developments must apply to the entire land-disturbing activity—the entire site will be considered a single land development project. 9VAC25-870-55 and 9VAC25-870-95. Every stormwater management plan must use hydrologic parameters reflecting the ultimate land disturbance for a project, 9VAC25-870-95. In order to accurately reflect the “ultimate land disturbance” for a project, the hydrologic parameters must necessarily relate to a specific development design, and specific improvements, which have been authorized via an approved site plan or subdivision plat.

### **Summary of Proposed Amendments**

The attached changes to Chapters 29 (Subdivisions) and 34 (Zoning) are recommended. New language is shown as **underlined** text, and language to be deleted is shown as **~~strikeout~~**. The changes may be summarized as follows:

- (1) Procedural requirements for submission of site plans and subdivision plats, and for approval and bonding of required improvements, particularly requirements and standards for submission of information relating to adequate provision of drainage and stormwater management, should be the same under both Chapter 29 (Subdivisions) and Chapter 34 (Zoning). The issue of the adequacy of provisions for drainage within a development is a matter that is within the purview of the site plan/ subdivision agent to assess, see VA Code 15.2-2241(A)(3), and the most efficient way for the agent to accomplish this is to require the submission of stormwater management plans and information as part of the site plan/ subdivision review process. See, e.g., sections **29-111 (a) and (b)** (required documents and information for preliminary and final subdivision plats) and **34-827/ 34-828** (preliminary and final site plan contents). You will note that within the Subdivision standards, as well as the plat submission requirements, there are multiple cross-references to Chapter 10 (Water Protection). As mentioned above, Chapter 10 is where the bulk of the mandatory changes to our local stormwater regulations will be set forth.
- (2) Although they will not typically be public facilities owned and maintained by the City, stormwater management facilities are types of improvements for which the City may require assurances of completion in accordance with standards and specifications, as part of the development approval process. Sections **29-260** and

the corresponding provision of the site plan ordinance (**34-803**) have been updated to reflect the need for construction of important infrastructure, such as public streets and other required improvements (such as stormwater management facilities) prior to occupancy of the development, or at planned stages of a phased development.

Attachment 1: Proposed Changes to Chapter 29 (Subdivision of Land)

Attachment 2: Proposed Changes to Chapter 34 (Zoning)

**SUGGESTED MOTION TO RECOMMEND ADOPTION.** *“I move to recommend that City Council adopt amendments to the City’s Subdivision Ordinance and Zoning Ordinance, as presented within SO-14-03-02 and ZT-14-03-01, and to find that the proposed amendments are required to provide for the public necessity, convenience, general welfare, good zoning practice, and compliance with state law and regulations.”*



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Chapter 29 - SUBDIVISION OF LAND

ARTICLE VI. COMPLETION OF ON-SITE IMPROVEMENTS AND SURETY

**Chapter 29 SUBDIVISION OF LAND**

**ARTICLE I. GENERAL PROVISIONS**

**Sec. 29-1. Short title.**

This chapter shall be known, and may be referred to and cited as the City of Charlottesville's "Subdivision Ordinance."

(4-21-08(1))

**Sec. 29-2. Purpose.**

The purposes of this chapter are to:

- (1) Improve the public health, safety, convenience and welfare of the citizens of the city, by assuring the orderly division of land and its development;
- (2) Implement the comprehensive plan and the policies stated in [section 34-3](#) of the zoning ordinance through the standards and procedures established herein;
- (3) Assure that the development of the city is consonant with efficient and economical use of public funds;
- (4) Assure that improvements required by this chapter will be designed, constructed and maintained so as not to become an undue burden on the community; and
- (5) Integrate the subdivision approval process with the city's local stormwater management and erosion and sediment control programs, in order to make the submission and approval of plans, issuance of permits, payment of fees and coordination of inspection and enforcement activities more efficient.

**ARTICLE II. ADMINISTRATION**

***DIVISION 3. MAJOR SUBDIVISIONS***

**Sec. 29-76. Approval of preliminary and final subdivision plats, generally.**

- (a) *Review and approval.* The commission shall review and approve preliminary plats for major subdivisions pursuant to [section 29-80](#)(a) below. The agent shall review and approve final plats pursuant to [section 29-82](#)(a), except when one (1) or more of the circumstances described in [section 29-82](#)(b)(1) are met, in which case the commission shall review and approve final plats.
- (b) *Submission of preliminary plat; when required.* Submission of a preliminary plat is mandatory except where the commission has given final site plan approval for the same development. Where such final site plan approval has been given, a preliminary plat is not required, but a final plat must be submitted in accordance with the provisions of this chapter.



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- (c) *Notice.* At least five (5) days prior to the date upon which action is to be taken on the plat, public notice shall be posted that the matter is to be reviewed by the commission.
- (d) *Disapproval of plats posing danger to public health, safety or welfare.* The commission is not required by any provision of this chapter to approve any final plat, or feature thereof, which it finds to constitute a danger to the public health, safety or welfare.
- (e) *Period of validity.* The period of validity shall be as referenced in [section 29-37](#)
- (f) *Environmental contamination.* Disclosure and remediation of contamination and other adverse environmental conditions of the property is a condition of final plat approval.
- (g) *Stormwater management and erosion and sediment control plans. Approval of a final stormwater management plan, and approval of a final erosion and sediment control plan, as may be applicable, is a condition of final plat approval. The agent shall not sign any final plat, unless and until final plans and approvals required by chapter 10 have been obtained.*

ARTICLE III. PLAT REQUIREMENTS

Sec. 29-111. Required documents and information.

- (a) *Preliminary plat requirements.* The following documents and information shall be submitted along with each preliminary plat, or, if none, with each final plat:
  - (1) *Request for critical slopes waiver.* If the need for a waiver is known at the time of submission, the subdivider shall submit a written request and justification for any requested waiver under section 34-1120 of the zoning ordinance, authorizing the disturbance of critical slopes. The applicant shall provide information, drawings and narrative details, addressing how the layout and location of proposed streets, utilities, stormwater management facilities, etc. will minimize the disturbance of critical slopes and natural drainage areas.
  - (2) *Stormwater management information.* ~~The Standards and Design Manual provides stormwater management information and establishes stormwater requirements. A statement of compliance with relevant requirements for stormwater management shall be submitted.~~ Topographic information submitted with a preliminary plat shall be in the form of a topographic survey, which shall identify areas of critical slopes, as defined in Sec. 29-3, natural streams, natural drainage areas, and other topographic features of the site. The applicant shall provide a stormwater management concept detailing how the applicant will achieve adequate drainage post-development, including a description of the specific design concept the applicant plans to apply. References to specific types of stormwater management facilities, specific treatments, BMPs, LID techniques, etc. shall be provided. The stormwater management concept shall be prepared by an engineer or landscape architect, and shall describe the manner in which stormwater runoff from the subdivision will be controlled in order to minimize the damage to neighboring properties and receiving streams, and prevent the discharge of pollutants into surface waters, in accordance with the requirements of City Code Chapter 10.
  - (3) *Mitigation plan.* If applicable, a mitigation plan as provided in the water protection ordinance.
- (b) *Final plat requirements.* In addition to any information required by paragraph (a), above, the following documents or information shall be submitted with each final plat, unless included in the site plan previously approved or under review:
  - (1) *Infrastructure plans and computations in accordance with the Standards and Design Manual.* Detailed plans, computations and necessary supporting documents for physical improvements

ARTICLE VI. COMPLETION OF ON-SITE IMPROVEMENTS AND SURETY

including, but not limited to, traffic studies, street plans and cross sections, soil testing results, gas utilities, ~~drainage plans and computations~~, sewer and water plans and computations, ~~erosion and sediment control plans and stormwater management plans and computations required by the water protection ordinance~~, landscape plans, parking calculations and other requirements of applicable zoning regulations, flooding computations and plans (if applicable), and any other ~~plans, calculations and details documents~~ deemed necessary by the city engineer in consultation with the director of public works, in order to determine compliance with the development standards set forth within article IV of this chapter. The agent may, pursuant to section 29-36, and in its sole discretion, waive any of these requirements for minor subdivisions, except the requirements for drainage and flood control plans and soil characteristics. Information, details, calculations, construction plans and other documents or data required by chapter 10 for a final stormwater management plan shall be included.

- (2) *Construction plans, public facilities.* Construction plans shall be submitted to and approved by the city engineer in consultation with the director of public works for all proposed streets, and for all water, gas, storm and sanitary sewer and other city-owned public utilities or facilities.
- (3) *Construction plans, utility fixtures and systems.* If the owner of any subdivision desires to construct in, on or under any public streets or alleys located in the subdivision, any gas, electric, cable or other non-city-owned utility works, pipes, wires, fixtures or systems, the owner shall present plans and specifications to the city engineer for approval in consultation with the director of public works.
- (4) *Location of existing buildings.* A survey showing the location of all existing buildings within fifty (50) feet of a proposed lot line or a proposed street.
- (5) *Building envelope.* A depiction of the building envelope for each lot, in accordance with the requirements of applicable zoning district regulations.
- (6) *Interests to be vacated in city property.* A plan which shows all rights and interests of the city that would be terminated and extinguished by recordation of the final plat, with reference to the deed book and page number at which the instrument(s) creating such interest(s) are recorded.
- (7) *Instrument evidencing maintenance of certain improvements.* If the subdivision will contain one (1) or more improvements or facilities serving more than one (1) lot within the subdivision, and that are not to be maintained by the city or any other governmental authority or other public agency, the subdivider shall submit with the final plat an instrument assuring the perpetual maintenance of the improvement or facilities, as such instrument will be recorded with the final plat. For each such improvement or facility, the plat shall contain the following notation: "No public agency, including the City of Charlottesville, Virginia, will be responsible for maintaining this improvement [or facility]."
- (8) *Required bonds and surety.*
- (9) *Environmental disclosures.* Subdividers shall disclose and remediate contamination and other adverse environmental conditions of the property prior to final plat approval. Along with a final subdivision plat, the subdivider shall submit a Phase I environmental site assessment based on the anticipated use of the property proposed for the subdivision or development, and if the agent deems it to be reasonably necessary, based on findings in the Phase I assessment, and in accordance with EPA regulations and American Society for Testing and Materials (ASTM) standards, the subdivider shall submit a Phase II environmental site assessment. Required assessments shall meet generally accepted national standards, such as those established by ASTM. The subdivider shall also submit a written plan for remediation of any contamination or conditions noted in the required assessments, and confirmation that such plan has been submitted to state or federal authorities for review and approval. The agent, in its sole

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discretion, may waive this requirement for minor subdivisions, but this waiver does not exempt the subdivider from any applicable state and federal law requirements.

- (10) *Instruments evidencing affordable housing requirements.* If the subdivision includes land that is subject to an affordable housing obligation arising under [section 34-12\(a\)](#) or [34-12\(d\)\(1\)](#), the subdivider shall submit with the final plat the instrument(s) assuring the reservation of land for such obligation, in such format as may be required by the regulations enacted pursuant to [section 34-12\(g\)](#).

(c) Subject to the provisions of Sec. 29-36, the agent may grant variations or exceptions to particular submission requirements articulated within this section, or within Sec. 29-110, for a boundary line adjustment or minor subdivision; provided, however, that the agent may not grant variations or exceptions to (i) any requirements of chapter 10, or any requirements or standards set forth within this chapter relating to drainage or flood control, or (ii) any requirements applicable to the layout, design and construction of public streets or other public facilities.

ARTICLE IV. DESIGN AND IMPROVEMENTS

DIVISION 2. BOUNDARIES, LOTS AND BLOCKS

Sec. 29-161. Lots.

- (a) Each lot within a subdivision shall satisfy applicable lot size, [buildable area](#) and other requirements of the city's zoning ordinance, and of this chapter, and shall have frontage either:
- (1) On a street dedicated to the public which, once constructed and improved by the subdivider will qualify for acceptance into the city's street system, or
  - (2) On a private street in a townhouse development, pursuant to City Code [section 34-388\(b\)](#).
- (b) The foregoing requirements of this section do not apply if:
- (1) The lot is to be conveyed to the city for open space, recreation or conservation purposes only, and the plat contains a notation that no building permit shall be issued for the lot unless it is combined with another parcel so that it gains frontage and satisfies minimum lot requirements and the building permit is consistent with open space, recreational or conservation uses, or
  - (2) The lot is part of an approved planned unit development or cluster development, is created for open space, recreational or conservation purposes only, is accessible by a public access easement, and the plat contains a notation that no building permits shall be issued for the lot unless the permit is consistent with open space, recreational or conservation uses and it is combined with another parcel so that it gains frontage.
- (c) No lot shall contain peculiarly shaped elongations designed solely to provide the required square footage of area or frontage on a street.
- (d) Remnants shall not be created by the subdivision of land. All pre-existing remnants shall be eliminated when land subdivided or re-subdivided.
- (e) Side lot lines of each lot shall be approximately at right angles or radial to the street line, except turnaround terminal points. The agent or commission may vary or grant exceptions to this requirement, pursuant to [section 29-36](#) above.

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- (f) Minimum street frontage. All lots containing any residential dwelling unit shall have a minimum frontage of fifty (50) feet at the street right-of-way, except:
- (1) Lots fronting on the turnaround portion of a cul-de-sac shall have a minimum of twenty (20) feet of frontage, and an average width of at least fifty (50) feet;
  - (2) Lots containing single-family attached dwelling units shall have a minimum frontage of twenty (20) feet;
  - (3) Lots containing a townhouse shall have a minimum frontage of sixteen (16) feet; and
  - (4) Corner lots shall have such additional frontage as is required by the agent or commission to accommodate the side yard requirements set forth within the applicable zoning district regulations.
- (g) Sanitary sewer and water supply.
- (1) All buildings constructed on lots resulting from subdivision of a larger tract that abuts or adjoins a public water or sewer system or main shall be connected to that public water or sewer system or main subject to the provisions of Va. Code § 15.2-2121 and this chapter.
  - (2) Lots served by public sanitary sewers and public water supply shall have an area no less than the minimum lot size contained in applicable zoning district regulations.
  - (3) If subsection (1) above does not apply, then the subdivision shall be served by individual private wells and septic systems having conventional drainfields and shall meet all requirements of the health department and applicable health official, and any applicable zoning regulations. The subdivider shall submit to the agent or commission satisfactory proof that such lots meet the requirements of the health department, as determined by tests or inspections of soil conditions conducted by an officer of the health department.

**DIVISION 4. WATER, SEWER, DRAINAGE AND OTHER UTILITIES**

**Sec. 29-202. Stormwater management and drainage facilities.**

(a) Every development shall be designed so that construction of buildings, structures, public facilities and other site-related improvements will minimize disturbance of natural drainage areas and critical slopes. Structures necessary to ensure stability of critical slopes shall be provided.

(b) Every development will be designed to achieve state and local requirements for post-development stormwater management, including measures addressing both the quantity and quality of stormwater, as set forth within Stormwater management and drainage facilities shall be implemented in accordance with the Standards and Design Manual and all other applicable city ordinances, including Chapter 10 of the City Code and the Standards and Design Manual.

ARTICLE VI. COMPLETION OF ON-SITE IMPROVEMENTS AND SURETY

**ARTICLE V. CONTRIBUTIONS, DEDICATIONS, RESERVATIONS AND TRANSFERS**

**Sec. 29-231. Dedication of streets, curb and gutter, water and sewer facilities, etc. for public use.**

- (a) The agent or commission shall require a subdivider to dedicate to the city for public use ~~every easement and right-of-way located within the subdivision or section thereof, which has constructed or proposed to be constructed therein any each public street, curb, gutter, sidewalk, bicycle trail, drainage or sewerage system, waterline as part of a public system, or other improvement dedicated for public use and to be maintained by the City or another public agency (including each non-constructed street extension, and each required curb, gutter, sidewalk, bicycle trail, stormwater management facility and drainage improvement for the public street) and the agent or commission may require a subdivider to dedicate to the city for public use any stormwater management facility, bicycle trail or pedestrian trail within a subdivision or section thereof, as follows:~~
- (1) The city council shall not be required to compensate the subdivider for any such dedicated land or improvements.
  - (2) The land and improvements to be dedicated shall be set apart on the final plat and shall be identified by a note on the plat stating that the land is dedicated for public use.
  - (3) When a subdivision abuts one (1) side of an existing or platted street, the subdivider shall dedicate at least one-half (½) of the right-of-way necessary to make the street comply with the minimum width required for the street as designated in the Standards and Design Manual.
- (b) The agent or commission shall require each subdivider to dedicate to the city for public use all water and sewerage facilities designed, constructed and approved to be dedicated as public water and sewerage systems, and shall require each subdivider to establish an easement on the land appurtenant to such facilities, extending to any abutting property owned by the subdivider, if the facilities are required by this chapter, as follows:
- (1) The city council shall not be required to compensate the subdivider for the dedicated facilities or the establishment of any easement.
  - (2) The facilities to be dedicated and any easement to be established shall be specifically identified and set apart on the final plat and shall be identified by a note on the plat stating that the facilities are dedicated to, and the easement is established for, the City of Charlottesville.
  - (3) All final plats containing proposed public easements shall expressly reference a declaration of the terms and conditions of such public easements recorded with the subdivision plat in the city's land records.
- (c) The agent or commission shall require each subdivider to establish easements for facilities for stormwater management and drainage control, as follows:
- (1) An easement for all stormwater management facilities and drainage control improvements located on the property shall be established whenever the improvement is designed and/or constructed beyond a street right-of-way or access easement and shall extend from all drainage outfalls to an adequate channel that satisfies minimum standards established by the Virginia Department of ~~Conservation and Recreation~~ Environmental Quality or the State Water Control Board, to the boundary of the property.
  - (2) An easement shall be established along ~~every~~ any natural stream, natural drainage area to be preserved, and every ~~or~~ manmade waterway located on the property.
  - (3) The area of each required easement shall be sufficient, as determined by the city engineer, to:
    - (i) accommodate the facilities and the drainage characteristics from each drainage outfall from a

**Comment [RL1]:** This has been modified to match up with VA Code 15.2-2241(A)(5). Reference to SWM facilities is deleted here, because it is addressed in the following section (29-232), which cross-references specific dedication requirements in Chapter 10

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drainage control, ~~and~~ (ii) allow access to a natural stream or manmade waterway to allow widening, deepening, relocating, improving, or protecting the natural stream or manmade waterway for drainage purposes, and (iii) to meet applicable standards and requirements set forth within Chapter 10 and the Design and Standards Manual.

- (4) Each required easement shall include a right of ingress and egress for installation, maintenance, operation, repair and reconstruction of any improvement within the easement. The agent or commission may require that an easement be provided through abutting land under the same ownership as the property.
- (5) The city council shall not be required to compensate the subdivider for any easement or any improvements thereon.
- (6) All final plats containing proposed public and private easements shall expressly reference a declaration of the terms and conditions of such ~~public~~ easements recorded with the subdivision plat in the city's land records.
- (7) No easement shall be considered part of any required street width.

(4-21-08(1))

**Sec. 29-232. Dedication of land or stormwater management facilities for public use.**

A subdivider may dedicate to the city any land within the subdivision that is suitable for parks, open space, stormwater management facilities and other public facilities, utilities and other public or semipublic uses, as follows:

- (1) The city council shall not be required to compensate the subdivider for the land dedicated if the dedication is a gift, required by a proffer as part of a conditional rezoning, required as a condition of a special use permit, variance or other approval, or if the need for the land is substantially generated by the subdivision. The determination of whether the need for land is substantially generated by the subdivision shall be made in the manner prescribed by section 29-230(2).
- (2) Land dedicated under this section shall be set apart on the final plat and shall be identified by a note on the plat stating that the land is dedicated for public use. The proposed dedication shall be subject to review as to consistency with the City's Comprehensive Plan, as required by Code of Virginia § 15.2-2232.
- (3) A subdivider's proposed dedication of a stormwater management facility shall be reviewed and governed by the provisions of City Code ~~section 10-57 10-55~~. No such dedication shall be accepted unless and until the City receives a financial guarantee, in the form of a bond or like surety, in an amount sufficient for and conditioned upon the construction of such stormwater management facilities in accordance with the standards and requirements set forth within Chapter 10 and the Design and Standards Manual.

(4-21-08(1))

**ARTICLE VI. COMPLETION OF ON-SITE IMPROVEMENTS AND SURETY**

**Sec. 29-260. Satisfactory completion of site-related improvements required.**

- (a) ~~Prior to approval of a final plat, a A developer/subdivider shall must~~ either (i) complete all site-related improvements required by this chapter prior to issuance of the first certificate of occupancy for any building within a development, or (ii) ~~must enter into execute~~ an written agreement with the city to

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complete the construction of all such site-related improvements within a period of time set forth within such agreement, relative to a specified plan for phasing of the proposed development. In either case: prior to issuance of any building permit, and prior to issuance of any permit authorizing any land disturbing activity within the development, the developer shall provide a financial performance guarantee for completion of the site-related improvements, as set forth within paragraph (c), below agreed to by the agent and furnish to the agent a surety conditioned upon satisfactory completion of the required improvements. For the purposes of this section, the term "site-related improvements" means the following facilities: every public street, curb, gutter sidewalk, bicycle trail, drainage or sewerage system, waterline as part of a public system, or other improvement dedicated for public use and proposed to be maintained by the City or another public agency; and other improvements required by this chapter, and to be financed in whole or in part by private funds, for: vehicular ingress and egress, including traffic signalization and control, for public access streets, for structures necessary to ensure stability of critical slopes, and for stormwater management facilities.

- (b) Upon completion of required site-related improvements, a developer subdivider shall submit to the agent a certificate of completion prepared by a professional engineer or a land surveyor, and the developer subdivider shall also submit his own certification to the agent that all of the construction costs for the improvements, including those for materials and labor, have been paid to the person(s) constructing the improvements.
- (c) Every final plat approval shall be conditioned upon compliance with all of the requirements of this section. Prior to such final approval, and prior to the agent's signature of the final plat, the agent shall obtain the subdivider's written acknowledgement of the obligation and applicable time period for completing construction of the site-related improvements. The obligation to complete construction of all site-related improvements in accordance with City requirements, standards and specifications, and within the applicable time period, shall be backed by an adequate performance guarantee, established. Pending actual completion of all site-related improvements, a final plat may be approved as follows:
- (1) A developer The subdivider shall furnish to the agent a financial guarantee, which shall be one of the following city attorney: (i) a certified check or cash escrow in the amount of the estimated costs of construction; (ii) a personal, corporate or property bond, with surety satisfactory to the city; (iii) a contract for the construction of such facilities and the construction contractor's bond, with like surety, in like amount and so conditioned; or (iii) a bank or savings institution's letter of credit on certain designated funds satisfactory to the city as to the bank or savings institution, the amount and the form. Each financial guarantee shall be in an amount sufficient for and conditioned upon the equal to the estimated cost of construction of the required site-related facilities, based on unit prices for new public or private sector construction within the city, and in a form satisfactory to the city attorney. The amount of such certified check, cash escrow, bond, or letter of credit shall not exceed the total of the estimated cost of construction based on unit prices for new public or private sector construction within the city and plus a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities, which shall not exceed twenty-five (25) percent of the estimated construction costs. Every financial guarantee shall be conditioned upon completion of construction of the site-related improvements in accordance with City ordinances, regulations and standards, within the time period applicable under paragraph (a) of this section.
- (2) If a subdivider records a final plat which may be a section of a subdivision as shown on an approved preliminary plat, and furnishes to the governing body at the same time that construction plans are submitted, a certified check, cash escrow, bond, or letter of credit, in



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~~the such~~ amount and conditioned as specified within paragraph (c)(1), above, to ensure completion of of the estimated cost of construction of the site-related facilities to be dedicated for public use within that section ~~for public use~~, then the subdivider shall have the right to record the remaining sections shown on the preliminary subdivision plat for a period of five (5) years from the recordation date of the first section, or for such longer period as the agent may, at the time of approval of the plat for the first section, determine to be reasonable, taking into consideration the size and phasing of the proposed development, subject to the terms and conditions of this subsection and subject further to engineering and construction standards and zoning requirements in effect at the time that each remaining section is recorded. The amount of the financial guarantee for site-related improvements in each subsequent section shall be established, and such financial guarantee shall be provided by the developer to the agent, prior to issuance of any building permit or any other permit authorizing land disturbing activity within that section.

- (d) The city shall provide periodic partial release, and final complete release, of any bond, escrow, letter of credit, or other performance guarantee required by the city under this article, within thirty (30) days after receipt of written notice by the subdivider of completion of part or all of any public facilities required to be constructed hereunder, unless the director of neighborhood development services notifies the subdivider in writing, prior to the expiration of the thirty-day period, of any grounds preventing the city's approval or acceptance of the facilities and of any specified defects or deficiencies in construction and suggested corrective measures.
- (1) Requests for partial or final release(s) of performance guarantees shall be in writing and accompanied by as-built drawings, certified by a professional engineer licensed by the Commonwealth of Virginia, certifying that construction of the improvements and facilities that are the subject(s) of such performance guarantees is in substantial conformity with the approved final subdivision plat and applicable city standards. An engineer's certification pertaining to construction of street improvements shall also certify that on-site typical pavement sections are consistent with the approved design specifications and that standard pavement construction practices were followed.
  - (2) Requests for partial or final release(s) of performance guarantees shall be processed by the city in accordance with the requirements of Va. Code § 15.2-2245.
  - (3) If the agent fails to take written action within the thirty-day period on a request for partial release, the request shall be deemed approved and a partial release shall be granted. No final release shall be granted until after expiration of the thirty-day period and an additional request in writing is sent by certified mail return receipt to the city manager. The agent shall act within ten (10) working days of receipt by the city manager of any such request; if the agent fails to act, then the request shall be deemed approved and final release shall be granted to the subdivider.
- (e) For the purposes of this chapter, a public improvement shall be deemed to be accepted when it is formally accepted by city council and taken over for operation and maintenance by the city, as evidenced by a resolution of city council. Nothing in this chapter, including the approval of a final plat, shall obligate the city to accept and take over for operation and maintenance any improvements completed by a subdivider as required by this chapter. Acceptance or approval of an improvement shall be made only if the improvement satisfies all applicable statutes, regulations, ordinances, guidelines, design and construction standards for acceptance or approval of the improvement, upon completion of inspections by the city.
- (f) All site-related improvements required by this chapter shall be completed at the expense of the subdivider, except where the subdivider and the city enter into a cost-sharing or reimbursement agreement prior to final plat approval. The city shall not be obligated to maintain, repair, replace or reconstruct any improvement required by this chapter. Nothing in this chapter obligates the city to



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pay any costs arising from any improvement, unless the city has a recorded ownership interest in the improvement, evident from an inspection of the city's land records, or has otherwise agreed in writing to maintain, repair, replace or reconstruct the improvement.

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**Sec. 34-803. Improvements—Construction and bonding.**

(a)....

- (d) ~~Every developer, and every final site plan approval for a development, shall be subject to the provisions of City Code § 29-260, *mutatis mutandis*. Prior to the final approval of any site plan, there shall be executed by the developer an agreement to construct all improvements that are to be dedicated to public use. Prior to final approval of a site plan, issuance of a building permit, or issuance of a certificate of occupancy, the city engineer may require a bond, with surety, in an amount sufficient to cover the estimated costs of such improvements. In determining the estimated costs of the improvements to be bonded, the developer shall submit an estimate of such costs that shall be reviewed and approved by the city engineer. The agreement and bond shall provide for and be conditioned upon completion of all work within a time specified by the city engineer. Otherwise, the completion of all other improvements required by or pursuant to this section shall be certified and/or bonded at the time of issuance of a certificate of occupancy.~~

**Sec. 34-827. Preliminary site plan contents.**

- (a) Sixteen (16) clearly legible blue or black line copies of a preliminary site plan shall be submitted along with an application for approval. In addition, a three-dimensional drawing or model of the proposed site and the surrounding areas showing massing in context shall be submitted along with any preliminary site plan that is to be reviewed by the planning commission. If revisions to the submitted preliminary site plan are necessary, then sixteen (16) full-sized revised copies, and, if the preliminary site plan is to be reviewed by the planning commission, an additional ten (10) revised copies shall be submitted by the revision deadline.
- (b) All waiver, variation and substitution requests shall be submitted with the preliminary site plan, and the applicant shall clearly state the specific items being requested for waiver, variation or substitution.
- (c) The preliminary site plan shall be prepared to an engineering scale of 1:20, unless, in the determination of the director a different scale will allow a better representation of the development.
- (d) The preliminary site plan shall contain the following information:
- (1) The name of the development; names of the owner(s), developer(s) and individual(s) who prepared the plan; tax map and parcel number; zoning district classification(s); descriptions of all variances, zoning proffers and bonus factors applicable to the site; city and state; north point; scale; one (1) datum reference for elevation (where a flood hazard overlay district is involved, U.S. Geological Survey vertical datum shall be shown and/or correlated to plan topography); source of the topography; source of the survey; sheet number and total number of sheets; date of drawing; date and description of latest revision; zoning district, tax map and parcel number, and present use, of each adjacent parcel; departing lot lines; minimum setback lines, yard and building separation requirements; a vicinity sketch showing the property and its relationship with adjoining streets, subdivisions and other landmarks; and boundary dimensions.
  - (2) Written schedules or data as necessary to demonstrate that the site can accommodate the proposed use, including: proposed uses and maximum acreage occupied by each use;

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maximum number of dwelling units by type; gross residential density; square footage of recreation area(s); percent and acreage of open space; maximum square footage for non-residential uses; maximum lot coverage; maximum height of all structures; schedule of parking, including maximum amount required and amount provided; maximum amount of impervious cover on the site; and if a landscape plan is required, maximum amount of paved parking and vehicular circulation areas.

- (3) If phasing is planned, phase lines and proposed timing of development;
- (4) Existing topography for the entire site at maximum five-foot contours; proposed grading (maximum two-foot contours), supplemented where necessary by spot elevations; and sufficient offsite topography to describe prominent and pertinent offsite features and physical characteristics, but in no case less than fifty (50) feet outside of the site unless otherwise approved by the director. Topographic information submitted with a preliminary plat shall be in the form of a topographic survey, which shall identify areas of critical slopes, as defined in Sec. 29-3, natural streams, natural drainage areas, and other topographic features of the site.
- (5) Existing landscape features as described in [section 34-867](#) (requirements of landscape plans), including all individual trees of six (6) inch caliper or greater.
- (6) The name and location of all watercourses, waterways, wetlands and other bodies of water adjacent to or on the site.
- (7) One hundred-year flood plain limits, as shown on the official flood insurance maps for the City of Charlottesville, as well as the limits of all floodway areas and base flood elevation data required by [section 34-253](#)
- (8) Existing and proposed streets, access easements, alley easements and rights-of-way, and other vehicular travelways, together with street names, highway route numbers, right-of-way lines and widths, centerline radii, and pavement widths.
- (9) Location and size of ~~existing water, sanitary and storm sewer facilities and easements;~~ drainage channels, and existing and proposed drainage easements; and a stormwater management concept detailing how the applicant will achieve adequate drainage post-development, including a description of the specific design concept the applicant plans to apply. References to specific types of stormwater management facilities, specific treatments, BMPs, LID techniques, etc. shall be provided. The stormwater management concept shall be prepared by an engineer or landscape architect, and shall describe the manner in which stormwater runoff from the subdivision will be controlled in order to minimize the damage to neighboring properties and receiving streams, and prevent the discharge of pollutants into surface waters, in accordance with the requirements of City Code Chapter 10.
- (10) Location and size of existing water, sanitary and storm sewer facilities and easements, and pProposed conceptual layout for water and sanitary sewer facilities and public storm sewer facilities.
- (11) Location of other existing and proposed utilities and utility easements.
- (12) Location of existing and proposed ingress to and egress from the property, showing the distance to the centerline of the nearest existing street intersection.
- (13) Location and dimensions of all existing and proposed improvements, including: buildings (maximum footprint and height) and other structures (principal as well as accessory); walkways; fences; walls; trash containers; outdoor lighting; landscaped areas and open space; recreational areas and facilities; parking lots and other paved areas; loading and service areas, together with the proposed paving material types for all walks, parking lots and driveways.

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- (14) All areas intended to be dedicated or reserved for public use.
- (15) Landscape plan, in accordance with [section 34-867](#), if the proposed site plan is subject to entrance corridor review.
- (16) Where deemed appropriate by the director due to intensity of development, estimated traffic generation figures for the site based upon current VDOT rates, indicating the estimated vehicles per day and the direction of travel for all connections to a public road.

The director or the commission may require additional information to be shown on the preliminary site plan as deemed necessary in order to provide sufficient information for the director or commission to adequately review the preliminary site plan.

(9-15-03(3); 6-6-05(2); 1-20-09)

**Sec. 34-828. Final site plan contents.**

- (a) A final site plan, together with any amendments thereto, shall be prepared and sealed, signed and dated by an architect, professional engineer, land surveyor or certified landscape architect licensed to practice within the Commonwealth of Virginia.
- (b) Ten (10) clearly legible blue or black line copies of the master drawing shall be submitted to the department of neighborhood development services, along with an application for approval of the final site plan. If review is required by the commission, then the applicant shall also provide one (1) reduced copy of the final site plan, no larger than eleven (11) inches by seventeen (17) inches in size.
- (c) The final site plan shall be prepared to the scale of one (1) inch equals twenty (20) feet or larger, or to such a scale as may be approved by the agent in a particular case. No sheet shall exceed thirty-six (36) inches by forty-two (42) inches in size. The final site plan may be prepared on one (1) or more sheets. If prepared on more than one (1) sheet, match lines shall clearly indicate where the sheets join. The top of the sheet shall be approximately either north or east.
- (d) The final site plan shall reflect conditions of approval of the preliminary site plan, and shall meet all requirements set forth within Code of Virginia §15.2-2240 et seq. In addition, ~~to all the information required on the preliminary site plan,~~ the final site plan shall contain the following information:
  - (1) The location, character, size, height and orientation of proposed signs, as proposed to be installed or erected in accordance with Article IX, sections [34-1020](#), et seq. of this chapter; and elevations of buildings showing signs to be placed on exterior walls. Signs which are approved in accordance with this section shall be considered a part of the approved site plan. Thereafter, signs shall not be installed, erected, painted, constructed, structurally altered, hung, rehung or replaced except in conformity with the approved site plan. Any changes in signs from the approved site plan or any additions to the number of signs as shown on the site plan shall be allowed only after amendment of the site plan by the director of neighborhood development services or the planning commission.
  - (2) Specific written schedules or notes as necessary to demonstrate that the requirements of this chapter are being satisfied.
  - (3) Indicate if residential units are sale or rental units; number of bedrooms per unit; and number of units per building if multifamily; specifications for recreational facilities.
  - (4) Proposed grading: maximum two-foot contours.

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- (5) Detailed plans for proposed water and sanitary sewer facilities, including: all pipe sizes, types and grades; proposed connections to existing or proposed systems; location and dimensions of proposed easements and whether such easements are to be publicly or privately maintained; profiles and cross sections of all water and sewer lines including clearance where lines cross; all water main locations and sizes; valves and fire hydrant locations; all sanitary sewer appurtenances by type and number; the station on the plan to conform to the station shown on the profile, and indicate the top and invert elevation of each structure.
- (6) Detailed stormwater management plans, and construction drainage and grading plans, showing:
  - a. Profiles of all ditches and channels, whether proposed or existing, with existing and proposed grades; invert of ditches, cross pipes or utilities; typical channel cross sections for new construction; and actual cross sections for existing channels intended to remain.
  - b. Profiles of all storm drainage systems showing existing and proposed grades.
  - c. Plan view of all drainage systems with all structures, pipes and channels numbered or lettered on the plan and profile views. Show sufficient dimensions and bench marks to allow field stake out of all proposed work from the boundary lines.
  - d. A drainage summary table for culverts, storm drainage facilities and channels.
  - e. A legend showing all symbols and abbreviations used on the plan.
  - f. Information, details, calculations, construction plans and other documents or data required by chapter 10 for a final stormwater management plan shall be included, along with such other information, plans, calculations, and details sufficient to demonstrate compliance with the standards for drainage set forth within article IV of the City's subdivision ordinance.
  - g. Information, details, calculations, plans and other documents or data required by chapter 10 for an erosion and sediment control plan.
- (7) Typical street sections together with specific street sections where street cut or fill is five (5) feet or greater; centerline curve data; radius of curb returns or edge of pavement; location, type and size of proposed ingress to and egress from the site; together with culvert size; symmetrical transition of pavement at intersection with existing street; the edge of street surface or face of curb for full-length of proposed street; when proposed streets intersect with or adjoin existing streets or travel-ways, both edges of existing pavement or travelway together with curb and gutter indicated for a minimum of one hundred (100) feet or the length of connection, whichever is the greater distance.
- (8) For all parking and loading areas, indicate: size, angle of stalls; width of aisles and specific number of spaces required and provided, and method of computation, indicating type of surfacing for all paved or gravel areas.
- (9) A final landscape plan.
- (10) Signature panel for the ~~director~~ preparer, consistent with the requirements of paragraph (a), above.
- (11) Signature panels for the director and the city engineer.  
(9-15-03(3); 6-6-05(2); 1-20-09; 4-20-09)

**Secs. 34-829—34-849. Reserved.**

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT TO THE ENTRANCE CORRIDOR REVIEW BOARD**  
**(ERB)**



**DATE OF PLANNING COMMISSION MEETING: April 8, 2014**

**Project Name:** Country Inn and Suites  
**Planner:** Mary Joy Scala, AICP  
**Applicant:** BBP Charlottesville Hotel, LLC (Bhupen B Patel)  
**Applicant's Representative:** Neil Bhatt  
**Applicant's Relation to Owner:** Architect

**Application Information**

**Property Street Address:** 1600 Emmet Street  
**Property Owner:** BBP Charlottesville Hotel, LLC (Bhupen B Patel)  
**Tax Map/Parcel #:** Tax Map 40A, Parcel 15 (Online Record: 40A015000)  
**Total Square Footage/Acreage Site:** 1.39 acres  
**Comprehensive Plan (Land Use Plan) Designation:** Mixed Use  
**Current Zoning Classification:** Highway Corridor Mixed Use with Entrance Corridor (EC) Overlay  
**Entrance Corridor Overlay District:** §34-307(a)(1) Route 29 North  
**Current Usage:** Days Inn (building to be demolished)

**Background**

The ERB reviews Entrance Corridor Certificate of Appropriateness applications when the proposal is for new construction.

**Applicant's Request**

The applicant is requesting approval of a certificate of appropriateness to construct a four-story hotel building (approximately 229 feet x 61 feet) on a site previously occupied by motel buildings. Part of the existing Days Inn that is currently located on this parcel will be demolished. Days Inn will continue to operate on the abutting parcel to the north; and the existing Quality Inn will continue to operate on the abutting parcel to the east. The site also abuts Emmet Street to the west and an exit ramp from the Rt. 250 Bypass to the south.

Surface parking consisting of 86 spaces out of a total 256 spaces on site will be provided for the Country Inn and Suites.



### **Existing conditions**

There are currently two vehicular entrances off Emmet Street. The southern entrance will be closed with this plan. The northern entrance is located at a traffic signal, which allows both north and south turns. There is an existing 5-foot City sidewalk located close to Emmet Street.

Three Sweetgum street trees are proposed along Emmet Street near a 5-foot high retaining wall that is located at the southwest corner of the hotel. Additional Sweetgums and dwarf Burford Hollies are shown as a buffer between parking and the exit ramp. Parking lot landscaping includes White Ash, Golden Sugar Maple and Red Maple trees, and dwarf Buford Hollies.

Building materials consist of brick, fiber cement board panels and lap siding, metal and flat roofs, and simulated wood trim at the entry. Windows are metal with clear glass.

Three pole parking lights and a monument sign location at the entrance are shown. The perspectives show four additional wall signs on the building that are not permitted.

### **Standard of Review**

The Planning Commission serves as the entrance corridor review board (ERB) responsible for administering the design review process in entrance corridor overlay districts. This development project requires a site plan, and therefore also requires a certificate of appropriateness from the ERB, pursuant to the provisions of §34-309(a)(3) of the City's Zoning Ordinance. The ERB shall act on an application within 60 days of the submittal date, and shall either approve, approve with conditions, or deny the application. Appeal would be to City Council.

### **Standards for considering certificates of appropriateness:**

In conducting review of an application, the ERB must consider certain features and factors in determining the appropriateness of proposed construction, alteration, etc. of buildings or structures located within an entrance corridor overlay district. Following is a list of the standards set forth within §34-310 of the City Code:

**§34-310(1): Overall architectural design, form, and style of the subject building or structure, including, but not limited to: the height, mass and scale;**

The overall form is a contemporary, four-story, rectangular shape with traditional gable element over the center portion. The proposed building is approximately 229 feet long x 61 feet wide; and is approximately 50 feet in height to the top of the flat roof, and approximately 60 feet in height to the top of the metal roof. There is a one-story pool pavilion at the east end of the building.

**Staff Analysis:**

A building of this height, mass and scale is appropriate in this area.

**§34-310(2): Exterior architectural details and features of the subject building or structure;**

This building contains four stories. The front façade faces north into the parking lot, and has twelve bays of windows, and a central gable element that contains the main pedestrian entrance with windows above. The rear elevation is similar, with a central door providing access to a rear patio. Three bays of windows and two minor doorways face Emmet Street. The applicant describes the design as, “an interpretation of traditional architecture of Charlottesville in a contemporary style.”

**Staff Analysis:** A contemporary interpretation of traditional architecture is an appropriate concept, but the building design lacks sufficient variation and articulation.

**§34-310(3): Texture, materials and color of materials proposed for use on the subject building or structure;**

The proposed building materials/colors consist of:

- Brick: Taylor products smooth modular red 117
- Fiber cement board panels:
  - #1 Benjamin Moore Santo Domingo Cream 274
  - #2 Benjamin Moore Cedar Path 454
  - #3 Benjamin Moore Adirondack Green 453
- Fiber cement lap siding Santo Domingo Cream 274
- Metal roof: MBCI in Tundra color
- Window frames: Kawneer Colonial White
- Window and door glass: clear tempered with low E coating on 2<sup>nd</sup> surface
- PTAC grill covers to match adjacent finish color
- Patio railing: metal black painted

**Staff Analysis:** The use of red brick as used on all four sides of the foundation, is important to provide continuity with the corridor.

Fiber cement is also a recommended, sustainable material. The fiber cement panel boards are appropriate, but the lap siding looks out of place on an urban building of this mass. Most of the building (both panel boards and siding) are proposed to be cream color. The five projecting parts



of the building are a medium green, with a slightly darker green used very sparingly around some windows. The most interesting elevation is the northwest corner, where several windows are recessed in an area painted the darker green color.

The building will look better with signage only located below the level of the second floor window sills (perhaps on the entrance canopy). And, without the sign, perhaps the metal gable is not necessary to the design.

Simulated wood will retain its original appearance longer than real wood, which must be regularly maintained.

Perhaps a simple cornice and more variation in the planes of the building (such as recessed window areas) would help with the articulation.

**§34-310(4): Design and arrangement of buildings and structures on the subject site;**

This is an auto-oriented zoning district. The building is appropriately located close to the property lines with parking to the rear. New landscaping is shown along the streetscape and parking lot.

**Staff Analysis:** The layout appears to adequately accommodate the desired hotel functions. The vehicular circulation is improved with the elimination of one entrance.

Staff suggests relocating the public sidewalk closer to the building, so that the street trees can be located between the sidewalk and Emmet Street. Although this is an auto-oriented environment, staff suggests incorporating a landscaped, lighted pedestrian walkway from the City sidewalk to the building entrance. This would help create a more welcoming entrance; it would help re-orient the building toward Emmet Street rather than the parking lot; and it would importantly distinguish this new hotel as a separate business.

**§34-310(5): The extent to which the features and characteristics described within paragraphs (1)-(4), above, are architecturally compatible (or incompatible) with similar features and characteristics of other buildings and structures having frontage on the same EC street(s) as the subject property.**

**Staff Analysis:** The goals are to make the site function well for the users of this site and the corridor, and to have an attractive development that is compatible with its surrounding context.

This building and site could benefit from some re-design, as noted above.

**§34-310(6): Provisions of the Entrance Corridor Design Guidelines.**

Relevant sections of the guidelines include:  
Section 1 (Introduction)

The Entrance Corridor design principles are expanded below:

- **Design For a Corridor Vision**

New building design should be compatible (in massing, scale, materials, colors) with those structures that contribute to the overall character and quality of the corridor. Existing developments should be encouraged to make upgrades consistent with the corridor vision. Site designs should contain some common elements to provide continuity along the corridor. New development, including franchise development, should complement the City's character and respect those qualities that distinguish the City's built environment.

- **Preserve History**

Preserve significant historic buildings as well as distinctive architecture from more recent periods. Encourage new contemporary design that integrates well with existing historic buildings to enhance the overall character and quality of the corridor.

- **Facilitate Pedestrian Access**

Encourage compact, walkable developments. Design pedestrian connections from sidewalk and car to buildings, between buildings, and between corridor properties and adjacent residential areas.

- **Maintain Human Scale in Buildings and Spaces**

Consider the building scale, especially height, mass, complexity of form, and architectural details, and the impact of spaces created, as it will be experienced by the people who will pass by, live, work, or shop there. The size, placement and number of doors, windows, portals and openings define human scale, as does the degree of ground-floor pedestrian access.

- **Preserve and Enhance Natural Character**

Daylight and improve streams, and retain mature trees and natural buffers. Work with topography to minimize grading and limit the introduction of impervious surfaces. Encourage plantings of diverse native species.

- **Create a Sense of Place**

In corridors where substantial pedestrian activity occurs or is encouraged, or where mixed use and multi-building projects are proposed, one goal will be creating a sense of place. Building arrangements, uses, natural features, and landscaping should contribute, where feasible, to create exterior space where people can interact.

- **Create an Inviting Public Realm**

Design inviting streetscapes and public spaces. Redevelopment of properties should enhance the existing streetscapes and create an engaging public realm.

- **Create Restrained Communications**

Private signage and advertising should be harmonious and in scale with building elements and landscaping features.

- **Screen Incompatible Uses and Appurtenances:**

Screen from adjacent properties and public view those uses and appurtenances whose visibility may be incompatible with the overall character and quality of the corridor, such as: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, Where feasible, relegate parking behind buildings. It is not the intent to require screening for utilitarian designs that are attractive, and/or purposeful.

**• Respect and Enhance Charlottesville’s Character**

Charlottesville seeks new construction that reflects the unique character, history, and cultural diversity of this place. Architectural transplants from other locales, or shallow imitations of historic architectural styles, for example, are neither appropriate nor desirable. Incompatible aspects of franchise design or corporate signature buildings must be modified to fit the character of this community.

Section 2 (Streetscape)

There are currently two vehicular entrances off Emmet Street. The southern entrance will be closed with this plan. The northern entrance is located at a traffic signal, which allows both north and south turns. There is an existing 5-foot City sidewalk located close to Emmet Street.

Three new Sweetgum street trees and a 5 foot high retaining wall are proposed near the building.

**Staff Analysis:**

Staff suggests relocating the public sidewalk closer to the building, so that the street trees can be located between the sidewalk and Emmet Street. Staff suggests incorporating a landscaped, lighted pedestrian walkway from the City sidewalk to the building entrance.

Details are needed on the material and design of the retaining wall.

Section 3 (Site):

Additional landscaping is proposed on site, including Sweetgums and dwarf Burford Hollies are shown as a buffer between parking and the exit ramp. Parking lot landscaping includes White Ash, Golden Sugar Maple and Red Maple trees, and dwarf Buford Hollies.

Proposed lighting consists of three pole parking lights.

A screened trash enclosure is located in the rear, and a transformer is located near a proposed monument sign in the front.

**Staff Analysis:**

The City Arborist does not recommend White Ash, and noted the Maples are too closely spaced. More landscaping is needed along all public boundaries, within parking areas, around the building, and at the building entrance walkway.

Details are needed on the materials and design of the trash enclosure and the transformer screen.

A lighting plan is needed that includes pedestrian scale lighting as well as parking lot lighting. All lighting shall comply with the Dark Sky provisions.

A monument sign is appropriate but it must meet the sign regulations for size.

#### Section 4 (Buildings):

Pertinent guidelines for buildings include architectural compatibility, mass, scale, height, façade organization, materials, color, and details.

#### **Staff Analysis:**

A contemporary interpretation of traditional architecture is an appropriate concept, but the building design lacks sufficient variation and articulation.

#### Section 5 (Individual Corridors):

##### Route 29 North Vision:

*While much of the growth of this corridor is expected to be within Albemarle County's section as it extends north, there is great opportunity to redevelop Charlottesville's parts with more intense retail and mixed uses. Scale of development will go from large to medium as you move south towards the City. More pedestrian scaled, mixed-use infill opportunities exist in the Barracks Road area as opposed to the auto-oriented north end.*

##### Route 29 North Sub-Area A: Northern corporate limits to 250 overpass Vision:

*As Route 29 traffic enters the City this area should serve to calm traffic and create a transition from auto-oriented, suburban development to more pedestrian friendly, urban scale development. Planting and maintaining street trees along the existing Route 29 sidewalks, and locating buildings close to the road will assist in this effort. Although wide roads and large traffic volumes discourage pedestrian crossings, a pedestrian environment can be encouraged within developments. Providing walking and driving linkages between developments and providing for transit will also create alternatives to having to drive on Route 29. Individual building designs should complement the City's character and respect the qualities that distinguish the City's built environment. This corridor is a potential location for public way-finding signage.*

#### **Public Comments Received**

No public comments have been received to date.

#### **Staff Recommendations**

Staff suggests that the Entrance Corridor Review Board discuss this project and make recommendations to the applicant. Then, staff recommends that the applicant should request deferral to incorporate the suggestions into the building design and site plan. During staff site plan discussions there were concerns with stormwater provisions, landscaping, and drive aisle dimensions, which will require changes.

#### **Suggested Motion**

"I move to accept the applicant's request for deferral of the request for a Certificate of Appropriateness for the proposed Country Inn and Suites hotel located at Emmet Street and the Route 250 Bypass."

**Attachments:**

Application Form (1 page)

Site Layout and Landscape Plan (2 pages)

Color Building Perspectives (5 pages)

Building Layouts and Elevations (6 pages)

ERB Project Narrative (1 page)



### Entrance Corridor Review Application (ERB) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$350 application fee. For all other projects requiring ERB approval, please include \$100 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.  
The ERB meets the second Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next ERB meeting by 4 p.m.

**Information on Subject Property**

Physical Street Address: 1600 N. Emmet

City Tax Map/Parcel: 40 A 015000

Name of Historic District or Property: NO

Do you intend to apply for Federal or State Tax Credits for this project? NO

**Applicant**

Name: BBP Charlottesville Hotel LLC

Address: 14006 South Shore Rd  
Middleton, VA 23112

Email: \_\_\_\_\_

Phone: (W) 8043049082 (H) \_\_\_\_\_

FAX: 8046397456

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Bhupa Pal 2/24/2014  
Signature Date

**Property Owner (if not applicant)**

Name: 1

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

FAX: \_\_\_\_\_

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Bhupa Pal 2/24/2014  
Signature Date

Description of Proposed Work (attach separate narrative if necessary): New Country Inn + Suites w/ parking + landscaping

Attachments (see reverse side for submittal requirements): \_\_\_\_\_

**For Office Use Only**

Received by: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date: \_\_\_\_\_

Date Received: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

ENTRANCE CORRIDOR REVIEW: You can review the Entrance Corridor Overlay District regulations in the





# Draper Aden Associates

Engineering • Surveying • Environmental Services

700 Harris Street, Suite E  
Charlottesville, Virginia 22903  
(434) 295-0700 • Fax: (434) 295-2105  
www.daa.com

## Country Inn and Suites, Charlottesville, VA Building and Site Narrative:

The project is a four story 52,000 SF Country Inn and Suites Hotel located at the South-East corner of Rte.29 and Rte. 250 in Charlottesville. The building design is an interpretation of traditional Architecture of Charlottesville in a Contemporary style. The building is located closer to the curb line on Rte. 29 to create an urban edge relating to the pedestrian traffic.

The building mass is modulated by the use of different materials and colors. Traditional red brick is used for the base of the building to pay homage to the traditional architecture of Charlottesville.

The middle portion of the building is clad in Fiber Cement Lap Siding and the window fenestrations with painted grill covers for HVAC units creating vertical bays reducing the building mass.

The top of the building is defined by the use of Fiber Cement Board paneling in a complimentary color to the middle portion of the building.

The center element at the entry is topped with sloping metal roof recalling traditional sloping roof buildings in the area. The entry porte-cochere is covered with Red Cedar Trellis and the front entry is clad with Red cedar paneling to create a warm welcoming building entrance.

The contemporary style of the building is similar to the architectural style of the buildings facing Entrance corridor at nearby Stonefield development.

The project will be designed in compliance of sustainable design principles using recycled and local materials to the greatest extent possible. Day light harvesting, Energy efficient light fixtures and energy management system will ensure the conservation of energy to the greatest extent. Low water use plumbing fixtures will be utilized to minimize water consumption by the hotel.

A Country Inn and Suites monument sign, meeting the City sign criteria, is proposed along US 29 on the northwest corner of this lot.

A retaining wall is proposed along US29 and the 250 bypass exit ramp which will complement the building.

As noted on the site plan, the sanitary sewer will be extended from the east. A sanitary main, located in an easement, will be proposed across the adjacent property. The lateral will extend from the manhole on the Quality Inn/Country Inn property line to the building.

Domestic water will be accessed from Holiday Lane as well as connection for a fire sprinkler line. A fire hydrant has been added to the end of the water main coming from the east.

Power is proposed from the transformer which will be relocated. The existing line in the VEPCO easement will be relocated by Dominion Power in the proposed on site easement parallel to US 29 and the 250 exit ramp.

The existing southern approach will be closed off of US 29 will be closed.

A landscape plan has been included with proposed light fixtures indicated.

A lighting specification sheet is included for review.



COUNTRY  
INN & SUITES

BY CARLSON<sup>SM</sup>

CHARLOTTESVILLE, VA

PRELIMINARY DESIGN  
FEBRUARY 25, 2014

**DRAWING INDEX**

**GENERAL:**  
A-100 COVER SHEET

**ARCHITECTURAL:**  
A-401 FIRST FLOOR PLAN  
A-402 SECOND FLOOR PLAN  
A-403 TYPICAL FLOOR PLAN  
A-501 FRONT & SIDE ELEVATION  
A-502 BACK & ELEVATION

**nbj** ARCHITECTURE  
A Professional Limited Company  
GROVE PARK SQUARE  
11537-B NUCKOLS ROAD  
Richmond, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843



COUNTRY INN  
AND SUITES  
CHARLOTTESVILLE, VA

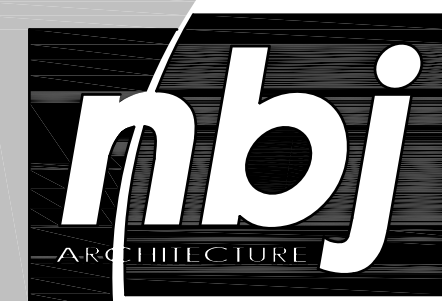
COVER SHEET

Date:  
FEBRUARY 25, 2014

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**A-100**

File Number



**nbj** ARCHITECTURE

A Professional Limited Company  
Grove Park Square  
11537-B Nuckols Road  
Glen Allen, Virginia 23059

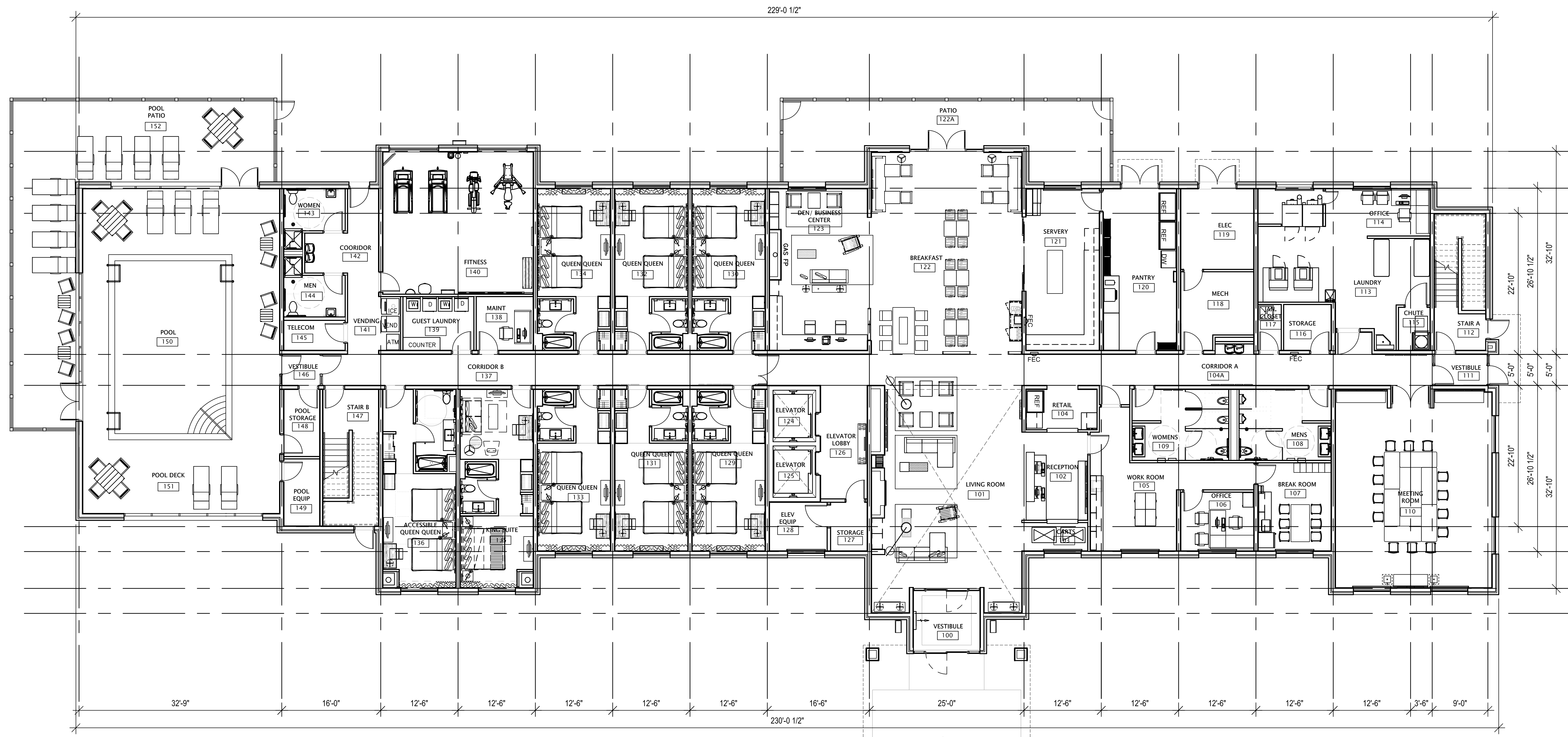
www.nbjarch.com ☎ (804) 273-9811 ☎ (804) 273-9843

CIVIL ENGINEERS:

**DRAPER ADEN ASSOCIATES**  
700 HARRIS STREET, SUITE E  
CHARLOTTESVILLE, VA 22903  
PH: 434-295-0700 F: 434-295-2015

PRELIMINARY DESIGN





| GUEST ROOM MIX        |           |            |           |           |           |
|-----------------------|-----------|------------|-----------|-----------|-----------|
|                       | FIRST FL. | SECOND FL. | THIRD FL. | FORTH FL. | TOTAL     |
| KING ROOM             | -         | 5          | 5         | 6         | 16        |
| ACCESSIBLE KING ROOM  | -         | 1          | 1         | -         | 2         |
| Q/Q ROOM              | 6         | 11         | 11        | 11        | 39        |
| ACCESSIBLE Q/Q ROOM   | 1         | 1          | -         | -         | 2         |
| KING SUITE            | 1         | 7          | 9         | 10        | 27        |
| ACCESSIBLE KING SUITE | -         | -          | 1         | -         | 1         |
| <b>TOTAL</b>          | <b>8</b>  | <b>25</b>  | <b>27</b> | <b>27</b> | <b>87</b> |
| AREA (SF)             | 14,620    | 11,954     | 12,757    | 12,757    | 52,088    |

**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'0"



**COUNTRY INN  
AND SUITES**  
CHARLOTTEVILLE, VA

**FIRST FLOOR PLAN**

Date: FEBRUARY 25, 2014

| REVISIONS |      |
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# SECOND FLOOR PLAN

SCALE: 1/8" = 1'0"



## COUNTRY INN AND SUITES CHARLOTTEVILLE, VA

### SECOND FLOOR PLAN

Date: FEBRUARY 25, 2014

| REVISIONS |      |
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### TYPICAL (3-4) FLOOR PLAN

SCALE: 1/8" = 1'0"

**COUNTRY INN  
AND SUITES**  
CHARLOTTESVILLE, VA

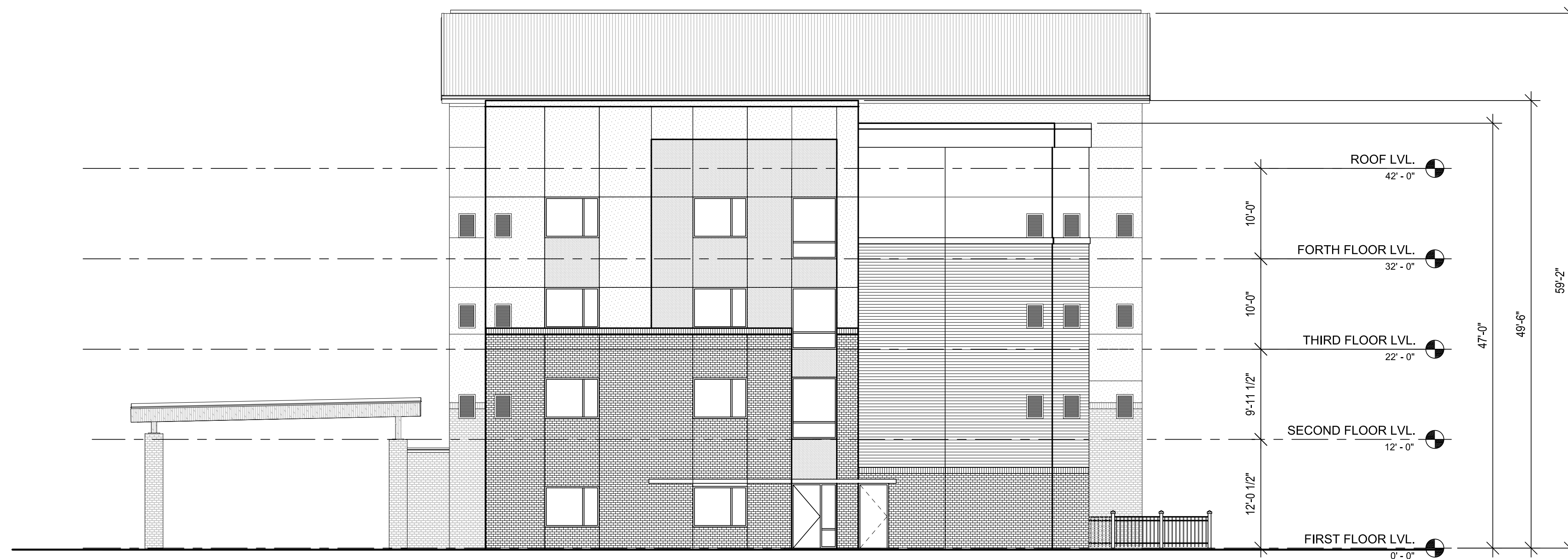
TYPICAL FLOOR PLAN

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**A-403**  
File Number

PRELIMINARY DESIGN

**mbj** ARCHITECTURE  
A Professional Limited Company  
GROVE PARK SQUARE  
11537-B NUCKOLS ROAD  
Richmond, Virginia 23059  
☎ (804) 273-9811 fax: (804) 273-9843



**SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

| MATERIAL LEGEND |                    |   |
|-----------------|--------------------|---|
| 1               | FIBER CEMENT BRD 1 | BENJAMIN MOORE SANTO DOMINGO CREAM 214    |
| 2               | FIBER CEMENT BRD 2 | BENJAMIN MOORE CEDAR PATH 454             |
| 3               | FIBER CEMENT BRD 3 | BENJAMIN MOORE ADIRONDACK GREEN 453       |
| 4               | SIDING             | FIBER CEMENT LAP SIDING DOMINGO CREAM 214 |
| 5               | BRICK              | TAYLOR PRODUCTS SMOOTH MODULAR RED IIT    |
| 6               | SIMULATED WOOD     | ARCHL. GRADE WOOD (WESTERN RED CEDAR)     |
| 1               | METAL ROOF         | MBCI METAL ROOF (TUNDRA)                  |
|                 | MORTAR COLOR       | BLUFF                                     |
|                 | HYAC GRILL COVER   | BANANA CREAM 215                          |

**NOTES:**  
 1. ALL EXTERIOR GLAZING IN DOORS AND WINDOWS TO BE CLEAR TEMPERED GLAZING WITH LOW E COATING ON 2ND SURFACE. EXTERIOR REFLECTIVITY TO LESS THAN 18%.  
 2. WINDOW FRAMES AND MULLIONS TO BE KALINEER COLONIAL WHITE  
 3. PTAC GRILL COLOR TO MATCH ADJACENT FINISH COLORS  
 4. PATIO PAVING TO BE METAL BLACK PAINTED



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



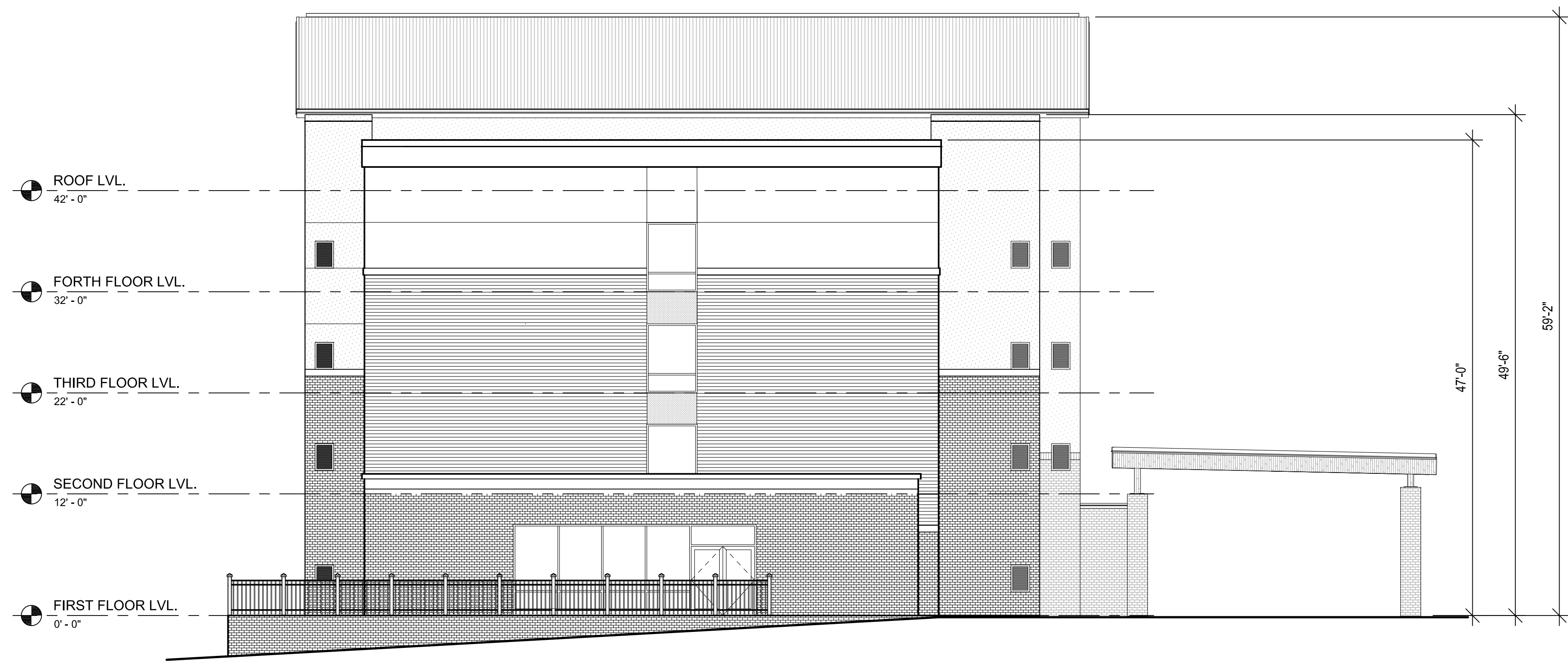
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**A-501**

File Number





**SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

| MATERIAL LEGEND |                    |   |
|-----------------|--------------------|---|
| 1               | FIBER CEMENT BRD 1 | BENJAMIN MOORE SANTO DOMINGO CREAM 214    |
| 2               | FIBER CEMENT BRD 2 | BENJAMIN MOORE CEDAR PATH 454             |
| 3               | FIBER CEMENT BRD 3 | BENJAMIN MOORE ADIRONDACK GREEN 453       |
| 4               | SIDING             | FIBER CEMENT LAP SIDING DOMINGO CREAM 214 |
| 5               | BRICK              | TAYLOR PRODUCTS SMOOTH MODULAR RED IIT    |
| 6               | SIMULATED WOOD     | ARCH'L GRADE WOOD (WESTERN RED CEDAR)     |
| 7               | METAL ROOF         | MECI METAL ROOF (TUNDRA)                  |
|                 | MORTAR COLOR       | BUFF                                      |
|                 | HVAC GRILL COVER   | BANANA CREAM 215                          |

NOTES:  
 1. ALL EXTERIOR GLAZING IN DOORS AND WINDOWS TO BE CLEAR TEMPERED GLAZING WITH LOW E COATING ON 2ND SURFACE. EXTERIOR REFLECTIVITY TO LESS THAN 1%.  
 2. WINDOW FRAMES AND MULLIONS TO BE KAIWEER COLONIAL WHITE  
 3. PTAC GRILL COLOR TO MATCH ADJECENT FINISH COLORS  
 4. PATIO FAILING TO BE METAL BLACK PAINTED



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**COUNTRY INN  
 AND SUITES  
 CHARLOTTESVILLE, VA**

**BUILDING ELEVATIONS**

Date: FEBRUARY 25, 2014

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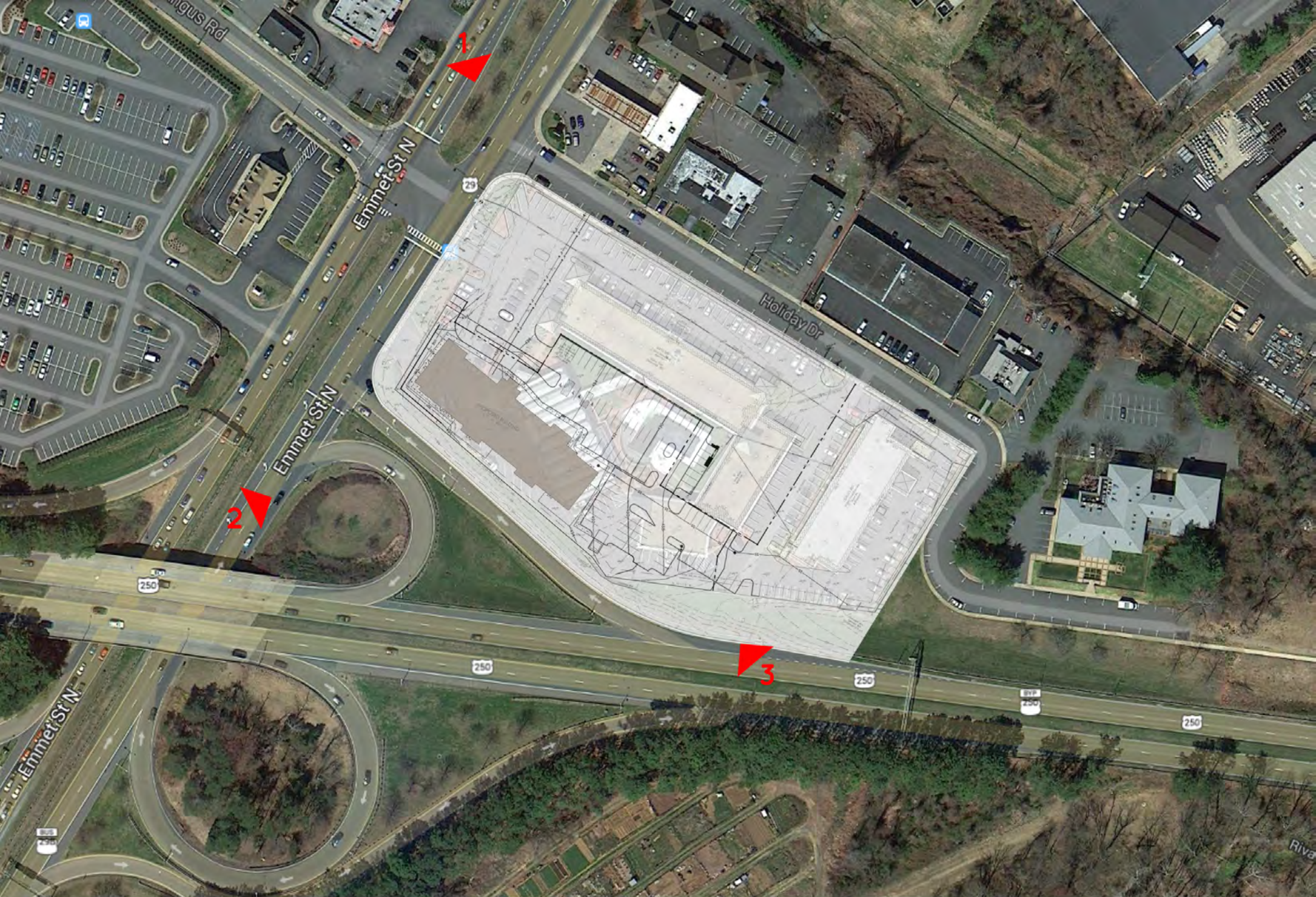




  
**COUNTRY**  
INNS & SUITES  
Charlottesville, VA

  
**nbj**  
ARCHITECTURE

















**CITY OF CHARLOTTESVILLE  
NEIGHBORHOOD DEVELOPMENT SERVICES**



**MEMORANDUM**

To: Planning Commission  
From: Missy Creasy AICP, Planning Manager  
Date: March 7, 2014  
Re: Code Audit Discussion – Review of Select Approved projects

---

Staff is beginning the code audit process and wanted to take this opportunity to gather feedback from the Commission.

Commissioners are asked to review the site plan and elevations for the attached projects and submit comments to staff by March 18, 2014 addressing the following questions:

- a. What works well with this development? How does it add to the urban environment? Why?
- b. What could have been done to improve this development and its impact on the urban environment? Why?

Make sure your answers take into account elements such as public space, massing/scale, density, height, building placement, windows/openings, landscaping, and interaction with the street as well as other elements you feel are important to consider.

Staff will compile all comments in preparation for the discussion at the March 25<sup>th</sup> Work Session.

Commissioners who do not provide comments by the deadline will be required to hold comments during the work session discussion until after those who did submit have had the opportunity to speak. The advance work will be of significant importance to the discussion and as such, we need you to make sure to address.

If you need additional information as you perform your review, please let us know.

Attachments:

Site Plan and Elevations: City Walk, The Standard, Stonehenge PUD

Plans available here: <http://www.charlottesville.org/index.aspx?page=3524> March 25, 2014 Work session