



# How Our Creative City is Growing Smarter

# How Our Creative City is Growing Smarter: Where Are We

## Sustainability Accords - 1994

### Assumptions

1. ***That sustainability*** implies responsibility for life in all its forms as well as respect for human work and aspirations.
2. ***That the ideals of preservation*** and protection on the one hand, and of economic vitality and opportunity on the other, are not in conflict: in a sustainable future, they are linked together.
3. That communities can assume control of their destinies and by their own intention become stronger, healthier, more livable places.
4. ***Our ability to see the needs*** of the future is limited. Therefore, any attempt to define sustainability should remain as open and flexible as possible.

# How Our Creative City is Growing Smarter: Where Are We

## Land Use Policies should support:

### *A. Reduced dependence upon fossil fuels, underground metals, and minerals by promoting:*

- 1. Compact development that minimizes the need* to drive.
- 2. A mix of integrated community uses* – housing, shops, workplaces, schools, parks, civic facilities (within walking or bicycling distance).
- 3. Human-scaled development that is* pedestrian-friendly.
- 4. Development oriented around public transit.*
- 5. Home-based occupations and work that reduce* the need to commute.

# How Our Creative City is Growing Smarter: Where Are We

## Land Use Policies should support:

- B. ***Reduction of activities that encroach upon nature through:***
  1. ***Guiding development to existing developed areas and minimizing development in outlying, undeveloped areas.***
  2. ***Maintaining a well-defined “edge”*** that is permanently protected from development.
  3. Remediation and redevelopment of brownfield sites and other developed lands that suffer from environmental or other constraints.
  4. ***Preservation and enhancement of natural*** ecosystems.
  5. ***Creation of financing and regulatory incentives*** for infill development; elimination of disincentives.

# How Our Creative City is Growing Smarter: Where Are We

## **Transportation Policies should support:**

A. Reduced dependence upon fossil fuels, underground metals, and minerals, through:

- 1. Reduction in vehicle trips and vehicle miles traveled through compact, infill, and mixed-use development.***
- 2. Use of alternatives to the drive-alone automobile, including walking, bicycling, and public transit.***
- 3. Local street designs that encourage pedestrian and bicycle use and discourage high-speed traffic.***



# How Our Creative City is Growing Smarter: Where Are We

## Growth Management Policies should support:

A. Reduced dependence upon fossil fuels, underground metals, and minerals by promoting:

***1. Development near existing transport systems, minimizing the need for new road and highway construction.***

B. Reduction of activities that encroach upon nature by promoting

***1. Appropriate development and population growth policies linked to carrying capacity of natural systems and community facilities.***

C. Meeting human needs fairly and efficiently by promoting:

***1. Fair and equitable growth management policies maintaining diversity in local populations and economies.***

How Our Creative City is Growing Smarter

# Where Do We Want To Be



# How Our Creative City is Growing Smarter: Where Do We Want To Be

## Summary of Ideal Community Factors

- *A recurrent theme of all groups was support for mixed-use development with a healthy balance of residential and commercial.*
- *Economic opportunity for all residents including job diversity, higher wages, and inclusion of all was a common concern.*
- *Affordable housing and availability of all types of housing throughout the City in all styles and price ranges was a primary concern.*
- A large number of the participants focused on the ideal that an ideal community should have **strong neighborhoods** with identifiable centers and strong associations. There should be diversity in a neighborhood, both in its physical characteristics and in its residents. There should be **mixed uses and the neighborhoods should be self-sufficient.**
- A common thread through all the groups was an emphasis on good schools. A reference to good strong neighborhood school rose to the top of several of the groups.



# How Our Creative City is Growing Smarter: Where Do We Want To Be

## Summary of Ideal Community Factors (cont'd)

- *Accessibility was mentioned in some form by almost all groups. This accessibility includes accessibility to public transportation, availability of alternative modes of transportation and interconnected pedestrian and bicycle access to all parts of the community. Traffic safety was also an item highlighted by several of the groups.*
- *Trees, parks and greenspace are an important asset to many of the attendees at Saturday's meeting. In some way, most groups made mention of the desirability of greenspace and bio-diversity as important elements of their ideal community.*
- *In lesser numbers reported by the breakout groups, was an emphasis on affordable housing, daycare for working parents, neighborhood safety and economic opportunities for all residents.*

# How Our Creative City is Growing Smarter: Where Do We Want To Be

## Concurrent with Comprehensive Plan

**Torti Gallas**

- *Economic Analysis (became economics Chapter of Plan)*
- *Urban Design Study*

# How Our Creative City is Growing Smarter: Where Do We Want To Be

## *Corridors implemented through new zoning districts*

- *Emmet Street*
- *Ivy Road*
- *Preston Avenue*
- *West Main Street*

- *McIntire Road*
- *Harris Street*
- *High Street*
- *River Road*

- *Downtown Mall*
- *Monticello Avenue*
- *Downtown Belmont*

- *5th / Ridge Street*
- *Fontaine Avenue*





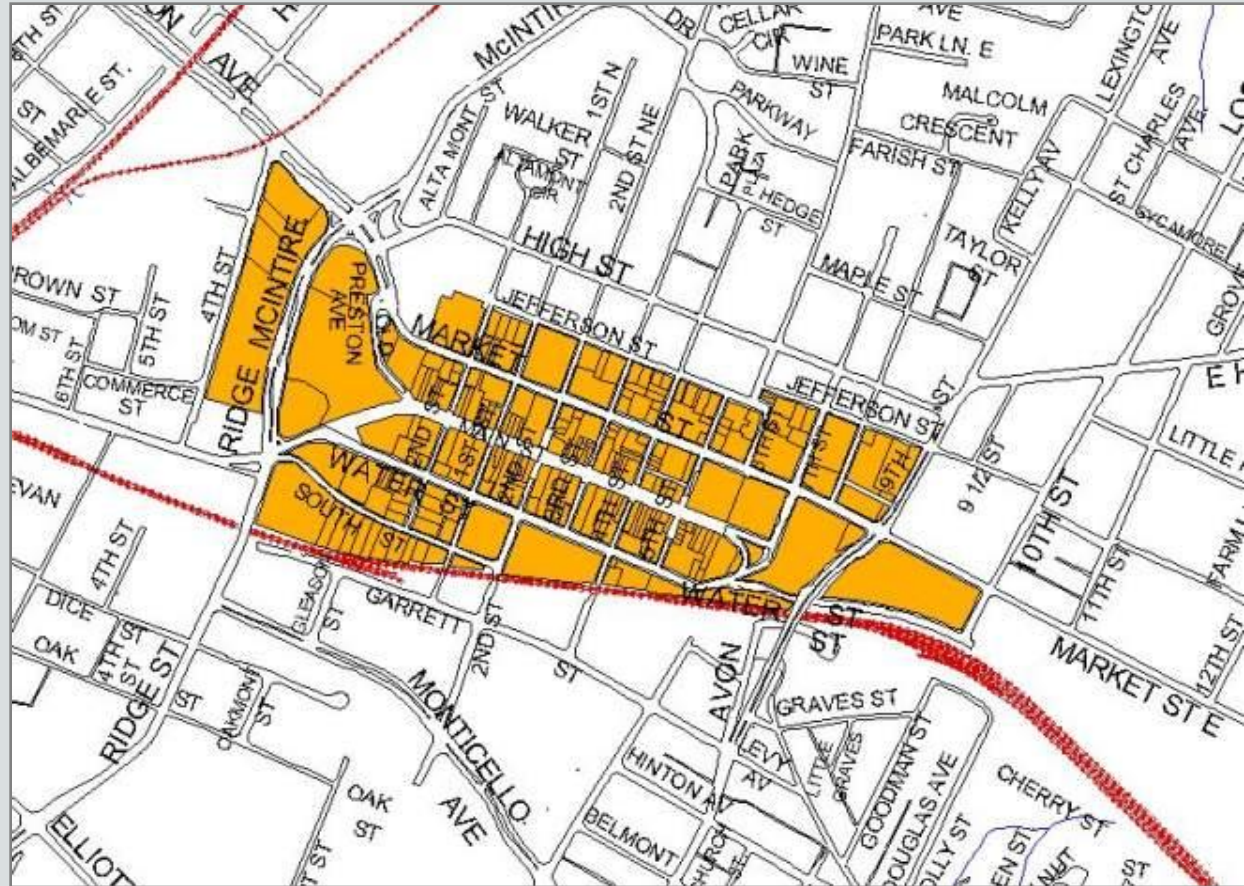
# How Our Creative City is Growing Smarter: Where Do We Want To Be

## Downtown Mall and Surroundings

### Vision:

- Attract large share of region's tourists--museums / restaurants conference center
- Mall as "place to be" nightlife destination
- Retaining downtown workers as downtown residents
- Extend downtown south and west

### *Employment and Entertainment District*



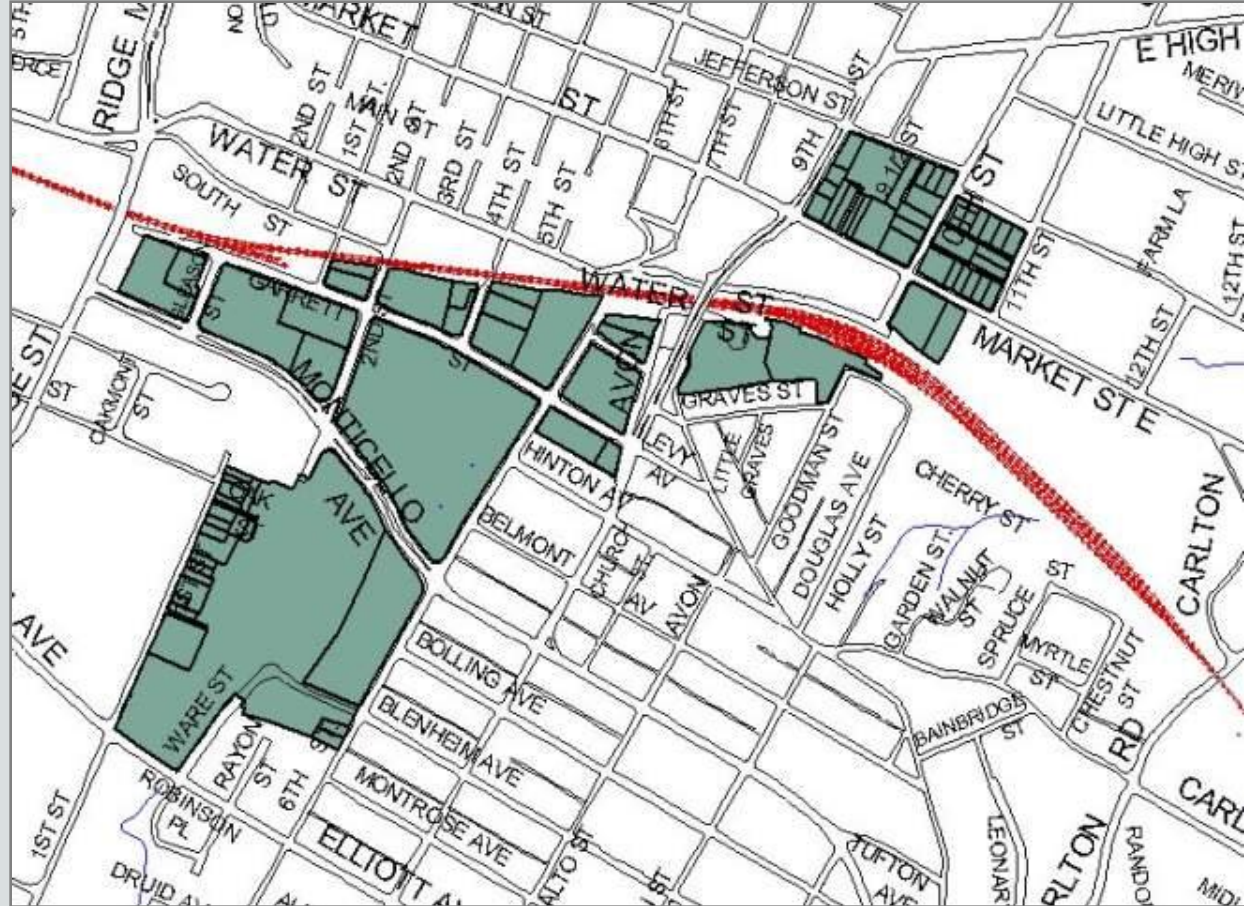
# How Our Creative City is Growing Smarter: Where Do We Want To Be

## Downtown Extended

### *Expansion of Downtown*

#### Vision:

- Improved connection to downtown
- Mixed use development
- Housing redevelopment
- Streetscape enhancements
- Pedestrian oriented, multifamily housing along Monticello Ave.
- Mixed use buildings, including industrial and flex space, along Garrett and between Garrett and railroad tracks





# How Our Creative City is Growing Smarter: Where Do We Want To Be

## West Main Street

### Urban Main Street

#### Vision:

- Town/Gown link
- Live and work destination for high tech employees
- Mixed use, pedestrian oriented environment
- Provide wider sidewalks to increase pedestrian appeal
- New setback line with a 12-foot sidewalk from building edge to curb
- Mixed use development to provide research and office space, street level retail, and student housing
- Parking located behind new buildings

North



South





# How Our Creative City is Growing Smarter: Where Do We Want To Be





# How Our Creative City is Growing Smarter: Where Do We Want To Be





# How Our Creative City is Growing Smarter: Where Do We Want To Be

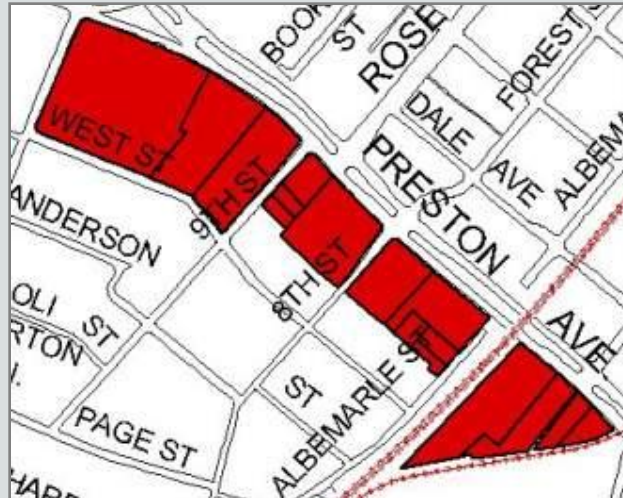
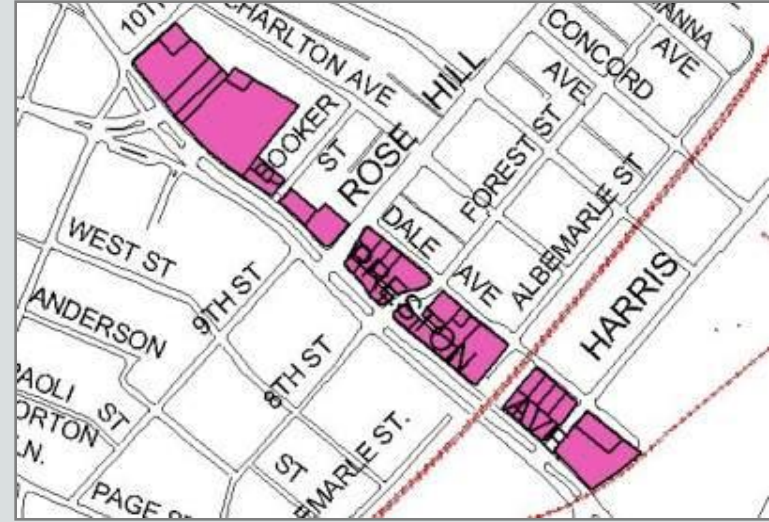
## Vision:

- Location for R&D biotech users
- Pleasant gateway to downtown
- Service retail node for residents and downtown workers
- Residential infill
- Townhouse development at Grady and Barracks to surround redesigned traffic circle
- Mixed use, four-story buildings in underutilized parcels along Preston
- Parking located behind buildings in the center of the block
- New buildings should be built to property line

## Preston Avenue

### *Hometown Boulevard*

*North*



*South*



# How Our Creative City is Growing Smarter: Where Do We Want To Be





How Our Creative City is Growing Smarter

# How Do We Get There?

# How Our Creative City is Growing Smarter: How Do We Get There From Comprehensive Plan

## Goals

- **Create a zoning ordinance that incorporates newer forms of mixed-use type of development desired by the community.**
- Regulate the use of land to ensure the protection, preservation and wise use of the City's natural, historic and architecturally-significant environment.
- Promote land use that maintains and enhances the City's role as a regional marketplace, without sacrificing the quality of life and environment.
- Revise the zoning ordinance and zoning map to provide a consistent and up-to-date zoning code for the City.
- **Provide necessary code and policy changes to take pressure off of neighborhoods adjacent to the University of Virginia.**
- Reduce the number of single-occupancy automobile trips made daily into and through the city. Work to achieve a reduction in the number of vehicular trips to a level where 10% of all trips are non-automobile.

# How Our Creative City is Growing Smarter: How Do We Get There

## Goals (cont'd)

- Seek to increase the number of rehabilitated and re-used historic structures.
- Increase bicycle usage as an alternative form of transportation.
- **Create more demand for transit along transit corridors.**
- Promote the conservation of quality neighborhoods throughout the community.
- Establish and preserve an appropriate open space system to protect public health, safety and welfare, and ensure retention of aesthetic and environmental amenities.
- Create an atmosphere for development through investment in public infrastructure.
- Enhance public transportation to support economic development
- Provide a system of utilities that foster continued growth and revitalization of the city.

# How Our Creative City is Growing Smarter: How Do We Get There

## **Guidelines for Development**

- Ensuring 24-hour activity
- Creating a Pedestrian-Oriented Environment
- Creating an Urban Structure
- Sidewalks
- Bus Stops
- Street Trees
- Building Articulation

# GUIDELINES FOR BUILDINGS

## DESIGN PRINCIPLES

*Charlottesville's special visual character is defined by the area's natural beauty, historic resources, architectural quality, distinctive building materials, and cultural variety expressed in the built environment. The intent of the entrance corridor guidelines and review process is to protect the City's historic, architectural and cultural resources, by ensuring a quality of development compatible with those resources through design control measures. Charlottesville's Entrance Corridor Guidelines are based on the following ten Design Principles:*

### • **Design For a Corridor Vision**

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

### • **Preserve History**

Preserve historic buildings and distinctive architecture from earlier periods. Encourage new contemporary design that is respectful of historic building design.

### • **Facilitate Pedestrian Access**

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

### • **Maintain Human Scale in Buildings and Spaces**

Consider the impact of building design, especially height, mass, complexity of form, and architectural details, and the impact of spaces created, on the people who will pass by, live, work, or shop there. The size, placement and number of doors, windows, portals and openings define human scale.

### • **Preserve and Enhance Natural Character**

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

### • **Create a Sense of Place**

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

### • **Create an Inviting Public Realm**

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

### • **Create Restrained Communications**

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

### • **Mask the Utilitarian:**

Provide screening from adjacent properties and public view of: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment, and other uses that have adverse impacts. Where feasible, relegate parking behind buildings.

### • **Respect and Enhance Charlottesville's Character**

Architectural transplants from other locales, and shallow or artificial imitations of the Jeffersonian architectural style are examples of building designs that are neither appropriate nor desirable. Objectionable or incompatible aspects of franchise design or corporate signature buildings must be modified or customized to fit the character of this community.



# How Our Creative City is Growing Smarter: How Do We Get There

## Key Actions

- **Put zoning districts/standards in place that support more neo-traditional, sustainable urban development.**
- **Change zoning and codes to accurately reflect land use plan. Have City Council adopt land use and zoning changes recommended in plan within a year after approval of Comprehensive Plan.**
- **Review existing density and zoning districts, review to: consider creation of “student precincts” or special higher density R-3 zones exempt from lower on-site parking requirements that would allow up to 50 dwelling units/acre in these zones, immediately adjacent to the University; as part of this review, consider a reduction in density in locations appropriate for encouraging/preserving owner-occupied single-family residential. Include representative from all segments of the City in this review.**
- Evaluate setback requirement to allow smaller single-family homes to be enlarged and lot size and setback requirements to allow homes to be built on small lots of record.

# How Our Creative City is Growing Smarter: How Do We Get There

## Key Actions (cont'd)

- **Amend Zoning Ordinance to permit higher density along transit corridors.**
- **Begin process of changing the Zoning Ordinance to implement the corridor study. Key goals of a changed zoning ordinance should include: mixed-use development with provisions geared specifically toward the urban design of the development; emphasis on zoning by intensity, rather than by use; emphasis on physical form in addition to the quantity, or density; zoning districts should be centered around the corridors, rather than be bordered by them; flexible parking requirements; provisions and incentives for affordable housing; reclaiming the riverfront.**
- Study the expansion of permit parking zones and the process to create a permit parking zone.
- Evaluate a program similar to Boulder Eco-pass to encourage transit use.
- Implement transportation demand management measures such as staggered work hours, car pooling, more shuttles and high density development, by working with employees.

# How Our Creative City is Growing Smarter: How Do We Get There

## Key Actions (cont'd)

- Provide tax relief/incentives for renovation and/or improved upkeep of older rental and owner-occupied housing.
- **Explore ways to encourage conversion of upper floors to apartments thereby encouraging more condominiums and high-rent housing in Downtown.**
- **Explore ways to encourage the incorporation of housing into mixed-use development in Downtown.**
- Increase enforcement, including fines and penalties, for zoning, parking, and housing code violations (housing condition, weeds, garbage, noise, etc.) (ordinance change).
- **Encourage highest priority project or redevelopment opportunities as identified in corridor plan, particularly those on Emmet Street, West Main and the Downtown.**

How Our Creative City is Growing Smarter

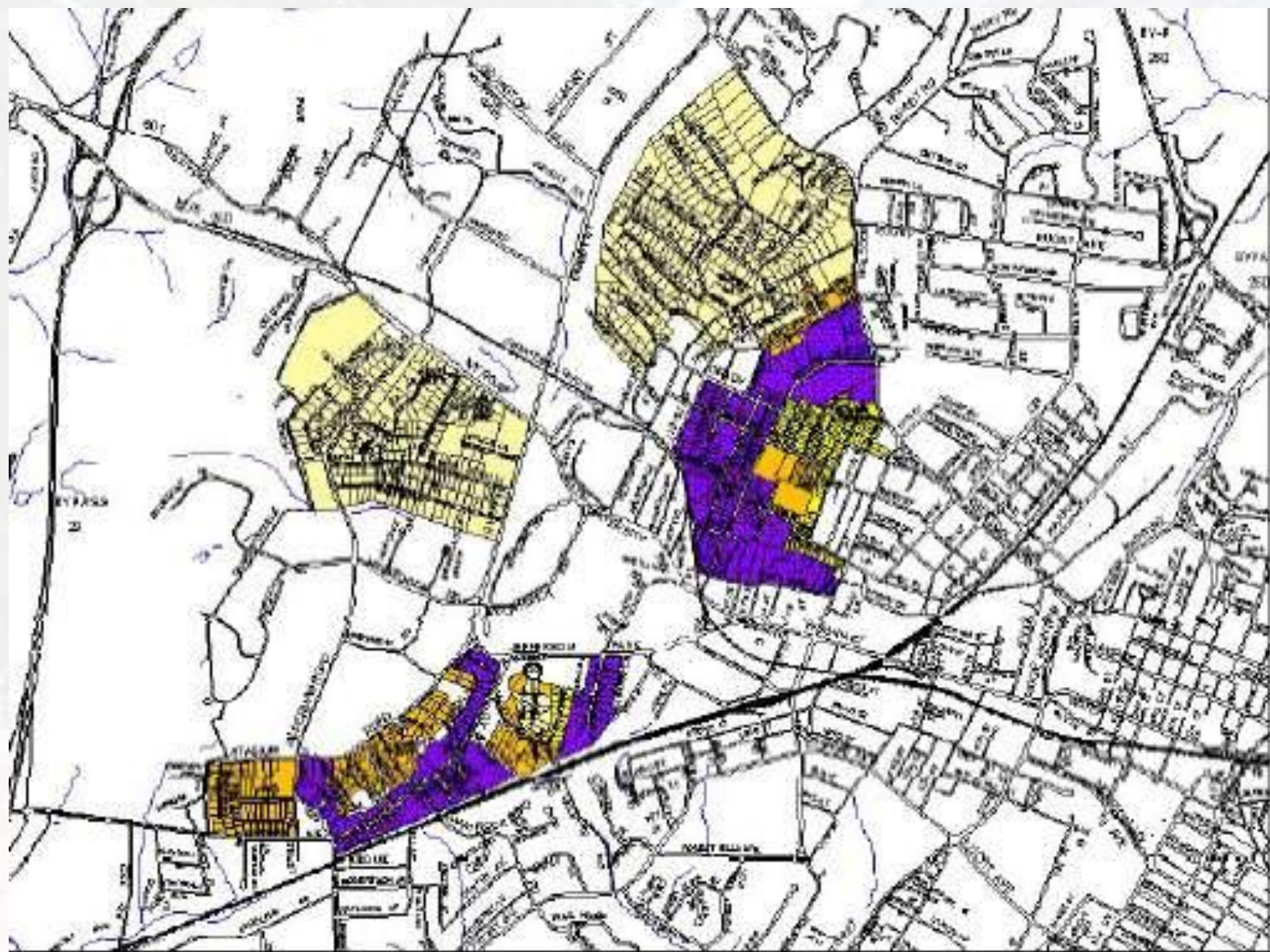
# So, What Did We Do?

# UNIVERSITY DISTRICT

## Zoning Ordinance draft does:

- Higher density housing adjacent to the University
  - Permit development of higher density housing in specifically designated areas within walking distance of University.
  - Encourage development to provide commercial, retail and support services.
  - Reduce recreation and parking requirements.
  - Describe densities in terms of maximum number of units/ and maximum number of bedrooms.
  - Medium density: 43 dwelling units per acre/150 bedrooms
- High density: 64 dwelling units per acre/ 182 bedrooms





# UNIVERSITY DISTRICT

## **Zoning Ordinance draft does:**

- To improve neighborhood stability in areas adjacent to higher density areas.
- Develop a “University District” that encompasses one and two family residential areas, as well as multi-family areas near University.
- Prohibit further division of single family homes into two family homes.







- Development Districts
- Development Regulations and Design Guidelines





# ZONING ORDINANCE

- Creates enhanced mixed use standards such as, allowing ancillary uses, requiring street front or ground level retail for residential buildings when located on main pedestrian thoroughfares.

# Zoning Ordinance Guidelines for Downtown CRMU District:

- Buildings must be built to the sidewalk: no permitted setback
- Permitted uses: Any mixture of residential and commercial, but no street front residential permitted
- **Maximum building height of 9 stories**
- Floors 5-9 would have to be stepped back 15 feet from building façade
- **Residential density: 64 dwelling units per acre**  
**240 dwelling units per acre with SUP**

# Zoning Ordinance Guidelines for Downtown Extended

## (CRMU) District:

- Buildings set back maximum of 15 feet from sidewalk
- Permitted uses: Any mixture of residential and commercial, ground floor residential permitted; OR single use light manufacturing with commercial permitted only as ancillary use and with residential not allowed
- **Maximum building height of 9 stories**
- Floors 5-9 would have to be stepped back 15 feet from building facade
- Maximum height and residential density may only be achieved if mixed use (residential and commercial) with commercial greater than 25% of floor area
- **Residential density: 43 dwelling units per acre /240 dwelling units per acre with SUP  
87 dwelling units per acre / mixed use required**

# Zoning Ordinance Guidelines for West Main South CRMU District:

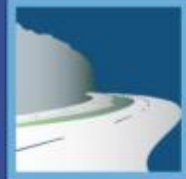
- Buildings must be set back 10 - 20 feet from sidewalk
- Permitted uses: Any mixture of residential and commercial, residential not permitted on first floor
- Maximum building height of 4 stories
- Additional height and residential density permitted for a mixed use development with a Special Use Permit
- **Maximum building height of 7 stories with SUP, floors 5-7 must be stepped back 15 feet from building facade**
- **Residential density:**
  - 43 dwelling units per acre**
  - 87 dwelling units per acre with SUP**



# ENTRANCE CORRIDOR GUIDELINES

## CHARLOTTESVILLE ENTRANCE CORRIDOR DESIGN GUIDELINES

Amendments adopted by City Council March 7, 2011



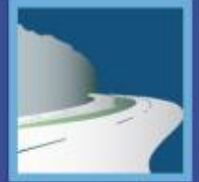
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## CHARLOTTESVILLE ENTRANCE CORRIDOR DESIGN GUIDELINES

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# ENTRANCE CORRIDOR GUIDELINES

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## BUILDINGS

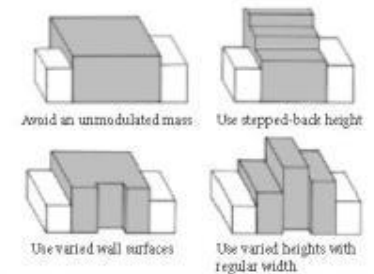
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## IV GUIDELINES FOR BUILDINGS

### C. BUILDING MASS, SCALE & HEIGHT

Historically, many of Charlottesville's buildings were small and pedestrian scaled. Newer, more recent developments on several of the commercial corridors are more massive with large stores and expansive parking areas. These developments do not reflect the human scale of the community. Many techniques suggested in these guidelines provide tools for allowing large development while reducing their perceived massiveness. While the footprint of new commercial development may remain large, massing, architectural details, ground floor pedestrian access, and organization of building forms can help to retain the human scale of Charlottesville.

1. Break up the front of a large building by dividing it into individual bays of 25 to 40 feet wide.
2. Use variation in materials, textures, patterns, colors and details to break down the mass and scale of the building.
3. Use building mass appropriate to the site. Place buildings of the greatest footprint, massing, and height in the core of commercial or office developments where the impact on adjacent uses is the least. Follow setback requirements for upper story according to zoning classification of the corridor.
4. When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings. Heights can be greater if the mass is modulated and other scale techniques are adopted. Reduce height near lower density uses.
5. Use massing reduction techniques of articulated base, waterables, string courses, cornices, material changes and patterns, and fenestration to reduce the apparent height of a large building. Fake windows and similar details are not appropriate articulation. Floor-to-floor heights of a building can have an impact on the mass of a building. For instance, typical ceiling heights in a residence are 8-9 feet. First floors of office buildings or retail shops can range from 10-15 feet. Upper floors that include residential or office are generally 8-12 feet in height. When actual or implied floor-to-floor heights exceed 15-20 feet on the exterior, then a building may begin to read as more massive than human-scaled. When articulating large buildings, keep these dimensions in mind.



This corner infill building uses a change in materials to reduce its mass.



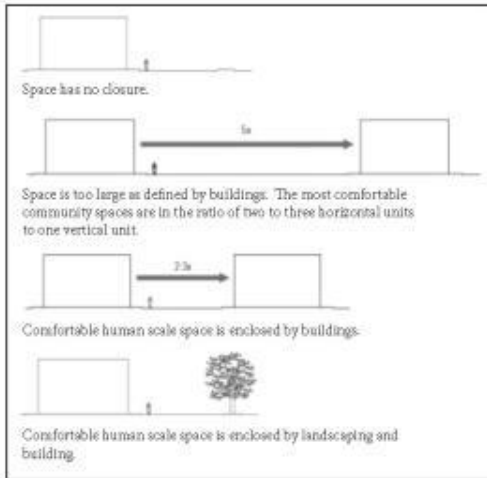
The use of vertical bay divisions and horizontal bands of masonry patterns visually reduce the mass of this office building.



# ENTRANCE CORRIDOR GUIDELINES

## GUIDELINES FOR BUILDINGS IV

### C. BUILDING MASS, SCALE & HEIGHT



**Space**  
Spaces between buildings can be out of human scale, causing a feeling of being lost in a sea of emptiness. Creating human-scaled spaces that are defined by either buildings or landscape features provide more friendly, inviting places.



The facade of this infill building relates to the scale of the street while upper levels step back.



#### Avoid This

A large mass without defining architectural elements gives observers no visual reference to themselves.



#### Do This

Architectural features such as cornices, windows, and vertical divisions such as columns and piers break the same mass down to human scale. The person feels invited to be near and in the spaces created by such buildings.

## CHARLOTTESVILLE ENTRANCE CORRIDOR DESIGN GUIDELINES

Amendments adopted by City Council March 7, 2011



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How Our Creative City is Growing Smarter

# Is It Working





# How Our Creative City is Growing Smarter: Is It Working





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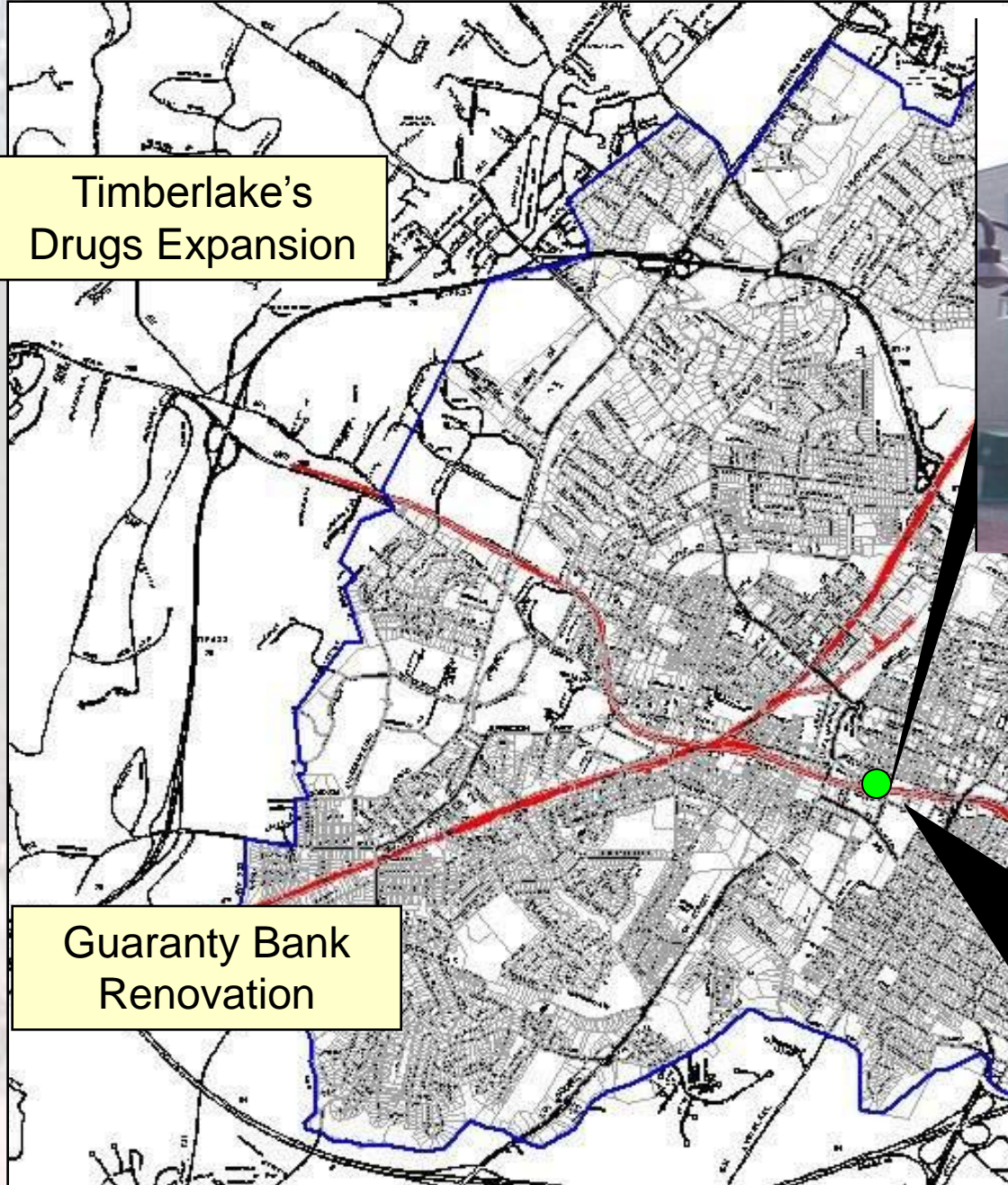


# Ongoing and Recently Completed Projects

Timberlake's  
Drugs Expansion

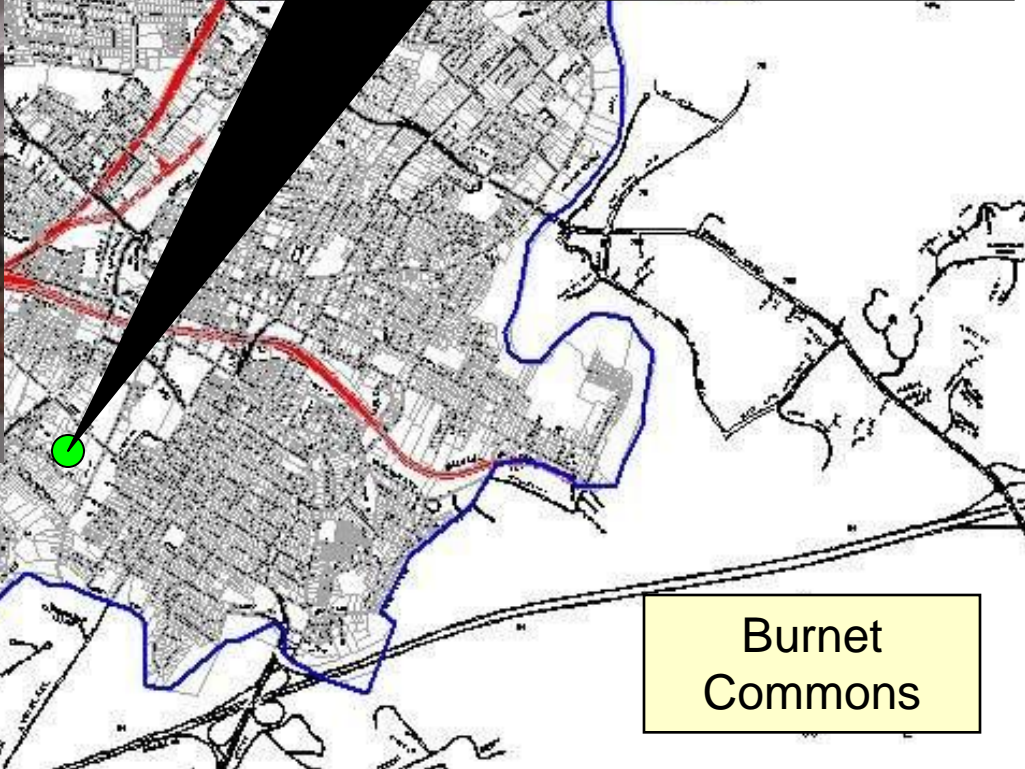


Guaranty Bank  
Renovation





# Ongoing and Recently Completed Projects



Burnet Commons

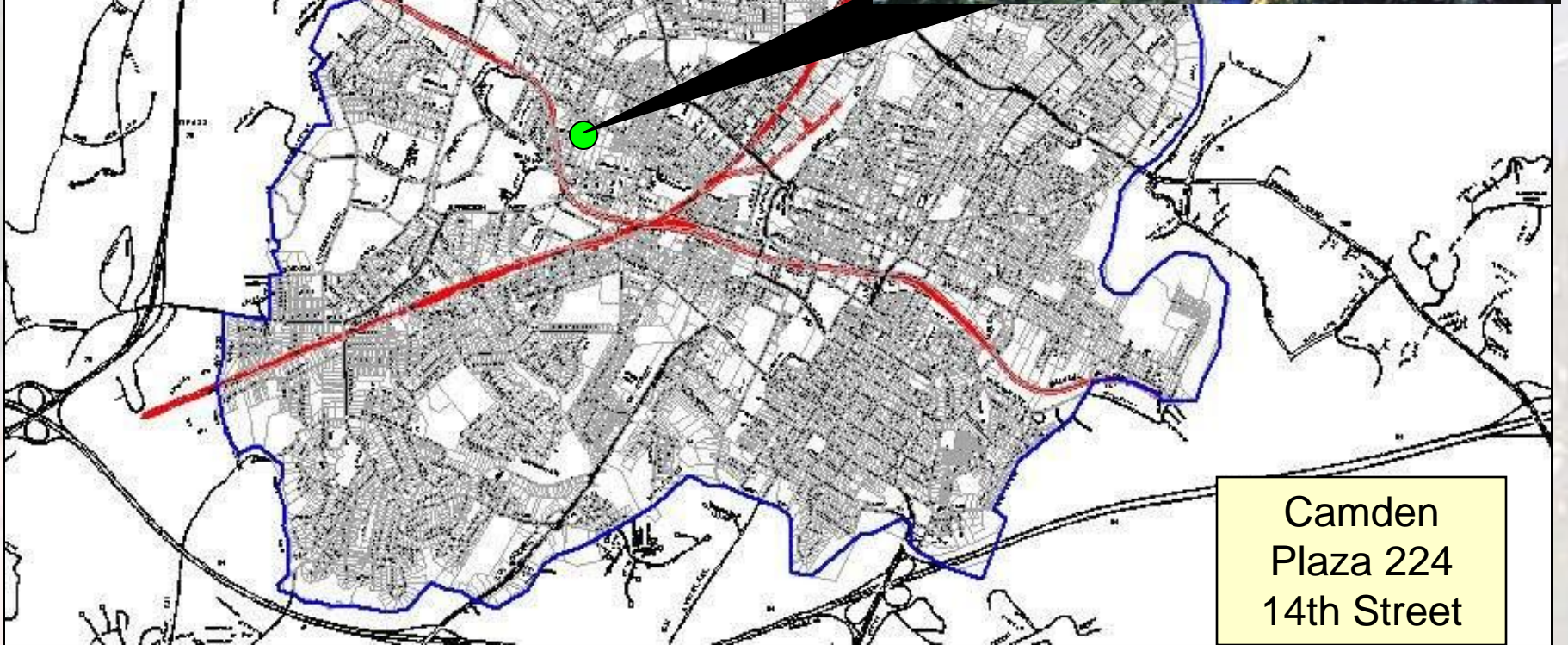
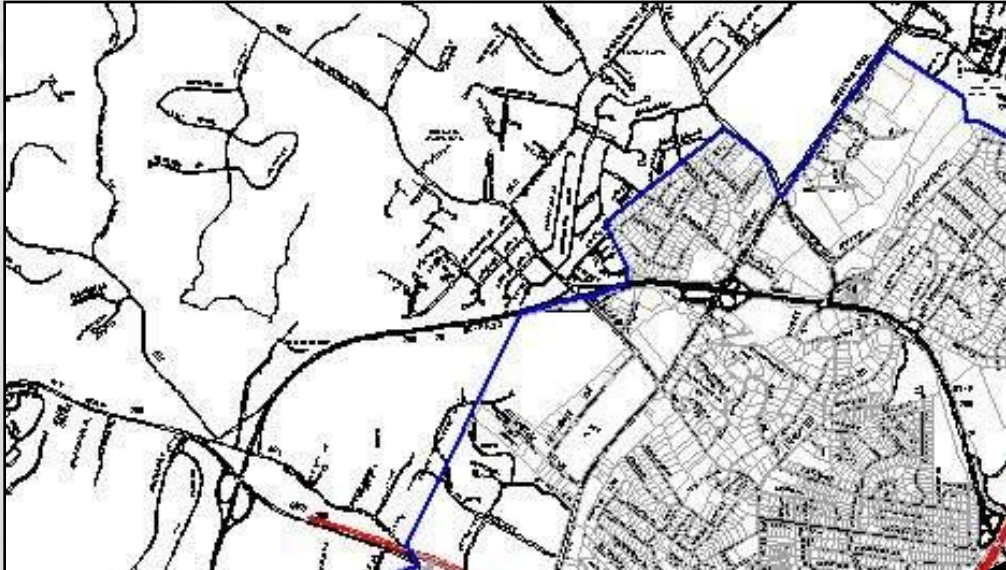


# Ongoing and Recently Completed Projects





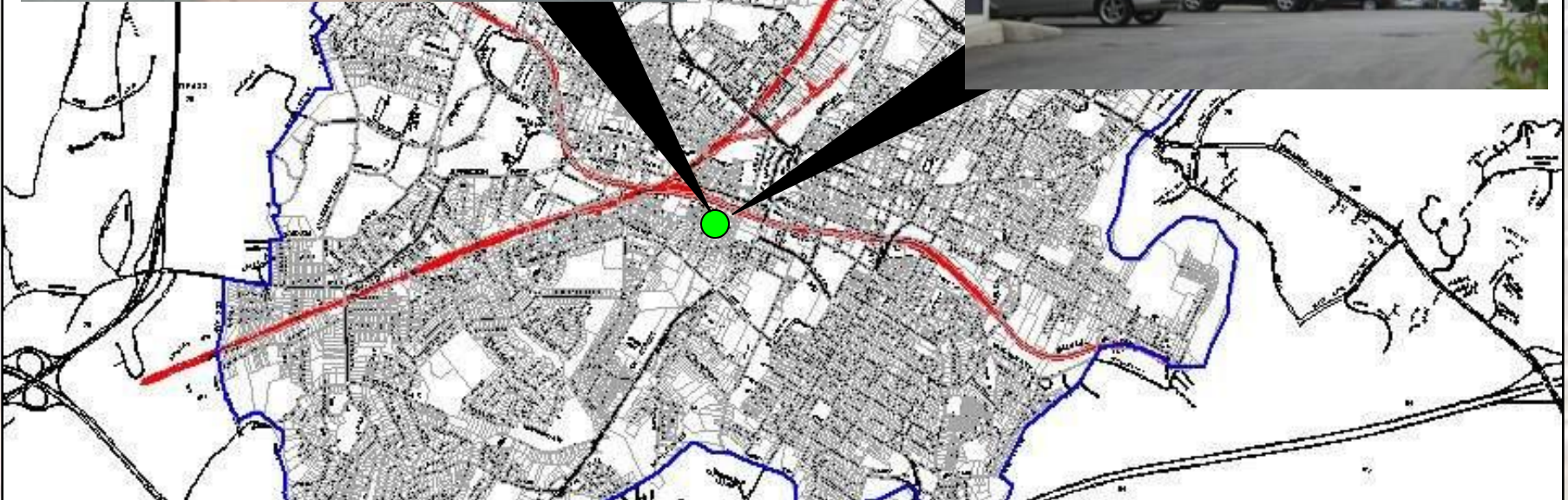
# Ongoing and Recently Completed Projects



Camden  
Plaza 224  
14th Street



# Ongoing and Recently Completed Projects



Oak Grove



# Significant Residential Development 2003-2011

Map #	Project	Address	Number of Units	Value	Taxes Due 2012	Previous Value (2001)	Previous Taxes	Difference in Taxes
1	Burnet Street Development	Burnet St	32	\$9,812,100	\$93,214.95	\$315,300	\$2,995.35	\$90,220
2	Melbourne Park	Melbourne Prk	52	\$13,845,600	\$131,533.20	\$286,300	\$2,719.85	\$128,813
3	5 <sup>th</sup> Street Condos, West	5th St SW	6	\$1,667,700	\$15,843.15	\$100,100	\$950.95	\$14,892
4	Walker Square	Walker Sq	176	\$40,683,600	\$386,494.20	\$569,000	\$5,405.50	\$381,089
5	Belmont Lofts	Douglas Ave	21	\$14,400,800	\$136,807.60	\$101,100	\$960.45	\$135,847
6	St. Charles Court	St Charles Ct	19	\$7,654,000	\$72,713.00	\$38,600	\$366.70	\$72,346
7	Madison Place	Madison Ave	24	\$7,040,100	\$66,880.95	\$354,900	\$3,371.55	\$63,509
8	5 <sup>th</sup> Street Condos, East	5th St SW	5	\$1,945,000	\$18,477.50	\$10,000	\$95.00	\$18,383
9	Norcross Station	Water St	87	\$7,924,300	\$75,280.85	\$1,685,500	\$16,012.25	\$59,269
10	1605 Gordon Avenue	Gordon Ave	5	\$793,200	\$7,535.40	\$216,000	\$2,052.00	\$5,483
11	Sunrise	Carlton Ave	16	\$2,107,800	\$20,024.10	\$106,000	\$1,007.00	\$19,017
12	Paton Street	Paton St	24	\$5,990,500	\$56,909.75	\$205,000	\$1,947.50	\$54,962
13	500 West Main	West Main St	4	\$1,718,200	\$16,322.90	Value Counted in Comm.		
14	416 Monroe Lane	Monroe Ln	11	\$5,631,200	\$53,496.40	\$304,100	\$2,888.95	\$50,607
15	409 13 <sup>th</sup> Street	13th St NW	30	\$10,126,800	\$96,204.60	\$336,900	\$3,200.55	\$93,004
16	Brookwood & Camden	Brookwood Dr	103	\$31,426,700	\$298,553.65	\$191,600	\$1,820.20	\$296,733
17	Cherry Hill	Cherry Ave	110	\$3,596,900	\$34,170.55	\$1,001,400	\$9,513.30	\$24,657
18	Village Place	Village Rd	32	\$17,352,100	\$164,844.95	Part of Cherry Hill in 2001		
19	105 Monticello Avenue	Monticello Ave	7	\$2,531,400	\$24,048.30	\$2,068,800	\$19,653.60	\$4,395
20	112 5 <sup>th</sup> Street, SE (Barney)	5th St SW	22	\$12,472,300	\$118,486.85	\$366,600	\$3,482.70	\$115,004
21	Riverbluff	Riverbluff	10	\$5,831,400	\$55,398.30	\$89,200	\$847.40	\$54,551
22	Willoughby Townes	5th St Cir	46	\$10,918,700	\$103,727.65	\$54,500	\$517.75	\$103,210
23	Huntley	Huntley Ave	110	\$16,553,200	\$157,255.40	\$692,900	\$6,582.55	\$150,673
24	Roy's Place	Roys Pl	15	\$4,669,700	\$44,362.15	\$147,200	\$1,398.40	\$42,964
25	Carters View	Raymond Ave	26	\$8,248,100	\$78,356.95	\$46,400	\$440.80	\$77,916
26	Linden Town Lofts	Linden Ave	18	\$5,941,600	\$56,445.20	\$102,500	\$973.75	\$55,471
27	Cream Street Express	8th St NW	10	\$2,979,500	\$28,305.25	\$54,000	\$513.00	\$27,792
28	Grandmark	15th St	224	\$36,847,500	\$350,051.25	\$1,274,000	\$12,103.00	\$337,948
29	428 Monroe	Monroe Ln	51	\$15,824,900	\$150,336.55	\$2,544,500	\$24,172.75	\$126,164
30	Rock Creek Village	Rock Creek Rd	23	\$5,423,700	\$51,525.15	\$165,000	\$1,567.50	\$49,958
31	215 5 <sup>th</sup> Street, SW	5th St SW	13	\$3,778,100	\$35,891.95	\$116,900	\$1,110.55	\$34,781
32	Moore's Creek PUD	Blincoe Ln	15	\$5,907,800	\$56,124.10	\$114,500	\$1,087.75	\$55,036
33	Carrollton Terrace	JPA	24	\$5,061,600	\$48,085.20	\$275,700	\$2,619.15	\$45,466
34	216, 218 14 <sup>th</sup> Street	14th St NW	40	\$10,406,400	\$98,860.80	\$670,000	\$6,365.00	\$92,496
35	201 1 <sup>st</sup> Street	1st St	35	\$1,531,700	\$14,551.15	\$698,000	\$6,631.00	\$7,920
36	1620 Jefferson Park Avenue	JPA	29	\$4,931,000	\$46,844.50	\$1,216,200	\$11,553.90	\$35,291
37	The Randolph	East Market	28	\$21,642,100	\$205,599.95	\$1,329,200	\$12,627.40	\$192,973
38	John Street PUD	John St	6	\$1,754,000	\$16,663.00	\$48,000	\$456.00	\$16,207
39	429 Monroe Lane	Monroe Ln	23	\$5,204,500	\$49,442.75	\$664,900	\$6,316.55	\$43,126
40	Gleason Apt.	Garrett St	36	\$18,048,200	\$171,457.90	\$761,200	\$7,231.40	\$164,227
41	Longwood PUD	Longwood Dr	16	\$2,869,600	\$27,261.20	\$1,597,800	\$15,179.10	\$12,082
42	219 14th St NW (Dinsmore)	14th St NW	12	\$5,272,300	\$50,086.85	\$274,500	\$2,607.75	\$47,479
43	230 15 <sup>th</sup> Street	15th St NW	28	\$4,901,200	\$46,561.40	\$402,900	\$3,827.55	\$42,734
44	1707 JPA	JPA	10	\$1,606,800	\$15,264.60	\$45,600	\$433.20	\$14,831
45	1600 Monticello & Belmont Village	Parcel Divided	74	\$13,341,600	\$126,745.20	\$2,298,600	\$21,836.70	\$104,909
46	The Crossings	Preston & 4th	60	\$4,414,300	\$41,935.85	\$875,400	\$8,316.30	\$33,620
47	Waterhouse (Apartments)	Water St	10			Value Counted Commercial		
			<b>1778</b>	<b>\$422,629,800</b>	<b>\$4,014,983.10</b>	<b>\$24,816,800</b>	<b>\$235,759.60</b>	<b>\$3,598,056</b>



**NEW COMMERCIAL CONSTRUCTION IN MIXED USE DISTRICTS**

Map #	Site Plan Name or Description	Address	Building Sq Ft	Value (2012)	Taxes Due 2012 (.95 / \$100)	Value Prior to Improvement	Previous Taxes	Difference
1	IER Belmont Barbeque	816 & 820 Hinton Avenue	960	\$255,600.00	\$2,428.20	\$245,800.00	\$2,335.10	\$93.10
2	The Gleason	Gleason St	24000	\$12,182,900.00	\$115,737.55	\$317,000.00	\$3,011.50	\$112,726.05
3	University Car Wash (Add)	Ivy Road	2017	\$404,300.00	\$3,840.85	\$245,800.00	\$2,335.10	\$1,505.75
4	Fry's Spring Service Station	2115 JPA	2787	\$693,400.00	\$6,587.30	\$333,500.00	\$3,168.25	\$3,419.05
5	Arch's Frozen Yogurt	Emmet Street	3008	\$791,000.00	\$7,514.50	\$362,700.00	\$3,445.65	\$4,068.85
6	Honey Building	500 West Main Street at 5th St SW	4558	\$1,101,700.00	\$10,466.15	\$591,100.00	\$5,615.45	\$4,850.70
7	Union Bank-New Branch Building	NW Corner of Barracks & Cedars Ct	2016	\$1,596,000.00	\$15,162.00	\$833,200.00	\$7,915.40	\$7,246.60
8	Cheeseburger in Paradise	1101 Seminole Trail	6472	\$2,049,800.00	\$19,473.10	\$1,740,100.00	\$16,530.95	\$2,942.15
9	CVS on Long Street	Long Street and River Road	11772	\$2,617,600.00	\$24,867.20	\$785,700.00	\$7,464.15	\$17,403.05
10	Live Arts Facility	East Main St	25879	\$3,464,900.00	\$32,916.55	\$192,500.00	\$1,828.75	\$31,087.80
11	Tiger Fuel	5th Street SW	1344	\$1,501,400.00	\$13,263.30	\$796,300.00	\$7,564.85	\$5,698.45
12	Core Lab	1018 West Main Street/11th Street SW	24240	\$4,619,900.00	\$43,889.05	\$1,019,600.00	\$9,686.20	\$34,202.85
13	Commercial / Res	820 East High Street	6276	\$5,662,800.00	\$53,796.60	\$709,100.00	\$6,736.45	\$47,060.15
14	Cedars Rehab Facility	1242 Cedars Court	480	\$5,691,900.00	\$54,073.05	\$4,613,800.00	\$43,811.10	\$10,241.95
15	Whole Foods	Hydraulic Rd	39798	\$6,430,300.00	\$61,087.85	50.00	50.00	\$61,087.85
16	Cost Plus/Best Buy site	1611 N Emmet Street	73080	\$13,601,700.00	\$129,216.15	\$1,127,600.00	\$10,712.20	\$118,503.95
17	Hohinger Mixed use	112 5th street SE	6967	\$18,701,100.00	\$177,660.45	\$560,800.00	\$5,327.60	\$172,332.85
18	AB ACAC	Monticello and 2nd St	94919	\$17,274,800.00	\$164,110.60	\$7,119,800.00	\$67,638.10	\$96,472.50
19	Crossings at 4th and Preston	4th and Preston	36106	50.00	50.00	50.00	50.00	50.00
20	Waterhouse	Water Street	18276	\$20,000,000.00	\$190,000.00	\$2,797,400.00	\$26,575.30	\$163,424.70
21	Battle Building	West Main Street	18176	\$141,000,000.00	\$1,339,500.00	\$736,900.00	\$7,000.55	\$1,332,499.45
22	Landmark Hotel	West Main Street	92000	50.00	50.00	50.00	50.00	50.00
23	Kroger Site ABC Store(site)	1904 Emmet Street	6000	\$810,000.00	\$7,695.00	\$187,500.00	\$1,781.25	\$5,913.75
24	Chipotle Rest(site)	953 Emmet Street	2900	\$720,700.00	\$6,846.65	\$264,000.00	\$2,508.00	\$4,338.65
25	SNL Building	SNL Plaza	112000	\$8,639,700.00	\$82,077.15	\$3,732,000.00	\$35,454.00	\$46,623.15
	<b>TOTALS</b>		<b>779081</b>	<b>\$271,811,500.00</b>	<b>\$2,582,209.25</b>	<b>\$29,312,200.00</b>	<b>\$278,465.90</b>	<b>\$2,303,743.35</b>

**SIGNIFICANT RENOVATIONS WITHIN THE MIXED USE DISTRICTS**

Map #	Site Plan Name or Description	Address	Building Sq Ft (Renov)					
1	CVS on Corner	Terry's building	19262					
2	The Station	West Main Street	2992					
3	Millmont Street Commercial Build	1023 Millmont Street	3200					
4	C & R Auto on West Main Street	Gabe's Building	4460					
5	Pepsi Cola Bottling Company	Pepsi Place	33332					
6	1008 East Jefferson Street	1008 East Jefferson Street	3117					
7	Diggs Office	1032 Linden Avenue	1100					
8	Bob's Wheel Alignment Add	923 East Market Street	8846					
9	Martha Jefferson	Reuse	143341					
10	All the bc Conversion	Cherry and 2nd Street	160900					
11	MSPG retail spaces	Market St Parking Garage	34000					
12	WSPG retail spaces	Water St Parking Garage	18000					
13	Hardware Store	316 East Main Street	26432					
14	Woodard Renovations	100 Block of East Main St	8730					
15	Caspari	100 West Main Street	10244					
16	Jefferson Theater	110 East Main Street	12345					
17	Parasomunt Theater	215 East Main Street	36666					
18	A&N Building	Main Street Mall	4918					
19	Jefferson School	4th Street NW (Site Plan)	42126					
20	400 Preston Avenue	Preston and Ridge McIntire	11896					
21	Barracks Road	BRSC (total renovated space)	145170					
			<b>731077</b>					

**PROPOSED CONSTRUCTION**

**Mixed Use Districts**

Project Description	Units				
Land Mark Hotel					
West Main Hotel					
Martha Jefferson Phase 1 Offices					
550 Water Street Mixed Use					

**High Density Districts**

Project Description	Units				
Arlington and Millmont Apartments	300				
West Main Street Housing (Wahooptie)	300				
Worland Street Housing					
Coal Tower (City Walk)	300				

**Other Residential**

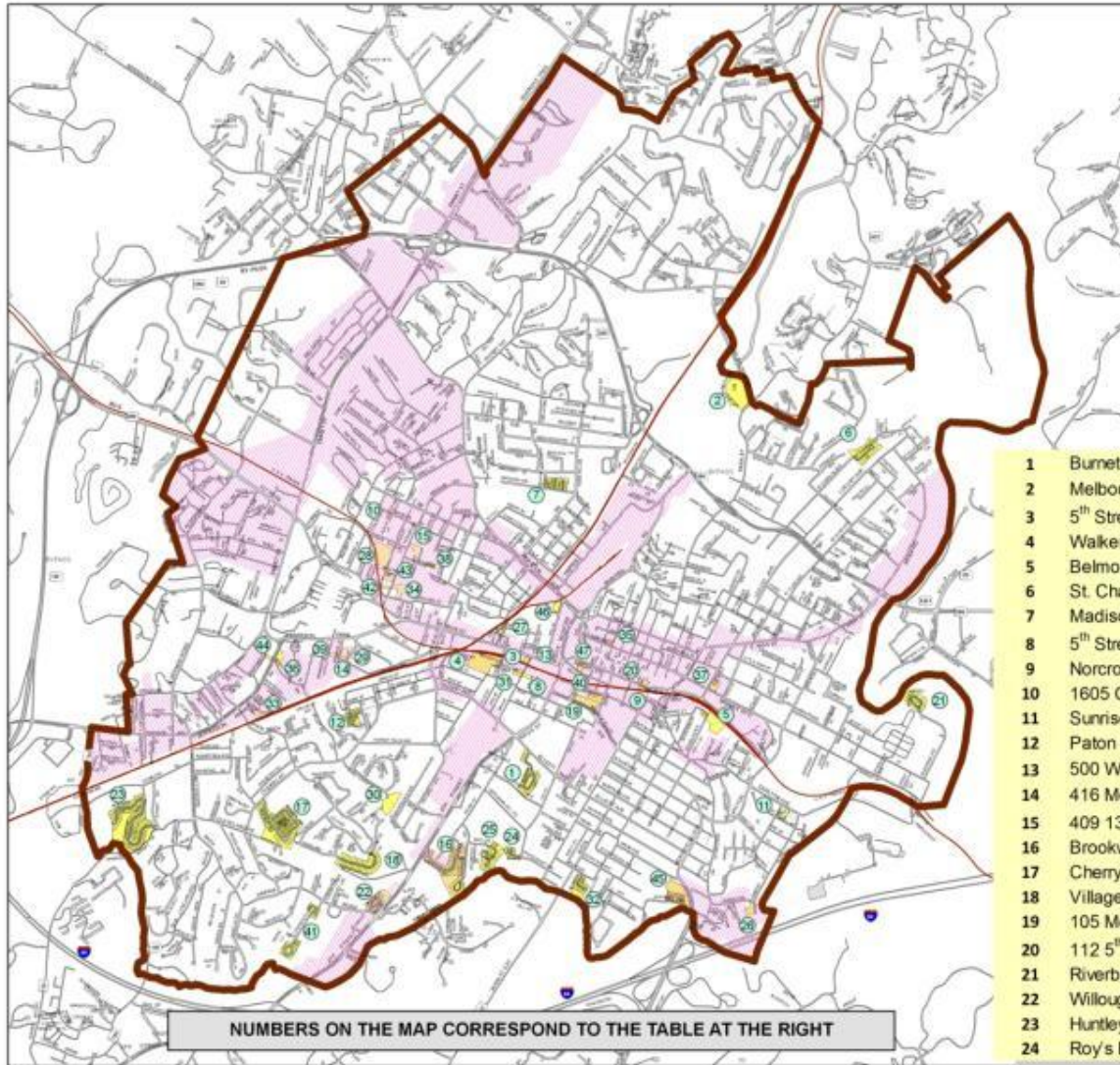
Project Description	Units				
The Woods	47				
Elliott Property	50				
Timberlake Senior Housing	27				

# Development Since 2001

<b>Residential Units</b>	<b>1778</b>
<b>Previous Real Estate Value</b>	<b>\$24,816,800.00</b>
<b>Current Real Estate Value</b>	<b>\$422,629,800.00</b>
<b>Mixed Use Corridor</b>	
<b>Mixed Use Corridor</b>	<b>779,081 Sq Ft</b>
<b>Previous Real Estate Value</b>	<b>\$29,312,200.00</b>
<b>Current Real Estate Value</b>	<b>\$271,811,500.00</b>
<b>Significant Renovations</b>	
<b>Significant Renovations</b>	<b>731,077 Sq Ft</b>



## MAJOR RESIDENTIAL DEVELOPMENTS SINCE 2000



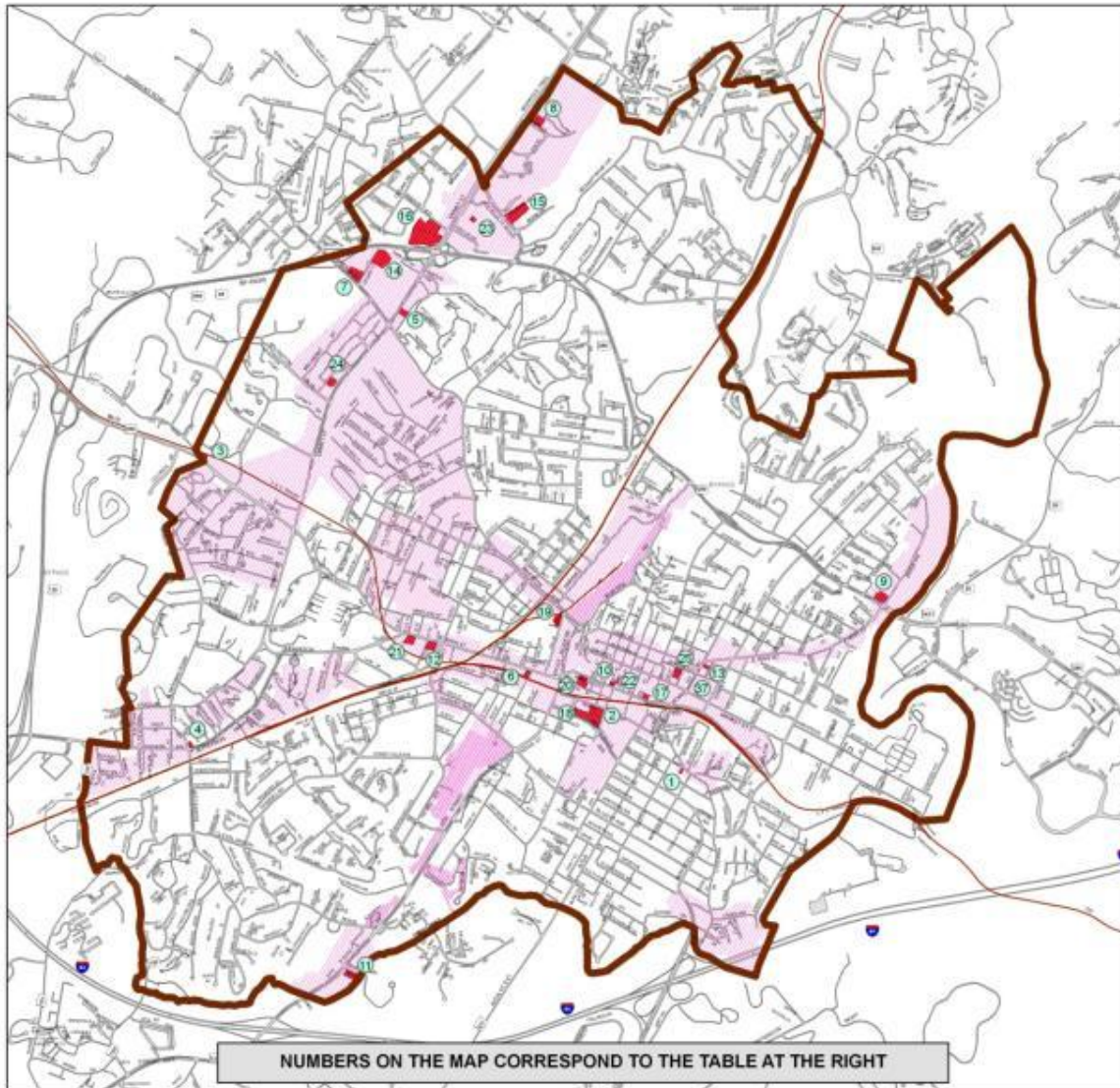
Mixed Use Corridors and High Density Residential

1	Burnet Street Development	25	Carters View
2	Melbourne Park	26	Linden Town Lofts
3	5 <sup>th</sup> Street Condos, West	27	Cream Street Express
4	Walker Square	28	Grandmark
5	Belmont Lofts	29	428 Monroe
6	St. Charles Court	30	Rock Creek Village
7	Madison Place	31	215 5 <sup>th</sup> Street, SW
8	5 <sup>th</sup> Street Condos, East	32	Moore's Creek PUD
9	Norcross Station	33	Carrollton Terrace
10	1605 Gordon Avenue	34	216, 218 14 <sup>th</sup> Street
11	Sunrise	35	201 1 <sup>st</sup> Street
12	Paton Street	36	1620 Jefferson Park Avenue
13	500 West Main	37	The Randolph
14	416 Monroe Lane	38	John Street PUD
15	409 13 <sup>th</sup> Street	39	429 Monroe Lane
16	Brookwood & Camden	40	Gleason Apt.
17	Cherry Hill	41	Longwood PUD
18	Village Place	42	219 14 <sup>th</sup> St NW (Dinsmore)
19	105 Monticello Avenue	43	230 15 <sup>th</sup> Street
20	112 5 <sup>th</sup> Street, SE (Barney)	44	1707 JPA
21	Riverbluff	45	1600 Monticello & Belmont Village
22	Willoughby Townes	46	The Crossings
23	Huntley	47	Waterhouse (Apartments)
24	Roy's Place		



## MAJOR COMMERCIAL DEVELOPMENTS SINCE 2000

Mixed Use Corridors and High Density Residential

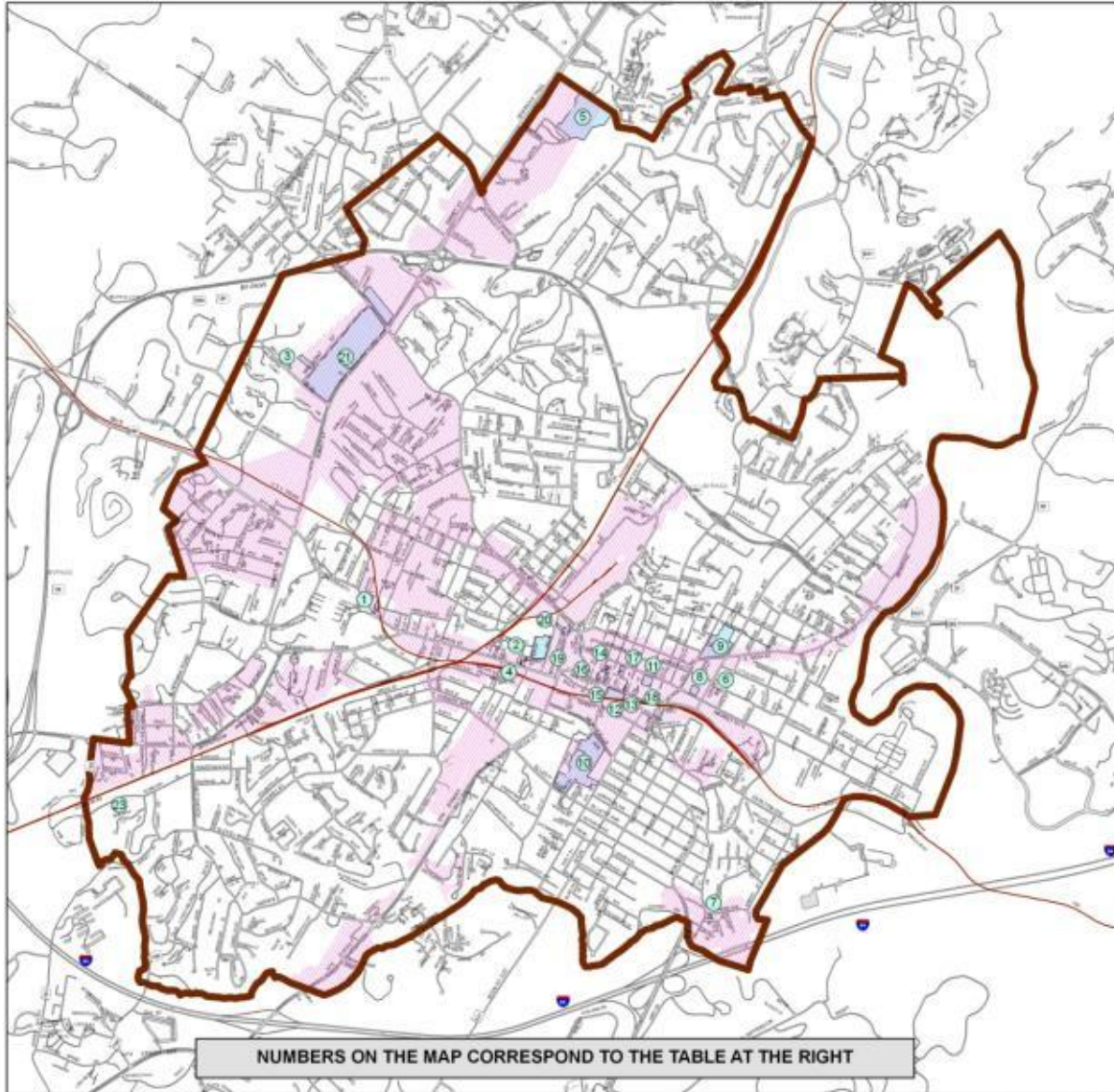


- |    |                                |
|----|--------------------------------|
| 1  | JER Belmont Barbeque           |
| 2  | The Gleason                    |
| 3  | University Car Wash (Add)      |
| 4  | Fry's Spring Service Station   |
| 5  | Arch's Frozen Yogurt           |
| 6  | Haney Building                 |
| 7  | Union Bank-New Branch Building |
| 8  | Cheeseburger in Paradise       |
| 9  | CVS on Long Street             |
| 10 | Live Arts Facility             |
| 11 | Tiger Fuel                     |
| 12 | Core Lab                       |
| 13 | Commercial / Res               |
| 14 | Cedars Rehab Facility          |
| 15 | Whole Foods                    |
| 16 | Cost Plus/Best Buy site        |
| 17 | Holsinger Mixed use            |
| 18 | All ACAC                       |
| 19 | Crossings at 4th and Preston   |
| 20 | Waterhouse                     |
| 21 | Battle Building                |
| 22 | Landmark Hotel                 |
| 23 | Kroger Site-ABC Store(site)    |
| 24 | Chipolte Rest(site)            |
| 25 | SNL Building                   |



## SIGNIFICANT RENOVATIONS SINCE 2000

Mixed Use Corridors and High Density Residential



1	CVS on Corner
2	The Station
3	Millmont Street Commercial Build
4	C & R Auto on West Main Street
5	Pepsi Cola Bottling Company
6	1008 East Jefferson Street
7	Diggs Office
8	Bob's Wheel Alignment Add
9	Martha Jefferson
10	All the Ix Conversion
11	MSPG retail spaces
12	WSPG retail spaces
13	Hardware Store
14	Woodard Renovations
15	Caspari
16	Jefferson Theater
17	Paramount Theater
18	A&N Building
19	Jefferson School
20	400 Preston Avenue
21	Barracks Road

How Our Creative City is Growing Smarter

# Questions

