

## Agenda

### PLANNING COMMISSION REGULAR DOCKET TUESDAY, December 10, 2019 at 5:30 P.M. CITY COUNCIL CHAMBERS

**I. Commission Pre-Meeting (Agenda discussion(s))**

*Beginning:* 4:30 p.m.

*Location:* City Hall, 2nd Floor, NDS Conference

**II. Commission Regular Meeting**

*Beginning:* 5:30 p.m.

*Location:* City Hall, 2nd Floor, Council Chambers

**A. COMMISSIONERS' REPORTS**

**B. UNIVERSITY REPORT**

**C. CHAIR'S REPORT**

**D. DEPARTMENT OF NDS**

**E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

**F. CONSENT AGENDA**

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

1. Entrance Corridor Review - Recommendation on SUP for Barracks Road

**III. JOINT MEETING OF COMMISSION/ COUNCIL**

*Beginning:* 6:00 p.m.

*Continuing:* until all public hearings are completed

*Format:* (i) Staff Report, (ii) Applicant, (iii) Hearing

1. **Charlottesville Capital Improvement Program FY 2021-2025:** Consideration of the proposed 5-year Capital Improvement Program totaling \$127,952,881 in the areas of Affordable Housing, Education, Economic Development, Public Safety & Justice, Facilities Management, Transportation & Access, Parks & Recreation, Technology Infrastructure, Stormwater Initiatives and General Government Infrastructure. A copy of the proposed CIP is available for review at <https://www.charlottesville.org/departments-and-services/departments-a-g/budget-and-performance-management/fy-2021-budget-worksessions>  
Report prepared by Krisy Hammill, Office of Budget and Performance Management.
2. **SP19-00009 – 900-1000 1<sup>st</sup> Street South** – Riverbend Development, as the owner’s agent, has submitted an application seeking approval of a Special Use Permit (SUP) request to allow private outdoor parks, playgrounds, and/or basketball courts per City Code Section 34-420, and a reduction of the minimum required setbacks per City Code Section 34-162(a), at 900-1000 1<sup>st</sup> Street S, also identified on City Real Property Tax Map 26 Parcel 115 (“Subject Property”). The Subject Property has frontage on 1<sup>st</sup> Street S and Elliott Avenue. The site is zoned R-3 Multifamily Residential. The property is approximately 7.94 acres or 345,866 square feet. The Comprehensive Plan’s Land Use Plan calls for High-Density Residential development at densities greater than 15 dwelling units per acre. Information pertaining to request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this rezoning petition may contact Carrie Rainey by email ([raineyc@charlottesville.org](mailto:raineyc@charlottesville.org)) or by telephone (434-970-3453).
3. **CP19 - 00002 – Fontaine Avenue Streetscape Concept** - Pursuant to Virginia Code section 15.2-2232 and City Code sec. 34-28, the Planning Commission will review the proposed Fontaine Avenue Streetscape conceptual design plan, for a planned improvement project located on Fontaine Avenue

between Ray C. Hunt Drive and Jefferson Park Avenue, to determine if the general location, character and extent of the proposed improvements are substantially in accord with the City’s adopted Comprehensive Plan or part thereof. The conceptual design of the proposed improvements may be examined at the Department of Neighborhood Development Services, 610 East Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:00 a.m. and 5:00 p.m.

4. **SP19-00008 –Chick-fil-A Barracks Road Drive Through** – Landowner Federal Realty Investment Trust by its contract purchaser Chick-fil-A, Inc. is requesting a Special Use Permit (SUP) pursuant to City Code Sec. 34-796, to authorize a specific land use (drive-through window for a restaurant) for property identified on City Tax Map 1 as a portion of Parcel 1 (“Subject Property”), having an area of approximately 0.801 acre. The Subject Property is zoned “URB” (Urban Corridor Mixed Use District) with Entrance Corridor Overlay and has frontage on Emmet Street North. The Comprehensive Land Use Map for this area calls for Mixed Use development. Information pertaining to request may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or obtained from the Department of Neighborhood Development Services, 2nd Floor of City Hall, 605 East Main Street. Persons interested in this SUP application may contact NDS Planner Joey Winter by e-mail ([winterj@charlottesville.org](mailto:winterj@charlottesville.org)) or by telephone (434-970-3991).

**IV. COMMISSION’S ACTION ITEMS**

*Continuing:* until all action items are concluded.

1. Critical Slopes – 900-1000 1<sup>st</sup> Street South – Phase II
2. Site Plan – Carlton Views – Phase III

**V. FUTURE MEETING SCHEDULE/ADJOURN**

Tuesday, December 24, 2019 – 5:00PM	Work Session	No meeting
Tuesday, January 14, 2020 – 4:30 PM	Pre-Meeting	
Tuesday, January 14, 2020 – 5:30 PM	Regular Meeting	<u>Minutes</u> – November 12, 2019 – Pre-meeting and Regular meeting <u>Minutes</u> – November 26, 2019 - Work Session <u>ZTA and ZMA</u> - DE- SIA

**Anticipated Items on Future Agendas**

Zoning Text Amendments –Off-street parking facilities requirements along streets designated as “framework streets” (initiated May 8, 2018), Site Plan Requirements  
SUP –MACAA (1021 Park Street)  
EC - Barracks Road – restaurant site  
Site Plan and Entrance Corridor – 1617 Emmet Street  
Streetscape – Barracks and Emmet

**Persons with Disabilities may request reasonable accommodations by contacting [ada@charlottesville.org](mailto:ada@charlottesville.org) or (434)970-3182**

**PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.**

**PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.**

**LIST OF SITE PLANS AND SUBDIVISIONS APPROVED ADMINISTRATIVELY  
11/1/2019 TO 11/30/2019**

- 1. Preliminary Site Plans**
- 2. Final Site Plans**
  - a. Locust Grove Ting Cabinet Utility Plan – November 14, 2019
  - b. Shentel Rugby Road Utility Extension Plan – November 20, 2019
- 3. Site Plan Amendments**
  - a. Dairy Central Phase 2 – November 26, 2019
- 4. Subdivision**

**CITY OF CHARLOTTESVILLE**  
Department Of Neighborhood Development Services  
Staff Report to the Entrance Corridor Review Board (ERB)



**Entrance Corridor (EC)  
Special Use Permit Request**

Date of Planning Commission Meeting: December 10, 2019

Property Street Address: 1000 Emmet Street North

Zoning: URB

Entrance Corridor: Corridor 1, Route 29 North Sub-Area C

Tax Parcel: 010001000

Site Acreage: 39.83 acres

Date of Hearing: December 10, 2019

Application Number: SP-19-00008

Staff report prepared by: Jeff Werner, Preservation and Design Planner

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**Relevant Code Section:** Sec. 34-157(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be 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, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

**Background:**

This proposal involves a new structure that will include a covered, drive-through window. The new structure will replace an existing fast food restaurant that also operated a drive-through window.

**Entrance Corridor Design Guidelines:**

Within the City's Entrance Corridor (EC) Design Guidelines there is nothing specific to drive-through windows; however, the guidelines acknowledge the continued commercial nature of this EC and Sub Area and that this area is both pedestrian and auto-oriented. The requested special use permit (SUP) will allow the continuation of a use currently allowed at the existing structure.

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

**Discussion:** Before City Council takes action to permit the proposed use, they must consider the ERB's opinion whether there are any adverse impacts to the EC district that could be mitigated

with conditions. An SUP is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to “protect the welfare, safety and convenience of the public.”

The parcel’s zoning allows for a drive-through window via a SUP. In reviewing such a request, the first factor to be considered is if the proposed use will be *harmonious with existing patterns of use and development within the neighborhood*. Under the circumstances, allowing a new drive-through window where one exists would not introduce something new or different; neither as a use nor as constructed feature. Additionally, within the Barracks Road Shopping Center there is one fast food restaurant with a drive-through window and three banks with multi-lane drive-through windows. Just south of this shopping center is a fast food restaurant with a drive-through window and a bank with multi-lane drive-through windows. Immediately north is a fast food restaurant with a drive-through window.

**Recommendation:** For the reasons stated above, design staff recommends a finding that approval of the requested SUP will not adversely impact Sub-Area C of the 29 North Entrance Corridor.

Note: Staff’s recommendation is an evaluation only of the request to allow at this location a restaurant with a drive-through window. This is not a recommendation of approval for any presented design, site elements, materials, etc. Construction details--such as building design, site layout, landscaping, lighting, signage—are subject to ERB review and the approval of a Certificate of Appropriateness.

**Suggested Motion:** I move to find that, as related to the city’s Entrance Corridor Design Guidelines, the proposed Special Use Permit to allow a drive through window at the proposed Chik-Fil-A will not have an adverse impact on the Route 29 North [Emmet Street] Entrance Corridor.

**Alternate Motion:** I move to find that, as related to the city’s Entrance Corridor Design Guidelines, the proposed Special Use Permit to allow a drive through window at the proposed Chik-Fil-A will, for the following reasons, have an adverse impact on the Route 29 North [Emmet Street] Entrance Corridor...

# CITY OF CHARLOTTESVILLE

*"To be One Community Filled with Opportunity"*

Office of The City Manager

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November 19, 2019

Dear Planning Commission Members:

The proposed fiscal year (FY) 2021 Capital Improvement Program (CIP) has projected revenues that supports approximately \$35.8M in expenditures. This is an increase of \$403K from the adopted FY2020 CIP budget. This 1.14% uptick in allocations is considerably less than it was from FY19 to FY20. However, during those two (2) previously mentioned FYs, there was a 51.27% increase in CIP expenditures. The aforesaid percentage represents a difference of \$1.9M.

Based upon the abovementioned monetary figure, both internal departments and external agencies were provided with direction to only submit essential projects for consideration. These submissions were also required to have justification for each annual expenditure. The purpose for this request was to reduce costs that would not be realized in a forthcoming FY. In the current FY (2020), there are several heavily funded CIP projects that have yet to be expended. Those project costs will be incurred in FY2021 or spread across the next five (5) FYs.

Although there will be challenges moving forward in terms of financing new CIP projects, the reconfiguration of public schools and affordable housing remains a top priority for funding in FY2021. In order to adequately finance the entire FY2021 CIP, revenues had to be increased by 1.14% (\$403K). This was achieved by transferring 3.84% of currently projected general fund expenditures to the CJP budget (City Council policy is 3%). There were also increases in the revenue line items for miscellaneous proceeds and bonds.

These revenue sources, as well as the year end appropriations will play a significant role in funding future CIP projects. Over the next five (5) years, the City of Charlottesville is projected to fund \$128M in CIP projects. Our long-term financial policy has a debt service maximum of 10%, with a target of 9%. By FY2025, our projections indicate that the debt service rate will reach 8.56%. While we are expecting to stay within our debt service limit, the affordability of additional debt will require an ongoing commitment of increased annual funding.

Lastly, there are some multi-million projects on the horizon that will also have a considerable impact on our annual CIP budget. These are projects that have been recently approved or were in the planning process for many years. As previously discussed at our first CIP Development Work Session, our projections show that the Debt Service Fund Balance will be depleted by FY2026.

Traditionally, these funds have been used to reduce annual transfers from the General Fund for debt service payments. Moving forward, it is imperative that we begin the process of strategically prioritizing our CJP projects, goals and objectives in order for us to remain financially stable.

Sincerely,

Tarron Richardson, Ph.D.  
City Manager

**FY 2021 CIP Budget Outlook - DRAFT**

**Year to Year Comparisons**

FY 19 CIP Budget	23,401,942	FY 20 CIP Budget	35,400,151
FY 20 CIP Budget	35,400,151	FY 21 CIP Draft	35,803,678
\$ change	11,998,209	\$ change	403,527
% change	51.27%	% change	1.14%

**FY 21 CIP Budget at a Glance - DRAFT**

<u>Revenues</u>	<u>FY20</u>	<u>FY21</u>	<u>Notable Changes</u>
Cash - Transfer from General Fund	6,968,323	7,367,841	
Mall Vendor Fees	125,000	125,000	
Year End Appropriation	3,201,082	-	FY19 YE still in progress
Reprogramming Existing CIP budget	1,872,833	-	
Miscellaneous	497,500	1,390,000	
Bonds	22,735,413	26,920,837	
<b>Total Revenue</b>	<b>35,400,151</b>	<b>35,803,678</b>	

<u>Expenses</u>	<u>FY20</u>	<u>FY21</u>	<u>Notable Changes</u>
Education	6,500,000	3,400,000	Reconfiguration \$\$ included in FY20
Facilities	1,520,491	3,495,491	\$1.5M included in FY21 for Smith Air Quality
Public Safety	3,700,000	4,946,744	Fire and EMS Apparatus
Transportation and Access	9,828,714	18,421,232	\$5M Belmont Bridge, \$4.9M parking structure, \$650k VDOT Rev Share
Parks and Recreation	1,818,963	680,370	FY20 included \$928k for Darden Towe
Affordable Housing - CAHF	2,050,000	2,200,000	
Friendship Court	5,545,159	394,841	
CRHA	3,000,000	1,500,000	
Economic Development	-	150,000	
Stormwater Initiatives	50,000	-	
Technology Infrastructure	297,500	290,000	
Other Governmental Projects	1,089,324	325,000	FY20 included funding for Senior Center - \$600k
<b>Total Expenses</b>	<b>35,400,151</b>	<b>35,803,678</b>	

**Proposed Capital Improvement Program - DRAFT**

**FY 2021-2025**

	<u>Adopted FY20</u>	<u>Proposed FY21</u>	<u>Projected FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>5 Year Total</u>
<b>Revenues</b>							
Transfer from General Fund	6,968,323	7,367,841	9,050,203	7,867,841	9,328,400	8,165,164	41,779,449
Transfer from General Fund - Mail Vendor Fees	125,000	125,000	125,000	125,000	125,000	125,000	625,000
FY18 Year End Appropriation - Affordable Housing Redevelopment	3,201,082	0	0	0	0	0	0
Reprogramming of Existing Capital Funds	1,872,833	0	0	0	0	0	0
Contribution from Albemarle County (CATEC)	75,000	500,000	90,000	62,500	0	0	652,500
Contribution from Albemarle County (Central and Gordon Ave., Library)	175,000	0	0	0	0	0	0
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
PEG Fee Revenue	47,500	40,000	40,000	40,000	40,000	40,000	200,000
VDOT - Rev Share Hydraulic	0	150,000					
VDOT - Rev Share East High Signalization	0	500,000					
CY 2020 Bond Issue	22,735,413	0	0	0	0	0	0
CY 2021 Bond Issue	0	26,920,837	0	0	0	0	26,920,837
CY 2022 Bond Issue	0	0	24,483,349	0	0	0	24,483,349
CY 2023 Bond Issue	0	0	0	11,385,479	0	0	11,385,479
CY 2024 Bond Issue	0	0	0	0	12,968,286	0	12,968,286
CY 2025 Bond Issue	0	0	0	0	0	7,287,981	7,287,981
<b>TOTAL AVAILABLE REVENUES</b>	<b>\$35,400,151</b>	<b>\$35,803,678</b>	<b>\$33,988,552</b>	<b>\$19,680,820</b>	<b>\$22,661,686</b>	<b>\$15,818,145</b>	<b>\$127,952,881</b>
<b>Expenditures</b>							
<b>BONDABLE PROJECTS</b>							
<b>EDUCATION</b>							
<u>Project</u>	<u>Adopted FY20</u>	<u>Proposed FY21</u>	<u>Projected FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>5 Year Total</u>
Lump Sum to Schools (City Contribution)	750,000	750,000	750,000	750,000	750,000	750,000	6,000,000
City Schools HVAC Replacement	0	0	0	0	1,200,000	0	3,750,000
City Schools Reconfiguration Design and Planning	1,200,000	1,200,000	1,200,000	1,200,000	0	0	0
City Schools Priority Improvement Projects	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Charlottesville High School Roof Replacement	0	0	120,000	1,200,000	0	0	1,320,000
<b>SUBTOTAL</b>	<b>\$6,200,000</b>	<b>\$3,200,000</b>	<b>\$4,400,000</b>	<b>\$3,200,000</b>	<b>\$3,200,000</b>	<b>\$3,200,000</b>	<b>\$17,320,000</b>
<b>FACILITIES CAPITAL PROJECTS</b>							
<u>Project</u>	<u>Adopted FY20</u>	<u>Proposed FY21</u>	<u>Projected FY22</u>	<u>Projected FY23</u>	<u>Projected FY24</u>	<u>Projected FY25</u>	<u>5 Year Total</u>
Lump Sum to Facilities Capital Projects	250,000	250,000	250,000	250,000	250,000	250,000	5,727,456
City Facility HVAC Replacement	0	0	0	0	0	0	1,250,000
City and Schools Solar PV Program	1,045,497	1,045,497	1,045,497	1,045,497	1,045,497	1,045,497	375,000
4th Street Yard Fuel Tank Replacement	0	0	0	0	0	0	0
Avon Street Filling Station Replacement	0	0	0	0	0	0	0
Energy Performance Contact (Audit)	150,000	0	0	0	0	0	0
Smith Recreation Indoor Air Quality Corrections	0	1,500,000	0	0	0	0	1,500,000



Bulk Fluid Management System - Fleet Shop					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Downtown Mall TARA					0	125,000	\$302,000		2,138,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUBTOTAL</b>				<b>\$1,520,491</b>		<b>3,495,491</b>	<b>\$1,672,491</b>		<b>\$3,508,491</b>		<b>\$1,370,492</b>		<b>\$1,370,491</b>		<b>\$1,370,491</b>									<b>\$11,417,456</b>
<b>PUBLIC SAFETY AND JUSTICE</b>																								
Project		<b>Adopted FY20</b>				<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>Projected Total</b>													<b>5 Year Total</b>
General District Court		0		3,181,014	0	3,181,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,362,028
Replacement Fire Apparatus		0		995,500	0	995,500	0	0	1,152,415	0	1,152,415	0	0	0	0	0	0	0	0	0	0	0	0	2,147,915
Replacement EMS Apparatus		0		377,553	0	377,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	377,553
Bypass Fire Station		0		3,700,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUBTOTAL</b>				<b>\$3,700,000</b>		<b>\$4,554,067</b>	<b>\$3,181,014</b>	<b>\$0</b>	<b>\$1,152,415</b>	<b>\$0</b>	<b>\$1,152,415</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>									<b>\$8,887,496</b>
<b>TRANSPORTATION AND ACCESS</b>																								
Project		<b>Adopted FY20</b>				<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>Projected Total</b>													
Undergrounding Utilities		1,700,000		1,700,000	0	1,430,000	0	0	0	0	0	1,430,000	0	0	0	0	0	0	0	0	0	0	0	1,430,000
New Sidewalks		400,000		400,000	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Repair		500,000		500,000	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	2,500,000
West Main Improvements		4,000,000		4,000,000	0	4,000,000	4,000,000	0	0	0	0	4,000,000	0	0	0	0	0	0	0	0	0	0	0	8,000,000
SIA Immediate Implementation		200,000		200,000	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans		100,000		100,000	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Street Milling and Paving		1,000,000		1,000,000	0	1,000,000	1,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	7,000,000
Parking Structure		0		0	0	4,875,000	5,125,000	0	0	0	0	5,125,000	0	0	0	0	0	0	0	0	0	0	0	10,000,000
ADA Pedestrian Signal Upgrades		240,000		240,000	0	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	1,200,000
Downtown Pedestrian Intersection Lighting		94,000		94,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Minor Bridge Repairs		218,545		218,545	0	225,101	231,854	238,810	245,974	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	253,353	1,195,092
State Revenue Sharing		413,218		413,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Citywide ADA Improvements - Sidewalks and Curbs		200,000		200,000	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Traffic Signal Infrastructure Replacement		0		0	0	200,000	728,000	757,120	787,405	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	818,901	3,291,426
Historic Resources		0		0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000
Dairy Road Bridge		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blight Remediation		0		0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000
Hydraulic/250 Intersection Turn Lane - VDOT Rev Share		0		0	0	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000
East High Street Signalization - VDOT Rev Share		0		0	0	500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500,000
Belmont Bridge - Local Match		0		0	0	5,000,000	2,500,000	0	0	0	0	2,500,000	0	0	0	0	0	0	0	0	0	0	0	7,500,000
<b>SUBTOTAL</b>				<b>\$9,065,763</b>		<b>\$17,820,101</b>	<b>\$14,924,854</b>	<b>\$4,335,930</b>	<b>\$4,373,379</b>	<b>\$4,412,254</b>		<b>\$4,412,254</b>		<b>\$4,412,254</b>		<b>\$4,412,254</b>							<b>\$45,866,518</b>	
<b>PARKS AND RECREATION</b>																								
Project		<b>Adopted FY20</b>				<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>Projected Total</b>													
Tonsler Park Master Plan Implementation		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pen Park Tennis Court Renovations		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City/County Joint Parks - Darden Towe		928,963		928,963	0	193,370	0	0	0	0	0	193,370	0	0	0	0	0	0	0	0	0	0	0	193,370
City/County Joint Parks - Ivy Creek		20,000		20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Park Basketball Court Renovations		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Riverview Park Restrooms		245,000		245,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SUBTOTAL</b>				<b>\$1,193,963</b>		<b>\$193,370</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>								<b>\$193,370</b>

<b>AFFORDABLE HOUSING</b>		<b>Adopted FY20</b>	<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>5 Year Total</b>
Project								
Public Housing Redevelopment - (CRHA)	3,000,000	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
<b>SUBTOTAL</b>	<b>\$3,000,000</b>	<b>\$1,500,000</b>	<b>\$1,500,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$12,000,000</b>
<b>TOTAL BONDABLE PROJECTS</b>	<b>\$24,680,217</b>	<b>\$30,763,029</b>	<b>\$24,598,359</b>	<b>\$15,244,421</b>	<b>\$13,096,286</b>	<b>\$11,982,745</b>		<b>\$95,684,840</b>
<b>NONBONDABLE PROJECTS</b>								
<b>EDUCATION</b>	<b>Adopted FY20</b>	<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>5 Year Total</b>	
Project								
School Small Capital Improvements Program	300,000	200,000	200,000	200,000	200,000	200,000	1,000,000	
<b>SUBTOTAL</b>	<b>\$300,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,000,000</b>	
<b>ECONOMIC DEVELOPMENT</b>	<b>Adopted FY20</b>	<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>5 Year Total</b>	
Project								
Economic Development Strategic Initiatives	0	150,000	150,000	150,000	150,000	150,000	750,000	
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$750,000</b>	
<b>PUBLIC SAFETY AND JUSTICE</b>	<b>Adopted FY20</b>	<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>5 Year Total</b>	
Project								
Police Mobile Data Terminals	\$0	202,677	202,667	202,667	0	0	\$608,011	
Police Portable Radio Replacement	0	75,000	75,000	75,000	75,000	75,000	\$375,000	
Fire Portable Radio Replacement	0	75,000	75,000	75,000	75,000	75,000	\$375,000	
Sheriff Portable Radio Replacement	0	40,000	40,000	40,000	40,000	40,000	200,000	
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$392,677</b>	<b>\$392,667</b>	<b>\$392,667</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$1,558,011</b>	
<b>TRANSPORTATION &amp; ACCESS</b>								
Project	<b>Adopted FY20</b>	<b>Proposed FY21</b>	<b>Projected FY22</b>	<b>Projected FY23</b>	<b>Projected FY24</b>	<b>Projected FY25</b>	<b>5 Year Total</b>	
State Bridge and Highway Inspections	0	0	40,000	60,000	80,000	100,000	280,000	
CAT Transit Bus Replacement Match	0	0	134,000	139,510	114,400	114,400	502,310	
Intelligent Transportation System	100,786	147,015	180,786	450,000	100,000	100,000	977,801	
City Wide Traffic Engineering Improvements	150,000	150,000	150,000	150,000	150,000	150,000	750,000	
Neighborhood Transportation Improvements	50,000	50,000	50,000	50,000	50,000	50,000	250,000	
Citywide ADA Improvements - Sidewalks and Curbs	0	0	0	0	0	0	0	
Bicycle Infrastructure	200,000	0	0	200,000	200,000	200,000	600,000	
NDS Permit Tracking Software Replacement	0	0	0	0	0	0	0	
Cultural Landscape Study	0	0	0	0	0	0	0	
Right of Way Appurtenance	15,450	0	129,000	129,000	129,000	129,000	516,000	
Wayfinding Initiatives	0	0	0	0	0	0	0	
Traffic Sign Retro Reflective Compliance	115,715	119,186	122,762	63,222	0	0	305,170	
ADA Ramp Corrections	131,000	134,930	138,978	0	0	0	273,908	
<b>SUBTOTAL</b>	<b>\$762,951</b>	<b>\$601,131</b>	<b>\$945,526</b>	<b>\$1,241,732</b>	<b>\$823,400</b>	<b>\$843,400</b>	<b>\$4,455,189</b>	

<b>PARKS &amp; RECREATION</b>									
<u>Project</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	<u>Total</u>
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>	
Parks and Recreation Lump Sum Account	0	200,000	200,000	200,000	200,000	200,000	200,000	800,000	
Parks and Schools Playground Renovations	112,000	112,000	112,000	112,000	112,000	112,000	112,000	560,000	
Trails and Greenway Development	0	0	0	0	0	0	0	0	
Downtown Mall Tree Preservation Planning	0	0	0	0	0	0	0	0	
Urban Tree Planting	75,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000	
Parkland Acquisition	0	0	0	0	0	0	0	0	
Parkland and Trails Acquisition and Development	125,000	125,000	125,000	125,000	125,000	125,000	125,000	625,000	
Refurbish Parks Restrooms	50,000	0	0	0	0	0	0	50,000	
Meadowcreek Valley Trail Railroad Tunnel - Design	0	0	0	0	0	0	0	0	
Downtown Mall Infrastructure Repairs	125,000	125,000	125,000	125,000	125,000	125,000	125,000	625,000	
<b>SUBTOTAL</b>	<b>\$487,000</b>	<b>\$637,000</b>	<b>\$637,000</b>	<b>\$637,000</b>	<b>\$637,000</b>	<b>\$637,000</b>	<b>\$637,000</b>	<b>\$3,035,000</b>	
<b>STORMWATER INITIATIVES</b>									
<u>Project</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	<u>Total</u>
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>	
Neighborhood Drainage Projects	0	0	0	0	0	0	0	0	
<b>SUBTOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>TECHNOLOGY INFRASTRUCTURE</b>									
<u>Project</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	<u>Total</u>
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>	
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	40,000	40,000	200,000	
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	
<b>SUBTOTAL</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$290,000</b>	<b>\$1,450,000</b>	
<b>AFFORDABLE HOUSING</b>									
<u>Project</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	<u>Total</u>
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>	
Charlottesville Affordable Housing Fund	800,000	0	0	0	0	0	0	800,000	
Supplemental Rental Assistance	900,000	900,000	900,000	900,000	900,000	900,000	900,000	4,500,000	
Housing Rehabilitation	500,000	500,000	500,000	500,000	500,000	500,000	500,000	2,500,000	
Friendship Court Infrastructure Improvements	0	2,000,000	0	2,500,000	0	0	0	4,500,000	
Friendship Court Redevelopment - Phase 1	394,841	0	0	0	0	0	0	394,841	
Friendship Court Redevelopment - Phase 2	0	3,250,000	0	0	0	0	0	3,250,000	
Friendship Court Redevelopment - Phase 3	0	0	0	3,250,000	0	0	0	3,250,000	
<b>SUBTOTAL</b>	<b>\$2,594,841</b>	<b>\$6,650,000</b>	<b>\$1,400,000</b>	<b>\$7,150,000</b>	<b>\$1,400,000</b>	<b>\$1,400,000</b>	<b>\$1,400,000</b>	<b>\$19,194,841</b>	
<b>OTHER GOVERNMENTAL PROJECTS</b>									
<u>Project</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>	<u>Total</u>
	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>	
Home Energy Conservation Grant Program	125,000	125,000	125,000	125,000	125,000	125,000	125,000	625,000	
Senior Center at Belvedere	0	0	0	0	0	0	0	0	
PVCC Advanced Technology Center	0	0	0	0	0	0	0	0	
City Yard Environmental Remediation	0	0	0	0	0	0	0	0	
Citywide Fee Study	200,000	0	0	0	0	0	0	200,000	

SUBTOTAL	\$1,089,324	\$325,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$825,000
TOTAL NONBONDABLE PROJECTS	\$10,719,934	\$5,040,649	\$9,390,193	\$4,436,399	\$9,565,400	\$3,835,400	\$32,268,041	
TOTAL PROJECT EXPENDITURES	\$35,400,151	\$35,803,678	\$33,988,552	\$19,680,820	\$22,661,686	\$15,818,145	\$127,952,881	
Debt Service % (Projected)	5.70%	6.24%	6.84%	7.56%	8.02%	8.56%		
Funding Gap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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# **Proposed F.Y. 2021 C.I.P. Revenue and Expenditure Description Summary**

## **Revenue Summary**

Total proposed revenues for F.Y. 2021, **\$35,803,678**, are broken down as follows:

- 1) The General Fund transfer to the Capital Fund is proposed at a total of \$7,367,841.
- 2) Transfer from the General Fund - Mall Vendor Fee revenue of \$125,000, to offset the cost of Downtown Mall Infrastructure Repairs.
- 3) A contribution from Albemarle County of \$500,000 for the County's portion of expenses related to facility improvements at C.A.T.E.C.
- 4) The annual \$200,000 contribution from the Charlottesville City Schools for their Small Capital Improvement Program. There is a corresponding expenditure for this purpose.
- 5) P.E.G. Fee revenue of \$40,000 which is received as part of the franchise agreement with Comcast.
- 6) VDOT Revenue Sharing funds \$650,000 for the Emmet Street Signalization (\$500,000) and the Hydraulic Turning Lane (\$150,000).
- 7) The \$26,920,837 in bond revenue, part of a bond issuance that will take place during C.Y. 2019 to pay for those projects deemed bondable.

## **Expenditure Summary**

### **Bondable Projects**

Total expenditures for the F.Y. 2021 Bondable projects, **\$30,763,029**, are broken down as follows:

#### ***Education***

- 1) Lump Sum to Schools Proposed F.Y. 21 – \$1,200,000  
This sum is the yearly appropriation to the City Schools for their Capital Program. Project types include health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), scheduled/periodic maintenance, and to a lesser extent, quality of space/functionality. Some of the items proposed to be covered by this appropriation

include: CCS Modular Classrooms, Buford Envelope Restoration, Johnson Pedestrian lighting, School Security.

The balance for the lump sum to schools account as of November 22, 2019 is \$1,555,179.

- 2) Schools H.V.A.C. Replacement Plan Proposed F.Y. 21 – \$750,000  
Facilities Maintenance has developed a 20-year plan for the replacement of H.V.A.C. equipment. Each piece of equipment has a predictable life cycle, beyond which failure becomes imminent. All aging equipment will be replaced with the most energy-efficient option available on the market, resulting in direct and lasting cost savings. As of January 1, 2020 per EPA ruling, R22 refrigerant will be phased out completely, no new or imported R22 allowed in the US. Reclaimed refrigerant would still be available but at a very high cost. FM’s plan moving forward is to concentrate our replacement efforts on equipment such as chillers and rooftop units which contain large amounts of R22. The refrigerant from these units as they are replaced will be recovered by our technicians and stored in our warehouse for future needs until our inventory of R22 units is depleted. The balance for this project as of November 22,2019 is \$967,063.83.

- 3) C.C.S. Priority Improvements Projects Proposed F.Y. 21 – \$1,250,000  
In 2016, City School's Facility Improvement Planning Committee (FIPC) met and selected the following project “themes”, as the top CCS project priorities. Subsequently, the School Board reviewed and formally approved the “themes” and the phasing plan.
- \*Classroom Modernization
  - \*Corridor Improvements
  - \*Daylighting
  - \*Auditorium Renovations
  - \*Cafeteria Renovations

In 2017, FIPC selected Classroom Modernizations as the highest priority project. The Committee recommended that work begin in the 4th grade classrooms, at all six elementary schools. The general scope of work could include: new flooring, ceiling replacement with new LED light fixtures, furniture (flexible), paint – including accent colors & white board paint (dry erase) for select walls, casework/cubbies/classroom storage/coat racks, daylighting- windows/solar tubes/light shelves/etc., technology upgrades, acoustic treatments, window treatments, minor electrical & HVAC work.

The balance for this project as of November 22, 2019 is \$1,267,923.44.

### ***Facilities Capital Improvements***

- 1) Lump Sum to Facilities Capital Projects Proposed F.Y. 21 – \$1,545,491  
Facilities Development uses this lump sum in order to fund improvements and repairs to various City owned facilities. Typical project types include health/safety, facility asset preservation, code compliance (building & fire codes, and ADA), scheduled/periodic capital maintenance, and quality of space/functionality. The additional \$500,000 added to this account in FY 21 represents the funds needed for the C.A.T.E.C. roof replacement. This additional expenditure budget for C.A.T.E.C. is offset by Albemarle County’s \$500,0000 payment to the City for its share of the project. The balance for lump sum to facilities account as of November 22, 2019 is \$2,594,019.

- 2) City Building H.V.A.C. Replacement Plan Proposed F.Y. 21 – \$250,000  
Facilities Maintenance has developed a plan for the replacement of H.V.A.C. equipment in City Facilities. Each piece of equipment has a predictable life cycle, beyond which failure becomes imminent. All aging equipment will be replaced with the most energy-efficient option available on the market, resulting in direct and lasting cost savings. As of January 1, 2020 per EPA ruling, R22 refrigerant will be phased out completely, no new or imported R22 allowed in the US. Reclaimed refrigerant would still be available but at a very high cost. FM's plan moving forward is to concentrate our replacement efforts on equipment such as chillers and rooftop units which contain large amounts of R22. The refrigerant from these units as they are replaced will be recovered by our technicians and stored in our warehouse for future needs until our inventory of R22 units is depleted. The balance for this project as of November 22, 2019 is \$307,126.98.
- 3) City and Schools Solar P.V. Program Proposed F.Y. 21 – \$75,000  
The City and Schools Solar PV Program consists of phased installation of solar photovoltaic (PV) panels on the roofs of various Charlottesville municipal and school facilities. This request for CIP funding is intended to make a steady investment in the City's commitment to environmental stewardship and "leading by example" with environmentally friendly and economically beneficial strategies and technology. Program decreases operational utility costs. Unlike other facility-related capital programs, costs for solar equipment components been declining and advances in engineering designs have kept installation costs stable and should do so for the foreseeable future. There is ongoing evaluation of options to scale the deployment of solar PV and offset of energy consumption (onsite versus direct purchase versus power purchase agreement). The balance for this project as of November 22, 2019 is \$422,790.20.
- 4) Smith Recreation Indoor Air Quality Corrections Proposed F.Y. 21 – \$1,500,000  
Smith Recreation Center has a history of Indoor Air Quality (I.A.Q.) concerns that negatively impacts the quality of experiences for both residents and city employees while in this facility. Combining staff input, with a consulting engineer's assessment, this facility has been identified as having infrastructure deficiencies contributing to the I.A.Q. issues. This funding anticipates replacement of 2 PDU, (Pool Dehumidifying Units), installation of a remote Chiller unit to replace 5 existing wells. Additional scope elements may be introduced upon the completion and results of the investigative, design and engineering element of Smith Recreation IAQ remediations.
- 5) Downtown Mall TARA (Threat and Risk Assessment) Proposed F.Y. 21 – \$125,000  
Continue analysis and implementation of safety improvements on the Downtown Mall. The previous threat and risk assessment identified many safety related needs in area of the downtown mall. While some of the recommendations have been implemented with the resources that are currently available, there are many recommendations that need to be analyzed in more detail and implemented to improve and ensure safety for pedestrians on the downtown mall. This CIP focuses on the 2nd and 4th Street crossings and addresses the need to continue engagement efforts with the stakeholders and perform design and analysis of the available options. Because the design/analysis phase has not

been completed, implementation costs are largely unknown, but included as a place holder for future needs. The implementation cost is a percentage based value on the anticipated design costs. The FY2021 cost is intended to produce construction documents that can then be implemented in FY 2022 and completed in FY 2023. Operating and maintenance costs have been excluded at this time because the scope of the project has not been clearly defined. If additional funds are remaining, they can be used to address other safety needs beyond the street crossings. The total cost is estimated at \$2,565,600 and the additional funding is planned for FY 2022 (\$302,000) and FY 2023 (\$2,138,000).

### ***Public Safety and Justice***

- 1) General District Court Proposed F.Y. 21 – \$3,181,014  
Funds represent the first portion of the City’s share of the costs of a joint General District Court facility with Albemarle County to be located in Court Square. Under the 2018 intergovernmental memorandum of agreement, Albemarle and Charlottesville will undertake a redevelopment of the Levy Building site, located at 350 Park Street. The Levy Building will be renovated for use by the County Commonwealth’s Attorney Office and a new 3-story building connected to the Levy Building will accommodate court sets for the City General District Court and County General District Court. In total, the redevelopment will provide 60,730 gross square feet, at an estimated cost of \$30 million. The City will contribute approximately \$6.8 million toward the project, based on its use of the new facility.  
The balance for this project as of November 22, 2019 is \$500,000. The remaining funding is currently planned for FY 2022.
  
- 2) Replacement Fire Apparatus Proposed F.Y. 21 – \$995,500  
A fire apparatus replacement schedule has been developed to accurately reflect the life cycles of the apparatus. These funds will be used to replace a fire truck originally put into service in 2003.
  
- 3) Replacement EMS Apparatus Proposed F.Y. 21 – \$337,553  
With an expanded role as a transport agency in EMS service delivery, in 2018 we began phasing in the acquisition of three ambulances. The first two were acquired using a combination of grant funding and cost savings realized from a recent engine purchase.

### ***Transportation and Access***

- 1) Undergrounding Utilities Proposed F.Y. 21 - \$1,430,000  
This project provides funding to allow the City to take advantage of strategic opportunities to partner with developers and other City projects to underground utilities on public rights-of-way. In past years, this has worked out to essentially a doubling of funds used to underground electric, phone and cable lines. The State CTB has recently awarded the City successful applications for several major transportation projects, including the Downtown Mall area, the Strategic Investment Area, Emmet Street, Barracks Road, and High Street. However, these funds cannot be spent on betterment



improvements like undergrounding overhead utilities. These funds would allow for undergrounding of utilities in conjunction with these improvement projects. The balance for this project as of November 22, 2019 is \$3,514,304.

- 2) New Sidewalks Proposed F.Y. 21 - \$100,000  
This funding continues to remedy the gaps that remain throughout the sidewalk infrastructure of the City. Priority is given to completing the sidewalk network around schools, parks, business centers and community amenities such as libraries, post offices, etc. Sidewalk construction often includes upgrade of ADA ramps, installation of drainage systems, minor road improvements and other items to ensure that the best possible alignment and location is chosen. Project locations will be approved by the Planning Commission and City Council.  
For more information on this project please visit the following website: <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/sidewalks>  
The balance for this project as of November 22, 2019 is \$683,139.
- 3) Sidewalk Repair and Improvements Proposed F.Y. 21 – \$500,000  
This project funds the repair of the City’s existing sidewalks. Sidewalk repairs are necessary to keep existing infrastructure safe and hazard free and are necessary for completion of the pedestrian network which in turn, is needed to balance sound transportation alternatives. When the tripping hazards, gaps, and broken sidewalks are repaired it helps to minimize the liability of the City. This project also includes approximately \$200,000 - \$250,000 per year to provide for the repair, upgrade, and/or replacement of existing A.D.A. ramps, primarily those ramps on streets scheduled for paving as required by ADA law.  
The balance for this project as of November 22, 2019 is \$581,471.
- 4) West Main Improvements Proposed F.Y. 21 - \$4,000,000  
Funding of a significant urban design and streetscape improvement project for the West Main Street Improvements that will include changes to the street profile, undergrounding utilities, green infrastructure, trees and street furniture.  
For more information on this project please visit: <http://gowestmain.com/>  
The balance for this project as of November 22, 2019 is \$18,819,998.
- 5) S.I.A. Immediate Implementation Proposed F.Y. 21 - \$200,000  
This funding is intended to facilitate completion of projects outlined in the Strategic Investment Area Plan completed in December 2013. Examples of capital projects in the plan include 2nd Street Extension to Ix Building with improved streetscape, Pollacks Branch/greenway, improved connectivity and walkability, and improvement to the Monticello Avenue streetscape.  
For more information on this project please visit the following website: <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/strategic-investment-area-7079>  
The balance for this project as of November 22, 2019 is \$805,329.

- 6) Small Area Plans Proposed F.Y. 21 - \$100,000  
 The Comprehensive Plan identified several specific areas of the city where planning and design issues or investment opportunities may warrant additional study through the development of specific small area plans in the coming years. The small area planning process is intended to examine areas anew and holistically, with the full engagement of the public, elected and appointed officials and planning professionals. The resulting small area plans will provide the basis for future planning, urban design, investment decisions, and possible changes to zoning and the future land use plan.  
 The balance for this project as of November 22, 2019 is \$361,937.
- 7) Parking Structure Proposed F.Y. 21 - \$4,875,000  
 These funds represent a portion of the cost to construct a parking structure downtown. This parking structure was included as part of the 2018 intergovernmental memorandum of agreement between the City and Albemarle County regarding expansion, renovation and operation of a set of courts. The total anticipated cost for the parking structure is \$10 million and the remaining funding is currently planned for FY 2022.
- 8) ADA Pedestrian Signal Upgrades Proposed F.Y. 21 - \$240,000  
 These funds seek to comply with requirements of the federal Americans with Disabilities Act (ADA) to provide access to the sidewalk and street crossing network. A study of the city's signalized intersections conducted by Timmons Group in 2015 identified over \$1.1 million dollars in deficiencies related to pedestrian access - including curb ramp improvements and access to pedestrian pushbuttons. This project aims to increase ADA access at those intersections.  
 The balance for this project as of November 22, 2019 is \$564,102.
- 9) Minor Bridge Repairs Proposed F.Y. 21 – \$225,101  
 This project is the continuation of the required maintenance of the various bridges throughout the City. This request is for lump sum C.I.P. project money to rehab/maintain citywide bridge projects. Work may include repairs to substructure (generally includes parts underneath and out of sight) and superstructure (generally includes the deck, railings, and 'visible to motorists' parts) elements.  
 The balance for this project as of November 22, 2019 is \$1,927,883.
- 10) Citywide ADA Improvements – Sidewalks and Curbs Proposed F.Y. 21 – \$200,000  
 These funds seek to comply with requirements of the federal Americans with Disabilities Act to provide access to the sidewalk and street crossing network. The following budget request aims to improve approx. 460 high priority deficient curb ramps in neighborhoods per the ADA Transition Plan (Adopted 2013) and seeks to fill in gaps (less than 200 feet) in the sidewalk network per the Bicycle and Pedestrian Master Plan (Adopted 2015). These funds can be used to leverage federal grants that will help us to achieve ADA compliance more quickly.  
 The balance for this project as of November 22, 2019 is \$223,321

- 11) Traffic Signal Infrastructure Replacement Proposed F.Y. 21 – \$200,000  
 There has been no historical programmatic funding for replacement of traffic signal hardware and electronic equipment used to direct vehicular and pedestrian traffic: e.g. mast arms, signal heads, electronic controllers, vehicle detection loops, conduit, wiring, uninterruptible power supplies, switches and protected pedestrian crossing systems. Efforts have been made at modernization of some components to leverage technological advances, but items have simply aged beyond their expected useful lives. Per a survey conducted in 2017, the estimated replacement value of all existing traffic signal equipment is in excess of \$10 million. The estimated replacement value of those items surveyed with a condition rating of Fair (but aging), Poor or technologically Obsolete) is ~\$2.6 million (assuming stable funding, adjusted for inflation). The five year CIP plans to establish a continuing Lump Sum capital program, with a first-year commitment of \$200,000.
- 12) Historic Resources Proposed F.Y. 21 – \$50,000  
 Funding is requested for the City's Historic Preservation Program. Funding will be expended on projects such as architectural/historic surveys (documentation) of buildings not yet surveyed, preparation of nominations for the Virginia Landmarks Register and National Register of Historic places, updates to older existing surveys, review of ADC/IPP Design Guidelines and Entrance Corridor Design Guidelines.
- 13) Blight Remediation Proposed F.Y. 21 – \$50,000  
 Funding will be used to abate violations of City and State Codes including but not limited to demolition, repairs, emergency repairs, and purchase of distressed property. City Council designated a property as blighted in 2016 and approved an allocation of funding to address numerous code violations as the owner was unwilling to participate. A lien was later placed on the property and treated as a tax lien. Once a property is declared a "blighted property" the City can gain interest on money owed (VA Code 36-49.1:1.E) in the event the amount owed is placed into a lien. Funding repaid by the owner or resulting from the lien would circulate back into this fund to be used for additional properties. Staff knows of 10 properties and counting in need of attention however the City does not have designated funding to address these issues.
- 14) Hydraulic/250 Intersection Turn Lane Proposed F.Y. 21 – \$150,000  
 These funds are VDOT revenue sharing funds for the extension of the turn lane at Hydraulic and Emmet Street.
- 15) East High Street Signalization Proposed F.Y. 21 – \$500,000  
 These funds are VDOT revenue sharing funds and will be used for signalization upgrades and improvements on East High Street.
- 16) Belmont Bridge Proposed F.Y. 21 – \$5,000,000  
 This funds a portion of the local funds needed to leverage the VDOT funding allocated for the construction of the Belmont Bridge.

## ***Parks and Recreation***

- 1) City/County Joint Parks – Darden Towe Proposed F.Y. 21 – \$193,370  
This will continue a funding stream for recreational properties and facilities that are jointly operated by the City and Albemarle County, specifically Darden Towe Park. The establishment of such funding will permit the systematic and proactive replacement and renovation of these facilities. FY 20 projects (\$928,963) would include synthetic turf and lighting of 4 rectangular fields which has not been completed. FY 21 project includes the construction of a new picnic shelter. Costs reflected represent only the City's portion of the anticipated cost of the projects. The current cost share agreement with the County is based upon total aggregated population of the City and County and appropriate percentages.  
The balance for this project as of November 22, 2019 is \$1,669,051.

## ***Housing Projects***

- 1) Public Housing Redevelopment Proposed F.Y. 21 – \$1,500,000  
This project sets aside funding for the future redevelopment of the public housing sites. This funding is the second year of a 6 year City projected commitment of \$15 million for the redevelopment of the public housing sites.  
The balance for this project as of November 22, 2019 is \$3,357,203.

## **Non-bondable Projects**

Total expenditures for the F.Y. 2020 Non-Bondable projects, **\$5,040,649**, are broken down as follows:

### ***Education***

- 1) Schools Small Capital Improvements Proposed F.Y. 21 – \$200,000  
This sum is to cover some of the small capital improvement projects within the various City Schools which includes a wide range of maintenance and improvement projects. All individual projects funded via this account are fully vetted and prioritized by the Charlottesville City Schools Administration and the individual school principals. This expenditure item is offset by a corresponding dedicated revenue from the Schools.  
The balance for this project as of November 22, 2019 is \$684,485.

### ***Economic Development***

- 1) Economic Development Strategic Initiatives Proposed F.Y. 21 – \$150,000  
The City has a history of funding a strategic investments fund so that a ready source of funds is available when unique opportunities arise. The strategic initiative funds are critical to the economic development efforts of the City. These efforts include marketing, business retention, small business support, incubator support, sponsorship of job fairs and workforce development. These funds are also used to assist in long term strategic

improvements, to grow and expand the tax base, as well as allowing the City to respond quickly to take advantage of a variety of strategic opportunities.  
The balance for this project as of November 22, 2019 is \$1,561,128.

### ***Transportation and Access***

- 1) Intelligent Transportation System Proposed F.Y. 21 – \$147,015  
The Intelligent Transportation System (I.T.S.) is comprised of traffic signal related hardware and software that communicates and coordinates with traffic signals citywide from the Traffic Operations Command Center. The system is also comprised of three weather stations related to street surface conditions during weather emergencies, and four (4) variable message boards located on major city entrances. Coordinated signal corridors controlled from the Control Center include Emmet Street, Main Street, Avon Street, Preston Avenue, and Ridge/5th. The project funds maintenance and upgrades of the system, including field and command center hardware and software, as well as on-going costs for utilities such as phone lines.  
The balance for this project as of November 22, 2019 is \$178,802.
  
- 2) City Wide Traffic Engineering Improvements Proposed F.Y. 21 – \$150,000  
The request is for lump sum CIP project money to address various traffic engineering issues as they arise. Projects would include traffic control enhancements, reconfiguring intersections, retiming and coordinating traffic signals, addressing parking concerns, mitigating traffic safety problems, and other creative retrofitting to existing traffic operations in lieu of building new roads. Potential projects are coordinated with other state and federal agencies as well as other city departments.  
The balance for this project as of November 22, 2019 is \$266,249.
  
- 3) Neighborhood Transportation Improvements Proposed F.Y. 21 – \$50,000  
The proposed Neighborhood Transportation Improvements CIP budget request seeks to implement larger neighborhood improvements that would consume 50% or more of the annual Traffic Engineer's Traffic Improvements fund. Neighborhood Associations advocate for neighbors' requests to address certain corridors or intersections that impact a significant portion of their community. They generally address connectivity and safety issues within the transportation network. Neighborhood transportation improvements for JPA Pedestrian Improvements and Forest Hills have been submitted in previous years and we anticipate adding others, such as Locust Ave, pending results of the pilot project  
The balance for this project as of November 22, 2019 is \$101,539.
  
- 4) Traffic Sign Retro Reflective Compliance Proposed F.Y. 21 – \$119,186  
It is anticipated that a large portion of Right-of-Way signage in the City is out of compliance with FHWA regulations regarding retro-reflectivity. A third-party survey must be performed, identifying the nature, compliance status, condition and priority of each sign, which is scheduled to occur in the fall of 2018. There are approximately 12,000 to 15,000 street signs City wide. Assuming that 75% of those signs are out of compliance, the expected cost for compliance is approximately \$405,000. Bringing all of

those signs into compliance will take approximately 3.5 years to complete. This funding represents the first of 3.5 years of funding necessary to achieve compliance. The balance for this project as of November 22, 2019 is \$106,654.

- 5) ADA Ramp Corrections Proposed F.Y. 21 – \$134,930  
The Department of Justice (DOJ) and the Department of Transportation (DOT) require all ADA ramps that are affected by street resurfacing operations be upgraded (or installed) to meet current standards. In September 2010, the Department of Justice issued regulations with revised accessibility standards for Titles II and III of the Americans with disabilities ACT (DOJ 2010 Standards). Compliance with the DOJ 2010 Standards is required on or after March 15, 2012. Since 2012, there have been a number of City streets that have been resurfaced which has resulted in approximately 131 ramps that need to be adjusted to meet current requirements.  
The balance for this project as of November 22, 2019 is \$131,000.

### ***Parks and Recreation***

- 1) Parks and Schools Playground Renovations Proposed F.Y. 21 – \$112,000  
The Parks and Recreation Department maintains twenty-nine (29) playgrounds across the City. This project includes the replacement of the City Parks playground equipment and of playground equipment at Charlottesville City School Parks, to ensure user safety and comply with current codes. This project will provide improved safety for the residents who use playgrounds daily.  
The balance for this project as of November 22, 2019 is \$418,939.
- 2) Urban Tree Planting Proposed F.Y. 21 – \$75,000  
The protection of the Urban Tree Canopy has a direct affect upon air quality, stormwater management and quality of life for City residents and is a highly held value among residents of the City. These funds will also be used for the procurement of replacement trees and the planting of new trees in areas of where invasive species are prevalent and along riparian buffers to enhance water quality and stormwater management strategies.  
The balance for this project as of November 22, 2019 is \$7,650.
- 3) Parkland and Trails Acquisition and Development Proposed F.Y. 21 – \$125,000  
These funds will be used to pursue land acquisition opportunities to preserve open space, protect natural resources and improve riparian buffers and provide future trail connections. This will also provide funding for the development of the City’s trails and greenways. Green infrastructure and open space conservation are often the cheapest way to safeguard drinking water, clean the air and achieve other environmental goals. Prior to FY20 Parkland Acquisition and Trails development were separate projects. They were combined in FY20 to allow Parks and Recreation to prioritize the greatest needs on these projects and provide some additional funding to address those priorities.  
The balance for this project as of November 22, 2019 is \$169,384.

- 4) Refurbish Parks Restrooms Proposed F.Y. 21 – \$50,000  
 This funding will assist in addressing renovation issues of outdoor facility restrooms which are presently outdated and tired and provide users with a negative impression of our parks system in high traffic park areas. Specific components include: materials and finishes, ventilation, lighting and fixture updates. Restrooms in need of renovation include: Pen Park, Belmont Park, Greenleaf Park, Washington Park and McIntire Park. Restrooms will be effectively gutted and totally renovated with additional upgrades such as constant ventilation being installed where not present.  
 The balance for this project as of November 22, 2019 is \$38,461.
- 5) Downtown Mall Infrastructure Repairs Proposed F.Y. 21 – \$125,000  
 This account creates a funding source for major repair and maintenance initiatives on the mall, activity which currently does not have regular funding from any other sources. Examples of work would include runnel repair or renovation, crossing repairs, repairs to section from Omni to Water Street, reworking/repairing larger fields of pavers that have failed or are failing, light relocation or replacement, upgrading electrical systems to include more efficient lighting fixtures, banner and flag bracket replacement and repairs, twice a year cleaning and sanding and similar activities. A transfer from the General Fund of the revenues collected from the vendor and cafe fees paid annually to the City by merchants on the Mall is used to offset the cost of this project.  
 The balance for this project as of November 22, 2019 is \$112,708.

### ***Technology Infrastructure***

- 1) Communications Technology Account/  
Public Access Television Proposed F.Y. 21 – \$40,000  
 This funding will allow the City to continue upgrading and improving its cable network services and programming to the citizens by providing technology equipment and maintenance of that equipment to the Public Access Offices providing technology and equipment to Channel 10 located in City Hall. This funding is tied to the P.E.G. Fee Revenue.  
 The balance for this project as of December 11, 2018 is \$163,425.
- 2) City Wide IT Strategic Infrastructure Proposed F.Y. 21 – \$250,000  
 Information Technology systems and software needs have grown from sporadic workgroup and departmental specific functions to integrated organization-wide technology platforms for analysis and decision-making. These important technology investments need to be reviewed outside of department specific needs, in a holistic and comprehensive manner, that takes into account the strategic direction and overall business needs of the City as whole. This project would establish a separate funding stream for City wide strategic technology needs. The projects funded by the Citywide IT Strategic Infrastructure account would support enhancement needs, such as the expansion

of resources and emerging technologies, and projects/systems that would improve efficiency and effectiveness of our services and employees.

The balance for this project as of November 22, 2019 \$172,017.

### ***Housing Projects***

- 1) Charlottesville Affordable Housing Fund (CAHF) Proposed F.Y. 21 – \$800,000  
The primary focus of CAHF is to accomplish the goal adopted by Council in February 2010 (as contained in the 2025 Goals for Affordable Housing report) to grow the supported affordable housing stock to 15% of overall housing stock by 2025. CAHF funds are specifically targeted toward assisting with creation of new supported affordable housing opportunities for persons/households of low to moderate-income levels or preserving existing supported affordable units. Based upon these goals \$800,000 of F.Y. 2021 CIP funding is earmarked for the Charlottesville Affordable Housing Fund. For more information on this project please visit the following website: <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/housing-grants/charlottesville-affordable-housing-fund>
  
- 2) Supplemental Rental Assistance Proposed F.Y. 21 – \$900,000  
These funds continue the City’s support for the Charlottesville Supplemental Rental Assistance Program, or C.S.R.A.P., which provides monthly tenant-based rental assistance for Extremely Low-Income households. Prior to F.Y. 20 funding was designated from the Charlottesville Affordable Housing Fund for these purposes.
  
- 3) Housing Rehabilitation Proposed F.Y. 21 – \$500,000  
This would provide a continued source of funds for the housing rehabilitation projects that were previously funded through the Charlottesville Affordable Housing Fund.
  
- 4) Friendship Court Redevelopment - Phase I Proposed F.Y. 21 – \$394,841  
This funding is for the redevelopment of Friendship Court which will construct 450 new residential units in addition to an early childhood center and other commercial spaces that will serve the community. The four phases of redevelopment will create an equitable income mix of tiered affordability, including the necessary replacement of the existing 150 project-based Section 8 homes at Friendship Court and the creation of approximately 300 additional affordable units for low- and very-low income households (30-80% AMI). In F.Y. 20 the City included \$4,005,159 in the C.I.P. for Phase I. The \$394,841 included for F.Y. 21 funds the balance of the full request.

### ***Other Governmental Commitments***

- 1) Home Energy Conservation Grant Program Proposed F.Y. 21 – \$125,000  
The Home Energy Conservation Grant Program is a grant/loan program for residential owner-occupied housing that would fund energy conservation measures for the recipients by either providing a grant to low-income families, or a low interest loan to non low-



income families, as incentive for energy conservation. The intent of the program is to provide savings on utilities; to facilitate low-income families to be able to afford energy saving measures; and to reduce the usage of nonrenewable energy. Participants first receive a home energy audit to identify the biggest culprits of energy waste and to determine an appropriate scope of work. Any homeowner in the City of Charlottesville whose income is less than 80% A.M.I. is eligible to participate in the program. The City of Charlottesville has partnered with the Local Energy Alliance Program (LEAP) to carry out the Home Energy Conservation Grant program.

The balance for this project as of November 22, 2019 is \$250,000.

2) Citywide Fee Study

Proposed F.Y. 21 – \$200,000

The last comprehensive user fee study was completed in 2008. The purpose of this project is to ensure that the City has a basis of applying comprehensive overhead rates and is accurately accounting for the true cost of providing various services by Neighborhood Development Services through a cost allocation plan. This plan is necessary to allocate indirect costs for inter-fund transfers and calculations in other departments that provide review or inspection services. The City's goal is to have a well-documented and defensible cost allocation plan that will identify rates that can be used to recover billable hourly costs for services and develop user fees.

**FY 2021-2025 Capital Improvement Program Unfunded List  
In Order of Amount Unfunded**

Project Title	Requested FY21	Requested FY22	Requested FY23	Requested FY24	Requested FY25	5 Year Total	Notes/Comments
Police Department - New Facility	500,000	9,750,000	9,750,000	9,750,000	9,750,000		
Land Acquisition			5,000,000				
Jefferson-Madison Regional Library Renovation	5,000,000	5,000,000		5,000,000	5,000,000	39,500,000	
West Main Streetscape Improvements		6,136,515	6,136,515			25,000,000	Represents the difference between amount requested and amount proposed in FY20-24 CIP.
McIntire Park Master Plan Implementation	2,250,000	4,000,000	1,500,000			13,080,638	
Dairy Road over Route 250 Bridge Replacement	4,000,000					<del>40,450,000</del>	
Revenue Sharing Grant Match Funds	250,000	250,000	250,000	2,000,000	1,000,000	8,000,000	Represents the difference between amount requested and amount proposed in CIP.
Tonsler Park Master Plan Implementation			1,500,000	1,000,000		4,750,000	
New Sidewalks	3,500,000		300,000			4,650,000	Represents the difference between amount requested and amount proposed in CIP.
Stribling Avenue Sidewalk	300,000	300,000		300,000	300,000	3,500,000	
Meadowcreek Valley Master Plan Implementation						1,500,000	
Parks and Recreation Lump Sum	750,000	200,000	125,000	600,000	600,000	1,450,000	\$400k per year was requested, \$0 was funded in FY21 and \$200k per year for FY22-FY25 was included in the CIP
Crow Recreation ADA Improvements	400,000	500,000	200,000	200,000	200,000	1,250,000	
Park Trails and Land Acquisitions	1,000,000	125,000			125,000	1,200,000	\$250k per year was requests, \$125k per year was included in CIP
Citywide ADA Improvements - Sidewalks & Curbs	125,000		125,000	125,000		1,000,000	Represents the difference between amount requested and amount proposed in CIP.
Automation and Processing for AP Invoices	106,000	142,420	118,362	124,729		625,000	
Key Recreation Roof Replacement	247,000	23,000	23,690	244,001		592,436	
Yorktown Drive Sidewalk					465,000		
Skatepark Lighting						562,824	
Bicycle Infrastructure	90,000	366,500		20,000		485,000	
Park Lighting Replacements	450,000	75,000				456,500	
Green Infrastructure Opportunities					75,000	450,000	
Onesty Youth Aquatic Play Features Replacement	75,000	75,000	75,000	75,000	75,000	400,000	
Key Rec Center Restroom/Locker Room Renovations	75,000		75,000	75,000		375,000	
Forest Hills Spray Pad Shade Structure						375,000	
Meadowcreek Golf Course Cart Trail Paving		250,000				356,000	
SIA Implementation	25,000	125,000				300,000	
Wayfinding	125,000		25,000			270,000	
Bridge Inspections	50,000	50,000		50,000	50,000	250,000	
Blight and Code Enforcement Fund	50,000	75,000		75,000	25,000	250,000	
Meadowcreek Golf Course Bunker Renovations	121,137	121,137			50,000	250,000	
Sprayground Surface Renovations	100,000	189,000				242,274	
Bulk Fluid Management System Fleet Shop	200,000					200,000	
	5,700,000					200,000	
						200,000	
						194,000	
			1			176,000	

Project Title	Requested FY21	Requested FY22	Requested FY23	Requested FY24	Requested FY25	5 Year Total	Notes/Comments
Neighborhood Transportation Improvements							
Downtown Mall Infrastructure Repairs					25,000		\$150k per year requested, \$125k per year included in CIP
Washington Park Pool Shade Structure Replacement	25,000	25,000	50,000	50,000		150,000	
Historic Preservation Program - Historic Surveys	-		25,000	25,000	-	125,000	
Parks and Recreation Facility Security Upgrades 7 Enhancements	-		-	-			
Citywide Tree Planting	95,000	50,000	-	50,000	-	125,000	\$75k requested and budgeted in FY21 and FY22. \$100k requested in FY23 - FY25 but only \$75k included in CIP
Meadowcreek Golf Course Parking Lot Light Installation							
Meadowcreek Golf Course Tee Box Leveling	-			25,000		75,000	
Citywide Lighting Study - Phase I	75,000						
Forest Health Improvement Initiative	58,410	-	-	-	-	75,000	
	50,000	-	-	-	-	75,000	
		-	-	-	-	55,410	
						50,000	
<b>Total for all Requests</b>	<b>21,531,155</b>	<b>36,624,272</b>	<b>25,403,567</b>	<b>19,788,730</b>	<b>19,921,358</b>	<b>123,269,082</b>	

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



**APPLICATION FOR A SPECIAL USE PERMIT**

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

**DATE OF HEARING: December 10, 2019**

**APPLICATION NUMBER: SP19-00009**

**Project Planner:** Carrie Rainey

**Date of Staff Report:** December 2, 2019

**Applicant:** Riverbend Development

**Applicant's Representative(s):** Ashley Davies, Riverbend Development

**Current Property Owner:** Charlottesville Redevelopment and Housing Authority (CRHA)

**Application Information**

**Property Street Address:** 900-1000 1<sup>st</sup> Street S ("Subject Property")

**Tax Map/Parcel #:** Tax Map 26 Parcel 115

**Total Square Footage/ Acreage Site:** Approx. 7.94 acres (345,866 square feet)

**Comprehensive Plan (General Land Use Plan):** High Density Residential

**Current Zoning Classification:** R-3 Multifamily Residential

**Tax Status:** Tax Exempt

**Completeness:** The application generally contains all of the information required by Zoning Ordinance (Z.O.) Secs. 34-41(d), and 34-158(a) and (b).

**Applicant's Request (Summary)**

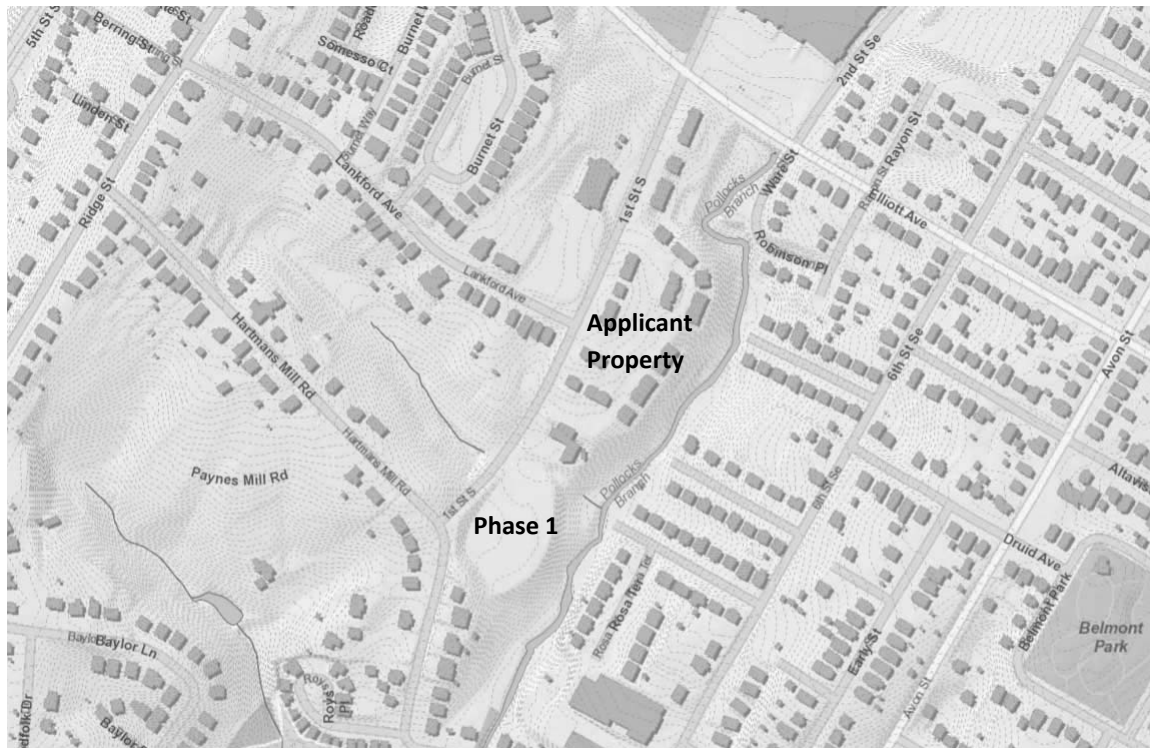
Ashley Davies of Riverbend Development, representing Charlottesville Redevelopment and Housing Authority (CRHA), requests a Special Use Permit (SUP) to allow for private outdoor recreational facilities, including parks, playgrounds, and basketball courts per Z.O. Sec. 34-420 and a reduction of the minimum required yard setbacks to five (5) feet per Z.O. Sec. 34-162(a). The subject property has street frontage on 1<sup>st</sup> Street S and Elliott Avenue.

The application narrative (Attachment B) requests development of private outdoor recreational facilities, including parks, playgrounds, ball fields, ball courts, and picnic shelters, as part of a larger redevelopment plan for the subject property. The redevelopment of the subject property is Phase 2 of CRHA’s South First Street overall redevelopment plan. The Phase 1 development was previously approved and is shown below in the exhibit *Phasing and Layout from Special Use Permit Application Plan*. As shown in the application plan (Attachment C), the redevelopment of the subject property includes 113 multifamily residential units, a community center, and space for CRHA offices. The Phase 1 development includes 62 multifamily units and a community space.

The application narrative requests a reduction in all required yard setbacks to five (5) feet to allow for better utilization of the buildable area of the site, create a more comfortable street frontage, and allow for better outdoor amenity spaces within the development.

The proposed development as shown in the application plan also requires a Critical Slope Waiver prior to approval. Per Z.O. Sec. 34-1120(b)(6), no building, structure, improvement, or land disturbance activity to establish such shall be located on a critical slope unless a modification or waiver is granted by City Council. The applicant has submitted an application, which is the Commission’s regular agenda for a recommendation to City Council.

### **Vicinity Map**



**Context Map**



**Area Topography**

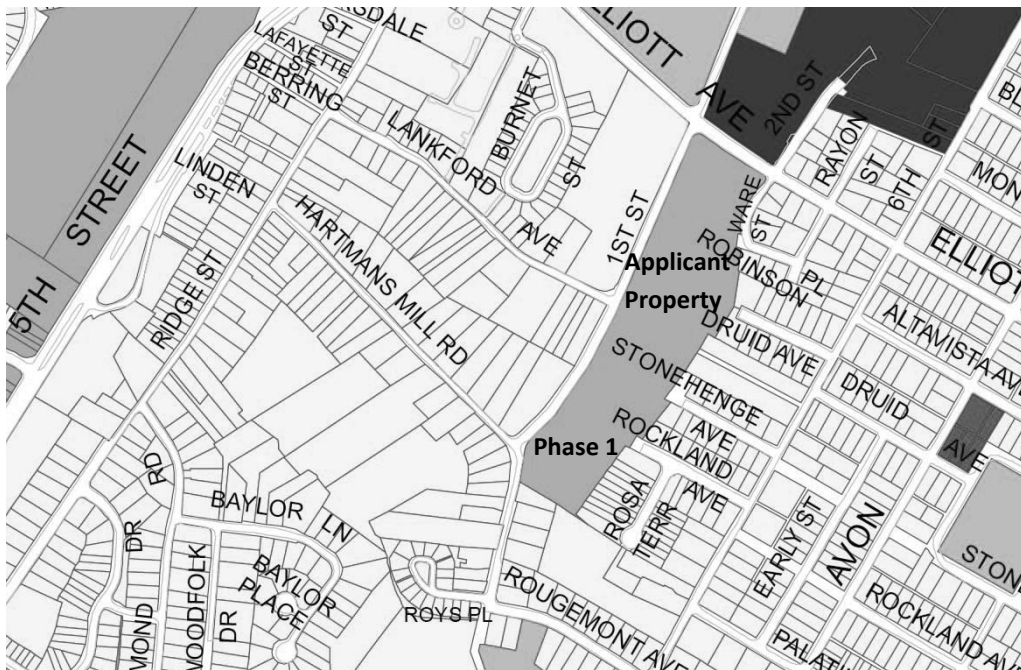


**Zoning Classifications**



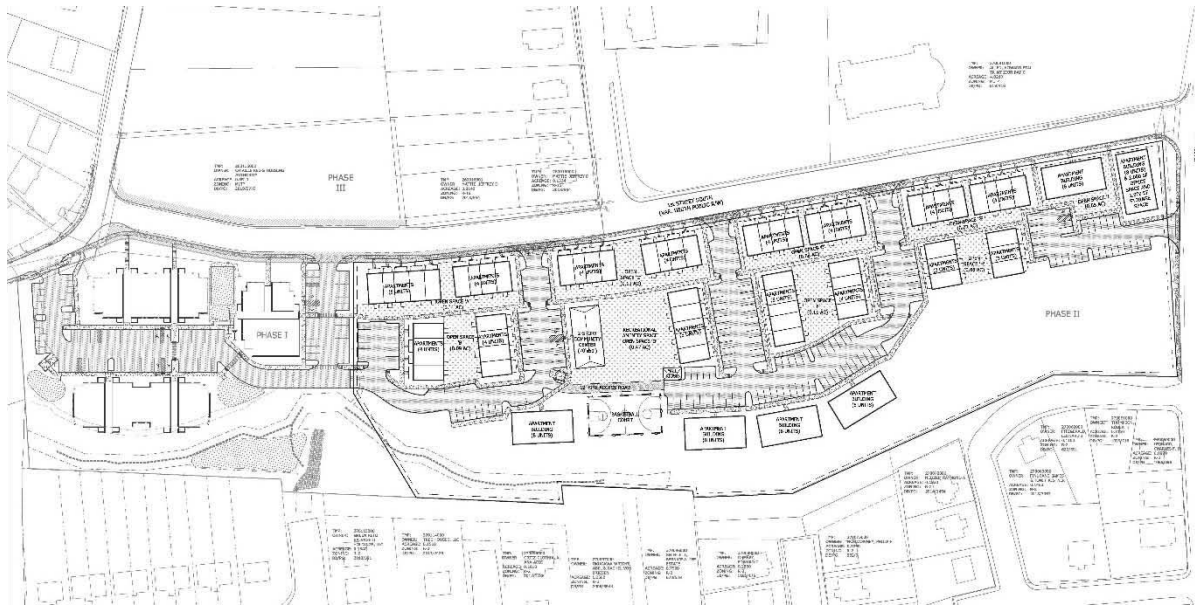
**Yellow:** Residential (R-1S) Single-Family, **Orange:** Residential (R-2) Two-Family, **Dark Orange:** Residential (R-3) Multi-family, **Pink:** Commercial (B-1), **Red:** Commercial (B-2), **Dark Red:** Commercial (B-3), **Purple:** Mixed Use (DE) Downtown Extended, **Green:** Varies (PUD) Planned Unit Development

**2013 Comprehensive Plan Land Use Map**



**Yellow:** Low Density Residential, **Orange:** High Density Residential, **Red:** Neighborhood Commercial, **Purple:** Mixed Use, **Green:** Park or Preserved Open Space

## Phasing and Layout from Special Use Permit Application Plan



### Standard of Review

City Council may grant an applicant a special permit or special use permit, giving consideration to a number of factors set forth within Zoning Ordinance Sec. 34-157. If Council finds that a proposed use or development will have potentially adverse impacts, and if Council identifies development conditions that could satisfactorily mitigate such impacts, then Council may set forth reasonable conditions within its SUP approval. The role of the Planning Commission is to make an advisory recommendation to the City Council, as to (i) whether or not Council should approve a proposed SUP and if so, (ii) whether there are any reasonable development conditions that could mitigate potentially adverse impacts of the proposed use or development.

Section 34-157 of the City’s Zoning Ordinance lists a number of factors that Council will consider in making a decision on a proposed SUP. Following below is staff’s analysis of those factors, based on the information provided by the applicant.

#### **(1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood.**

The properties immediately surrounding the subject property are described as:

Direction		
North	Mixed Use	DE
South	Multifamily Residential (Phase 1)	R-3
East	Single-family and Two-family Residential	R-2
West	Single-family Residential, House of Worship	R-1S, B-1



The majority of the area surrounding the subject property is residential with unit types varying unit from single-family dwellings to two-family to multifamily. A house of worship is located to the northwest, and across Elliott Avenue, the IX property is home to a variety of commercial uses. The larger community around the subject property to the east, west, and south is predominantly single-family and two-family dwellings, while areas farther north are closer to downtown and have a greater variety of uses.

The application narrative (Attachment B) notes the proposed development complies with the height and density requirements of the R-3 zoning district. The application narrative states the on-site residents have worked for months with the applicant team to design their own community, including a variety of housing types and outdoor recreational space and a community center at the heart of the development. Outdoor recreational facilities are also located throughout the site, allowing access for all residents.

*Staff Analysis:* The surrounding area is a mix of single-family and two-family dwelling units, with some multi-family dwelling and commercial buildings. The proposed uses of outdoor recreational facilities, including private parks, playgrounds, and ball courts, are harmonious with the existing patterns of use within the neighborhood.

**(2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan.**

The application narrative (Attachment B) notes the Comprehensive Plan Land Use Map designates the subject property as High Density Residential, which contemplates density greater than 15 dwelling units per acre (DUA). The narrative notes the proposed development is approximately 15 dwelling units per acre (DUA), while providing a variety of affordable housing options. The narrative states the private recreational facilities provide a benefit to the residents and the City, in that these amenities reduce the burden on City public parks.

Below are areas of the Comprehensive Plan for which the development is in compliance:

**a. Community Values**

**Value 3:** Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities. Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit oriented housing at employment and cultural centers. We have revitalized public housing neighborhoods that include a mixture of income and housing types with

enhanced community amenities. Our housing stock is connected with recreation facilities, parks, trails, and services.

**b. Land Use**

**2.1:** When considering changes to land use regulations, respect nearby residential areas.

**2.3:** Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.

**c. Housing**

**1.3:** Evaluate the effects new developments have on transit, the environment, density, open space configuration, commuter costs and affordable housing.

**3.1:** Continue to work toward the City's goal of 15% supported affordable housing by 2025.

**7.1:** To the greatest extent feasible, ensure affordable housing is aesthetically similar to market rate.

**d. Transportation**

**2.6:** Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways.

**e. Historic Preservation and Urban Design**

**1.4:** Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods to each other, to promote a healthier community.

Comprehensive Plan

The General Land Use Plan calls for the subject property and Phase 1 area to be High Density Residential land use, areas immediately north to be Mixed Use land use, and the remaining surrounding areas to be Low Density Residential land use. High Density Residential is described as multi-family residential types with a density more than 15 dwelling units per acre (DUA). Low Density Residential is described as single or two-family housing types, with a density of no greater than 15 dwelling units per acre (DUA). The Comprehensive Plan specifies that Mixed Use areas are intended to be zones where the City encourages development of a moderate or high intensity, and where a large variety of uses will be permitted, including many commercial uses, residential uses, and some limited research and manufacturing where appropriate.

*Staff Analysis:* The General Land Use Plan calls for the subject properties to be High Density Residential land use with a DUA over 15. The proposed development will have a DUA of 14.23 according to the application plan (Attachment C) and does not quite meet this goal.

However, the proposed outdoor recreational facilities and overall development project meet several goals in the Comprehensive Plan, which speak to a desire for high-quality affordable housing options, enhanced community facilities, and pedestrian-accessible green spaces.

**(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations.**

Based on the information contained within the application, the proposed development would likely comply with applicable building code regulations. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

**(4) Potential adverse impacts, including, but not necessarily limited to:**

**a) Traffic or parking congestion**

Traffic

Traffic impacts for the proposed development are generated from the proposed multifamily dwelling units, and not the private outdoor recreational facilities contemplated in the Special Use Permit application, which are for the use of on-site residents. The City Traffic Engineer will review the Traffic Memorandum provided by the applicant as part of the final site plan process.

Parking

Parking impacts for the proposed development are generated from the proposed multifamily dwelling units, and not the private outdoor recreational facilities contemplated in the Special Use Permit application, which are for the use of on-site residents. The applicant must demonstrate all required off-site parking requirements per Division 2 Off-Street Parking (Sections 34-970 through 34-986) are met before final site plan approval.

*Staff Analysis:* The private outdoor recreational facilities do not create adverse traffic or parking congestion impacts.

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

The application narrative (Attachment B) states any outdoor lighting installed for the outdoor recreational facilities will comply with the Outdoor Lighting regulations (Sections 34-1000 through 34-1005), including use of full cut-off fixtures.

*Staff Analysis:* No impacts due to dust, odors, fumes, and vibrations are anticipated from outdoor recreational facilities. Minimal noise may be generated from recreational facilities, with children playing outside, but staff does not believe the impact to be adverse. The lighting of the outdoor recreational facilities will be governed by the Outdoor Lighting regulations if fixtures meet the applicability threshold of Section 34-1001. However, additional conditions can be placed to ensure all lighting complies with the regulations, regardless of applicability.

**c) Displacement of existing residents or businesses**

The application narrative (Attachment B) indicates the construction of the development will be phased so only minimal temporary displacement of existing residents, if necessary, will take place during construction.

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

The subject property is located in the R-3 Multifamily Residential District. Few commercial uses are permitted in the district to provide a 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**

The Special Use Permit request does not include an increase of residential density.

**f) Reduction in the availability of affordable housing in the neighborhood**

The application narrative (Attachment B) notes the primary goal of the development is to increase the availability of affordable housing units in Charlottesville. Through the proposed design, affordable housing will be substantially increased while maintaining a community design that is in keeping with the surrounding neighborhood.

*Staff Analysis:* While the inclusion of outdoor recreational facilities does result in less land available for additional affordable units, staff believes the layout proposed provides a higher-quality and livable community for residents while still providing an increase in overall affordable units in development.

**g) Impact on school population and facilities**

The application narrative (Attachment B) notes there may be an increase in school population by providing family-friendly affordable housing options. CRHA plans to work

with the Charlottesville Superintendent of Schools to ensure they are fully aware of the project and can plan ahead for when new units become available to families.

*Staff Analysis:* There is a possibility that families with children could take residence in the proposed. However, the Special Use Permit request does not include an increase of residential density.

**h) Destruction of or encroachment upon conservation or historic districts**

The subject property is not within any design control district.

**i) Conformity with federal, state and local laws, as demonstrated and certified by the applicant**

Based on the information contained within the application, the proposed development would likely comply with applicable federal and state laws. As to local ordinances (zoning, water protection, etc.), it generally appears that this project, as detailed in the application, can be accommodated on this site in compliance with applicable local ordinances; however, final determinations cannot be made prior to having the details required for final site plan and building permit approvals. Specific Z.O. requirements reviewed preliminarily at this stage include massing and scale and general planned uses.

**j) Massing and scale of project**

Per Z.O. Sec. 34-353(a), buildings in the R-3 Multifamily Residential District may be a maximum of 45 feet in height. The application narrative (Attachment B) states residents participating in the master planning process strongly felt building on the subject property should be primarily two (2) to three (3) stories in height, consisting of townhouse building styles and smaller apartment buildings. The application plan (Attachment C) states the approximate maximum building height will be 35 feet. Townhouse style units are proposed mostly along 1<sup>st</sup> Street S and internally to the site while apartment buildings are placed closer to Pollocks Branch and Elliott Avenue. The buildings immediately surrounding the subject property are mostly one (1) to two (2) stories in height.

*Staff Analysis:* The proposed private outdoor recreation facilities do not include structures other than playground equipment, and do not create an adverse impact through massing or scale. In addition, the massing and scale of the residential component of the development appear harmonious with the general scale of neighborhood.

### Setbacks

As part of this SUP application, the applicant is requesting a reduction in the required yard setbacks to five (5) feet, per Z.O. Sec. 34-162(a). The application narrative (Attachment B) states this will allow for better utilization of the buildable area of the site, create a more comfortable street frontage, and allow for better outdoor amenity spaces within the development.

Per Z.O. Sec. 34-353(a), a 25 foot front yard setback is current required for Elliott Avenue, a 25 foot rear yard setback is required on the southern side of the subject property, and a side yard setback of 17.5 feet is required on 1 Street S and along Pollocks Branch if the proposed density and building height remain as shown.

### *Streets that Work Plan*

The May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels Elliott Avenue as a *Neighborhood A* typology, and 1<sup>st</sup> Street S as a *Local Street* typology. The full plan can be viewed at:

<http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/streets-that-work/streets-that-work-plan>

*Neighborhood A* streets are characterized as having sidewalks on at least on side, dedicated bicycle facilities, some on-street parking, and adjacent low and medium-intensity residential land use. The Streets that Work Plan recommends a minimum clear zone width of five (5) to six (6) feet for sidewalks, which are noted along with bicycle facilities as the highest priority items in the *Neighborhood A* typology. *Local Streets* are characterized as the majority of the street network and have no specific associated typology due to the variation of context and available space. The Streets that Work Plan notes design elements on *Local Streets* should not exceed the dimensions specified for *Neighborhood B* streets. A minimum of five (5) to six (6) feet of clear zone width for sidewalks is recommended for *Neighborhood B* streets. Sidewalks and on-street parking are noted as the highest priority street elements. Both *Neighborhood A* and *B* typologies recommend a three (3) to six (6) foot curbside buffer zone, noting a minimum four (4) feet of width for street trees. The Streets that Work Plan recommends 250 cubic feet of soil volume for small street trees and 400 cubic feet for medium and large trees (with 700 cubic feet preferred for large trees).

*Staff Analysis:* Staff notes the property line for the subject is approximately five (5) feet behind the existing public sidewalk on 1<sup>st</sup> Street S, and the application plan (Attachment C) proposes residential units along the street with six (6) average front porches,

resulting in building façades approximately 16 feet from the public sidewalk (with front porches approximately 10 feet away). The property line on Elliott Avenue is approximately 15 feet behind the public sidewalk, and the proposed building façade is at least 10 feet from this property line. Staff believes these setbacks are appropriate, as they are close enough to activate the street while deep enough to be in line with the existing neighborhood character.

While neither 1<sup>st</sup> Street S nor Elliott Avenue currently have curbside buffer zones, as recommended by the Streets that Work Plan, the proposed development as shown does provide adequate space for streetscape tree plantings, as required per Section 34-870 and generally shown in the application plan (Attachment C). Streetscape tree plantings will provide shade and other benefits for pedestrians traveling on the existing sidewalks.

Staff finds the reduction in required yard setbacks allow adequate space on site for the location of the private outdoor recreational facilities, per Section 34-162(a)(2). In addition, staff finds a reduction in required yard setbacks could alleviate impacts to Critical Slopes found on the site (see Critical Slope Waiver Application for more information), which may be desirable per Section 34-162(a)(2).

**(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;**

In 1949 the property was zoned C Industrial District. In 1958 the property was zoned R-3 Multiple Dwelling District. In 1976 the property was maintained as zoned R-3 Multiple Dwelling District. In 1991 the property was zoned R-3 Residential Multiple Dwelling District. In 2003 the property was zoned R-3 Multifamily Residential District.

The description for Multifamily Residential Districts states *the purpose of the multifamily residential zoning district is to provide areas for medium- to high-density residential development. The basic permitted use is medium-density residential development; however, higher density residential development may be permitted where harmonious with surrounding areas. Certain additional uses may be permitted, in cases where the character of the district will not be altered by levels of traffic, parking, lighting, noise, or other impacts associated with such uses.* (Z.O. Sec. 34-350(c)). The R-3 District is further described as *consisting of medium-density residential areas in which medium-density residential developments, including multifamily uses, are encouraged.* (Z.O. Sec. 34-350(c)(1)).

*Staff Analysis:* Staff believes the private outdoor recreation facilities are appropriate additional uses where the character of the district will not be altered by levels of traffic, parking, lighting, noise, or other impacts.

**(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; and**

Based on the information contained within the application, the proposed development would likely comply with applicable local ordinances. However, final determinations cannot be made prior to having the details required for final site plan and building permit approvals.

**(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be 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, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.**

The subject property is not located in a design control district.

### **Public Comments Received**

*Community Meeting Required by Z.O. Sec. 34-41(c)(2)*

The applicant held a community meeting on November 7, 2019 at the existing South First Street Community Center on the Subject Property. The letter, affidavit, and sign-in sheet provided by the applicant can be found in Attachment D. The attendee noted the larger community may be concerned with impacts to vehicular traffic flow in the neighborhood due to the proposed increase in residential units. The attendee discussed with the development team the proposed reduction in setbacks, including the resulting anticipated street activation and reduced impacts to critical slopes. The attendee noted there appeared to be adequate play areas proposed and expressed support of the work the development team completed to determine the appropriate number of residential units and maximum proposed building heights.

### **Staff Recommendation**

Staff finds that the proposed private outdoor recreational facilities, for which the SUP is requested, could contribute to many goals of the City's Comprehensive Plan. In this regard, staff finds the proposal conforms with the general guidelines and policies contained in the City's Comprehensive Plan, per Z.O. Sec. 34-42(a)(1). Staff finds the reduction in required yard



setbacks allow adequate space on site for the location of the private outdoor recreational facilities, per Section 34-162(a)(2). In addition, staff finds a reduction in required yard setbacks could alleviate impacts to Critical Slopes found on the site (see Critical Slope Waiver Application for more information), which may be desirable per Section 34-162(a)(2).

**Recommended Conditions**

Should the Planning Commission find it appropriate to recommend approval of the SUP request as presented, staff proposes the following conditions are considered:

1. No improvements shall be commenced prior to approval of a critical slope waiver request, approval of a final site plan, and approval of a permit authorizing land-disturbing activities pursuant to Z.O. Sec. 10-9.
2. All outdoor lighting fixtures in the outdoor recreation areas shall be full cut-off luminaires.

**Suggested Motions**

1. I move to recommend approval of this application for a Special Use Permit in the R-3 zone at 900-1000 1<sup>st</sup> Street S (Tax Map 26 Parcel 115) to permit private outdoor recreational facilities (parks, playgrounds, basketball courts) with the following listed conditions:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

**OR,**

2. I move to recommend denial of this application for a Special Use Permit in the R-3 zone at 900-1000 1<sup>st</sup> Street S (Tax Map 26 Parcel 115).

**Attachments**

- A. Special Use Permit Application dated October 14, 2019
- B. Special Use Permit Narrative dated October 15, 2019
- C. Special Use Permit Application Plan dated November 8, 2019
- D. Community Meeting Materials dated October 18 through November 7, 2019



# City of Charlottesville

## Application for Special Use Permit

**Project Name:** South First Street, Phase 2

**Address of Property:** 900 South First Street

**Tax Map and Parcel Number(s):** 26011500

**Current Zoning District Classification:** R-3

**Comprehensive Plan Land Use Designation:** High Density Residential

**Is this an amendment to an existing SUP?** No

**If "yes", provide the SUP #:** \_\_\_\_\_

**Applicant:** Ashley Davies, Riverbend Development

**Address:** 455 2nd Street SE, Suite 201, Charlottesville, VA 22902

**Phone:** 434-245-4971 **Email:** ashley@riverbenddev.com

**Applicant's Role in the Development (check one):**

Owner  Owner's Agent  Designer  Contract Purchaser

**Owner of Record:** Charlottesville Redevelopment and Housing Authority

**Address:** PO Box 1405, Charlottesville, VA 22902

**Phone:** 434-326-4748 **Email:** duffield@cvilleha.com

**Reason for Special Use Permit:**

- Additional height: \_\_\_\_\_ feet
- Additional residential density: \_\_\_\_\_ units, or \_\_\_\_\_ units per acre
- Authorize specific land use (Identify) basketball court, parks, playground,
- Other purpose(s) (specify City Code section): \_\_\_\_\_

### (1) Applicant's and (2) Owner's Signatures

**(1) Signature** \_\_\_\_\_ **Print** Ashley Davies **Date** 10-14-19

**Applicant's (Circle One):** LLC Member  LLC Manager  Corporate Officer (specify) \_\_\_\_\_

**Other (specify):** Owner's Agent

**(2) Signature** \_\_\_\_\_ **Print** Grant Duffield **Date** 10-14-19

**Owner's (Circle One):** LLC Member  LLC Manager  Corporate Officer (specify) \_\_\_\_\_

**Other (specify):** Executive Director



# City of Charlottesville

## Pre-Application Meeting Verification

Project Name: CRHA SOUTH FIRST PHASE 2

Pre-Application Meeting Date: OCTOBER 3, 2019

Applicant's Representative: ASHLEY DAVIES

Planner: CARRIE RAINEL

**Other City Officials in Attendance:**

MIKE MURPHY

MISSY CREASY

BRENNEN DUNCAN

JACK DAWSON

**The following items will be required supplemental information for this application and must be submitted with the completed application package:**

1. ADDITIONAL INFORMATION AS REQUESTED FOR REVIEW.

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

Planner Signature: 



# City of Charlottesville

## Application Checklist

**Project Name:** South First Street, Phase 2

**I certify that the following documentation is ATTACHED to this application:**

- 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities)
- 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- All items noted on the Pre-Application Meeting Verification.

**Applicant**

**Signature**  **Print** Ashley Davies **Date** 10-14-19

**By Its:** Vice President, Riverbend Development

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



# City of Charlottesville

## Community Meeting

**Project Name:** South First Street, Phase 2

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted \_\_\_\_\_, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

**Applicant:** Ashley Davies

**By:**

**Signature** 

**Print** Ashley Davies

**Date** 10/14/17

**Its:** Riverbend Development, Vice President (Officer, Member, Trustee, etc.)



# City of Charlottesville

## Owner's Authorizations

(Not Required)

### Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: Charlottesville Redevelopment and Housing Authority Date 10-14-19

By (sign name): [Signature] Print Name: Grant Duffield

Owner's: LLC Member      LLC Manager      Corporate Officer (specify): Executive Director

Other (specific): \_\_\_\_\_

### Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: Ashley Davies

Name of Corporate or other legal entity authorized to serve as agent: Riverbend Development  
Affordable Housing Group,  
LLC

Owner: Charlottesville Redevelopment and Housing Authority Date: \_\_\_\_\_

By (sign name): [Signature] Print Name: Grant Duffield

Circle one:

Owner's: LLC Member      LLC Manager      Corporate Officer (specify): \_\_\_\_\_

Other (specific): Executive Director



# City of Charlottesville

## Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest") of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name Charlottesville Address \_\_\_\_\_  
Name Redevelopment and Address \_\_\_\_\_  
Name Housing Authority Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_

Attach additional sheets as needed.

**Note:** The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

**Applicant:** Ashley Davies, Riverbend Development

**By:**

Signature  Print Ashley Davies Date 10-14-19

Its: Vice President, Riverbend Development (Officer, Member, Trustee, etc.)



# City of Charlottesville

## Fee Schedule

**Project Name:** South First Street, Phase 2

Application Type	Quantity	Fee	Subtotal
Special Use Permit (Residential)		\$ 1,500	
Special Use Permit (Mixed Use/Non-Residential)	1	\$ 1,800	\$1,800
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
<b>TOTAL</b>			\$1,800

### Office Use Only

Amount Received: \_\_\_\_\_ Date Paid \_\_\_\_\_ Received By: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid \_\_\_\_\_ Received By: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid \_\_\_\_\_ Received By: \_\_\_\_\_

Amount Received: \_\_\_\_\_ Date Paid \_\_\_\_\_ Received By: \_\_\_\_\_





# City of Charlottesville

## LID Checklist

Project Name: South First Street, Phase 2

LID Measure	LID Checklist Points	Points
<b>Compensatory Plantings</b> (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
<b>Pervious pavers</b> 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.	7 points or 1 point for each 7% of parking and driveway surface area.	
<b>Shared parking</b> (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	4
<b>Impervious Disconnection.</b> Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
<b>Bioretention.</b> Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
<b>Rain gardens.</b> All lots, rain garden surface area for each lot ≥ 200 ft. <sup>2</sup> .	8 points or 1 point for each 10% of lots treated.	
<b>Designed/constructed swales.</b> 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.	
<b>Manufactured sand filters, filter vaults</b> (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.	8 points or 1 point for each 10% of site treated.	
<b>Green rooftop</b> to treat ≥ 50% of roof area	8 points	6
<b>Other LID practices</b> as approved by NDS Engineer.	TBD, not to exceed 8 points	
<b>Off-site contribution</b> 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 pre-approval by NDS Director.	5 points	
<b>Total Points</b>		10

### Applicant's Signature

Signature Ashley Davies Print Ashley Davies Date 10-14-19

**SOUTH FIRST STREET, PHASE 2  
SPECIAL USE PERMIT APPLICATION NARRATIVE  
October 15, 2019**

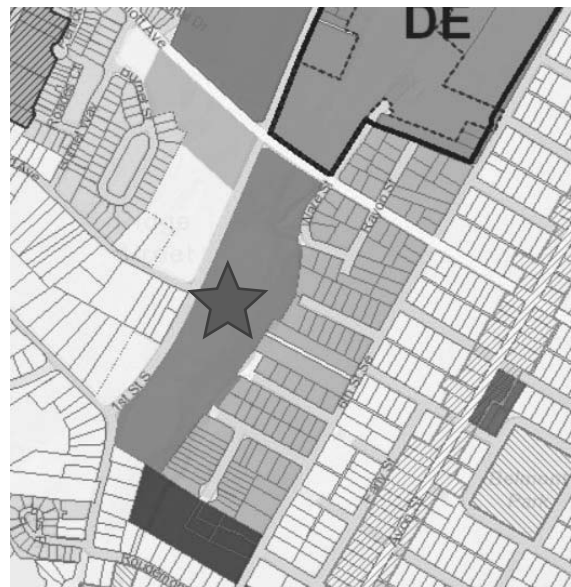
**Special Use Permit Requests:**

*Private outdoor recreational facilities including: parks, playgrounds, ball fields and ball courts, and picnic shelters.*

*Pursuant to Sec. 34-162, we request a reduction to yard requirements as follows: Minimum setback of 5 feet along all yards/property lines.*

**Comprehensive Plan Land Use Map Designation:**  
High Density Residential

**Zoning:**  
R-3



**Sec. 34-157. - General standards for issuance.**

In considering an application for a special use permit, the city council shall consider the following factors:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;

*The proposed development of South First Street, Phase 2, fully complies with height and density allowances within the by-right R-3 zoning regulations. On site public housing residents have worked for months with our team to design their own community, including a variety of housing types, outdoor recreational space and a community center at the heart of the development. This Special Use Permit request is for private outdoor recreational facilities including: parks, playgrounds, ball fields and ball courts, and picnic shelters. These spaces are included throughout the site, allowing all residents access to outdoor recreation spaces. Also, many outdoor amenities, including the basketball court, are sited within close proximity to the community center, in the center of the development. This development also contemplates the Charlottesville Redevelopment and Housing Authority Offices remaining onsite as the property management entity. CRHA Offices will either locate along Elliott Avenue or within the Community Center.*

As shown on the zoning map on page one, the surrounding neighborhood includes primarily R-1S and R-2 zoning. This property will include a variety of housing types, creating a harmonious transition towards Elliott Avenue and IX Art Park, which will likely increase in density in the future (DE Zoning).



*South First Street, Phase 1 + 2, Conceptual Master Plan*

- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;

*The Comprehensive Plan Land Use Designation for this property is High Density Residential. This designation contemplates for residential densities that are greater than 15 dwelling units per acre. The proposed development has a residential density of approximately 15 dwelling units per acre, while providing a variety of affordable housing options. The proposed parks, playgrounds and basketball courts provide a benefit to the residents and the City, in that these amenities reduce the burden on City public parks.*

- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;

*All buildings and structures will apply with the 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;

*A traffic study for this development was reviewed and approved by the City Traffic Engineer during the South First Street, Phase 1 approvals. Carl Hultgren of Ramey Kemp, the author of the*

*original traffic study, has provided written confirmation that the approved study fully covers the requested improvements and development in Phase 2 of South First Street. No adverse impacts are anticipated. According to the approved traffic study, no improvements are warranted or recommended at this intersection at build out of the proposed redevelopment.*

- b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;

*The existing South First Street development includes parks, playgrounds, ball fields and ball courts. No additional impact is anticipated, and all lighting will comply with the City's lighting ordinance regulations including full cut-off lighting and no impact to adjacent residential properties.*

- c. Displacement of existing residents or businesses;

*The site work and construction of the South First Street development is being completed in multiple phases, such that there should be no external displacement of existing residents. The site construction may, in some cases, involve temporary relocation, either on or off-site, but this will only be minimal. The primary purpose of the South First Street development is to create new and modern affordable housing options that are available to public housing residents while increasing the overall supply of affordable housing within the City of Charlottesville.*

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

*Throughout the redevelopment and renovation of CRHA's public housing properties, CRHA will be developing a strong Section 3 program to ensure public housing residents have access to job and business development opportunities related to the construction and management of these properties. Free training courses for advertised positions will be offered through the City's Go Program.*

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

*The proposed development is consistent with both the R-3 zoning of the property and the Comprehensive Plan Land Use Designation of High Density Residential. Given the 58 units on site now, the population density will double for Phase 2 portion of the South First Street, thus aligning with the Comprehensive Plan's vision for this area. As a reminder, additional density is not part of this Special Use Permit request.*

- f. Reduction in the availability of affordable housing in the neighborhood;

*The primary goal of the South First Street development (Phase 1 and 2), is to increase the availability of affordable housing units in Charlottesville. Through this development, affordable housing will be substantially increased while maintaining a community design that is in keeping with the surrounding neighborhood.*

- g. Impact on school population and facilities;

*By providing family-friendly affordable housing options at South First Street, this development will likely increase the number of school aged children within this school district. Again, density is not the subject of this Special Use Permit request, however CRHA will work closely with the Superintendent of Schools to ensure that they are fully aware of the project and can plan ahead for when these units become available to families.*

- h. Destruction of or encroachment upon conservation or historic districts;

*No impact.*

- i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,

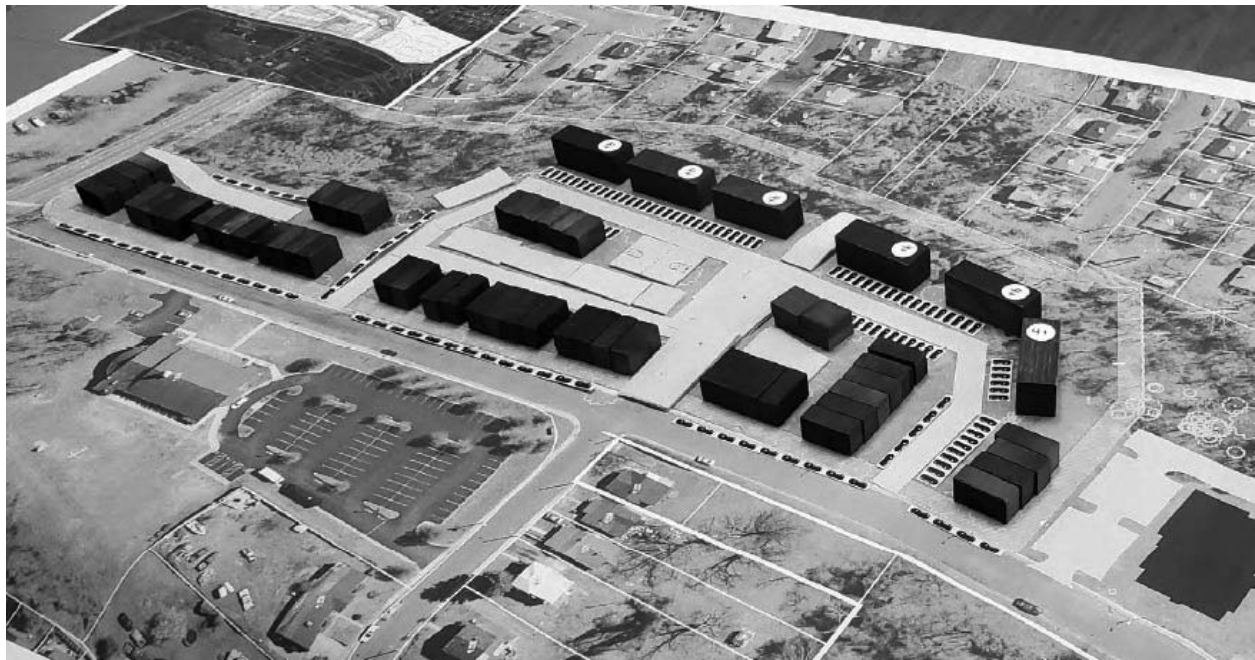
*South First Street, Phase 2, will conform with all federal, state and local laws.*

- j. Massing and scale of project.

*An extensive resident engagement process has been underway since early summer, through which we created the master plan for South First Street. The resident-led master planning process and plan is the guiding document for the site plan exhibit of this Special Use Permit. Residents felt strongly that Phase 2 buildings would primarily be 2-3 stories tall, consisting of townhouses and smaller apartment buildings. The full documentation of the master planning process can be found by following this link:*

*[https://www.dropbox.com/sh/08quq5ex1o2blrw/AAABgxEPJJCxtlLTpX\\_dDUjwa?dl=0](https://www.dropbox.com/sh/08quq5ex1o2blrw/AAABgxEPJJCxtlLTpX_dDUjwa?dl=0)*

*Smaller buildings are consistent with the surrounding neighborhood and allow for ample access to outdoor recreation spaces that are throughout the development.*



*Conceptual Project Massing from South First Street, Phase 2 Master Planning Process*

(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;

*The proposed development is harmonious with the intent of the R-3 zoning district, which contemplates medium density, residential developments with a by-right density of up to 21 dwelling units per acre.*

(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; and











*The proposed development will comply with all applicable regulations.*

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be 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, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

*The property is not within a design control district.*

Information and data identifying how many, if any, existing dwelling units on the development site meet the city's definition of an "affordable dwelling unit" and whether any such existing units, or equivalent affordable units, will remain following the development;

*The existing property consists of 58 affordable dwelling units. All 58 units will be replaced with new affordable housing as a part of this development, and affordable housing options will be greatly expanded at this site.*

<u>NEIGHBORHOOD CHARACTERISTICS</u>	
APPROPRIATELY SIZED APARTMENTS	
REAL SECURITY	
CLEANLINESS	
GOOD NEIGHBORHOOD DESIGN	
MINIMIZE MULTI-STORY CONSTRUCTION	
OPEN SPACE FOR CHILDREN	
GOOD MECHANICAL SYSTEMS	
DESIGN THE NEIGHBORHOOD TO PRIORITIZE RESIDENTS AND MANAGE VISITORS	
PROVIDE PRIVATE YARD AREAS FOR THE UNITS	
USE THE LANDSCAPE	

*Neighborhood Characteristics, as developed by the residents of South First Street*

**Sec. 34-162. - Exceptions and modifications as conditions of permit.**

- (a) 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:

*In this Special Use Permit Request, we are requesting a reduction to the yard regulations. Specifically, we ask that all yard requirements be reduced to a minimum 5-foot setback from the property lines.*

- (1) Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and

*The requested modification is in keeping with the intent of the Zoning Ordinance and Comprehensive Plan, which contemplate higher densities at this location, while also being respectful and harmonious with the surrounding residential neighborhood.*

- (2) Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and

*Smaller yard setbacks will allow for better utilization of the buildable area of this site to create a significant amount of new affordable housing stock for Charlottesville. Smaller setbacks also create a more comfortable street frontage and allow for better outdoor amenity spaces within the development. By moving buildings closer to the street frontage, we are able to have less impact on critical slopes while providing an ample number of affordable housing units.*



*The resident master planning team has been meeting weekly since the beginning of summer to design their community.*







PROJECT	200 GARRETT STREET, SUITE K - CHARLOTTEVILLE, VA 22902 - 434.293.3719
DATE	11/09/19
REVISIONS	REVISION DESCRIPTION
INITIALS	SUBMITTAL

**COLLINS ENGINEERING**

1ST STREET SOUTH APARTMENTS - PHASE II SUP APPLICATION PLAN

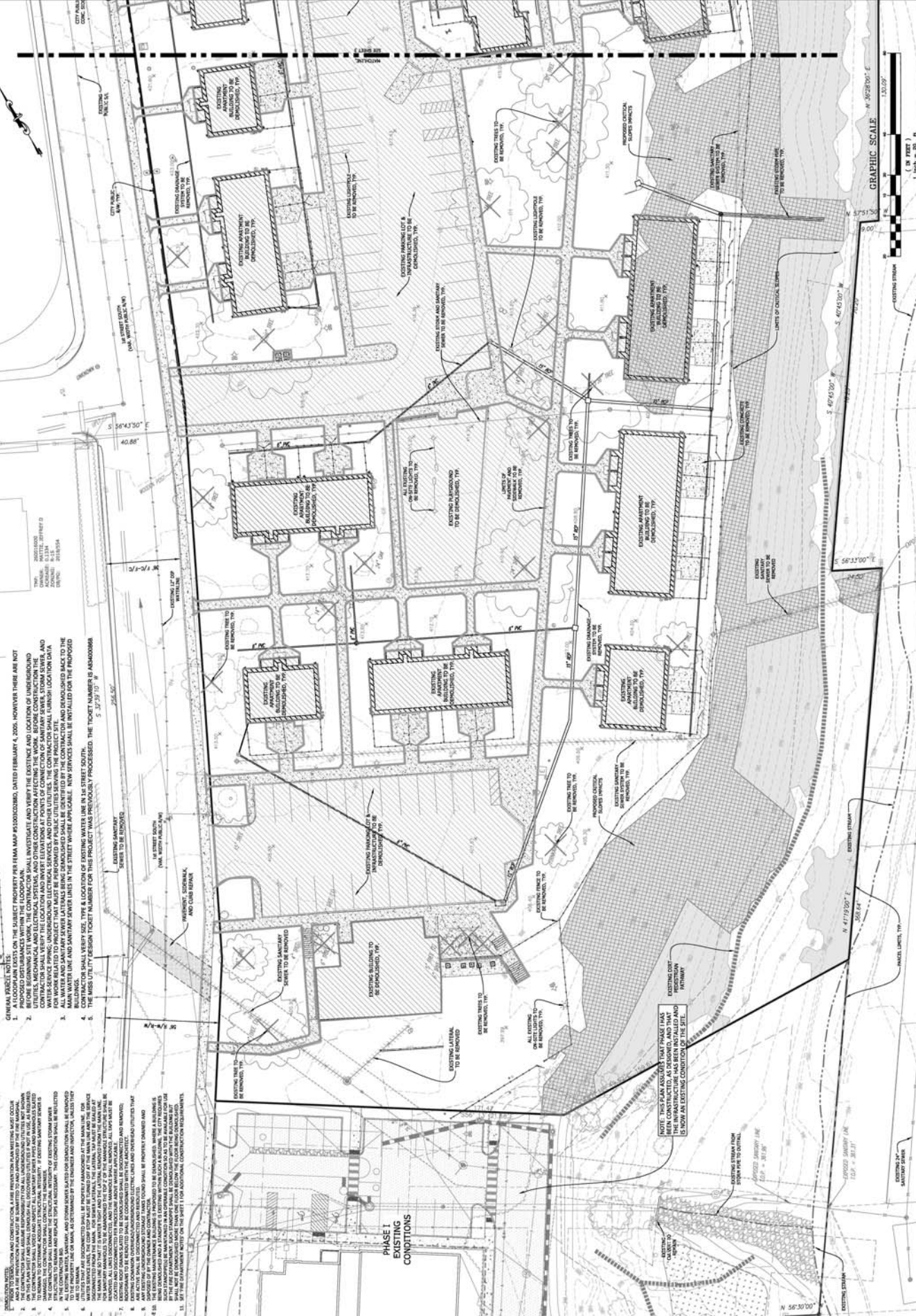
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET TITLE

182158

1"=20'

2



- GENERAL PROJECT NOTES:**
1. PROPOSED DISTURBANCES WITHIN THE FLOODPLAIN.
  2. UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONDITIONS MATCHING THE WORK AND LOCUS CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER MAINS AND SANITARY SEWER LATERALS BEING DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE BUILDINGS.
  3. ALL WATER AND SANITARY SEWER LATERALS BEING DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE BUILDINGS.
  4. THE MISCELLANEOUS TICKET NUMBER FOR THIS PROJECT HAS PREVIOUSLY PROCESSED, THE TICKET NUMBER IS A2400088.

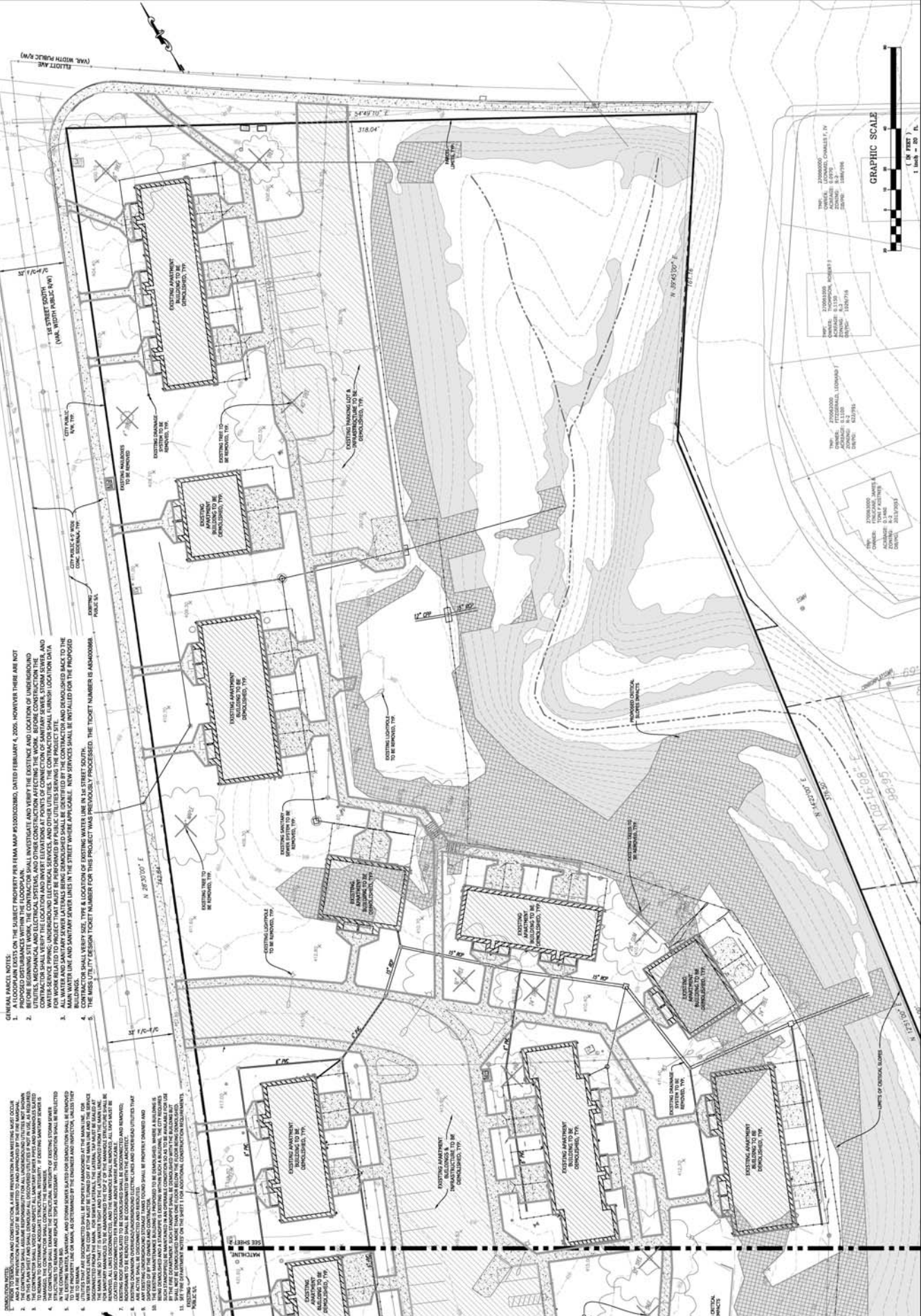
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**PHASE I  
EXISTING  
CONDITIONS**

NOTE: THIS PLAN ASSUMES THAT PHASE I HAS BEEN COMPLETED AND THE INFRASTRUCTURE HAS BEEN INSTALLED AND IS NOW AN EXISTING CONDITION OF THE SITE.



REVISIONS	DATE	REVISION DESCRIPTION
	11/09/19	INITIAL SUBMITTAL



- GENERAL PARCEL NOTES:**
1. PROPOSED DISTURBANCES WITHIN THE FLOODPLAIN.
  2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES, INCLUDING BUT NOT LIMITED TO THE LOCAL HEALTH DEPARTMENT, LOCAL WATER AND SEWER AGENCIES, AND LOCAL ELECTRICAL AND MECHANICAL AGENCIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND UTILITY, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONDITIONS MATCHING THE WORK UNDER CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND UTILITY, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONDITIONS MATCHING THE WORK UNDER CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND UTILITY, MECHANICAL AND ELECTRICAL SYSTEMS, AND OTHER CONDITIONS MATCHING THE WORK UNDER CONSTRUCTION.
  3. ALL WATER AND SANITARY SEWER LATERALS BEING DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE MAIN WATER AND SANITARY SEWER MAINS IN THE STREET WHERE APPLICABLE. MAIN SERVICES SHALL BE INSTALLED FOR THE PROPOSED BUILDINGS.
  4. THE UTILITY DESIGN TICKET NUMBER FOR THIS PROJECT HAS PREVIOUSLY PROCESSED. THE TICKET NUMBER IS A2400086.

5. ALL EXISTING WATER, SANITARY, AND STORM SEWER LATERALS FOR DEMOLITION SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE MAIN WATER AND SANITARY SEWER MAINS IN THE STREET WHERE APPLICABLE. MAIN SERVICES SHALL BE INSTALLED FOR THE PROPOSED BUILDINGS.
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REVISIONS	DATE	REVISION DESCRIPTION
	11/09/19	INITIAL SUBMITTAL

**COLLINS ENGINEERING**

**1st STREET SOUTH APARTMENTS - PHASE II SUP APPLICATION PLAN**

200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT NO. 1827158  
SCALE 1" = 50'  
SHEET NO. 4



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NO.	DATE	REVISION DESCRIPTION
1	11/08/19	INITIAL SUBMITTAL
2		
3		
4		

PROJECT	200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719
SHEET TITLE	1ST STREET SOUTH APARTMENTS - PHASE II SUP APPLICATION PLAN
DATE	11/08/19
SCALE	1" = 20'
SHEET NO.	182158
TOTAL SHEETS	6



**APARTMENT UNITS:**

APARTMENT BUILDING	1	2	3	4
A - 2 BEDROOMS (65'x40')	1	2	3	4
B - 3 BEDROOMS (20'x40')	1	2	3	4
C - 4 BEDROOMS (20'x40')	1	2	3	4
D - 2 BEDROOMS (20'x40')	1	2	3	4
E - 2 BEDROOMS BELOW AND 1 BEDROOM ABOVE (40'x40')	1	2	3	4
F - 2 BEDROOMS BELOW AND 2 BEDROOMS ABOVE (40'x40')	1	2	3	4

**APARTMENT BUILDINGS:**

APARTMENT BUILDING	1	2	3	4
A - 2 BEDROOMS (65'x40')	1	2	3	4
B - 3 BEDROOMS (20'x40')	1	2	3	4
C - 4 BEDROOMS (20'x40')	1	2	3	4
D - 2 BEDROOMS (20'x40')	1	2	3	4
E - 2 BEDROOMS BELOW AND 1 BEDROOM ABOVE (40'x40')	1	2	3	4
F - 2 BEDROOMS BELOW AND 2 BEDROOMS ABOVE (40'x40')	1	2	3	4

GRAPHIC SCALE  
1 inch = 20 feet

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1 inch = 20 feet

(1 IN FEET)

1 inch = 20 feet

(1 IN FEET)

1 inch = 20 feet

(1 IN FEET)

1 inch = 20 feet



# COLLINS ENGINEERING



GENERAL NOTES:  
 1. THE UTILITY PLAN IS BASED ON THE EXISTING UTILITY RECORDS AND FIELD SURVEY DATA.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE VIRGINIA SANITARY CODE AND THE VIRGINIA WATER SUPPLY ACT.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18\"/>

## REVISIONS

DATE	REVISION DESCRIPTION
11/09/19	INITIAL SUBMITTAL



REVISIONS	DATE	REVISION DESCRIPTION
	11/09/19	INITIAL SUBMITTAL



- GENERAL GRADING & DRAINAGE NOTES:**
1. FOUNDATION AND WALL FOUNDATIONS SHALL NOT BE CONSTRUCTED WITHIN 10' OF ANY PUBLIC TOWER, SANITARY, WATER OR GAS MAIN, THIS INCLUDES ALL STRUCTURES THAT ARE AN INTERNAL PART OF THE PROJECT.
  2. MINIMUM COVER FOR TOWER SEWER SHALL BE 7'-0".
  3. ALL EXISTING AND PROPOSED SANITARY AND WATER LINES SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWER. A MINIMUM OF 2'-0" VERTICAL AND 0' HORIZONTAL SHALL BE MAINTAINED.
  4. ALL CONSTRUCTION CROSSINGS MUST BE CONSTRUCTED WITH ACCESSIBLE SIDEWALKS AND THE ACCESSIBLE SIDEWALKS SHALL NOT BE FEWER THAN 7'-0".
  5. ALL CONSTRUCTION CROSSINGS MUST BE CONSTRUCTED WITH ACCESSIBLE SIDEWALKS AND THE ACCESSIBLE SIDEWALKS SHALL NOT BE FEWER THAN 7'-0".
  6. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  7. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  8. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  9. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  10. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  11. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  12. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  13. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  14. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.
  15. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED SANITARY AND WATER LINES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY AND WATER LINES.



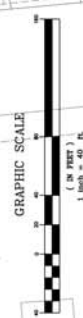


REVISIONS	DATE	REVISION DESCRIPTION
INITIAL SUBMITTAL	11/09/19	



- WILLOW OAK
- RIVER BIRCH
- LONDON PLANETREE
- REDBUDS
- PRINCETON ELM
- SUGAR MAPLE
- THORNLESS HAWTHORN
- SERVICEBERRY
- SWAMP WHITE OAK
- BLACKGUM
- CHEROKEE SWEETGUM

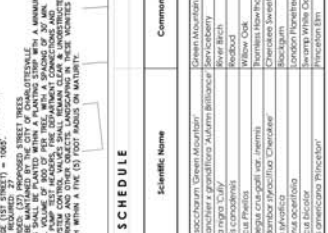
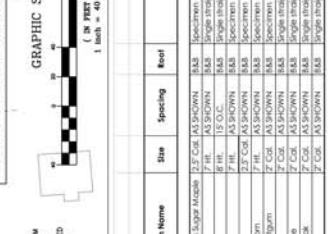
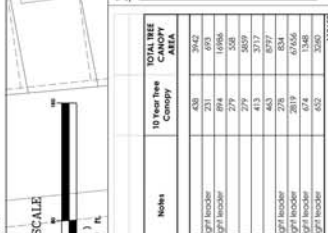
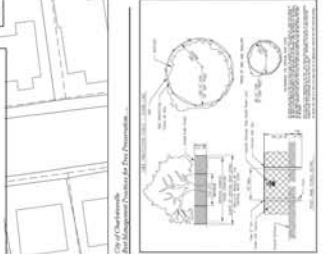
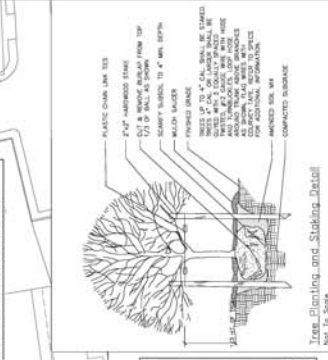
**LANDSCAPING CALCULATIONS:**  
 A. REQUIRED SITE COVERAGE: 10% x 345,780 SF = 34,578 SF (11,650 SF PROVIDED)  
 B. REQUIRED TOTAL STREETSIDE PLANTING: 1,335 LF (1 LARGE TREE PER 40 LF)  
 C. REQUIRED INTERIOR PARKING LOT: 5% x 49,150 SF = 2,458 SF (4,315 SF PROVIDED)  
 D. REQUIRED TOTAL STREETSIDE PLANTING: 1,335 LF (1 LARGE TREE PER 40 LF)  
 E. REQUIRED INTERIOR PARKING LOT: 5% x 49,150 SF = 2,458 SF (4,315 SF PROVIDED)  
 F. REQUIRED TOTAL STREETSIDE PLANTING: 1,335 LF (1 LARGE TREE PER 40 LF)



**PLANT SCHEDULE**

QTY.	Scientific Name	Common Name	Size	Spacing	Notes	10 Year Tree Canopy Area	TOTAL TREE CANOPY AREA
9	Asplenium Platyneuron	Green Mountain Sugar Maple	2' E. C. AS SHOWN	8x8	Specimens	430	3942
3	Amelanchier canadensis	Downy Woodpecker	7' H. AS SHOWN	8x8	Single straight leader	201	693
2	Amelanchier canadensis	Downy Woodpecker	7' H. AS SHOWN	8x8	Single straight leader	201	693
2	Amelanchier canadensis	Downy Woodpecker	7' H. AS SHOWN	8x8	Single straight leader	201	693
21	Quercus prinus	White Oak	2' E. C. AS SHOWN	8x8	Specimens	279	5059
9	Quercus prinus	White Oak	7' H. AS SHOWN	8x8	Specimens	413	3717
3	Quercus prinus	White Oak	7' H. AS SHOWN	8x8	Specimens	208	634
24	Quercus prinus	White Oak	2' E. C. AS SHOWN	8x8	Single straight leader	2819	6756
2	Quercus prinus	White Oak	7' H. AS SHOWN	8x8	Single straight leader	674	1348
5	Quercus prinus	White Oak	7' H. AS SHOWN	8x8	Single straight leader	652	3260
							<b>111625</b>

**LANDSCAPING NOTES:**  
 1. ALL PLANTS SHALL BE Sourced with an enclosure at a minimum height of 48 inches at the time of planting.  
 2. PLANTS SHALL BE Sourced with a minimum height of 48 inches at the time of planting.  
 3. TOTAL TREE PLANTING (10' HIGHER) SHALL BE 1,335 LF (1 LARGE TREE PER 40 LF).  
 4. STREET TREE PLANTING (10' HIGHER) SHALL BE 1,335 LF (1 LARGE TREE PER 40 LF).  
 5. LARGE TREE PLANTING SHALL BE PLANTED WITHIN A PLANTING STRIP WITH A MINIMUM WIDTH OF 10 FEET.  
 6. TREE PLANTING SHALL BE PLANTED WITHIN THE PLANTING STRIP WITH A MINIMUM WIDTH OF 10 FEET.  
 7. PLANTS SHALL BE PLANTED WITHIN THE PLANTING STRIP WITH A MINIMUM WIDTH OF 10 FEET.  
 8. PLANTS SHALL BE PLANTED WITHIN THE PLANTING STRIP WITH A MINIMUM WIDTH OF 10 FEET.  
 9. PLANTS SHALL BE PLANTED WITHIN THE PLANTING STRIP WITH A MINIMUM WIDTH OF 10 FEET.






# AFFIDAVIT

1. I am Ashley Davies, and I have personal knowledge of the facts set forth herein.
2. I am Vice President of Riverbend Development. Riverbend Development is serving as the applicant and owner's representative to the Charlottesville Redevelopment and Housing Authority in connection with the redevelopment of the property located at 900-1000 First Street South (the "Property"). The Property is the subject of a pending special use permit application with the City of Charlottesville.
3. As required by the special use permit process, on October 21st, 2019, I mailed notices to all property owners within 500 feet of the Property at those addresses determined and provided by Carrie Rainey of the City of Charlottesville. The letters provided notice of the application and proposed use and of the informational community meeting to be held at the Property on November 7, 2019, from 6:30 to 8:00 pm.
4. A sample copy of the notification letter is attached hereto as Exhibit A and a copy of the list of addresses to which the letter was mailed is attached hereto as Exhibit B.

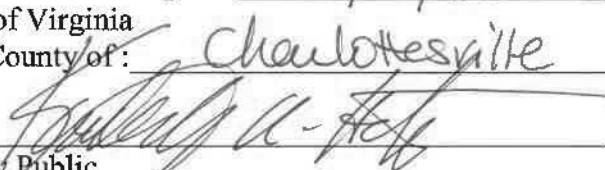
By my signature below, I certify the above facts to be true.

WITNESS the following signature:

 (Signature)  
Ashley Davies, Vice President  
Riverbend Development

10/29/19  
Date

Sworn to and subscribed before me this 29<sup>th</sup> day of October, 2019, by  
Ashley Davies, Vice President of Riverbend Development.

My commission expires: 6/30/22  
State of Virginia  
City/County of: Charlottesville  
  
Notary Public



October 18, 2019

Dear Neighbor,

On behalf of Charlottesville Redevelopment and Housing Authority and the residents of South First Street, please join us for a community meeting to discuss a proposed Special Use Permit at 900 South First Street. This property, which currently includes 58 residential units, a community center and outdoor recreation space, will be redeveloped in multiple phases (as conceptually depicted below). Phase 1 of the property, 62 apartment units and a community center, will be under construction starting the first quarter of 2020.



*South First Street, Phase 1 + 2, Conceptual Master Plan*

In Phase 2, the residents of South First Street and CRHA propose a variety of townhouse units, small apartment buildings, a community center and retaining CRHA offices on site. The Special Use Permit under review for Phase 2 is a requirement for private outdoor recreational facilities including: parks, playgrounds, ball fields and ball courts, and picnic shelters.

The applicant and planning staff from Neighborhood Development Services will be available at the community meeting to present the project details and answer questions regarding the proposal.

#### COMMUNITY MEETING DETAILS

DATE: November 7, 2019

TIME: 6:30pm-8pm

LOCATION: South First Street Community Center (1000 South First Street)

APPLICANT CONTACT: Ashley Davies, Riverbend Development  
[ashley@riverbenddev.com](mailto:ashley@riverbenddev.com)  
434-245-4971

South First St. Neighborhood Input Meeting – Nov. 7, 2019

Name	Address / Organization	E-Mail (optional)	Phone (optional)
Dave Norris	CRHA	norrisd@cvilleha.com	(434) 242-5165
✓ Annette Brock	928-D 5 <sup>th</sup>		465-3016
Kylean Glenn-Matthews	CEHA	Matthews@cvillerha.com	434-987-9639
Brandon Collins	PHAR	brandon@pharville.org	434 984-3255
Gweneth	Neighbor		
CARRIE RAINERY	CITY-PLANNER	RAINEYC@CIVILJUSTICEVA.GOV	434.970.3453
✓ Patricia Howard	918-C South First St.		434-979-1697
✓ Eliza Elijah	926 B		806-1884
• Kortrena Cooper	319-B Riverside		
✓ Debbie Cooper	932 - B 5 <sup>th</sup>		
Ann Marie Hohenberger	RSMA 906 Woodfolk Dr.		
✓ Audrey Oliver	SFS		
Emily Dreyfus	LASC/PHAR	emily@justicetall.org	529-1809
Edith Good	PHAR Admin Bd.	NONE	293-4044

Owner	Address 1	Address 2	City / State	Address 3	ZIP	Property Address
LUDWIG, DALE		8 OAK GROVE ROAD	PALMYRA VA		22963	114 LANKFORD AVE
GREEN RETRO SALVAGE II HOLDINGS, LLC		375 ROCKY HOLLOW RD	CHARLOTTESVILLE		22911	108 LANKFORD AVE
CH'VILLE RED & HOUSING AUTHORITY		P O BOX 1405	CHARLOTTESVILLE		22902	900-1000 1ST ST S
WILLIAMS, PEGGY T		175 SWEETBRIAR DRIVE	DANVILLE VA		24540	106 LANKFORD AVE
FORD, JENNIE MAE, LIFE ESTATE		104 LANKFORD AVENUE	CHARLOTTESVILLE		22902	104 LANKFORD AVE
GREEN RETRO SALVAGE II HOLDINGS, LLC		2450 LOST HOLLOW PATH	CHARLOTTESVILLE		22911	102 LANKFORD AVE
MATTIE, JEFFREY D		P O BOX 1467	CHARLOTTESVILLE		22902	100 LANKFORD AVE
WILLIS, DOROTHY LIFE EST&JACQUELINE		213 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	213 HARTMAN'S MIL
WOMACK, GLORIA, LIFE ESTATE, ETAL		211 HARTMAN'S MILL RD	CHARLOTTESVILLE		22902	211 HARTMAN'S MIL
PASCHALL, MICHAEL S &		139 TIMBER RIDGE RD	ZION CROSSROADS		22942	207 HARTMAN'S MIL
LEBEAU, SAMUEL W		1117 RIVER CT	CHARLOTTESVILLE		22901	205 HARTMAN'S MIL
CAREY, HOWARD G & LINDA M		206 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	208 HARTMAN'S MIL
CAREY, HOWARD G & LINDA M		206 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	206 HARTMAN'S MIL
THOMPSON, EDITH B		202 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	202 HARTMAN'S MIL
LOCAL BOYS LLC		2073 TAVERNOR LANE	CHARLOTTESVILLE		22911	1501 ROSA TER
JACQUES, DAVID JR & BARBARA H		200 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	200 HARTMAN'S MIL
MACNEIL, MARY E		357 MARTIN KINGS RD	CHARLOTTESVILLE		22902	1503 ROSA TER
CARTER, BRENDA D		116 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	116 HARTMAN'S MIL
THOMPSON, BARBARA B		121 FAITH DR	TROY VA		22974	1507 ROSA TER
DOBROW, JEFFRY S &		508 ROCKLAND AVE	CHARLOTTESVILLE		22901	508 ROCKLAND AVE
MEGAHAN, W SCOTT & CAROLINE C		6310 UNION MILLS ROAD	TROY VA		22974	510 ROCKLAND AVE
WOODFOLK, IDA R		111 HARTMAN'S MILL ROAD	CHARLOTTESVILLE		22902	113 HARTMAN'S MIL
MCDONALD, SEAN DAVID		7726 ABLEVANNA SPRING RD	SCOTTSVILLE VA		24590	1511 ROSA TER
GIBSON, BENJAMIN L & DOROTHY M		512 ROCKLAND AVENUE	CHARLOTTESVILLE		22902	512 ROCKLAND AVE
JONES, JOY		514 ROCKLAND AVENUE	CHARLOTTESVILLE		22902	514 ROCKLAND AVE
JOHNSON, MARY FRANCES		1515 ROSA TERRACE	CHARLOTTESVILLE		22902	1515 ROSA TER
JOSEPH, TAINA T S		1504 ROSA TER	CHARLOTTESVILLE		22902	1504 ROSA TER
FITZGERALD, J CHRISTOPHER		1001 E MARKET ST #202	CHARLOTTESVILLE		22902	516 ROCKLAND AVE
KULMAN, DAVID A & ALISON L R		415 S WEST ST	FALLS CHURCH VA		22046	1519 ROSA TER
TYREE, MYRTLE M		1508 ROSA TERRACE	CHARLOTTESVILLE		22902	1508 ROSA TER
CARTER, MELINDA W		308 11TH ST NW	CHARLOTTESVILLE		22903	1512 ROSA TER
BARBOUR, ALEATA D		1505 ROSA TERRACE	CHARLOTTESVILLE		22902	1505 ROSA TER
HARGRAVES, RYAN E		977 SEMINOLE TRAIL, PMB 152	CHARLOTTESVILLE		22901	506 ROCKLAND AVE
THOMPSON, BARBARA B		121 FAITH DR	TROY VA		22974	1509 ROSA TER
IRVING, DEANDRA F		7726 ALBEVANNA SPRING RD	SCOTTSVILLE VA		24590	1513 ROSA TER
BODI BROCK REAL ESTATE, LLC		820 E HIGH ST STE A	CHARLOTTESVILLE		22902	1517 ROSA TER
MURRAY, CYNTHIA		1342 SINGLETON LANE	CHARLOTTESVILLE		22903	1506 ROSA TER
JONES, JAMIE & SODORA		246 PFISTER AVE	CHARLOTTESVILLE		22903	1510 ROSA TER
MATTIE, JEFFREY D		P O BOX 1467	CHARLOTTESVILLE		22902	0 1ST ST S
CH'VILLE RED & HOUSING AUTHORITY		P O BOX 1405	CHARLOTTESVILLE		22902	1ST ST S

ZED LAYOUT, LLC	1002 2ND ST SE	CHARLOTTEVILLE 22902	1002 2ND ST SE
GARRISON REAL ESTATE, LLC	2444 FREE UNION ROAD	CHARLOTTEVILLE 22901	1001 RAYON ST
MCLAUGHLIN, ALISHA M	1003 RAYON ST	CHARLOTTEVILLE 22902	1003 RAYON ST
BARTLOW, TAMELA M	1004 2ND STREET SE	CHARLOTTEVILLE 22902	1004 2ND ST SE
SBJ PROPERTIES, LLC	1279 KENWOOD LN	CHARLOTTEVILLE 22901	1005 RAYON ST
LASSERE, ANNE M	1006 2ND ST SE	CHARLOTTEVILLE 22902	1006 2ND ST SE
DOUCETTE, TAMARA	1002 RAYON ST	CHARLOTTEVILLE 22902	1002 RAYON ST
MUNKACSY, WILLIAM A, III	403 ELLIOTT AVE	CHARLOTTEVILLE 22902	403 ELLIOTT AVE
HUTCHENS, SETH	1007 RAYON ST	CHARLOTTEVILLE 22902	1007 RAYON ST
WILKINSON, JOHN	1004 RAYON ST	CHARLOTTEVILLE 22901	1004 RAYON ST
SPOUSE, JAMES E & PEGGY W	405 ELLIOTT AVE	CHARLOTTEVILLE 22902	405 ELLIOTT AVE
BURTON, ERNEST L & CAROLYN M	407 ELLIOTT AVENUE	CHARLOTTEVILLE 22902	407 ELLIOTT AVE
LEONARD, CHARLES F, IV	3700 BASFORD RD	AUSTIN TX 78722	404 ELLIOTT AVE
LAWSON, SHIRLEY, LIFE ESTATE	501 ELLIOTT AVENUE	CHARLOTTEVILLE 22902	501 ELLIOTT AVE
DU PONT, WESTLEY	406 ELLIOTT AVE	CHARLOTTEVILLE 22902	406 ELLIOTT AVE
THOMPSON, ROBERT J	1104 WARE STREET	CHARLOTTEVILLE 22902	1104 WARE ST
PAYNE, STUART	505 ELLIOTT AVE	CHARLOTTEVILLE 22902	505 ELLIOTT AVE
LUCAS RVP IV, LLC	1966 BUCK MOUNTAIN RD	FREE UNION VA 22940	408 ELLIOTT AVE
FITZGERALD, LEONARD J	1106 WARE ST	CHARLOTTEVILLE 22902	1106 WARE ST
BEER, ALEXANDER C	500 ELLIOTT AVE	CHARLOTTEVILLE 22902	500 ELLIOTT AVE
SKOGLUND, PAUL M	1107 RAYON ST	CHARLOTTEVILLE 22902	1107 RAYON ST
FINUCANE, JAMES & TONI F KISTNER	1108 WARE ST	CHARLOTTEVILLE 22902	1108 WARE ST
VANDYKE, JOSEPH J & LAINE A	724 GROVE AVE	CHARLOTTEVILLE 22902	502 ELLIOTT AVE
RHEA, ADAM C & ANGELA B AMIN	504 ELLIOTT AVENUE	CHARLOTTEVILLE 22902	504 ELLIOTT AVE
HOWARD, JOHN W	1106 RAYON STREET	CHARLOTTEVILLE 22902	1106 RAYON ST
NEDZEL, RAYMOND A	400 ROBINSON PL	CHARLOTTEVILLE 22902	400 ROBINSON PL
PUTNAM, ROBERT G & CHRISTINE H	2086 SECRETARY'S RD	SCOTTSVILLE VA 24590	402 ROBINSON PL
FRYE, MELVIN A & PATRICIA A	1105 6TH STREET SE	CHARLOTTEVILLE 22902	1105 6TH ST SE
STONE, JAMES L & REBECCA M	51 TYLER AVE	MEDFORD MA 02155	1109 RAYON ST
HUBBARD, VIRGINIA, TRUSTEE	302 PETERS DR	FOREST VA 24551	404 ROBINSON PL
TREE HOUSES, LLC	310 6TH ST SW	CHARLOTTEVILLE 22903	1107 6TH ST SE
BEHRINGER, JEFFREY C	209 PENNY ST	GARNER NC 27529	1111 RAYON ST
MC ELDOWNEY, PHILIP F	501 DRUID AVENUE	CHARLOTTEVILLE 22902	501 DRUID AVE
BYRD, LOGAN W & TIMOTHY D	1113 RAYON ST	CHARLOTTEVILLE 22902	1113 RAYON ST
WALKER, NIKUYAH R	503 DRUID AVENUE	CHARLOTTEVILLE 22902	503 DRUID AVE
GREATER C'VILLE HABITAT FOR HUMANITY	919 W MAIN ST	CHARLOTTEVILLE 22903	1109 6TH ST SE
AUSSIEVILLE INVESTMENTS, LLC	809 ANDERSON ST	CHARLOTTEVILLE 22903	505 DRUID AVE
KINDLER, REBECCA ASHBY	507 DRUID AVE	CHARLOTTEVILLE 22902	507 DRUID AVE
STEWART, ESSIE M	1111 6TH STREET SE	CHARLOTTEVILLE 22902	1111 6TH ST SE
CH'VILLE RED & HOUSING AUTHORITY	P O BOX 1405	CHARLOTTEVILLE 22902	1ST ST S
ALLEN, HOWARD ETAL TR-MT ZION BAP C	105 LANKFORD AVENUE	CHARLOTTEVILLE 22902	105 LANKFORD AVE

HOWARD, JAMES D & GAIL R	111 LANKFORD AVENUE	CHARLOTTEVILLE 22902	111 LANKFORD AVE
O'MAHONEY, TERANCE B C &	1868 VALLEJO ST APT 4	SAN FRANCISCO CA94123	509 DRUID AVE
DONNINI, JOSHUA	511 DRUID AVENUE	CHARLOTTEVILLE 22902	511 DRUID AVE
BROWN, ELIZABETH E	513 DRUID AVE	CHARLOTTEVILLE 22902	513 DRUID AVE
PRITCHETT, ROGER C & ANNA R	515 DRUID AVENUE	CHARLOTTEVILLE 22902	515 DRUID AVE
ORMSBY, EDWARD C	500 DRUID AVENUE	CHARLOTTEVILLE 22902	500 DRUID AVE
MOYER, MICHAEL SCOTT	502 DRUID AVE	CHARLOTTEVILLE 22902	502 DRUID AVE
COPELAND, ANDREW W & CHARLENE C	504 DRUID AVENUE	CHARLOTTEVILLE 22902	504 DRUID AVE
SHIFFLETT, BERNICE A LIFE ESTATE	1200 6TH ST SE	CHARLOTTEVILLE 22902	1200 6TH ST SE
BLATTER, ZACHARY A	506 DRUID AVE	CHARLOTTEVILLE 22902	506 DRUID AVE
BLATTER, ZACHARY A	506 DRUID AVE	CHARLOTTEVILLE 22902	508 DRUID AVE
CONNER, CALVIN C	510 DRUID AVENUE	CHARLOTTEVILLE 22902	510 DRUID AVE
FOWLER, ROBERT V	512 DRUID AVENUE	CHARLOTTEVILLE 22902	512 DRUID AVE
OKUGAWA-WRIGHT, ABEL & RACHEL VON BRIESEN	1202 6TH ST SE	CHARLOTTEVILLE 22902	1202 6TH ST SE
DUNCAN, GREGORY SCOTT	4810 MECHUNK RD	KESWICK VA 22947	514 DRUID AVE
ORTIZ-CLOTHIAUX, ANA-AEQI	501 STONEHENGE AVENUE	CHARLOTTEVILLE 22902	501 STONEHENGE A
KEPHART, STEVEN P	P O BOX 233	VERONA VA 24482	509 STONEHENGE A
PARSONS GREEN LLC	4853 PARSONS GREEN LANE	CHARLOTTEVILLE 22903	511 STONEHENGE A
MERRIAM STACIE M	107 CHAUCER RD	CHARLOTTEVILLE 22901	512 STONEHENGE A
FORGNONE, ANGELINE N, ETAL	514 STONEHENGE AVE	CHARLOTTEVILLE 22902	514 STONEHENGE A
URREA, DEIRDRE E B & SAUL	109 LANKFORD AVENUE	CHARLOTTEVILLE 22902	109 LANKFORD AVE
DEERE, NICHOLAS	115 LANKFORD AVE	CHARLOTTEVILLE 22902	115 LANKFORD AVE
LIVERMAN, RYAN P & CAITLIN E	1647 HUBBARD CT	CHARLOTTEVILLE 22903	152 BURNET ST
PAZ, NOEMI, M, TRUSTEE &	150 BURNET ST	CHARLOTTEVILLE 22902	150 BURNET ST
ABINGTON DRIVE, LLC	1658 OLD BROOK RD	CHARLOTTEVILLE 22901	148 BURNET ST
IX, ALEXANDER F, III & GARE D GALBRAITH	146 BURNET ST	CHARLOTTEVILLE 22902	146 BURNET ST
PERKINS, SUSAN M &	144 BURNET ST	CHARLOTTEVILLE 22902	144 BURNET ST
GEE, JULIET V C	1602 HARDWOOD AVENUE	CHARLOTTEVILLE 22903	142 BURNET ST
BEAUREGARD, LESLIE & THOMAS BERRY, IV	117 LANKFORD AVENUE	CHARLOTTEVILLE 22902	117 LANKFORD AVE
HARRIS, MAURICE T	154 BURNET STREET	CHARLOTTEVILLE 22902	154 BURNET ST
BURNS, DONALD L & MAUREEN E	156 BURNET ST	CHARLOTTEVILLE 22902	156 BURNET ST
HOBBS, BARBARA L	158 BURNET ST	CHARLOTTEVILLE 22902	158 BURNET ST
MULLER, JUSTIN	160 BURNET ST	CHARLOTTEVILLE 22902	160 BURNET ST
DAVIS, BURNET V & SANDRA S BROOKS	162 BURNET ST	CHARLOTTEVILLE 22902	162 BURNET ST
GEE, JULIET V C	1602 HARDWOOD AVENUE	CHARLOTTEVILLE 22903	164 BURNET ST
REGION TEN COMMUNITY SERVICES BOARD, INC	502 OLD LYNCHBURG RD	CHARLOTTEVILLE 22903	166 BURNET ST
LUCKETT, WOODROW M JR & FANNIE L	503 STONEHENGE AVENUE	CHARLOTTEVILLE 22902	503 STONEHENGE A
LYNCH, SEAN S	505 STONEHENGE AVE	CHARLOTTEVILLE 22902	505 STONEHENGE A
GREENWOOD, RYAN C	507 STONEHENGE AVENUE	CHARLOTTEVILLE 22902	507 STONEHENGE A
TREE HOUSES LLC	310 6TH ST SW	CHARLOTTEVILLE 22903	498 STONEHENGE A
TEETER, KEITH	7281 PEANUT LANE	MECHANICSVILLE V 231164806500	STONEHENGE A

MALLARD MARSH PROPERTIES LLC	2567 IVY CREEK FARM RD	CHARLOTTEVILLE 22903	502 STONEHENGE A
EPPS, JOYCE ELAINE	504 STONEHENGE AVENUE	CHARLOTTEVILLE 22902	504 STONEHENGE A
GREEN RETRO SALVAGE II HOLDINGS, LLC	375 ROCKY HOLLOW RD	CHARLOTTEVILLE 22911	501 ROCKLAND AVE
506 STONEHENGE, LLC	1500 AMHERST ST #3	CHARLOTTEVILLE 22903	506 STONEHENGE A
CHAPMAN, KATHERINE GALE	535 PANORAMA RD	EARLYSVILLE VA 22936	503 ROCKLAND AVE
WALKER, DREAMA M	508 STONEHENGE AVE	CHARLOTTEVILLE 22902	508 STONEHENGE A
NORUM, DONALD VERNON LIGHTNER	505 ROCKLAND AVE	CHARLOTTEVILLE 22902	505 ROCKLAND AVE
PILS, INGEBOG S	510 STONEHENGE AVE	CHARLOTTEVILLE 22902	510 STONEHENGE A
DAVENPORT, LENA S	507 ROCKLAND AVENUE	CHARLOTTEVILLE 22902	507 ROCKLAND AVE
BRECKENRIDGE, ROBERT M & POLLY	509 ROCKLAND AVENUE	CHARLOTTEVILLE 22902	509 ROCKLAND AVE
EMERALD SPRING, LLC	P O BOX 35	AFTON VA 22920	511 ROCKLAND AVE
CAMPBELL, JAMES L &	513 ROCKLAND AVE	CHARLOTTEVILLE 22902	513 ROCKLAND AVE
KOLLIE, MASSA F & ELLEN D	515 ROCKLAND AVE	CHARLOTTEVILLE 22902	515 ROCKLAND AVE
MOON, THOMAS J JR & ANGELA G	517 ROCKLAND AVENUE	CHARLOTTEVILLE 22902	517 ROCKLAND AVE
BROWNING, DINA L	606 DRUID AVE	CHARLOTTEVILLE 22902	0 DRUID AVE
VOHRA, FIROZ Y & NASRIN F	1590 COOL SPRING ROAD	CHARLOTTEVILLE 22901	1201 6TH ST SE
HOHENBERGER, ANN	906 WOODFOLK DRIVE	CHARLOTTEVILLE 22901	906 WOODFOLK DRI

**City of Charlottesville  
Department of Neighborhood Development Services  
Staff Report**

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

**DATE OF HEARING: December 10, 2019  
RE: FONTAINE AVENUE STREETScape PROJECT**

**Project Manager: Kyle Kling  
Date of Staff Report: December 10, 2019**

**Action Required:** Pursuant to Virginia Code section 15.2-2232, the Planning Commission will review the proposed Fontaine Avenue Streetscape concept, located on Fontaine Avenue from the City limit to Jefferson Park Avenue in the City of Charlottesville, to determine if the general character, approximate location and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof.

**Background:**

Fontaine Avenue serves as a mixed use residential/commercial Gateway corridor into the City of Charlottesville, the University of Virginia, and the UVA Hospital. This Project includes a comprehensive revitalization and a corridor improvement program for Fontaine Avenue from the City Limit (near Stribling Avenue) to the intersection of Fontaine Avenue with Maury Avenue and Jefferson Park Avenue. The corridor has been selected to receive funding for improvements described herein through the VDOT Smartscale process. Key components in the scope of work for the project include:

- Enhanced gateway corridor into the City of Charlottesville
- Improved pedestrian access, including wider sidewalks
- Improved crosswalks at key intersections
- Improved bicycle facilities with the addition of bicycle lanes
- Incorporation of landscaping and street trees
- Implementation of green infrastructure for stormwater treatment
- Improved access to existing transit facilities
- Installation of energy efficient pedestrian lighting

City Staff established the scope and design parameters of this project as part of the Smartscale application that was submitted to VDOT and was awarded the funding based on the scope and



potential value that this project has for the corridor and the community. The scope and elements of the project were established by staff utilizing a variety of initiatives within the City of Charlottesville that are focused on enhancing the vibrancy and quality of life, including the City of Charlottesville Comprehensive Plan, the Bicycle and Pedestrian Master Plan, and Streets That Work. With a firm grasp of background information, the project team has begun the concept design and the public involvement process to ensure agreement with the project's purpose and need during development of a conceptual design for the corridor.

### **Community Engagement:**

To help guide the project, the City appointed a project Steering Committee. The process also involves coordination with the following City Council appointed stakeholder groups:

- PLACE Design Task Force
- Planning Commission

The City of Charlottesville and project design team have provided multiple opportunities for the public to provide input into the plan development process. These include:

- A project website
- An on-line survey
- Two Public Workshops
- Four Steering Committee Meetings
- Two meetings with the PLACE Design Task Force
- Planning Commission Work Session

Each of the above meetings have been open to the public and all information is recorded and can be found at [www.fountainstreetscape.com](http://www.fountainstreetscape.com), however a summary of each event is below:

### **Project Website:**

The Project website ([www.fountainstreetscape.com](http://www.fountainstreetscape.com)) contains information that has been presented to date as part of the process. Information presented includes:

- Project background
- Project schedule
- A “Public Events” page that provides the presentations from Public Open Houses, Steering Committee, Planning Commission, and PLACE, as well as feedback received
- A contact form
- A “resources” page with links to studies and guidelines

Between September 2018 and November 25, 2019, the project website has logged over 67,748-page views, and approximately 9,285 users.

## **Community Event 1: Public Open House, January 31, 2019**

The first Public Workshop was held on January 31<sup>st</sup> at the Virginia Department of Forestry from 5:30 PM to 7:30 PM. The event was set up as an interactive workshop designed to provide information and gather input on the Fontaine Streetscape project. Presentation boards were set up around the room to display key project information, as well as options on various design elements for public input. A board enabled participants to identify areas of concern along the corridor, along with suggestions on improvements. A comment form was also distributed gathering information on how people use the corridor, their needs, and how to prioritize future conditions.

The comment form was available on the project website, [www.fontainestreetscape.com](http://www.fontainestreetscape.com), from January 31, 2019 to February 15, 2019 to enable people unable to make the meeting to participate. Mail in comments were also received by the City. The following feedback as summarized from the meeting:

### Problematic Existing Conditions:

- Want safe pedestrian connection at Piedmont/ Appletree/ Mimosa
- Add/ widen sidewalks is desired
- Site distances onto Fontaine are currently poor
- More green space/ trees and/ or maintain existing tree canopy
- Safety for bicycles is needed

### Current Conditions in the Neighborhood:

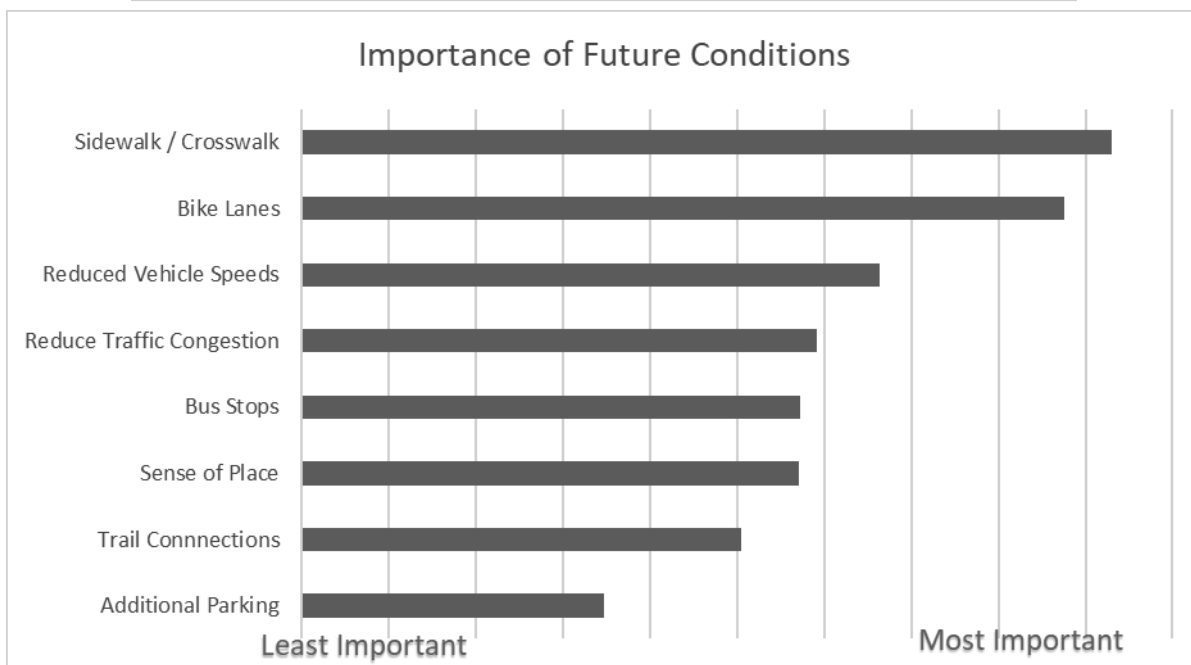
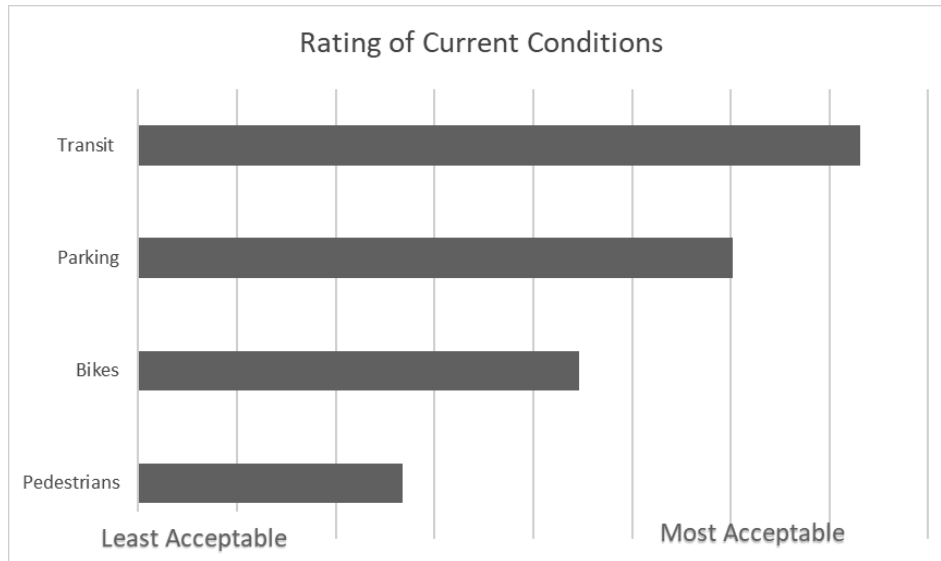
- Biking is dangerous
- On street parking is not a neighborhood benefit (Primarily used by UVA)
- Site distances onto the street

### Design Development Recommendations:

- Want safe pedestrian connection at Piedmont/ Appletree/ Mimosa
- Avoid reducing existing front lawns; Maintain existing Right-of-Way
- Include streetlighting
- Follow Streets that Work guidelines
- Include protected bike lanes
- Consider how to best utilize the paper alleys (parking or access)
- Preserve trees and include green infrastructure

### Additional Information to Include at Future Meetings:

- Coordinate with the County to include Fontaine Research Park and the Route 29 ramps
- Is UVA contributing to the solution?
- Will Environmental Assessments be completed?
- Production of sections, noting that multiple sections for the street might be required

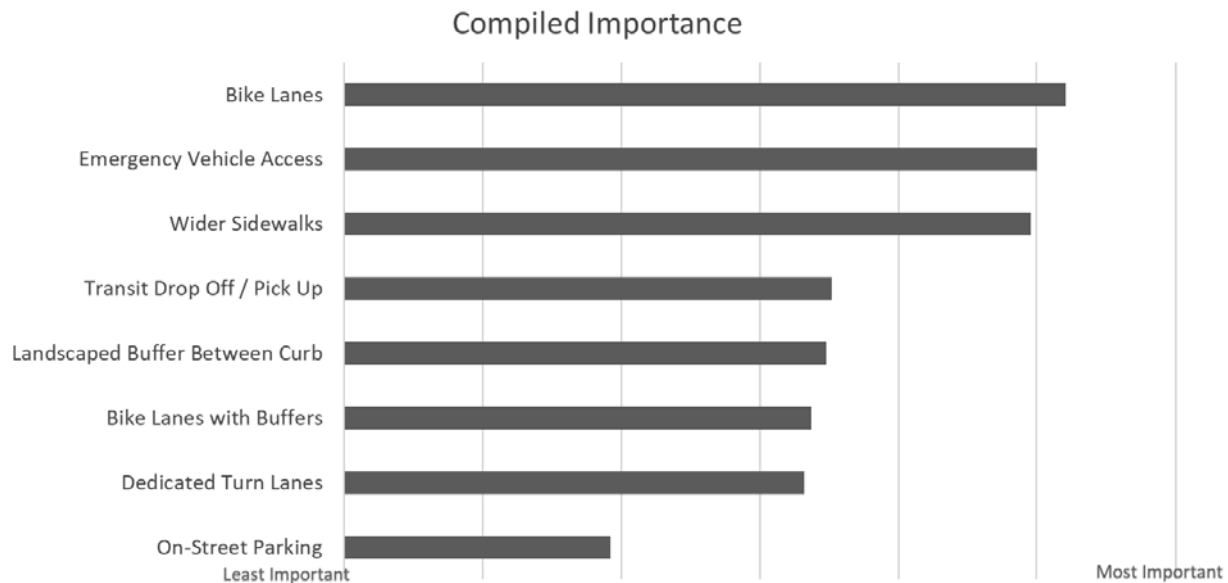


The full summary document from the meeting can be found on the project website.

**Community Event 2: Public Open House, April 18, 2019**

The project team held a Public Open House on April 18, 2019, at the Fire Station located on Fontaine Avenue from 5:30 PM to 7:00 PM. This meeting content reviewed the feedback from the first Public Open House, and presented initial cross sections for comment. The common feedback from the comment form and meeting feedback for this meeting was that users wanted to see trees and green infrastructure, as well as safer/wider sidewalks. Placing a priority on maintaining existing property features and making parking more efficient was also frequently mentioned.

The comment form was available between April 18, 2019 and May 3, 2019 and produced feedback demonstrating the following:



A full summary sheet of the feedback received can be found on the project website, [www.fontainestreetscape.com](http://www.fontainestreetscape.com).

### **Steering Committee and Stakeholder Meetings**

Throughout the process, the design team collaborated with the Steering Committee and various other boards, committees and agencies to receive input and feedback during the design process. Steering committee meetings were open to the public. Meetings with groups took place on the following dates:

- Steering Committee
  - November 15, 2018
  - February 28, 2019
  - March 25, 2019
  - September 17, 2019
- PLACE:
  - March 14, 2019
  - July 18, 2019
- Planning Commission (Work Session):
  - July 23, 2019

Meeting agendas and summaries can be found under the “Public Events” tab on the project website [www.fontainestreetscape.com](http://www.fontainestreetscape.com). Additionally, a Technical Committee was formed which is comprised of representatives from appropriate City departments. The Technical Committee held meetings on the project on February 25, 2019, and June 21, 2019. The Technical Committee

members validated information provided from the public, and ensured it was technical feasible in accordance with City standards.

### **Standard of Review**

Pursuant to Virginia Code section 15.2-2232, the Planning Commission will review the proposed Fontaine Avenue Streetscape concept, located on Fontaine Avenue between the City limit and Jefferson Park Avenue in the City of Charlottesville, to determine if the general character and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof. The Planning Commission shall communicate its findings to the Charlottesville City Council, with written reasons for its approval or disapproval.

### **Comprehensive Plan Alignment:**

The following denotes alignment with the City of Charlottesville adopted 2013 Comprehensive Plan.

- Economic Development
  - Goal 1 - Sense of Place
    - ▶ 1.1: Examine opportunities in the following areas: Downtown to Elliott between Avon and Ridge; Woolen Mills; West Main/Ridge McIntire; Cherry/Roosevelt Brown; Fontaine Neighborhood Commercial; Rose Hill; Preston Avenue; McIntire/Harris/Allied; River Road; Emmet Street North of the 250 bypass; High Street/Martha Jefferson; and Fifth Street Extended.
      - Develop a sense of place entering Charlottesville
  - Goal 2 - Mixed Use
    - ▶ 2.1: When considering changes to land use regulations, respect nearby residential areas.
      - Including residential feedback and ensuring character of neighborhood remains
    - ▶ 2.3: Enhance pedestrian connections between residences, commercial centers, public facilities, amenities and green spaces.
      - Enhances pedestrian connectivity throughout the corridor
  - Goal 4 - Regional Cooperation
    - ▶ 4.1: Coordinate with Albemarle County and other regional stakeholders to create a link between the City's pedestrian infrastructure and Monticello.
      - Albemarle County and UVA have been active on the Steering Committee
    - ▶ 4.3: Coordinate with the University of Virginia to take advantage of opportunities that arise from any potential future expansion of the University and in particular the University Health System.
      - UVA has been active on the Steering Committee
- Community Facilities
  - Goal 1 - Fire Department
    - ▶ 1.1: Maintain the response time standard of within 6 minutes for 80% of the

service calls in the City. Take measures to maintain this standard when increased traffic results from growth, tourism, special events and entertainment venues.

- Team has been working with the Fire Chief to ensure project does not reduce response time
- Goal 2 - Emergency Rescue Services
  - ▶ 2.2: Develop a strategy to address the issue of City-wide and County accessibility so that a quick response time can be maintained.
    - Team has been working with the Fire Chief to ensure project does not reduce response time
- Goal 5 – Water Infrastructure
  - ▶ 5.1: Maintain, repair and replace water lines where necessary.
    - Project will minimize impacts to waterlines and replace as necessary
- Goal 7 - Parks and Recreation (Use)
  - ▶ 9.5: Enhance multimodal access to parks.
    - Provides access to existing trails and bicycle facilities
- Goal 11 - Parks and Recreation (Trails)
  - ▶ 11.1: Fully Implement the Bicycle, Pedestrian, and Greenway Plan that has been approved by City Council.
    - Provides access to existing trails and bicycle facilities
- Economic Sustainability
  - Goal 2 - Sustaining Business
    - ▶ Improve access to local businesses
- Environment
  - Goal 2 - Urban Landscape & Habitat Enhancement
    - ▶ 2.2: Expand and protect the overall tree canopy of the City and increase the canopy of neighborhoods in an effort to achieve American Forest canopy recommendations (urban: 25%, suburban: 50% and center business zones: 15%).
      - Adding canopy trees in landscape buffers to support the overall City tree canopy
  - Goal 4 - Water Resources Protection
    - ▶ 4.5: Reduce and/or eliminate stormwater runoff impacts from sites that lack adequate stormwater treatment by incentivizing reductions in overall imperviousness (i.e., effective imperviousness) and encouraging retrofits on developed properties to address stormwater management.
      - Implementation of green infrastructure practices for stormwater management
- Transportation
  - Goal 1 - Complete Streets
    - ▶ 1.2: Provide convenient and safe pedestrian connections within 1/4 miles of all commercial and employment centers, transit routes, schools and parks.
      - Pedestrian crossing methods are to be added at strategic placement throughout the corridor
    - ▶ 1.3: Provide design features on roadways, such as street trees within buffers, street furniture and sidewalk widths that improve the safety and comfort

- level of all users and contribute to the City’s environmental goals.
    - Sidewalk widths will be increased, and street trees are to be placed within landscape buffers
  - ▶ 1.4: Explore and implement safe, convenient and visually attractive crossing alternatives to enable pedestrians and bicyclists to cross major thoroughfares.
    - Pedestrian crossing methods are to be added at strategic placement throughout the corridor
  - ▶ 1.5: Continue to include bicycle and pedestrian accommodations in conjunction with the planning and design of all major road projects, all new development and road paving projects.
    - Bicycle lanes and wider sidewalks are anticipated, along with enhanced roadway crossings
  - ▶ 1.6: Consistently apply ADA standards to facility design and ensure that accessible curb ramps exist at all pedestrian crossings where conditions allow.
    - Consistent application of ADA standards
  - ▶ 1.9: Seek to expand and anticipate traffic calming where applicable throughout the City in collaboration with neighborhood residents and as part of the development process.
    - Placement of street trees and bicycle lanes are anticipated to aid in traffic calming throughout the corridor
- Goal 2 - Land Use & Community Design
  - ▶ 2.1: Provide convenient and safe bicycle and pedestrian connections between new and existing residential developments, employment areas and other activity centers to promote the option of walking and biking.
    - Project designed with new bicycle lanes and wider sidewalks, with enhanced roadway crossings
- Goal 7 – Regional Transportation
  - ▶ 7.1: Actively work with VDOT, TJPDC, Albemarle County and the University of Virginia to develop a regional transportation network surrounding the City.
    - Representatives from VDOT, Albemarle County, and the University of Virginia Parking and Transportation are all active on the project Steering Committee
- Goal 9 - Infrastructure Funding
  - ▶ 9.3: Coordinate the funding and development of transportation facilities with regional transportation and land use plans and with planned public and private investments.
    - Project is fully funded through SmartScale (HB2)
- Historic Preservation & Urban Design
  - Goal 1 – Urban Design
    - ▶ 1.2: Promote Charlottesville’s diverse architectural and cultural heritage by recognizing, respecting, and enhancing the distinct characteristics of each neighborhood.
      - Recognizes and respects the distinct characteristics of the adjacent

neighborhoods

- ▶ 1.4: Develop pedestrian-friendly environments in Charlottesville that connect neighborhoods to community facilities, to commercial areas and employment centers, and that connect neighborhoods to each other, to promote a healthier community.
  - Enhanced sidewalks and bicycle lanes promote connectivity from neighborhoods to businesses and the University of Virginia
- Goal 4 - Resource Inventory
  - ▶ 4.2: Continue to identify and survey additional significant individual properties located outside historic districts. In addition to historic buildings, consider significant buildings from the recent past (less than 50 years old), structures such as sculptures, landscapes such as public spaces and cemeteries, and archaeological sites.
    - Identified cultural and historic resources prior to the development of concepts
- Goal 7 - Comprehensive Approach
  - ▶ 7.4: Evaluate zoning map districts and amendments to the zoning map, including PUD's, for their consistency with preservation goals, and impacts on the historic character of City neighborhoods. Provide property owners with information on historic rehabilitations, financial incentives and context-sensitive design.
    - Consulted zoning maps to ensure compliance with goals and impacts
  - ▶ 7.8: Coordinate with the Public Works and Parks Departments regarding maintenance and construction that would affect historic features of the City's neighborhoods. Where possible, maintain and repair granite curbs, retaining walls, distinctive paving patterns and other features instead of replacing them.
    - Coordination underway with Public Works and Parks Departments
  - ▶ 7.11: Encourage retaining and replenishing shade trees, particularly large trees where possible, in all neighborhoods as we strive to make the City more walkable.
    - Shade trees planned for landscape buffers along central part of corridor
- Goal 8 - Entrance Corridors
  - ▶ 8.1: Emphasize placemaking elements and examine opportunities to create destinations.
    - Emphasizing placemaking to create a sense of place and character with landscaping
  - ▶ 8.4: Use street trees, landscaping, and pedestrian routes to provide shade, enclosure, and accessibility in streetscapes.
    - Shade trees planned for landscape buffers along central part of corridor
  - ▶ 8.7: When appropriate, coordinate the City's Entrance Corridor Design Guidelines with Albemarle County's Design Guidelines. Encourage continuity of land use, design, and pedestrian orientation between



contiguous corridors in the City and County.

- Guidelines referenced to promote continuity of land use, design, and pedestrian orientation

### **Suggested Motions for Amendment of Comprehensive Plan Text and Map**

1. I move that the proposed Fontaine Avenue Streetscape Project concept's, located on Fontaine Avenue between the City limit and Jefferson Park Avenue in the City of Charlottesville, general character, location and extent of the proposed improvements are substantially in accord with the City's adopted 2013 Comprehensive Plan or part thereof.

2. I move to deny that the proposed Fontaine Avenue Streetscape Project concept's, located on Fontaine Avenue between the City limit Hunt Drive and Jefferson Park Avenue in the City of Charlottesville, general character, location and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof for the following reasons:

### **Attachments**

Resolution

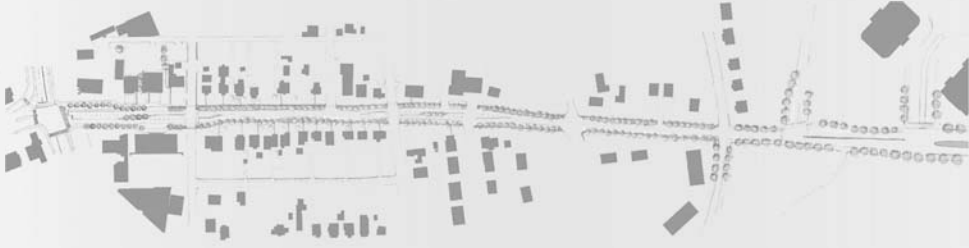
**RESOLUTION  
OF THE CHARLOTTESVILLE PLANNING COMMISSION  
RECOMMENDING THE FONTAINE AVENUE STREETScape  
PROJECT IS IN CONFORMANCE WITH THE CITY'S  
COMPREHENSIVE PLAN**

Whereas, this Planning Commission and City Council jointly held a public hearing on the proposed Fontaine Avenue Streetscape Project concept, after notice given as required by law, NOW THEREFORE,

BE IT RESOLVED that this Planning Commission confirms that the general character, location and extent of the proposed improvements are substantially in accord with the City's adopted Comprehensive Plan or part thereof.

Adopted by the Charlottesville Planning Commission, the 10<sup>th</sup> day of December 2019.

Attest: \_\_\_\_\_  
Secretary, Charlottesville Planning Commission



# Fontaine Avenue Streetscape Improvements

City of Charlottesville Planning Commission

December 10, 2019

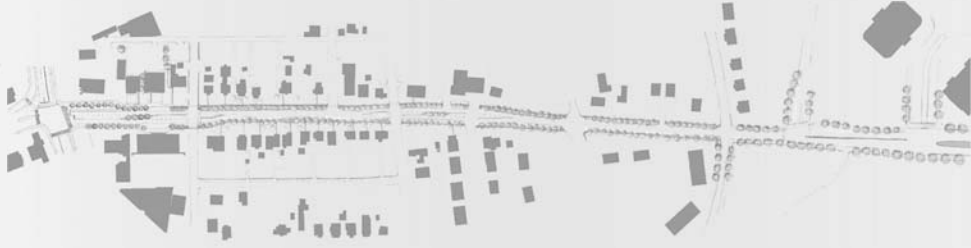


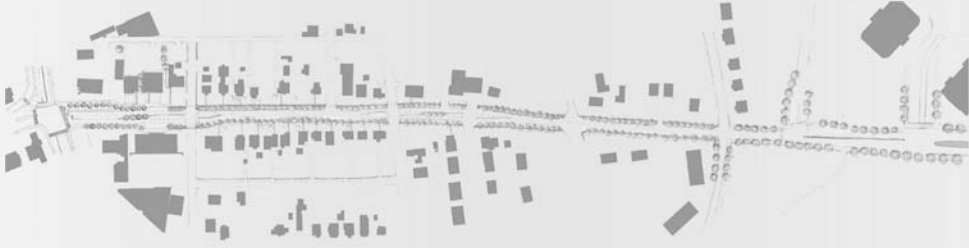
*In Conjunction  
With*

**T'OOLE**  
DESIGN

# Agenda

- Project Overview / Background
- Schedule and Process
- Overview of Public Outreach
- Conceptual Design
- Review of Comprehensive Plan Consistency



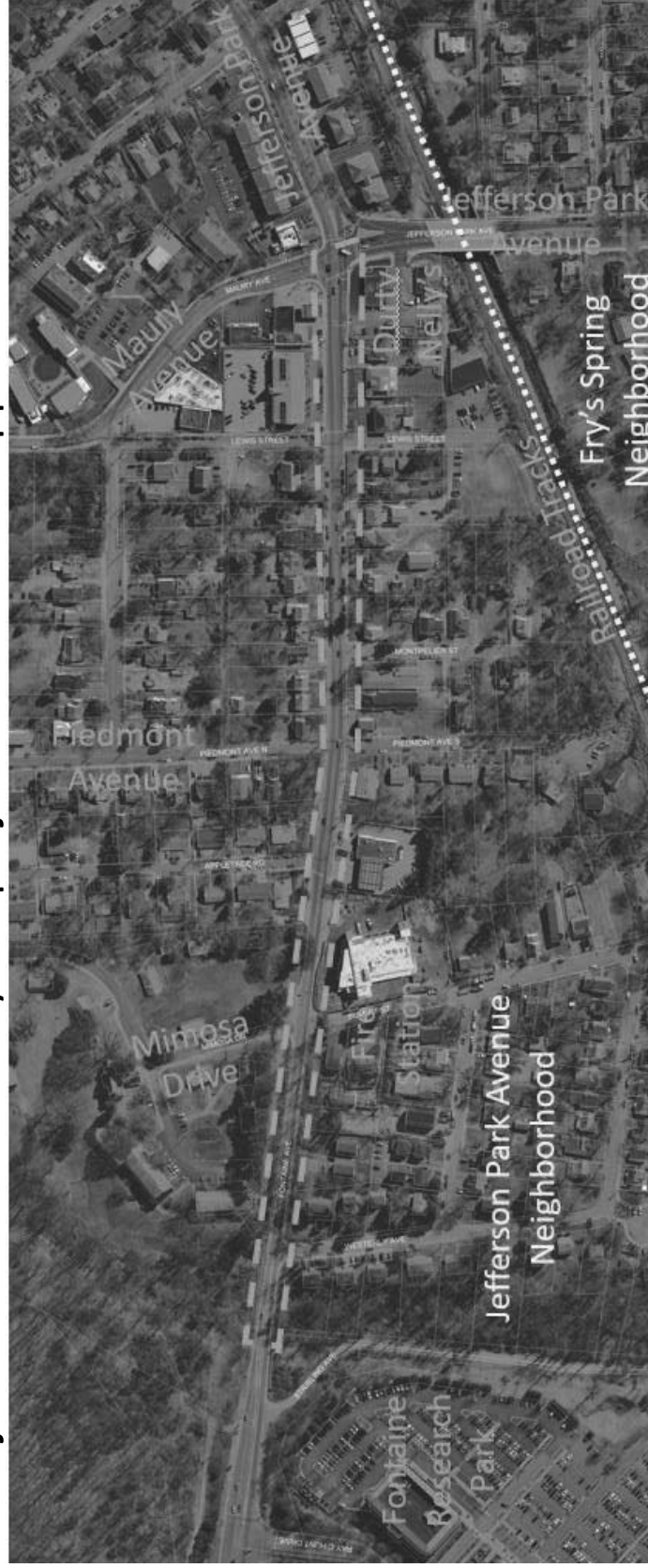


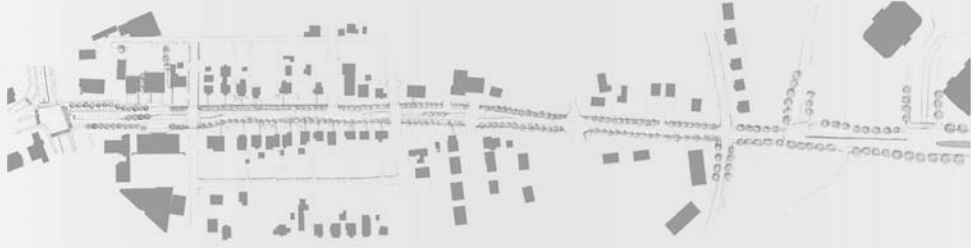
# Project Overview / Background



# Project Area

- Project Area as defined by the project SMARTSCALE application





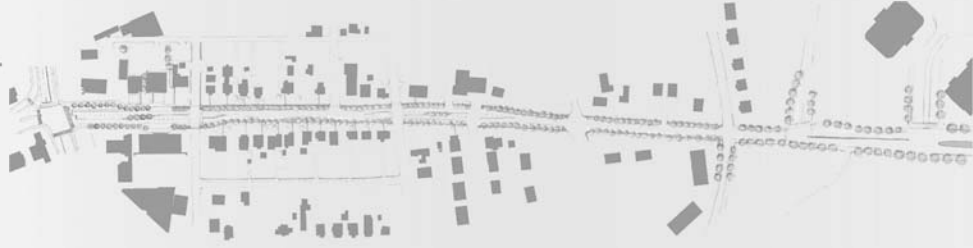
# Project Budget

- PE (Survey, Environmental, Design)= \$1,200,000
- RW (Right of Way and Easement Acquisition, Utility Relocation = \$3,700,000
- CN (Construction, Oversight, Inspection, Contingencies) = \$6,800,000

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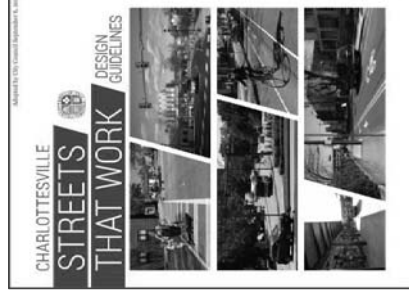
- TOTAL PROPOSED PROJECT FUNDING = \$11,700,000
  
- Project Is Fully Funded Through Smartscale (HB2)



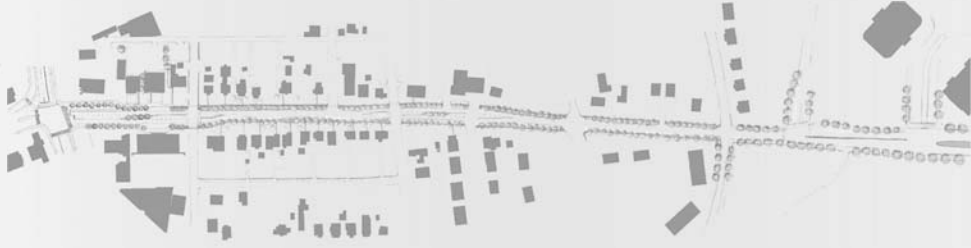


# Evolution

- Previous Fontaine Ave Study in 2005
- What Remains the Same
  - Context sensitive design for Fontaine Avenue
  - Transit, pedestrian-friendly, neighborhood orientation
  - Improving the “quality of life” and multimodal opportunities
- What is Different
  - State of the practice/New techniques
  - Charlottesville Transit Study – 2013
  - Bicycle and Pedestrian Master Plan – 2015
  - Streets That Work Plan – 2016







# Draft Design Principles

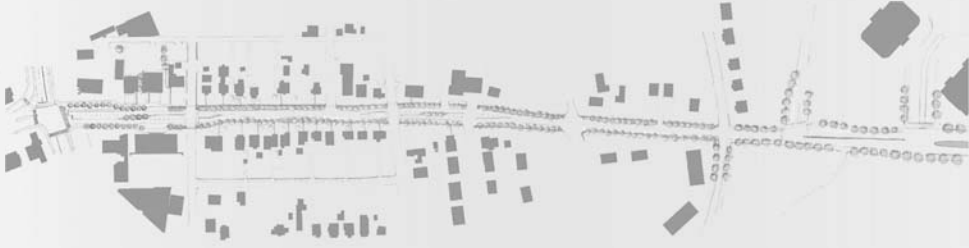
*Based on the Charlottesville's Bike/Ped Plan, Streets That Work Plan,  
and the VDOT Smart Scale Application*

- Create a Complete Street
  - Improve pedestrian, bicycle and transit facilities
  - Accommodate the needs of all travel modes
- Increase Safety and Comfort for Pedestrians and Bicyclists
  - Provide a buffer between roadway and facilities
  - Where feasible, provide physical separation for facilities
- Beautify the Corridor as a Gateway
  - Provide landscaping and hardscape materials that provide shade, comfort, safety, and increases the attractiveness of the gateway

# Fontaine Avenue Streetscape Improvements

- Regional and local benefits:
  - **Increase opportunities** for walking, bicycling, and the use of transit
  - **Connect** to proposed bicycle and pedestrian facilities to Fontaine Research Park and beyond
  - **Improve access** to:
    - ▶ US-29
    - ▶ UVA
    - ▶ University Health System



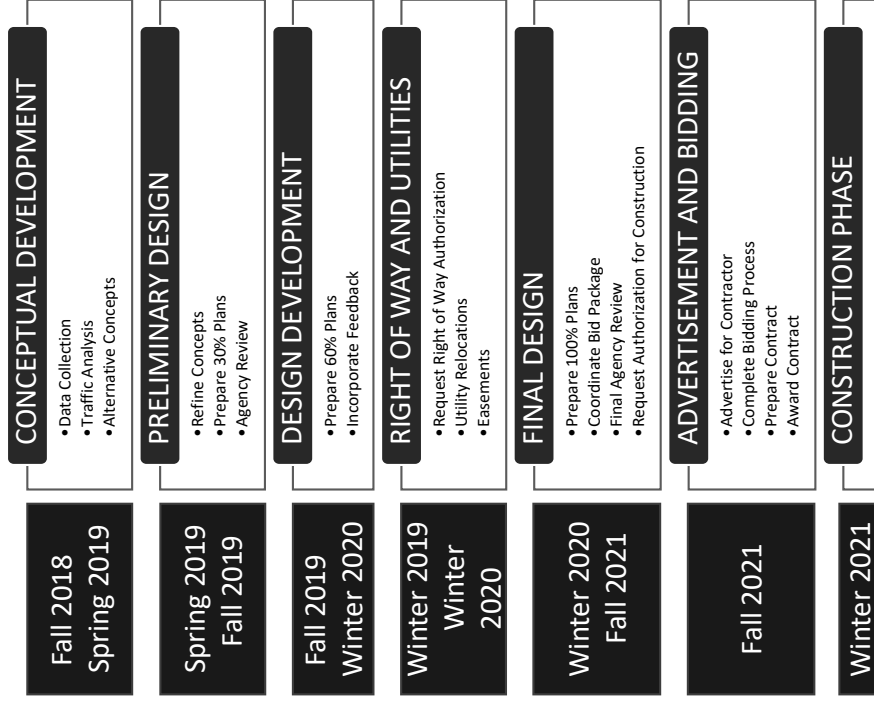


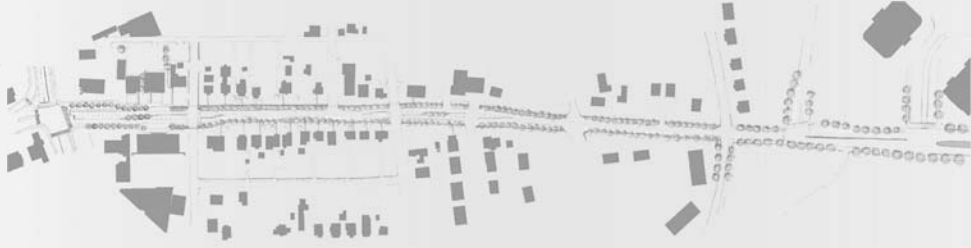
# Schedule and Process





# Initial Project Schedule





## Meeting Updates

- 11/15/18 - Steering Committee Meeting #1
- 1/31/19 - Public Information Meeting #1
- 2/25/19 – Technical Committee Meeting #1
- 2/28/19 - Steering Committee Meeting #2
- 3/14/19 - PLACE Task Force Meeting #1
- 3/25/19 - Steering Committee Meeting #3
- 4/18/19 - Public Open House #2
- 6/21/19 – Technical Committee Meeting #2
- 7/11/19 – PLACE Task Force Meeting #2
- 7/23/19 – Planning Commission Work Session
- 9/17/19 – Steering Committee #4
- **12/10/19 – Planning Commission**



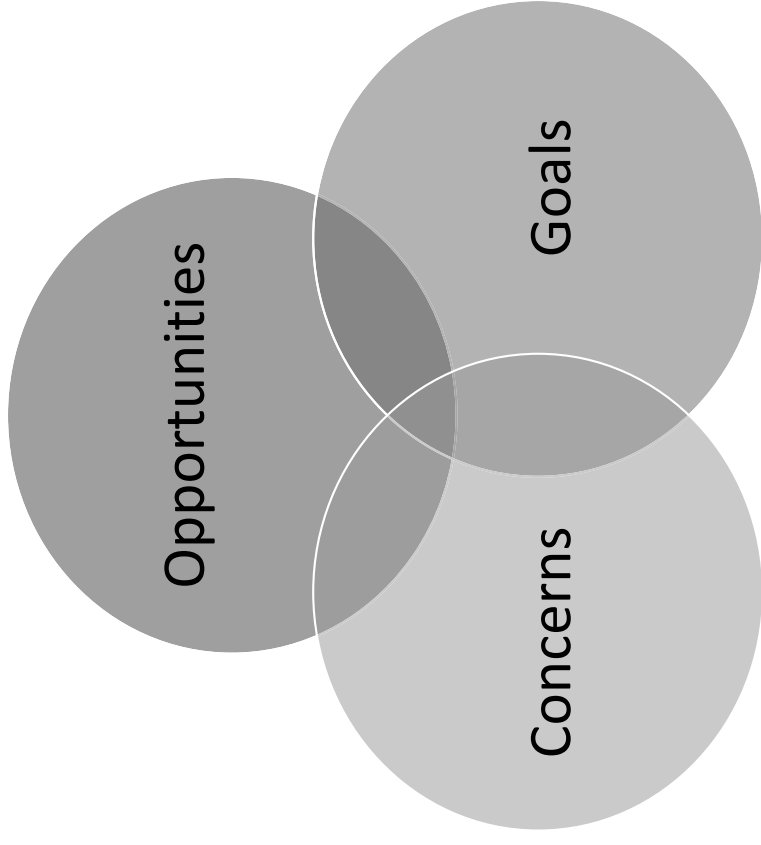
# Overview of Public Outreach

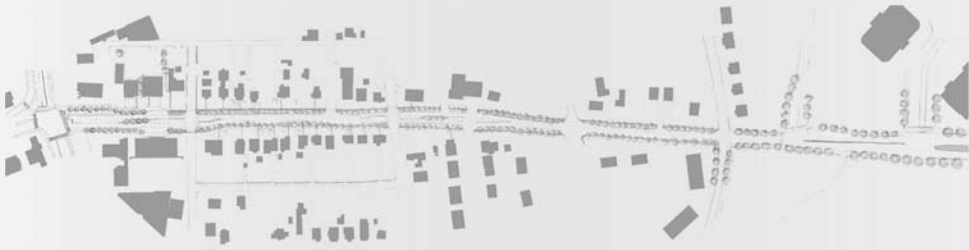




# Steering Committee #1 – Key Findings

- **Goals:**
  - Safety for all users alleviate congestion
  - Create a sense of place
- **Concerns:**
  - Right of way and site limitations
  - Gap between City Limit and Research Park
- **Opportunities:**
  - Improve access management
  - Stormwater management
  - Beautification / gateway to Charlottesville
- **General:**
  - On-street parking not a priority
  - Need to account for trash / deliveries

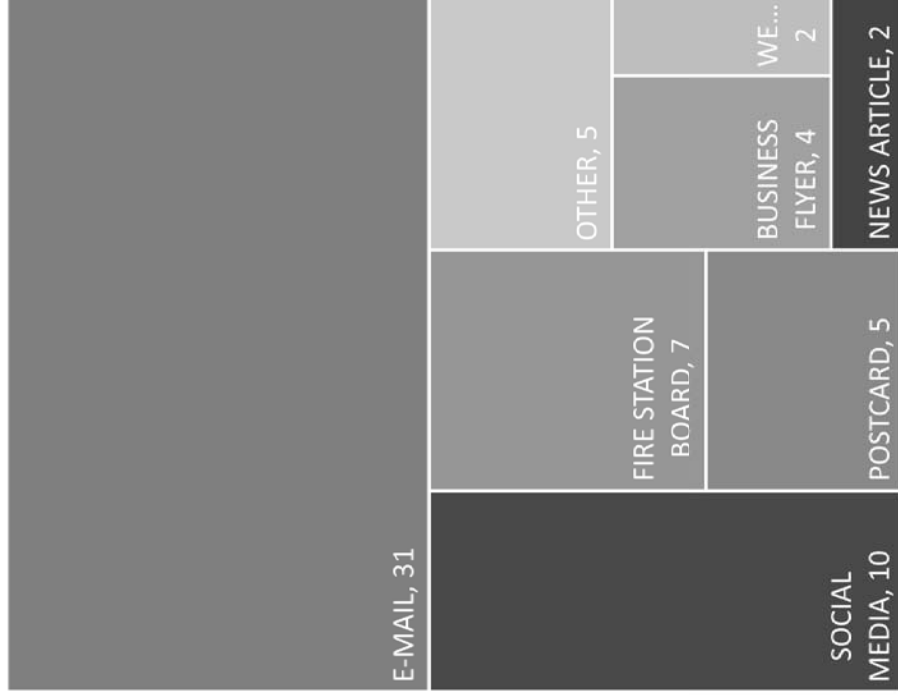




# Public Outreach

- Held 2 Public Meetings
- To Encourage Participation, Completed the Following Outreach:
  - Flyers to businesses along Fontaine Avenue
  - Flyers to UVA Housing
  - UVA bus advertisements
  - Message board in front of Fire Station (PCMS)
  - Direct mailings / E-mail
  - Social media

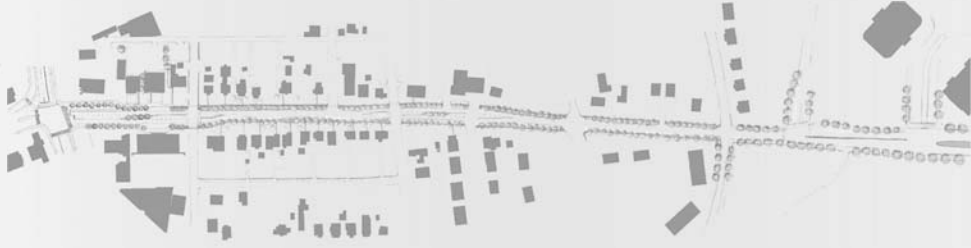
How Attendees Learned About Public Meetings



- POSTCARD
- E-MAIL
- WEBSITE
- SOCIAL MEDIA
- NEWS ARTICLE
- BUS POSTER
- BUSINESS FLYER
- FIRE STATION BOARD
- OTHER



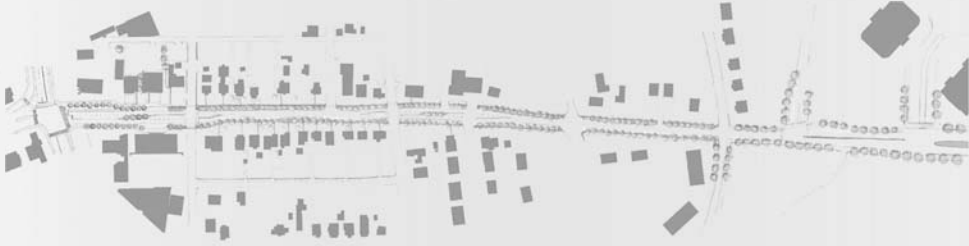




# Public Information Meeting #1 - Key Findings

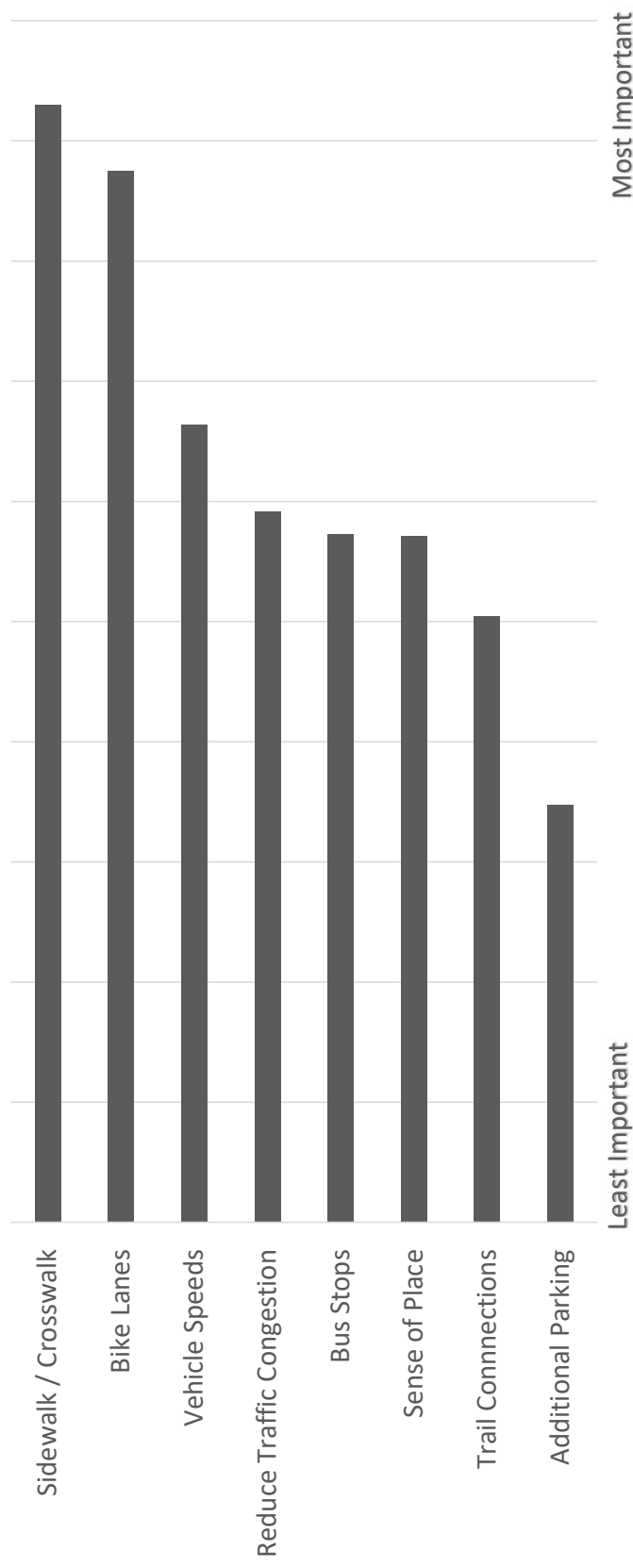
- Common Feedback:
  - Safe pedestrian crossings at side streets
  - Add / widen sidewalks
  - Provide more green space
  - Preserve trees
  - Safe routes for bicycles

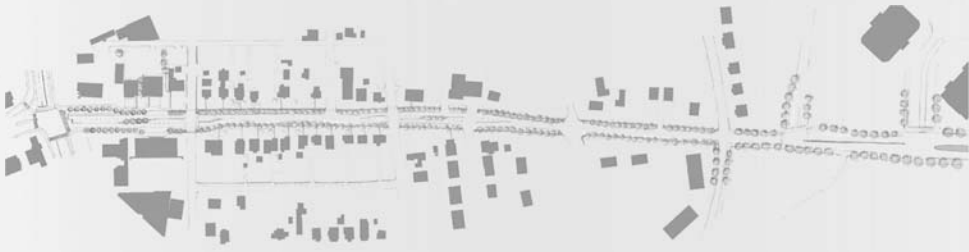




# Public Open House #1 - Responses

Importance of Future Conditions





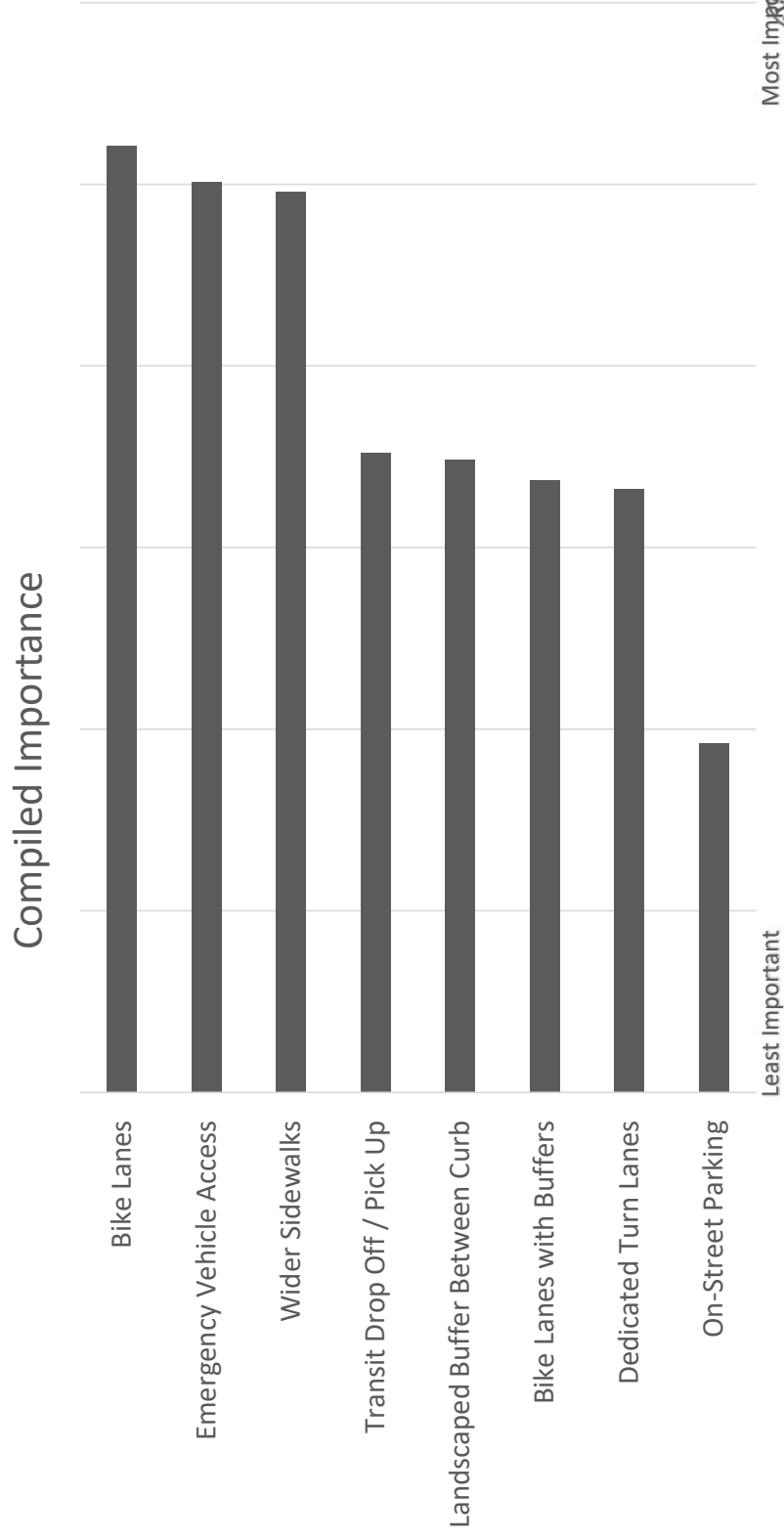
# Steering Committee #2 – Streetscape Layout

- Key Feedback:
  - On-street parking is not a priority (Steering Committee consensus)
  - Focused on a typical section with dedicated bicycle lanes, preferably with a buffer, a landscape buffer strip and a sidewalk (minimum of 6')
  - A 4' landscape buffer is not sufficient for most street trees





# Public Open House #2 - Responses



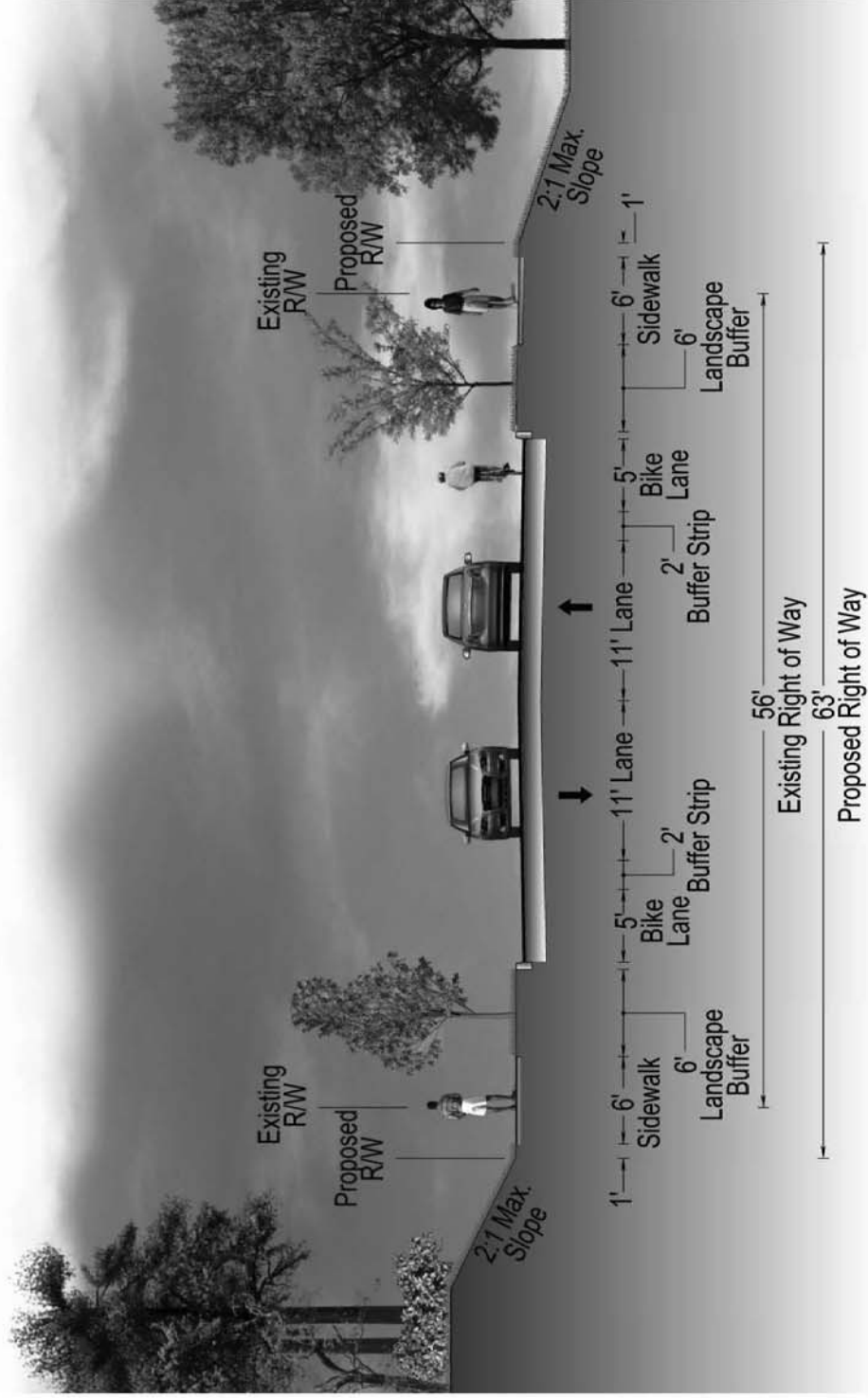


# Conceptual Design



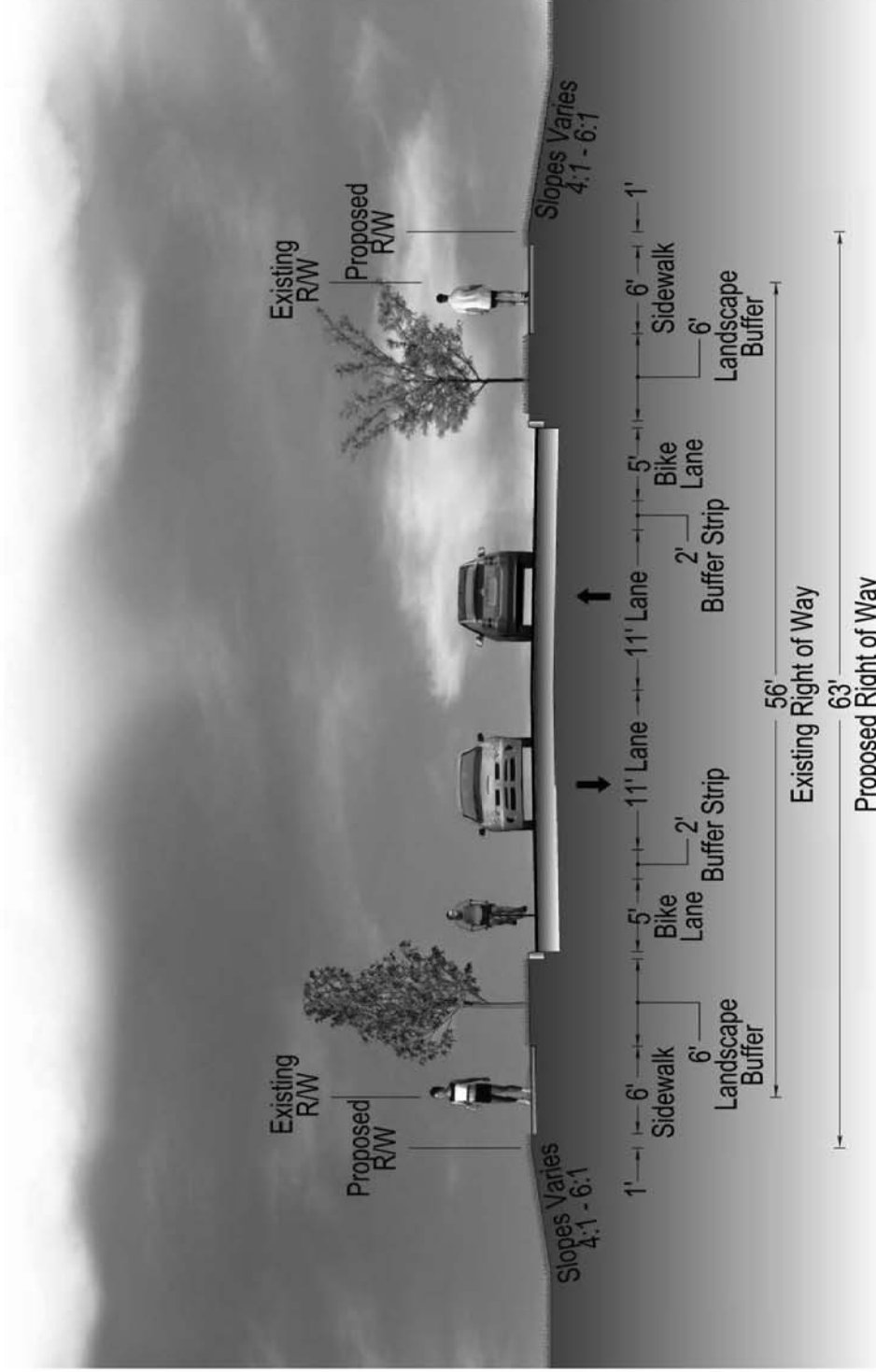


# Typical Sections: City Limit to Summit Street

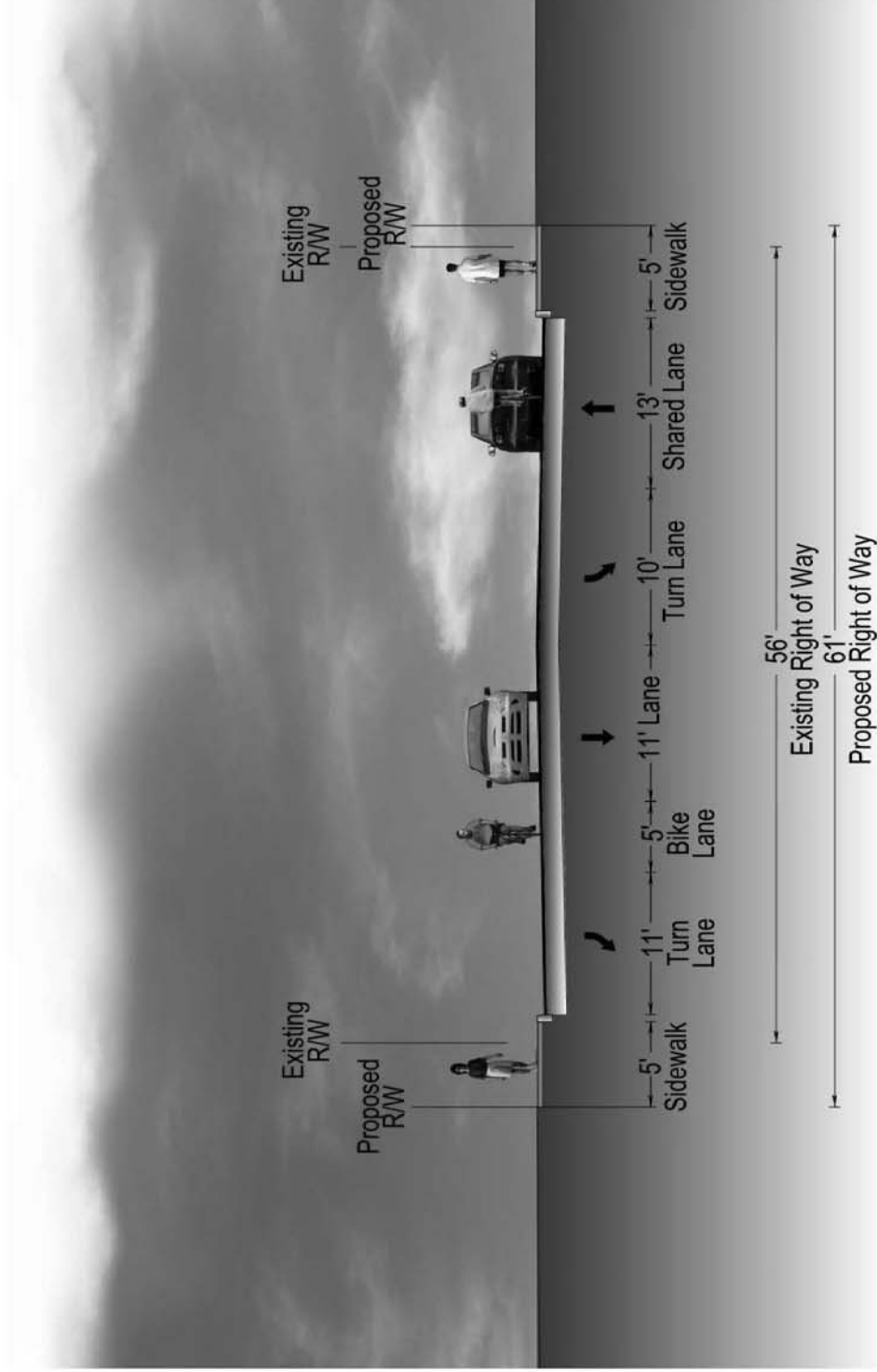
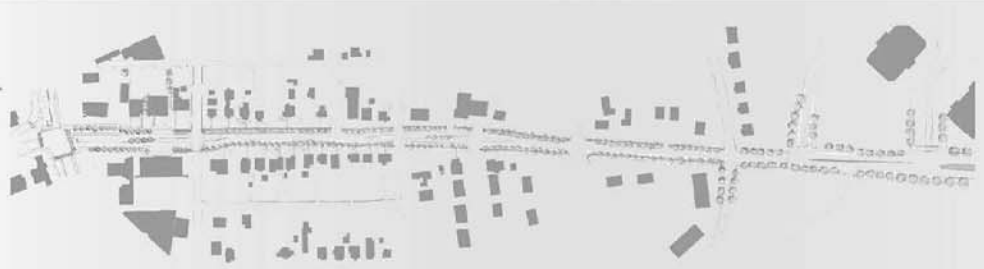




# Typical Sections: Summit Street to Lewis Street

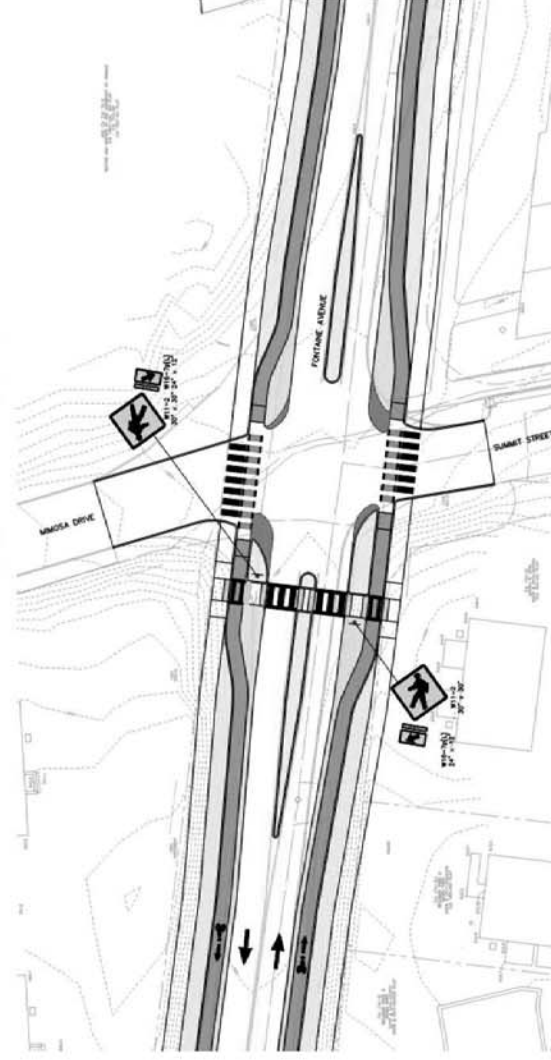
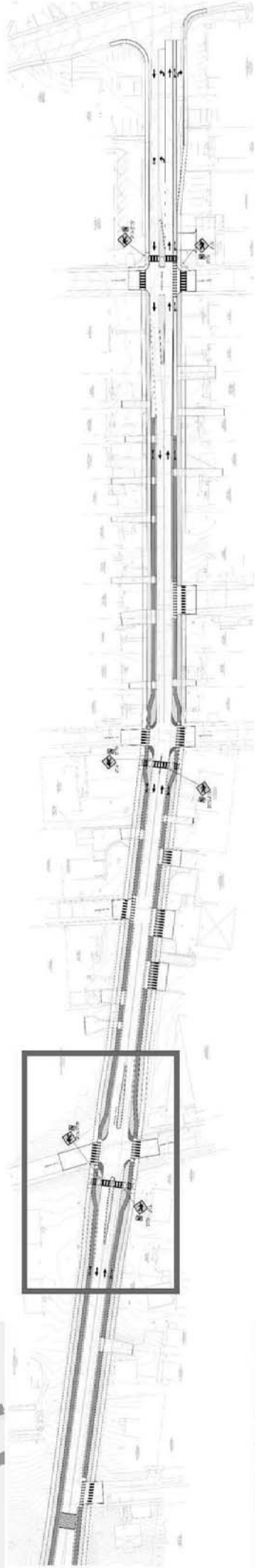


# Typical Sections: Lewis Street to Jefferson Park Avenue





# Mimosa/Summit

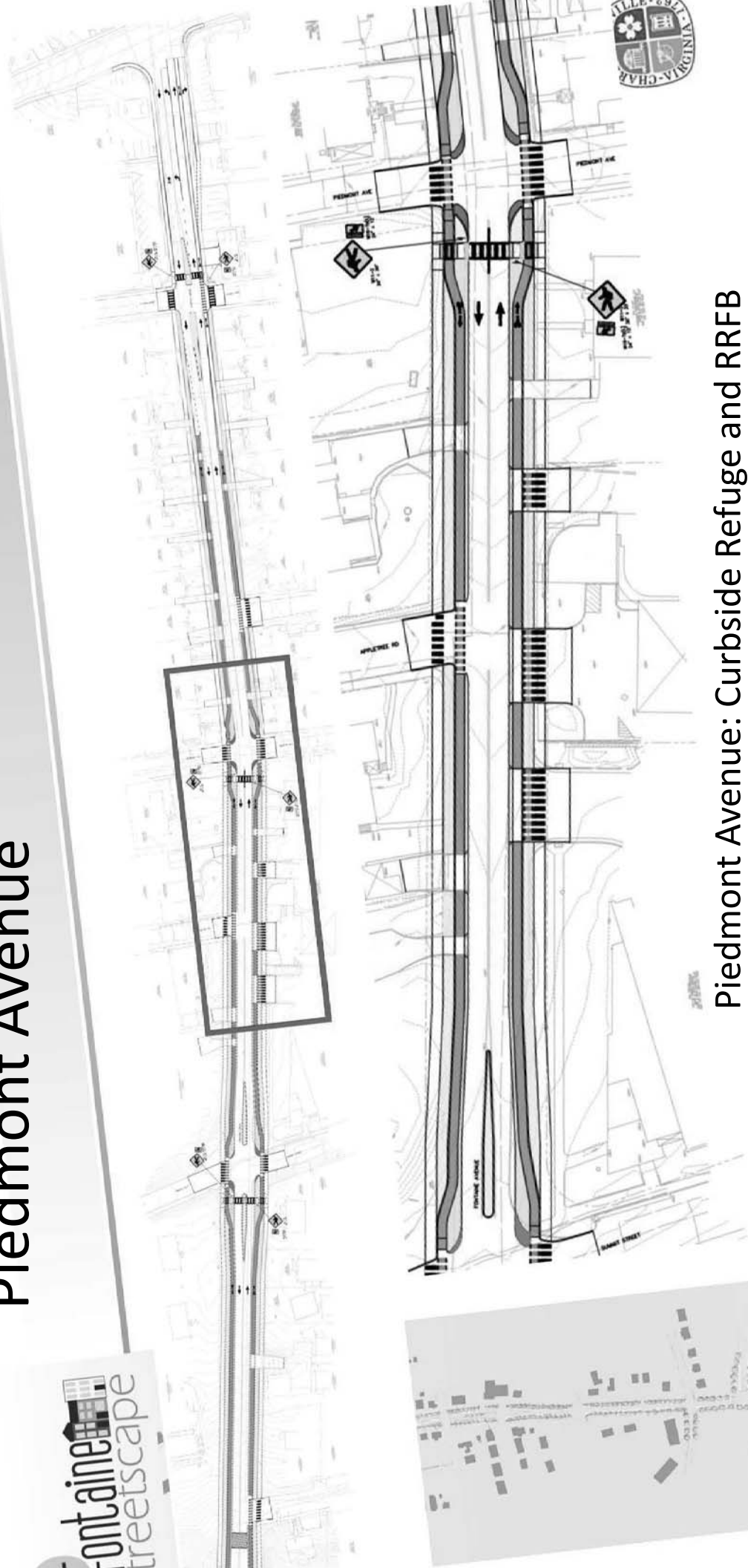


Mimosa/Summit: Curbside and Median Refuge and RRFB



# Piedmont Avenue

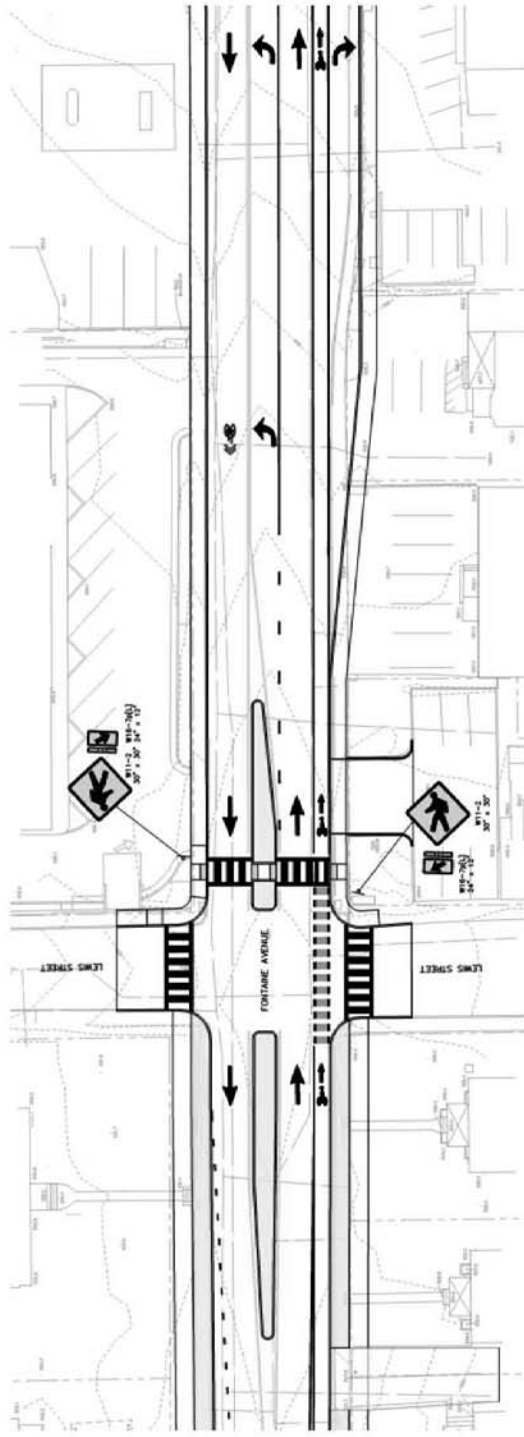
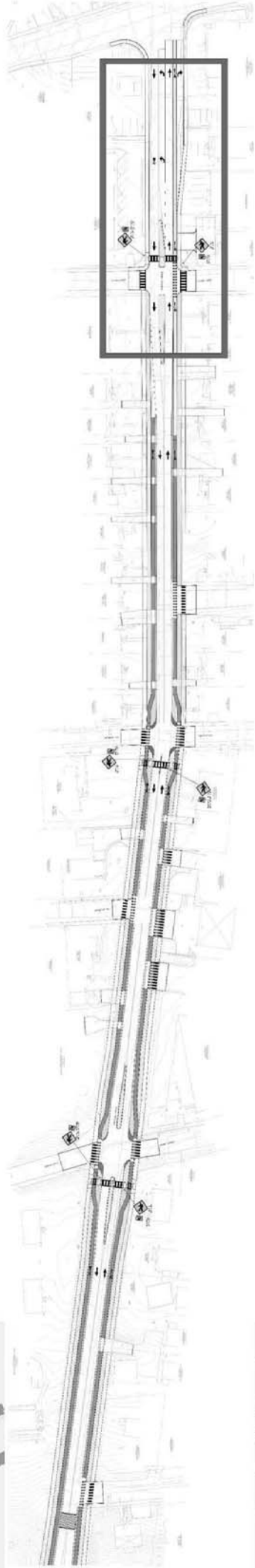
fontaine  
streetscape



Piedmont Avenue: Curbside Refuge and RRFB

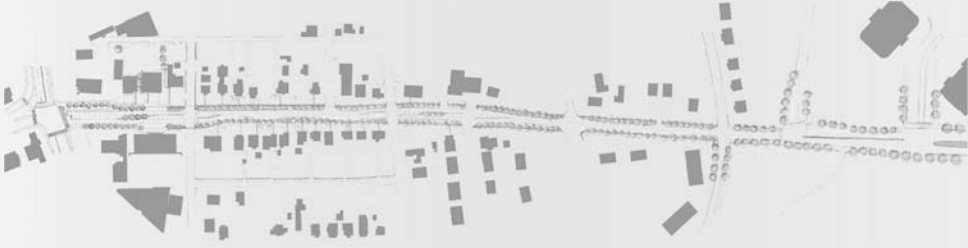


# Lewis Street



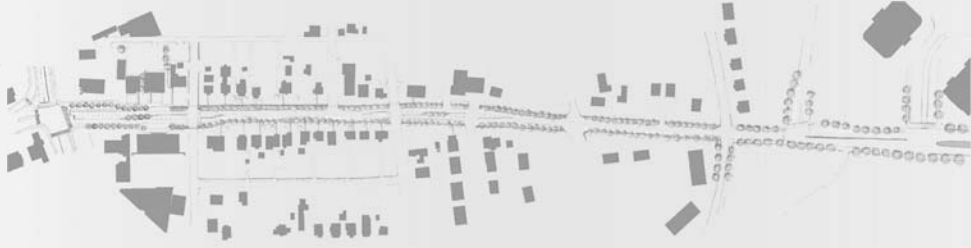
Lewis Street: Island Refuge and RRFB, with Median





# Review of Comprehensive Plan Consistency





# Comprehensive Plan Consistency

*Based on the City of Charlottesville's 2013 Comprehensive Plan*

- **Economic Development**
  - Sense of Place
    - ▶ Develop a sense of place entering Charlottesville
  - Mixed Use
    - ▶ Enhances pedestrian connectivity throughout the corridor
  - Regional Cooperation
    - ▶ Albemarle County and UVA have been active on the Steering Committee
- **Community Facilities**
  - Fire Department / Emergency Rescue Services
    - ▶ Team has been working with the Fire Chief
  - Utility Infrastructure
    - ▶ Will maintain existing services to the neighborhood and businesses
  - Parks and Recreation (Use and Trails)
    - ▶ Provide access to existing trails and bicycle facilities



# Comprehensive Plan Consistency



*Based on the City of Charlottesville's 2013 Comprehensive Plan*

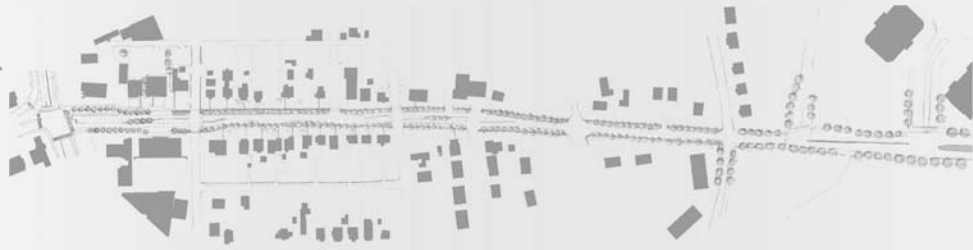
- Economic Sustainability
  - Sustaining Business
    - ▶ Improve access to local businesses
- Environment
  - Urban Landscape & Healthy Habitat / Water Resources Protection
    - ▶ Implement green infrastructure practices for stormwater management
- Transportation
  - Complete Streets
    - ▶ Bicycle lanes and enhanced sidewalks incorporated into the corridor
    - ▶ Street trees in landscape buffers
    - ▶ Safe, convenient crossing alternatives
    - ▶ Consistent application of ADA standards
  - Land Use & Community Design
    - ▶ Design to promote walking and bicycling



# Comprehensive Plan Consistency

*Based on the City of Charlottesville's 2013 Comprehensive Plan*

- **Transportation (Continued)**
  - Regional Transportation
    - ▶ VDOT, Albemarle County, and UVA all serve on the Steering Committee
  - Infrastructure Funding
    - ▶ Fully funded through SmartScale (HB2)
- **Historic Preservation & Urban Design**
  - Urban Design
    - ▶ Recognize and respect the distinct characteristics of the neighborhood
  - Resource Inventory
    - ▶ Identified cultural and historic resources prior to the development of concepts
  - Comprehensive Approach
    - ▶ Consulted zoning maps to ensure compliance with goals and impacts
    - ▶ Coordination underway with Public Works and Parks Departments
  - Entrance Corridors
    - ▶ Emphasize placemaking to create a sense of place and character with landscaping



Thank you!



*In Conjunction  
With*

