



DAIRY CENTRAL - PHASE 2 AND 3
SPECIAL USE PERMIT PLANNING COMMISSION
MAY 22, 2018

MEETINGS + STAKEHOLDER MEETINGS - EXTENSIVE COMMUNITY ENGAGEMENT

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

PUBLIC MEETINGS

- Community Meeting #1: 11/20/2017
- Community Meeting #2: 1/29/2018
- Site Plan Review Meeting: 11/15/2017
- 10th and Page Neighborhood Association Meeting: 7/25/2017
- 10th and Page Neighborhood Association Meeting: 9/26/2017
- 10th and Page Neighborhood Association Meeting: 12/13/2017
- BAR Pre-Application Meeting #1: 9/19/2017
- BAR Pre-Application Meeting #2: 11/21/2017
- BAR Certificate of Appropriateness Meeting: 1/17/2018
- Neighborhood Advisory Committee Meeting: 2/21/2018 continuing monthly
- Neighborhood Advisory Committee Meeting: 3/20/2018
- Rose Hill Neighborhood Association Meeting: 3/27/2018
- Neighborhood Advisory Committee Meeting: 5/14/2018
- Neighborhood Advisory Committee Meeting 6/4/2018

STAKEHOLDER MEETINGS

- City of Promise
- Habitat for Humanity
- PB&J Foundation
- Albermale Housing Improvement Program
- Second Season
- Neighborhood Businesses
- Charlottesville City Council Members
- Charlottesville Planning Commissioners
- Charlottesville Economic Development Authority
- Charlottesville Redevelopment and Housing Authority
- Charlottesville School Division
- Piedmont Virginia Community College
- GO Charlottesville Skilled Trades Academy

COMMUNITY MEETING #1



PROJECT HIGHLIGHTS + COMMUNITY BENEFITS

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

- Affordable housing
- Community meeting space
- Office space for non-profits
- Job creation
- Educational opportunities
- Pedestrian safety
- Green building

Phase 1: Targeting LEED Silver

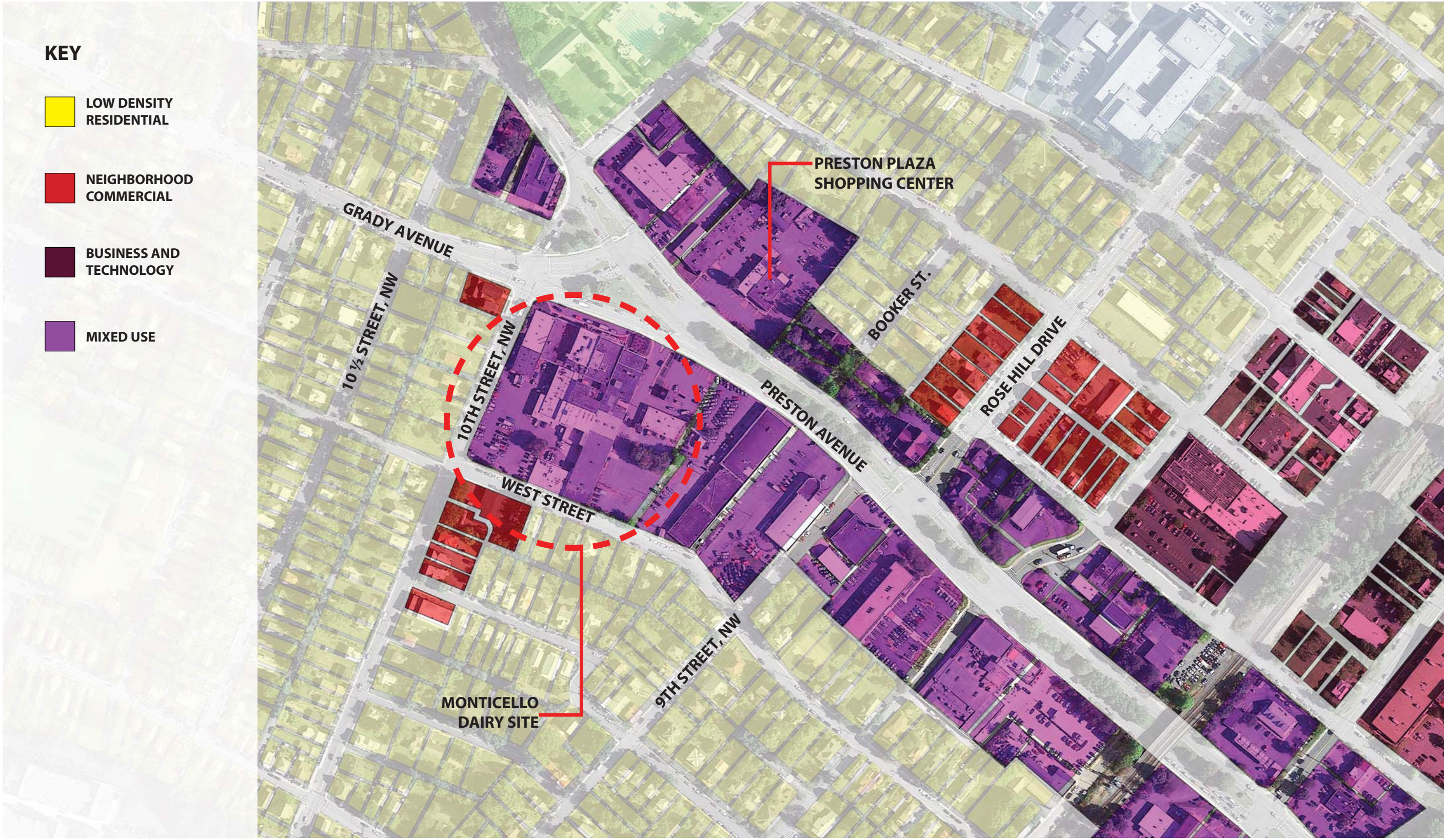
Phase 2: Targeting Earthcraft Multifamily

COMMUNITY MEETING #2



EXISTING SITE & CONTEXT

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



GRADY + PRESTON AVENUE CONTEXT PHOTOGRAPHS

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1. AERIAL VIEW OF THE SITE FROM THE NORTH-WEST



2. AERIAL VIEW OF THE SITE FROM THE NORTH



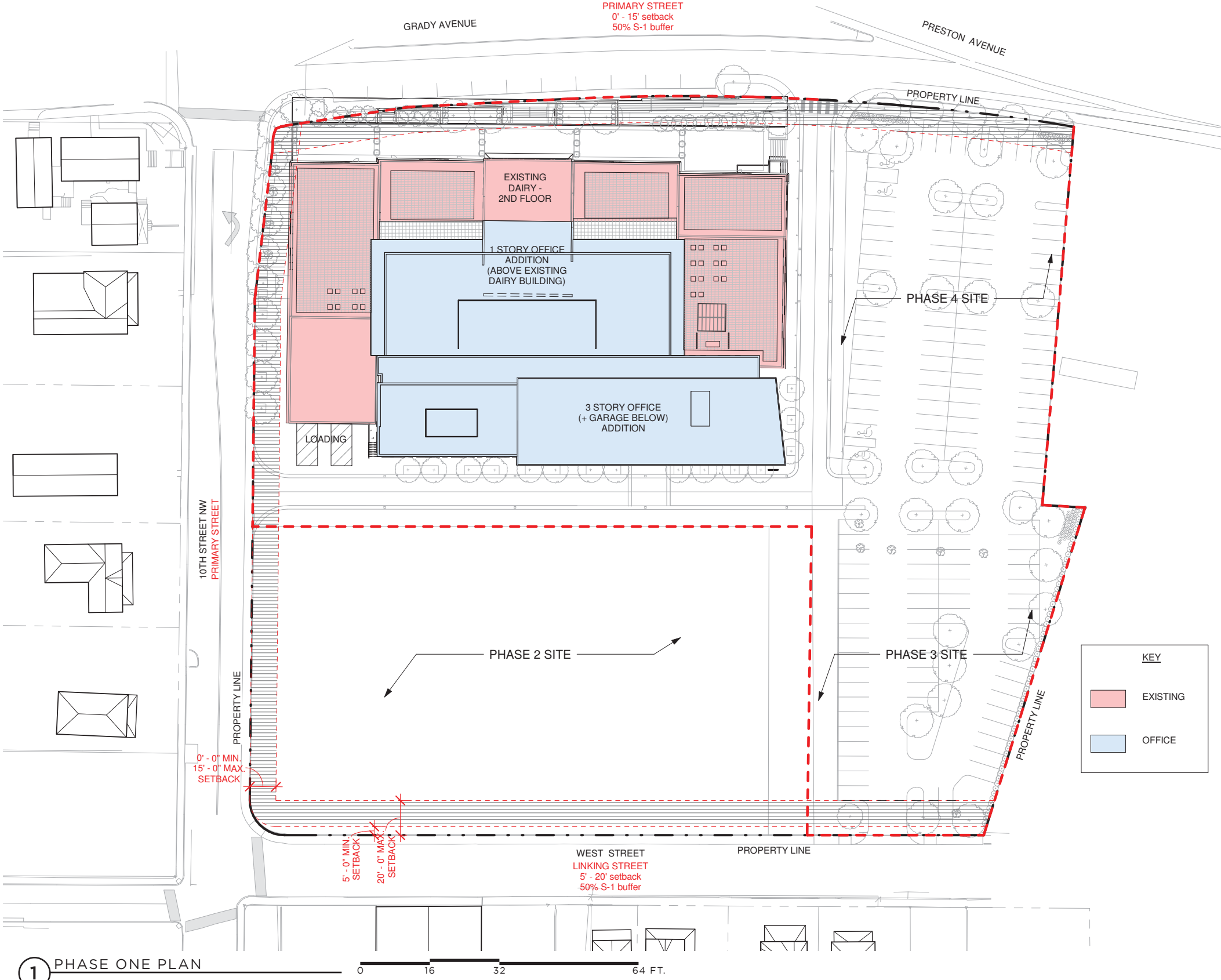
3. AERIAL VIEW OF THE SITE FROM THE NORTH-EAST



4. DAIRY BUILDING FROM GRADY AVENUE + WOOD STREET

PHASING DIAGRAMS: PHASE ONE (APPROVED BY B.A.R. ON 01.17.18)

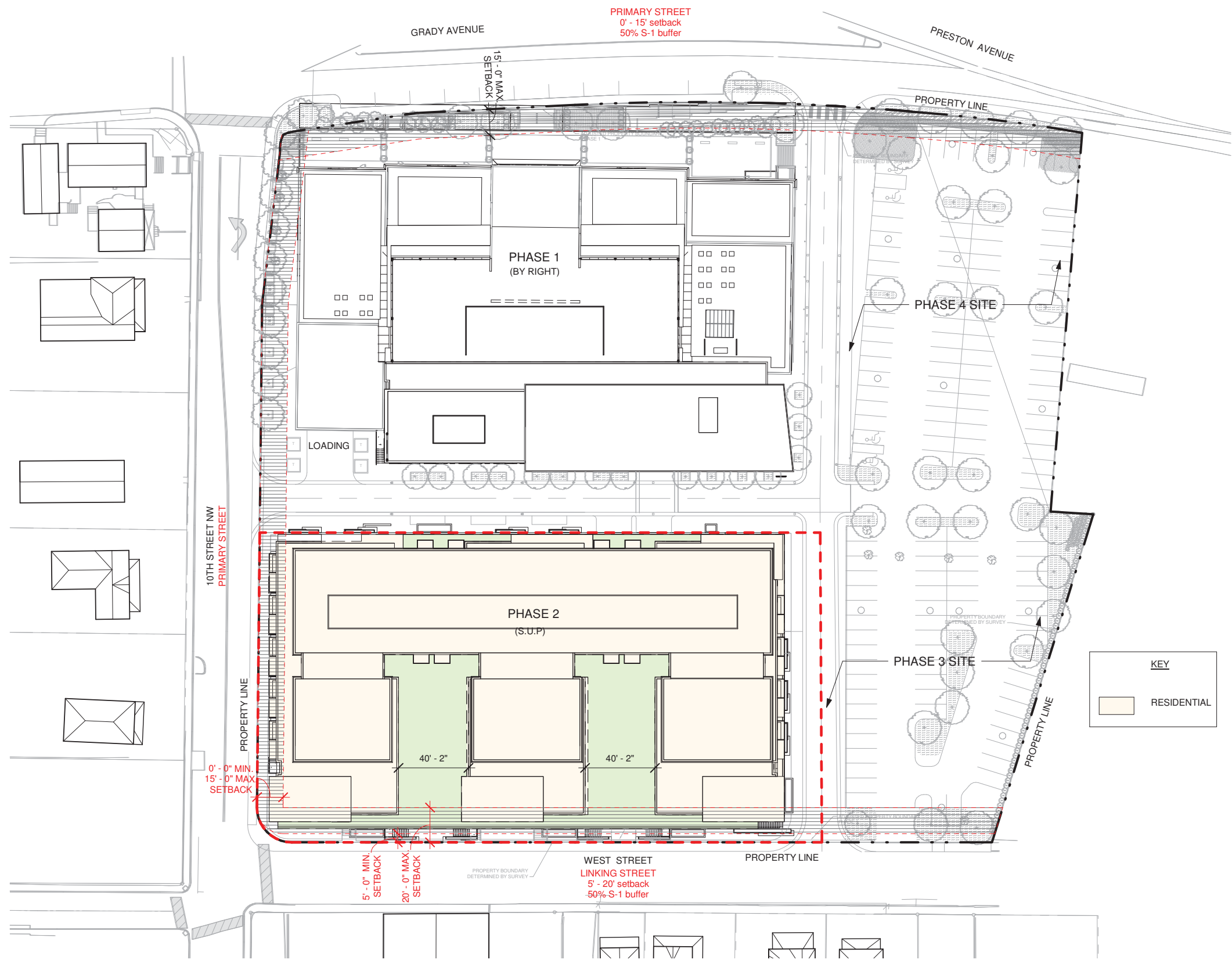
MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



1 PHASE ONE PLAN

PHASING DIAGRAMS: PROPOSED PHASE TWO

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



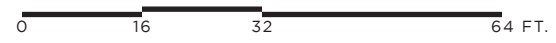
Phase 2 Residential

Total Units: +/- 175
(based on projected unit sizes and mix)

Total GSF: +/- 228,700

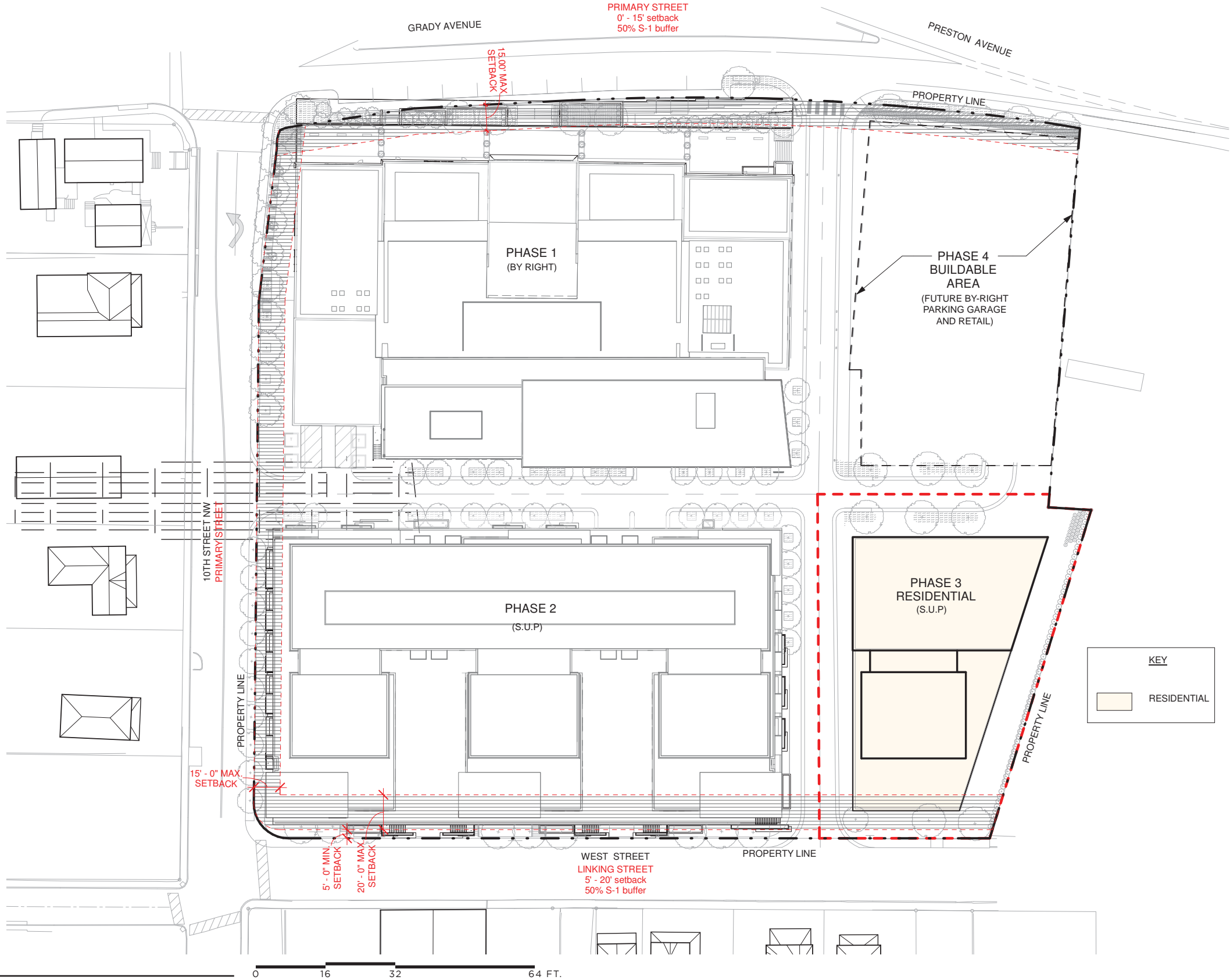
Bldg. Height: 60'-0" to 65'-0"

1 PHASE TWO PLAN



PHASING DIAGRAMS: PROPOSED PHASE THREE

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



Phase 3 Residential

Total Units: 60-75
(based on projected unit sizes and mix)

Total GSF: +/- 65,000

Bldg. Height: 60'-0" to 65'-0"

PHASE 2 AND 3 MASSING DIAGRAM - TRANSITION FROM COMMERCIAL CORRIDOR TO RESIDENTIAL NEIGHBORHOOD

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

MASSING/HEIGHT KEY

BY-RIGHT:
50' MAX. BUILDING HEIGHT
(PROPOSING 4 STORIES WITHIN BY-RIGHT HEIGHT)

SPECIAL USE PERMIT:
80' MAX. BUILDING HEIGHT
(ASKING FOR 65' HEIGHT - 15' ABOVE BY-RIGHT 50'
5 STORIES TOTAL WITH STEPBACKS)



PHASE 2 AND 3 DENSITY DIAGRAM - TRANSITION FROM COMMERCIAL CORRIDOR TO RESIDENTIAL NEIGHBORHOOD

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

UNITS KEY

BY-RIGHT:

BY-RIGHT UNITS ALLOWED
43 DUA = 187 UNITS

PHASE 2 = +/- 175 UNITS

SPECIAL USE PERMIT:

SUP DENSITY REQUESTED:
60 DU / ACRE = 261 UNITS MAX.

REQUESTING 74 UNITS
BY SPECIAL USE PERMIT

OF THESE 74 NEW UNITS, 20 WILL
BE AFFORDABLE UNITS (27%)

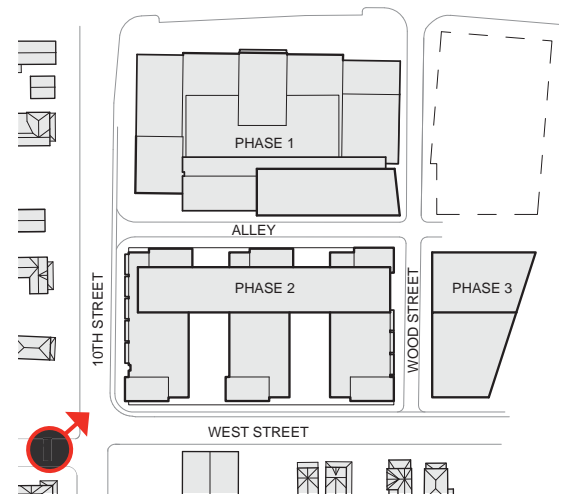
PHASE 3 = 60-75 UNITS

*NOTE: CC ZONING ALLOWS FOR
UP TO 120 DUA BY SUP, OR 522
UNITS TOTAL.



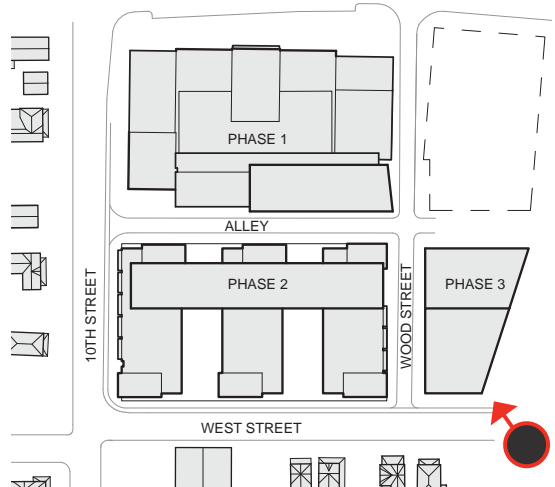
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-EAST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



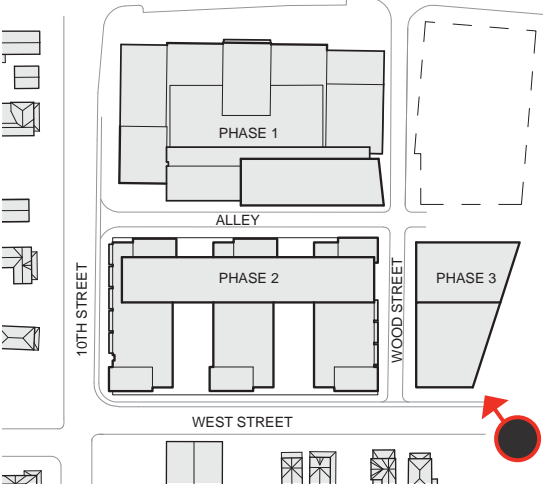
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-WEST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



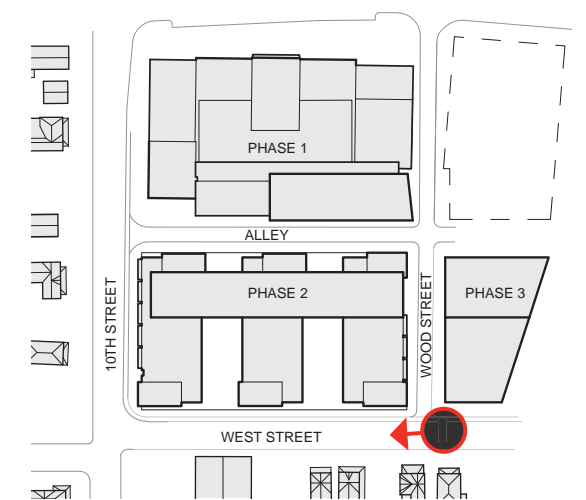
BUILDING BIRD'S EYE PERSPECTIVE (LOOKING NORTH-WEST)

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



BUILDING PERSPECTIVE AT WEST STREET

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA



BUILDING PERSPECTIVE ON WEST STREET LOOKING NORTH

MONTICELLO DAIRY - PHASE 2 AND 3 | 946 GRADY AVENUE | CHARLOTTESVILLE, VA

