

**CITY OF CHARLOTTEVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**APPLICATION FOR A SPECIAL USE PERMIT**

**PLANNING COMMISSION AND CITY COUNCIL JOINT  
PUBLIC HEARING**

**DATE OF HEARING:**  
**APPLICATION NUMBER: SP-11-12-15**

**Project Information**

**Project Planner:** Ebony Walden, Neighborhood Planner

**Applicant:** Peak Campus Development, LLC

**Applicants Representative:** Jeff Githens

**Applicable City Code Provisions:** 34-156 through 34-164 (Special Use Permits), 34-800 through 34-827 (Site Plans), 34-867 (Landscape Plans), Section 34-420 Use Matrix

**Application Information**

**Property Street Address:** 2101 Arlington Blvd, 1021-23 Millmont Avenue and TMP 6-1.12

**Tax Map/Parcel #:** Tax Map 6 Parcels 1.11 and 1.12 and Tax Map 1 Parcels 1.8 and 1.9

**Total Square Footage/Acreage Site:** 205,428 or 4.72 acres

**Comprehensive Plan (Land Use Plan) Designation:** Commercial

**Current Zoning Classification:** URB (Urban Corridor)

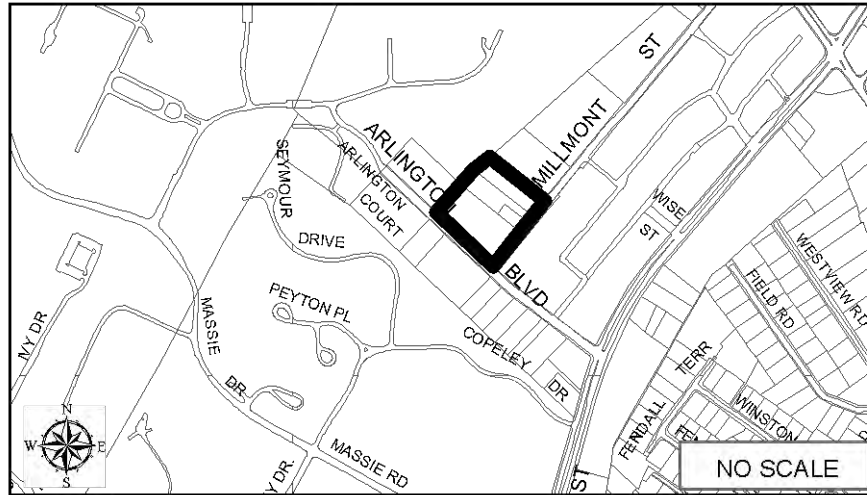
**Tax Status:** No delinquent taxes

**Applicant's Request:**

The applicant has submitted a site plan for a 300 unit apartment building at 2101 Arlington Blvd, 1021-23 Millmont Avenue and TMP 6-1.12. The site plan proposes the demolition of the existing structures and the consolidation of four parcels in a 2 phase apartment development with an attached parking garage. Phase one proposes the demolition of the existing structures and the construction of 230 residential units with an attached parking garage. Phase two proposes the construction of 70 additional units.

The applicant has submitted a special use permit for increased density from 21 dwelling units per acre to 64 dwelling units per acre. The applicant is also requesting an increase in the allowable building height from 60 feet to 78 feet, up to 80 feet is allowed by special use permit.

**Vicinity Map:**



**Standard of Review:** The Planning Commission must make an advisory recommendation to the City Council concerning approval or disapproval of a special permit or special use permit for the proposed development based upon review of the site plan for the proposed development and upon the criteria set forth.

Section 34-157 of the City Code sets the general standards of issuance for a special use permit.

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
  - a) Traffic or parking congestion;
  - b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
  - c) Displacement of existing residents or businesses;
  - d) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
  - e) Undue density of population or intensity of use in relation to the community facilities existing or available;
  - f) Reduction in the availability of affordable housing in the neighborhood;
  - g) Impact on school population and facilities;
  - h) Destruction of or encroachment upon conservation or historic districts; and,

- i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant
  - j) Massing and scale of project;
- (5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed; and
- (6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations.

City Council may grant an applicant a special permit or special use permit, provided that the applicant's request is in harmony with the purposes and standards stated in the zoning ordinance (Sec. 34-157(a)(1)). Council may attach such conditions to its approval, as it deems necessary to bring the plan of development into conformity with the purposes and standards of the comprehensive plan and zoning ordinance.

In reviewing an application for a special use permit, the City Council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided: (1) Such modification or exception will be in harmony with the purposes and intent of the zoning district regulations under which such special use permit is being sought; (2) Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and (3) No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this ordinance within the zoning district in which the subject property is situated. The Planning Commission may include comments or recommendations regarding the advisability or effect of the modifications or exceptions. The resolution adopted by Council shall set forth the approved modifications or exceptions.

**Background: (Relevant Code Sections)**

- Section 34:756-760 - Urban Corridor zoning designation consists of commercial and residential areas in which commercial and mixed use developments, including multifamily uses, are encouraged.

**Density**

- Section 34:760 allows residential developments with a density of 22-64 DUA by special use permit in the Urban Corridor District.

**Height**

- Section 34:757 (2) allows up to eighty feet in height by special use permit.

**Overall Analysis:**

1. **Proposed Use of the Property.**  
The applicant plans to use the proposed property as a 300 unit apartment complex with an attached parking garage.
2. **Zoning History**

This property was not incorporated into the city until 1976. The 1976 zoning map shows the property as B-1 Business and MI – Restricted Industrial. The 1991 map shows this property as B-1 Business. It is currently zoned Urban Corridor, its designation since 2003.

**3. Character and Use of Adjacent Properties**

Direction	Use	Zoning
North	Millmont Shopping Center	URB
South	Apartments	URB
East	Barracks Road Shopping Center	URB
West	Apartments	URB and R-3

**4. Reasonableness/Appropriateness of Current Zoning**

Urban Corridor zoning is reasonable and appropriate because of the proximity of the site to Emmett Street, Barracks Road Shopping Center, the University of Virginia and other multifamily housing. The current zoning has been in place since 2003.

**5. Reasonableness/Appropriateness of Proposed Zoning**

The intent of the Urban Corridor is to continue the “close in” urban commercial activity, to provide for a mixture of uses, and to provide a pedestrian and auto oriented environment. The request for a special use permit to allow for a 300 unit apartment building is reasonable and appropriate on this site. The site is close to a major shopping center and the North Campus of the University of Virginia, making it suitable for greater density that would support the university’s housing needs and the adjacent commercial center with little impact to the surrounding area.

**6. Consistency with Comprehensive Plan**

The comprehensive plan designates this area as commercial. The proposed use is not commercial, but not inconsistent with the increased density, mixture of uses and concentration of pedestrian and residential activity needed to support the neighboring commercial establishments.

**7. Potential Uses of the Property (By-Right)**

Offices, restaurants, retail establishments, medical laboratories, multi-family dwellings, bed-and-breakfasts, convents and monasteries, houses of worship, health clinics, educational facilities, and libraries, among others.

**Project Review**

**1. Harmonious with existing patterns of use and development within the neighborhood**

The proposed development is at the corner of Arlington Boulevard and Millmont Avenue, which is generally referred to as the Barracks Road/UVA North Grounds Area. To the north and east of the site are the Millmont and Barracks Road Shopping centers respectively. These commercial areas consist of one story restaurants, retail shops and consumer service businesses. South and west of the site are two and three story apartment buildings. Thus, the proposed development sits at an important intersection of commercial and residential activity. While it will be denser and built at a greater scale and mass than the surrounding area, it is precisely the type of development that the zoning ordinance and comprehensive plan encourage. The prevailing wisdom in city planning supports denser, pedestrian and bicycle friendly development that is in close proximity to commercial centers.

## **2. Conformity with comprehensive plan and policies**

The proposal is consistent with the following comprehensive plan policies:

- Infill development goals of using existing land to accommodate new uses.
- Supports a diversity of transportation options. The site is along a bicycle path and bus route, has structured parking and promotes pedestrian connectivity.
- Housing goals to:
  - Continue to grow the city's housing stock
  - Offer a range of housing options; this site offers high density multi-family housing adjacent to a commercial corridor.
  - Promote an assortment of affordable housing initiatives. Over \$300,000 will be donated to the city's housing fund.

## **3. Building code regulations**

The site plan has been reviewed by the City's Building Code official. The project will be required to submit a building permit and adhere to the City's building code regulations.

## **4. Impact on the neighborhood**

### **a. Traffic or parking congestion**

The redevelopment of this site will result in a 589 trip reduction. A traffic study was submitted and there were no significant issues identified. A turning lane will be added to accommodate the development entrance. Parking congestion is not anticipated as there are over 600 parking spaces proposed.

### **b. Noise, light, dust, odor fumes, vibrations, and other factors, which adversely affect the natural environment, including quality of life of the surrounding community.**

None anticipated.

### **c. Displacement of existing residents or businesses;**

The proposed development will displace the three medical office tenants: Jefferson Trail Behavioral System, Region Ten Community Services and The University of Virginia Psychology Department.

**d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;**

The presence of new tenants near this commercial area and the change in use in the site will encourage economic development activities.

**e. Undue density of population or intensity of use in relation to the community facilities existing or available;**

Correspondence with the Utilities Division and Rivanna Water and Sewer authority indicate that there is adequate utility capacity in this area.

**f. Reduction in the availability of affordable housing which will meet the current and future needs of the city;**

The redevelopment of this site requires that the applicant contribute over \$360,000 to the city's housing fund, which will increase affordable housing efforts.

**g. Impact on school population and facilities;**

No significant impact anticipated.

**h. Destruction of or encroachment upon conservation or historic districts; and**

This project is not within a design control district.

**i. Massing and scale of the project**

The mass and scale of the project presents visual impacts. This project will be taller than any building in the adjacent area. Staff does not find the height to be an issue, as long as the applicant addresses the pedestrian environment at the 1<sup>st</sup> level to make the project more human scaled. Staff has made this concern known to the applicant. The applicant has incorporated a plaza and 2 entrances on Millmont to help mitigate the building mass. The proposed landscaping will also help to mitigate this impact.

**5. Reasonable conditions of approval that would satisfactorily mitigate impact on the surrounding neighborhood.**

The primary impact that staff found regarding this application is the massing and scale of the project. The proposed form made the 1<sup>st</sup> level on Millmont impenetrable. The applicant has taken significant measures to mitigate these impacts.

This development will have nearly 600 residents, many of whom will be walking and biking to get to UVA, Barracks Road Shopping Center and other commercial establishments in this

area. Thus, there will be increased pedestrian traffic at the Arlington/ Millmont intersection in light of this development. To mitigate this impact, the Traffic Engineer has recommended that the applicant improve the ADA ramps at the 4 corners of the Arlington/ Millmont intersection to make this intersection more functional, accessible and safe for pedestrians.

**6. Requested exceptions and modifications.**

The applicant is also requesting a setback modification to allow a maximum setback between 20’ and 50’ on Millmont and between 30’ and 48’ on Arlington. The existing regulations allow for a 20’ and 30’ maximum setback on Millmont and Arlington respectively. This modification is to allow for additional landscaping and pedestrian improvements. See the attached diagram and chart below for details. On Millmont 86% of the building is within 30” and on Arlington 87% of the building is within 40’.

Distance From Millmont Street Property Line		% of Bldg Face*	Length of Bldg Face
>5’	<=20’	34%	145’
*>20’	<=30’	52%	222’
<sup>A</sup> >30’	<=50’	14%	59’

\*As measured to building face and back of balcony – although front of balconies are flush with building face.

Distance From Arlington Blvd Property Line		% of Bldg Face*	Length of Bldg Face
>5’	<=30’	60%	235’
>30’	<=40’	27%	105’
>40’	<=48’	12%	48’

\*As measured to building face and back of balcony – although front of balconies are flush with building face.

**Low Impact Development Strategies:**

The applicant is incorporating a cistern in the courtyard area, and treating storm water run-off with swales and filters.

**Attachments:**

Site Plan, SUP package and supplemental documents

**Public Comments Received:**

None at this time this report was written.

**Staff Analysis**

Staff finds that this is an appropriately dense development adjacent to a mixed use commercial corridor and a number of the University's graduate schools. The increases in density and height are both reasonable and appropriate and present minor impacts to the surrounding area. The setback modification helps support the concept of a pedestrian scaled environment.

**Staff Recommendation**

Staff recommends approval with the condition of ADA improvements at the Arlington/Millmont intersection.

**Suggested Motions:**

1. "I move to recommend the approval of this Special Use Permit application for the Arlington & Millmont Apartments at 2101 Arlington Blvd, 1021-23 Millmont Avenue and TMP 6-1.12 on the basis that the proposal would serve the interests of the general public welfare and good zoning practice."
  
2. "I move to recommend the approval of this Special Use Permit application for the Arlington & Millmont Apartments at 2101 Arlington Blvd, 1021-23 Millmont Avenue and TMP 6-1.12 with the following conditions, exceptions and/or modifications:
  - a) The applicant shall bring the intersection of Arlington/Millmont up to ADA standards including but not limited to the replacement of the curb ramps an all four corners."On the basis that the proposal would serve the interests of the general public welfare and good zoning practice"
  
3. I move to recommend denial of this Special Use Permit application for the Arlington & Millmont Apartments at 2101 Arlington Blvd, 1021-23 Millmont Avenue and TMP 6-1.12 on the basis that the proposal would not serve the intent of the general public welfare due to the following:





## Executive Summary

Peak Campus Development is proposing to develop the Arlington and Millmont Apartments (the Project) as a Class A apartment community at the intersection of Arlington Boulevard and Millmont Street to serve University of Virginia graduate students, faculty, staff, JAG School students, and young professionals. The Project will have an excellent location, fit well with its surroundings, and fill a void for Class A rental housing in the Arlington Boulevard area. The Project will be built in two phases and contain the following:

### Phase 1

- Single 5 story apartment building with 230 units.
- Two story entrance off of Arlington Boulevard.
- Amenities including pool, fitness center, study/conference rooms, business center, and club room.
- Designed to LEED standards.
- Pedestrian and bicycle interconnectivity to the University of Virginia and Barracks Road Shopping Center.
- Secure bicycle storage for 86 bikes.
- Interior parking deck with 480 spaces.

### Phase 2

- Adjoining 4 story/5 story split apartment building with 70 units.
- Adjoining parking deck.

The current schedule is to begin construction of Phase 1 in May 2012 for completion in August 2013. The Project will be developed and managed by an experienced team, Peak Campus Development (PCD) and Peak Campus Management (PCM), respectively. PCD has developed and acquired over 13,000 apartment beds since 2007 while PCM manages approximately 20,000 apartment beds in university markets across the country.

The Project's architect is Niles Bolton Associates, a nationally recognized architectural firm who has designed more than 55,000 apartment beds in university markets. The Project's civil engineer is Kimley Horn and Associates who is recognized as the nation's top multi-family civil design firm by Engineering News Record. Valerie Long of Williams Mullen is the Project's land-use attorney.

In summary, the Project is a tremendous addition to the Charlottesville community, interconnects with its major commercial/retail centers and the University of Virginia, fills a void for Class A rental housing in the Arlington Boulevard corridor, and epitomizes high density urban design.

## Project Narrative

### Location

The Project is located at the intersection of Arlington Boulevard and Millmont Street and encompasses 4.7 acres at 2101 Arlington Boulevard, 1021 Millmont Street, and 1023 Millmont Street.

### Zoning

The Project is zoned Urban Corridor “URB” .

### Special Use Permit Request

A special use permit is being requested for the Project to permit the following:

1. Increase the allowable density to sixty-four (64) dwelling units per acre as permitted by the zoning ordinance with a special use permit (the subject of this application.) Phase 1 of the project will include 230 apartment units over a 3.6 acre site, or 64 units per acre. Phase 2 of the project will include 70 apartment units over a 1.1 acre site, or 64 units per acre.
2. Increase the allowable building height to seventy-eight (78) feet as permitted by the zoning ordinance with a special use permit (the subject of this application.) Building height is measured as the average building height to mid-pitch of the roof from average grade for all building sides. This calculation yields an average building height of 71 feet with the worst case condition along the Millmont Street façade at 78 feet.
3. Modify yard regulations per section 34-162 to allow portions of the building face to lie outside of the maximum building setbacks in URB zoning. This request is made, in part, to accommodate other Planning Department requests to provide greater pedestrian interaction with the building and additional entrances and a plaza along Millmont Street. Along the Arlington Boulevard property line, which has a 30’ maximum building setback, yard modifications are requested to allow portions of the building to sit up to 48’ off of the property line. Note that just 12% of the building face will be at a depth of 40’ to 48’ from the Arlington Boulevard property line. Along the Millmont Street property line, which has a 20’ maximum setback, yard modifications are requested to allow portions of the building to sit up to 50’ off of the property line. Note that just 14% of the building face will be at a depth of 30’ to 50’ from the Millmont Street property line.

### Density, Height, and Yard Justification

The justification for the requested increase in density and building height is to optimize the use of the Project site for an urban infill apartment community with appropriate unit types, amenities, parking, and access. The requested density and building height are both allowed in URB zoning with a special use permit. The justification for the yard modifications is to allow for a better pedestrian interaction with the building and to accommodate additional entrances and a plaza along Millmont Street. The requested yard modifications also allow the building to have more modulation in the building face to improve the façade appearance at street level.

**Will the use or development be harmonious with existing patterns and development within the neighborhood?**

Yes, the Project will be harmonious with the surrounding patterns and developments which are commercial and multi-family in use. To the North and East, the Project is surrounded by other multi-family properties. To the South and West, the Project is surrounded by commercial properties including the Barracks Road Shopping Center and Millmont Shopping Center. The Project's proximity to the University of Virginia Law and Business Schools and the North Grounds Recreation Center and Fields also make this an ideal fit.

**Will the development and associated public facilities substantially conform to the City's comprehensive plan?**

Yes, the Project will conform with the associated public facilities and the City's comprehensive plan. The Project's use and location is supported by adequate utility capacity in the area, a signalized intersection at Arlington and Millmont, sidewalks on both sides of Arlington and Millmont, bike lanes on Arlington, and two University Transit bus stops on Arlington. The Project complies with the City's comprehensive plan by:

- Providing high density multi-family use along a commercial corridor to facilitate transit use and remove pressure for high density rental housing in residential neighborhoods.
- Encouraging alternate modes of transportation with interconnected pedestrian, bicycle access and on-site bicycle storage.
- Increasing 24 hour presence and vitality along Arlington Boulevard and Millmont Street.
- Providing adequate off-street parking without sacrificing aesthetics.
- Establishing connectivity to commercial destinations and the University of Virginia.

**Will the proposed use or development of any buildings or structures comply with all applicable building code regulations?**

Yes, the Project will comply with all applicable building code regulations. The Project will also be designed to LEED standards.

**Whether use or development will have any potentially adverse impacts on surrounding neighborhood, or community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate impacts. Potential adverse impacts to be considered include, but are not necessarily limited to the following:**

- **Traffic or parking congestion:**

A traffic study has been conducted and indicates that the Project will have a lower impact on area traffic than the existing use. Additionally, the target market for the Project, University of Virginia Law and Business School students, will not be eligible for University parking permits due to the Project's location on Arlington Boulevard and proximity to campus. Thus, our University residents will be required to walk, bike, or take University Transit to get to campus. Also, the

Project will have ample off-street parking and bike storage so as to not burden on-street parking on Arlington Boulevard and Millmont Street.

- **Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment:**

No, the Project will have no adverse affect on the natural environment in the way of noise, lights, dust, odor, fumes, or vibration. The Project site is already improved with medical offices and parking. Thus, the Project is simply replacing an existing use on the site. Site lighting will comply with City ordinances.

- **Displacement of existing residents or businesses:**

The existing property has three medical office tenants. The Jefferson Trail Behavioral System leases 35,587 square feet at 2101 Arlington Boulevard. This lease has expired and the tenant has announced plans to leave the facility by the end of February. Region Ten Community Services leases 3,237 square feet at 1021 Millmont Street. The current lease runs through August 31, 2012. The current landlord is working with Region Ten to accommodate a move from the facility. The UVA Psychology Department leases 18,171 square feet at 1023 Millmont Street. The current lease runs through May 14, 2014 and contains a 3 year renewal option through May 14, 2017. This lease will remain intact and be unaffected by phase 1 of the Project. Phase 2 of the Project will occur only upon expiration of this lease.

- **Discouragement of economic development activities that may provide desirable employment or enlarge the tax base:**

The Project will encourage economic development, provide desirable employment, and enlarge the tax base over the existing use. It will also provide a Class A residential alternative that is lacking in the Arlington corridor.

- **Undue density of population or intensity of use in relation to the community facilities existing or available:**

The Project' s density and use is harmonious with the existing uses and facilities in the Arlington Road and Millmont Street area which are commercial and multi-family in use.

- **Reduction in the availability of affordable housing in the neighborhood:**

The existing commercial use on the property has no affordable housing component. Thus, the Project will not reduce the availability of affordable housing in the neighborhood. In compliance with section 34-12 of the Charlottesville Code of Ordinances, the Project will contribute \$2.034 per gross square foot over 1.0 FAR to the City' s affordable housing fund. In Phase 1 of the project, this contribution equals \$278,095. In Phase 2 of the project, this contribution equals \$95,000.

- **Impact on school population and facilities:**

The Project' s target market will be University of Virginia graduate students, faculty, and JAG students who are not likely to introduce any significant additional impacts on the existing school population and facilities.

- **Destruction of or encroachment upon conservation or historic districts:**

The Project does not encroach any conservation or historic districts.

- **Conformity with federal, state and local laws, as demonstrated and certified by the applicant:**

The Project will comply with all federal, state, and local laws.

- **Massing and scale of the project:**

The Project's massing and scale will be harmonious with its surroundings and improve area aesthetics along Arlington Boulevard and Millmont Street. Pedestrian access to the Project will be on Arlington Boulevard. Vehicular access to the Project's parking deck will be along Millmont Street near an existing curb cut. The parking deck will be screened on three sides once all phases are complete by residential buildings.

**Whether the proposed use or development will be in harmony with purposes of specific zoning district in which it will be placed:**

Yes, the Project is harmonious with the existing URB zoning district and the surrounding multi-family and commercial districts.

**Whether the proposed use or development will meet applicable general and specific standards set forth within zoning ordinance, subdivision regulations, and other city ordinances or regulations:**

Yes, the Project will meet applicable general and specific standards of the zoning ordinance, subdivision regulations, and all other city ordinances and regulations.

**When the property that is the subject of the SUP application is within a design control district, City Council shall refer the application to the BAR or ERB (whichever is applicable) for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, would mitigate any such impacts. The BAR or ERB shall return a written report of its recommendations to the City Council:**

The Project is not located within a design control district and this is not subject to BAR or ERB review.

# Project Narrative

## Planning Department Comments and Response

### Special Use Permit

1. Include information on the height of surrounding buildings, maybe a diagram or elevations of sorts that shows the height of this building in relation to other buildings.

**Response: The architect has provided an exhibit (see Context Plan) to illustrate the scale and height of the proposed structure compared to the adjacent properties.**

2. In regards to the massing and scale of the building, it is problematic that the Millmont side of this project is a blank wall for over 200 feet and does not engage the street or the pedestrian environment. I mentioned this in our pre meetings and see that it has not been addressed. This will be the major concern in my staff report.

**Response: Two entrances and a plaza have been added to the Millmont Street side of the building to better engage the street and pedestrian environment.**

3. Include the number and location of bicycle racks

**Response: A secure bicycle storage room is located in the parking deck as depicted on the Phase 1 Level T plan with capacity for 86 bikes. Additional bike racks are provided at the Arlington Boulevard building entrance as shown on the site plan.**

4. Include a pedestrian circulation plan (internal/external), it is unclear by looking at the plan.

**Response: Circulation plan has been provided on each building floor plan (see Floor Plans.)**

5. You need to confirm with utilities that there is adequate sewer capacity before I write my staff report. Which I need to have completed by February 3<sup>rd</sup>.

**Response: On January 25, 2012, Trip Stakem confirmed that adequate sewer capacity exists for the project.**

6. The planning commission mentioned addressing the bicycle connections, please discuss with Jeanie Alexander.

**Response: We have clarified bike storage capacity and location with Jeanie Alexander and she agrees with the proposed plan.**



## Affordable Dwelling Units

In compliance with section 34-12 of the Charlottesville Code of Ordinances, the Project will contribute \$2.034 per gross square foot over 1.0 FAR to the City's affordable housing fund. In Phase 1 of the project, this contribution equals \$278,095. In Phase 2 of the project, this contribution equals \$95,000. The calculations by phase are as follows:

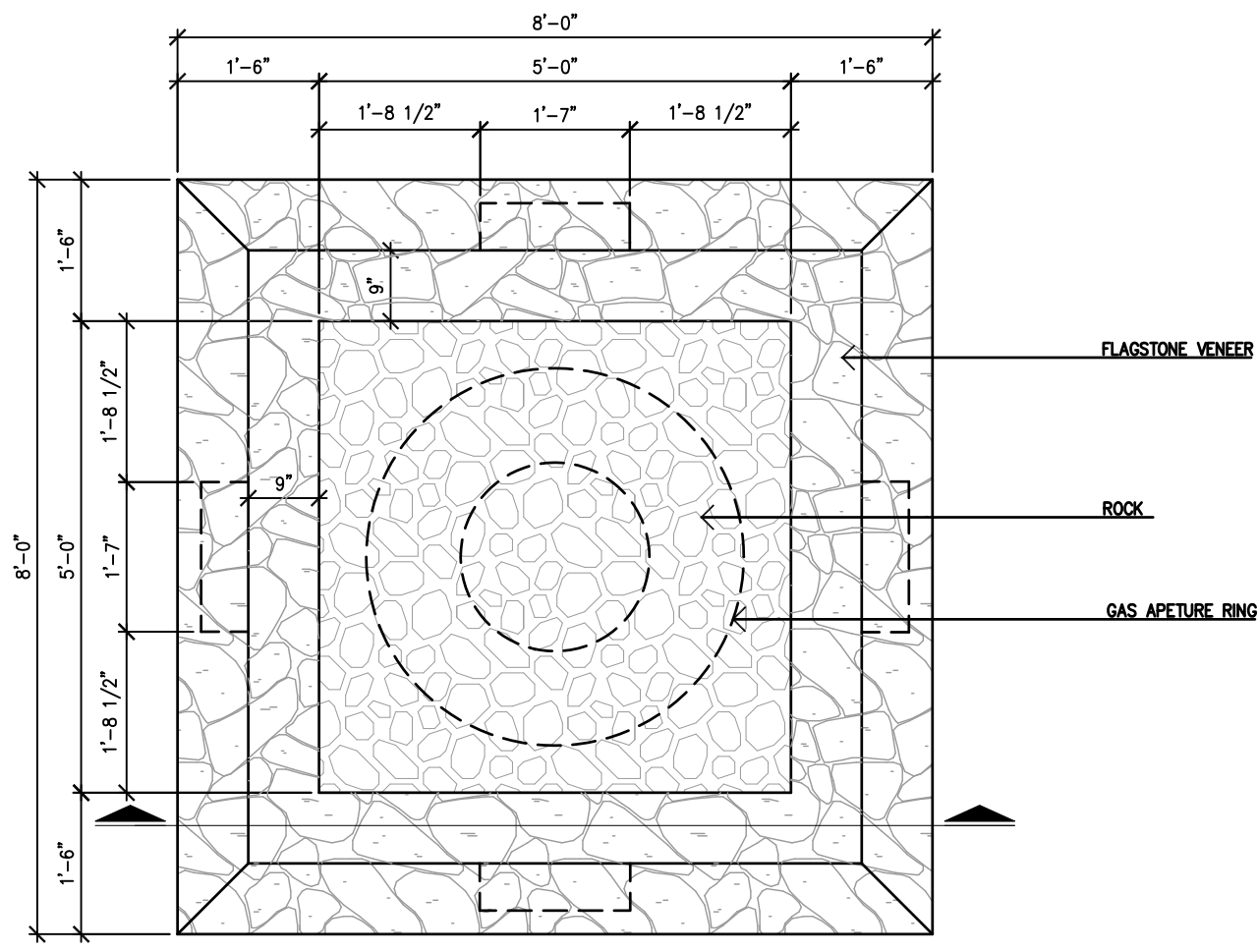
### Phase 1

- Phase 1 gross building area of 293,539 square feet.
- Phase 1 land area of 3.6 acres, or 156,816 square feet.
- Gross building area over 1.0 FAR equals  $(293,539 - 156,816)$ , or 136,723 square feet.
- Affordable housing fund contribution equals  $(\$2.034 \times 136,723)$ , or \$278,095.

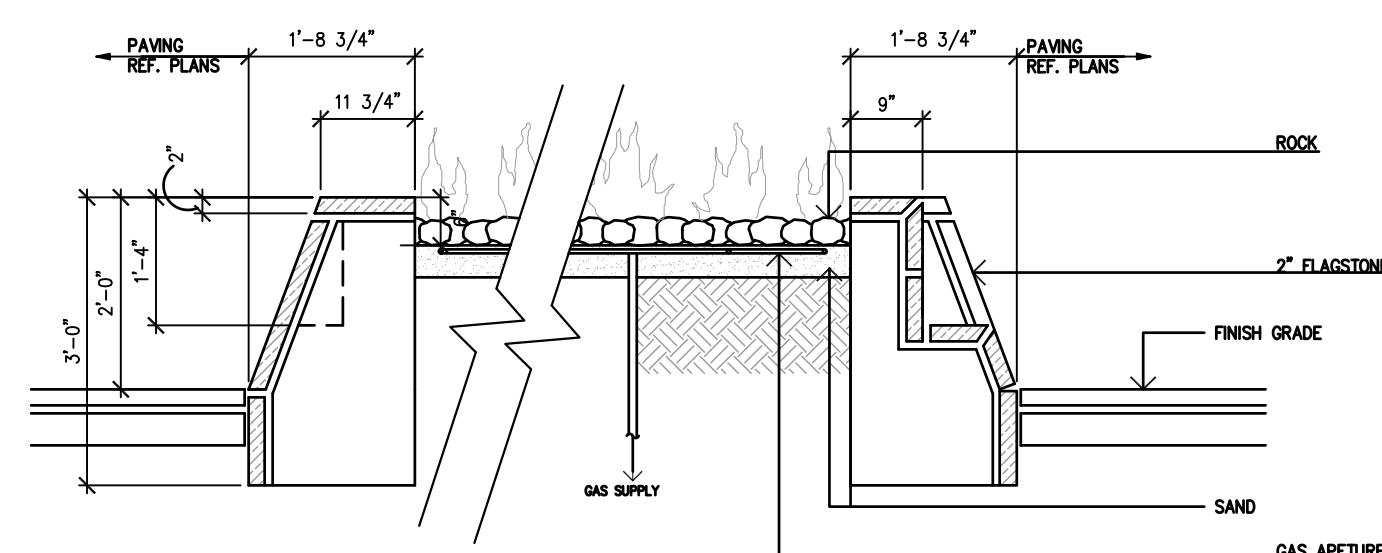
### Phase 2

- Phase 2 gross building area of 94,622 square feet.
- Phase 2 land area of 1.1 acres, or 47,916 square feet.
- Gross building area over 1.0 FAR equals  $(94,622 - 47,916)$ , or 46,706 square feet.
- Affordable housing fund contribution equals  $(\$2.034 \times 46,706)$ , or \$95,000.

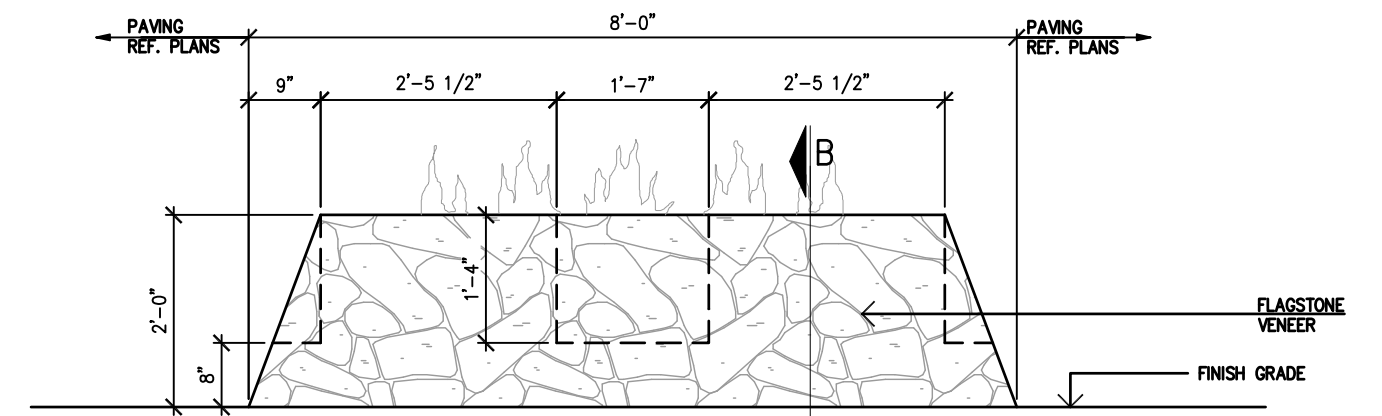
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FIRE PIT PLAN SCALE: 1/2"=1'-0"



FIRE PIT SECTION B - B SCALE: 1/2"=1'-0"

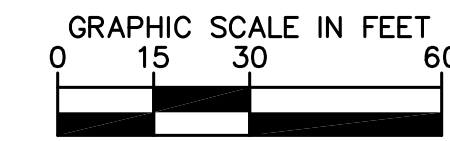
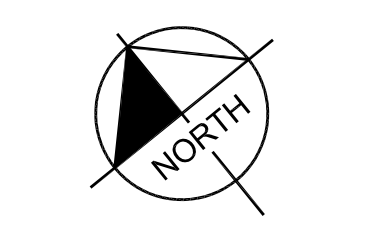
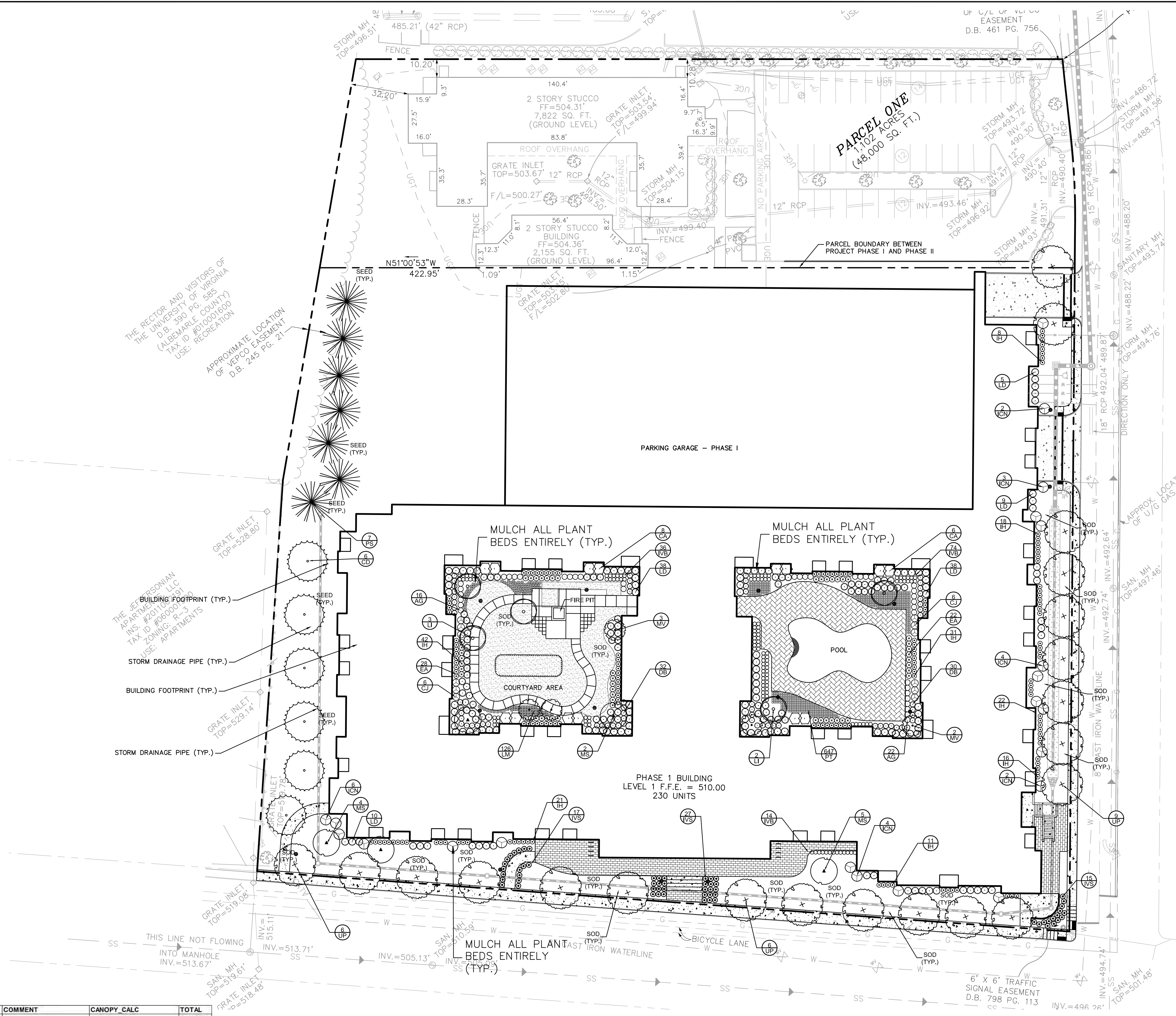


FIRE PIT ELEVATION A - A SCALE: 1/2"=1'-0"

**FIRE PIT DETAILS**

KEY	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENT	CANOPY CALC PER PLANT	TOTAL CANOPY
<b>TREES</b>									
CD	6	CEDRUS DEODARA	DEODAR CEDAR	2" CAL 4'-5" HT	B&B			143	858
UP	21	ULMUS PARVIFOLIA "ALLEE"	ALLEE ELM	3"-4" CAL	B&B	40' O.C. OR AS SHOWN			366 7688
LI	5	LAGERSTROEMIA X "NATCHEZ"	NATCHEZ CRAPE MYRTLE	2" CAL 6'-7" HT	B&B			77	385
MS	5	MAGNOLIA X "SOLLANGANA"	SAUKER MAGNOLIA	2" CAL 6'-8" HT	B&B			145	725
MM	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-8"	B&B			70	350
PS	7	PINUS STROBUS	EASTERN WHITE PINE	2" CAL 4'-5" HT	B&B			118	826
<b>SHRUBS</b>									
AG	38	ABELIA X "ROSE CREEK"	"ROSE CREEK" ABELIA	18"-24" SP	3 GAL	3' O.C.		14	532
CA	14	CORNUS ALBA "SIBIRICA"	ARTIC FIRE DOGWOOD	24"-30"	CONT.			72	1008
CDQ	72	COTONEASTER PROCRUMBENS "QUEEN OF CARPETS"	QUEEN OF CARPETS COTONEASTER	18"-24" SP	CONT.	4' O.C.	MULCH BED ENTIRELY, FULL	10	720
CJ	12	CAMELIA JAPONICA	CAMELIA	24"-30"	CONT.	SHOWN	MULCH ENTIRE BED, FULL	10	120
DB	64	DAPHNE X BURKWOODII	DAPHNE	24"-30"	CONT.	36" O.C.		10	640
EA	50	EUONYMUS ALATUS "LITTLE MOSES"	LITTLE MOSES DWARF BURNING BUSH	18"	CONT.			10	500
ICN	21	ILEX CORNUTA "NEEDLEPOINT"	NEEDLEPOINT HOLLY	5'-6"	CONT.	AS SHOWN		10	210
IH	147	ILEX CRENATA "HOGGENDORN"	HOGGENDORN HOLLY	24"-30"	CONT.	30' O.C.	MULCH ENTIRE BED, FULL	10	1470
IVB	124	ILEX VOMITORIA "BORDEAUX"	BORDEAUX HOLLY	18"	CONT.	2' O.C.	MULCH ENTIRE BED, FULL	10	1240
IVS	44	ILEX VOMITORIA "SCHILLINGS"	SCHILLINGS HOLLY	18"	CONT.	3' O.C.		10	440
LD	122	LOROPETALUM CHINENSIS "DARUMA"	DARUMA FRING FLOWER	24"	CONT.	4' O.C.	MULCH ENTIRE BED, FULL	10	1220
<b>GROUND COVER</b>									
LM	126	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LIRIOPE	1 GAL	CONT.	18" O.C.			
PT	727	PACHYSANDRA TERMINALIS	PACHYSANDRA	4"	CONT.	12" O.C.	MULCH ENTIRE BED, FULL		
								TOTAL CANOPY PHASE I	18930

CANOPY CALCULATIONS	
Phase I Units	230
Phase II Units	70
Total Units	300
site area =	4.7 acres
Density	63.8298 D.U. ACRE
tree canopy required =	10 percent
site area	204732 sf
canopy required	20473.2 sf
Canopy Provided PH I	18,930 sf
Canopy Provided PH II	12,115 sf
<b>TOTAL CANOPY Phase I and II</b>	<b>31,045</b>



NO.	REVISIONS	DATE

**Kimley-Horn and Associates, Inc.**  
 1700 WILLOW LAWN DR. SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3882 FAX: 804-673-3980  
 WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA  
 LANDSCAPE ARCHITECT  
 JOSEPH A. MATHEWS  
 Lic. No. 000490

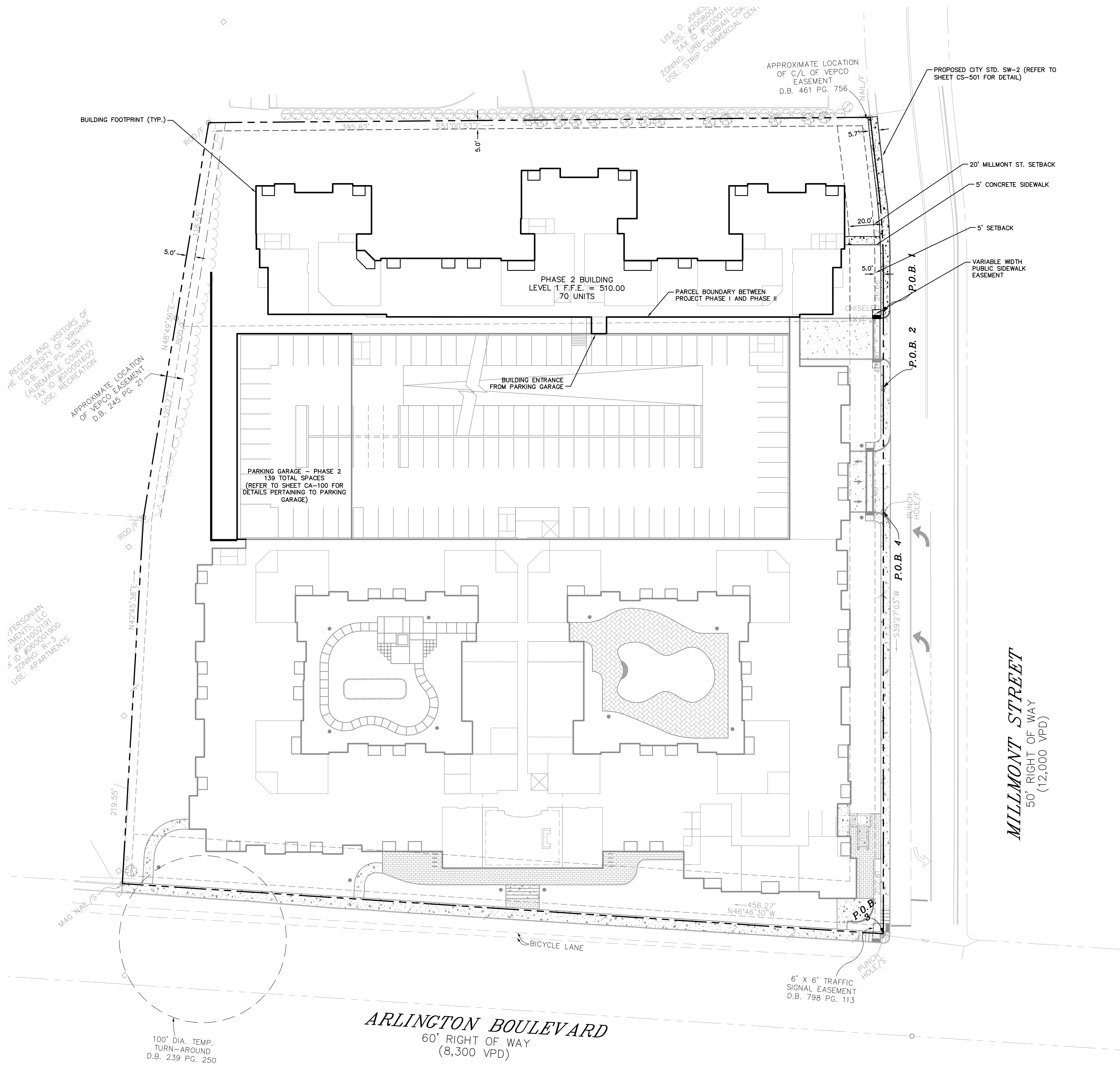
KHA PROJECT	113155000
DATE	12/22/2011
SCALE	AS SHOWN
DESIGNED BY	AFS
DRAWN BY	AFS
CHECKED BY	BJB

ARLINGTON AND MILLMONT APARTMENTS  
 PREPARED FOR  
 PEAK CAMPUS DEVELOPMENT, LLC  
 VIRGINIA  
 CHARLOTTESVILLE

**LANDSCAPING PLAN - PHASE I**  
 SHEET NUMBER  
**CP-101**



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LISA O. JONES  
INS. #20089004  
TAX ID #01000110  
ZONING: URB - URBAN CORRIDOR  
USE: STRIP COMMERCIAL GEN.

APPROXIMATE LOCATION  
OF C/L OF VEPCO  
EASEMENT  
D.B. 461 PG. 756

PROPOSED CITY STD. SW-2 (REFER TO  
SHEET CS-501 FOR DETAIL)

RECTOR AND VISITORS OF  
THE UNIVERSITY OF VIRGINIA  
D.B. 390 PG. 585  
(ALLEGEDLY COUNTY)  
TAX ID #010001500  
USE: RECREATION

APPROXIMATE LOCATION  
OF VEPCO EASEMENT  
D.B. 245 PG. 21

PARKING GARAGE - PHASE 2  
139 TOTAL SPACES  
(REFER TO SHEET CA-100 FOR  
DETAILS PERTAINING TO PARKING  
GARAGE)

PHASE 2 BUILDING  
LEVEL 1 F.F.E. = 510.00  
70 UNITS

BUILDING ENTRANCE  
FROM PARKING GARAGE

PARCEL BOUNDARY BETWEEN  
PROJECT PHASE I AND PHASE II

JEFFERSONMAN  
APARTMENTS, LLC  
#201002191  
TAX ID #060001900  
ZONING: P-3  
USE: APARTMENTS

6' x 6' TRAFFIC  
SIGNAL EASEMENT  
D.B. 798 PG. 113

ARLINGTON BOULEVARD  
60' RIGHT OF WAY  
(8,300 VPD)

MILLMONT STREET  
50' RIGHT OF WAY  
(12,000 VPD)

**ZONING INFORMATION**

PROJECT: ARLINGTON AND MILLMONT APARTMENTS  
LOCATION: NORTH QUADRANT OF ARLINGTON BLVD. AND MILLMONT ST. INTERSECTION  
PROPOSED USE: APARTMENT COMPLEX / MULTI-FAMILY RESIDENTIAL  
ZONING: URB - URBAN CORRIDOR

BUILDING HEIGHT: # OF UNITS:	CODE MAX.	S.U.P. MAX.	PROP. MAX.
	60 FT 99	80 FT 301	300

FRONT SETBACK (ARLINGTON): SIDE SETBACK (MILLMONT): REAR SETBACK:	CODE MIN.	CODE MAX.	PROP. MIN.*	PROP. MAX.*
	5 FT 5 FT 5 FT	30 FT 20 FT NONE	30 FT 20 FT	

\* VARIANCE REQUESTED

**PROPERTY INFORMATION**

ADDRESS	PARCEL ID #	AREA (SF)	AREA (AC)	EXISTING USE
PARCEL 1: 1023 MILLMONT ST.	060001900	48,000	1.102	UVA PSYCHOLOGY DEPT. BLDG.
PARCEL 2: 1021 MILLMONT ST.	060001120	38,920	0.893	JEFFERSON TRAIL BEHAVIORAL SYSTEM
PARCEL 3: 2101 ARLINGTON BLVD.	060001110	106,034	2.434	JEFFERSON TRAIL BEHAVIORAL SYSTEM
PARCEL 4: 1021 MILLMONT ST.	010001800	12,580	0.289	REGION TEN BUILDING

**SITE INFORMATION**

TOPOGRAPHY SOURCE: FIELD SURVEY BY JENNINGSTEPHENSON, P.C. DATED DECEMBER 15, 2011  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88

	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERV. AREA (SF)	IMPERV. AREA (AC)	IMPERV. COVERAGE	OPEN SPACE AREA (SF)	OPEN SPACE AREA (AC)	OPEN SPACE COVERAGE
EXISTING PHASE 1:	157,534	3.616	95,750	2,198	61%	61,784	1.418	39%
EXISTING PHASE 2:	48,000	1.102	29,450	0.676	61%	18,550	0.426	39%
EXISTING TOTAL:	205,534	4.718	125,200	2,874	61%	80,334	1.844	39%
PROPOSED PHASE 1:	157,534	3.616	0.000	0%	0%	157,534	3.616	100%
PROPOSED PHASE 2:	48,000	1.102	0.000	0%	0%	48,000	1.102	100%
PROPOSED TOTAL:	205,534	4.718	0	0%	0%	205,534	4.718	100%

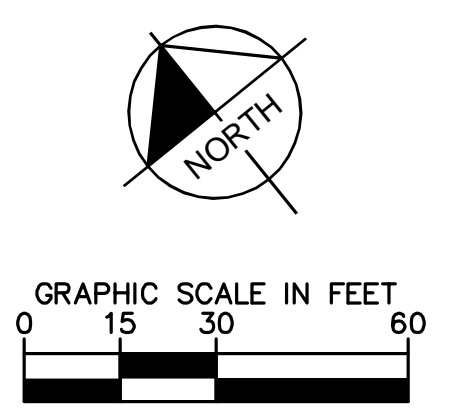
**TRAFFIC INFORMATION**

SOURCE: TRIP GENERATION, ITE 8TH EDITION, 2008, ITE USE CODE 220

SIZE	DAILY	AM PEAK IN	AM PEAK OUT	AM PEAK TOTAL	PM PEAK IN	PM PEAK OUT	PM PEAK TOTAL
PROPOSED PHASE 1: 230 UNITS	1517	37	90	127	93	60	153
PROPOSED PHASE 2: 70 UNITS	548	12	28	40	35	22	57
PROPOSED TOTAL:	2065	49	118	167	128	82	210

**SITE PLAN NOTES**

- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS



NO.	REVISIONS	DATE

**Kimley-Horn and Associates, Inc.**

1700 WILLOW LAWN DR. SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3982 FAX: 804-673-3980  
WWW.KIMLEY-HORN.COM

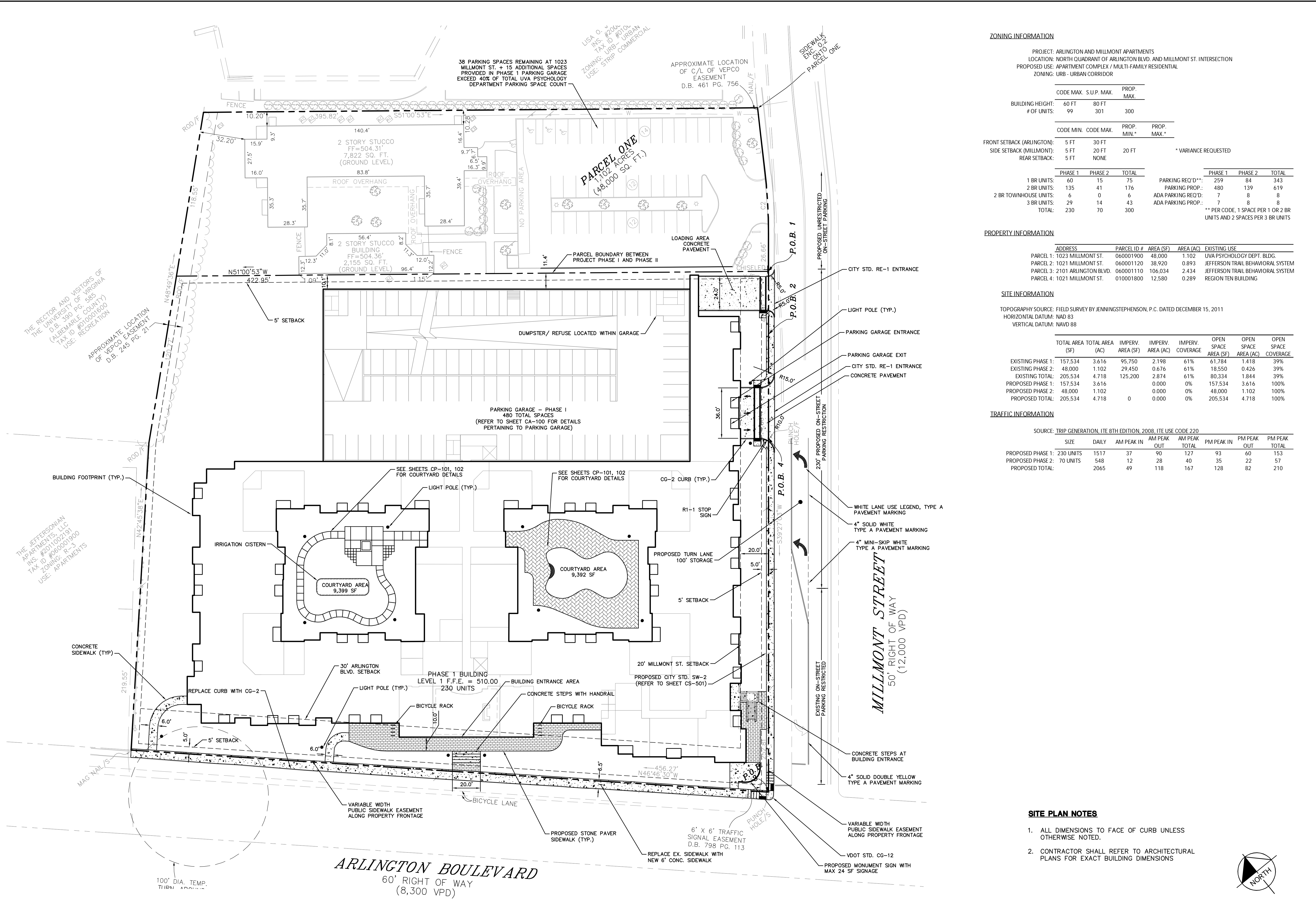
COMMONWEALTH OF VIRGINIA  
BRIAN J. BREWER  
Lic. No. 039045  
02-01-12  
PROFESSIONAL ENGINEER

ARLINGTON AND MILLMONT APARTMENTS  
PREPARED FOR  
PEAK CAMPUS DEVELOPMENT, LLC  
CHARLOTTESVILLE VIRGINIA

**SITE PLAN - PHASE II**

SHEET NUMBER  
**CS-102**

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**ZONING INFORMATION**

PROJECT: ARLINGTON AND MILLMONT APARTMENTS  
 LOCATION: NORTH QUADRANT OF ARLINGTON BLVD. AND MILLMONT ST. INTERSECTION  
 PROPOSED USE: APARTMENT COMPLEX / MULTI-FAMILY RESIDENTIAL  
 ZONING: URB - URBAN CORRIDOR

BUILDING HEIGHT: # OF UNITS:	CODE MAX.	S.U.P. MAX.	PROP. MAX.
	60 FT 99	80 FT 301	300

FRONT SETBACK (ARLINGTON):	CODE MIN.	CODE MAX.	PROP. MIN.*	PROP. MAX.*
	5 FT	30 FT	20 FT	
SIDE SETBACK (MILLMONT):	5 FT	20 FT		
REAR SETBACK:	5 FT	NONE		

\* VARIANCE REQUESTED

	PHASE 1			PHASE 2			TOTAL
	1 BR UNITS:	2 BR UNITS:	3 BR UNITS:	1 BR UNITS:	2 BR UNITS:	3 BR UNITS:	
1 BR UNITS:	60	15	75	259	84	343	
2 BR UNITS:	135	41	176	480	139	619	
3 BR TOWNHOUSE UNITS:	6	0	6	7	8	15	
TOTAL:	230	14	43	746	231	977	

PARKING REQ'D: 259 84 343  
 PARKING PROP.: 480 139 619  
 ADA PARKING REQ'D: 7 8 15  
 ADA PARKING PROP.: 7 8 15  
 \*\* PER CODE, 1 SPACE PER 1 OR 2 BR UNITS AND 2 SPACES PER 3 BR UNITS

**PROPERTY INFORMATION**

ADDRESS	PARCEL ID #	AREA (SF)	AREA (AC)	EXISTING USE
PARCEL 1: 1023 MILLMONT ST.	060001900	48,000	1.102	UVA PSYCHOLOGY DEPT. BLDG.
PARCEL 2: 1021 MILLMONT ST.	060001120	38,920	0.893	JEFFERSON TRAIL BEHAVIORAL SYSTEM
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**SITE INFORMATION**

TOPOGRAPHY SOURCE: FIELD SURVEY BY JENNINGSTEPHENSON, P.C. DATED DECEMBER 15, 2011  
 HORIZONTAL DATUM: NAD 83  
 VERTICAL DATUM: NAVD 88

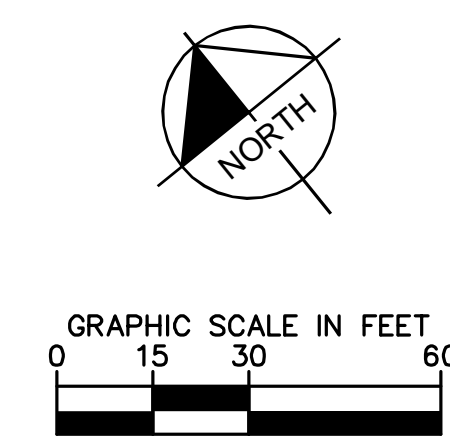
	TOTAL AREA (SF)	TOTAL AREA (AC)	IMPERV. AREA (SF)	IMPERV. AREA (AC)	IMPERV. COVERAGE	OPEN SPACE AREA (SF)	OPEN SPACE AREA (AC)	OPEN SPACE COVERAGE
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PROPOSED PHASE 2:	48,000	1.102	0.000	0.000	0%	48,000	1.102	100%
PROPOSED TOTAL:	205,534	4.718	0	0.000	0%	205,534	4.718	100%

**TRAFFIC INFORMATION**

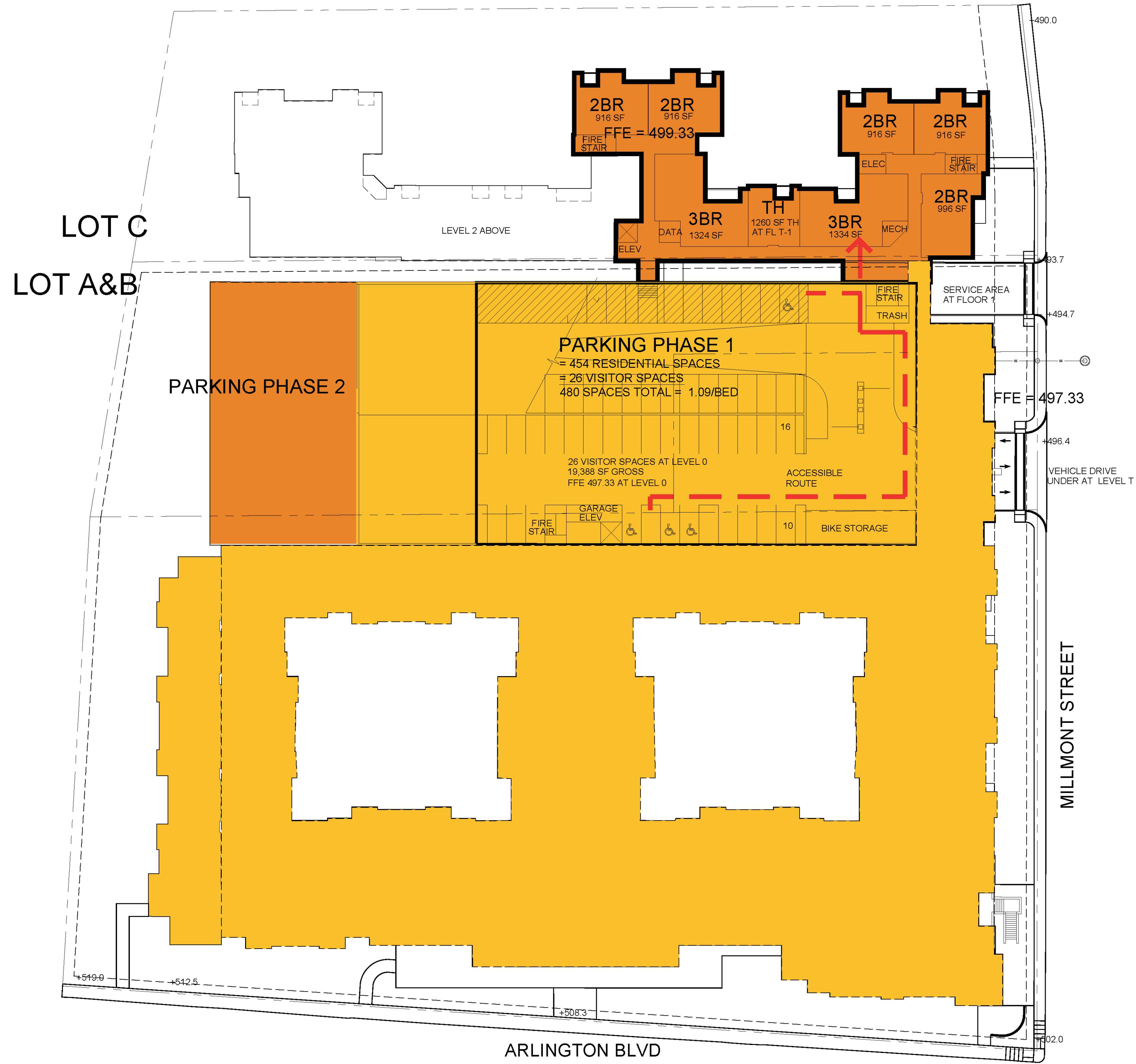
SOURCE: TRIP GENERATION, ITE 8TH EDITION, 2008, ITE USE CODE 220

SIZE	DAILY	AM PEAK IN	AM PEAK OUT	AM PEAK TOTAL	PM PEAK IN	PM PEAK OUT	PM PEAK TOTAL
PROPOSED PHASE 1:	230 UNITS	1517	37	90	127	93	60
PROPOSED PHASE 2:	70 UNITS	548	12	28	40	35	22
PROPOSED TOTAL:	2065	49	118	167	128	82	210

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS



 <b>Kimley-Horn and Associates, Inc.</b> 1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3982 FAX: 804-673-3980 WWW.KIMLEY-HORN.COM	 <b>BRIAN J. BREWER</b> Lic. No. 039045 02-01-12 PROFESSIONAL ENGINEER
<b>ARLINGTON AND MILLMONT APARTMENTS</b> PREPARED FOR <b>PEAK CAMPUS DEVELOPMENT, LLC</b> CHARLOTTEVILLE VIRGINIA	KHA PROJECT: 113155000 DATE: 02/01/2012 SCALE: AS SHOWN DESIGNED BY: AFS DRAWN BY: AFS CHECKED BY: BJB
<b>SITE PLAN - PHASE I</b> SHEET NUMBER <b>CS-101</b>	

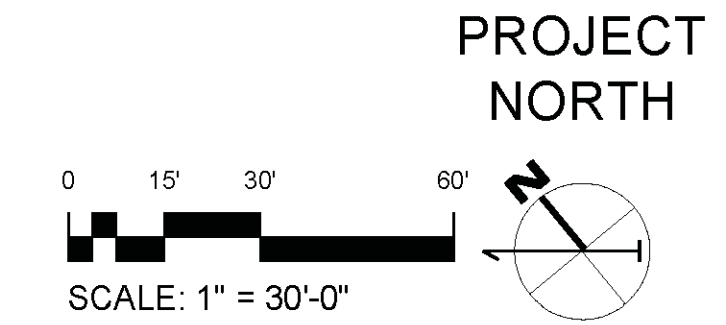


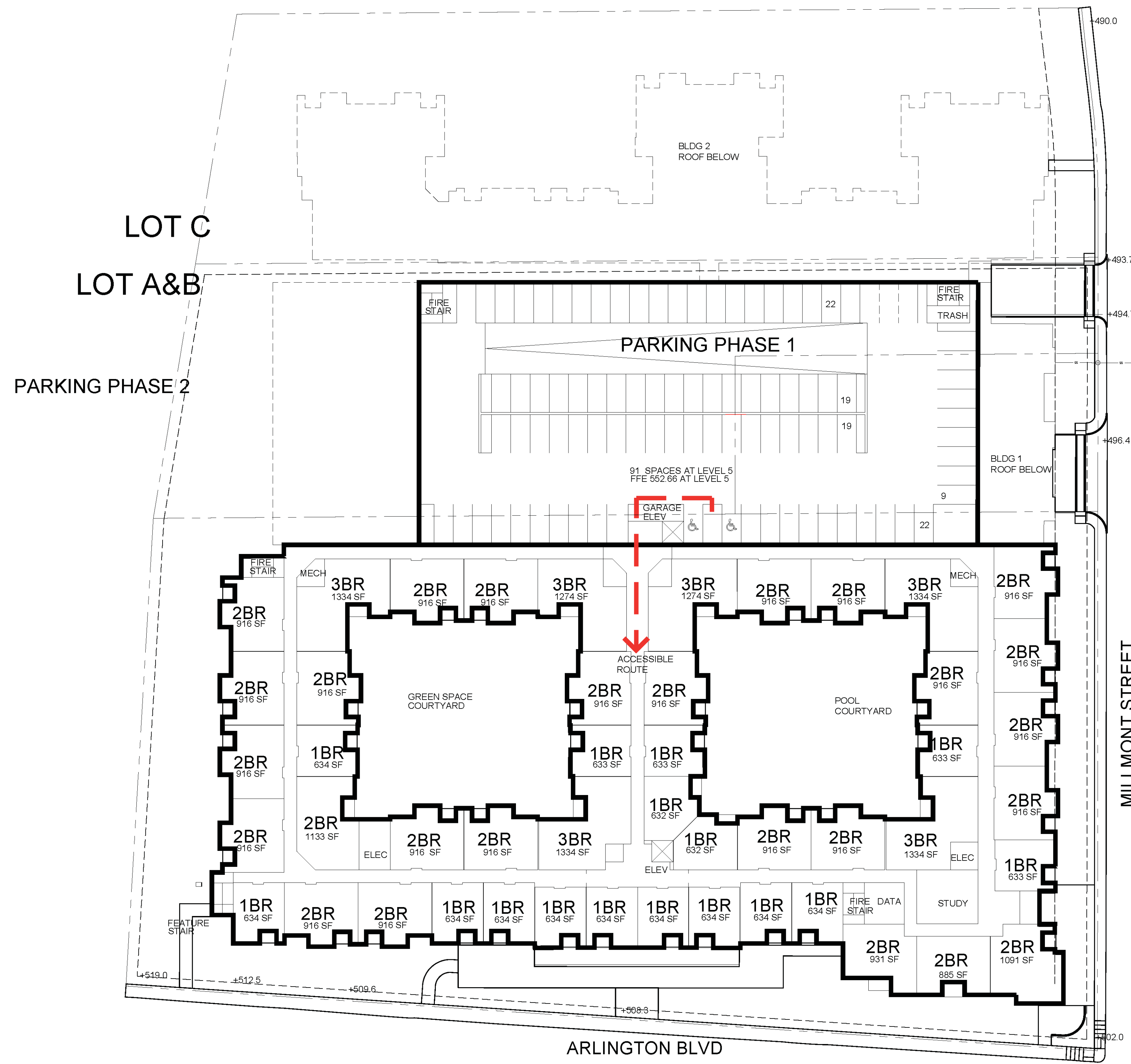
PHASE 2:   
 PHASE 1:

**PHASE 2 LEVEL T PLAN**

FFE =499.33

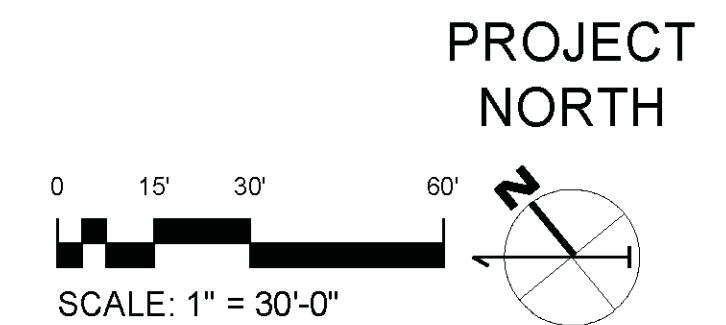
11,502 SF GROSS  
 10,995 SF HEATED  
 7,323 SF LEASABLE



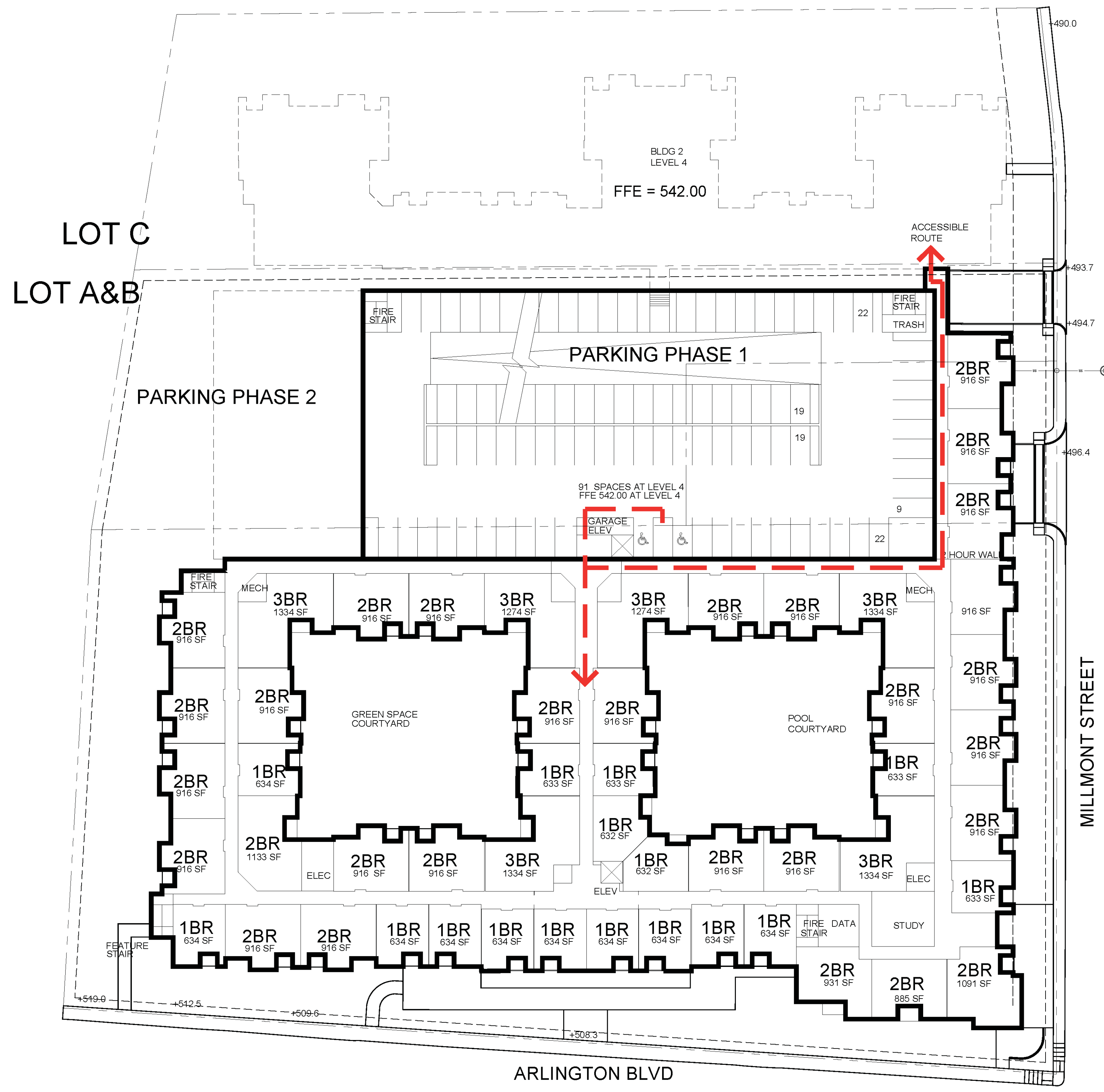


**PHASE 1 LEVEL 5 PLAN**

FFE =552.66  
 56,237 SF GROSS  
 53,945 SF HEATED  
 42,878 SF LEASABLE

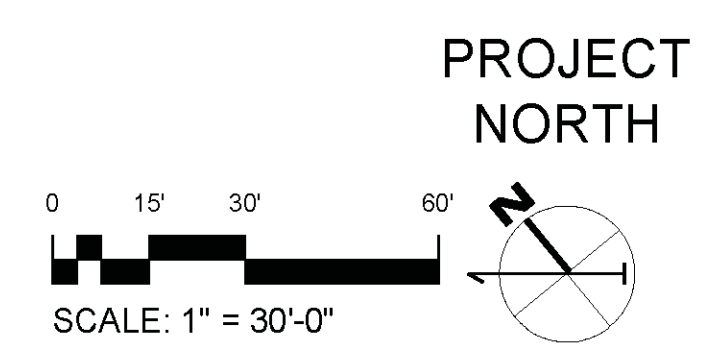


**ARLINGTON AND MILLMONT APARTMENTS**  
 CHARLOTTESVILLE, VA

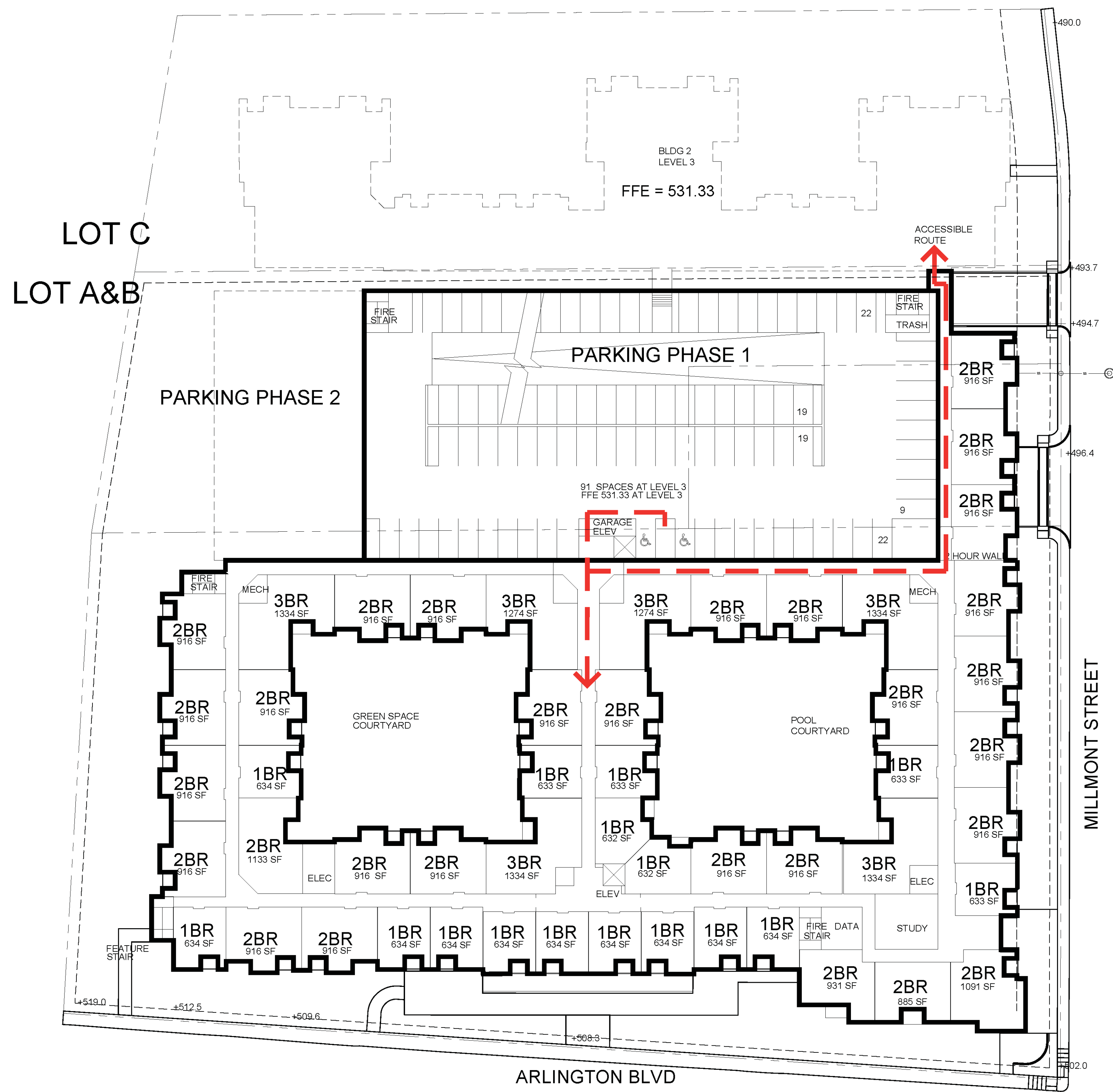


**PHASE 1 LEVEL 4 PLAN**

FFE = 542.00  
 59,974 SF GROSS  
 57,543 SF HEATED  
 45,626 SF LEASABLE

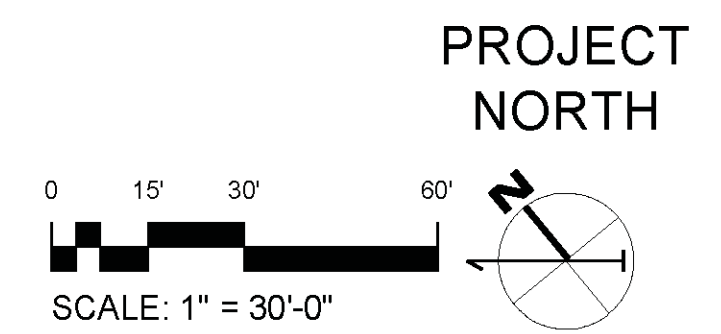


**ARLINGTON AND MILLMONT APARTMENTS**  
 CHARLOTTESVILLE, VA

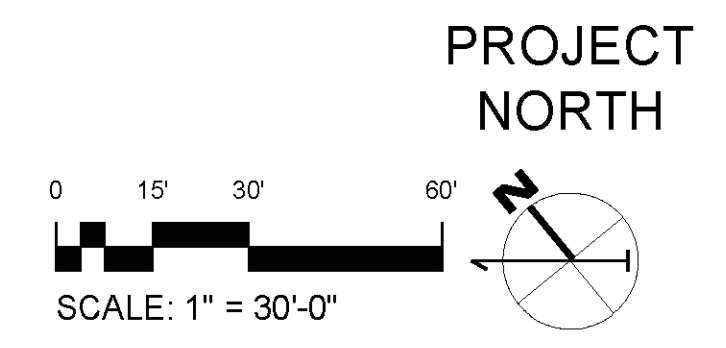
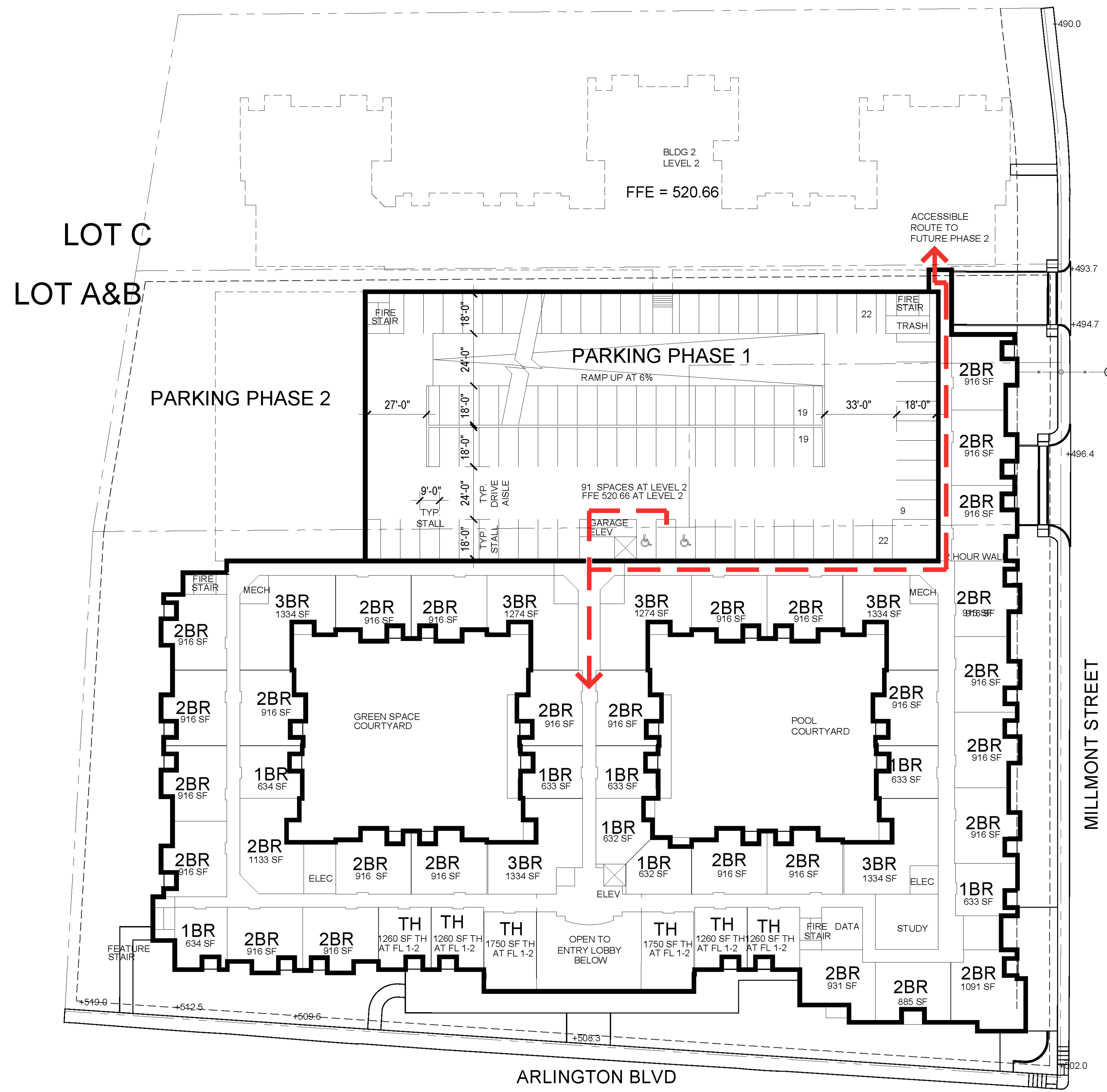


**PHASE 1 LEVEL 3 PLAN**

FFE =531.33  
59,974 SF GROSS  
57,543 SF HEATED  
45,626 SF LEASABLE

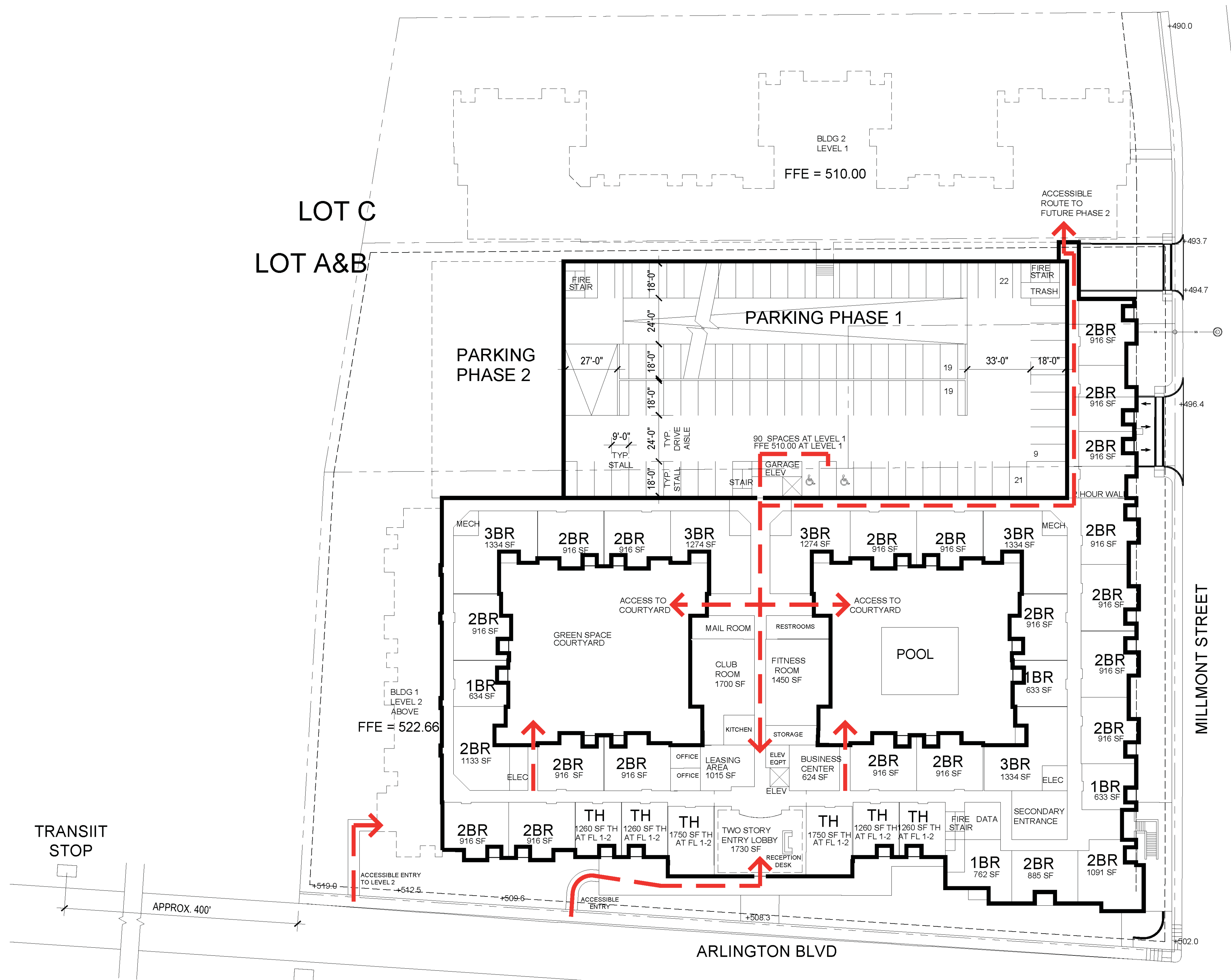


**ARLINGTON AND MILLMONT APARTMENTS**  
CHARLOTTESVILLE, VA



# ARLINGTON AND MILLMONT APARTMENTS

CHARLOTTESVILLE, VA

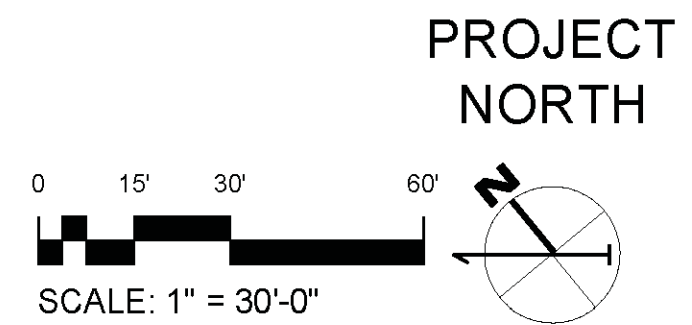


LOT C  
LOT A&B

**PHASE 1 LEVEL 1 PLAN**

FFE = 510.00  
56,118 SF GROSS  
54,427 SF HEATED  
34,025 SF LEASABLE


TRANSIT STOP  
NORTHLINE CONNECTOR ROUTE  
OF UNIVERSITY TRANSIT SERVICE



**ARLINGTON AND MILLMONT APARTMENTS**  
CHARLOTTESVILLE, VA



**LEGEND**

 ACCESSIBLE PEDESTRIAN ROUTE

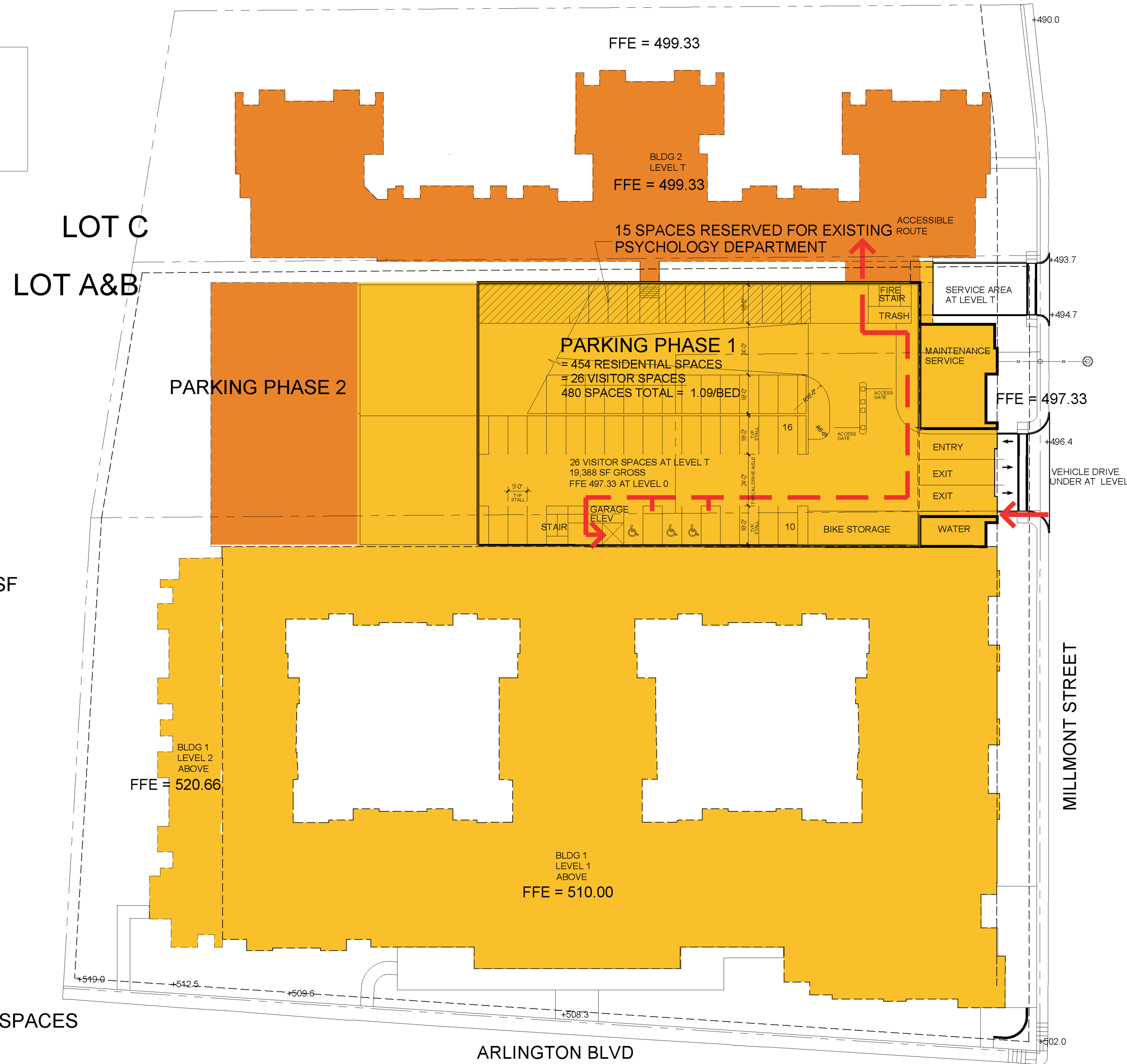
**PROJECT AREAS:**

BLDG 1:	GROSS SF	NET SF	LEASABLE SF
LEVEL T:	2,074	2,074	0
LEVEL 1:	56,118	54,427	34,025
LEVEL 2:	59,162	56,926	44,748
LEVEL 3:	59,974	57,543	45,626
LEVEL 4:	59,974	57,543	45,626
LEVEL 5:	56,237	53,945	42,878
<b>TOTAL:</b>	<b>293,539</b>	<b>282,458</b>	<b>212,903</b>

BLDG 2:	GROSS SF	NET SF	LEASABLE SF
LEVEL T:	11,502	10,995	7,323
LEVEL 1:	20,780	19,863	14,564
LEVEL 2:	20,780	19,863	14,564
LEVEL 3:	20,780	19,863	14,564
LEVEL 4:	20,780	19,863	14,564
<b>TOTAL:</b>	<b>94,622</b>	<b>90,447</b>	<b>65,579</b>

PARKING DECK:	PHASE 1:	PHASE 2:
LEVEL 0:	18,387	0
LEVEL 1:	32,033	9,256
LEVEL 2:	32,033	9,256
LEVEL 3:	32,033	9,256
LEVEL 4:	32,033	9,256
LEVEL 5:	32,033	9,256
<b>TOTAL:</b>	<b>178,552</b>	<b>46,280</b>
<b>SPACES:</b>	<b>480</b>	<b>139</b>

ACCESSIBLE SPACES REQUIRED: 2% OF 619 = 13 SPACES  
(INCLUDES 3 VAN-ACCESSIBLE SPACES)



**PHASE 1 LEVEL T PLAN**

FFE = 497.33  
2,074 SF GROSS  
2,074 SF HEATED  
0 SF LEASABLE

**PHASE 2:**   
APPROX 1.1 ACRES

**BUILDING 2:**  
5 STORY RESIDENTIAL BUILDING:

- 13 1BR UNITS
- 41 2BR UNITS
- 14 3BR UNITS
- 2 2BR TOWNHOUSE UNITS
- 70 TOTAL UNITS
- 139 TOTAL BEDS

70 UNITS / 1.1 ACRES = 64 UNITS / ACRE

**PHASE 1:**   
APPROX 3.6 ACRES

**BUILDING 1:**  
5 STORY RESIDENTIAL BUILDING:

- 60 1BR UNITS
- 135 2BR UNITS
- 6 2BR TOWNHOUSE UNITS
- 29 3BR UNITS
- 230 TOTAL UNITS
- 429 TOTAL BEDS

230 UNITS / 3.6 ACRES = 64 UNITS / ACF

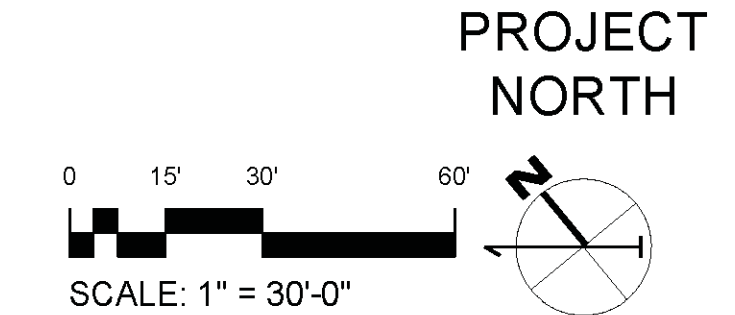
**PROJECT TOTAL:**

APPROX 4.7 ACRES  
5 STORY RESIDENTIAL BUILDINGS:

- 73 1BR UNITS
- 176 2BR UNITS
- 8 2BR TOWNHOUSE UNITS
- 43 3BR UNITS
- 300 TOTAL UNITS
- 570 TOTAL BEDS

300 UNITS / 4.7 ACRES = 64 UNITS / ACRE

**PARKING:**  
578 RESIDENTIAL SPACES  
15 RESERVED SPACES  
26 VISITOR SPACES  
619 TOTAL SPACES = 1.08/BED

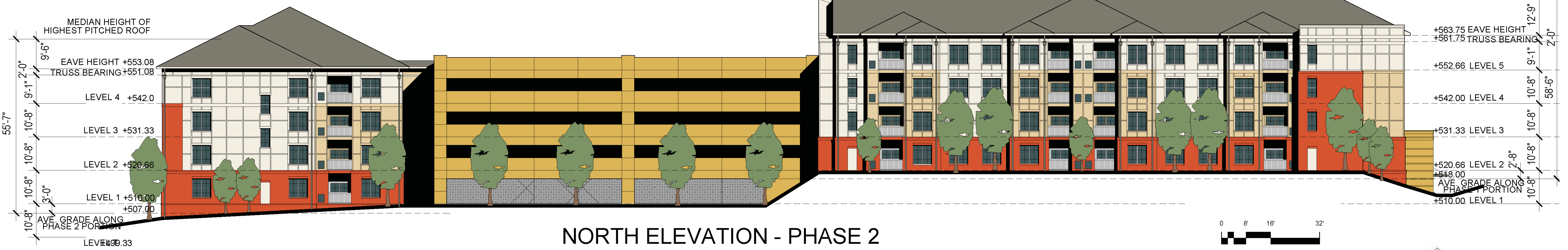
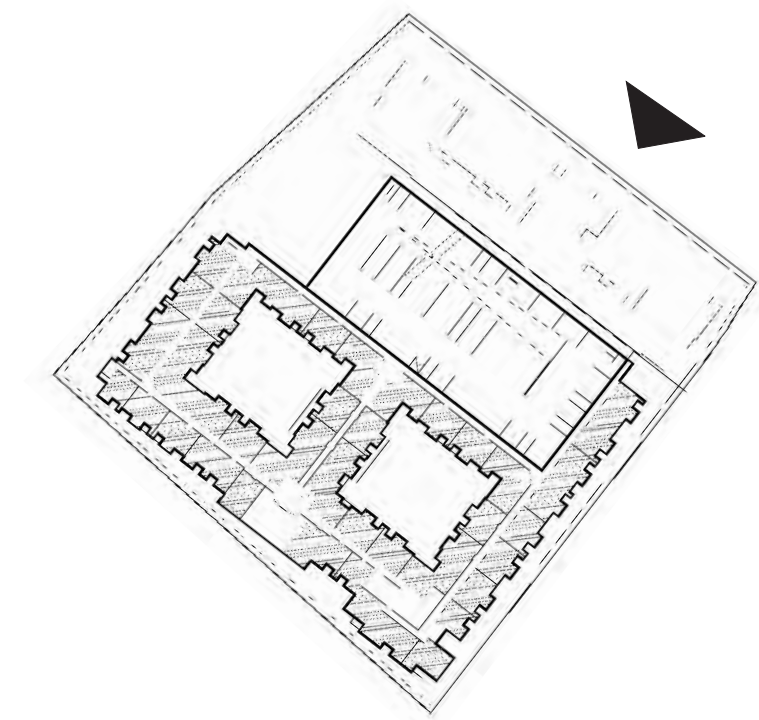


- COMPOSITION SHINGLES
- FIBER CEMENT PANELS AND BATTENS, COLOR #1
- THROUGH WALL COND. UNITS WITH METAL GRILL
- FIBER CEMENT PANELS AND BATTENS, COLOR #2
- PAINTED METAL GUARD RAILINGS
- BRICK VENEER, COLOR #1
- ALUMINUM WINDOWS
- BRICK VENEER, COLOR #2



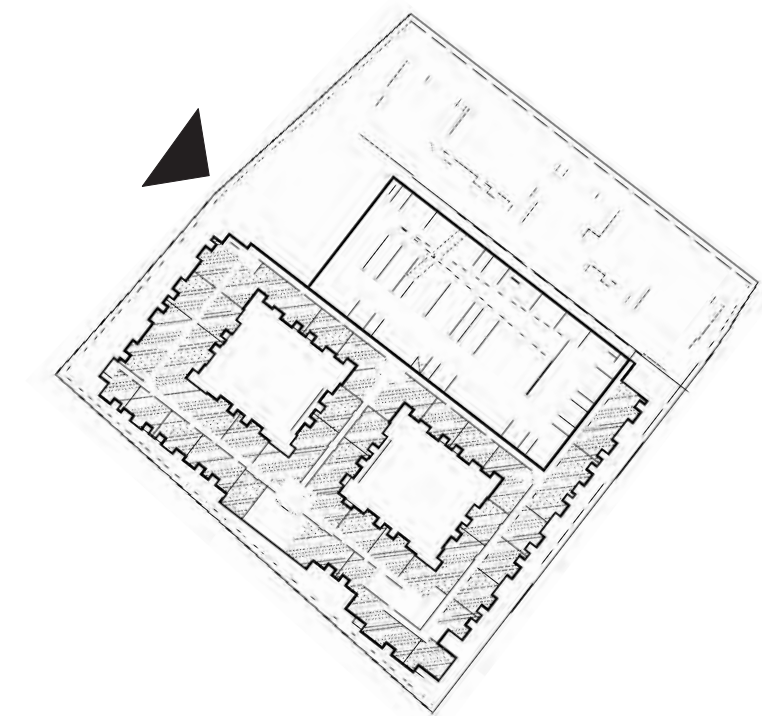
EAST ELEVATION - PHASE 2

0 8 16 32  
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PHASE 2

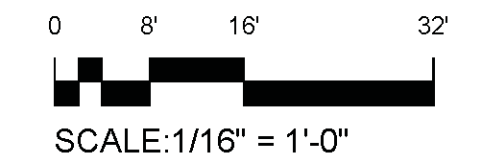
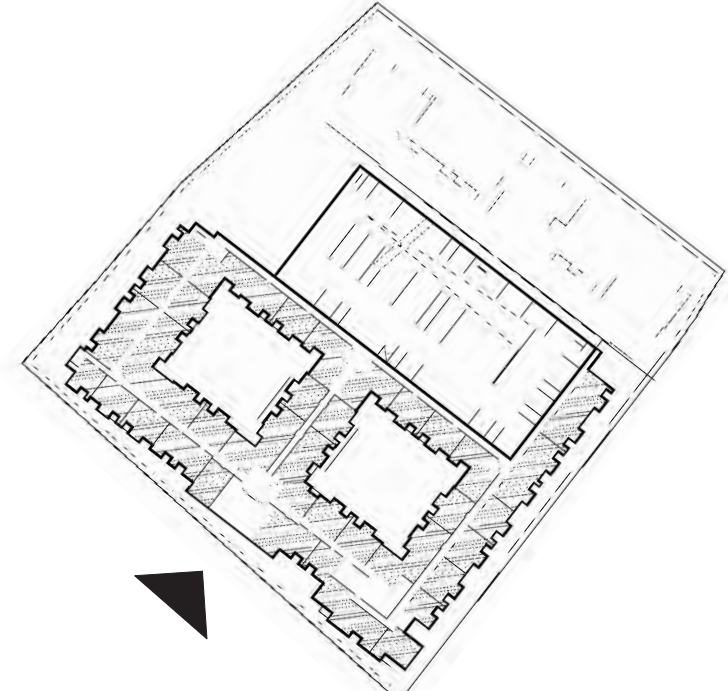
0 8 16 32  
SCALE: 1/16" = 1'-0"



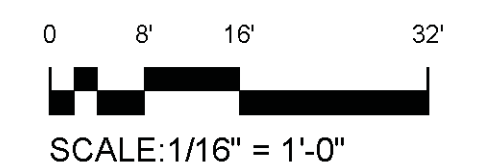
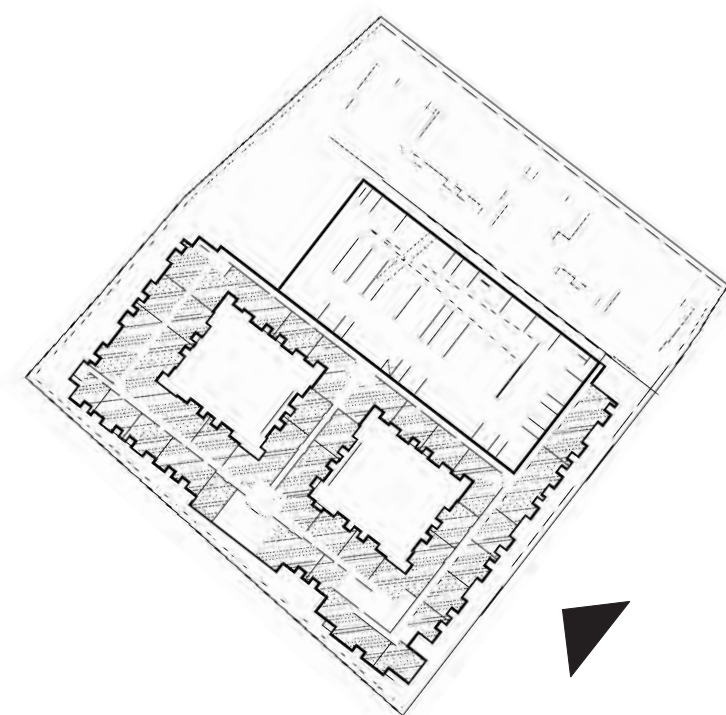
- COMPOSITION SHINGLES
- FIBER CEMENT PANELS AND BATTENS, COLOR #1
- THROUGH WALL COND. UNITS WITH METAL GRILL
- FIBER CEMENT PANELS AND BATTENS, COLOR #2
- PAINTED METAL GUARD RAILINGS
- BRICK VENEER, COLOR #2
- FEATURE STAIR
- ALUMINUM WINDOWS
- BRICK VENEER, COLOR #1



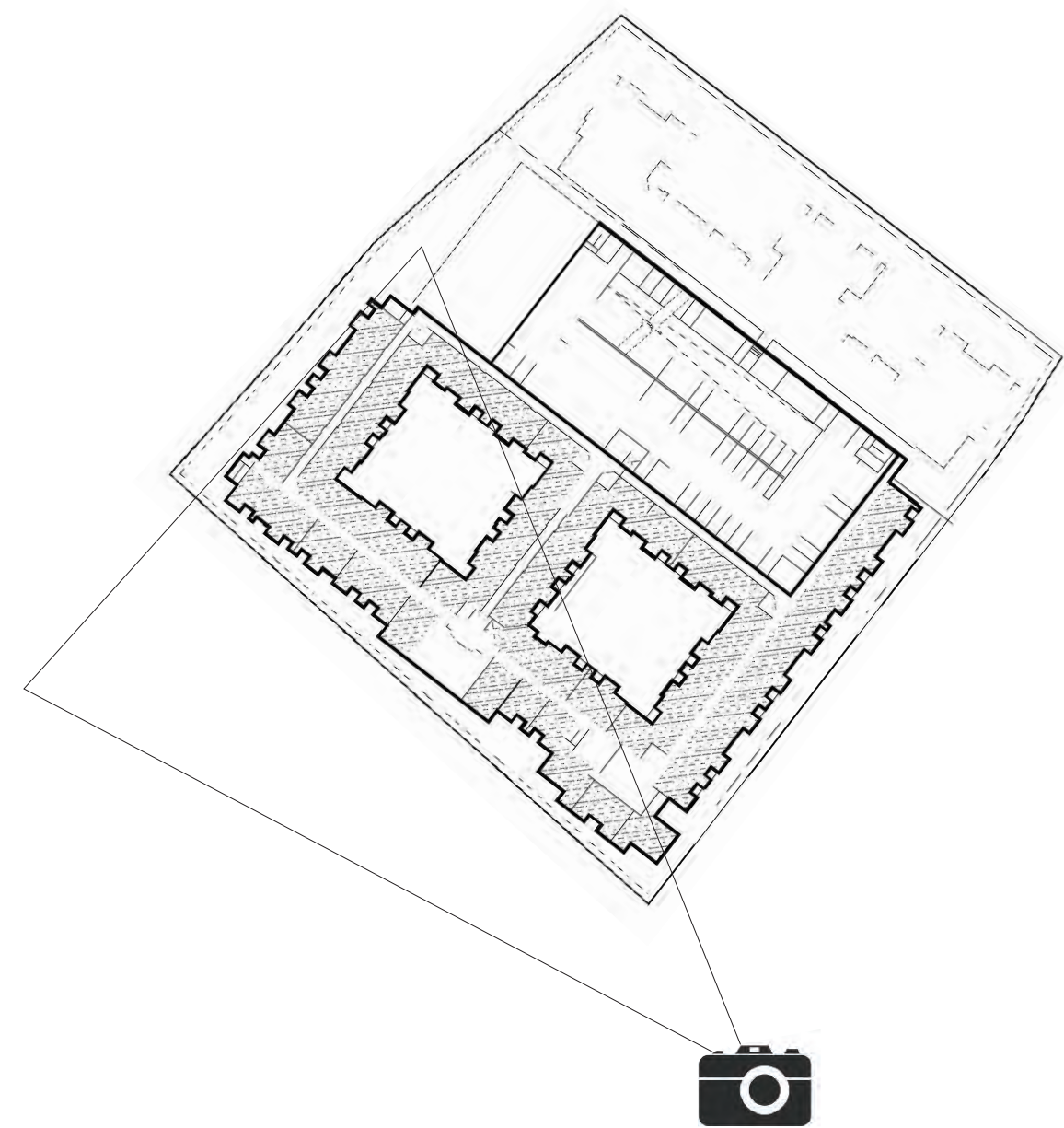
WEST ELEVATION  
ARLINGTON BOULEVARD FACADE  
**REPRESENTATIVE ARLINGTON BOULEVARD ELEVATION**

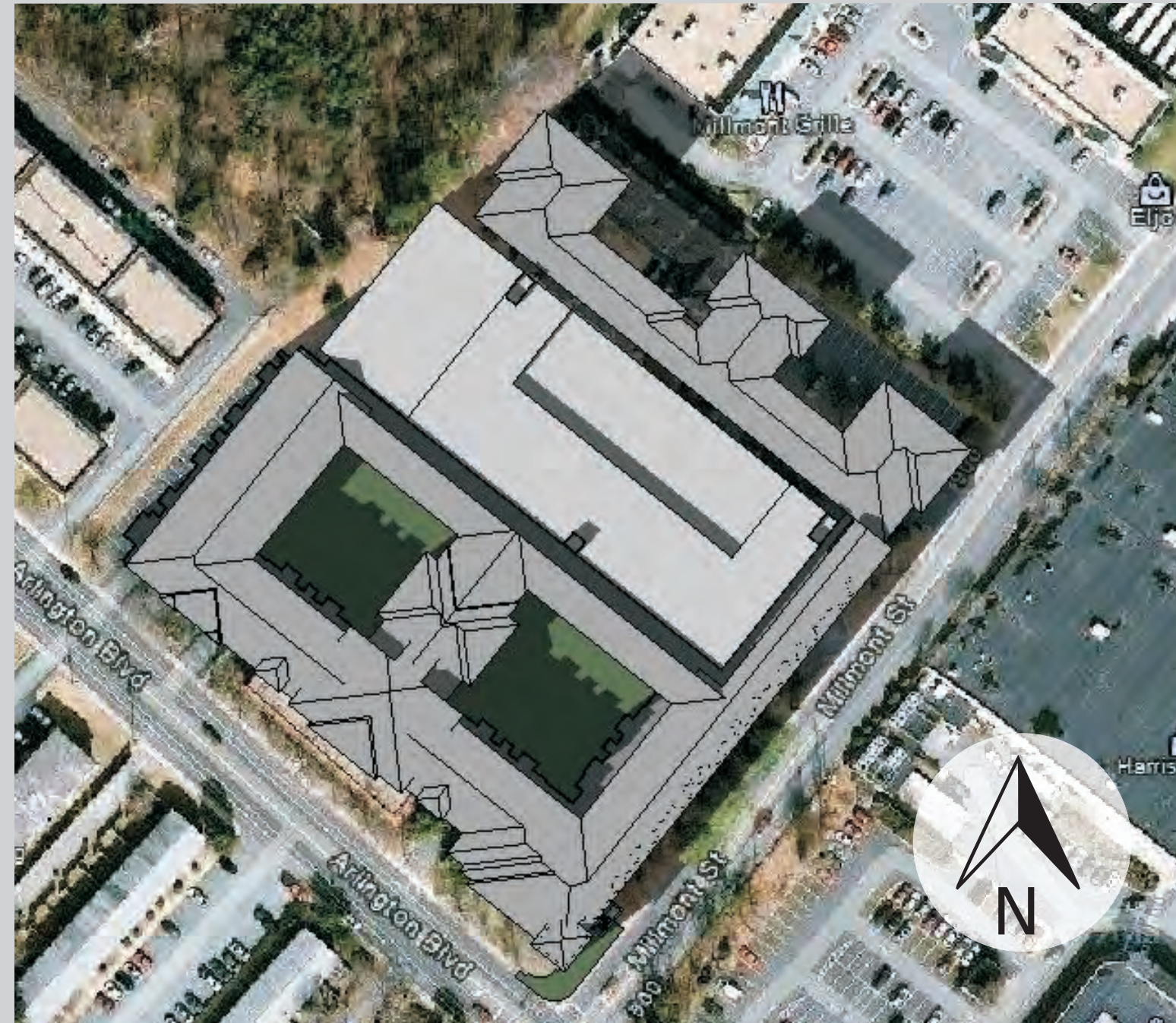


SOUTH ELEVATION  
MILLMONT STREET FACADE  
**REPRESENTATIVE MILLMONT STREET ELEVATION**



MASSING STUDY OF THE INTERSECTION OF MILLMONT STREET AND ARLINGTON BOULEVARD  
PERSPECTIVE TAKEN FROM GOOGLE EARTH

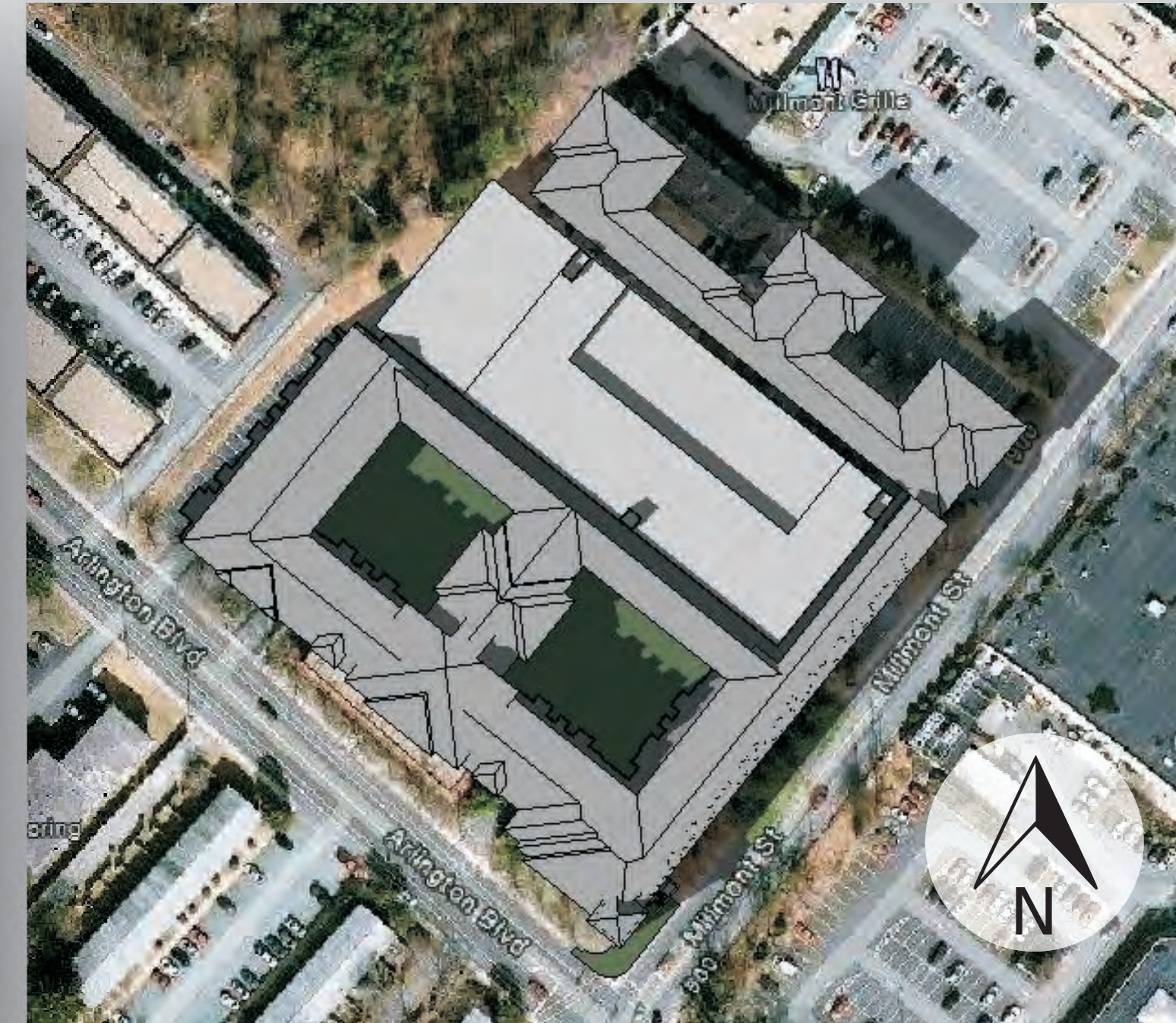




3:00 PM - MARCH 21



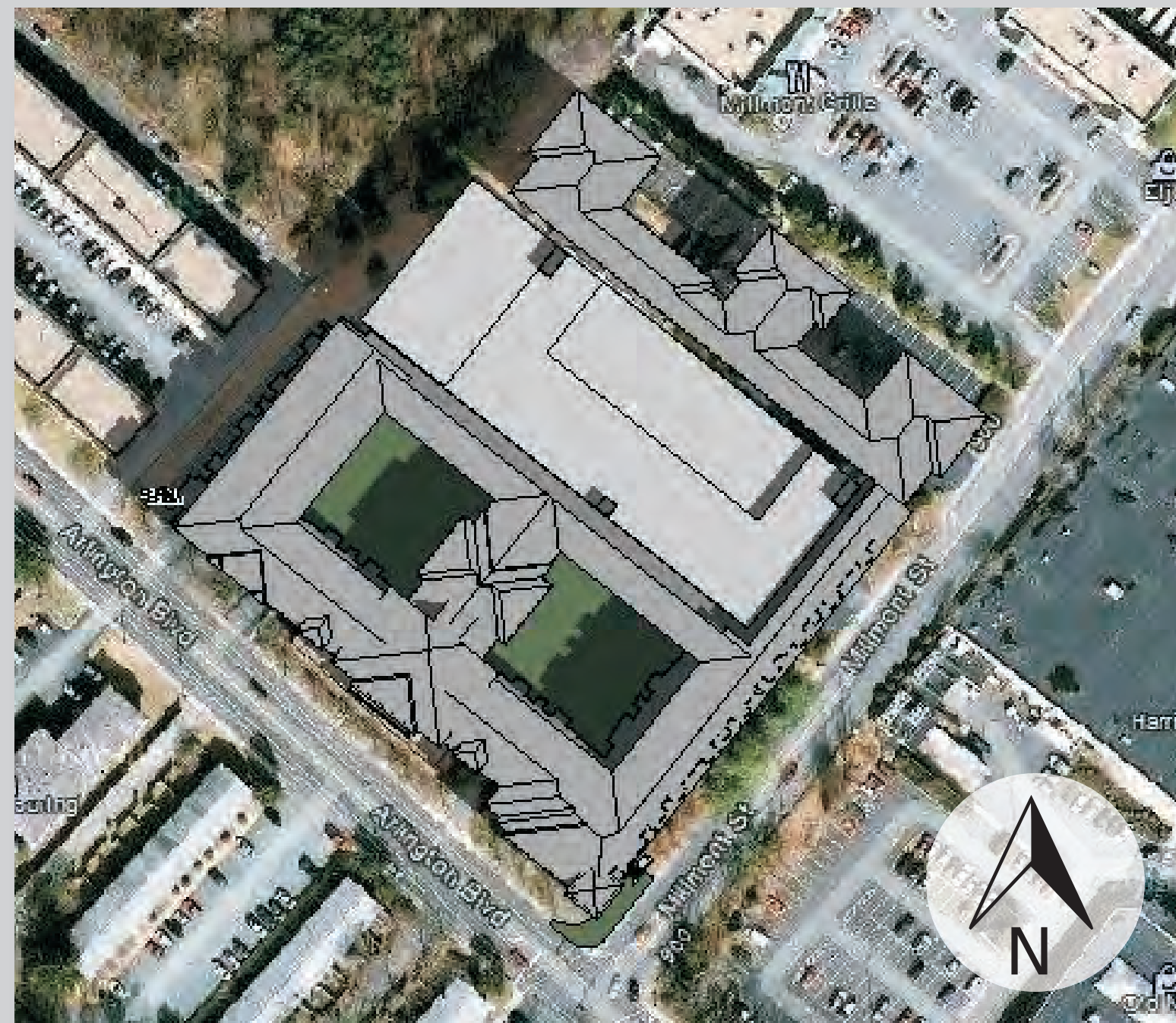
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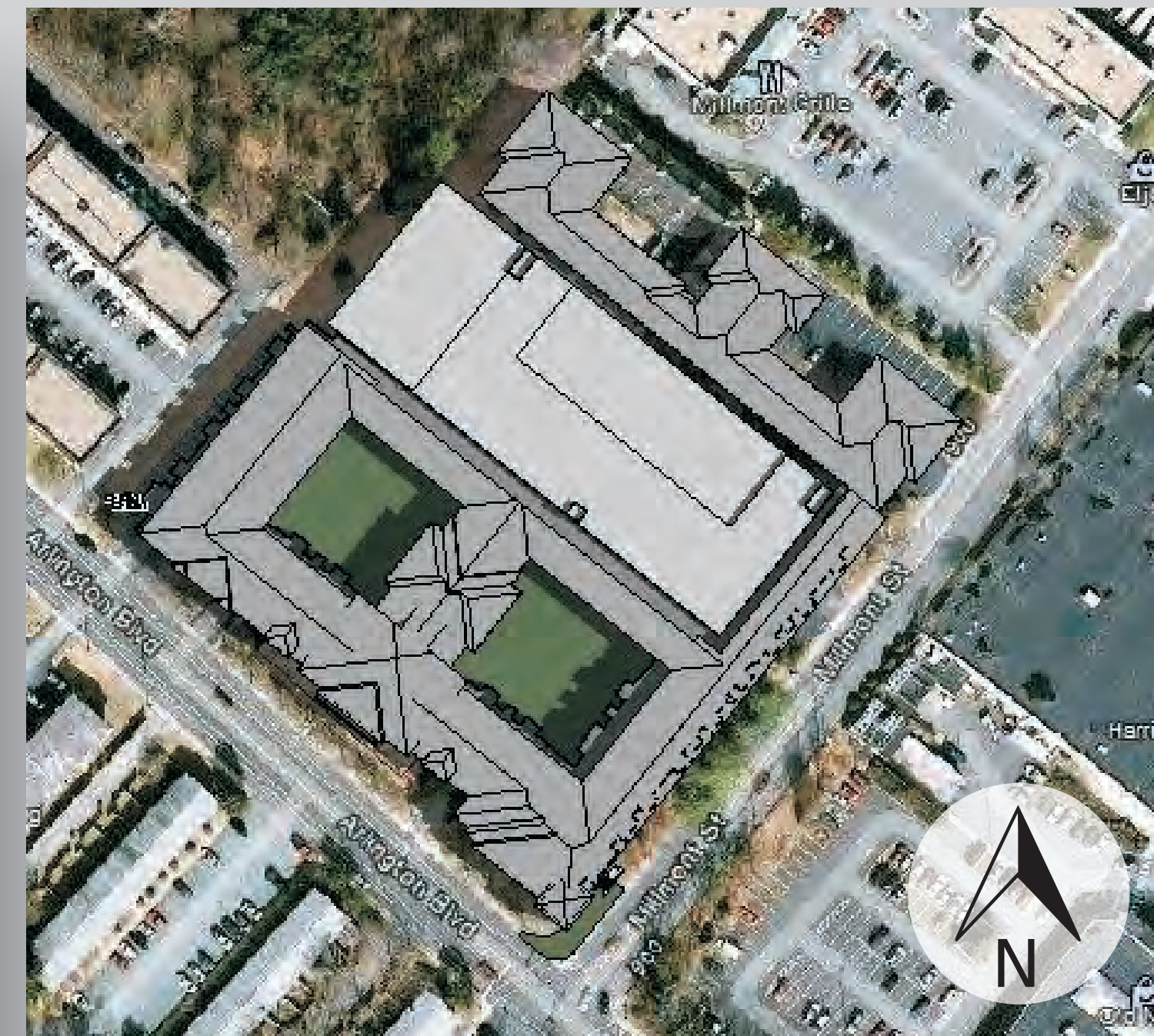
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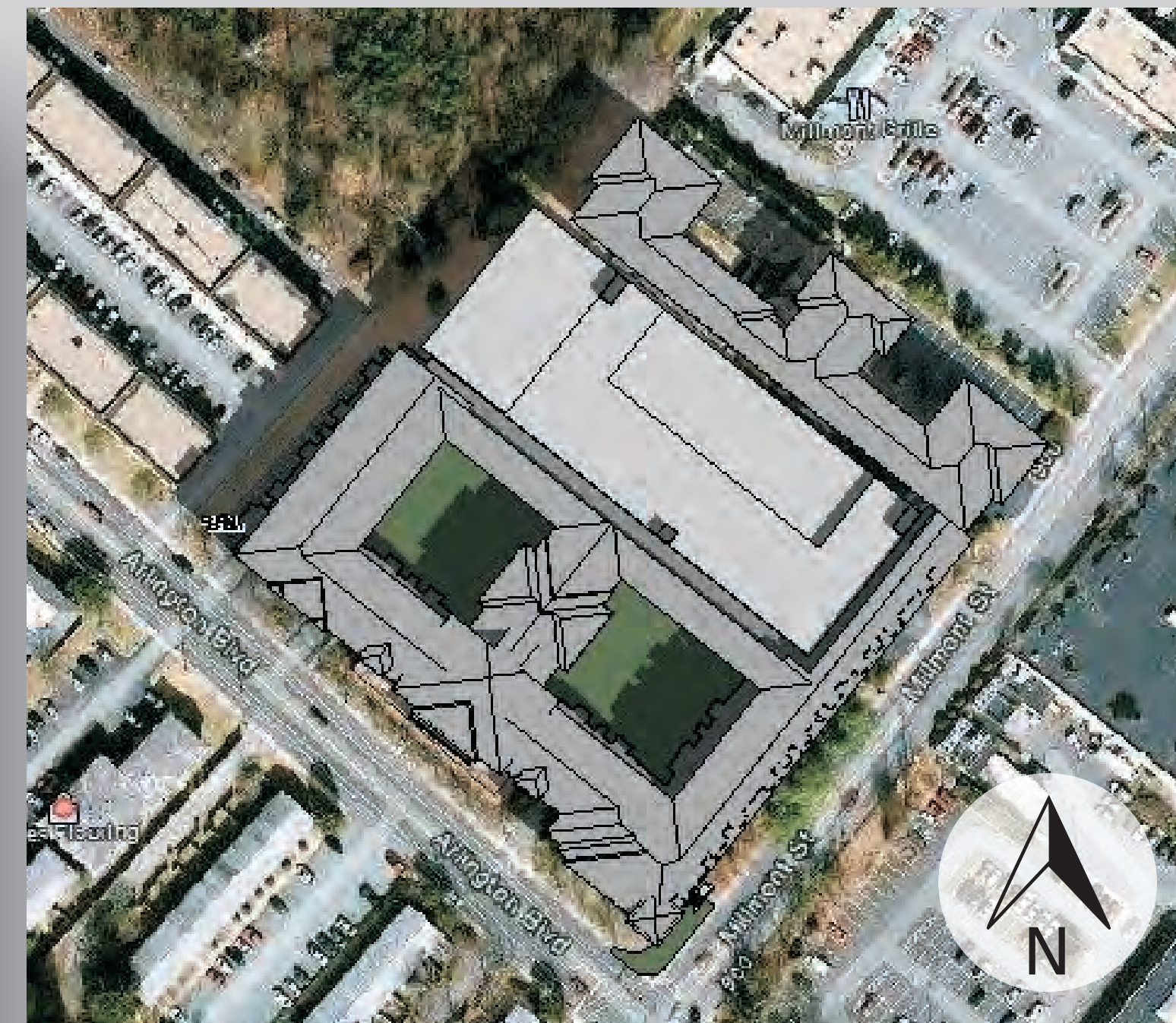
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10:00 AM - MARCH 21



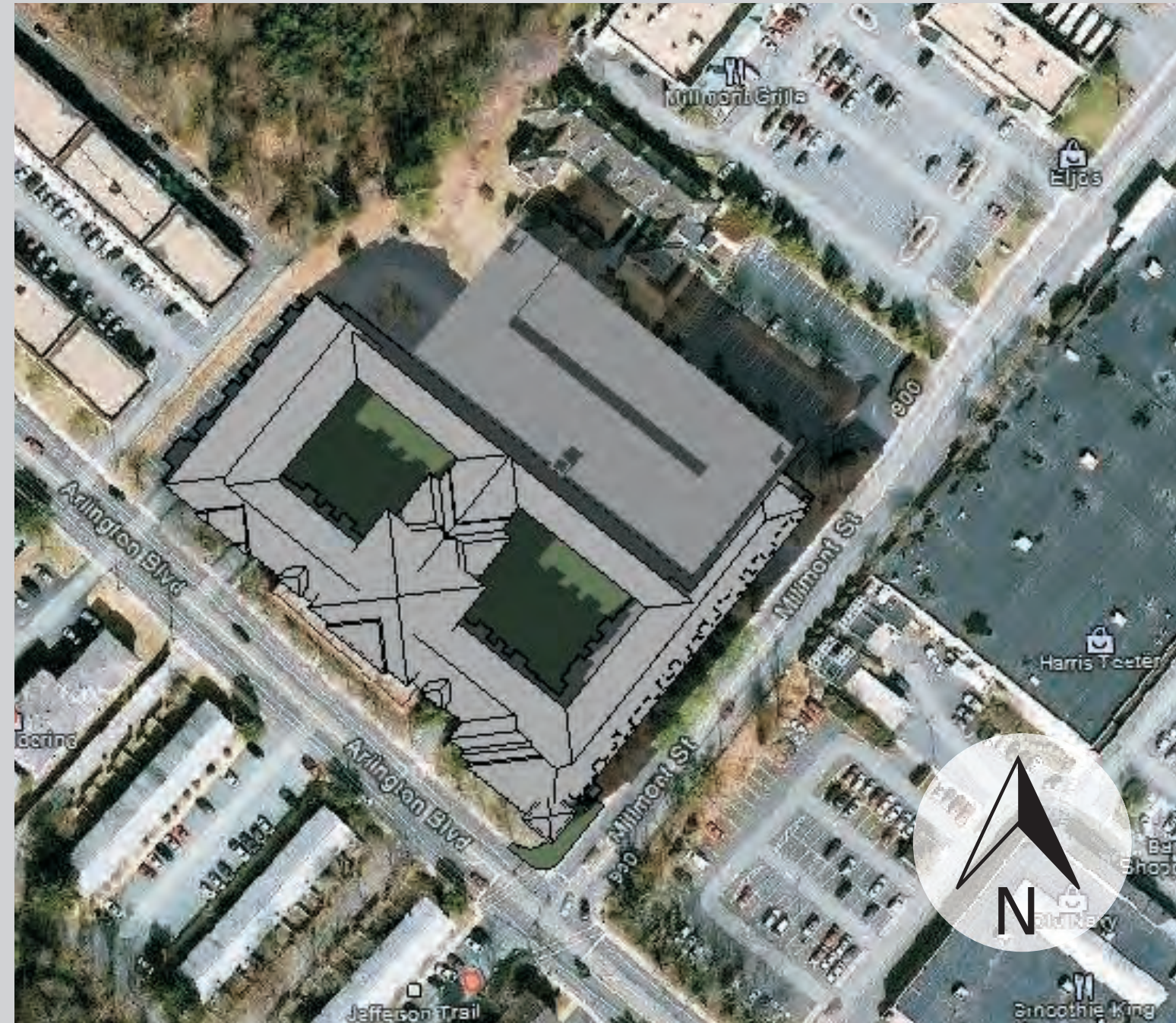
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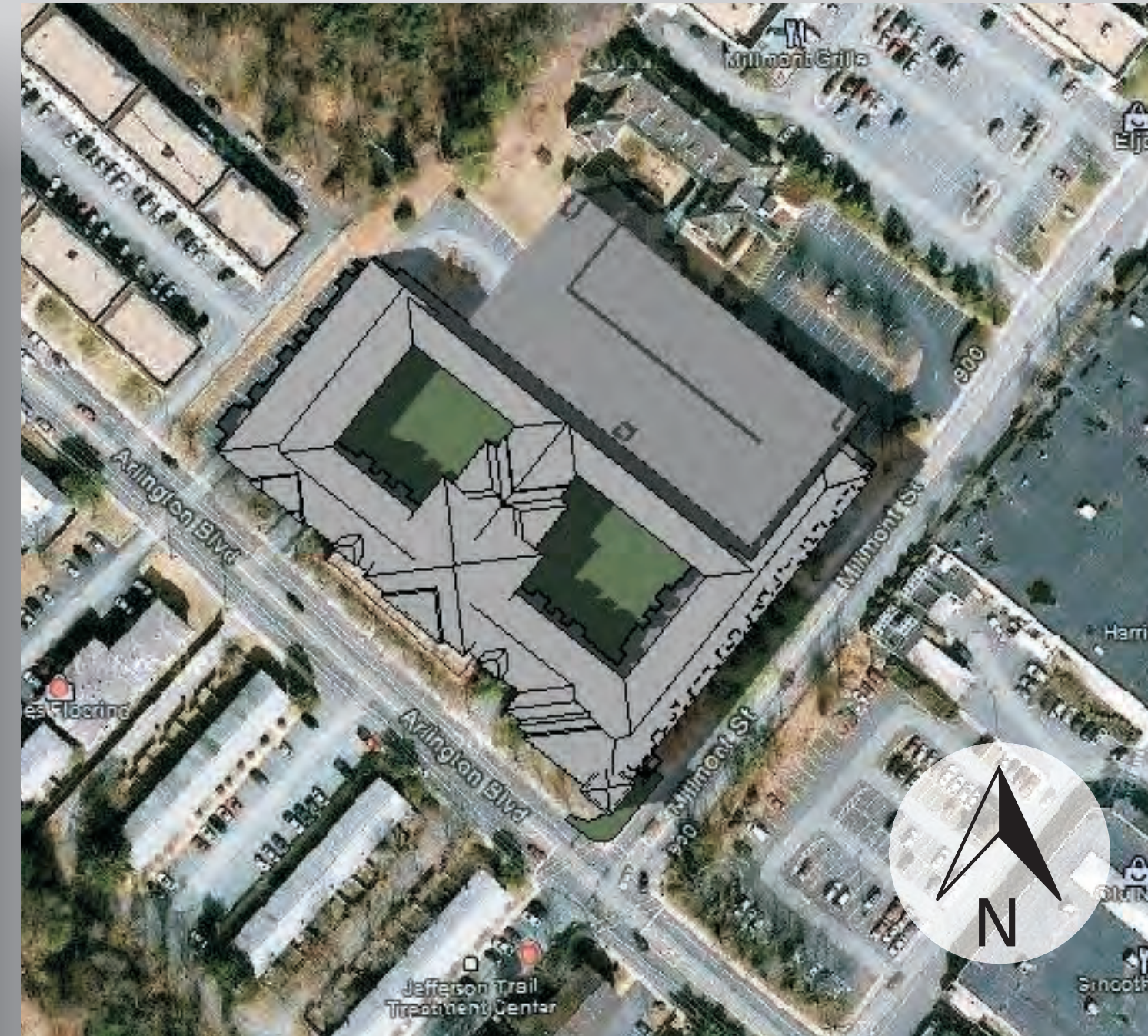
10:00 AM - SEPTEMBER 21



10:00 AM - DECEMBER 21



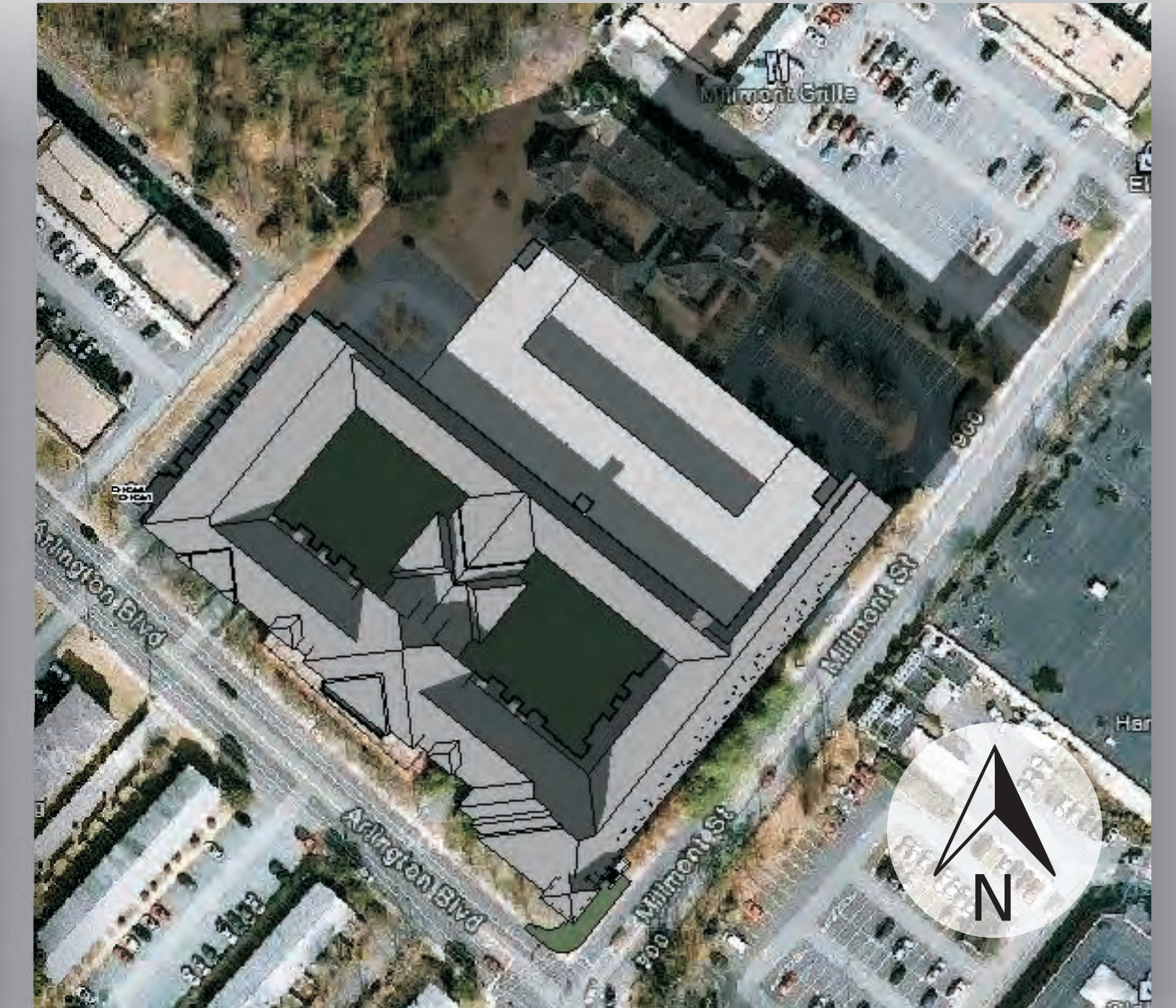
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3:00 PM - JUNE 21



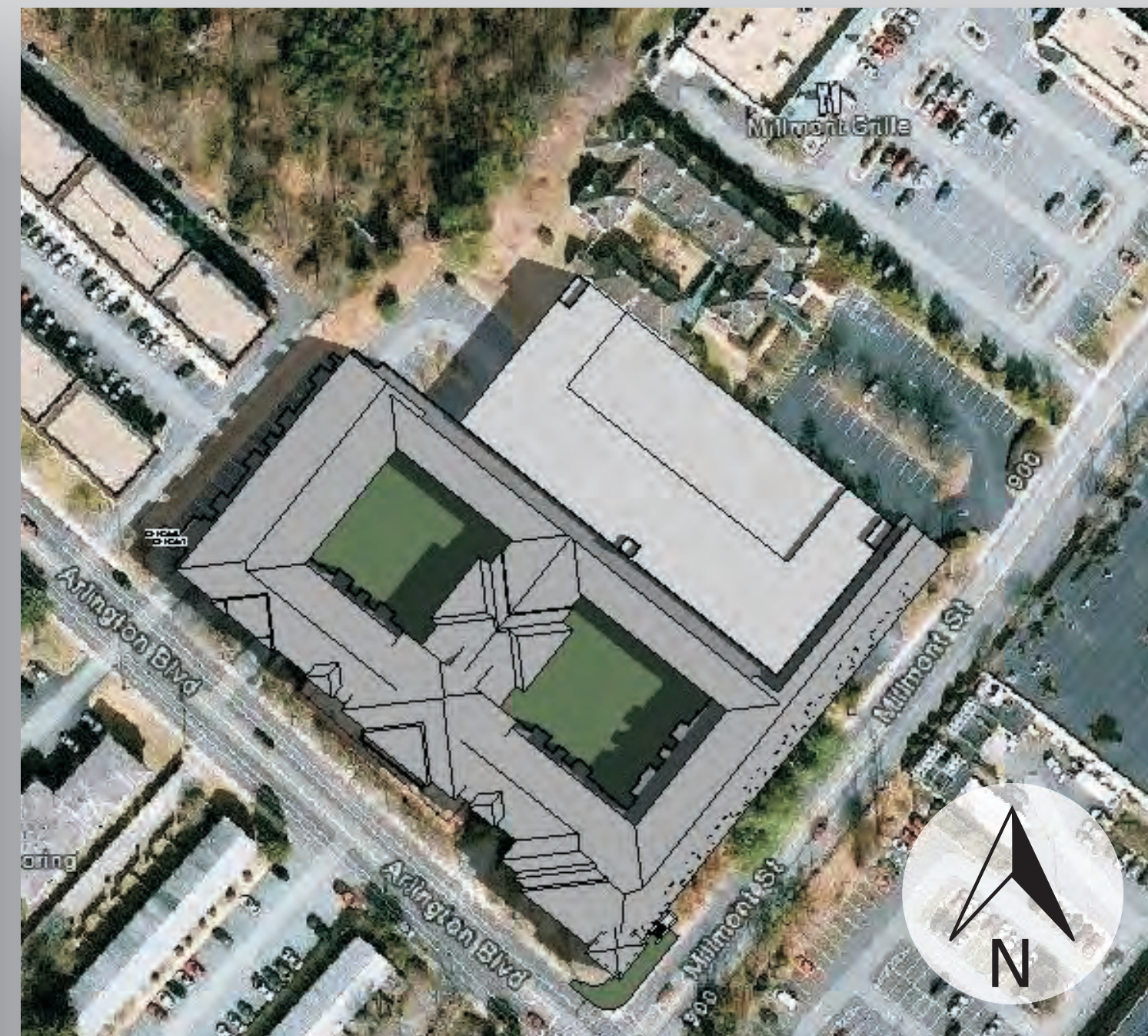
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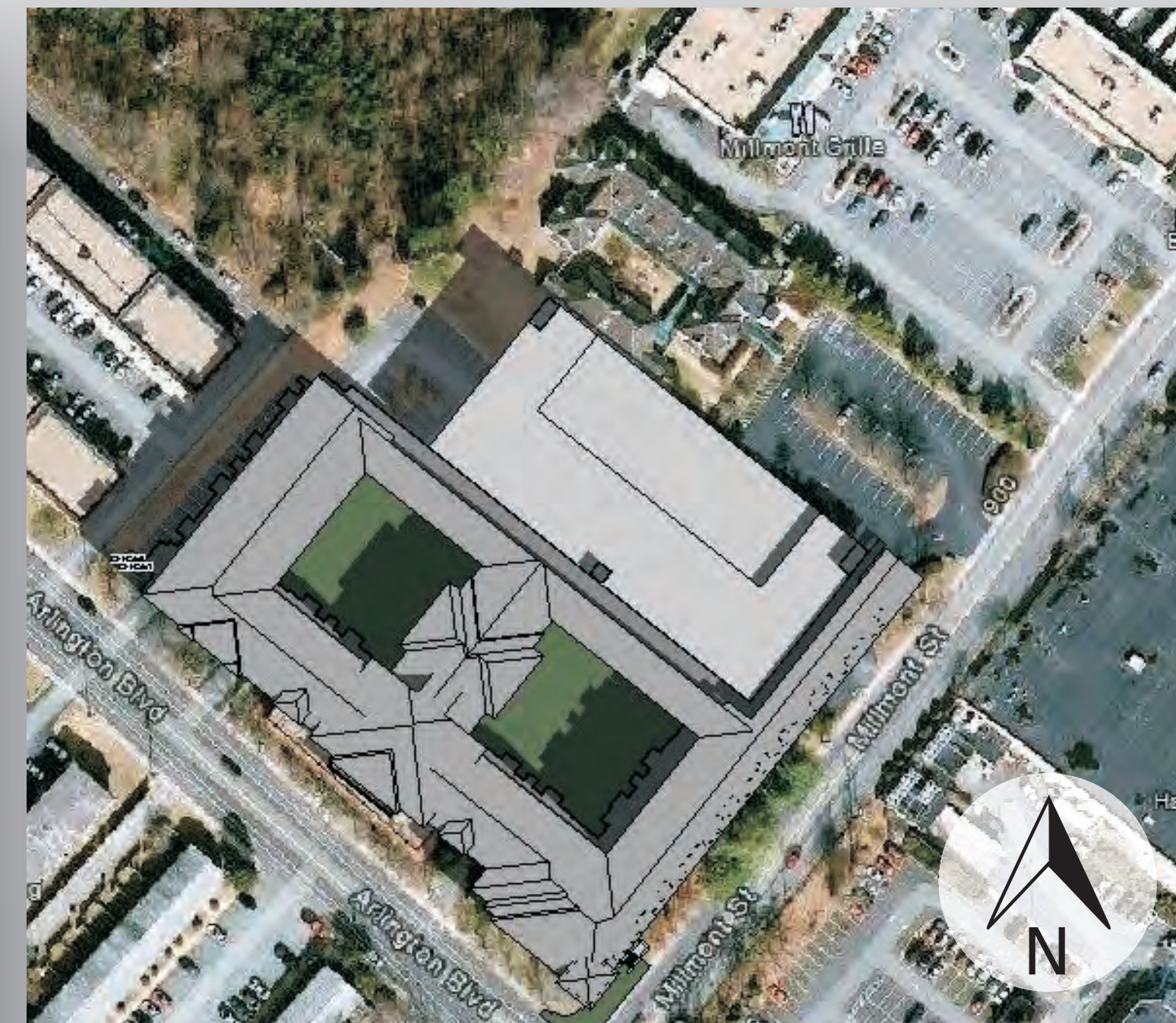
3:00 PM - DECEMBER 21



10:00 AM - MARCH 21



10:00 AM - JUNE 21



10:00 AM - SEPTEMBER 21



10:00 AM - DECEMBER 21

Date: January 31, 2012

To: City of Charlottesville Community Development Office

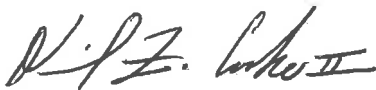
Attention: Ebony Walden

RE: Arlington and Millmont Proposed Apartment Project  
Peak Campus Development, LLC

Dear Ms. Walden: I represent the ownership group that owns the adjoining property to the North of the proposed apartment project at the corner of Arlington Boulevard and Millmont Street. Our group supports this project 100% and feels it will be a welcome addition to the Charlottesville community.

Please feel free to contact me should you have any questions.

Best Regards,



David F. Cooke, II  
Managing Member  
The Millmont Shops  
Four Hoo's Management, LLC  
500 Faulconer Drive  
Charlottesville, Va. 22903  
e-mail: [davidcooke2@mindspring.com](mailto:davidcooke2@mindspring.com)  
Cell: 434-981-1667

## **Low Impact Development Methods Worksheet for Residential Infill Special Permits**

The following calculation worksheet is to be completed prior to the filing of an application for a special use permit for residential district infill developments (Div. 8). Infill Special Use Permits are authorized by Chapter 34 of the Charlottesville City Code and may only be implemented within the city's infill SUP district. The calculations on this sheet must be verified by a city engineer prior to requesting an infill SUP. A minimum score of 10 points is required in order to apply for the infill SUP.

An infill SUP provides a density bonus of 50 percent. Once 10 points have been obtained, a bonus of up to 2 units per acre may be allowed for scores of 13 points or higher. For more information on measures listed and related design criteria please refer to the City of Charlottesville's Stormwater Guidance Manual, Chapter 10 of the City Code, Article III and the Charlottesville Stream Buffer Mitigation Manual for the Water Protection Ordinance. Both documents are available from NDS and on the city's website.

Updated: July 17, 2006



Project Name: ARLINGTON AND MELLMONT APARTMENTS

LID Checklist Points	LID Measure	Total Points
5 points or 1 point for each 18% of the total acreage	Compensatory Plantings (see city buffer mitigation manual). 90% of restorable stream buffers restored.	—
7 points or 1 point for each 7% of parking and driveway surface area	Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. <sup>2</sup> or ≥ 50% of the total parking and driveway surface area.	—
5 points or 1 point for each 6% of parking surface area eliminated.	Shared parking (must have legally binding agreement) that eliminates > 30% of on-site parking required.	
8 points	Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff. (e.g. cisterns, dry wells, rain gardens).	5
8 points or 1 point for each 10% of site treated.	Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	2.5
8 points or 1 point for each 10% of lots treated	Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. <sup>2</sup> .	
8 points or 1 point for each 10% of site treated	Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10-year storm.	
8 points or 1 point for each 10% of site treated	Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	1
8 points	Green rooftop to treat ≥ 50% of roof area.	—
TBD, not to exceed 8 points	Other LID practices as approved by NDS engineer.	8
5 points	Off-site contribution to project in city's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires preapproval by NDS director.	
<b>TOTAL POINTS (must equal 10 or more)</b>		<b>16.5</b>

IRRIGATION CISTERN TO BE PROVIDED IN COURTYARD  
0.89 ACRES ± TREATED BY BIORETENTION AREA IN DRY SWALE.

0.12 ACRES ± TREATED BY FILTERED MANUFACTURED UNIT

PARKING GARAGE

Submitted by: BRIAN BREWER, P.E. ON BEHALF OF APPLICANT  
(Name of applicant)

Approved by: \_\_\_\_\_ (date) \_\_\_\_\_  
(City Engineer)





## SPECIAL USE PERMIT APPLICATION

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
Post Office Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3182 Fax (434) 970-3359

For Non-Residential and Mixed Use projects, please include \$1,500 application fee. For Residential projects, please include \$1,800 application fee; checks payable to the City of Charlottesville. All petitioners must pay \$1.00 per required mail notice to property owners, plus the cost of the required newspaper notice. Petitioners will receive an invoice for these notices and approval is not final until the invoice has been paid.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council for a special permit to use the property located at: 2101 Arlington Boulevard, 1021 & 1023 Millmont Street, Charlottesville VA 22903 (address), zoned: URB, for: density of 64 units per acre and building height of 7'8"

**A. Property Information** – Please note on the back of this form any applicable deed restrictions.

- 456 feet of frontage on Arlington Boulevard, 490 feet on Millmont Street (name of street)
- Approximate property dimensions: 456 feet by 490 feet.
- Property size: 4.7 acres (square feet or acres)
- Present Owner: see attached (Name) as evidenced by deed recorded in Deed Book Number          Page         , with the Clerk of the Circuit Court.
- Mailing Address of Present Owner: P. O. Box 8147, Charlottesville, VA 22906
- City Real Property Tax Map Number 60 Parcel(s) 111, 112; Lot(s):         ,         ,           
1 Parcel 018, 019

**B. Adjacent Property Owners' Addresses** (Use the back of this form if necessary.)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
1. <u>The Jefferson Apartments, LLC</u>	<u>2401 Arlington Blvd, #23, Charlottesville VA 22903</u>	<u>06001900</u>
2. <u>The Roster &amp; Visitors of the Univ of VA</u>	<u>Charlottesville, VA 22903</u>	<u>010001600</u>
3. <u>DKCML LLC, ETAL, David F. Cook II</u>	<u>500 Faulconer Drive, Charlottesville VA 22903</u>	<u>010001100</u>
4. <u>        </u>	<u>        </u>	<u>        </u>

**C. Applicant Information** – Please note that if the applicant is not the owner, proof of status as contract purchaser or owner's agent must be furnished. (Office Use: Proof Furnished         )

Applicant's Name Peak Campus Development, LLC  
Mailing Address 2970 Clairmont Road, Suite 310, Atlanta GA 30329  
Applicant's Phone Number(s): 404-920-5361 Work 404-964-3677 Home           
Applicant's Signature

**D. Attachments Submitted by the Applicant**

- A required site plan was previously submitted on 12/27/2011 (Date) with the required fee, for a pre-application review conference on 01/18/2012 (Date). This site plan was prepared by:  
Name: Kimley-Horn and Associates  
Address: 1700 Willow Lawn Drive, Suite 200, Richmond VA 23230-3003  
Phone: 804-673-3882
- Other attachments as required by Section 34-158 of the City Code (Office Use: Submitted         ).
- The correct application fee (see above).

### For Office Use Only

I certify that the sign(s) as required by Section 34-44 of the City Code as amended has been posted on the following date:         

Signature:          (Zoning Administrator)

Amt. Paid          Date Paid          Cash/Check #          Received by



# Peak Campus

DEVELOPMENT, LLC

2101 Arlington Blvd - TM Parcel 60-111 (2.43 acres) Deed Book 779 Page 656

Arlington Blvd Land Trust – 50% Arlington-Millmont L.L.C./50% Hurt Investment Company. P.O. Box 8147, Charlottesville, VA 22906

Millmont Gym – TM Parcel 60-112 (.893 acres) Deed Book 783 Page 780

Millmont Gym Land Trust – 100% Hurt Investment Company. P.O. Box 8147, Charlottesville, VA 22906

1021 Millmont – TM Parcel 1-018 (.289 acres) Deed Book 1026 Page 284

RFBD Land Trust – 100% Hurt Investment Company. P.O. Box 8147, Charlottesville, VA 22906

1023 Millmont – TM Parcel 1-019 (1.102 acres) Deed Book 779 Page 632

Millmont Professional Office Land Trust – 100% 29 North Associates, LLC. P.O. Box 8147, Charlottesville, VA 22906

Context Photos



Jeffersonian Apartments



Millmont Shopping Center



Project Site



Arlington and Millmont Intersection



Barracks Road Shopping Center



2101 Arlington Blvd - TM Parcel 60-111 (2.43 acres) Deed Book 779 Page 656

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CHARLES WILLIAM HURT

VIRGINIA LAND COMPANY BUILDING  
POST OFFICE BOX 8147  
CHARLOTTESVILLE, VIRGINIA 22906

AREA CODE 434  
TELEPHONE 979-8181  
FAX 296-3510

December 19, 2011

Jeff Githens  
Peak Campus Development, LLC  
2970 Clairmont Road Suite 310  
Atlanta, GA 30329

RE: 2101 Arlington Blvd. tax map parcel #60-111  
Millmont Gym tax map parcel #60-112  
1021 Millmont Ave. tax map parcel #1-018  
1023 Millmont Ave. tax map parcel #1-019

Mr. Githens,

I hereby grant Peak Campus Development, LLC my permission to submit any and all necessary applications to the City of Charlottesville for site plan approval regarding the above referenced properties. As Trustee of these properties, I possess the necessary authority to proceed with these transactions and fully support your effort for site plan approval and any other requirements needed by the City of Charlottesville. I hereby acknowledge that these properties are under a Purchase and Sale Agreement dated November 11, 2011.

Should you need anything further from the City regarding these applications, please do not hesitate to have them contact me directly.

I appreciate the opportunity to work with you on this matter.

Yours truly,

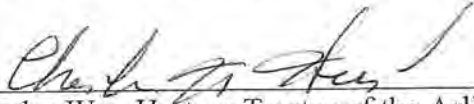


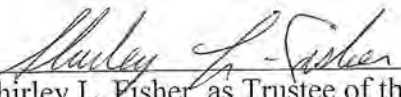
Charles W. Hurt, M.D.

**PROPERTY OWNERSHIP FOR SITE PLAN APPLICATION**


**December 19, 2011**

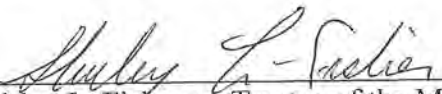
**ARLINGTON BOULEVARD LAND TRUST (parcel #60-111):**

By:   
Charles Wm. Hurt, as Trustee of the Arlington  
Boulevard Land Trust under Land Trust  
Agreement dated April 21, 2000


By:   
Shirley L. Fisher, as Trustee of the Arlington  
Boulevard Land Trust under Land Trust  
Agreement dated April 21, 2000

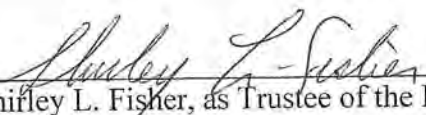
**MILLMONT GYM LAND TRUST (parcel #60-112):**

By:   
Charles Wm. Hurt, as Trustee of the Millmont  
Gym Land Trust under Land Trust Agreement  
dated June 20, 2000

By:   
Shirley L. Fisher, as Trustee of the Millmont  
Gym Land Trust under Land Trust Agreement  
dated June 20, 2000

**RFBD LAND TRUST (parcel #1-018):**

By:   
Charles Wm. Hurt, as Trustee of the RFBD  
Land Trust under Land Trust Agreement  
dated April 20, 2005

By:   
Shirley L. Fisher, as Trustee of the RFBD  
Land Trust under Land Trust Agreement  
dated April 20, 2005



**MILLMONT PROFESSIONAL OFFICE LAND TRUST (parcel #1-019):**

By: Charles Wm. Hurt  
Charles Wm. Hurt, as Trustee of the Millmont  
Professional Office Land Trust under Land  
Trust Agreement dated April 21, 2000

By: Shirley L. Fisher  
Shirley L. Fisher, as Trustee of the Millmont  
Professional Office Land Trust under Land  
Trust Agreement dated April 21, 2000



## Disclosure

Peak Campus Development is the contract purchaser of the 4.7 acre Project site at 2101 Arlington Boulevard, 1021 Millmont Street, and 1023 Millmont Street. The corresponding Special Use Permit Application is made with the owners' full permission. Per section 34-8 of the Charlottesville Code of Ordinances, the current ownership of the real estate to be affected is as follows:

2101 Arlington Blvd - TM Parcel 60-111 (2.43 acres)

Arlington Blvd Land Trust – 50% Arlington-Millmont L.L.C./50% Hurt Investment Company. P.O. Box 8147, Charlottesville, VA 22906

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A letter of permission from the owners is provided on the following page.