



**MSC**

Management Services Corporation

Real Property Managers, Developers and Brokers

October 29, 2010

✓ Mr. Jim Tolbert, Director  
Ms. Kathy McHugh, Planner  
Neighborhood Development Services  
610 East Market Street  
Charlottesville, VA 22902

RE: 409 Stadium Road, Tax Map 16, Parcel 1  
Request For Proposals

Dear Jim and Kathy,

I recently learned that 409 Stadium Road, a vacant parcel of land containing 0.254 acres, had been offered to the Charlottesville Redevelopment and Housing Authority, which expressed no interest in the property. On September 30, 2010 I wrote to the City attorney expressing my interest in purchasing the property (copy enclosed) and received a prompt reply from Lisa Miller, paralegal with the City attorney's office, dated October 4, 2010.

Ms. Miller supplied me with a copy of the "For Sale" notice which was to be issued the same week as her letter. I have enclosed a copy of the notice, and direct you to the 2<sup>nd</sup> paragraph which states that "The City seeks a purchaser who will develop multi-family student housing on the parcel."

On October 12, an email from Tierra Howard of the City was sent to numerous real estate agents (I did not receive this particular email). The attached RFP stated that "the land is ideally situated for use as a multi-family housing development." "The City is seeking proposals from developers with the capacity to acquire the land and develop the same in a timely fashion."

My partner, Doug Caton, and I own Tax Map 16, Parcels 2, 3, 4, and 5 on which are located Woodrow Apartments (57 apartments in 6 different buildings), 102 Stadium Road (a large duplex), and 104 Stadium Road (a single family home). A copy of Tax Map 16 is attached along with an aerial photo of the 409 Stadium Road and adjoining parcels.

Doug and I purchased, and then renovated 104 Stadium Road, two years ago. The home had been condemned by the City and stood vacant for over 5 years. The place was a complete wreck. Our development staff advised we bulldoze the house and build as many units as the parcel could hold.



Doug and I chose not to tear down the house and develop the land, but rather to invest a substantial sum in resurrecting this special gem that was built in 1927. David Maurer of the *Daily Progress* did a feature story on the house and our remodeling effort titled "Others had given up on the neglected stone house." There is a link to that story below.

[http://www2.dailyprogress.com/lifestyles/cdp-lifestyles/2009/jul/12/others\\_had\\_given\\_up\\_on\\_the\\_neglected\\_stone\\_house-ar-80152/](http://www2.dailyprogress.com/lifestyles/cdp-lifestyles/2009/jul/12/others_had_given_up_on_the_neglected_stone_house-ar-80152/)

While I did not know this at the time the article appeared, the original builder/owner's son, Dr. M. MacLeod, Jr., posted a comment to the *Daily Progress* story which is at the very bottom of the link above. I am in the process of trying to contact Dr. MacLeod to continue to learn more about this wonderful house.

The real purpose of my letter to you today is to inform you about a number of challenges to this City-owned parcel (409 Stadium Road) that make it a less than desirable development parcel, to object, as the adjoining parcel owner, to any multi-family development on this parcel, and to suggest a better alternative for future development involving those other parcels which Doug and I own.

### **THE PROPOSED DEVELOPMENT**

The City-owned parcel at 409 Stadium Road has a most unusual, pie shape. The curved part of the "pie" is 200 feet long and forms the parcel's front yard, while its side yards are 105 along Woodrow Street and 145 feet bordering the adjoining property. This odd shape and its location right in the curve of Jefferson Park Avenue greatly inhibit its stand-alone development potential.

While the City's zoning ordinance requires a 25 foot front yard setback, there is an exception to this rule which requires that "on any lot where forty (40) percent or more of the lots located within five hundred (500) feet in either direction, fronting on the same side of the street, have front yards greater or less than the minimum front yard specified in subparagraph (a), above, the required front yard for such lot shall be the average depth of the existing front yards within five hundred (500) feet."

For your information, the average depth of the existing front yards is approximately 50 feet. I have attached a rough drawing entitled "409 Stadium Road – Setbacks/Buildable Area" showing the 50 foot front yard setback, and the resulting 2,500 square foot area left for development. Since parking is not allowed in the front yard setback, developing a multi-family dwelling with required parking pretty much demands that the parking and the building be confined to the 2,500 square foot triangle.

By right, five (5) units can be built on the City's .254 acre parcel in what would amount to an approximately 2,000 square foot building. With a two story building providing parking on the ground floor beneath the second floor, one might at the most envision two – 2 bedroom units and two – 1 bedroom units requiring a total of 4 parking spaces. Handicapped access to the 2<sup>nd</sup> floor will be an issue as well.

Probably the most challenging aspect of developing the City's parcel deals with access to the parcel itself. Any access from Jefferson Park Avenue will have extremely limited site distance and will create a very dangerous situation. In 1996, City Council passed an ordinance "Closing, Vacating and Discontinuing Woodrow Street" which eliminates access from Woodrow Street itself. Conceivably, a developer might be able to construct a 24 foot wide driveway entrance onto Jefferson Park Avenue, just north of the existing Woodrow Street. This would require ingress and egress right at the end of a rather blind curve in JPA and will risk potential accidents in this intersection. Unless this driveway entrance lines up perfectly with the median cut in JPA, tenants could end up going the wrong way on JPA to access this driveway.

Should that 24 foot driveway be built, it will consume half of the side yard, with the front 50 feet being in the front yard setback where parking is not allowed. It is certainly not reasonable to expect that with 50 feet by 24 feet of pavement in the front yard setback students will not constantly park in this area. The City would be creating an open invitation for those residents to park illegally in the front yard. It will no longer be a yard, but an inviting, convenient place to park.

In order to build that 24 foot driveway, as well as the multi-family building, 7-8 beautiful, mature poplar trees measuring 20" to 27" in diameter, a 40 foot magnolia tree, as well as an even larger sycamore tree will have to be removed. That tree canopy would never be replaceable on the remaining open space. The City would need to be a willing participant in the decision to cut down all of these enormous trees for the sake of a quick development in the short run.

#### **OBJECTIONS BY ADJOINING OWNER**

As mentioned above, Doug Caton and I own the recently renovated stone house on the adjoining parcel. The house itself sits only 15 feet from the western boundary of the City's parcel. The possibility of a multi-family building, with only a 10 foot side yard setback, just 25 feet from our building is disturbing and would immediately be out of scale, harmony, and mass with our home.

In contrast, the duplex which we also own on the opposite side of the stone house, 102 Stadium Road, was built in 1930 with an addition in 1994. The distance between these two buildings is 39 feet, a much more appropriate distance. Anything less would be, again, out of scale and harmony with what is already there.

Having invested a great deal to preserve this beautiful stone house, and to have saved a hidden, quiet oasis amidst the hustle and bustle of this intersection, we would highly object to any development that would threaten what we have preserved next door.

#### **ALTERNATIVE**

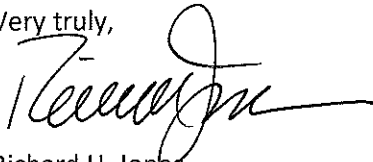
Urging an immediate development of the City's parcel to only create 4 or 5 dwelling units, squeezed into the corner of the lot by a 50 foot setback, overshadowing and overwhelming an historic

building, creating a traffic hazard and front yard parking headaches, is short sighted and seems penny-wise and pound-foolish when a far more attractive alternative exists.

Doug's and my vision for the future of this entire block bounded by JPA, Emmet Street, Stadium Road, and Montebello Circle, is a new, high density multi-family or residential condominium with some ground floor retail which would allow us to build extensive structured parking "underground."

We are prepared to offer the City \$150,000 for 409 Stadium Road with the understanding that development would not occur anytime soon. We welcome the opportunity to negotiate the terms of this sale with the City.

Very truly,

A handwritten signature in black ink, appearing to read "Richard H. Jones", written over a horizontal line.

Richard H. Jones  
Vice-Chairman

Enclosures

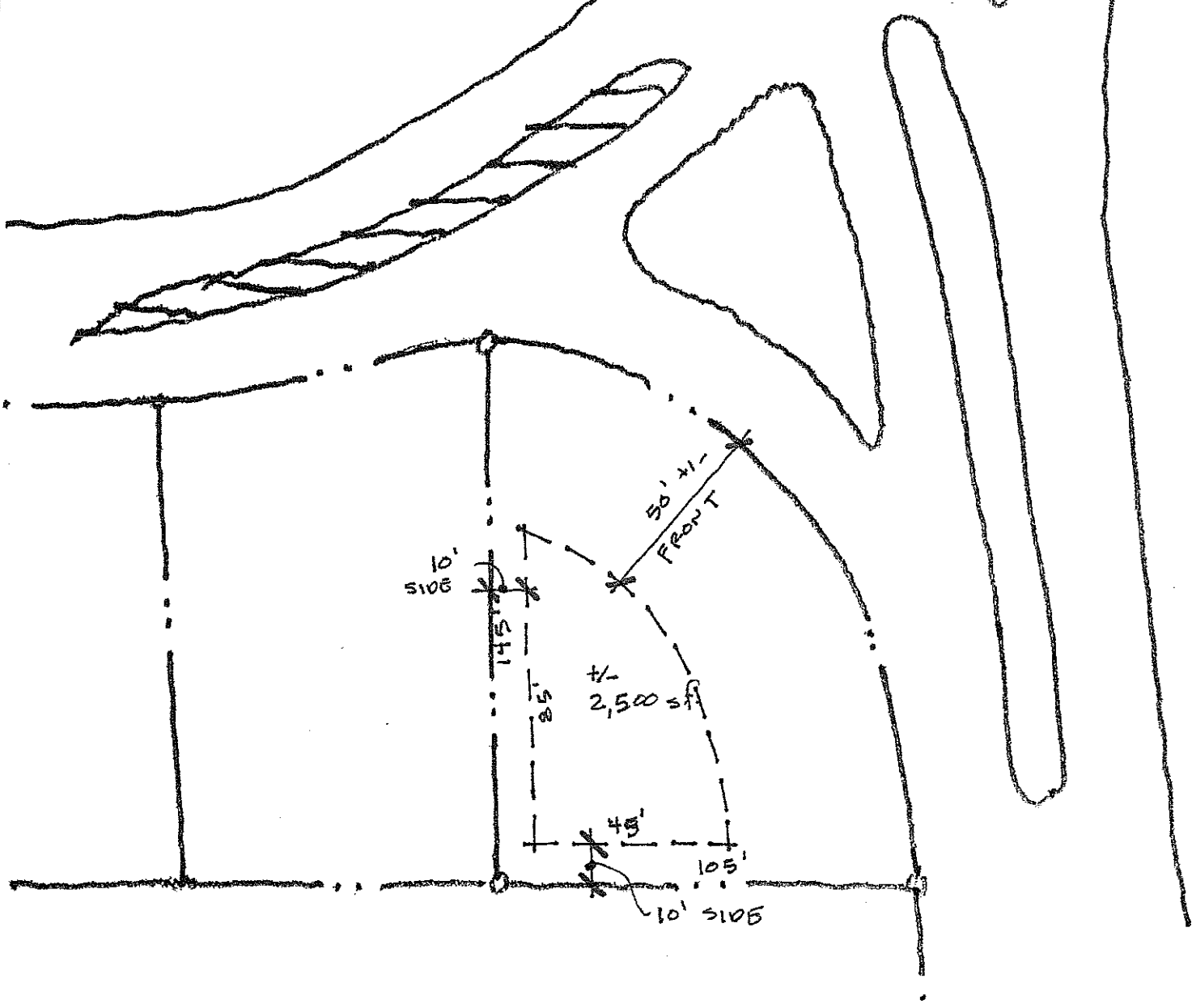
Cc: Mayor Dave Norris  
Vice-Mayor Holly Edwards  
Councilor David Brown  
Councilor Satyendra Huja  
Councilor Kristin Szakos

# 409 Stadium Road

## Setbacks/Buildable Area

### Side Yard Summary (R-3 Zoning)

			Bldg. Ht.
BY RIGHT 1/2' HT	0-21 units/ac.	5 units max	45'
1/3' HT	22-43 1/2	6-10 units	80'
1/4' HT	44-87 1/2	11-22 units	101'



# **Request for Proposals** **Sale / Development of 409 Stadium Road**

The City of Charlottesville owns property at 409 Stadium Road (Tax Map 16-1). The parcel is zoned R-3 (Multi-Family Residential) and is .254 acres in size.

Given the proximity to the University of Virginia, the land is ideally situated for use as a multi-family housing development. In order to facilitate this type of development, the City is seeking proposals from developers with the capacity to acquire the land and develop the same in a timely fashion.

In order to be considered, please submit the following information:

1. Proposed "firm" purchase price
2. Written narrative describing plans for development at this site, including number of units to be built; schedule for development; and any other information that would be useful in helping evaluate the proposed project.

Note that any development will be subject to design review by the Planning Commission under Entrance Corridor guidelines.

Proposals will be evaluated based on both the proposed purchase price and the development plans for the site. Further, the City reserves the right to negotiate with those submitting proposals in order to achieve the best overall proposal with respect to price and planned development.

All inquires should be directed to Ms. Kathy McHugh at (434) 970-3315 or [mchughs@charlottesville.org](mailto:mchughs@charlottesville.org).

Sealed proposals will be received until **4:00 p.m. on October 29, 2010** in the office of Neighborhood Development Services at 610 East Market Street, Charlottesville, VA 22902, or can be mailed to P. O. Box 911, Charlottesville, VA 22902. Envelopes should be addressed as follows:

**Proposal for 409 Stadium Road**  
Attention: Ms. Kathy McHugh

CITY OF CHARLOTTESVILLE

"A World Class City"

Office of the City Attorney

City Hall

P.O. Box 911 • 605 East Main Street

Charlottesville, Virginia 22902

Telephone: (434) 970-3131

Fax: (434) 970-3022

www.charlottesville.org



October 4, 2010

Richard H. Jones, Vice-Chairman  
Management Services Corporation  
P.O. Box 5306  
Charlottesville, VA 22905

Dear Mr. Jones:

Thank you for your recent letter to Craig Brown offering to purchase the city-owned property located at 409 Stadium Road. Initially, the department of Neighborhood Development Services ("NDS") requested authorization from City Council to sell this property, and Council requested that it first be offered to the Charlottesville Redevelopment and Housing Authority. Now that CRHA has declined the offer, the City is prepared to accept bids on the property.

Enclosed with this letter is the Request For Proposals which will be issued by NDS this week. If you have any questions regarding the bidding process, you may contact Kathy McHugh with NDS at the telephone number or email address listed in the RFP .

Thank you again for your interest in the property.

Sincerely,

Lisa Miller  
Paralegal

Enclosure

cc: Jim Tolbert, Director  
Neighborhood Development Services

## **For Sale**

The City of Charlottesville desires to entertain proposals to acquire a parcel of land located at 409 Stadium Road, Tax Map 16-1. The parcel is zoned R-3 (Multi-Family Residential) and is .254 acres in size.

The City seeks a purchaser who will develop multi-family student housing on the parcel. Any development will be subject to design review by the Planning Commission under Entrance Corridor guidelines.

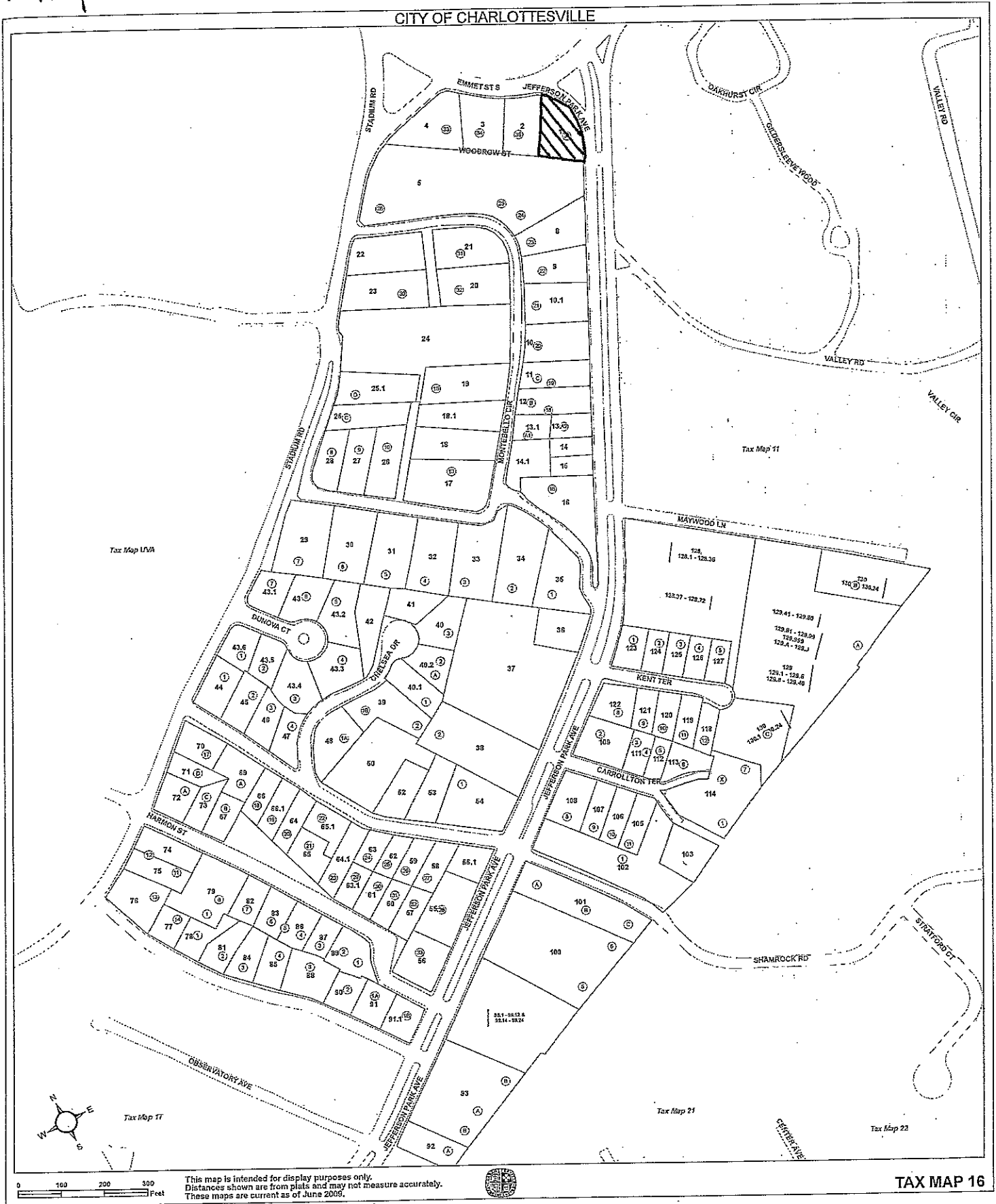
All inquires should be directed to Ms. Kathy McHugh at (434) 970-3315 or [mchughs@charlottesville.org](mailto:mchughs@charlottesville.org).

Seal proposals will be received until **2:00 p.m. on October 30, 2010** in the office of Neighborhood Development Services at 610 East Market Street, Charlottesville, VA 22902, or P. O. Box 911, Charlottesville, VA 22902. Envelopes should be addressed as follows:

Ms. Kathy McHugh  
Sealed Proposal  
409 Stadium Road Property



9 Stadium Road  
 Tax Map: 16 Parcel: 1



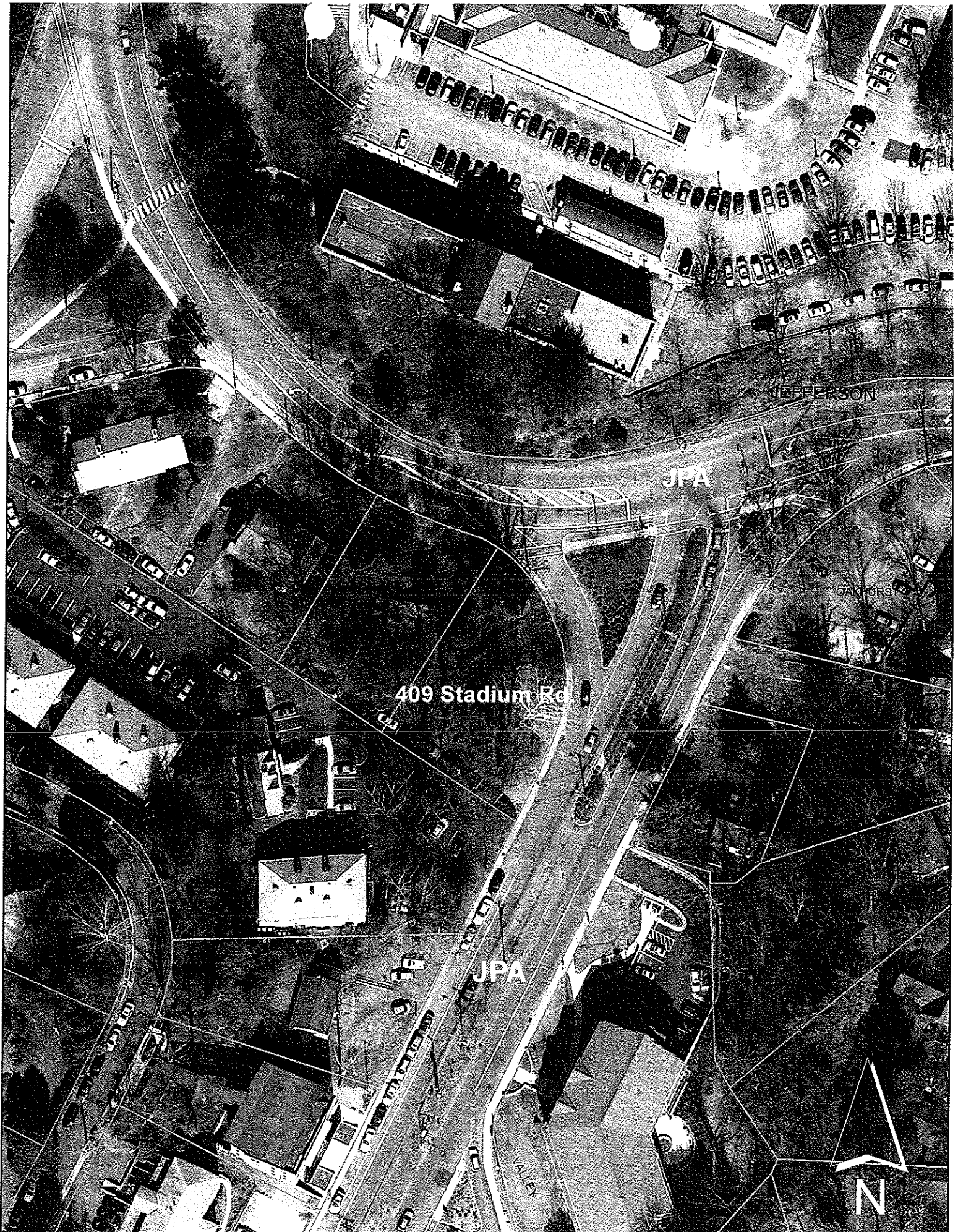
This map is intended for display purposes only.  
 Distances shown are from plats and may not measure accurately.  
 These maps are current as of June 2008.

TAX MAP 16

3ring-p-3

Assessed Value = \$ 46,300

164 acres → 11 building units/acre = 15 units



409 Stadium Rd.

JPA

JEFFERSON

OAKHURST

JPA

VALLEY

N

[http://www2.dailyprogress.com/lifestyles/cdp-lifestyles/2009/jul/12/others\\_had\\_given\\_up\\_on\\_the\\_neglected\\_stone\\_house-ar-80152/](http://www2.dailyprogress.com/lifestyles/cdp-lifestyles/2009/jul/12/others_had_given_up_on_the_neglected_stone_house-ar-80152/)

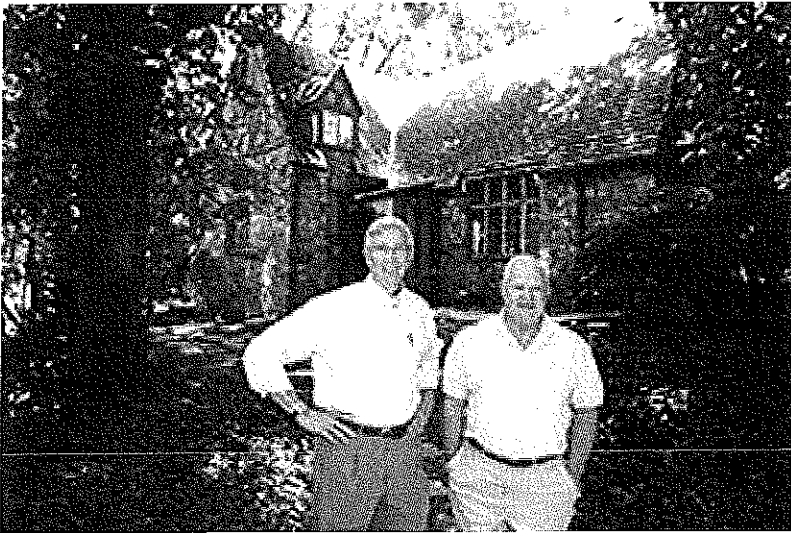
# The Daily Progress

Published: July 12, 2009

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## Others had given up on the neglected stone house

By David Maurer



This story is part of an occasional series that explores interesting homes in the area.

For years, the stone house enjoyed neither the warmth of human occupancy nor the upkeep that generally goes with it. A cocoon of green ivy enveloped the two-story dwelling at 104 Stadium Road in Charlottesville. Stone pathways that had felt the tread of some of the University of Virginia's most prominent figures during the middle years of the 20th century became buried beneath tangled vines and weeds.

Water from a leaky roof rotted wood, stained ceilings and walls and caused plaster to crumble. The once proud gem in the city's architectural crown had become a forlorn shadow of its former self.

When Douglas E. Caton and Rick Jones bought the derelict house last fall for \$424,000, what they wanted was the valuable land it stood on.

"Buying the house was in our best interest, since it was next door to Woodrow Apartments, which we've owned for at least 20 years," said Jones, vice chairman of Management Services Corporation.

"The guys in our development department basically looked at the house and said right off the bat, 'It's a tear-down.' The house had been condemned [years before], because it was uninhabitable.

"All three bathrooms were totally shot, gone. Floor joists were rotted, and the seal plate in the basement was bad all the

way around, which meant the upper walls were basically resting on nothing. Most of the pipes were rusted out, and every heat radiator in the house was broken.”

Despite the rundown condition of the house, vestiges of its former grace and style still were evident. Built in 1927 by Malcolm MacLeod, the house has a design that merges old Virginia architecture with elements of Bavarian whimsy.

German style, Virginia artistry

The Bavarian influence is particularly apparent in the great room, which features a towering open beam ceiling, accented by the spacing of exposed vertical laths. The 2-foot thick, native-stone walls that gives the house much of its charm and character also contributes to its European flair.

Jones and Caton quickly realized this was no ordinary house. When the longtime partners heard the “tear it down” assessment, they looked at each other, and without exchanging a word knew they weren’t going to take the advice.

“I thought the place had great bones, and I love a stone house,” said Caton, a retired Army major general and chief executive officer of the Caton Company, of which MSC is part. “We’ve always been into renovations, and we hate to tear anything down.

“The house has considerable charm, and we thought it would be a good place for people to live who want to be close by the university. Obviously, the guy who built this was very creative.

“You can picture him here in the great room in a big leather chair, surrounded by his books and enjoying a fire in the fireplace. You can imagine him saying, ‘My home is my castle, and I have exactly what I want.’ ”

If Caton had given the order to bring the house down, more would have been lost than a lovely home. A touchstone of history would have vanished as well.

MacLeod had been close friends with Edward R. Stettinius Jr., who served as secretary of state under President Franklin D. Roosevelt, and also was instrumental in the creation of the United Nations. Stettinius was a frequent visitor to the home, as well as to the University of Virginia, which he attended in the early 1920s.

During the 1940s, Stettinius served as a member of the university’s Board of Visitors as well as its rector. Fortunately, Caton and Jones saw beyond the undergrowth and major repairs the house needed.

Hidden treasures

“The structure of the house was good, but we basically had to rebuild it from scratch,” Caton said. “The big challenge was that everything was a challenge.

“First, we had to uncover it. It was so overgrown that we didn’t know there were walkways or a stone wall. We relied a lot on Dick Abidin, who runs CMS.

“We walked him through the house, and he was positive about it, too. He said, ‘It’s not that bad. We can do this.’ ” What followed was a lot of doing. But as the work progressed it became ever more apparent what a treasure the house was.

Although all the flooring joists had to be replaced, the oak flooring itself was as sound as the day it was installed. The 8-inch-wide oak baseboards, rarely seen today, were in great shape as well.

Little touches like alcoves and bookshelves built into walls, and electric candle sconces flanking a bedroom window, provided further evidence of the thought and love that went into the creation of the home. Attention to details and stellar workmanship were discovered throughout the dwelling.

“The workmanship with the stone is amazing,” Jones said. “This place has been here since 1927 and not a single [grout] joint has come apart, or a piece of stone fallen out.

‘When I first saw the house I thought, ‘Here is a charming home that someone lovingly built.’ It was very sad to see how it had ended up. It was kind of unbelievable that could happen to such a great home.

‘Windows were broken, and most of the pipes were rusted out. We had to replace the furnace, all the plumbing and most of the electrical wiring.’”

After months of work and an outlay of more than \$70,000, the house has been returned to its former beauty and elegance. Now it stands as a vivid, visual testament to the value of preservation.

The interior of the house glistens with new paint, fixtures and appliances.

The property’s revitalized landscape and towering magnolia trees provide a sense of tranquility, and also serve as a noise buffer against the hum and rattle of traffic passing along the busy streets it intersects.

ζ. Edward Lay is Cary D. Langhorne professor emeritus of architecture at UVa and author of “Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia.” He has long been a strong voice and advocate for the preservation of architecture in the area and throughout the state.

‘Now that we’ve entered the 21st century, these 20th-century buildings, particularly the ones built during the first part of the past century, are becoming increasingly important,’ said Lay, who taught architecture, architectural history and historic preservation at UVa.

‘This is certainly true of stone houses. And any time important figures are involved, it makes these places all the more important to save. These people add flavor and continuity to our history.’”

With the stone house now saved and restored, the plan is to rent the four-bedroom dwelling to a UVa faculty member or a group of graduate students.

Whoever the occupants are, they will likely cherish the opportunity to live in a house with so much class, charm and history.

‘I think we’ve done something good for the community,’ Caton said, a tone of satisfaction in his voice.

‘We’ve saved a house with incredible historic value, and turned it back into something very charming for somebody to live in.

‘If we had torn it down there would just be a vacant lot here.’”

Those interested in renting the stone house can call 977-8203.

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