



CITY COUNCIL AGENDA
Monday, December 5, 2016

6:00 p.m.

Closed session as provided by Section 2.2-3712 of the Virginia Code

Second Floor Conference Room (Sale of City-owned property on Rougemont Avenue; consultation with legal counsel regarding pending litigation with Charlottesville Parking Center, Inc., and consideration of specific individuals for appointment to boards and commissions.)

7:00 p.m.

Regular Meeting - CALL TO ORDER

Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

AWARDS/RECOGNITIONS
ANNOUNCEMENTS

VSA Poetry Book presentation

CITY MANAGER RESPONSE TO MATTERS BY THE PUBLIC

MATTERS BY THE PUBLIC

Public comment is provided for up to 12 speakers at the beginning of the meeting (limit 3 minutes per speaker.) Pre-registration is available for up to 9 of these spaces, and pre-registered speakers are announced by noon the day of the meeting. An unlimited number of spaces are available at the end of the meeting.

1. CONSENT AGENDA*

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

a. Minutes for November 21

b. APPROPRIATION:

\$715,436.19 from Rivanna Water and Sewer Authority (RWSA) for Reimbursement of Utility Betterment for Route 250 Bypass (2nd of 2 readings)

c. APPROPRIATION:

\$1,614,157.22 to Virginia Department of Transportation (VDOT) for Overpayment of Funds Received for Route 250 Bypass (2nd of 2 readings)

d. APPROPRIATION:

New Sidewalk, ADA Improvements, & Bicycle Improvements – \$295,000 (2nd of 2 readings)

e. APPROPRIATION:

U.S. Department of Justice Bullet Proof Partnership Grant – \$6,737.50 (2nd of 2 readings)

f. APPROPRIATION:

\$664,776.63 to the Charlottesville Affordable Housing Fund (1st of 2 readings)

g. RESOLUTION:

Cedars Court Apartments Special Use Permit (1st of 1 reading)

h. RESOLUTION:

1713 Jefferson Park Ave Alpha Chi Sigma fraternity Special Use Permit (1st of 1 reading)

i. RESOLUTION:

Expand Career Pipelines & Paid Apprenticeships for Infrastructure Building and Repair (1st of 1 reading)

j. ORDINANCE:

West Main Street Density Amendment (1st of 2 readings)

k. RESOLUTION:

Statement of Principle: A Commitment to Pluralism, Inclusion, Equity and Justice (1st of 1 reading)

2. PUBLIC HEARING /
APPROPRIATION*

FY2016 Year-End Appropriation (1st of 2 readings) – 20 mins

3. PUBLIC HEARING /
ORDINANCE*

Ragged Mountain Natural Area Rules of Use (1st of 2 readings) – 20 mins

4. ORDINANCE*

Water Street Corridor Amendments (1st of 2 readings) – 20 mins

5. RESOLUTION*

Proposed Vinegar Hill Park (Plaza) – Resolution to name and provide \$15,000 for signage (1st of 1 reading) – 15 min

OTHER BUSINESS

MATTERS BY THE PUBLIC

*ACTION NEEDED

GUIDELINES FOR PUBLIC COMMENT

**We welcome public comment;
it is an important part of our meeting.**

Time is reserved near the beginning and at the end of each regular City Council meeting for Matters by the Public.

Please follow these guidelines for public comment:

- If you are here to speak for a **Public Hearing**, please wait to speak on the matter until the report for that item has been presented and the Public Hearing has been opened.
- Each speaker has **3 minutes** to speak. Please give your name and address before beginning your remarks.
- Please **do not interrupt speakers**, whether or not you agree with them.
- Please **refrain from using obscenities**.
- If you cannot follow these guidelines, you will be escorted from City Council Chambers and not permitted to reenter.

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	November 21, 2016
Action Required:	1 st Reading of Appropriation
Presenter:	Tony Edwards, Development Services Manager
Staff Contacts:	Mike Murphy, Assistant City Manager, Chris Cullinan, Director of Finance, Alex Ikefuna, NDS Director
Title:	Appropriation of \$715,436.19 from Rivanna Water and Sewer Authority (RWSA) for Reimbursement of Utility Betterment for Route 250 Bypass

Background and Discussion:

While the Route 250 Bypass project was being constructed, several water and sewer utility betterment projects not attributable to the Bypass were undertaken in order to improve the reliability and performance of the nearby utility infrastructure. The reconciliation of the utility betterment projects has been completed. The City billed and received from RWSA their portion of the betterment project expenses in the amount of \$715,436.19.

Community Engagement:

N/A

Alignment with City Council's Vision and Strategic Plan:

N/A

Budgetary Impact:

There is no (\$0) net budgetary impact to the City. These funds will be used to reimburse the Virginia Department of Transportation for funds incorrectly received for utility betterment.

Recommendation:

Staff recommends approval of the appropriation.

Alternatives:

There is no alternative.

Attachments:

Appropriation.

APPROPRIATION

Rivanna Water and Sewer Authority (RWSA) for Reimbursement of Utility Betterment for Route 250 Bypass \$715,436.19

WHEREAS, the Route 250 Bypass Interchange at McIntire Road project has been completed and Rivanna Water and Sewer Authority (RWSA) has reimbursed the City for its share of the utility betterment portion of the project;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$715,436.19 be appropriated.

Expenditure

Fund: 426

WBS Element: P-00201

G/L Code: 599999

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	November 21, 2016
Action Required:	Public Hearing and 1 st Reading of Appropriation
Presenter:	Tony Edwards, Development Services Manager
Staff Contacts:	Mike Murphy, Assistant City Manager, Chris Cullinan, Director of Finance, Alex Ikefuna, NDS Director
Title:	Appropriation of \$1,614,157.22 to Virginia Department of Transportation (VDOT) for Overpayment of Funds Received for Route 250 Bypass

Background:

While the Route 250 Bypass project was being constructed, several water and sewer utility betterment projects not attributable to the Bypass were undertaken in order to improve the reliability and performance of the nearby utility infrastructure. The City received funds from VDOT for these utility betterment projects. However, betterment projects are not eligible for reimbursement from VDOT. This agenda item appropriates these previously received funds back to VDOT for overpayment of these utility betterment reimbursements.

Discussion:

The City will reimburse VDOT with two checks (per their request) totaling \$1,614,157.22. No City funds are needed as the payment will be made using funds from the Rivanna Water and Sewer Authority (RWSA) and funds previously received from VDOT.

Community Engagement:

A public hearing is required by law.

Alignment with City Council's Vision and Strategic Plan:

N/A

Budgetary Impact:

There is no (\$0) net budgetary impact to the City as the funds involved are presently on hand and are from and due to external agencies.

Recommendation:

Staff recommends approval of the appropriation.

Alternatives:

There is no alternative.

Attachments:

Appropriation

APPROPRIATION

Reimbursement of Funds to Virginia Department of Transportation (VDOT) for Utility Betterment Portion of Route 250 Bypass \$1,614,157.22

WHEREAS, the Route 250 Bypass Interchange at McIntire Road project has been completed and the utility betterment portion of the project has been reconciled;

WHEREAS, the Virginia Department of Transportation (VDOT) has overpaid the City of Charlottesville for amounts related to utility betterment costs;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$1,614,157.22 be appropriated and used to reimburse VDOT for the overpayment.

Expenditure

Fund: 426

WBS Element: P-00201

G/L Code: 599999

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	November 21, 2016
Action Required:	Approve Appropriation & Transfer of Funds
Presenter:	Jeanette Janiczek, Urban Construction Initiative Program Manager
Staff Contacts:	Jeanette Janiczek, Urban Construction Initiative Program Manager Tony Edwards, Neighborhood Development Services Manager
Title:	Revenue Sharing Program for New Sidewalk, ADA Improvements, & Bicycle Improvements – Appropriation of \$295,000 & Transfer of \$295,000

Background: The Virginia Department of Transportation (VDOT) administers the Revenue Sharing Program to provide additional funding for localities to improve their transportation network. With the realization that transportation needs are outpacing the state’s budget, this program encourages local investment in the transportation network. Under the current law/regulations, for each local dollar that the City commits to an eligible project, the state is offering to match it 1:1 – up to \$10 million dollars per locality, with an estimated \$150 million available statewide for FY2017.

On September 8, 2015, Charlottesville City Council passed a resolution of support for the following three Revenue Sharing Grant Applications:

- 1) Citywide ADA Improvements - \$190,000 (\$95,000 local share)
- 2) Citywide Sidewalk Improvements - \$200,000 (\$100,000 local share)
- 3) Citywide Bicycle Facilities Improvements - \$200,000 (\$100,000 local share)

Discussion: On June 14, 2016, the Commonwealth Transportation Board released the approved FY2017 Revenue Sharing Program Allocations announcing \$295,000 in state funds to match the City’s \$295,000 local match.

Previously appropriated funding through the City’s Capital Improvement Program will be used as the City’s local match. Staff is requesting \$95,000 be transferred from the ADA Improvements CIP project (P-00670), \$100,000 be transferred from the New Sidewalks CIP project (P-00335) and \$100,000 be transferred from the Bicycle Improvements CIP project (P-00671) to new project accounts. An appropriation is needed to allocate the matching state funded that will be received on a reimbursement basis.

Staff is currently in the process of evaluating possible projects that meet program requirements as well as match City priority projects that have been vetted through the public process. The

Charlottesville Bicycle and Pedestrian Master Plan Update 2015 and Strategic Investment Area plans are being consulted as well as the Charlottesville Street That Work Design Guidelines.

Possible new sidewalk projects:

- Rose Hill Drive (Rugby Avenue to Madison Avenue)
- Hydraulic Road (Dominion Power to 250 Bypass) – to be coordinated with Joint Small Area Plan study being considered by MPO/VDOT
- Barracks Road (existing to 250/29 Bypass)

New ADA improvements will be planned to ensure a corridor will be fully upgraded and accessible.

Possible corridors include:

- 10th & Page Neighborhood – Approx. 50 ramps
- Forest Hills (9th Street to Cherry Avenue)

Possible new bicycle facilities include:

- Ridge/McIntire Corridor (Nelson Drive to Elliott Avenue/Cherry Avenue) – Intersection Improvements & New Facilities to complete network

Community Engagement: The Revenue Sharing application was approved by City Council at its regularly scheduled public meeting (resolution attached). Public participation occurred during the CIP process, sidewalk prioritization process and Bicycle and Pedestrian Master Plan Update to help identify future projects and needs of the community.

Alignment with City Council’s Vision and Priority Areas: Approval of this agenda item will help meet the City’s commitment to create “a connected community” by improving and adding upon our existing transportation infrastructure.

Budgetary Impact: Positive – Funds previously approved during the CIP process will be used as the match thus allowing the City to double its impact/funding. The City will be reimbursed by the state for its 50% share of the grant.

Recommendation: Staff recommends approval of appropriation and creation of a new project number/account.

Alternatives: N/A

Attachment: Appropriation

APPROPRIATION

Revenue Sharing Program - \$295,000

WHEREAS, a total of \$295,000 in state funds for the Revenue Sharing Program requires appropriation;

WHEREAS, a total of \$295,000 in matching city funds for the Revenue Sharing Program requires transferring;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the following is hereby appropriated in the following manner:

Revenues

\$ 295,000 Fund: 426 WBS: New Account G/L Account: 430080

Expenditures

\$ 295,000 Fund: 426 WBS: New Account G/L Account: 599999

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the following is hereby transferred in the following manner:

Transfer From

\$ 95,000	Fund: 426	WBS: P-00670	G/L Account: 561425
\$ 100,000	Fund: 426	WBS: P-00335	G/L Account: 561425
\$ 100,000	Fund: 426	WBS: P-00671	G/L Account: 561425

Transfer To

\$ 95,000	Fund: 426	WBS: P-00929	G/L Account: 498010
\$ 100,000	Fund: 426	WBS: P-00927	G/L Account: 498010
\$ 100,000	Fund: 426	WBS: P-00928	G/L Account: 498010

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	November 21, 2016
Action Required:	Appropriate Grant Funds
Presenter:	Lt. D.W. Shifflett, Jr., Charlottesville Police Department
Staff Contacts:	Lt. D.W. Shifflett, Jr., Charlottesville Police Department
Title:	U.S. Department of Justice 2016 Bullet Proof Partnership Reimbursement Grant - \$6,737.50

Background:

The U.S. Department of Justice awarded the City of Charlottesville a \$6,737.50 reimbursement for partial costs of bullet proof vests through the 2016 Bulletproof Vest Partnership program.

Discussion:

The Grant will be used to reimburse the Police Department budget for 50% of the cost of bulletproof vests purchases.

Alignment with Council Vision Areas and Strategic Plan:

This funding supports Goal 2 of the Strategic Plan, to be a safe, equitable, thriving, and beautiful community. It specifically supports Objective 2.1, to provide an effective and equitable public safety system. The funding will be used to offset 50% of bullet proof vest purchases.

Community Engagement:

N/A

Budgetary Impact:

The funds will be expensed and reimbursed to the Police Department's operating budget.

Recommendation:

Staff recommends approval and appropriation of grant funds.

Alternatives:

The alternative is to not approve this project and not utilize available grant funds to offset 50% of the cost of bullet proof vests.

APPROPRIATION

**U.S. Department of Justice 2016 Bullet Proof Partnership Reimbursement Grant
\$6,737.50**

WHEREAS, the City of Charlottesville, through the Police Department, has received the U.S. Department of Justice Bullet Proof Vest Grant in the amount of \$6,737.50 to be used to offset 50% of the cost of bullet proof vests.

WHEREAS, the grant award covers the period from period October 1, 2015 through August 31, 2018.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$6,737.50, received from the U.S. Department of Justice is hereby appropriated in the following manner:

Revenues - \$6,737.50

Fund: 105 Cost Center 3101001000 G/L: 431110

Expenditures - \$6,737.50

Fund: 105 Cost Center 3101001000 G/L: 520060

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon receipt of \$6,737.50 from the U.S. Department of Justice.

**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA**



Agenda Date:	December 5, 2016
Action Required:	Approval of Appropriation
Staff Contacts:	Stacy Pethia, Housing Program Coordinator
Presenter:	Stacy Pethia, Housing Program Coordinator
Title:	Appropriation of Funds - \$664,776.63 to the Charlottesville Affordable Housing Fund (CP-084)

Background: The developer of *The Standard* at 1000 West Main (d.b.a. Campus Investors Charlottesville 1000 West Main, LLC) elected to make a cash contribution of \$664,776.63 as allowed by the Affordable Dwelling Unit Ordinance per Charlottesville City Code Section 34-12. The City has now received these funds for appropriation.

Discussion: The cash contribution from Campus Investors Charlottesville 1000 West Main, LLC has been received, and in order to utilize these funds for future affordable housing purposes, they will need to be appropriated into the Charlottesville Affordable Housing Fund (CP-084).

Community Engagement: There has been no direct community engagement on this issue, as this payment was made to satisfy the requirements of Charlottesville City Code Section 34-12.

Alignment with City Council Vision and Strategic Plan: Approval of this item aligns with the City Council Vision of ‘Quality Housing for All’ and with the Strategic Plan Goal 1.3 to “Increase affordable housing options.”

Budgetary Impact: The appropriated funds will increase the budget and amount of funds available for distribution in the Charlottesville Affordable Housing Fund.

Recommendation Staff recommends approval of the appropriation.

Alternatives: There is no alternative for appropriation of the funds received from the Affordable Dwelling Unit payment, as these must be appropriated to the Charlottesville Affordable Housing Fund per City Code 34-12(d)(2).

Attachments: N/A

APPROPRIATION
Charlottesville Affordable Housing
Fund \$664,776.63

WHEREAS, the City of Charlottesville has received funding from Campus Investors Charlottesville 1000 West Main, LLC on behalf of 1000 West Main Street (\$664,776.63) as its Affordable Dwelling Unit payment as required by the Zoning Ordinance Section 34-12; and

WHEREAS, the Affordable Dwelling Unit payment must be paid into the City's Affordable Housing Fund pursuant to Section 34-12(d)(2); and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$664,776.63, be received as payment from Campus Investors Charlottesville 1000 West Main, LLC, to be appropriated as follows:

Revenues

\$664,776.63 Fund: 426

Project: CP-084

G/L Code: 451020

Expenditures

\$664,776.63 Fund: 426

Project: CP-084

G/L Code: 599999

CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	December 5, 2016
Action Required:	Consideration of a Special Use Permit
Presenter:	Heather Newmyer, City Planner
Staff Contacts:	Heather Newmyer, City Planner
Title:	SP16-00008 – Cedars Court Apartments

Background:

Applicant Request

Management Services Corporation (MSC), owner’s agent for the property owned by 1228 Cedars Court, LLC, has submitted an application seeking approval of a Special Use Permit (SUP) to allow residential density up to 55 dwelling units per acre (DUA) at property identified on City Real Property Tax Map 40B Parcel 4.5 (“Subject Property”). The zoning classification of the Subject Property is URB (Urban Corridor). Residential units are allowed by-right, including multi-family dwellings, at a density up to 21 DUA, and up to 64 DUA is allowed by SUP. The property has frontage on Cedars Court and contains approximately 0.348 acre or 15,159 square feet. The application proposes nineteen (19) units on-site (19 DUA/ 0.348 acre = 55 DUA/ 1 acre). The general usage specified in the Comprehensive Plan for the Subject Property is Mixed Use.

Proposed Use of Property

The project proposal narrative and associated preliminary site plan proposes to construct a nineteen (19) unit multifamily residential apartment building consisting of three (3) stories of

residential space over one (1) story of parking and residential (ground floor handicap accessible apartment). The gross floor area (GFA) is approximately 18,844 SF.

The proposed multifamily residential apartment building would replace the Subject Property's current use as a surface parking lot. The lot contains seventeen (17) spaces that serve as additional parking to Cedars Court Center office buildings located at the adjacent parcel, 1228-32 Cedars Court (Tax Map 40B Parcel 4.1). The adjacent property is under the same ownership as the Subject Property. Surface parking, nineteen (19) spaces or less, is allowed by-right in the URB zoning district, per Zoning Ordinance Sec. 34-796. Please note the parking spaces supporting Cedars Court Center office buildings on-site, not taking into account the existing additional seventeen (17) spaces available on the Subject Property, meet and exceed the parking requirements in the Charlottesville Zoning Ordinance.

Relevant Code Sections

- Zoning Ordinance

Section 34-541 (10) Urban Corridor– Intent and Description

The intent of the Urban Corridor mixed-use zoning district is to continue the close-in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent.

- 2013 Comprehensive Plan

The 2013 Comprehensive Plan's General Land Use Plan specifies the Subject Property and its surrounding properties as Mixed-Use. Mixed-Use areas are, according to the Comprehensive Plan, "intended to be zones where the City encourages development of moderate or high intensity, and where a large variety of uses will be permitted, including many commercial uses, residential uses, and some limited research and manufacturing where appropriate."

- Streets That Work

The Streets That Work Plan, adopted as an amendment to the Comprehensive Plan by City Council on September 6, 2016, categorizes Charlottesville's framework streets into six *street typologies*, which are based on Complete Street principles. Framework streets are the most direct routes through the city that connect places, neighborhoods, and districts and also serve as emergency vehicle routes. Non-framework streets are considered *local streets* and make up the majority of the street network due to variation

of context, right-of-way width, as well as the community's expressed desire to replicate as nearly as possible the feel of older local streets.

The Subject Property fronts on Cedars Court which is considered a non-framework, *Local* street. The Streets That Work Plan notes design elements on local streets should not exceed the dimensions specified for *Neighborhood B* streets. Chapter 3: Street Network and Typologies of the Streets That Work Plan include *Neighborhood B*, *Local* streets and the remaining street typologies with their associated design parameters. Chapter 3 is included as an attachment for reference. To access the full Streets That Work Plan, follow this link: <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan>.

Discussion:

Overview of Staff Analysis

Staff reviewed the special use permit request in light of the factors listed in Sec. 34-157 of the City's Zoning Ordinance that Council is to consider in making a decision on a proposed SUP, the Subject Property's current zoning (Urban Corridor District), the Comprehensive Plan and the Streets That Work Plan.

Overall, staff believes the proposed use is harmonious with the existing patterns of development, conforms to the Comprehensive Plan's intent for the Mixed-Use area, the intent of the Urban Corridor mixed-use zoning district and, with the recommended conditions, will conform to Streets That Work and be of an appropriate massing and scale.

Staff has provided a detailed analysis of factors to be considered when reviewing an SUP (See Sec. 34-157). To review the detailed analysis, see the Staff Report dated October 21, 2016 provided at the Joint City Council and Planning Commission Public Hearing held November 9, 2016 by following this link: <http://bit.ly/2fAXUE0>.

Planning Commission

The Planning Commission discussed the special use permit request at their November 9, 2016 meeting. The topics of discussion that the Commission focused on were:

- Dumpster location
- Stream restoration plan, specific to additional trees
- Signage for the existing connection to the greater Rivanna Trail Foundation (RTF) trail system.

Alignment with City Council’s Vision Areas and Strategic Plan:

The project supports the City Council Vision **A Green City**, which states the City has an “extensive natural trail system, along with healthy rivers and streams.” The project supports the City Council Vision **A Connected Community**, which states the City has “an efficient and convenient transit system supports mixed use development along our commercial corridors, while bike and pedestrian trail systems, sidewalks, and crosswalks enhance our residential neighborhoods.”

The project contributes to Goal 2 of the Strategic Plan, **Be a safe, equitable, thriving and beautiful community** including objective 2.5, to engage in robust and context sensitive urban planning.

Community Engagement:

The Planning Commission held a joint public hearing with City Council on this matter at their meeting on November 9, 2016. No one from the public spoke on this matter.

Per Sec. 34-41(c)(2), the applicant held a community meeting on June 2, 2016 (a City Planner attended as a NDS representative). The public, particularly neighboring residents and business owners discussed:

- Parking on-site
- Maintaining on-street parking

Those who attended the community meeting expressed concern regarding parking and if there would be enough parking provided on-site for the units as the on-street parking spaces are used during the day by a variety of either patrons travelling to the mix of businesses along Cedars Court or visitors to those living in residential buildings. Attendees were pleased to know there would be enough parking provided on-site for the proposed multi-residential building and expressed their value of having on-street parking available along Cedars Court.

Budgetary Impact:

This has no impact on the General Fund.

Recommendation:

The Commission took the following action:

Ms. Keller moved to recommend approval of this application for a Special Use Permit to authorize residential development with additional density of up to fifty-five (55) dwelling units per acre (DUA) at TM 40B P 4.5 subject to the staff's recommended list of conditions, with an additional condition that requires visible reference to trail access as shown in Attachment F with signage. The updated list of conditions is provided in the proposed Resolution (Attachment 1). The recommended conditions focus on providing a vegetated curbside buffer, widened and improved sidewalk, bicycle facilities that are visible to the public right-of-way, a primary building entrance separate from the vehicular entrance that is transparent and visible to the public right-of-way, visible reference to the RTF trail and a stream restoration plan.

Mr. Clayborne seconded the motion. The Commission voted 6-0 to recommend approval of the Special Use Permit.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution (granting an SUP as recommended by the Planning Commission);
- (2) by motion, request changes to the attached Resolution, and then approve an SUP in accordance with the amended Resolution;
- (3) by motion, defer action on the SUP, or
- (4) by motion, deny the requested SUP.

Attachment:

- (1) Proposed Resolution Approving a Special Use Permit
- (2) Staff Report with Application Materials Attached, October 21, 2016:
<http://bit.ly/2fAXUE0>

**RESOLUTION
APPROVING A SPECIAL USE PERMIT
TO AUTHORIZE RESIDENTIAL DENSITY UP TO 55 DWELLING UNITS PER ACRE
WITHIN A MULTIFAMILY DWELLING TO BE CONSTRUCTED
AT 1228 CEDARS COURT**

WHEREAS, 1228 Cedars Court, LLC is the owner of certain land located at 1228 Cedars Court, identified on City Tax Map 40B as Parcel 4.5 and containing approximately 0.348 acre or 15,159 square feet (“Subject Property”), by its authorized agent, has requested special use permit, in order to obtain sufficient density to establish a 19-unit multifamily dwelling on the Subject Property (the proposed “Special Use”). The Subject Property is within the City’s Urban Corridor Mixed Use zoning District (“URB”); and

WHEREAS, the requested Special Use is described within the application materials submitted in connection with SP16-00008, including: (i) a narrative dated July 26, 2016, a proposed preliminary site plan last revised October 14, 2016, submitted to NDS on July 26, 2016 (collectively, the “Application Materials”), and the Special Use is allowed within the URB zoning district, pursuant to City Code §34-760; and

WHEREAS, the Planning Commission has reviewed the Application Materials, the City’s November 9, 2016 Staff Report, and following a joint public hearing, duly advertised and conducted by the Planning Commission and City Council on November 9, 2016, the Commission voted to recommend that City Council should approve the requested Special Use and recommended several conditions; and

WHEREAS, upon consideration of the comments received during the joint public hearing, and of the Planning Commission’s recommendation, as well as the factors set forth within Sec. 34-157 of the City’s Zoning Ordinance, this Council finds and determines that granting the requested special use permit subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §34-760, a special use permit is hereby approved and granted to authorize a multifamily dwelling containing no more than 19 dwelling units (the “Building”) to be constructed on the Subject Property, subject to the following conditions:

1. The landowner shall establish a vegetated curbside buffer having a width of at least three (3) feet, and not exceeding four (4) feet, along the length of the Subject Property’s frontage on Cedars Court (“Curbside Buffer”).
2. Trees shall be planted, either (i) within the Curbside Buffer or (ii) on the Subject Property adjacent to the sidewalk, planted in accordance with Sec. 34-870. The final number and types of trees, and planting details, shall be depicted on the final site plan; all such trees, and the specific location and manner of planting, shall be subject to approval of the NDS Director and the City’s Utilities Engineer.

3. The landowner shall construct a sidewalk, at least five (5) feet wide, along the length of the Subject Property's frontage on Cedars Court. The sidewalk shall be constructed within the public right-of-way, between the Curbside Buffer and the adjacent lot line of the Subject Property.
4. The landowner shall provide a primary Building entrance located on the northeast corner of the Building ("Corner Entrance"). This Corner Entrance will be separate from the vehicular entrance. This Corner Entrance shall be constructed of transparent materials, so that the interior of the building is visible from Cedars Court, and:
 - a. a continuous separated pedestrian connection shall be provided to connect the public right-of-way to this primary Building entrance (facing Cedars Court);
 - b. the open interior space inside the Corner Entrance shall contain the bicycle storage facilities required by City Code Sec. 34-881. The Corner Entrance and the bicycle storage facilities shall be configured and constructed so that the bicycle parking is readily observable from Cedars Court; and
 - c. the primary Building entrance, pedestrian connection, open space, and bicycle storage shall be depicted on the final site plan for the development.
5. The final site plan shall depict and include details of a stream restoration plan, consistent with natural channel design principles and practices. The stream restoration plan shall satisfy the requirements of City Code Sec. 10-75 and shall contain details satisfactory to the City Engineer, the City's Utilities Engineer, and the City's Stormwater Utility Program Administrator.
6. No demolition of existing building(s) or other site improvements shall be commenced prior to approval of a final site plan and approval of a permit authorizing land-disturbing activities pursuant to Sec. 10-9. For purposes of Chapter 10 of the City Code, demolition activities shall be planned and built into the E&S and stormwater management plan (if required), as part of the overall development plan for the subject property, and no such demolition activity shall be undertaken as a stand-alone activity.
7. The landowner shall install signage on the Subject Property, directing pedestrians to the existing Rivanna Trail Foundation (RTF) trail access located on the Subject Property.

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CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	December 5, 2016
Action Required:	Consideration of a Special Use Permit
Presenter:	Matt Alfele, City Planner
Staff Contacts:	Matt Alfele, City Planner
Title:	SP16-00009 – 1713 JPA Alpha Chi Sigma fraternity

Background:

Katurah Roell, on behalf of Alpha Kappa Housing Corporation; acting as representative for the property owner; is requesting a Special Use Permit (SUP) to allow Boarding (Fraternity or Sorority House) uses on the subject properties. The current use of the site is a nonconforming fraternity established in 1978. The existing fraternity plans to expand the building to accommodate eight (8) bedrooms and eight (8) residents as shown on the preliminary site plan. The property is located at 1713 Jefferson Park Avenue with frontage on Jefferson Park Avenue and Montebello Circle.

Discussion:

The Planning Commission discussed this matter at their November 9, 2016 meeting.

Weekend parties and excessive noise were areas of discussion by the Planning Commission. They wanted to know if any conditions could be placed on the SUP related to noise or number of parties during the year. As the continued use of this property could not be revoked in full, no conditions related to noise (outside of the existing noise ordinance) would be deemed appropriate.

Alignment with City Council’s Vision Areas and Strategic Plan:

The City Council Vision of **Quality Housing Opportunities for all** states that “Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities.” The vision also states; “Our housing stock is connected with recreation facilities, parks, trails, and services.”

The project contributes to Goal 2 of the Strategic Plan, **Be a safe, equitable, thriving and beautiful community**, and objective 2.6, to engage in robust and context sensitive urban planning, and objective 2.4, to ensure families and individuals are safe and stable.

Community Engagement:

The Planning Commission held a joint public hearing with City Council on this matter at their meeting on September 13, 2016 and again on November 9, 2016.

During the September 13, 2016 Public Hearing, one member of the public expressed concerns about adding an addition to the top to the existing brick and block storage buildings. They felt the new addition over the existing structures could be a safety concern.

No one from the public spoke during the November 9, 2016 Public Hearing. Prior to the Public Hearing the President of the JPA Neighborhood Association contacted NDS to express the neighborhood’s concerns with noise, parking, and the aesthetics of the building related to the project. This information was shared with the Planning Commission during their discussion.

The applicant held a community meeting on August 30, 2016 beginning at 7:00pm in the McIntire Room at the Jefferson Madison Regional Library. Property owners within 500 feet and the Jefferson Park Avenue Neighborhood Association were notified of the meeting per requirements in Z.O. Section 34-41(c)(2).

Budgetary Impact:

This has no impact on the General Fund.

Recommendation:

The Commission took the following action:

Mr. Lahendro moved to recommend to City Council that it should approve SP16-00009, to grant a Special Use Permit to allow an expansion of an existing boarding (fraternity or sorority) house

at 1713 Jefferson Park Avenue, subject to the conditions and modifications recommended within the Staff Report dated November 9, 2016.

Mrs. Green seconded the motion. The motion passed 6-0.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolution (granting an SUP as recommended by the Planning Commission);
- (2) by motion, request changes to the attached Resolution, and then approve an SUP in accordance with the amended Resolution;
- (3) by motion, defer action on the SUP, or
- (4) by motion, deny the requested SUP.

Attachment:

- A. Resolution
- B. Preliminary Site Plan Dated July 22, 2016 and Revision Date of September 15, 2016

Link to the Staff Report for the November 9, 2016 Planning Commission meeting:

<http://www.charlottesville.org/home/showdocument?id=47492>

RESOLUTION
APPROVING A SPECIAL USE PERMIT
TO AUTHORIZE A BOARDING (FRATERNITY/SORORITY) HOUSE
AT 1713 JEFFERSON PARK AVENUE

WHEREAS, Alpha Kappa Housing Corporation is the owner of certain land, buildings and improvements located at 1713 Jefferson Park Avenue, identified on City Tax Map 16 as Parcel 10 (“Subject Property”), and through its duly authorized agent the owner has submitted application SP16-00009 (“Application”) requesting a special use permit; and

WHEREAS, the purpose of the Application is to bring an existing fraternity house into compliance with current zoning requirements, to expand the existing building and use (the proposed “Special Use”) and to modify certain parking and building setback requirements for the proposed Special Use, as described within the Staff Reports dated October 18, 2016 and November 9, 2016, and as depicted within the proposed preliminary site plan dated 07/22/2016, as revised 09/15/2016 (“Preliminary Site Plan”); and

WHEREAS, the requested Special Use is authorized by §34-420 of the City Code, and the requested modifications of parking and setback requirements are authorized by City Code §34-162; and

WHEREAS, the Subject Property is zoned “R-3” (multifamily residential) subject to the requirements of the City’s entrance corridor overlay district zoning regulations; and

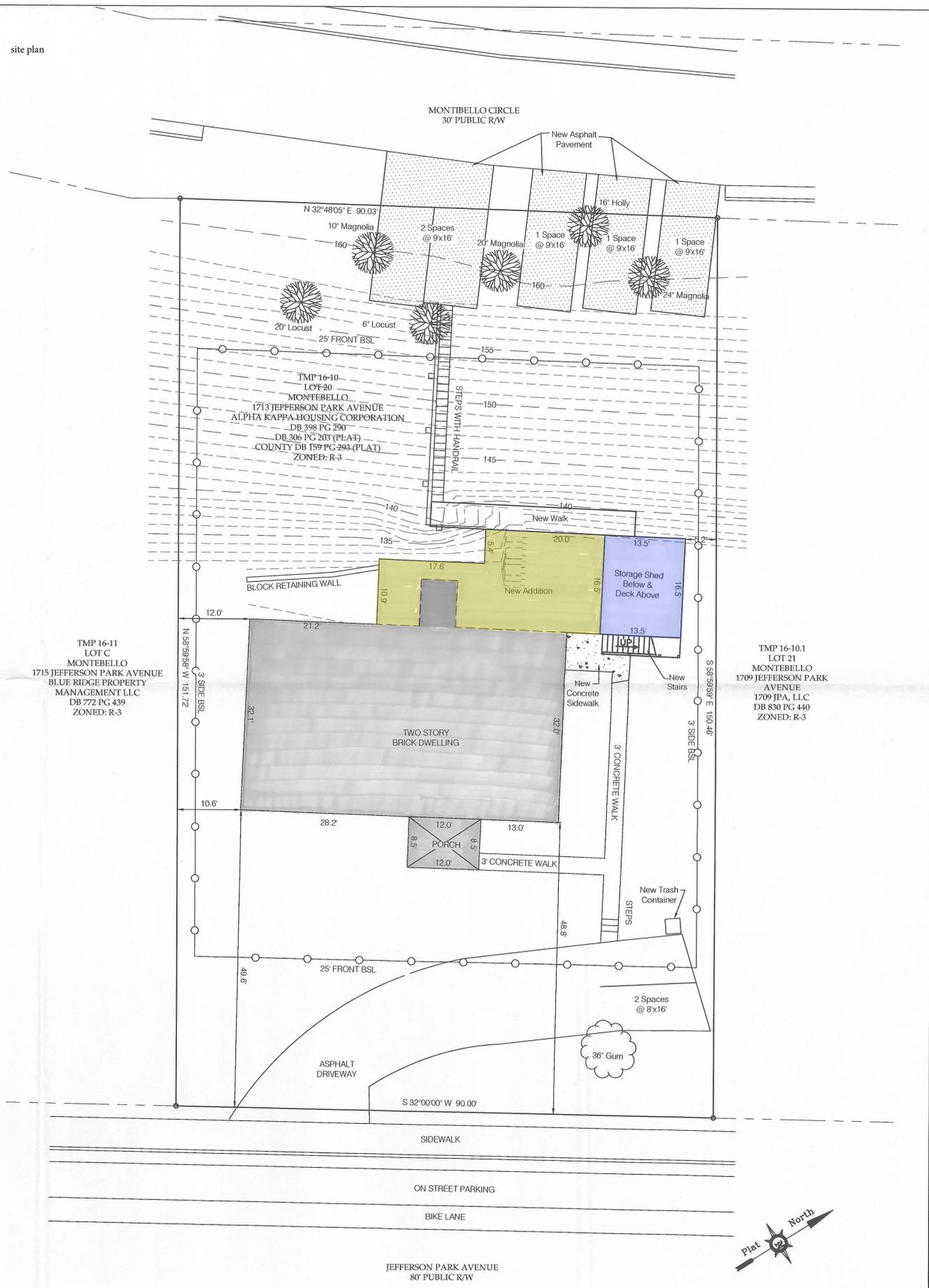
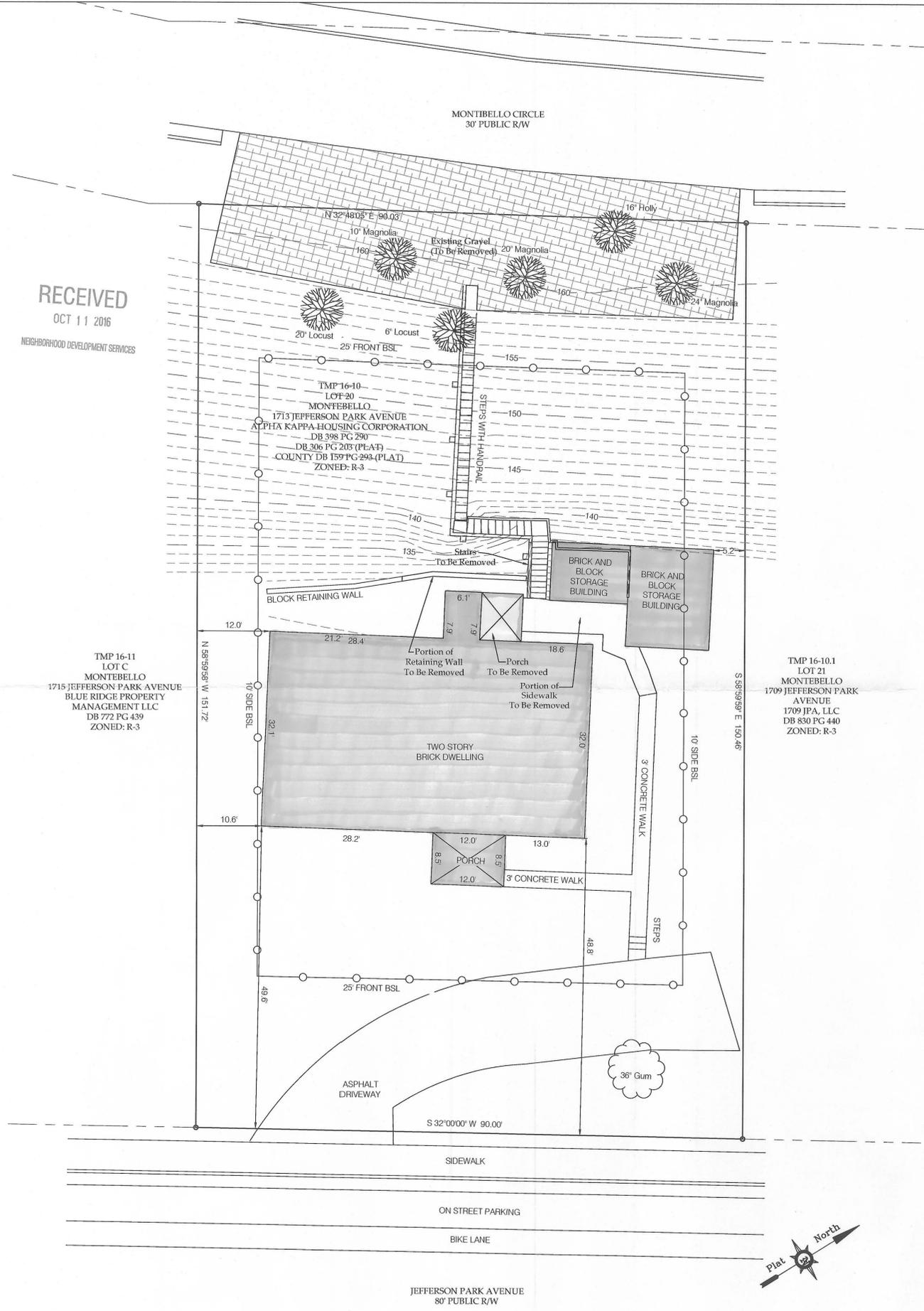
WHEREAS, following a joint public hearing before the Planning Commission and City Council, duly advertised and held on November 9, 2016, the Planning Commission reviewed the application materials and, following the public hearing, determined that the proposed Special Use, under suitable regulations and safeguards set forth within a list of recommended conditions, should be approved by City Council, and the Planning Commission has transmitted its recommendation to City Council; and

WHEREAS, this Council concurs with the Planning Commission and hereby finds and determines that, under suitable regulations and safeguards, the proposed Special Use is consistent with the Comprehensive Plan and will serve the interests of the public necessity, convenience, general welfare or good zoning practice; will conform to the criteria generally applicable to special permits as set forth within §§ 34-156 et seq. of the City Code; and will be consistent with the purpose of the R-3 zoning district classification. **NOW, THEREFORE**,

BE IT RESOLVED by the City Council of the City of Charlottesville, that a Special Use Permit is hereby granted to authorize a boarding (fraternity or sorority) house use within a building of the size and location depicted within the proposed Preliminary Site Plan, subject to the following conditions:

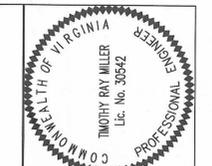
1. The fraternity house shall have a maximum of eight (8) bedrooms and not more than eight (8) residents. Any expansion of the fraternity house beyond eight (8) bedrooms and/or eight (8) residents will require an amendment to this Special Use Permit.
2. On-site parking will be provided in the location and configuration shown within the preliminary site plan dated 07/22/2016, as revised 09/15/2016. The final site plan shall demonstrate compliance with all of the following:
 - a. Any on-site parking off of Montebello Circle shall be angled in a way to prevent backing out onto the road at a 90° angle.
 - b. No trees shall be removed to make room for parking.
 - c. Parking on the existing driveway off of Jefferson Park Avenue shall be limited to two (2) spaces and must be screened from view of Jefferson Park Avenue.

- d. All on-site parking shall be used exclusively by residents of the fraternity house and their guests. No selling or leasing of on-site parking for off-site functions is permitted.
3. All trash receptacles must be hidden from view when not set out for curbside pickup.
4. All outdoor lighting and light fixtures shall be full cut-off luminaires and equipped with devices for redirecting light (such as shields, visors, or hoods) to eliminate the luminaire glare and block direct light from on-site fixtures from spilling over onto neighboring properties. Fixtures shall be recessed and shall completely conceal the light source from all viewing positions other than those on-site positions intended to receive illumination from the fixture.
5. For the building and use described above, modifications of generally-applicable parking standards (City Code 34-984) and required yards (City Code 34-353) are approved, as follows:
 - a. Seven (7) on-site parking spaces will be required.
 - b. The following side yards shall be required:
 - i. Northeast Side Yard Abutting TMP 16-10.1 Lot 21 (S 58°59'59" E 150.446'): A side yard of three (3) feet, minimum will be required instead of one (1) foot of side yard per every two (2) feet of building height with a minimum of ten (10) feet.
 - ii. Southwest Side Yard Abutting TMP 16-11 Lot C (N 58° 59'58" W 151.72'): A ten (10) feet, minimum will be required, instead of one (1) foot of side yard per every two (2) feet of building height with a minimum of ten (10) feet.
6. Except as specifically modified within condition (5), buildings and structures, and the uses thereof, located on the Subject Property shall be in accordance with the provisions of City Code Sec. 34-353 and 34-984, and any other applicable provision of Chapter 34 (Zoning) of the Code of the City of Charlottesville.



1 EXISTING CONDITIONS/DEMOLITION PLAN
C-101 SCALE: 1" = 10'

2 SITE PLAN
C-101 SCALE: 1" = 10'



JOB NO.:	16175
DATE:	07/22/2016
SCALE:	AS SHOWN
DRAWN BY:	TRM
DESIGNED BY:	TRM
CHECKED BY:	

MERIDIAN
PLANNING GROUP, LLC
ENGINEERING*SURVEYING*PLANNING
440 PREMIER CIRCLE, SUITE 200
FARMINGTON, VA 24041
PHONE: 434-388-0111
WWW.MERIDIANVA.COM

NO.	DESCRIPTION	DATE
1	City Comments	08/11/16
2	City Comments	09/15/16

PROJECT TITLE:
SPECIAL USE PERMIT
APPLICATION PLAN
FOR AXE HOUSE

SHEET TITLE:
EXISTING CONDITIONS/DEMOLITION
PLAN & SITE PLAN

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	December 5, 2016
Action Requested:	Approve Resolution
Presenter:	Councilor Galvin
Staff Contacts:	Maurice Jones
Title:	Expand Career Pipelines & Paid Apprenticeships in Infrastructure Building and Repair within the City of Charlottesville for Local Residents

Background:

This item comes before Council at the request of Councilor Kathy Galvin during Other Business at the November 21, 2016 regular City Council meeting.

Discussion:

This resolution is patterned after the West Main Street resolution linking local employment opportunities to building infrastructure improvements, such as the Belmont Bridge.

Alignment with City Council's Vision and Strategic Plan:

This resolution supports Goal 1 of the Strategic Plan: Enhance the Self-Sufficiency of Our Residents, and Goal 3: Have a Strong, Diversified Economy. It also supports Council's Vision for Economic Sustainability.

Attachments:

Proposed Resolution to Expand Career Pipelines & Paid Apprenticeships in Infrastructure Building and Repair within the City of Charlottesville for Local Residents

RESOLUTION
to Expand Career Pipelines & Paid Apprenticeships in Infrastructure
Building and Repair within the City of Charlottesville for Local Residents

Whereas, the Piedmont Workforce Network (PWN) supports educational and skill enhancement and workplace readiness programs for eligible clients as they pursue career pathways in rising occupational groups (like transportation) that support the region’s target industry groups; and

Whereas, the Charlottesville City Council’s Strategic Plan calls for enhancing “the self-sufficiency of our residents” (Goal 1) and having “a strong diversified economy” (Goal 3); and

Whereas, the 2013 Charlottesville Comprehensive Plan goals for Economic Sustainability call for:

- partnering “with local workforce service providers to offer retraining opportunities for City residents in order to increase their chances of gaining employment in new and emerging industries” (Goal 6.5); and
- adopting the “Growing Opportunity (GO): A Path to Self- Sufficiency in Charlottesville” plan as a “framework for a City-wide policy to facilitate economic prosperity for all City residents” (Goal 6.10); and

Whereas, on March 21, 2016 the Charlottesville City Council directed the City Manager to conduct an analysis of jobs required by the West Main Street Improvement Project that could be performed in-house by city departments (such as sidewalk installation, laying pipe, others) and linked to the Growing Opportunity GO apprenticeship programs for the benefit of local residents within nine (9) months of passing that resolution, thereby establishing a precedent for linking local employment opportunities to infrastructure projects;

BE IT RESOLVED that Charlottesville City Council directs the City Manager and his staff to conduct an analysis of jobs required by the Belmont Bridge Project that can be performed in-house by city departments and linked to the Growing Opportunity GO apprenticeship programs as well as programs at CATEC and PVCC for the benefit of local residents within nine (9) months of passing this resolution; and

BE IT FURTHER RESOLVED that Charlottesville City Council directs the City Manager and his staff to work with the Virginia Department of Transportation (VDOT), the Thomas Jefferson Planning District Commission (TJPDC), the local Metropolitan Planning Organization (MPO) and the Piedmont Workforce Network (PWN) Council and Board to develop strategies to promote local recruitment for VDOT training programs and hiring as they pertain to regionally significant transportation projects like the Belmont Bridge, within nine (9) months of passing this resolution.

CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	December 5, 2016
Action Required:	Consideration of a Zoning Text Amendment
Presenter:	Brian Haluska, Principal Planner
Staff Contacts:	Brian Haluska, Principal Planner
Title:	ZT16-00004 – West Main Street Density

Background

At their meeting on March 21, 2016, the City Council referred the West Main Corridor zoning changes back to the Planning Commission following a concern that the proposed increase in by-right residential density was not covered by the previous advertisement. The proposal specifically mentioned by Council was to raise the by-right density in the corridors to 200 dwelling units per acre, thereby eliminating the need to review special use permit requests for higher residential density. Projects would be limited instead by the maximum heights, with the number of residential units controlled by the building code and floor heights within the building.

After a work session on May 24, 2016 the Planning Commission reviewed the proposed changes and recommended the density changes be denied at their meeting on June 14, 2016. The Commission favored keeping the by-right residential density at 43 dwelling units per acre across both West Main Corridors, in part because it would give the City an additional layer of review on projects with regard to the number of bedrooms in residential units on the corridor. The Commission expressed concern about the parking impacts of increased residential density that was not subject to review in a public forum. Council considered this recommendation in July 2016, and ultimately returned the item with an alternative proposal for review.

Discussion

The Planning Commission held a public hearing at their November 9, 2016 meeting. The Commission supported the proposed changes forwarded to them by Council.

Alignment with City Council Vision Areas and Strategic Plan

The City Council's "Quality Housing Opportunities for All" vision states that the City has "Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers."

Goal 2 of the City Council's Strategic Plan is to "Be a safe, equitable, thriving and beautiful community" that contains the following goal: "Engage in robust and context sensitive urban planning".

Citizen Engagement

The Planning Commission held a joint public hearing on the Zoning Text Amendment at their November 9, 2016 meeting. One person spoke at the hearing, and expressed support for keeping the density regulations along West Main Street at a lower density.

Budgetary Impact

City staff does not anticipate any negative budgetary impact from the resolution.

Recommendation

The Commission took the following action: Commissioner Santoski moved "to recommend to City Council that it should amend Sections 34-621, 34-641, of the zoning ordinance, to revise the residential density requirements in the West Main East and West Main West Corridors, because I find that the amendment is required by the public necessity, convenience, general welfare or good zoning practice."

Commissioner Clayborne seconded the motion. The Commission voted 6-0 to recommend approval.

Alternatives

City Council has several alternatives: (1) adopt the attached ordinances; (2) by motion, deny approval of the attached ordinances; or (3) by motion, defer action on the attached ordinances.

Attachment:

- Staff Report: <http://www.charlottesville.org/home/showdocument?id=47492>
- Proposed Ordinance

**AN ORDINANCE
APPROVING AMENDMENTS TO CHAPTER 34 OF THE CODE OF THE CITY OF
CHARLOTTESVILLE (1990), AS AMENDED (ZONING), DIVISION 5 (WEST MAIN STREET
WEST CORRIDOR), SEC. 34-621 (DENSITY) AND DIVISION 6 (WEST MAIN STREET EAST
CORRIDOR), SEC. 34-641 (DENSITY) TO CHANGE THE RESIDENTIAL DENSITY
ALLOWED BY RIGHT AND BY SPECIAL USE PERMIT WITHIN EACH DISTRICT**

WHEREAS, by resolution adopted on March 21, 2016, City Council initiated certain amendments to the text of the City's Zoning Ordinance, Sections 34-621 and 34-641 of the Code of the City of Charlottesville (1990), as amended, and those proposed amendments were previously referred to the Planning Commission for recommendations, subsequently modified by City Council and re-referred to the Planning Commission for recommendation ("Proposed Zoning Text Amendment"); and

WHEREAS, a joint public hearing on the Proposed Zoning Text Amendment, was held before the Planning Commission and City Council November 9, 2016, after notice to the public and to adjacent property owners as required by law, and following conclusion of the public hearing the Planning Commission voted to recommend approval of the Proposed Zoning Text Amendment; and

WHEREAS, after consideration of the Planning Commission's recommendation and other factors and considerations, this Council is of the opinion that that the Proposed Zoning Text Amendment has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Zoning Text Amendment, and (ii) the Proposed Zoning Text Amendment is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Sections 34-621 and 34-641 of the Code of the City of Charlottesville (1990), as amended, are hereby amended and reenacted as follows:

Sec. 34-621. Density

Residential density shall not exceed ~~forty-three (43)~~ sixty four (64) DUA; however, up to ~~two hundred (200)~~ one hundred eighty (180) DUA may be allowed by special use permit.

Sec. 34-641. Density

Residential density shall not exceed forty-three (43) DUA; however, up to ~~two hundred (200)~~ one hundred twenty (120) DUA may be allowed by special use permit.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	December 5, 2016
Action Requested:	Approve Resolution
Presenter:	Councilor Szakos
Title:	Statement of Principle: A Commitment to Pluralism, Inclusion, Equity and Justice

Background:

This item comes before Council at the request of Councilor Kristin Szakos during Other Business at the November 21, 2016 regular City Council meeting.

Alignment with City Council's Vision and Strategic Plan:

This resolution supports Goal 2 of the Strategic Plan: Be a Safe, Equitable, Thriving and Beautiful Community. It also supports Council's Vision for a Community of Mutual Respect.

Attachments:

Resolution: Statement of Principle: A Commitment to Pluralism, Inclusion, Equity and Justice

RESOLUTION

Statement of Principle: A Commitment to Pluralism, Inclusion, Equity and Justice

Advancing equity and inclusion is critical to the success of our community and our nation. Our diversity is the source of our pride and our prosperity.

As political rhetoric on the national level has become heated and divisive, and with an increase in hateful and dangerous speech and acts locally and nationwide, many of our neighbors have experienced fear and anxiety.

At this time we must strongly reaffirm our commitment to diversity and to fostering an atmosphere of inclusion.

We reject hate speech, hate crimes, harassment, racial bias, homophobia, Islamophobia, anti-Semitism, anti-immigrant discrimination, and harmful bias and discrimination in all forms.

We welcome all people and recognize the rights of individuals to live their lives with dignity, free of fear and discrimination because of their faith, race, sexual orientation or identity, national origin or immigration status.

We believe the public sector has a critical role in ensuring the public good and pledge to continue our work in making our services and programs accessible and open to all.

**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date: December 5, 2016.

Action Required: Council Appropriations.

Presenter: Christopher Cullinan, Director of Finance.

Staff Contacts: Christopher Cullinan, Director of Finance.
Leslie Beauregard, Assistant City Manager.

Title: Year End Adjustments- F.Y. 2016 and General Fund Balance
Transfer.

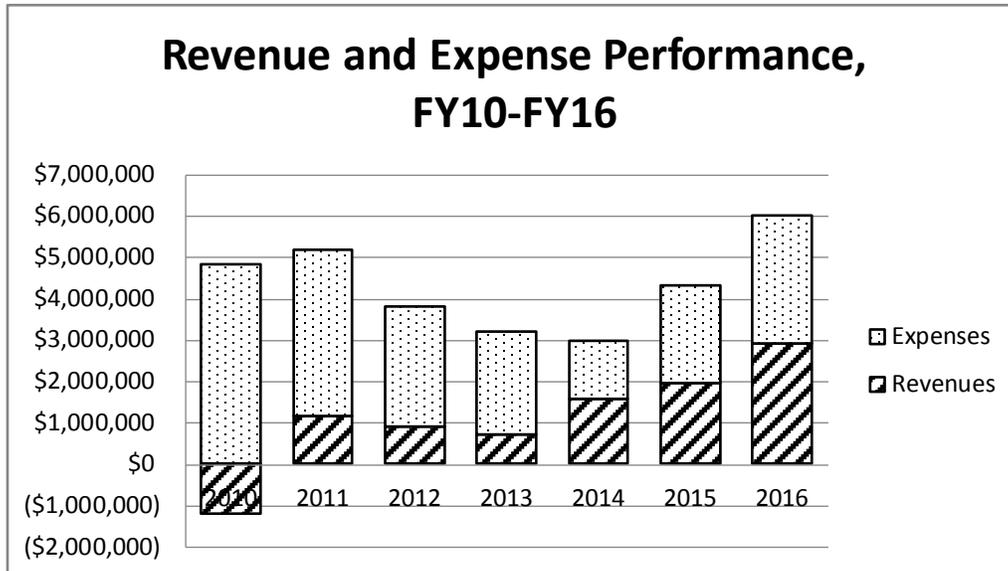
Background:

After the annual financial records audit, City management makes recommendations for one-time appropriations and transfers to other funds, depending on the funds available after closing the fiscal year.

Discussion:

For the fiscal year ending June 30, 2016 (fiscal year 2016), the City's General Fund ended with a positive surplus of \$5,995,549 or 3.8% within budget. Revenues performed better than expected while City departments spent less than budgeted. This result is consistent with the City's recent financial performance:

Fiscal Year	Revenues Over/(Under) Budget	Expenses Over/(Under) Budget	Balance Surplus/(Deficit)
2010	(\$1,215,660)	\$4,829,993	\$3,614,333
2011	\$1,155,727	\$4,038,399	\$5,194,126
2012	\$891,240	\$2,903,832	\$3,795,072
2013	\$691,027	\$2,506,046	\$3,197,073
2014	\$1,566,171	\$1,419,986	\$2,986,157
2015	\$1,962,858	\$2,353,748	\$4,316,606
2016	\$2,924,529	\$3,071,020	\$5,995,549



A detailed discussion of revenue and expenditures performance is listed below.

Revenues

The fiscal year 2016 actual revenues were \$2,924,529 over budget or 1.87% over the adopted budget. Significant revenue budget variances were as follows:

- **Meals Tax** was over budget by \$609,292. This revenue source continues to show strong growth.

Note: the F.Y. 16 performance of the Meal Tax is not attributable to City Council raising the rate from 4% to 5% as the increase was built into the original budget projection.

As part of the adoption of the F.Y. 16 budget, City Council directed the City Manager to “report to City Council the total amount of meals tax revenue received by the City for the period from July 1, 2015 through June 30, 2016, and the average annual amount of meals tax revenue received by the City for the three fiscal years immediately prior to July 1, 2015. If the amount of the fiscal year 2016 meals tax revenue is at least ten (10) percent less than the prior three year average, on a rate-adjusted basis, the City Manager’s report shall also include an analysis of the factors that may be responsible for the decline in meals tax revenue. If City Council finds that the decline in revenue is attributable to the one (1) percent increase in the meals tax, which became effective July 1, 2015, City Council shall take the

necessary actions to repeal the one (1) percent increase, effective at midnight, June 30, 2017.”

As shown below, the meals tax, on a rate-adjusted basis, has increased over the past three fiscal years:

Fiscal Year	Meals Tax Revenue Received (Actuals)	Meals Tax Rate (%)	Meals Tax Revenue Received on Rate Adjusted Basis	\$ Change Meals Tax Revenue on Rate Adjusted Basis	% Change Meals Tax Revenue on Rate Adjusted Basis
2013	\$8,103,257	4	\$2,025,814	n/a	n/a
2014	\$8,156,709	4	\$2,039,177	\$13,363	0.66%
2015	\$8,703,398	4	\$2,175,850	\$136,672	6.70%
2016	\$11,320,042	5	\$2,264,008	\$88,159	4.05%

- **Real Estate Tax** was \$623,395 over budget due to assessed and/or new construction values that were higher than originally budgeted.
- **Personal Property Taxes** were \$617,190 over budget primarily due to overall growth being more than anticipated. There has been increases in the total number of vehicles and new purchases.
- **Lodging Taxes** were \$578,656 over budget due to more rooms being constructed and higher room rates and occupancy levels.

The City of Charlottesville has a revenue forecasting team that consists of members from Budget, Finance, Treasurer, Commissioner of Revenue, and Economic Development. This team meets on a regular basis to review budget versus actual revenue during the year. The team also monitors and tracks trends to keep management informed as revenue forecasts change.

Expenditures:

Expenditures were under budget by \$3,071,020 or 1.96% of the adopted budget. Significant budget savings were as follows:

- **Children’s Services Act Local Match** was under budget by \$495,087. Similar to last year, this was the result of fewer children in foster care and fewer foster care children in congregate care.
- **The Charlottesville Albemarle Joint Security Complex** was \$180,546 under budget. The regional jail had a net income surplus for FY16 which was primarily the result of vacancy savings, two additional unbudgeted officer positions funded by the state and state per diem payments that came in higher than anticipated. The City’s share of the net income was 39.4%.
- **Commonwealth Attorney** was under budget by \$304,719 due to position vacancies.

- **Parks and Recreation** was under budget by \$471,540 due a variety of factors. Full-time salary and benefit savings were realized in the Aquatics and Athletic cost centers due to a number of position vacancies throughout the year. Smith Aquatic Center was closed in February due to mechanical and maintenance issues and the summer was cooler than expected at the outdoor pools minimizing the need to be fully staffed with lifeguards.
- **Parking Enterprise funds** were appropriated by Council on June 20, 2016 to start a parking operations fund. As of June 30th, \$500,000 remained unspent and will be carried over and used in FY17.
- **Social Services local matching funds** required were \$463,950 less than the amount budgeted largely because of position vacancies within the Social Services department. In FY16 the department had 26 vacancies due to promotion, resignation or retirement.
- **Citywide Departmental Budget Savings.** City departments continue to do a very good job of monitoring their budgets which resulted in expenditures less than budget. Savings resulted from vacancies, efficiencies, and staff's constant due diligence with city tax dollars. We will be asking City Council to use some of these savings to fund items listed on the resolution and detailed in the attached memo.

Resolution/Carryover Request:

The resolution recommends that \$2,077,326 be approved and carried over in the Fiscal Year 2017 budget.

Attached is Exhibit I which provides a summary of appropriations requested. There is a balance of \$3,918,233 after the recommendations, which the City Manager recommends be placed in the Capital Improvement Program Fund for future programming.

Community Engagement:

A public hearing will be held to discuss these year-end results and accompanying appropriation of carryover funds.

Budgetary Impact:

Policy Recommendation for Fund Balance Excess

- The remaining \$3,918,223 is recommended to be transferred to the Capital Improvement Fund contingency for future capital needs.

This recommendation is in accordance with our financial policy and allows the City to contribute more towards a “pay as you go” (PAYGO i.e. cash) C.I.P. versus issuing bonds. This is something the bond rating agencies track closely and consider a good financial management practice. Exhibit I also contains a summary of revenues and expenses to budget for F.Y. 10 to F.Y. 15.

Alignment with Council Vision Areas and Strategic Plan:

This resolution serves to close out and summarize the financial results of fiscal year 2016 and as such aligns with Goal 4 of the Strategic Plan, to be a well-managed and successful organization.

Recommendation:

Staff recommends that Council approve the attached resolution.

Alternatives:

Amend the Recommendations.

Attachments:

1. Memo- End of Year Adjustments/Exhibit I.
2. FY 2016 Year End Appropriation.

**City of Charlottesville.
MEMO.**



To: Members of City Council.
From: Christopher Cullinan, Director of Finance.
Leslie Beauregard, Assistant City Manager.
Date: December 5, 2016.
Subject: **F.Y. 2016 End of Year Adjustments.**

In order to close the City's financial records for F.Y. 16 and to finalize the City's annual financial report, we would like to request that Council approve the attached resolution to adjust certain accounts. This is a normal procedure that takes place each year.

Provided below is a brief description of the items contained in the various sections of the appropriation:

- Section I - General Fund.
- Section II - Capital Projects Fund.
- Section III – Equipment Replacement Fund.
- Section IV - Facilities Repair Fund.
- Section V - Grants Funds.
- Section VI – Utility Funds.
- Section VII – Transit Fund.
- Section VIII – Information Technology Fund.
- Section IX – School Gainsharing.

Included are names of the department or program, the amount of the adjustment and a brief discussion of the reason(s) for the appropriation.

I. General Fund.

(a) Departmental Appropriations – Section 1 (a).

The following appropriations are requests for carryovers of unspent funds and new requests not previously appropriated.

- Treasurer - \$18,000.
These funds will be used to replace the security cameras to fully cover the lobby, entrance points, all cash handling areas in the Treasurer's office and the Utility Billing office customer service desk.

- Finance/Assessor - \$8,316.
These unspent funds will be used as a one-time expenditure to purchase two CoStar Program licenses. This software provides access to a proprietary data base of real-time commercial real estate transaction data that can be used to more accurately appraise commercial and industrial property values.
- Voter Registrar - \$17,127.
These carryover funds will be used to upgrade office security cameras and purchase additional workroom storage furniture.
- Neighborhood Development Services - \$340,000.
These funds will be used to fund temporary staff costs and an on-call engineering contractor to help with the additional work necessary to implement the three Smart Scale (HB2) projects approved by VDOT (Fontaine Avenue Streetscape, East High, Lexington Avenue/9th Street Intersection and Emmet Street Streetscape - \$140,000) and \$200,000 will be used to facilitate a review and revision of the City's Standard and Design Manual. The appropriation of funds for the Standard and Design Manual will be considered a continuing appropriation and will not expire unless further altered by Council.
- Police - \$240,575.
These unspent funds will be used to pay-off a vehicle replacement loan (\$76,075), to replace two trail bikes (\$10,000), to add security gate for the garage (\$25,000), officer protective equipment (\$64,500) and to replace fleet cameras (\$65,000).
- Parks and Recreation - \$17,500.
These funds will be used to pay the excess costs for the lease on the parking lot used for the current market location that are not in the current operational budget for FY17.
- Blue Ribbon Commission on Race, Memorials and Public Spaces - \$500,000.
This funding could assist in the implementation of Council approved recommendations coming out of the Blue Ribbon Commission on Race, Memorials and Public Spaces. This appropriation will be considered continuing and will not expire unless further altered by Council.

- Art in Place - \$27,500.
These carryover funds will be used to pay for an FY16 contract invoice that was not billed or received until FY17.
- Citywide Reserve - \$148,750.
These funds will be appropriated and available for the City Manager to use to cover unexpected costs that may occur during the year.
- Compensation Study Implementation and Pay Adjustments - \$289,000.
In 2015, the City engaged in a compensation study that surveyed and compared the salaries of various positions in the City and benchmarked them with other localities around the state. A similar study was performed in 2012 and pay adjustments were made as part of the FY 12 budget. These funds will be used to fund salary increases for the remainder of FY17 to the positions that were found to be below market. The majority of the positions affected are public safety. Budget staff will include the adjusted salary levels as part of the FY 2018 budget proposals going forward.
- Community Outreach and Engagement - \$8,376.
These unspent carryover funds will be used to fund the expenses related to community outreach and engagement events such as the town hall meetings. This appropriation and future appropriations for this purpose will be considered continuing and will not expire unless further altered by Council.

(b) Additional Transfers and Appropriations – Section 1(b).

The following appropriations are requests for transfers from the General Fund to other funds.

- Transfer to Transit - \$167,632.
\$27,032 of these funds were received as proceeds from a sale of buses originally purchased with Federal Transit Administration (FTA) funds. FTA instructs that if these funds are to be kept, they must be spent on similar items. Transit will use these funds to help supplement funding for future bus purchases. \$50,000 will be used to purchase a diesel filter cleaning system, \$9,600 will be used to purchase a heavy duty wheel balancer, \$54,000 will be used to purchase two Cummins replacement engines as inventory to ensure continuity of service should a bus engine fail, and \$50,000

in unspent carryover funds will be used to make improvements to the pedestrian crossing on Water Street at the Downtown Station.

- **Transfer to Information Technology Fund - \$153,000.**
The funds will be used to reimburse the computer replacement account for unanticipated Mobile Data Computer replacements that were required due to technical requirements of the new Emergency Communications Center computer aided dispatch system.
- **Transfer to Equipment Replacement Fund - \$25,766.**
The sum of \$25,766 received as a transfer from the General Fund shall be appropriated into the equipment replacement reserve account to be used for future equipment replacement purchases.
- **Transfer to Golf Course - \$115,784.**
These funds will be used to help offset the negative fund balance in the City's Golf Fund.
- **Transfer to Capital Projects Fund - \$3,918,223.**
These funds will be transferred to the C.I.P. Contingency fund per the City's financial policy.

II. Capital Projects Fund - \$100,000.

- The sum of \$100,000 received from the schools as F.Y.16 gainsharing funds are appropriated to the Schools Lump Sum project account (SH-017, P-00923).

III. Equipment Replacement Fund - \$25,766.

- The sum of \$25,766 received as a transfer from the General Fund shall be appropriated into the equipment replacement reserve account to be used for future equipment replacement purchases (1631001001).

IV. Facilities Repair Fund - \$46,505.

- **Courthouse Maintenance (P-00099) - \$20,859** - These unspent restricted court fees will be used for future court repair work or records conversion. The amount will be carried over in the Facilities Repair Fund.
- **Courthouse Construction (P-00783) - \$25,646** – These unspent restricted court fees will be used for future renovations or construction

projects relating to the courts and will be carried over in the Facilities Repair Fund.

V. Grants Fund - \$31,021.

These funds were received from outside sources and are being appropriated to be spent by the respective grants:

- \$1,021 – these funds will be used for additional qualifying State Fire Grant expenditures (1900010).
- \$12,500 – these funds will be used for Crisis Intervention Training mentoring grant from the Virginia Department of Behavioral Health and Development Services (1900225).
- \$6,500 – these funds will be used for Crisis Intervention Training mentoring grant from the Department of Criminal Justice System (1900226).
- \$11,000 the funds will be used for the operations of the Crisis Intervention Training Program (3101003000).

VI. Utility Funds - \$159,250.

- Utility Billing - \$15,000 these funds will be used to help fund a cost of service study for water and wastewater.
- Gas Fund - \$144,250, these unspent carryover funds will be used to fund the cost of a replacing a steel pipe with a factory defect that was discovered during an inspection performed as part of the Route 29N construction project.

VII. Transit - \$190,632.

These funds were received as a transfer from the General Fund and will be used in the following manner:

- \$27,032 will be used to help supplement funding for future bus purchases (2804001000).
- \$50,000 will be used to purchase a diesel filter cleaning system (2804001000).
- \$9,600 will be used to purchase a heavy duty wheel balancer (2804001000).
- \$54,000 will be used to purchase two Cummins replacement engines (2804001000).
- \$50,000 will be used to make improvements to the pedestrian crossing on Water Street at the Downtown Station (2804001000).

VIII. Information Technology Fund - \$153,000.

The funds will be used to reimburse the computer replacement account for unanticipated Mobile Data Computer replacements that were required due to technical requirements of the new Emergency Communications Center computer aided dispatch system (2131001000).

IX. Schools Gainsharing - \$100,000.

In 1998, the School Board and City Council entered into a gainsharing agreement. This agreement mandates that the first \$100,000 to go to facilities for School Capital Improvement Projects, the next \$100,000 is retained by the Schools in the General Fund and then any amount over \$200,000 will be shared equally (50/50) between the School Board and the City. According to the formula \$100,000 will be contributed to the City's School Lump Sum Project Fund.

Cc: Craig Brown, City Attorney.

Exhibit 1

Fiscal year End 2016

Revenue over Budget	2,924,529
Expenditures under Budget	<u>3,071,020</u>
Balance under Budget	5,995,549

RECOMMENDED APPROPRIATIONS

Treasurer - Security Cameras	18,000
Finance/Assesor - Co-Star Program License	8,316
Voter Registrar - Security Cameras and additional storage furniture	17,127
NDS - Temporary Labor HB2 project coordination and on-call engineering	140,000
NDS - Review and Development of the Standard and Design Manual	200,000
Police - Equipment Replacement Loan Payoff	76,075
Police - Trail Bikes	10,000
Police - Parking Garage Security Gate	25,000
Police - Protective Equipment	64,500
Police - Fleet Camera Replacements	65,000
Transfer to Equipment Replacement Reserve	25,766
Parks and Rec - City Market rent difference for current location	17,500
Blue Ribbon Commission on Race, Memorials and Public Spaces	500,000
Art in Place - unbilled FY16 contract invoice	27,500
Citywide Reserve	148,750
Compensation Study Implementation and Pay Adjustments	289,000
Transfer to IT - Police Mobile Data Computer replacements	153,000
Transfer to Transit - Equipment and Pedestrian Improvements	167,632
Community Outreach (Town Hall Meetings, etc.)	8,376
Transfer to the Golf Fund	115,784
	(2,077,326)

Surplus Fiscal Year End 2016 **\$ 3,918,223**

Transfer to CIP **\$ (3,918,223)**

Remaining Surplus 0.00

Summary of Prior Year Results

	<u>Revenue</u>		<u>Expenses</u>		<u>Balance Under Budget</u>
Year ended June 30, 2015	\$ 1,962,858	\$	2,353,748	\$	4,316,606
Year ended June 30, 2014	1,566,171		1,419,986		2,986,157
Year ended June 30, 2013	691,027		2,506,046		3,197,073
Year ended June 30, 2012	891,240		2,903,832		3,795,072
Year ended June 30, 2011	1,155,727		4,038,399		5,194,126
Year ended June 30, 2010	(1,215,660)		4,829,993		3,614,333

FY 2016 Year End Appropriation

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the actions hereinafter set forth are herein authorized with respect to the accounts of the City listed herein, for the fiscal year ended June 30, 2016. The memo to Council dated December 5, 2016 is hereby made part of this appropriation.

I. General Fund (105).

(a) Departmental Appropriations.

The following amounts shall be permitted to be carried over and expended in the General Fund's respective cost centers or internal orders in the following fiscal year:

1901001000. Treasurer.	\$ 18,000.
2041001000. Finance/Assessor.	\$ 8,316.
2301001000. Voter Registrar.	\$ 17,127.
3901001000. Neighborhood Development Services.	\$ 340,000.
3101001000. Police Department	\$ 240,575.
3691001000. Parks and Recreation – City Market.	\$ 17,500.
2000135. Blue Ribbon Commission on Race, Memorials and Public Spaces.	\$ 500,000.
9753005000. Art in Place.	\$ 27,500.
1631001000. Citywide Reserve.	\$ 148,750.
2213001000. Compensation Study Implementation. and Pay Adjustments	\$ 289,000.
2000122. Community Outreach and Engagement.	\$ 8,376.
Total Section 1 (a).	<u>\$ 1,615,144.</u>

(b) Additional Transfers and Appropriations.

9803030000. Transfer to Transit.	\$ 167,632.
9803030000. Transfer to Information Technology.	\$ 153,000.
9803030000. Transfer to Equipment Replacement.	\$ 25,766.
9803030000. Transfer to Golf Fund.	\$ 115,784.
9803030000. Transfer to Capital Projects Contingency Fund.	\$ 3,918,223.
Total Section 1 (b).	<u>\$ 4,380,405.</u>

II. Capital Projects Fund (426).

- The sum of \$100,000 received from the schools as F.Y.16 gainsharing funds be appropriated to the Schools Lump Sum project account (SH-017, P-00923).

III. Equipment Replacement Fund (106).

- The sum of \$25,766 received as a transfer from the General Fund shall be appropriated into the equipment replacement reserve account to be used for future equipment replacement purchases.

IV. Facilities Repair Fund (107).

- Courthouse Maintenance (P-00099) - \$20,859 - These unspent restricted court fees will be used for future court repair work or records conversion. The amount will be carried over in the Facilities Repair Fund.
- Courthouse Construction (P-00783) - \$25,646 – These unspent restricted court fees will be used for future renovations or construction projects relating to the courts and will be carried over in the Facilities Repair Fund.

V. Grants Fund (209).

These funds were received from outside sources and are being appropriated to be spent by the respective grants:

- \$1,021 – these funds will be used for additional qualifying State Fire Grant expenditures (1900010).
- \$12,500 – these funds will be used for Crisis Intervention Training mentoring grant from the Virginia Department of Behavioral Health and Development Services (1900225).
- \$6,500 – these funds will be used for Crisis Intervention Training mentoring grant from the Department of Criminal Justice System (1900226).
- \$11,000 the funds will be used for the operations of the Crisis Intervention Training Program (3101003000).

VI. Utility Funds (631).

- Utility Billing - \$15,000 these funds will be used to help fund a cost of service study for water and wastewater.
- Gas Fund - \$144,250, these unspent carryover funds will be used to fund the cost of replacing a steel pipe with a factory defect that was discovered during an inspection performed as part of the Route 29N construction project.

VII. Transit (245).

These funds were received as a transfer from the General Fund and will be used in the following manner:

- \$27,032 will be used to help supplement funding for future bus purchases (2804001000).
- \$50,000 will be used to purchase a diesel filter cleaning system (2804001000).
- \$9,600 will be used to purchase a heavy duty wheel balancer (2804001000).
- \$54,000 will be used to purchase two Cummins replacement engines (2804001000).
- \$50,000 will be used to make improvements to the pedestrian crossing on Water Street at the Downtown Station (2804001000).

VIII. Information Technology Fund (705).

\$153,000 will be used to reimburse the computer replacement account for unanticipated Mobile Data Computer replacements that were required due to technical requirements of the new Emergency Communications Center computer aided dispatch system (2131001000).

IX. Schools Gainsharing.

In 1998, the School Board and City Council entered into a gainsharing agreement. This agreement mandates that the first \$100,000 to go to facilities for School Capital Improvement Projects, the next \$100,000 is retained by the Schools in the General Fund and then any amount over \$200,000 will be shared equally (50/50) between the School Board and the City. According to the formula \$100,000 will be contributed to the City's School Lump Sum Project Fund.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	December 5, 2016
Action Required:	Ordinance
Presenter:	Brian Daly, Director, Parks and Recreation
Staff Contacts:	Brian Daly, Director, Parks and Recreation Doug Ehman, Manager, Parks Division Vic Garber, Manager, Recreation Division Chris Gensic, Parks and Trail Planner
Title:	Ragged Mountain Natural Area Rules of Use

Background:

From the late 1800's until around 1990 the Ragged Mountain property was only open to water supply employees and anglers. In the 1990's, the Ivy Creek Foundation lobbied successfully to open the area to more public use by offering to construct and maintain a network of hiking-only trails on the property. Easements and land acquisitions from the adjacent Heyward property (Foxhaven Farm) allowed for a parking lot and for portion of trail at Roundtop Mountain.

Construction of the new Ragged Mountain Reservoir Dam led to the loss of about 40% of the trail system to a higher water level in the reservoir. City staff led multiple volunteer events to design and construct new trail links to restore lost sections and successfully restored nearly 80% of the loop trails lost during dam construction. The great majority of those trails were available upon completion of the construction project.

During construction, community members inquired of City staff why the rules at Ragged Mountain limited uses to hiking only when it is such a large property so close to town. The Ivy Creek Foundation released their management agreement in 2014 making the City (Parks Department) the primary land manager. The City has more staff and resources today to manage such trail networks and is not entirely dependent on volunteer labor.

Discussion:

City staff held a public meeting in November 2014 to gather public input about the proposed rules changes to allow biking, jogging, and dogs on the trail network. The majority of attendees at this meeting supported the proposed change.

Staff requested that a bio-blitz study be performed by the same local group of experts that had undertaken a similar study for a new County park property, Byrom Forest preserve. In addition to the volunteer citizen organized bio blitz to identify flora and fauna on the property, a local firm, Urban Habitats, was hired to perform an ecosystem analysis of the property. The bioblitz was completed in March 2016, and the ecosystem study report, cataloging the various zones of habitat

and forest cover, was released in June 2016. The ecosystem study noted some zones of particular sensitivity in the southwest corner, and around Roundtop Mountain.

Council meeting, proposed ordinance, and directive (October 2015)

City Council considered a proposed ordinance change to allow jogging, bikes, and dogs in October of 2015. Following discussion, Council directed staff to complete the bio-blitz and to undertake a planning process according to the approved process, then return to Council with recommendations following the planning process.

Community Engagement:

List of meetings, info, and outcomes

- February 29, 2016 - Project kickoff meeting and staff presentation of Raged Mountain history, etc.
- March 22, 2016 – Public “Open Mic night” – staff received comment from the public
- April 27, 2016 – planning and use charrette
- May 24, 2016 – Public Presentation of options A, B, C, and D (see below) for consideration and comment:
 - Option A – no public access
 - Option B – rules remain as is, hiking only (and boating/fishing)
 - Option C – Some shared use
 - Option D – more shared use

A fifth option was advocated by many at the May 24 meeting that provided for modified shared use. As a result, Option E was created by staff and

- Option E – modified shared use (bikes and dogs) on some trails, hiking/jogging on all trails
- July 20, 2016 – Public Hearing before Parks and Recreation Advisory Board regarding Options B, C, D & E

Public Comment

Public input was gathered in a variety of ways during the planning process. At the March 22 meeting, the public was given 3 minutes each to provide their thoughts and comments to staff. An email address specific to the plan was set up to receive ongoing comments. A park comment phone hotlines was also set up to take public comment. Sign-up sheets at each meeting allowed attendees to write in comments.

Parks and Recreation Advisory Board

Staff presented a basic overview of the process to date and the options for consideration to the Board at their June meeting to prepare for the public hearing in July. Multiple tours of the property with staff were taken to acquaint Advisory Board members with the property and trails. A public hearing was held before the Advisory Board on July 20, 2016 to gather public input, with a following thirty (30) day public comment period. At the September meeting, the Board discussed the options and proposed uses. The Board voted in October to recommend to City Council to continue the prohibition on dogs (except service animals), to permit running and jogging, and to permit bicycles on trails with some limitations on design and location. The Board advised staff to work on some options to the shared use concept, including the provision of some trails that are exclusively for hikers and others that are shared, as well as ensuring that no trails impacted sensitive environmental areas of the property.

Description of proposed staff options

Most trails have already been reconstructed, or are the original trails built by the Ivy Creek Foundation. The remaining major trails to be built include a few sections that will complete basic the loop around the reservoir, one from the upper dam road to an existing trail, another from the end of that existing trail to the new floating bridge. In the final Draft Trail Use Plan, new trails will also be required between the upper roadbed and the lower lakeside trail to provide a separation of hikers from those trails that would allow bicycles. Another trail section to be built is on the southern peninsula that was left after dam construction, and some connector links from the upper maintenance road to the lower trails.

Regardless of the final decision made by City Council, many pieces of trail will still need to be constructed to complete the loop, as described above. If a mixed use option is approved, the staff recommendation is that bicycles be allowed on trails designated on the Draft Trail Use Plan map. These trails are only located in the area from the parking lot, counter clock-wise around the north side of the reservoir to a point directly across the reservoir from the parking lot, at the end of the former “upper dam road”.

The trails that would allow bicycle use include the upper road bed to the first intersection with the lower trails. At that point, the upper road bed becomes hiker only to respect the wishes of the Ednam neighborhood not to have bikes at the border with their property. Separate trails would provide hiker-only and biking-allowed routes, around to the old upper dam roadbed. Trail between the old upper dam road and the western most part of the property would all be shared (bikes allowed). This is done because the density of users will be the lowest, the steeper terrain does not allow much space for multiple trails, and there is a need to create a loop for bicycles to turn around. In this option, all trails between the parking lot and link trail south of the old upper dam road on the southern side of the reservoir are hiker/jogger only, including the floating bridge.

The Parks and Recreation Advisory Board recommended to not allow any bicycles on the southern portion of the property from the dam to the floating bridge due to the narrow conditions of some of the existing trails.

During dam construction, the old caretakers house was removed and a parking lot created in its place. This modified the former boat access point. Currently small boats must be dragged up and down a steep hill from the parking lot to access the water. There have been requests to improve this situation by creating a boat loading area. City staff are working with RWSA to improve the boat loading/unloading area, potentially using the existing boat ramp near the RWSA shed. Items under consideration are protection of the RWSA shed, precluding vehicles from accessing the reservoir (no boat ramp”, improvements to the drop off/loading zone, vehicle turn around, potential for boat storage on site, and efforts to reduce the threat of aquatic invasives. The Parks and Recreation Advisory Board also recommended to continue the current boating and fishing rules (no gas engines, state fishing license required).

Following the receipt of comments from the Planning Commission, the recommendation (and comments) will be forwarded to City Council for consideration and adoption.

Implementation

Once a final plan and ordinance are adopted, staff will begin to work with naturalists and trail user groups to layout and construct the remaining trails in a sustainable manner. Some existing trails may also require alteration to put them in a more sustainable condition or to upgrade them for safety.

Staff will also continue to work to remove and control invasive plants on the property. This will take the effort of both staff and volunteers and will be an ongoing effort over many years. This work has already begun in the areas closest to the parking lots and will expand along the trails and further into the property over time.

Improvements to the boat ramp area and other fishing enhancements will require some design and approvals in advance of construction. Funding for such enhancements will need to be secured.

Due to the voluminous amount of documents, maps and other information generated throughout this process; all information related to the planning process as well as all public comment received to date can be viewed on the City's website at www.charlottesville.org/raggedmountain.

Alignment with City Council's Vision and Strategic Plan:

This ordinance supports City Council's "Green City" vision and contributes to Goal 2 of the Strategic Plan: Be a safe, equitable, thriving and beautiful community, and objective 2.5, to provide natural and historic resources stewardship.

Budgetary Impact:

Fiscal Impact of this action is minimal. The remaining trails can be constructed using existing staff time, equipment and volunteer labor. Future maintenance will be accomplished in the same manner.

Recommendation:

The Parks and Recreation Advisory Board recommends that the following uses be permitted at Ragged Mountain Natural Area:

- Hiking, jogging, running, boating, fishing
- Bicycling on designated trails

The Parks and Recreation Advisory Board further recommends that the following uses be prohibited at Ragged Mountain Natural Area:

- Dogs, with the exception of service animals

Alternatives:

Council may choose to accept, modify or reject the recommendation of the Parks and Recreation Advisory Board.

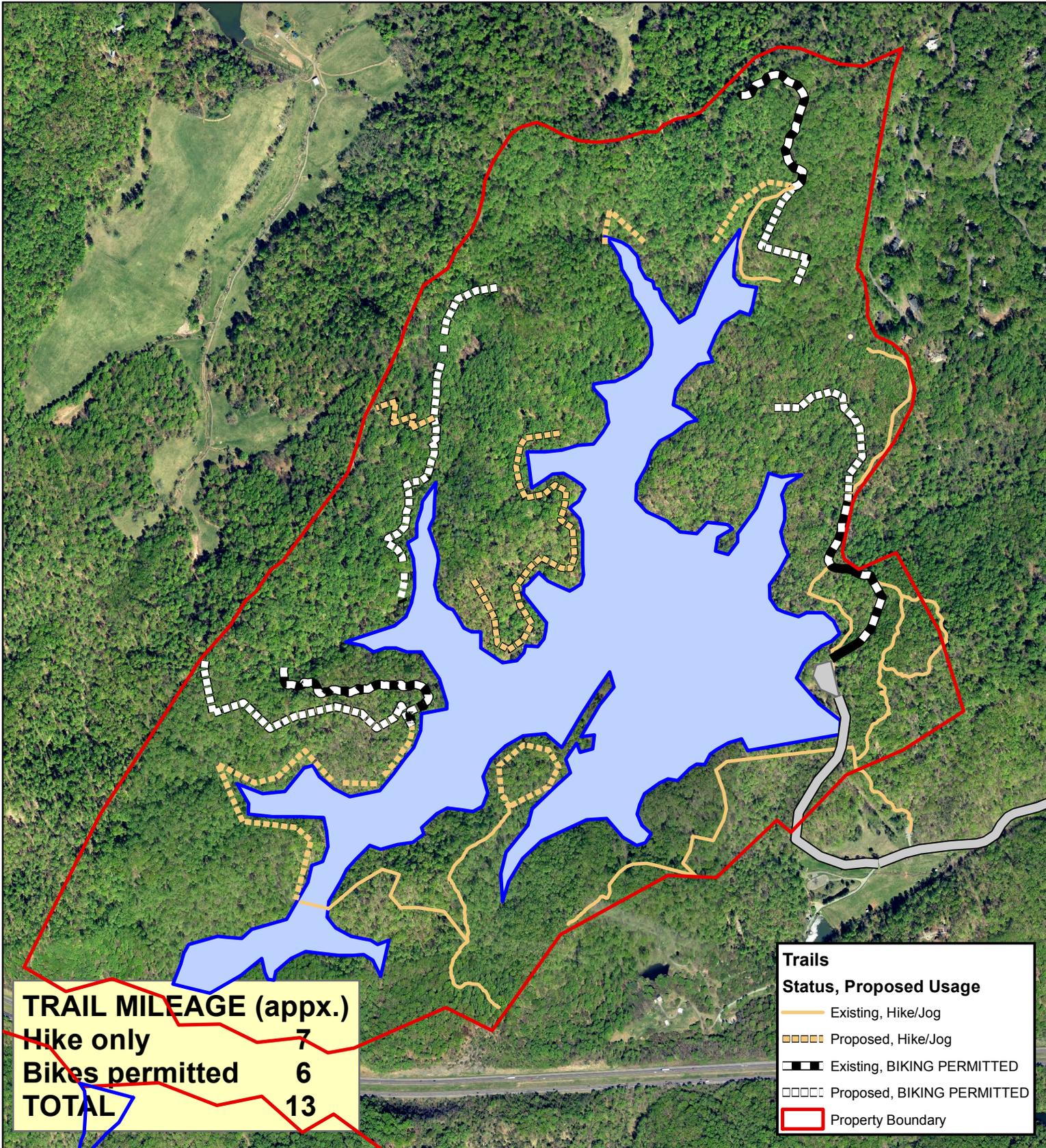
Attachments:

- Attachment 1 – Draft Trail Use Map – Ragged Mountain Natural Area – November 1, 2016
- Attachment 2 – Planning Commission Comments from November 9, 2016 Meeting
- Attachment 3 – Draft Ordinance – Ragged Mountain Rules of Use

RAGGED MOUNTAIN DRAFT TRAIL USE PLAN

Hiking/Jogging permitted on all trails
Biking permitted on checkered trails
Dogs not permitted (except service pets)

November 1, 2016



TRAIL MILEAGE (appx.)	
Hike only	7
Bikes permitted	6
TOTAL	13

Trails	
Status, Proposed Usage	
	Existing, Hike/Jog
	Proposed, Hike/Jog
	Existing, BIKING PERMITTED
	Proposed, BIKING PERMITTED
	Property Boundary



Trail locations are field located during construction with approximate routing shown in plan. Final locations will depend on site specific conditions and field verification.

**PLANNING COMMISSION COMMENTS
RAGGED MOUNTAIN NATURAL AREA
NOVEMBER 9, 2016**

Daly: Here for PC comment, no action required, master plan process followed. Not a master plan. There has been more public engagement and comment on this than any other issue in my tenure. Represents a tremendous love and passion for our parks by the community.

Keesecker – asks commissioners to provide feedback and then identify themes around consensus if there are any common themes without voting.

Jody Lahendro – Represents the PC on the P&R Advisory board. I've been very impressed with P&R handling of this, engagement with the public. Its been going on for a year. Started with several information sessions for the public as well as interactions, back and forth information, public hearing with over 60 public comments during a very long evening. Advisory committee has deliberated over last two or three months. Carefully taken thru different aspects of trails, types of trails, dogs, bike, hiking. Been very thorough and fair process, impressed with staff and advisory committee for doing their due diligence on this. At end of this process it was the advisory committee vote 6-2 to recommend as Mr. Daly said, that the trail system for hiking, running, biking be approved, that dogs be prohibited, the committee recommended that hike/bike trails be separated as much as practical. Final design to be determined by P&R staff, which they have presented in our packet. At the same time, I was one of two dissenting votes for the process, I believe that the natural area is rare and very special as being one of only two surviving in the Charlottesville region. The statement I presented in the packet says "the Charlottesville region has many parks and trails available for recreational use. RMNA is one of only two protected areas left for area residents. There is so much that is unknown by man about how ecosystems operate. To jeopardize a preserved natural area for human recreation because it 'belongs to all the people' is the worst kind of human arrogance and hubris. RMNA belongs to all living things."

Santoski – If you will indulge me to kick in here because I will be replacing Jody on the P&R Advisory board. I took it upon myself to Read everything on the P&R website and there is a boatload of information and letters and all sorts of things, and it took quite a while to go through it, you guys did a good job on that. There is no doubt there are some fervent feelings on both sides of the community as they looked at that. I tried to go into it without having any pre-conceived ideas with what I would do in a similar situation, but the one thing that I kept seeing going back, and I've tried to do this in my time on the Planning Commission is to see what kind of written trail has there been, what kind of trail of guidance from elected officials. It

is clear that the intent of RMNA and Ivy Creek are to be natural area. There can be some rationale for expanding mountain biking at RMNA at this time. Hedgerow will have multiple uses so I don't see any reason to rush into putting mountain biking to this area now. It is one of only two natural areas that we have, and there are other opportunities available or will be coming available, and its just added stress on an ecosystem. That is part of the reason for the reservoir going out to Ragged Mountain. I-64 already crosses part of it, which is why the western bypass was proposed not to be built in the first place ???? in area so why add more stress when we don't need to do it other than it would be nice to do it seems to be pushing the envelope

Green – Let me offer some different opinions. I am an avid trail runner and before I blew out my hip I was running 20-30 miles on trails, so I have run almost every trail through here and around the town, which still don't connect, but I know we are getting there, and I am a mountain biker. I will soon be 50 and I bike with several people who are over 50, so we are mountain bikers over 50, so to think that we should have it for only over 50 people, I am not such a big fan of, even though that's great. We do have a lot of mountain bike trails, that you get in your car to drive to. I do not buy the eco system arguments, there are a lot of things out there, but I think by separating the trails, that helps, I think its completely absurd to get in your car to bike somewhere. Personally if this was in my vicinity I would use it, but I would ride from my home and never get in my car and that is fantastic, and many bikers would do the same. In fact, I thought about this and, the lady with her Boys and Girls club shirt, they put together a program for inner city kids to road ride, and who is to say this wouldn't allow the B&G club to ride from the B&G club and hop on some nice trails without getting in a car, that gives a lot of people opportunity . Change is hard, I don't like it either, we are now an urban and as our city is getting denser we need more opportunity like this. You have the entire blue ridge A.T. that you cannot bike on, it is there for walking, and you do have to get in a car to get there. I understand the need for walk without bikes, I would never walk without my dog, he goes with me everywhere, the most joy I get out of life is a walk with my dog, so I get that. While I could argue that wildlife is already out there.

Santoski – I think it has less to do with ecology and more to do with, “why shouldn't we have natural area that are just natural areas” Why sh ????? I understand that we need something you can bike to. I asked I biking allowed at McIntire Park, which is a huge area, and you can bike there, why also need at Ragged Mtn?

Green – you can bike there but you are not always on trails. We bikers also want to bike were we are out in the woods.

Santoski – Then why don't we ask P&R to build trails at McIntire Park?

Green - Why don't we make McIntire park a natural area?

Santoski – Why don't we do that too? That's the argument I have, as McIntire is developing with a YMCA and more access why not put mountain bikes out there. I am not an expert, I only ride where its flat or I have an electric motor on my bike. The other thing was, I keep seeing, and I don't know, but there is a lot of conversation about Hedgerow south of Raged and designated to have bike trails, not in the too far distant future.

Keesecker, - can I add that there is a portion of the Ragged reservoir land, that is not hedgerow, that is also south of 64 and is essentially pristine, no trails.

Daly – that is correct, this map shwos the primary RMAN property, the southern property and was acquired before the interstate was built, Also shows Hedgerow property and explains deed of gift via The Nature Conservancy explaining it is for multi-use, there is no limit on use. County owns hedgerow, and has for a couple of years. No active planning has taken place, I know they want to do that, its just a matter of time and funding.

Green – How do you access Hedgerow?

Daly - Route 29

Green –So we would ride our mountain bike down US 29 to access Hedgerow?

Santoski – I see bikers all over the place, going down Old Lynchburg Road, Earlysville Road

Green – On a road bike. You might ride a road bike down 29, but you are not gonna ride a mountain bike on 29 for a couple miles. They are completely two different bicycles.

Kesecker – Can I ask a question about connectivity between the ragged mountain north parcel, the majority of the property, to the adjacent neighborhoods and areas north to the County. Is there any trailhead access for Ednam or Windsor Hill, or Birdwood golf course, and (Uva) foundation lands.

Daly - there are connections. There is a connection from Ednam near the ACSA water tower, there is also a trail I have yet to be on that comes up from Birdwood UVA property.

Chris Gensic clarifies that Ednam connection is private as are the private farms, but UVA trails do connect to Ivy Road

Santoski – Access to RMNA is where?

Daly - The primary access is Reservoir Road to the new parking are above the dam.

Keesecker - When was dam built? When property bought over 100 years ago, did they go right to building the dam?

Daly – This is the third dam, the existing finished in 2014

Hogg – The property was jointly developed by UVA and City as first joint undertaking to provide water for both. UV a relinquished ownership interest in the past. First dam was built 1885/1888. After opened, UVa filled in cisterns, just a few years before rotunda burned down.

Keesecker – so the dam and use of property as an infrastructure area to the community has been long standing, and the interstate was built in the late 1960s?

Keller – it was built in sections, hard to remember. Ivy Road and bypass from aerials on 1958/59 where its under construction

Keesecker – are there any tunnels/culverts under I-64 north and south, or are there plans to connect?

Daly – there is a culvert, as the reservoir expanded and grew, the reservoir now extends south of the interstate, you could go through with scuba gear, there is no pedestrian access. Well to the west, there is a tunnel under I-64 connecting north and south, but it is on private property, and was intended when built for livestock. You can drive a truck through it.

Keesecker – there are not any closer to town?

Daly – there is but also on private property

Keesecker – So its not technically impossible, but expensive, to build a new tunnel or bridge if desired.

Hogg - Big triangle to the north of Hedgerow, is that State Forest property?

Chris – that is J.W. Seig and other private inholdings. Forestry Division land is off Fontaine.

Kesecker – there is another map that probably helps us understand better the recreation areas, both City and County with their uses. Preddy Creek is on the northern edge of the County and Walnut Creek down Old Lynchburg and Route 20, popular areas to bike, are over 20 minutes away from the City.

Hogg- As someone who walks his dogs on these trails, particularly at O-hill and often at Walnut Creek because they are close places, 95% of bikers are fine, but its the other 5-10% can be terrible (People going way too fast, not yielding to pedestrians, being really rude and those are legitimate concerns. One can debate the fairness of regulating over 10% of the problem, but it

is a legitimate concern. I was nearly mowed down on)-hill by three teenagers coming down a cross trail and not slowing down as they came upon me.

Keesecker – In this case when we talk about separated trails would bikers be allowed on the hike trail or not at all? Completely separate? Existing with hiking permitted but biking allowed?

Daly – hiking and jogging would be permitted on all trails, the limitation would be on where bikes can go.

Keesecker – the plans inability to circumnavigate the dam is obviously being driven by the Parks and Recreation Advisory Board but their reasoning was related to what concerns?

Daly - There are some areas of existing trail, between the dam and the floating bridge in the south that are I would say not suitable for bike, in a couple place, is pretty steep cross slope, so there are areas not necessarily suitable for bikes, so that is one question the advisory board asked of staff and we provided that recommendation. In the southwest corner of the property, where the most significant and sensitive plant communities have been discovered in the eco system survey, we tried to limit activity there period, keep the trail as close to shoreline as possible.

(Commissioner) My question goes back to when ICF first handed this off to the City since you have the resources to manage it, was there intent to turn it over to the City and say do what you want for recreational purposes or did they turn it over with intent that it stay natural area and the city decided to expand it for recreational purposes.?

Daly – When dam construction closed the area, the recommendation was that during construction the area be closed. As the project went on and on, we talked to ICF and asked them post construction what do they see their role. Do they want to continue being the land manager? We have resources we did not have in the early 90's and we (the City) can be the land manager perform maintenance and build trails. After deliberation on their part, they chose to focus on Ivy Creek. I don't believe at that time there was discussion of potential use. One of the things we were tasked to do during the dam's construction was to make sure there was not a net loss of trails on the site,. The higher water inundated some of the trails, so we were building with volunteer help and that's when people started asking "why can't I ride a bike out here"" and that was the start of our public engagement process. It's a legitimate question, let's see what folks think.

Green –There are 2 organizations, Charlottesville Area Trail Runners (CAT), and Charlottesville Area Mountain Bike Club (CAMBC) are extremely respectful of land and parks, and would probably say, CAMBC was instrumental at building trails at Preddy Creek build trails as volunteers. While I understand that some mountain bikers are not great stewards, most of

them are, even on streets, many bikers are not following rules, they ride on the sidewalk. I know both of these clubs and their reputation and what they do for the community. Motto for VCAT is leave no trace.

Santoski – There are always individuals no matter what group you are in, that don't adhere to rules. Part of me says its been there 100 years, with sharing with UVa, Ivy Creek and we haven't had to have mountain biking out there until now, why do we need to have it right now?

Green – because of increase in density, there are a lot of things around here the due to increase in density.

Santoski – I guess if we didn't have hedgerow coming in...

Green – you can't access it I think that is a poor give and take since you can access the se trail by riding without getting in a car and you cannot with hedgerow.

Santoski – put mountain bike trails in McIntire Park

Keesecker – I don't think they are the same.

Green – It is not the same experience.

?? - Like the difference between Virginia Beach and the Blue Ridge Mountains

Hogg – what is enforcement mechanism for the segregation of activity, I am not aware in any of the parks that I have visited that activities are segregated as proposed here, between pedestrian only and bike only. Who is going to be enforcing the segregation and how?

Daly – It is going to be without someone physically standing at each trail crossing, its very difficult to enforce, just like allowable use at other park facilities. Our experience, in 30 personal years, is that 98% of people follow rules. Folks on mountain bike club have said they will stay where they are supposed to be. We will need a lot signage. There are some sign posts out there now. There is a bear made with a chainsaw at a trail connection is facing the parking lot, if you are ever lost, it helps you get back.

Jody – this map with materials is the first time I've seen it. I am a bit disturbed by how many biking trails there are proposed to be out there. will this go back to the P&R advisory committee to have more comment?

Daly – We took what the advisory board said which was to include biking as a permitted use along with the other things along with the prohibition of dogs, and to allow certain use in certain sections and ask staff to do our best to figure that out on the trail system and that is what we have done.

Jody – I would imagine from our conversation from our conversation with the advisory committee that there was going to be more separation between walking, hiking and the bikes, and I am seeing biking allowed most everywhere, and I expect those are shared trails, walking and biking and I am a little bothered by how much biking is being allowed throughout the site. The site is very tall canopy trees, low undergrowth, so sound travels.

Keesecker – that is why I asked the question and haven't had the benefit of your many months of hearing this debate, the question about circumnavigate, it appears that there are different ways to go out and come back for a bike, it was being generated by the idea that you couldn't make a continuous loop, you have to come out and go back and get a different experience on the return, is that part of the reasoning?

Daly – Where you see we are proposing for bikes. A good portion of those are the old roadbed. The sections we show new are in terms of miles of linear feet of trails, as noted on the legend, in this plan 7 miles of hiking are proposed and only 6 miles of biking.

Green – there is a fair amount of old roadbed out there

Keesecker – are they for maintaining the reservoir

Lahendro - The road bed is along the top, so it doesn't go to the water?

Daly - There are two locations where the road goes down to the water, like the access road to the old upper dam.

Keesecker - I'll throw out, regardless of the, my general sense is that this property represents an opportunity to be both a destination and a connection between ??? , and a larger theme as we become a more dense City, and I agree with the speaker earlier, that having opportunity to move from town to a natural or wooded area would be a draw and would add a facet to our experiences that can't really be had at McIntire Park. I think the 200 odd acres south of the interstate, with not trails, seems to be that would be a more natural natural area. To some degree, this is not really a manufactured natural area, but in some ways it's a bit of, I don't want to slight anyone who has degree in biology, but it has as dam on it, the water is not, there is an interstate that cuts across the land, I enjoy being outside as much as I want but if you can hear cars and planes, its not a complete escape, I knew exactly where I was. I've been in the woods, and you can get out in the woods, It is an opportunity to have recreation for a larger constituency, and Mr. Hirschman , not necessarily eyes on the street, but feet on the ground, but the more people that use the area, the better it will be , not worse because it is unique in its position to town to allow access to all sorts of groups. I would like to see it more activated like we would an urban plaza. We want to animate it, it does not strike me as the place to escape as much, but that' my own personal opinion because I think there

Jody – Who speaks for the animals and birds and wildlife and the fauna that’s out there? We keep allowing more and more people out there, but there is no one here at the table to represent the flora and fauna.

Kurt – I am not an expert on ecosystem, but I don’t imagine that impacts to the area through biking community that are drastically different from more used hiking community area. I am not separating the density of more hikers as more bike riders as one having more impact to flora and fauna.

Green- question – with this, if this were to go thru, was there any discussion about not having bike races, road races, is there a clause in there to not allow a race to occur in his area.

Daly – I don’t believe there was ever any intention of there being a mountain biking competition or race, or even an on foot race, or any competition or activity like that.

Green- If this were to go through, you might want to add that clause, I’ve been in a lot of places where the races is where it tears up the , doesn’t matter the use (hikers probably less impact).

Lahendro – As you pointed out in the past, who is gonna regulate that?

Green - You know if there is a bike race

Lahendro - I thought you were talking about people racing themselves.

Green- We are talking about, CAMBC has a mountain bike race at night, its pretty incredible

Santoski - Is there a cost associate with this? When you take this to council they are going to ask how much is it gonna take to implement this and how much to maintain it, as opposed to just allowing hiking out there

Daly –The trail construction, whether they are for people walking or biking in essentially exactly the same. The cost for constructing the remaining portions are minimal, the staff time and elbow grease, along with a lot of assistance from volunteers. Maintenance e is essentially done by volunteers throughout the trail system currently, we have staff that will do some cutback along some areas along the busier trails, but the single track trail are being maintained by volunteers.

Green- I think you would be surprised by the number of volunteer along Rivanna, Preddy Creek, Byrom, there’s tons.

Santoski what it boils down to me is that is hasn’t had mountain biking for a hundred years, shouldn’t we wait a little bit longer to make sure we are doing this for the right reasons. If we wait another two or three years is it gonna make a huge difference with urbanization and the

traction for these things. It is our main water supply, it is an area that if we are gonna have those things there let's make sure we do it the right way, and take our time in doing it.

Green – you realize a mountain bike is pedaled by your feet, its not gas.

Santoski - I know and they only allow electric motors out there for boats on the water, you can't have gasoline. I understand that, I am talking just strictly if anything we are planning, and we love to plan in Charlottesville, just look at how long West Main design took, maybe we take our time.

Green- what about the people who have met for months and months .

The P&R advisory committee made their decision (not unanimous) they came to us for recommendations. We may have different recommendations. I don't know how this is going to go to council but they are probably gonna ask the same kind of questions, and some people might say lets build it yesterday, and some might say let's wait. If that was me sitting over there (council) I would be thinking what do I want the PC to suggest? I hear from people all the time the we already make too much accommodation for bikes on our city streets as opposed to pedestrians on our sidewalks. So I want o be sure that mountain bikes, that we manage that balance.

Green- bikes should not be on sidewalks.

Keller –Mr. Chair, I agree that we are not going to reach consensus on this. Three of us have spoken with great intensity and passion, but others haven't said anything at all. I assume we have a split opinion. Just as Parks and Rec Advisory Board had a split decision, and we have the benefit of all those viewpoints, we need to send list of comments and concerns with some guidance to council. At least one of our earlier public commenters who opposed intensive uses at RMAN did suggest some guidance that if there is to be development that how it is done. We should go along those lines with pros and cons. Council is going to make their own decision. I can make some guesses now as to how they are going to fall out on this, but would not say it in public. There will be some divergent opinion and we should offer some advice.

Keesecker – Lets do a round robin and make a list of what we would consider the positive or pros of an approach on including, and we may be repeating debate that already happened, but we have consensus about those we can put forth an idea or two. Would that be fair? and then have the same effort for concerns? Would that be helpful?

Daly – To be clear – consensus is not required, as part of the process, what we wanted to hear is what we have heard, which is your comments and ideas about this on this, so I think we have a really good sense of how everybody feels about this. That is what we wanted to capture and

that is what we will be sending along with the recommendation of the advisory board as well as all of the public comment that has been received.

Santoski –If you take the time to look through everything that is on the P&R website, there really is a lot of good information and hard work and thought, I don't want to minimize that at all. People on both sides have put time and effort. The Dept. should be commended for how thoughtful this has all been. They are trying to figure out how to make recreational priorities for the community that satisfy everybody and of course it is hard to do that when you have many different points of view.

Green - Well I think they have had many months to do that and we've had a week

Keesecker – What I heard from Mr. Daly's comment is that we might not necessarily need to go through the exercise to eliminate or list, that from our conversation and review of the recording you have a list. Does anyone have anything new to add that was not touched on already that they would like to make sure is included when the report goes forward? I can think of one thing I want to clarify about connections.

Santoski - Maybe Lisa can answer, when you are talking about mountain bikes not being on the street, how else would you get to?

Green – you have to for some time, you have to be on street to get to trails depending on where you live, its in in our comprehensive plan.

Creasy – Good comment.

Keller – The one thing that should be shared about both potential uses, one is most pristine, the other most intensive, that for a hundred years this has been a natural area, and everyone has spoken to natural value, there may be difference some about how much diversity remains, but in a city of 10 square miles, we are fortunate to have this natural area available to us. I've had the opportunity to hear professor Jenny Rose speak about the value of nature and green space and its ability to relieve stress, especially for people living in dense and densifying areas, just to have the sight of greenery and nature relieves stress, and particularly among women. I've had the opportunity at a conference between the medical school and architecture school, and participants from Oman, between designers, and behavioral scientists and physicians, that there is growing body of knowledge about the value of having something like this. I think the number one thing as a Planning Commission that we should reiterate is that having this natural space is of great value to us recreationally, psychologically, and that we are very fortunate to have it and that we want people to use it. What we might differ on is how its used and how intensively it is used, but I think we should go on record as documenting that value that it has and that has to be preserved and I think one of the Parks and Rec people said something about

the “Leave no Trace” value and I think that should be a guiding principle whether you are walking or biking or jogging or whatever you are doing, there should be a leave no trace mentality, and if there begin to be too many traces, areas should be closed down to rest for a while. I know you can’t police it but could there be certain levels of skill for mountain bikers, we have all heard the stories of great speed and whatever and those people probable should be eliminated from being there. Those are my two points, that natural vale and leave no trace. I would come down more on the conservation side of this, although I was very influenced by attending a memorial service for one of my professors and he was a great conservationist and someone spoke about him begin active in the trails group here and creating them and maintaining them and how he had made a comment at first about how he was so opposed to bicycle use but over time he started to compare how difficult it is for a child to learn how to ride a bike now than when he was a child and he died in this 80’s and that he could give up a little bit of that pristine quality of the trails to provide a child with an opportunity. I knew this was coming to us and I was kind of like hmm...that’s an interesting observation that Matt Kaho had, so I was thinking what about some minor use that may be more family oriented where you could be there on a bike but you are there on a bike because you are observing nature, and you are cycling through nature, so that would be where I would come down on it but I would particularly like us to include something from Kay Slaughter where she said to make sure a professional landscape architect was involved in the trail development and to protect the biological diversity of the area and to avoid erosion and to try to limit noise to the extent possible through the physical design of the site so those would be the things I would want us to see and incorporate in there.

Green- one more question – when you are talking about building trail and discussing bikes, did you discuss closing trails when it was extremely wet with rain

Gensic – That is a best management practice, we haven’t had to do that yet in the urban areas, but that has come up as something we should do even for hiking in this area, because its different than the Moores creek trail or the Rivanna trail. It’s been brought up but I don’t think we have declared that we shall at 2 inches of rain in 24 hours that’s the threshold, but I think there are national standards that people know when it is too wet and how to close the area. Again, how to send somebody up there to lock the gate, what if someone is already in there, those issues would have to be dealt with but we have heard that there is saturation point with water where really nobody should be out on the trails until it dries.

Green – That is where you get the most erosion, so I would make that suggestion to come up with some kind of standard to close those, especially the biker trails.

Keesecker – Like we have done with other applications when we are considering property within the City, we’ve asked our applicants to think beyond the immediate bounds of their

property, how their development might interact with others around it or how to increase the connectivity, I see this as an opportunity to enhance Fontaine and work with the County to bring people out JPA on bike or foot through that bottleneck in the residential section, if it were easier to get to this by some other means than a car, especially if you could open up the culvert, it would open up a whole new opportunity as it relates to the 200 some acres down below. If those things could be discussed at the council level and working with the County to those properties south of the interstate that appear to be undeveloped.

**AN ORDINANCE
TO ADD A NEW ARTICLE III, SECTIONS 18-21 THROUGH 18-27,
TO CHAPTER 18 (PARKS AND RECREATION)
OF THE CODE OF THE CITY OF CHARLOTTESVILLE, 1990, AS AMENDED,
ENTITLED RAGGED MOUNTAIN NATURAL AREA RULES OF USE**

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia, that Chapter 18 (Parks and Recreation) of the Charlottesville City Code, 1990, as amended, is hereby amended and reordained to add a new Article III (Ragged Mountain Natural Area Rules of Use), Sections 18-21 through 18-27, to Chapter 18, which Article shall read as follows:

ARTICLE III. RAGGED MOUNTAIN NATURAL AREA RULES OF USE

Sec. 18-21. Authority.

This Article is enacted pursuant to the authority set forth in Virginia Code sections 15.2-1725 and 15.2-2109.

Sec. 18-22. Purpose.

The purpose of this Article is to establish reasonable rules and regulations that permit certain recreational uses and activities at the Ragged Mountain Natural Area, while insuring the preservation and protection of the Ragged Mountain Reservoir public water supply and the surrounding habitat.

Sec. 18-23. Definition.

As used herein the term “Ragged Mountain Natural Area” or “Natural Area” includes the Ragged Mountain Reservoir and the surrounding City-owned real property identified in County of Albemarle Real Property Tax Assessment records as Parcel ID: 07500-00-00-00100, which parcel is shown on County Tax Maps 59, 74 and 75. The City Department of Parks and Recreation shall maintain on file and available for inspection a map or maps of the boundaries of the Ragged Mountain Natural Area.

Sec. 18-24. Authorized activities.

The following activities are permitted in the Ragged Mountain Natural Area:

- (a) Hiking and jogging on designated trails, picnicking and birdwatching;
- (b) Bicycling on designated trails;
- (c) Kayaking, canoeing, and boating on the Reservoir; the use of electric motors is permitted, but gasoline marine motors are prohibited, except when used by Rivanna Water and Sewer Authority employees, agents or contractors for purposes related to the maintenance or surveillance of the dam and the water supply; and,
- (d) Fishing that is conducted in compliance with all state regulations and licensing requirements.

Sec. 18-25. Prohibited activities.

Any activity not expressly permitted by this Article is prohibited within the Ragged Mountain Natural Area. These prohibited activities include, but are not limited to:

- (a) Trapping, hunting, or the discharge of firearms;

- (b) Camping or remaining in the Natural Area after sunset;
- (c) Swimming or diving in the Ragged Mountain Reservoir;
- (d) Setting, maintaining or allowing any fire;
- (e) Consumption of alcoholic beverages;
- (f) Horse riding, except when authorized by special permit issued through the City Department of Parks and Recreation;
- (g) Using motor vehicles except on roads paved or improved for vehicular traffic and in designated parking areas; provided that the prohibition of motor vehicles shall not apply to approved ADA mobility assistance devices;
- (h) Accessing the Reservoir's auxiliary spillway, except on designated trails;
- (i) Storing boats or other personal property at the Natural Area; allowing motor vehicles to remain in the parking area after sunset; or mooring boats on the Reservoir;
- (j) Littering or leaving trash or refuse in the Natural Area; and,
- (k) The transporting or releasing of wildlife or the disturbance of nests or nesting sites;
- (l) Conducting organized running or bicycling races or competitions.
- (m) Bringing any dog, except for a service animal, into the Natural Area.

Sec. 18-26. Natural Area Hours.

It shall be unlawful for any person to enter or remain on the premises of the Ragged Mountain Natural Area between sunset and 7:00 a.m. without the express written permission of the Director of the City Department of Parks and Recreation. Any person violating the provisions of this section shall be guilty of a Class 3 misdemeanor.

Sec. 18-27. Management, enforcement and penalties.

(a) The Director of the City Department of Parks and Recreation, or his or her designee, shall be responsible for the maintenance and management of the Ragged Mountain Natural Area, for the enforcement of the provisions of this Article, for posting appropriate signage at the Natural Area, and for adopting ancillary operating rules and regulations, if necessary, for the Natural Area that are not inconsistent with this Article.

(b) The City Manager or the Director of the City Department of Parks of Recreation or their respective designees may, after a hearing, prohibit any person from using the Ragged Mountain Natural Area for a reasonable period of time due to a serious or repeated violation of the provisions of this Article.

(c) It shall be unlawful for any person to violate the provisions of this Article governing the use of the Ragged Mountain Natural Area. Except as expressly provided in section 18-26, any person violating any of the provisions of this Article shall be guilty of a Class 4 misdemeanor, or as such violations may otherwise be punishable under state law.

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CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	December 5, 2016
Action Required:	Consideration of a Zoning Text Amendment
Presenter:	Brian Haluska, Principal Planner
Staff Contacts:	Brian Haluska, Principal Planner
Title:	Water Street Corridor Amendments

Background

At the regular meeting on June 14, 2016, the Planning Commission initiated a review of potential changes to the Water Street Corridor zoning district, as a result of questions raised by the rezoning of the Midway Manor property to the Water Street Mixed Use Corridor District. The Commission forwarded recommended changes to Council for consideration, but also requested that staff evaluate several other regulations that might be appropriate in light of the inclusion of 100 Ridge Street in the Water Street Corridor. Those items are:

- Setback regulations along Ridge Street
- Stepback regulations adjacent to the South Street Mixed-Use District

Discussion

The Planning Commission held a public hearing at their November 9, 2016 meeting. The majority of the discussion centered on the proposed setback along Ridge Street. Supporters of the 25 foot setback cited the historic character of the Ridge Street frontage in the water Street corridor and the necessity of an inviting pedestrian environment as a reason for requiring a 25 foot setback. One commissioner, however, felt that the setback was inconsistent with other setbacks in the area.

In advance of the meeting, the Commission received a letter from a representative of the owner of the property at 100 Ridge Street outlining the reasons for opposing the changes as presented to the Commission. 100 Ridge Street is the sole property impacted by the proposed changes. Correspondence provided by the landowner's representative presented two objections, to which staff responds as follows:

- 1) **25-foot setback along Ridge Street.** Staff points out that, contrary to Mr. Rinaldi's assertion, Council has expressed a guiding strategy for the form/ function of Ridge Street, as set forth within the Streets That Work Design Guidelines("STW") which have been incorporated into the Comprehensive Plan. This section of Ridge Street is shown on STW (p. 30) as being the "Neighborhood A" Street Typology; STW states that, for these streets, a building setback from 10 ft. to 25 ft. is desirable. The land on the opposite side of this section of Ridge Street (within the WME zoning district) is subject to the requirement for a building setback of 10 ft., min. and 20 feet, maximum. In the Water Street District, the setback currently required/ allowed is 0 ft (75% of the streetwall) or up to 20 feet (50% of the streetwall) with an SUP; however, the Water Street district setbacks are less than contemplated by the applicable STW Typology. The 25-foot setback advanced by the Commission is slightly larger than the maximum required/ allowed within adjacent zoning districts, but still within the range recommended by the STW guidance in the Comprehensive Plan. However, the setbacks of the WME zoning district (10ft., min/ 20 ft., max) are also reasonable, and consistent with STW, so Council should choose the setback that it feels will best promote the objectives of STW and best zoning practices.

- 2) **Proposed Stepback Adjacent to the South Street Zoning District.** Staff points out that Mr. Rinaldi's zoning history (as to building height) is not accurate, in that he states that "In 2003, the City rezoned 100 Ridge Street to West Main South district and deliberately retained the 101 feet of by-right height in that zone and for Midway Manor." In fact, the 2003 zoning ordinance permitted a maximum height of 5 stories in the West Main South Corridor by right, not to exceed 60 feet in height. Additional height up to 7 stories maximum was permitted by special use permit, up to 80 feet in height. The 2008 City Council approved a package of zoning ordinance amendments that, in part, raised the maximum by-right height in the West Main Street South district to 70 feet, with 101 feet permitted by special use permit.

The landowner objects to the proposed stepback adjacent to the South Street zoning district (a 15 foot stepback after 45 feet in height). The subject property has only one property line to which this proposed stepback would apply. That being said, there are several zoning districts within the City where side or rear setbacks are required adjacent to specific zoning district classifications—typically low-density residential. In this case the land use objective to be served by the proposed stepback is to prevent encroachment upon the historic area within the South Street district, which contains large historic homes and is a district specifically created to "preserve the rich character and style of these few remaining structures from a bygone era." See City Code 34-541(13).

The owner is correct, however, that the City's zoning ordinance is unclear about how a required stepback is treated when a street wall is set back further from the property line

than required by the ordinance. Staff recommends that this be clarified in the ordinance and offers two options:

Option 1: a ground level setback could satisfy some or all of the proposed stepback. For example: if a building setback of 20 feet is provided at ground level adjacent to the South Street district, the landowner could comply with the stepback by providing only a 5 foot stepback after 45 ft. of building wall height. Or, a landowner could provide a 25-foot setback for the entire building wall, from the ground level all the way up, and then the vertical plane of that building wall would be deemed to satisfy the 25 foot stepback.

Option 2: No matter what building setback is voluntarily provided at ground level, a stepback of 15 feet must be provided after 45 feet of building wall height. (So, in the example given by Mr. Rinaldi, a building that's set back 30 feet from the South Street district would need to provide an additional 15-foot stepback after 45 feet of building wall height.

Staff recommends Option 1, and notes that in the event of a special use permit application on the property, Council will have the ability to condition the permit on modified setbacks and stepbacks as appropriate.

Alignment with City Council Vision Areas and Strategic Plan

The City Council's "Quality Housing Opportunities for All" vision states that the City has "Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers."

Goal 2 of the City Council's Strategic Plan is to "Be a safe, equitable, thriving and beautiful community" that contains the following goal: "Engage in robust and context sensitive urban planning".

Citizen Engagement

The Planning Commission held a joint public hearing on the Zoning Text Amendment at their November 9, 2016 meeting. One individual expressed support for a 25 foot setback along Ridge Street in the Water Street Corridor, while a representative of the property impacted by the changes to the Water Street Corridor opposed both amendment proposals.

Budgetary Impact

City staff does not anticipate any negative budgetary impact from the resolution.

Recommendation

The Commission took the following action: Commissioner Lahendro moved “to recommend to City Council that it should amend Section 34-743 of the zoning ordinance, to revise the setback and stepback regulations in the Water Street Corridor, as presented in the draft ordinance provided by staff, because I find that this amendment is required by the public necessity, convenience, general welfare or good zoning practice.”

Commissioner Keller seconded the motion. The Commission voted 5-1 to recommend approval.

Alternatives

City Council has several alternatives: (1) adopt the attached ordinances; (2) by motion, deny approval of the attached ordinances; or (3) by motion, defer action on the attached ordinances.

Attachment:

- Staff Report: <http://www.charlottesville.org/home/showdocument?id=47492>
- Proposed Ordinance

**AN ORDINANCE
APPROVING AMENDMENTS TO CHAPTER 34 OF THE CODE OF THE CITY OF
CHARLOTTESVILLE (1990), AS AMENDED (ZONING), DIVISION 11 (REGULATIONS,
WATER STREET CORRIDOR DISTRICT), SEC. 34-743 (STREETWALL REGULATIONS) TO
ESTABLISH 25-FOOT BUILDING SETBACKS ADJACENT TO RIDGE STREET AND THE
SOUTH STREET CORRIDOR DISTRICT**

WHEREAS, by motion approved on June 14, 2016, the Planning Commission initiated certain amendments to the text of the City’s Zoning Ordinance, Section 34-743 (“Proposed Zoning Text Amendment”); and

WHEREAS, a joint public hearing on the Proposed Zoning Text Amendment was held before the Planning Commission and City Council November 9, 2016, after notice to the public and to adjacent property owners as required by law; following conclusion of the public hearing the Planning Commission voted to recommend approval of the Proposed Zoning Text Amendment to City Council as being required by the public necessity, convenience, general welfare and good zoning practice; and

WHEREAS, after consideration of the Planning Commission’s recommendation and other factors and considerations, this Council is of the opinion that that the Proposed Zoning Text Amendment has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Zoning Text Amendment, and (ii) the Proposed Zoning Text Amendment is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Section 34-743 of the Code of the City of Charlottesville (1990), as amended, is hereby amended and reenacted as follows:

34-743. – Streetwall; setback regulations.

(a) *Stepbacks*. For properties with frontage on the north side of South Street between Ridge Street and 2nd Street SW, the maximum height of the streetwall of any building or structure shall be forty-five (45) feet. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of such street wall along South Street, and a minimum stepback of ten (10) feet along the length of Ridge Street.

(b) *Setbacks*.

(1) *Primary and linking street frontage*. At least seventy-five (75) percent of the streetwall of a building must be built to any the lot property line adjacent to a primary street. For the remaining portion of such streetwall (i.e., twenty-five (25) percent), the maximum permitted building setback is five (5) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet from such lot line.

(2) Setback, Water Street. A yard ~~minimum setback of~~ at least five (5) feet in width shall be ~~provided~~ required for all building along the entire length of any lot line adjacent to ~~located on~~ Water Street.

(3) Side and rear setback, adjacent to the South Street Corridor District. A yard having a width of at least ~~building located on South Street shall be set back a minimum of~~ ten (10) feet shall be provided along the entire length of any lot line that adjoins the ~~from any parcel within the~~ South Street Mixed Use Corridor District. An S-2 buffer shall be provided within this required yard setback. The maximum height of a building wall adjacent to this required yard shall be 45 feet; above the height of 45 feet, a stepback of at least 15 feet shall be provided along the entire length of such building wall. In the event a landowner provides a yard in excess of the required 10 feet, then the required stepback may be reduced by the amount of such excess. In no case shall any building wall, above the height of 45 feet, be within 25 feet of a lot line that adjoins the South Street Mixed Use Corridor District.

(4) Setback, Ridge Street: A required yard of twenty-five (25) feet, minimum, shall be provided along the entire length of any lot line having any frontage on Ridge Street.

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	December 5, 2016
Action Required:	Approve a resolution to name the proposed Vinegar Hill Park and provide funding for wayfinding signage
Presenter:	Edwina St. Rose and Melanie Miller, Co-Chairs, Charlottesville Historic Resources Committee (HRC)
Staff Contacts:	Mary Joy Scala, Preservation & Design Planner, Department of Neighborhood Development Services (NDS) Alex Ikefuna, Director, NDS
Title:	Proposed Vinegar Hill Park – Resolution to name and provide \$15,000 for signage

Background:

The Charlottesville Historic Resources Committee has been working for at least four years to replace (or supplement) the current Vinegar Hill marker (Attachment 1) with a series of interpretive markers. Recently, the Committee agreed that the best location for new Vinegar Hill interpretive markers would be the west end of the Downtown Mall, in close proximity to what was the heart of the Vinegar Hill business district. Edwina St. Rose, a Co-Chair of the Historic Resources Committee, introduced the idea that the location could be appropriately named as “Vinegar Hill Park.”

Lawrence Halprin’s original plan for the Downtown Mall supports this concept. In the attached drawing (c.1974), he depicts “Vinegar Hill Park” located at the western terminus of the Mall, in the current location of the Omni Hotel. (Attachment 2).

The HRC had a concept plan with signage details prepared *pro bono* by landscape architect .Laura Knott, ASLA (Attachment 3). This plan shows the proposed park to include the plaza on West Water Street, the plaza at Old Preston Avenue, and the linear landscaped walkways in between. Carrie Rainey, Urban Design Planner for the City, has reviewed the proposal in the field and has confirmed its feasibility.

To assist with writing the markers, Edwina St. Rose, Co-Chair, contacted Scot French, a digital/public historian, who has documented the history and razing of the Vinegar Hill neighborhood in his comprehensive study, “The Vinegar Hill Project” and in film, “That World is Gone: Race and Displacement in a Southern Town”. Scot has agreed to help tell this important story on a series of interpretive markers. The HRC will also offer expanded information and photos on our www.charlottesville.org/historicresources website.

Committee members also met with Elizabeth Meyer, local scholar of Lawrence Halprin, who will act as an advisor on the project. (Attachment 4) is a timeline of the Downtown Mall.

Discussion:

In order to implement the proposed concept plan, the HRC is requesting two things: (1) that City Council officially name the portion of City right-of-way encompassed by the two plazas and the area connecting them as “Vinegar Hill Park;” and (2) that City Council identify and approve funding for \$15,000 to install signage to identify that area as “Vinegar Hill Park.”

The concept plan is intended to be simple in design and cost, so that the park could be named and dedicated immediately. The signage and markers could follow soon, likely within the year. In the future, a Phase 2 plan could be developed and funded as desired.

Phase 1

1. City Council names this area as “Vinegar Hill Park.”
2. City Council funds new signage (similar to the existing green wayfinding signage on the Mall) to be located at both ends of the new Vinegar Hill Park as follows:
 - i. At Water Street plaza replace the existing monument sign, “Downtown Mall” with a new monument sign, “Welcome to Vinegar Hill Park Downtown Mall;”
 - ii. At Water Street plaza add two new double signs, “Downtown Mall” and “Vinegar Hill Park” on two lamp posts;
 - iii. At Old Preston Avenue plaza add two new single signs, “Vinegar Hill Park” on two lamp posts.
3. The HRC produces and locates up to four historic markers (single-sided kiosks) that tell the story of Vinegar Hill life (housing, businesses, institutions) and its razing (events leading up to it; where the residents were relocated). Scot French and Elizabeth Meyer have agreed to assist with the text, and the HRC will pay for these markers.
4. The Department of Parks & Recreation is currently researching, and the Board of Architectural Review will be approving, additional seating for the Downtown Mall. If appropriate, some of the seating could be located in Vinegar Hill Park.
5. There could be upgrades to landscaping in the existing planters. The Omni Hotel has upgrades already planned on their property.

Phase 2 (possible future CIP item)

1. Upgrade the brick in this area, and upgrade the concrete bands to granite, similar to 2009 upgrades to the rest of the Mall.
2. Explore opportunities for a mural, possibly a view of the former commercial buildings that lined this part of West Main Street.
3. Have the entire park re-designed, including the plazas, walkways, stairs, planters and landscaping. Consider terraces, or a water feature.

Alignment with City Council’s Vision and Strategic Plan:

The project supports City Council’s Vision, specifically “Community of Mutual Respect,” and “Charlottesville Arts and Culture.” It contributes to Goal 2 of the Strategic Plan, “Be a safe, equitable, thriving and beautiful community,” specifically Objective 2.5, “Provide natural and historic resources stewardship;” and Objective 2.6 “Engage in robust and context-sensitive urban planning.” It contributes to Goal 3, “Have a strong and diversified economy,” specifically Objective 3.4, “Promote diverse cultural tourism.” It contributes to Goal 5, “Foster strong

connections,” specifically Objective 5.1, “Respect and nourish diversity,” and Objective 5.2, “Build collaborative partnerships,” and Objective 5.3, “Promote community engagement.”

Community Engagement:

The HRC called a public meeting on September 1, 2016 at City Space to present the proposal to other groups that might have an interest in the project. The following Charlottesville groups were invited: Blue Ribbon Commission on Race, Memorials and Public Spaces; Board of Architectural Review (BAR); Historic Resources Committee (HRC); Human Rights Commission (HRC); Downtown Business Association (DBAC); Planning Commission; African American Heritage Center; Parks & Recreation Advisory Board; PLACE Task Force; and City Council. All comments were positive.

Budgetary Impact:

The current request for \$15,000 from Council to fund the proposed signage to identify Vinegar Hill Park is a one-time request.

The Historic Resources Committee intends to pay for the four interpretive markers from the \$5,000 annual budget funding it receives from City Council to implement its mission “...to advocate for historic preservation; to promote an appreciation of local historic resources, ... and to encourage and coordinate ... the documentation and interpretation of local history.”

Recommendation:

Staff recommends that City Council take action to officially name the portion of City right-of-way encompassed by the two plazas and the area connecting them as “Vinegar Hill Park,” and to identify a funding source for the requested funding for \$15,000 to install signage to identify that area as “Vinegar Hill Park,” as proposed.

Alternatives:

City Council could choose not to name this area as Vinegar Hill Park, or Council could choose to name this area as Vinegar Hill Park, but not to fund the signage. Council could also choose to defer action on both requests. The HRC will continue to work on the interpretive markers in any case.

Attachments:

1. The current Vinegar Hill marker
2. Lawrence Halprin’s Proposal for Vinegar Hill Park, from an article in Magazine of Albemarle County History, Volume 68, 2010.
3. Concept Plan and Signage Details for proposed Vinegar Hill Park by Laura Knott, ASLA July 20, 2016
4. Timeline of the Downtown Mall
5. Cost estimates

Attachment 1. The current Vinegar Hill marker



Vinegar Hill A Forgotten Neighborhood

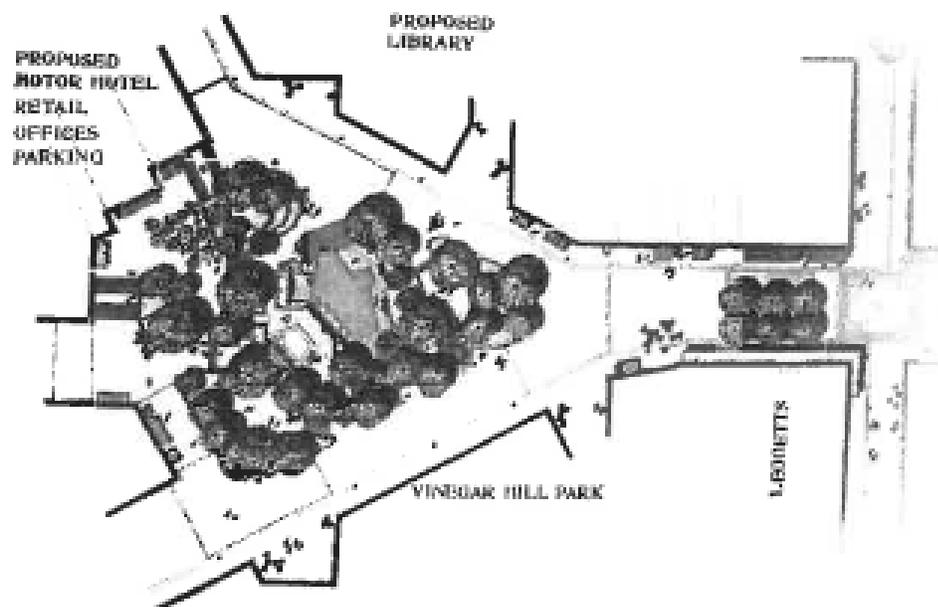
“Vinegar Hill,” one of the city’s first neighborhoods, was bordered loosely by Preston Ave., West Main St., and Fourth Street. It was established by Irish families in the early 1800s and incorporated into Charlottesville in 1835.

First called the “Random Row,” the origin of the name “Vinegar Hill” remains obscure. Ruled by the O’Tooles, the O’Traceys and the O’Donovans, the local tradition has it that National League pitcher Charlie Ferguson- a four time 20 game winner in the mid 1880s- was born and raised here.

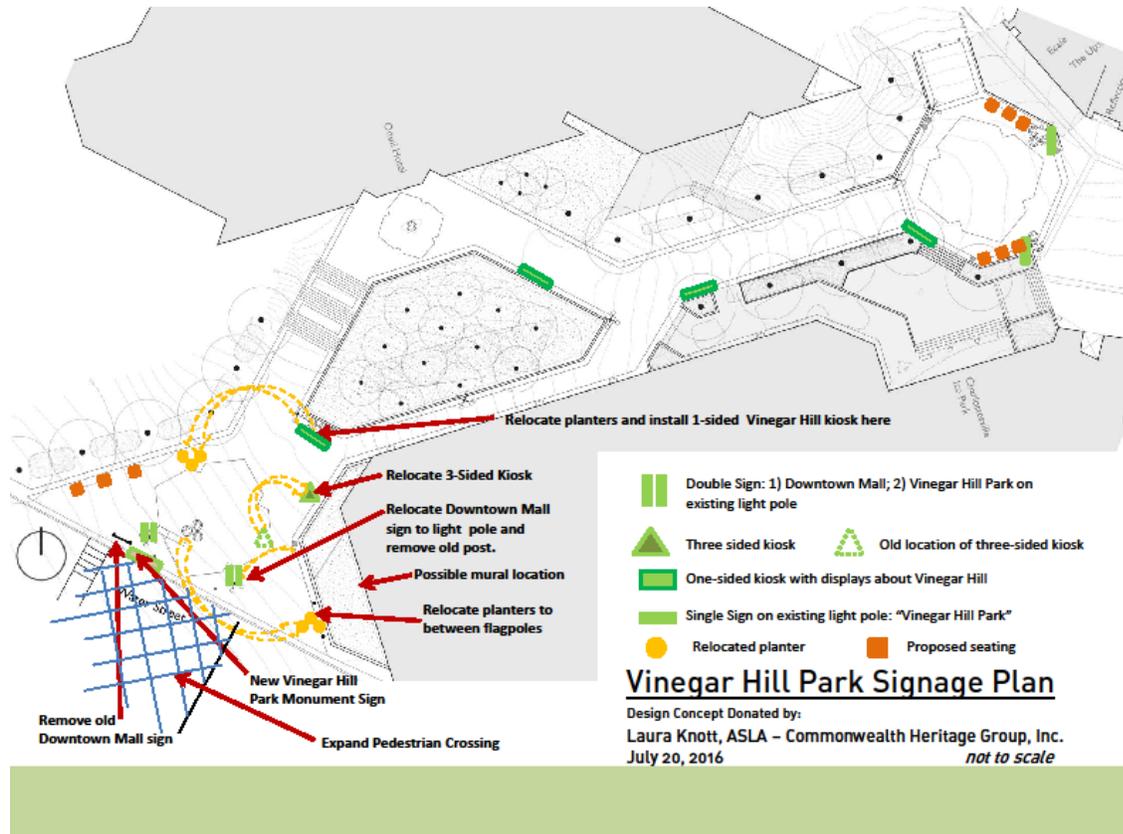
African Americans first moved onto the “Hill” after the Civil War. From the 1920s to the early 1960s it was the city’s principle black business district and the vibrant center of the community’s social life.

In the 1960s, noting “Vinegar Hill’s” large number of substandard homes, the voters of Charlottesville decided to redevelop the 20 acre neighborhood. Sadly, because of a poll tax, many of the residents were denied a say in their own future. By March 1965, one church, 30 businesses, and 158 families—140 of which were black—had been relocated. Today, “Vinegar Hill” is just a memory.

Attachment 2. Lawrence Halprin's Proposal for Vinegar Hill Park, from an article in Magazine of Albemarle County History, Volume 68, 2010.



Lawrence Halprin Associates, Proposal for Vinegar Hill Park (c. 1974). Penn Architectural Archives.



Attachment 4. Timeline of the Downtown Mall

1964 Vinegar Hill was demolished
1976 Five blocks of East Main Street were pedestrianized
1980 Two blocks of West Main Street were added to the pedestrian mall
1983 The federal courthouse was built
1985 The Omni was built and the mall extended to Water Street
1995 The Ice Park (Main Street Arena) was built
2005 The east end of the Mall from 6th Street NE to Belmont Bridge was completed
2009 The Mall was renovated from Old Preston Avenue to 6th Street NE

Attachment 5. Cost estimates

Staff found 2010 pricing for the existing green wayfinding signs, and added 10.5% to the cost:

Monument sign - A similar large sign with two posts and no stone base cost \$3,510 (\$2,493 material + \$1017 labor) 2016 cost= \$3,879

Pole signs - A single sign to attach to an existing pole cost \$1,040, which price included installation. 2016 cost = \$1,149 (x2 double and 2 single, or 6 total signs) = \$6,894

Total = \$10,773 (The HRC is requesting \$15,000 from City Council)

The HRC will be responsible for the interpretive markers:

The 1-sided kiosk cost \$5,690 (4,508 material + 1182 labor) 2016 cost= \$6,287 (x 4 signs)= \$25,148.

RESOLUTION
TO RESERVE A PORTION OF THE DOWNTOWN PEDESTRIAN MALL,
AS DEFINED IN CITY CODE SEC. 28-2(b), AS AN AREA TO
BE NAMED “VINEGAR HILL PARK”

WHEREAS, the City’s Historic Resources committee has recommended that, in commemoration of the historical significance of the Vinegar Hill neighborhood, a portion of the public right-of-way at the west end of the Downtown Pedestrian Mall should be reserved, landscaped and improved as an area to be known as “Vinegar Hill Park”; and

WHEREAS, this project will implement a concept originally shown within Lawrence Halprin’s original plan for the Downtown Mall (ca. 1974) and the proposed improvements include signage and kiosks that will educate the general public about the historical significance of the Vinegar Hill neighborhood;

NOW, THEREFORE, be it resolved by the Charlottesville City Council that a portion of the public right-of-way located at the west end of the Downtown Pedestrian Mall, as that term is defined in City Code Sec. 28-2(b), shall be reserved and improved as shown within a document titled “*Concept Plan and Signage Details for proposed Vinegar Hill Park by Laura Knott, ASLA, July 20, 2016*”, hereafter to be known as “Vinegar Hill Park”; and

BE IT FURTHER RESOLVED THAT Vinegar Hill Park shall be and remain part of the public right-of-way referenced in City Code Sec. 28-2(b). The NDS Director and the City’s Fire Official shall update the maps referred to within Sec. 28-2(b), (c), and (d), as may be necessary as a result of the improvements authorized within this resolution.