



CITY COUNCIL AGENDA
Wednesday, July 5, 2017

5:30 p.m.

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

Second Floor Conference Room

(Consultation with legal counsel regarding the status of pending litigation between the City and Charlottesville Parking Center, Inc.; Boards and Commissions)

7:00 p.m.

Special Meeting - CALL TO ORDER

Council Chambers

PLEDGE OF ALLEGIANCE
ROLL CALL

AWARDS/RECOGNITIONS
ANNOUNCEMENTS

Parks and Recreation Month

CITY MANAGER RESPONSE TO MATTERS BY THE PUBLIC

MATTERS BY THE PUBLIC

Public comment is provided for up to 15 speakers at the beginning of the meeting (limit 3 minutes per speaker.) Pre-registration is available for up to 10 spaces, and pre-registered speakers are announced by noon the day of the meeting. The number of speakers is unlimited at the end of the meeting.

1. CONSENT AGENDA*

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

a. Minutes for June 19, 2017

b. APPROPRIATION:

Virginia Department of Health Special Nutrition Program Summer Food Service Program – \$90,000 (2nd of 2 readings)

c. APPROPRIATION:

\$23,312.37 to Charlottesville Affordable Housing Fund for loan repay (2nd of 2 readings)

d. APPROPRIATION:

Strategic Investment Area Form-Based Code – \$228,000 (1st of 2 readings)

e. RESOLUTION:

Expanding McIntire Recycling Center Hours (1st of 1 reading)

f. RESOLUTION:

RSWA Local Government Support Agreement for Recycling Programs (1st of 1 reading)

g. ORDINANCE:

Cemetery Access Easement at Buford Middle School (2nd of 2 readings)

h. ORDINANCE:

City Land Conveyance at Grady Avenue and Preston Avenue (2nd of 2 readings)

i. ORDINANCE:

Quitclaim Gas Easements to VDOT (Fontana and Hyland Ridge Subdivisions)
(1st of 2 readings)

**2. PUBLIC HEARING /
ORDINANCE***

Approval of Sale of Baylor Lane Lot (1st of 2 readings) – **10 min**

**3. PUBLIC HEARING /
ORDINANCE***

King St. Rezoning Application (1st of 2 readings) – **15 min**

**4. PUBLIC HEARING /
RESOLUTION***

1011 E. Jefferson Special Use Permit (1st of 1 reading) – **40 min**

5. RESOLUTION*

BAR Denial Appeal – 1521 University Avenue (1st of 1 reading) – **20 min**

6. ORDINANCE*

Solar Energy Systems Zoning Text Amendment (1st of 2 readings) – **15 min**

7. REPORT:

Parking Update – **20 min**

RESOLUTION*

- Establishing Parking Rates (1st of 1 reading)

ORDINANCE*

- Parking Ordinance Changes (1st of 2 readings)

RESOLUTION*

- Parking Advisory Board (1st of 1 reading)

8. REPORT

Efficiency Study Priority 1 Recommendations Update – **15 min**

9. RESOLUTION*

Vinegar Hill Monument (1st of 1 reading) – **15 min**

10. RESOLUTION*

Liberation Day (1st of 1 reading) – **10 min**

OTHER BUSINESS

GUIDELINES FOR PUBLIC COMMENT

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

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

Please follow these guidelines for public comment:

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

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



Agenda Date:	June 19, 2017
Action Required:	Approval and Appropriation
Presenter:	Riaan Anthony, Parks and Recreation Management Specialist
Staff Contacts:	Riaan Anthony, Parks and Recreation Management Specialist
Title:	Virginia Department of Health Special Nutrition Program Summer Food Service Program - \$90,000

Background:

The City of Charlottesville, through the Parks and Recreation Department, has received approval for reimbursement of up to \$90,000 from the Virginia Department of Health Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs.

Discussion:

Charlottesville Parks and Recreation will run six Summer Camp programs throughout the City of Charlottesville. These sites serve children in Pre K-10th grades, for eight weeks during the summer, June 19-August 11. Various activities are planned from 9:00am-4:00pm, Monday through Friday. The Virginia Department of Health Special Nutrition Program provides free, nutritious breakfast and lunch for these children. Most of the children are served receive free or reduced meals during the school year. Over 600 children were enrolled in Summer Camps last year.

The \$90,000 appropriation covers the cost of the food and administration of the summer food service program. The lunches are purchased through the City of Charlottesville School Food Service. The Parks and Recreation Department pays the bills to the City of Charlottesville Food Service and is then reimbursed by the Virginia Department of Health Special Nutrition Programs.

Alignment with City Council's Vision and Strategic Plan:

Approval of this agenda item aligns directly with Council's vision for Charlottesville to be America's Healthiest City and it contributes to Goal 2 of the Strategic Plan to be a safe, equitable, thriving, and beautiful community. Children will receive nutritious breakfast, lunch and/or dinner, hopefully replacing a meal that did not exist or providing a healthier balanced option for them.

Community Engagement:

N/A

Budgetary Impact:

This has no impact on the General Fund. The funds will be expensed and reimbursed to a Grants Fund.

Recommendation:

Staff recommends approval and appropriation of funds

Alternatives:

If money is not appropriated, the free breakfast and lunch program will not be offered to youth, most of whom receive free or reduced meals during the school year.

Attachments:

Appropriation

APPROPRIATION

**Virginia Department of Health Special Nutrition Program
Summer Food Service Program
\$90,000**

WHEREAS, the City of Charlottesville, through Parks and Recreation, has received approval for reimbursement up to \$90,000 from the Virginia Department of Health Special Nutrition Program to provide free breakfast and lunch to children attending summer camp programs; and

WHEREAS, the grant award covers the period from period June 1, 2017 through October 31, 2017.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$90,000, received from the Virginia Department of Health Special Nutrition Program, is hereby appropriated in the following manner:

Revenue – \$90,000

Fund: 209 Internal Order: 1900282 G/L Account: 430120

Expenditures - \$90,000

Fund: 209 Internal Order: 1900282 G/L Account: 530670

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$105,000 from the Virginia Department of Health Special Nutrition Program.

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



Agenda Date:	June 19, 2017
Action Required:	Approval of Appropriation
Staff Contacts:	Stacy Pethia, Housing Program Coordinator
Presenter:	Stacy Pethia, Housing Program Coordinator
Title:	Appropriation of Funds - \$23,312.37 to the Charlottesville Affordable Housing Fund for repayment of BXBC rehabilitation loan (CP-084)

Background:

The City has received funds that need to be appropriated.

The City issued a \$28,087.20 substantial rehab loan, through the Block by Block Charlottesville 10th & Page program, on June 25, 2013 to Lutticia Wilhite, 513 11th Street, NW. The loan term was for 15 years, with 1/15 of the loan amount forgiven each year. The terms of the loan included a 3 percent administrative fee to be applied if Mrs. Wilhite sold the property prior to the expiration of the loan term. Mrs. Wilhite is now selling the property. On May 31, 2017, the City received a check in the amount of \$23,312.37 to satisfy the remaining balance of the loan (\$22,469.69), as well as an administrative fee equal to \$842.61 (3 percent of original loan amount).

Discussion:

The loan satisfaction payment received from Mrs. Wilhite meets the terms of loan agreement and needs to be appropriated to the Charlottesville Affordable Housing Fund (CP-084).

Community Engagement:

There has been no direct community engagement on this issue, as the payment received from Mrs. Wilhite was made to satisfy the remaining balance of her June 25, 2013 substantial rehabilitation loan.

Alignment with City Council Vision and Strategic Plan:

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

Budgetary Impact:

The appropriated funds will increase the overall budget of the Charlottesville Affordable Housing Fund, and the amount of funds available for distribution from that fund.

Recommendation

Staff recommends approval of the appropriation.

Alternatives:

There is no alternative for appropriation of the funds, as these funds must be returned to their original source.

Attachments:

N/A

APPROPRIATION
Charlottesville Affordable Housing Fund
Lutticia Wilhite Substantial Rehab Loan Payoff -- \$23,312.37

WHEREAS, the City of Charlottesville has received funding from the payoff of the Lutticia Wilhite Deed of Trust (\$23,312.37); and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$23,312.37 be received as payment from Lutticia Wilhite, and appropriated as follows:

Revenues:

\$23,312.37	Fund: 426	Project: CP-084	G/L Code: 451160
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Expenditures:

\$23,312.37	Fund: 426	Project: CP-084	G/L Code: 599999
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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	July 5, 2017
Action Required:	Appropriation
Presenter:	Alex Ikefuna, Director, NDS
Staff Contacts:	Alex Ikefuna, NDS Director
Title:	Strategic Investment Area Form-Based Code - \$228,000

Background:

On December 19, 2016, City Council approved a resolution to procure a consultant to assist with the development of a Form-Based Code (F.B.C.) to implement Phase I of the Strategic Investment Area Plan (SIA). The Resolution also indicated that the City Council “is willing to authorize a budget for such services up to \$228,000.”

Discussion:

Staff prepared and published a Request for Proposal (Form-Based Code/17-67) to solicit the services of a Form-Based Code firm to assist with the development of the F.B.C. Three proposals were received from Form Based Code Institute, Torti Gallas and Code Studio. The Form Based Code Institute was selected for the project due to the comprehensiveness of their proposal, citizen engagement plan strategy, support for adoption process, and training component. The fee for the project is approximately \$200,000; however, we are requesting for all of the authorized \$228,000 due to other expenses not part of the proposed fee. Those include citizen engagement professional to facilitate the kick-off community meeting, charrette expenses, etc.

Alignment with Council Vision Areas and Strategic Plan:

As this project is associated with the Small Area Plan implementation and Comprehensive Plan, all aspects of the Council Vision are addressed in one way or another. It also contributes to Goal 5 of the Strategic Plan, A well-managed and responsive organization and Objective 5.4, Foster effective community engagement.

Community Engagement:

There was no formal community engagement process for the consultant selection process; however, the Selection Committee included a combination of City staff, representatives from the developer

community, Public Housing Association of Residents (PHAR), Charlottesville Redevelopment and Housing Authority (C.R.H.A.), Piedmont Housing Alliance/Friendship Court, Belmont-Carlton Neighborhood Association, Ridge Street Neighborhood Association, North Downtown Neighborhood Association, Locust Avenue Neighborhood Association and Downtown Business Association. Additionally, more community engagement process will occur as part of the overall Form-Based Code development.

Budgetary Impact:

The funds will be transferred from previously appropriated funding in the Capital Improvement Program Contingency account to the SIA Form-Based Code project account.

Recommendation:

Staff recommends approval of this appropriation.

Alternatives:

N/A

Attachments:

Authorizing Resolution approved December 19, 2016

Appropriation

RESOLUTION
APPROVING THE PROCURMENT OF A CONSULTANT TO ASSIST WITH THE
DEVELOPMENT OF A FORM-BASED ZONING CODE TO IMPLEMENT PHASE I OF
THE STRATEGIC INVESTMENT AREA PLAN

WHEREAS, this Council has determined that the City would benefit from having professional planning assistance for the development of a form-based code to implement Phase I of the Strategic Investment Area Plan; and

WHEREAS, City Council is willing to authorize a budget for such services of up to \$228,000; now, therefore,

BE IT RESOLVED that Council authorizes staff to take all actions necessary to procure the services of a consultant within the budget authorized by this resolution.

Approved by Council
December 19, 2016



Clerk of Council

APPROPRIATION

Strategic Investment Area Form-Based Code - \$228,000

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the funding for the Strategic Investment Area Form-Based Code project is hereby transferred in the following manner:

Transfer From;

\$228,000 *Fund: 426* *WBS: CP-080* *G/L Account: 599999*

Transfer To

\$228,000 *Fund: 426* *WBS: P-00947* *G/L Account: 599999*

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



Agenda Date:	July 5, 2017
Action Required:	Approval of Resolution
Presenter:	Paul Oberdorfer, Public Works Director
Staff Contacts:	Maurice Jones, City Manager S. Craig Brown, City Attorney
Title:	RSWA/Albemarle County/City – McIntire Recycling Center Hours of Operation

Background: Last year the City of Charlottesville (City) agreed to extend its funding for the McIntire Recycling Center (MRC) for one year (until June 30, 2017) and Council is expected to consider another one year extension in July. This would allow Albemarle County (County) time to decide on its long term solid waste management strategy. The Rivanna Solid Waste Authority (RSWA) has asked the City to extend the expiration date of the Agreement to June 30, 2018. The County Solid Waste Alternatives Advisory Committee (Committee) was established by the County Board of Supervisors (Board) at its March 2, 2016 meeting as a standing advisory committee. The Committee is charged with developing policies for consideration by the Board related to waste and litter reduction, materials reuse, recycling and composting, greenhouse gas reduction, and waste disposal. Policy recommendations are to be supported by evaluations of budgetary and environmental impacts. The Committee delivered its first semi-annual general update to the Board on February 1, 2017 and will provide specific policy recommendations as they are developed. City staff attends the Committee meetings to engage with stakeholders.

Discussion: Councilor Galvin has brought forward the proposed optional operating hours to Council. While the County has recommended Option #3 at the June 7, 2017 Board of Supervisors Meeting, there are several options for Council to consider regarding expanded hours for the McIntire Recycling Center. The Committee has investigated the expansion of operating hours at the McIntire Recycling Center to better serve the public. The Committee notes that usage of the Center has decreased between the years 2007 and 2016 and suggests several reasons for this reduction. The Committee also notes that a recent survey of users of the Center indicates a widespread interest in expanded operational hours.

The Committee communicated its consideration of expanded hours to management at the RSWA, the operator of the McIntire Recycle Center. The RSWA provided costs for existing hours and for two expanded-hour options.

The Committee recommends expanding the hours of operation during Daylight Savings Time on open days and increasing the total number of days open by adding Monday to the schedule.

This recommendation is to authorize an increase in the operating days and hours of the MRC. The proposed operating schedule will include the following schedule changes:

- Monday will be added as a day the MRC is open. The MRC is currently closed on Monday and Tuesday.
- Operating hours will increase from 40 to 60 hours per week during Daylight Savings Time (March – November).
- Operating hours will increase from 40 to 54 hours per week during Eastern Standard Time (winter).

The additional cost to add one day and additional hours is estimated to be \$19,200 per year.

The Committee recommended extended and more consistent hours for the MRC as a means to better serve the public. This recommendation was supported by the Albemarle County Board of Supervisors and will be considered by the Charlottesville City Council on July 5, 2017. The County (70%) and the City (30%) share the expenses of the MRC and Paper Sort recycling facilities.

Alignment with Council Vision Areas and Strategic Plan: Vision of Charlottesville as a “Green City” which encourages recycling.

Community Engagement: Albemarle County has a citizen committee which is working on this issue. City staff participate in these meetings.

Budgetary Impact: Sufficient funding is available in the proposed FY18 budget.

Recommendation: Approve extension of the agreement.

Alternatives: Discontinue funding for the McIntire Recycling Center.

Attachments:

1. Recommendation Memo from the Solid Waste Alternatives Advisory Committee
2. Survey of McIntire Recycling Users, January 2017
3. Options for the operation of McIntire Recycling Center prepared for the Committee by the RSWA
4. Information on the history and usage of McIntire Recycling Center from 2007 to 2016
5. Councilor Galvin June 19, 2017 Email to William Mawyer, P.E., RSWA Executive Director – McIntire hours
6. Board Meeting Agenda for June 7, 2017

RESOLUTION
Approval of McIntire Recycling Center Hours of Operation

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that the proposed expanded McIntire Recycling Center (MRC) operating hours are approved:

- Monday will be added as a day the MRC is open.
- Operating hours will increase from 40 to 60 hours per week during Daylight Savings Time (March – November).
- Operating hours will increase from 40 to 54 hours per week during Eastern Standard Time (winter).

Solid Waste Alternatives Advisory Committee

June 2017

Policy Recommendation of the Solid Waste Alternatives Advisory Committee (SWAAC)

Committee Members: Teddy Hamilton (Chair), Jesse Warren (Vice-Chair), Peggy Gilges (Secretary), Paul Grady, Chuck Riegle, Andrea Bostrom, one position vacant
Liz Palmer and Norman Dill – BOS Liaisons

In October 2015, the Long Range Solid Waste Solutions Advisory Committee included, as one of the recommendations in their final report, that Albemarle County provide RSWA an appropriation increase to expand daily hours of operation at McIntire Recycling Center and Ivy MUC. The current Solid Waste Alternatives Advisory Committee (the Committee) has been investigating the feasibility of implementing the McIntire Recycling Center recommendation over the last several months. This investigation has looked at the historic and current schedule for the facility, as well as the various events that have impacted, in one way or another, the use of the facility. Additionally, the Committee asked the RSWA to attend a meeting to discuss the possibilities of extending operational hours as well as expanding the types of materials received (batteries, for example). The RSWA subsequently ran an onsite survey for one week in January at McIntire Recycling Center.

The historical timeline for McIntire Recycling Center, from 2007 to 2016, demonstrates a reduction, over the decade, of recyclable materials turned in at the facility. This reduction is due to a number of factors, including the opening of a materials recovery facility or MRF (specifically, a “dirty MRF”) in Troy, VA that is used by several local haulers. In particular, the use of the dirty MRF by local haulers has led to a decline in active recycling as a result of misinformation regarding the level of recycling that is achieved by the “all in one bin” waste pickup, where all waste and recyclable materials are collected in a single container and separation only occurs at the MRF. Low levels of recycling can be achieved in this system, but a misconception exists within our community that much higher levels of recycling are achieved through the use of technology. Other significant factors include the onset of the recession in 2009 that led to the closure of McIntire on Mondays and a reduction in hours on other days, and the implementation of curbside recycling pickup within the City of Charlottesville in 2014.

Despite the reduction over time in recycling materials turned in at McIntire, the results of the survey in January 2017 indicate that over twelve hundred vehicles visited the facility during the week, and 78% of the respondents were supportive of expanding operational hours. It is noteworthy that nearly a third of the visitors to McIntire Recycling Center were city residents.

The Committee supports both expanding hours during the Daylight Savings Time period on the days that McIntire is open, which is estimated to cost an additional \$9,400, and increasing

the number of days McIntire is open by adding Monday to the facility's operational schedule, which is estimated to cost an additional \$9,800. The estimated combined cost of these recommended changes is \$19,200.

Critical to the expansion of the operating schedule is the dissemination of this new schedule to the public via City and County information outlets, as well as every standard news outlet format. The announcement can also include information on the composting opportunity that is now available at McIntire and which currently receives over 2 tons per month of compost material. The announcement of the expanded hours and/or additional day needs to be made well ahead of the actual schedule change so that the public is aware and can utilize the greater access and flexibility starting with the first day of the new schedule. At such time as lighting can be improved at the facility, then the possibility of expanding hours year-round could be assessed.

Attachments:

- Survey of McIntire Recycling Users, January 2017
- Options for the operation of McIntire Recycling Center prepared for the Committee by the RSWA
- Information on the history and usage of McIntire Recycling Center from 2007 to 2016

We conducted our annual survey at McIntire Recycle Center from Wednesday, January 18, 2017 to Sunday, January 22, 2017. This was a complete 40 hour week of asking each customer if they are from Albemarle County or the City of Charlottesville. They were also asked what frequency they use the facility, and if RSWA was to extend the facilities hours, would morning or evening hours be more convenient. Customer totals for the week:

	Number of Vehicles			
	City	County	Other	Total
Wednesday, January 18, 2017	80	237	3	320
Thursday, January 19, 2017	79	175	2	256
Friday, January 20, 2017	55	117	2	174
Saturday, January 21, 2017	69	248	4	321
Sunday, January 22, 2017	78	127	1	206
Total for Week	361	904	12	1277
	28%	71%	1%	

Frequency of Visit		
Daily	Weekly	Monthly
2	244	74
1	171	84
1	139	34
2	238	81
1	158	47
7	950	320
1%	74%	25%

	Morning	Evening	Same hrs.
Wednesday, January 18, 2017	118	120	82
Thursday, January 19, 2017	76	122	58
Friday, January 20, 2017	65	58	51
Saturday, January 21, 2017	105	161	55
Sunday, January 22, 2017	60	105	41
Total for Week	424	566	287
	33%	44%	22%

Fluvanna County=3
 Nelson County=3
 Greene County=1
 Buckingham County=1
 Waynesboro=1
 Louisa=1
 Orange=1
 Patrick=1

Option for the Operation of the McIntire Recycling Center

Current Hours

CENTER HOURS:

WED-FRI	8:30-5:30
SAT	9:30-5:30
SUN	12:30-5:30

WORK HRS:

27
8
5

TOTAL HRS: 40

\$780/wk x 52 weeks = \$40,600/year

TOTAL: \$ 40,600.00

Option #2: Extended Hours During Daylight Savings' Months plus Consistent Hours

DAYLIGHT SAVINGS' HOURS (March-Nov):

WED-FRI	8:30-6:30
SAT	8:30-6:30
SUN	8:30-6:30

WORK HRS:

30
10
10

TOTAL HRS: 50

WINTER HOURS:

WED-FRI	8:30-5:30
SAT	8:30-5:30
SUN	8:30-5:30

27
9
9

TOTAL HRS: 45

\$976/wk x 34 weeks and \$927.20 x 18 weeks = \$49,874

TOTAL: \$ 50,000.00

Option #3: Option #2 Plus Open on Monday

DAYLIGHT SAVINGS' HOURS (March-Nov):

WED-FRI	8:30-6:30	30	
SAT	8:30-6:30	10	
SUN	8:30-6:30	10	
MON	8:30-6:30	10	
		TOTAL HRS	60

WINTER HOURS:

WED-FRI	8:30-5:30	27	
SAT	8:30-5:30	9	
SUN	8:30-5:30	9	
MON	8:30-5:30	9	
		TOTAL HRS	54

TOTAL: \$ 59,800.00

Additional Hrs = \$9,800

Note: HOLIDAYS CLOSED/ 4 TOTAL: Easter, New Years, Christmas, July 4th

RIVANNA SOLID WASTE AUTHORITY

Waste Tonnes Diverted for Reuse or Recycling
Last Ten Fiscal Years

Table 4

	Fiscal Years Ended June 30,									
	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Cardboard (corrugated)	459	278	279	358	359	482	482	769	865	818
Newspaper, magazines, catalogs	512	524	640	782	765	858	1,150	1,590	1,945	2,323
Mixed paper and phone books	214	212	265	214	258	228	412	702	732	763
File stock (office paper)	125	125	164	192	172	220	288	345	323	428
Glass ***	191	219	249	398	357	413	684	895	825	685
Metal cans	32	30	34	47	55	41	100	111	93	89
Plastic	82	95	98	69	82	81	160	135	170	170
	<u>1,615</u>	<u>1,483</u>	<u>1,729</u>	<u>2,060</u>	<u>2,048</u>	<u>2,323</u>	<u>3,276</u>	<u>4,547</u>	<u>4,953</u>	<u>5,277</u>

Note:

*** Glass includes glass crushed and reused on roads at Ivy MUC for FY 2012 and prior years.

Close McInire on
~~Fri~~ Mondays

MEMORANDUM

**TO: RIVANNA SOLID WASTE AUTHORITY
BOARD OF DIRECTORS**

FROM: THOMAS L. FREDERICK, EXECUTIVE DIRECTOR

**SUBJECT: PUBLIC HEARING AND ADOPTION OF FISCAL YEAR 2010
OPERATING BUDGET**

DATE: MAY 18, 2009

On April 27, 2009 the Board of Directors received a submitted budget for the Rivanna Solid Waste Authority for FY 2010 and adopted a preliminary resolution calling for a public hearing on May 18, 2009. The proposed rate schedule for FY 2010 was advertised after the April Board Meeting. The Chairman should provide for a public hearing to be held at today's meeting to receive public comment before any action is taken by the Board on the proposed budget. Please note that the proposed rate schedule for FY 2010 is the same as current rates – no changes are proposed.

A copy of the currently proposed budget is attached and is the same as was submitted last month. A summary of some of the highlights of the budget presented last month are as follows:

- o Lower revenues are forecasted in FY 2010 compared to FY 2009, reflecting reduction of solid waste tonnages in the current economic climate as well as lower market prices for recyclables.
- o Closed Ivy Landfill bio-remediation and odor control maintains top priority, but pre-treatment of Cell 3 leachate and construction of a force main are no longer found necessary and have been cancelled from five-year plan.
- o Recognizing current economic conditions, the fee schedule for FY 2010 is proposed to remain the same as FY 2009.
- o No merit pay for employees is provided.
- o No full-time positions have been eliminated and none added, but most temporary labor for recycling is being eliminated. Current employee turnover is very low, but future vacancies will require significant management scrutiny and some vacancies may not be immediately re-filled.
- o Maintenance service for recycling program equipment will be assisted more by Ivy personnel, reducing outsourcing.
- o The special HHW collection will be cut next year from twice per year to only once next year in the fall.
- o Ivy personnel will assume greater operation of Cell 3 leachate pumping from gas wells, and greater operation of the Soil Vapor Extraction system, reducing outsourcing. RSWA will also contract to haul biosolids for RWSA to provide a new revenue source for RSWA while also reducing RWSA costs.

- It is proposed that the Paper Sort reduce daily hours and close for all recognized Rivanna holidays next year to eliminate all scheduled overtime, and it is proposed next year that both the Paper Sort and the McIntire Recycling Center be closed on Mondays. Other than closing on Mondays, which is historically McIntire's slowest day of the week, McIntire will retain its current operating hours for public convenience.

Board Action Recommended:

It is respectfully recommended, following a public hearing and consideration of public comment, that the Board of Directors adopt an operating budget for FY 2010 and the attached resolution approving a schedule of solid waste tipping and other fees for FY 2010.

Attachments

*Close McIntire on Tuesday
and reduce hours to 40*

MEMORANDUM

**TO: RIVANNA SOLID WASTE AUTHORITY
BOARD OF DIRECTORS**

FROM: THOMAS L. FREDERICK, EXECUTIVE DIRECTOR

**SUBJECT: INTRODUCTION OF FISCAL YEAR 2010-11 OPERATING BUDGET
AND CALL FOR PUBLIC HEARING**

DATE: MAY 25, 2010

Enclosed you will find a copy of the staff's proposed operating budget for the Rivanna Solid Waste Authority for Fiscal Year 2011. This memorandum highlights some of the key features of this budget.

This budget comes at a time when major changes are occurring regarding how solid waste services are provided in our community. Trends in the use of Ivy and McIntire facilities have progressively declined over the past several years, with a significant acceleration of such decline in recent months, and new privately operated material recovery facilities have opened in Zion Crossroads within recent months that are attracting most of the solid waste hauling companies. Because the bulk of fee revenue in solid waste operations comes from hauling companies, revenues are less and previous economies-of-scale that enabled free public services are being lost. However, Ivy is still very important to many "self-haulers", particularly from rural areas, and other popular or important programs to the community include the McIntire Recycling Center, clean fill, vegetative waste, appliances, and household hazardous waste programs.

Within the past few months the Authority solicited proposals to privatize its services. No proposals responsive to the terms of the solicitation were received, but we did receive helpful feedback among the five companies who were interested. Among the feedback were conclusions that the services offered at Ivy, while they may have value as a public service, were not profitable in today's market. It was also recognized that the Authority is efficient and effective in the services the County and City have asked the Authority to provide.

In recent weeks the Authority has been in frequent communication with the County and City to understand next year's financial and service goals for the programs being provided by the Authority, and has shaped the presently proposed budget around many of these goals. There is clear interest in avoiding program eliminations that may increase littering, and a desire to maintain services that are not being provided through the private sector. There is also a desire to limit local government financial participation. In today's market these goals are especially challenging, but the Authority staff has developed and proposed a budget that comes as close as we can to attempt to "fit" these goals. In addition, we understand there is a strong interest in obtaining public feedback over the coming weeks to help the County and City understand the extent to which the programs assigned to the Authority remain of interest in the community.

Some specific highlights of the proposed budget are summarized below:

- Recognizing current economic conditions, most of the fee schedule for FY 2011 will remain the same as FY 2010, but there are a few targeted fee increases, to include tires, appliances, delivery/hauling charges, and stickers for "tag bag".
- 4.5 employee positions are being eliminated; three of these positions are presently accounted for through a vacancy, a retirement, and a recent transfer to a vacant RWSA position. It may become necessary for a reduction-in-force to provide the remaining reduction in labor.
- No merit pay for employees is provided.
- The Ivy Materials Utilization Center hours are being reduced from six days to five days, closing on Mondays and all scheduled holidays next year, to reduce labor and overtime costs.
- The McIntire Recycling Center hours are being reduced to five days and 40 hours a week. The Center is presently closed on Mondays; it is proposed beginning in July to close on Mondays and Tuesdays, operate 8.5 hours Wednesday through Saturday, and 6 hours on Sunday.
- Due to costs, it is proposed RSWA discontinue the regular acceptance of paint at Ivy, and discontinue the regular acceptance of fluorescent bulbs, CFLs, and batteries at both Ivy and McIntire. These programs have been offered for free to households. Acceptance of these materials will still be made available through HHW special collections, of which one is proposed in the spring of 2011.
- The budgeted level of local government support for the solid waste programs next year is \$384,745. We are anticipating further discussions by the County and City on this issue within the next month.
- Ivy remediation programs will continue next year with minimal changes.

It is fully recognized that further discussions, both within the next month, and in the months beyond, are necessary to determine how solid waste services will be provided in the future, particularly within Albemarle County. Public participation will be a vital part of these discussions, and the RSWA staff looks forward to assisting the local governments in identifying what is best for the citizens. Among the options considered, Albemarle County may need to take a lead role to consider assuming programs they wish to retain for their citizens that are limited in use by the City. I also ask as these discussions take place that both the County and City recognize the very valuable services and hard work that the RSWA employees have been recognized as providing to this community over many years.

A preliminary rate resolution is attached which calls for the publishing of the proposed rates and a call for a public hearing on the proposed budget.

Board Action Recommended:

It is recommended that the Board of Directors receive this proposed budget and preliminary rate schedule for further consideration and call for a public hearing at the June 22, 2010 Board Meeting by adopting the attached resolution. Action to adopt the budget, with or without amendments, may follow the closing of the public hearing.



WEDNESDAY, APRIL 26, 2017

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Future of McIntire Recycling Center uncertain

Charlottesville Tomorrow | Friday, August 27, 2010 at 1:01 a.m.

By Sean Tubbs
Charlottesville Tomorrow
Friday, August 27, 2010

DailyProgress.com
This story also appears
in today's newspaper

The Rivanna Solid Waste Authority has amended the agreement by which Albemarle County and Charlottesville will pay for the continued operation of the McIntire Recycling Center and the Ivy Materials Utilization Center. Included in the new agreement is a provision that neither locality is required to keep paying after Dec. 31.

The RSWA's executive director, Thomas L. Frederick Jr., said in an interview that he cannot rule out the closure of both facilities.

"We have to know what the revenue sources will be to continue the programs," Frederick said.



To save money, the RSWA cut back hours at the recycling center and stopped accepting hazardous materials such as paint, batteries and compact fluorescent bulbs.

Frederick told the RSWA board at its meeting Tuesday that there has been a substantial increase in complaints related to the cutback in services. The RSWA will offer a one-day collection of hazardous materials next spring, but many board members expressed concern that is not a long-term solution for a community that has grown accustomed to disposing materials safely.

"It's an issue that all communities are dealing with," said Judy Mueller, the city's director of public works. "There's no magic answer that anyone's come up with."

"Hazardous materials are very expensive because there are rigorous federal regulations that have to be complied with," Frederick said. He added that the nearest landfill permitted to handle such materials is in South Carolina.

The RSWA has traditionally funded operations through the sale of recycled materials collected at McIntire and tipping fees made by trash trucks that use the Ivy facility. However, tonnage received at Ivy has reduced dramatically in the past several years as haulers have chosen to use other, private facilities.

In fiscal year 2005, 105,593 tons of municipal solid waste and other items passed through the Ivy facility. In FY2009, that number had dropped to 69,636 tons.

"In years prior, the RSWA was charging a higher tipping fee at the Ivy transfer station and had rights to control customers from Albemarle and Charlottesville at BFI's transfer station," Frederick said. The surplus went toward funding public services such as the McIntire Recycling Center.

In 2007, the city and county signed the local support agreement to address the RSWA's ongoing operating deficits. The RSWA board also directed Frederick to lower the fees at Ivy because private facilities, such as the one operated by van der Linde Recycling at Zion Crossroads, could provide the service at a lower rate, in part because they do not have to subsidize the free recycling services offered to the public.

In June, the RSWA board passed a \$2 million budget for fiscal year 2011, a 47.5 percent decrease from the previous year. Under the new terms of the agreement approved Tuesday, the county is now responsible for paying 85 percent of the cost of continued operations at the Ivy facility and 67 percent of the cost of running the McIntire Recycling Center with the city picking up the balance, 15 percent and 33 percent, respectively. The percentages represent the approximate split by which residents of each jurisdiction use RSWA services.

"My sense of [the City Council] is that we're interested in exploring continuing to be part of the recycling center at McIntire," Councilor David Brown said. However, Brown added the city had no reason to continue contributing to the Ivy facility.

In addition to the Ivy and McIntire centers, the RSWA also administers the environmental remediation at the now closed Ivy Landfill. The University of Virginia also contributes to the landfill cleanup. The city, county and UVa are expected to pay \$875,480 on the cleanup this year. That direct contribution to the RSWA is governed by a separate 2005 memorandum of understanding, which would continue in effect even if the city ended its support for the RSWA's other activities next year.

Click for more information

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Charlottesville



68°

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McIntire Recycling Center Closed on Mondays

Posted: Apr 28, 2009 4:55 PM EDT
Updated: May 12, 2009 3:49 AM EDT

People who recycle at the McIntire Road Recycling Center in Charlottesville will soon have one less day to drop off their recycling.

Starting June 1, the center will be closed on Mondays, and so will the paper sorting facility where all the recycled goods is transported.

The Rivanna Solid Waste Authority runs the center and officials say it has to cut its operational expenses by more than 17 percent.

The recycling center is just one victim of the cost-cutting—its profits have declined since October because the recycling market is down.

"We're no different than Wall Street. When Wall Street hurts, recycling hurts," says the center's manager Bruce Edmonds. "Whether you're at Seven Dragons in Shanghai, the largest paper mill in the entire world, or you're at Cycle Systems in Roanoke collecting metal, the economy's decline has even reached down to what we're able to sell these commodities for."

Edmonds says nearly 4,000 people recycle at McIntire Road every week. Starting June 1, the people who come on Mondays will have to find another time.

"By only closing on Mondays we are limiting the disruption to our recycling community and maintaining all our programs currently, which is a win-win for Charlottesville and for Rivanna," Edmonds says.

"We're aware that a lot of people use the facility on weekends," says Tom Frederick of the Rivanna Solid Waste Authority. "Monday historically tends to be a little slower than the other days of the week," he says.

Even though it's limited, it will certainly impact some recyclers.

"It won't affect me personally because I'm retired and so I can vary the day that I come, but I'm sure that it probably will affect some people," says recycler Paul Hunter. He and his wife come to the McIntire Road Recycling Center twice a month.

Hunter hopes the Monday closing doesn't discourage people from bringing their carloads in.

"Myself, I'm an avid recycler, I've recycled long before I moved here, which was 20 years ago. I would hate to see that impact any people recycling, because I think our landfills are a real problem and we need to be recycling as much as we can," Hunter says.

The recycling center will be open for its regular hours Tuesdays through Sundays.

For now, those days won't be affected at all by the change, they'll just be a little more crowded.

Reported by Tracy Clemens

[See Bio](#) / [Email](#)

Dawkins, Sarah

From: Jones, Maurice
Sent: Tuesday, June 20, 2017 10:13 AM
To: Oberdorfer, Paul
Subject: FW: McIntire hours
Attachments: Extended Hours Options for SWAC 4.4.17.pdf; ATT00001.htm

Sent with Good (www.good.com)

From: Jones, Maurice
Sent: Tuesday, June 20, 2017 10:12:39 AM
To: Ikefuna, Alexander
Cc: Rice, Paige
Subject: FW: McIntire hours

Sent with Good (www.good.com)

From: Galvin, Kathy
Sent: Monday, June 19, 2017 4:08:34 PM
To: Council
Cc: Jones, Maurice; Rice, Paige; Beauregard, Leslie; Kathleen M. Galvin
Subject: Fwd: McIntire hours

Colleagues,

I will be bringing up expanding the hours at McIntire recycling tonight under other business. Thanks!

Kathy
Kathleen M. Galvin, AIA
Charlottesville City Councilor

Begin forwarded message:

From: Bill Mawyer <BMawyer@rivanna.org>
Date: June 19, 2017 at 3:07:07 PM EDT
To: Kathy Galvin <kgalvin@charlottesville.org>
Cc: Lonnie Wood <lwood@rivanna.org>, "Dr. Liz Palmer" <lpalmer@albemarle.org>, Teri Kent <tkent@rivanna.org>
Subject: RE: McIntire hours

Kathy,

Your email below is correct. Liz has asked us to put a proposal on the June RSWA agenda to approve expansion of the McIntire hours for an estimated additional cost of \$19,200 per year. The additional hours are shown by the attachment (Option 3).

We can cover the cost within our current RSWA recycling budget, but understand that we bill the City (30 %) and County (70%) for all actual recycling costs at the McIntire and Paper Sort facilities. So assuming the additional \$19,200 is incurred, the cost will be billed to the City and County and the total annual cost will increase unless other recycling expenses are less than estimated.

Please let me know if you have any questions.

Thanks, and yes, I had a terrific Father's Day with the family (golf and dinner). Thank you for asking.

Bill Mawyer
Executive Director
Rivanna Authorities
695 Moores Creek Lane
Charlottesville, Va 22902
bmawyer@rivanna.org
434-977-2970 ext. 103

From: Galvin, Kathy [<mailto:kgalvin@charlottesville.org>]
Sent: Monday, June 19, 2017 11:33 AM
To: Bill Mawyer <BMawyer@rivanna.org>
Subject: McIntire hours

Hello Bill,

I hope you had a nice Father's Day! It is my understanding that the county's Solid Waste committee's recommended expansion of the hours at the McIntire recycling center and that the Albemarle BOS approved doing so at their June 7th meeting. At that time, the assumption was that the cost will be covered 70% by the County and 30% by the City and this can be covered within the current RWSA budget. Could you please confirm that this is in fact the case? Many thanks.

Best,
Kathy
Kathleen M. Galvin, AIA
Charlottesville City Councilor



Albemarle County

Meeting Agenda Board of Supervisors

Supervisor, Rivanna District Norman G. Dill
Supervisor, White Hall District Ann H. Mallek
Supervisor, Jack Jouett District Diantha H. McKeel
Supervisor, Samuel Miller District Liz A. Palmer
Supervisor, Scottsville District Rick Randolph
Supervisor, Rio District Brad L. Sheffield
Interim County Executive, Douglas C. Walker
Clerk, Claudette K. Borgersen

Wednesday, June 7, 2017

9:00 AM

Lane Auditorium

1. Call to Order.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Adoption of Final Agenda.
5. Brief Announcements by Board Members.
6. Recognitions:
 - 6.1. [17-357](#) Resolution of Appreciation for David Bass
7. From the Public: Matters Not Listed for Public Hearing on the Agenda.
8. Consent Agenda (on next sheet)

9:30 a.m. - Action Item:

9. [17-371](#) City/County MOU Update
Lee Catlin, Assistant County Executive

10:00 a.m. - Presentations:

10. [17-403](#) Board-to-Board, May 2017, A monthly report from the Albemarle County School Board to the Albemarle County Board of Supervisors.
Kate Acuff, Chair, School Board

11. [17-404](#) Community Health Improvement Plan.
Denise Bonds, Director, Thomas Jefferson Health District
12. [17-405](#) Hydraulic Area Project Advisory Panel Update.
Mark Graham, Director, Community Development
13. [17-406](#) Transformational Initiatives Update.
Bill Letteri, Deputy County

14. 12:00 p.m. - Closed Meeting.

15. Certify Closed Meeting.

16. Boards and Commissions:

- 16.1. [17-402](#) Vacancies and Appointments.
Travis Morris

1:00 p.m.

17. From the Public: Matters Not Listed for Public Hearing on the Agenda.

Public Hearings:

18. [17-378](#) FY 2018 Appropriations and On-going Funding of Multi-Year Capital Projects
Lori Allshouse, Director, Office of Management and Budget
19. [17-391](#) Ordinance to amend County Code Chapter 4, Animals and Fowl
John Blair, Deputy County Attorney
20. [17-375](#) Compensation of Board of Supervisors
Greg Kamptner

21. From the Board: Committee Reports and Matters Not Listed on the Agenda.

22. From the County Executive: Report on Matters Not Listed on the Agenda.

23. Closed Meeting. (if needed)

24. Adjourn to June 14, 2017, 4:00 p.m., Lane Auditorium.

CONSENT AGENDA**8. FOR APPROVAL (by recorded vote):**

- 8.1. [17-380](#) FY 2017 Appropriations
Lori Allshouse
- 8.2. [17-260](#) Wireless Service Authority Draft Resolution and Articles of Incorporation
Mike Culp
- 8.3. [17-385](#) Business License Ordinance Amendments (Chapter 8)
Betty Burrell
- 8.4. [17-387](#) Tax Ordinance Amendments (Chapter 15)
Betty Burrell
- 8.5. [17-388](#) Memorandum of Understanding between the County and the Economic Development Authority
Greg Kamptner
- 8.6. [17-379](#) Virginia Department of Health (VDH) Lease Amendment
- 8.7. [17-328](#) Acquisition of Conservation Easements (ACE) Ranking Order for FY17 Applicant Pool
Ches Goodall
- 8.8. [17-383](#) Extension of deferral request for SP201400014 - Faith Temple Church (new sanctuary addition)
Christopher Perez
- 8.9. [17-392](#) Recommendation on Extended Hours at McIntire Recycling Center
Greg Harper
- 8.10. [17-400](#) Hollymead Towncenter - Meeting Street Phase II
- 8.11. [17-374](#) Timberwood Boulevard Phase I And Phase II

8. FOR INFORMATION (no vote necessary):

- 8.12. [17-382](#) County Grant Application/Award Report.
Holly Bittle
- 8.13. [17-269](#) Annual Report of Board of Zoning Appeals
Amelia McCulley

8.14. [17-396](#) Natural Heritage Committee Annual Report

David Hannah

Thank you for attending today's public hearing. During the 2017 Calendar Year, the Chair is Diantha H. McKeel.

During the time set aside for "Matters Not Listed for Public Hearing on the Agenda" at the beginning of each meeting, individuals will be allowed a three-minute time limit in which to speak, unless otherwise decided. A sign up sheet is provided for your name, address and magisterial district. If you are with a group of people, you may want to have a spokesperson present your position to the Board and have others in agreement recognized by standing. If there are an unusually large number of people present to speak under this item, the Board may need to limit the number of speakers it can hear at the beginning of the meeting or limit the time each person may speak.

During public hearings, the Board will try to hear everyone who wishes to speak on a subject (sign-up lists for speakers are used), but sometimes discussion has to be limited because of time constraints. If a previous speaker has stated your position, you may make that known by reference. Applicants are limited to a ten-minute presentation of their proposal and will be allowed a five-minute rebuttal at the close of the public hearing. Other speakers are limited to one appearance of three minutes. If additional time is required, it may be granted by consent of the Board for good cause, but such decision shall be at the sole discretion of the Board of Supervisors. The timekeeper will signal when your time is up. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

(Note: All comments are recorded):

Come forward to the speaker's podium and state your name and magisterial district (if you have an unusual spelling for your name, please spell it for the recorder);

Do not speak from your seat or out of turn;

Address comments directly to the Board as a whole;

State your position and give facts and other data to back it up;

If you represent a group or organization, you may ask others present to rise and be recognized;

Back-and-forth debate is prohibited;

The Board usually listens to all speakers before responding to questions asked on issues raised;

Give written statements and other supporting material to the Clerk (written comments are also welcome if you do not wish to speak);

The Chair may ask speakers to form a line in the interest of time;

Please hold all applause and other forms of approval or disapproval, as a courtesy to each speaker;

Please turn off all pagers and cellular telephones.

Clerk, Board of County Supervisors
401 McIntire Road
Charlottesville, Virginia
22902-4596

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



Agenda Date:	July 5, 2017
Action Required:	Yes (Authorize City Manager to Sign Agreement)
Presenter:	Paul Oberdorfer, Public Works Director
Staff Contacts:	Maurice Jones, City Manager S. Craig Brown, City Attorney
Title:	RSWA/Albemarle County/City - Local Government Support Agreement for Recycling Programs

Background: The County of Albemarle (County), the City of Charlottesville (City), and the Rivanna Solid Waste Authority (RSWA) entered into an Agreement dated August 23, 2011, providing the terms of the County's and City's shared financial support for, and the RSWA's operation of, recycling services at the McIntire Road Recycling Center (McIntire). There have been five (5) amendments to this agreement to extend the term of the agreement. The current agreement amendment, Amendment No. 5, expires on June 30, 2017. The attached Amendment No. 6 to the Local Government Support Agreement for Recycling Services (Attachment 1) is an additional extension of services through June 30, 2018.

Discussion: The Amendment No. 6 to the Local Government Support Agreement for Recycling Services (Attachment 1) continues the current funding arrangement and services at McIntire from July 1, 2017 through June 30, 2018. Because the County is a party to the McIntire agreement, the Amendment No. 6 requires Board of Supervisors approval. The Board of Supervisors is expected to consider this extension at one of its June meetings. Additionally, because the RSWA is a party to the McIntire agreement, the Amendment No. 6 requires RSWA Board of Directors approval. The Board of Directors is expected to consider this extension at the June 27, 2017 meeting.

Alignment with Council Vision Areas and Strategic Plan: Vision of Charlottesville as a "Green City" which encourages recycling.

Community Engagement: Albemarle County has a citizen committee which is working on this issue. City staff participate in these meetings.

Budgetary Impact: Sufficient funding is available in the proposed FY18 budget.

Recommendation: Approve extension of the agreement.

Alternatives: Discontinue funding for the McIntire Recycling Center.

Attachments:

1. Signature Resolution - Amendment No. 6 to Local Government Support Agreement for Recycling Programs, Original Agreement dated August 23, 2011
2. RSWA Board of Directors June 27, 2017 Agenda

RESOLUTION

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that the City Manager is hereby authorized to sign the following document, in form approved by the City Attorney or his designee.

Amendment No. 6 to the Local Government Support Agreement for Recycling Programs among the City, Albemarle County and the Rivanna Water and Sewer Authority, dated August 23, 2011, extending the expiration date of the original Agreement to June 30, 2018.

**AMENDMENT NO. 6 TO
LOCAL GOVERNMENT SUPPORT AGREEMENT FOR RECYCLING PROGRAMS
AMONG
THE CITY OF CHARLOTTESVILLE
THE COUNTY OF ALBEMARLE
AND
THE RIVANNA SOLID WASTE AUTHORITY**

This **Amendment No. 6** to the **Local Government Support Agreement for Recycling Programs** (this “Amendment”) is made this ____ day of _____, 2017 by and among the **City of Charlottesville, Virginia** (the “City”), the **County of Albemarle, Virginia** (the “County”) and the **Rivanna Solid Waste Authority** (the “Authority”, individually a “Party”, and together referred to as the “Parties”).

WHEREAS, the City, the County and the Authority entered into a certain Local Government Support Agreement for Recycling Programs dated August 23, 2011 (the “Original Agreement”) providing the terms of the City’s and County’s shared financial support and Authority’s operation of the Recycling Services; and

WHEREAS, the Original Agreement provided that such financial support and operations continue through the Authority’s fiscal year ending June 30, 2012, with the City and County retaining an exclusive option to extend the Original Agreement for two successive one-year periods by giving prior written notice to the Authority; and

WHEREAS, the City and County exercised their first option to extend the term of the Original Agreement through June 30, 2013, but the County elected not to exercise its second option to extend the term through June 30, 2014 and instead requested, with the concurrence of the City, an extension of the Original Agreement through December 31, 2013; and

WHEREAS, the City, the County and the Authority entered into Amendment No. 1 to the Original Agreement dated June 5, 2013 extending the term of the Original Agreement through December 31, 2013; and,

WHEREAS, the City, the County and the Authority entered into Amendment No. 2 to the Original Agreement dated October 23, 2013 extending the term of the Original Agreement through June 30, 2014; and,

WHEREAS, the City, the County and the Authority entered into Amendment No. 3 to the Original Agreement dated January 28, 2014 extending the term of the Original Agreement through June 30, 2015; and,

WHEREAS, the City, the County and the Authority entered into Amendment No. 4 to the Original Agreement dated July 1, 2015 extending the term of the Original Agreement through June 30, 2016; and,

WHEREAS, the City, the County and the Authority entered into Amendment No. 5 to the Original Agreement dated June 6, 2016 extending the term of the Original Agreement through June 30, 2017 (the Original Agreement, as amended by

Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, and Amendment No. 5, hereinafter, the “Agreement”); and,

WHEREAS, the County desires an additional extension of the term of the Agreement through June 30, 2018, and the City is agreeable to an extension for such period.

NOW, THEREFORE, the Parties agree to amend the Agreement as follows:

1. **Amendment to Section 4.** Section 4 of the Agreement, entitled “Term of Agreement,” is amended and restated as follows:

4. **Term of Agreement**

This Agreement shall be effective upon execution and the financial participation requirements shall be retroactive to July 1, 2011 and shall continue through June 30, 2018.

2. **Miscellaneous.** Capitalized terms used herein shall have the meanings ascribed to them in the Agreement unless otherwise specifically defined herein. Except as expressly modified hereby, all other terms and conditions of the Agreement shall remain unchanged and shall continue in full force and effect. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates below.

CITY OF CHARLOTTESVILLE:

Maurice Jones
City Manager

Date

COUNTY OF ALBEMARLE:

Doug Walker
Interim County Executive

Date

RIVANNA SOLID WASTE AUTHORITY:

Bill Mawyer
Executive Director

Date



RIVANNA SOLID WASTE AUTHORITY

695 Moores Creek Lane • Charlottesville, Virginia 22902 • (434) 977-2970

BOARD OF DIRECTORS

Regular Meeting of the Board of Directors of Rivanna Solid Waste Authority

DATE: June 27, 2017

LOCATION: Conference Room, Administration Building
695 Moores Creek Lane, Charlottesville, VA

TIME: 2:00 p.m.

AGENDA

- 1. CALL TO ORDER**
- 2. MINUTES OF PREVIOUS BOARD MEETING**
 - a) [Minutes of the Regular Meeting of the Board on May 23, 2017](#)
- 3. RECOGNITION**
- 4. [EXECUTIVE DIRECTOR'S REPORT](#) [1st attachment \(Strategic Planning Project Chart\)](#)**
- 5. ITEMS FROM THE PUBLIC**
- 6. RESPONSES TO PUBLIC COMMENTS**
- 7. CONSENT AGENDA**
 - a) [Staff Report on Finance](#) [1st attachment](#)
 - b) [Staff Report on Ivy Material Utilization Center/Recycling Operations Update](#) [1st attachment](#) [2nd attachment](#)
 - c) [Staff Report on Ivy Landfill Environmental Status](#)
 - d) [Recommendation for an Additional Holiday on July 3, 2017](#)
 - e) [Recommendation for Contract Award: MSW Trucking and Disposal, IMUC](#)
 - f) [Proposed Amendment No. 6 to Local Government Support Agreement for Recycling Programs](#) [1st attachment](#) [2nd attachment](#)
- 8. OTHER BUSINESS**
 - a) [Recommendation for Contract Award: Land Lease for Solar Project, IMUC - Phil McKalips](#)
 - b) [Recommendation for Extended Operating Hours, McIntire Recycling Center - Bill Mawyer](#) [1st attachment](#)
- 9. OTHER ITEMS FROM BOARD/STAFF NOT ON AGENDA**

10. CLOSED MEETING – Personnel Matters

11. ADJOURNMENT

GUIDELINES FOR PUBLIC COMMENT AT RIVANNA BOARD OF DIRECTORS MEETINGS

If you wish to address the Rivanna Board of Directors during the time allocated for public comment, please raise your hand or stand when the Chair asks for public comments.

Members of the public requesting to speak will be recognized during the specific time designated on the meeting agenda for "Items From The Public." Each person will be allowed to speak for up to three minutes. When two or more individuals are present from the same group, it is recommended that the group designate a spokesperson to present its comments to the Board and the designated speaker can ask other members of the group to be recognized by raising their hand or standing. Each spokesperson for a group will be allowed to speak for up to five minutes.

During public hearings, the Board will attempt to hear all members of the public who wish to speak on a subject, but it must be recognized that on rare occasion presentations may have to be limited because of time constraints. If a previous speaker has articulated your position, it is recommended that you not fully repeat the comments and instead advise the Board of your agreement. The time allocated for speakers at public hearings are the same as for regular Board meetings, although the Board can allow exceptions at its discretion.

Speakers should keep in mind that Board of Directors meetings are formal proceedings and all comments are recorded on tape. For that reason, speakers are requested to speak from the podium and wait to be recognized by the Chair. In order to give all speakers proper respect and courtesy, the Board requests that speakers follow the following guidelines:

- Wait at your seat until recognized by the Chair.
- Come forward and state your full name and address and your organizational affiliation if speaking for a group;
- Address your comments to the Board as a whole;
- State your position clearly and succinctly and give facts and data to support your position;
- Summarize your key points and provide the Board with a written statement, or supporting rationale, when possible;
- If you represent a group, you may ask others at the meeting to be recognized by raising their hand or standing;
- Be respectful and civil in all interactions at Board meetings;
- The Board may ask speakers questions or seek clarification, but recognize that Board meetings are not a forum for public debate; Board Members will not recognize comments made from the audience and ask that members of the audience not interrupt the comments of speakers and remain silent while others are speaking so that other members in the audience can hear the speaker;
- The Board will have the opportunity to address public comments after the public comment session has been closed;
- At the request of the Chair, the Executive Director may address public comments after the session has been closed as well; and
- As appropriate, staff will research questions by the public and respond through a report back to the Board at the next regular meeting of the full Board. It is suggested that citizens who have questions for the Board or staff submit those questions in advance of the meeting to permit the opportunity for some research before the meeting.

The agendas of Board meetings, and supporting materials, are available from the RWSA Administration Office upon request or can be viewed on the Rivanna website(s)

CITY OF CHARLOTTESVILLE, VIRGINIA CITY COUNCIL AGENDA



Agenda Date:	June 5, 2017
Actions Required:	Yes (First of two readings)
Staff Presenter:	Craig Brown, City Attorney
Staff Contacts:	Craig Brown, City Attorney
Re:	Cemetery Access easement at Buford Middle School

Background:

Nancy O'Brien of 501 9th Street is requesting a permanent easement through the Buford Middle School property that is located adjacent to her home. The purpose of the easement will be to allow access through the Buford site to the Fife family cemetery, which is located at the rear of Ms. O'Brien's property. If approved the easement would only be available for use after Ms. O'Brien no longer owns 501 9th Street.

Discussion:

The proposed easement is a 40-foot nonexclusive easement that would allow visitors to the cemetery to have access from Cherry Avenue. While the City of Charlottesville holds legal title to the Buford Middle School property, its use as school property means that the City School Board has ultimate control over whether the easement is granted.

The six terms and conditions for use of the easement listed on pages 1 and 2 of the Deed of Easement were negotiated between Ms. O'Brien and the City School administration. They are designed to allow access to the family cemetery while minimizing any impact on school operations. This Deed of Easement was approved by the Charlottesville City School Board at their regular meeting on May 4, 2017.

Community Engagement:

There has been no prior community engagement, but there is an advertised public hearing scheduled before City Council on the granting of the easement.

Budget Impact:

The granting of the easement will have no impact on the City budget.

Recommendation:

Staff recommends adoption of the attached ordinance.

Alternatives:

City Council can decline to approve the easement, or propose different terms and conditions. If the proposed terms of the easement are changed it will need to be considered again by the City School Board.

Attachments:

Proposed Ordinance

AN ORDINANCE
APPROVING A DEED OF EASEMENT FROM THE CITY OF CHARLOTTESVILLE,
VIRGINIA AND THE SCHOOL BOARD OF THE CITY OF CHARLOTTESVILLE,
VIRGINIA, AS GRANTORS, AND NANCY K. O'BRIEN AND EXPEDITION TRUST
COMPANY, AS CO-TRUSTEES OF THE FRANCIS HARRISON FIFE RESIDENCE TRUST,
AS GRANTEEES, ACROSS THE BUFORD MIDDLE SCHOOL PROPERTY
AT 1000 CHERRY AVENUE.

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia that the attached Deed of Easement between the City of Charlottesville, Virginia and the School Board of the City of Charlottesville, Virginia, as Grantors, and Nancy K. O'Brien and Expedition Trust Company, as Co-Trustees of the Francis Harrison Fife Residence Trust, as Grantees, is hereby approved. The Mayor is authorized to execute the Deed and any other documents necessary to consummate the transaction on behalf of the City, in form approved by the City Attorney.

Prepared by: S. Craig Brown (VSB #19286)
City Attorney's Office, 605 East Main Street
Charlottesville, VA 22902
Tax Map Reference: 230192000 (1000 Cherry Avenue)

**This deed is exempt from state recordation tax imposed under Va. Code Sec. 58.1-802,
pursuant to Va. Code Sec. 58.1-811(C)(4)**

THIS DEED OF EASEMENT is made and entered into this _____ day of _____, 2017, by and between **THE SCHOOL BOARD OF THE CITY OF CHARLOTTESVILLE, VIRGINIA**, whose address is 1562 Dairy Road, Charlottesville, Virginia 22903, and the **CITY OF CHARLOTTESVILLE, VIRGINIA**, whose address is 605 East Main Street, Charlottesville, Virginia 22902, together referenced as "Grantors" herein, and **NANCY K. O'BRIEN and EXPEDITION TRUST COMPANY, CO-TRUSTEES OF THE FRANCIS HARRISON FIFE RESIDENCE TRUST** and their successors and assigns, the "Grantee" herein, whose address is 310 4th Street, NE, Suite 102, Charlottesville, Virginia 22902.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged by the Grantors, the Grantors do hereby GRANT and CONVEY unto Grantee, its successors and assigns, the following described permanent cemetery access easement, to-wit:

A nonexclusive perpetual easement of right-of-way forty feet (40') in width, as shown by crosshatching and designated as "New 40' Cemetery Access Easement" on the plat of Commonwealth Land Surveying, LLC, entitled "Physical Survey and New Cemetery Access Easement TMP 30-169 Francis Harrison Fife Trust", dated August 14, 2015, attached hereto. The aforesaid easement crosses property identified on City Real Property Tax Map 23 as Parcel 192, and commonly known as Buford Middle School, 1000 Cherry Avenue, Charlottesville, Virginia.

The permanent cemetery access easement is conveyed to the Grantee by the Grantors subject to the following conditions:

- (1) The easement shall only be for the purposes of ingress to and egress from the family cemetery located on the lands of the Grantee and labeled "Fife Family Cemetery" on the attached plat.

- (2) Grantee's use of the easement shall be limited to future burials in and family visitations to said family cemetery. Burials within the family cemetery shall be scheduled in advance with the Buford Middle School administration office, or if unavailable due to a school holiday or vacation period, then with the central school administration office of the City of Charlottesville (as applicable, the "School Office"). Any visitations to the family cemetery which occur while school is in session shall only be made following prior written notification to the School Office.
- (3) The access easement described herein will not be used by the Grantee until such time as Grantee no longer owns the property currently identified on City Real Property Tax Map 30 as Parcel 169, and commonly known as 501 9th Street, S.W., Charlottesville, VA.
- (4) The easement granted herein shall terminate if and when the existing traffic circulation pattern of the Buford Middle School campus is changed so that the primary entrance to the school is from 9th Street, S.W., rather than from Cherry Avenue; provided, however, that the easement will terminate only if Grantors grant to the Grantee a replacement permanent cemetery access easement between the 9th Street entrance and the family cemetery, under the same terms and conditions as provided herein.
- (5) Grantee shall install and maintain, at its own expense, a gate with a lock in the existing chain link fence that separates the Buford Middle School property and the family cemetery, to allow direct access from the easement to the cemetery. Grantee shall provide the School Office with a key to the lock upon request.
- (6) The Grantee agrees to hold the Grantors harmless from any liability, responsibility, or damages caused by reason of the use of the access easement by the Grantee, its successors or assigns.

This Deed of Easement shall be binding upon and inure to the benefit of the Grantors and Grantee and their successors and assigns, and shall be subject to all covenants, conditions, restrictions, and other easements of record insofar as they may legally affect the easement.

WITNESS the following signatures and seals.

[Signature panels on following pages]

Grantor:

**SCHOOL BOARD OF THE CITY OF
CHARLOTTESVILLE, VIRGINIA**

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA
City of Charlottesville

The foregoing Deed of Easement was acknowledged before me, a Notary Public for and in the aforesaid Commonwealth and City, on this _____ day of _____, 2017, by _____, on behalf of the School Board of the City of Charlottesville, Virginia.

My commission expires: _____

Notary Public

Registration #: _____

Grantor:

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
A. Michael Signer, Mayor

COMMONWEALTH OF VIRGINIA
City of Charlottesville

The foregoing Deed of Easement was acknowledged before me, a Notary Public for and in the aforesaid Commonwealth and City, on this _____ day of _____, 2017, by A. Michael Signer, Mayor, on behalf of the City of Charlottesville, Virginia.

My commission expires: _____

Notary Public
Registration #: _____

Grantee:

FRANCIS HARRISON FIFE RESIDENCE TRUST

Nancy K. O'Brien, Co-Trustee

Expedition Trust Company, Co-Trustee

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA

City of Charlottesville

The foregoing Deed of Easement was acknowledged before me, a Notary Public for and in the aforesaid Commonwealth and City, on this _____ day of _____, 2017, by Nancy K. O'Brien, as Co-Trustee of the Francis Harrison Fife Residence Trust.

My commission expires: _____

Notary Public

Registration #: _____

COMMONWEALTH OF VIRGINIA

City of Charlottesville

The foregoing Deed of Easement was acknowledged before me, a Notary Public for and in the aforesaid Commonwealth and City, on this _____ day of _____, 2017, by _____, on behalf of Expedition Trust Company, as Co-Trustee of the Francis Harrison Fife Residence Trust.

My commission expires: _____

Notary Public

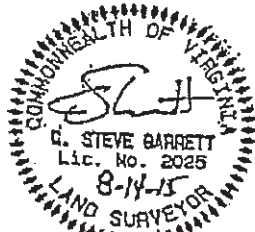
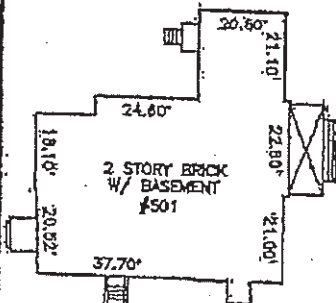
Registration #: _____

ON APRIL 22, 2015 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

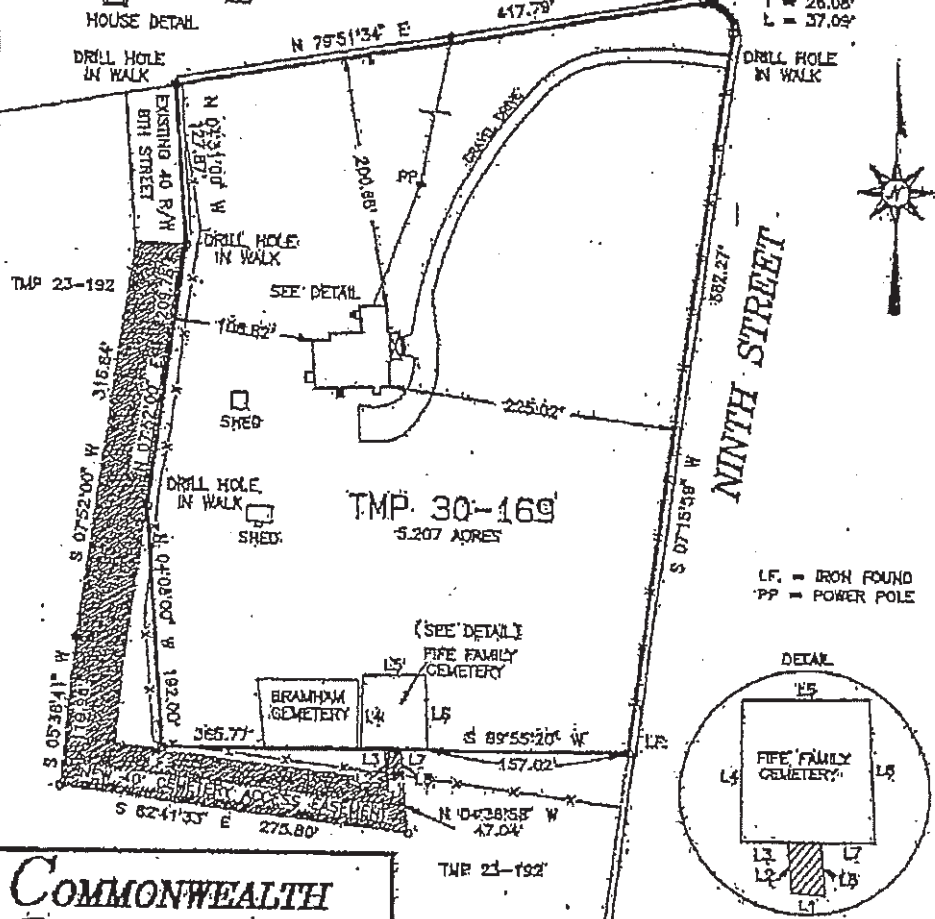
PROPERTY IS NOT IN A H.U.O. DEFINED 100 YEAR FLOOD ZONE BUT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL No. 51003C 0288D.

INSTR. #: 2008:2445

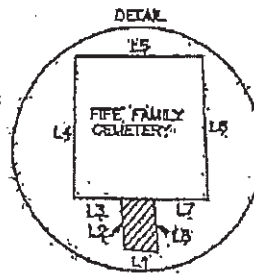
LINE	DIRECTION	DISTANCE
L1	N 85°12'48" W	12.00'
L2	N 04°38'58" W	20.43'
L3	S 89°55'20" W	18.21'
L4	N 00°19'01" E	57.25'
L5	N 89°02'10" E	49.47'
L6	S 02°24'11" E	39.27'
L7	S 89°55'20" W	21.21'
L8	S 04°36'53" E	21.30'



CHERRY AVENUE



LF = IRON FOUND
PP = POWER POLE



**COMMONWEALTH
LAND
SURVEYING, LLC.**
1484 GREENBRIER PLACE
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513

PHYSICAL SURVEY AND
NEW CEMETERY ACCESS EASEMENT
TMP 30-169
FRANCIS HARRISON FIFE TRUST
CHARLOTTESVILLE, VIRGINIA
SCALE: 1" = 100' AUGUST 14, 2015

STG - CSO

PS 10K65120151030-169.DWG

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



Agenda Date:	June 5, 2017
Action Required:	Public Hearing and Adoption of Ordinance
Presenter:	S. Craig Brown, City Attorney
Staff Contacts:	S. Craig Brown, City Attorney Brian Haluska, Principal Planner, NDS
Title:	Conveyance of City Land at Intersection of Grady Avenue and Preston Avenue

Background:

Dairy Holdings, LLC, the owner of property on Grady Avenue commonly known as the “Monticello Dairy” site, recently discovered that a strip of land that appeared to be a part of their property at 946 Grady Avenue is at least partially owned by the City. This property (1,403 square feet in area) is partly existing unused right-of-way and partly residue land that VDOT acquired in 1974 for the Preston Avenue widening project and then quitclaimed to the City in 1979. Title to the unused right-of-way is not clear, but the residue land is City-owned (together the “Subject Property”).

The Subject Property is located at the entrance to the Monticello Dairy site, and technically blocks direct access to the private roadway entrance to their property. This roadway entrance was the former Wood Street, which was acquired by street closing ordinance in 1977 and combined with the Monticello Dairy site. The exact boundary line of the former Wood Street in 1977 at this point cannot be determined, so it is possible that the unused right-of-way portion of the Subject Property was also closed in 1977 and is not owned by the City. The area has been improved and maintained by Dairy Holdings, LLC as part of the access roadway for 946 Grady Avenue. Dairy Holdings, LLC is planning to redevelop their property (located on both sides of the Subject Property), and is asking the City to convey the property to them without compensation so that it can legally be combined with their existing parcel (City Tax Map Parcel 310060000).

Discussion:

The property at 946 Grady Avenue is within the Central City Corridor zoning district and is a part of an entrance corridor overlay district. It is not currently being considered for any type of land use approval by the City; however, the applicant has had preliminary discussions with City staff about future development of the property. The property is designated as “Commercial” in the City’s Comprehensive Plan. The addition of this land will not give the owner any substantial additional development rights.

This request was reviewed administratively by the Departments of Neighborhood Development Services, Public Works, Public Utilities, Parks and Recreation and the Real Estate Assessor. There are existing City utilities (natural gas line and sanitary sewer line) that would be protected with an easement to the City incorporated within the deed of quitclaim. There is a concrete median structure (“pork chop”) and sidewalk on the subject land that basically serves the Monticello Dairy site and will be addressed when the redevelopment plan is submitted.

The City has no current or anticipated uses for this property, and no Department raised any concern or reservation regarding the requested conveyance. The Real Estate Assessor valued the property at \$44,900, but also commented that this land has been shown for at least 10 years on the Tax Maps as part of the Monticello Dairy site, and taxed as part of that property.

Alignment with City Council’s Vision and Strategic Plan:

N/A

Community Engagement:

The proposed conveyance has been advertised as a public hearing to allow the public an opportunity to comment on this request.

Budgetary Impact:

Dairy Holdings, LLC is requesting that the City land be conveyed to them without consideration. Because of its shape, location and small size, the property has no real value to anyone other than Dairy Holdings, LLC. If the City-owned land is conveyed and added to 946 Grady Avenue, the assessed value of that parcel will not increase for the reasons cited above.

Recommendation:

Approve the conveyance of the City-owned land to Dairy Holdings, LLC by quitclaim deed, reserving utility easements for the City utilities. Staff recommends that the Subject Property be conveyed without compensation since title to the majority of the Subject Property is unclear.

Alternatives:

Retain ownership of the property and deny the request for a conveyance, or offer to sell the property to Dairy Holdings, LLC for a specific amount.

Attachments:

- Proposed Ordinance
- Survey Plat of Requested Property
- Photos of Area
- Wood Street Closing Ordinance (1977)

**AN ORDINANCE
AUTHORIZING THE CONVEYANCE OF CITY-OWNED RIGHT-OF-WAY
AND LAND ADJACENT TO 946 GRADY AVENUE
TO DAIRY HOLDINGS, LLC**

WHEREAS, Dairy Holdings, LLC, the owner of property designated as Parcel 60 on City Real Estate Tax Map 31 (946 Grady Avenue), wishes to acquire certain City right-of-way and City-owned land acquired by the City from the Commonwealth of Virginia as residue land from the Preston Avenue widening project, said land and right-of-way being shown on the attached plat dated April 28, 2017; and

WHEREAS, in accordance with Virginia Code Sec. 15.2-1800(B), a public hearing was held to give the public an opportunity to comment on the proposed conveyance of the City property as requested by Dairy Holdings, LLC; and

WHEREAS, the City Assessor, and Departments of Neighborhood Development Services, Public Works, Public Utilities and Parks and Recreation, have reviewed the proposed conveyance and have no objection thereto, provided that the City retain easements for existing utility lines located within the land to be conveyed;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Mayor is authorized to execute a deed of quitclaim, in form approved by the City Attorney, for certain City-owned land and right-of-way, approximately 1,403 square feet in area, adjacent to Parcel 60 on City Tax Map 31, being shown on the attached plat dated April 28, 2017. The deed of quitclaim shall reserve easements for existing utility lines in locations acceptable to the Director of Public Utilities. No compensation will be due to the City for the conveyance. The City Attorney is hereby authorized to take whatever steps are necessary to effect the closing of said property conveyance.

OWNER'S APPROVAL:
THE BOUNDARY LINE ADJUSTMENT DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

(OWNER) DAIRY HOLDINGS, LLC DATE

STATE OF: COUNTY OR CITY OF:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2017, BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(OWNER) CITY OF CHARLOTTESVILLE, VIRGINIA DATE

STATE OF: COUNTY OR CITY OF:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2017, BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

TMP 31-60
OWNER: DAIRY HOLDINGS, LLC
REFERENCE: INST. NO. 2017001198
PARCEL ID NUMBER: 310060000
PROPERTY ADDRESS: 946 GRADY AVENUE
(ORIGINAL) AREA 4.354 AC. (189,664 SF)
ZONED: CCH

2. THE BOUNDARY SURVEY AND EXISTING CONDITIONS SHOWN HEREON ARE BASED ON FIELD SURVEY BY TIMMONS GROUP COMPLETED ON NOVEMBER 22, 2016.

4. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH LEICA SmartNET REFERENCING STATION LOY1, CHARLOTTESVILLE, VA.

5. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0286D, PANEL 286 OF 575 EFFECTIVE DATE FEBRUARY 4, 2005. THE PROPERTY SHOWN LIES IN UNSHADED ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

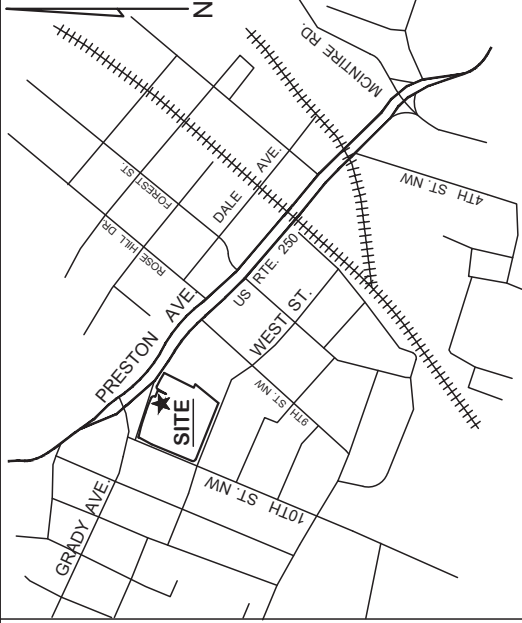
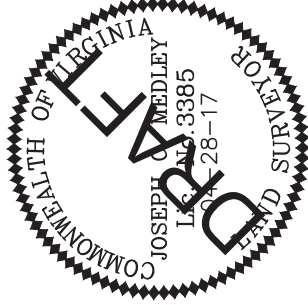
6. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. 61677 FROM CHICAGO TITLE INSURANCE COMPANY, ISSUED / EFFECTIVE NOVEMBER 7, 2016.

7. REGARDING EXISTING UTILITIES DEPICTED ON THE SUBJECT PROPERTY AND LYING IN THE CORRIDOR FORMERLY KNOWN AS WOOD STREET, THE CITY OF CHARLOTTESVILLE MAINTAINS A PERPETUAL EASEMENT FOR THE MAINTENANCE & ACCESS FOR TO SANITARY, WATER, AND GAS SERVICES LOCATED THEREIN. SEE DEED BOOK 382, PAGE 298.

8. RIGHT-OF-WAY CONFIGURATION SHOWN HEREON FOR GRADY AVENUE BASED ON DEEDS AND PLATS OF RECORD AND STATE HIGHWAY PLANS (STATE PROJ. NO. 0250-104-101). ABANDONMENT OF WOOD STREET IMPLIES EXISTING CONFIGURATION AS SHOWN BASED ON THE LOCATION OF EXISTING MONUMENTS AND AN ALTAINSPS LAND TITLE SURVEY PERFORMED BY THIS FIRM, DATED DEC. 7, 2016.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS RIGHT-OF-WAY VACATION & BOUNDARY LINE ADJUSTMENT PLAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.



VICINITY MAP

1" = 1000'

CITY APPROVALS:

SECRETARY OF THE PLANNING COMMISSION DATE

CHAIRMAN OF THE PLANNING COMMISSION DATE

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
FOR
DAIRY HOLDINGS, LLC
TAX MAP PARCELS 31-60
10TH & PAGE AREA
CHARLOTTESVILLE, VIRGINIA

THIS DRAWING PREPARED AT THE
STAUNTON OFFICE
28 Imperial Drive | Staunton, Virginia 24401
TEL 540.885.0920 FAX 540.885.0786 www.timmons.com

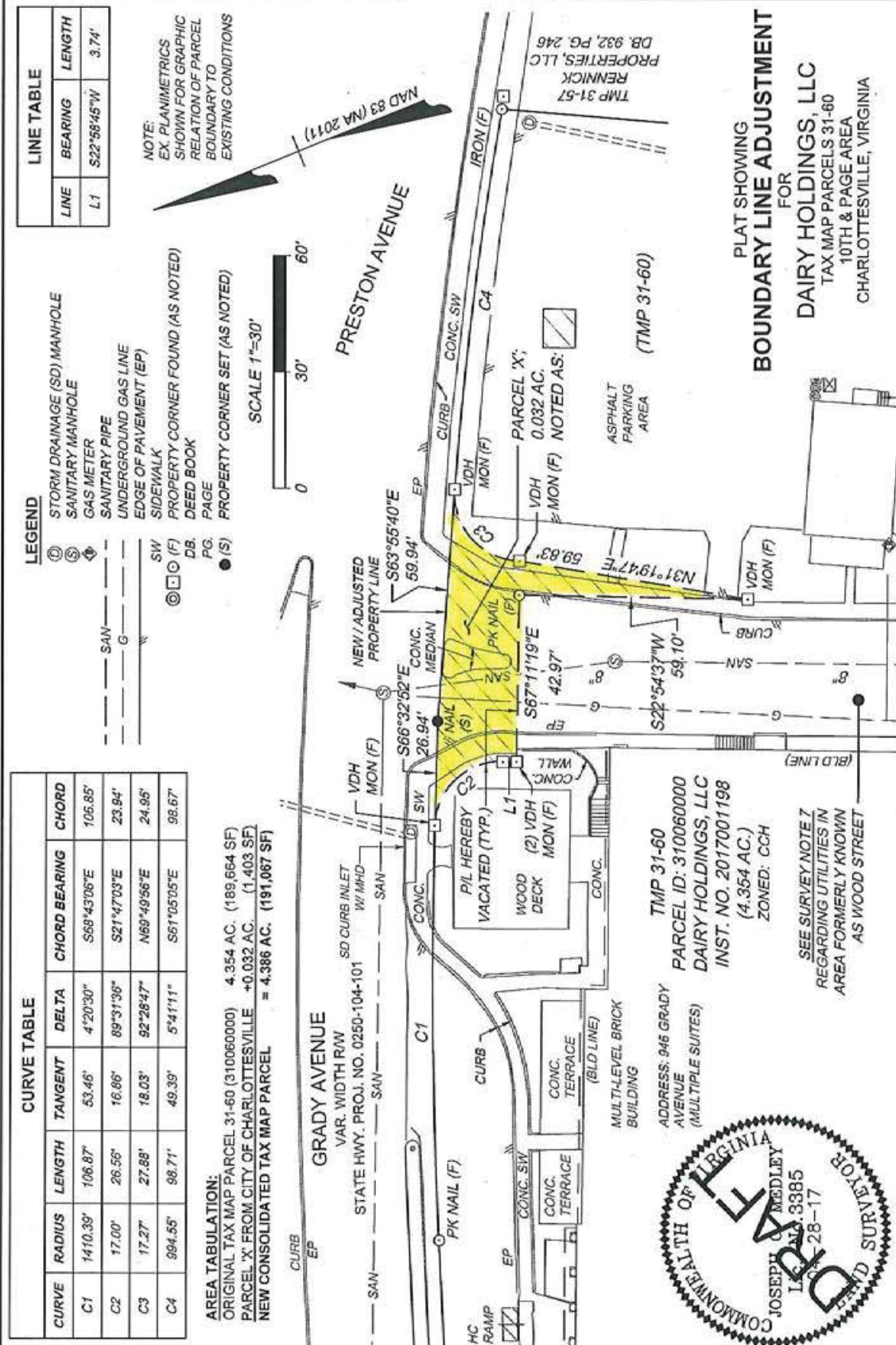
YOUR VISION ACHIEVED THROUGH OURS.

Date: April 28, 2017
Scale: 1" = 30'
Sheet: 1 of 2
J.N.: 39075
Drawn by: JCM
Checked by: JCM

THIS DRAWING PREPARED AT THE
STATION OFFICE
28 Imperial Drive | Staunton, Virginia 24401
TEL 540.885.0920 FAX 540.885.0785 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS

Date: April 28, 2017
Sheet: 2 of 2
J.N.: 39075
Scale: 1" = 30'
Checked by: JCM
Drawn by: JCM





Google



AN ORDINANCE
CLOSING, VACATING AND DISCONTINUING
WOOD STREET LYING BETWEEN
GRADY AVENUE AND WEST STREET AND
A 15 FOOT ALLEY RUNNING IN AN EASTERLY DIRECTION
FROM WOOD STREET FOR APPROXIMATELY 111 FEET
IN THE CITY OF CHARLOTTESVILLE

WHEREAS, proper notice that Monticello Dairy would make application to the City Council of the City of Charlottesville, Virginia, to have the hereinafter described street and alley closed, vacated and discontinued was duly posted; and

WHEREAS, all the owners abutting said street and alley have been duly notified; and

WHEREAS, application was made to the City Council and pursuant to the statutes in such cases made and provided, the Council appointed viewers who have reported that no inconvenience would result from such closing, vacating and discontinuance; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Charlottesville, Virginia, that the said street and alley located in the City of Charlottesville, Virginia, described as follows is hereby closed, vacated and discontinued as a public thoroughfare of the City of Charlottesville, Virginia, said street and alley not being needed for public use and travel:

Wood Street lying between the southern limit of the right-of-way of Preston-Grady Avenue and the eastern margin of the right-of-way of West Street and a 15 foot alley running in an easterly direction from Wood Street for approximately 111 feet and bordering along Parcels 67 and 68 on City Tax Map 31.

Adopted by the Council
February 22, 1977

Copy Teste:

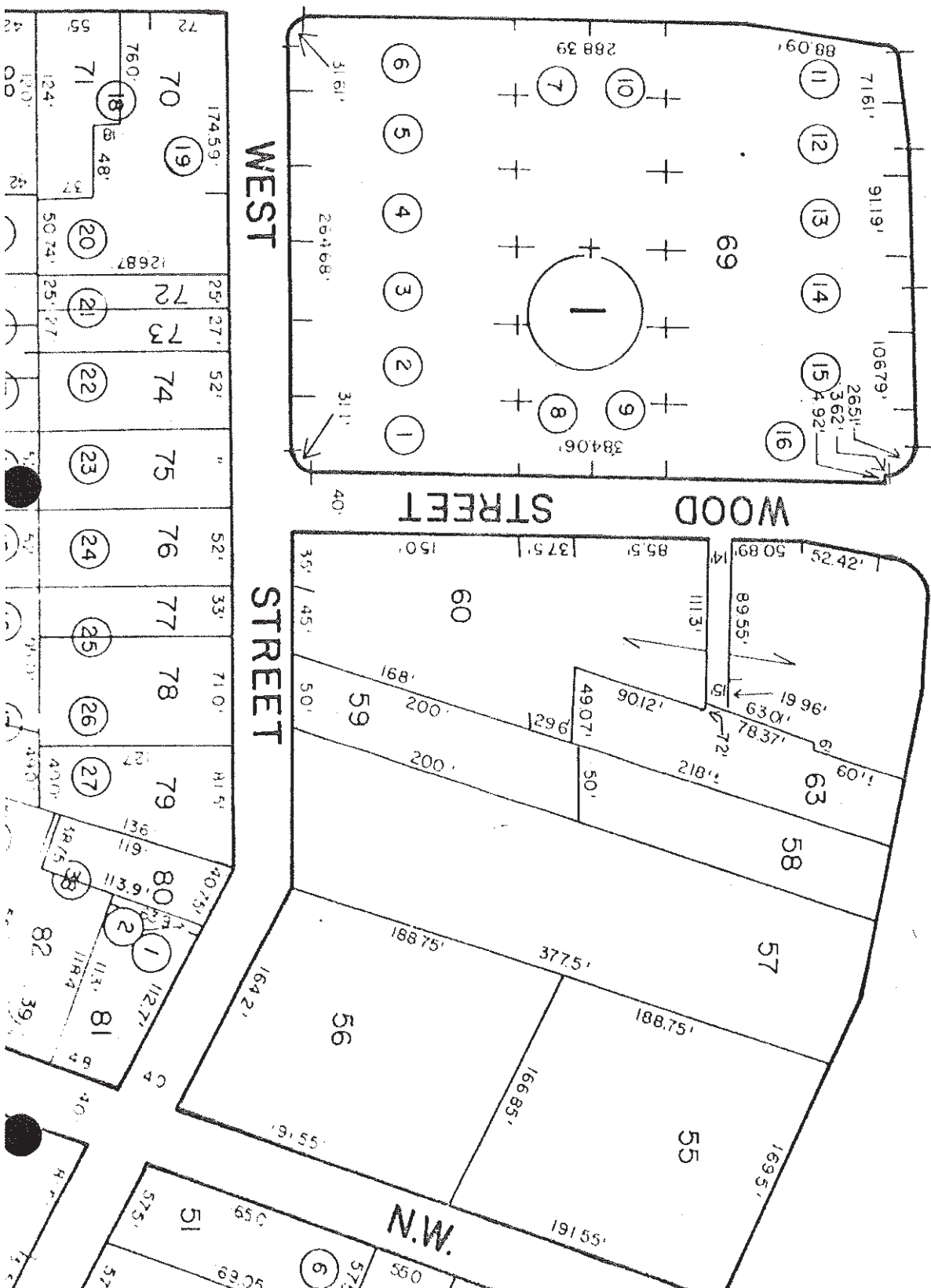
Clerk

BOOKER

GRADY AVE.

SEE
MAP

4



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**CITY OF CHARLOTTESVILLE
CITY COUNCIL AGENDA**



Agenda Date:	July 5, 2017
Action Required:	Yes (First Reading of Ordinance)
Staff Contacts:	Craig Brown, City Attorney Lauren Hildebrand, Director of Utilities
Title:	Quitclaim Gas Easements to VDOT (Fontana and Hyland Ridge Subdivisions)

Background: In April of 2009 and May of 2013, the City acquired natural gas line easements in various roadways within the Fontana and Hyland Ridge Subdivisions in Albemarle County. The Virginia Department of Transportation is prepared to accept these roadways into the state highway system. At the request of the Gas Division, we have drafted an ordinance and deed quitclaiming to VDOT the City's natural gas easements crossing Fontana Drive, Hyland Creek Circle, Hyland Creek Drive, Aspen Drive, and Hyland Ridge Drive.

Discussion: The quitclaim deed requires the gas lines to remain in their present locations, and if the streets cease to be part of the state's highway system, the easements will automatically revert back to the City. The natural gas lines and facilities continue to be owned and maintained by the City even after the easements are quitclaimed to the state.

Alignment with Council Vision Areas and Strategic Plan: Not applicable.

Community Engagement: Not applicable.

Alternatives: If the ordinance is not approved, VDOT will not accept the roadways into its road maintenance system.

Budgetary Impact: None.

Recommendation: Approval of the attached ordinance and quitclaim deed.

Attachments: Ordinance and Deed of Quitclaim (with plat attached).

**AN ORDINANCE
TO QUITCLAIM NATURAL GAS LINE EASEMENTS
WITHIN THE HYLAND RIDGE SUBDIVISION
LOCATED IN ALBEMARLE COUNTY
TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Virginia Department of Transportation (VDOT) is prepared to take over maintenance of the roadways known as Fontana Drive in the Fontana Subdivision and Fontana Drive, Hyland Creek Circle, Hyland Creek Drive, Aspen Drive, and Hyland Ridge Drive located in the Hyland Ridge Subdivision in Albemarle County; and

WHEREAS, the City owns natural gas lines located within these roadways, and also owns easements for such gas lines, and VDOT has asked that the foregoing easements crossing these roadways be released upon VDOT's acceptance of the roadways; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Mayor is hereby authorized to execute a deed of quitclaim, substantially the same in form as the deed attached hereto, approved by the City Attorney, for release of the above-described gas line easements crossing Fontana Drive, Hyland Creek Circle, Hyland Creek Drive, Aspen Drive, and Hyland Ridge Drive to the Virginia Department of Transportation conditioned upon receipt by the City of a VDOT permit allowing said lines to continue to be located in said roadways.

*Prepared by S. Craig Brown, City Attorney (VSB #19286)
Charlottesville City Attorney's Office
P.O. Box 911, Charlottesville, VA 22902*

Albemarle County Tax Map 78A (Fontana Drive) and 78E (Hyland Ridge Subdivision Roadways)

**This deed is exempt from recordation taxes pursuant to
Virginia Code Secs. 58.1-811(A)(3) and 58.1-811(C)(4).**

DEED OF QUITCLAIM

THIS DEED OF QUITCLAIM, made and entered into on this ____ day of _____, 2017, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation, **GRANTOR**, and the **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, GRANTEE**, whose address is P. O. Box 671, Culpeper, Virginia 22701.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, the GRANTOR does hereby QUITCLAIM and RELEASE to the GRANTEE, subject to the reservations hereinafter set forth, such easements and rights of way shown on the attached plat made by the City of Charlottesville Gas Division dated June 15, 2017, to construct, maintain, operate, alter, repair, inspect, protect, remove, and replace certain improvements in Fontana Drive, in the Fontana Subdivision and Fontana Drive, Hyland Creek Circle, Hyland Creek Drive, Aspen Drive, and Hyland Ridge Drive in the Hyland Ridge Subdivision in the County of Albemarle, namely: Natural gas lines and related gas facilities upon and across Fontana Drive, Hyland Creek Circle, Hyland Creek Drive, Aspen Drive, and Hyland Ridge Drive, insofar as the lands embraced within said easements fall within the boundaries of a public street or highway to be maintained by the Virginia Department of Transportation. Said gas line easements were conveyed to the City by the following deeds:

- (1) Deed of Easement from the County of Albemarle, Virginia, dated May 16, 2013, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 4352 at page 411; and
- (2) Deed of Easement from Pantops-Lakeridge, LLC, dated March 23, 2009, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 3722 at page 464.

The Grantor reserves unto itself, its successors and assigns, all of the rights and privileges under the aforesaid Deed of Easement until such time as the Virginia Department of Transportation has issued a permit to the GRANTOR subject to the following two conditions which shall also be covenants running with the land:

1. That the above described improvements of the GRANTOR may continue to occupy such streets or highways in the existing condition and location.
2. The GRANTOR shall at all times indemnify and save harmless the Commonwealth of Virginia, Department of Transportation, its employees, agents, and officers from any claim whatsoever arising from GRANTOR'S exercise of rights or privileges stated herein.

The GRANTEE is to have and hold the above-described property for so long as said property is used as part of its public street or highway maintained by the GRANTEE or its successors or assigns charged with the responsibility and obligation to maintain public streets and highways, but upon abandonment of said property's use for such purposes, all rights, privileges, interests and easements in the property herein described under aforesaid Right of Way Easement shall revert to the GRANTOR, its successors and assigns.

Notwithstanding other language contained herein which might appear to the contrary, the parties agree that GRANTOR shall continue to own in fee simple the gas line improvements located within the above described public roadways.

IN WITNESS WHEREOF, the **GRANTOR** has caused its name to be assigned hereto and its seal to be affixed and attested by its appropriate officers, all after due authorization, on the day and year first above written.

CITY OF CHARLOTTESVILLE, VIRGINIA

BY: _____
A. Michael Signer, Mayor

ATTEST:

Clerk of Council

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE

I, _____, a Notary Public in and for the City of Charlottesville within the State aforesaid, do hereby certify that A. Michael Signer, Mayor of the City of Charlottesville, Virginia, and Paige Rice, its Clerk of Council, whose names are signed to the foregoing writing, bearing date of _____, 2017, have each duly acknowledged the same before me within my City and State aforesaid.

My Commission Expires: _____

Given under my hand this _____ day of _____, 2017.

Notary Public
Registration # _____

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7/15/2017

LOCATED WITHIN THE ROAD RIGHTS OF WAY OF
"FONTANA DRIVE"

TO BE QUIT CLAIMED TO THE
COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION
GAS LINE EASEMENT RECORDED IN ALBEMARLE COUNTY AT:

DEED BOOK 4352 P. 411
78E-PAR A

DATE: JUNE 15, 2017 SCALE: 1" = 100'

The M.A.O.P. of 2" P.E. pipe is 99 P.S.I.

which is $<20\%$ S.M.Y.S.

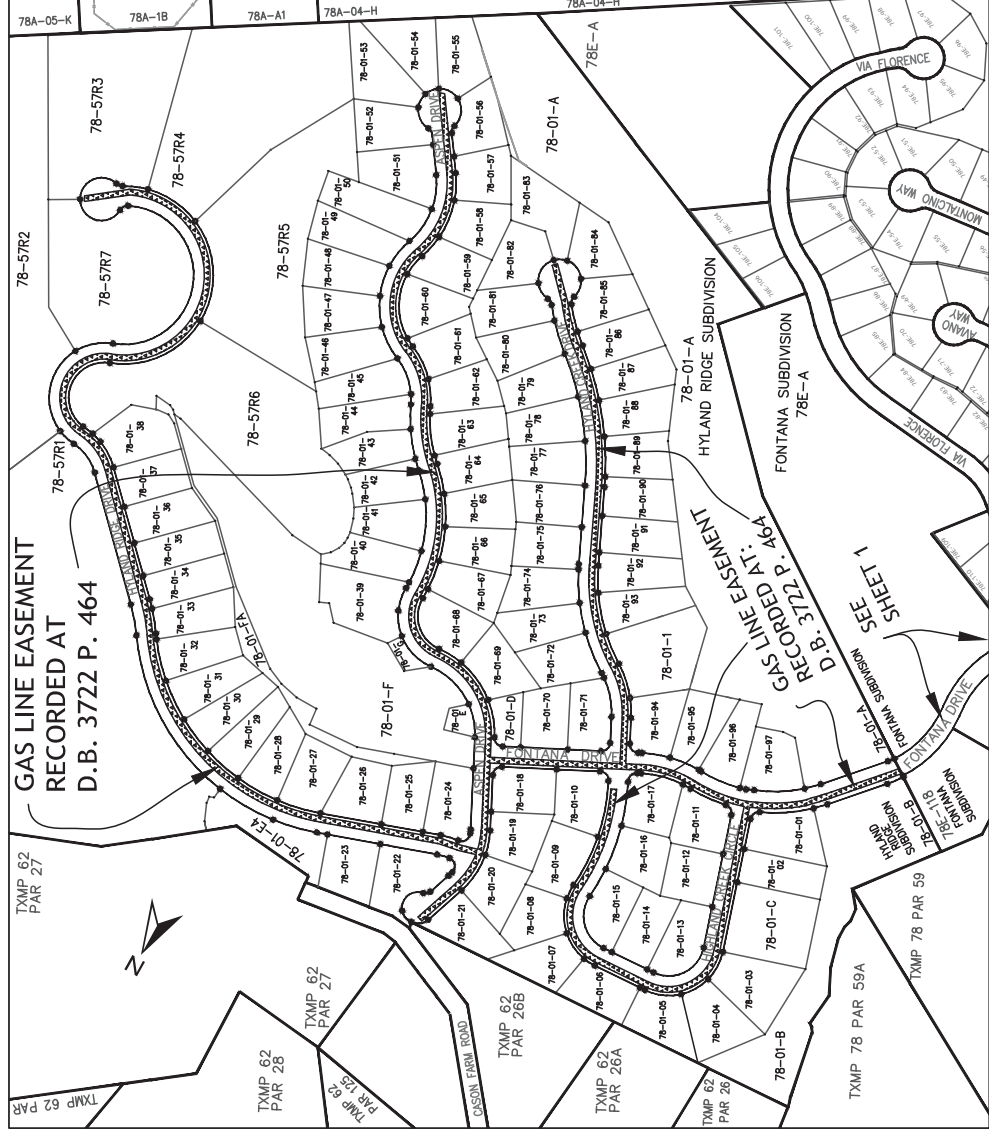
When installed minimum depth was 42" below paved surfaces and 36" in grassy areas.



TXMP 78E PAR A

GAS LINE EASEMENT
RECORDED AT
D.B. 4352 P. 411

SHEET 1 OF 2



CITY OF CHARLOTTEVILLE PUBLIC UTILITIES: GAS
PLAT SHOWING
EXISTING GAS LINE EASEMENT LOCATED
WITHIN THE ROAD RIGHTS OF WAY OF
"Fontana Drive"; "Hyland Creek Circle";
"Hyland Creek Drive"; "Aspen Drive";
and "Hyland Ridge Drive"
"HYLAND RIDGE SUBDIVISION"
TO BE QUIT CLAIMED TO THE
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
GAS LINE EASEMENT RECORDED AT:
ALBEMARLE COUNTY DEED BOOK 3722 PAGE 464

The M.A.O.P. of 2" P.E. pipe is 99 P.S.I.
which is <20% S.M.Y.S.
When installed minimum depth was
42" below paved surfaces and
36" in grassy areas.

DATE: JUNE 15, 2017 SCALE: 1" = 400'

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



Agenda Date:	July 5, 2017
Action Required:	Public Hearing and Ordinance to approve sale of City land
Presenter:	Brian Daly, Dept. of Parks and Recreation
Staff Contacts:	Chris Gensic, Dept. of Parks and Recreation
Title:	Approval of Sale of Baylor Lane Lot

Background:

The City purchased the last remaining lot in the Carter’s View subdivision in order to secure the lower portion of the property for parkland, trails and stormwater management purposes. The upper portion of the lot was subdivided from the lower portion in February 2017, is buildable and is not needed for public use. A public hearing and an Ordinance is required to authorize the sale of the property.

Discussion:

In 2014 the City acquired a large parcel of land at 162 Baylor Lane that included a lot near the Baylor Lane cul-de-sac (“Subject Property”), and an adjoining lot that contained wetlands and an area for park and trail use. The intention has been to sell the buildable lot to recover costs of the initial acquisition and/or apply the sale proceeds towards the purchase of additional land near Jordan Park. A critical slopes waiver was approved by Council on the Subject Property in April 2017 in order to make the Subject Property compliant with the Carter’s View building requirements. The critical slopes waiver also included a requirement for a pedestrian access easement to be located entirely within the existing storm drainage easement on the lot.

The Subject Property has been marketed through a Request for Bids, which was sent to the owners of adjoining properties, the Blue Ridge Builders Association, and Southern Development (developer of Carter’s View Subdivision). The Request for Bids was published in the newspaper, on the City website, and a sign was posted on the Subject Property. Bids were accepted through June 9, 2017, and the high bid was received from Southern Property, LLC. The attached Purchase Agreement has been signed by Southern Property, LLC, with sale conditioned on Council approval.

Alignment with City Council’s Vision and Strategic Plan:

The project supports City Council’s “Green City” and “Quality Housing Opportunities for All” vision. It contributes to Goal 2 of the Strategic Plan, to be a safe, equitable, thriving and beautiful community, and objective 2.5, to provide natural and historic resources stewardship.

Community Engagement:

The public hearing is required by law and gives the public the opportunity to comment on the sale.

Budgetary Impact:

Proceeds of the sale will be returned to the Parkland Acquisition Fund to be used to purchase an adjacent property for parkland and trail use. This adjacent property will be combined with other parcels to enlarge Jordan Park

Recommendation:

Staff recommends approval of the sale of the buildable lot on Baylor Lane.

Alternatives:

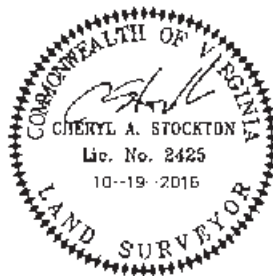
If the lot is not sold, it will require maintenance by the City, and the proceeds from the sale of this property will prevent the City from purchasing additional land for park purposes.

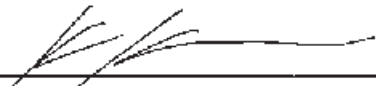
Attachments:

Plat of Subject Property
Request for Bids
Proposed Ordinance
Purchase Agreement


NOTES:

- 1.) Source of meridian for bearings is based upon NAD 83 based on GPS observations performed by Draper Aden Associates.
- 2.) The property shown hereon is located in Flood Zone X as shown on IIRM panel 1M51003C0288D effective date February 4, 2005.
- 3.) This is a compiled plot. Boundary information is based on the plat of record.
- 4.) This survey was prepared without the benefit of a title Report and may not show all the encumbrances on the property.
- 5.) Physical improvements, contours, sanitary, storm lines, and water lines are shown per GIS.
- 6.) Contour Interval = 2'
- 7.) Topographic Information was provided by others and is shown for informational purposes only.
- 8.) This Survey was prepared for the City of Charlottesville and Draper Aden Associates assumes no liability for reuse or modification of this document.
- 9.) Section 29-161(b)(1) allows City-owned property to have no street frontage. No building permit shall be issued for Parcel "B" unless it is combined with another parcel so that it gains frontage and satisfies minimum lot requirements.
- 10.) The proposed Parcels meet criteria for critical slopes, per Section 54-1120(b).



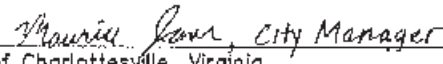

2-14-17

 Chair of Planning Commission Date


14 FEB 2017

 Secretary of Planning Commission Date


The platting or dedication of the following described land Tax Map 26 Parcel 45 is with free consent and in accordance with the desire of the undersigned owners, proprietors and trustees of the City of Charlottesville, Virginia.

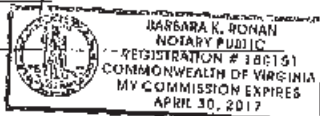

2-13-17

 City of Charlottesville, Virginia Date

ACKNOWLEDGEMENT OF SIGNATURE:

Signed before me, in my presence, this 13th day of February, 2017.

 Reg #188151
 Notary Public for the County/City of Charlottesville



My commission expires 4/30/2017

 Date

COMPILED PLAT SHOWING
 MINOR DIVISION TAX MAP 26, PARCEL 45
 CHARLOTTESVILLE, VIRGINIA

SHEET 1 of 4



Draper Aden Associates

Engineering • Surveying • Environmental Services

700 Harris Street, Suite E
Charlottesville, VA

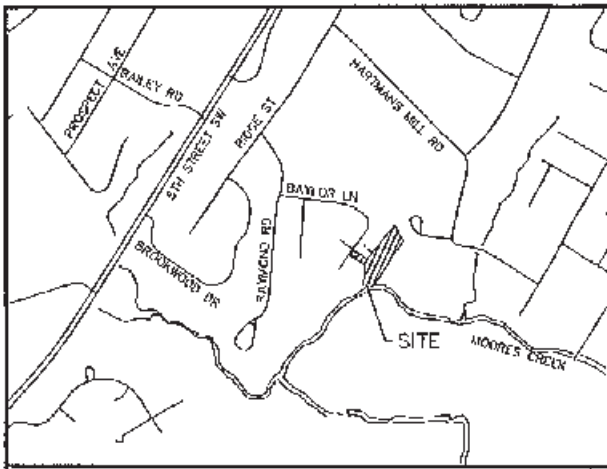
434-285-0700 Fax: 434-285-2105

Blackburg, VA
Richmond, VA
Hampton Roads, VA

DRAWN: CAS
CHECKED:

SCALE: AS SHOWN
DATE: 01/02/2015
REV: 10/19/2016

PLAN NO. C14160C-01S



VICINITY MAP

Scale: 1=1000'

ADJOINING OWNERS

TM 26-45.5
DAVID H & CHRISTINA S WEISS
DB 2011-2060

TM 26-45.6
WILLIAM F & ASHLEY B JOHNSTON
DB 2009-4851

TM 26-45.7
KURT & SUSAN J JORDAN
DB 2009-5498

TM 26-45.8
AHMAD FASHANDI & ANNA ZIMMERMAN
DB 2014-1548

TM 26-45.9
CLINT C & ANDREA L WILDER
DB 2014-891

TM 26-45.11
CHANTAL ELIZABETH JENNINGS
DB 2014-3302

TM 26-45.12
DAVID KOEHLIN & ASHLEY MATTHEWS
DB 2008-5547

TM 26-45.13
MICHELLE KISHUK
DB 2009-433

ALB. TM 77-7
CITY OF CHARLOTTESVILLE
DB 4462-562, PG. 567-573 PLAT

TM 26-67
CHARLES A III & KENDALL YOUNG
WB 30-351

TM 26-43R
ROY'S PLACE LLC
DB 1022-755

COMPILED PLAT SHOWING
MINOR DIVISION TAX MAP 26, PARCEL 45
CHARLOTTESVILLE, VIRGINIA

LEGEND

- Floodplain
- - - - - Floodway
- Storm Structure
- Stream Buffer
- ⊙ Fire Hydrant
- Water Meter
- ⊗ Water Valve
- (M) --- San. Manhole w/ San. Line



CURRENT ZONING:

TM 26-45:
Zone R-1S

1.) Required Front Yard -

25', min.* On any lot where 40% or more of the lots located within 500' in either direction, fronting on the same side of the street, have front yards greater or less than the minimum front yard, the required front yard shall be the average depth of the existing front yards within 500'.

2.) Required Side Yard -

SFD: 5' minimum
Non-Res.: 50' minimum
Corner, street side: 20' minimum.

3.) Required Rear Yard -

Res.: 25' minimum
Non-Res.: 50' minimum

TITLE REFERENCE:

TM 26-45
Owner: CITY OF CHARLOTTESVILLE
DB 2014-2729
DB 1117-239-248 PLAT

SHEET 2 of 4



Draper Aden Associates

Engineering • Surveying • Environmental Services

700 Harris Street, Suite E
Charlottesville, VA

434-295-0700 Fax: 434-295-2105

Blacksburg, VA
Richmond, VA
Hampton Roads, VA

DRAWN: CAG

CHECKED:

SCALE:

AS SHOWN

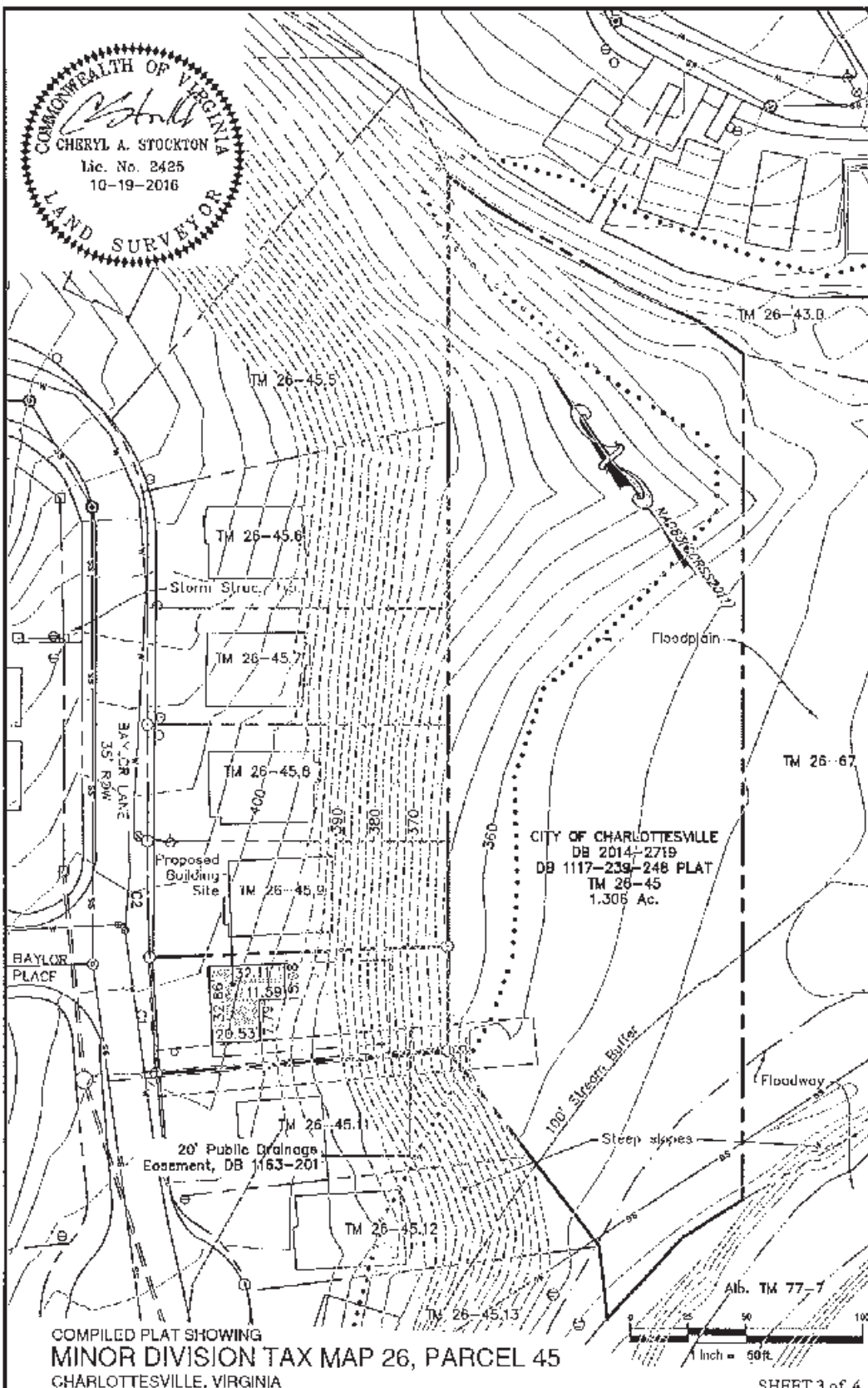
DATE:

01/02/2015

REV:

10/13/2018

PLAN NO. C14160C-01S



COMPILED PLAT SHOWING
MINOR DIVISION TAX MAP 26, PARCEL 45
CHARLOTTESVILLE, VIRGINIA

SHEET 3 of 4



Draper Aden Associates

Engineering + Surveying + Environmental Services

700 Harris Street, Suite E
Charlottesville, VA

434-299-0700 Fax: 434-295-2105

Blacksburg, VA
Richmond, VA
Hampton Roads, VA

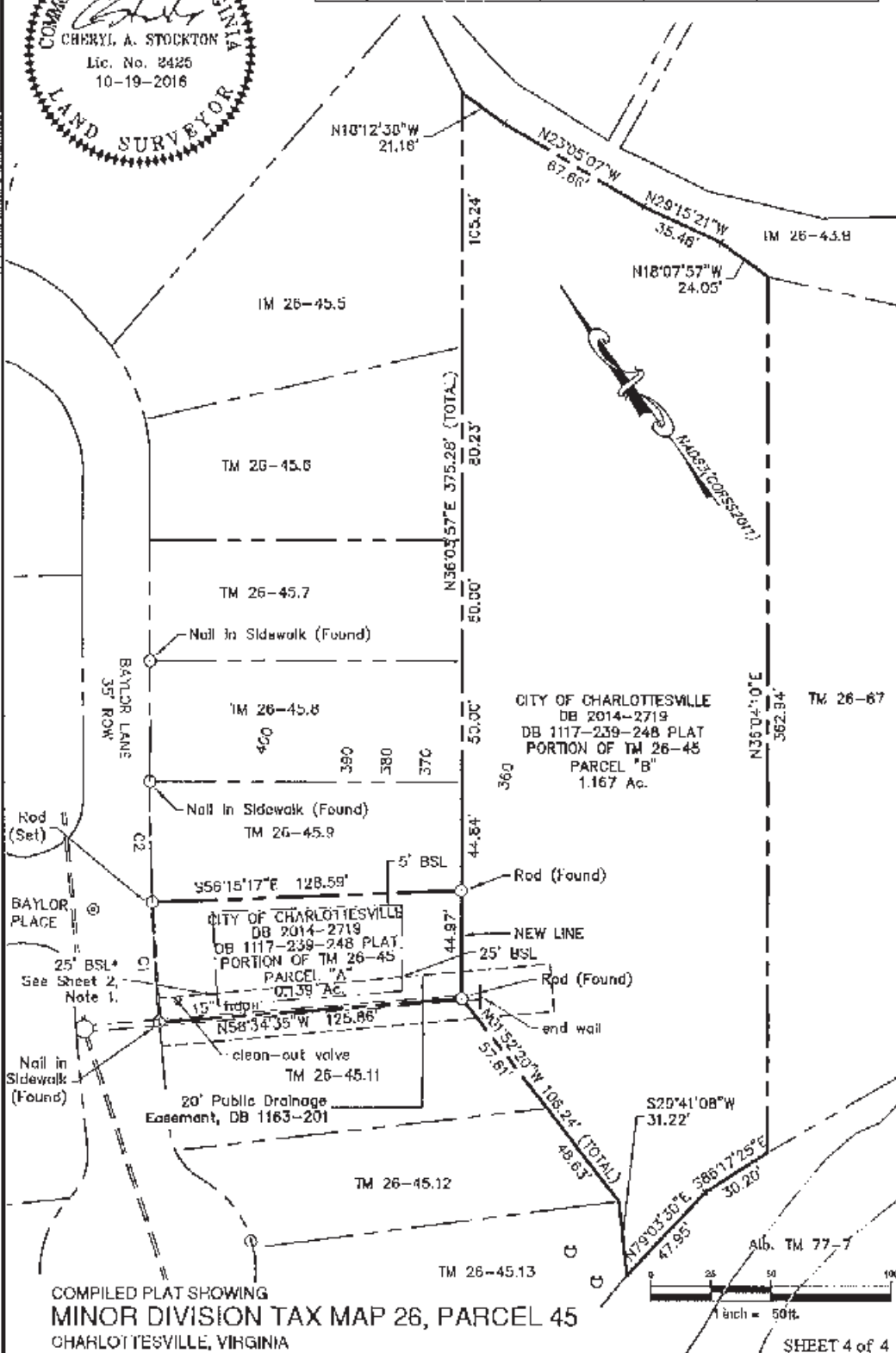
DRAWN: CAS
CHECKED:

SCALE: 1" = 50'
DATE: 01/02/2015
REV: 10/19/2016

PLAN NO. C14160C-01S



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1235.00'	50.05'	2°19'18"	50.04'	S32°35'04"W
C2	1235.00'	50.07'	2°19'22"	50.06'	S34°54'24"W



Draper Aden Associates

Engineering • Surveying • Environmental Services

700 Harris Street, Suite E
Charlottesville, VA

434 295 0700 Fax: 434-295-2105

Blacksburg, VA
Richmond, VA
Hampton Roads, VA

DRAWN: CAS

CHECKED:

SCALE:

1" = 50'

DATE:

01/02/2015

REV:

10/19/2016

PLAN NO. C14160C-01S

City of Charlottesville Sale of 162 Baylor Lane Request for Bids

The City of Charlottesville seeks bids from interested parties to acquire a parcel of land located on Baylor Lane (Tax Map Parcel 260045001), to be addressed as 162 Baylor Lane. The parcel is zoned R-1S (Single-Family Residential) and is approximately 6,043 s.f. in size. It is subject to the Carter's View Subdivision Declaration of Restrictions, Covenants, Conditions and Easements, which document is available in the Charlottesville Circuit Court Clerk's Office in Deed Book 1126, Pages 917-927, and to a 10' wide storm drain and pedestrian access easement crossing the property.

Submittals should be in writing and include: 1) the name, address, phone number and e-mail address of the bidder; 2) intended use of the land (*i.e.*, single family home to be sold, single family home for use by the bidder, *etc.*); and 3) the amount offered as the purchase price, which shall not be less than the assessed value of the property (\$78,900.00 for calendar year 2017).

All inquiries should be directed to Mr. Brian Daly at (434) 970-3215 or dalyb@charlottesville.org. The City reserves the right to reject bid proposals for any reason, and sale is conditioned on City Council approval of the terms and purchase price.

Bids will be received up until **2:00 p.m. on June 9, 2017**. Submission can be via e-mail to dalyb@charlottesville.org or delivered to the Department of Parks and Recreation at 501 East Main Street, Charlottesville, VA 22902 or mailed to P. O. Box 911, Charlottesville, VA 22902. Envelopes should be marked "Bid to Purchase 162 Baylor Lane".

**AN ORDINANCE AUTHORIZING THE SALE/CONVEYANCE
OF CITY-OWNED LAND LOCATED AT 162 BAYLOR LANE
TO SOUTHERN DEVELOPMENT**

WHEREAS, the City of Charlottesville is the owner of property designated as Tax Map Parcel 260045001, located on Baylor Lane, and to be addressed as 162 Baylor Lane, Charlottesville, Virginia (the “Property”); and

WHEREAS, the Property consists of approximately 6,054 square feet (0.139 acre) and fronts on Baylor Lane, as shown on the attached recorded subdivision plat prepared by Draper Aden Associates, dated January 2, 2015, last revised October 19, 2016; and

WHEREAS, the City solicited bids from persons interested in acquiring and developing the Property through a “Request for Bids”, a copy of which was published in the local newspaper, posted on the Property, and mailed to neighbors and the Charlottesville Area Association of Realtors, and the City received one offer to purchase the Property, which was assessed in 2017 at \$78,100.00; and

WHEREAS, following review of the proposal received, consideration of the merits thereof, and upon consideration of the recommendation of staff, this Council finds that the proposal submitted by Southern Property, LLC is the most meritorious for reasons including, without limitation, the offered purchase price of \$80,101.00; and

WHEREAS, a Purchase Agreement approved by the Deputy City Attorney has been signed by Southern Property, LLC, but is conditioned upon Council approval; and

WHEREAS, as required by Virginia Code Section 15.2-1800(B) a public hearing on the proposed sale of the Property was advertised and was held on July 5, 2017, and the public has thereby been given an opportunity to comment on the proposed conveyance of the Property;

NOW, THEREFORE, BE IT ORDAINED by the Charlottesville City Council that the offer received from Southern Property, LLC is hereby accepted by Council, and Council hereby approves a sale of the Property to Southern Property, LLC under the terms and conditions set forth within the aforementioned Purchase Agreement; and

BE IT FURTHER ORDAINED that the City Manager is hereby authorized to execute the Purchase Agreement for the sale of the Property, and that the Mayor is hereby authorized to execute a deed, in form approved by the City Attorney, conveying the Property to the Purchaser. The City Attorney is hereby authorized to take whatever steps are necessary to effect the closing of said property conveyance.

AGREEMENT

Sale of Land to Southern Property, LLC (Lot Containing 6,043 s.f. on Baylor Lane)

THIS AGREEMENT is made this _____ day of _____, 2017 between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, P.O. Box 911, Charlottesville, Virginia 22902, hereinafter referred to as "Seller" or "City", and **SOUTHERN PROPERTY, LLC**, a Virginia limited liability company, hereinafter referred to as "Purchaser", whose address is 170 South Pantops Drive, Charlottesville, VA 22911.

WITNESSETH:

WHEREAS, Seller is the owner of certain real property, approximately 6,043 square feet in area, located in the City of Charlottesville, Virginia, designated as Parcel 45.10 on City Tax Map 26, to be addressed as 162 Baylor Lane, shown on the attached Plat made by Draper Aden Associates, dated January 2, 2015, last revised October 19, 2016, of record in the Charlottesville Circuit Court Clerk's Office as Instrument No. 201700000618 (the "Property"); and

WHEREAS, Seller has agreed to sell to Purchaser for the purchase price of **Eighty Thousand One Hundred and One Dollars (\$80,101.00)** the Property and all improvements thereon and appurtenances thereto belonging, and Purchaser has agreed to purchase said Property from Seller, subject to the conditions outlined in Section II below;

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, Seller and Purchaser do hereby set forth their agreement as follows:

I. AGREEMENT TO CONVEY

Seller agrees to convey by General Warranty Deed to Purchaser, and Purchaser agrees to purchase from Seller, the real property referred to herein as the "Property," which is more particularly described as follows, to-wit:

All that certain lot or parcel of land, approximately 0.139 acre or 6,043 square feet in area, designated as Parcel A on a plat made by Draper Aden Associates, dated January 2, 2015, last revised October 19, 2016, of record in the Charlottesville Circuit Court Clerk's Office as Instrument No. 201700000618 (the "Plat"), and attached to this Agreement. After the Plat was recorded on February 17, 2017, City Council approved a waiver of the critical slopes restrictions on the Property, which expanded the allowable building site and placed a pedestrian access easement within the boundaries of the existing storm drain easement crossing the Property.

II. TERMS AND CONDITIONS

The Purchaser's obligations under this Agreement are expressly contingent upon all of the

following conditions being met:

- (a) Title Examination. Purchaser's receipt of the results, satisfactory to them in their sole discretion, of a title examination to be performed by Purchaser at their own expense, and any other documents required by Purchaser's title insurer to ensure the Purchaser can obtain title insurance on the Property.

If the title examination reveals a title defect of a character that can be remedied through legal action or otherwise within a reasonable period of time, then Seller shall bear the expense of such action and shall promptly cure such defect. If the defect is not cured within 60 days after Seller receives notice of the defect, then Purchaser shall have the right to terminate this Agreement, in their sole discretion, and all such deposits, if any, shall be returned to Purchaser and there shall be no further obligations between the parties herein. In the event that Purchaser waives the defect and proceeds to settlement there shall be no reduction in the purchase price.

- (b) General Warranty Deed. Seller shall deliver (by facsimile mail, electronic mail or first-class mail) to the Purchaser a proposed General Warranty Deed for review at least ten (10) days prior to Closing. Said deed shall contain a reservation of a pedestrian access easement located within the 10' wide existing storm drain easement on the Property.

Each of the foregoing conditions is, and is intended by each of the parties to be, a condition precedent to the obligation of either party to proceed to Closing. Purchaser or Seller may elect not to proceed to Closing, without liability or penalty, if one or more of the above-referenced contingencies and/or conditions are not fulfilled to their satisfaction, which approval will not be unreasonably withheld, by delivering written notice to the other party.

III. CLOSING

- (a) Closing will take place in the Office of the City Attorney in City Hall (605 East Main Street, City Hall, Charlottesville, Virginia) on or about _____, 2017.
- (b) Upon satisfaction of all of the terms and conditions of this Agreement, the Seller at Closing shall deliver and convey to Purchaser, by General Warranty Deed in a form acceptable to Purchaser, marketable fee simple title to the Property free and clear of any and all liens and encumbrances, subject only to standard permitted exceptions and existing easements of record which do not materially and adversely affect the use of the Property for Purchaser's intended purposes or render title unmarketable. Seller shall deliver possession of the Property to the Purchaser as of the date of Closing.
- (c) At the Closing, Seller shall also deliver to Purchaser all documents reasonably requested by Purchaser, including, without limitation, an Owner's Affidavit to Mechanic's Liens and Possession reasonably acceptable to Purchaser's title company. If requested, Seller shall submit a completed W-9 form and wiring instructions to the Purchaser at least five (5) days prior to Closing in order to allow timely wire transfer of purchase price money, less deductions.
- (d) Seller's costs: (1) Preparation of General Warranty Deed; and (2) Preparation of other Seller's documents required hereunder.

- (e) Purchaser's costs: (1) Recordation cost of General Warranty Deed (Seller is exempt from Grantor's tax); (2) Title insurance examination and premium; and (3) Attorney fees, if any, to represent Purchaser.

IV. OTHER TERMS

This agreement is further contingent upon the following:

- (a) Purchaser shall be responsible for real estate taxes due on the Property on and after the date of Closing. Seller is exempt from real estate taxation.
- (b) From the date of this Agreement through Closing, risk of loss or damage to the property by fire, windstorm, casualty or other caused is assumed by the Seller. From the date of this Agreement Seller shall not commit, or suffer any other person or entity to commit, any waste or damage to the Property or any appurtenances thereto, From the date of this Agreement, Seller shall not permit the manufacture, use, storage or disposal of hazardous wastes and/or toxic substances on or in the Property or in or near any adjoining waterways or drainage ditches.
- (c) No transfer or assignment of any rights or obligations hereunder shall be made by anyone having an interest herein, without the advance written consent of all other persons or entities having an interest herein. No failure on the part of Purchaser to enforce any of the terms or conditions set forth herein shall be construed as or deemed to be a waiver of the right to enforce such terms or conditions. The acceptance or payment of any sums by the Purchaser, and/or the performance of all or any part of this Agreement by the Purchaser, for or during any period(s) following a default or failure by the Seller, shall not be construed as or deemed to be a waiver by the Purchaser of any rights hereunder, including, without limitation, the Purchaser's right to terminate this Agreement.
- (d) This Agreement shall be governed and interpreted by the laws of the Commonwealth of Virginia.
- (e) This Agreement is binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns.
- (f) This Agreement contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not contained herein.

WITNESS the following signatures:

CITY OF CHARLOTTESVILLE, VIRGINIA, Seller

By: _____
Maurice Jones, City Manager

Date signed: _____, 2017

Approved as to Form:

Allyson Manson Davies, Deputy City Attorney

[This space intentionally left blank]

SOUTHERN PROPERTY, LLC, Purchaser

By: 

Frank T. Beatty, as Manager

Date signed: JUNE 15, 2017

Attachment: Plat of Property

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date: July 5, 2017

Action Required: Consideration of a Rezoning Application

Presenter: Matt Alfele, City Planner

Staff Contacts: Matt Alfele, City Planner

Title: ZM16-00003 – 910, 912, 914, & 916 King Street

Background:

Atlas Projects, LLC submitted a rezoning application to rezone lots 910 – 916 King Street (Subject Properties) from the existing residential use (R-1S) to Cherry Avenue Mixed Use Corridor (CH). This rezoning is being requested to accommodate a proposed higher density mixed use development on the parcels that would not be permitted under the current zoning. To date no site plan for the proposed development has been submitted. Atlas Projects, LLC is currently the owner of 910, 912, & 914 King Street and holds an option to purchase 916 King Street from Jeffery Marshall. An unoccupied single family home is situated on 910 King Street. 912, 914, & 916 are all vacant lots. The applicant is proposing to combine the four (4) lots and build a mixed use development with residential units, commercial and office space, and accessible green space.

Discussion:

The Planning Commission discussed this matter at their June 13, 2017 meeting.

Hotel use, traffic, and the impact of the recently acquired land to the north of King Street from the subject properties were areas of discussion by the Planning Commission. The Planning

Commission wanted to know if anything in the application or proffers would require the developer to build a mixed use building. It was explained that the applicant was for a straight rezoning and any uses in the CH would be allowed on the subject properties. The only use proffered out is the subject properties cannot be used for a freestanding hotel with more than 30 rooms. It was also discussed that traffic related issues would receive more detail review if and when a site plan is submitted. Planning Commission was concerned that any of the CH uses could be developed on the subject properties, but also stated they needed to make a recommendation on the information submitted and could not speculate on what may or may not be developed on the subject properties in the future.

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

The City Council Vision of **Quality Housing Opportunities for all** states that "Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities." The vision also states; "Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers."

The project may contribute to Goal 1.3 of the Strategic Plan, **Increase affordable housing options**, and objective 2.6, to engage in robust and context sensitive urban planning, and objective 3.2, to attract and cultivate a variety of new businesses.

Community Engagement:

The Planning Commission held a joint public hearing with City Council on this matter at their meeting on June 13, 2017.

During the June 13, 2017 Public Hearing, two members of the public spoke in support of the rezoning. One of the speakers did express concerns about traffic and how a mixed use development would impact the surrounding neighborhood. He supports the rezoning, but wants thought put into traffic and vehicular circulation.

The applicant held a community meeting on April 8, 2017 at Tonsler Park. Property owners within 500 feet and the Fifeville Neighborhood Association were notified of the meeting per requirements in Z.O. Section 34-41(c)(2).

Budgetary Impact:

This has no impact on the General Fund.

Recommendation:

The Commission took the following action:

Mr. Santoski moved to recommend to City approval of this application to rezone subject properties from R-1S with proffers, on the basis that the proposal would service the interests of the general public and good zoning practice.

Mr. Clayborne seconded the motion. The motion passed 4-1.

Alternatives:

City Council has several alternatives:

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

Attachment:

- A. Resolution
- B. Link to the Staff Report for the June 13, 2017 Planning Commission meeting:
<http://www.charlottesville.org/home/showdocument?id=53167> (Staff Report starts on page 25)

**AN ORDINANCE
APPROVING A REQUEST TO REZONE PROPERTY LOCATED NEAR
THE INTERSECTION OF KING STREET AND ROOSEVELT BROWN BOULEVARD
(910, 912, 914 AND 916 KING STREET)
FROM R-1S (RESIDENTIAL, SMALL LOT) TO CHERRY AVENUE MIXED USE CORRIDOR
DISTRICT, SUBJECT TO PROFFERED DEVELOPMENT CONDITIONS**

WHEREAS, Atlas Projects, LLC (“Applicant”) is the Owner and contract purchaser of certain property near the intersection of King Street and Roosevelt Brown Boulevard, designated on City Tax Map 30 as Parcels 124, 125, 126 and 127, and the Applicant seeks a rezoning of such property from R-1S (Residential-Small Lot) to Cherry Avenue Mixed Use Corridor District (“CH”) (“Application”) subject to proffered development conditions dated May 15, 2017 (“Proffers”) (together, hereinafter the Application and Proffers are referred to as the “Proposed Rezoning”); and

WHEREAS, a public hearing on the Proposed Rezoning was held before the Planning Commission on June 13, 2017, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on June 13, 2017, following the public hearing, the Planning Commission voted to recommend that City Council should approve the Proposed Rezoning; and

WHEREAS, on July 5, 2017, this City Council conducted a public hearing on the Rezoning, after notice to the public and to adjacent property owners as required by law, and City Council has considered the matters addressed within the Application and Staff Report, comments received from the public, including those received at each of the two public hearings in this matter, as well as the Planning Commission’s recommendation; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice requires the Proposed Rezoning; that both the existing zoning classification (R-1S Residential-Small Lot) and the proposed “CH” mixed use zoning classification (subject to proffered development conditions) are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from R-1S Residential-Small Lot to CH (Cherry Avenue Mixed Use Corridor District), the property located near the intersection of King Street and Roosevelt Brown Boulevard, designated on City Tax Map 30 as Parcels 124, 125, 126 and 127 (910, 912, 914 and 916 King Street) (the “Property”), consisting of approximately 0.56 acres, or 24,393 square feet, subject to the following Proffers, which were tendered by the Applicant in accordance with law and are hereby accepted by this City Council:

Approved Proffers

1. *Right of Way:* At such time that any development of the Property requires a site plan, the owner will execute a deed and plat that will dedicate the necessary right-of-way to the city on the northern border of the Property with King Street, to create a five (5) foot sidewalk.

2. *Additional step back requirement.* The height of a building wall adjacent to the ten (10) foot required side yard abutting low density residential on King Street shall be 35 feet maximum; above the height of 35 feet, a stepback of at least 10 feet shall be provided along at least eighty percent (80%) of the building wall. In no case shall any building wall, above the height of 35 feet, be within ten (10) feet of the Property's side lot line adjacent to King Street. In the event that a landowner provides a yard in excess of the 10 feet required, then the required stepback may be reduced by the amount of such excess.
3. *Restricted uses.* No freestanding hotels with more than 30 rooms.

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



Agenda Date:	July 5, 2017
Action Required:	Ordinance Adoption
Presenter:	Carrie Rainey, City Planner, Neighborhood Development Services
Staff Contacts:	Carrie Rainey, City Planner, Neighborhood Development Services
Title:	SP16-00001 Special Use Permit (SUP) for Increased Residential Density at 1011 E Jefferson Street

Background:

Valerie Long and Ashley Davies of Williams Mullen and Scott Collins of Collins Engineering, acting as the representatives of Jefferson Medical Building Limited Partnership, have submitted an application for increased residential density at 1011 E Jefferson Street (Tax Map 54, Parcel 127). The applicant requests a Special Use Permit (SUP) pursuant to City Code Sec. 34-480, which states that residential density up to 87 dwelling units per acre (DUA) is permitted with an SUP. The full application package submitted for the October 11, 2016 Joint Public Hearing and subsequent Planning Commission recommendation can be viewed at:

<http://www.charlottesville.org/home/showdocument?id=46155>

On June 12, 2017, Ms. Long submitted a package of updated materials that include renderings showing a modified building design, the inclusion of by-right commercial use, updated traffic analysis and recommendations, and an updated narrative (Attachment C). Per Virginia Code 15.2-2285(C), appropriate changes can be made to an application after the joint public hearing of City Council and the Planning Commission before the application is before City Council. In this case, the revised application materials incorporate a number of public and Planning Commission comments that arose during the public hearing process. The density of residential development has not changed, and the use referenced in the notice of public hearing (multifamily residential, at a density of up to 87 dwelling units per acre (DUA)) remains the substance of the proposal. However, City Council has decided to hold an additional public hearing in conjunction with consideration of the proposal. An outline of modifications to the application subsequent to the October 2016 public hearing is provided below in the Discussion section of this report.

Discussion:

Please see the staff report prepared for the October 11, 2016 Joint Public Hearing (Attachment B) for more information. Among the matters discussed by the Planning Commission at their October 11, 2016 meeting were the following:

- What “buildable envelope” is allowed by-right, including maximum height and allowable building mass as restricted by setbacks.
- The main impacts of the proposed density of vehicular traffic and building massing in relationship to the surrounding neighborhood.
- The number of individuals in attendance at the joint public hearing, with the majority of speakers expressing the desire for the application to be denied.
- The recommendation for a density more than the by-right density of 21 DUA but less than the requested 87 DUA. The Planning Commission indicated the requested density may be too much for the transitional nature of the parcel and area.
- The proximity of the SIA (Strategic Investment Area) and revisiting the application once SIA related zoning changes are approved.
- A desire to see more information, particularly regarding the potential by-right commercial uses.

The materials submitted by Ms. Long on June 12, 2017 include the following modifications from the materials discussed at the October 11, 2016 Joint Public Hearing:

- Updated narratives describing compliance with general standards for issuance of a Special Use Permit and compliance with the City of Charlottesville Comprehensive Plan.
- Updated building renderings show five (5) stories of height (approximately 55-feet) on the west end of the building along 10th Street NE and three (3) stories of height (approximately 33-feet) on the east end along 11th Street NE. The Director of Neighborhood Development Services has confirmed the modified building design meets the height requirements of City Code Sec. 34-457(a), as calculated per the definition of *Building Height* in City Code Sec. 34-1200.
- The application now proposes up to 10,000 square feet of flex space along 10th Street NE on the ground floor that may become by-right commercial space. The application notes this space could be coffee shops, delis, or similar uses, if the City Code of Ordinances is amended to permit such uses.
- Updated Traffic Impact Analysis (TIA) for the proposed 126 multifamily units, 8,000 square feet (SF) of retail space, and a 2,000 SF coffee/donut shop. This includes revisions to the trip

distributions requested by the City Traffic Engineer to more accurately reflect current and future routes.

The TIA also includes a multi-way stop warrant analysis for the intersection of 11th Street NE and Little High Street, found north of the subject property. As a result of the warrant analysis, the applicant proposes switching the two way stop controls at the intersection, so that 11th Street NE will be the major through street and Little High Street will be the minor street controlled by stop signs. The City Traffic Engineer has reviewed the TIA, and finds the information accurate and acceptable. The City Traffic Engineer has confirmed that if the SUP application is approved and the proposed project is built, the stop sign configuration at 11th Street NE and Little High Street will be changed per the recommendation of the TIA.

The updated narrative also indicates the applicant will provide pedestrian improvements to the 11th Street NE and Little High Street intersection, as approved by the City Traffic Engineer. These improvements may include curb extensions and high visibility crosswalks. The intersection is identified in the approved 2016 Streets that Works plan as a priority intersection.

- Market study and Fiscal Impacts Analysis (FIA) by S. Patz & Associates, Inc. confirming market support for the proposed 126 multifamily residential units. The study notes demand for downtown apartment units (multifamily residential units) possibly exceeds supply, and states the current vacancy rate for newer apartment properties in the Charlottesville area is 0.7%.

Staff recommended to Planning Commission on October 11, 2016 that a request for higher density could be approved with the conditions noted in the staff report (Attachment B).

Due to the modifications proposed by the applicant on June 12, 2017, staff recommends the previously proposed conditions should be modified to include the following, should City Council approve the Special Use Permit request:

Addition to condition 4:

The entire eastern half of the building, as measured along the E Jefferson Street frontage, shall be a maximum of three (3) stories in height.

Additions to condition 6:

Relocation of the existing two way stop located at the intersection of 11th Street NE and Little High Street, in order to stop traffic traveling on Little High Street, to an alternate location designated by the City Traffic Engineer.

Construction of curb extensions and high visibility crosswalks at the intersection of 11th Street NE and Little High Street. Curb extensions shall include ADA-compliant perpendicular curb

ramps aligned with each pedestrian crosswalk. An ADA-compliant receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.

The proposed resolution (Attachment A) incorporates the suggested modification noted above, as well as minor modifications formulated during review.

Alignment with Council Vision Areas and Strategic Plan:

The project supports City Council's "Quality Housing Opportunities for All" vision by adding a new type of housing in the neighborhood. Because the landowner has represented that it will provide on- or off- site committed affordable housing units in accordance with the City's definition, the proposed project can be viewed as contributing positively to Goal 1 of the Strategic Plan, Enhance the self-sufficiency of our residents through objective 1.3 Increase affordable housing options.

Community Engagement:

City Council held a joint public hearing with the Planning Commission on October 11, 2016. The public hearing was heavily attended, and many attendees spoke. The majority of speakers expressed concern with the application and indicated the application should be denied. In particular, speakers expressed concern regarding the traffic impacts of additional residences in the neighborhood and the massing of the proposed building. City Council is holding a second public hearing in conjunction with the presentation of this report.

Budgetary Impact:

No direct budgetary impact is anticipated as a direct result of approving an SUP for the applicant's parcel.

Planning Commission Recommendation:

The Planning Commission took the following action:

Mr. Santoski moved to recommend denial of this application for a special use permit.

Mr. Clayborne seconded the motion. The Commission voted 4-3 to recommend denial of the application for an SUP for increased residential density. Ms. Keller, Ms. Dowell, Mr. Santoski, and Mr. Clayborne voted to recommend denial, with Mr. Lahendro, Ms. Green, and Mr. Keesecker voting against recommendation of denial.

Alternatives:

City Council has several alternatives:

- (1) by motion, take action to deny the special use permit (as recommended by the Planning Commission);
- (2) by motion, take action to approve the attached resolution for special use permit with conditions; or
- (3) by motion, defer action consideration of the special use permit.

Attachments:

- A. Proposed Resolution
- B. Staff Report, dated October 1, 2016
- C. Updated Application Materials, received June 12, 2017

**RESOLUTION
APPROVING A SPECIAL USE PERMIT
TO AUTHORIZE A MULTIFAMILY DWELLING
AT 1101 EAST JEFFERSON STREET CONTAINING UP TO
87 DWELLING UNITS PER ACRE**

WHEREAS, Jefferson Medical Building Limited Partnership (“Applicant”), is the owner of certain property located at 1101 East Jefferson Street, identified on City Tax Map 54 as Parcel 127 (Tax Map Parcel Id. # 540127000) and containing approximately 1.46 acres (“Subject Property”), pursuant to City Code Sec. 34-480, has requested City Council to approve a special use permit to authorize the development of the Subject Property as a multifamily dwelling containing up to 87 dwelling units per acre (the proposed “Special Use”). The Subject Property is within the City’s B-1 (Commercial) zoning district, with frontage on 10th Street, N.E., East Jefferson Street and 11th Street, N.E.; and

WHEREAS, the requested Special Use is generally described within the Applicant’s application materials submitted in connection with SP16-00001, including: (i) the original application materials dated September 16 and 19, 2016; (ii) a supplemental narrative dated June 12, 2017, and (iii) a revised proposed site plan dated June 9, 2017, submitted to NDS on June 12, 2017 (collectively, the “Application Materials”); and

WHEREAS, the existing building at the Subject Property is proposed to be demolished and removed to allow for establishment of the Special Use and related buildings and improvements; and

WHEREAS, the Planning Commission reviewed the original application materials dated September 16 and 19, 2016, and the City’s Staff Report pertaining thereto, and following a joint public hearing, duly advertised and conducted by the Planning Commission and City Council on October 11, 2016, the Commission voted to recommend that City Council should deny the requested Special Use; and

WHEREAS, upon consideration of: the comments received during the joint public hearing, the Planning Commission’s recommendation, the Staff Report, updated through July 5, 2017, and supplemental materials provided by the Applicant (dated June 9 and 12, 2017) as well as the factors set forth within Sec. 34-157 of the City’s Zoning Ordinance, this Council finds and determines that granting the requested special use permit subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code Sec. 34-480, a special use permit is hereby approved and granted to authorize a multifamily dwelling containing not more than 87 dwelling units per acre (approximately 127.02 units, maximum), subject to the following conditions:

1. A maximum of 180 bedrooms shall be allowed on the subject property. No owner or operator of the multifamily dwelling shall enter into lease agreements with tenants on a bedroom-by-bedroom basis;

2. The applicant has notified the City that it has elected to provide affordable housing units to satisfy the requirements of City Code Sec. 34-12. Each of the required affordable housing units shall be provided either on-site or off-site, on land within the adjacent Downtown or Downtown North Mixed Use Corridor zoning Districts.

3. No demolition of existing building(s) or improvements shall be commenced prior to the approval of a final site plan and approval of a permit authorizing land-disturbing activities pursuant to City Code Sec. 10-9. Land disturbance associated with demolition shall be planned and taken into account within the stormwater management plan for the development, as part of a common plan of development for the Subject Property.

4. The design, height, and other characteristics of the development shall remain, in all material aspects, as described within the Application Materials. Any change in use of the proposed building, and any substantial change of the proposed development, shall require a modification of this SUP—specifically including, but without limitation, any change to the following matters depicted and/or represented within the Application Materials, as supplemented through June 12, 2017:

a. The provision of two (2) open air courtyards in the front and rear of the building, with the front courtyard visible from E Jefferson Street;

b. The provision of three (3) plazas: one along the entire 10th Street NE frontage; one, at the corner of 10th Street NE and E Jefferson Streets; and one, at the corner of 11th Street NE and East Jefferson Streets;

c. The provision of direct pedestrian access from East Jefferson Street to the on-site means of access to the building;

d. The entire eastern half of the building, as measured along the E Jefferson Street frontage, shall be a maximum of three (3) stories in height;

d. A building setback of at least 30 feet, along no less than 30% of the building's 10th Street NE and 11th Street NE frontages.

e. A building setback at least 30 feet along no less than 25% of the site's E Jefferson Street frontage, and a setback of at least 20 feet along the building's remaining frontage along E Jefferson Street.

f. Stepbacks:

(i) A stepback at least 10 feet from the required minimum 20 foot setback above the second (2nd) story of the building, along 100% of the building's 11th Street N.E. frontage, and

(ii) A setback of at least 25 feet from the required minimum five (5) foot setback above the second story of the building, along 100% of the eastern half of the building's E Jefferson Street frontage.

5. All street trees shall be a minimum of three (3) inch caliper at planting. Regardless of canopy size, street trees shall be spaced no more than 25 feet apart on the 10th Street NE and 11th Street NE frontages, and no more than 35 feet apart on the E Jefferson Street frontage.

6. The landowner shall provide the following pedestrian facilities, along with a dedication of land or suitable permanent easements:

a. Construction of sidewalk on 10th Street NE along the entire frontage of the Subject Property, minimum seven (7) feet in width. If the sidewalk cannot be constructed within existing public right-of-way, then a reduction of two (2) feet shall be applied to the building setbacks and setbacks required for 10th Street NE by Z.O. Sec. 34-457 and condition (4), above.

b. Construction of curb extensions into (i) the intersection of 10th Street NE and E Jefferson Street adjacent to the Subject Property on both sides of the staggered intersection, and (ii) the intersection of 11th Street NE and E Jefferson Streets adjacent to the Subject Property, all as shown in the site plan dated June 9, 2017. Curb extensions shall include ADA-compliant perpendicular curb ramps aligned with each pedestrian crosswalk. A receiving ADA-compliant curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.

c. Install high visibility crosswalks at all pedestrian crossings at both the 10th Street NE and E Jefferson Street and 11th Street NE and E Jefferson Street intersections, as shown in the provided site plan dated June 9, 2017.

d. Extend concrete sidewalk across all driveway/alley entrances in full width and at a maximum two (2) percent cross slope, as shown in the site plan dated June 9, 2017.

e. Relocation of the existing two way stop located at the intersection of 11th Street NE and Little High Street, in order to stop traffic traveling on Little High Street, to an alternate location designated by the City Traffic Engineer.

f. Construction of curb extensions and high visibility crosswalks at the intersection of 11th Street NE and Little High Street. Curb extensions shall include ADA-compliant perpendicular curb ramps aligned with each pedestrian crosswalk. An ADA-compliant receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.

g. All of the items referenced in (a)-(f) above shall be shown on the final site plan for the development, and any dedications of land or conveyances of public easements shall be provided prior to final site plan approval. The Traffic Engineer is authorized to modify

the dimensions of the facilities referenced in (a) through (f), above, as necessary to leave adequate right-of-way available for future construction of bicycle lanes on 10th Street NE. Any such modification shall be shown within the final site plan for the development. Final construction plans for the public facilities referenced in (a)-(f), above will be submitted to the City's Traffic Engineer for approval, prior to commencement of construction.

7. All outdoor lighting and light fixtures shall be full cut-off luminaires. Spillover light from luminaires onto public roads and onto property adjacent property shall not exceed one-half (½) foot candle. A spillover shall be measured horizontally and vertically at the property line or edge of right-of-way or easement, whichever is closer to the light source.

8. There shall be no vehicular access to the Subject Property from the existing alley connecting the rear of the Subject Property to Little High Street. No more than one (1) vehicular access point ("curb cut") shall be allowed on 11th Street NE, unless additional any access point(s) on 11th Street NE are determined by the City Traffic Engineer to be necessary for the public safety.

9. Bicycle storage will be provided on-site, to the standards set forth within City Code Sec. 34-881(2) of the Charlottesville City Code (*Bicycle Storage Facilities*), or the most current Bicycle Storage Facilities code applicable to this multifamily dwelling at time of development.

10. Low impact development techniques such as rain gardens and permeable pavers shall be constructed/ installed as part of the development, and the nature, location and specifications for all such LID techniques shall be shown on the final site plan.

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: October 11, 2016

APPLICATION NUMBER: SP16-00001

Project Planner: Carrie Rainey

Date of Staff Report: October 1, 2016

Applicant: Jefferson Medical Building Limited Partnership

Applicant's Representative(s): Scott Collins of Collins Engineering,
Valerie Long and Ashley Davies of Williams Mullen

Current Property Owner: Jefferson Medical Building Limited Partnership

Application Information

Property Street Address: 1011 E Jefferson Street ("Subject Property")

Tax Map/Parcel #: Tax Map 54, Parcel 127

Total Square Footage/ Acreage Site: Approx. 1.46 acres (63,598 square feet)

Comprehensive Plan (General Land Use Plan): Neighborhood Commercial Corridor (Mixed Use)

Current Zoning Classification: B-1 Commercial

Tax Status: Parcel is up to date on payment of taxes

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)

The applicant requests a Special Use Permit (SUP) pursuant to City Code Sec. 34-480, which states that residential density up to 87 DUA is permitted with an SUP. The subject property has street frontage on E. Jefferson Street, 10th Street NE and 11th Street NE. Under the B-1 zoning classification, 30 dwelling units could be developed by right on this site (21 DUA), per Z.O. Sec. 34-480 (Use Matrix).

The site plan (Attachment C) submitted with the application depicts a development that would include 126 dwelling units as part of a multi-family residential project; since the development site is 1.46 acres, the proposed density is 86.30 DUA. See proposal narrative (Attachment A) and site plan submitted by the applicant pursuant to Z.O. Sec. 34-41(d)(1) and (d)(6).

For clarification, the City Assessor's data shows the subject property as having an area of 1.41 acres. However, the submitted project proposal narrative/ project concept plan describes the subject property as including 1.46 acres, and states that the acreage is based on survey data. In this staff report, staff assumes for purposes of analysis that the 1.46 acres is correct.

The application narrative describes a mixed-use development that would eventually include 126 multi-family units (maximum 180 bedrooms; mixture of one (1) and two (2) bedroom apartments) and by-right commercial uses, arranged in a building that would contain four (4) stories of residential dwellings and commercial uses, over two (2) stories of structured parking. At this time, however, **no commercial uses are depicted on the site plan, and therefore any impacts of specific commercial uses (parking, traffic, ingress/egress, etc.) are not addressed in this SUP/ Site Plan review.** The narrative also indicates that the subsequent introduction of by-right commercial uses to the project would reduce the quantity of the residential units.

Note: B-1 zoning regulations permit mixed-use development, but require that all lots/parcels, and all uses/components of a mixed-use development must be included within a single site plan per Z.O. Sec. 34-458(a). At such time in the future as the landowner may wish to establish a mixed-use development, a new site plan will need to be submitted and approved. In the B-1 zoning district, the proposed structured parking is allowed as an accessory to the use(s) within the mixed use building (i.e., to satisfy the parking requirements for the development); however, unless and until there is a Z.O. change for this district, a commercial [public] parking operation serving off-site uses is not permitted—either by right or by SUP.

The SUP application materials provided by the applicant and analyzed in this report are modified from the materials originally provided for the required community meeting and the original August 2016 public hearing, which was postponed by request of the applicant. The

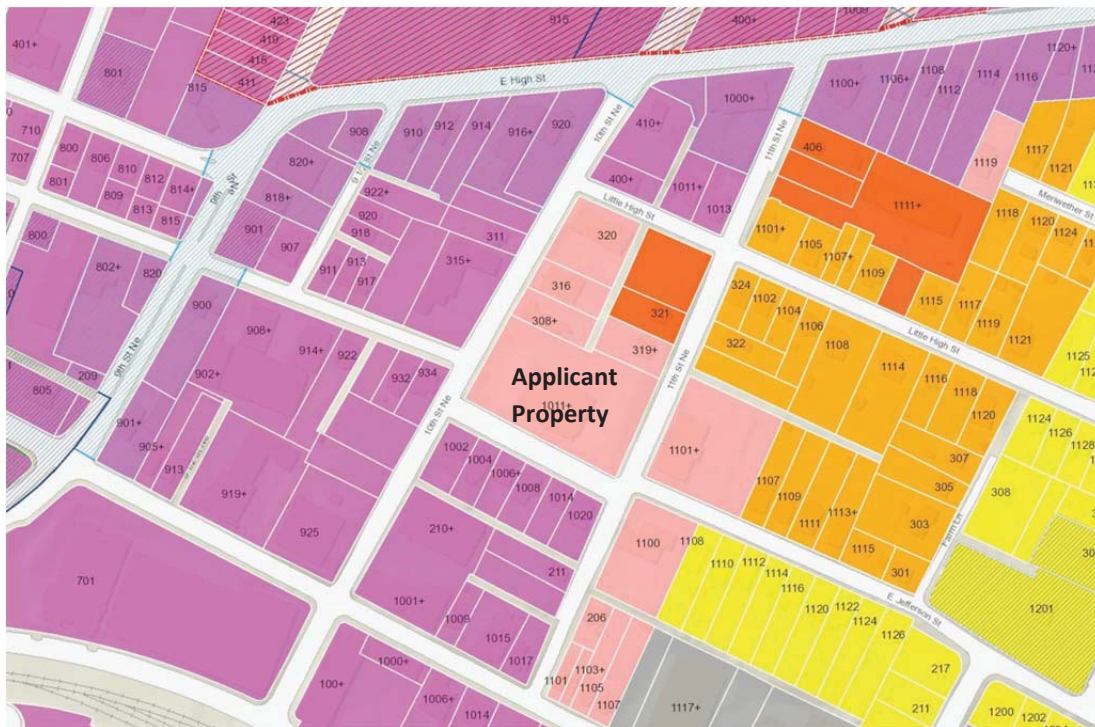
Vicinity Map



Context Map 1



Context Map 2- Zoning Classifications



KEY - Yellow: R1-S, Light Orange: R-2, Orange: R-3, Pink: B-1, Red: B-2, Purple: DN or HS, Grey: M-I

Context Map 3- General Land Use Plan, 2013 Comprehensive Plan



KEY – Red: Neighborhood Commercial, Purple: Mixed Use, Yellow: Low Density Residential

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:

North	Office Building/Medical Office	B-1
South	Office Building/Single Family House	DN
East	Medical Office	B-1
West	Office Building/Medical Office	DN

The buildings immediately surrounding the subject property are mostly one (1) to two (2) story buildings, primarily functioning as residences or offices. Many of the existing buildings currently used as office space appear to have originally been single family residences. One (1) block south on E Market Street, buildings tend to remain below two (2) stories but have larger footprints than those found in the immediate vicinity of the subject property. Most of these properties are zoned Downtown North mixed use or B-1 commercial, and could be redeveloped at heights similar to the subject property.

Staff Analysis: The [current] proposed use of the property depicted in the site plan and other application materials is a residential building containing multiple dwelling units ("multi-family dwelling") and the potential for commercial uses with sub-surface structured accessory parking contained within the building footprint. The surrounding area is a mix of office buildings, single family detached dwelling units, and multi-family dwellings. The proposed use is 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 applicant's own analysis of the development's consistency with the Comprehensive Plan, as required by Z.O. Sec. 34-41(d)(2), is attached as Attachment A.

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

a. Land Use

1.1: Examine opportunities in the following areas [...] High Street/Martha Jefferson [...]

b. Housing

1.2: Evaluate the effect of reduced transportation costs and improved energy efficiency on housing affordability.

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

8.3: Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes and commercial services.

8.5: Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.

c. Transportation

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.

2.3: Improve walking and biking conditions by discouraging and/or minimizing curb cuts for driveways, parking garages, etc. in new development and redevelopment.

Below are specific areas of the Comprehensive Plan for which the development may not be in compliance:

d. Land Use

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

Comprehensive Plan

The 2013 Comprehensive Plan identified several specific areas of the city where additional study may be warranted, through Small Area Plans. Included in this list is the High

Street/Martha Jefferson area, which includes the Little High neighborhood (wherein the subject property is located). The Comprehensive Plan states that “the relocation of Martha Jefferson Hospital is responsible for the new and transitional uses that are developing for both the former hospital as well as other properties in this neighborhood and differ from the vision created in previous plans. This area has been identified for study to include the Little High neighborhood and the area extending from High Street to River Road to evaluate the most appropriate urban design solutions for continued residential uses and economic development.” However, a Small Area Plan for this area has not yet begun.

The General Land Use Plan calls for the subject property and areas immediately north and east to be Neighborhood Commercial land use, and the areas directly south and west of the subject property to be Mixed Use land use. While not immediately adjacent to the subject property, the General Land Use Plan does call for Low Density Residential land uses in close proximity east of the subject property (see Context Map 3 above). The Comprehensive Plan specifies that Neighborhood Commercial areas are intended to have building forms that mirror that of low density residential zones, but with some additional commercial uses compatible with residential areas. Mixed Use areas are described as zones in the City where developments of moderate or high intensity are encouraged, and where a large variety of uses may be permitted. 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). High density residential is noted as land to be occupied by multi-family residential types of housing. Residential density up to 21 DUA, which is considered high density by the aforementioned materials, is allowed by-right in the B-1 zone. High density residential uses can therefore be considered appropriate in B-1 zones, depending on site-specific characteristics and conditions.

Staff Analysis: Several goals in the Comprehensive Plan speak to a desire to have density as appropriate in locations that will foster developments that are walkable and bikable to the downtown area and other centers of employment, entertainment, and education. The subject property is less than a quarter (1/4) mile from the downtown core of the City. Creating more density and housing options near the downtown core will reduce commuter congestion and may open up housing options in other parts of the City. It is reasonable to permit a moderate level of density at this location, if proper conditions are applied.

The General Land Use Plan in the Comprehensive Plan contemplates density based upon dwelling units per acre (DUA). However, the Planning Commission may wish to contemplate not only density as associated with units per acre, but also density in terms of number of bedrooms, as this may provide a clearer picture of the true impact of the proposed development. As noted in the narrative (Attachment A), the property could be designed to

accommodate 30 residential units and up to 120 bedrooms by right. The applicant indicates an intention to build 126 residential units with 180 bedrooms in the narrative. This would result in 60 additional bedrooms, or an approximately 50% increase, in bedrooms from the by-right allowance. The applicant indicates in the narrative that affordable housing units will be provided on-site or in the downtown area. In addition, the applicant represented at the June 15th 2016 community meeting that each lease for residential units in the proposed project will be limited to two (2) people per unit.

The Commission may choose to recommend an SUP condition that restricts the DUA to something less than the requested 87 DUA, or may choose to recommend an SUP condition restricting the number of bedrooms-per-unit. Staff believes permitting density up to 87 dwelling units per acre (DUA) with a maximum of 180 bedrooms and no more than two (2) unrelated persons per unit could be an appropriate increase in density that is in line with the Comprehensive Plan and General Land Use Plan, but will minimize impacts to the surrounding area's character and public facilities.

Streets that Work Plan

The May 2016 Streets that Work Plan (approved September 2016 as an amendment to the Comprehensive Plan) labels 10th Street NE as a *Mixed Use B* typology, and E Jefferson Street and 11th Street NE both as a *Local Street* typology. Please see Attachment G for selected materials from the September 2016 Streets that Work Plan. 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>

Mixed Use B streets are characterized as able to support high levels of walking, bicycling, and transit as they connect important destinations within the City and surrounding county. The Streets that Work Plan recommends a minimum clear zone width of seven (7) feet for sidewalks, which are noted along with a curbside buffer zone (the area between the curb and sidewalk) as the highest priority items in the *Mixed Use B* typology. Curb extensions are noted as appropriate for *Mixed Use B* streets. *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, and that techniques such as curb extensions are appropriate. 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.

The existing sidewalks do not include a landscaped buffer as separation from the roadway on E Jefferson Street and 10th Street NE, although parallel parking is found on along the subject property on all three street frontages (E Jefferson Street, 10th Street NE, and 11th Street NE). The parallel parked cars limit visibility between pedestrians and motorists, making it difficult to cross the street for pedestrians. The lack of marked crosswalks in the vicinity of the property also limits the walkability of the area.

While the existing sidewalk on E Jefferson Street is consistent with the Streets that Work Plan, the existing sidewalk on 10th Street NE is approximately five (5) feet wide and without a curbside buffer zone, which does not align with the recommendations in the Plan. In response to the Plan, the site plan (Attachment C) shows a seven (7) foot sidewalk along 10th Street NE. The existing sidewalk on 11th Street NE is slightly less than five (5) feet in width, but a wide unplanted buffer is provided.

The Plan recommends that intersection pedestrian crossings include curb ramps aligned with the crosswalks and high visibility zebra style markings. In addition, the Plan states additional elements such as curb extensions should be considered at locations with significant pedestrian traffic and difficult sight lines, such as those created by the existing on-street parking in the vicinity of the subject property. In response to this, the site plan shows curb extensions (labeled as “bump out”) on the corners of E Jefferson Street at 10th Street NE and 11th Street NE. High visibility zebra crosswalks are shown on the site plan at all crossings adjacent to the subject property.

The Plan also states that driveways should be designed to provide a continuous and level clear walk zone across the vehicular path and encourage vehicles to yield to pedestrians on the sidewalk. The site plan includes a note for each driveway crossing indicating a full sidewalk with a maximum cross slope of two (2) percent shall extend across the driveway/alley entrance.

Staff Analysis: Based on the current application package, staff concludes that the pedestrian network along the development frontages is, as represented in this application, consistent with the Streets that Work Plan. Staff believes that the compliance with the Streets that Work Plan should be ensured through applicable conditions, should the SUP be approved.

In addition, staff notes that the widened seven (7) foot sidewalk proposed on 10th Street may be required to extend into what is currently the subject property in order to maintain adequate roadway width on 10th Street NE (including potential future bike lanes). Staff

proposes a reduction in setback of two (2) feet be applied to the 10th Street NE setback requirement with the donation of the extended sidewalk space to the public right-of-way. Conversely, an access and maintenance agreement could be pursued for the extended portion of sidewalk on the subject property, but is not believed by staff to be ideal.

(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

The City Traffic Engineer has reviewed the Traffic Impact Analysis (Attachment D) provided by the applicant. The following information is a synopsis of the information provided in the Traffic Impact Analysis. Please see Attachment D for more information.

Trip generation information (VPD): The trip generation figures provided by the applicant (Table 1 in Attachment D) indicate that a development of multi-family apartments will have 281 vehicular trips per day according to the 9th Edition of the ITE Handbook. The category of use referenced in the ITE Manual, from which this peak-hour traffic data has been obtained, is Apartments. The applicant has also provided trip generation figures for the existing medical office use (Medical Office in the ITE Handbook), which generates 366 trips per weekday. This results in a net reduction of 85 vehicles per day.

The supplied figure for trips for the proposed multi-family residential use is based upon a reduction of 33% for pedestrian, bicycle, and transit trips. The applicant has indicated this reduction is following ITE guidelines for urban development. The City Traffic Engineer has confirmed this reduction is appropriate.

Peak-hour traffic: As shown in the trip generation (Table 1 in Attachment D), the morning peak hour would have 43 trips, 79% of which would be exiting the site. The afternoon peak hour would have 53 trips, with 66% entering the site. While overall trips are expected to decrease with a change of use from medical office to residential use, the figures provided indicated a reversal in traffic flow concentration. Whereas the AM peak hour flow of traffic for the medical offices is mostly entering the site, traffic will

mostly be exiting the site in the proposed multi-family development. This condition is reversed for PM peak hour flow.

The applicant has also provided a trip generation comparison study of a multi-family development located less than ½ mile from the subject property (see Table 2 of Attachment D). The study, conducted on September 12th, 2016, found that the study development had am peak hour rates approximately 46% lower than predicted by the ITE guidelines and 35% lower pm peak hour rates than predicted.

Traffic Counts, adjacent streets—The applicant conducted a traffic count study on September 12th, 2016 (background data included in Attachment D). The study found that the existing traffic volumes are as follows:

10th Street NE: Approximately 4,000 vehicles per day (ADT)

E Jefferson Street: Approximately 1,700 vehicles per day (ADT)

11th Street NE: Approximately 1,500 vehicles per day (ADT)

The applicant provided an analysis of potential traffic conditions at the intersections of E Jefferson Street with 10th Street NE and 11th Street NE in 2018 (anticipated construction date for the proposed development), looking at conditions for both the proposed development (“Build” conditions) and no development (“No Build” conditions), see Tables 3 and 4 in Attachment D. The analysis shows no reduction in vehicular level of service in 2018 by installing the proposed development, and slight increases to vehicle queuing lengths at the E Jefferson Street and 10th Street NE intersection. The applicant also provided an analysis of potential traffic conditions at the proposed driveway entrances (Tables 5 and 6 of Attachment D) and found high levels of service and short delays and queue lengths are anticipated.

Staff Analysis: The City Traffic Engineer has reviewed the provided Traffic Impact Analysis, and found the information provided to be sufficient and appropriate. The proposed development and increased residential density will not create an adverse effect on traffic on surrounding City streets.

Vehicular Access

Two (2) points of vehicular access are required for the proposed development per City Code Section 34-896(b). Current vehicular ingress and egress to the subject property includes two (2) access points on E Jefferson Street and one (1) access point on 10th Street NE. The site plan (Attachment C) shows an alley providing ingress and egress to

both 10th Street NE and 11th Street NE; the alley is described in the project proposal narrative as being the means of access to two (2) structured parking levels, which are both located entirely below grade. The rear of the subject property is also shown to front an existing 15 foot wide alley connecting to Little High Street in the site plan. It is not known at this time if access to the subject property from the alley is permitted in the easement language establishing the alley.

Staff Analysis: The proposed access for the development is placed at the rear of the property, minimizing conflicts with pedestrians and vehicles entering or exiting the property. In addition, the access points are the offset from the multiple street intersections in the area, further reducing conflicts. While it is unlikely the existing alley connecting the rear of the subject property to Little High Street will be a desirable connection point for the applicant, a vehicular access point through the existing alley connecting to Little High Street would be detrimental to the other properties adjacent to the alley due to the narrow width, length in which one must travel along the alley to reach the subject property (nearly 270 feet), and its use as a primary means of vehicular access for other properties fronting the alley.

Parking

The project proposal narrative (Attachment A) indicates parking will be provided in two (2) levels of sub-surface structured parking, defined as an “accessory garage” in Z.O. Sec. 34-1200. Multi-family residential developments require one (1) parking space for all one (1) and two (2) bedroom units, per Z.O. Sec. 34-984. The site plan (Attachment C) shows a requirement of 126 parking spaces to serve the proposed 126 dwelling units. The project proposal narrative also notes that additional parking spaces are provided to accommodate all residents and guests of the property, and minimize spill-over into public parallel parking available on the surrounding streets. The site plan indicates that 226 parking spaces will be provided for the proposed uses, which includes the required 126 spaces plus 100 additional spaces to accommodate guests.

The site plan specifies 100 additional spaces may be provided within sub-surface parking levels. Per Z.O. Secs. 34-480 (Use Matrix) and Z.O. Sec. 34-973, these sub-surface parking levels may be utilized as “ancillary parking” for adjacent lots, pursuant to Z.O. Sec. 34-973 (authorizing off-site parking arrangements) and 34-974 (cooperative parking arrangements). The area of the sub-surface parking used by adjacent lots may not exceed 25% of the gross floor area of the building. No on-site parking spaces may be operated as a commercial parking operation, unless Z.O. Sec. 34-480 is modified to allow commercial parking uses in the B-1 commercial zone.

The narrative indicates that by-right commercial uses may be incorporated into this development in the future. In this case, parking requirements would be determined during the site plan process and reviewed by the City Traffic Engineer for compliance.

Staff Analysis: Based on the information provided in the project proposal narrative and site plan, it appears that the minimum parking requirements of the zoning ordinance can be met for the proposed development. The applicant has proposed vehicular parking spaces in great excess of the required minimums. The availability of parking to residents, potential commercial patrons, and guests is expected to minimize the impact of the proposed development on the public on-street parking spaces in the vicinity. In addition, residents of the proposed development could not receive permit parking passes for residential permit zones (including Zone 9, which exists in the vicinity of the subject property) unless the Traffic Engineer determines the off-street parking available in the development is not sufficient, per Z.O. Sec. 15-202.

Other Modes of Transportation

There are several mass transit stops located within a quarter (1/4) mile of the subject property, including stops on 10th Street NE, Little High Street, and E High Street. The proposed development is also served by a complete (but mostly un-buffered) sidewalk network immediately adjacent to the subject property and within the vicinity of the subject property. Crosswalks in the general vicinity are typically unmarked. In the recently approved update to the Bicycle and Pedestrian Master Plan, 10th Street NE was noted as a location recommended for bicycle lanes.

As described above in the Streets that Work Plan section of this report, the applicant has proposed improvements to the pedestrian infrastructure network through a widened sidewalk, curb extensions, high visibility crosswalks, and the continuation of the sidewalk across driveways.

The applicant has noted in the narrative (Attachment A) that bicycles and scooters will be provided for lockable parking within the garage. The site plan (Attachment C) indicates a total of 63 spaces are provided, in line with Z.O. Sec. 34-88 which specifies one (1) bicycle parking space per every two (2) multi-family dwellings as deemed appropriate by the Director of Neighborhood Development Services or the Planning Commission.

Staff Analysis: Staff believes the applicant's proposed improvements to the pedestrian infrastructure network and proposed bicycle parking to be adequate. Staff believes that the proposed improvements should be ensured through applicable conditions, should the SUP be approved.

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

The proposed mixed-use development may result in increased noise, as a result of the proposed multi-family development. The upper stories include balconies, which are a potential source of additional ambient noise in the neighborhood; however, there are no statistics indicating that, overall, the noise generated by 126 dwelling units in a mid-rise apartment building would exceed noise anticipated from an equivalent number of single-family dwellings. As to noise from motor vehicles, the trip generation figures provided by the applicant (Attachment D) indicate a reduction in overall vehicular trips, and logically a corresponding reduction of noise and fumes from automobile traffic to and from the building.

The site plan (Attachment C) depicts the location of street trees and site landscaping, but does not indicate proposed species or caliper size, as required by Z.O. Sec. 34-867. The site plan shows trees spaced at approximately 25 feet spacing on the 10th Street NE and 11th Street NE frontages, and approximately 35 feet spacing on the E Jefferson Street frontage. Z.O. Sec. 34-870(c) indicates a large tree shall be planted for every 40 feet of frontage, or a medium tree for every 25 feet of frontage (with approval from the Director. The site plan does not specify whether proposed street trees are large canopy nor indicated the use of medium trees will be requested. However, Charlottesville's Master Tree List identifies Medium Deciduous Trees as 40 to 60 feet in height, which would provide buffering for the maximum building height of 45 feet allowed in the B-1 zone. The building massing materials (Attachment E) also show that the proposed planting spacing and eventual maturity provides some screening of building elements such as exterior lighting, and associated increased activity for neighbors.

Staff Analysis: The impacts described above could be mitigated by landscaping consistent with the spacing and quantities shown in the site plan.

c) Displacement of existing residents or businesses

This use will require the displacement of the existing 20,300 square feet of medical offices. The applicant has indicated in the project proposal narrative (Attachment A) that these offices will be relocated to a nearby property.

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

As noted above, the existing medical offices will be relocated to a nearby off-site location; so these existing commercial uses may or may not actually be retained. The applicant has indicated in the proposed project narrative (Attachment A) that non-specified by-right commercial uses may later be included in the project, but the applicant has removed commercial uses from this application and the accompanying site plan. Without out confirmation of commercial activities in the proposed development, staff cannot assess this criteria.

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

The City's Comprehensive Plan identifies community facilities as fire protection, police enforcement, and emergency response services; public utilities and infrastructure; and public parks and recreation opportunities. The applicant has not adequately discussed this issue within its comprehensive plan analysis required by Z.O. Sec. 34-41(d)(2). In that aspect, the application is not sufficiently detailed.

However, the applicant does indicate in the proposed project narrative (Attachment A) the redevelopment of the site will include low impact development (LID) techniques such as rain gardens and permeable pavers to address stormwater management needs. Those LID techniques are not depicted within the Site Plan that accompanies this SUP Application. If this representation is important to the Commission, staff recommends including a condition that these LID techniques be depicted within the final site plan.

Staff Analysis: The proposed development will necessarily result in some increased demand on physical facilities and services provided (see also paragraph (g.), following below). Some of these impacts, such as impacts on the City's water and sewer facilities, and public streets/ sidewalks, can be adequately evaluated and addressed during the site plan process, and final site plan approval is dependent on confirmation of adequate facilities or improvements provided by the applicant to ensure adequacy. A preliminary review of the proposal indicates the City's existing water and sewer facilities are likely to be adequate to serve the proposed development.

As shown in the project proposal narrative (Attachment A), the subject property is located less an one-half (1/2) mile from many amenities in the downtown area, including the Downtown Mall, Court Square, McIntire Library, Jackson Park, and Lee Park. In addition, the subject property is within one-half (1/2) mile of Meade Park. Staff

believes park and recreation opportunities available in proximity of the subject property can adequately accommodate the proposed increase in density created by the development.

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

The current use of the subject property is medical offices (commercial uses), so no affordable housing unit(s) currently exist within the proposed development site. The proposed construction of a new multi-family dwelling may possibly increase the availability of affordable housing, as this project will trigger the requirement for compliance with Z.O. Sec. 34-12. (Affordable dwelling units). The applicant has indicated in the project narrative (Attachment A) that affordable units (as defined in Z.O. Sec. 34-12(c)) will be provided in the proposed development or in the downtown area. If this representation is significant to the Commission, staff recommends inclusion of a condition requiring affordable units to be provided as represented in the narrative.

g) Impact on school population and facilities

The applicant's project proposal narrative does not specifically analyze this factor, as required by Z.O. Sec. 34-158(b). The proposed project narrative (Attachment A) and site plan (Attachment C) indicate the residential units will be one (1) and two (2) bedroom units. The applicant told attendees at the March 15th 2016 community meeting that the units are expected to be most desirable for young professionals who work downtown as well as the retired population looking to downsize in housing and enjoy close proximity to amenities such as downtown.

Staff Analysis: Because housing is open to all, there is a possibility that families with children could take residence here. Therefore, some impact could be created on school population and facilities.

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 (building height, setbacks, stepbacks, etc.) and general planned uses.

j) Massing and scale of project

The application materials depict a new building containing four (4) stories above the surface of the subject property, viewed from all street frontages. Neither the application nor the Site Plan gives a specific height measurement for the building depicted within the materials; however, B-1 zoning regulations (Z.O. Sec. 34-457) restrict building height to 45 feet, max.

The subject property is considered a double frontage lot per Z.O. Sec. 34-1122, with a minimum 20 foot setback on 10th Street NE and 10th Street NE. Per Z.O. Sec. 23-1122, E Jefferson Street is considered a street side yard. A five (5) foot setback is required on E Jefferson Street, per Z.O. Sec. 34-457(b)(2), as residential uses do exist on the other side of E Jefferson Street. No setback is required for northern side of the subject property, per Z.O. Sec. 34-457(a).

The applicant has also noted that two (2) stories of structured parking will be below the surface of the subject property, which will be accessed from an alley. The graphic materials provided by the applicant (Attachment E) depict the first floor of the proposed building as being above the street grade on E Jefferson Street and 11th Street NE due to existing topography. The materials provided by the applicant do not provide a building height measured from grade to the top of the building roof along either of these street frontages. This detail needs to be included on the site plan. The site plan must demonstrate specifically that the building will not exceed 45 feet maximum allowable height in the B-1 zone, inclusive of any portion of the building adjacent to the rooftop mechanical equipment.

Note: The building elevations provided by the applicant appear to depict residential dwelling units within an area adjacent to rooftop mechanical equipment. This must be removed from the site plan. Per Z.O. Sec. 34-1101, habitable space is not allowed in any portion of a rooftop appurtenance. All dwelling units must be contained within the building itself, and cannot be part of the area of any rooftop mechanical shelter, elevator shaft area, or other appurtenance.

The proposed project narrative (Attachment A) and the site plan (Attachment C) show additional building façade setbacks on two sides of the building. The 10th Street NE and 11th Street NE frontages have an additional 10 foot setback beyond the required 20 foot setback for approximately 43% of the building façade. The E Jefferson Street frontage is

shown as having an additional 25 foot setback beyond the required 5 (five) foot setback for approximately 39% of the building façade. The remainder of the E Jefferson Street frontage is shown as having an additional 15 foot setback from the required five (5) foot setback. The northern side of the subject property is shown on the site plan to have at least a 20 foot setback to accommodate the proposed alley for access.

The proposed site plan and illustrative materials (Attachment E) depicts two (2) open air courtyards: one (1) centered along the E Jefferson Street frontage, and one (1) to the rear of the building. Three (3) plazas are depicted: one (1) along the entire 10th Street NE frontage, one (1) at the corner of 10th Street NE and E Jefferson Street, and one (1) at the corner of 11th Street NE and East Jefferson Street. The applicant has indicated in the project proposal narrative that first-floor residential units along E Jefferson Street and 11th Street NE on the first floor will have direct pedestrian access to the street through two (2) story townhouse style dwelling units, to “activate the streetscape and better create a sense of place.” If this representation is significant to the Commission’s consideration of this application, staff recommends that conditions make it clear that this will be delivered.

The narrative notes that an additional stepback has been applied to the third and fourth floors of the building to reduce building mass, but no details are provided on the depth of the proposed stepback. Staff estimates an additional stepback of approximately 10 feet is shown on E Jefferson Street, 11th Street NE, and the rear of the building (northern side) in the scaled graphic materials.

Staff Analysis: These design characteristics minimize the effect of the size of the proposed building and are within the maximum specified requirements for buildings within this district. The project proposal narrative and graphic materials illustrating the massing and scale of the project indicate that the architect estimates the building is approximately 60% of the by-right building mass allowed by the B-1 district regulations. Sufficient information was not provided for staff to assess the accuracy of this statement. However, staff does concur the proposed building shown in the application materials is less than the by right allowable size, assuming that the rooftop dwelling units are removed. This reduction in mass minimizes the visual impact of the proposed development on the neighborhood, and the additional setbacks and stepbacks create a form that is similar to the existing character of the neighborhood. Staff recommends conditions are applied to establish specific parameters for maintaining the reduction in building mass, as proposed by the applicant.

(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 A-1 Residence District. In 1958 the property was zoned R-3 Multiple Dwelling District. In 1976 the property was zoned B-1 Commercial District. In 1991 and 2003 the property was maintained as B-1 Commercial District. The subject property is located adjacent to the Downtown North Mixed Use Corridor District.

The description for B-1 states the district *is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city. The uses permitted within this district are those which will have only minimal traffic impacts, and only minimal noise, odors, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.* (Z.O. Sec. 34-440(a)). The description of the Downtown North district states that *within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development* (Z.O. Sec. 34-541(3)).

Staff Analysis: The B-1 zone allows for single-family, two-family, and multi-family residential development by-right. The proposed project is a multi-family residential development, which staff believes to be appropriate for a transitional district. If, in the future, this proposed multi-family residential development is changed into a mixed use development, a new site plan will be required, and (if proposed commercial uses require an SUP under the then-existing zoning) any SUP approved per this application may need to be amended.

(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. As noted above, we believe the rooftop residential dwellings are not allowed as an “appurtenance” under current zoning ordinance provisions. Also, if it is the applicant’s intention to establish a mixed-use development, this site plan does not comply with Z.O. Sec. 34-458(a), and a new site plan would need to be submitted in the future.

(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 Meetings Required by Z.O. Sec. 34-41(c)(2)

The applicant held a community meeting on March 15th, 2016 beginning at 5:30 at the offices of Henningsen Kestner Architects, located approximately a quarter (1/4) mile from the subject property. Property owners within 500 feet, the Martha Jefferson Neighborhood Association, and the Woolen Mills Neighborhood Association were notified of the meeting per requirements in Section 34-41(c)(2). The letter provided by the applicant, in addition to the sign in sheets from the meeting, can be found in Attachment F. Many people attended the community meeting. The attendees were concerned with how the new building would blend in with the surrounding architecture. They wish to see a quality building that looks appropriate. It was noted that the rise of the land onsite would result in a building appearing taller from the street. It was also noted that the subject parcel is located on or near the apex of a large hill, of which much of the neighborhood is below. Concerns were also raised regarding increased residential density in the neighborhood, the location of dumpsters, traffic congestion in general and that created by moving trucks for resident move in/out, and utility concerns, particularly the potential for gas service in the building. The attendees asked how the development would benefit the neighborhood, if bicycle and pedestrian paths would be added, and how construction would affect the neighborhood. Several attendees expressed a preference for condominium units to limit the increased vehicular activity generated by rental units regarding move ins/move outs.

Due to concerns expressed by citizens during the community meeting held on March 15th 2016, the applicant held a second community meeting on June 15th 2016 beginning at 6:00pm in CitySpace. The letter provided by the applicant, in addition to the sign in sheets from the meeting, can be found in Attachment F. The applicant presented a modified design for the site that further reduced the proposed building mass and proposed new access to the parking through a driveway/alley. The modified development shown also included a commercial element on the first floor along the 10th Street NE frontage. The applicant noted that utilities will not be undergrounded with this development, the existing trees at the rear of the property will be retained, unit leases will be limited to two (2) people, and conversations with local businesses has indicated a need for additional employee housing. Concerns were again raised

regarding traffic congestion and the potential impact on the neighborhood. A concern was raised whether residents of the new project would be eligible for permit parking passes (per Section 15-202, a multi-family residential development is only eligible for permit parking if the Traffic Engineer determines sufficient off-street parking is not available to the development). The attendees expressed concern that the proposed building ignored the character of the neighborhood, and that the porches shown in the design could become “party porches” if university students resided at the proposed development.

Other Comments

Staff has also spoken in person, over the phone, and by email with several concerned citizens. Many citizens stated they were opposed to the proposed physical size of the development, the proposed number of residential units and the impact of that on the neighborhood, and existing traffic concerns that may be worsened with the addition of the proposed development (such as difficulty for motorists and pedestrians to see each other at intersections). Some citizens have expressed displeasure with the likely removal of existing mature trees on the subject property. One citizen also noted that she is concerned about an increase in crime and that tenants of the proposed development will not care about the neighborhood.

Staff Recommendation

Staff recommends the Planning Commission focus on the following items during review: appropriate density, impact to the surrounding neighborhood, increased traffic, access, and the pedestrian experience.

Recommended Conditions

Staff recommends that a request for higher density could be approved with the following conditions:

1. Up to 87 dwelling units per acre (DUA) are permitted on the subject property. A maximum of 180 bedrooms shall be allowed on the subject property. No more than two (2) unrelated persons may reside in any unit.
2. Affordable housing units as required by Z.O. Sec. 34-12 shall be provided on-site or on property zoned in the Downtown or Downtown North Mixed Use Corridors.
3. No demolition of existing building(s) or improvements shall be commenced prior to approval of a final site plan and approval of a permit authorizing land-disturbing activities pursuant to Z.O. Sec. 10-9. For purposes of Chapter 10 of the City Code, demolition activities shall be planned and built into the erosion & sediment control plan and stormwater management plan (if required), as part of the overall development plan

for the subject property, and no such demolition activity shall be undertaken as a stand-alone activity.

4. The design, height, and other characteristics of the development shall remain essentially the same, in all material aspects, as described within the application materials received from February 16, 2016 until September 21, 2016, submitted to the City for and in connection with SP16-00001, including the site plan received September 21, 2016 (Attachment C) and building massing materials updated September 19, 2016 (Attachment E). Except as the design details of the development may subsequently be modified to comply with staff comments, or by any other provision(s) of these SUP Conditions, any change of the development that is inconsistent with the application shall require a modification of this SUP. These characteristics include:
 - a. Two (2) open air courtyards in the front and rear of the building, with the front courtyard visible from E Jefferson Street.
 - b. Three (3) plazas in the provided site plan - one (1) along the entire 10th Street NE frontage, one (1) at the corner of 10th Street NE and E Jefferson Street, and one (1) at the corner of 11th Street NE and East Jefferson Street.
 - c. Direct pedestrian access to the internal access system of the proposed building from E Jefferson Street.
 - d. An additional building setback at least 10 feet beyond the required minimum 20 feet setback for a minimum of 40% on 10th Street NE and 11th Street NE, with an allowance of a 10% deviation from this minimum.
 - e. An additional building setback at least 25 feet beyond the required minimum 5 (five) feet setback for a minimum of 35% on E Jefferson Street, with an allowance of a 10% deviation from this minimum, and with the remainder of the building being setback at least 15 feet beyond the required minimum five (5) feet setback on E Jefferson Street.
 - f. An additional building stepback at least 10 feet from the required minimum 20 feet setback on the entirety of any building story above the second (2nd) story fronting 11th Street NE, an additional building stepback of at least 25 feet from the required minimum five (5) feet setback on the entirety of any building story above the second (2nd) story fronting E Jefferson Street, and an additional building stepback of at least 10 feet from the setback applied to the bottom two (2) stories on the entirety of any building story above the second (2nd) story along the northern side of the building.
5. Street trees shall be a minimum of three (3) inch caliper at planting. Regardless of canopy size, street trees shall be spaced no more than 25 feet apart on the 10th Street NE and 11th Street NE frontages, and no more than 35 feet apart on the E Jefferson Street frontage.

6. The applicant shall provide pedestrian improvements in the vicinity of the subject property, the dimension and final design of which is subject to approval by the City Traffic Engineer. These improvements shall be designed so that adequate space shall remain for the potential future installation of bicycle lanes on 10th Street NE. These improvements shall include:
 - a. Provide an improved pedestrian path on 10th Street NE along the entire frontage of the subject property. This will consist of a widened sidewalk with a minimum of seven (7) feet in width. If the widened sidewalk extends into the subject property, the sidewalk area shall be donated to the City for addition to the public right-of-way and a reduction of two (2) feet shall be applied to all setbacks and stepbacks required for 10th Street NE by both Z.O. Sec. 34-457 and conditions 5c and 5e above.
 - b. Install curb extensions extending into the intersection of 10th Street NE and E Jefferson Street adjacent to the subject property on both sections of the staggered intersection, as shown in the provided site plan received September 21, 2016 (Attachment C). Curb extensions shall include perpendicular curb ramps aligned with each pedestrian crosswalk. A receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.
 - c. Install curb extensions extending into the intersection of 11th Street NE and E Jefferson Street adjacent to the subject property, as shown in the provided site plan received September 21, 2016 (Attachment C). Curb extensions shall include perpendicular curb ramps aligned with each pedestrian crossing. A receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.
 - d. Install high visibility crosswalks at all pedestrian crossings at both the 10th Street NE and E Jefferson Street and 11th Street NE and E Jefferson Street intersections, as shown in the provided site plan received September 21, 2016 (Attachment C).
 - e. Continue the concrete sidewalk across all proposed driveway/alley entrances in full width and at a maximum two (2) percent cross slope, as shown in the provided site plan received September 21, 2016 (Attachment C).
7. All outdoor lighting and light fixtures shall be full cut-off luminaires.
8. The spillover light from luminaires onto public roads and onto property adjacent property shall not exceed one-half (½) foot candle. A spillover shall be measured horizontally and vertically at the property line or edge of right-of-way or easement, whichever is closer to the light source.
9. No vehicular access to the subject property shall be permitted from the existing alley connecting the rear of the property to Little High Street.

10. No more than one (1) vehicular access point may be established on 11th Street NE, unless additional access points on 11th Street NE are determined by the City Traffic Engineer to be appropriate.
11. Conform to Z.O. Sec. 34-881(2)-*Bicycle Storage Facilities* or the most current Bicycle Storage Facilities code for multi-family dwellings at time of development.
12. Low impact development techniques such as rain gardens and permeable pavers shall be installed on the subject property with the redevelopment of the site.

Suggested Motions

1. I move to recommend approval of this application for a Special Use Permit in the B-1 zone at 1011 E Jefferson Street to permit residential development with additional density with the following listed conditions.

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____
- i. _____
- j. _____
- k. _____
- l. _____

OR,

2. I move to recommend denial of this application for a Special Use Permit in the B-1 zone at 1011 E Jefferson Street.

Attachments

- A. Updated Special Use Permit Narrative updated September 19, 2016
- B. Special Use Permit Application received February 16, 2016
- C. Site Plan received September 21, 2016
- D. Traffic Impact Analysis dated September 19, 2016
- E. Building Massing Materials updated September 19, 2016
- F. Community Meeting Materials received March 1, 2016 and July 7, 2016
- G. Streets that Work Plan Excerpts, September 2016

WILLIAMS MULLEN

Direct Dial: 434.951.5709
vlong@williamsmullen.com

RECEIVED

JUN 12 2017

June 12, 2017

Via Hand Delivery

NEIGHBORHOOD DEVELOPMENT SERVICES

Carrie Rainey, RLA
Urban Designer
Department of Neighborhood Development Services
Charlottesville, VA 22903

RE: 1011 E. Jefferson Street – Proposed Mixed Use Building

Dear Ms. Rainey:

On behalf of our client, Jefferson Medical Building Partnership (the "Applicant"), the owners and developers of the property located at 1011 E. Jefferson Street (the "Property"), we are enclosing updated materials in connection with the proposed mixed use building (the "Project") and the special use permit application that was submitted on February 21, 2017 in connection with the Property.

Since the Planning Commission public hearing last fall, we have met several times with representatives from the Little High Street neighborhood in an effort to better understand their concerns and preferences. We have endeavored to incorporate their suggestions into the Project wherever possible. The February and June materials incorporate their changes, most significantly, the following elements:

- Shifting the massing of the building away from 11th Street NE and towards 10th Street; with 5 stories on 10th Street and 3 stories on 11th Street NE
- Inclusion of commercial space and an updated traffic study to reflect the change
- Addition to Suggested Conditions of Approval to install two-way stop sign at the 11th Street NE and Little High Street intersection, reversing existing traffic flow to improve pedestrian safety
- Addition to Suggested Conditions of Approval to install curb bulb-outs and high visibility crosswalks at the 11th Street NE and Little High Street intersection, also to improve pedestrian safety

The following is a list of documents from the February 21, 2017 submission:

Feb. 21, 2017	Cover Page detailing changes made from previous submittal
Exhibit A	Compliance with General Standards for Issuance of a Special Use Permit
Exhibit B	Comprehensive Plan Goals Summary
Exhibit C	Conceptual Plan
Exhibit D	Suggested Conditions of Approval
Exhibit E	Building Renderings: Updated Design February 2017
Exhibit F	Building Renderings: June 22, 2016 Submittal Package
Exhibit G	Summary Memo of Traffic Study and Trip Generation Tables
Exhibit H	Traffic Study: September 2016
Exhibit I	Trip Generation Tables for Mixed Use: February 2017

We have included the February, 21, 2017 cover page in our current materials and would like the document to be considered in tandem with the current submission. In addition, the following exhibits were updated since the February 21, 2017 submission and are enclosed:

Exhibit C Conceptual Plan, last revised June 9, 2017

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Exhibit D Suggested Conditions of Approval, dated June 12, 2017
Exhibit E Building Renderings: Updated Design
*note: no changes were made to the actual renderings submission on
February 21, 2017; only the dated on the renderings has changed.
Exhibit G Summary Memo dated June 12, 2017 of Traffic Study dated May 22, 2017

We are also enclosing the following new exhibits since the February 21, 2017 submission:

Exhibit J Traffic Study dated May 22, 2017
Exhibit K Market Analysis, East Jefferson Place Apartments, dated June 1, 2017
Exhibit L East Jefferson Place Project Narrative dated June 12, 2017

The major change to the application since the February 21, 2017 submission is the inclusion of 10,000 square feet of commercial space: 8,000 square feet of specialty retail and 2,000 square feet of a coffee/donut shop. This change was expressly requested by representatives of the Little High Street Neighborhood Association. As such, the only change to the Conceptual Plan (Exhibit C) was a reference the addition of commercial space in the notes section.

The Suggested Conditions of Approval (Exhibit D) were updated to reflect the most recent revision dates of the application materials. A second change to the Suggested Conditions of Approval (Exhibit D) involves the addition of two conditions designed to improve the 11th Street NE and Little High Street intersection. After meeting with the President of the Little High Street Neighborhood Association, we learned of concerns regarding the safety of the 11th Street NE and Little High Street intersection and such additions to the Suggested Conditions of Approval were an effort to address the neighborhood's safety concerns. Improvements at the 11th Street NE and Little High Street intersection include (1) the change of traffic flow so that the existing two-way stop sign will stop traffic on Little High Street instead of stopping traffic on 11th Street NE and (2) the addition of curb bulb-outs and high visibility crosswalks to improve pedestrian visibility and safety. These safety improvements and the change in traffic flow are recommended by the Multi-Way Stop Warrant Analysis in the Traffic Study dated May 22, 2017 (Exhibit J). A new Summary Memo of the most recent Traffic Study (Exhibit G) is also added to the submission materials.

Another exhibit is added to the submission materials (Exhibit K), which includes a market study documenting market support for the proposed number of market rate apartment units and a Fiscal Impact Analysis (FIA) that presents the net fiscal benefits of the apartment proposal to the City at build out.

A final exhibit is added to the submission materials (Exhibit L), which includes a narrative of the Project with illustrative slides that walk through the highlights of the Project.

As always, we appreciate your consideration of this request, and would be happy to address any questions or comments you may have about the Project. Please feel free to contact me if I can be of assistance.

Sincerely,



Valerie W. Long

WILLIAMS MULLEN

Attachments

Exhibit C	Conceptual Plan, submitted June 12, 2017, last revised June 9, 2017
Exhibit D	Suggested Conditions of Approval, dated June 12, 2017
Exhibit E	Building Renderings: Updated Design dated June 12, 2017 *<u>note</u>: no changes were made to the actual renderings submission on February 21, 2017; only the date has changed since then.
Exhibit G	Summary Memo of Traffic Study dated May 22, 2017
Exhibit J	Traffic Study dated May 22, 2017
Exhibit K	Market Analysis, East Jefferson Place Apartments, dated June 1, 2017
Exhibit L	East Jefferson Place Project Narrative
Exhibit M	February 21, 2017 Cover Page

cc: Jefferson Medical Building Partnership

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Exhibit C

Conceptual Plan, last revised June 9, 2017

Exhibit D

Suggested Conditions of Approval dated June 12, 2017

PLEASE NOTE THESE CONDITIONS ARE SUPPLIED BY THE APPLICANT

Recommended Conditions

June 12, 2017

Staff recommends that a request for higher density could be approved with the following conditions:

1. Up to 87 dwelling units per acre (DUA) are permitted on the subject property. A maximum of 180 bedrooms shall be allowed on the subject property. Up to 50% of the dwelling units shall be two (2) bedroom units. No more than two (2) unrelated persons may reside in any unit. Leasing structure and lease agreements will not allow units to be leased by the bedroom or to have multiple leases per unit with shared living spaces.
2. Affordable housing units as required by Z.O. Sec. 34-12 shall be provided on-site or on property zoned in the Downtown or Downtown North Mixed Use Corridors.
3. No demolition of existing building(s) or improvements shall be commenced prior to approval of a final site plan and approval of a permit authorizing land-disturbing activities pursuant to Z.O. Sec. 10-9. For purposes of Chapter 10 of the City Code, demolition activities shall be planned and built into the erosion & sediment control plan and stormwater management plan (if required), as part of the overall development plan for the subject property, and no such demolition activity shall be undertaken as a standalone activity.
4. The design, height, and other characteristics of the development shall be in general accord, remain essentially the same, in all material aspects, as described within the application materials received from February 16, 2016 until June 12, 2017, submitted to the City for and in connection with SP16-00001, including the site plan received June 12, 2017, last revised June 9, 2017 (Updated Attachment C) and updated building massing materials submitted June 12, 2017 (Updated Attachment E).
 - Conceptual Plan by Collins Engineering dated February 16, 2016, last revised June 9, 2017 (the "Concept Plan")
 - Special Use Permit Project Proposal Narrative dated September 16, 2016, as updated by materials submitted to the City on June 12, 2017
 - Building Massing Materials submitted to the City on June 12, 2017

Except as the design details of the development may subsequently be modified to comply with staff comments, or by any other provision(s) of these SUP Conditions, any change to the development that is inconsistent with the essential elements of the application shall require a modification of this SUP. These characteristics-essential elements include:

- a. Two (2) open air courtyards in the front and rear of the building, with the front courtyard visible from E. Jefferson Street.
- b. Three (3) plazas in the provided site plan - one (1) along the entire 10th Street, NE frontage, one (1) at the corner of 10th Street, NE and E. Jefferson Street, and one (1) at the corner of 11th Street, NE and E. Jefferson Street.
- c. Direct pedestrian access to the internal access system of the proposed building from E. Jefferson Street.

Commented [AD1]: In this condition, the applicant has inserted an additional component to limit the number of two bedroom units. The reference to two unrelated persons has been deleted due to the potential conflict with the Federal Fair Housing Act. Instead, leasing agreements have been addressed to reduce the likelihood of students renting at this location.

Commented [AD2]: 'In general accord' represents standard legal language incorporated into Conditional Zonings and Special Use Permits.

Commented [AD3]: The insertion of essential elements further clarifies how the plan must be in general accord.

Commented [AD4]: Internal access system is not defined. The site plan clearly shows the points of pedestrian access.

PLEASE NOTE THESE CONDITIONS ARE SUPPLIED BY THE APPLICANT

- d. ~~An additional building setback at least 10 feet beyond the required minimum 20-foot setback for a minimum of 40% on 10th Street NE and 11th Street NE, with an allowance of a 10% deviation from this minimum.~~ Additional building setbacks on 10th Street, NE, 11th Street, NE, and E. Jefferson Street in general accord with the Concept Plan, with an allowance of 10% deviation from what is shown thereon.
 - e. ~~An additional building setback at least 25 feet beyond the required minimum 5 (five) feet setback for a minimum of 35% on E Jefferson Street, with an allowance of a 10% deviation from this minimum, and with the remainder of the building being setback at least 15 feet beyond the required minimum five (5) feet setback on E Jefferson Street.~~
 - f. e. An additional building setback at least 10 feet from the required minimum 20 feet setback on the entirety of any building story above the second (2nd) floor fronting 11th Street, NE, and an additional building setback of at least 25 feet from the required minimum five (5) feet setback on the entirety of any building story above the second (2nd) floor fronting E. Jefferson Street, and an additional building setback of at least 10 feet from the setback applied to the bottom two(2) stories on the entirety of any building story above the second (2nd) story along the northern side of the building.
5. Street trees shall be a minimum of three (3) inch caliper at planting. Regardless of canopy size, street trees shall be spaced no more than ~~25 feet apart on the 10th Street NE and 11th Street NE frontages, and no more than 35 feet apart on the E Jefferson Street frontage~~ 35 feet apart on all frontages.
 6. The applicant shall provide pedestrian improvements in the vicinity of the subject property, the dimension and final design of which is subject to approval by the City Traffic Engineer. These improvements shall be designed so that adequate space shall remain for the potential future installation of bicycle lanes on 10th Street, NE. These improvements shall include:
 - a. Provide an improved pedestrian path on 10th Street, NE along the entire frontage of the subject property. This will consist of a widened sidewalk with a minimum of seven (7) feet in width. If the widened sidewalk extends into the subject property, the sidewalk area shall be donated to the City for addition to the public right-of-way and a reduction of two (2) feet shall be applied to all setbacks and setbacks required for 10th Street NE by both Z.O. Sec. 34-457 and conditions 5c and 5e above. The acreage of the existing project parcel at the time of Special Use Permit approval shall be the acreage utilized to calculate the maximum density allowed, even if part of the parcel is donated to the City.
 - b. Install curb extensions extending into the intersection of 10th Street NE and E Jefferson Street adjacent to the subject property on both sections of the staggered intersection, as shown in the provided site plan received June 12,

Commented [AD5]: This condition has been simplified to reference the Concept Plan, while also providing minor flexibility for the site plan review.

Commented [AD6]: This condition was removed because the information is covered in condition 4d.

Commented [AD7]: This condition has been modified to allow for the adequate spacing of larger street trees in an urban location.

Commented [AD8]: Additional language regarding project density has been added to insure that the applicant is not penalized for additional dedication of land to the public.

PLEASE NOTE THESE CONDITIONS ARE SUPPLIED BY THE APPLICANT

2017, last revised June 9, 2017 (Updated Attachment C). Curb extensions shall include perpendicular curb ramps aligned with each pedestrian crosswalk. A receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.

- c. Install curb extensions extending into the intersection of 11th Street NE and E Jefferson Street adjacent to the subject property, as shown in the provided site plan received June 12, 2017, last revised June 9, 2017 (Updated Attachment C). Curb extensions shall include perpendicular curb ramps aligned with each pedestrian crossing. A receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk.
- d. Replace the existing two-way stop sign located at the intersection of 11th Street NE and Little High Street with a new two-way stop sign that shall stop traffic traveling on Little High Street, instead of stopping traffic traveling on 11th Street NE. The replacement of the existing two-way stop sign shall be subject to the approval of the City Traffic Engineer.
- e. Install curb extensions extending into the intersection of 11th Street NE and Little High Street. Curb extensions shall include perpendicular curb ramps aligned with each pedestrian crossing. A receiving curb ramp shall be installed as necessary on the opposite end of each pedestrian crosswalk. Install high visibility crosswalk at the pedestrian crossing at the 11th Street NE and Little High Street intersection. All pedestrian intersection improvements at the 11th Street NE and Little High Street intersection shall be substantially similar in form and design as shown for those intersections immediately adjacent to the subject property in the provided site plan received June 12, 2017, last revised June 9, 2017 (Updated Attachment C).
- f. Install high visibility crosswalks at all pedestrian crossings immediately adjacent to the subject property, at both the 10th Street NE and E Jefferson Street and 11th Street NE and E Jefferson Street intersections, as shown in the provided site plan received June 12, 2017, last revised June 9, 2017 (Updated Attachment C).
- e. Continue the concrete sidewalk across all proposed driveway/alley entrances in full width and at a maximum two (2) percent cross slope, as shown in the provided site plan received June 12, 2017, last revised June 9, 2017 (Updated Attachment C).

Commented [SN9]: Additional language regarding change in traffic flow at the 11th Street NE and Little High Street intersection as recommended from the Multi-Way Stop Warrant Analysis, found in the most recently updated Traffic Study. The change in traffic flow is designed to address concerns raised by representatives of the Little High Neighborhood Association that traffic was travelling too fast through Little High Street.

Commented [SN10]: Additional language regarding pedestrian improvements at the 11th Street NE and Little High Street intersection as was also recommended from the Multi-Way Stop Warrant Analysis, found in the most recently updated Traffic Study. Such improvements, such as curb bulb outs, are designed to reduce the distance of pedestrian crosswalks and increase the visibility of such crosswalks, which enhances pedestrian safety.

- 7. All outdoor lighting and light fixtures shall be full cut-off luminaires.
- 8. The spillover light from luminaires onto public roads and onto adjacent property shall not exceed one-half (½) foot candle. A spillover shall be measured horizontally and vertically at the property line or edge of right-of-way or easement, whichever is closer to the light source.
- 9. No vehicular access to the subject property shall be permitted from the existing alley connecting the rear of the property to Little High Street.

PLEASE NOTE THESE CONDITIONS ARE SUPPLIED BY THE APPLICANT

10. No more than one (1) vehicular access point may be established on 11th Street, NE, unless additional access points on 11th Street, NE are determined by the City Traffic Engineer to be appropriate.
11. Conform to Z.O. Sec. 34-881(2)-*Bicycle Storage Facilities* or the most current Bicycle Storage Facilities code for multi-family dwellings at time of development.
12. Low Impact development techniques such as rain gardens and permeable pavers shall be installed on the subject property with the redevelopment of the site.

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Exhibit E

Building Renderings: Updated Design June 2017

1011 EAST JEFFERSON STREET

June 12, 2017

View from intersection of 10th Street
NE and East Jefferson Street



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ARCHITECTS

1011 EAST JEFFERSON STREET

June 12, 2017



View from intersection of 11th Street
NE and East Jefferson Street

HK
HENNINGSEN KESTNER
ARCHITECTS

1011 EAST JEFFERSON STREET

June 12, 2017

View from East Jefferson Street
looking north

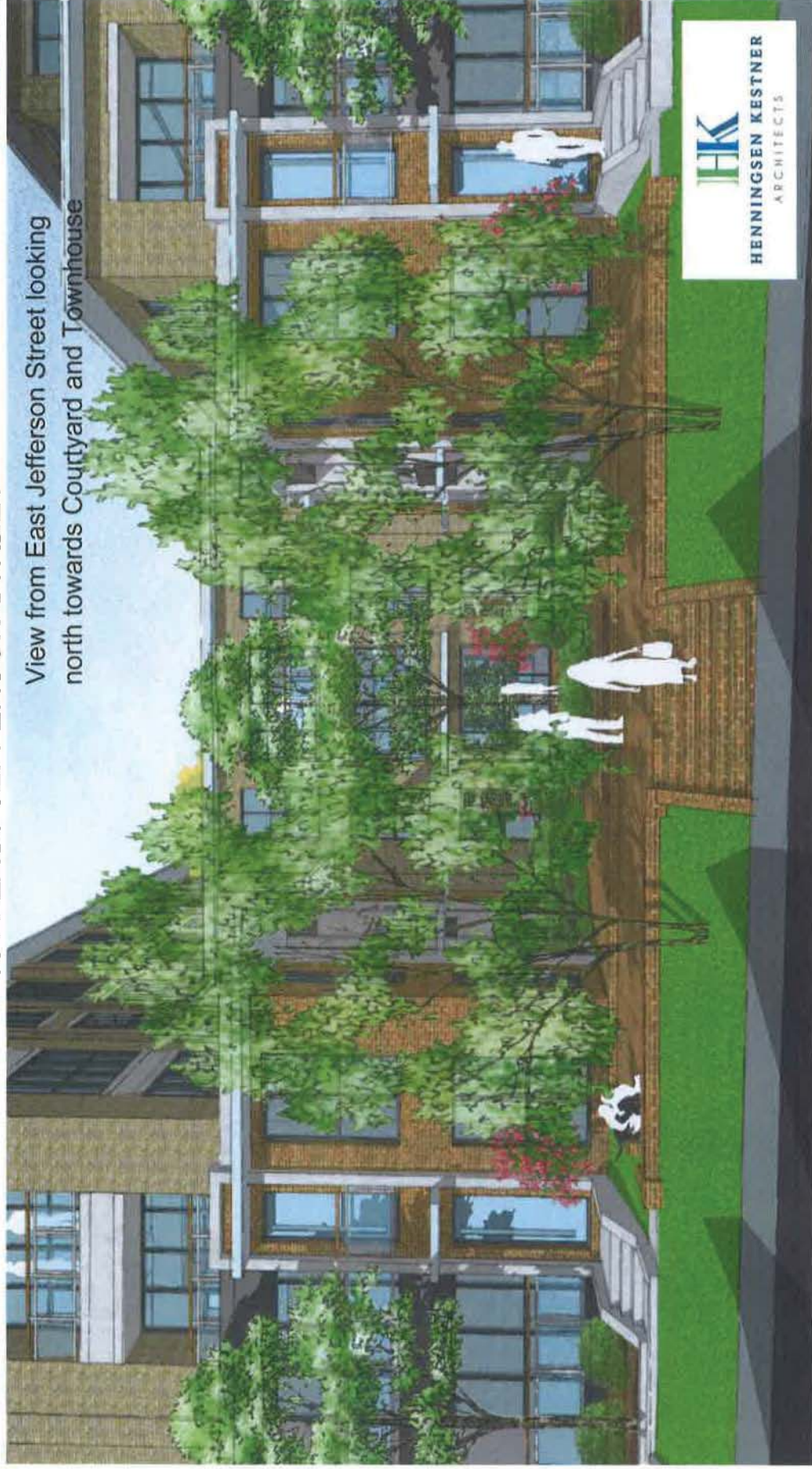


HK
HENNINGSEN KESTNER
ARCHITECTS

1011 EAST JEFFERSON STREET

June 12, 2017

View from East Jefferson Street looking
north towards Courtyard and Townhouse



1011 EAST JEFFERSON STREET

June 12, 2017

View from 10th Street NE showing East Jefferson
Street perspective and building transition



Exhibit G

Summary Memo of Traffic Study dated May 22, 2017

WILLIAMS MULLEN

MEMORANDUM

TO: Carrie Rainey
FROM: Williams Mullen
DATE: June 12, 2017
RE: East. Jefferson Place – Traffic Study Summary

The following is a summary of the attached Traffic Impact Analysis (the “Traffic Study”) prepared by Ramey Kemp & Associates, Inc., a well-regarded professional traffic engineering firm in the area (the “Traffic Engineers”). The Traffic Engineers have previously submitted the Traffic Study to Brennan Duncan under separate cover, but we thought a summary might be helpful for you and others interested in the Project.

The Traffic Study has three key parts outlined below:

- 1) Vehicular Trip Generation Estimates,
- 2) Street Capacity Analysis, and
- 3) Multi-Way Stop Warrant Analysis.

The first section of the Traffic Study estimates how many average vehicle trips per day are expected at the site from the proposed development. Such estimates were made by using the methodologies of the Institute of Transportation Engineers Trip Generation Manual – 9th Edition, which is the industry standard for traffic studies (the “Trip Generation Manual”). **The Traffic Study concluded that only two additional vehicular trips per day are expected from the proposed development as compared to the number of average daily vehicular trips generated from the existing medical office use.** Two field studies were made to verify such assumptions: (1) vehicles were manually counted at a similarly situated apartment complex, located ½ mile from the proposed development (the City Walk Apartments) and (2) vehicles were manually counted at two local coffee shops (Shenandoah Joe’s and Milli Coffee Roasters, both located on Preston Avenue).

The second section of the Traffic Study uses standard industry software to estimate delays (measured in seconds) and vehicular queue length (measured in feet) at each intersection surrounding the proposed development. To generate such estimates, the Traffic Engineers must input the project’s estimated average daily vehicular trip generation. Even though standard industry practice and field observations confirmed the justifications for the above assumptions, when inputting the project’s average daily vehicular trip generation, the Traffic Engineers did not make such assumptions so as to be certain that the surrounding streets could handle traffic volumes at any fathomable level. The number of average daily vehicular trips inputted in the street capacity analysis software was at least 684 more vehicle trips than what is actually expected at the site. Nevertheless, the Traffic Engineers estimated that the surrounding intersections will have delays of less than 30 seconds and queue lengths of two vehicles at most, operating at the high levels of service.

The third section of the Traffic Study analyzed traffic at the intersection of 11th Street NE and Little High Street. Representatives of the Little High Neighborhood Associations expressed concerns with vehicular speeds at Little High Street. The Traffic Study conducted a “multi-way stop warrant analysis,” the first step necessary for the installation of a four-way stop. While such analysis revealed that the intersection does not meet the Virginia Department of Transportation’s requirements for the installation of a four-way

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stop sign, the Traffic Engineers recommended switching the current configuration so that Little High Street Traffic must stop and yield to 11th Street NE traffic, thus reducing vehicular speeds of thru-traffic on Little High Street. The Traffic Study also recommended certain upgrades to the sidewalk and the installation of a highly visible crosswalk.

Further details can be found in the Traffic Study.

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Exhibit J

Traffic Study dated May 22, 2017



RAMEY KEMP & ASSOCIATES, INC.
4343 Cox Road
Glen Allen, VA 23060
Phone: 804-217-8560 Fax: 804-217-8563
www.rameykemp.com

May 22, 2017

Mr. Brennen Duncan, P.E.
City of Charlottesville
610 East Market Street
Charlottesville, Virginia 22902
Phone: (434) 970-3182

Reference: East Jefferson Street Apartments – Traffic Impact Analysis (TIA)
Charlottesville, Virginia

Dear Mr. Duncan,

Ramey Kemp & Associates, Inc. (RKA) has performed a Traffic Impact Analysis (TIA) to support the proposed redevelopment of the property on the north side of East Jefferson Street between 10th Street NE and 11th Street NE. The property currently has a 20,300 square foot (s.f.) medical office building, with two full-movement driveways on East Jefferson Street, and one full-movement driveway on 10th Street NE.

The proposed redevelopment includes replacing the medical office building with 126 apartment units, up to 8,000 s.f. of specialty retail space, and a 2,000 s.f. coffee / donut shop without a drive-through window. The proposed access plan includes removing both driveways on East Jefferson Street, and adding one new full-movement driveway on 11th Street NE. The plan includes constructing a two-level below-grade parking deck with 246 spaces. If approved, the redevelopment is expected to be complete in 2019. Figure 1 shows the site location and study intersections.

The purpose of this letter report is to provide the following:

- Trip generation calculations
- Trip generation study at City Walk Apartments
- Trip generation study at two local coffee shops
- Capacity analysis of study intersections
- Multi-way stop analysis for the intersection of Little High Street at 11th Street

Existing Roadway Conditions

10th Street NE is a two-lane local collector with an average daily traffic (ADT) volume of approximately 4,000 vehicles per day, and a posted speed limit of 25 mph across the property frontage.

East Jefferson Street is a two-lane local collector with an ADT volume of approximately 1,700 vehicles per day, and a posted speed limit of 25 mph across the property frontage.

11th Street NE is a two-lane local collector with an ADT volume of approximately 1,500 vehicles per day, and a posted speed limit of 25 mph across the property frontage.

Existing Traffic Volumes

The existing 2016 AM peak hour (7:00 to 9:00 AM) and PM peak hour (4:00 to 6:00 PM) turning movement counts were conducted by RKA and Burns Service, Inc. at the following intersections during the week of September 12, 2016:

- 10th Street NE at East Jefferson Street
- 11th Street NE at East Jefferson Street
- East Jefferson Street at three existing medical office driveways

Burns Service, Inc. also performed a 14-hour (6:00 AM to 8:00 PM) turning movement count at the following intersection during the week of May 8, 2017:

- Little High Street at 11th Street NE

The existing peak hour volumes were increased and balanced between the study intersections, and are shown in Figure 2. All of the traffic count data is enclosed for reference.

Background Traffic Growth

The existing medical office trips were removed from the existing driveways, but those trips were not subtracted from the main intersections. Additionally, based on a review of the 2012 and 2015 ADT's, the existing 2016 peak hour traffic volumes were grown by an annual rate of 3.0% for three years to estimate the 2019 no-build traffic volumes, which are shown in Figure 3.

Based on discussion with the City, we understand there are no approved developments near this site.

Trip Generation

The trip generation potential of the proposed redevelopment during a typical weekday, AM peak hour and PM peak hour was estimated using the methodologies published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual – 9th Edition*. Table 1 shows the trip generation potential of the proposed redevelopment.

Table 1
ITE Trip Generation – 9th Edition – Weekday

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Proposed Uses							
Apartments (220)	126 units	419	419	13	51	51	28
Specialty Retail Center (826)	8,000 s.f.	190	190	4	2	18	23
Coffee / Donut Shop without Drive-Through Window (936)	2,000 s.f.	748	748	111	106	41	41
Subtotal		1,357	1,357	128	159	110	92
ITE Internal Capture – 8% AM / 37% PM		-305	-305	-11	-11	-37	-37
Driveway Volumes		1,052	1,052	117	148	73	55
ITE Pass-By Trips:							
Specialty Retail – 34%		-50	-50	-0	-0	-4	-4
Coffee / Donut Shop – 49% AM / 50% PM*		-287	-287	-48	-48	-12	-12
33% Adjustment for Pedestrian, Bicycle, and Transit Trips		-347	-347	-38	-48	-24	-18
Net New External Trips		368	368	31	52	33	21
Existing Use							
Medical Office (720)	20,300 s.f.	366	366	39	10	20	52
Net Change in External Trips		+2	+2	-8	+42	+13	-31

* ITE does not publish pass-by rates for coffee / donut shops. In this case, the pass-by rates for a fast-food restaurant were applied. It is reasonable to assume that the actual pass-by rates for coffee / donut shops are significantly higher, which would result in fewer new trips.

Note that the existing medical office trips were not subtracted out of the background traffic volumes at the study intersections.

Specialty retail space and coffee / donut shops attract pass-by trips, which are made by drivers who are already driving by the site today, and will visit these uses in the future because they are convenient. Table 1 shows the ITE pass-by trip adjustments that could be applied. In this case, the pass-by adjustments were not applied, which results in more new trips in the traffic projections.

Note that the trip generation of the coffee / donut shop is based on the ITE trip rates, which are significantly higher than expected with the proposed coffee shop because most of the shops surveyed by ITE are part of large chains, and located on major thoroughfares. The proposed shop will likely be locally-owned and focused on serving the neighborhood. To confirm, RKA counted two local coffee shops, and those results are presented later in this report.

Trip Generation Study at City Walk Apartments

A traffic count was conducted by Burns Service, Inc. at the intersection of Water Street at City Walk Way during the week of September 12, 2016. The purpose of the count was to determine an appropriate pedestrian reduction by comparing similar apartments in Charlottesville. Table 2 shows a comparison of the trip generation potential of City Walk Apartments based on the ITE trip rates, and the actual traffic counts.

Table 2
City Walk Apartments
Trip Generation Comparison – 9th Edition – Weekday

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Apartments (220)	301 units	974	974	30	121	119	64
Actual Counts	301 units	-	-	10	88	69	30
Compared to ITE		-	-	-67%	-27%	-42%	-53%
		-	-	-35%		-46%	

The number of vehicle trips entering and exiting City Walk Apartments is approximately 35% lower than what ITE predicts during the AM peak hour, and approximately 46% lower during the PM peak hour. Therefore, the 33% adjustment shown in Table 1 for the proposed East Jefferson Street apartments is reasonable. However, in this case, the reduction was not applied, which results in more new trips in the traffic projections.

Trip Generation Study at Local Coffee Shops

An AM peak hour (7:00 to 9:00 AM) pedestrian count was conducted by Burns Service, Inc. at two local coffee shops during the week of April 24 to determine an appropriate trip generation rate for the proposed coffee shop. Shenandoah Joe's is a 3,200 s.f. coffee shop on Preston Avenue at 10th Street NW, and Milli Coffee Roasters is a 1,800 s.f. coffee shop located on Preston Avenue at McIntire Road. Table 3 shows a comparison of the trip generation potential of the local coffee / donut shops based on the ITE trip rates, and the actual traffic counts.

Table 3
Local Coffee Shops
Trip Generation Comparison – 9th Edition – Weekday

Location	Size	AM Peak Hour (vph)	
		Enter	Exit
ITE Trip Generation for Coffee / Donut Shop without Drive-Through Window (936)	3,200 s.f.	177	170
Shenandoah Joe's – Preston Avenue	3,200 s.f.	76	70
ITE Trip Generation for High-Turnover Sit-Down Restaurant (932)	3,200 s.f.	19	16
ITE Trip Generation for Coffee / Donut Shop without Drive-Through Window (936)	2,000 s.f.	111	106
Proposed East Jefferson Coffee Shop	2,000 s.f.	41	39
ITE Trip Generation for High-Turnover Sit-Down Restaurant (932)	2,000 s.f.	12	10
ITE Trip Generation for Coffee / Donut Shop without Drive-Through Window (936)	1,800 s.f.	100	96
Milli Coffee Roasters – Preston Avenue	1,800 s.f.	31	22
ITE Trip Generation for High-Turnover Sit-Down Restaurant (932)	1,800 s.f.	11	9

Based on the Shenandoah Joe and Milli Coffee Roasters data, the proposed coffee shop is expected to generate only 80 trips during the AM peak hour, which is approximately 63% lower than the 217 AM peak hour trips predicted by ITE. This analysis is based on the ITE trip rates, which result in significantly more trips than other local coffee shops.

Site Traffic Distribution

The following site traffic distribution was assumed for vehicle trips based on a review of the existing traffic volumes, the adjacent roadway network, and engineering judgement:

- 30% to / from the north on 10th Street
- 30% to / from the south on 10th Street
- 15% to / from the west on East Jefferson Street
- 15% to / from the north on 11th Street
- 5% to / from the south on 11th Street
- 5% to / from the east on East Jefferson Street

The following site traffic distribution was assumed for the pedestrian and bicycle trips:

- 55% to / from the west on East Jefferson Street
- 20% to / from the south on 10th Street
- 10% to / from the north on 10th Street
- 10% to / from the north on 11th Street
- 5% to / from the south on 11th Street

The vehicle trips are assumed to be medium and long-range trips, so a significant percentage of those trips are assigned to / from the US 250 Bypass. The pedestrian and bicycle trips are assumed to be short-range trips, which will be oriented toward the downtown area.

Figures 4 and 5 show the site trip distribution for vehicles and pedestrian / bicycles. Figure 6 shows the vehicle site trip assignment, and the build 2019 traffic volumes are shown in Figure 6.

Traffic Capacity Analysis

Traffic capacity analysis for the study intersections was performed using Synchro 9.1, which is a comprehensive software package that allows the user to model signalized and unsignalized intersections to determine levels-of-service based on the thresholds specified in the 2010 Highway Capacity Manual (HCM).

Table 4 summarizes the capacity analysis results for the unsignalized intersection of 10th Street NE at East Jefferson Street, and all of the Synchro output is enclosed for reference.

Table 4
Level-of-Service Summary for 10th Street NE at East Jefferson Street

CONDITION	LANE GROUP	AM PEAK HOUR			PM PEAK HOUR		
		Lane LOS	Queue (ft)	Overall LOS (Delay)	Lane LOS	Queue (ft)	Overall LOS (Delay)
Existing 2016 Traffic Conditions	EBL/T/R ¹	B	10	N/A ³	C	35	N/A ³
	WBL/T/R ¹	B	13		B	8	
	NBL/T/R ²	A	0		A	0	
	SBL/T/R ²	A	3		A	3	
No-Build 2019 Traffic Conditions	EBL/T/R ¹	B	10	N/A ³	C	48	N/A ³
	WBL/T/R ¹	B	15		B	10	
	NBL/T/R ²	A	0		A	0	
	SBL/T/R ²	A	3		A	3	
Build 2019 Traffic Conditions	EBL/T/R ¹	C	20	N/A ³	C	60	N/A ³
	WBL/T/R ¹	B	13		B	10	
	NBL/T/R ²	A	0		A	0	
	SBL/T/R ²	A	3		A	3	

1. Level of service for minor approach

2. Level of service for major street left-turn movement

3. HCM methodology does not provide lane group or overall LOS, delay, and queue lengths for major street through movements or right turns at unsignalized intersections.

Capacity analysis indicates that all movements at this intersection are projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours under all scenarios, with a queue length of three vehicles or less.

Note that the eastbound and westbound approaches are offset by 90 feet, and function as two three-leg intersections. Note that this intersection was modeled as one four-leg intersection, which results in longer delays and queues because a four-leg intersection has 32 traffic conflict points, but a three-leg intersection has only 9 traffic conflict points.

No improvements are warranted or recommended at this intersection.

Table 5 summarizes the capacity analysis results for the unsignalized intersection of 11th Street NE at East Jefferson Street, and all of the Synchro output is enclosed for reference.

Table 5
Level-of-Service Summary for 11th Street NE at East Jefferson Street

CONDITION	LANE GROUP	AM PEAK HOUR			PM PEAK HOUR		
		Lane LOS	Queue (ft)	Overall LOS (Delay)	Lane LOS	Queue (ft)	Overall LOS (Delay)
Existing 2016 Traffic Conditions	EBL/T/R ¹	A	5	N/A ³	B	10	N/A ³
	WBL/T/R ¹	B	5		B	5	
	NBL/T/R ²	A	3		A	0	
	SBL/T/R ²	A	0		A	0	
No-Build 2019 Traffic Conditions	EBL/T/R ¹	A	8	N/A ³	B	13	N/A ³
	WBL/T/R ¹	B	5		B	8	
	NBL/T/R ²	A	3		A	0	
	SBL/T/R ²	A	0		A	0	
Build 2019 Traffic Conditions	EBL/T/R ¹	B	8	N/A ³	B	13	N/A ³
	WBL/T/R ¹	B	8		B	8	
	NBL/T/R ²	A	3		A	0	
	SBL/T/R ²	A	3		A	0	

1. Level of service for minor approach
2. Level of service for major street left-turn movement
3. HCM methodology does not provide lane group or overall LOS, delay, and queue lengths for major street through movements or right turns at unsignalized intersections.

Capacity analysis indicates that all movements at this intersection are projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours under all scenarios, with a queue length of one vehicle or less.

No improvements are warranted or recommended at this intersection.

Table 6 summarizes the capacity analysis results for the unsignalized intersection of Little High Street at 11th Street NE, and all of the Synchro output is enclosed for reference.

Table 6
Level-of-Service Summary for Little High Street at 11th Street NE

CONDITION	LANE GROUP	AM PEAK HOUR			PM PEAK HOUR		
		Lane LOS	Queue (ft)	Overall LOS (Delay)	Lane LOS	Queue (ft)	Overall LOS (Delay)
Existing 2016 Traffic Conditions	EBL/T/R ²	A	0	N/A ³	A	0	N/A ³
	WBL/T/R ²	A	0		A	0	
	NBL/T/R ¹	B	5		B	10	
	SBL/T/R ¹	B	15		B	8	
No-Build 2019 Traffic Conditions	EBL/T/R ²	A	0	N/A ³	A	0	N/A ³
	WBL/T/R ²	A	0		A	0	
	NBL/T/R ¹	B	5		B	10	
	SBL/T/R ¹	B	18		B	10	
Build 2019 Traffic Conditions <i>with Stop control on Little High Street</i>	EBL/T/R ¹	B	15	N/A ³	B	10	N/A ³
	WBL/T/R ¹	B	13		B	8	
	NBL/T/R ²	A	0		A	0	
	SBL/T/R ²	A	0		A	0	

1. Level of service for minor approach
2. Level of service for major street left-turn movement
3. HCM methodology does not provide lane group or overall LOS, delay, and queue lengths for major street through movements or right turns at unsignalized intersections.

Capacity analysis indicates that all movements at this intersection are projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours under all scenarios, with a queue length of one vehicle or less.

As described later in this report, we recommend switching the Stop control at this intersection to designate 11th Street as the major street, and Little High Street as the minor street. We also recommend installing bulbouts on the west side of the intersection to aid in traffic calming, and the shorten the crossing distance for pedestrians.

Table 7 summarizes the capacity analysis results for the unsignalized intersection of 10th Street NE at Site Driveway 1, and all of the Synchro output is enclosed for reference.

Table 7
Level-of-Service Summary for 10th Street NE at Site Driveway 1

CONDITION	LANE GROUP	AM PEAK HOUR			PM PEAK HOUR		
		Lane LOS	Queue (ft)	Overall LOS (Delay)	Lane LOS	Queue (ft)	Overall LOS (Delay)
Build 2019 Traffic Conditions	WBL/R ¹ NBT/R SBL/T ²	B - A	25 - 3	N/A ³	B - A	8 - 3	N/A ³

1. Level of service for minor approach
2. Level of service for major street left-turn movement
3. HCM methodology does not provide lane group or overall LOS, delay, and queue lengths for major street through movements or right turns at unsignalized intersections.

Capacity analysis indicates that all movements at this intersection are projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours at build-out of the site, with a queue length of one vehicle or less.

No improvements are warranted or recommended at this intersection.

Table 8 summarizes the capacity analysis results for the unsignalized intersection of 11th Street NE at Site Driveway 2, and all of the Synchro output is enclosed for reference.

Table 8
Level-of-Service Summary for 11th Street NE at Site Driveway 2

CONDITION	LANE GROUP	AM PEAK HOUR			PM PEAK HOUR		
		Lane LOS	Queue (ft)	Overall LOS (Delay)	Lane LOS	Queue (ft)	Overall LOS (Delay)
Build 2019 Traffic Conditions	EBL/R ¹ NBL/T ² SBT/R	A A -	3 0 -	N/A ³	A A -	3 0 -	N/A ³

1. Level of service for minor approach
2. Level of service for major street left-turn movement
3. HCM methodology does not provide lane group or overall LOS, delay, and queue lengths for major street through movements or right turns at unsignalized intersections.

Capacity analysis indicates that all movements at this intersection are projected to operate with short delays (less than 25 seconds) during the AM and PM peak hours at build-out of the site, with a queue length of one vehicle or less.

No improvements are warranted or recommended at this intersection.

Multi-Way Stop Warrant Analysis

A multi-way stop warrant analysis was performed for the intersection of Little High Street at 11th Street NE. Multi-way stop warrants are evaluated using the thresholds for intersection volume and collision history as outlined in the Manual on Uniform Traffic Control Devices (MUTCD). The following traffic volume thresholds must be met for at least 8 hours to warrant multi-way stop control:

- The approach volumes on the major street approaches must exceed 300 vehicles per hour, and
- The approach volumes on the minor street approaches must exceed 200 vehicles per hour

During the traffic count, the 8:00 to 9:00 AM hour was the busiest, and the total approach volume at the intersection was only 254 vehicles. This is just over half the threshold needed to meet one hour of the warrant, so the traffic volumes are well below the thresholds for multi-way stop control.

In order to meet the collision warrant for a multi-way stop, there must be five or more correctable collisions in a 12 month period at the intersection. Based on the data provided by the Virginia Department of Motor Vehicles (DMV), there were no reported collisions at the intersection between January 2013 and December 2015, so that warrant is not met either.

We understand that there is concern about the speed of traffic on eastbound Little High Street. Based on the 14 hour volume data, 11th Street had a total approach volume of 966 vehicles, and Little High Street had a total approach volume of 882 vehicles. The proposed redevelopment is projected to add approximately 315 vehicles per day to this segment of 11th Street. Therefore, we recommend switching the Stop control at this intersection to designate 11th Street as the major street, and Little High Street as the minor street.

We also recommend installing bulbouts on the west side of the intersection to aid in traffic calming, and the shorten the crossing distance for pedestrians.

Note that this analysis includes several assumptions that overestimate the impact of the proposed redevelopment:

- The capacity analysis in this TIA assumes no reduction for the pedestrian, bicycle, and transit trips, even though a comparison of City Walk Apartments shows a 33% adjustment would be appropriate
- The existing medical office trips were not subtracted from the study intersections
- The trip generation of the coffee / donut shop results in a significantly higher number of trips because most of the shops surveyed by ITE are part of large chains, and located on major thoroughfares. The proposed shop will likely be locally-owned and focused on serving the neighborhood.
- The proposed specialty retail space and coffee / donut shop will attract pass-by trips, but no adjustment for pass-by trips was made in this analysis
- The intersection of 10th Street NE at East Jefferson Street was modeled as four-leg intersection instead of two three-leg intersections

Figure 8 shows the recommended lane configuration.

We appreciate your attention to this matter. Please contact me at (804) 217-8560 if you have any questions about this report.

Sincerely yours,
Ramey Kemp & Associates, Inc.



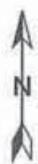
Carl Hultgren, P.E., PTOE
Regional Manager

Enclosures: Figures, Synchro output, Traffic count data, Multi-Way Stop warrant

Copy to: Mr. David Mitchell, Southern Classic, Inc.
Ms. Valerie Long, Williams Mullen
Ms. Ashley Davies, Williams Mullen
Mr. Scott Collins, P.E., Collins Engineering



Inset



LEGEND



Study Intersection



Site Boundary



Overview



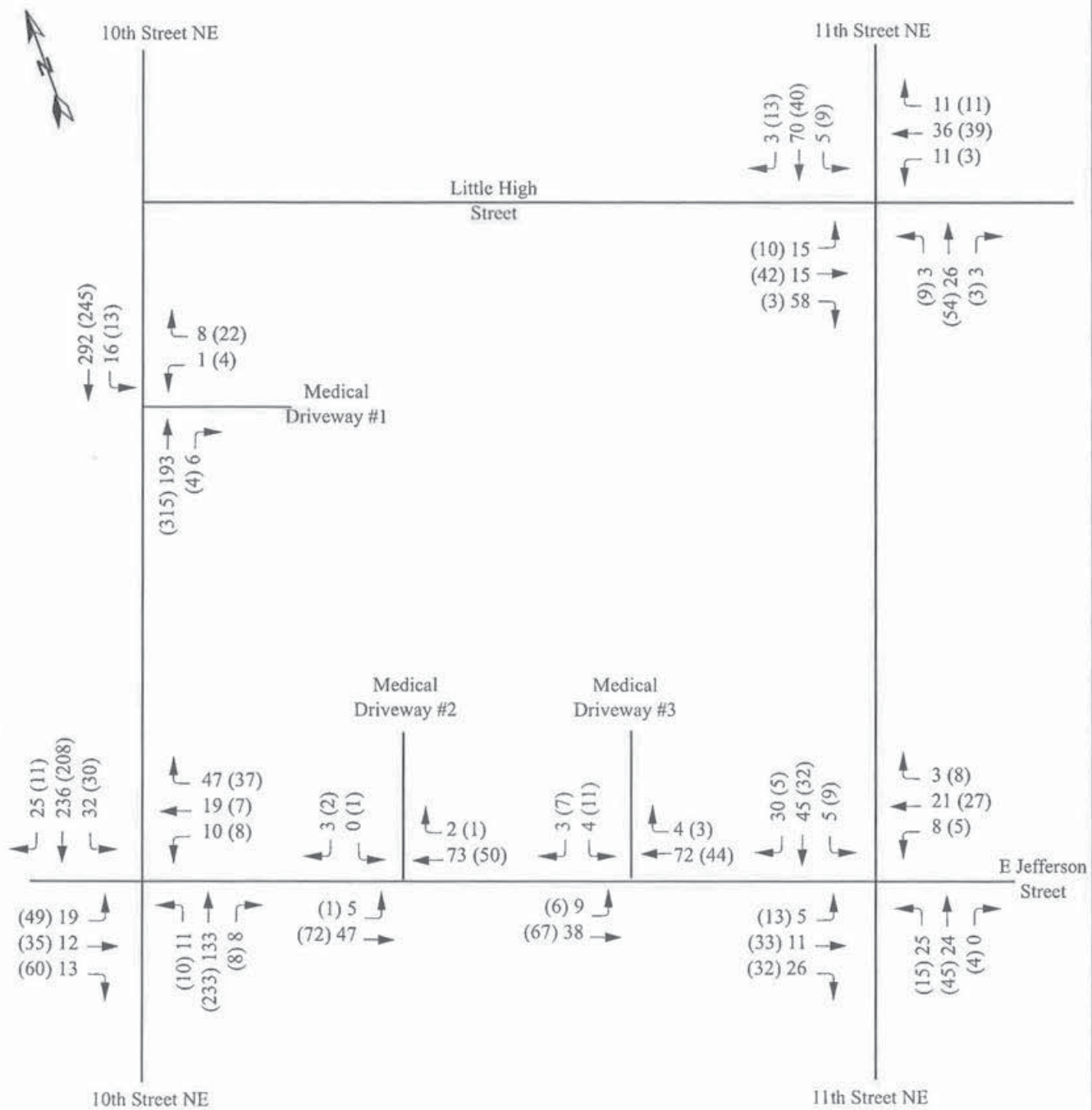
**RAMEY KEMP
&
ASSOCIATES**
TRANSPORTATION ENGINEERS

East Jefferson Street
Apartments
Charlottesville, Virginia

Site Location and Study
Intersections

Scale: Not to Scale

Figure 1



LEGEND

X (Y) AM (PM) Peak Hour



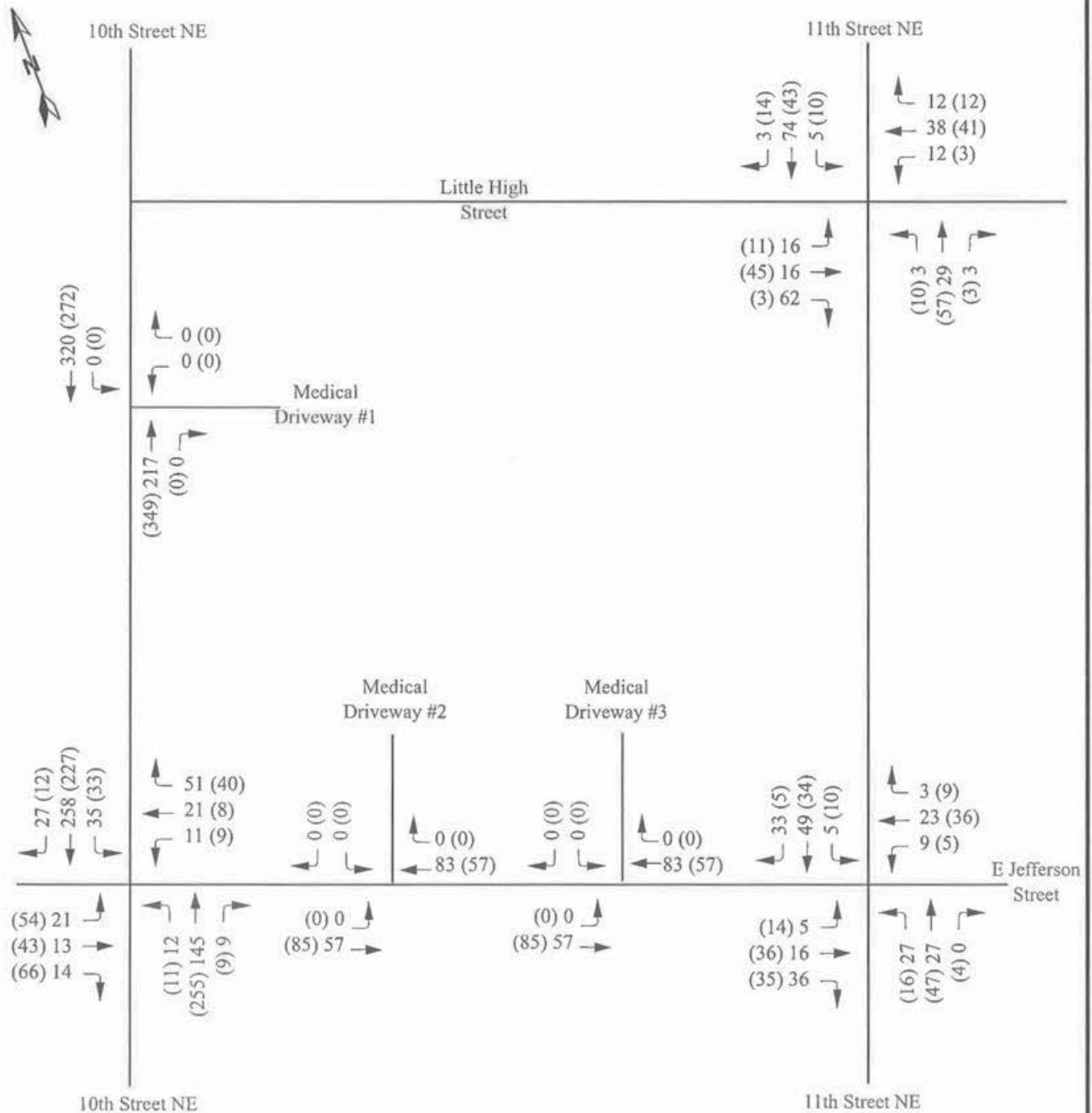
RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

East Jefferson Street
Apartments
Charlottesville, Virginia

Existing (2016)
Peak Hour Traffic Volumes

Scale: Not to Scale

Figure 2



LEGEND

X (Y) AM (PM) Peak Hour

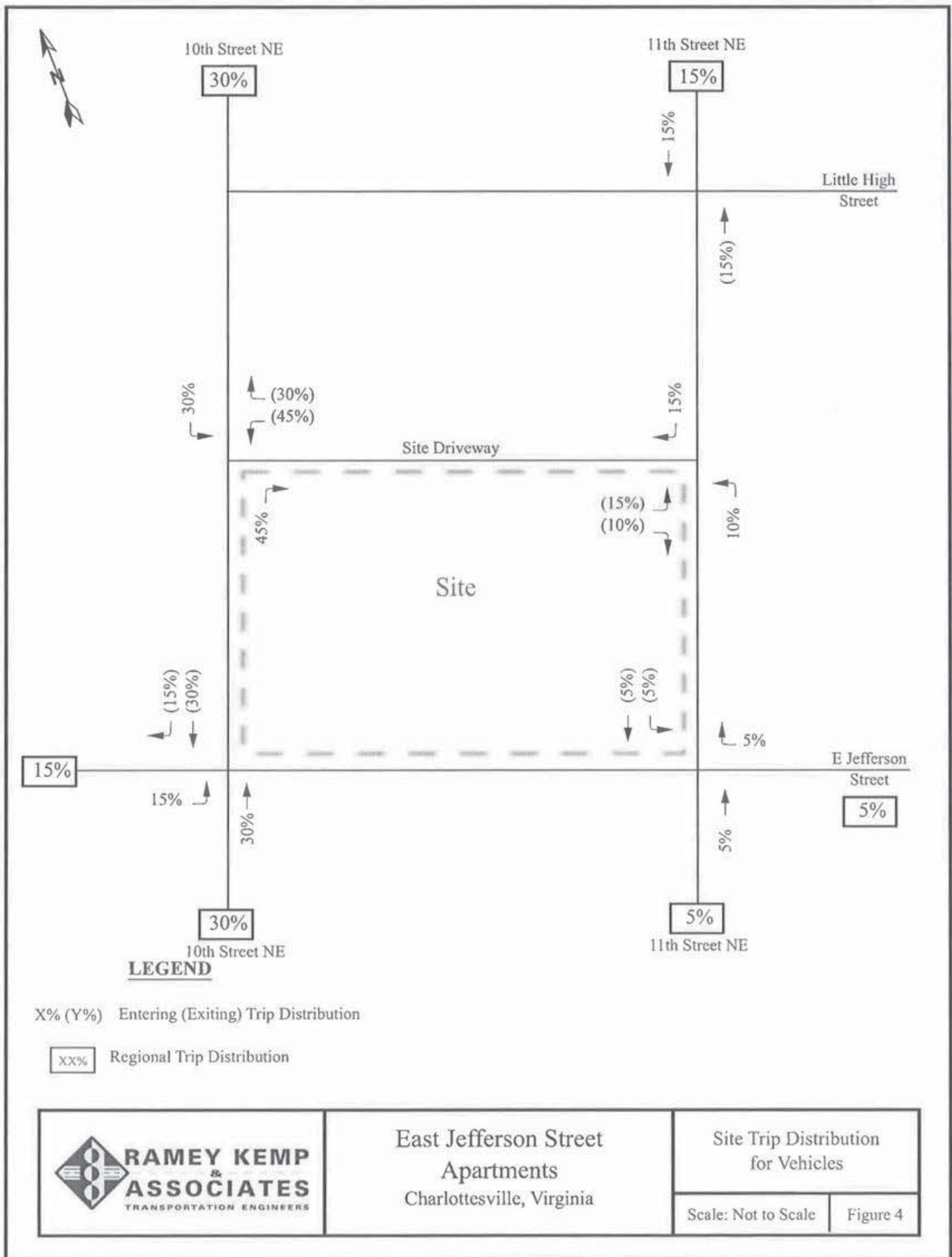


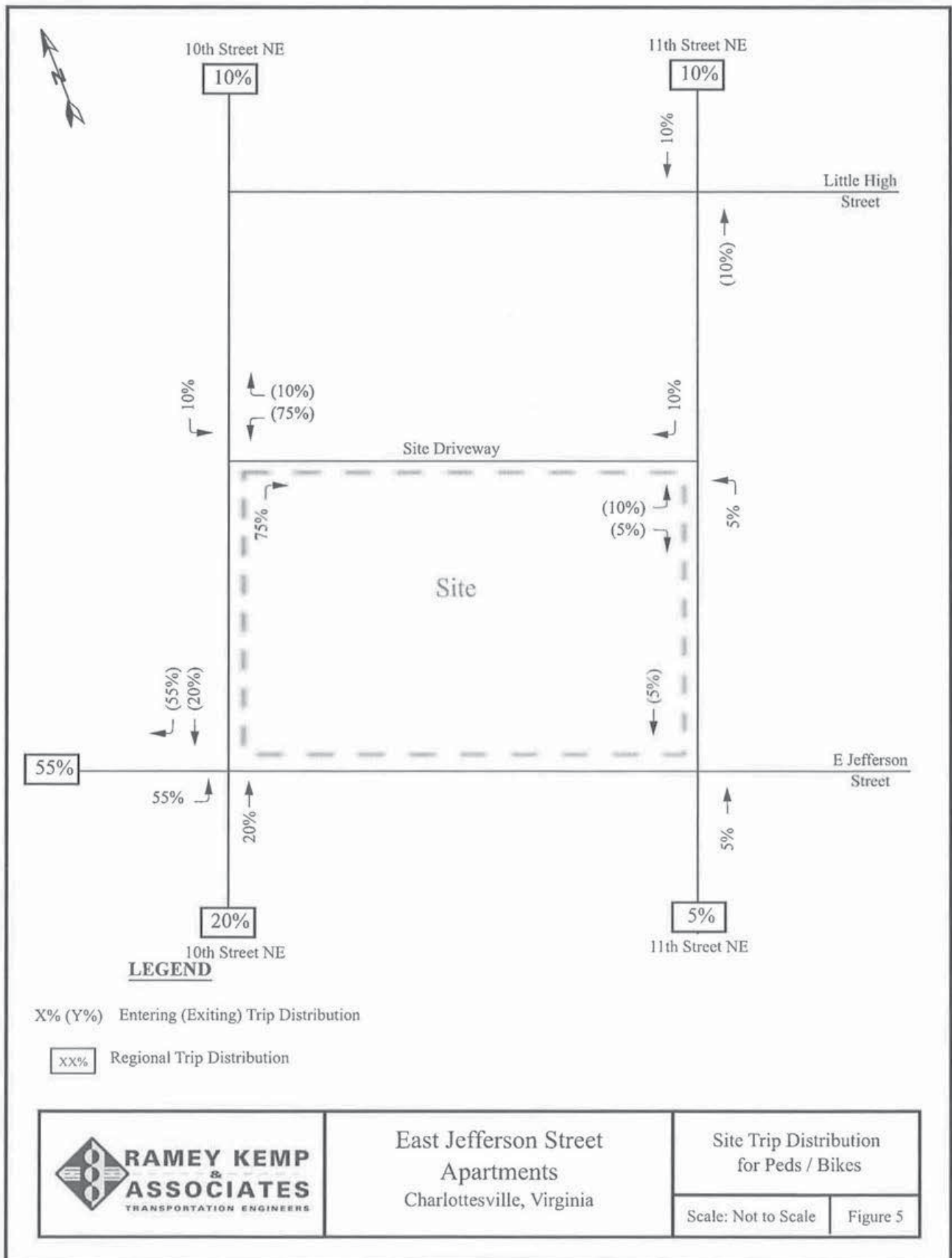
East Jefferson Street
Apartments
Charlottesville, Virginia

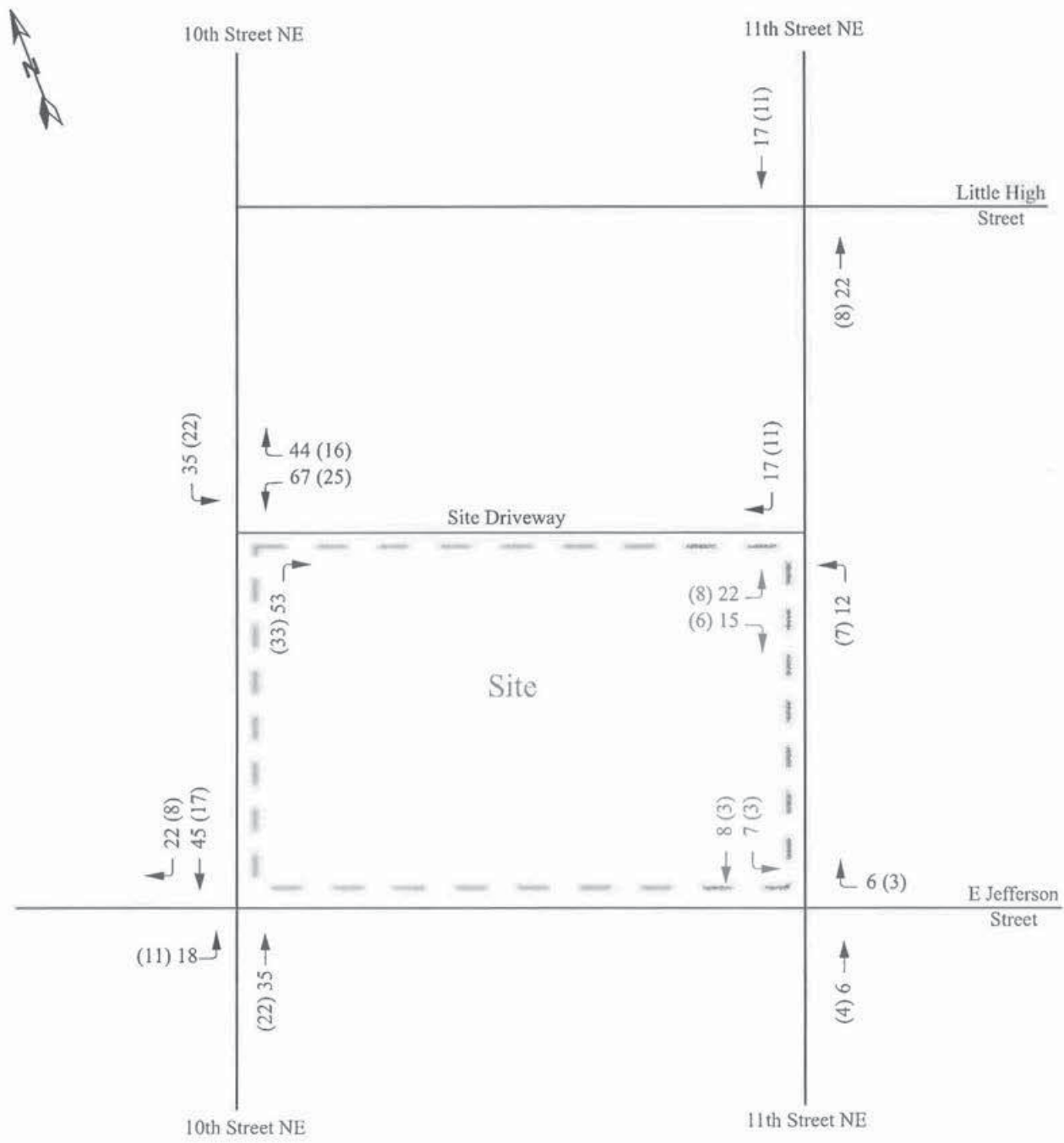
No Build (2019) Peak Hour
Traffic Volumes

Scale: Not to Scale

Figure 3




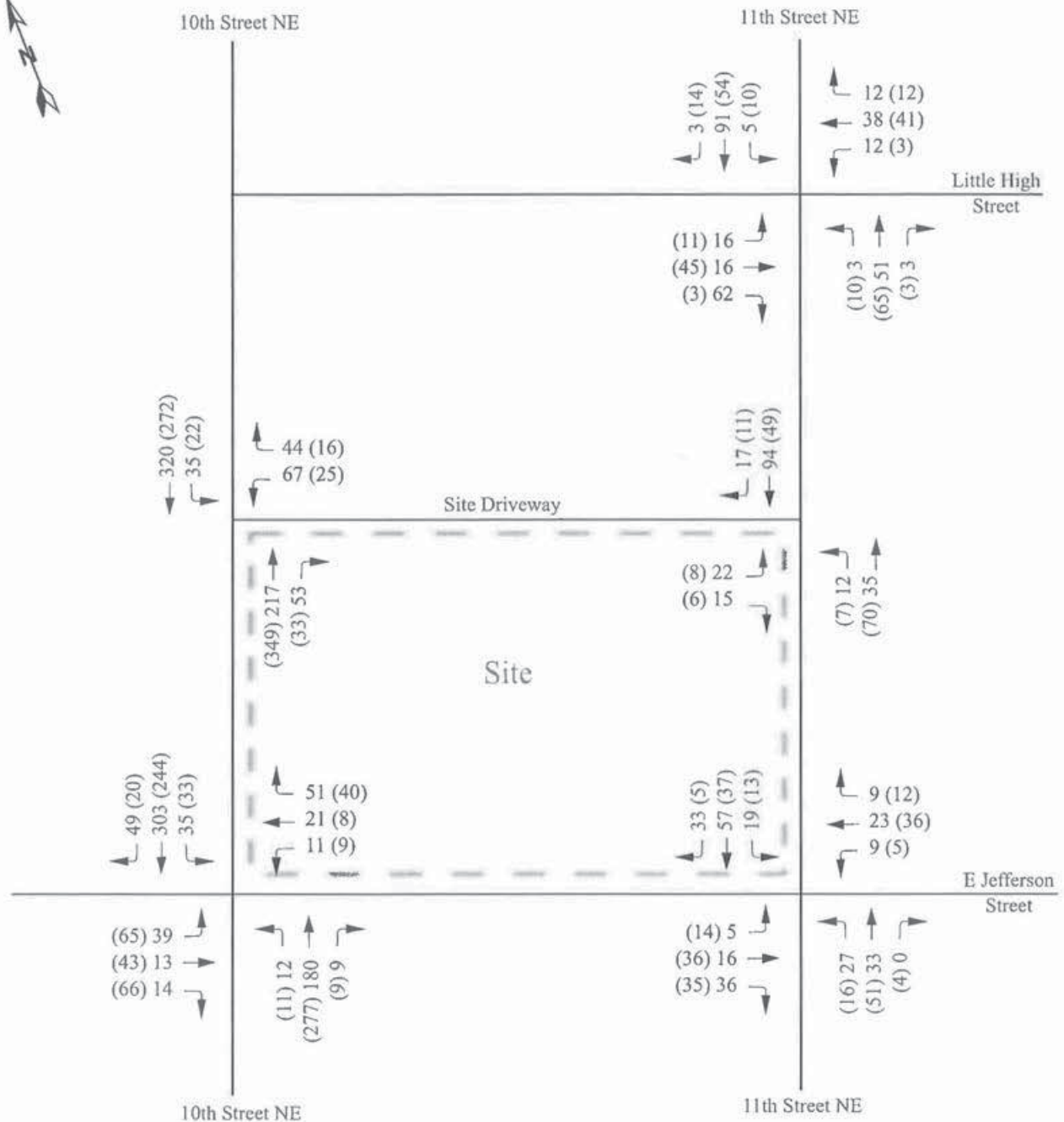




LEGEND

X (Y) AM (PM) Peak Hour

 RAMEY KEMP & ASSOCIATES TRANSPORTATION ENGINEERS	East Jefferson Street Apartments Charlottesville, Virginia	Site Trip Assignment for Vehicles	
		Scale: Not to Scale	Figure 6



LEGEND

X (Y) AM (PM) Peak Hour



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&
ASSOCIATES**
TRANSPORTATION ENGINEERS

East Jefferson Street
Apartments
Charlottesville, Virginia

Build (2019) Peak Hour
Traffic Volumes

Scale: Not to Scale

Figure 7



10th Street NE

11th Street NE

Remove Stop Control

Install Stop Control
Little High Street

Install Stop Control
and Curb Bulbouts

Remove Stop Control

Site Driveway

Site

Existing Driveway
(To Be Removed)

Existing Driveway
(To Be Removed)

E Jefferson
Street

10th Street NE

11th Street NE

LEGEND

- X' Storage (In Feet)
- Existing Lane
- Proposed Lane Configuration
- Proposed Curb Bulbout



**RAMEY KEMP
&
ASSOCIATES**
TRANSPORTATION ENGINEERS

East Jefferson Street
Apartments
Charlottesville, Virginia

Recommended Lane
Configuration

Scale: Not to Scale

Figure 8

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

Existing (2016) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	19	12	13	10	19	47	11	133	8	32	236	25
Future Vol, veh/h	19	12	13	10	19	47	11	133	8	32	236	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	13	15	11	21	53	12	149	9	36	265	28

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	567	534	279	544	544	154	293	0	0	158	0	0
Stage 1	351	351	-	179	179	-	-	-	-	-	-	-
Stage 2	216	183	-	365	365	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	434	452	760	450	446	892	1269	-	-	1422	-	-
Stage 1	666	632	-	823	751	-	-	-	-	-	-	-
Stage 2	786	748	-	654	623	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	381	434	760	418	428	892	1269	-	-	1422	-	-
Mov Cap-2 Maneuver	381	434	-	418	428	-	-	-	-	-	-	-
Stage 1	659	613	-	815	743	-	-	-	-	-	-	-
Stage 2	711	741	-	609	604	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	11.6	0.6	0.8
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1269	-	-	465	628	1422	-	-
HCM Lane V/C Ratio	0.01	-	-	0.106	0.136	0.025	-	-
HCM Control Delay (s)	7.9	0	-	13.7	11.6	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.5	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

Existing (2016) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	11	26	8	21	3	25	24	1	5	45	30
Future Vol, veh/h	5	11	26	8	21	3	25	24	1	5	45	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	15	36	11	29	4	34	33	1	7	62	41

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	214	199	82	223	218	34	103	0	0	34	0	0
Stage 1	96	96	-	102	102	-	-	-	-	-	-	-
Stage 2	118	103	-	121	116	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	743	697	978	733	680	1039	1489	-	-	1578	-	-
Stage 1	911	815	-	904	811	-	-	-	-	-	-	-
Stage 2	887	810	-	883	800	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	700	678	978	680	661	1039	1489	-	-	1578	-	-
Mov Cap-2 Maneuver	700	678	-	680	661	-	-	-	-	-	-	-
Stage 1	890	811	-	883	792	-	-	-	-	-	-	-
Stage 2	832	791	-	831	796	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.6	10.6	3.7	0.5
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1489	-	-	841	689	1578	-	-
HCM Lane V/C Ratio	0.023	-	-	0.068	0.064	0.004	-	-
HCM Control Delay (s)	7.5	0	-	9.6	10.6	7.3	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.2	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Street

Existing (2016) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	15	15	58	11	36	11	3	26	3	6	70	3
Future Vol, veh/h	15	15	58	11	36	11	3	26	3	6	70	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	22	84	16	52	16	4	38	4	9	101	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	68	0	0	106	0	0	252	207	64	220	241	60
Stage 1	-	-	-	-	-	-	107	107	-	92	92	-
Stage 2	-	-	-	-	-	-	145	100	-	128	149	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1533	-	-	1485	-	-	701	690	1000	736	660	1005
Stage 1	-	-	-	-	-	-	898	807	-	915	819	-
Stage 2	-	-	-	-	-	-	858	812	-	876	774	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1533	-	-	1485	-	-	602	672	1000	688	643	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	602	672	-	688	643	-
Stage 1	-	-	-	-	-	-	885	795	-	901	810	-
Stage 2	-	-	-	-	-	-	739	803	-	818	762	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	1.4	10.6	11.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	686	1533	-	-	1485	-	-	655
HCM Lane V/C Ratio	0.068	0.014	-	-	0.011	-	-	0.175
HCM Control Delay (s)	10.6	7.4	0	-	7.5	0	-	11.7
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.6

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

Existing (2016) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	49	35	60	8	7	37	10	233	8	30	208	11
Future Vol, veh/h	49	35	60	8	7	37	10	233	8	30	208	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	38	66	9	8	41	11	256	9	33	229	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	608	588	235	635	589	260	241	0	0	265	0	0
Stage 1	301	301	-	282	282	-	-	-	-	-	-	-
Stage 2	307	287	-	353	307	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	408	421	804	391	421	779	1326	-	-	1299	-	-
Stage 1	708	665	-	725	678	-	-	-	-	-	-	-
Stage 2	703	674	-	664	661	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	370	405	804	323	405	779	1326	-	-	1299	-	-
Mov Cap-2 Maneuver	370	405	-	323	405	-	-	-	-	-	-	-
Stage 1	701	646	-	718	671	-	-	-	-	-	-	-
Stage 2	652	667	-	557	642	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.8	11.9	0.3	0.9
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1326	-	-	491	581	1299	-	-
HCM Lane V/C Ratio	0.008	-	-	0.322	0.098	0.025	-	-
HCM Control Delay (s)	7.7	0	-	15.8	11.9	7.8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	0.3	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

Existing (2016) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	33	32	5	27	8	15	45	4	9	32	5
Future Vol, veh/h	13	33	32	5	27	8	15	45	4	9	32	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	41	40	6	34	10	19	56	5	11	40	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	184	165	43	202	165	59	46	0	0	61	0	0
Stage 1	66	66	-	96	96	-	-	-	-	-	-	-
Stage 2	118	99	-	106	69	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	777	728	1027	756	728	1007	1562	-	-	1542	-	-
Stage 1	945	840	-	911	815	-	-	-	-	-	-	-
Stage 2	887	813	-	900	837	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	730	714	1027	684	714	1007	1562	-	-	1542	-	-
Mov Cap-2 Maneuver	730	714	-	684	714	-	-	-	-	-	-	-
Stage 1	933	834	-	899	804	-	-	-	-	-	-	-
Stage 2	830	802	-	816	831	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10	10.1	1.7	1.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1562	-	-	819	754	1542	-	-
HCM Lane V/C Ratio	0.012	-	-	0.119	0.066	0.007	-	-
HCM Control Delay (s)	7.3	0	-	10	10.1	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.2	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Street

Existing (2016) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh

6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	42	3	3	39	11	9	54	3	9	40	13
Future Vol, veh/h	10	42	3	3	39	11	9	54	3	9	40	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	53	4	4	49	14	11	68	4	11	50	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	63	0	0	56	0	0	175	149	54	178	144	56
Stage 1	-	-	-	-	-	-	79	79	-	63	63	-
Stage 2	-	-	-	-	-	-	96	70	-	115	81	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1540	-	-	1549	-	-	788	743	1013	784	747	1011
Stage 1	-	-	-	-	-	-	930	829	-	948	842	-
Stage 2	-	-	-	-	-	-	911	837	-	890	828	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1540	-	-	1549	-	-	729	734	1013	720	738	1011
Mov Cap-2 Maneuver	-	-	-	-	-	-	729	734	-	720	738	-
Stage 1	-	-	-	-	-	-	922	822	-	939	839	-
Stage 2	-	-	-	-	-	-	840	834	-	807	821	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0.4	10.5	10.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	743	1540	-	-	1549	-	-	779
HCM Lane V/C Ratio	0.111	0.008	-	-	0.002	-	-	0.099
HCM Control Delay (s)	10.5	7.4	0	-	7.3	0	-	10.1
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	-	0.3

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

No-Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	21	13	14	11	21	51	12	145	9	35	258	27
Future Vol, veh/h	21	13	14	11	21	51	12	145	9	35	258	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	24	15	16	12	24	57	13	163	10	39	290	30

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	619	584	305	594	594	168	320	0	0	173	0	0
Stage 1	384	384	-	195	195	-	-	-	-	-	-	-
Stage 2	235	200	-	399	399	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	401	423	735	417	418	876	1240	-	-	1404	-	-
Stage 1	639	611	-	807	739	-	-	-	-	-	-	-
Stage 2	768	736	-	627	602	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	345	404	735	383	399	876	1240	-	-	1404	-	-
Mov Cap-2 Maneuver	345	404	-	383	399	-	-	-	-	-	-	-
Stage 1	631	590	-	797	730	-	-	-	-	-	-	-
Stage 2	686	727	-	578	582	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.6	12.2	0.6	0.8
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1240	-	-	428	595	1404	-	-
HCM Lane V/C Ratio	0.011	-	-	0.126	0.157	0.028	-	-
HCM Control Delay (s)	7.9	0	-	14.6	12.2	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.6	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

No-Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	16	36	9	23	3	27	27	1	5	49	33
Future Vol, veh/h	5	16	36	9	23	3	27	27	1	5	49	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	22	49	12	32	4	37	37	1	7	67	45

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	232	215	90	251	238	38	112	0	0	38	0	0
Stage 1	103	103	-	112	112	-	-	-	-	-	-	-
Stage 2	129	112	-	139	126	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	723	683	968	702	663	1034	1478	-	-	1572	-	-
Stage 1	903	810	-	893	803	-	-	-	-	-	-	-
Stage 2	875	803	-	864	792	-	-	-	-	-	-	-
Platoon blocked, %							-	-	-	-	-	-
Mov Cap-1 Maneuver	677	662	968	634	643	1034	1478	-	-	1572	-	-
Mov Cap-2 Maneuver	677	662	-	634	643	-	-	-	-	-	-	-
Stage 1	880	806	-	870	782	-	-	-	-	-	-	-
Stage 2	815	782	-	794	788	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.8	10.9	3.7	0.4
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1478	-	-	829	662	1572	-	-
HCM Lane V/C Ratio	0.025	-	-	0.094	0.072	0.004	-	-
HCM Control Delay (s)	7.5	0	-	9.8	10.9	7.3	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.2	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Street

No-Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	16	16	62	12	38	12	3	29	3	5	74	3
Future Vol, veh/h	16	16	62	12	38	12	3	29	3	5	74	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	23	90	17	55	17	4	42	4	7	107	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	72	0	0	113	0	0	268	221	68	237	258	64
Stage 1	-	-	-	-	-	-	114	114	-	99	99	-
Stage 2	-	-	-	-	-	-	154	107	-	138	159	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1528	-	-	1476	-	-	685	678	995	717	646	1000
Stage 1	-	-	-	-	-	-	891	801	-	907	813	-
Stage 2	-	-	-	-	-	-	848	807	-	865	766	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1528	-	-	1476	-	-	580	659	995	665	628	1000
Mov Cap-2 Maneuver	-	-	-	-	-	-	580	659	-	665	628	-
Stage 1	-	-	-	-	-	-	877	788	-	892	803	-
Stage 2	-	-	-	-	-	-	723	797	-	802	754	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	1.4	10.8	11.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	671	1528	-	-	1476	-	-	639
HCM Lane V/C Ratio	0.076	0.015	-	-	0.012	-	-	0.186
HCM Control Delay (s)	10.8	7.4	0	-	7.5	0	-	11.9
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.7

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

No-Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	54	43	66	9	8	40	11	255	9	33	227	12
Future Vol, veh/h	54	43	66	9	8	40	11	255	9	33	227	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	59	47	73	10	9	44	12	280	10	36	249	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	665	643	256	697	644	285	263	0	0	290	0	0
Stage 1	329	329	-	309	309	-	-	-	-	-	-	-
Stage 2	336	314	-	388	335	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	374	392	783	356	391	754	1301	-	-	1272	-	-
Stage 1	684	646	-	701	660	-	-	-	-	-	-	-
Stage 2	678	656	-	636	643	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	334	375	783	282	374	754	1301	-	-	1272	-	-
Mov Cap-2 Maneuver	334	375	-	282	374	-	-	-	-	-	-	-
Stage 1	676	625	-	693	653	-	-	-	-	-	-	-
Stage 2	623	649	-	516	622	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.1	12.6	0.3	1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1301	-	-	452	536	1272	-	-
HCM Lane V/C Ratio	0.009	-	-	0.396	0.117	0.029	-	-
HCM Control Delay (s)	7.8	0	-	18.1	12.6	7.9	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.9	0.4	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

No-Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	36	35	5	36	9	16	47	4	10	34	5
Future Vol, veh/h	14	36	35	5	36	9	16	47	4	10	34	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	45	44	6	45	11	20	59	5	13	43	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	200	175	46	216	175	61	49	0	0	64	0	0
Stage 1	71	71	-	101	101	-	-	-	-	-	-	-
Stage 2	129	104	-	115	74	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	759	718	1023	740	718	1004	1558	-	-	1538	-	-
Stage 1	939	836	-	905	811	-	-	-	-	-	-	-
Stage 2	875	809	-	890	833	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	702	702	1023	663	702	1004	1558	-	-	1538	-	-
Mov Cap-2 Maneuver	702	702	-	663	702	-	-	-	-	-	-	-
Stage 1	927	828	-	893	800	-	-	-	-	-	-	-
Stage 2	806	798	-	798	826	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	10.3	1.8	1.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1558	-	-	806	738	1538	-	-
HCM Lane V/C Ratio	0.013	-	-	0.132	0.085	0.008	-	-
HCM Control Delay (s)	7.3	0	-	10.1	10.3	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.3	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Steet

No-Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	45	3	3	41	12	10	57	3	10	43	14
Future Vol, veh/h	11	45	3	3	41	12	10	57	3	10	43	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	56	4	4	51	15	13	71	4	13	54	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	66	0	0	60	0	0	188	160	58	189	154	59
Stage 1	-	-	-	-	-	-	86	86	-	66	66	-
Stage 2	-	-	-	-	-	-	102	74	-	123	88	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1536	-	-	1544	-	-	772	732	1008	771	738	1007
Stage 1	-	-	-	-	-	-	922	824	-	945	840	-
Stage 2	-	-	-	-	-	-	904	833	-	881	822	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1536	-	-	1544	-	-	709	723	1008	704	729	1007
Mov Cap-2 Maneuver	-	-	-	-	-	-	709	723	-	704	729	-
Stage 1	-	-	-	-	-	-	914	817	-	936	837	-
Stage 2	-	-	-	-	-	-	829	831	-	794	815	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0.4	10.6	10.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	730	1536	-	-	1544	-	-	769
HCM Lane V/C Ratio	0.12	0.009	-	-	0.002	-	-	0.109
HCM Control Delay (s)	10.6	7.4	0	-	7.3	0	-	10.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.4	0	-	-	0	-	-	0.4

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	39	13	14	11	21	51	12	180	9	35	303	49
Future Vol, veh/h	39	13	14	11	21	51	12	180	9	35	303	49
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	15	16	12	24	57	13	202	10	39	340	55

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	722	686	368	696	708	207	396	0	0	212	0	0
Stage 1	447	447	-	234	234	-	-	-	-	-	-	-
Stage 2	275	239	-	462	474	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	342	370	677	356	360	833	1163	-	-	1358	-	-
Stage 1	591	573	-	769	711	-	-	-	-	-	-	-
Stage 2	731	708	-	580	558	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	290	352	677	324	342	833	1163	-	-	1358	-	-
Mov Cap-2 Maneuver	290	352	-	324	342	-	-	-	-	-	-	-
Stage 1	583	552	-	759	702	-	-	-	-	-	-	-
Stage 2	649	699	-	531	537	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.3	13.2	0.5	0.7
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1163	-	-	344	530	1358	-	-
HCM Lane V/C Ratio	0.012	-	-	0.216	0.176	0.029	-	-
HCM Control Delay (s)	8.1	0	-	18.3	13.2	7.7	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.8	0.6	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	16	36	9	23	9	27	33	1	19	57	33
Future Vol, veh/h	5	16	36	9	23	9	27	33	1	19	57	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	22	49	12	32	12	37	45	1	26	78	45

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	295	274	101	308	295	46	123	0	0	47	0	0
Stage 1	153	153	-	120	120	-	-	-	-	-	-	-
Stage 2	142	121	-	188	175	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	657	633	954	644	616	1023	1464	-	-	1560	-	-
Stage 1	849	771	-	884	796	-	-	-	-	-	-	-
Stage 2	861	796	-	814	754	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	602	605	954	574	589	1023	1464	-	-	1560	-	-
Mov Cap-2 Maneuver	602	605	-	574	589	-	-	-	-	-	-	-
Stage 1	827	757	-	861	775	-	-	-	-	-	-	-
Stage 2	795	775	-	736	740	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	11.1	3.3	1.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1464	-	-	786	645	1560	-	-
HCM Lane V/C Ratio	0.025	-	-	0.099	0.087	0.017	-	-
HCM Control Delay (s)	7.5	0	-	10.1	11.1	7.3	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0.3	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Steet

Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	16	16	62	12	38	12	3	51	3	5	91	3
Future Vol, veh/h	16	16	62	12	38	12	3	51	3	5	91	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	23	23	90	17	55	17	4	74	4	7	132	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	270	236	134	290	236	76	136	0	0	78	0	0
Stage 1	149	149	-	85	85	-	-	-	-	-	-	-
Stage 2	121	87	-	205	151	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	683	665	915	662	665	985	1448	-	-	1520	-	-
Stage 1	854	774	-	923	824	-	-	-	-	-	-	-
Stage 2	883	823	-	797	772	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	624	660	915	577	660	985	1448	-	-	1520	-	-
Mov Cap-2 Maneuver	624	660	-	577	660	-	-	-	-	-	-	-
Stage 1	851	770	-	920	822	-	-	-	-	-	-	-
Stage 2	807	821	-	694	768	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.4	11	0.4	0.4
HCM LOS	B	B		




Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1448	-	-	799	685	1520	-	-
HCM Lane V/C Ratio	0.003	-	-	0.171	0.131	0.005	-	-
HCM Control Delay (s)	7.5	0	-	10.4	11	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.5	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
4: 10th Street NE & Access Road

Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 2.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	67	44	217	53	35	320
Future Vol, veh/h	67	44	217	53	35	320
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	73	48	236	58	38	348

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	689	265	0	0	293	0
Stage 1	265	-	-	-	-	-
Stage 2	424	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	412	774	-	-	1269	-
Stage 1	779	-	-	-	-	-
Stage 2	660	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	397	774	-	-	1269	-
Mov Cap-2 Maneuver	397	-	-	-	-	-
Stage 1	779	-	-	-	-	-
Stage 2	636	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	14.7		0		0.8
HCM LOS	B				




Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	492	1269
HCM Lane V/C Ratio	-	-	0.245	0.03
HCM Control Delay (s)	-	-	14.7	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	1	0.1

East Jefferson Street Apartments - Charlottesville, VA
5: 11th Street NE & Access Road

Build (2019) Conditions
Timing Plan: AM Peak Hour

Intersection

Int Delay, s/veh 2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	15	12	35	94	17
Future Vol, veh/h	22	15	12	35	94	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	16	13	38	102	18

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	175	111	121	0	-	0
Stage 1	111	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	815	942	1467	-	-	-
Stage 1	914	-	-	-	-	-
Stage 2	959	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	808	942	1467	-	-	-
Mov Cap-2 Maneuver	808	-	-	-	-	-
Stage 1	914	-	-	-	-	-
Stage 2	950	-	-	-	-	-

Approach	EB		NB		SB
HCM Control Delay, s	9.4		1.9		0
HCM LOS	A				

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1467	-	857	-	-
HCM Lane V/C Ratio	0.009	-	0.047	-	-
HCM Control Delay (s)	7.5	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
1: 10th Street NE & E Jefferson Street

Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	65	43	66	9	8	40	11	277	9	33	244	20
Future Vol, veh/h	65	43	66	9	8	40	11	277	9	33	244	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	71	47	73	10	9	44	12	304	10	36	268	22

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	712	690	279	746	697	309	290	0	0	314	0	0
Stage 1	352	352	-	334	334	-	-	-	-	-	-	-
Stage 2	360	338	-	412	363	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	347	368	760	330	365	731	1272	-	-	1246	-	-
Stage 1	665	632	-	680	643	-	-	-	-	-	-	-
Stage 2	658	641	-	617	625	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	309	351	760	259	348	731	1272	-	-	1246	-	-
Mov Cap-2 Maneuver	309	351	-	259	348	-	-	-	-	-	-	-
Stage 1	658	610	-	673	636	-	-	-	-	-	-	-
Stage 2	603	634	-	497	603	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.9	13.1	0.3	0.9
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1272	-	-	415	507	1246	-	-
HCM Lane V/C Ratio	0.01	-	-	0.461	0.124	0.029	-	-
HCM Control Delay (s)	7.9	0	-	20.9	13.1	8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.4	0.4	0.1	-	-

East Jefferson Street Apartments - Charlottesville, VA
2: 11th Street NE & E Jefferson Street

Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	36	35	5	36	12	16	51	4	13	37	5
Future Vol, veh/h	14	36	35	5	36	12	16	51	4	13	37	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	45	44	6	45	15	20	64	5	16	46	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	218	191	49	232	191	66	53	0	0	69	0	0
Stage 1	82	82	-	106	106	-	-	-	-	-	-	-
Stage 2	136	109	-	126	85	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	738	704	1020	723	704	998	1553	-	-	1532	-	-
Stage 1	926	827	-	900	807	-	-	-	-	-	-	-
Stage 2	867	805	-	878	824	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	678	687	1020	646	687	998	1553	-	-	1532	-	-
Mov Cap-2 Maneuver	678	687	-	646	687	-	-	-	-	-	-	-
Stage 1	914	818	-	888	797	-	-	-	-	-	-	-
Stage 2	795	795	-	785	815	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.2	10.4	1.7	1.7
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1553	-	-	792	734	1532	-	-
HCM Lane V/C Ratio	0.013	-	-	0.134	0.09	0.011	-	-
HCM Control Delay (s)	7.3	0	-	10.2	10.4	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.3	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
3: 11th Street NE & Little High Street

Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	45	3	3	41	12	10	65	3	10	54	14
Future Vol, veh/h	11	45	3	3	41	12	10	65	3	10	54	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	56	4	4	51	15	13	81	4	13	68	18

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	242	211	76	239	218	83	85	0	0	85	0	0
Stage 1	101	101	-	108	108	-	-	-	-	-	-	-
Stage 2	141	110	-	131	110	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	712	686	985	715	680	976	1512	-	-	1512	-	-
Stage 1	905	811	-	897	806	-	-	-	-	-	-	-
Stage 2	862	804	-	873	804	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	651	674	985	658	668	976	1512	-	-	1512	-	-
Mov Cap-2 Maneuver	651	674	-	658	668	-	-	-	-	-	-	-
Stage 1	897	804	-	889	799	-	-	-	-	-	-	-
Stage 2	787	797	-	802	797	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.9	10.6	0.9	0.9
HCM LOS	B	B		




Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1512	-	-	680	716	1512	-	-
HCM Lane V/C Ratio	0.008	-	-	0.108	0.098	0.008	-	-
HCM Control Delay (s)	7.4	0	-	10.9	10.6	7.4	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.3	0	-	-

East Jefferson Street Apartments - Charlottesville, VA
4: 10th Street NE & Access Road

Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	25	16	349	33	22	272
Future Vol, veh/h	25	16	349	33	22	272
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	17	379	36	24	296

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	740	397	0	0	415	0
Stage 1	397	-	-	-	-	-
Stage 2	343	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	384	652	-	-	1144	-
Stage 1	679	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	652	-	-	1144	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	679	-	-	-	-	-
Stage 2	701	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	13.9		0		0.6
HCM LOS	B				




Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	449	1144
HCM Lane V/C Ratio	-	-	0.099	0.021
HCM Control Delay (s)	-	-	13.9	8.2
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1

East Jefferson Street Apartments - Charlottesville, VA
5: 11th Street NE & Access Road

Build (2019) Conditions
Timing Plan: PM Peak Hour

Intersection

Int Delay, s/veh 1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	6	7	70	49	11
Future Vol, veh/h	8	6	7	70	49	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	7	8	76	53	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	150	59	65	0	-	0
Stage 1	59	-	-	-	-	-
Stage 2	91	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	842	1007	1537	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	933	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	838	1007	1537	-	-	-
Mov Cap-2 Maneuver	838	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	928	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1537	-	903	-	-
HCM Lane V/C Ratio	0.005	-	0.017	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

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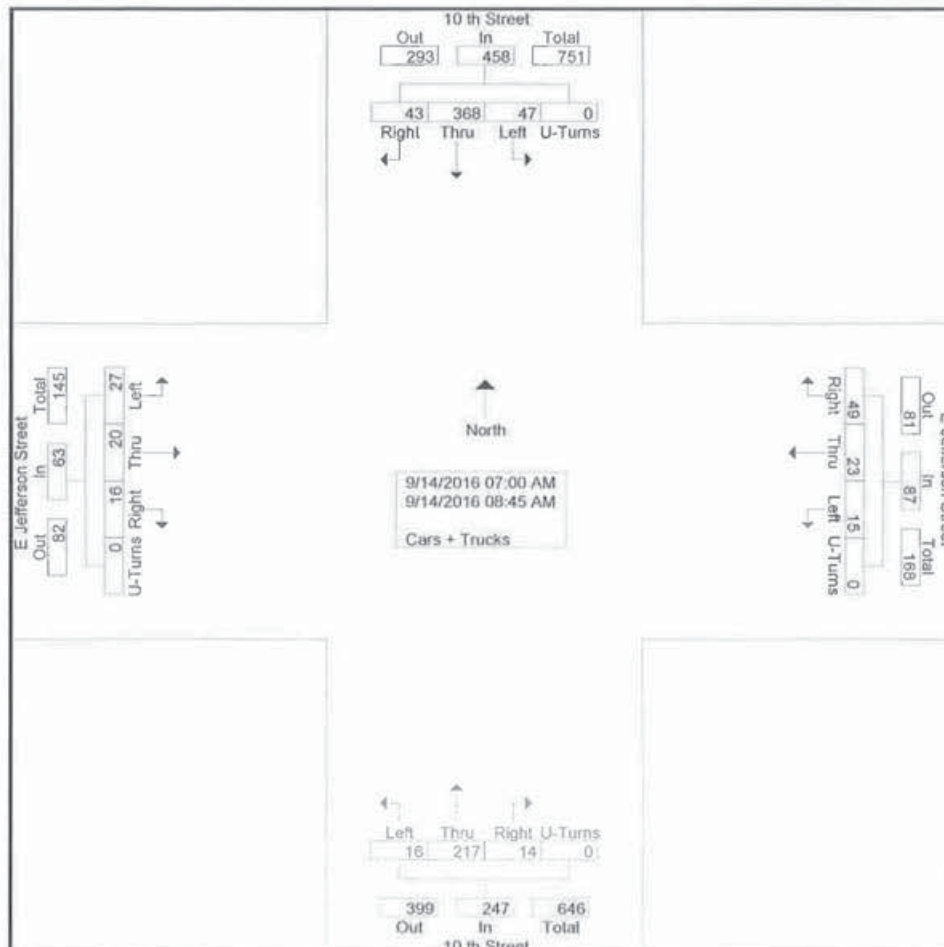
4343 Cox Road
Glen Allen, Virginia 23060

Counted By: Lee
Weather: Clear
Equipment ID: 4792

File Name : Jefferson at 10th - AM
Site Code : 00000002
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars + Trucks

	10 th Street Southbound					E Jefferson Street Westbound					10 th Street Northbound					E Jefferson Street Eastbound					
Start Time	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Right	Thru	Left	U-Turns	App. Total	Int. Total
07:00 AM	0	20	2	0	22	1	1	0	0	2	0	12	2	0	14	0	0	4	0	4	42
07:15 AM	3	28	2	0	33	3	1	2	0	6	4	19	1	0	24	0	0	1	0	1	64
07:30 AM	4	27	5	0	36	3	1	2	0	6	1	30	1	0	32	1	4	1	0	6	80
07:45 AM	11	57	6	0	74	2	1	1	0	4	1	23	1	0	25	2	4	2	0	8	111
Total	18	132	15	0	165	9	4	5	0	18	6	84	5	0	95	3	8	8	0	19	297
08:00 AM	5	51	6	0	62	8	2	2	0	12	1	34	3	0	38	0	3	2	0	5	117
08:15 AM	7	52	9	0	68	21	6	2	0	29	4	39	0	0	43	5	4	8	0	17	157
08:30 AM	8	58	9	0	75	9	6	4	0	19	1	31	6	0	38	4	1	3	0	8	140
08:45 AM	5	75	8	0	88	2	5	2	0	9	2	29	2	0	33	4	4	6	0	14	144
Total	25	236	32	0	293	40	19	10	0	69	8	133	11	0	152	13	12	19	0	44	558
Grand Total	43	368	47	0	458	49	23	15	0	87	14	217	16	0	247	16	20	27	0	63	855
Apprch %	9.4	80.3	10.3	0		56.3	26.4	17.2	0		5.7	87.9	6.5	0		25.4	31.7	42.9	0		
Total %	5	43	5.5	0	53.6	5.7	2.7	1.8	0	10.2	1.6	25.4	1.9	0	28.9	1.9	2.3	3.2	0	7.4	



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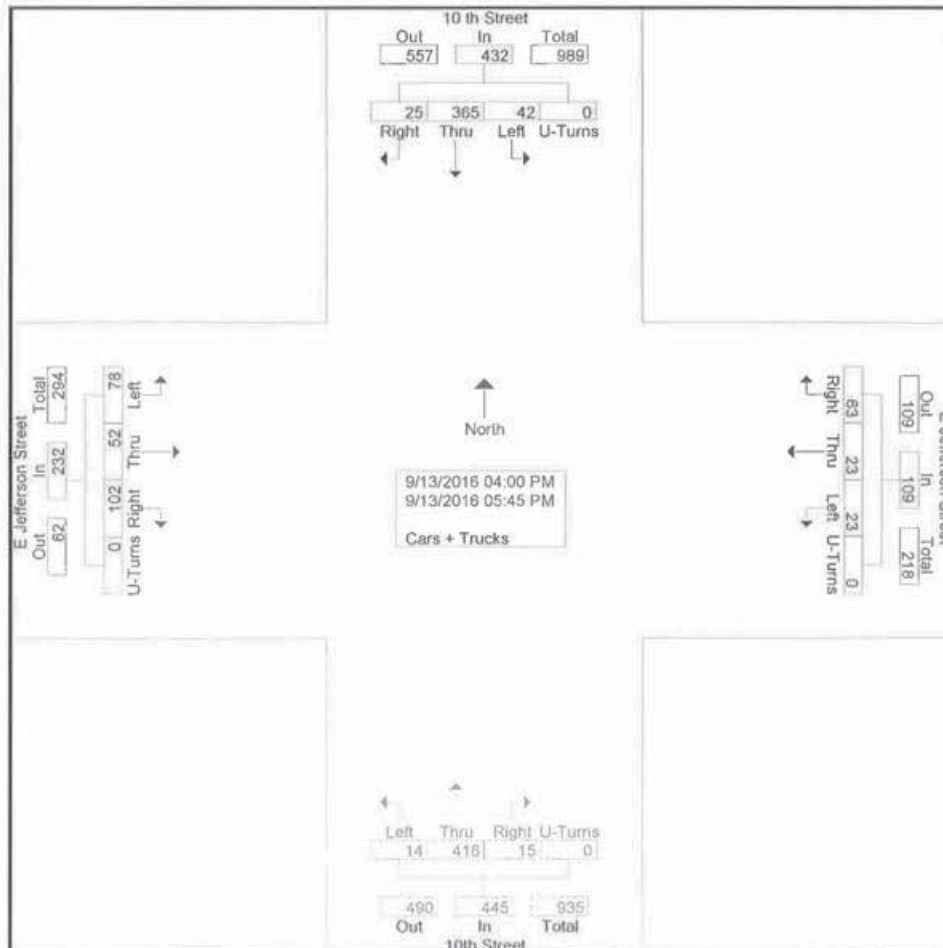
4343 Cox Road
Glen Allen, Virginia 23060

Counted By: Lee
Weather: Clear
Equipment ID: 4791

File Name : Jefferson at 10th - PM
Site Code : 00000001
Start Date : 9/13/2016
Page No : 1

Groups Printed- Cars + Trucks

	10 th Street Southbound					E Jefferson Street Westbound					10th Street Northbound					E Jefferson Street Eastbound					
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
04:00 PM	5	32	2	0	39	7	4	3	0	14	0	40	3	0	43	16	8	5	0	29	125
04:15 PM	5	45	3	0	53	3	3	3	0	9	1	43	1	0	45	6	2	8	0	16	123
04:30 PM	3	33	8	0	44	10	6	7	0	23	2	44	0	0	46	13	8	12	0	33	146
04:45 PM	6	41	4	0	51	9	2	3	0	14	3	47	5	0	55	10	6	9	0	25	145
Total	19	151	17	0	187	29	15	16	0	60	6	174	9	0	189	45	24	34	0	103	539
05:00 PM	2	47	6	0	55	14	3	3	0	20	2	63	3	0	68	21	10	15	0	46	189
05:15 PM	2	60	7	0	69	5	1	2	0	8	0	66	0	0	66	11	6	12	0	29	172
05:30 PM	1	60	8	0	69	9	1	0	0	10	2	57	2	0	61	18	7	13	0	38	178
05:45 PM	1	47	4	0	52	6	3	2	0	11	5	56	0	0	61	7	5	4	0	16	140
Total	6	214	25	0	245	34	8	7	0	49	9	242	5	0	256	57	28	44	0	129	679
Grand Total	25	365	42	0	432	63	23	23	0	109	15	416	14	0	445	102	52	78	0	232	1218
Apprch %	5.8	84.5	9.7	0		57.8	21.1	21.1	0		3.4	93.5	3.1	0		44	22.4	33.6	0		
Total %	2.1	30	3.4	0	35.5	5.2	1.9	1.9	0	8.9	1.2	34.2	1.1	0	36.5	8.4	4.3	6.4	0	19	



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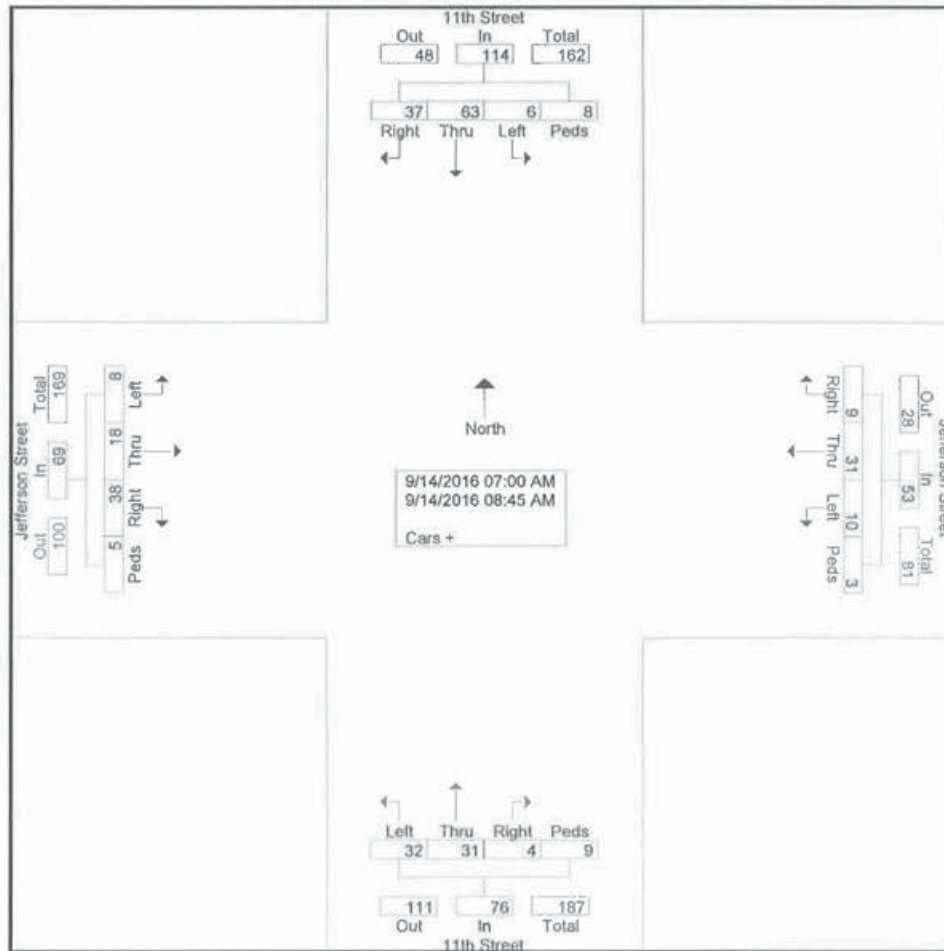
4343 Cox Road
Glen Allen, Virginia 23060

Counted By:
Burns Service, Inc.

File Name : Charlottesville(Jefferson and 11th) AM Peak
Site Code :
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars +

	11th Street Southbound					Jefferson Street Westbound					11th Street Northbound					Jefferson Street Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	3	4	0	0	7	0	1	0	0	1	2	0	0	0	2	1	0	1	0	2	12
07:15 AM	2	5	0	0	7	1	2	0	0	3	2	1	3	0	6	2	1	1	1	5	21
07:30 AM	1	5	1	1	8	1	2	1	0	4	0	3	4	0	7	3	5	0	0	8	27
07:45 AM	1	4	0	1	6	4	5	1	0	10	0	3	0	0	3	8	1	1	0	10	29
Total	7	18	1	2	28	6	10	2	0	18	4	7	7	0	18	14	7	3	1	25	89
08:00 AM	6	3	2	0	11	1	4	3	0	8	0	5	6	3	14	3	4	3	3	13	46
08:15 AM	12	25	0	1	38	1	6	3	3	13	0	3	11	2	16	6	1	1	1	9	76
08:30 AM	12	11	1	1	25	0	7	2	0	9	0	6	3	3	12	5	2	0	0	7	53
08:45 AM	0	6	2	4	12	1	4	0	0	5	0	10	5	1	16	10	4	1	0	15	48
Total	30	45	5	6	86	3	21	8	3	35	0	24	25	9	58	24	11	5	4	44	223
Grand Total	37	63	6	8	114	9	31	10	3	53	4	31	32	9	76	38	18	8	5	69	312
Apprch %	32.5	55.3	5.3	7		17	58.5	18.9	5.7		5.3	40.8	42.1	11.8		55.1	26.1	11.6	7.2		
Total %	11.9	20.2	1.9	2.6	36.5	2.9	9.9	3.2	1	17	1.3	9.9	10.3	2.9	24.4	12.2	5.8	2.6	1.6	22.1	



Ramey Kemp & Associates

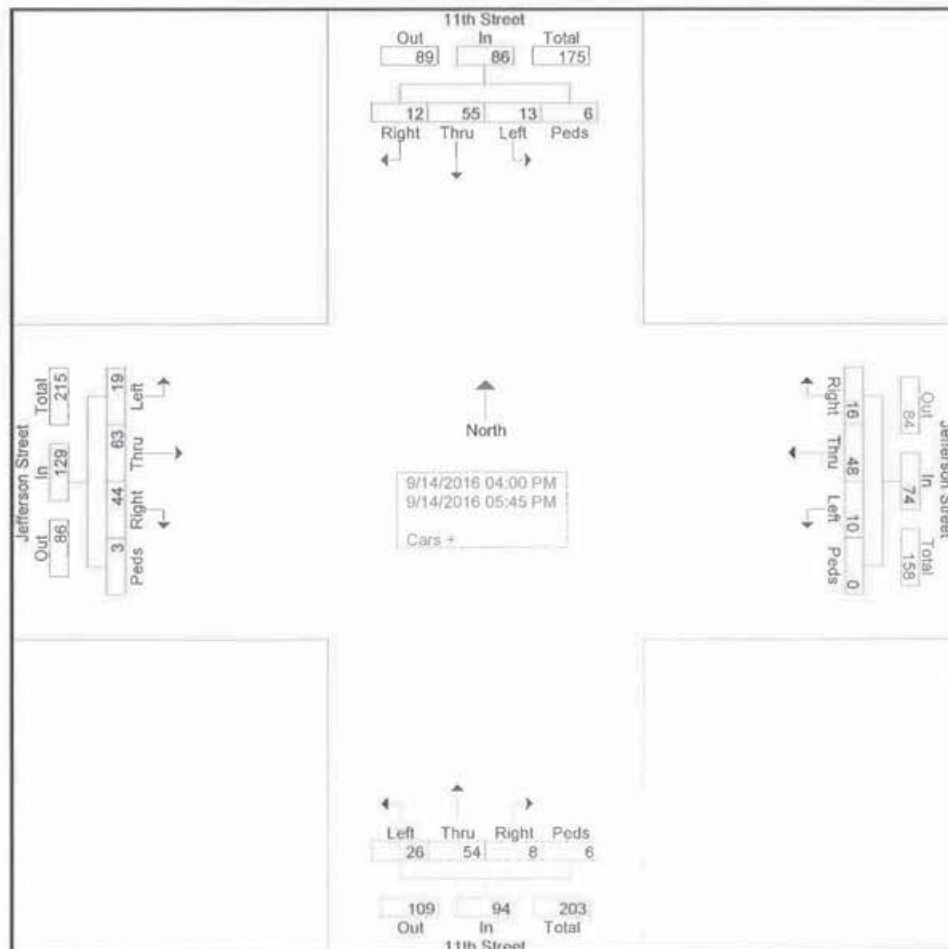
4343 Cox Road
Glen Allen, Virginia 23060

Counted By:
Burns Service, Inc.

File Name : Charlottesville(Jefferson and 11th) PM Peak
Site Code :
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars +

Start Time	11th Street Southbound					Jefferson Street Westbound					11th Street Northbound					Jefferson Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	2	2	1	0	5	3	7	0	0	10	1	3	2	1	7	3	6	1	1	11	33
04:15 PM	2	7	2	1	12	3	5	0	0	8	2	2	1	1	6	3	4	3	0	10	36
04:30 PM	0	7	1	1	9	2	8	1	0	11	1	10	2	0	13	6	9	2	0	17	50
04:45 PM	1	7	2	1	11	3	8	1	0	12	0	8	2	1	11	8	7	4	1	20	54
Total	5	23	6	3	37	11	28	2	0	41	4	23	7	3	37	20	26	10	2	58	173
05:00 PM	3	10	1	1	15	3	6	3	0	12	3	9	6	2	20	11	8	5	1	25	72
05:15 PM	1	8	5	0	14	0	4	0	0	4	0	12	5	1	18	7	9	2	0	18	54
05:30 PM	2	8	0	0	10	1	6	3	0	10	1	5	6	0	12	3	13	0	0	16	48
05:45 PM	1	6	1	2	10	1	4	2	0	7	0	5	2	0	7	3	7	2	0	12	36
Total	7	32	7	3	49	5	20	8	0	33	4	31	19	3	57	24	37	9	1	71	210
Grand Total	12	55	13	6	86	16	48	10	0	74	8	54	26	6	94	44	63	19	3	129	383
Apprch %	14	64	15.1	7		21.6	64.9	13.5	0		8.5	57.4	27.7	6.4		34.1	48.8	14.7	2.3		
Total %	3.1	14.4	3.4	1.6	22.5	4.2	12.5	2.6	0	19.3	2.1	14.1	6.8	1.6	24.5	11.5	16.4	5	0.8	33.7	



Burns Service Inc.

1202 Langdon Terrace Drive
Raleigh, NC, 27615

File Name : charlottesville(little high and 11th) 14 hour count

Site Code :

Start Date : 5/10/2017

Page No : 1

Groups Printed- Cars + - Trucks

Start Time	11th Street Southbound				Little High Street Westbound				11th Street Northbound				Little High Street Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
06:00	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
06:15	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
06:30	0	0	0	0	0	1	0	1	0	1	0	1	0	0	0	0	2
06:45	0	1	0	1	0	0	0	0	0	3	0	3	0	0	0	0	4
Total	0	1	0	1	0	3	0	3	0	4	0	4	0	0	0	0	8
07:00	0	4	0	4	0	1	0	1	1	1	0	2	0	1	0	1	8
07:15	1	8	0	9	2	5	0	7	0	4	0	4	1	1	0	2	22
07:30	2	10	0	12	2	6	0	8	0	5	0	5	1	3	0	4	29
07:45	0	8	3	11	5	7	1	13	1	1	1	3	6	5	0	11	38
Total	3	30	3	36	9	19	1	29	2	11	1	14	8	10	0	18	97
08:00	0	11	3	14	1	8	3	12	0	5	1	6	16	3	5	24	56
08:15	2	27	0	29	4	10	3	17	0	7	1	8	28	5	5	38	92
08:30	0	24	3	27	2	4	2	8	2	6	0	8	9	5	4	18	61
08:45	1	8	0	9	4	14	3	21	1	5	1	7	5	2	1	8	45
Total	3	70	6	79	11	36	11	58	3	23	3	29	58	15	15	88	254
09:00	2	5	3	10	0	4	1	5	1	7	1	9	0	5	1	6	30
09:15	1	8	1	10	0	5	0	5	0	9	2	11	2	3	1	6	32
09:30	0	8	0	8	1	4	1	6	0	2	1	3	1	3	1	5	22
09:45	2	10	1	13	2	7	0	9	0	9	0	9	3	4	4	11	42
Total	5	31	5	41	3	20	2	25	1	27	4	32	6	15	7	28	126
10:00	1	6	0	7	1	5	2	8	0	4	1	5	1	3	2	6	26
10:15	0	6	1	7	1	4	0	5	1	7	2	10	0	2	3	5	27
10:30	2	8	0	10	2	3	0	5	0	9	1	10	1	2	1	4	29
10:45	1	4	1	6	2	8	0	10	1	7	1	9	0	4	0	4	29
Total	4	24	2	30	6	20	2	28	2	27	5	34	2	11	6	19	111
11:00	2	6	0	8	2	2	0	4	2	7	1	10	0	4	0	4	26
11:15	1	6	0	7	0	4	0	4	2	4	3	9	2	1	2	5	25
11:30	0	5	0	5	0	2	0	2	1	10	1	12	1	2	1	4	23
11:45	1	7	2	10	1	3	0	4	1	5	1	7	2	5	1	8	29
Total	4	24	2	30	3	11	0	14	6	26	6	38	5	12	4	21	103
12:00	1	6	2	9	4	6	0	10	1	8	1	10	2	12	4	18	47
12:15	3	4	1	8	1	6	0	7	0	17	3	20	3	5	2	10	45
12:30	1	11	1	13	2	8	0	10	0	12	0	12	1	5	1	7	42
12:45	3	5	0	8	0	3	2	5	1	10	1	12	2	6	3	11	36
Total	8	26	4	38	7	23	2	32	2	47	5	54	8	26	10	46	170
13:00	0	10	0	10	2	3	0	5	1	8	0	9	2	3	0	5	29
13:15	2	24	3	29	2	5	0	7	3	10	1	14	11	9	2	22	72
13:30	0	1	0	1	0	2	0	2	0	1	0	1	0	1	0	1	5
13:45	2	11	0	13	2	7	0	9	1	8	0	9	3	5	1	9	40
Total	4	46	3	53	6	17	0	23	5	27	1	33	16	18	3	37	146
14:00	2	7	3	12	2	3	1	6	1	5	0	6	0	4	0	4	28
14:15	1	6	0	7	0	2	1	3	1	10	0	11	4	7	1	12	33
14:30	2	7	2	11	0	1	0	1	0	4	4	8	2	4	1	7	27
14:45	3	6	0	9	3	1	0	4	0	8	1	9	0	3	1	4	26
Total	8	26	5	39	5	7	2	14	2	27	5	34	6	18	3	27	114
15:00	0	9	3	12	2	5	1	8	1	6	2	9	2	9	1	12	41
15:15	3	7	3	13	1	5	3	9	0	5	0	5	1	4	1	6	33
15:30	1	8	1	10	1	11	0	12	0	10	3	13	8	8	7	23	58
15:45	0	8	2	10	2	8	3	13	1	9	1	11	1	3	2	6	40
Total	4	32	9	45	6	29	7	42	2	30	6	38	12	24	11	47	172
16:00	2	7	3	12	1	6	0	7	0	10	2	12	1	5	1	7	38
16:15	2	4	3	9	1	5	1	7	0	6	2	8	2	4	5	11	35
16:30	2	2	1	5	1	6	1	8	1	5	2	8	1	8	1	10	31
16:45	1	12	1	14	2	6	0	8	1	16	1	18	0	5	2	7	47
Total	7	25	8	40	5	23	2	30	2	37	7	46	4	22	9	35	151
17:00	4	10	2	16	0	6	1	7	1	12	2	15	0	7	4	11	49

1202 Langdon Terrace Drive
Raleigh, NC, 27615

Page No : 2

	11th Street Southbound				Little High Street Westbound				11th Street Northbound				Little High Street Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
17:15	4	7	2	13	6	20	2	28	1	15	4	20	2	8	2	12	73
17:30	4	8	4	16	3	7	0	10	0	11	2	13	1	22	2	25	64
17:45	1	10	4	15	1	4	1	6	0	11	0	11	1	9	0	10	42
Total	13	35	12	60	10	37	4	51	2	49	8	59	4	46	8	58	228
18:00	0	5	0	5	1	5	0	6	1	6	0	7	1	12	0	13	31
18:15	0	2	0	2	1	3	1	5	0	7	3	10	1	6	0	7	24
18:30	0	3	1	4	0	4	1	5	0	2	0	2	0	13	1	14	25
18:45	0	2	2	4	1	1	0	2	1	1	1	3	0	5	0	5	14
Total	0	12	3	15	3	13	2	18	2	16	4	22	2	36	1	39	94
19:00	0	1	1	2	3	4	1	8	0	6	0	6	0	7	1	8	24
19:15	0	0	1	1	0	8	0	8	0	1	0	1	0	3	0	3	13
19:30	0	2	0	2	1	1	1	3	0	3	0	3	0	10	1	11	19
19:45	1	2	0	3	2	6	0	8	0	2	2	4	0	2	1	3	18
Total	1	5	2	8	6	19	2	27	0	12	2	14	0	22	3	25	74

BREAK

[illegible]

Ramey Kemp & Associates

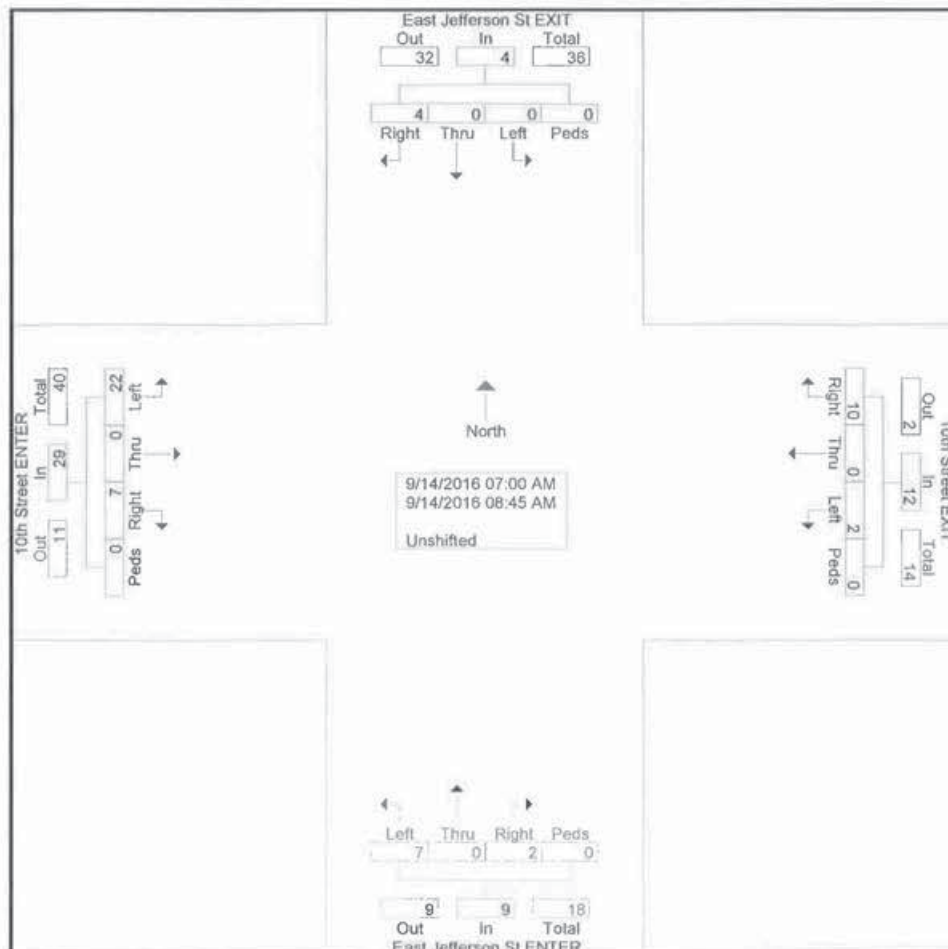
4343 Cox Road
Glen Allen, Virginia 23060

Counted By: Dean
Weather: Clear
Equipment ID: 4233

File Name : Driveways - AM
Site Code : 00000000
Start Date : 9/14/2016
Page No : 1

Groups Printed- Unshifted

Start Time	East Jefferson St EXIT Southbound					10th Street EXIT Westbound					East Jefferson St ENTER Northbound					10th Street ENTER Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
*** BREAK ***																					
07:15 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
07:45 AM	0	0	0	0	0	1	0	0	0	1	0	0	1	0	1	4	0	4	0	8	10
Total	1	0	0	0	1	1	0	0	0	1	0	0	1	0	1	5	0	5	0	10	13
08:00 AM	1	0	0	0	1	1	0	0	0	1	1	0	2	0	3	0	0	4	0	4	9
08:15 AM	1	0	0	0	1	4	0	0	0	4	1	0	3	0	4	1	0	8	0	9	18
08:30 AM	1	0	0	0	1	2	0	1	0	3	0	0	1	0	1	1	0	2	0	3	8
08:45 AM	0	0	0	0	0	2	0	1	0	3	0	0	0	0	0	0	0	3	0	3	6
Total	3	0	0	0	3	9	0	2	0	11	2	0	6	0	8	2	0	17	0	19	41
Grand Total	4	0	0	0	4	10	0	2	0	12	2	0	7	0	9	7	0	22	0	29	54
Apprch %	100	0	0	0		83.3	0	16.7	0		22.2	0	77.8	0		24.1	0	75.9	0		
Total %	7.4	0	0	0	7.4	18.5	0	3.7	0	22.2	3.7	0	13	0	16.7	13	0	40.7	0	53.7	



Ramey Kemp & Associates

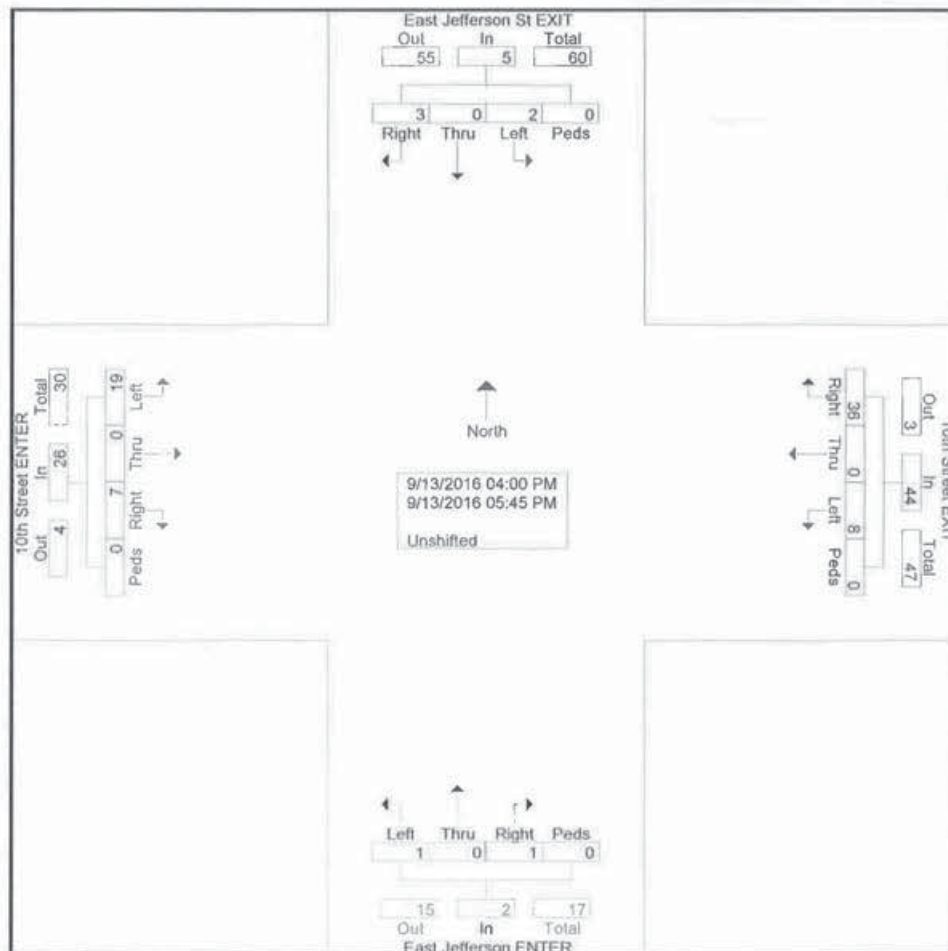
4343 Cox Road
Glen Allen, Virginia 23060

Counted By: Dean
Weather: Clear
Equipment ID: 4233

File Name : Driveways - PM
Site Code : 00000000
Start Date : 9/13/2016
Page No : 1

Groups Printed- Unshifted

Start Time	East Jefferson St EXIT Southbound					10th Street EXIT Westbound					East Jefferson St ENTER Northbound					10th Street ENTER Eastbound					Inl. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	1	0	0	0	1	6	0	3	0	9	0	0	0	0	0	1	0	2	0	3	13
04:15 PM	0	0	0	0	0	5	0	2	0	7	1	0	0	0	1	0	0	1	0	1	9
04:30 PM	1	0	0	0	1	3	0	1	0	4	0	0	0	0	0	1	0	1	0	2	7
04:45 PM	1	0	0	0	1	3	0	0	0	3	0	0	0	0	0	2	0	6	0	8	12
Total	3	0	0	0	3	17	0	6	0	23	1	0	0	0	1	4	0	10	0	14	41
05:00 PM	0	0	1	0	1	11	0	1	0	12	0	0	1	0	1	1	0	5	0	6	20
05:15 PM	0	0	1	0	1	2	0	1	0	3	0	0	0	0	0	0	0	1	0	1	5
05:30 PM	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	2	0	3	0	5	8
05:45 PM	0	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
Total	0	0	2	0	2	19	0	2	0	21	0	0	1	0	1	3	0	9	0	12	36
Grand Total	3	0	2	0	5	36	0	8	0	44	1	0	1	0	2	7	0	19	0	26	77
Apprch %	60	0	40	0		81.8	0	18.2	0		50	0	50	0		26.9	0	73.1	0		
Total %	3.9	0	2.6	0	6.5	46.8	0	10.4	0	57.1	1.3	0	1.3	0	2.6	9.1	0	24.7	0	33.8	



Ramey Kemp & Associates

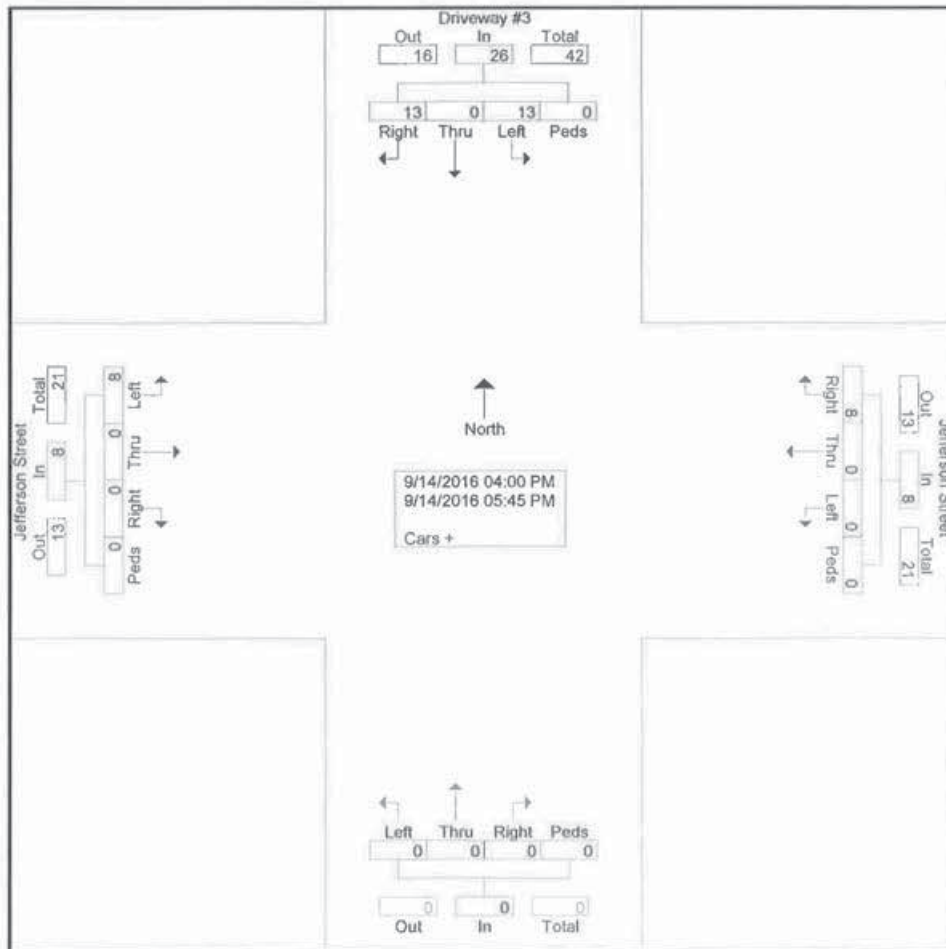
4343 Cox Road
Glen Allen, Virginia 23060

Counted By:
Burns Service, Inc.

File Name : Charlottesville(Jefferson and Driveway#3) PM Peal
Site Code :
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars +

Start Time	Driveway #3 Southbound					Jefferson Street Westbound					Northbound					Jefferson Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	1	0	0	0	1	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
04:15 PM	4	0	2	0	6	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	8
04:30 PM	2	0	2	0	4	1	0	0	0	1	0	0	0	0	0	0	0	2	0	2	7
04:45 PM	1	0	4	0	5	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	7
Total	8	0	8	0	16	5	0	0	0	5	0	0	0	0	0	0	0	4	0	4	25
05:00 PM	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	5
05:15 PM	2	0	0	0	2	2	0	0	0	2	0	0	0	0	0	0	0	1	0	1	5
05:30 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0	1	2
05:45 PM	3	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	5	0	5	0	10	3	0	0	0	3	0	0	0	0	0	0	0	4	0	4	17
Grand Total	13	0	13	0	26	8	0	0	0	8	0	0	0	0	0	0	0	8	0	8	42
Apprch %	50	0	50	0		100	0	0	0		0	0	0	0		0	0	100	0		
Total %	31	0	31	0	61.9	19	0	0	0	19	0	0	0	0	0	0	0	19	0	19	



Ramey Kemp & Associates

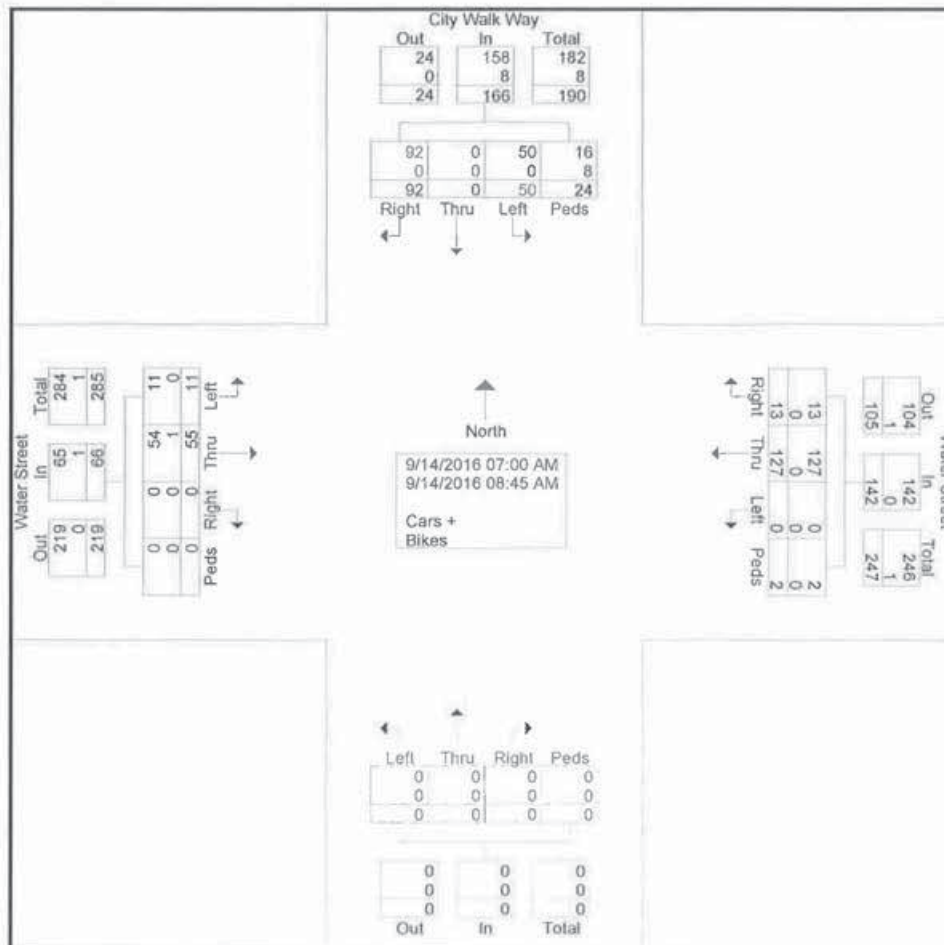
4343 Cox Road
Glen Allen, Virginia 23060

Counted By:
Burns Service, Inc.

File Name : Charlottesville(Water and City Walk) AM Peak
Site Code :
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars + - Bikes

City Walk Way Southbound						Water Street Westbound					Northbound					Water Street Eastbound					Int. Total
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	5	0	6	4	15	0	10	0	0	10	0	0	0	0	0	0	5	2	0	7	32
07:15 AM	9	0	4	4	17	0	11	0	0	11	0	0	0	0	0	0	6	3	0	9	37
07:30 AM	11	0	5	1	17	5	9	0	1	15	0	0	0	0	0	0	4	2	0	6	38
07:45 AM	8	0	6	1	15	1	17	0	1	19	0	0	0	0	0	0	6	1	0	7	41
Total	33	0	21	10	64	6	47	0	2	55	0	0	0	0	0	0	21	8	0	29	148
08:00 AM	19	0	10	1	30	2	19	0	0	21	0	0	0	0	0	0	4	2	0	6	57
08:15 AM	11	0	9	4	24	1	16	0	0	17	0	0	0	0	0	0	7	0	0	7	48
08:30 AM	12	0	4	2	18	3	19	0	0	22	0	0	0	0	0	0	9	1	0	10	50
08:45 AM	17	0	6	7	30	1	26	0	0	27	0	0	0	0	0	0	14	0	0	14	71
Total	59	0	29	14	102	7	80	0	0	87	0	0	0	0	0	0	34	3	0	37	226
Grand Total	92	0	50	24	166	13	127	0	2	142	0	0	0	0	0	0	55	11	0	66	374
Apprch %	55.4	0	30.1	14.5		9.2	89.4	0	1.4		0	0	0	0		0	83.3	16.7	0		
Total %	24.6	0	13.4	6.4	44.4	3.5	34	0	0.5	38	0	0	0	0	0	0	14.7	2.9	0	17.6	
Cars +	92	0	50	16	158	13	127	0	2	142	0	0	0	0	0	0	54	11	0	65	365
% Cars +	100	0	100	66.7	95.2	100	100	0	100	100	0	0	0	0	0	0	98.2	100	0	98.5	97.6
Bikes	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	9
% Bikes	0	0	0	33.3	4.8	0	0	0	0	0	0	0	0	0	0	0	1.8	0	0	1.5	2.4



Ramey Kemp & Associates

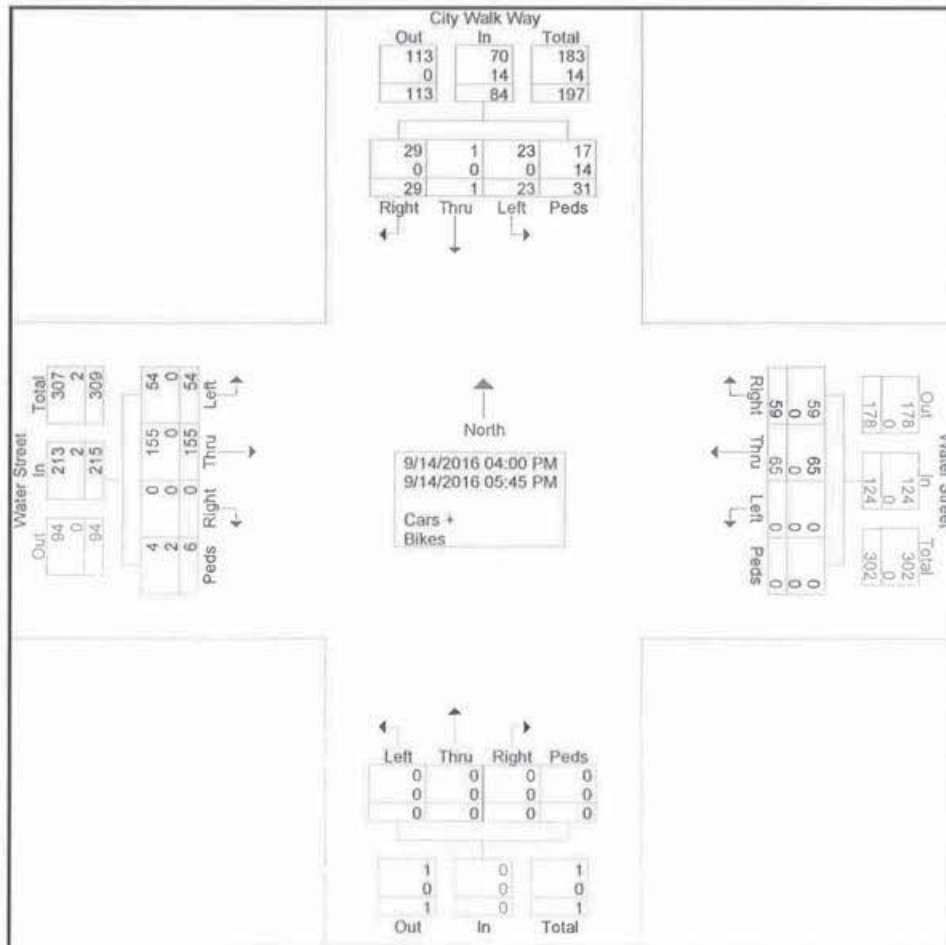
4343 Cox Road
Glen Allen, Virginia 23060

Counted By:
Burns Service, Inc.

File Name : Charlottesville(Water and City Walk) PM Peak
Site Code :
Start Date : 9/14/2016
Page No : 1

Groups Printed- Cars + - Bikes

Start Time	City Walk Way Southbound					Water Street Westbound					Northbound					Water Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
04:00 PM	3	0	3	2	8	10	7	0	0	17	0	0	0	0	0	0	10	5	0	15	40
04:15 PM	0	0	1	2	3	9	5	0	0	14	0	0	0	0	0	0	15	2	0	17	34
04:30 PM	0	0	2	7	9	3	7	0	0	10	0	0	0	0	0	0	14	5	0	19	38
04:45 PM	3	0	3	4	10	4	9	0	0	13	0	0	0	0	0	0	22	10	2	34	57
Total	6	0	9	15	30	26	28	0	0	54	0	0	0	0	0	0	61	22	2	85	169
05:00 PM	5	0	1	1	7	7	8	0	0	15	0	0	0	0	0	0	27	9	0	36	58
05:15 PM	6	1	2	8	17	9	12	0	0	21	0	0	0	0	0	0	20	11	0	31	69
05:30 PM	4	0	5	6	15	11	13	0	0	24	0	0	0	0	0	0	22	8	4	34	73
05:45 PM	8	0	6	1	15	6	4	0	0	10	0	0	0	0	0	0	25	4	0	29	54
Total	23	1	14	16	54	33	37	0	0	70	0	0	0	0	0	0	94	32	4	130	254
Grand Total	29	1	23	31	84	59	65	0	0	124	0	0	0	0	0	0	155	54	6	215	423
Apprch %	34.5	1.2	27.4	36.9		47.6	52.4	0	0		0	0	0	0	0	0	72.1	25.1	2.8		
Total %	6.9	0.2	5.4	7.3	19.9	13.9	15.4	0	0	29.3	0	0	0	0	0	0	36.6	12.8	1.4	50.8	
Cars +	29	1	23	17	70	59	65	0	0	124	0	0	0	0	0	0	155	54	4	213	407
% Cars +	100	100	100	54.8	83.3	100	100	0	0	100	0	0	0	0	0	0	100	100	66.7	99.1	96.2
Bikes	0	0	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	16
% Bikes	0	0	0	45.2	16.7	0	0	0	0	0	0	0	0	0	0	0	0	0	33.3	0.9	3.8



1202 Langdon Terrace Drive
Raleigh, NC, 27615

Page No : 1

[illegible]

1202 Langdon Terrace Drive
Raleigh, NC, 27615

Page No : 1

[illegible]

Burns Service Inc.

1202 Langdon Terrace Drive
Raleigh, NC, 27615

File Name : Milli Coffee Roasters Ped Count

Site Code :

Start Date : 4/26/2017

Page No : 1

Groups Printed- Cars +

Start Time	Into Milli Coffee Southbound			Into Milli Coffee Northbound			Out of Milli Coffee Eastbound			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
07:00	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	7	7	3	0	3	10
07:30	0	0	0	0	4	4	3	0	3	7
07:45	1	0	1	0	7	7	3	0	3	11
Total	1	0	1	0	18	18	9	0	9	28
08:00	1	0	1	0	7	7	1	0	1	9
08:15	3	0	3	0	4	4	6	0	6	13
08:30	2	0	2	0	10	10	4	0	4	16
08:45	0	0	0	0	4	4	11	0	11	15
Total	6	0	6	0	25	25	22	0	22	53
Grand Total	7	0	7	0	43	43	31	0	31	81
Apprch %	100	0		0	100		100	0		
Total %	8.6	0	8.6	0	53.1	53.1	38.3	0	38.3	



Traffic Signal Warrant Analysis

Multi-Way Stop Warrants

Project Name	East Jefferson Street Apartments
Project/File #	16147
Scenario	Existing 2017

Intersection Information

Major Street (E/W Road)	Little High Street	Minor Street (N/S Road)	11th Street
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	966 vehicles	Total Approach Volume	884 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Multi-Way Stop Warrant thresholds.

Condition A - Traffic Signal Warrant

Condition Satisfied?	Not Satisfied
Criteria*	Traffic Signal Warranted & Justified

* Multi-way stop control may be used as an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.

Condition B - Crash Experience

Condition Satisfied?	Not satisfied
Required values reached for	less than 4 correctable crashes
Criteria - Crash Experience	5 or more correctable crashes in 12-month period

Condition C - Intersection Volume & Delay

Condition Satisfied?	Not Satisfied
Required values reached for	0 hours & sec. average delay/veh
Criteria - Major Street (veh/hr)	300 for any 8 hours of an average day
Criteria - Minor Street (total vol-veh, ped, & bikes/hr)	200 for the same 8 hours of an average day
Criteria - Delay (average sec/veh)	30 during the highest hour

Condition D - Combination Volume, Crash Experience, & Delay

Condition Satisfied?	Not Satisfied
Required values reached for	0 hours, less than 4 crashes, & sec. average delay/veh
Criteria - Major Street (veh/hr)	240 for any 8 hours of an average day
Criteria - Minor Street (total vol-veh, ped, & bikes/hr)	160 for the same 8 hours of an average day
Criteria - Crash Experience	4 or more correctable crashes in 12-month period
Criteria - Delay (average sec/veh)	24 during the highest hour



Exhibit K

Market Analysis, East Jefferson Place Apartments, dated June 1, 2017

Market Analysis
East Jefferson Place Apartments
Charlottesville, Virginia

Prepared for:

Jefferson Medical Building Limited Partnership
c/o Great Eastern Management Company

June 8, 2017

S. Patz and Associates, Inc.
46175 Westlake Drive, Suite 400
Potomac Falls, Virginia 20165



■ S. PATZ & ASSOCIATES, INC ■
■ REAL ESTATE CONSULTANTS ■

June 8, 2017

Jefferson Medical Building Limited Partnership
c/o Great Eastern Management Company
2619 Hydraulic Road
Charlottesville, Virginia 22905-0526

Dear Sir:

This will submit our market study, and an accompanying Fiscal Impacts Analysis (FIA), for the proposed development of the 126-unit East Jefferson Place Apartments, planned for start of development in 2019, with project completion and apartment unit delivery by 2020/2021. The new apartments are to be built at 1011 East Jefferson Street, which currently is occupied by a mature medical office building.

Development of 1011 East Jefferson Street with new apartment units will necessitate the demolition and relocation of the office building and its three medical office tenants. The overall development concept is to construct a new medical office building for current tenants on a nearby vacant lot, or part of a larger office building proposal, also at a nearby location, and to be built by Sentara Martha Jefferson Hospital.

The development program for the new apartment building and new office building are defined in the attached report. Both buildings are "still on the drawing board" in terms of specific sizes and designs, pending approval by Charlottesville City Council of the apartment building proposal. The approval of the proposed apartment building will be preceded by the development of a new, similar sized office building of approximately 20,000 square feet.

The attached market study shows full market support for the 126-unit East Jefferson Place Apartments and identifies the apartment unit development proposal as the highest and best use of the study site. Our analysis is based on conservative projections of apartment unit demand, given the sizable employment growth in the City and market area and the evolving draw of the Downtown Mall in attracting new businesses. 1011 East Jefferson Street is within walking distance of the Mall.

The market study results could be interpreted as identifying a pent-up demand for downtown area apartment buildings, with demand possibly exceeding supply. We were the market consultants for several successful area apartment communities, including City Walk, Avemore, Carriage Hill, Stone Creek, Woodlands II and Lofts at Meadow Creek, which is under construction. We are fully familiar with the greater Charlottesville apartment market.

Jefferson Medical Building Limited Partnership
June 8, 2017

The new office building has the commitment of the two principal tenants in the Jefferson Medical Building for approximately 20,000 square feet of space. These doctors report that the building on site is outdated for current medical needs and each requires newer space. All have committed to remain in a new office building in the immediate area.

The detailed market data that support our findings and conclusions are presented in the attached report. An appendix is included which contains the FIA for both the apartment building and new office space at build out. Using constant 2017 dollars, the development of both proposals should generate approximately \$47,510 overall, in net tax revenue to the City at build out. This total includes the full economic benefit from the proposed apartment building and the net increase of a new, higher valued office building compared with the current 44 year old Jefferson Medical Building.

Please call if additional data or clarification are needed. We remain available to continue to assist you with the successful development of both proposals.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stuart M. Patz", with a stylized, flowing script.

Stuart M. Patz
President

SMP/mes

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Section I - Introduction

Following is a market study in support of the East Jefferson Place Apartment proposal that is planned for development at 1011 East Jefferson Street in the central area of Charlottesville, just northeast and within walking distance of the Downtown Pedestrian Mall. The study site is located on the east side of the block bordered by 10th Street, NE on the west, East Jefferson Street on the south, and 11th Street, NE on the east. The northern property line that abuts the site is an alley, to the north and west of the area are commercial and educational uses, including a school (Charlottesville Day School), and to the south are commercial uses and an attractive residential condominium building. Two blocks east of the site is the predominately residential Little High Street Neighborhood.

The study site is currently developed with a mature 20,000 square foot, two-story, medical office building, Jefferson Medical Building, that was built in 1973/74 and is no longer a viable building for medical office space. It is currently 90+ percent occupied with three medical practices. Many of the doctors in the building are also partners in the building ownership. Surface parking covers part of the property and, together with a nearby partnership owned surface lot, contains an adequate number of spaces for the current use. Photos of the office building follow.



The study site is proposed to be redeveloped with an attractive, three-story on 11th Street and five-story on 10th Street elevator-served apartment building with

approximately 126 units. Of these, there will be a component set aside for affordable housing in accordance with the City Zoning Ordinance and designated for residents earning incomes at 50-80% of AMI for the greater Charlottesville area. The remaining apartment units will be marketed to residents with incomes of \$50,000 and above, based on expected rents at the to-be-built apartment units and rents at new apartment properties in the Charlottesville marketplace.

The reasons behind the proposed development are three-fold. First, the Jefferson Medical Building, currently located on the study site, is 40± years old and no longer satisfactory for modern medical uses.

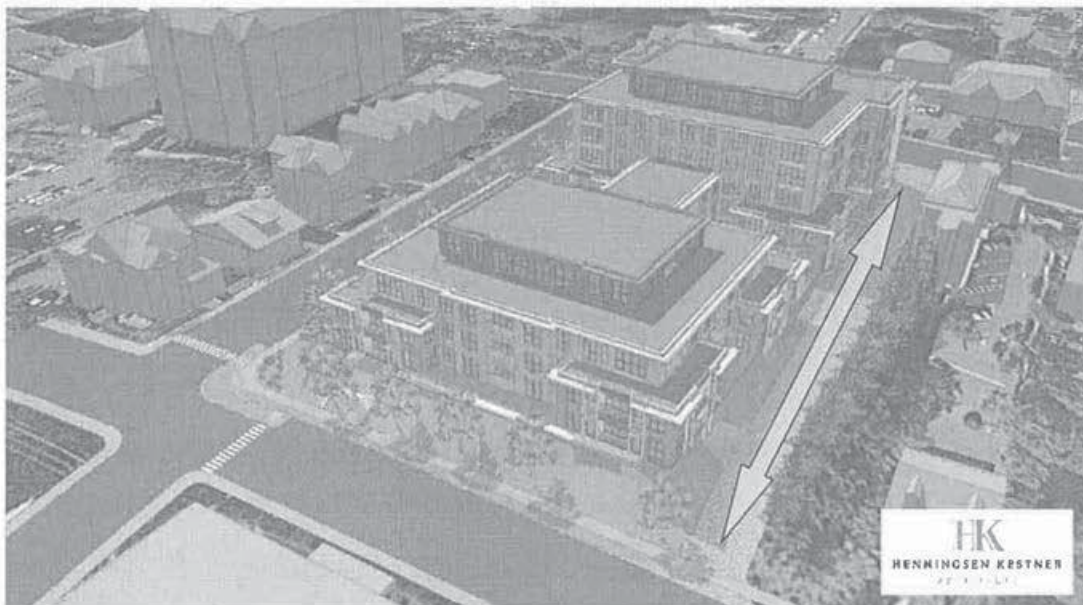
Second, the now Sentara Martha Jefferson Hospital, previously located at the corner of Locust and East High streets, moved several years ago. The medical practices currently occupying the Jefferson Medical Building have been giving consideration to moving their practices nearer the new Hospital location on Pantops. However, the recent decision by the Hospital, as discussed later in this analysis, to construct a new, state-of-the-art medical facility on remaining nearby Hospital owned parcels, together with the availability of appurtenant land owned by the partnership and currently used as a parking lot that could accommodate a similar facility. This makes remaining in the East Jefferson Street area a viable option for doctors of each existing medical practice.

Third, an evolving and expanding downtown marketplace for both retail stores and office space is creating new jobs, and changing the highest and best use of the 1011 East Jefferson Street property. Now the more viable use is multifamily housing, specifically apartment units for rent and of the type of housing proposed.

The following analysis will show full market support for the ±126 units proposed at the 1011 East Jefferson Street study site. The final development design for the apartment building is not yet set, pending approvals from Charlottesville City officials, and the results of this market study. However, the concept development plan includes:

- ±126 apartment units with an affordable housing component in accordance with the City Zoning Ordinance.
- A proposed unit mix of one-bedroom and two-bedroom units, with a large percentage of one-bedroom units.
- Up to 240 structured parking spaces on two below grade levels, with some spaces possibly available for monthly neighborhood parking.
- Elevator-served building with two sets of elevators.
- A three-story building fronting on 11th Street and a five-story building fronting on 10th Street with a central common area connection and with possible roof top amenities.
- A list of amenities that are competitive with other area apartment properties, include a fitness center, TV room and lounge, extra on-site storage, on-site management, "high tech" business center, state-of-the-art security, secured parking (FOB), fully wired for high-speed internet, etc.

Following is one concept elevation for East Jefferson Place that shows the quality of the proposal. The concept is for a building with a design that blends into the neighborhood, with all parking underground. The building entrance to the parking area would be off of the alley on the north side of the building. The building will have enhanced setbacks with landscaping on all sides and two central courtyards for outdoor passive recreation. The building windows will be large for an abundance of light and air for each apartment unit. Recessed balconies are planned for select units. The wide range of amenity features will include roof top uses.



Concept Building Elevation

A detailed market study follows for the apartment building proposal. The study documents market support for the proposed number of market rate apartment units proposed, based on a supply-demand analysis for apartment units of the type proposed for renters with incomes who can afford this type of housing. The appendix to this report is a Fiscal Impact Analysis (FIA) that presents the net fiscal benefits of the apartment proposal to the City at build out. Market support for the affordable housing will become clear based on rental rates presented in the market study.

As part of the proposal for the new apartment units is the concept for the relocation of the existing medical practices currently occupying the Jefferson Medical Building. The concept is to relocate these practices to one of two nearby locations. The relocation is fully accepted by the building owners. One option is to incorporate approximately 15,000 to 20,000 square feet into a new office building that is planned for a site at 10th and East High Street (No. 1 on aerial on Page 5). This proposal will consist of a large medical office building to be developed by Sentara Martha Jefferson Hospital. The second option is to develop a site owned by the partnership on 10th Street next to the 925 East Market Street proposal (see No. 2 on aerial). This property is now a parking lot. The adjacent property (No. 3 on aerial) is 925 East Market Street, which is planned for 56 new apartment units and three office suites.

The point to note here is that the physician services to the downtown neighborhood will remain, but at a nearby location and in modern, more efficient space designed to allow for the delivery of health care in the current new paradigm. The net fiscal impacts from the study site redevelopment will thus be quite positive for the City when the proposed East Jefferson Place Apartments and the new medical building are completed.



Aerial of Site Setting - East Jefferson Place Apartments

With this background set in place, the following analysis will show full market support for the apartment proposal. Market support is not needed for the relocation of the office building, as the space is to be committed to existing users. The overall redevelopment and relocation options will require at least two years for relocation of the current office tenants of the Jefferson Medical Building, so a construction start for the apartment building is not likely until sometime in 2019 or 2020, with the likely delivery date for the ±126 apartment units in 2020 or 2021.

Report Format

The market analysis for East Jefferson Place will be prepared in three separate sections. The FIA is presented in the appendix. Section I of the market study is the Introduction, which includes the statement of the purpose of the study, a detailed analysis of the site for apartment use, and the site setting near downtown Charlottesville. The development concept, as currently defined, was presented above.

The second part of Section I contains an economic overview of the greater Charlottesville economy, including the defined market area of the City and adjacent Albemarle County. The economic overview shows the level of new at-place job and

employment growth, which are the basis for determining population and household growth, including renter household growth, resulting in the calculation of housing demand.

The market area that we defined for East Jefferson Place is the same market area that we used for prior market studies, including City Walk, 925 East Market Street (proposed), and Westgate and Barclay Place renovations, in addition to close-by suburban apartment communities – Avemore, Stone Creek Village, Woodlands II, etc.

The market area includes the City of Charlottesville and Albemarle County. We included all of the County in the market area, even though the far north section of the County, and the area south of I-64, are rural. This was done for ease of the demographic analysis. Interviews with on-site management at the new Terrace Greene Apartments in the Ruckersville area of Greene County reports that they do not compete with apartment properties located south of Rio Road.

The demographic analysis also shows the number of “target” renters who live in the City, which shows the City’s “ability” to compete for the higher-income renter, with comparable new suburban apartment properties.

Section II is a supply-demand analysis for new apartment unit development, including the addition of East Jefferson Place. First presented is a demographic study of the market area that solves for the number and growth of renter households with incomes of \$50,000 and above, when incomes are studied in constant 2017 dollars. The forecast date for the demographic analysis is 2021, as this is the likely time frame for the lease-up at the proposed apartments.

Following the demographic analysis is the study of the current “high rent”, non-student, apartment communities in the market area, with the apartment properties separated by post-2012 construction and pre-2012 construction. We included 14

apartment communities in this subsection for study, including two properties that just opened in Spring, 2017.

We excluded almost all of the market area's apartment properties that were built prior to 2000, as they generate lower rents. This includes attractive apartment communities such as Westgate, Barclay Place, Abington Crossing, Lofts at McIntire, etc. Westgate, in particular, was recently renovated, but rents are lower than the "comps" used for this study. We excluded all condominium units that are being rented, age-restricted apartment properties and student-designed apartment properties. The exclusion of rented condominium units deems our report somewhat conservative.

The defined competitive apartment properties are studied for occupancy, rental rates, unit characteristics, property features and amenities. These are compared with the East Jefferson Place proposal.

The third and final section presents the market study conclusions related to market support for East Jefferson Place. The conclusions "verify" the most marketable unit rents, unit mix and features, such as elevations, covered parking and amenities. The market study conclusions are the basis for the calculation of the FIA.

East Jefferson Place

Site Setting

The proposed East Jefferson Place Apartments are located in a mixed-use neighborhood that was largely developed during the 1960's. There are several small office buildings in the area, primarily along 10th Street and near the Jefferson Medical Building and adjacent to the property along 11th Street. These buildings date back to the time when the nearby Martha Jefferson Hospital was in operation and expanding. On the east side of 11th Street and farther east are mature, but attractive single family homes on small lots and along tree covered streets. Commercial uses exist along East Jefferson

Street and small commercial buildings are scattered near and on all sides of the subject study site.

Number 1 on Map A below shows the location of the 925 East Market Street apartment and office space proposal. Adjacent (No. 2) is the parking lot that may be developed for replacement office space for the existing practices in the Jefferson Medical Building. The location of a five-story upscale condominium building is noted by Number 3, and the adjacent building (No. 4) is a condominium office building.

South of Water Street are railroad tracks. This area has a number of commercial and industrial uses. The Downtown Pedestrian Mall is to the west and the 10th and Market streets intersection is considered part of the downtown. The existing Jefferson Medical Building study site is two blocks east. Map A shows the immediate neighborhood to be largely commercial on all sides, but with more residential further east and north and towards 12th Street.



Map A - Existing Land Uses at and near the 1011 East Jefferson Street

The point made here is that the study site is close to the expanding Charlottesville downtown and near existing and planned multifamily apartment and condominium buildings. The following aerial shows that, with East Jefferson Street being one full block from East Market Street, and East Market Street at this location being the east end of downtown Charlottesville, the study site is within two blocks of the downtown commercial center.



Aerial of East Market Street and 10th Intersection

Photo A is the condominium building along 10th Street and north of East Market Street, and one block from the study site. Photo B is the 925 East Market Street property with the parking lot that is one option for a new office building adjacent. Photo B shows a view into the east portion of the downtown area and the commercial land uses in this area.



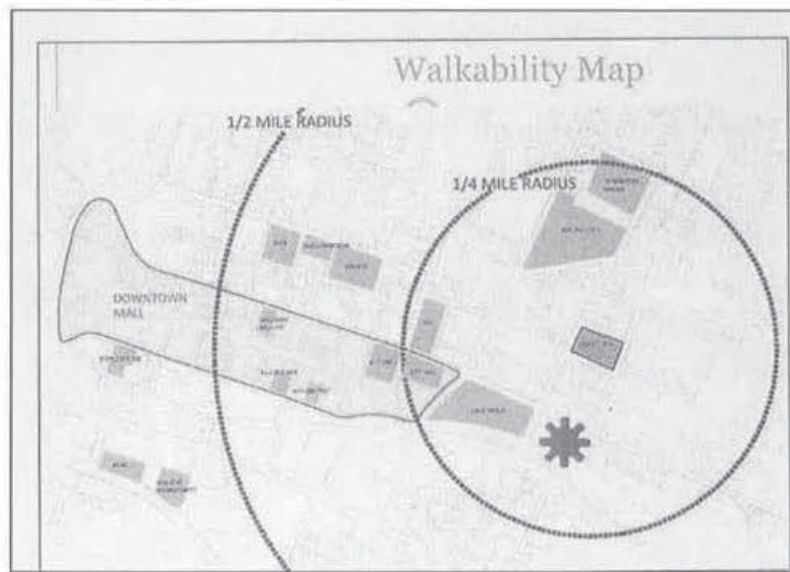
Photo A



Photo B

Map B below shows a street map of the center area of Charlottesville, the Downtown Pedestrian Mall and the location of 1101 East Jefferson Street. The Downtown Pedestrian Mall is the shaded area to the west. Around and on the mall are City Hall, a public library, specialty shopping, entertainment shopping, a nearby police department, several churches and an expanding employment base of new and existing businesses.

The location of the former Martha Jefferson Hospital is also noted on Map B, as is the existing Jefferson Medical Building. The "star" denotes the generalized location of the recently built City Walk Apartment community. The Downtown Mall is within easy walking distance of the study site.

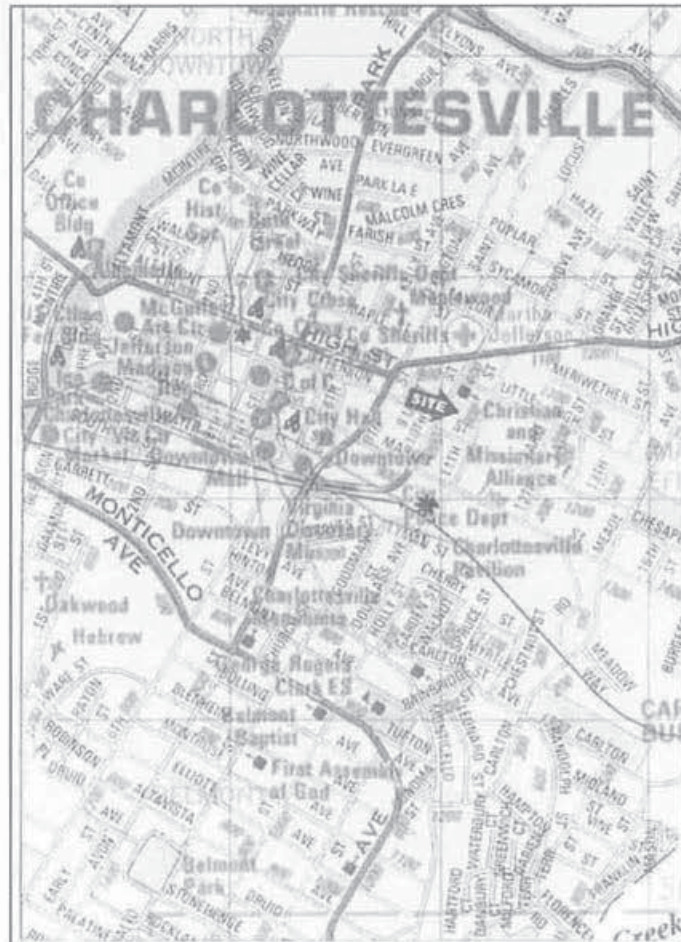


Map B – Study Site's Proximity to Downtown Pedestrian Mall

As shown on the following Map C, automobile access to U.S. Route 250 is via High Street or Park Street. U.S. Route 250 east provides direct access to the new location of Martha Jefferson Hospital. U.S. 250 west intersects with Route 29 and the Charlottesville area's primary commercial corridor – Pantops, with close by shopping is directly accessible via Route 250 east. Fifth Street/Ridge Street is accessed by High Street east or south on Avon Street and west on Monticello.

Of importance for the study site is its proximity to the University of Virginia (UVA) Grounds. The Grounds are located on the west side of Charlottesville and bordered by U.S. 250 and Route 29 bypass on the west. Several options offer access to UVA:

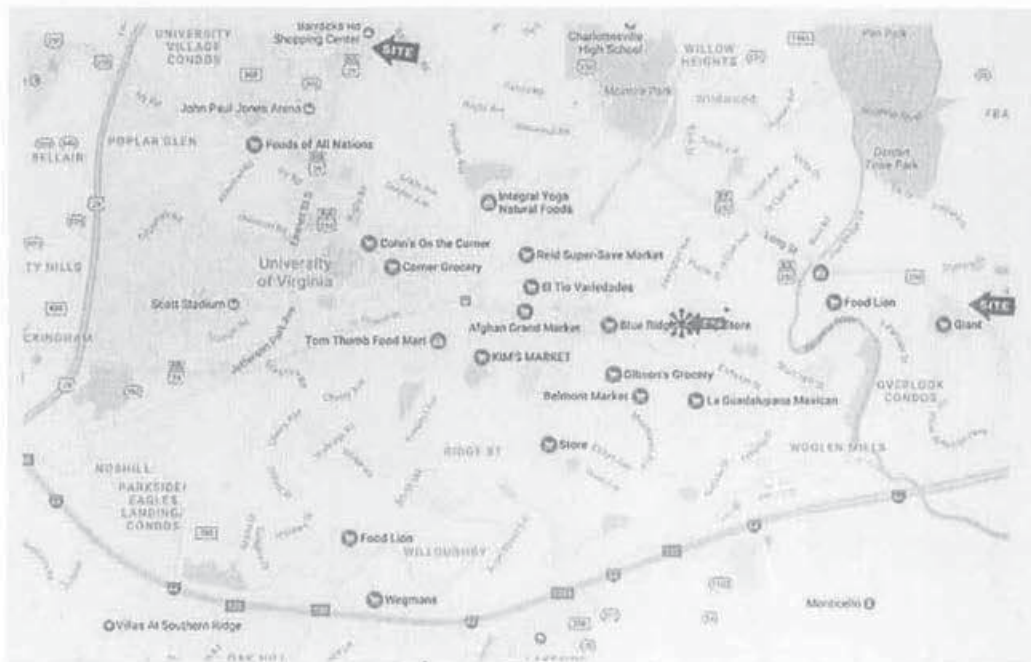
- U.S. 250 west past to Emmet Street (29 Business) or past U.S. 29 to one of several access roads into the campus.
- Monticello west to Main Street west and along Ivy Street into one of several connection streets into campus.
- High Street west to Preston Avenue to Grady Avenue and south of Rugby Road.



Map C - 1011 East Jefferson Street Study Site Location & Setting

Area Shopping. In spite of the urban setting, the study site is well located for shopping. Pantops is close by and has a large retail areas anchored by Giant Food and Food Lion. A new Wegmans opened on Fifth Street, just north of I-64. Barracks Road Shopping Center is located on U.S. 29, where 29 intersects with U.S. Route 250. This center has a wide range of new shops and restaurants. The Hydraulic Road/Route 29/Hillsdale Drive area is also easily accessible to Kroger, Whole Foods, Marshalls, the Shops at Stonefield and a variety of additional shopping and dining alternatives. Small grocery stores are scattered throughout the City and in close proximity to the study site.

Comparison shopping, including Fashion Square Mall, is located north of U.S. 250 on Route 29. The larger site arrows show the location of larger shopping locations.



Map D - Nearby Grocery Stores

Market Area Economic Overview

The Economic Overview Analysis is presented in this part of the report. The intent is to show the level of job growth in the market area, as a prelude to determining

housing unit demand. First presented are trends in market area at-place jobs. This is followed by employment and labor force data and then by a description of active developments, and the likely magnitude of new jobs that these projects will generate. These data and trends will be used to determine demographic growth and the resulting housing unit demand.

At-Place Jobs

At-place jobs refer to the number of jobs in the defined market area of both the City of Charlottesville and Albemarle County. As of year-end 2015, the total number of at-place jobs in the market area was 91,260. The most recent at-place job totals are 10,000± more than in 2005, indicating an average annual growth of 910± jobs since 2005.

Data in Table 1 show a decrease in total jobs in the key recession year of 2009, after sizable growth for the first eight years of the 2000 decade. The recession years of 2009 and 2010 were not growth years. That changed, with net growth between 2011 and 2015. For the period of 2010 to 2015, net job growth was 8,060± or approximately 1,610 per year on average. The current at-place job totals for year-end 2015 are at 91,260, which is over 4,880 above the pre-recession peak year of 2008. Thus, current at-place job totals are at an “all time” high for the market area and expanding. **Over 3,300 new jobs were created in 2015.**

The market area has a very diversified job market with no dominant industry. The industrial categories of Retail Trade, Health Care and Accommodations and Food are the largest categories. State Government should likely be included in that group with the large number of employees at UVA, but these data are not published. Industrial job sectors with significant growth over the past decade include Admin./Waste Services (2,020± new jobs), Health Care (1,850± new jobs), Accommodations/Food (1,580± new jobs), Professional/Tech/ Services (960± new jobs), Arts/Enter./Recreation (840± new jobs), Educational Services (700± new jobs) and Other Services (610± new jobs).

Since 2005, the industrial sectors with the most pronounced job losses have been Construction and Manufacturing. Notable manufacturing losses during this period include Badger Fire Protection (170± layoffs in 2007), Avionics Specialties (100± layoffs in 2007), GE Fanuc Intelligent Platforms (50± layoffs in 2009), Biotage (70± layoffs in 2009), LexisNexis (60± layoffs in 2010), and Hyosung America (110± layoffs in 2010). Despite the loss of over 5,000 construction jobs, this sector added nearly 330 jobs in 2015.

Table 1: Trends in Average At-Place Employment, Charlottesville-Albemarle County, VA, 2005-2015

Industry	2005	2008	2009	2010	2011	2012	2013	2014	2015	Net Change
Agriculture, Forestry, Fishing	524	519	476	479	447	ND	ND	ND	ND	--
Mining	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
Utilities	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
Construction	5,066	4,951	4,167	3,964	3,771	3,803	3,771	3,696	4,021	-5,062
Manufacturing	3,679	3,745	3,406	3,058	2,948	ND	ND	ND	ND	-749
Wholesale Trade	ND	ND	ND	ND	1,354	1,392	1,297	1,325	1,282	--
Retail Trade	9,865	9,831	9,054	8,736	8,915	8,963	9,122	9,124	9,281	-584
Transport. & Warehousing	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
Information	2,109	2,193	2,051	2,035	2,021	2,108	2,094	2,035	2,018	-91
Finance/Insurance	2,033	1,858	1,794	1,797	1,779	1,747	2,245	2,305	2,336	303
Real Estate	1,359	1,358	1,255	1,226	1,252	1,319	1,473	1,461	1,500	141
Professional/Tech. Services	4,994	6,069	5,931	5,668	5,581	5,493	5,635	5,644	5,955	961
Management of Companies	1,702	1,802	1,906	1,884	1,850	1,920	1,943	1,903	1,916	214
Admin./Waste Services	2,447	3,035	2,842	2,830	2,889	3,505	3,541	4,099	4,471	2,024
Educational Services	1,022	1,217	1,248	1,298	1,388	1,523	1,583	1,604	1,720	698
Health Care	7,265	8,005	8,316	8,479	8,588	8,521	8,615	8,608	9,115	1,850
Arts/Enter./Recreation	1,306	1,515	1,541	1,812	1,883	1,909	1,914	2,006	2,142	836
Accommodations/Food	7,502	8,357	8,124	8,116	8,163	8,318	8,423	8,827	9,083	1,581
Other Services	3,194	3,369	3,375	3,435	3,587	3,644	3,615	3,782	3,808	614
Local Government	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
State Government	ND	ND	ND	ND	ND	ND	ND	ND	ND	--
Federal Government	1,323	1,309	1,354	1,365	1,250	1,249	1,236	1,220	1,247	-76
Total	81,245	86,381	83,872	83,199	84,237	85,611	86,179	87,939	91,263	10,018

Notes: ND = Data do not meet BLS or State agency disclosure standards.

Source: United States Department of Labor, Bureau of Labor Statistics

Overall, at-place job trends in the market area are positive. The at-place job totals did not decrease much during the recession, and in fact, remained higher than the pre-recession totals of 2005. The recession resulted in job losses in 2009 and 2010, but net growth has occurred since 2010 and the 2014 job totals area above the pre-recession year of 2008.

Employment and Labor Force

Employment differs from at-place jobs, as it refers to the number of market area residents who are employed no matter where the job is located. Year-end 2016 employment data are available. Nearly 76,200 employees exist in the market area, approximately 15,000 below at-place jobs.

The comparison of at-place jobs and employment indicates in-commuting into the market area for employment, likely from all of the adjacent counties – Greene, Nelson, and Augusta. Persons in these counties seek more affordable housing, but work within the market area. Employment in the market area grew in 2015 by 1,320± and by 750± jobs in 2016. Employment increased by 5,403± since 2007, which is less than the increases of at-place jobs.

The number of persons in the Labor Force grew at a larger total than employment. That is one reason that the market area unemployment rate has not decreased more in spite of the net employment growth. The market area unemployment rate is a moderate 3.5 percent as of year-end 2016. This is down from the previous year's rate of 3.8 percent. Trend data show that the market area's unemployment rate is well below the national average and has remained relatively low even during the past recession of the late-2000's.

Employment is a better indicator of housing unit demand, as it refers to where people live. The market area has had net employment growth and has a large labor force to support additional growth.

Table 2: Trends in Employment and Unemployment, Charlottesville Market Area 1/, 2007-2015

	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Percent Unemployed</u>
2007	72,572	70,773	1,799	2.5%
2008	74,380	71,967	2,413	3.2%
2009	73,650	69,586	4,064	5.5%
2010	74,190	69,727	4,463	6.0%
2011	75,408	71,199	4,209	5.6%
2012	76,070	72,117	3,953	5.2%
2013	75,914	72,273	3,641	4.8%
2014	77,899	74,427	3,472	4.5%
2015	78,468	75,453	3,015	3.8%
2016	78,922	76,199	2,723	3.5%
Net Change	6,350	5,426	924	1.0%

Notes: 1/ Market area includes Charlottesville City and Albemarle County.

Source: United States Department of Labor, Bureau of Labor Statistics

Market Area Development Activity

UVA is by far the largest area employer. Second, is likely to be the National Ground Intelligence Center (NGIC) and the associated Defense Intelligence Agencies (DIA) located at Rivanna Station near the Airport in northern Albemarle County. The trend that these large employers project is presented below, followed by a list and description of active new developments.

University of Virginia (UVA). UVA is a key economic “driver” in the market area. Thus, the growth trends at UVA are included in our Economic Overview.

Table 3 shows the enrollment trends at UVA for the ten-year period between 2007 and 2016. These data represent total on-campus fall headcount enrollment totals. The enrollment data show a net growth of 1,600± students over this period, or an 8.2 percent increase. This represents an average enrollment growth rate of 160± students per year. Net growth has been recorded in both the undergraduate and graduate populations. Undergraduate enrollment grew by 14.5 percent and graduate enrollment grew by 1.2 percent during this period. Enrollment of First Professionals and Continuing Education students fell over the past decade.

Table 3: UVA On-Campus Fall Headcount Enrollment Trends, 2007-2016

	<u>Undergraduate</u>	<u>Graduate</u>	<u>First-Prof.</u>	<u>Cont. & Prof. Studies</u>	<u>Total</u>
Fall 2007	13,636	4,830	1,724	644	20,834
Fall 2008	13,762	4,904	1,725	666	21,057
Fall 2009	13,928	4,835	1,695	437	20,895
Fall 2010	14,015	4,831	1,694	509	21,049
Fall 2011	14,256	4,759	1,702	389	21,106
Fall 2012	14,256	4,689	1,699	341	21,095
Fall 2013	14,610	4,558	1,746	324	21,238
Fall 2014	15,122	4,653	1,687	338	21,800
Fall 2015	15,421	4,647	1,630	310	22,008
Fall 2016	15,611	4,887	1,579	314	22,391
Net Change	1,975	57	-145	-330	1,557
Percent Change	14.5%	1.2%	-8.4%	-51.2%	7.5%

Source: UVA Office of Institutional Assessment and Studies

Data in Table 4 show the projection for total enrollment to a 2022 forecast date and a breakout of student enrollment projections by category. Projection data show minimal growth, with enrollment expanding by only 300± students by 2022. Undergraduate enrollment is projected to increase by 80± students in the Fall, 2018 semester and not increase until at least 2022. Graduate enrollment is projected to increase by 160± students by 2022.

Table 4: UVA On-Campus Fall Headcount Enrollment Projections, 2016-2022

	<u>Undergraduate</u>	<u>Graduate</u>	<u>First-Prof.</u>	<u>Cont. & Prof. Studies</u>	<u>Total</u>
Fall 2016 (Realized)	15,611	4,887	1,579	314	22,391
Fall 2017	15,688	4,910	1,585	353	22,536
Fall 2018	15,688	4,958	1,585	358	22,589
Fall 2019	15,688	5,010	1,585	363	22,646
Fall 2020	15,688	5,018	1,585	368	22,659
Fall 2021	15,688	5,030	1,585	373	22,676
Fall 2022	15,688	5,043	1,585	378	22,694
Net Change	77	156	6	64	303
Percent Change	0.5%	3.2%	0.4%	20.4%	1.4%

Source: UVA Office of Institutional Assessment and Studies

Often, student enrollment growth projections are conservative, so these numbers, shown in Table 4, may change. However, more modest student growth is likely after 2017.

Employment at UVA. Employment at the University of Virginia currently stands at 19,020± persons, which is up 2,330± over the 2007 total. UVA is the region's largest employer. About 72 percent of employees are full-time staff, compared to 15 percent who are full-time faculty. Approximately 15 percent of total employees are part-time workers. The following table shows the significant growth of employment at the University since 2007.

Table 5: Trends in Employment at UVA, by Fall Semester, UVA, 2007-2016					
	Full-Time Staff	Part-Time Staff	Full-Time Faculty	Part-Time Faculty	Total
Fall 2007	12,170	1,383	2,901	241	16,695
Fall 2008	12,401	1,521	2,985	237	17,144
Fall 2009	12,206	1,512	2,966	193	16,877
Fall 2010	12,189	1,550	2,810	193	16,742
Fall 2011	12,181	1,777	2,741	175	16,874
Fall 2012	12,159	1,773	2,704	183	16,819
Fall 2013	12,175	1,755	2,687	186	16,803
Fall 2014	12,466	2,428	2,784	186	17,864
Fall 2015	12,845	2,667	2,775	197	18,484
Fall 2016	13,362	2,644	2,830	184	19,020
Change	1,192	1,261	-71	-57	2,325
Source: University of Virginia Office of Institutional Assessment and Studies					

Non-Residential Development. Several non-residential construction projects were recently completed, are planned, and are ongoing at UVA. These are detailed in the paragraphs below. They will add net job growth at the University

- **UVA Medical Center.** Ground was broken in June, 2016 on the renovation and expansion of the Emergency Department on the site of the former ground helipad. A larger expanded procedural and recover space will be built one floor above the existing Emergency Department. In addition, a six story tower will be built above the procedural space. Three floors will be used for private inpatient rooms, enabling UVA to convert most of its semi-private rooms into private rooms. The remaining three floors will be unfinished space reserved for future health care needs. This project also includes a rooftop helipad. The Emergency

Department and procedural space are expected to be completed in the summer of 2019. The bed tower is projected to be completed by the end of 2019.

- **Education Resource Center (ERC).** Construction was recently completed on this four story, 45,200± square foot facility that acts as an education resource center with a new pharmacy, an outpatient imaging center and conference rooms.
- **Tennis Facility.** A new 12-court outdoor tennis facility is planned to be constructed at the Boar's Head Inn. The new facility will also include locker rooms, meeting rooms and lounges housed in a pavilion. There will also be a viewing platform from where visitors will be able to watch matches, along with seating for up to 3,500 spectators.
- **The Outpatient Procedure Center.** Construction was completed in April, 2017 on this renovation project that allows the Digestive Health Department to expand the Endoscopy Procedure Space by providing five new procedure rooms and twenty new prep/recovery rooms as well as scope disinfection and support space. The project is located at 500 Monroe Lane. The renovation encompasses approximately 21,000 square feet on the first floor of the building.
- **Gilmer Hall and Chemistry Building Renovation.** This is the ongoing renovation of the 232,000± square foot Gilmer Hall and 273,000± square foot Chemistry Building. The project scope includes infrastructure upgrades, space renewals to meet the needs of STEM program growth, and necessary improvements to position the buildings as important teaching and research resources for the University.
- **Skipwith Hall.** This new 14,350± square foot building was completed in January, 2016. It contains primarily open office areas, as well as several enclosed offices for a variety of Facilities Management staff. The building also accommodates four conference rooms and two small kitchenettes.
- **Ivy Orthopedic & Medical Center.** This very recently announced project, to be constructed along Ivy Road, is planned for 200,000± square feet of medical office space to accommodate the University Hospital's orthopedic office and procedure practices. The time horizon for this new facility is two-three years out.

The National Ground Intelligence Center (NGIC)

This large employment facility is part of the United States Army Intelligence and Security Command. It is located in Albemarle County on Route 29, near the Airport and north of Charlottesville. The exact number of employees at NGIC and DIA is classified, but the Charlottesville Regional Chamber of Commerce estimates that approximately

600± people are employed by NGIC. The average salary is approximately \$80,000. Additional agencies associated with NGIC nearby include the US Department of Defense Intelligence Agency Joint Use Intelligence Analysis Facility, several private defense contracting firms, the US Army Judge Advocate General School (JAG School), and the US Federal Executive Institute. Combined, these account for approximately 3,000± jobs. Growth at these federal facilities is stagnant at this time.

Charlottesville/Albemarle Development Activity

Following is a list and description of the recent new area developments that have, or will, add new jobs to the market area. These projects are scattered throughout the market area.

- Country Inn & Suites. Construction was completed in August, 2016 on this 86-room hotel on Seminole Trail in Charlottesville.
- Marriott Residence Inn. Construction was completed in early-2016 on this 120,000± square foot hotel at 301 W Main Street. The seven-story hotel has 124 rooms.
- Fifth Street Station. Construction was completed in early-2017 on this shopping center in Albemarle County near I-64. In addition to a 140,000± square foot Wegmans grocery store, the shopping center contains an additional 335,000± square feet of retail space. Over 1,000 persons could be employed at this location.
- West2nd. This is a proposed mixed use development on the site of the existing City Market in downtown Charlottesville. Plans call for 68 condos, ranging from \$400,000 to over \$1 million, event space, 55,000 square foot of office space and a parking garage. A start date for construction is not yet set.
- Marriott Autograph Collection. This is a planned ten-story, 150-room hotel to be built at 1106 W Main Street. The hotel is expected to employ 70 people when built. On-site amenities will include a restaurant, fitness center, business center and 3,000 square feet of meeting space. The hotel is expected to open in late-2017.
- Apex Clean Energy, an alternative energy development company, announced in June, 2016 that it would expand its Charlottesville headquarters by adding 184 new employees.

- Mikro Systems, a manufacturer of hand and edge tools, announced in October, 2016 that it would expand its Albemarle County operations by adding 38 new employees.
- Texas Roadhouse opened a new restaurant at 455 Albemarle Square in February, 2017 where 180 people are employed.
- Lidl, a German grocery store chain, filed a site plan for a second location in Albemarle County in March, 2017. The 36,000± square foot store will be located at 405 Premier Circle on the west side of U.S. 29. Currently, a motel is on the site. The grocery store should open in 2018.
- ACAC Fitness & Wellness Centers is currently building a health club at Sentara Martha Jefferson Hospital's outpatient clinic, across the road from the hospital. The club will offer members cardio workouts, weight machines, free weights, stretching, group exercise classes and physical therapy sessions. It will also partner with the hospital for wellness programs. The facility is expected to open in the fall of 2017.
- Comcast Xfinity Store. This 5,000± square foot store opened in February, 2017 at the Shops at Stonefield in Albemarle County. The store has a seating area and informational, interactive displays where customers can learn more about Comcast's products and services.
- 323 Second Street SE. This is a proposed 120,000 square foot building with five stories of office space over a four-story parking structure. Construction could begin as soon as late-2017.
- Fairfield Inn & Suites. Ground was broken in late-2016 on this 117-room hotel to be part of the mixed-use William Taylor Plaza.
- The Blake at Charlottesville. Quality Senior Living announced in December, 2016 that it would construct a 56,000± square foot senior living facility on West Rio Road. The facility will offer independent living, assisted living and memory care services. The 115-bed facility is expected to employ 70 people and open in 2018.
- The Dewberry. The Charlottesville City Council recently approved a Tax Increment Financing incentive that is intended to facilitate the restart of construction on what is planned to become a 100± room upscale hotel and restaurant on the Downtown Mall. Located on the former site of Citizens Bank and Trust Company, it is expected to create as many as 60 new jobs.
- Barracks Row. The Charlottesville Planning Commission granted design approval for a new building at a corner of Barracks Road and Emmet Street. Under the site plan, three existing buildings will be demolished to make way for a CVS.

- **Home2Suites by Hilton.** Site plans were recently approved for this four story, 113-room hotel to be located at 201 Monticello Avenue. This will be an amenitized hotel with a fitness center and indoor swimming pool.
- **Ferguson Bath, Kitchen & Lighting.** Construction began in March, 2017 on this 25,000± square foot showroom and sales center for Ferguson Bath, Kitchen & Lighting, which is relocating to the Seminole Square shopping center. Construction of the showroom is expected to be completed by late-summer, 2017. The center will replace Ferguson's current location in the former Riverside Center at 2335 Seminole Trail Lane.
- **Riverside Medical Center.** The former Riverside Center shopping center, located on Route 29 north of Hilton Heights Road, is being converted into 110,000± square feet of medical office space. Completion is scheduled for the summer of 2017.
- **Quirk Hotel** announced in November, 2016 that it would build a 75-room hotel and gallery at 425, 501 and 503 W. Main St. in Charlottesville. The property includes two older buildings that would be incorporated with a new ground-up development on an existing parking lot.

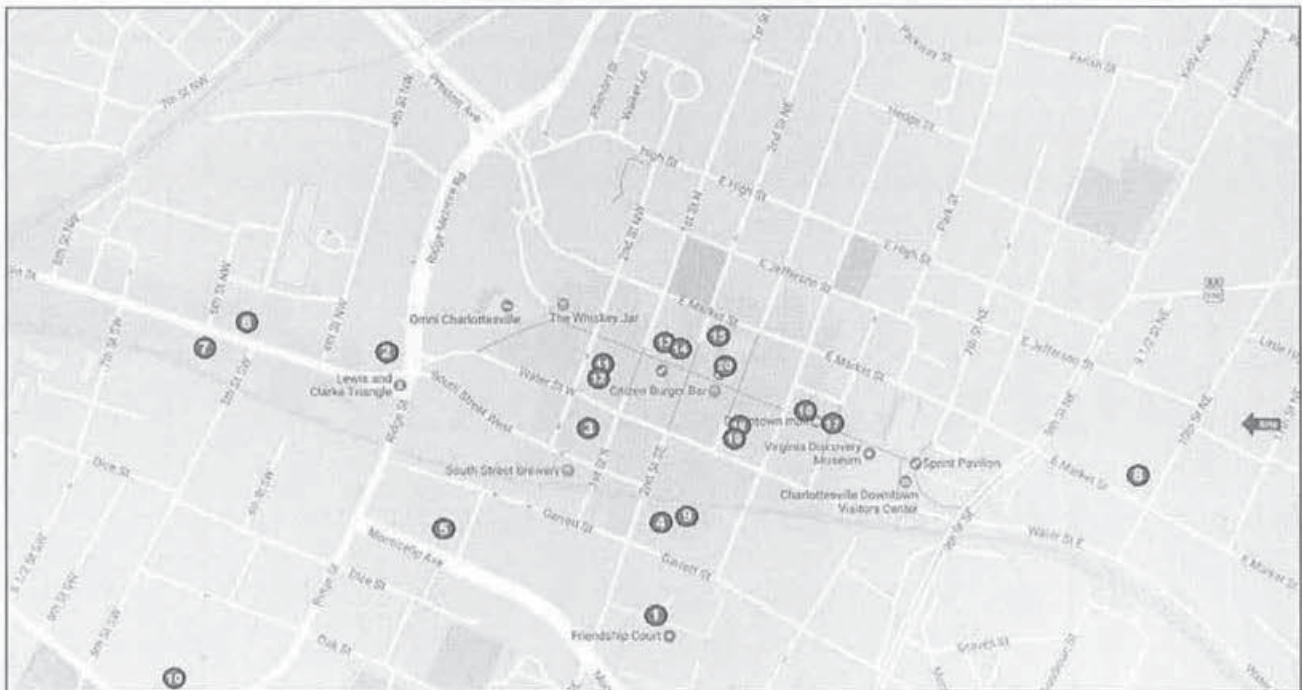
Excluding construction workers, these announced projects will add 2,000± jobs to the market area.

Downtown Charlottesville. To emphasize, the study site is located only a few blocks east of Charlottesville's Downtown Pedestrian Mall, which is an eight-block commercial and historic district with a mix of arts and entertainment, shopping, dining and cultural events. It contains more than 120 shops and 30 restaurants. It has become a focal point of new activity in the City.

Several stores have expanded or moved locations on the Downtown Pedestrian Mall over the past year, and some new spaces are scheduled to be occupied. Recent openings include Moonlight Collections (Note 11), Piedmont Council for the Arts (Note 12), West 2nd Sales Gallery (Note 13), Brassiere Saison (Note 14), Let it be Yoga (Note 15), Draft Taproom (Note 16), City of Charlottesville City Manager's Office (Note 17), Common House (Note 18), The Salad Maker (Note 19) and The Front Porch (Note 20).

There is a vibrant cohort of expanding and major businesses located downtown that are large employers, including, among others, CFA (460±), WorldStrides (400), ACAC (300±), Lexis Nexis (180±), WillowTree Apps (40+), S&P (former SNL Securities (400±), Merkle (160±), and numerous financial, legal and service firms with significant employees.

In addition to the above are several residential, hotel and commercial developments. Many of these will be job-generating developments that show that the downtown area remains among the most active and attractive locations in the region for economic growth. Some of these were described above. Map E shows their locations.



Map E - Location of Downtown Area Active Developments

Section II Apartment Market Analysis

Section I presented a detailed analysis of the study site and its competitive setting for new apartment unit development. The analysis was positive, as East Jefferson Place is located in close proximity to existing and planned multi-story apartment buildings and condominium buildings and is within walking distance to the downtown area.

Also presented above is the vitality of the greater Charlottesville marketplace and the net growth in jobs, shown to be 2,000+ for the current period after a growth of 3,300 during 2015. The market area is realizing considerable net new job growth, with sizable percent of new jobs in professional fields.

With this background in mind, the section to follow analyzes the two key factors in the evaluation of apartment unit demand. First is a demographic analysis of the market area that "solves" for the number and growth of renter households with incomes of \$50,000 and above. The forecast date for the study is 2021, as this is the expected time frame for development of the apartment units proposed for East Jefferson Place. Renters with incomes of \$50,000 and above, when incomes are reported in constant 2017 dollars, can afford net rents of \$1,250 and above. Net rents refer to rents without any utility costs included.

Section II also includes a detailed analysis of the more directly competitive apartment properties, with emphasis on apartment unit demand and project features. This analysis is expanded in Section III to include pipeline proposals, which in comparison with growth in renters with incomes of \$50,000 and above, will document the demand for new apartment units and the feasibility of the 1011 East Jefferson Place proposal.

Demographic Analysis

Market Area Population Trends & Projections

The estimated 2016 population for the two jurisdictional market area, as shown in Table 7 is approximately 153,790, based on estimates from the U.S. Census American Community Survey. The market area population is estimated to have increased by approximately 11,340 since 2010, or 1,890± per year on average. Both the City of Charlottesville and Albemarle County realized net population growth since 2010. The increase in the City's population between 2010 and 2016, after a population loss during the 2000's, is due partly to employment growth. Employment growth generated some of the recent market area's net population growth, but also a sizable level of growth is due to past expansion of the UVA student enrollment. This is shown in the Group Quarters population. Based on past trends, the market area population is projected to reach 164,350± by 2021.

Table 7: <u>Trends and Projections of Population and Household by Tenure and Income, Charlottesville-Albemarle County, 1990-2021</u> (Constant 2017 Dollars)					
	1990	2000	2010	2016	2021
Market Area Population	108,380	124,290	142,450	153,790 1/	161,350
Charlottesville City	40,340	45,050	43,480	46,910	49,200
Albemarle County	68,040	79,240	98,970	106,880	112,150
Group Quarters Population 3/	8,490	8,370	9,300	9,950 2/	10,300 4/
Household Population	99,890	115,920	133,150	143,840	151,050
Persons Per Household	2.47	2.38	2.38	2.38	2.37
Total Households	40,440	48,730	55,940	60,440	63,730
Percent Rental	44.5%	42.8%	42.1%	42.6%	42.9%
Rental Households	17,990	20,850	23,560	25,750	27,340
<u>Target Market 4/</u>					
Percent Within Income Category	38.9%	36.9%	35.2%	39.0%	45.0%
Households Within Income Category	6,990	7,690	8,290	10,040	11,760
Notes: 1/ Based on 2016 data from the U.S. Census American Community Survey.					
2/ Based on on-campus occupancy increase of 600± students at UVA.					
3/ Based on planned UVA residence hall capacity increase and new assisted living facility.					
4/ Renter households earning annual incomes exceeding \$50,000.					
Source: 1990, 2000 and 2010 Census, U.S. Census Bureau, U.S. Department of Commerce; S. Patz & Associates, Inc.					

Group Quarters Population. The Group Quarters Population consists primarily of UVA students living in on-campus dorms, plus seniors in nursing homes or assisted living facilities and persons in hospitals, shelters, jails, etc. UVA students who live in privately owned homes, condos or apartment units located off campus are part of the household population, and thus not calculated as part of the Group Quarters Population. The Group Quarters Population of 9,950± in 2016 was deducted from total population to determine Household Population, as shown. Household Population is the basis for determining housing unit demand. The Group Quarters Population is expected to expand with an increase in on-campus housing and continued additions of assisted living beds.

Households. The market area has a total of 60,440± households (occupied housing units), as of 2016. That total is 4,500± more than the 2010 total. By 2021, forecast data show the potential for a net growth of 3,290± households based on population growth and the estimate of the average household size. Thus, there will be an estimated 63,730 households in the market area in 2021.

The current average household size in the market area is estimated at 2.38, which has been virtually unchanged since 2000. It decreased slightly over the past 20 years from 2.47 in 1990. The average household size has been low since 1990 compared with other communities of the size of the market area and this is somewhat surprising as students living off campus typically have three to four persons per household.

In addition, the greater Charlottesville area is an attractive retirement community and has a sizable number of senior/older adult households. Graduate students at UVA would typically be one- to two-person households. Whatever the case, the market area's average household size is low. By 2021, the average household size is projected to decrease slightly to 2.37.

Renter Households. The market area has 42.6 percent renter households, a percentage that has not decreased for more than 25 years. That percentage is well above the 35± percent rate for the state and country. The percentage of renters is high due to the large number of students living off campus. The fact that the percentage of renters decreased during the 1990's is due to a period of high home purchases, including several area condo conversions.

The percentage of renters declined slightly during the 2000's due to the same reasons during the first half of the decade. However, during both periods, net renter household growth was realized.

The current increase in apartment unit development was caused by an increased demand for rental housing from an expanding employment base. There was an increase of 2,200 renters in the market area during the 2010 to 2016 period, or nearly 450 per year on average.

Continued renter household growth is projected for the 2016 to 2021 forecast period, as shown.

Renter Households by Income

The estimate for 2016 is that 36+ percent of market area renters have incomes of \$50,000 and above. This percentage has remained relatively steady up to 2010 and prior to the sizable increase in new apartment units. A higher growth projection is also shown for the forecast period to 2021. Clearly, apartment unit development trends show a considerable increase in renter household growth, particularly the higher income renters.

For the 2021 forecast period, a slight increase in the percentage of renters is expected. In 2016, the market area had 25,750± renter households. By 2021, this total is projected to increase to 27,340±, or 42.9 percent of total households.

Charlottesville's Target Income Renters. Locations within both the City and County compete for the market area's "competitive" apartment market, i.e. the market for renters with incomes of \$50,000 and above. Typically, the selection of an apartment unit is based on availability, or what is on the market. Demographic data show that approximately 34 percent of market area renters with incomes of \$50,000 and above, live in the City of Charlottesville, or a total of 3,700 in 2016. That total will likely increase by 1,720 renter households by 2021, based on past trends and the number of new apartment units to be added to the market to a total of 11,760 households.

These data show that the City is a very competitive location for new apartment unit development for quality rental housing, in general.

Table 8: <u>Renter Household Trends by Income and Location,</u> <u>Charlottesville-Albemarle County, 1990-2021</u> (Constant 2017 Dollars)					
	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2016</u>	<u>2021</u>
Rental Households	17,990	20,850	23,560	25,750	27,340
<u>Target Market (\$50,000+)</u>					
Percent Within Income Category	38.9%	36.9%	35.2%	39.0%	43.0%
Households Within Income Category	6,990	7,690	8,290	10,040	11,760
<u>Charlottesville City</u>					
Percent Within Income Category	17.0%	13.6%	12.5%	13.8%	15.2%
Households Within Income Category	3,060	2,840	2,940	3,540	4,160
<u>Albemarle County</u>					
Percent Within Income Category	21.9%	23.3%	22.7%	23.2%	27.8%
Households Within Income Category	3,930	4,860	5,350	6,500	7,600
Source: 1990, 2000 and 2010 Census, U.S. Census Bureau, U.S. Department of Commerce; S. Patz & Associates, Inc.					

Competitive Apartment Market

Characteristics of the Market

We identified fourteen apartment properties to study for the evaluation of market support for the proposed East Jefferson Place Apartments. These are listed in Table 9, number-keyed to Map F and shown in the attached photos. The "comps"

include seven new, post-2012 built apartment properties, two of which are in initial lease-up. One of the newest communities, Beacon on 5th, began leasing in early-2017. Woodlands II also started their preleasing and unit occupancy in 2017. The separation of Woodlands I and II calculates to 15 apartment properties under study.

The newer apartment properties are those built in 2012 and after. 2012 appears to be the time frame, after the past recession that an abundance of new apartment communities were built in the market area. For the past 6+ years, 1,500+ new units were placed on the market or placed under construction. City Walk, Locust Grove and Beacon on 5th are located in Charlottesville. To date, approximately 1,150 of these newer units have been leased, an average annual pace of nearly 300 units, indicating that current inventory of available and unfinished apartment units equals about a one-year supply.

The five newer apartment complexes that are at stabilized occupancy and were built prior to 2016, are at or near full occupancy. The only vacancy is at the two new apartment communities that recently opened.

The other seven apartment properties listed in Table 9 were built between 1995 and 2006. No new communities that are comparable with the defined "comps" opened between 2007 and 2011, the period most affected by the recession of the late-2000's. These apartment communities are also full or at near full occupancy. Of these, Norcross Station and York Place are within the City of Charlottesville.

The two new apartment properties that are still partly under construction add 400± units to the market. Both of these new properties currently have a considerable number of unfinished ("vacant") units that will become available for lease once they are completed.

Table 9: Characteristics of Competitive Non-Student Apartment Communities, Charlottesville Market Area, May, 2017

	<u>Map F</u> <u>Key</u>	<u>Year</u> <u>Built</u>	<u>Total</u> <u>Units</u>	<u>Vacant/Unfinished</u> <u>Units</u>
<u>Newer Properties (2012+)</u>				
Arden Place	1	2012	212	--
Beacon on 5 th	2	03/2017	241	-- 1/
City Walk	3	2014	301	--
Locust Grove	4	2015	43	--
Reserve at Belvedere	5	2012	294	--
Stonefield Commons	6	2012	251	--
Woodlands of Charlottesville	13	2003/17	300 4/	-- 1/
(Subtotal)			(1,642)	(350)
<u>Properties Opened Before 2012</u>				
Avenmore	7	2006	280	--
Carriage Hill	8	1999/02	140 2/	--
Jefferson Ridge	9	2005	234	--
Lakeside	10	1995/98	348	--
Norcross Station	11	2004/09	88	--
Stone Creek Village	12	2003	264	--
York Place 6/	14	NA	50	--
Scattered Smaller Quality Units 3/	NA	NA	260	--
(Subtotal)			(1,664)	(4)
Total			3,306	354
Notes: 1/ Still in lease-up. 2/ Units available for rent at condominium. 3/ Apartment units in quality smaller properties and in converted condominiums. 4/ 141 units in Phase I. 159 units in Phase II. 5/ Excludes properties in lease-up. Phase I of Woodlands of Charlottesville is fully leased. 6/ Six buildings in Downtown Charlottesville.				
Source: Field and Telephone Survey by S. Patz and Associates, Inc.				

In addition to these fourteen apartment properties, there are several older and smaller properties - Lofts at McIntire, Old Trail Apartments, Abington Place, Westgate, Barclay Place - with 250± apartment units that are somewhat competitive. Lofts at McIntire is a mid-rise building located just outside of the downtown. Old Trail Apartment is located in Crozet with apartment units above retail. Abington Place is a small two-story apartment building located in the Hollymeade Town Center in Albemarle County. Westgate and Barclay Place are mature apartment properties that have been extensively renovated. These are not fully amenitized properties, some are smaller, and in some cases mature, but they generate high rents. However, they do not compete directly with those properties listed in Table 9. These apartment properties are

reported to be at or near full occupancy, but at rents slightly below the apartment properties under study.

Also, during the mid-2000's, there were a number of apartment buildings that were converted to condominium ownership. The better of these include:

- 162 units at Carriage Hill
- 150± units at River Bend Apartments
- 150 units at Walker Square Apartments
- 44 units at Woodlands at Charlottesville

Of these 510± units, a few units still remain in rental occupancy. These would be at competitive rents, but the total number of rentals is modest and data are hard to collect. There are also some more mature apartment properties that were converted, but these were not at the same rental rates.

Thus, in total, the market area has approximately 3,300 apartment units that are at or near the competitive rents for the market area and that are expected at East Jefferson Place. They are studied as "comps", although other apartment properties in the market area also have rents of \$1,000+.

The current vacancy rate for the 3,300 better rental units is approximately 11 percent. However, almost all of the vacancies are at units being built at Beacon on 5th and Woodlands II. Some of these units are not yet complete. The vacancy rate for newer apartment properties with stabilized occupancy is a very low 0.7 percent.

The apartment market had three new 2012-built properties with 757 units, plus the 301-unit City Walk, which opened in early-2014 and was fully completed in mid-December, 2014. The 43-unit Locust Grove was constructed in 2015. This is an adaptive-reuse of a historic medical office building constructed in the early-1900's. Leasing began in March, 2017 for Beacon on 5th, which will have 241 units at build out. Leasing recently began on the second phase of 159 units at Woodlands of Charlottesville.

There were eight apartment properties with 830 units that opened during the last half of the 2000 decade, including several of the smaller properties. These are at a near 100 percent occupancy rate, meaning that the addition of the newer apartment complexes since 2012 did not affect occupancy at existing properties.

The Charlottesville area apartment market has significantly evolved since 2000. The current vacancy rate is low. Five new, sizable apartment complexes successfully opened since 2012, in addition to one smaller community, and the second phase of Woodlands of Charlottesville. All new apartment properties have leased quickly.

In addition to the fourteen apartment properties listed in Table 9, there has been a considerable amount of apartment unit development to house the off-campus student market at UVA. These add to the household growth, but these additions have "removed" college students from renting at the new apartment communities under study, as much of the net growth of off-campus student housing demand is being served by new student-designed housing.

The apartment properties under study are number-keyed to Map F. As shown, all of the comps are located in or near the City of Charlottesville. Three communities, City Walk, Locust Grove and Norcross Station, are located near the downtown. Two of these are newer communities. Three communities (Arden Place, Reserve at Belvedere, and Stonefield Commons) are located just north of Charlottesville, generally off Route 29. Avemore and Carriage Hill are located east of Charlottesville in Pantops and near Sentara Martha Jefferson Hospital. Beacon on 5th is the only competitive apartment community located in Charlottesville, but outside the downtown area. It is located on 5th Street SW, north of the recently opened Wegmans-anchored 5th Street Station shopping center. The remaining four communities are located south of the City near I-64. York Place apartment units are scattered throughout downtown Charlottesville in attractive adaptive reuse buildings.

Of note, four of these apartment properties are located in downtown and near the proposed East Jefferson Place site. Map F shows the location of these properties. None are located near the UVA Grounds and do not market to UVA students.



Map F - Locations of Competitive Apartments

Next shown are photos of each of the competitive apartment properties under study. Most are multi-level garden communities. Norcross Station is the adaptive-reuse of the former Norcross Transfer and Storage Building that was originally constructed in 1924. It is an elevator served community. Locust Grove is an adaptive-reuse of a portion of the former Martha Jefferson Hospital and it, too, is served by an elevator. Stonefield

Commons and City Walk are the only new-construction communities served by elevators. York Place is comprised of five attractive downtown adaptive-reuse buildings.

Beacon on 5th contains a mix of both garden and townhome style buildings. This is also the case for Terrace Greene Apartments in Ruckersville.

The apartment units at Woodlands II are identical to those built in Phase I. City Walk, Reserve at Belvedere, Stonefield Commons, and Avemore are the more upscale of these apartment properties.



Beacon on 5th – Completed Buildings



City Walk



Locust Grove



Reserve at Belvedere



Stonefield Commons



Avenmore



Carriage Hill



Jefferson Ridge



Lakeside



Norcross Station



Stone Creek Village



Arden Place



Woodlands I of Charlottesville

Net Rental Rates

Following in Table 10 are the current rents at each of the apartment communities under study. **All of these units have individual washer/dryers included in the rent.** For the sake of consistency, rents have been adjusted to exclude all utilities. The rents shown are clearly being accepted, as evidenced by the high occupancy rate in the market area.

Of these apartment properties, City Walk is the only apartment community with structured parking. There is no charge for parking at this apartment property.

As shown, the average one-bedroom rents at the newer properties averages \$1,329. This is compared to an average of \$1,692 for the two-bedroom and \$1,885 for the three bedroom units. The newer one-bedroom apartments, on average, are \$150± more expensive than the older properties. This is compared to a difference of \$250± for the two-bedroom and \$270± for the three-bedroom units.

Table 10: <u>Rental Rates at Competitive Non-Student Apartment Communities, Charlottesville Market Area, May, 2017</u>			
	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>
<u>Newer Properties (2012+)</u>			
Arden Place	\$1,195-\$1,265	\$1,490-\$1,575	\$1,810
Beacon on 5 th 2/	\$1,317-\$1,537	\$1,436-\$2,336	\$1,645-\$2,045
City Walk	\$1,135-\$1,420	\$1,580-\$1,830	--
Locust Grove 1/	\$1,158-\$1,633	\$1,587-\$1,637	--
Reserve at Belvedere 3/	\$1,155-\$1,355	\$1,420-\$1,620	\$1,635-\$1,835
Stonefield Commons	\$1,313-\$1,468	\$1,823-\$1,973	\$2,100-\$2,200 1/
(Average)	(\$1,329)	(\$1,692)	(\$1,885)
<u>Properties Opened Before 2012</u>			
Avemore 4/	\$1,170-\$1,405	\$1,445-\$1,520	\$1,545-\$1,660
Carriage Hill	\$1,050-\$1,290	\$1,245-\$1,770	\$1,490-\$1,820
Jefferson Ridge	\$1,099-\$1,175	\$1,345-\$1,385	\$1,675
Lakeside	\$995-\$1,195	\$1,185-\$1,385	\$1,375-\$1,515
Norcross Station	\$988-\$1,543	\$1,347-\$1,567	--
Stone Creek Village 5/	\$1,089-\$1,279	\$1,349-\$1,599	\$1,549-\$1,709
Woodlands of Charlottesville	--	\$1,380-\$1,600	\$1,650-\$1,750
York Place	\$858-\$1,408	\$1,432-\$1,587	--
(Average)	(\$1,182)	(\$1,446)	(\$1,618)
Average	\$1,250	\$1,552	\$1,725
Notes: 1/ Estimate 2/ Three-bedroom units are townhomes. 3/ Larger two-bedroom units are townhome units 4/ Larger two-bedroom units have attached garages. 5/ Larger units are lofts.			
Source: Field and Telephone Survey by S. Patz and Associates, Inc.			

Rent Per Square Foot

This calculation is shown for the competitive apartment properties. The one-bedroom units have an average rent per square foot of \$1.47. This is compared to \$1.31 for the two-bedroom and \$1.19 for the three-bedroom units. Of note is that the average rent per square at the newer apartment properties is higher than those of the pre-2012 built properties by:

- One-bedroom - \$0.34
- Two-bedroom - \$0.33
- Three-bedroom - \$0.21

Table 11: Rent per Square Foot at Competitive Non-Student Apartment Communities, Charlottesville Market Area, May, 2017			
	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>
<u>Newer Properties (2012+)</u>			
Arden Place	\$1.64	\$1.29	\$1.27
Beacon on 5 th	\$1.62	\$1.32	\$1.18
City Walk	\$1.76	\$1.48	--
Locust Grove	\$1.74	\$1.84	--
Reserve at Belvedere	\$1.41	\$1.26	\$1.25
Stonefield Commons	\$1.68	\$1.74	\$1.59
(Average)	(\$1.64)	(\$1.49)	(\$1.32)
<u>Properties Opened Before 2012</u>			
Avemore	\$1.42	\$1.23	\$1.08
Carriage Hill	\$1.31	\$1.13	\$1.02
Jefferson Ridge	\$1.25	\$1.02	\$1.05
Lakeside	\$1.45	\$1.24	\$1.18
Norcross Station	\$1.19	\$1.08	--
Stone Creek Village	\$1.17	\$1.12	\$1.07
Woodlands of Charlottesville	--	\$1.31	\$1.26
(Average)	(\$1.30)	(\$1.16)	(\$1.11)
Average	\$1.47	\$1.31	\$1.19
Source: Field and Telephone Survey by S. Patz and Associates, Inc.			

Apartment Unit Sizes

Data in Table 12 show the apartment unit sizes at the comps under study. The six new apartment properties have slightly smaller unit sizes compared with the pre-2012 built apartment properties. Overall, the apartment unit sizes are spacious, generally at 800+ square feet for the one's, 1,100+ square feet for the two's, and 1,400 square feet for the three-bedroom apartment units. City Walk has smaller units, due likely to its "downtown" location.

Table 12: Unit Sizes of Competitive Non-Student Apartment Communities, Charlottesville Market Area, May, 2017

	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>
<u>Newer Properties (2012+)</u>			
Arden Place	589-913	1,168-1,203	1,421
Beacon on 5 th	881	1,150-1,713	1,394-1,733
City Walk	597-853	1,083-1,227	--
Locust Grove	750-950	850-900	--
Reserve at Belvedere	805-980	1,085-1,320	1,320-1,460
Stonefield Commons	628-1,029	1,049-1,136	1,278-1,426
(Average)	(813)	(1,157)	(1,432)
<u>Properties Opened Before 2012</u>			
Avenmore	649-1,165	1,209	1,479
Carriage Hill	831-954	1,142-1,533	1,627
Jefferson Ridge	877-948	1,300-1,384	1,600
Lakeside	754	1,040	1,220
Norcross Station	693-1,441	1,046-1,661	--
Stone Creek Village	814-1,212	1,145-1,479	1,352-1,706
Woodlands of Charlottesville	--	1,120-1,150	1,350
(Average)	(924)	(1,247)	(1,468)
Average	869	1,206	1,456
Source: Field and Telephone Survey by S. Patz and Associates, Inc.			

Apartment Unit Mix

For the competitive apartment units under study, 38 percent are one-bedroom units, 47 percent are two-bedroom units and nearly 15 percent are three-bedroom units. The newer apartment properties have very few three's (6.2 percent). Only six percent of the apartment units built after 2012 are three-bedroom units. City Walk has no three-bedroom units.

**Table 13: Unit Mix at Competitive Non-Student Apartment Communities,
Charlottesville Market Area, May, 2017 1/**

	<u>One- Bedroom</u>	<u>Two- Bedroom</u>	<u>Three- Bedroom</u>	<u>Total Units</u>
<u>Newer Properties (2012+)</u>				
Arden Place	90	112	10	212
City Walk	147	154	0	301
Locust Grove	31	12	0	43
Reserve at Belvedere	89	161	44	294
Stonefield Commons	<u>116</u>	<u>121</u>	<u>14</u>	<u>251</u>
(Subtotal)	(473)	(560)	(68)	(1,101)
<u>Properties Opened Before 2012</u>				
Avemore	130	122	28	280
Carriage Hill	40	70	30	140
Jefferson Ridge	104	120	10	234
Lakeside	110	183	55	348
Norcross Station	65	23	0	88
Stone Creek Village	126	72	66	264
Woodlands of Charlottesville	<u>0</u>	<u>150</u>	<u>150</u>	<u>300</u>
(Subtotal)	(575)	(740)	(339)	(1,654)
Total	1,048	1,300	407	2,755
Percent of Total	38.0%	47.2%	14.8%	100.0%
Notes: 1/ Where data is available.				
Source: Field and Telephone Survey by S. Patz and Associates, Inc.				

Apartment Amenities

Almost all of the apartment communities under study are amenitized. All of the newer properties have both a clubhouse and fitness center. All, with the exception of Locust Grove, have an outdoor swimming pool. Business centers are also fairly common among the newer properties.

In terms of the older properties, all but York Place and Norcross Station are fully amenitized with a clubhouse, business center, fitness center and playground. Most of the older properties also have lighted tennis courts and outdoor swimming pools.

Table 14: Community Amenities at Competitive Apartments, Charlottesville Market Area, May, 2017

	<u>Clubhouse</u>	<u>Business</u>	<u>Tennis</u>	<u>Pool</u>	<u>Fitness</u>	<u>Playground</u>
<u>Newer Properties (2012+)</u>						
Arden Place	●	●	○	●	●	●
Beacon on 5 th	●	○	○	●	●	○
City Walk	●	●	○	●	●	○
Locust Grove	●	○	○	○	●	○
Reserve at Belvedere	●	●	○	●	●	●
Stonefield Commons	●	●	○	●	●	○
<u>Properties Opened Before 2012</u>						
Avenmore	●	●	○	●	●	●
Carriage Hill	●	●	●	●	●	●
Jefferson Ridge	●	●	●	●	●	●
Lakeside	●	●	●	●	●	●
Norcross Station	○	○	○	○	○	○
Stone Creek Village	●	●	○	●	●	●
Woodlands of Charlottesville	●	●	●	●	●	●
York Place	○	○	○	○	○	○

Source: Field and Telephone Survey by S. Patz and Associates, Inc.

Section III Conclusions

Currently, the competitive apartment market for Charlottesville is effectively at 100 percent occupancy, except for two newly opened apartment properties. These two properties have 350± apartment units that are still available for lease and/or yet to be finished. Past lease-up trends since 2012 show an average annual absorption of new units, indicating that the current market for just over a one-year's supply of units.

There are new apartment units planned at up to nine new apartment communities. Four of these apartment properties, with 311 units, are under construction – two are in the City of Charlottesville. Five other pipeline proposals exist.

Following is the demand analysis that shows the level of demand that exists for new apartment units of the type under study. Included in this analysis is a detailed description of current pipeline units and a comparison of these, plus current inventory, with projected demand.

Analysis of Apartment Units Planned

Apartment Pipeline

There are currently four apartment properties under construction and five in active planning in both Charlottesville and Albemarle County. The four under construction total 311 units, most of which will deliver in the summer of 2017 or shortly after. The five apartments still in planning will add a total of 357 units to the market area. These will likely deliver between late-2018 and late-2019. In total, 668 units could be built by 2019, a rate of 220± per year on average, which is consistent with current leasing trends.

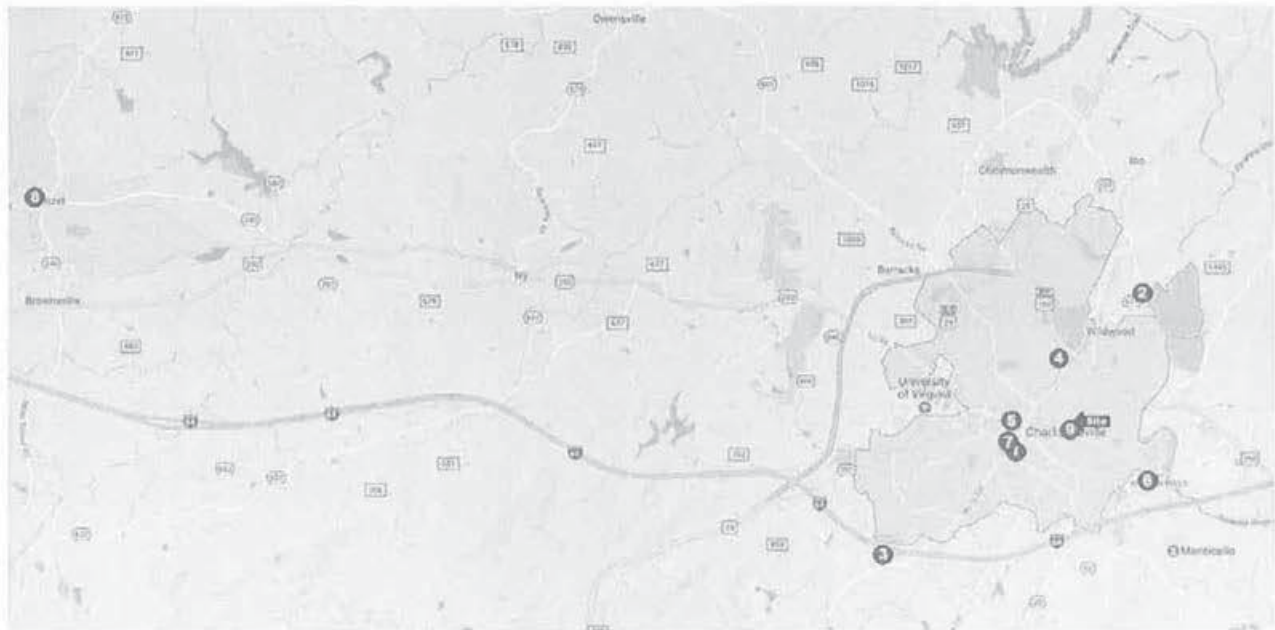
Table 15: Apartment Pipeline, Charlottesville Market Area, May, 2017

	<u>Map G Key</u>	<u>Location</u>	<u>Units</u>	<u>Delivery Date</u>
<u>Under Construction</u>				
Burnet on Elliott	1	Charlottesville	10	Summer, 2017
Lofts at Meadowcreek	2	Albemarle	65	Early-2018
Fifth Street Place	3	Albemarle	200	Fall, 2017
McIntire Place	4	Charlottesville	<u>36</u>	Fall, 2017
(Subtotal)			(311)	
<u>Planned</u>				
600 West Main	5	Charlottesville	53	Late-2018
Woolen Mills Factory	6	Albemarle	94	Late-2018
William Taylor Plaza Apartments	7	Charlottesville	27	Late-2018
The Vue	8	Albemarle (Crozet)	126	Early-2019
925 E Market Street	9	Charlottesville	<u>57</u>	Late-2019
(Subtotal)			(357)	
Total			668	
Source: S. Patz & Associates, Inc.				

Map G shows the locations of the apartments in planning and under construction. The small Burnet on Elliot building is one of two apartment properties under construction in the City of Charlottesville. The second is McIntire Place, located off of Harris Street and near U.S. Route 250. Lofts at Meadowcreek is being built along Rio Road north of Pen Park in Albemarle County. Fifth Street Place is being constructed just south of the City and south of I-64 along 5th Street.

In terms of the planned apartments, The Vue is planned for a site on Blue Ridge Avenue in Crozet, approximately thirteen miles west of Charlottesville. 600 West Main, William Taylor Plaza and 925 E Main Street are planned for sites near the center of Charlottesville. The Woolen Mills Factory Redevelopment is located near the southeastern edge of Charlottesville, north of I-64. Of this, 925 E. Main Street is “on hold” but may be restarted later in 2017.

There may be other proposals, but the one’s listed in Table 15 are the one’s that have been announced and are known to the staff at each jurisdiction in the market area. It should be noted that there is a very high and somewhat costly regulatory hurdle to traverse in both Charlottesville and Albemarle County, which limits the market ease of entry and raises relative costs of development.



Map G - Locations of Pipeline Apartments

The paragraphs below detail the status and development concept of each of the apartments under construction and in active planning.

- **Burnet on Elliott.** Construction could be completed in July, 2017 on this 10-unit apartment building on the corner of Elliott Avenue and Ridge Street in Charlottesville. All of the units has already been pre-leased at rents of \$1,050 to \$1,200 for the one-bedroom and \$1,450 to \$1,600 for the two's.
- **Lofts at Meadowcreek.** Construction is in the early stages on this 65-unit apartment community located at 605 East Rio Road, just north of Pen Park in Albemarle County. Planned are 35 one-bedroom units, with rents between \$1,150 and \$1,250, and 28 two-bedroom units, with rents between \$1,350 and \$1,550, the two three-bedroom units will rent for \$1,650.
- **Fifth Street Place.** Construction is ongoing on this 200-unit apartment community on 5th Street south of I-64 at exit 120. The community will contain five buildings with a mix of one- and two-bedroom units. The apartment buildings range from three to four stories. The average unit size will be 939 square feet with features such as 9-foot ceilings, Energy Star appliances, balconies or patios and walk-in closets. Community amenities will include a clubhouse with Wi-Fi, fitness center, coffee bar, business center and a large swimming pool with a grilling area. The community will also have green and sustainability concepts. The community is scheduled to open in the summer of 2017, but an early-2018 opening is more realistic given the status of development.



- **McIntire Place** is a 36-unit apartment building primarily under construction on Allied Street, off of Harris Street and just south of U.S. 250. The site is part of a small commercial/industrial node at this location, with a four-story apartment building at the back of the site. A mix of one- and two-bedroom units are planned. Project opening is possible by Fall, 2017.



- **600 West Main.** This is a planned six-story, 53-unit apartment complex at 510-600 W Main Street near downtown Charlottesville. Two buildings currently on the site will be retained as part of the project. One is the home of the Blue Moon Diner and the other is a convenience store. Parts of the convenience store will be removed. The project will total 53 residential units that will be a mix of studios and one- and two-bedroom units. There will be a common courtyard for residents. Parking for automobiles and bicycles will be beneath the building and accessed through a two-lane driveway at the eastern section of the structure. The developer does not have an approved site plan yet, but the project is reported to be close to being approved. Construction is likely to begin in late-2017.
- **Woolen Mills Factory Redevelopment.** This is the redevelopment the historic Woolen Mills building, built in the early-1900's and located within a landlocked section of Albemarle County. The building recently was used as a storage space for a moving company. Plans call for converting the building into 94 apartment units. Plans also call for the conversion of an existing 15,000± square foot building into a restaurant and the construction of a new 40,000± square for light industrial building. Another 7,230± square foot building would be preserved for commercial uses. Construction on the apartments is scheduled to begin in the summer of 2017.
- **William Taylor Plaza Apartments.** This is the apartment component of a mixed-use development planned by Management Services Corp. in the City of Charlottesville. Plans call for 27 apartment units in a three-story apartment building at Cherry Avenue and Ridge Street. Plans also call for structured parking for 32 cars. Construction may begin in late-2017.
- **The Vue.** This proposal is a proposal for the construction of a 126-unit apartment community in nine two-story buildings at 1194 Blue Ridge Avenue in Crozet. Plans also call for a one-story clubhouse and a pool with a concrete deck. Construction is expected to begin in mid- to late-summer 2017. While this site is within the market area, it is likely too far west of downtown Charlottesville to be directly competitive, as is the case with Terrace Greene.

Total units in active pipeline and in a competitive setting equal 485.

- **925 E. Market Street.** This apartment community, which is currently on hold, is planned for 57 units and 18,300± square feet of commercial space. This will be a six-story elevator building. Construction is not expected to begin until April or May of 2018. There are development issues that need to be resolved before the proposal can be approved. Thus, until there is "closure" to the existing development issues, "925" will not be include as an active pipeline proposal.

Also in long-term planning is the redevelopment of Friendship Court Apartments into a mixed-use community. The community will be redeveloped into 600 units. 150 will be reserved for households earning 30% of AMI. 50 units will be reserved for this earning 60% of AMI. 30 will be reserved for those earning 100% of AMI. The remaining 370 will be market rate units. This is a long-term project and construction is not anticipated to begin until 2019 on the initial phase of 150 affordable units. There is no set timeline for the development of market rate units at this time.

A second apartment in long-term planning is the proposed 80-unit Glass Building Apartments at 201 Garrett Street. This community has no timeline and is likely years from being built.

Pipeline of Apartment Units

The demand analysis is difficult to calculate in the market area, as (1) several of the pre-2000 built apartment properties that converted to condominium ownership represented competitive apartment properties prior to 2000; (2) several existing apartment properties, as listed above, compete for the \$50,000+ income renter but are not direct "comps" with the apartments under study; and (3) prior to the recent construction of off-campus housing for students, some students opted to reside in the apartment communities under study.

Thus, the trends are more accurate in recent years and from the late-2000's to 2017, in particular. Also, the penetration rates shown in Table 16 are low, as they exclude renters in condominium units, some higher income renters in other apartment properties, and higher income renters in homes built for owner occupancy. The comparison trends are a good indicator of current apartment market trends.

With these points in mind, we calculated apartment unit demand in 2021 based on the best trend data available. The projection, shown in Table 16, is a comparison of the number of renter households with incomes of \$50,000 and above, expressed in constant 2017 dollars, with the number of these renters who occupy the apartment units under study and trends for these data over the 2000 to 2021 period.

Table 16 Projection of Apartment Unit Demand,
Charlottesville Market Area, 2000-2021
(2017 constant dollars)

	<u>2000</u>	<u>2010</u>	<u>2016</u>	<u>2021</u>
Target Households 1/	7,690	8,290	10,040	11,760
Occupied Apartment Units 2/	500	1,700	3,000	4,300
Penetration Rate	6.5%	20.5%	30.0%	36.5%

Notes: 1/ Renters with incomes above \$50,000+.

2/ See Table 9 – 2016 and 2021 figures are rounded

Source: S. Patz & Associates, Inc.

The study results show a demand for 4,300 new apartment units at full occupancy. The demand increases to approximately 4,400 units at a 97 percent market area occupancy. Net demand, subtracting current vacant units and pipeline units, equals 460 apartment units.

<u>Net Apartment Unit Demand</u> (2017-2021)	
	<u>Number of Units</u> (rounded)
Net Total Demand (at 97% occupancy)	1,400
Less:	
Current Unfinished & Vacant Units 1/	350
Pipeline Units 2/	<u>611</u>
(Subtotal)	(961)
Net Demand	439
Less: East Jefferson Place	<u>126</u>
Surplus Demand	310 (rounded)
Notes: 1/ See Table 9	
2/ Excludes 925 East Market.	

The conclusion shows a net demand for 460 apartment units by 2021 at a 97 percent market area occupancy rate. Minus an estimated 126 market rent units at East

Jefferson Place, the surplus demand is 310± units (rounded). That is the calculated apartment unit demand for new pipeline proposals at this time and could be subject to change if new properties are announced in the future, or some of those in the pipeline are not built.

Conclusions

The market analysis shows full market support for the ±126 apartment units proposed for East Jefferson Place and that the greater Charlottesville apartment market may even be able to support additional apartment unit development. There is a need for additional apartment unit development in Charlottesville, as evidenced by current and evolving trends in the market area. A case can be made that our projections of apartment unit demand are conservative, given the considerable employment growth that is occurring.

Projecting into the future is always challenging, so a conservative project is warranted. The expanding employment base in and near Downtown Charlottesville will make that location increasingly more desirable for housing, particularly for attractive apartment units.

In addition, it should be noted that there is significant and growing demand from the millennial demographic cohort that has a desire to live within walking distance of increasing downtown jobs, and who like to be able to walk to nearby dining, entertainment and other social venues. The demand for this type of living based on downtown area apartment occupancy rates and past development trends, is currently not being met, partly due to the limited number of readily available sites. East Jefferson Place has the potential to be one of the better located apartment buildings in downtown Charlottesville.

At this time, we support the East Jefferson Place proposal, as summarized above. Rents, in constant 2017 dollar values, are likely to be consistent with current rents shown

for new area apartment communities. Appendix A, to follow, presents the FIA for the East Jefferson Place Apartment proposal, and the new medical office space to be built.

Appendix A: Fiscal Impact Analysis

The fiscal impact analysis for the East Jefferson Place Apartments, and the proposed new medical office building, is presented here. To restate the concept, 126 apartment units are planned to be built at 1011 East Jefferson Street. Prior to the start of construction, the current Jefferson Medical Building will need to be demolished. The building contains three currently-occupied medical offices and one small vacant suite. The three operating practices are to remain in the immediate area in a new building to be built for medical use.

The FIA evaluates the net tax benefits from the new apartment building and one net benefits from the new office building, which refers to the net gain in taxes for the new building compared with the existing building. Combined, the totals equal the full revenue benefits from the development of East Jefferson Place. The following section is a detailed Fiscal Impact Analysis. Fiscal impacts are treated in two ways: first, those impacts which occur directly from activities on-site at each property; and, second, those impacts which occur off-site due to the multiplier, spin-off or ripple effect of expenditures by residents and/or businesses on site. On-site and off-site impacts are computed for both the proposed apartments at the site and the proposed office building. The off-site impacts are explained further on in this report. This section deals with the on-site impacts and off-site impacts for the apartments, followed by similar treatment for the office building. Revenues considered are taxes for the City of Charlottesville. These include taxes generated by East Jefferson Place and its residents on-site.

There is currently a 20,000 square foot medical office building on the site, which will be demolished and replaced with a new medical office building to be constructed on one of two nearby properties. One property is owned by Jefferson Medical Building Limited Partnership and currently used as an auxiliary parking lot fronting on 10th Street. The other potential site is a property at the corner of 10th and East High Streets that is owned by Sentara Martha Jefferson Hospital. Hospital officials have recently submitted a by-right site development plan that is under review by the city.

Under either of these circumstances, the assessed value of the new office building real estate will be increased compared with the current building, as well as an

increase in the value of medical equipment, which will be upgraded and new. All other aspects of the medical building are assumed unchanged. Those aspects should not lead to further fiscal impacts, including employment, if the partnership-owned property is developed for the existing practices.

However, if a joint venture is consummated with Martha Jefferson for development of the Hospital-owned 10th and East High Street property, there will be enhanced net fiscal impacts and employment associated with construction of a building that would likely be \pm double the size of the building required to accommodate just the Jefferson Medical Building practices. However, our analysis only studies the net impact for a 20,000 square foot new office space.

The fiscal impact analysis also projects the public service and facility costs to be incurred by the City of Charlottesville by development on-site and for off-site spin-off impacts. The results of the fiscal impact analysis will be to compare the tax revenues generated by the properties with the tax-supported costs incurred by the City to determine the net fiscal impacts in terms of a revenue surplus or deficit over costs. This is done for both on-site and off-site impacts, for both the apartments and a new like sized office building. Total annual impacts for the property are projected at complete buildout of the project. **Results are given in constant year 2017 dollars, rounded to the nearest ten dollars.**

Summary of Fiscal Impacts

The following chart summarizes the total on-site and off-site (spin-off) effects that will accrue to the City of Charlottesville once East Jefferson Place has been fully built out and once a new office building is constructed. The chart shows a small revenue surplus of \$16,650 in impacts for the apartments. There is also a modest net fiscal benefit -- \$30,860 -- from the new office building, based solely on the incremental increase in value of the real estate and business personal property for a new building compared with the current building.

Even though few public school pupils are expected at East Jefferson Place, the costs per pupil contribute to total costs at the apartment that negate much of the apartment's tax revenue.

Overall, the proposed developments should generate a net revenue surplus of \$47,510 annually for the City, when data are presented in constant 2017 dollars. The remainder of this report will give the derivation of these figures. The presentation will address the apartments first, then the office building.

<u>Summary of Net Benefits</u>			
	<u>Apartments</u>	<u>Office Bldg.</u> (incremental)	<u>Total</u>
Total Taxes	\$437,350	\$30,860	\$468,210
Tax-supported Costs	<u>-\$420,700</u>	\$0	<u>-\$420,700</u>
Net Fiscal Benefit	\$16,650	\$30,860	\$47,510

East Jefferson Place Apartments

The derivation of the on-site and off-site tax revenues for the apartments follow, with on-site and off-site tax-supported costs. The conclusion presents the net fiscal benefit from the apartments, being the difference between tax revenues and tax-supported costs.

On-site Impacts: Tax Revenues for the Apartments

The revenues to be considered in this report are taxes collected by the City of Charlottesville for General Fund use. These include property taxes, utility tax, and other smaller taxes. The paragraphs to follow document the derivation of the tax amounts for the on-site development at the property.

Real Property Tax. This is a tax on the assessed value of real estate. The average cost of an apartment unit at East Jefferson Place Apartments is projected in the \$160,000

range, or an estimated total development cost of \$20.0 million. For 126 apartments at this cost, taxed at the rate of \$0.95 per \$100 of valuation, the total real property tax at the site would be \$190,000 each year, in constant 2017 dollars, as the following chart shows.

<u>126 Apartments</u>	<u>Amount</u>
Development Cost	\$20,000,000
Tax Rate at \$0.95/\$100	0.0095
Real Estate Tax	\$190,000

Personal Property Taxes. Residences are assessed personal property taxes. This is a tax on the assessed value of motor vehicles. To address residential personal property taxes, the first step is to estimate the average depreciated value per vehicle in the City. The sequence of calculation to achieve this are shown in Table A-1 and summarized as follows:

- The FY2016-FY2017 Adopted Budget for Charlottesville gives an allocation of \$7.7 million for expected personal property taxes.
- Based on the percent of real estate assessments that are residential – 55 percent – it is estimated that residential personal property taxes are \$4.2 million.
- To this base is added the amount of Personal Property Tax Relief Act (PPTRA) funding the City is expected to receive from the State of Virginia, which has been set at \$3.9 million, bringing the total to \$8.1 million.
- Dividing the total residential personal property tax by the tax rate of \$4.20 per \$100 of assessed valuation produces the total assessed value of vehicles in the City, \$193 million.
- It is estimated that there are 27,500 vehicles in the City. Dividing the number of vehicles into the total assessed value of vehicles gives an average assessed value per vehicle of \$7,000.

Table A-1. Estimation of the Average Depreciated Assessed Value of Residential Vehicles, City of Charlottesville, Virginia
(constant \$2017)

	<u>Amount</u>
Personal Property Tax	\$7,668,696
Percent Residential	55.0%
Residential Property Tax	4,220,369
PPTRA	3,905,957
Total Residential Tax	8,126,326
Personal Prop. Tax Rate	0.042
Total Assessed Value of Vehicles	\$193,483,958
Number Of Vehicles	27,493
Assessed Value Per Vehicle	\$7,038
Sources: FY2016-FY 2017 Adopted Budget for the City of Charlottesville, Virginia	

The last step in deriving the personal property tax for East Jefferson Place is to estimate the number of vehicles at the site, apply the average vehicle depreciated value, and compute the property tax at the City rate of \$4.20 per \$100. In the analysis, an occupancy rate of 97 percent is assumed to account for normal turnover. The result is a projection of the personal property tax at about \$54,190 annually.

Table A-2. Derivation of Personal Property Taxes at East Jefferson Place at Buildout, Charlottesville City, Virginia
(constant \$2017)

	<u>Amount</u>
Number of Apartments	126
Percent Occupied	97%
Number of Households	122
Vehicles Per Household	1.5
Number of Vehicles	183
Assessed Value/Vehicle	\$7,038
Total Assessed Value	\$1,290,198
Tax at \$4.20 Per \$100	\$54,190
Sources: FY2016-FY 2017 Adopted Budget, City of Charlottesville, Virginia, and S. Patz & Associates., Inc.	

Consumer Utility Taxes. Expenditures on utilities are typically taxed in Virginia municipalities on the following utilities: electric, gas, water, land line, cell phone, and internet. For households, most utility taxes are approximately \$2.50 per month per utility. For five utilities, this is \$150 per household per year. For 122 households at the site, utility taxes would come to over \$18,300 annually, as the following chart shows.

	<u>Amount</u>
Number of Utilities	5
Ave. Monthly Tax Per Utility	2.5
Number of Months	12
Annual Utility Tax	\$150
Households	122
Utility Tax	\$18,330

Motor Vehicle License Fees. It was shown above that there would be an estimated 183 vehicles at East Jefferson Place. Motor vehicle license fees in the City are \$28.50 per vehicle, yielding total fees at the site of \$5,220.

Recordation Tax. The last tax to be considered is the recordation tax, which yields a small amount per year, on average, for the property. At a total property value of \$20 million, and assuming a resale every twenty years plus the initial recordation, and further assuming two mortgage financings of \$15 million each during those years, the total consideration over 20 years subject to the recordation tax would be \$70 million. The state taxes the (re-)sales and mortgage deeds of trust at \$3.00 per \$1,000 of valuation, of which one third is returned to the City. Total taxes over 20 years allocated to the city would come to \$70,000, or \$3,500 annually.

Summary of Tax Revenues. Table A-3 summarizes the tax revenues that could be expected to flow directly from the homes at East Jefferson Place annually after buildout, in constant 2017 dollars. The total would come to \$271,240 each year.

<u>Table A-3 Summary of Annual Taxes for The City of Charlottesville from East Jefferson Place Annually at Buildout (constant \$2017)</u>		
	<u>Amount</u>	<u>Percent</u>
Real Estate Tax	\$190,000	70.0%
Personal Property	54,190	20.0%
Consumer Utility	18,330	6.8%
Motor Vehicle	5,220	1.9%
Recordation	<u>3,500</u>	<u>1.3%</u>
Total Taxes	\$271,240	100.0%
Source: S. Patz & Associates., Inc.		

On-site Costs to the City of Charlottesville

The previous section has derived the major tax revenues that would accrue to the City of Charlottesville from the on-site development at the property. The fiscal impacts analysis compares revenues with costs. In this case, since taxes are deposited in the City's General Fund, those revenues for the site are compared with the tax-supported costs that the City would incur in serving the residents at the site. Other sources of revenue can be "ignored", since they accrue to separate funds in which expenditures generally equal revenues.

The source for determining the tax-supported costs the City would incur for service to the site is the City's FY2016-FY2017 Adopted Budget. In the succeeding paragraphs, the budget will be presented both in terms of budgeted expenses and the portion that must be tax supported. The tax-supported portion of the budgeted expenditures will be derived and expressed on a per capita basis – for population (representing residents), employment (representing business), and pupils (representing costs of public education). The per capita costs to the City will be applied to the population and pupils at the site to determine the overall costs to the City from the development of the site.

Relative Tax Burden. The fiscal impacts analysis compares taxes generated by the proposed apartment to the costs Charlottesville provides for facilities and services to apartment residents. To be comparable, the costs must be expressed as tax-supported costs to be consistent with tax revenues from the development. This is done by applying the share of City revenues which must be supported by taxes – the relative tax burden – to the expenditures detailed in the FY2016-2017 Budget. The chart below shows 62.7% of the budget is supported by local taxes; that is the relative tax burden.

<u>Revenue Sources</u>	<u>Amount</u>
Local Taxes	\$101,650,460
Non-tax Revenue	60,368,277
Total City Budget	\$162,018,737
Relative Tax Burden	62.7%

Per Capita City Costs. In Table A-4 below, budgeted government expenditures for FY2016-FY2017 are allocated to population (residents), employment (businesses), and public school pupils (education). For most functional non-school departments, total FY2016-FY2017 expenditures are allocated to population and employment in proportion to their numbers – 69.9 percent for population and 30.1 percent for employment. The exceptions are health and welfare, and parks and recreation and culture, which are allocated in their entirety to population.

The table shows that the per capita tax supported cost of services and facilities for the population average \$1,096 per capita; for employment, \$743 per capita; and per pupil cost, \$8,363. This figure for pupils is tax-support costs. Total costs per pupil is net of revenues from other sources.

**Table A-4 Allocation of FY2016-FY2017 Budgeted Expenditures to Tax-supported
Costs for Residents, Employment and Public School Pupils, Charlottesville
City, Virginia**

<u>Departments or Functions</u>	<u>Total Budget</u>	<u>Population</u>	<u>Employment</u>
Management	\$4,243,274	\$2,967,685	\$1,275,589
Employee Comp. & Training	1,035,000	723,864	311,136
Non-departmental	608,415	425,517	182,898
Debt Service	7,468,000	5,223,013	2,244,987
Internal Services	1,417,216	991,181	426,035
Financial Services	4,684,748	3,276,446	1,408,302
Recreation and Culture	11,861,356	11,861,356	0
Convention & Visitors Bureau	791,577	553,618	237,959
Health and Welfare	14,542,797	14,542,797	0
Public Works	14,121,713	9,876,525	4,245,188
Public Safety & Justice	37,509,727	26,233,769	11,275,958
Transfers	7,535,164	5,269,986	2,265,178
Subtotal Except Schools	\$105,818,987	\$81,945,758	\$23,873,229
Relative Tax Burden	62.7%	62.7%	62.7%
Tax-supported Expenditures	\$66,390,770	\$51,412,720	\$14,978,050
Persons	67,076	46,912	20,164
Tax Expenditures Per Capita	\$990	\$1,096	\$743
Tax Support Public Schools	\$34,949,378	\$34,949,378	\$0
Enrollment	4,179	4,179	0
Expenditures Per Pupil	\$8,363	\$8,363	\$0
Total City Budget	\$162,018,737	\$137,650,907	\$23,873,229
Sources: FY2016-FY2017 Budget for the City of Charlottesville, Virginia; Charlottesville Schools; U.S. Census of Population; Virginia Employment Commission.			

Table A-5 below provides details for expenditures for City schools, showing sources, relative tax burden, and per pupil expenditures (costs). Total expenditures for schools in the City are \$55.7 million. Of this, \$49.3 million (89 percent) are local contributions to the schools by way of budgeted transfers. The table also shows additional transfers for transportation and school building maintenance.

**Table A-5 Allocation of Budgeted FY2016-
FY2017 Expenditures to Tax-
supported Costs for Public School
Pupils, City of Charlottesville,
Virginia**

<u>Source</u>	<u>Education Budget</u>
Local Contribution to Schools	\$49,330,604
Pupil Transportation	2,694,065
School Bldg. Maintenance	3,680,480
Subtotal Schools	\$55,705,149
Relative Tax Burden	62.7%
Tax-supported Expenditures	\$34,949,378
Enrollment	4,179
Expenditures Per Pupil	\$8,363
Sources: FY2016-FY2017 Budget for Charlottesville, Virginia, and City of Charlottesville Public Schools	

Total On-site Costs to the City for the Apartments. Both residents and public school pupils living on-site at East Jefferson Place would incur costs to Charlottesville City for services and facilities. The analysis above derived the per capita costs for each of these. The discussion to follow estimates the numbers of residents and pupils which would be living at the site after buildout. The estimation of the number of residents is straightforward. The 122 households (occupied dwelling units) are expected to have an average of 1.5 persons per apartment (we have data from existing apartments, some with three bedrooms that have an average persons per household for apartment units at 1.70. These apartments have a different unit mix, some with three-bedroom apartment units. Thus, the 1.5 estimate used for this report appears reasonable). This is a total of 183 people. At a tax-supported cost of \$1,096 per person, the resident cost (including children) would come to \$288,040.

City and school staff have not surveyed subdivisions in the City to determine the pupil generation rate for different types of housing units. The Weldon Cooper Center at

the University of Virginia is currently studying the issue, but the study has not been completed. Appendix Table –B-1 provides data on pupil generation for multi-family apartments at nine properties in three Virginia cities where we have undertaken similar Fiscal Impacts Analyses -- Winchester, Fredericksburg, and Lynchburg. The average number of pupils for these apartments range from 0.09 per unit to 0.16 per unit, with an average of 0.14 per unit. As an estimate for East Jefferson Place, that average will be applied – of 0.14 for multi-family homes. For 122 households, this generates 17 pupils. At \$8,363 in tax-supported expenditures per pupil, the cost of education is \$138,560.

We interviewed on-site management at the one apartment community in Charlottesville (City Walk) to get data on school children. That data was not provided to us. We also contacted the City school department. Data was not available from that source either. Thus, we used the best data we had available and believe it to be credible.

Based on these data, total tax-supported annual costs to the City at build –out of East Jefferson Place would be almost \$339,500, as shown in the following chart:

<u>Apartment Costs</u>	<u>Amount</u>
Population Costs	\$200,920
Pupil Costs	<u>138,560</u>
Total Tax-supported Cost	\$339,480

Summary of On-site Fiscal Impacts

There are few public school pupils expected to reside at the East Jefferson Place. The cost of educating pupils causes the overall net fiscal impact from activities on-site at the apartments to be a net revenue deficit of \$68,000. It will be shown below that off-site spin-off impacts will more than compensate for this deficit.

<u>On-site Impacts – Apts.</u>	<u>Amount</u>
Total Taxes	\$271,240
Tax-supported Costs	<u>-339,480</u>
Net Fiscal Benefit	-\$68,240

Off-site Fiscal Impacts

In addition to the revenues and costs that accrue to the City of Charlottesville from the development “on-site,” as described above, there are also off-site impacts that occur as residents on-site spend their income off-site in the City, and as local businesses then re-spend the receipts off-site for the purchase of goods and services from other vendors in the city. This is referred to as the multiplier effect. The multipliers used in this analysis are specific to the City of Charlottesville, Virginia. Consumer budgets are identified by the U.S. Bureau of Labor Statistics by area and income level.

Consumer expenditures made off-site in the City are translated into economic impacts specifically for the City, using multiplier matrices provided for the local area by the U.S. Bureau of Economic Analysis. These multipliers capture the round-by-round flows of expenditures in the City initiated by residents and businesses on-site. There are separate matrices to calculate off-site business receipts, employment and employee earnings. The resident expenditures and business receipts on-site are multiplied in turn by these expenditure-specific categories in each matrix and summed to give the “ripple effect,” “spin-off,” or “multiplier effect” of circulation of money through the economy. The ripple effects, plus the original consumer expenditures, equal the total economic impacts of apartment residents and office building businesses on the city economy.

The methodology used in projecting fiscal impacts off-site mirror those used to project fiscal impacts on-site. Revenues are limited to taxes, and costs are those that are tax-supported. The RIMS II multipliers from the Bureau of Economic Analysis separate receipts, employment and earnings impacts down into 21 different sectors, and the impact dollar amounts (business revenues) in the sectors form the basis for determining taxes.

Many taxes can be calculated directly from these receipts, such as the retail sales tax, the lodging tax and the meals tax. Other taxes are based on employment impacts in particular sectors. For example, utility taxes in the City accrue from businesses at the rate of \$29 per employee. Similar relations to employment can be derived for real property taxes and personal property taxes, based on square footage per employee and costs per square foot for real property and personal property, from experience on-site and at other developments.

To calculate each tax for 21 sectors for the impacts for the residential use on site would be tedious, so the results will be presented here in summary form according to the type of use on-site that generates the off-site spin-off impacts.

Off-site Fiscal Impacts for the Apartments

The residences of the apartment units would generate \$166,000 in taxes off-site for the City annually, sometime after buildout, and at stabilized occupancies at the apartment building. Off-site impacts would not be immediate, but would build over time as businesses gradually expanded to meet increased demand for goods and services.

The cost to the City for serving expanded business off-site from the apartments is based on projected employment. The apartment property would generate about 109 jobs off-site in the City based on resident expenditures. It was shown that each job represents about \$743 in costs to the City, for a total of about \$81,200 from off-site costs due to apartment resident expenditures. Deducting these tax-supported costs from projected tax revenues calculate to a net fiscal benefit (tax revenue surplus) of over \$84,900 off-site from the apartments annually, in constant year 2017 dollars. These impacts are shown in the chart below.

<u>Apartments</u>	
<u>Off-site Impacts</u>	<u>Amount</u>
Property Taxes	\$70,850
Business Taxes	87,980
Other Taxes	<u>7,280</u>
Total Taxes	\$166,110
Tax-supported Costs	<u>-\$81,220</u>
Net Fiscal Benefit	\$84,890

Total Fiscal Impacts for the Apartments

With an off-site fiscal surplus of \$84,900 and an on-site deficit of \$68,240 per year, the net fiscal benefit to the City of Charlottesville from the Jefferson East Place would be approximately \$17,000 per year. The off-site impacts may not all coincide with the on-site impacts, as the expansion of the local economy from the development will lag slightly behind on-site development as businesses adjust to increased demand for their goods and services. The chart below summarizes the on-site and off-site fiscal impacts for East Jefferson Place, in constant year 2017 dollars.

<u>Summary of Total</u>			
<u>Fiscal Impacts</u>	<u>On-site</u>	<u>Off-site</u>	<u>Total</u>
<u>For the Apartments</u>	<u>Impacts</u>	<u>Impacts</u>	<u>Impacts</u>
Total Tax Revenue	\$271,240	\$166,110	\$437,350
Tax-supportable Costs	<u>339,480</u>	<u>-81,220</u>	<u>-420,700</u>
Net Fiscal Benefit	-\$68,240	\$84,890	\$16,650

Proposed Office Building

The following paragraphs derive the on-site and off-site impacts for a new medical office building of approximately 20,000 square feet. The existing medical office building is planned to be replaced on a nearby site. Therefore, only the incremental increase in value for real estate and business property taxes for the new building will have fiscal impacts for the City. The current revenues for the Jefferson Medical

Building, assessed at \$3.762 million, is held at the same rate, with an increase adjusted for a new building. Costs to the City are kept at current levels.

On-site Tax Revenues for the Office Building

Real Property Tax. Development costs for the 20,000 square foot office building are estimated at \$4.0 million. Adding 20 percent for land costs, brings the total cost of a new building to \$4.8 million. Current assessments for the property are \$3,761,700. Net new real estate taxes will be on the net change, or \$1,038,300. **At the current tax rate (\$0.95 per \$100), the net increment to the real estate taxes for the office building will be \$9,860.**

Business Property Taxes. Businesses are taxed on personal property, business personal property being the value of furniture, fixtures and equipment (FF&E). It is estimated that FF&E at the new building will be increased by 50 percent, as older equipment is replaced. This is estimated to be a change from \$50 per square foot to \$75 per square foot. For 20,000 square feet of medical office space, FF&E at \$75 per square foot – medical equipment being particularly expensive – will yield \$0.5 million in value. **At the tax rate of \$4.20 per \$100, business property taxes will come to \$21,000.**

Other On-site Taxes. Taxes such as the business license tax and utility tax are assumed to be unchanged from the present, as the level of business conducted in the building will also be unchanged.

Summary of On-site Taxes for the Office Building

Given that the only significant change in the medical office space will be in real estate and business property increases, only those two items will produce additional taxes on-site, as the following chart shows:

<u>On-site Taxes for the Office Bldg.</u>	<u>Amount</u>
Real Estate Tax (net)	\$9,860
Business Property Tax	<u>21,000</u>
Total Taxes (net of current Real Est.)	\$30,860

On-site Costs to the City for the Office Building

Among other characteristics that are assumed to remain the same for the office building is on-site employment. Costs to the City can be estimated on the basis of employment, as shown in the budget material above. Thus, no additional costs of services from the City are anticipated.

Net Fiscal Impact On-site for the Office Building

The new office building at build out will have a revenue surplus of almost \$31,000 annually, in constant year 2017 dollars.

<u>On-site Fiscal Impacts</u>	<u>Office Bldg.</u>
Total Taxes	\$30,860
Tax-supported Costs	=
Net Fiscal Benefit	\$30,860

Off-site Impacts from the Office Building

Off-site impacts from office building depend on business receipts for medical services. It is likely that these will remain unchanged in the new building and no increase realized off-site impacts from the office building. Based on the analysis above, the office building will only have impacts in increased revenue from real estate and business property, of \$30,860.

Total Fiscal Impacts

The paragraphs to follow summarize the on-site and off-site impacts for both East Jefferson Place and the proposed new 20,000 square foot office building, giving total tax revenues, tax-supported costs and net fiscal benefit for each.

The chart below summarizes the findings for the two components of the development. Together, the two components of the development will yield \$47,510 in surplus revenue each year for the City of Charlottesville.

<u>Total Fiscal Impacts</u>	<u>Apartments</u>	<u>Office Bldg.</u>	<u>Total Impacts</u>
Total Tax Revenue	\$437,350	\$30,860	\$468,210
Tax-supported Costs	<u>-420,700</u>	<u>--</u>	<u>-420,700</u>
Net fiscal Benefit	\$16,650	\$30,860	\$47,510

Appendix B: Table

<u>Appendix Table B</u>			
<u>Pupil Generation Rates -- Pupils per Household -- for Selected Apartments in Three Virginia Cities</u>			
<u>Fredericksburg</u>		<u>Lynchburg</u>	
Lakeside	0.16	The Villas	0.09
Summit Crossing	0.16	The Vistas	0.14
		Legacy Apts.	0.14
		Rosedale	0.13
<u>Winchester</u>		<u>Average All Apartments</u>	0.14
Jubal Square	0.14		
Pepper Tree	0.13		
Racey Meadows	0.13		
Sources: Local municipalities and S. Patz & Associates, Inc. field surveys.			

Exhibit L

Project Narrative East Jefferson Place Apartments

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East Jefferson Place PROJECT NARRATIVE

June 12, 2017



East Jefferson Place as seen from the intersection of 11th Street and East Jefferson featuring the updated '5/3 design'

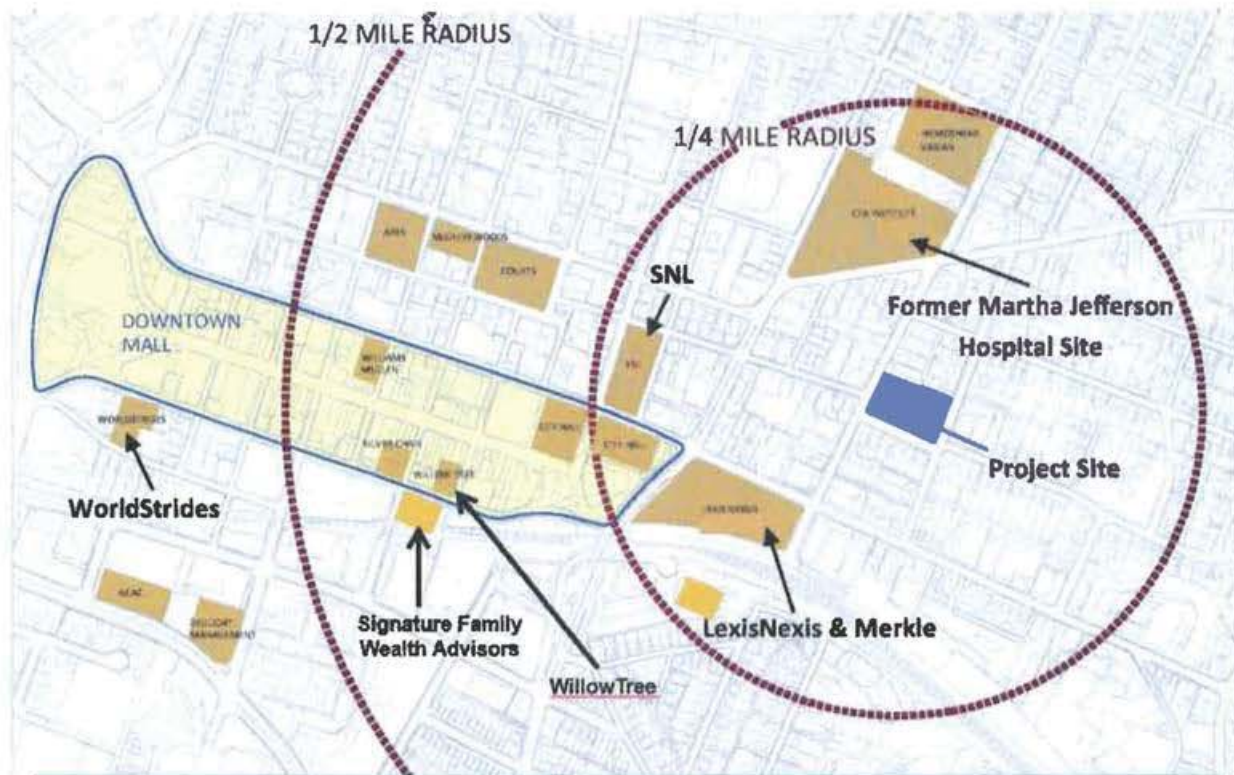
On behalf of our client, Jefferson Medical Building Partnership (the "Applicant"), the owners and developers of the property located at 1011 E. Jefferson Street (the "Property"), we are enclosing updated materials in connection with the proposed mixed use building known as East Jefferson Place (the "Project") and the special use permit application submitted in connection with the Property.

The Applicant requests the approval of a special use permit to allow an increase in the density at the Property, as permitted by Section 34-480 of the City Zoning Ordinance. The applicant proposes to increase the density from 21 dwelling units per acre ("DUA") to a maximum of 87 DUA; on the 1.45 acre site, up to 126 units would be allowed, including mid-range and affordable units.

The special use permit process has provided the unique ability to work collaboratively with City staff and the surrounding community to create a project that is far superior to what is allowed by-right in the B-1 zoning district. In this case, the special use permit application process encouraged community collaboration, led to an evolution in the building's design, and helped to identify solution to larger neighborhood issues. The result is a 40% reduction in overall building mass, and a well-articulated building that steps down in height and transitions appropriately towards the nearby lower density areas of the Little High Neighborhood. The lower height of the building along 11th Street was a specific suggestion of the Little High Street Neighborhood Association. The process has also led to a greater level of architectural detailing than originally proposed, a proven reduction in traffic, more activation of the streetscape and extensive pedestrian enhancements. **Additionally, although outside the boundary of the Project, the applicant has studied safety improvements for the intersection of 11th St and Little**

High. As part of the redevelopment of East Jefferson Place, the applicant has agreed to cover the cost of helpful safety improvements such as curb extensions, high visibility crosswalks and moving stop signs to Little High Street.

The Applicant proposes to replace the existing suburban style two story medical office structure and associated surface parking areas. The medical office building was constructed in 1972 and has outlived its use for medical offices; due to significant changes in the way that health care is now delivered, including the need for larger exam rooms, integrated technology, additional equipment, and new building standards.



East Jefferson Place is within an easy walk to many of Charlottesville's top employers and entertainment venues.

The 1.45 acre Property has frontages on 10th Street, East Jefferson Street and 11th Street and is located in a B-1 zoning district. Parcels immediately adjacent to the site are zoned North Downtown Mixed Use zoning on two sides of the Property and B-1 on the other two sides. The Property is surrounded entirely by commercial uses and commercially and mixed used zoned land. The Property is located just blocks off the Downtown Mall within easy walking distance of shops, restaurants, entertainment venues, and community facilities such as City Hall and the Jefferson Madison Regional Library. Also within walking distance are over 3,000 jobs including numerous major employment centers of the City, such as the CFA Institute, Lexis Nexis, Merkel (formerly Rimm-Kauffman Group), Apex Clean Energy, Worldstrides, The City of Charlottesville, Silverchair, Willow Tree Apps, HemoShear, Manchester Capital Management, Vibethink, Ting, Coronal Development Services, Quantitative Investment Management, S + P Global Market Intelligence, Red Light Management and many others. These employers are working to attract young professionals, many of whom desire to live in the downtown area. At the same time, the City has the goal of attracting even more innovative companies. Such companies insist on downtown locations and housing opportunities within walking and biking distance for their employees. As Tom Murphy, the former Mayor of Pittsburgh, stated in his remarks at the recent Urban Land Institute program on

Stimulating Entrepreneurial Culture Through Public Private Partnerships, it is important for the City to figure out “how to keep the next Mark Zuckerberg from graduating from UVA and then leaving town.”

East Jefferson Place is consistent with the City’s Comprehensive Plan, as most strongly evidenced by the following quote from the Housing Section of the City’s Comprehensive Plan:

“The equality and diversity of the City of Charlottesville’s housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes and incomes all within convenient walking, biking or transit distances of enhanced community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails, and services.”

According to the 2017 Market Analysis
by S. Patz and Associates, Inc.,
the current vacancy rate
for newer apartment properties in the Charlottesville area
is 0.7%.

The City of Charlottesville has established priorities through the Comprehensive Plan to ensure the availability of housing for all population segments, including middle income. A Market Analysis by S. Patz and Associates, completed earlier this month, highlights the unhealthy shortage of available apartments in the Charlottesville Area. In fact, the current vacancy rate of 0.7% reveals that there is practically no availability of newer apartments.

Additional housing, and specifically multifamily housing near downtown, is essential to the continued success of our City. As determined by the City’s recent *Comprehensive Housing Analysis and Policy Recommendations - Affordable and Workforce Housing*, prepared by Robert Charles Lesser & Co. Real Estate Advisors, dated January 13, 2016, there is “a strong rental market in Charlottesville that suggests an unmet demand in the City.” (p. 10). The analysis further notes the following:

- “Annual absorption is the closest measure for demonstrated rental demand and has averaged over 400 units per year since 2013. Annual absorption has exceeded the new supply delivered and suggests pent-up demand for additional rental units.” (p. 10)
- “Young Singles and Couples are the only key market segment identified in the matrix that primarily rent their homes, and a lack of available rental product has likely limited their ability to obtain housing in the City. This market segment could be much larger if desirable housing was available.” (p. 16)

By allowing a density of 87 dwellings per acre, City Council can encourage mid-range and affordable housing in the area where it is needed most, close to services and employment. Otherwise, by-right densities ensure that only luxury condominiums or 4 bedroom student housing units will be built near downtown, and housing costs will continue to rise. Developing the Property by right with four bedroom

units on this site yields a maximum of 120 bedrooms (and the potential for 150,000 square feet of commercial space including medical offices). A project with 87 dwelling units on this same site could yield 126 one bedroom units, or 126 bedrooms. Thus, the highest density possible for B-1 district can be equivalent to a by-right project, the only difference being that smaller one bedroom units are provided.

Local regulations treat a one bedroom dwelling unit the same as a four bedroom dwelling unit in how density is defined, the impact of the one bedroom unit is much less than a four bedroom unit. By only focusing on the density of units, rather than the more logical density of bedrooms, projects with smaller, more affordable units have a higher unit density, and are perceived as a negative by nearby neighborhoods, even though the actual impacts of the project are far less than a similar low density project with larger units and more bedrooms. This results in discrimination against these smaller, more affordable units, and is in direct conflict with the City's affordable housing goals expressed in the 2013 Comprehensive Plan.

Although the Applicant is requesting a density of up to 87 DUA, the Special Use Permit request includes a condition limiting the development to a maximum of 180 bedrooms in a mixture of one and two bedroom units, or only 60 more bedrooms than permitted in the by-right scenario. A healthy unit mix of smaller apartments near downtown that target young professionals, as proposed for 1011 East Jefferson, means the City is gaining an exceptional development that directly addresses the needs identified in the City's 2016 Housing Study. In addition, the Project will be one of the first to provide actual affordable housing units near downtown. The Project will benefit the community and implement the goals of the comprehensive plan to establish mixed-income housing within convenient walking, biking and transit distances of business districts, the downtown mall, and shopping areas.

Given that the massing, height and uses of the building are allowed as of right by the Zoning Ordinance, this Special Use Permit application concerns a question of impacts specifically associated with the additional residential units requested.

We would like to highlight that our Traffic Study was resubmitted to the City Traffic Engineer for review in May 2017 to account for the proposed inclusion of up to 10,000 square feet of commercial space along 10th Street (See Exhibit I). The study confirms three primary points:

1. Average daily trips for the proposed development match the existing conditions.
2. ITE standards were field tested at comparable existing developments in Charlottesville for both the residential and commercial element of the project, with the results confirming the traffic study is accurate.
3. Nearby intersections were modelled to confirm that they function at high levels of service post development.

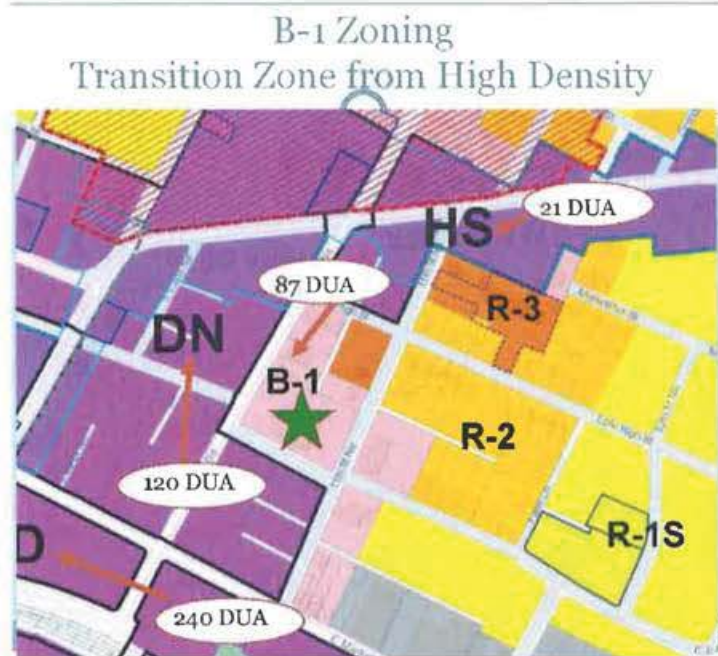
At the Planning Commission public hearing, there were several comments made expressing skepticism for the Traffic Study's conclusions. While we appreciate and respect any sensitivity to traffic congestion, we ask that City Council and the public recognize the fact that the Traffic Study was conducted by licensed traffic engineers who specialize solely in traffic analysis. These professionally trained engineers with decades of experience in the field, in combination with City staff, have confirmed the accuracy and reliability of the Traffic Study.

The submittal materials attached, including a full traffic study and memo summarizing the traffic study and with trip generation figure alternatives that account for the proposed flex space, clearly demonstrates there is no substantive traffic impact from the additional units or the development as a whole.

TRANSITION OF FORM AND USE

The Zoning Ordinance defines the intent of the B-1 district as follows,

The B-1 business district is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city.



1011 East Jefferson Street is a logical transition point from surrounding commercial properties to the west (including the Downtown Mall) and low density residential to the east, as envisioned by the purpose and intent of the B-1 zoning district stated above. The Property is immediately buffered by a mix of commercial uses and zoning; it is not adjacent to any properties zoned low density residential. Instead, the site is located along the corridor of 10th Street NE, in an area primarily zoned Downtown North Mixed Use.

The proposed mixed use development consists of all one and two bedroom residential units over hidden subsurface parking with up to 10,000 square feet of 'flex space' in the ground floor along the

10th Street frontage that can be used as either commercial or residential uses. The Applicant feels strongly that a commercial use is appropriate along 10th Street, and would be an enhancement to the proposed residences. The community has also expressed support for commercial space at this location. Unfortunately many of the uses that would be most welcomed and beneficial to the neighborhood, such as a coffee shop or deli, are not currently allowed within the B-1 zoning district, so flexibility of use is necessary until the zoning ordinance allows such uses in the B-1 district. The Project will remain entirely residential along the 11th Street frontage, matching the residential character of the neighborhood beyond.

Also in consideration of the character of the neighborhood beyond 11th street, this submittal includes a significant reduction to the proposed building height along 11th Street, recognizing the desire of nearby residents to have a smaller massing and less intense uses on this more residential side of the Project. In fact, the building height for the half of the building closest to the neighborhood is 33 feet tall, which is actually less than the 35 height maximum for low density residential districts. The exterior of the building will consist primarily of brick, and is designed to match the scale and pattern of existing neighborhood structures along East Jefferson Street with two story townhouse style units. After the first two stories, the proposed building will significantly step back from the street. Thus, the perception of the overall building mass is reduced and the form of the building mirrors that of smaller scale residential uses. Architectural renderings of the building (both older designs and updated design) in context are included with this submittal (See Exhibits E & F).

The Project is also designed to enhance the overall pedestrian experience through improvements to the streetscape such as street trees, low sitting walls, pedestrian bulb-outs and crosswalks, outdoor meeting

areas and plazas, as well as additional landscaping around the building. In addition, this site is one of the first developments to incorporate guidelines from the newly adopted Streets that Work Plan. Moreover, the Applicant is providing an abundance of garage parking spaces to accommodate all the residential and guest parking for the building, leaving on-street parking spaces available for the adjacent properties.

UPDATED CONCEPT PLAN AND PROJECT DESIGN

S



Site Plan showing increased setbacks, pedestrian plazas, streetscape improvements and on-site alley.

The Special Use Permit request for 1011 East Jefferson Street has been under review by the City for approximately one year. During that time, the Applicant has worked closely with staff and community members, resulting in a Project that has been redesigned twice, with significant changes each time meant to address community input and create the best design for this specific site. The Applicant has hosted large community meetings, as well as attending several smaller meetings with the Little High Neighborhood Association and other property owners in the area. Following these meetings, the Applicant has made significant revisions to the building design and concept plan (attached), including the following:

1. Reduction of building massing to be 40% smaller than the by-right massing through extensive setbacks and by stepping back the upper floors of the building.
2. Reduction of the building footprint by adding an on-site alley on the north side of the parcel to better accommodate residents accessing and leaving the site, in response to the community's concerns regarding the original proposal having only a single entrance and exit onto 11th Street. The alley provides sufficient space for vehicles to queue up on site rather than blocking traffic along 11 Street.
3. Addition of townhouse style units that will have front doors with direct pedestrian access from East Jefferson Street and 11th Street, which will help activate the streetscape and create

a better sense of place. Careful articulation along East Jefferson Street to directly relate to the existing buildings on the other side of the street.

4. The newly designed building that steps down towards 11th Street reduces the perceived mass by creating the appearance of two separate buildings with a central courtyard. Reduction of the height of the building along 11th Street to 33 feet, meaning this part of the project is shorter than the 35 foot height maximum in the R-1 zoning district.
5. Addition of streetscape elements along East Jefferson, 10th Street, and 11th Streets to improve the streetscape, including front porches, low sitting walls, outdoor meeting areas and plazas.
6. The two parking levels are now entirely below-grade and thus not visible.
7. Addition of solar panels to help offset the electrical usage within the common areas of the building.
8. Inclusion of 10,000 square feet of Commercial/Residential "flex space" along 10th Street, which will be commercial space if the Zoning Ordinance is amended to permit coffee shops, delis, and similar uses desired by the neighbors.
9. A voluntary traffic study was completed to confirm that the Project will not create traffic impacts. The City Staff have confirmed that the study demonstrates that the Project will reduce traffic from the existing condition; Trip generation figures for a Mixed Use development show no impacts to traffic or function of intersections. The study includes proposed safety improvements to the intersection of 11th St and Little High Street, for which the applicant has agreed to covered the cost of installation. Detailed information, including the Traffic Study and Summary memo are attached. (See Exhibits G, H & I)

The proposed redevelopment of 1011 East Jefferson Street and the requested Special Use Permit provide a custom solution for the redevelopment of this Property without creating any adverse impacts, and that reduces the vehicle trips compared to the existing use or a by-right development. The Project adds affordable and mid-range housing options close to downtown, and supports numerous goals of the City's Comprehensive Plan, as detailed in the attached Comprehensive Plan summary document. In this case, the Special Use Permit is more beneficial to the community and much less impactful than the by-right massing and many of the by-right uses allowed. The Property serves as a good transition, both in use and massing, between residential housing to the east and office/commercial uses to the west. For more detailed information, please review the attached documents.

We appreciate your consideration of this request, and would be happy to address any questions or comments you may have about the Project. Please feel free to contact me if I can be of assistance.

Sincerely,



Valerie W. Long

cc: Jefferson Medical Building Partnership

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Exhibit M

Cover Page to February 21, 2017 Submission

WILLIAMS MULLEN

Direct Dial: 434.951.5709
vlong@williamsmullen.com

February 21, 2017

Via Hand Delivery

Carrie Rainey, RLA
Urban Designer
Department of Neighborhood Development Services
Charlottesville, VA 22903

RE: 1011 E. Jefferson Street – Proposed Mixed Use Building

Dear Ms. Rainey:

On behalf of our client, Jefferson Medical Building Partnership (the “Applicant”), the owners and developers of the property located at 1011 E. Jefferson Street (the “Property”), we are enclosing updated materials in connection with the proposed mixed use building (the “Project”) and the special use permit application that was previously submitted in connection with the Property. In connection with the Project, we enclose the following documents:

Exhibit A	Compliance with General Standards for Issuance of a Special Use Permit
Exhibit B	Comprehensive Plan Goals Summary
Exhibit C	Conceptual Plan
Exhibit D	Suggested Conditions of Approval
Exhibit E	Building Renderings: Updated Design February 2017
Exhibit F	Building Renderings: June 22, 2016 Submittal Package
Exhibit G	Summary Memo of Traffic Study and Trip Generation Tables
Exhibit H	Traffic Study: September 2016
Exhibit I	Trip Generation Tables for Mixed Use: February 2017

We would like to highlight that our Traffic Study was supplemented in February 2017 from our previous proposal to account for the proposed inclusion of up to 10,000 square feet of commercial space along 10th Street (See Exhibit I). At the Planning Commission public hearing, there were several comments made expressing skepticism for the Traffic Study’s conclusions. While we appreciate and respect any sensitivity to traffic congestion, we ask that City Council and the public recognize the fact that the Traffic Study was conducted by licensed traffic engineers who specialize solely in traffic analysis. These professionally trained engineers with decades of experience in the field, in combination with City staff, have confirmed the accuracy and reliability of the Traffic Study.

We would also like to highlight how we believe the Project is consistent with the City’s Comprehensive Plan, as most strongly evidenced by the following quote from the Housing Section of the City’s Comprehensive Plan:

“The equality and diversity of the City of Charlottesville’s housing stock creates the basis for viable neighborhoods and a thriving community. In order to be a truly world class city, Charlottesville must provide sufficient housing options to ensure safe, appealing, environmentally sustainable and affordable housing for all population segments and income levels, including middle income. Consequently, City neighborhoods will feature a variety of housing types, housing sizes and incomes all within convenient walking, biking or transit distances of enhanced

community amenities that include mixed use, barrier free, higher density, pedestrian and transit-oriented housing at employment and cultural centers connected to facilities, parks, trails, and services.”

With these highlights in mind, the Applicant requests the approval of a special use permit to allow an increase in the density at the Property, as permitted by Section 34-480 of the City Zoning Ordinance. The applicant proposes to increase the density from 21 dwelling units per acre (“DUA”) to a maximum of 87 DUA; on the 1.45 acre site, up to 126 units would be allowed, including mid-range and affordable units.

The special use permit process provides the ability to work collaboratively with City staff and the surrounding community to create a project that is far superior to what is allowed by-right in the B-1 zoning district. In this case, the special use permit application process encouraged community collaboration and led to an evolution in the building’s design. The result is a reduction in overall building mass, and a well-articulated building that steps down in height and transitions appropriately towards the nearby lower density areas of the Little High Neighborhood. The lower height of the building along 11th Street was a specific suggestion of the Little High Street Neighborhood Association. The process has also led to a greater level of architectural detailing than originally proposed, a proven reduction in traffic, more activation of the streetscape and extensive pedestrian enhancements.

The 1.45 acre Property has frontages on 10th Street, East Jefferson Street and 11th Street and is located in a B-1 zoning district. Parcels immediately adjacent to the site are zoned North Downtown Mixed Use zoning on two sides of the Property and B-1 on the other two sides. The Property is surrounded entirely by commercial uses and commercially and mixed used zoned land. The Property is located just blocks off the Downtown Mall within easy walking distance of shops, restaurants, entertainment venues, and community facilities such as City Hall and the Jefferson Madison Regional Library. Also within walking distance are over 3,000 jobs including numerous major employment centers of the City, such as the CFA Institute, Lexis Nexis, Merkel (formerly Rimm-Kauffman Group), Apex Clean Energy, Worldstrides, The City of Charlottesville, Silverchair, Willow Tree Apps, HemoShear, Manchester Capital Management, Vibethink, Ting, Coronal Development Services, Quantitative Investment Management, S + P Global Market Intelligence, Red Light Management and many others. These employers are working to attract young professionals, many of whom desire to live in the downtown area. At the same time, the City has the goal of attracting even more innovative companies. Such companies insist on downtown locations and housing opportunities within walking and biking distance for their employees. As Tom Murphy, the former Mayor of Pittsburgh, stated in his remarks at the recent Urban Land Institute program on *Stimulating Entrepreneurial Culture Through Public Private Partnerships*, it is important for the City to figure out “how to keep the next Mark Zuckerberg from graduating from UVA and then leaving town.”

The Applicant proposes to replace the existing suburban style two story medical office structure and associated surface parking areas. The medical office building was constructed in 1972 and has outlived its use for medical offices; due to significant changes in the way that health care is now delivered, including the need for larger exam rooms, integrated technology, additional equipment, and new building standards.

DENSITY AND AFFORDABLE HOUSING OPTIONS

Additional housing, and specifically multifamily housing near downtown, is essential to the continued success of our City. As determined by the City’s recent *Comprehensive Housing Analysis and Policy Recommendations - Affordable and Workforce Housing*, prepared by Robert Charles Lesser & Co. Real Estate Advisors, dated January 13, 2016, there is “a strong rental market in Charlottesville that suggests an unmet demand in the City.” (p. 10). The analysis further notes the following:

- “Annual absorption is the closest measure for demonstrated rental demand and has averaged over 400 units per year since 2013. Annual absorption has exceeded the new supply delivered and suggests pent-up demand for additional rental units.” (p. 10)
- “Young Singles and Couples are the only key market segment identified in the matrix that primarily rent their homes, and a lack of available rental product has likely limited their ability to obtain housing in the City. This market segment could be much larger if desirable housing was available.” (p. 16)

By allowing a density of 87 dwellings per acre, City Council can encourage mid-range and affordable housing in the area where it is needed most, close to services and employment. Otherwise, by-right densities ensure that only luxury condominiums or 4 bedroom student housing units will be built near downtown, and housing costs will continue to rise. In fact, density as currently defined by the Zoning Ordinance, without reference to number of bedrooms, is meaningless as a tool to evaluate for smaller, more affordable units. For example, a by right project containing four bedroom units on this site yields a maximum of 120 bedrooms. A project with 87 dwelling units on this same site could yield 126 one bedroom units, or 126 bedrooms. Thus, the highest density possible for B-1 district can be equivalent to a by-right project, the only difference being that smaller one bedroom units are provided.

Local regulations treat a one bedroom dwelling unit the same as a four bedroom dwelling unit in how density is defined, the impact of the one bedroom unit is much less than a four bedroom unit. By only focusing on the density of units, rather than the more logical density of bedrooms, projects with smaller, more affordable units have a higher unit density, and are perceived as a negative by nearby neighborhoods, even though the actual impacts of the project are far less than a similar low density project with larger units and more bedrooms. This results in discrimination against these smaller, more affordable units, and is in direct conflict with the City’s affordable housing goals expressed in the 2013 Comprehensive Plan.

Although the Applicant is requesting a density of up to 87 DUA, the Special Use Permit request includes a condition limiting the development to a maximum of 180 bedrooms in a mixture of one and two bedroom units, or only 60 more bedrooms than permitted in the by-right scenario. A healthy unit mix of smaller apartments near downtown that target young professionals, as proposed for 1011 East Jefferson, means the City is gaining an exceptional development that directly addresses the needs identified in the City’s 2016 Housing Study. In addition, the Project will be one of the first to provide actual affordable housing units near downtown. The Project will benefit the community and implement the goals of the comprehensive plan to establish mixed-income housing within convenient walking, biking and transit distances of business districts, the downtown mall, and shopping areas.

Given that the massing, height and uses of the building are allowed as of right by the Zoning Ordinance, this Special Use Permit application concerns a question of impacts specifically associated with the additional residential units requested. The submittal materials attached, including a full traffic study and memo summarizing the traffic study and with trip generation figure alternatives that account for the proposed flex space, clearly demonstrates there is no substantive traffic impact from the additional units or the development as a whole.

TRANSITION OF FORM AND USE

The Zoning Ordinance defines the intent of the B-1 district as follows,

The B-1 business district is established to provide for service-type businesses and office uses of a limited size, which are open primarily during daytime hours. The intent of the B-1 regulations is to provide a transitional district between residential areas and other commercial areas of the city.

1011 East Jefferson Street is a logical transition point from surrounding commercial properties to the west (including the Downtown Mall) and low density residential to the east, as envisioned by the purpose and intent of the B-1 zoning district stated above. The Property is immediately buffered by a mix of commercial uses and zoning; it is not adjacent to any properties zoned low density residential. Instead, the site is located along the corridor of 10th Street NE, in an area primarily zoned Downtown North Mixed Use.

The proposed mixed use development consists of all one and two bedroom residential units over hidden subsurface parking with up to 10,000 square feet of 'flex space' in the ground floor along the 10th Street frontage that can be used as either commercial or residential uses. The Applicant feels strongly that a commercial use is appropriate along 10th Street, and would be an enhancement to the proposed residences. The community has also expressed support for commercial space at this location. Unfortunately many of the uses that would be most welcomed and beneficial to the neighborhood, such as a coffee shop or deli, are not currently allowed within the B-1 zoning district, so flexibility of use is necessary until the zoning ordinance allows such uses in the B-1 district. The Project will remain entirely residential along the 11th Street frontage, matching the residential character of the neighborhood beyond.

Also in consideration of the character of the neighborhood beyond 11th street, this submittal includes a significant reduction to the proposed building height along 11th Street, recognizing the desire of nearby residents to have a smaller massing and less intense uses on this more residential side of the Project. In fact, the building height for the half of the building closest to the neighborhood is 33 feet tall, which is actually less than the 35 height maximum for low density residential districts. The exterior of the building will consist primarily of brick, and is designed to match the scale and pattern of existing neighborhood structures along East Jefferson Street with two story townhouse style units. After the first two stories, the proposed building will significantly step back from the street. Thus, the perception of the overall building mass is reduced and the form of the building mirrors that of smaller scale residential uses. Architectural renderings of the building (both older designs and updated design) in context are included with this submittal (See Exhibits E & F).

The Project is also designed to enhance the overall pedestrian experience through improvements to the streetscape such as street trees, low sitting walls, pedestrian bulb-outs and crosswalks, outdoor meeting areas and plazas, as well as additional landscaping around the building. In addition, this site is one of the first developments to incorporate guidelines from the newly adopted Streets that Work Plan. Moreover, the Applicant is providing an abundance of garage parking spaces to accommodate all the residential and guest parking for the building, leaving on-street parking spaces available for the adjacent properties.

UPDATED CONCEPT PLAN AND PROJECT DESIGN

The Special Use Permit request for 1011 East Jefferson Street has been under review by the City for approximately one year. During that time, the Applicant has worked closely with staff and community members, resulting in a Project that has been redesigned twice, with significant changes each time meant to address community input and create the best design for this specific site. The Applicant has hosted large community meetings, as well as attending several smaller meetings with the Little High Neighborhood Association and other property owners in the area. Following these meetings, the Applicant has made significant revisions to the building design and concept plan, including the following:

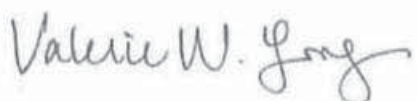
1. Reduction of building massing to be 40% smaller than the by-right massing through extensive setbacks and by stepping back the upper floors of the building.
2. Reduction of the building footprint by adding an on-site alley on the north side of the parcel to better accommodate residents accessing and leaving the site, in response to the community's concerns regarding the original proposal having only a single entrance and exit onto 11th Street. The alley provides sufficient space for vehicles to queue on site rather than blocking traffic along 11 Street.
3. Addition of townhouse style units that will have front doors with direct pedestrian access from East Jefferson Street and 11th Street, which will help activate the streetscape and create a better sense of place. Careful articulation along East Jefferson Street to directly relate to the existing buildings on the other side of the street.
4. The newly designed building that steps down towards 11th Street reduces the perceived mass by creating the appearance of two separate buildings with a central courtyard. Reduction of the height of the building along 11th Street to 33 feet, meaning this part of the project is shorter than the 35 foot height maximum in the R-1 zoning district.
5. Addition of streetscape elements along East Jefferson, 10th Street, and 11th Streets to improve the streetscape, including front porches, low sitting walls, outdoor meeting areas and plazas.
6. The two parking levels are now entirely below-grade and thus not visible.
7. Addition of solar panels to help offset the electrical usage within the common areas of the building.
8. Inclusion of 10,000 square feet of Commercial/Residential "flex space" along 10th Street, which will be commercial space if the Zoning Ordinance is amended to permit coffee shops, delis, and similar uses desired by the neighbors.
9. A voluntary traffic study was completed to confirm that the Project will not create traffic impacts. The City Staff have confirmed that the study demonstrates that the Project will reduce traffic from the existing condition; Trip generation figures for a Mixed Use development show no impacts to traffic or function of intersections. Detailed information, including the Traffic Study and Summary memo are attached. (See Exhibits G, H & I)

The proposed redevelopment of 1011 East Jefferson Street and the requested Special Use Permit provide a custom solution for the redevelopment of this Property without creating any adverse impacts, and that reduces the vehicle trips compared to the existing use or a by-right development. The Project adds

affordable and mid-range housing options close to downtown, and supports numerous goals of the City's Comprehensive Plan, as detailed in the attached Comprehensive Plan summary document. In this case, the Special Use Permit is more beneficial to the community and much less impactful than the by-right massing and many of the by-right uses allowed. The Property serves as a good transition, both in use and massing, between residential housing to the east and office/commercial uses to the west. For more detailed information, please review the attached documents.

We appreciate your consideration of this request, and would be happy to address any questions or comments you may have about the Project. Please feel free to contact me if I can be of assistance.

Sincerely,



Valerie W. Long

Attachments

Exhibit A	General Standards for Issuance of a Special Use Permit
Exhibit B	Comprehensive Plan Goals Summary
Exhibit C	Conceptual Plan
Exhibit D	Suggested Conditions
Exhibit E	Building Renderings: Updated Design February 2017
Exhibit F	Building Renderings: June 22, 2016 Submittal Package
Exhibit G	Summary Memo of Traffic Study and Trip Generation Tables
Exhibit H	Traffic Study: September 2016
Exhibit I	Trip Generation Tables for Mixed Use: February 2017

cc: Jefferson Medical Building Partnership

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



Agenda Date:	July 5, 2017
Action Required:	Make a determination to either uphold or overturn the decision of the Board of Architectural Review (BAR)
Presenter:	Mary Joy Scala, Preservation & Design Planner, Department of Neighborhood Development Services (NDS) Melanie Miller, Chair, BAR
Staff Contacts:	Alex Ikefuna, Director, NDS
Title:	1521 University Avenue - Appeal of Board of Architectural Review (BAR) decision to deny a cell antenna concealment feature

Background:

The format for an appeal of a BAR decision is: (1) staff report; (2) appellant's presentation; and (3) the BAR's position presented by the Chair of the BAR, Ms. Miller.

The zoning ordinance requires that an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR....In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria [standards for review] set forth within section 34-276 or 34-278, as applicable, and any other information, factors, or opinions it deems relevant to the application. [ATTACHMENT 1. ADC District Criteria and Standards and Guidelines]

1521-27 University Avenue "the Kenmore Building" was built in 1925 as a commercial duplex. It is a contributing structure in the Corner Architectural Design Control (ADC) district, and in the Rugby Road- University Corner National Register and Virginia Landmarks Register District. It is located opposite the UVA grounds. Mincer's has occupied the building since the late 1950's [ATTACHMENT 2. Historic Survey of the Kenmore Building (Mincer's)].

On April 18, 2017, the BAR reviewed three applications for Verizon Wireless, all located within ADC districts at the Corner and in Venable neighborhood. The BAR approved two of the applications, both located on non-contributing buildings, but denied (5-2) with Schwarz and Graves opposed) the proposal for a cell antenna within a "faux chimney" concealment feature to be located on the center of the flat roof of Mincer's, and related telecommunication equipment to be located on the outside of the east wall above the Virginian. [ATTACHMENT 3. BAR staff report April 18, 2017]

The BAR's full motion was:

Gastinger moved and Balut seconded to deny a certificate of appropriateness (COA) for BAR 17-04-02, proposing installation of wireless communication transmission equipment on the roof of a building located at 1521-1527 University Avenue, because the proposed

installation(s) and concealment feature is NOT architecturally compatible with the character of this property or the Corner ADC District. The nature and placement of the proposed “chimney” is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building. The following Standards and Guidelines are referenced:

- *Standard #3 for the review of construction and alterations related to the interior standards for rehabilitation [Sec 34-276 (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant]*
- *page 25 related to roofs*
- *page 28 related to building exterior roofs.*

(NOTE: A new BAR member referenced the Secretary of Interior’s Standards instead of the ADC district Standards and Guidelines. The ADC Guidelines *are based upon* the Secretary of Interior’s Standards, which are available online, and which apply to the rehabilitation of any contributing building in any historic district in the United States. The pertinent ADC Standards and Guidelines were included in the April 18, 2017 staff report for the BAR’s consideration.)

Discussion:

In 2012, congress enacted the “Spectrum Act” to facilitate expansion of wireless broadband services. Localities cannot deny, and must approve, the proposed placement of antennas on existing towers and base stations, if the physical dimensions of the tower or base station will not be substantially changed. *Note that the approval of even a single antenna on a building makes that building into a new “base station.”*

As a result of the 2012 federal “Spectrum Act,” the Telecommunication Facilities section of the City’s zoning ordinance was changed in September of 2016. Pertinent sections are:

Sec. 34-1073. Design control districts.

(a) Within the city's historic and entrance corridor overlay districts attached communications facilities that are visible from any adjacent street or property are prohibited; provided, however, that by special use permit city council may authorize such facilities on a specific lot.

Sec. 34-1080. Visibility and placement....

(b) Attached communications facilities that are permitted only if not visible from adjacent streets or properties shall comply with the following standards:

(1) Such facilities must be concealed by an architectural feature or lawful appurtenance of the support structure, provided that ground-level equipment may be concealed by landscape screening.

(2) The concealment referenced in [subsection] (b)(1), above, shall be provided to such an extent that the communications facilities cannot be distinguished from the architectural feature, appurtenance, or landscape plantings used to conceal them.

(3) Within a design control district, any exterior construction, reconstruction, and alteration proposed for the purpose of providing concealment for any component of a communications facility requires a certificate of appropriateness.

For any COA application, the BAR must approve an application *unless it finds* the proposal does not meet ADC district standards, or applicable guidelines, and the proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located.

In making their determination in this case, the BAR considered that currently, there is no existing telecommunications equipment on the roof of Mincers. A memo dated September 24, 2015, sent by the Chief Deputy City Attorney [ATTACHMENT 4. City Attorney Telecomm Issues memo], emphasizes the significance of the *first* approval of telecommunication equipment on a building:

“Upon approval of even a single antenna to be located on an existing building, the City creates an „existing base station””. Therefore, collocations of new or replacements antennas cannot be denied if federal criteria are met.”

The BAR determined that the proposed equipment and the specific type of proposed concealment, the “faux chimney” screening, would adversely affect the character of this property within the ADC District, because “The nature and placement of the proposed „chimney” is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building.”

(Notes: The applicant’s “Determination of Visual Effects” consultant report by Stantec, duplicated in Exhibits A and H, [ATTACHMENT 6 Applicant’s Appeal Submittal] incorrectly states that the Mincer building (VDHR # 104-133-52) has not been individually surveyed, and incorrectly identifies the National Register District in which it is located.

The applicant makes the argument that there already exist many examples of rooftop equipment and appurtenances in the environs, including a photo in Exhibit F that actually depicts the UVA smokestack that is located across University Avenue on JPA and that is incorrectly described in the applicant’s letter as a “cylindrical chimney” on the building east of College Inn.)

Alignment with City Council’s Vision and Strategic Plan:

Upholding the BAR’s decision aligns with Council’s vision for *Charlottesville Arts and Culture*: Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources. It contributes to Goal 2 of the Strategic Plan, to be a safe, equitable, thriving and beautiful community, and objective 2.5, to provide natural and historic resources stewardship.

Community Engagement:

The abutting owners were required to be notified of the Certificate of Appropriateness application. Staff received five emails from the public in opposition to the proposed cell antenna. [ATTACHMENT 5. Opposition letters received] In addition, the Chair received four additional letters in opposition. One member of the public also participated in the public comments portion of the BAR meeting.

Budgetary Impact:

None.

Recommendation:

Council must consider the written appeal; and the BAR's determination based on ADC district criteria, standards and guidelines, and based on the proposal's incompatibility with the property and the character of the district; and Council may consider any other information, factors, or opinions it deems relevant to the application.

Staff recommends that City Council uphold the BAR's decision.

Alternatives:

1. City Council may determine that the BAR's decision to deny the certificate of appropriateness for a proposed telecommunications facility on 1521 University Avenue was correctly made, and may therefore uphold the BAR's decision and deny the COA.
2. City Council may determine that the BAR's decision to deny the certificate of appropriateness for a proposed telecommunications facility on 1521 University Avenue was incorrectly made, and may overturn the BAR's decision and approve the COA.

POSSIBLE MOTION (denial) or RESOLUTION (approval) FOR BAR APPLICATION 17-04-02 (1521-1527 University Avenue)

1. Denial Motion (to uphold the BAR's decision)

I move to deny a COA for **BAR 17-04-02**, proposing installation of wireless communication transmission equipment on the roof of a building located at **1521-1527 University Avenue**, because the proposed installation(s) and concealment feature is NOT architecturally compatible with the character of this property or the Corner ADC District. For the reasons noted in the BAR's April 18, 2017 decision, and for the reasons noted within the Staff Reports to both the BAR and this Council, the nature and placement of the proposed "chimney" is not typical or common within this ADC District, and is not in keeping with the character of the existing building.

2. Approval Resolution (to overturn the BAR's decision)

RESOLUTION APPROVING A COA FOR WIRELESS COMMUNICATION EQUIPMENT AT 1521-1527 UNIVERSITY AVENUE

WHEREAS, the Owner of property located at 1521-1527 University Avenue, Hampton Building Corporation, together with Cellco Partnership d/b/a Verizon Wireless, seeks a certificate of appropriateness to authorize the installation of certain wireless communication transmission equipment on the roof of the building located at that address (known as the Mincer's Building); and

WHEREAS, this City Council disagrees with the BAR's decision dated April 18, 2017 denying the requested COA, and this Council hereby finds that the proposed installation is architecturally compatible with the character of this property and of the Corner ADC District, now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA, that a certificate of appropriateness (“COA”) is hereby approved for **BAR 17-04-02**, proposing installation of wireless communication transmission equipment on the roof of a building located at **1521-1527 University Avenue**, subject to the following conditions:

Conditions of Council’s COA Approval:

Condition 1: All communications/ transmission equipment, and related facilities, shall be installed in accordance with a coordinated Concealment Plan, which shall be as follows:

- All communications/ transmission equipment, and related facilities, shall be disguised as architectural features, fixtures, or building appurtenances. Concealment elements created for the sole purpose of disguising or hiding such equipment and facilities shall be treated, considered and reviewed in the same manner as the architectural features, fixtures or appurtenances they mimic.
- In the aggregate, all architectural features, fixtures and appurtenances shall not exceed such number, and shall be of such massing, type and appearance, as may be compatible with similar features, fixtures and appurtenances on other building(s) within this ADC District. Approval of a concealment element for one installation does not guarantee approval of the same concealment element(s) for all future installations.
- All future installations of communications/ transmission equipment shall be in accordance with this Concealment Plan.

Condition 2: The current application proposes a single (1) antenna/data node, and related equipment and facilities, to be installed on the roof and east wall of the existing commercial building. Consistent with the above-referenced Concealment Plan, the concealment features of this proposed installation shall be as follows:

- The proposed 6.7” W x 23.6”H x 4.1”D antenna/data node shall be enclosed within a 60” H x 24” W x 24” D stealth concealment “chimney” designed and installed to have the appearance of a brick chimney.
- The concealment sleeve (“chimney”) shall be of a color, and shall have a texture, that closely matches the bricks and mortar of the building’s façade. The concealment sleeve shall be mounted to have a height less than or equal to four (4) feet (or 41” above grade) above the existing parapet wall (that is 37” above grade), and no portion of the antenna/ data node within the sleeve shall extend above the concealment sleeve.
- The proposed antenna/ data node shall be mounted on a 7” x 7” non-penetrating, ballasted sled with the centerline placed 18” from the east wall and 34” from the north wall in the center of the roof of the building. No portion of the sled shall be visible at ground level from any adjacent street or property, unless it is disguised as part of the “chimney”.
- Related equipment and cabinets supporting the operation of the antenna/ data node, shall be mounted on the east side of the existing building, behind the existing parapet wall that is 12 ” above grade and currently screens HVAC units and other rooftop facilities. The application represents that there will be several pieces of equipment mounted within an area no larger than 8” L x 4” H x 10.8”D with the top of all equipment mounted no higher than the south parapet wall that is 4.7” above the lower roof line. All conduit and equipment cabinets shall be painted to match the wall on which it is mounted.

Attachments:

1. ADC District Criteria [Zoning Ordinance Section 34-284 (b)] and Standards for Review of Construction and Alterations [Zoning Ordinance Section 34-276] and pertinent ADC District Guidelines
2. Historic Survey of the Kenmore Building (Mincer's)
3. BAR staff report April 18, 2017
4. City Attorney Telecomm Issues memo
5. Opposition letters received
6. Applicant's Appeal Submittal

ATTACHMENT 1. ADC District Criteria [Zoning Ordinance Section 34-284 (b)] and Standards for Review of Construction and Alterations [Zoning Ordinance Section 34-276] And pertinent ADC District Guidelines (all included in April 18, 2017 BAR staff report)

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

(Section 34-276) Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design and Elements

H. Utilities and Other Site Appurtenances

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
- 2. Screen utilities and other site elements with fences, walls or plantings*
- 3. Encourage the installation of utility services underground.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

ATTACHMENT 2. Historic Survey of the Kenmore Building (Mincer's)

Architectural And Historic Survey



Identification

STREET ADDRESS: 1525-1527 University Avenue	HISTORIC NAME: Kenmore Building
MAP & PARCEL: 9-82	DATE / PERIOD: 1923
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 3 storeys
ORIGINAL OWNER: Eugene Hildreth, Fannie P. Brady and William S. Brady	DIMENSIONS AND LAND AREA: 59.3' x (3904 sq. ft.)
ORIGINAL USE: Grocery/Men's Clothing Store	CONDITION: Good
PRESENT USE: Tobacconist and Bookstore	SURVEYOR: Bibb
PRESENT OWNER: Hampton Building Corporation	DATE OF SURVEY: Summer 1986
ADDRESS: 1527 University Avenue	SOURCES: City Records Ch'ville City Directories
Charlottesville, Virginia 22903	Sanborn Map Co. - 1920, 1929-57
	Eddins, Around the Corner After World War I

ARCHITECTURAL DESCRIPTION

This duplex store building with apartments above is three storeys tall and two bays wide. Wall construction is of brick, laid in stretcher bond on the facade and east side and 4-course American-with-Flemish bond on the Elliewood Avenue elevation. Brick quoins mark the corners and separate the bays on the facade and the first bay on the Elliewood elevation. Both storefronts have recessed entrance loggias at the eastern side with 15-light doors and 3-light transoms. (The entrance to the eastern store room was closed in 1986). The eastern storefront has a slate pentroof with a steep half-timbered central gable with a scalloped bargeboard and a finial and pendant. The display window is in the form of a Victorian veranda, with turned posts at the corners and a turned balustrade below. There was once an arched opening between this entrance loggia and the one in the building to the east, from which an open stair gives access to the basements of both buildings. The western storefront is much plainer. There is a sign at the level of the other's pent-roof, and both probably cover glass-brick panels matching the one remaining in the first bay of the side elevation. A brick cornice with mousetoothing extends across both storefronts. Second and third storey windows on the facade are segmental-arched tri-partite compositions consisting of a 6-over-6 light window flanked by two narrow 1-over-1 light windows. A wooden cornice with modillions extends across the facade and along the Elliewood Avenue elevation below a plain brick parapet. The building extends back eight bays along Elliewood Avenue. In all but the end bays, there are segmental-arched 6-over-6 light windows at the upper levels and short and high segmental-arched windows (now closed) at the first storey level. In the rear bay, a frontispiece entrances gives access to the apartments above. Fluted pilasters carry an entablature with triglyphs and dentil moulding. The name KENMORE is over the door. Fenestration on the rear elevation is irregular, with windows on the stair landings.

HISTORICAL DESCRIPTION

Eugene Hildreth, Fannie P. Brady and William S. Brady purchased this lot in 1923 (City DB 42-274; 43-41, 440; 45-453). Tax records show that this building was erected the same year, and it appears on a plat in 1924 (DB 46-495). Mrs. Brady eventually acquired full ownership (WB 3-413, 436; DB 85-270), and she sold to W. D. Haden in 1943 (DB 114-227). Hampton Building Corporation bought it from his estate in 1970 (WB 5-333, DB 317-468). The eastern store room was occupied by Collins, Inc., a men's clothing store, from the mid-1930's until the mid-1950's, and then by Rohmann's University Sport Shops until 1986. Two grocery stores, the Cash and Carry and then the A & P, occupied the western store room in its first decade. Then it housed a restaurant called The Corner Shops from the mid-1930's until the mid-1950's. It has housed Mincer's Pipe shop since the late 1950's. The basement was occupied by a pool room in the 19330's and 1940's.

Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Joe Eddins, Around the Corner after U.S. I, 1977.

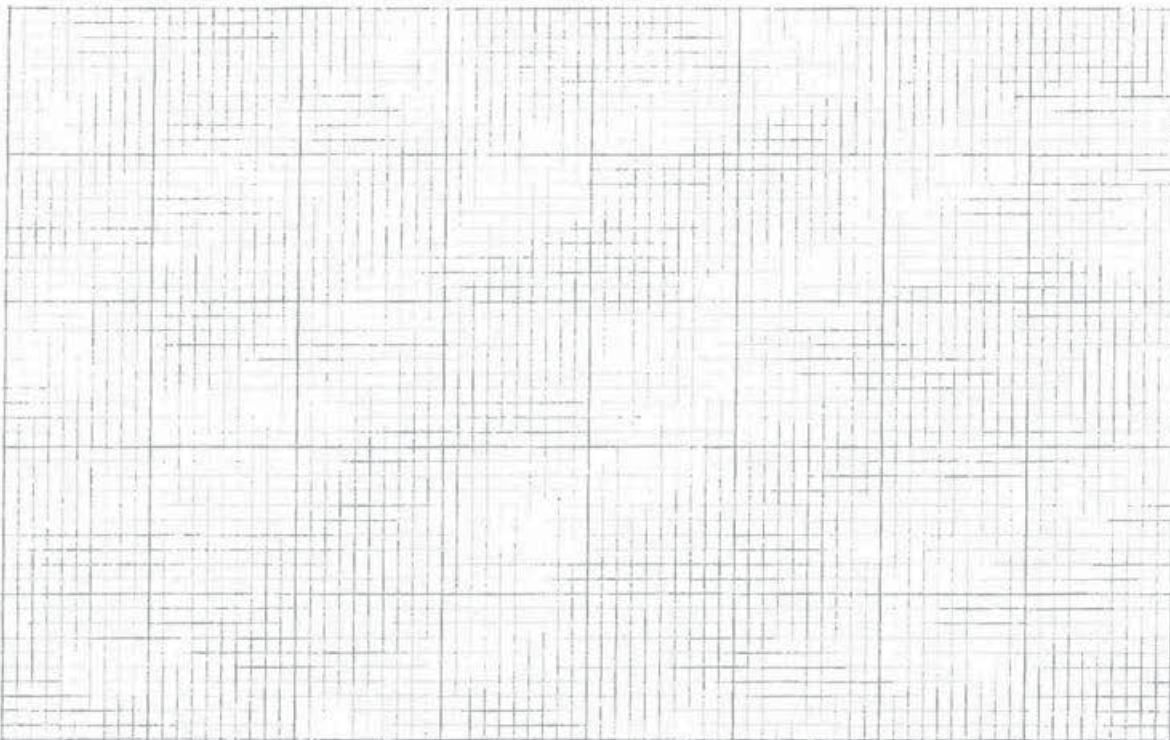
Primary sources (Manuscript documentary or graphic materials: give location.)

1920 Sandhorn Map Alderman Library U of Va.

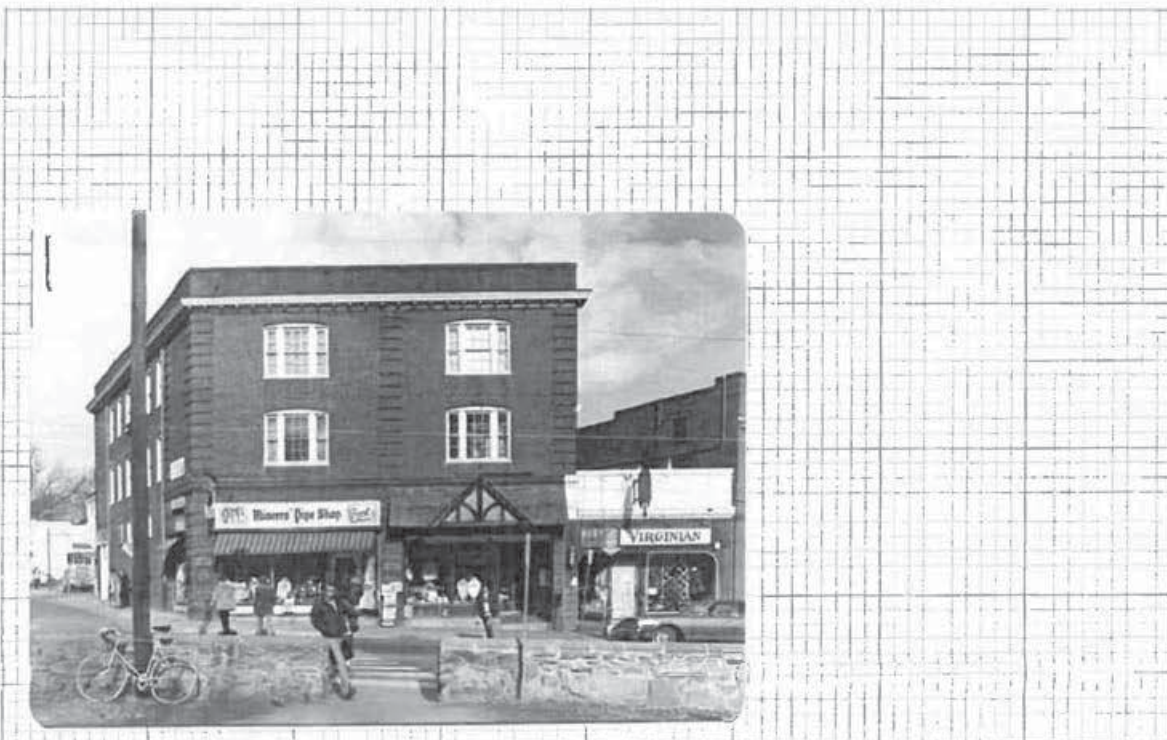
Names and addresses of persons interviewed

Mr. John Williams, Anderson's Bookstore

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder:

Karen Rimmer U of Va Arch. History Grad Student

Date

March 1980



Date 3/10/40 File No. 104-133-50
 Name 201.06 Republic (Minerals)
 Town Greenville, 1500 E. 1st St.
 County _____
 Photographer J. F. Smith
 Contents 2 P. 4. 1. 1. 1. 1.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

RUGBY ROAD-UNIVERSITY CORNER HISTORIC DISTRICT, CHARLOTTESVILLE, VA

Continuation sheet #43

Item number 7

Page 43

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date entered

7. DESCRIPTION -- Inventory (continued)

UNIVERSITY AVENUE (continued)

1500 Block (continued)

1517 (Sophie's): Dance hall on main floor. Neo-Georgian Commercial. Ca. 1920s. Brick (random American bond); 2 stories; parapet roof; 4-bay front, including angled bay at E corner of building. Entry located in arched recess flanked by brick pilasters; Classical cornices above first and second stories. From 1942 to 1983, this Neo-Classical commercial building housed the University Cafeteria, one of the area's most popular eating establishments.

1521-23 (The Virginian): Restaurant; shops in basement. Commercial Vernacular. Ca. 1920s. Brick (stretcher bond); 1 story; parapet roof; asymmetrical 3-bay front; recessed entry to basement shops; modern shopfront of traditional form and materials. This single-story brick structure repeats the parapet roof and mousetooth brick cornice of its neighboring 1920s commercial buildings.

1525-27 (Kenmore Building): Shops on first floor, apartments above. Decorated Vernacular. Ca. 1920s. Brick (stretcher bond); 3 stories; parapet roof; 4-bay front. Rusticated brick quoins; corbelled mousetooth brick cornice above shopfronts; wooden modillion cornice below parapet; triple windows with segmental-arched heads; shopfront at No. 1525 features decorative Tudor-style cross-gable with mock half-timbering and scalloped bargeboards. Occupying a prominent corner lot at the intersection of Elliewood Avenue, this handsome 3-story brick building features a Tudor-style shopfront at No. 1525. Next door at No. 1527 is Mincer's tabacconist and bookseller, for over three decades one of the most popular shops on the Corner.

1600 Block

1601 (Stevens-Shepherd Building; Arnette's): Department store. Neo-Georgian Commercial. Ca. 1925. Brick (stretcher bond); 2 stories; parapet roof; symmetrical 3-bay front. Round-arched shop windows; recessed arched entry with large traceried fanlight; wooden entablature above first story, and corbelled brick cornice above second story. This attractive Neo-Georgian commercial building housed the Stevens-Shepherd Company, an exclusive men's clothing store, from the 1920s to the early 1960s.

*1609 (Burger King): Restaurant. Vernacular. Built 1972. Brick veneer (stretcher bond); 1 story; "clip-on" mansard roof; symmetrical 3-bay front with large plate-glass windows. This modern building is relatively inconspicuous, being set back from the street with a gigantic hickory tree in front of it.

ATTACHMENT 3. BAR staff report April 18, 2017

CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT April 18, 2017



Certificate of Appropriateness Application

BAR 17-04-02

1521 University Avenue

Tax Parcel 090082000

Hampton Building Corporation, Owner/ Verizon, Applicant

Proposed cell antenna

Background

1521 University Avenue is a brick commercial vernacular structure circa 1925. It is a contributing structure in the Corner ADC District, and in the Rugby Road- University Corner National Register District.

It is a 3-bay vertical frame with boarding below, one story parapet, with a flat roof. It has a corbelled cornice below the parapet with an angle recessed doorway in the west bay leading to a basement stairway. It also has a recessed entrance in the center bay, and a single plate glass window. After World War I the building housed a sandwich and soda fountain run by Mr. Billy Gooch and Ellis Brown. (The historic survey is attached.)

Application

The applicant is requesting approval the installation of a new attached, concealed, wireless telecommunications facility to be installed on the roof of the Mincer's UVA Imprinted Sportswear. This data node facility will consist of a 6.7"(W) x 23.6"(L) panel antenna that will be mounted using a non-penetrating, ballasted sled and enclosed within a stealth concealment chimney near the center of the roof. The chimney will be designed to look like bricks, using color and textures that closely match the bricks and mortar of the existing building. It will extend 4 feet above the highest point of Mincer's building wall.

The supporting base station transmitting equipment will consist of a radio cabinet that is approximately 23.4"(L) x 19.4"(W) x 10.8"(D), two Remote Radio Heads and a fiber optic cable Diplexer (coupler), which will be mounted on the side building wall with access to be provided from the roof of The Virginian restaurant.

The applicant states that this equipment, which is like various types of other electrical equipment will not be visible from University Avenue, due to the existing parapet wall the currently screens HVAC units and other rooftop utilities. Other views from nearby properties and the UVA grounds will be obscured and/or blocked completely by the walls of adjoining buildings and trees lining the southern side of University Avenue. The security cabinet can also be painted to match the existing wall or any other color that is deemed acceptable by the BAR.

Criteria and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (3) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (4) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design and Elements

H. Utilities and Other Site Appurtenances

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

- 6. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
- 7. Screen utilities and other site elements with fences, walls or plantings*
- 8. Encourage the installation of utility services underground.*
- 9. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 10. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

In 2012, congress enacted the "Spectrum Act" to facilitate expansion of wireless broadband services. Localities cannot deny, and must approve, the proposed placement of antennas on existing towers and base stations, if the physical dimensions of the tower or base station will not be substantially changed.

The Telecommunication Facilities section of the City's zoning ordinance was changed in September of 2016, due to the 2012 federal "Spectrum Act." Pertinent sections are:

Sec. 34-1073. Design control districts.

- (a) Within the city's historic and entrance corridor overlay districts attached communications facilities that are visible from any adjacent street or property are prohibited; provided, however, that by special use permit city council may authorize such facilities on a specific lot.*

Sec. 34-1080

- (a) Attached communications facilities that are permitted to be visible from adjacent streets or properties shall comply with the following standards:
 - (1) Such facilities shall be designed and located so as to blend in with the existing support structure. The facilities shall be attached to the support structure in the least visible location that is consistent with proper functioning of equipment. The colors of the facility and the attachment structure will be coordinated, and compatible neutral colors shall be utilized.
- (b) Attached communications facilities that are permitted only if not visible from adjacent streets or properties shall comply with the following standards:
 - (1) Such facilities must be concealed by an architectural feature or lawful appurtenance of the support structure, provided that ground-level equipment may be concealed by landscape screening.

Currently, there is not any existing telecommunications equipment on the roof of Mincers. The BAR should read the attached September 24, 2015 memo sent by the City Attorney on telecommunication issues, and decide if adding this proposed equipment and its screening will adversely affect the character of this property within the ADC District.

In a subsequent communication regarding 1521 University Avenue, she writes: *"The proposed attached [communications] facility is not visible from an adjacent street, so it is permitted by right in the CD, however, per 34-1080(b), concealment is required and, in an ADC District a COA is required for addition of a concealment feature. ...action on both the COA application and zoning verification will be completed within 60 days (this is not an eligible facilities request)."*

Staff would like to add while there may be little aesthetic impact on the overall property, putting telecommunications equipment on this roof will open up the property to the additions of more antennas in the future. Therefore, the BAR should discuss how future antennas would be screened. The city attorney writes, ***"Upon approval of even a single antenna to be located on an existing building, the City creates an 'existing base station'". Therefore, collocations of new or replacements antennas cannot be denied if federal criteria are met."***

The BAR may want further clarification of the appearance of the equipment to be located on the lower roof, and the conduits that will run along the rear of the building to make sure they will not have unexpected impacts.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed cell antenna and additional telecommunications equipment satisfy/do not satisfy the BAR's criteria and are compatible/ not compatible with this property and other properties in The Corner ADC District, and that the BAR approves/denies the application as submitted, (or with the following modifications...).

ATTACHMENT 4. City Attorney Telecomm Issues memo

From: [Robertson, Lisa](#)

Sent: Thursday, September 24, 2015 4:46 PM

Subject: Telecomm Issues

Members of the BAR and ERB,

I am writing to call to your attention two circumstances in which applications seeking approval for installation of telecommunications equipment will not be subject to BAR/ ERB review. Staff has two pending applications that must be approved per federal law, but we wanted to provide you with the following information before approval letters are sent out.

1. “Eligible Facilities Requests” pursuant to the Federal Spectrum Act.

You may or may not be aware that, in 2012, as part of the Middle Class Tax Relief and Job Creation Act, Congress enacted the “Spectrum Act” in order to (among other things) facilitate the expansion of wireless broadband services. Pursuant to Section 6409 of the Spectrum Act (codified at 47 U.S.C. Sec. 1455(a)) localities cannot deny, and must approve, the proposed placement of antennas on existing towers and base stations, if the physical dimensions of the tower or base station will not be substantially changed. The FCC regulations implementing the Spectrum Act requirements are attached to this e-mail.

In a nutshell: in cases where **(i)** an existing building currently serves as the support for any “transmission equipment”, including any antenna (together, the building and transmission equipment are referred to as an “existing base station”), **(ii)** the existing base station was reviewed and approved under the local zoning process, or an applicable state review process, **(iii)** the installation as proposed will not defeat any concealment element(s) of the building/ support structure, and **(iv)** the physical dimensions of the existing base station will not be substantially changed, then federal law prohibits the City from doing anything other than approving the application. Upon approval of even a single antenna to be located on an existing building, the City creates an “existing base station”. Thereafter, collocations of new or replacement antennas cannot be denied if federal criteria are met. Localities cannot make applicants comply with general submission requirements for site plans or other development reviews—for “Eligible Facilities”, the City may only require the submission of a minimal amount of information, as necessary to demonstrate that the federal criteria are met. The City is required to make a decision on an Eligible Facilities request within 60 days of the day on which the application is received. **Therefore, going forward, when NDS receives “Eligible Facilities” Requests, I am recommending that those requests be reviewed by staff in relation to the applicable criteria, and then approved by the Director of NDS without review by either the BAR or the Entrance Corridor Board.**

At the existing Monticello Hotel Building (500 Court Square) there are two pending applications (*see attached draft correspondence*). We have reached the 60-day deadline, and the applicants’ attorney is requesting a decision. For each: **(i)** the existing building serves as the support for numerous items of transmission equipment, including antennas; **(ii)** one or more of the existing equipment items located on the rooftop was previously approved by the City, either upon original installation, or subsequent replacement; **(iii)** none of the existing equipment is concealed by any feature of the building, so there are no existing “concealment elements” that could be defeated by additional [unconcealed] antennas, and **(iv)** we have two applications which, according to plans and the certification of an attorney, propose installation of antennas in

a manner that will not substantially change the physical dimensions of the existing base station. **It is my opinion that these two applications must be approved administratively by the Director, without going through zoning review procedures, because there are no local limitations or requirements (other than USBC requirements) that can be imposed on these installations.**

2. Certain “attached communications facilities” within historic and entrance corridor districts

Under Sec. 34-1073 of the City’s Zoning Ordinance, certain attached communications facilities are permitted uses within the City’s historic and entrance corridor districts. These permitted facilities, so long as they comply with certain height and dimensional requirements, are not subject to the requirement for a certificate of appropriateness—only a building permit is required. *See* City Code 34-1083. The facilities are as follows:

- Attached communications facilities that utilize utility poles, or other electric transmission facilities, as the attachment structure (subject to certain visibility requirements of Sec. 34-1080), and
- Other attached communications, e.g., antennas mounted on an existing building, if they are invisible (“not visible from any adjacent street or property”). Examples: antennas concealed within existing exterior light fixtures; antennas concealed within an existing chimney structure.

For these facilities, compliance with the visibility, placement and dimensional requirements of the Code must be verified by zoning staff administratively, prior to the building official’s issuance of a building permit.

Note: I will qualify the above by saying that, in the event a NEW structure is proposed to be added onto an existing building—to serve as the concealment mechanism for an antenna—for example, a fake chimney) then a certificate of appropriateness would need to be obtained for the new structure. (As part of that review, the BAR/ ERB should also address how subsequent antennas added to the same site will be concealed).

Recommendation: I recommend that, when the BAR or ERB receives an application seeking approval of the first antenna proposed on a building, the applicable review board (or staff granting administrative approval, if applicable) should consider requiring a comprehensive concealment plan demonstrating how that first, and each potential subsequent antenna, will be and remain concealed in the future. (See Paragraph 1, preceding above). If you don’t establish concealment requirements with the very first approval, then the new federal regulations don’t allow you to require concealment at the time when additional antennas are later proposed to be added.

We are planning to send the letters out tomorrow. Feel free to contact me with any questions.

Lisa

Lisa A. Robertson, Esq.

Chief Deputy City Attorney

City of Charlottesville| Office of The City Attorney

P: 434.970.3131 | robertsonl@charlottesville.org

ATTACHMENT 5. Opposition letters received

From: Chris Hendricks [mailto:chris@mincers.com]
Sent: Monday, April 17, 2017 1:59 PM
To: bar@charlottesville.org
Subject: Proposed Cell Tower on University Ave

Members of the Charlottesville Board of Architectural Review,

I arrived in Charlottesville in 1989 as a student at the University of Virginia.

I have lived and worked in our town since the fall of 1989.

The historic UVA Corner has been a second home to me for the last 26 years as a student at UVA, and then as an employee at Mincer's.

I am opposed to the cell tower being placed on the roof of our historic building.

A fake fiberglass chimney and cell tower have no place on a building listed on the National Historic Register.

Please reject the proposal to add a microcell to the roof at 1527 University Ave.

Thanks,

Chris Hendricks
UVA Class of 1993
chris@mincers.com

From: Suzanne Clark [mailto:sleighc6221@gmail.com]
Sent: Monday, April 17, 2017 4:13 PM
To: caschwarz83@gmail.com; Justin.sarafin@alumni.virginia.edu; Whit@evergreenbuilds.com; melanie@houseofmillers.com; bgastinger@gmail.com; corey.clayborne@gmail.com; earnst.emma@gmail.com; sbalut@hotmail.com; tmohr@tmdarch.com
Subject: Allowing Verizon Antenna

Good Evening,

I have been informed of the meeting this evening regarding Verizon and Mincers. I do not feel there should be an antenna allowed on the roof of Mincers. The corner is an Historic area, where tourists visit and spend money, and it should be protected.. Thank you for your consideration in this matter.

Sincerely, S. Clark

From: Jones, Susan [mailto:susan@pvcinc.com]
Sent: Monday, April 17, 2017 10:30 AM
To: caschwarz83@gmail.com; Justin.sarafin@alumni.virginia.edu; Whit@evergreenbuilds.com; melanie@houseofmillers.com; bgastinger@gmail.com; corey.clayborne@gmail.com; earnst.emma@gmail.com; sbalut@hotmail.com; tmohr@tmdarch.com
Subject: OPPOSED: Verizon Wireless antenna on top of Mincer's

Dear BAR members,

Please do not permit a Verizon Wireless tower (or any tower for that matter) to be placed atop the historical Mincer's building, or any other iconic buildings on University Ave. This area deserves the same protections as the other historical areas in Charlottesville and no technology should be visible from the lawn when looking over at The Corner buildings. I am a Verizon Wireless customer and never have any trouble getting connected anywhere on The Corner, so I do not see why this tower is even needed.

You are now the only the historical heart and soul of Charlottesville. The City Council seems determined to tear down old buildings, overbuild on any available property and cram any tax producing building in all corners of Charlottesville, without regard to historical significance, architectural continuity, neighborhood culture and maintaining our "Green City" status. We count on all of you to help protect these areas and are grateful for your work.

Kindest regards,

Susan Jones

Local property owner and townie (born and raised here)
1204 Edge Hill Rd.
Charlottesville, VA 22903
(804) 339-3941
Shjones000@aol.com

From: Mark Mincer [mailto:mark@mincers.com]
Sent: Monday, April 17, 2017 1:24 PM
To: BAR
Subject: OPPOSED: Verizon Equipment on The Corner

Members of the Board of Architectural Review,

I have worked here on The Corner for my grandfather, my father and now myself for over forty years. Unfortunately, I am now a tenant in this building, without direct input on decisions like this.

I am very much opposed to the Verizon equipment on our roof for many reasons including, but not limited to:

The addition of a false chimney is not in keeping with the historic character of this building that is listed on the National Historic Register and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adding a non-essential structure to the existing roof of a historic building could damage the integrity of the structure unnecessarily.

This structure, a fake chimney, will be visible during the early Spring, late Fall, and Winter months as you look East down The Corner from in front of the Bank of America building and the historic UVA grounds.

This changes the historic context of this building and is not in keeping with BAR guidelines for development in a Charlottesville Historic District.

For these reasons, I ask the Board of Architectural review reject the proposal to add a microcell structure on the rooftop of 1527 University Avenue.

Mark Mincer

President/Owner

<http://www.mincers.com>

Mincer's University of Virginia Imprinted Sportswear

1527 University Avenue

Charlottesville VA 22903

(434) 296-5687

fax (434) 971-8821

mincer@cstone.net

Mark Mincer [\[mailto:mark@mincers.com\]](mailto:mark@mincers.com)

Sent: Monday, April 17, 2017 2:04 PM

To: BAR

Subject: Legal Opinion on the Verizon equipment

Letter to me from John Little attached.

Mark Mincer

President/Owner

<http://www.mincers.com>

Mincer's University of Virginia Imprinted Sportswear

1527 University Avenue

Charlottesville VA 22903

(434) 296-5687

fax (434) 971-8821

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J. GREGORY WILB (VA, WV)
R. LEE LIVINGSTON
DAVID W. THOMAS (VA, DC)
E. KYLE MCNEW
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JORDAN E. MCKAY (VA, DC)
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Of Counsel
EDWARD R. SLAUGHTER, JR.

Retired
THOMAS J. MICHE
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CHRISTINE THOMSON

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(1946-2004)

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CHARLOTTESVILLE, VIRGINIA 22902-0298

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TELEPHONE: 434-951-7200 FACSIMILE: 434-951-7218

Direct Dial: (434) 951-7221 Direct Fax: (434) 951-7241 Email: jlittle@michiehamlett.com

April 3, 2017

Mr. Mark Mincer
Mincers, Incorporated
1527 University Avenue
Charlottesville, Virginia 22903

Via Email

Lease to Mincers, Incorporated

Dear Mark:

We have reviewed the lease dated July 2, 1992 between Hampton Building Corporation and Mincers, Incorporated and the letter dated March 14, 2017 from Tremblay & Smith, PLLC regarding whether the roof is part of the leased premises.

In Virginia, a lease is a conveyance of realty rather than a contract between landlord and tenant.

The lease provides for the lease of "... that certain property located at the northeast corner of Elliewood Avenue and University Avenue in the City of Charlottesville, Virginia, including the store premises now occupied by the Tenant, the space formerly occupied by University Sports Shop and the upper two floors of the said building, known as Kenmore Apartments." [Emphasis added.] This language effectively leases the entire building. The lease does not specifically exclude or reserve to the landlord the roof of the building or the air space above the roof. The lease does not contain a restriction that the tenant will not use the roof. The lease also contains a covenant of quiet enjoyment for the leased premises. The roof is not shared in common with any other tenant.

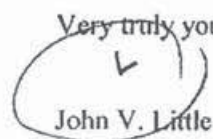
These facts are different from those in the Knable case cited in the letter. In the Knable case, the court found as determining facts the lease of a building (and not land), the lease of only part of the building, and the express agreement that the tenant would not use the roof. Here, the lease leases the property on the corner of Elliewood Avenue and University Avenue (including the building), the lease is for the entire building, and there is no agreement the tenant will not use the roof.

Based upon this analysis, the roof is part of the leased premises and subject to the landlord's covenant of quiet enjoyment and the landlord's obligation to maintain it.

I have enclosed a copy of the Knable case for your reference.

If you have any questions, please let me know.

Very truly yours,


John V. Little

Knable v. Martone, 195 Va. 310, 78 S.E.2d 638 (1953)

IN THE SUPREME COURT OF VIRGINIA
RICHMOND

**PERCY F. KNABLE, INDIVIDUALLY AND TRADING AS
KAY JEWELRY COMPANY, INCORPORATED**

v.

**DR. ALEXANDER L. MARTONE,
AND MID-TOWN DEVELOPMENT CORPORATION.**

Record No. 4105.

Decided: November 30, 1953.

Present, Hudgins, C.J., and Spratley, Buchanan, Miller, Smith and Whittle, JJ.

Landlord and Tenant — Rights of Tenant in Roof of Demised Premises.

Knable leased from Dr. Martone a one story brick building shown as unit 16 on the architect's plot plan of a shopping center, which plan showed that it was subject to revision and that unit 16 formed part of a larger structure and might be added to. Under the lease Knable agreed not to use the roof of the building. On these facts he was held to have no interest in the roof and no right to object to construction by the landlord of a building adjacent to and over top of the premises leased, where such construction did not in any way interfere with his light and air, access or quiet possession.

Appeal from a decree of the Circuit Court of the city of Norfolk. Hon. Clyde H. Jacob, judge presiding.

Affirmed.

The opinion states the case.

Ashburn, Agelasto & Sellers, for the appellant.

William L. Parker, for the appellees.

SPRATLEY, J., delivered the opinion of the court. [Page 311]

Percy F. Knable, individually and trading as Kay Jewelry Company, Incorporated, instituted this proceeding against Dr. Alexander L. Martone, Mid-Town Development Corporation, Virginia Engineering Company, Incorporated, and Sol Mednick, trading as Globe Iron Construction Company, seeking the determination of complainant's rights as lessee of a certain one-story building in the City of Norfolk, Virginia. He prayed for an award of damages, and for an injunction against defendants forbidding any trespass upon the leased building. From a decree dismissing his bill of complaint, he applied for and obtained this appeal only as to Dr. Martone and Mid-Town Development Corporation.

At the date of the lease in question, Dr. Martone owned a triangular parcel of land, on which he planned to build a shopping center. He employed Bernard Spigel, an architect, to draw up plans for the design and construction of the center. The "plot plan of Mid-Town Shopping Center," prepared by Spigel, and exhibited in evidence, was not a plat of a land subdivision, but an architect's plan which showed the building layout in twenty-three units. It was contemplated that, upon completion, the center would consist of a series of continuous stores or buildings, with each unit separated from the others only by partition walls. Units were to be erected as tenants were procured, with the construction conforming to the needs of tenants. The right was reserved to revise or modify the "plot plan" as conditions required. Knable selected "the building to be located and of the dimensions shown as No. 16," on the plan.

On June 20, 1946, Dr. Martone executed a lease to the complainant for ten years, "beginning on the first day of the calendar month next succeeding the calendar month in which the building to be erected by the lessor

is completed and ready for occupancy by the lessee," the description of the leased property therein being as follows:

"The one story brick or masonry store building having a frontage of twenty-five (25) feet and depth of fifty (50) feet, which is to be constructed *as a part of the Midtown [Page 312] Shopping Center*, located on Sewell's Point Road and Granby Street, in the City of Norfolk, Virginia near the intersection of said Road and said Street; the building to be located and of the dimensions shown as No. 16 on the plot plan of Midtown Shopping Center, Norfolk, Virginia made by Bernard S. Spigel, Architect, Norfolk Virginia, *to be revised.*

"To be used as a Jewelry Store and for such other items as are customarily carried in cash and credit Jewelry Stores and for no other purpose." (Italics added.)

The lease was prepared on the standard form used by the Norfolk Real Estate Board, and, in addition to the usual printed terms and conditions, contained a page of typewritten terms and conditions. Among a number of restrictive covenants as to the use of the building was the following express provision:

"The tenant agrees that he will not use, or permit to be used, the roof of the said premises, * * *."

A one-story building of the dimensions shown was thereupon constructed at the prescribed location to meet Knable's requirements, and he entered into occupancy thereof on January 1, 1947.

On October 31, 1947, Dr. Martone conveyed the property described in the above lease to Mid-Town Development Corporation.

The question presented is whether the lessee is entitled, under the terms of the lease, to the possession of building No. 16, its roof, and the air space above the roof.

Unit 16 occupied a corner of a building which also housed Units 17 and 18. A common roof covered all three, with partition walls between the units. There were no openings in any of the surrounding walls, except the show windows and the door on the front of each unit. There was no skylight or opening of any kind in the roof. The back and side walls enclosing Unit 16 were of solid masonry.

In the month of June, 1950, Mid-Town Development Corporation entered into a contract with the Virginia Engineering Company, Inc., to construct a department store [Page 313] building upon the land area adjoining Unit 16 on the west, designated on the architect's plan as "Future Building," embracing Units 14 and 15, with an extension of the structure over the area above Units 16, 17 and 18.

After work had been begun on said building, Knable complained to the lessor about its construction, and thereafter instituted this suit. The building was, however, completed and the lessee thereof put in possession before this case was heard in the lower court.

The record shows that in constructing the department store building, steel columns were installed on concrete foundations on the land on each side of Unit 16, and steel girders extending over Unit 16 then laid on the top of the columns. No part of the new structure touched any part of Unit 16. The front of Unit 16, the only source of light and air, and of ingress to and egress from the building, was not obstructed in any way. The new construction added no fire hazard, and the quiet possession of the lessee of Unit 16 was not interfered with in any respect.

With respect to the rights of tenants in roofs of buildings, the rule is stated in 32 Am. Jur., Landlord and Tenant, § 173, page 167 *et seq.*, as follows:

"In case of the lease of a part of a building, such as the ground-floor store or an upper floor, this would not itself carry any interest in the roof. The lessor in such a case retains full control of the roof and may use it for such purposes as he chooses so long as it does not endanger or interfere with the tenant's use of the part of the premises leased to him. This has been held true where the lease described the demised premises as the store and basement of a building which was only one story in height, having merely an air chamber between the ceiling of the store and the roof."

In 51 C. J. S., Landlord and Tenant, § 292, page 945, we find:

"Roof. In the absence of contrary provisions in the lease, it has ordinarily been held that the lease of an entire [Page 314] building includes the roof, and the same principle has been applied where the lease covered a portion of a building entirely independent of other portions. On the other hand, where there is a common roof over premises occupied by a landlord and tenants, or by different tenants, ordinarily the part of the roof covering the portion leased to one tenant is not included in the lease, and may not, without special agreement, be sublet, but remains in the control of the landlord. In the absence of an agreement relating thereto, tenants sharing a common roof have no easement thereof except for purposes of shelter."

The only case cited to us closely in point is that of *Macnair v. Ames*, 29 R. I. 45, 68 A. 950, 16 Am. & Eng. Ann. Cas. 1208. In that case, there was no reservation with respect to the roof, as is true here. There the lessee of a store and basement sought to enjoin the erection of a bill-board upon the roof of the building by the defendant, who justified his action by a license from the lessor. The building in question was a one-story building, in which were located other stores, adjoining the premises demised to the complainant. After discussing the respective rights of landlord and tenant in such a case, the court said:

"It is to be observed that the lease does not purport to let the entire building, but only 'the store numbered 322 Weybosset street and the basement as per annexed drawing in the front portion of the building number 322, 324, and 326 Weybosset street.' And it is conceded that there are four other tenants in other parts of the building, one of them occupying the basement only. The lease also contains the following covenants, 'And the said lessee also covenants and agrees not to lease or underlet, nor permit any other person or persons to occupy, or improve, or make, or suffer to be made, any alteration in the premises hereby leased, without the written consent of said lessor having first been obtained, and that the said lessor may enter to view and make improvements in said premises as may be necessary or expedient. And the lessor agrees to keep the exterior of the premises in good repair.' [Page 315]

"The lessor unquestionably has the right to enter to make improvements as also the right of access to the roof to make repairs, and the lessee has agreed that he will not 'make, or suffer to be made, any alteration in the premises without the written consent of the lessor.' Doubtless it would have been competent for the parties to have contracted specifically that the complainant lessee should have control of the roof, but the lease is silent on that point, and we cannot say that the lessee of a part only of this business block is entitled to more than the lease describes — that is to say, the 'store and basement' in the building as distinct from the land on which it stands and as distinct also from the entire building. *McMillan v. Solomon*, 42 Ala. 356, 94 Am. Dec. 654."

In the opinion in the above case there is quoted the following statement from *O. J. Gude Co. v. Farley*, 28 Misc. (N. Y.) 184, 186, 58 N. Y. S. 1036:

"The building was of three stories; the first was used as a liquor store by McMenamy,' [the tenant] 'and the second and third floors sublet by him as tenements. The respondent asks the court to hold that there was nothing in McMenamy's lease to prevent him from subletting the roof which 'is a part of third story,' while the contention of the appellant is that the right of McMenamy to sublet was limited to the second and third floors and did not include the roof. The decision of the court is as follows: 'The purpose of the roof of a building is primarily to shelter it and all of its occupants, and the tenant of the top floor has no better title to the roof or better right to use it for any other purpose than shelter than has the tenant of any other floor, and his right to use the roof over him is like his right to use the supporting walls of the foundation, one that is necessary and essential to the safety and quiet enjoyment of his apartments under the roof in the usual manner and any extension of that right must be by agreement with or license from the owner. * * * *'"

The language of the lease under review, as applied to the [Page 316] circumstances of the case, is clear and definite. That which is plain needs no explanation or interpretation. The lease shows that it was limited to a single one-story building; that it was not meant to give the grantee any right to use the roof or the space above the roof; and that the landlord reserved the right to revise or modify the building plan of the shopping center,

including the right to make an addition to building unit No. 16. The lessee got what was given to him in the lease and nothing more.

Broken down and analyzed, the granting clause shows a lease of the following described property:

(1) A "one story brick or masonry store building" (not a parcel of land); (2) "having a frontage of twenty-five (25) feet and depth of fifty (50) feet" (the dimensions of the building); (3) "which is to be constructed as a part of the Midtown Shopping Center" (a part of a larger building); (4) "the building to be located and of the dimensions shown as No. 16 on the plot plan of Midtown Shopping Center, Norfolk, Virginia, made by Bernard S. Spigel, Architect, Norfolk, Virginia, to be revised." (Showing the location of Unit 16 with relation to other units of the shopping center, and serving notice that the plot plan was subject to revision.)

In addition to the specific words of the granting clause, there was further an express agreement by the lessee that he would not use, or permit to be used, the roof of the building. This makes it very clear that lessee had no right to the use of the roof, or to the space above it. Lessee's possession was by the terms of the lease restricted to the space within the enclosures of building No. 16. That which was not granted remained in the owner of the reversion, the assignee of the lessor.

We find no error in the ruling of the trial court, and for the foregoing reasons we affirm the decree complained of.

Affirmed.

Filename:	/var/casefinder/data/html/va_scp/195vas/va_scp039406.gml
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ATTACHMENT 6. Applicant's Appeal Submittal



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Hampton Building Corporation Applicant Name Cellco Partnership d/b/a Verizon Wireless
Project Name/Description Verizon UVA M.C. N010 (Mincer's) Parcel Number 090082000
Project Property Address 1521-27 University Avenue, Charlottesville, Virginia 22903

Applicant Information

Address: c/o Lori H. Schweller, Esq., LeClairRyan, 123 East
Main Street, 8th Floor, Charlottesville, VA 22902
Email: lschweller@leclairryan.com
Phone: (W) 434-245-3448 (C) 804-248-8700

Property Owner Information (if not applicant)

Address: Hampton Building Corporation, 314 East
Water Street, Charlottesville, Virginia 22902
Email: _____
Phone: (W) 434-244-0182 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? no

Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Lori H. Schweller 6-2-2017
Signature Date

Lori H. Schweller June 2, 2017
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to
its submission.

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

to install 23.6" small cell communications antenna concealed within an RF-invisible faux chimney, mounted on a non-penetrating ballasted rooftop sled, with supporting equipment wall-mounted

Below the level of the parapet in a location that would not be visible from University Avenue

List All Attachments (see reverse side for submittal requirements):

Zoning and construction drawings dated 5/5/2017 and photosimulations of conduit and wall-mounted equipment. Appeal
package was submitted to Clerk of the City Council under separate cover on May 2, 2017.

For Office Use Only

Received by: O. E. Banks
Fee paid: 12500 Cash/Ck. # 291098
Date Received: 6/2/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

② PN-0091



May 2, 2017

VIA HAND DELIVERY

Ms. Paige Barfield
Clerk of the City Council
PO Box 911
Charlottesville, VA 22902

RE: *Appeal of Certificate of Appropriateness Application Denial, BAR 17-04-02
1521 University Avenue, Tax Parcel 090082000
Owner/Lessor: Hampton Building Corporation
Applicant: Cellco Partnership d/b/a Verizon Wireless
Proposed Attached Communications Facility (small cell)*

Dear Ms. Barfield and City Council:

On behalf of Verizon Wireless, Stephen Waller, Site Development Consultant with GDNsites, and I respectfully appeal the decision of the Board of Architectural Review to deny an application for an attached communications facility on the rooftop of the building located at 1521 University Avenue, which houses Mincer's.

Stephen Waller and I submitted a zoning verification application on February 6, 2017 and a Certificate of Appropriateness (COA) application (**Exhibit A**) on March 10, 2017 for a small cell attached communications facility. Zoning Administrator Read Broadhead issued a zoning verification on April 7, 2017 (**Exhibit B**).

The City of Charlottesville Board of Architectural Review (BAR) reviewed and denied the COA application by vote of 5-2 on April 18, 2017.

Written notice of the decision, including a statement of the reasons for the denial, was provided by Preservation and Design Planner Mary Joy Scala via email on April 25, 2017 as follows:

"Gastinger moved to deny because the proposed installation(s) and concealment feature is NOT architecturally compatible with the character of this property or the Corner ADC District. The nature and placement of the proposed "chimney" is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building. The following Standards and Guidelines are referenced:

E-mail: Lori.Schweller@leclairryan.com
Direct Phone: (434) 245-3448
Direct Fax: (434) 296-0905

123 East Main Street, Suite 800
Charlottesville, Virginia 22902
Phone: 434.245.3444 \ Fax: 434.296.0905

CALIFORNIA \ COLORADO \ CONNECTICUT \ GEORGIA \ MARYLAND \ MASSACHUSETTS \ MICHIGAN \ NEW JERSEY \ NEW YORK \ PENNSYLVANIA \ TEXAS \ VIRGINIA \ WASHINGTON, D.C.

- Standard #3 for the review of construction and alterations related to the interior standards for rehabilitation [Sec 34-276 (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant]
- page 25 related to roofs
- page 28 related to building exterior roofs.

Balut seconded. Motion passed (5-2 with Schwarz and Graves opposed)."

Verizon Wireless respectfully appeals this denial pursuant to City Code Sec. 34-285(b) and offers the following grounds for the appeal pursuant to City Code Sec. 34-286(a).

A. "Standards violated and misapplied"

- 1. Neither the BAR's discussion nor visual evidence supports the BAR's conclusion that the proposed concealment element is not architecturally compatible with the character of the property or the ADC district.**

Pursuant to City Code Section 34-1073(a), "attached communications facilities that are visible from any adjacent street or property are prohibited..." within the city's architectural design control districts. Pursuant to Section 34-1083(b), Verizon Wireless submitted a zoning verification request. The zoning verification, dated April 7, 2017, from the Zoning Administrator confirmed that the proposed attached facility met applicable zoning requirements:

"It will not be visible for (sic) an adjacent street, so it is permitted as a by-right use in the Corner District (CD). The Subject Property is also located within the Corner District Architectural Design Control District (ADC). Per section 34-1080(b) of the Zoning Ordinance, concealment is required in a (sic) ADC district and a Certificate of Appropriateness (COA) is required for the addition of a concealment feature."

The Zoning Administrator, through issuance of the zoning verification, had already verified prior to the BAR hearing that the equipment serving the antenna met the non-visibility requirements of the Zoning Ordinance. The sole purpose of the BAR hearing was to evaluate the antenna concealment feature as a rooftop addition.

The City's Telecommunications Facilities Division 5 of the Zoning Ordinance, Sec. 34-1080(b) provides as follows:

"Attached communications facilities that are permitted only if not visible from adjacent streets or properties shall comply with the following standards:

- (1) Such facilities must be concealed by an architectural feature or lawful appurtenance of the support structure...
- (2) The concealment referenced in [subsection] (b)(1) above, shall be provided to such an extent that the communications facilities cannot be distinguished from the architectural feature, appurtenance, or landscape plantings used to conceal them.
- (3) Within a design control district, any exterior construction, reconstruction, and alteration proposed for the purpose of providing concealment for any component of a

communications facility requires (sic) a certificate of appropriateness.”

The only construction or alteration of the subject building proposed for the purpose of concealing any portion of the communications facility was the faux chimney enclosure for the small (23.6”) antenna.

However, most of the discussion at the BAR hearing challenged the visibility of the equipment proposed to be mounted behind a rooftop parapet, which would conceal the equipment completely from neighboring roadways and properties when viewed from ground level, as shown by the applicant’s photosimulations submitted in the application package. Based on its numerous suggested design changes, the BAR appeared unconvinced that the ancillary equipment would not be visible. Other discussion addressed the location and visibility of conduit on the back of the building connecting the equipment and antenna with power and telephone sources. The back wall of 1521 University Avenue is approximately two feet from the building with address 3 Elliewood Avenue, so most of the back of the building is not visible. Evident from photographs taken on April 30, 2017 from Elliewood Avenue, attached as Exhibit C, unpainted and unscreened conduit is currently attached to the back and side of the subject building as well as on the side exterior wall of the building immediately to the west of Elliewood Avenue. Verizon Wireless proposes to attach conduit painted to match the building only on the back of the building, so visual impact of the conduit will be minimal.

Chris Hendricks, who identified himself as a Mincer’s employee, was the only member of the public to comment on the application. Mr. Hendricks first challenged the structural integrity of the building to hold the antenna. The zoning verification package includes a structural report, and the COA application includes a direct effects evaluation, discussed below, confirming structural sufficiency.

In short, there was little discussion of the appropriateness of the proposed antenna concealment element. However, the BAR’s stated reason for its decision was based on its analysis of the antenna concealment device: “(t)he BAR concluded that the proposed installation(s) and concealment feature is NOT architecturally compatible with the character of this property or the Corner ADC District. The nature and placement of the proposed “chimney” is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building.”

2. A chimney addition is compatible with the character of the property and ADC district.

The BAR denied the proposed installation and concealment feature as “NOT architecturally compatible with the character of this property or the Corner ADC District,” further stating that “(t)he nature and placement of the proposed ‘chimney’ is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building.”

In fact, the building does have a chimney already, as shown on the enclosed photographs attached as Exhibit D. The building immediately to the west of the subject building on the west side of Elliewood Avenue, currently housing a Starbucks, has two brick chimneys of different sizes as shown on the photographs attached as Exhibit E. The building immediately east of the subject building housing the College Inn Restaurant has a tall, narrow brick chimney, and the building to the

east of College Inn has a cylindrical chimney, all as shown on the photographs attached as **Exhibit F**. **Therefore, the “nature” of the proposed architectural concealment element is, in fact, entirely compatible with the commercial character of the structure and the ADC District.**

3. The communications facility would cause “no adverse effect” on historic resources, specifically including the Rotunda.

Mr. Hendricks declared that the proposed attachment would be visible from the steps of the Rotunda, which is a National Historic Landmark. Chair Miller agreed with this statement and sited this visibility as one of the reasons that the application should be denied. Such assertion is not supported by visual evidence. Attached as **Exhibit G** is a series of photographs taken on April 30, 2017 from the north portico of the Rotunda and from both east and west extremities of the Rotunda’s terrace walk. From the west end of the upper walkway at the level of the north portico, any view of Mincer’s would be screened by Brooks Hall along with the many mature trees on the north lawn on the University. From the eastern locations of the walkway, views of Mincer’s is blocked by multiple trees, including evergreens, as shown on the photographs in Exhibit G as well as in the exhibits to the architectural historian’s report discussed below.

Federal law requires evaluation of potential direct and visual impacts on historic, archeological, tribal, and environmental resources when a communications facility is proposed. As part of its extensive due diligence, the applicant commissioned the Stantec “Determination of Visual Effects” report, which is included with the application and attached as **Exhibit H**. The subject building’s rooftop already contains an array of visible, unscreened equipment larger than the proposed antenna concealment feature that, theoretically, if Mr. Hendricks’ assertion were correct, would be equally visible from the Rotunda. However, such assertion is contradicted by the results of the visual effects survey conducted by Stantec, dated December 13, 2016. This report concludes that the proposed installation would have no adverse effect on the historic resources within the Area of Potential Effect (APE). As the photographs in the report reflect, the analysis took place in the winter *when there were no leaves on the trees to mitigate visibility*. The reviewers specifically evaluated visual impact from the Rotunda, along with other historic structures and monuments within the 0.25 mile APE. Based on the proposed location of the disguised antenna on the roof, the report concluded that it would “not impact the Rotunda” and other structures as it “**was not visible from any of the points of survey from these NRHP-listed or eligible resources due to distance, changes in elevation, and the existing built environment, which shields the view of the proposed antenna installation site from the historic resources within the 0.25-mile APE.** The building and/or proposed antenna location was visible from ... [several other listed historic resources, including the Anderson Brothers Bookstore], [but] (s)ince the antenna will be stealthed within a false chimney and due to the small size of the antenna and the limited visibility of the proposed installation it is recommended that the proposed ... site will have No Adverse Effect to the resources within the APE for visual effects” (emphasis added).

Based on applicable City ordinances and ADC Guidelines, the faux chimney was proposed as the best design for a concealment device for an attached communications facility critically needed owing to heavy wireless use in the hospital and university area. The location is dictated by the needs of the Verizon Wireless network. The design is based on the standards set out in the Zoning Ordinance and the guidance provided by the ADC Guidelines, further discussed in Section 4 below.

4. The standards stated as support for the BAR's conclusion are not applicable to the proposed addition or are inconsistent with the criteria set out in the Code and ADC Guidelines.

The BAR's stated standard for denial of the COA is Standard #3 for the review of construction and alterations (City Code Sec. 34-276), namely The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), *as may be relevant*] (italics added). These standards "are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation" 36 C.F.R. § 67.7(a). Since the proposed attached communications facility is not a rehabilitation, the applicant questions whether Sec. 34-276(3) is relevant to this application. Even if relevant, however, the standards here are not consistent with the specific guidelines for rooftop additions set out below in Section 5.

The standard mentioned in the hearing was as follows:

"(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." 36 C.F.R. § 67.7(9).

The BAR pointed out that the proposed new architectural feature, designed to blend in with the existing building would not satisfy this requirement to differentiate the new addition from the old. The applicant has no objection to employing an architectural concealment device designed to appear more utilitarian, such a gray vent pipe vent, as a more obvious addition for a new purpose, if the BAR determined that doing so would not be inconsistent with the standards the Zoning Ordinance sets out in Sec. 34-276 ("Standards for review of construction and alterations). The subject building currently has two large cylindrical metal vents on the east end of the rooftop as shown in Exhibit I. A much smaller cylindrical vent pipe design has been employed by the applicant on a number of other buildings.

The final two criteria listed in the denial letter –

- page 25 related to roofs
- page 28 related to building exterior roofs." --

are references to page numbers in an unidentified document. The references to roofs in the ADC Guidelines are found in Section 3 and Section 4, neither of which has enough pages to be the correct document. I received no explanation to my question regarding these references. If references to statutes or regulations that have been bound in a paginated document for the use of City employees and commissions, such document is not available online for the public, so it is impossible to address their relevance.

5. The proposed attached communications facility concealment device complies with Zoning Ordinance standards and ADC Guidelines.

The City Code Section 34-276 sets out the standards for review of construction and alterations in design control districts. These standards and our comments in bold follow.

(1) whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

The proposed concealment feature would completely screen the antenna, and the proposed concealment material was specially designed to match precisely the texture and color of the building. The enclosure would be four feet taller than the building parapet and would appear similar to the other chimneys on the buildings on the Corner. The chimneys on the Corner vary widely in height and width, but the proposed concealment structure would be shorter and smaller by comparison.

(2) The harmony of the proposed change in terms of overall proportion ...

The proposed addition would be placed equidistant from the east and west parameters of the building and would not detrimentally affect the harmony of the overall proportions of the structure.

(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

[Discussed above.]

(4) The effect of the proposed change on the historic neighborhood;

The Stantec report and the photosimulations demonstrate that the proposed change would have no adverse effect on the historic neighborhood as the attachment would not be visible from most locations, and, given the environment, would be an unremarkable feature that would pass unnoticed in its context.

(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;

The proposed facility would have no impact on gardens, landscaping, fences, walls, and walks.

(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures

As indicated in the structural report included with the application, as well as the Stantec report, which also evaluated direct effect on the building, the proposed facility would have no adverse physical impact on the structure.

(7) Any applicable provisions of the city's design guidelines (see section 34-288(6))."

Charlottesville Architectural Design Control District Guidelines, Part III New Construction and Additions, Section G(3) regarding Rooftop Screening (page 13), provide the following guidance with regard to screening rooftop equipment:

3. Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.

The proposed antenna and related equipment would be completely screened.

- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.

The proposed screening material for the antenna would appear to match the design, texture, material and color of the building.

- c. The screening should not appear as an afterthought or addition the the (sic) building.

The screening would appear to be a chimney, which is a common appurtenance on the historic buildings on The Corner.

Chapter II: Site Design & Elements - Section H. Utilities & Other Site Appurtenances of the city's design guidelines, acknowledges that antennas and similar items are a "necessary part of contemporary life. However, their placement may detract from the character of the site and building."

Five guidelines have been set forth in order to achieve this goal, and Verizon Wireless addressed them in the application as follows (in bold type):

1. "Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site."

The proposed antenna will be screened within an architecturally-compatible, RF-friendly concealment element that will be designed to look like a chimney. The ancillary equipment would be mounted on the building wall behind the parapet on The Virginian restaurant rooftop. The conduit will run along the back wall of the building

2. "Screen utilities and other site elements with fences, walls or plantings."

Supporting base station transmitting equipment will be placed mounted on the eastern side wall and screened from views by the parapet wall of the Virginian Restaurant, other adjacent building walls and the tops of existing trees along University Avenue. Therefore, off-site views of the antenna and equipment will not be an issue and additional screening should not be necessary.

3. "Encourage the installation of utility services underground."

The main power line will be run from an existing meter that is located at the rear of the building and no new overhead lines will be necessary. Conduit housing the communication feedlines that connect the antenna with the base station equipment will be run flush along the interior wall of the building and parallel with the existing vent pipes so as to be screened from all views beyond the brief gap above the Virginian Restaurant.

4. "Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard."

The proposed antenna will be completely concealed from view and installed near the center of the roof, set back approximately 33 feet from the front wall facing the public road right-of-way along University Avenue.

5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Base station equipment proposed for supporting this concealed antenna will be installed on the eastern wall of Mincer's and at a point that can only be accessed or readily seen from the rooftop of the Virginian restaurant. Therefore, because of the screening that is provided by the existing parapet wall and adjoining wall of the next building to the east, no additional screening should be necessary.

As shown in the photographs attached as Exhibit J, antennas, exhaust vents, satellite dishes, HVAC equipment, pipes, lightning rods, ladders, and fire escapes as well as electric poles, lines and transformers are all a part of the visual landscape in the building's immediate environs.

Criteria: Conclusion

Pursuant to Sec. 34-284(b), "the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the design guidelines established by the board pursuant to section 34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application."

The Board's decision concludes, but does not explain how, the proposed antenna concealment feature fails to meet the criteria set out in the Code and ADC Guidelines. The Board concludes that the concealment feature would not be architecturally compatible with the character of this property or the Corner ADC District, presumably because the nature and placement of the proposed "chimney" is not typical or common within this ADC District relevant for the structure, and is not in keeping with the commercial character of the existing building. No evidence is offered for these conclusions, and the visual evidence and standards offered as guidance do not support the conclusions. As the exhibits show, a chimney is fully in keeping with the nature of the building and district, and the enclosure and equipment placement have been designed to meet all criteria of the Code and ADC Guidelines.

B. "Procedures violated"

The BAR based its decision on *ex parte* communications.

Finally, the BAR appeared to take into consideration a number of emails sent to the Preservation and Design Planner and to the BAR chair that were not made available to the applicant or public. At our request after the hearing, Ms. Scala provided copies of four emails, attached as Exhibit K, noting

that BAR Chair Miller may have received additional emails and/or letters (which Ms. Miller referred to during the hearing). Ms. Miller did not respond to this email or provide the emails or letters, so the applicant has no way to verify their receipt or contents.

The emails are from (1) the owner of Mincer's, who, at the time of the hearing, was disputing the lease with the building owners and so had ulterior motives for opposing the application, and (2) Chris Hendricks, who refers to a "cell tower being placed on the roof of our historic building....fake fiberglass chimney and cell tower," (3) a person who doesn't identify as a City resident or business owner, and (4) a City property owner who refers to a "tower" to be placed on the building. The fifth letter Ms. Scala provided was a legal opinion from the Mincer's owner's attorney opining on the validity of the Verizon Wireless lease with the building owner. The building owner has a legal opinion on such point as well, but such opinions are entirely irrelevant to the BAR decision.

Therefore, with only complaints from the Mincer's owner, employee, and attorney, all of whom were in dispute with the building owner, we are left with two emails, one of which is from a person who misapprehends the possibility of a cell tower on the rooftop of a historic building.

Yet, Chair Miller cited as a reason for denial the fact that the BAR had received nine letters from "merchants" -- all in opposition to the application -- and none in favor. These alleged letters in opposition should not have weighed in the BAR's decision as they were not available for the applicant to dispute the prevailing faulty understanding of the proposed facility as a "cell tower," the alleged lack of need for the facility, and, in large part, a family feud among the building's owners. Reading into the record a list of names of opponents without any information about who these alleged opponents are, the validity of their grounds of opposition, or an opportunity to respond to their points of contention was unfairly prejudicial against the applicant.

C. Additional Relevant Information/Factors

Applications for communications facilities are submitted in direct respond to citizens' demands for wireless service to access internet resources for school, work, and entertainment and to communicate wirelessly. "Data flowing across wireless networks has increased 25x since 2010," and is expected to grow 5x in the next five years, according to CTIA.org. With the rapid deployment of the internet of things, connected cars, buildings, and "smart cities," communities that support 4G and 5G technology will see significant benefits. Information from customers and its engineers' analyses have caused Verizon Wireless to prioritize the densely populated areas around the UVA Medical Center and The Corner at the highest level for additional data transmission capacity. Verizon Wireless serves Charlottesville with a handful of "macro" sites, including dedicated cell towers and antennas located on the Norfolk Southern railroad tower. Cell towers are widely considered inappropriate in residential and historic districts and are not permitted by Charlottesville zoning in these areas. Visually unobtrusive small cells provide a solution to the critical need for additional coverage and wireless capacity in these high-use areas. If small cells are not permitted, wireless service will degrade, and Charlottesville residents and workers will not be able to enjoy the wireless connectivity they have come to expect, enjoyed by citizens in other technologically progressive localities.

Localities typically impose a stricter standard of scrutiny upon wireless communications facilities -- regardless of their size, design, or visual impact -- than upon utilities or appurtenances installed for other commercial and/or public necessities. Rooftop attachments for modern uses are commonplace

on historic buildings throughout Charlottesville. Like utility companies, wireless companies need infrastructure to provide services that have become essential to our lives.

Based on the standards of the Zoning Ordinance and ADC Guidelines, the applicant designed the small concealment element to appear integrated with the built landscape. The enclosure material was carefully matched to the color and texture of the existing brick. The chimney enclosure was designed to extend four feet above the height of the building's parapet and would not be visible from most locations. The photograph attached as Exhibit L was taken from the sidewalk in front of the subject building, which is a three-story building, tall for this street. Because of the shallow setback and building height, passers-by on University Avenue would not see enclosure element. Visibility from most other locations is blocked by buildings and trees.

Verizon Wireless requests an opportunity to be heard on this appeal. Thank you for your careful consideration of this information.

Very truly yours,



Lori H. Schweller

Enclosures

cc: via email:
Lisa Robertson, Senior Deputy Attorney
Catherine Faulkner, Verizon Wireless
Colleen Hall, Verizon Wireless
Stephen Waller, GDNsites

EXHIBIT A



February 6, 2017

VIA HAND DELIVERY

Mary Joy Scala, AICP, Preservation and Design
Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902

Re: Board of Architectural Review Application for Attached Communications Facility
UVA N010

Dear Ms. Scala:

On behalf of Cellco Partnership d/b/a Verizon Wireless, Stephen Waller and I submit to you ten (10) copies of each of the following documents in support of a Certificate of Appropriateness, required pursuant to City Code §34-1080(b)(3), for an attached communications facility proposed for installation on the Mincer's store building, located at 1521 University Avenue, Charlottesville, Virginia:

1. BAR application;
2. Descriptive narrative;
3. Proposed final site plan;
4. Photosimulations of the installation;
5. Stantec Determination of Visual Effects; and
6. A check for \$125.00.

The proposed attached facility will be entirely screened within a faux brick chimney to be situated in the center of the rooftop, so the communications facility will not be visible from neighboring roadways or properties. The supporting mechanical equipment will be wall-

E-mail: Lori.Schweller@leclairryan.com
Direct Phone: (434) 245-3448
Direct Fax: (434) 296-0905

123 East Main Street, Suite 800
Charlottesville, Virginia 22902
Phone: 434.245.3444 \ Fax: 434.296.0905

CALIFORNIA \ COLORADO \ CONNECTICUT \ MARYLAND \ MASSACHUSETTS \ MICHIGAN \ NEW JERSEY \ NEW YORK \ PENNSYLVANIA \ VIRGINIA \ WASHINGTON, D.C.

ATTORNEYS AT LAW \ WWW.LECLAIRRYAN.COM

Ms. Mary Joy Scala
February 6, 2017
Page 2

mounted on the rooftop and will also not be visible from neighboring roadways or properties. Therefore, the proposed facility meets applicable requirements of the zoning ordinance for a new attached communications facility. We are submitting an application for a Certificate of Appropriateness for the stealth architectural element and we request action on the submission within sixty (60) days of our submittal.

Please contact me if you have questions or need additional information or clarification.
Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lori H. Schweller", with a stylized, cursive script.

Lori H. Schweller

Attachments

cc: Lisa Robertson, Deputy City Attorney
Stephen Waller, GDNsites

**Board of Architectural Review (BAR)****Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375.
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name <u>Hampton Building Corporation</u>	Applicant Name <u>Verizon</u>
Project Name/Description <u>Verizon - UVA MC N010 (Mincer's)</u>	Parcel Number <u>090082000</u>
Project Property Address <u>1521 University Avenue</u>	

Applicant Information

Address: Verizon Wireless - C/O Stephen Waller, AICP
8159 Cancun Court, Gainesville, VA 20155
Email: stephen.waller@gdn sites.com
Phone: (W) 434-825-9617 (C) _____

Property Owner Information (if not applicant)

Address: Hampton Building Corporation
314 East Water Street, Charlottesville, VA 22902
Email: _____
Phone: (W) 434-244-0182 (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the
best of my knowledge, correct.

Stephen Waller 2/3/2017
Signature Date

Stephen Waller, AICP
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to
its submission.

Signature Date

Print Name Date

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

VERIZON - SITE NAME: "UVA MC NODE N010"
SMALL CELL ANTENNA NODE INSTALLATION AT MINCER'S
1521 UNIVERSITY AVENUE

Project Description:

Verizon respectfully requests approval of a Zoning Verification and Certificate of Appropriateness that are both being submitted in support of the installation of a new attached, concealed, wireless telecommunications facility to be installed on the roof of the Mincer's UVA Imprinted Sportswear ("Mincers") store, which is located at 1521 University Avenue. This property is identified as Parcel ID# 090082000 in the City of Charlottesville's tax records and GIS mapping and contains 0.0900 acres zoned Corner District (CDH) in the Venable Neighborhood. Because the proposed communications facility will not be visible from adjacent streets and properties, it is permitted by right with a Zoning Verification. The property is located within The Corner Architectural Design Control district; therefore, a Certificate of Appropriateness must be obtained for the antenna concealment feature.

This "small cell" data node facility will consist of a 6.7" (W) x 23.6" (L) panel antenna that will be mounted using a non-penetrating, ballasted sled and enclosed within a "Stealth" concealment chimney near the center of the roof. The tallest part of the building's wall is currently 37 feet high, and an attached vent pipe extending from The Virginian Restaurant located next door, is at 40'-6", while the top of Verizon's proposed chimney enclosure will be 41' high. The antenna concealment chimney will be designed to look like bricks, using color and textures that closely match the bricks and mortar of the existing building.

Supporting base station transmitting equipment will consist of a radio cabinet that is approximately 23.4" (L) x 19.4" (W), and 10.8" (D), two Remote Radio Heads, a fiber optic cable Diplexer (coupler) will be mounted on the side building wall with access to be provided from the roof of The Virginian restaurant, which is located on the same parcel and shares ownership with the Mincer's building. This equipment, which is like various types of other electrical, telephone and communications equipment will not be visible from University Avenue, due to the existing parapet wall that currently screens HVAC units and other rooftop utilities. Other views from nearby properties and the UVA grounds will be obscured and/or blocked completely by the walls of adjoining buildings and trees lining the southern side of University Avenue. The security cabinet can also be painted to match the existing wall or any other color that is deemed acceptable and in accordance with the Certificate of Appropriateness.

Character of the Area:

Mincer's is a 3-story retail commercial building that fronts on University Avenue at the intersection with Elliewood Avenue, just south of the intersection with Virginia Avenue. All of the adjacent properties surrounding this building on the northeastern side of the street share the same CDH zoning designation, while the opposite side of the street consists of open space and buildings serving various research, academic, faculty and staff operations for the University of Virginia.

Mincer's, the adjacent parcels and a large part of the surrounding area are included within the City's own University Corner Historic District and Corner Architectural Design Control District.

The special designations of both overlay districts require the issuance of a Certificate of Appropriateness as part of the City's review and approval process. Therefore, special care is being taken to ensure that the proposed screening design will be compatible with the existing walls of this brick building even though this particular section of the Mincer's rooftop of is not visible from that many vantage points nearby.

Network Improvements:

The deployment of this node and similar facilities throughout the area will help Verizon further improve its state-of-the-art, high-speed wireless data services that are being provided over its 4G LTE (Long-Term Evolution) network for the residents, visitors, business owners and consumers throughout the City of Charlottesville. Slow data transmission due to greater distances from existing facilities and/or a high number of users during peak hours can directly impact citizens' ability to perform various tasks that range from doing business and schoolwork in their homes, to communicating with family and friends, and even receiving messages regarding emergencies, weather, traffic and other local issues that may impact the quality of our daily lives.

Verizon is working throughout Virginia to increase the capacity for data transmission on its wireless networks as needed to handle the increased demands for service by the company's growing customer base. These small cell/node facilities are much smaller in scale than the more traditional "Macro" facilities (such as a cell towers), often using a single and very inconspicuous antenna that is supported by compact base station equipment. Unlike the macro facilities that serve areas that are at least a mile in diameter, these nodes are meant to provide improved coverage that is concentrated in more densely-populated urban areas such as city centers with dense residential areas, shopping centers, sports fields, entertainment venues, community centers and similar developments where data usage tend to be high. The placement of small cells within the areas that are marginally covered by existing macro sites also allows network traffic to be offloaded from those macro sites and distributed through the small cells within their specifically targeted areas. This then helps to increase data speeds that are experienced by users across the network, thus providing more reliable access to high-speed data transmissions and overall service improvements and seamless coverage for all users as they move between a reliance upon the macro sites to the small cell nodes and vice versa.

In addition to using the measurable data that is compiled by the company's Network Traffic Engineers, Verizon has also taken the input it receives from the local community into consideration when designing and locating these small cell nodes. This is important because it means that many of the customers who have filed reports of slower data speeds, spotty coverage and complete loss of service at certain times and locations throughout this area will benefit from the installation of this proposed facility.

Due to the addition of this new site, area residents, visitors and businesses will be able to benefit greatly from the technological advances that have taken place in the wireless industry since the introduction of smartphones and wireless broadband services. With the increased usage of smartphones, tablets, laptops and similar devices that allow users to work, research, shop and communicate, the needs for access to high speed, high quality wireless networks will

only continue to grow. In fact, wireless networks have become such an integral part of our lives and our economy that access to the highest levels of service has in many cases allowed consumers to save money by “cutting the cords” and reducing the needs for multiple subscriptions and accounts to both landline and wireless telephone services, along with other hardline communication utilities, such as cable and internet. To that end, the addition of this proposed data node antenna will allow Verizon to provide another reliable choice for high quality option for data streaming services to its customers within the City of Charlottesville.

Service Objectives:

Verizon is licensed by the Federal Communications Commission (“FCC”) to provide state-of-the-art wireless communication services to citizens, businesses and visitors within City of Charlottesville. To that end, Verizon currently provides service in the area using several existing and more traditional towers, as well as macro facilities collocated on other structures such as power towers and rooftops. However, Verizon is also constantly seeking ways to improve these services through the deployment of state-of-the-art technologies that help to increase network capacity that is necessary for supporting the growing needs for data. Today’s citizens expect to be able to stream information, entertainment and data through their phones, tablets, laptops and other devices, and stay in constant contact with family and friends. While the existing wireless macro sites have adequately supported network voice services for many years, the ability to meet the escalating demand for the transfer of a large volume data is requiring that these small cells and data node antennas be located closer to the customers in areas with higher user intensity so that data service providers can meet the ever-increasing demands.

It should also be noted in most cases that these needs for access to higher capacity levels and the best data services are largely being experienced in the most densely developed area that offer the fewest (if any) options and insufficient land area that would be necessary for the construction of traditional macro wireless facilities. On the other hand, the small cell nodes are designed to offer designs that are visually unobtrusive and low-powered, while still meeting the specific site coverage requirements for those smaller geographical areas that are being targeted.

The proposed antenna and compact ground equipment footprint of this installation will help to expand services into this busy commercial district while also being sensitive to the goals and guidelines that were put in place to preserve certain historic and architectural characteristics within the district. This is an important factor because it allows Verizon to implement design solutions that greatly reduce the size and visibility from that of a traditional macro cellular facility. This specific small cell /data node will be screened within and faux brick chimney on the roof of the brick building, while increasing its top height by 4 feet and it will only be ½-foot taller than the existing, aluminum kitchen vent pipe that extends above the wall from The Virginia Restaurant. Therefore, the proposed installation should be viewed as an acceptable and compatible solution for improving mobile wireless data services within this historic, commercial area that also has related architectural design controls.

Compatibility with Design Guidelines for Historic and Architectural Design Districts:

Antennas and wireless facilities that are not visible from adjacent streets or properties are allowed to be attached to existing buildings and similar structures by-right in the CD Zoning

District. Chapter II: Site Design & Elements - Section H. Utilities & Other Site Appurtenances, acknowledges that antennas and similar items are a "necessary part of contemporary life. However, their placement may detract from the character of the site and building." Data nodes such as the ones proposed for City of Charlottesville and urban ring of Albemarle County are designed to have very minimal visual impacts while helping to deploy the latest technologies in data services with increased capacity for peak usage by the residents, employees and visitors in this area. Five guidelines have been set forth in order to achieve this goal, and Verizon will address them below **(in bold type)**:

1. "Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site."

The proposed antenna will be screened within a architecturally-compatible, RF-friendly concealment element that will be designed to look like a chimney, that extends 4-feet above the highest point of the Mincer's building wall.

2. "Screen utilities and other site elements with fences, walls or plantings."

Supporting base station transmitting equipment will be placed mounted on the eastern side wall and screened from views by the parapet wall of the Virginian Restaurant, other adjacent building walls and the tops of existing trees along University Avenue. Therefore, off-site views of the antenna and equipment will not be an issue and additional screening should not be necessary.

3. "Encourage the installation of utility services underground."

The main power line will be run from an existing meter that is located at the rear of the building and no new overhead lines will be necessary. Conduit housing the communication feedlines that connect the antenna with the base station equipment will be run flush along the interior wall of the building and parallel with the existing vent pipes so as to be screened from all views beyond the brief gap above the Virginian Restaurant.

4. "Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard."

The proposed antenna will be completely concealed from view and installed near the center of the roof, set back approximately 33 feet from the front wall facing the public road right-of-way along University Avenue, whereas the CD zoning district requires at least seventy-five (75) percent of a building's wall to be built to (setback 0' from) the property line adjacent to its primary street frontage. Therefore, this requirement has been more than adequately addressed.

5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Base station equipment proposed for supporting this concealed antenna will be installed on the eastern wall of Mincer's and at a point that can only be accessed or readily seen from the rooftop of the Virginian restaurant. Therefore, because of the screening that is provided by the existing parapet wall and adjoining wall of the next building to the east, no additional screening should be necessary.

Conclusions:

A Zoning Verification and Certificate of Appropriateness are being requested to allow the addition of this antenna and its supporting equipment that will improve data capacity and

wireless coverage for customers who are visiting businesses in the Corner District as well as the nearby open space and buildings on the adjacent grounds of the University of Virginia. The installation of a small cell facility for the use and enjoyment of residents and visitors in this densely-populated area will help to enhance quality of life due to the increased availability of high speed, high quality wireless network services. Verizon is confident that the proposed small cell facility should be deemed as acceptable under the City's Architectural Design Guidelines for the antennas and similar utilities and appurtenances, and this is further supported by the favorable factors that are listed below:

1. The provision of more reliable wireless and broadband services supports citizens and businesses greater access to a wide range of educational, recreational, economic tools and public service information that are important to achieving various goals and objectives that are set forth in the City's Comprehensive Plan.
2. Small cells, such as the one proposed in this application, are more compact and less visually obtrusive than many other types of utilities and appurtenances that do not require BAR review in other areas outside of Historic and Design Control Districts.
3. The proposed antenna and the supporting equipment will have very little, if any, adverse visual impacts upon the Mincer's building or other structures within the historic district due to the compatible design, color and texture of the faux brick chimney.

Please contact me if you should have any comments, questions or needs for additional information.

Sincerely,



Stephen Waller, AICP

GDNsites

Site Development Consultants to Verizon



UVA MC N010

PROJECT DESCRIPTION
INSTALLATION AND OPERATION OF A SMALL CELL NODE AND ASSOCIATED EQUIPMENT ON AN EXISTING BUILDING

UTILITIES INFO:		2 WORKING DAYS BEFORE YOU DIG		EMERGENCY INFO:	
POWER: DOMINION 540.672.6126				JURISDICTION: CITY OF CHARLOTTESVILLE	
TELEPHONE: VERIZON 434.293.3216		811 TOLL FREE MISS UTILITY		LOCAL FIRE AND RESCUE: 434.970.3240 LOCAL POLICE: 434.970.3280	

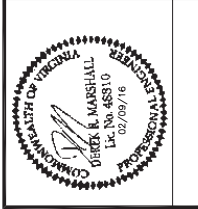
EMERGENCY INFO:	JURISDICTION: CITY OF CHARLOTTESVILLE LOCAL FIRE AND RESCUE: 434.970.3240 LOCAL POLICE: 434.970.3280
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REAL ESTATE: CHAD FRECKMAN	PHONE NUMBER: 434.996.4473
ZONING: JOSIE LODDER	PHONE NUMBER: 704.560.1422
CONSTRUCTION: RICHARD ROSS	PHONE NUMBER: 504.903.0212
UTILITIES: RICHARD ROSS	PHONE NUMBER: 504.903.0212

PHONE NUMBER:	434.996.4473
PHONE NUMBER:	704.560.1422
PHONE NUMBER:	504.903.0212
PHONE NUMBER:	504.903.0212

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	BAR	01/12/16				
1	FOR CONSTRUCTION	KKB	02/09/16				

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.290.7857
Fax: 804.290.7925
www.dewberry.com



DRAWN BY:	KKB
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	50074593
SITE ADDRESS:	

1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

TITLE SHEET

SHEET NUMBER



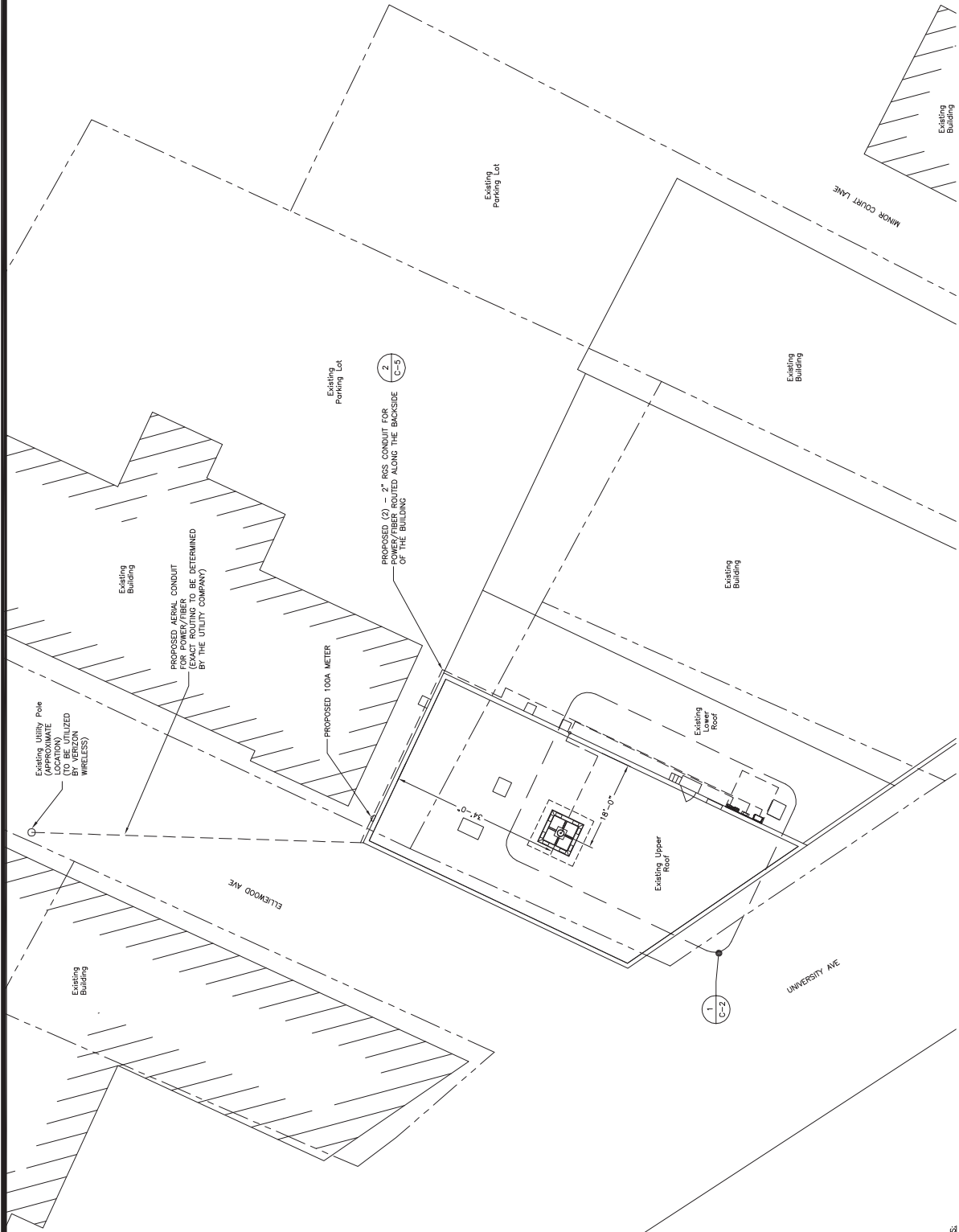
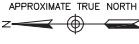
N.T.S.



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1. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BID OR PERFORMING WORK IN ORDER TO BECOME FAMILIARIZE WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL CONTACT MISS UTILITY (1-800-452-7001) FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SUE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL PROVIDE STABILIZATION STRIPS UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE TO REMAIN, LOCATING BRACES, JACK BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY MARKED, DAMAGED, OR OTHERWISE MISSING OR MISCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION, ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON WIRELESS CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY ENGINEER, CONSTRUCTION MANAGER, AND LANDLORD IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH THE CARRIER WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. ANTENNAS AND CABLES ARE TYPICALLY PROVIDED BY VERIZON WIRELESS. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON WIRELESS PROJECT MANAGER TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED BY VERIZON WIRELESS. ALL ITEMS NOT PROVIDED BY VERIZON WIRELESS SHALL BE PROVIDED BY THE SUBMITTER. THE CONTRACTOR'S CONTRACTOR SHALL INSTALL ALL ITEMS PROVIDED BY VERIZON WIRELESS.
21. FOR ALL SUBMISSIONS, BIDDING, AND CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN PERMISSION TO DETAILING. ANY PERMITS MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. IF APPLICABLE, THE GENERAL CONTRACTOR SHALL HAVE A LICENSED HVAC CONTRACTOR START THE HVAC UNITS, SYNCHRONIZE THE THERMOSTATS, ADJUST ALL SETTINGS ON EACH UNIT ACCORDING TO VERIZON WIRELESS OPERATING MANUAL, AND TEST, BALANCE, AND COMPLY TEST AND BALANCE EACH UNIT TO ENSURE PROPER OPERATION PRIOR TO TURNING THE SITE OVER TO THE OWNER.
23. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
24. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON WIRELESS SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
25. CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION START. MORE SPECIFICALLY CONCRETE: SEALING ANY FLOOR, WALL OR ROOF PENETRATION, FINAL UTILITY CONNECTIONS, POURING CONCRETE BACKFILLING UTILITY TRENCHES AND STRUCTURAL POST OR MOUNTING CONNECTIONS, FOR ENGINEERING REVIEW AND INSPECTION.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA AND FEDERAL, STATE, AND LOCAL REGULATIONS, AND THE PREVENTION, TEMPORARY STOPPING, SAFETY, TRENCH BOXES/SLOPPING, BARRIERS, ETC.
27. TWELVE (12) FEET SHALL BE BURIED DIRECTLY ABOVE NON-METALLIC PIPING AT A DISTANCE NOT TO EXCEED DETECTION (12) INCHES ABOVE THE TOP OF PIPE. THE PIPE SHALL EXTEND CONTINUOUSLY AND UNBROKEN FROM THE POINT OF ENTRY TO THE SURFACE. THE DETECTION POINT SHALL BE LOCATED WITHIN A MAXIMUM OF THREE (3) FEET OF THE PIPE. ONLY REMAINING ACCESSIBLE TERMINATION POINTS DETECTION SHALL BE SET TO A GAUGE FOR A BURIED DEPTH OF LESS THAN 4 FEET AND A GAUGE FOR A BURIED DEPTH GREATER THAN OR EQUAL TO 4 FEET.
28. THE CONTRACTOR SHALL GIVE ALL NOTICES AND REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
29. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES BETWEEN THE CONTRACTOR SHALL PRICE THE MORE DETAILED OR FOREIGN WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
30. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
31. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
32. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES MAKE PRECEDENCE.
33. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPONED WITH THE PROJECT. THE CONTRACTOR SHALL ASSUME A CERTIFICATION/LIABILITY FOR THE USE BY ALL PERSONS INVOLVED WITH THE PROJECT.





- NOTES:
1. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
 2. ANTENNA, EQUIPMENT, AND EASEMENTS SUBJECT TO CHANGE.
 3. EXISTING PROPERTY PARCELS AND LEASE AREA BASED ON INFORMATION PROVIDED BY CITY OF CHARLOTTESVILLE GIS. DEWBERRY HAS NOT PERFORMED A SURVEY OR RESEARCHED THIS PARCEL.

verizonwireless
VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

UVA MC N010

CONSTRUCTION DRAWINGS		
1	02/09/16	FOR CONSTRUCTION
0	01/12/16	FOR CONSTRUCTION

Dewberry
Dewberry Engineers Inc.
4001 Lake Ridge Drive, Suite 200
P.O. Box 200, 2007
www.dewberry.com



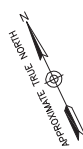
DRAWN BY:	KKB
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	50074593
SITE ADDRESS:	

1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SHEET TITLE	
SITE PLAN	
SHEET NUMBER	

C-1

SITE PLAN
SCALE: 1"=20' FOR 11x17
1"=10' FOR 22x34
0' 10' 20'



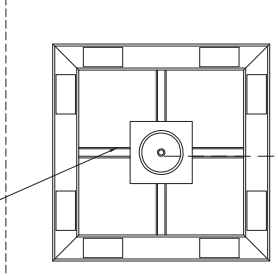
PROPOSED VERIZON WIRELESS ANTENNA NON-PENETRATING SLED MOUNTED WITHIN A RECOMMENDED FACE CHANNEL

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL REFER TO STRUCTURAL ANALYSIS TITLED UVA MC N010 COMPLETED BY DEWBERRY ENGINEERS INC. DATED, DECEMBER 29, 2015

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET MOUNTED ON WALL

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET MOUNTED ON WALL

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET MOUNTED ON WALL



PROPOSED VERIZON WIRELESS 10'x10' LEASE AREA

PROPOSED COAX ON SLEEFERS

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET MOUNTED ON WALL

PROPOSED VERIZON WIRELESS ELECTRIC PENETRATING CONNECT MOUNTED ON WALL

PROPOSED VERIZON WIRELESS HOFFMAN BOX MOUNTED ON WALL

PROPOSED VERIZON WIRELESS DIPLEXERS

EXISTING WINDOW

EXISTING AC UNIT

PROPOSED VERIZON WIRELESS 8'x8' LEASE AREA

EXISTING AC UNIT

PROPOSED VERIZON WIRELESS REMOTE RADIO HEAD MOUNTED ON WALL

PROPOSED VERIZON WIRELESS 8'x8' LEASE AREA

EXISTING LOWER ROOF

EXISTING UPPER ROOF

EXISTING SLIPS

EXISTING VENT

PROPOSED (2) - 2" PDS CONDUIT FOR POWER/FIBER ROUTED ALONG THE BACKSIDE OF THE BUILDING (SEE SHEET C-1 FOR ENTIRE ROUTING)

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VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

UVA MC N010

CONSTRUCTION DRAWINGS

1	02/09/16	FOR CONSTRUCTION
0	01/12/16	FOR CONSTRUCTION



Dewberry Engineers Inc.
40101 Lake Burda Circle, Suite 200
P.O. Box 500, 22077
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DRAWN BY: KEB
REVIEWED BY: BAC
CHECKED BY: DRW
PROJECT NUMBER: 50074593
SITE ADDRESS:
1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SHEET TITLE
ROOF PLAN
SHEET NUMBER
C-2

ROOF PLAN
SCALE: 1"=4' FOR 11x17
1"=2' FOR 22x34



- NOTES:
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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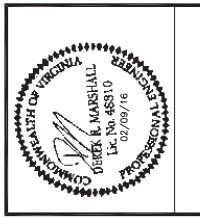
UVA MC N010

CONSTRUCTION DRAWINGS

1	02/09/16	FOR CONSTRUCTION			
0	01/12/16	FOR CONSTRUCTION			



Dewberry Engineers Inc.
4001 Lake Brant Lake, Suite 200
Falls Church, VA 22044
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www.dewberry.com



DRAWN BY:	KIEB
REVIEWED BY:	BAR
CHECKED BY:	DNW
PROJECT NUMBER:	50074593
SITE ADDRESS:	

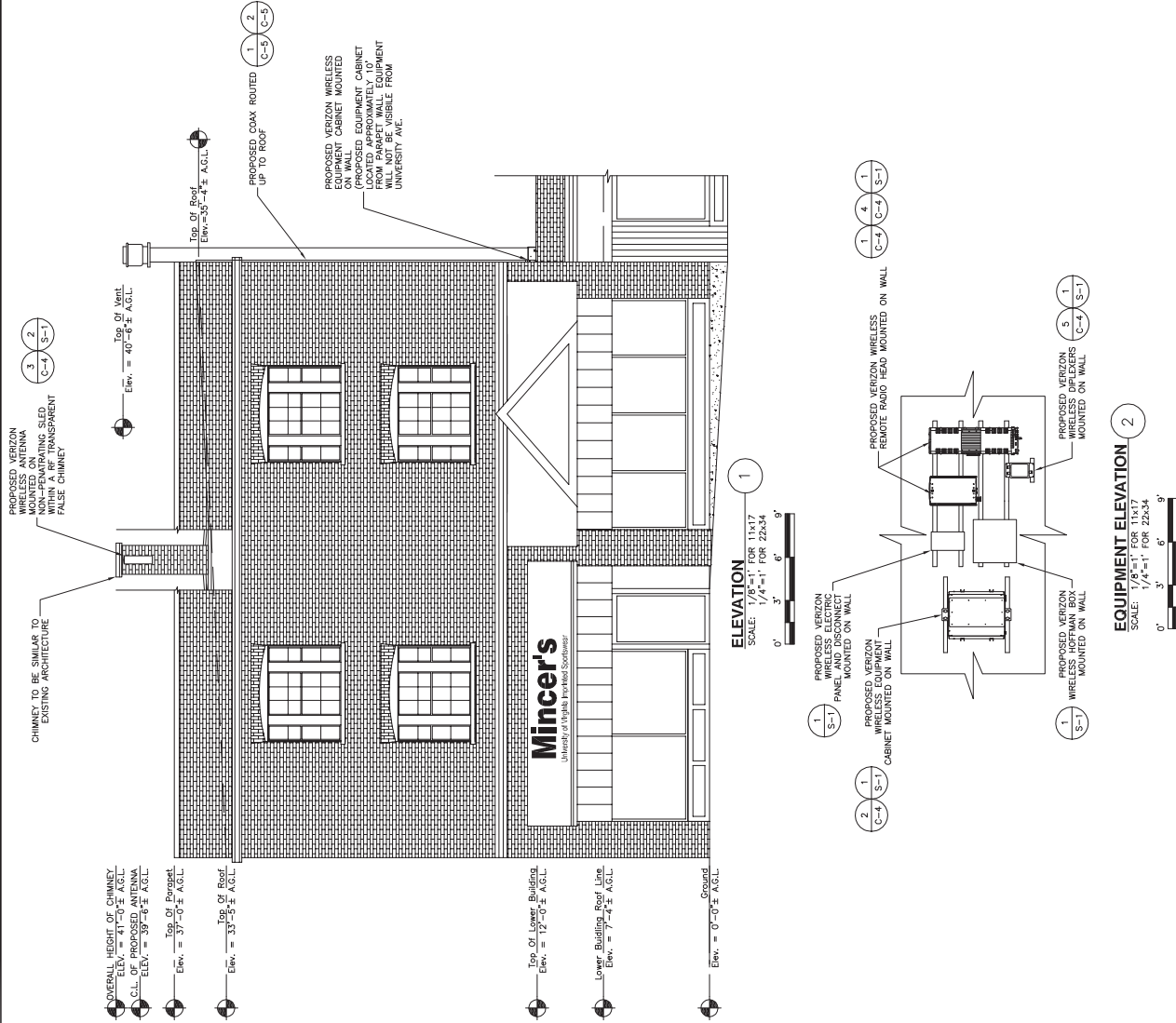
1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

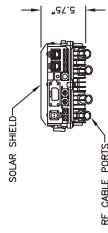
SHEET TITLE

ELEVATION

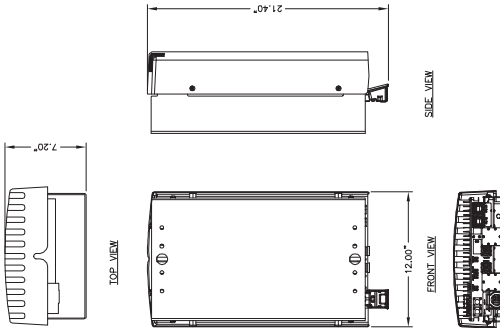
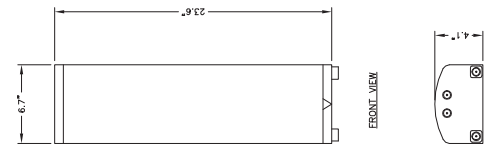
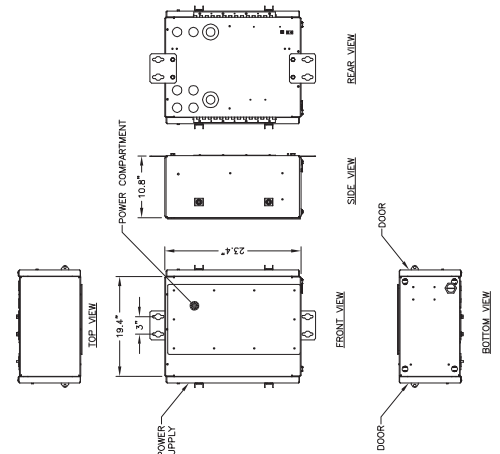
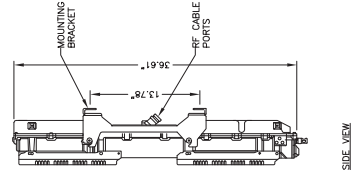
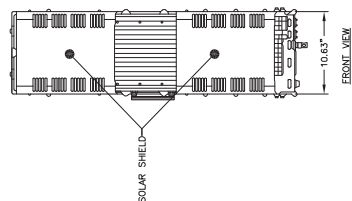
SHEET NUMBER

C-3

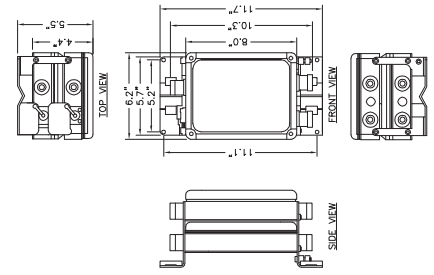




WRIGHT = 55 LB

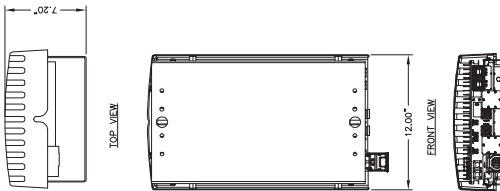
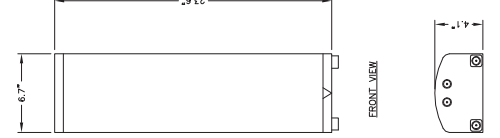


AWS RRH 2x60 (REMOTE RADIO HEAD)
SCALE: N.T.S.



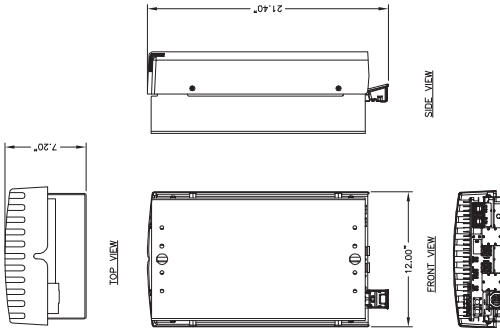
DIPLEXER DETAIL
SCALE: N.T.S.

CUBE-SC1041NNE EQUIPMENT CABINET
SCALE: N.T.S.



**ANDREW-V65S-1XR
(PANEL ANTENNA)**
SCALE: N.T.S.

**PCS RRH4x30-B25
(REMOTE RADIO HEAD)**
SCALE: N.T.S.



RF SYSTEM SCHEDULE						
ANTENNA SECTOR	STATUS	ANTENNA MANUFACTURER	ANTENNA MODEL	RAD CENTER	ANTENNA AZIMUTH	DOWN TILT
ALPHA	PROPOSED	ANDREW	V65S-1XR	39.5'	270°	0°
NOTE: 1. ALL CHANGES TO THIS SCHEDULE SHOULD BE APPROVED BY VERIZON RF ENGINEERING.						

- NOTES:**
- CONTRACTOR TO VERIFY ANTENNA INFORMATION WITH CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY PROPOSED ANTENNA INFORMATION IS THE MOST ACCURATE.
 - CONTRACTOR TO CONFIRM CABLE LENGTHS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO BUILD FROM THE LATEST RF SHEET.



UVA MC N010

CONSTRUCTION DRAWINGS		
1	02/09/16	FOR CONSTRUCTION
0	01/12/16	FOR CONSTRUCTION



DRAWN BY: KEB
REVIEWED BY: BAC
CHECKED BY: DNM
PROJECT NUMBER: 50074933
SITE ADDRESS: 1521 UNIVERSITY AVE, CHARLOTTESVILLE, VA 22903

SHEET TITLE: CONSTRUCTION DETAILS
SHEET NUMBER: C-4

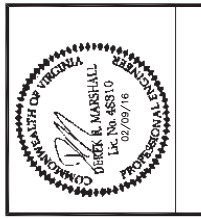
UVA MC N010

CONSTRUCTION DRAWINGS

1	02/09/16	FOR CONSTRUCTION			
0	01/12/16	FOR CONSTRUCTION			



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40101 Lake Brant Lake, Suite 200
Falls Church, VA 22041
Phone: 703.261.7927
Fax: 703.261.7928
www.dewberry.com



DRAWN BY:	KKB
REVIEWED BY:	BAR
CHECKED BY:	DRM
PROJECT NUMBER:	50074593
SITE ADDRESS:	

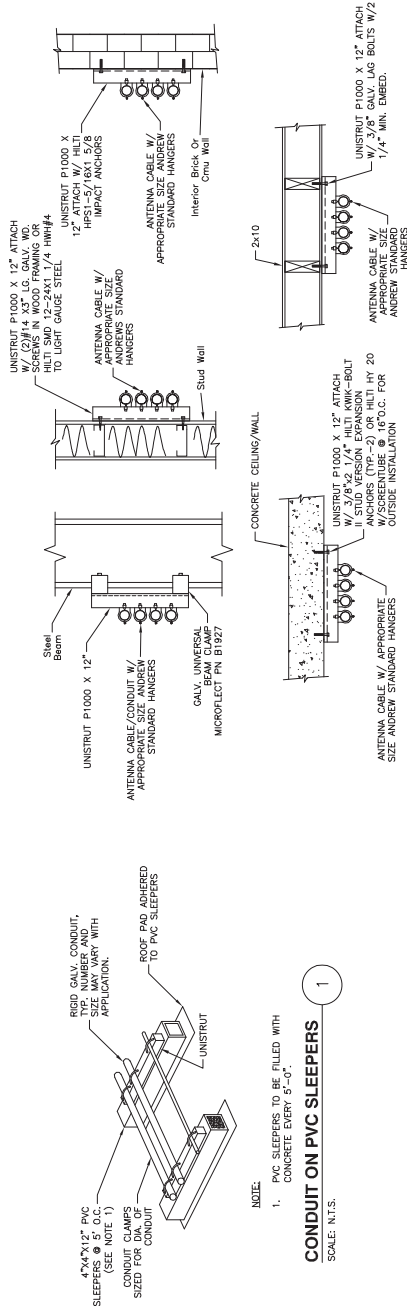
1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SHEET TITLE	
-------------	--

CONSTRUCTION DETAILS

SHEET NUMBER	
--------------	--

C-5



NOTES:

1. ALL COAX CABLE SUPPORT SPACING: 4'-0" MAX.
2. ALL CONDUIT SUPPORT SPACING: 10' MAX.

CABLE CONDUIT SUPPORT

SCALE: N.T.S.

2

NOTE:

1. PVC SLEEPERS TO BE FILLED WITH CONCRETE EVERY 5'-0".

CONDUIT ON PVC SLEEPERS

SCALE: N.T.S.

1

UVA MC N010

CONSTRUCTION DRAWINGS

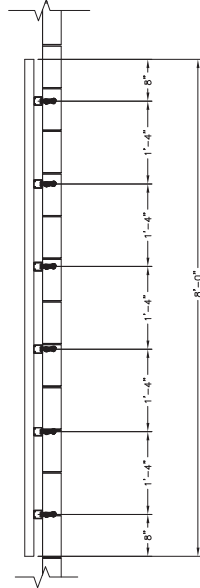
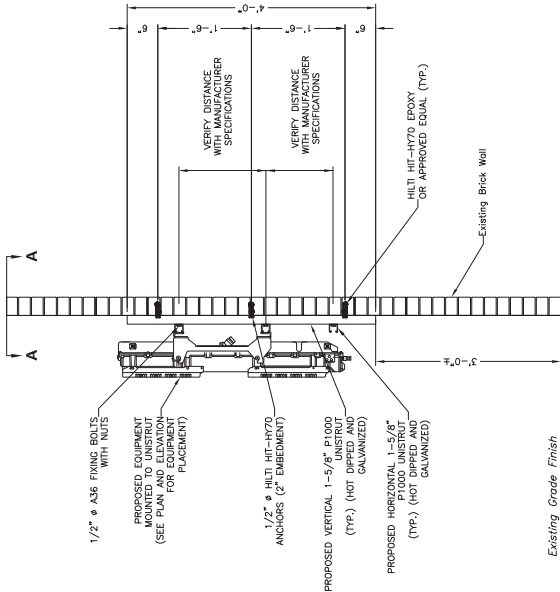
1	02/09/16	FOR CONSTRUCTION
0	01/12/16	FOR CONSTRUCTION



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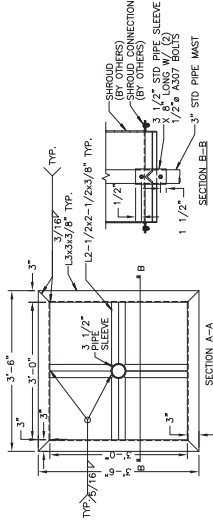
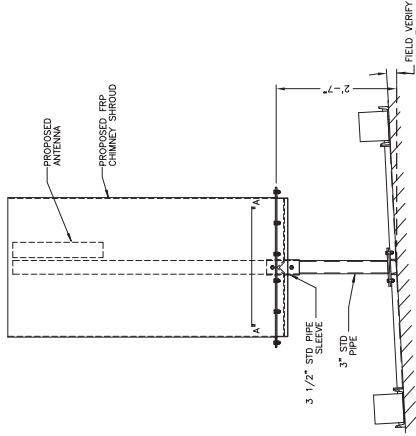
EQUIPMENT WALL MOUNTING DETAIL SECTION 1

SCALE: N.T.S.



SECTION A-A

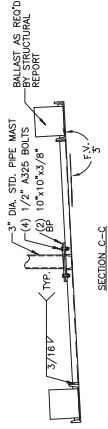
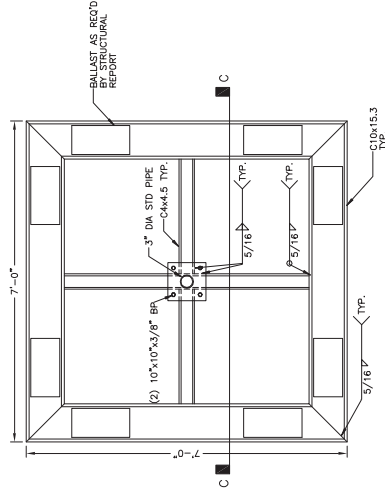
SCALE: N.T.S.



ANTENNA BALLAST MOUNT DETAIL 2

SCALE: N.T.S.

PROVIDE BALLAST AS INDICATED IN THE STRUCTURAL ANALYSIS.



DRAWN BY:	KMB
REVIEWED BY:	DAC
CHECKED BY:	DNM
PROJECT NUMBER:	50074593
SITE ADDRESS:	

1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SHEET TITLE

STRUCTURAL DETAILS

SHEET NUMBER

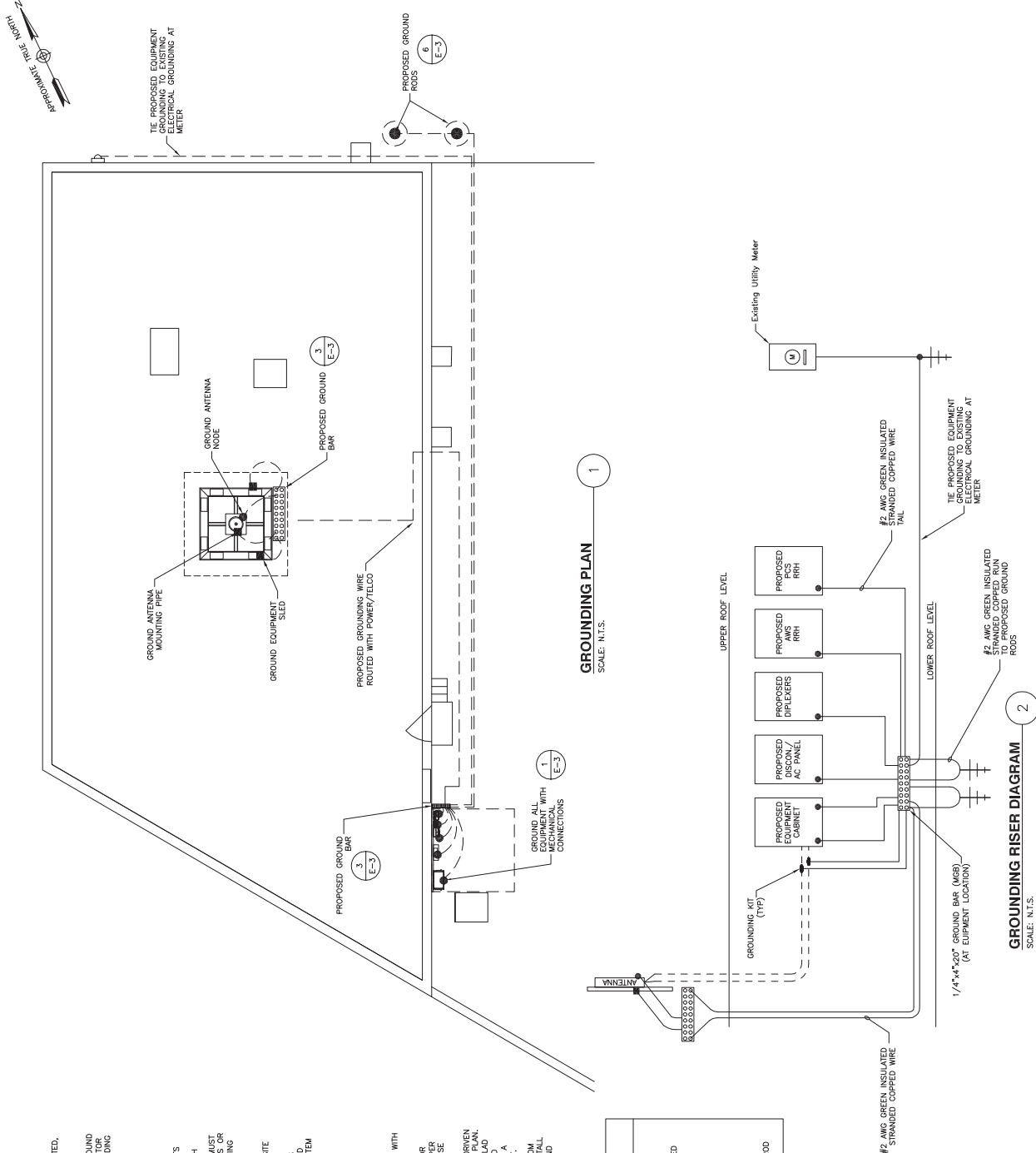
S-1

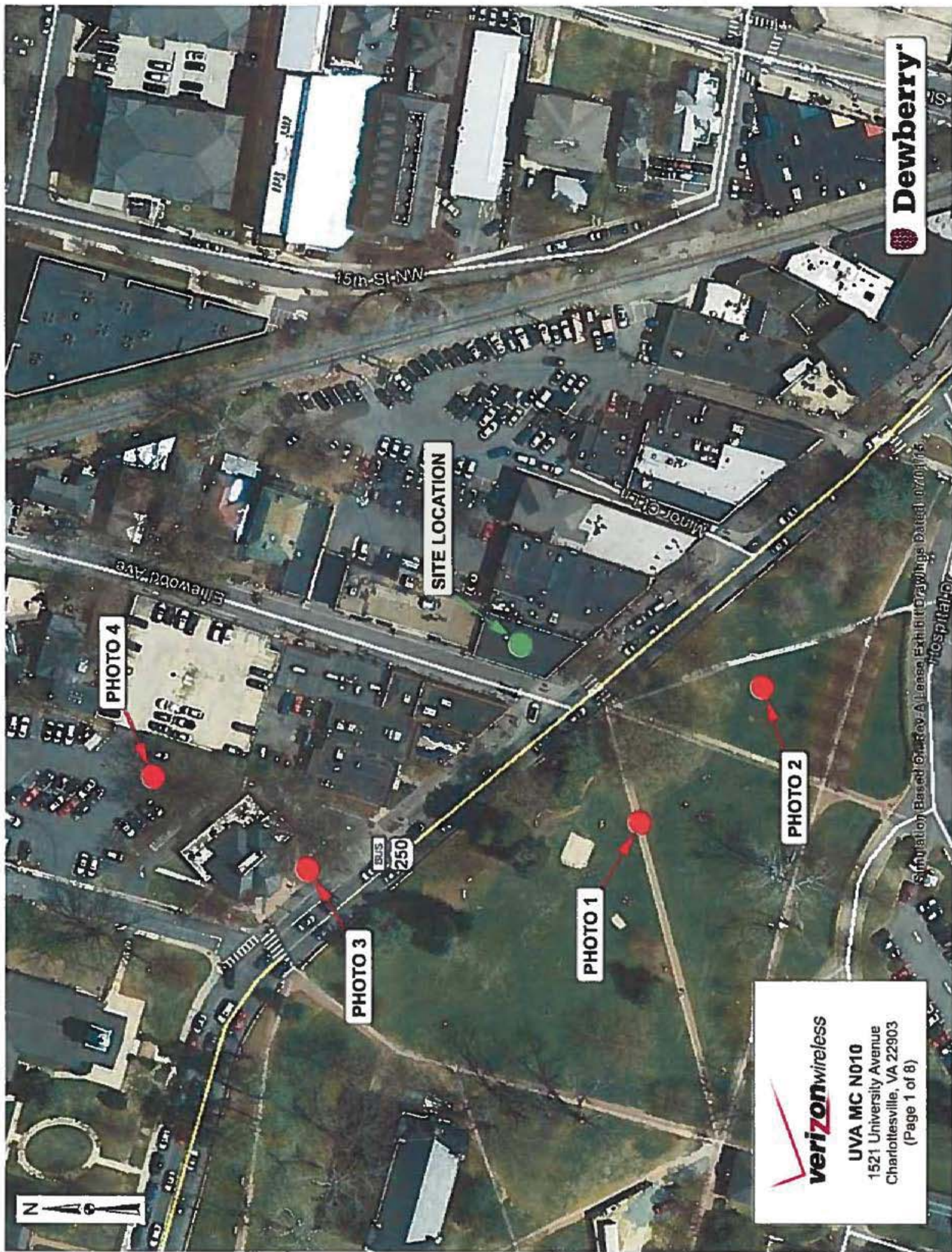


1. WHERE MECHANICAL CONNECTIONS ARE SPECIFIED, BOLTED COMPRESSION-TYPE CLAMPS OR SPULT-BOLTED CONNECTORS SHALL BE USED.
2. INSTALL GROUNDING RITS AT ANTENNA CENTERLINE. GROUND TO SYSTEM AND TO BUILDING AND TE INTO GROUNDING SYSTEM.
3. PRIOR TO THE START OF GROUNDING WORK, THE VERIZON SOUTHERN REGIONAL OFFICE SHALL FURNISH THE VERIZON SOUTHERN REGIONAL OFFICE WITH A WRITTEN STATEMENT ON THIS STANDARDS. ANY OMISSION OF INFORMATION ON THIS STANDARDS WILL BE CONSIDERED AN ACCEPTANCE OF RESPONSIBILITY ALL VERIZON GROUNDING REQUIREMENTS SHALL BE MET AS OUTLINED IN VERIZON'S GROUNDING STANDARDS. NO OTHER STANDARDS SHALL BE APPLIED TO VERIZON WIRELESS SPECIFICATIONS AND STANDARDS. FOLLOWING COMPLETION OF WORK, GROUNDING SYSTEM MUST BE TESTED BY THE CONTRACTOR TO VERIFY THAT THERE IS LESS (SUBMIT AN INDEPENDENT "TALK POTENTIAL" TESTING REPORT).
4. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AS SHOWN AS REQUIRED UNLESS OTHERWISE NOTED. IT IS DESIGNED WITHOUT BENEFIT OF RESISTIVITY TESTING AND DOES NOT NECESSARILY REPRESENT A GROUNDING SYSTEM TO MEET ANY SPECIFIC GROUND RESISTANCE.
6. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
7. ALL GROUNDING DEVICES SHALL BE U/L APPROVED OR LISTED FOR OTHER APPROVALS.
8. PAINTED SURFACES SHALL BE PROTECTED FROM CHARTERED AND STRAIGHTEN PAIN POSSIBLY BEND GROUNDING LEADS WITH A MINIMUM 12" RADIIUS.
9. INSTALL #2 AWG-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 TINNED SOLID COPPER FOR BELOW GRADE GROUNDING, UNLESS OTHERWISE NOTED.
10. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN RODS POSITIONED ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 5/8"x1'-0" COPPER CLAD STEEL OR 1/2"x1'-0" GALV. STEEL. THE GROUND RODS SHALL BE WIRE BRED 36" BELOW GRADE. THE BURY-GROUND RODS A MAXIMUM OF 15' APART AND A MINIMUM OF 10' APART.
11. WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO A GROUND RING, INSTALL SEAL TOP WITH SILICONE MATERIAL.

GROUNDING LEGEND

- | | |
|-----|---------------------------------------|
| | GROUND BAR |
| --- | --- |
| | GROUND COPPER WIRE, SIZE AS NOTED |
| --- | --- |
| | MECHANICAL CONNECTION |
| --- | --- |
| | EXOTHERMIC (CAWELL) CONNECTION |
| --- | --- |
| | 5/8"x10' COPPER CLAD STEEL GROUND ROD |





SITE LOCATION

PHOTO 4

PHOTO 2

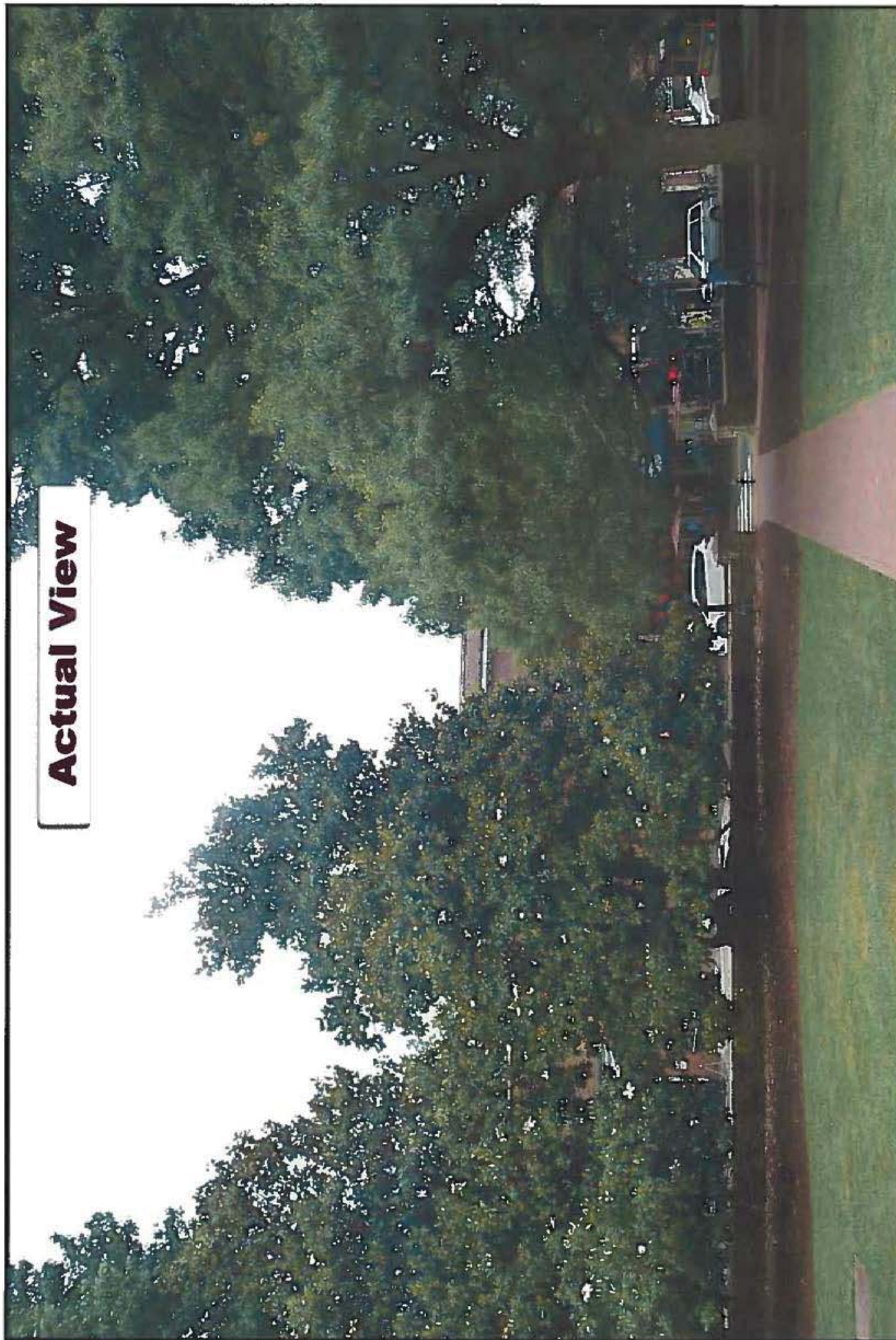
PHOTO 1

PHOTO 3

verizon wireless
UVA MC N010
1521 University Avenue
Charlottesville, VA 22903
(Page 1 of 8)

Simulation Based On Rev A Lease Exhibit Drawings Dated 07/01/15

Actual View



UVA MC N010

Photo 1A

View Facing Northeast

From 15th Street NW

(Page 2 of 8)



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Proposed View

Proposed RF Transparent False
Chimney Concealing Proposed Antenna
Mounted On Non-Penetrating Sled



UVA MC N010

Photo 1B

View Facing Northeast

From 15th Street NW

(Page 3 of 8)



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Actual View

Proposed Equipment Is Not
Visible From This Location

UVA MC N010

Photo 2

View Facing North
Off Of University Avenue
(Page 4 of 8)



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Actual View

Dewberry

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Fax: 804.290.7878
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UVA MC N010

Photo 3A

View Facing Southeast
From University Avenue
(Page 5 of 8)

verizonwireless

Proposed View

Proposed RF Transparent False
Chimney Concealing Proposed Antenna
Mounted On Non-Penetrating Sled



UVA MC N010

Photo 3B

View Facing Southeast
From University Avenue
(Page 6 of 8)



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Actual View



UVA MC N010

Photo 4A

View Facing South
From University Avenue
(Page 7 of 8)



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Proposed View

Proposed RF Transparent False
Chimney Concealing Proposed Antenna
Mounted On Non-Penetrating Sled



UVA MC N010

Photo 4B

View Facing South

From University Avenue

(Page 8 of 8)



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(804) 355-1590 (Fax)

December 13, 2016
File: 203400673 Task 242

Mr. Andrew Hendricks, P.G.
Geo-Technology Associates, Inc.
43760 Trade Center Place, Suite 110
Sterling, Virginia 20166

RE: Determination of Visual Effects for the Charlottesville Small Cell Installation Located at
1521 University Avenue (UVA MC N010), Charlottesville, Virginia

Dear Mr. Hendricks:

The report that follows presents the results of the visual effects survey for the Verizon Wireless (Verizon) small cell site located at 1521 University Avenue (UVA MC N010), Charlottesville, Virginia (Figures 1-5). The site visit was conducted by Tracey MacDonald and the report reviewed by Ellen M. Brady, Senior Principal Investigator, and Sandra DeChard, Senior Architectural Historian, on behalf of Geo-Technology Associates Inc. (GTA) on December 5, 2016.

The investigations were conducted with reference to state (*Guidelines For Conducting Cultural Resource Survey In Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* [48 FR 44742, September 29, 1983 [Virginia Department of Historic Resources {VDHR} 2001]]) and federal guidelines (*Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* [United States Department of the Interior {USDI} 1983]) for conducting cultural resources investigations as well as in accordance with the *Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process* (NPA) effective March 7, 2005.

AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) for indirect visual effects for UVA MC N010, as determined by the NPA, and in consultation with the VDHR, was 0.25 miles. This survey was designed to assess visual effects to the National Register of Historic Places (NRHP)-eligible or listed resources within the APE.

The APE for direct effects to the building by the proposed small cell antenna project is limited to the structure area where the antenna and associated equipment will be installed.

PROJECT DESCRIPTION

Verizon proposes to install a small cell antenna and associated equipment on roof top of the three-story building near the roof's center. The antenna will be stealthed within a newly constructed false brick chimney and will be installed on a non-penetrating sled mount. The radio head and the equipment will be mounted on the southeastern side of the building just below the roof line of the adjacent one-story building. The radio head and the equipment will not extend

above the parapet wall and will not be visible from the street. The antenna and false chimney will extend approximately 4 feet above the edge of the parapet (Figures 3-5).

PROJECT LOCATION

Charlottesville N010
1521 University Avenue

The building, located at 1521 University Avenue, is located at the corner of University Avenue and Elliewood Avenue. The three-story, brick building was constructed c. 1900 and features retail space on the first floor and residential space on the second and third (Figure 1). The building also features brick quoins, a modillioned cornice, elliptical arched windows, and a parapet roof. The windows are vinyl replacement sashes. The building has not been individually surveyed; however, is located within the Venable Neighborhood Historic District (VDHR #104-0133).

The area immediately surrounding 1521 University Avenue consists of poured concrete sidewalks on the southwest and northwest along the building. A small one-story brick commercial building is located immediately adjacent to the southeast elevation of the building with a more modern building immediately behind. The building is within a commercial area of Charlottesville with a park area belonging to the University of Virginia across the street (Figure 2 and 6-9).



Figure 1. 1521 University Avenue, Charlottesville, Virginia.

RESULTS OF BACKGROUND RESEARCH

Background research for the project involved a review of the VDHR's Virginia Cultural Resources Information System (V-CRIS) database. This review was conducted in order to determine whether

any architectural resources, including historic districts, located within the APE of the small cell site have been listed or are eligible for listing on the NRHP. According to V-CRIS, three NRHP-listed or eligible historic districts and 11 individually listed or eligible resources are located within the 0.25-mile APE of the proposed UVA MC N010 small cell site. In addition, the NRHP-listed Charlottesville, Virginia Multiple Resource Area is located within the APE, although the boundaries of the Area are not currently mapped in VCRIS (Table 1; Figure 10).

The three NRHP-listed architectural resources located within the 0.25-mile APE of the UVA MC N010 cellular site include parts the University of Virginia Historic District (VDHR #002-5161), the Venable Neighborhood Historic District (VDHR #104-0133), and the Wertland Street Historic District (VDHR #104-0136) (Table 1; Figure 10). The 11 individual resources include the Rotunda (VDHR #002-5055), the Lewis Brook Hall of Natural History (VDHR #002-5056), and the Carr's Hill/President's House (VDHR #002-5082), located within the University of Virginia Historic District; the Anderson Brothers Bookstore (VDHR #104-0132, the Turner-LaRowe House (VDHR #104-0234), the King-Runkle House, and the McConnell-Neve House (VDHR #104-0397; Demolished), located within the Venable Neighborhood Historic District; and the Dinsmore Hous/Heiskell-McKennie House (VDHR #104-0018), the Barringer Mansion (VDHR #104-0022), and the George Rogers Clark Statue and Four Monumental Figurative Outdoor Statues, which includes the Clark Statue (VDHR #104-0252 and #104-5091).

DIRECT EFFECTS EVALUATION

Since the building is over 45 years of age, direct effects consideration is required. The antenna will be mounted on the roof top and stealthed within a newly constructed false brick chimney. The antenna itself will be installed on a non-penetrating sled mount. The radio head and the associated equipment will be mounted on the southeastern side of the building just below the roof line of the adjacent one-story building. The historic fabric of the building will be minimally impacted only on the parapet wall where the radio head and associated equipment will be attached.

INDIRECT EFFECTS EVALUATION

The purpose of the indirect effects investigation is to determine if any of the NRHP-eligible or listed resources under consideration within the APE will view the proposed small cell installation. The survey was undertaken to ensure compliance with the NPA and with Section 106 of the National Historic Preservation Act (as amended). Since listed and eligible resources were located within the APE, an indirect visual effects study was conducted for each resource (Table 1; Figure 11; Photos 1-27). The study included photographing the individual resources and their views towards the small cell site to evaluate the visual impact of the undertaking on the historic resources within the defined APE. In the case of historic districts only views from points within the historic district towards the small cell site were taken as these photographs already capture resources within the district.

The proposed small cell antenna will be mounted on a non-penetrating sled mount within a false chimney, which will extend 4 feet above the edge of the parapet. As such the proposed antenna had the potential to be viewed from the surrounding NRHP-listed or eligible historic districts or NRHP individually listed resources within the APE. However, due to the existing building stock surrounding the node site, the distance of the NRHP-listed or eligible resources from the proposed node location, and changes in landscape, only in areas within the Venable Neighborhood Historic District and University of Virginia Historic District immediately surrounding the building viewed the building and/or the proposed location of the UVA MC N010 small cell antenna. Two individual resources within the district, the Lewis Brook Hall of Natural History and the Anderson Brothers

Bookstore viewed the proposed small cell location. The proposed antenna location and the building were not visible from any other survey point within the 0.25-mile APE from the resources within the APE under consideration.

CONCLUSION

The UVA MC N010 collocation site, located 1521 University Avenue, Charlottesville, meets the age requirement for direct effects evaluation as the building meets the age criteria of 45 year or older. The antenna will be mounted on a non-penetrating sled mount within a false chimney, which will extend 4 feet above the edge of the parapet. The associated equipment will be installed on the southeast wall of the building below the roof line of the adjacent building (see Figures 3-5). The historic fabric of the building will be minimally impacted only on the southeast wall where the antenna and associated equipment will be attached. The building; however, has not been formerly surveyed and therefore not individually evaluated for eligibility for listing on the NRHP by DHR. In addition, it is unlikely that the building would be considered eligible for listing on the NRHP as evaluated by Criteria A, B, C, and D. According to the NPA, since the subject building itself has not been individually evaluated for eligibility for listing on the NRHP there are no historic properties within the direct effects APE.

The building is also located within the NRHP-listed Venable Neighborhood Historic District. Based on information gathered at the site and the proposed location of the small cell antennas on the roof it appears that the proposed antennas and associated equipment will not impact the Rotunda (VDHR #002-5055), Carr's Hill/President's House (VDHR #104-5082), the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), the Barringer Mansion (VDHR #104-0022), the Wertland Street Historic District (VDHR #104-0136), the Turner-LaRowe House (VDHR #104-0234), the King-Runkle House (VDHR #104-0248), the George Rogers Clark Statue (VDHR #104-0252), the McConnell-Neve House (VDHR #104-0397; Demolished), and the Four Monumental Figurative Outdoor Sculptures (VDHR #104-5091). The building and/or the proposed antenna location was not visible from any of the points of survey from these NRHP-listed or eligible resources due to distance, changes in elevation, and the existing built environment, which shields the view of the proposed antenna installation site from the historic resources within the 0.25-mile APE. The building and/or proposed antenna location was visible from the Lewis Brook Hall of Natural History (VDHR #002-5056), the University of Virginia Historic District (VDHR #002-5161), the Anderson Brothers Bookstore (VDHR #104-0132), and the Venable Neighborhood Historic District (VDHR #104-0133) (Photos 4, 7, 8, 14, and 15). Since the proposed location of the small cell was viewed from the Anderson Brothers Bookstore, it was also viewed from the Charlottesville, Virginia Multiple Resource Area as the resource is individually listed under the Area nomination. However, since the antenna will be stealthed within a false chimney and due to the small size of the antenna and the limited visibility of the proposed installation it is recommended that the proposed 1521 University Avenue UVA MC N010 collocation site will have **No Adverse Effect** to resources within the APE for visual effects.

Sincerely,



Ellen M. Brady
Senior Principal Investigator



Sandra DeChard
Senior Architectural Historian



Figure 2. Location of 1521 University Avenue.

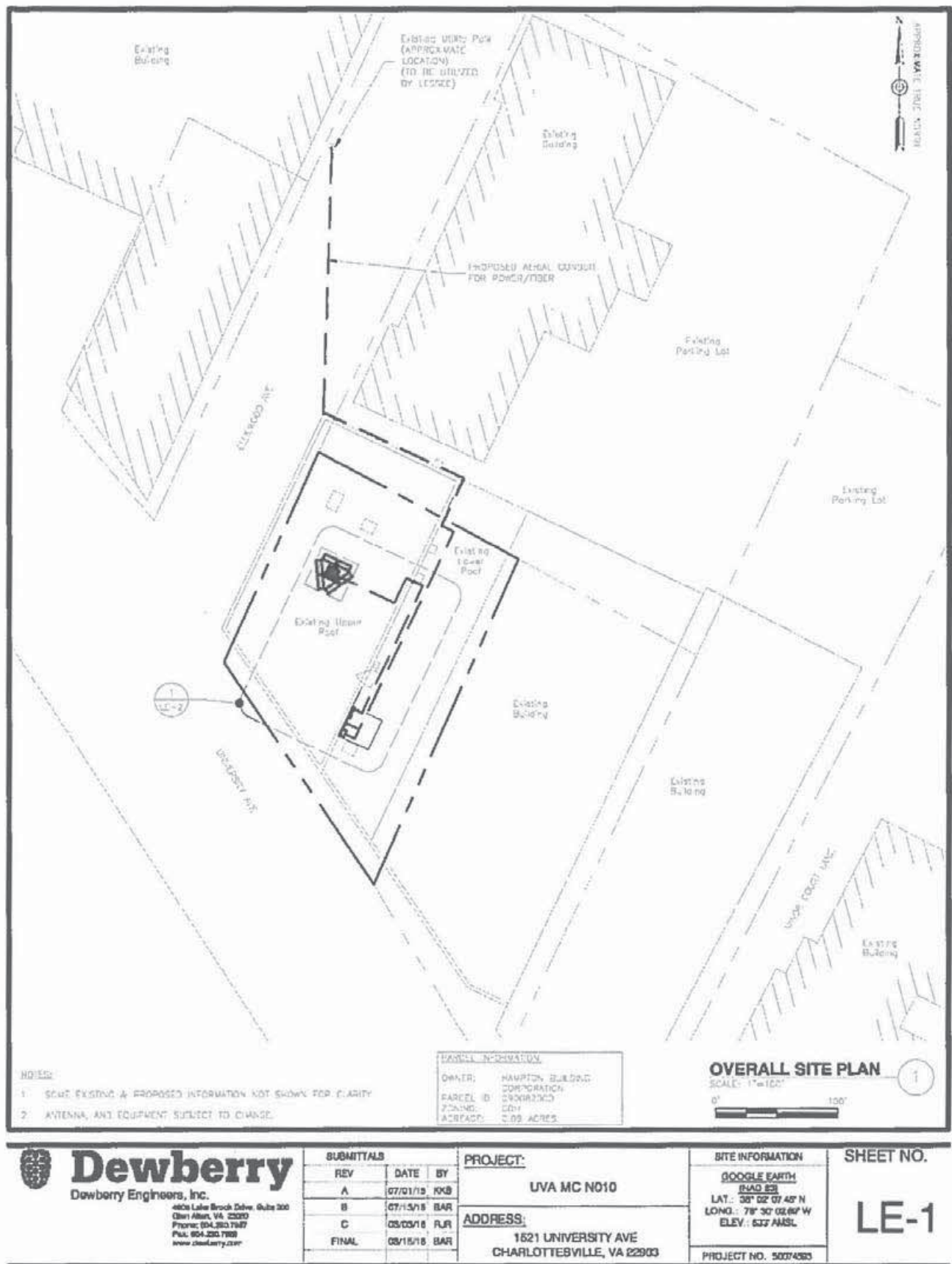
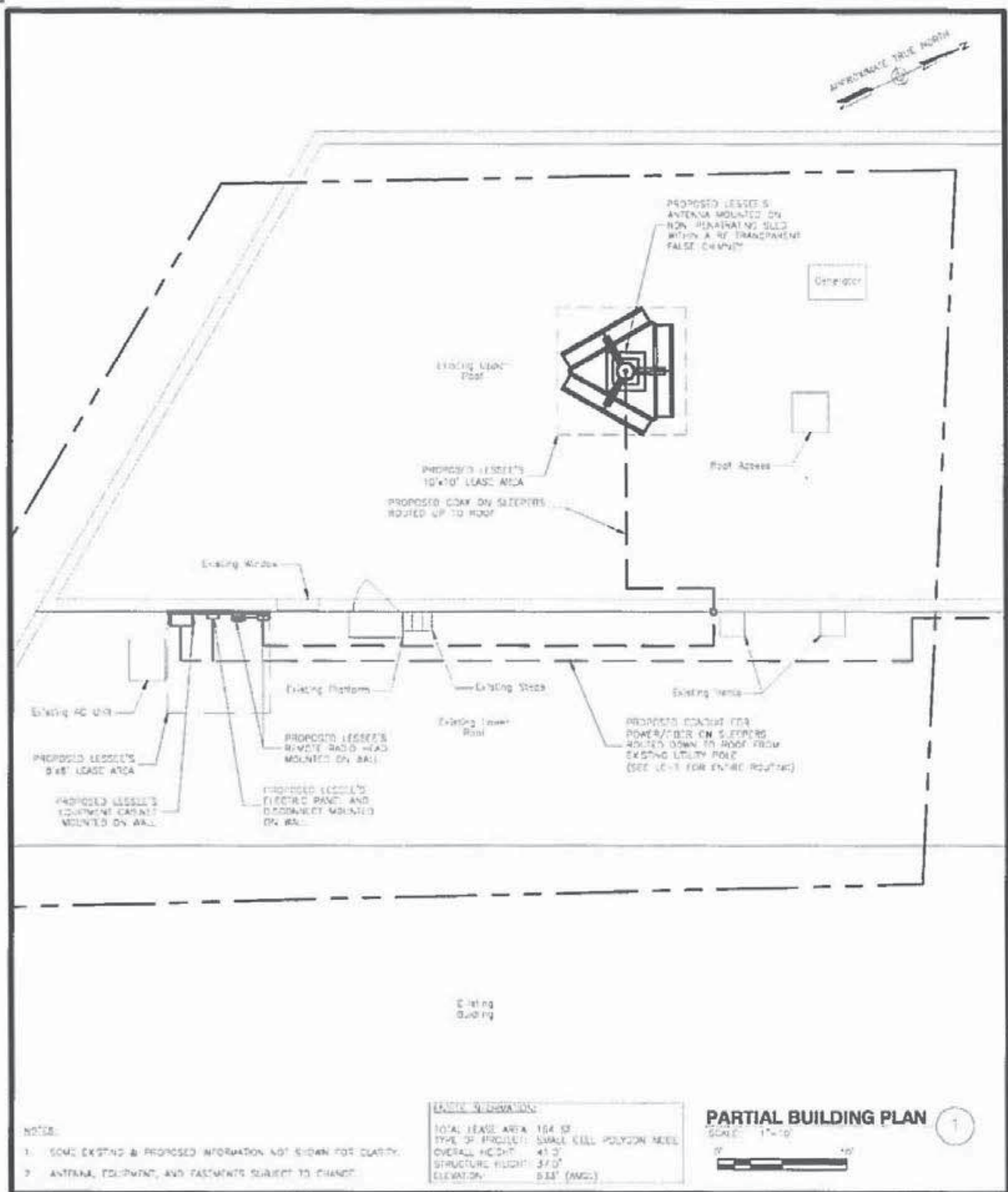


Figure 3. Site Plan of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.



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SUBMITTALS

REV	DATE	BY
A	07/01/15	KXB
B	07/13/15	BAR
C	08/03/15	RJR
FINAL	08/15/15	BAR

PROJECT:

UVA MC N010

ADDRESS:

1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SITE INFORMATION

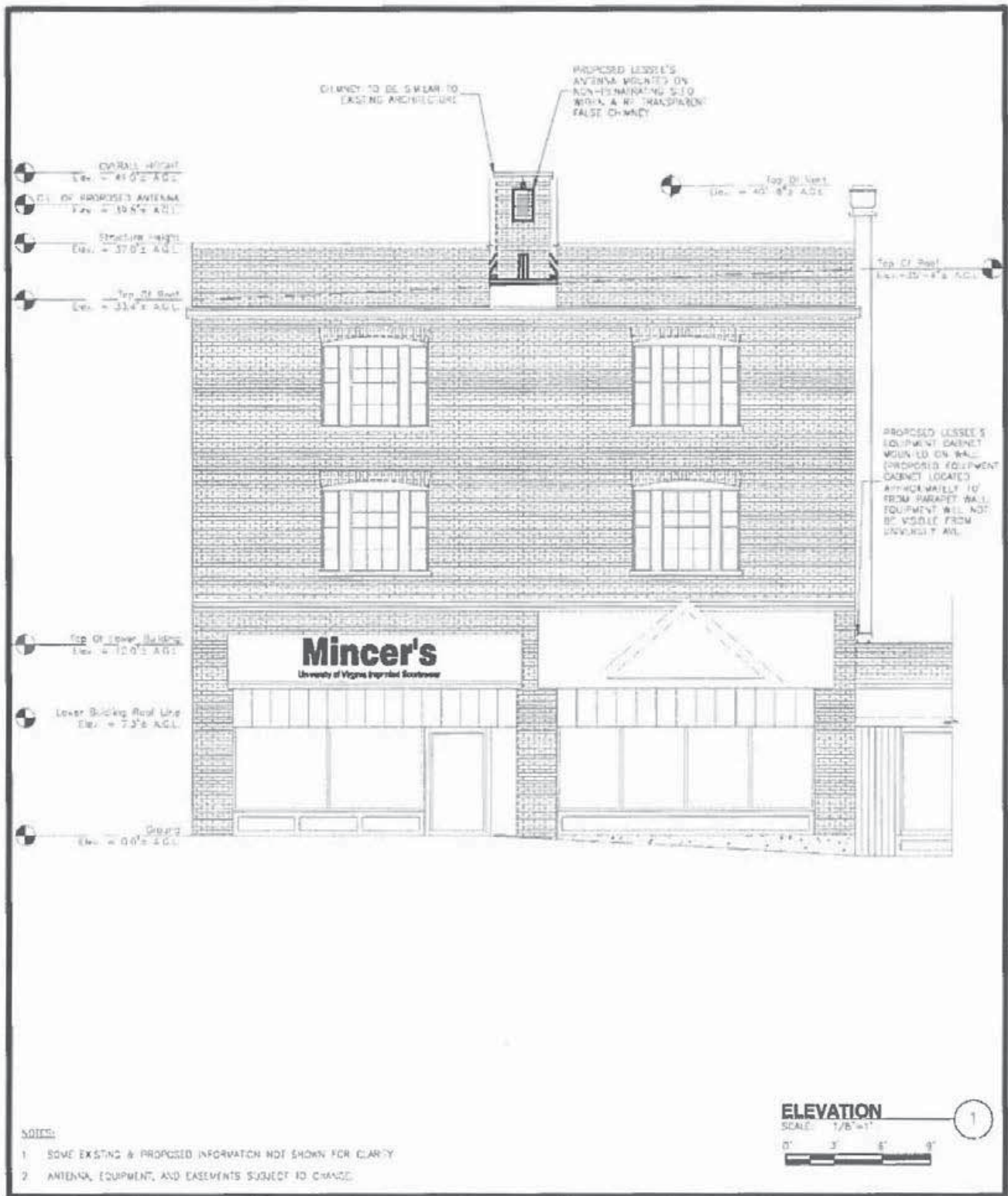
GOOGLE EARTH
Quad 83
LAT.: 38° 02' 07.45" N
LONG.: 78° 30' 02.82" W
ELEV.: 533' AMSL

PROJECT NO. 50074092

SHEET NO.

LE-2

Figure 4. Rooftop Plan of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.



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SUBMITTALS		
REV	DATE	BY
A	07/01/15	KCB
B	07/15/15	BAR
C	05/03/16	RJR
FINAL	08/15/16	BAR

PROJECT:
UVA MC N010

ADDRESS:
1521 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

SITE INFORMATION
GOOGLE EARTH
(NAD 83)
LAT.: 38° 02' 07.40" N
LONG.: 78° 30' 02.87" W
ELEV.: 537' AMSL

PROJECT NO. 50074825

SHEET NO.
LE-3

Figure 5. Elevation of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.

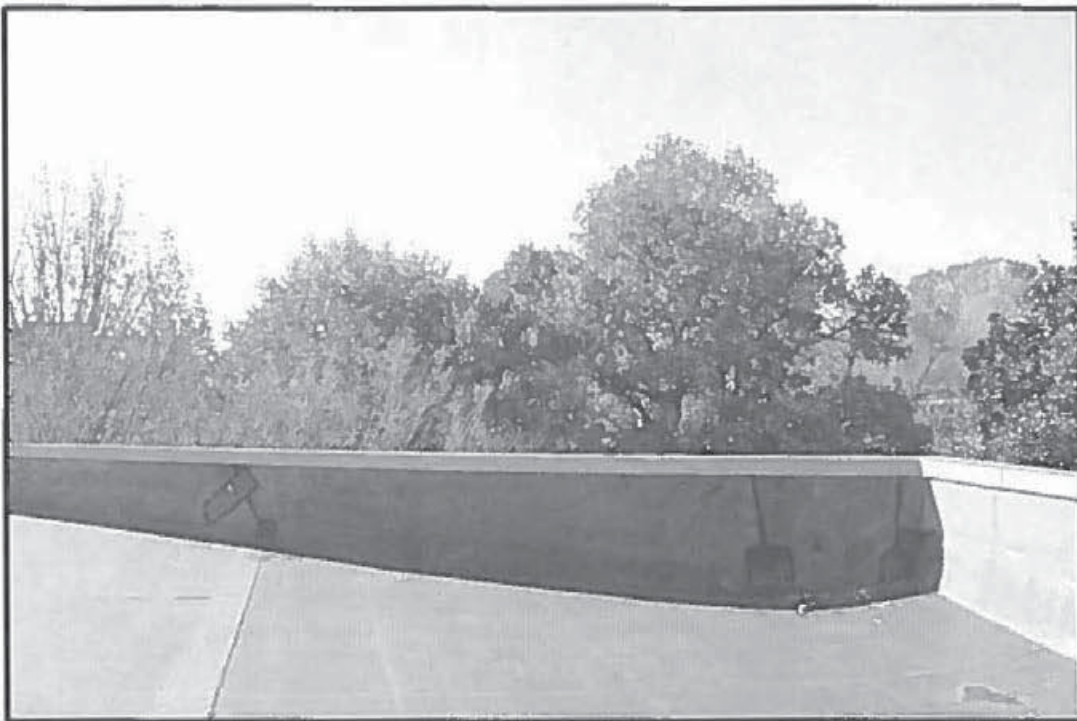


Figure 6. Views from Roof Level of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking South.



Figure 7. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking West.

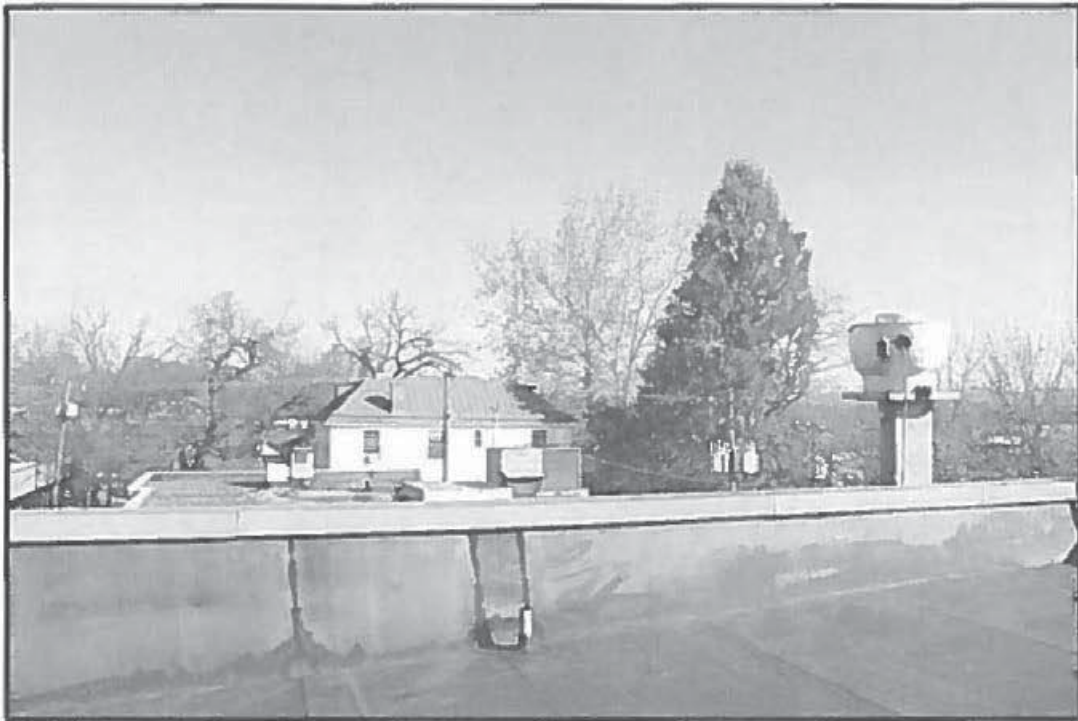


Figure 8. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking North.

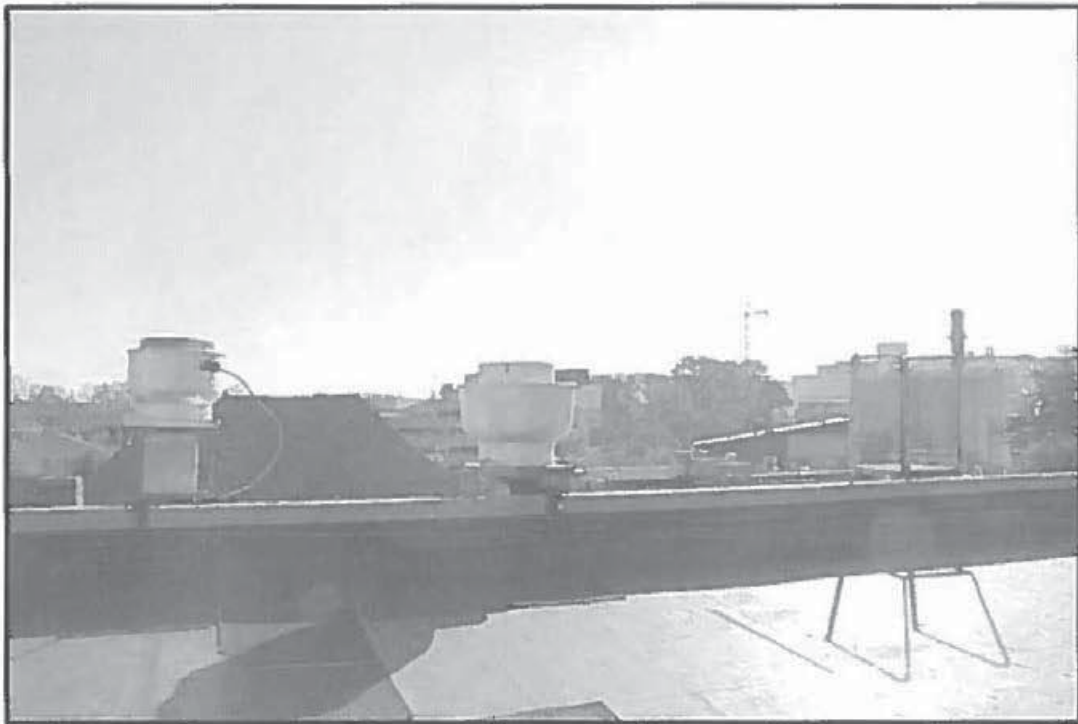


Figure 9. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking East.

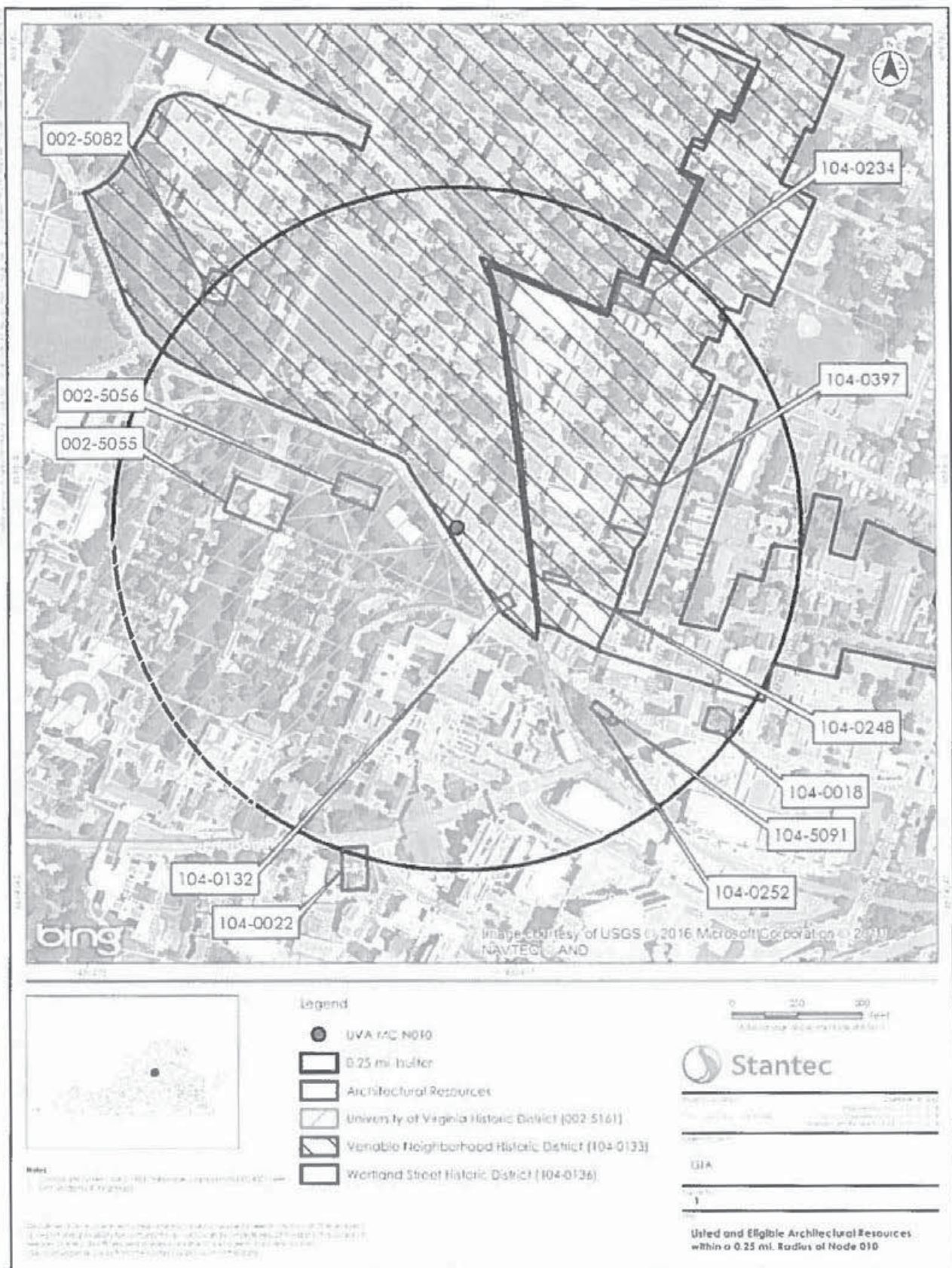


Figure 10. Architectural Resources under Consideration Within a 0.25-Mile Radius of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.

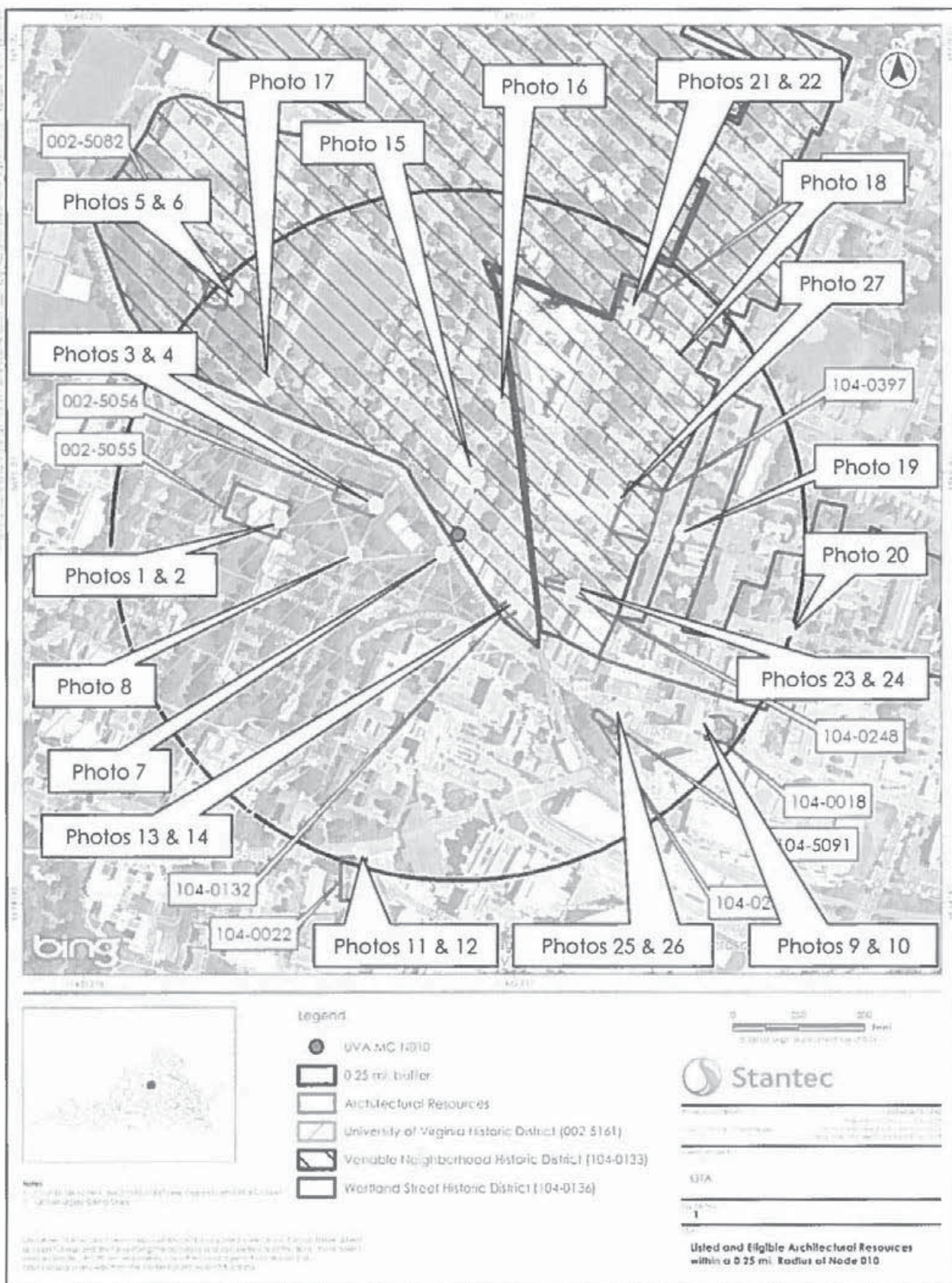


Figure 11. Key to Photographs for UVA MC N010, Charlottesville, Virginia.

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
002-5055	Rotunda, University of Virginia, Main Street	The Rotunda, designed by Thomas Jefferson, at the University of Virginia was built c. 1819 and housed the University's library collection from 1826 to 1938. The building's design was based on Rome's Pantheon. In the 19 th century an addition was constructed onto the building, however, in 1895 the building burned. Restoration efforts were undertaken by McKim, Mead, and White shortly after. The building was again restored in 1976. The Rotunda was listed as a National Historic Landmark (NHL) in 1965 and on the NRHP in 1966. The building is also considered a contributing resource to the NHL/NRHP-listed University of Virginia Historic District.	X (NHL)		No Effect	Photos 1 & 2
002-5056	Lewis Brook Hall of Natural History, University Avenue	The building, constructed in 1876, is a three-story, brick building with stone trim. Designed by John R. Thomas in the Second Empire-style, the building, which was one of the first natural history museum in the US, features interior brick chimneys, raised granite basement, elliptical arched two-over-two wood double-hung sash windows, denticulated cornice, and stone belt course. The building was listed on the NRHP in 1977 for its significance in architecture and education. The building is also a contributing resource to the NHL/NRHP-listed University of Virginia Historic District (VDHR #002-5161)	X		No Adverse Effect	Photos 3 & 4
002-5082	Carr's Hill/President's House, UVA, University Avenue	The house is a two-story, Georgian Revival dwelling constructed c. 1912. The dwelling was designed by the notable New York architectural firm of McKim, Mead, and White and features a hipped roof, monumental front portico with pediment, a porte-cochere off the west gable end of the dwelling, and sidelights and elliptical fan light over the front entry, among other notable architectural features. The resource was listed on the NRHP in 2008 under Criterion A and C for its significance in education and architecture. The dwelling is also considered a contributing resource to the Venable Neighborhood Historic District.	X		No Effect	Photos 5 & 6

VDHR #	Resource	Description	NRHP - Listed	NRHP - Eligible	Effect Assessment	Photo Reference
002-5161	University of Virginia Historic District	Construction of the University began following the laying of the cornerstone in 1817, the General Assembly officially chartered the school in 1819. Thomas Jefferson conceived the idea of the institution, he designed all of the original buildings and supervised their construction, selected the first faculty, drew up the curriculum, and served as the first rector of the Board of Visitors. While the University represents a major achievement in the educational history of the country, its architectural concept and design was revolutionary. There are 109 contributing resources.	X (NHL)		No Adverse Effect	Photos 7 & 8
104-0018	Dinsmore House/Heiskell-McKennie House, 1211 West Main Street	The house, constructed c. 1826, is a two-and-a-half-story Federal style dwelling which features brick exterior walls laid in a Flemish bond pattern, four bays across the front façade, a entry portico with heavy wood Tuscan-style columns with pediment, sidelights, and elliptical fan light. The annex constructed onto the in the mid-19th century, is a two-story, brick dwelling with three-bays and center entry with pedimented hood supported by ornate brackets. The resource was determined eligible for listing on the NRHP in 2009 for its architectural significance.		X	No Effect	Photos 9 & 10
104-0022	Barringer Mansion, 1404 Jefferson Park Avenue	The Barringer Mansion, constructed c. 1894, was built for Dr. Paul Brandon Barringer. At the time of the dwelling's construction Dr. Barringer was part of the faculty of the University of Virginia's Medical School. The dwelling was designed in the Queen Anne style and features brick exterior walls, corner turret with garland frieze, a large Jacobean-style brick chimney, and porte-cochere, which connects to the front porch. The resource was listed on the NRHP in 1982 for its significance in architecture, education, and science. The resource, according to the V-CRIS form, is associated with the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 11 & 12
104-0075	Charlottesville, Virginia Multiple Resource Area	The multiple resource area comprises approximately 10.4 square miles within the City of Charlottesville and includes a cross section of the City's historic time periods beginning in the 1760s. The resource area was listed in 1981 for its significance in architecture, commerce, industry, religion and transportation. The district comprises 83 structures throughout the city and two districts. The Multiple Resource Area is not mapped in VCRIS.	X		No Adverse Effect	See Photos 11-14 & 21-24

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
104-0132	Anderson Brothers Bookstore, 1417 University Avenue	The Anderson Brothers Bookstore building, constructed c. 1848, is one of the largest surviving metal façade buildings in Charlottesville. The building is three stories with seven bays with brick exterior walls in a six-course American bond pattern. The building also features a plain frieze, projecting cornice with ornate modillions and stylized floral bands. Pilasters with tall plinths and Corinthian capitals adorn the second and third floors. The building was listed on the NRHP in 1982 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Adverse Effect	Photos 13 & 14
104-0133	Venable Neighborhood Historic District/Rugby Road – University Corner Historic District	The Venable Neighborhood Historic District comprises approximately 84 acres north of the University of Virginia. The buildings within the district include mainly residential, commercial, and institutional buildings associated with the university prior to WWI. Most were constructed between 1890 and 1930 during the University's rapid expansion. The district was listed on the NHRP in 1984 for its significance in architecture, education, and commerce with a period of significance from 1890 to 1940.	X		No Adverse Effect	Photos 15-18
104-0136	Wertland Street Historic District	The Wertland Street Historic District comprises approximately 47 acres of a residential area to the northeast of the University of Virginia. Architectural styles include mainly turn of the twentieth century Queen Anne and Colonial Revival frame and brick dwellings. The oldest house located within the district is the 1830 Wertebaker House. Wertebaker was appointed librarian to the University of Virginia by Thomas Jefferson. The district was listed on the NRHP in 1985 for its significance in education and architecture.	X		No Effect	Photos 19 & 20
104-0234	Turner-LaRowe House, 1 University Court	The Turner-LaRowe House was constructed on a five-acre parcel allotted to Mary Turner as her widow's dower in 1890. The house, built in 1892, the dwelling features brick exterior walls, a hipped roof clad in standing seam metal, a projecting two-story bay window on the front façade, and a full-width, five-bay front porch with hipped roof and Tuscan-style wood columns. The house was converted into sorority housing in 1983. The house was listed on the NRHP in 1983 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 21 & 22

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
104-0248	King-Runkle House	The King-Runkle House, constructed c. 1891, is a two-story, Victorian (Queen Anne) style dwelling set on a narrow lot. The exterior walls are clad in weatherboards with decorative wood shingles in the gable ends. A one-story shed-roofed entry porch, located on the southwest side of the building features a turned wood post, ornate brackets, and spindlework. Other features include Queen Anne-style windows with square stained glass lights, a projecting shed-roofed window and decorative scroll work in the front roof gable. The house was listed on the NRHP in 1983 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 23 & 24
104-0252	George Rogers Clark Statue, University Avenue	The statue, erected in 1921, was designed by the Gorham Company of New York. The bronze statue with granite base depicts Clark, of Lewis and Clark fame, on a horse with three members of his expedition party behind and three Native Americans in front. One of the Native Americans, a chief. The statue was listed on the NRHP in 1997 under Criterion C for its significance in art.	X		No Effect	Photos 25 & 26
104-0397	McConnell-Neve House, 228 Fourteenth Street	Demolished	X		N/A	Photo 27
104-5091	Four Monumental Figurative Outdoor Sculptures, Main Street	The four sculptures were donated by Paul Goodloe McIntire c. 1919 and include the NRHP-listed statue of George Rogers Clark (VDHR # 104-0252), the Meinwether Lewis and William Clark Sculpture (VDHR # 104-0273), the Thomas Jonathan Jackson Sculpture (VDHR # 104-0251), and the Robert Edward Lee Sculpture (VDHR # 104-0264). The National Park Service accepted the nomination for this resource in 1997; however, the resource has not been officially listed.		X	No Effect	Photos 25 & 26



Photo 1. View of Rotunda (VDHR #002-5055), Looking Southwest.

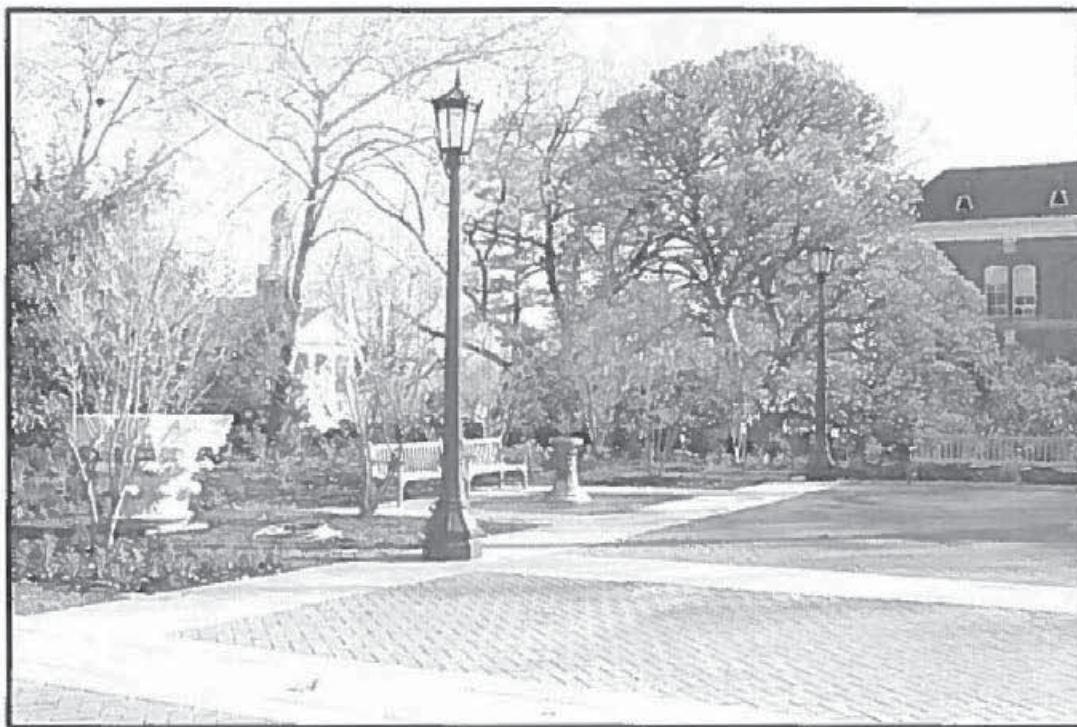


Photo 2. View to Proposed Small Cell Antenna Site from the Rotunda (VDHR #002-5055), Looking East (Not Visible).



Photo 3. View of Lewis Brook Hall of Natural History (VDHR #002-5056), Looking West.



Photo 4. View to Proposed Small Cell Antenna Site from Lewis Brook Hall of Natural History (VDHR #002-5056), Looking East (Visible).



Photo 5. View of Carr's Hill/President's House (VDHR #002-5082), Looking Northwest.



Photo 6. View to Proposed Small Cell Antenna Site from Carr's Hill/President's House (VDHR #002-5082), Looking Southeast (Not Visible).



Photo 7. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).



Photo 8. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).



Photo 9. View of Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northeast.



Photo 10. View to Proposed Small Cell Antenna Site from the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northwest (Not Visible).

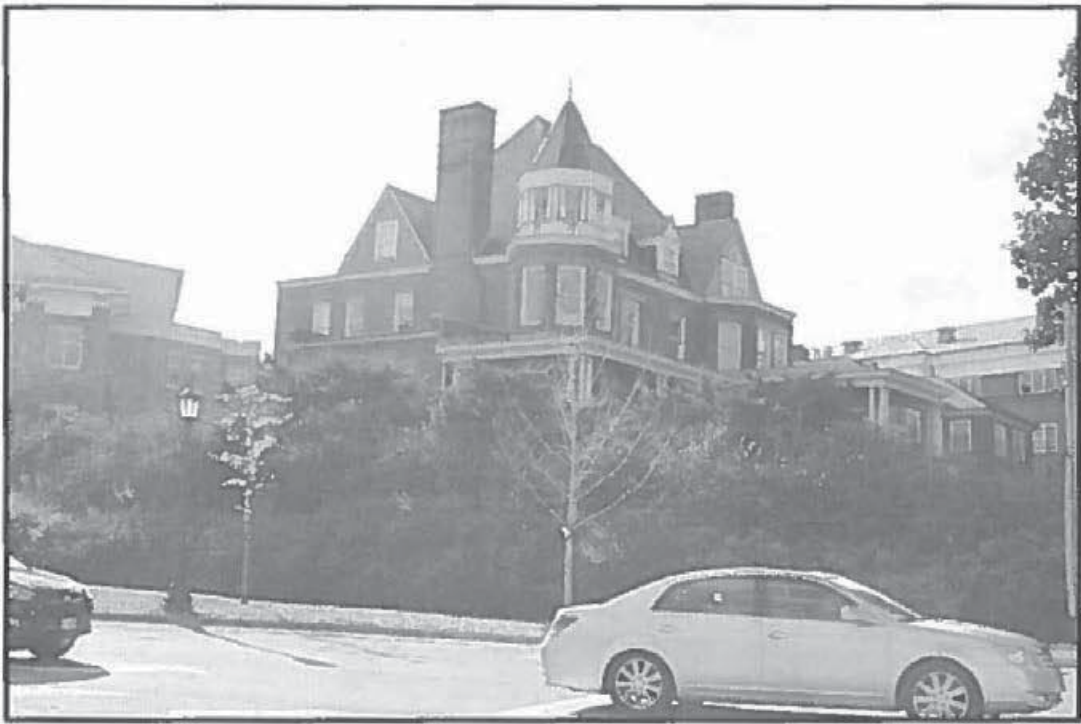


Photo 11. View of Barringer Mansion (VDHR #104-0022), Looking Southwest.



Photo 12. View to Proposed Small Cell Antenna Site from the Barringer Mansion (VDHR #104-0022), Looking Northeast (Not Visible).



Photo 13. View of Anderson Brothers Bookstore (VDHR #104-0132), Looking Northeast.



Photo 14. View to Proposed Small Cell Antenna Site from the Anderson Brothers Bookstore (VDHR #104-0132), Looking Northwest (Visible).

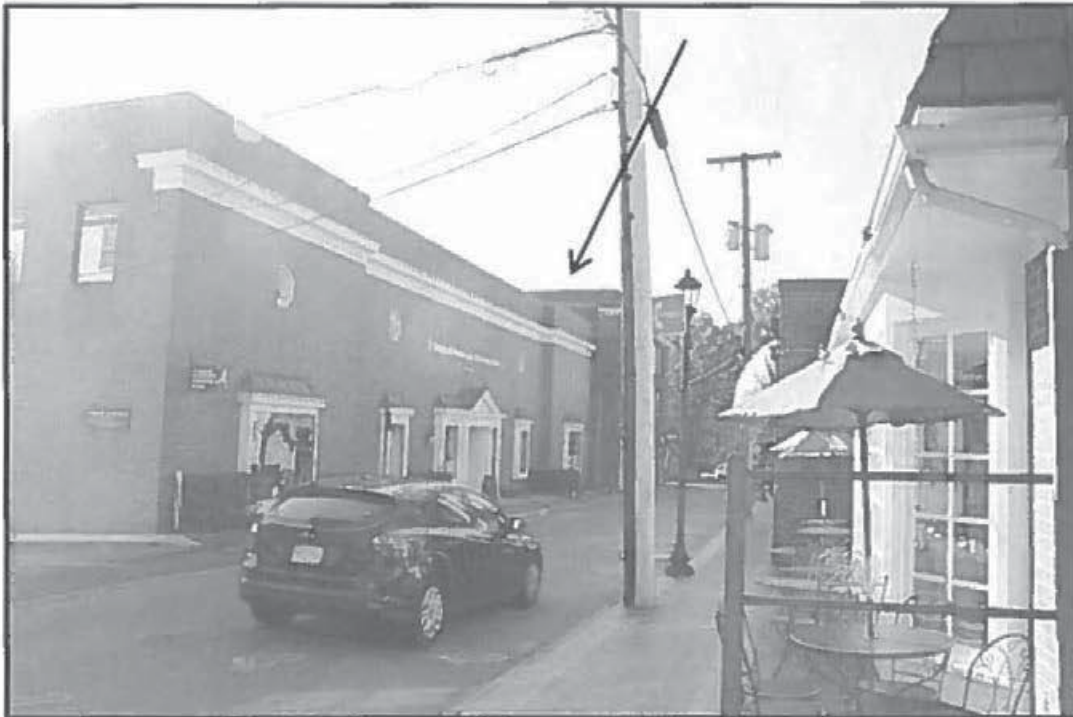


Photo 15. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Elliwood Avenue, Looking Northeast (Visible).



Photo 16. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Elliwood Avenue, Looking Southwest (Not Visible).



Photo 17. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from the Intersection of Rugby Road and Carr's Hill Road, Looking Northeast (Not Visible).



Photo 18. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) along 14th Street NW North of John Street, Looking Southwest (Not Visible).



Photo 19. View to Proposed Small Cell Antenna Site from the Werland Street Historic District (VDHR #104-0136) within Apartment Complex off Werland Street, Looking Southwest (Not Visible).



Photo 20. View to Proposed Small Cell Antenna Site from the Werland Street Historic District (VDHR #104-0136) from Intersection of Werland Street and 12th Street NW, Looking West (Not Visible).



Photo 21. View of Turner-LaRowe House (VDHR #104-0234), Looking East.



Photo 22. View to Proposed Small Cell Antenna Site from Turner-LaRowe House (VDHR #104-0234), Looking Southwest (Not Visible).



Photo 23. View of King-Runkle House (VDHR #104-0248), Looking West.

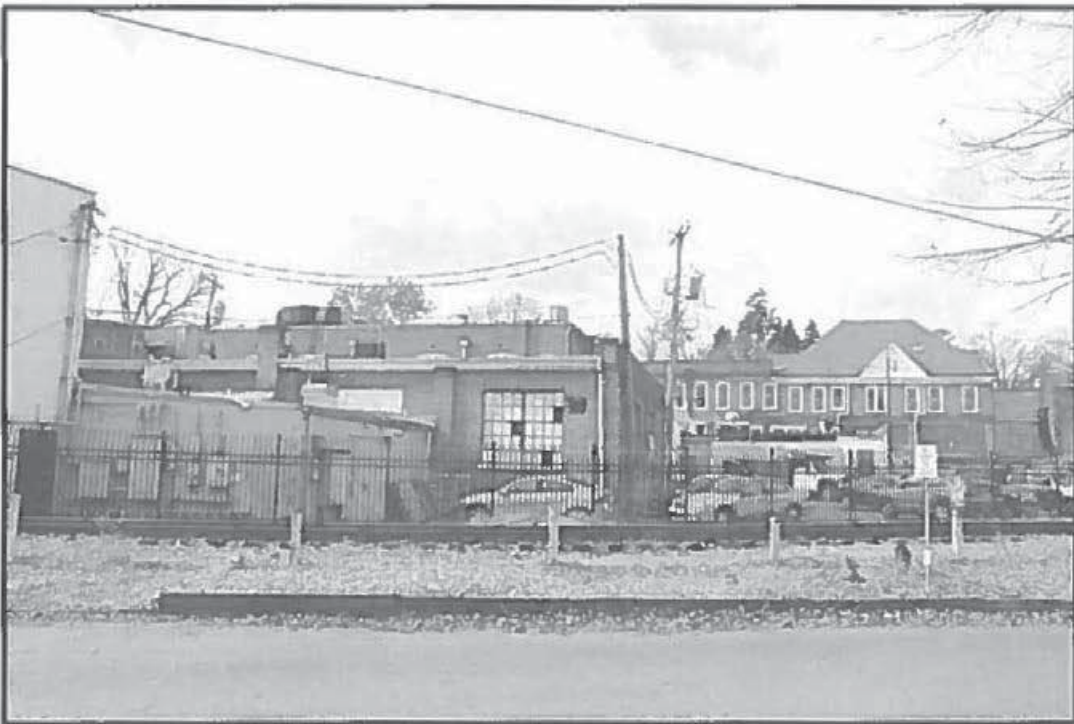


Photo 24. View to Proposed Small Cell Antenna Site from the King-Runkle House (VDHR #104-0248), Looking Northwest (Not Visible).



Photo 25. View of George Rogers Clark Statue (VDHR #104-0252 and #104-5091), Looking Southwest.



Photo 26. View to Proposed Small Cell Antenna Site from the George Rogers Clark Statue (VDHR #104-0252 and #104-5091), Looking Northwest (Not Visible).



Photo 27. View of Modern Apartment Building, Former Location of McConnell-Neve House (VDHR #104-0397), Looking Southeast (Resource as Plotted in VCRIS Appears to have been Demolished).

EXHIBIT B

CITY OF CHARLOTTESVILLE
"A World Class City"

Neighborhood Development Services

610 East Market Street
Charlottesville, VA 22902
Telephone 434-970-3182
Fax 434-970-3359



April 7,, 2017

Verizon
c/o Stephen Weller
8159 Cancun Court
Gainesville, VA 20155

Re: 1521 University Avenue (TMP: 090082000) ("Subject Property")

The purpose of this letter is to address Zoning Verification request that was submitted to my office on February 3, 2017. An attached communication facility is being proposed to be placed at the property located at 1521 University Avenue. It will not be visible for an adjacent street, so it is permitted as a by-right use in the Corner District (CD). The Subject Property is also located within the Corner District Architectural Design Control District (ADC). Per section 34-1080(b) of the Zoning Ordinance, concealment is required in a ADC district and a Certificate of Appropriateness (COA) is required for the addition of a concealment feature.

An application to the Board of Architectural Review (BAR) was submitted to the concealment structure on March 10, 2017. The BAR will hear this application at the April 18, 2017 meeting.

Sincerely,

Read Brodhead
Zoning Administrator

EXHIBIT C





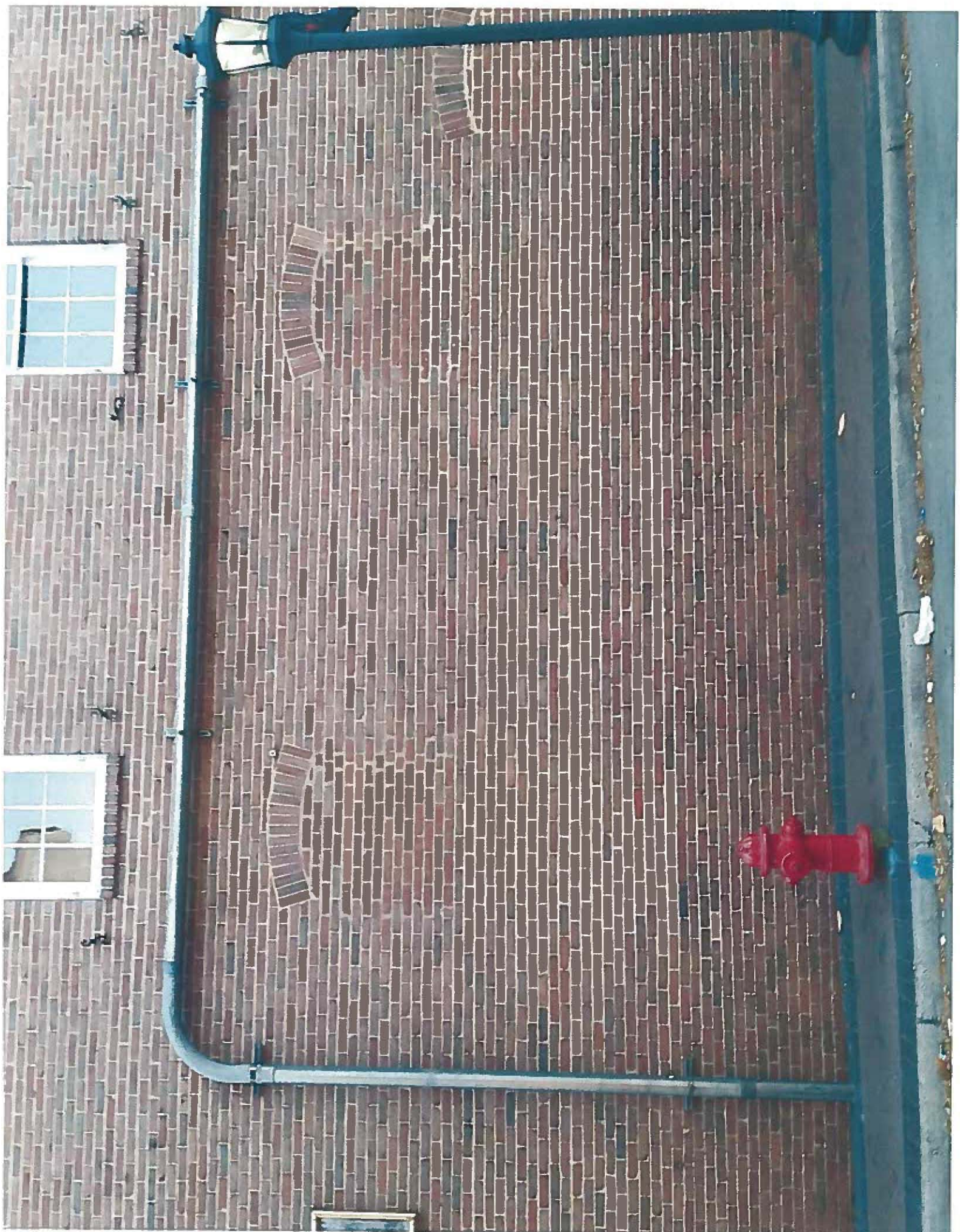




EXHIBIT D

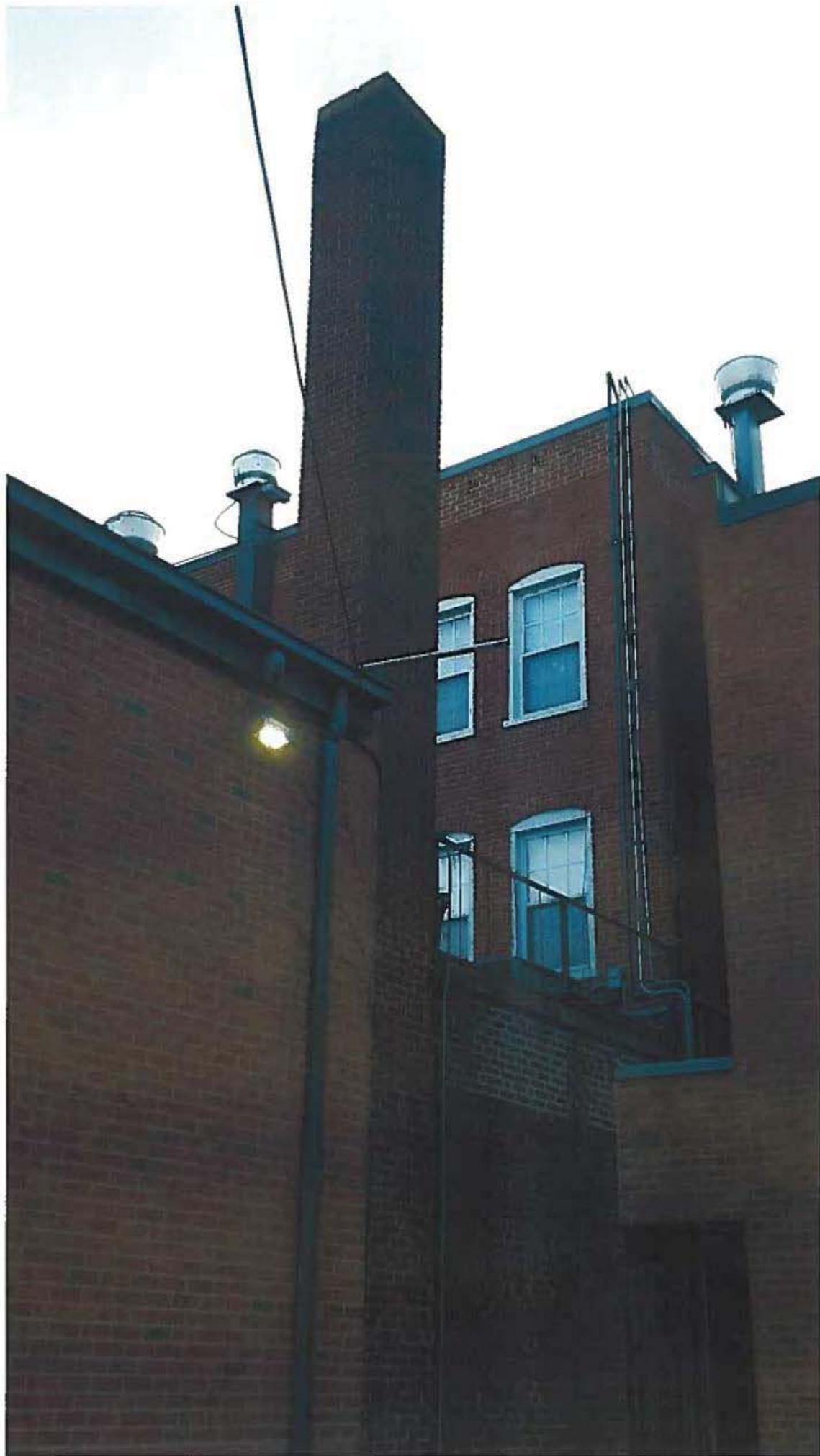






EXHIBIT E



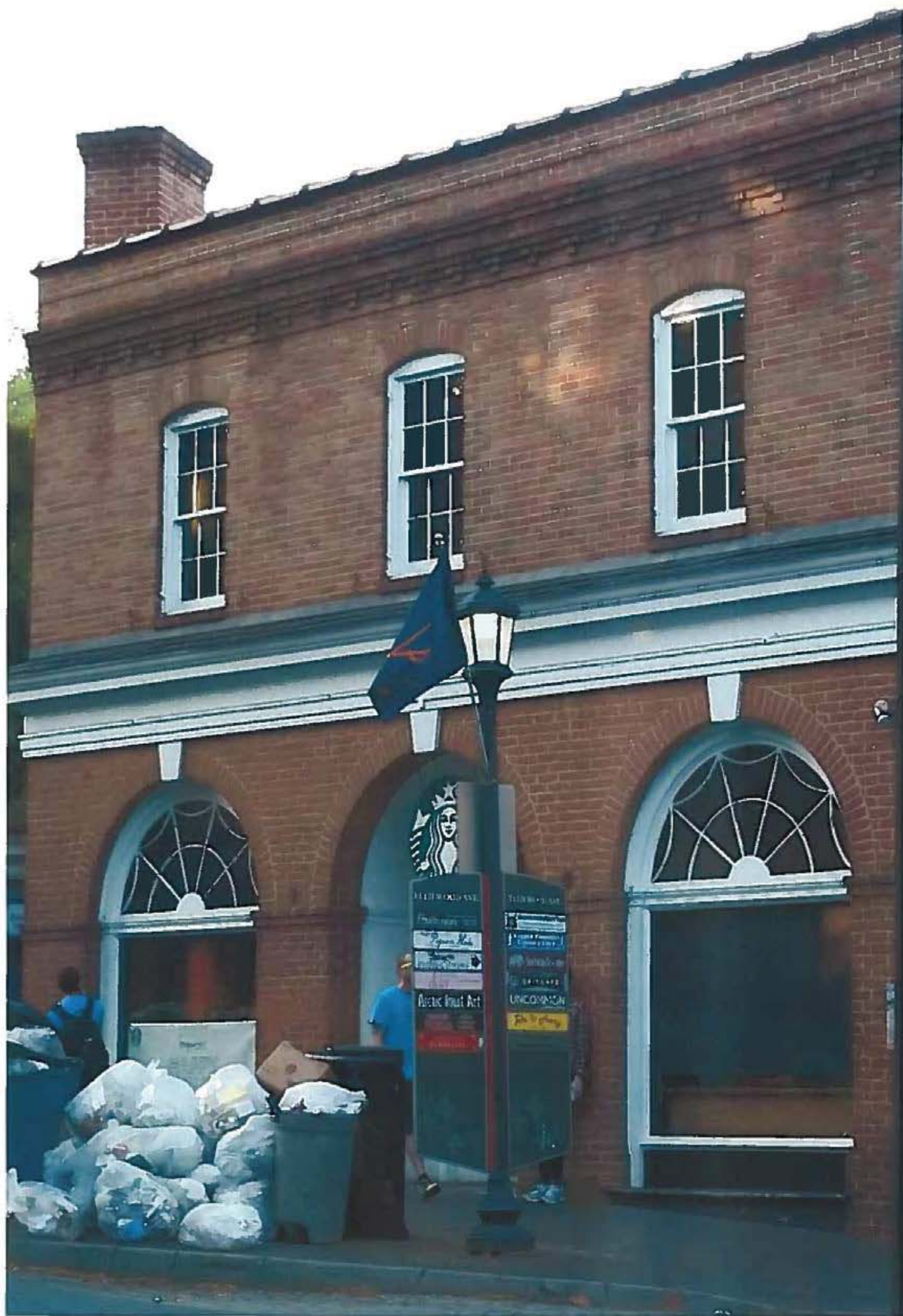




EXHIBIT F

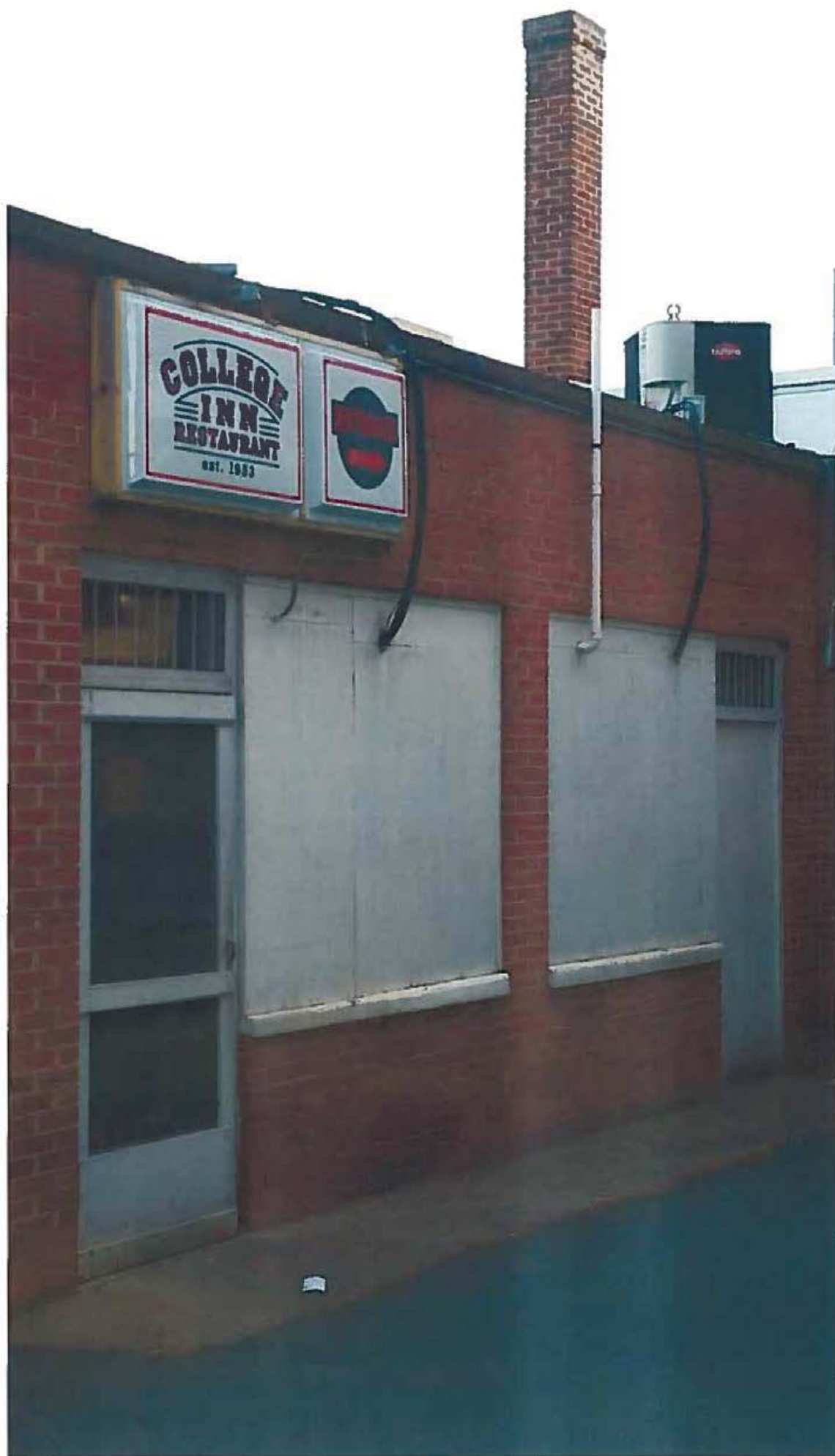
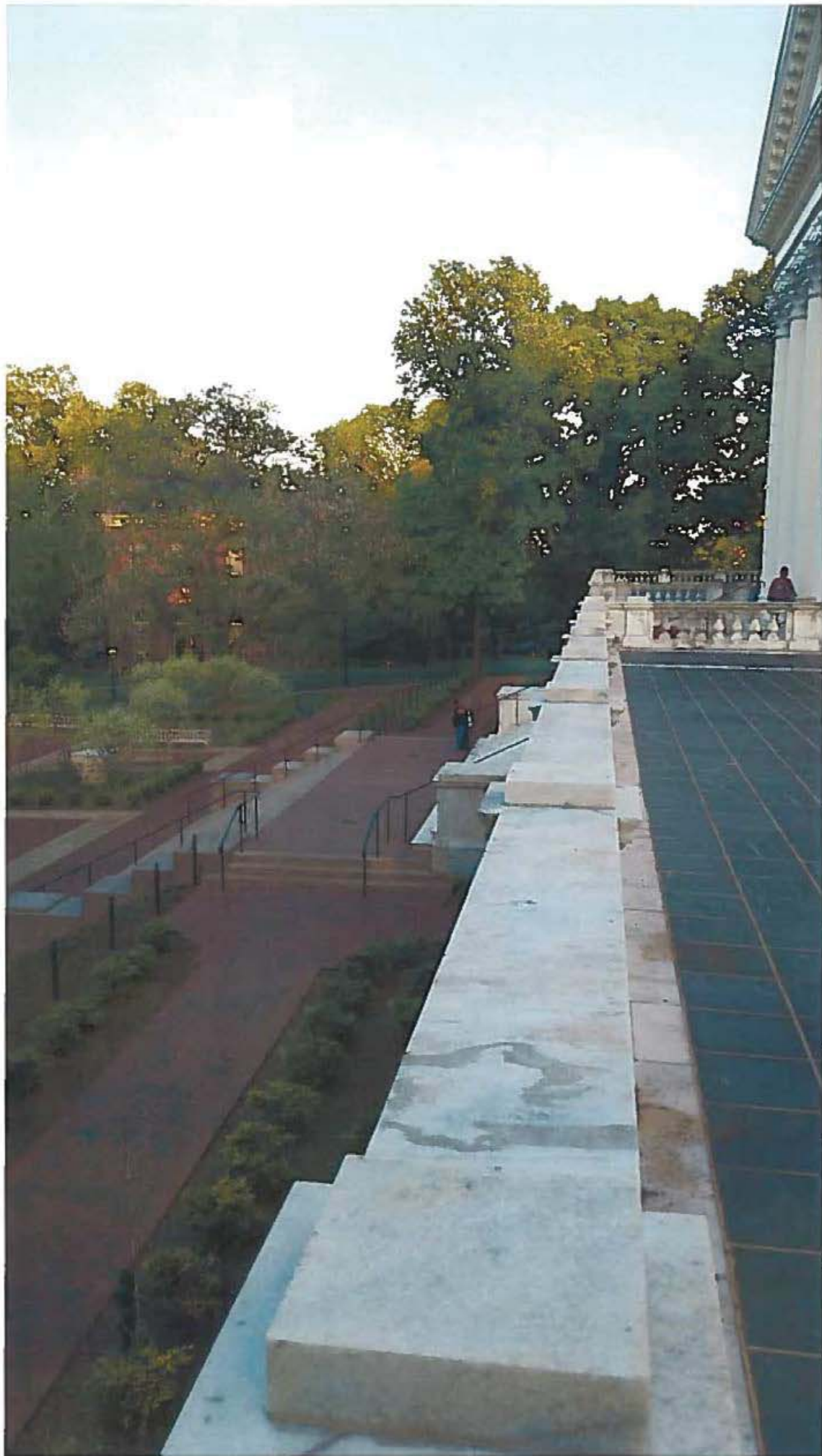


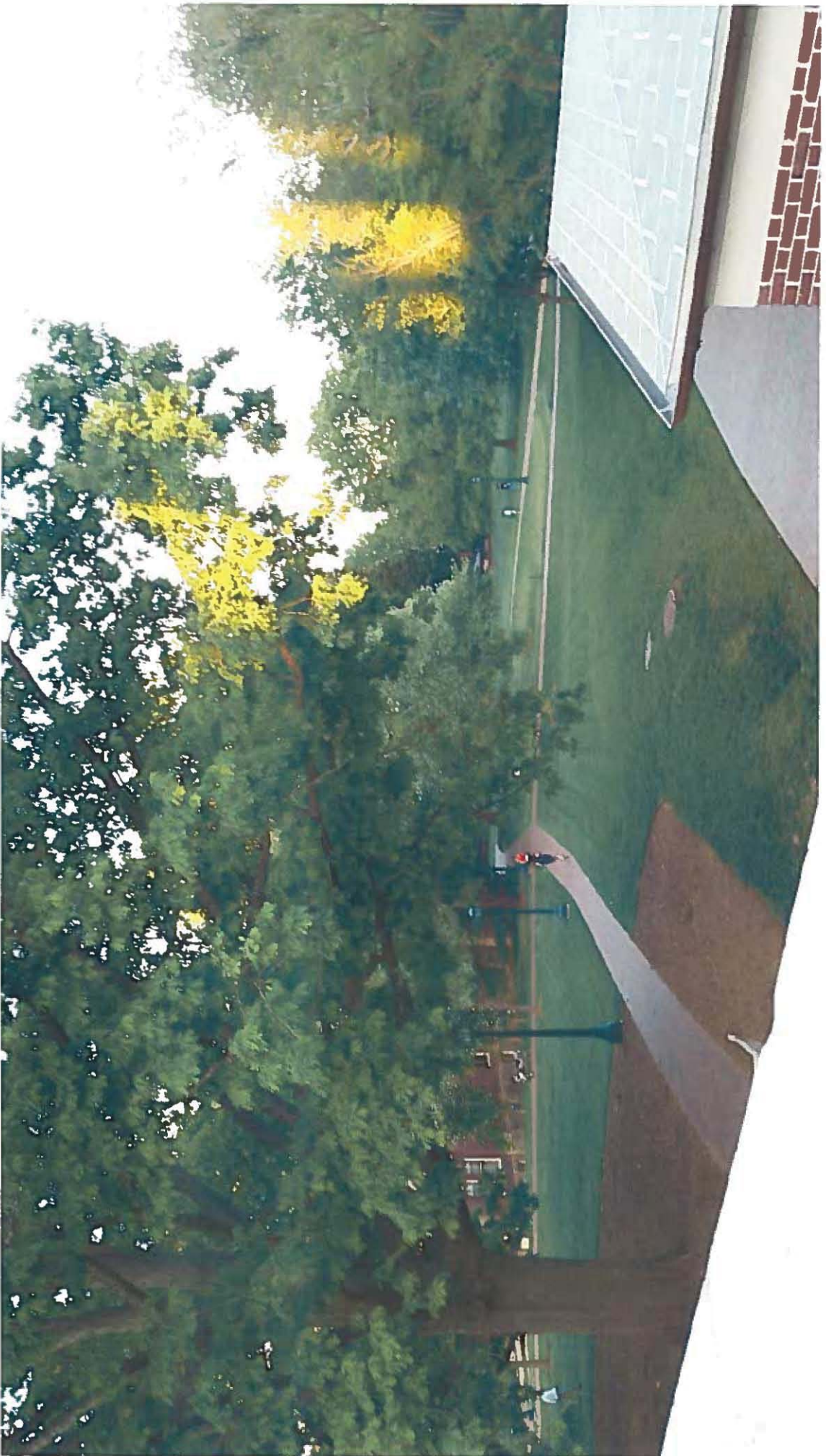


EXHIBIT G

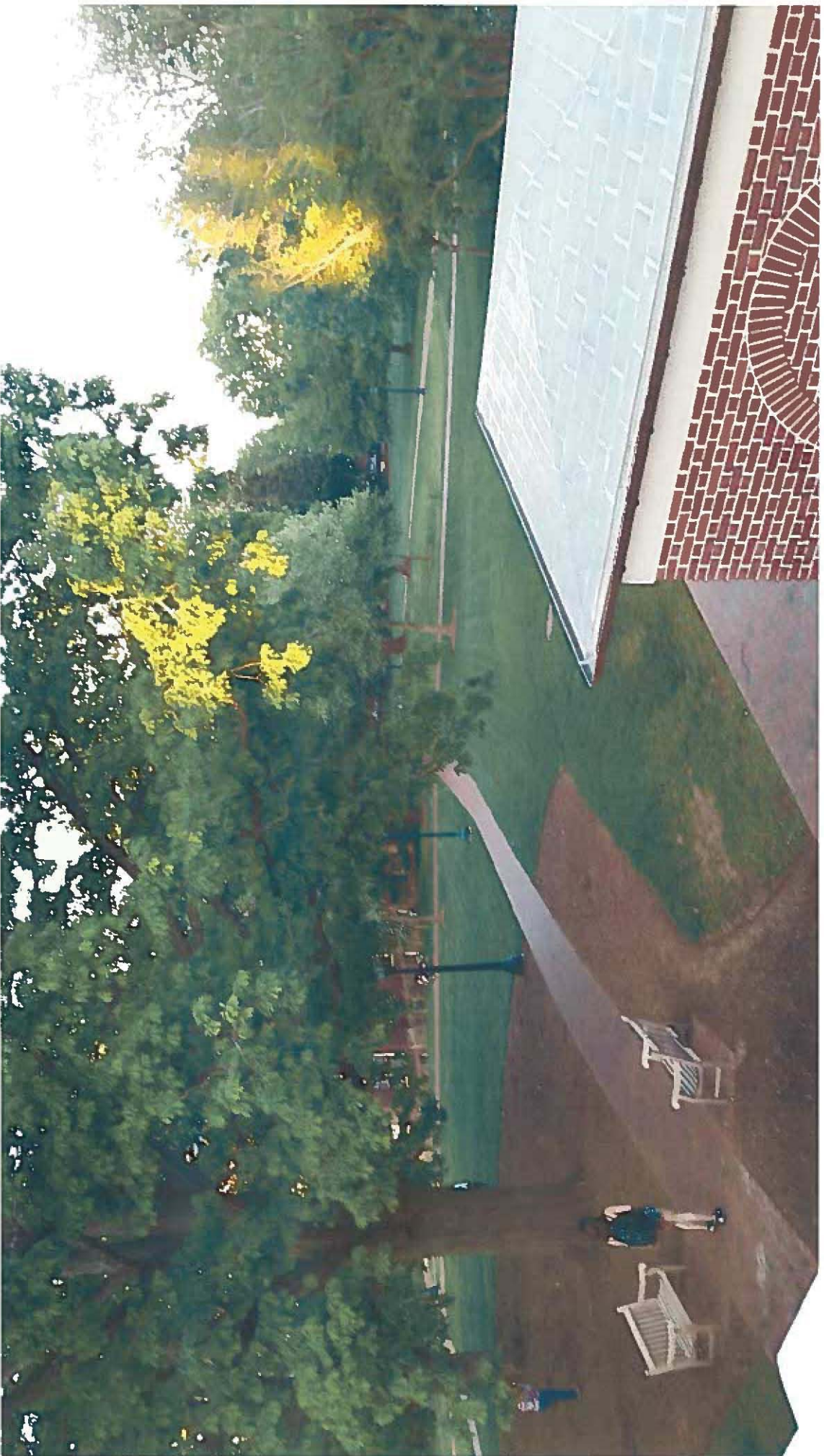


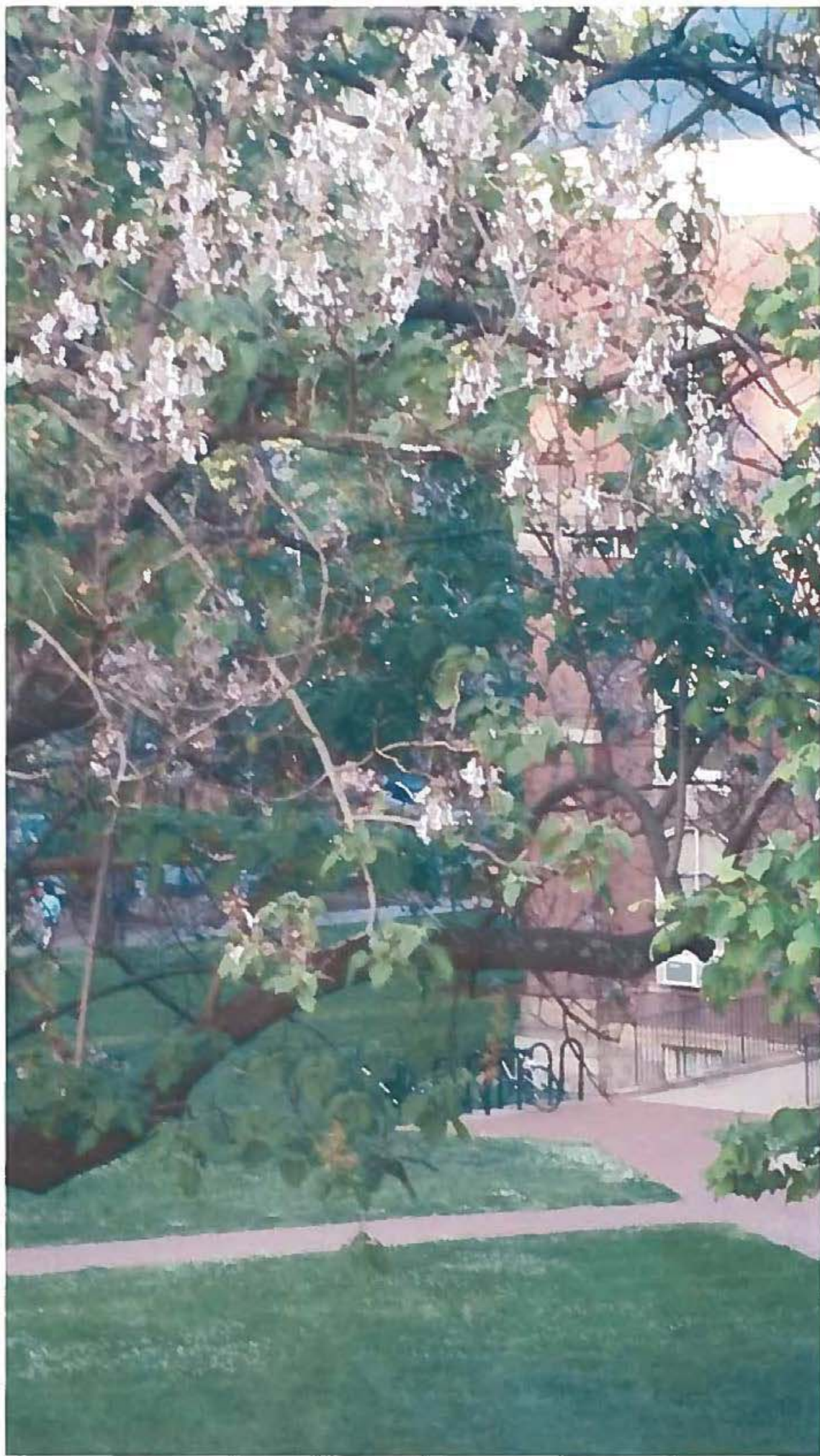












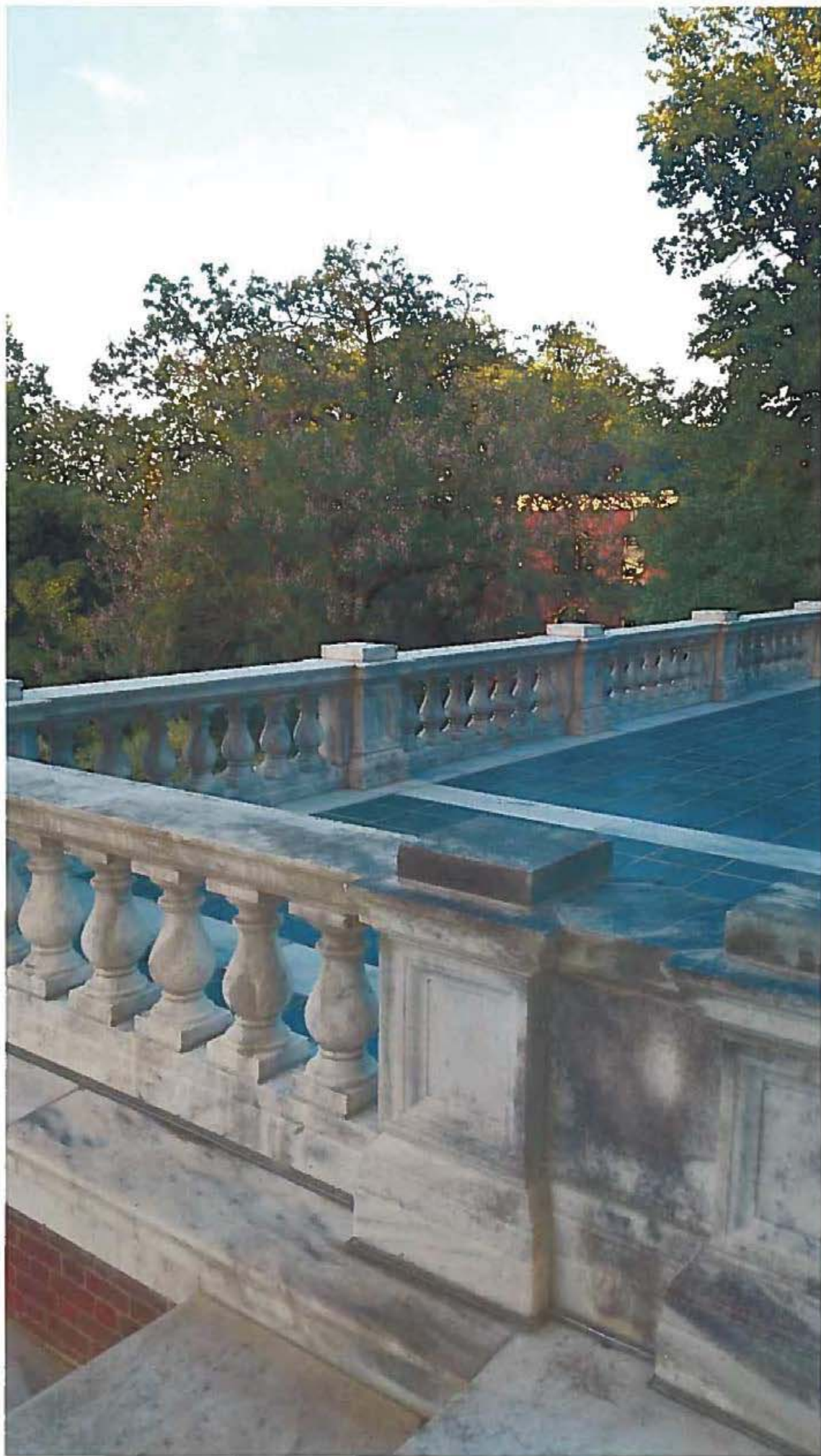


EXHIBIT H



Stantec

1049 Technology Park Drive
Glen Allen, VA 23059
(804) 355-7200
(804) 355-1590 (Fax)

December 13, 2016
File: 203400673 Task 242

Mr. Andrew Hendricks, P.G.
Geo-Technology Associates, Inc.
43760 Trade Center Place, Suite 110
Sterling, Virginia 20166

RE: Determination of Visual Effects for the Charlottesville Small Cell Installation Located at
1521 University Avenue (UVA MC N010), Charlottesville, Virginia

Dear Mr. Hendricks:

The report that follows presents the results of the visual effects survey for the Verizon Wireless (Verizon) small cell site located at 1521 University Avenue (UVA MC N010), Charlottesville, Virginia (Figures 1-5). The site visit was conducted by Tracey MacDonald and the report reviewed by Ellen M. Brady, Senior Principal Investigator, and Sandra DeChard, Senior Architectural Historian, on behalf of Geo-Technology Associates Inc. (GTA) on December 5, 2016.

The investigations were conducted with reference to state (*Guidelines For Conducting Cultural Resource Survey In Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* [48 FR 44742, September 29, 1983 [Virginia Department of Historic Resources {VDHR} 2001]]) and federal guidelines (*Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* [United States Department of the Interior {USDI} 1983]) for conducting cultural resources investigations as well as in accordance with the *Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process* (NPA) effective March 7, 2005.

AREA OF POTENTIAL EFFECT

The Area of Potential Effect (APE) for indirect visual effects for UVA MC N010, as determined by the NPA, and in consultation with the VDHR, was 0.25 miles. This survey was designed to assess visual effects to the National Register of Historic Places (NRHP)-eligible or listed resources within the APE.

The APE for direct effects to the building by the proposed small cell antenna project is limited to the structure area where the antenna and associated equipment will be installed.

PROJECT DESCRIPTION

Verizon proposes to install a small cell antenna and associated equipment on roof top of the three-story building near the roof's center. The antenna will be stealthed within a newly constructed false brick chimney and will be installed on a non-penetrating sled mount. The radio head and the equipment will be mounted on the southeastern side of the building just below the roof line of the adjacent one-story building. The radio head and the equipment will not extend

above the parapet wall and will not be visible from the street. The antenna and false chimney will extend approximately 4 feet above the edge of the parapet (Figures 3-5).

PROJECT LOCATION

Charlottesville N010

1521 University Avenue

The building, located at 1521 University Avenue, is located at the corner of University Avenue and Elliewood Avenue. The three-story, brick building was constructed c. 1900 and features retail space on the first floor and residential space on the second and third (Figure 1). The building also features brick quoins, a modillioned cornice, elliptical arched windows, and a parapet roof. The windows are vinyl replacement sashes. The building has not been individually surveyed; however, is located within the Venable Neighborhood Historic District (VDHR #104-0133).

The area immediately surrounding 1521 University Avenue consists of poured concrete sidewalks on the southwest and northwest along the building. A small one-story brick commercial building is located immediately adjacent to the southeast elevation of the building with a more modern building immediately behind. The building is within a commercial area of Charlottesville with a park area belonging to the University of Virginia across the street (Figure 2 and 6-9).



Figure 1. 1521 University Avenue, Charlottesville, Virginia.

RESULTS OF BACKGROUND RESEARCH

Background research for the project involved a review of the VDHR's Virginia Cultural Resources Information System (V-CRIS) database. This review was conducted in order to determine whether

any architectural resources, including historic districts, located within the APE of the small cell site have been listed or are eligible for listing on the NRHP. According to V-CRIS, three NRHP-listed or eligible historic districts and 11 individually listed or eligible resources are located within the 0.25-mile APE of the proposed UVA MC N010 small cell site. In addition, the NRHP-listed Charlottesville, Virginia Multiple Resource Area is located within the APE, although the boundaries of the Area are not currently mapped in VCRIS (Table 1; Figure 10).

The three NRHP-listed architectural resources located within the 0.25-mile APE of the UVA MC N010 cellular site include parts the University of Virginia Historic District (VDHR #002-5161), the Venable Neighborhood Historic District (VDHR #104-0133), and the Wermland Street Historic District (VDHR #104-0136) (Table 1; Figure 10). The 11 individual resources include the Rotunda (VDHR #002-5055), the Lewis Brook Hall of Natural History (VDHR #002-5056), and the Carr's Hill/President's House (VDHR #002-5082), located within the University of Virginia Historic District; the Anderson Brothers Bookstore (VDHR #104-0132, the Turner-LaRowe House (VDHR #104-0234), the King-Runkle House, and the McConnell-Neve House (VDHR #104-0397; Demolished), located within the Venable Neighborhood Historic District; and the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), the Barringer Mansion (VDHR #104-0022), and the George Rogers Clark Statue and Four Monumental Figurative Outdoor Statues, which includes the Clark Statue (VDHR #104-0252 and #104-5091).

DIRECT EFFECTS EVALUATION

Since the building is over 45 years of age, direct effects consideration is required. The antenna will be mounted on the roof top and stealthed within a newly constructed false brick chimney. The antenna itself will be installed on a non-penetrating sled mount. The radio head and the associated equipment will be mounted on the southeastern side of the building just below the roof line of the adjacent one-story building. The historic fabric of the building will be minimally impacted only on the parapet wall where the radio head and associated equipment will be attached.

INDIRECT EFFECTS EVALUATION

The purpose of the indirect effects investigation is to determine if any of the NRHP-eligible or listed resources under consideration within the APE will view the proposed small cell installation. The survey was undertaken to ensure compliance with the NPA and with Section 106 of the National Historic Preservation Act (as amended). Since listed and eligible resources were located within the APE, an indirect visual effects study was conducted for each resource (Table 1; Figure 11; Photos 1-27). The study included photographing the individual resources and their views towards the small cell site to evaluate the visual impact of the undertaking on the historic resources within the defined APE. In the case of historic districts only views from points within the historic district towards the small cell site were taken as these photographs already capture resources within the district.

The proposed small cell antenna will be mounted on a non-penetrating sled mount within a false chimney, which will extend 4 feet above the edge of the parapet. As such the proposed antenna had the potential to be viewed from the surrounding NRHP-listed or eligible historic districts or NRHP individually listed resources within the APE. However, due to the existing building stock surrounding the node site, the distance of the NRHP-listed or eligible resources from the proposed node location, and changes in landscape, only in areas within the Venable Neighborhood Historic District and University of Virginia Historic District immediately surrounding the building viewed the building and/or the proposed location of the UVA MC N010 small cell antenna. Two individual resources within the district, the Lewis Brook Hall of Natural History and the Anderson Brothers

Bookstore viewed the proposed small cell location. The proposed antenna location and the building were not visible from any other survey point within the 0.25-mile APE from the resources within the APE under consideration.

CONCLUSION

The UVA MC N010 collocation site, located 1521 University Avenue, Charlottesville, meets the age requirement for direct effects evaluation as the building meets the age criteria of 45 year or older. The antenna will be mounted on a non-penetrating sled mount within a false chimney, which will extend 4 feet above the edge of the parapet. The associated equipment will be installed on the southeast wall of the building below the roof line of the adjacent building (see Figures 3-5). The historic fabric of the building will be minimally impacted only on the southeast wall where the antenna and associated equipment will be attached. The building; however, has not been formerly surveyed and therefore not individually evaluated for eligibility for listing on the NRHP by DHR. In addition, it is unlikely that the building would be considered eligible for listing on the NRHP as evaluated by Criteria A, B, C, and D. According to the NPA, since the subject building itself has not been individually evaluated for eligibility for listing on the NRHP there are no historic properties within the direct effects APE.

The building is also located within the NRHP-listed Venable Neighborhood Historic District. Based on information gathered at the site and the proposed location of the small cell antennas on the roof it appears that the proposed antennas and associated equipment will not impact the Rotunda (VDHR #002-5055), Carr's Hill/President's House (VDHR #104-5082), the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), the Barringer Mansion (VDHR #104-0022), the Wermland Street Historic District (VDHR #104-0136), the Turner-LaRowe House (VDHR #104-0234), the King-Runkle House (VDHR #104-0248), the George Rogers Clark Statue (VDHR #104-0252), the McConnell-Neve House (VDHR #104-0397; Demolished), and the Four Monumental Figurative Outdoor Sculptures (VDHR #104-5091). The building and/or the proposed antenna location was not visible from any of the points of survey from these NRHP-listed or eligible resources due to distance, changes in elevation, and the existing built environment, which shields the view of the proposed antenna installation site from the historic resources within the 0.25-mile APE. The building and/or proposed antenna location was visible from the Lewis Brook Hall of Natural History (VDHR #002-5056), the University of Virginia Historic District (VDHR #002-5161), the Anderson Brothers Bookstore (VDHR #104-0132), and the Venable Neighborhood Historic District (VDHR #104-0133) (Photos 4, 7, 8, 14, and 15). Since the proposed location of the small cell was viewed from the Anderson Brothers Bookstore, it was also viewed from the Charlottesville, Virginia Multiple Resource Area as the resource is individually listed under the Area nomination. However, since the antenna will be stealthed within a false chimney and due to the small size of the antenna and the limited visibility of the proposed installation it is recommended that the proposed 1521 University Avenue UVA MC N010 collocation site will have **No Adverse Effect** to resources within the APE for visual effects.

Sincerely,



Ellen M. Brady
Senior Principal Investigator



Sandra DeChard
Senior Architectural Historian

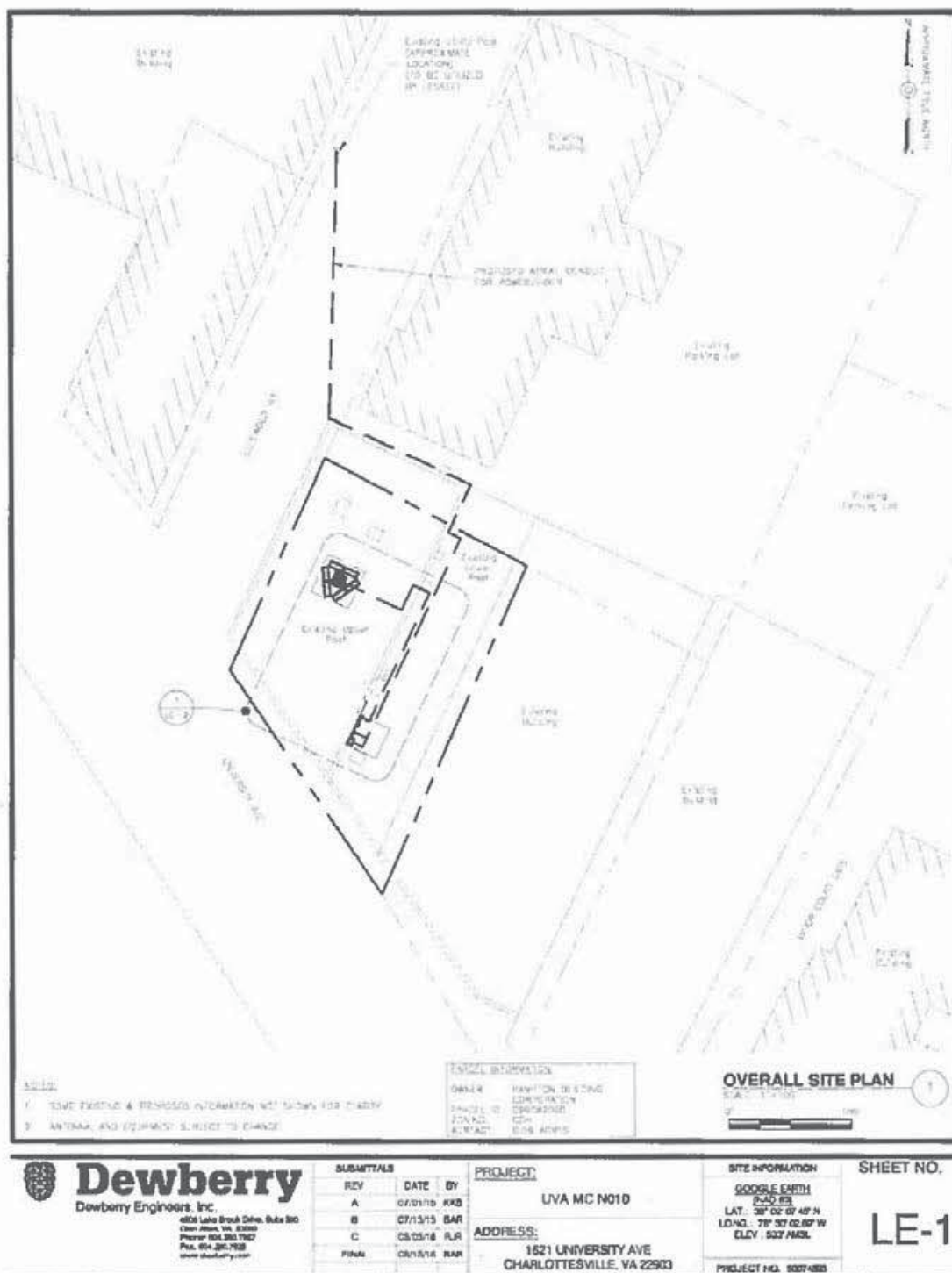
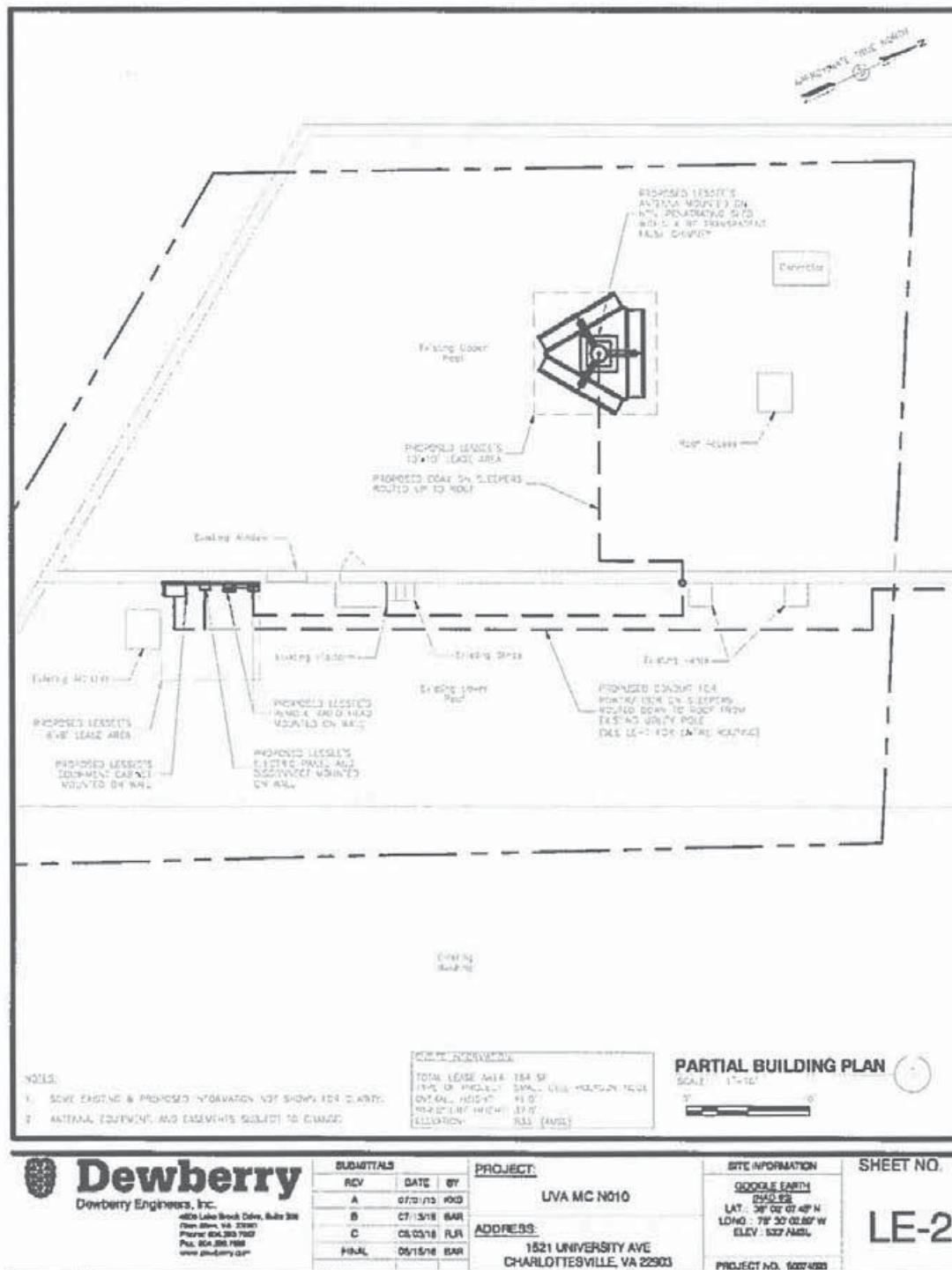


Figure 3. Site Plan of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.



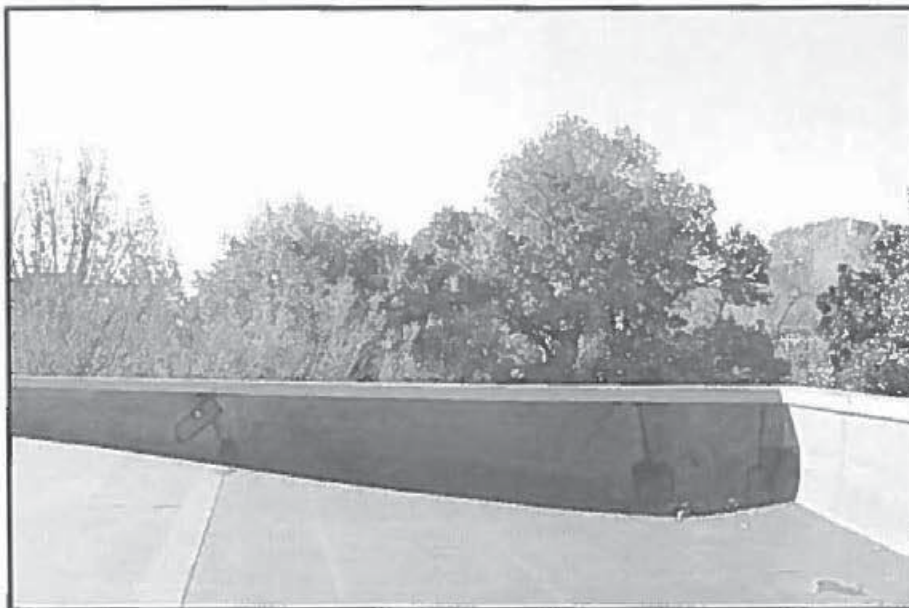


Figure 6. Views from Roof Level of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking South.



Figure 7. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking West.



Figure 8. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking North.

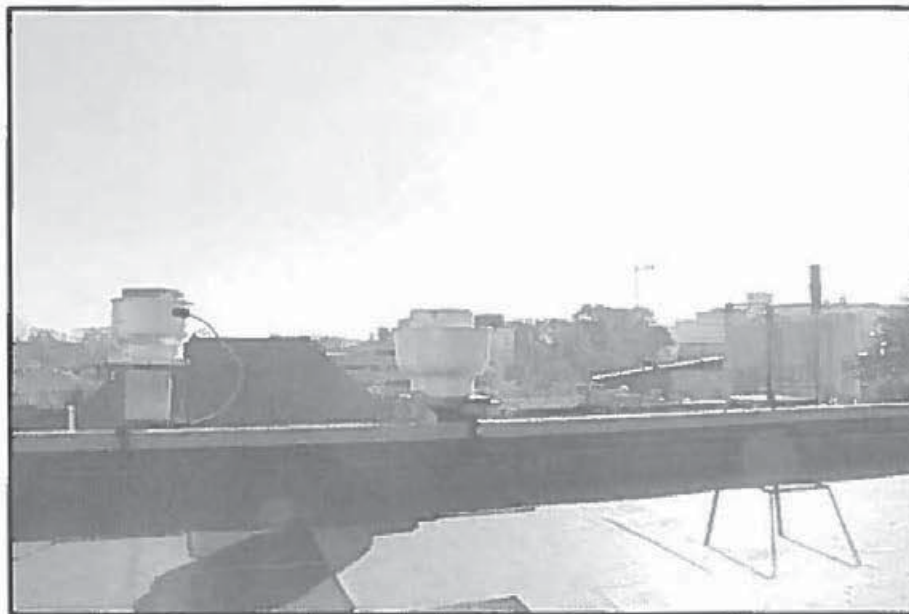


Figure 9. Views from Roof Level 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia, Looking East.

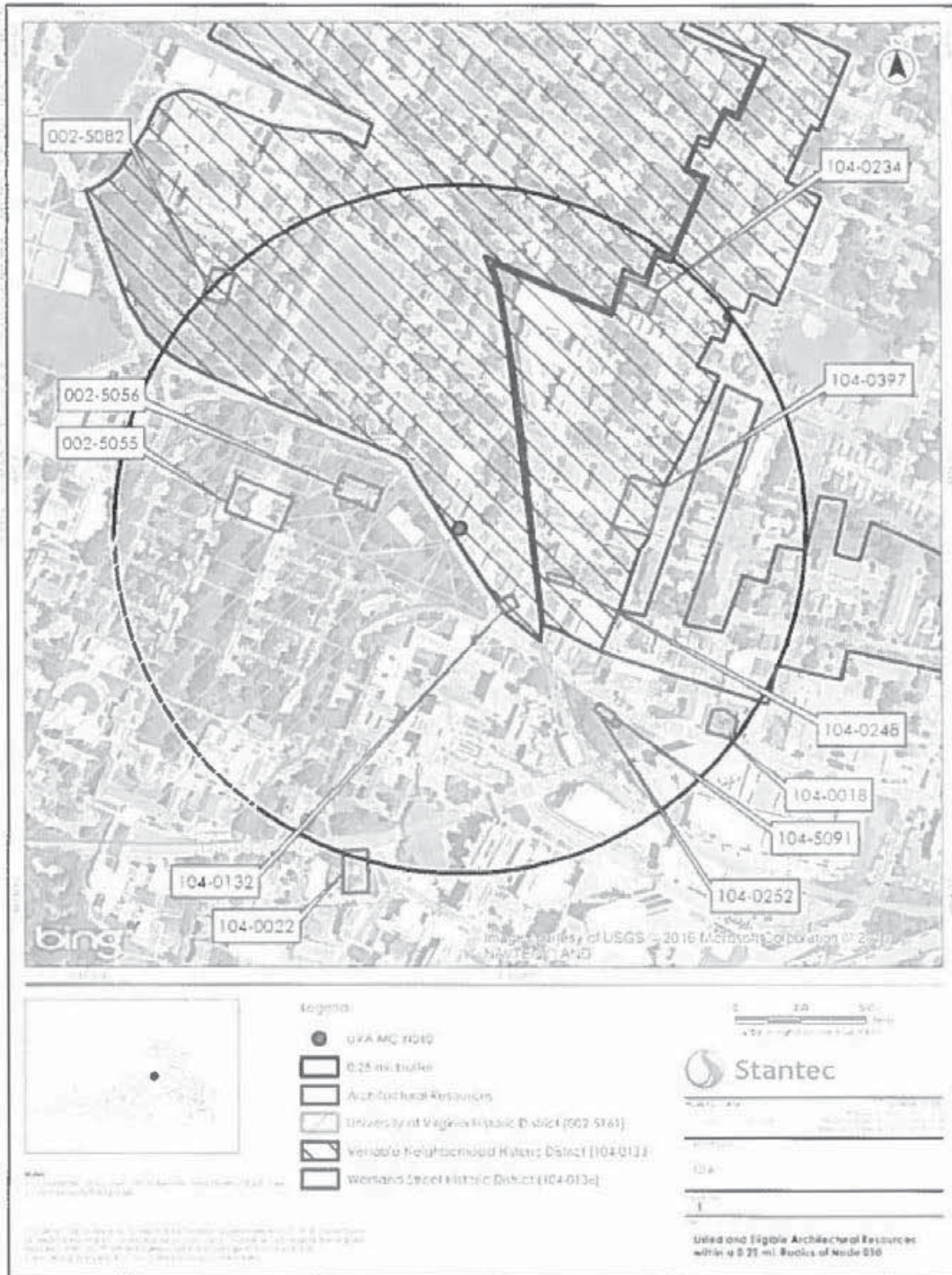


Figure 10. Architectural Resources under Consideration Within a 0.25-Mile Radius of 1521 University Avenue Collocation Site (UVA MC N010), Charlottesville, Virginia.

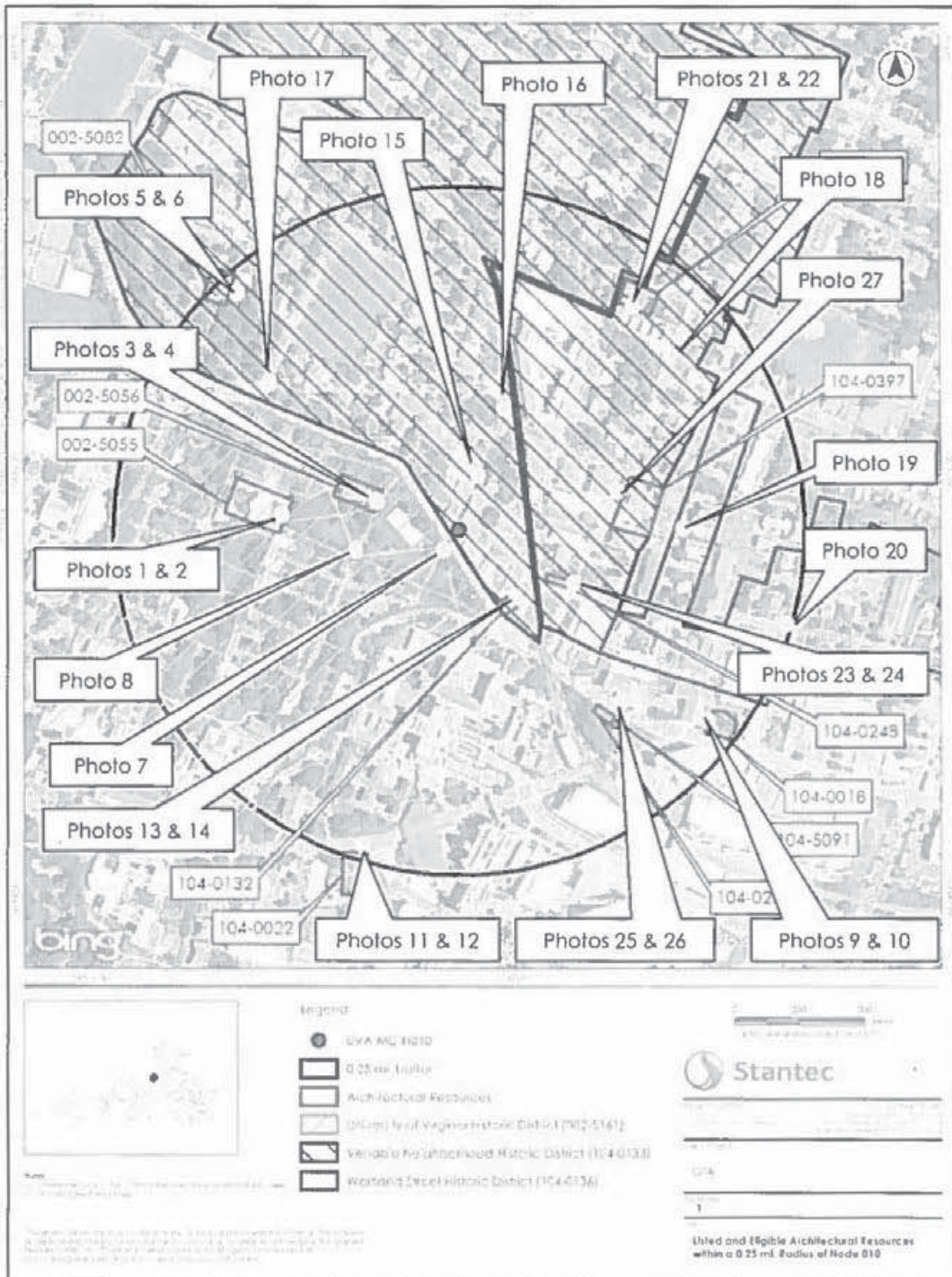


Figure 11. Key to Photographs for UVA MC N010, Charlottesville, Virginia.

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
002-5055	Rolunda, University of Virginia, Main Street	The Rolunda, designed by Thomas Jefferson, at the University of Virginia was built c. 1819 and housed the University's library collection from 1826 to 1938. The building's design was based on Rome's Pantheon. In the 19 th century an addition was constructed onto the building, however, in 1895 the building burned. Restoration efforts were undertaken by McKim, Mead, and White shortly after. The building was again restored in 1976. The Rolunda was listed as a National Historic Landmark (NHL) in 1965 and on the NRHP in 1966. The building is also considered a contributing resource to the NHL/NRHP-listed University of Virginia Historic District.	X (NHL)		No Effect	Photos 1 & 2
002-5056	Lewis Brook Hall of Natural History, University Avenue	The building, constructed in 1876, is a three-story, brick building with stone trim. Designed by John R. Thomas in the Second Empire-style, the building, which was one of the first natural history museum in the US, features interior brick chimneys, raised granite basement, elliptical arched two-over-two wood double-hung sash windows, denticulated cornice, and stone belt course. The building was listed on the NRHP in 1977 for its significance in architecture and education. The building is also a contributing resource to the NHL/NRHP-listed University of Virginia Historic District (VDHR #002-5161)	X		No Adverse Effect	Photos 3 & 4
002-5082	Carr's Hill/President's House, UVA, University Avenue	The house is a two-story, Georgian Revival dwelling constructed c. 1912. The dwelling was designed by the notable New York architectural firm of McKim, Mead, and White and features a hipped roof, monumental front portico with pediment, a porte-cochere off the west gable end of the dwelling, and sidelights and elliptical fan light over the front entry, among other notable architectural features. The resource was listed on the NRHP in 2008 under Criterion A and C for its significance in education and architecture. The dwelling is also considered a contributing resource to the Venable Neighborhood Historic District.	X		No Effect	Photos 5 & 6

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
002-5161	University of Virginia Historic District	Construction of the University began following the laying of the cornerstone in 1817. The General Assembly officially chartered the school in 1819. Thomas Jefferson conceived the idea of the institution, he designed all of the original buildings and supervised their construction, selected the first faculty, drew up the curriculum, and served as the first rector of the Board of Visitors. While the University represents a major achievement in the educational history of the country, its architectural concept and design was revolutionary. There are 109 contributing resources.	X (NHL)		No Adverse Effect	Photos 7 & 8
104-0018	Dinsmore House/Heiskell- McKenne House, 1211 West Main Street	The house, constructed c. 1826, is a two-and-a-half-story Federal style dwelling which features brick exterior walls laid in a Flemish bond pattern, four bays across the front facade, a entry portico with heavy wood Tuscan-style columns with pediment, sidelights, and elliptical fan light. The annex constructed onto the in the mid-19 th century, is a two-story, brick dwelling with three-bays and center entry with pedimented hood supported by ornate brackets. The resource was determined eligible for listing on the NRHP in 2009 for its architectural significance.		X	No Effect	Photos 9 & 10
104-0022	Barringer Mansion, 1404 Jefferson Park Avenue	The Barringer Mansion, constructed c. 1894, was built for Dr. Paul Brandon Barringer. At the time of the dwelling's construction Dr. Barringer was part of the faculty of the University of Virginia's Medical School. The dwelling was designed in the Queen Anne style and features brick exterior walls, corner turret with garland frieze, a large Jacobean-style brick chimney, and porte-cochere, which connects to the front porch. The resource was listed on the NRHP in 1982 for its significance in architecture, education, and science. The resource, according to the V-CRIS form, is associated with the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 11 & 12
104-0075	Charlottesville, Virginia Multiple Resource Area	The multiple resource area comprises approximately 10.4 square miles within the City of Charlottesville and includes a cross section of the City's historic time periods beginning in the 1760s. The resource area was listed in 1981 for its significance in architecture, commerce, industry, religion and transportation. The district comprises 83 structures throughout the city and two districts. The Multiple Resource Area is not mapped in VCRIS.	X		No Adverse Effect	See Photos 11- 14 & 21-24

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
104-0132	Anderson Brothers Bookstore, 1417 University Avenue	The Anderson Brothers Bookstore building, constructed c. 1848, is one of the largest surviving metal façade buildings in Charlottesville. The building is three stories with seven bays with brick exterior walls in a six-course American bond pattern. The building also features a plain frieze, projecting cornice with ornate modillions and stylized floral bands. Pilasters with tall pilinths and Corinthian capitals adorn the second and third floors. The building was listed on the NRHP in 1982 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Adverse Effect	Photos 13 & 14
104-0133	Venable Neighborhood Historic District/Rugby Road – University Corner Historic District	The Venable Neighborhood Historic District comprises approximately 84 acres north of the University of Virginia. The buildings within the district include mainly residential, commercial, and institutional buildings associated with the university prior to WWII. Most were constructed between 1890 and 1930 during the University's rapid expansion. The district was listed on the NRHP in 1984 for its significance in architecture, education, and commerce with a period of significance from 1890 to 1940.	X		No Adverse Effect	Photos 15-18
104-0136	Wermland Street Historic District	The Wermland Street Historic District comprises approximately 47 acres of a residential area to the northeast of the University of Virginia. Architectural styles include mainly turn of the twentieth century Queen Anne and Colonial Revival frame and brick dwellings. The oldest house located within the district is the 1830 Werlenbaker House. Werlenbaker was appointed librarian to the University of Virginia by Thomas Jefferson. The district was listed on the NRHP in 1985 for its significance in education and architecture.	X		No Effect	Photos 19 & 20
104-0234	Turner-LaRowe House, 1 University Court	The Turner-LaRowe House was constructed on a five-acre parcel allotted to Mary Turner as her widow's dower in 1890. The house, built in 1892, the dwelling features brick exterior walls, a hipped roof clad in standing seam metal, a projecting two-story bay window on the front façade, and a full-width, five-bay front porch with hipped roof and Tuscan-style wood columns. The house was converted into sorority housing in 1983. The house was listed on the NRHP in 1983 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 21 & 22

VDHR #	Resource	Description	NRHP- Listed	NRHP- Eligible	Effect Assessment	Photo Reference
104-0248	King-Runkle House	The King-Runkle House, constructed c. 1891, is a two-story, Victorian (Queen Anne) style dwelling set on a narrow lot. The exterior walls are clad in weatherboards with decorative wood shingles in the gable ends. A one-story shed-roofed entry porch, located on the southwest side of the building features a turned wood post, ornate brackets, and spindlework. Other features include Queen Anne-style windows with square stained glass lights, a projecting shed-roofed window and decorative scroll work in the front roof gable. The house was listed on the NRHP in 1983 as part of the NRHP-listed Charlottesville, Virginia Multiple Resource Area.	X		No Effect	Photos 23 & 24
104-0252	George Rogers Clark Statue, University Avenue	The statue, erected in 1921, was designed by the Gotham Company of New York. The bronze statue with granite base depicts Clark, of Lewis and Clark fame, on a horse with three members of his expedition party behind and three Native Americans in front. One of the Native Americans, a chief. The statue was listed on the NRHP in 1997 under Criterion C for its significance in art.	X		No Effect	Photos 25 & 26
104-0397	McConnell-Neve House, 228 Fourteenth Street	Demolished	X		N/A	Photo 27
104-5091	Four Monumental Figurative Outdoor Sculptures, Main Street	The four sculptures were donated by Paul Goodloe McIntire c. 1919 and include the NRHP-listed statue of George Rogers Clark (VDHR # 104-0252), the Meriwether Lewis and William Clark Sculpture (VDHR # 104-0273), the Thomas Jonathan Jackson Sculpture (VDHR # 104-0251), and the Robert Edward Lee Sculpture (VDHR # 104-0264). The National Park Service accepted the nomination for this resource in 1997; however, the resource has not been officially listed.		X	No Effect	Photos 25 & 26



Photo 1. View of Rotunda (VDHR #002-5055), Looking Southwest.

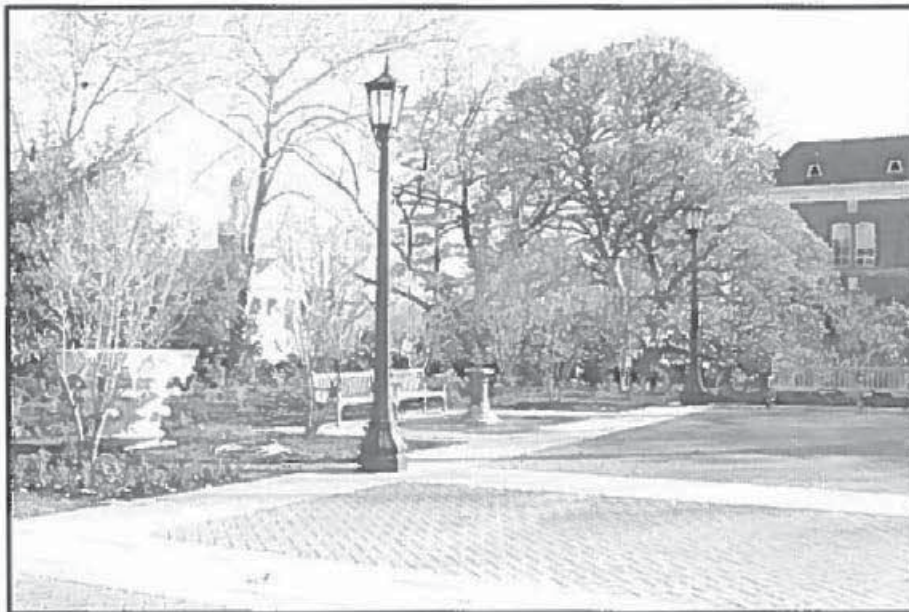


Photo 2. View to Proposed Small Cell Antenna Site from the Rotunda (VDHR #002-5055), Looking East (Not Visible).



Photo 3. View of Lewis Brook Hall of Natural History (VDHR #002-5056), Looking West.

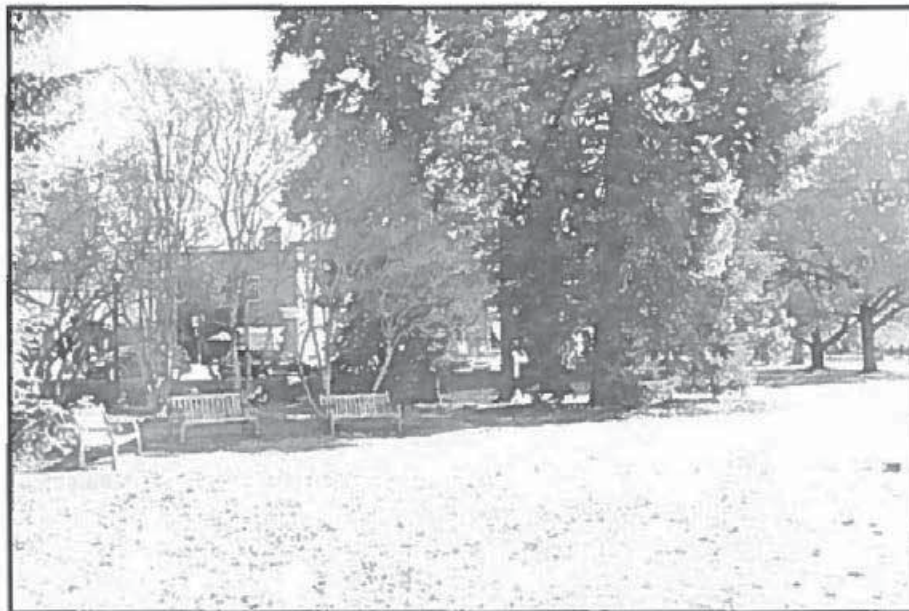


Photo 4. View to Proposed Small Cell Antenna Site from Lewis Brook Hall of Natural History (VDHR #002-5056), Looking East (Visible).



Photo 5. View of Carr's Hill/President's House (VDHR #002-5082), Looking Northwest.



Photo 6. View to Proposed Small Cell Antenna Site from Carr's Hill/President's House (VDHR #002-5082), Looking Southeast (Not Visible).



Photo 7. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).



Photo 8. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).



Photo 9. View of Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northeast.

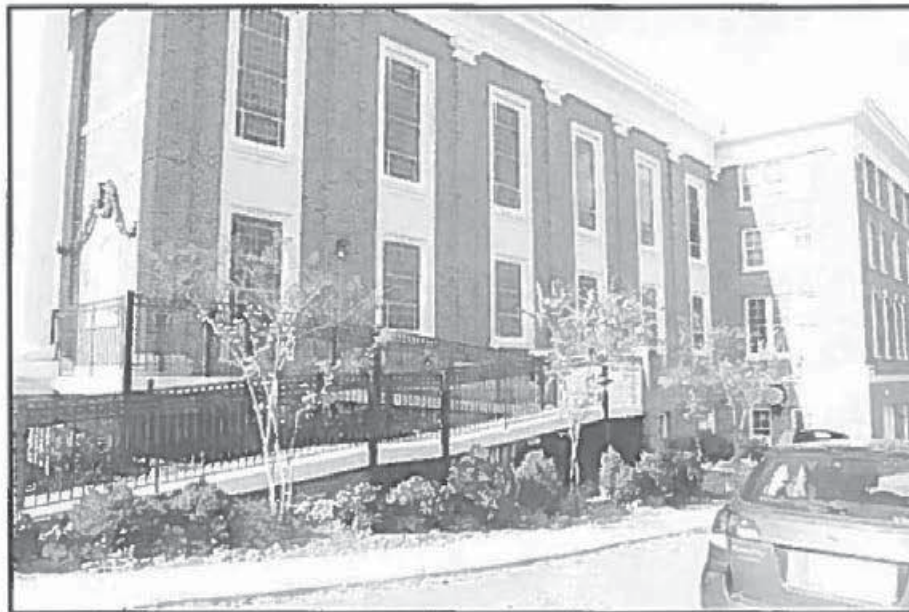


Photo 10. View to Proposed Small Cell Antenna Site from the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northwest (Not Visible).

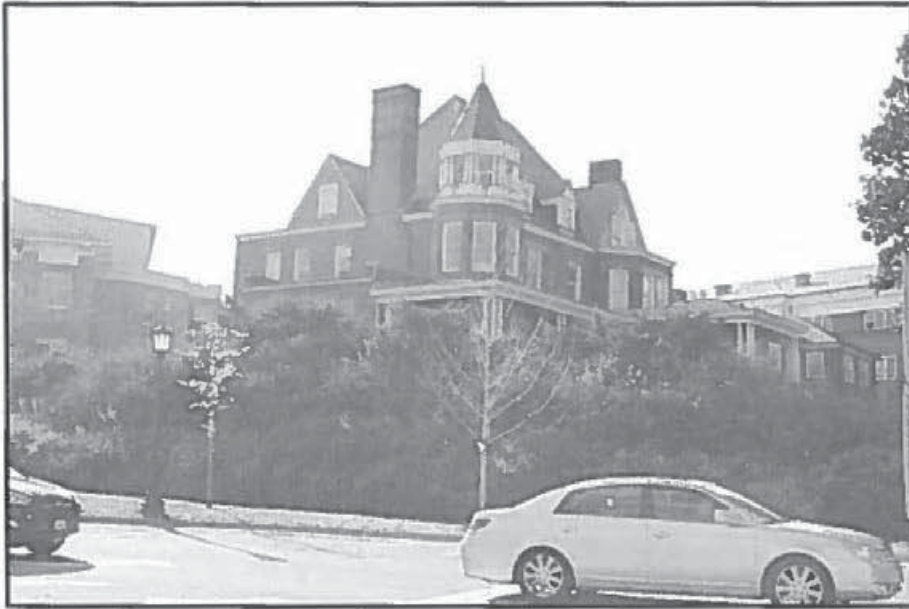


Photo 11. View of Barringer Mansion (VDHR #104-0022), Looking Southwest.

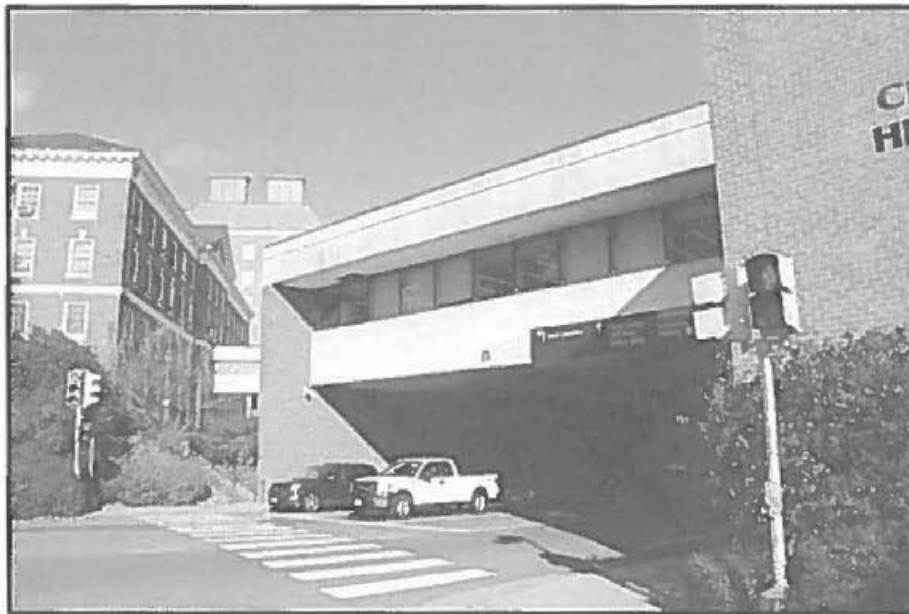


Photo 12. View to Proposed Small Cell Antenna Site from the Barringer Mansion (VDHR #104-0022), Looking Northeast (Not Visible).



Photo 13. View of Anderson Brothers Bookstore (VDHR #104-0132), Looking Northeast.



Photo 14. View to Proposed Small Cell Antenna Site from the Anderson Brothers Bookstore (VDHR #104-0132), Looking Northwest (Visible).

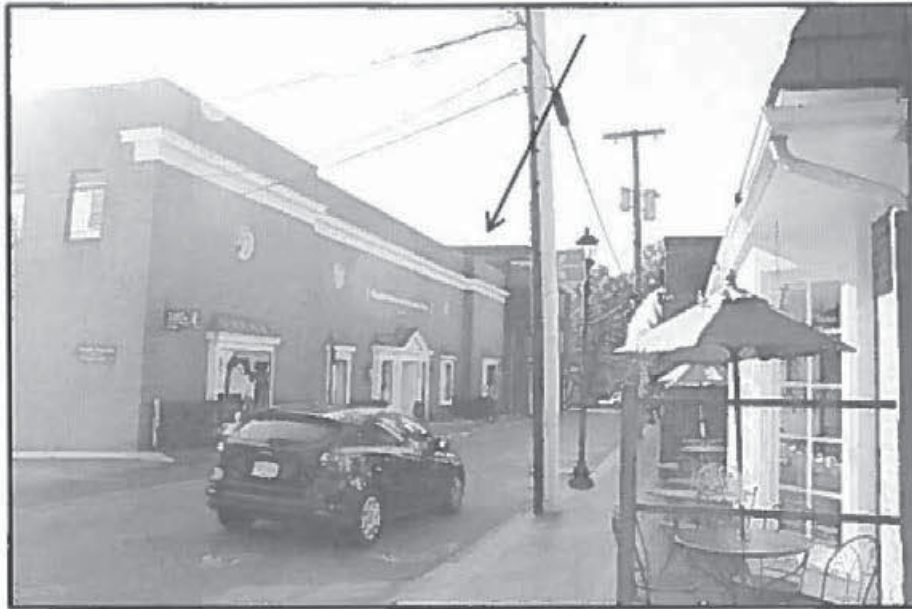


Photo 15. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Elliwood Avenue, Looking Northeast (Visible).



Photo 16. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Elliwood Avenue, Looking Southwest (Not Visible).



Photo 17. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from the Intersection of Rugby Road and Carr's Hill Road, Looking Northeast (Not Visible).



Photo 18. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) along 14th Street NW North of John Street, Looking Southwest (Not Visible).



Photo 19. View to Proposed Small Cell Antenna Site from the Werland Street Historic District (VDHR #104-0136) within Apartment Complex off Werland Street, Looking Southwest (Not Visible).



Photo 20. View to Proposed Small Cell Antenna Site from the Werland Street Historic District (VDHR #104-0136) from Intersection of Werland Street and 12th Street NW, Looking West (Not Visible).



Photo 21. View of Turner-LaRowe House (VDHR #104-0234), Looking East.

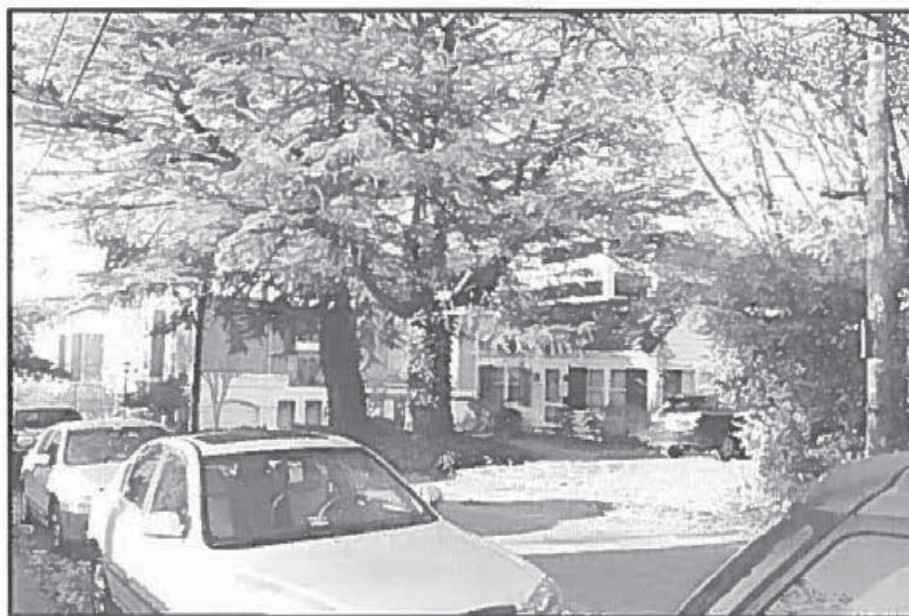


Photo 22. View to Proposed Small Cell Antenna Site from Turner-LaRowe House (VDHR #104-0234), Looking Southwest (Not Visible).



Photo 23. View of King-Runkle House (VDHR #104-0248), Looking West.

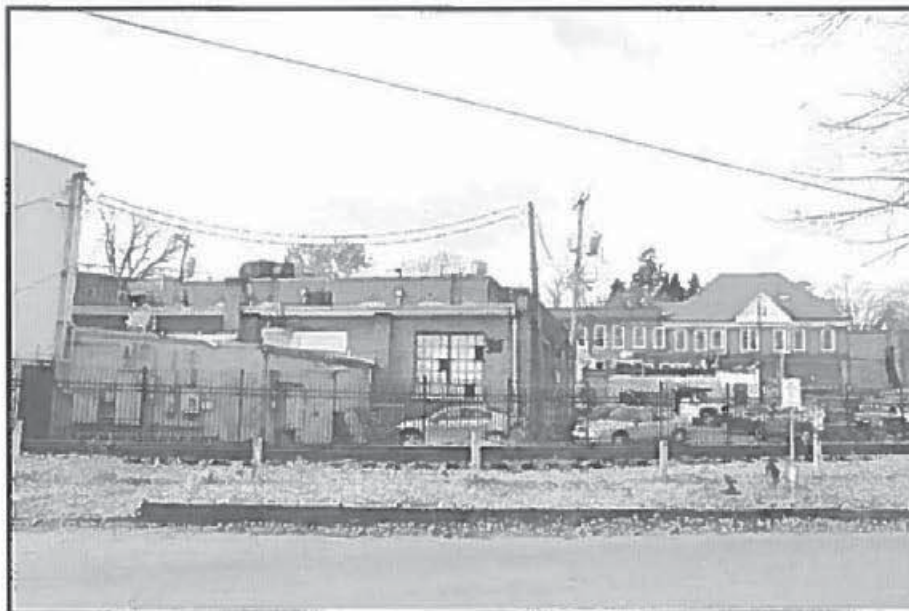


Photo 24. View to Proposed Small Cell Antenna Site from the King-Runkle House (VDHR #104-0248), Looking Northwest (Not Visible).



Photo 25. View of George Rogers Clark Statue (VDHR #104-0252 and #104-5091), Looking Southwest.



Photo 26. View to Proposed Small Cell Antenna Site from the George Rogers Clark Statue (VDHR #104-0252 and #104-5091), Looking Northwest (Not Visible).



Photo 27. View of Modern Apartment Building, Former Location of McConnell-Neve House (VDHR #104-0397). Looking Southeast (Resource as Plotted in VCRIS Appears to have been Demolished).



Photo 1. View of Rotunda (VDHR #002-5055), Looking Southwest.



Photo 2. View to Proposed Small Cell Antenna Site from the Rotunda (VDHR #002-5055), Looking East (Not Visible).



Photo 3. View of Lewis Brook Hall of Natural History (VDHR #002-5056), Looking West.



Photo 4. View to Proposed Small Cell Antenna Site from Lewis Brook Hall of Natural History (VDHR #002-5056), Looking East (Visible).

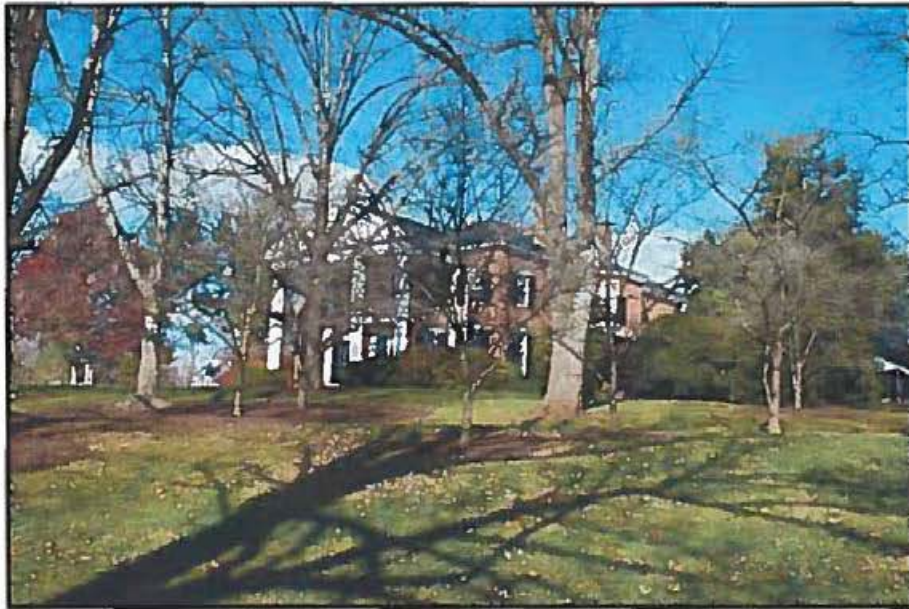


Photo 5. View of Carr's Hill/President's House (VDHR #002-5082), Looking Northwest.



Photo 6. View to Proposed Small Cell Antenna Site from Carr's Hill/President's House (VDHR #002-5082), Looking Southeast (Not Visible).



Photo 7. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).



Photo 8. View to Proposed Small Cell Antenna Site from the University of Virginia Historic District (VDHR #002-5161), Looking Northeast (Visible).

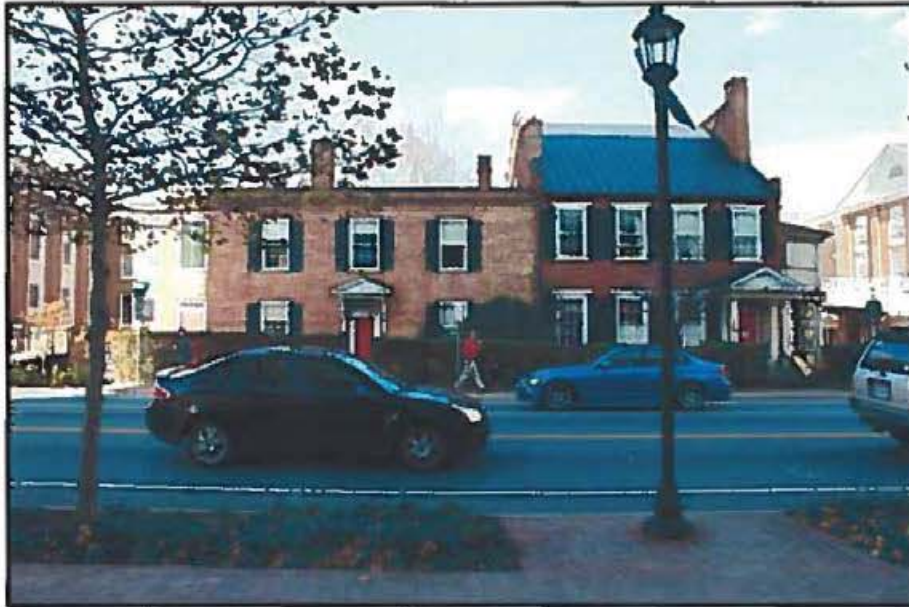


Photo 9. View of Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northeast.



Photo 10. View to Proposed Small Cell Antenna Site from the Dinsmore House/Heiskell-McKennie House (VDHR #104-0018), Looking Northwest (Not Visible).

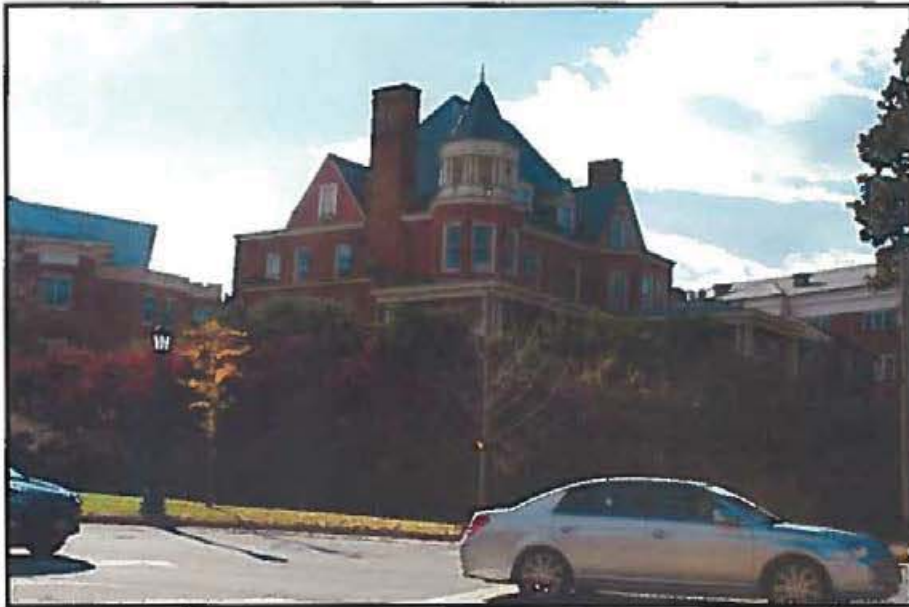


Photo 11. View of Barringer Mansion (VDHR #104-0022), Looking Southwest.



Photo 12. View to Proposed Small Cell Antenna Site from the Barringer Mansion (VDHR #104-0022), Looking Northeast (Not Visible).



Photo 13. View of Anderson Brothers Bookstore (VDHR #104-0132), Looking Northeast.



Photo 14. View to Proposed Small Cell Antenna Site from the Anderson Brothers Bookstore (VDHR #104-0132), Looking Northwest (Visible).



Photo 15. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Ellwood Avenue, Looking Northeast (Visible).



Photo 16. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from Ellwood Avenue, Looking Southwest (Not Visible).



Photo 17. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) from the Intersection of Rugby Road and Carr's Hill Road, Looking Northeast (Not Visible).



Photo 18. View to Proposed Small Cell Antenna Site from the Venable Neighborhood Historic District (VDHR #104-0133) along 14th Street NW North of John Street, Looking Southwest (Not Visible).



Photo 19. View to Proposed Small Cell Antenna Site from the Wermland Street Historic District (VDHR #104-0136) within Apartment Complex off Wermland Street, Looking Southwest (Not Visible).



Photo 20. View to Proposed Small Cell Antenna Site from the Wermland Street Historic District (VDHR #104-0136) from Intersection of Wermland Street and 12th Street NW, Looking West (Not Visible).



Photo 21. View of Turner-LaRowe House (VDHR #104-0234), Looking East.

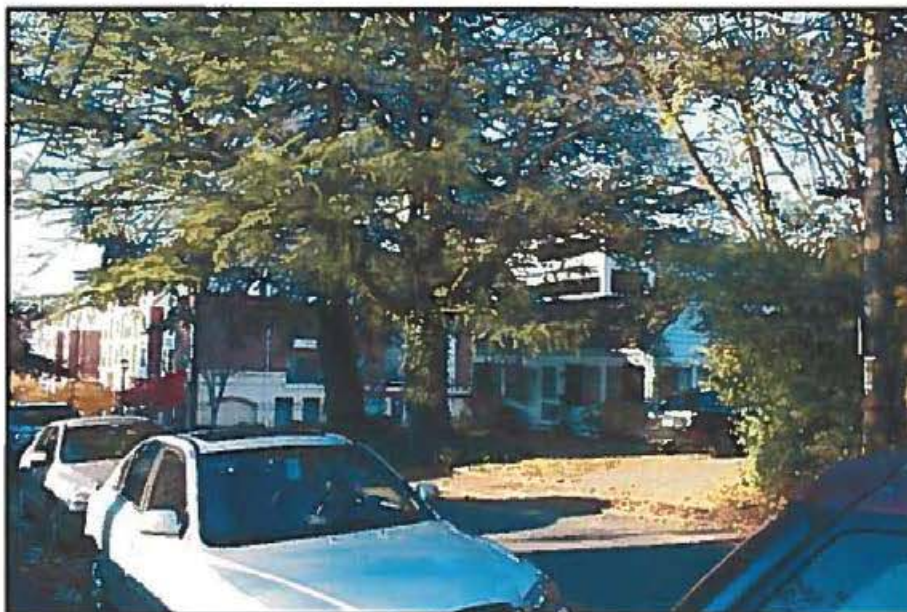


Photo 22. View to Proposed Small Cell Antenna Site from Turner-LaRowe House (VDHR #104-0234), Looking Southwest (Not Visible).



Photo 23. View of King-Runkle House (VDHR #104-0248), Looking West.



Photo 24. View to Proposed Small Cell Antenna Site from the King-Runkle House (VDHR #104-0248), Looking Northwest (Not Visible).



Photo 25. View of George Rogers Clark Statue (VDHR #104-0252 and #104-5091), Looking Southwest.



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Photo 27. View of Modern Apartment Building, Former Location of McConnell-Neve House (VDHR #104-0397), Looking Southeast (Resource as Plotted in VCRIS Appears to have been Demolished).

EXHIBIT I





The
VIRGINIAN
RESTAURANT
Established 1923

EXHIBIT J







EXHIBIT K

Schweller, Lori H.

From: Scala, Mary Joy <scala@charlottesville.org>
Sent: Tuesday, April 25, 2017 3:24 PM
To: Schweller, Lori H.
Cc: Miller, Melanie
Subject: Mincers letters
Attachments: Letter to Mark Mincer 04032017 + Knable case.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Lori,
You asked for copies of letters received from the public. Here are 5 emails I received. Melanie Miller may have received additional.

From: Mark Mincer [mailto:mark@mincers.com]
Sent: Monday, April 17, 2017 1:24 PM
To: BAR
Subject: OPPOSED: Verizon Equipment on The Corner

Members of the Board of Architectural Review,

I have worked here on The Corner for my grandfather, my father and now myself for over forty years. Unfortunately, I am now a tenant in this building, without direct input on decisions like this.

I am very much opposed to the Verizon equipment on our roof for many reasons including, but not limited to:

The addition of a false chimney is not in keeping with the historic character of this building that is listed on the National Historic Register and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Adding a non-essential structure to the existing roof of a historic building could damage the integrity of the structure unnecessarily.

This structure, a fake chimney, will be visible during the early Spring, late Fall, and Winter months as you look East down The Corner from in front of the Bank of America building and the historic UVA grounds.

This changes the historic context of this building and is not in keeping with BAR guidelines for development in a Charlottesville Historic District.

For these reasons, I ask the Board of Architectural review reject the proposal to add a microcell structure on the rooftop of 1527 University Avenue.

Mark Mincer
President/Owner
<http://www.mincers.com>
Mincer's University of Virginia Imprinted Sportswear
1527 University Avenue
Charlottesville VA 22903
(434) 296-5687
fax (434) 971-8821
mincer@cstone.net

Mark Mincer [mailto:mark@mincers.com]
Sent: Monday, April 17, 2017 2:04 PM
To: BAR
Subject: Legal Opinion on the Verizon equipment

Letter to me from John Little attached.

Mark Mincer
President/Owner
<http://www.mincers.com>
Mincer's University of Virginia Imprinted Sportswear
1527 University Avenue
Charlottesville VA 22903
(434) 296-5687
fax (434) 971-8821
mincer@cstone.net

From: Chris Hendricks [mailto:chris@mincers.com]
Sent: Monday, April 17, 2017 1:59 PM
To: bar@charlottesville.org
Subject: Proposed Cell Tower on University Ave

Members of the Charlottesville Board of Architectural Review,

I arrived in Charlottesville in 1989 as a student at the University of Virginia.

I have lived and worked in our town since the fall of 1989.

The historic UVA Corner has been a second home to me for the last 26 years as a student at UVA, and then as an employee at Mincer's.

I am opposed to the cell tower being placed on the roof of our historic building.

A fake fiberglass chimney and cell tower have no place on a building listed on the National Historic Register.

Please reject the proposal to add a microcell to the roof at 1527 University Ave.

Thanks,

Chris Hendricks
UVA Class of 1993
chris@mincers.com

From: Suzanne Clark [mailto:sleighc6221@gmail.com]
Sent: Monday, April 17, 2017 4:13 PM
To: caschwarz83@gmail.com; Justin.sarafin@alumni.virginia.edu; Whit@evergreenbuilds.com; melanie@houseofmillers.com; bgastinger@gmail.com; corey.clayborne@gmail.com; earnst.emma@gmail.com; sbalut@hotmail.com; tmohr@tmdarch.com
Subject: Allowing Verizon Antenna

Good Evening,

I have been informed of the meeting this evening regarding Verizon and Mincers. I do not feel there should be an antenna allowed on the roof of Mincers. The corner is an Historic area, where tourists visit and spend money, and it should be protected.. Thank you for your consideration in this matter.

Sincerely, S. Clark

From: Jones, Susan [mailto:susan@pvcinc.com]

Sent: Monday, April 17, 2017 10:30 AM

To: caschwarz83@gmail.com; Justin.sarafin@alumni.virginia.edu; Whit@evergreenbuilds.com; melanie@houseofmillers.com; bgastinger@gmail.com; corey.clayborne@gmail.com; earnst.emma@gmail.com; sbalut@hotmail.com; tmohr@tmdarch.com

Subject: OPPOSED: Verizon Wireless antenna on top of Mincer's

Dear BAR members,

Please do not permit a Verizon Wireless tower (or any tower for that matter) to be placed atop the historical Mincer's building, or any other iconic buildings on University Ave. This area deserves the same protections as the other historical areas in Charlottesville and no technology should be visible from the lawn when looking over at The Corner buildings. I am a Verizon Wireless customer and never have any trouble getting connected anywhere on The Corner, so I do not see why this tower is even needed.

You are now the only the historical heart and soul of Charlottesville. The City Council seems determined to tear down old buildings, overbuild on any available property and cram any tax producing building in all corners of Charlottesville, without regard to historical significance, architectural continuity, neighborhood culture and maintaining our "Green City" status. We count on all of you to help protect these areas and are grateful for your work.

Kindest regards,

Susan Jones

Local property owner and townie (born and raised here)
1204 Edge Hill Rd.
Charlottesville, VA 22903
(804) 339-3941
Shjones000@aol.com

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

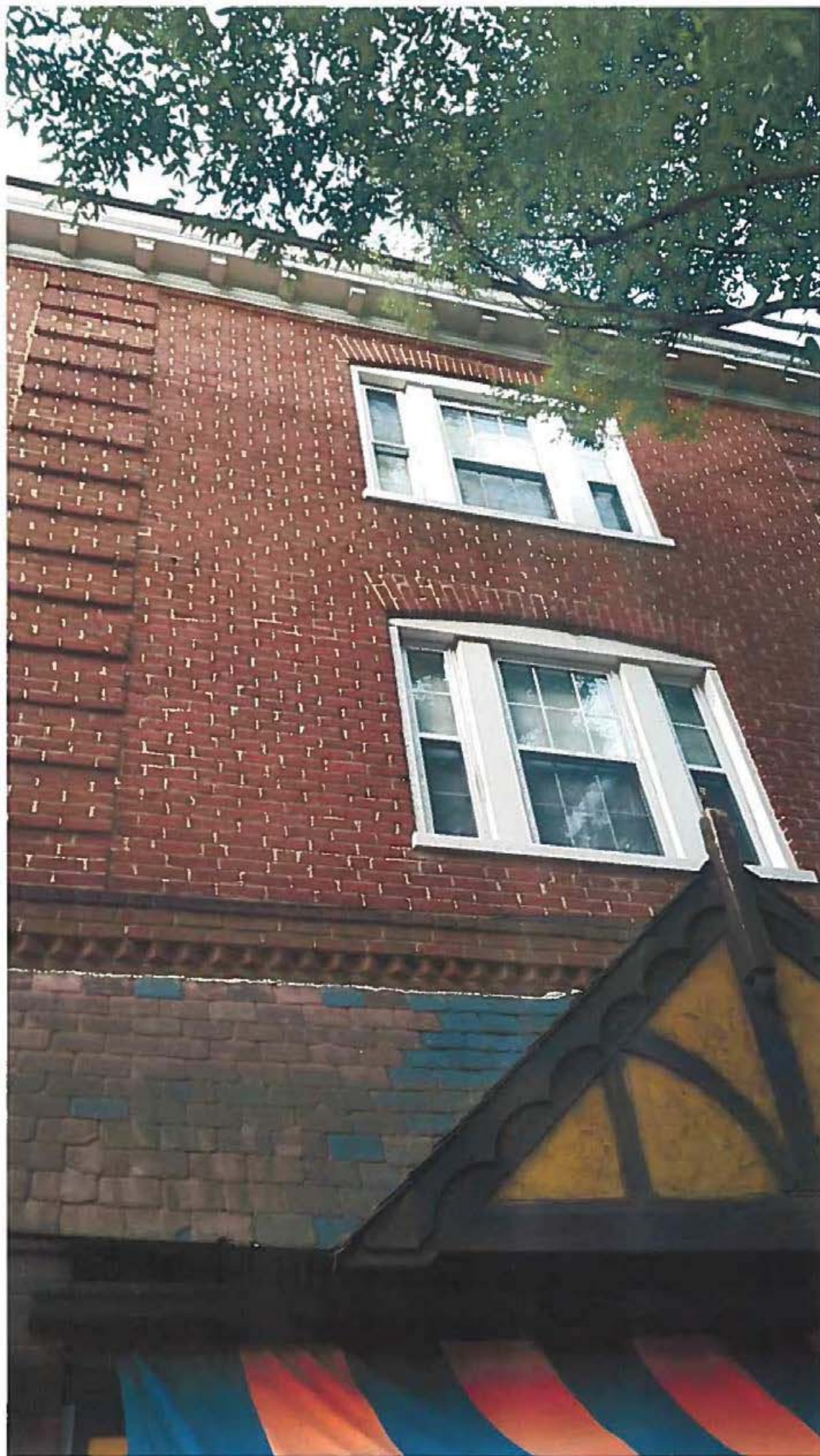
P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org

EXHIBIT L



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



Agenda Date:	July 5, 2017
Action Required:	First Reading: Ordinance
Presenter:	Susan Elliott, Climate Protection Program Coordinator
Staff Contacts:	Susan Elliott, Climate Protection Program Coordinator Kristel Riddervold, Environmental Sustainability Manager Missy Creasy, Assistant Director, NDS
Title:	Zoning Text Amendment for Solar Energy Systems (1st of 2 Readings)

Procedural Background:

On May 1, 2017, City Council initiated a zoning text amendment to expressly allow solar energy systems. The City Council referred the proposed amendments to the Charlottesville Planning Commission for review and recommendations. A joint public hearing was conducted by City Council and the Planning Commission on May 9, 2017.

Planning Commission Recommendation—On June 13, 2017, the Planning Commission voted to recommend that City Council should approve the attached amendments to the Zoning Ordinance in order to authorize solar energy systems subject to appropriate regulations. As a condition of their approval, the Planning Commission has also recommended that, prior to a Second Reading of the proposed Ordinance, City Council should request the BAR and Entrance Corridor Review Board to weigh in as to whether any additional zoning text amendments might be necessary in order to ensure that those design review bodies will have authority, under their respective ordinance provisions, to review the compatibility of each different type of solar energy system that might have a significant impact on a major design control district, a conservation district or an entrance corridor.

Environmental Sustainability staff worked cooperatively with our SolSmart Advisor (background on SolSmart provided later in this Memo), NDS, and the City Attorney's office to draft the proposed ordinance attached to this Memo. Considerations included:

- current conditions accepted for installations
- existing zoning code allowances for related items, such as appurtenances and accessory structures
- best practices specific to solar PV (rather than other types of mechanical equipment)
- experienced-based feedback from the local solar installation industry
- sample model codes from SolSmart and the Virginia Department of Environmental Quality
- comments from the Planning Commission meeting on May 9, 2017

Executive Summary of Proposed Text Amendments

The proposed zoning text amendment is intended to establish the underlying zoning code for all zoning districts and to maintain any additional review or restrictions as applicable by overlay zoning or design control districts.

A summary of the proposed text adjustments are explained in this report. Additional attachments include a table summarizing the proposed code language, birds-eye-view diagrams for “low-density residential districts” and “all other zoning districts”, images of example solar energy system installations and configurations, and further information regarding topics such as the reflectivity of solar PV panels.

Why is a Zoning Text Amendment for Solar Energy Systems Needed?

There is an increasing demand for solar energy systems within Charlottesville, Virginia, and the country. The City’s current zoning code does not reference solar energy system installations directly. Therefore, City Environmental Sustainability Division staff recommends certain revisions and the addition of a new section to the zoning code to clarify allowable locations and heights for solar energy systems. The recommendations are based on national best practices, a review of the existing zoning code for structures and uses of similar sizes and forms, and input from the local solar industry. This proposal aims to clarify that solar energy systems are allowed by-right as accessory in all zoning districts and provide some clear guidance on how and where these systems are installed in the city. This proposal maintains that solar energy systems will remain subject to any additional design controls as applicable (e.g. entrance corridor properties and protected historic properties will continue to require review from the Planning Commission and Board of Architectural Review).

This work supports the *Streets That Work* Code Audit, responds to recommendations from the 2015 *Smart Growth America* (SGA) Technical Assistance assessment, and is consistent with the cooperative MOU for Collaboration between the City and County Regarding the Environment. While City staff has received limited community concerns regarding our solar PV practices and processes, SGA described the lack of reference in the code text as a barrier due to the potential ambiguity it presents.

Furthermore, the City is participating in the national SolSmart program (SolSmart). The City has been awarded Bronze level designation as a „solar-friendly community“ and is pursuing Silver level, which requires that zoning code clearly allows solar energy systems as an accessory use by-right in all major zoning districts. SGA and SolSmart both recommend that solar PV be clarified in the zoning code.

Background on the SolSmart Program:

In March 2016, the City of Charlottesville earned SolSmart *Early Adopter* status and began pursuing „solar-friendly community“ designation. By participating in the SolSmart program, Charlottesville’s primary aims are to:

- 1) Receive national recognition for the good work that Charlottesville does as a Green Leader
- 2) Move forward on the solar photovoltaic (PV) Smart Growth America recommendations and the Code Audit portion of “Streets That Work”
- 3) Improve our processes and policies where it makes sense

SolSmart is funded by the US Department of Energy and is supported by – amongst other organizations – The Solar Foundation, the National League of Cities and the International City/County Management Association. SolSmart assists localities to adopt local government best practices and policies that contribute to reducing the soft costs of solar photovoltaic (PV) system installations. Solar PV systems use solar panels to generate electricity. While the hardware costs (e.g. equipment costs) for solar PV have reduced significantly over the past 5 years, nationwide

studies have shown that soft costs (e.g. permitting, inspections, and financing costs) can amount to 60% of a solar PV system's installation costs.

As a result of a successful joint application from the City of Charlottesville and the County of Albemarle, the localities have been awarded free technical assistance in the form of an on-site SolSmart Advisor for a period of up to 6 months through July to assist both the City and the County in achieving their SolSmart designation goals. One of the primary focuses of the SolSmart Advisor's work with the City has been to assist staff in reviewing local zoning code and drafting proposed updates related to solar energy systems.

Discussion:

The full text of the proposed ordinance amendments is attached as well some reference diagrams and example images. The specific recommended changes to the ordinance are:

Sec. 34-1101. Appurtenances

Proposed edits to this section aim to improve clarity on allowable placement of solar energy systems in relationship to building height maximums, minimum required yards, and setbacks from lot lines. Also proposed is eliminating the use of the unclear term *appurtenance*.

Sec. 34-1108: Standards for solar energy systems

This is a *new* section being proposed to provide clear standards for solar energy systems, which are currently not directly addressed in the code. This section proposes height maximums, location restrictions, safety requirements, and references to other applicable codes – such as the state building and fire code – for solar energy systems. Also includes that solar energy systems may be attached and incorporated into building façades such as roof tiles, shutters, canopies (e.g. „building integrated solar“)

Sec. 34-1146. Nonconforming structures, permitted changes.

The proposed changes aim to clarify that solar energy systems are allowed on nonconforming buildings or structures.

Sec. 34-1147. Expansion of nonconforming uses or structures.

The proposed changes provide clarity on the consideration of solar energy systems for expansion of nonconforming uses and structures.

Sec. 34-1200. Zoning—Definitions

The definition of *Accessory building, structure, or use* currently lists common examples of accessory buildings and structures, but does not clarify examples of accessory uses. The proposed changes include adding examples equipment or fixtures as accessory uses, which include heating, electrical and mechanical equipment, utility service lines and meters, and solar energy systems. Furthermore, a definition of *solar energy systems* is added to clarify the use of the term throughout the Zoning Ordinance.

Alignment with Council Vision Areas and Strategic Plan:

This action aligns with:

- City Council Vision: *A Green City*
- Strategic Plan Goals 2, 3, and 4
- Comprehensive Plan
 - o Chapter 4, Goal 5

- Chapter 4, Goal 6 (Strategies 1, 2, and 4)
- Chapter 5, Goal 8, Strategy 7
- Community Value 3 and Value 5

Additionally, it is consistent with the City's commitments to reduce greenhouse gas emissions, including those recently reiterated in the June 19, 2017 Climate Resolution, the previously referenced cooperative MOU for Collaboration between the City and County Regarding the Environment, *Streets That Work* Code Audit, and 2015 *Smart Growth America* (SGA) Technical Assistance recommendations.

Community Engagement:

Growing demand and interest in local solar PV installations has been observed over the past 3 years as demonstrated through the popular Solarize Charlottesville campaigns led by the Local Energy Alliance Program (LEAP) and subsequent increased market activity and requests for solar PV electrical permits. Staff has received comments observing that allowance of solar energy systems is not clear in the zoning ordinance.

Local solar PV industry practitioners who have aligned themselves as members of the recently-launched Charlottesville Renewable Energy Alliance (CvilleREA) reviewed the originally proposed zoning text amendment and supported the draft without concern. A couple of CvilleREA members subsequently noted that the 15 foot height maximum could be restrictive for parking lot solar canopies. Staff and these members are willing to work together on a future proposal to address this specific application for solar energy systems.

Staff also incorporated comments from the public and the Planning Commissioners provided at the May 9, 2017 Planning Commission meeting.

Budgetary Impact:

No additional funding is required.

Recommendation:

Staff recommends that City Council support the recommended zoning text amendments for solar energy systems and request that Council's 2nd reading be postponed until after Council hears from the BAR and the ECRB.

Alternatives:

Council can choose to maintain the current zoning code and not support the recommended text amendments.

Attachments:

- Ordinance with the proposed zoning text amendments
- Supplemental reference materials including:
 - Summary Table – proposed zoning text
 - Diagrams – showing proposed allowable locations for solar energy systems in low density residential zoning districts and in all other zoning districts
 - Pictures of Example Solar Energy Systems

ORDINANCE
TO AMEND AND RE-ENACT THE CODE OF THE CITY OF CHARLOTTESVILLE
(1990), AS AMENDED, CHAPTER 34 (ZONING), SECTIONS 34-1101, 34-1146, 34-1147,
and 34-1200, AND TO ADD A NEW SECTION 34-1108, TO EXPRESSLY AUTHORIZE
SOLAR ENERGY SYSTEMS

WHEREAS, in accordance with Virginia Code §15.2-2286(A)(7), the Charlottesville City Council previously initiated amendments of the Zoning Ordinance of the City of Charlottesville, Chapter 34 of the Code of the City of Charlottesville (1990), as amended (“Zoning Ordinance”), to expressly allow permit solar energy systems, and City Council referred the proposed amendments to the Charlottesville Planning Commission for review and recommendations, in accordance with Virginia Code §15.2-2285; and

WHEREAS, a public hearing was conducted jointly by City Council and the Planning Commission on May 9, 2017 following public notice as required by law; and

WHEREAS, on June 13, 2017, the Planning Commission voted to recommend that City Council should approve certain proposed amendments to the Zoning Ordinance, to expressly authorize solar energy systems subject to appropriate regulations, finding that such amendments are required by the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, this City Council concurs with the Planning Commission that the proposed zoning text amendments are required by the public necessity, convenience, general welfare or good zoning practice, and further, Council finds that the proposed amendments have been designed to give reasonable consideration to the purposes set forth within Virginia Code §15.2-2283 and have been drawn with reasonable consideration given to the matters set forth within Virginia Code §15.2-2284;

NOW, THEREFORE, this City Council does hereby amend and re-enact the Code of the City of Charlottesville (1990), as amended, as follows:

~~Strikeout text~~ = existing provisions proposed to be deleted

Blue font text = new provisions proposed to be added

- 1. Chapter 34, Article X (Definitions), Section 34-1200 is amended and re-enacted, as follows:**

Sec. 34-1200: Zoning--Definitions

Solar Energy System means equipment used primarily for the collection and use of solar energy for water heating, space heating or cooling, or other application requiring an energy source.

2. Chapter 34, Article IX (General Regulations) is hereby amended and re-enacted as follows:

Sec. 34-1101. – Exclusions from building height and minimum yard requirements Appurtenances.

(a) None of the following An appurtenance to a building or structure shall not be counted in measuring the height of a building or structure:

(1) rooftop solar energy systems, subject to the provisions of 34-1108;

~~(b)~~ (2) rooftop heating, electrical, and mechanical equipment, or elevator returns, which are necessary for or in connection with the proper operation of a building in accordance with USBC requirements, provided that no such equipment or elevator return, as installed No rooftop appurtenance shall: (i) itself measure more than eighteen (18) feet in height above the building, or (ii) cover more than twenty-five (25) percent of the roof area of a building;

(3) Telecommunications equipment, subject to the provisions of 34-1070 et seq.;

(4) Chimneys constructed or attached to the side of a building, which extend above the level of the roof deck of a building to a height required by the USBC or VSEPC;

~~(c)~~ (5) Other equipment or structures constructed or installed above the roof deck of a building, so long as they: (i) comply with the height and area requirements set forth in paragraph (2) above, and (ii) contain no Within a rooftop appurtenance, no enclosed space that is shall be designed for or that can be used as any type of habitable residential space. The provisions of this paragraph shall not preclude open-air space on a building rooftop from being used accessory to the primary use of the building.

~~(b)~~ (d) Each of the following appurtenances may encroach into minimum required yards as specified:

(1) Window sills, roof overhangs, belt courses, cornices and ornamental features may encroach into a required yard by no more than twelve (12) inches.

(2) Open lattice-enclosed fire escapes, fireproof outside stairways, and the ordinary projections of chimneys and flues may encroach into a required rear yard by no more than five (5) feet.

(3) Chimneys or flues being added to an existing building may encroach into a required side yard, but not closer than five (5) feet to the side lot line.

(4) Elevator shafts, and heating, electrical and mechanical equipment, ~~which are~~ if screened in accordance with the requirements of Section 34-872, may encroach into a required side or rear yard.

(5) Handicapped ramps meeting ADA standards may encroach into a required yard.

(6) Solar energy systems may encroach into required front, side and rear yards, subject to the provisions of sec. 34-1108 (limitations on placement in front of buildings). No solar energy system shall be placed closer than five (5) feet to any lot line.

~~(6) Except as otherwise provided above:~~

(7) a. Uncovered and unenclosed structures (such as decks, porches, stoops, etc.) attached to a building, and appurtenances which have a maximum floor height of three (3) feet above the finished grade, may encroach into any required yard, but not closer than five (5) feet to any lot line and no more than ten (10) feet into a required front yard; however, no such structure or improvement appurtenance, shall occupy more than thirty (30) percent of a rear yard.

(8) b. Any appurtenance to a ~~For any~~ single- or two-family dwelling, an unenclosed structure attached to the façade of the dwelling, and having a height greater than three (3) feet above finished grade, may encroach into a required front yard by up to ten (10) feet, but no closer than five (5) feet to a front lot line; ~~however, Any such structure~~ such appurtenance shall comply ~~be in compliance with the applicable side yard setback(s).~~

(c) e. No enclosed structure that is attached to any building appurtenance, regardless of height (including but not limited to a screened-in porch), shall encroach into any required yard.

Sec. 34-1108. Standards for solar energy systems

The following requirements apply to solar energy systems:

(1) Solar energy systems shall be installed in compliance with applicable provisions of the USBC and the VSFPC.

(2) A solar energy system may be installed on the roof of any building or structure, whether principal or accessory.

(i). The height of a solar energy system installed on the roof of a single- or two-family dwelling, or on the roof of an accessory building or structure on the same lot as such dwelling, may extend up to five (5) feet above the highest point of the roof of the building or structure on which it is installed.

- (ii). Except as limited by subparagraph (i), above, a rooftop solar energy system may extend up to fifteen (15) feet above the highest point of the roof of the building or structure on which it is installed.
- (3) A solar energy system may be attached and incorporated as part of any building façade (for example: roof tiles, window shutters, canopies, etc.).
- (4) Placement in front of buildings:
- (i) Within required front yards--Within a required front yard, a solar energy system may be incorporated as part of any structure allowed by Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8). Otherwise, no solar energy system shall be located within a required front yard.
- (ii) Within other areas forward of the front building façade—Within a low-density residential zoning district, except as provided in subparagraph (i), above, no solar energy system may be located forward of an imaginary line extending along the exterior façade of a residential building, parallel to the front lot line and extending between the side lot lines. In all other zoning districts, a solar energy system may be located in an area between the front building façade and the required front yard.
- (5) Except as provided in paragraph (2)(i), above, a solar energy system, together with its support, shall not itself exceed a height of fifteen (15) feet unless otherwise required by the USBC or VSFPC for a specific use.

Sec. 34-1146. Nonconforming structures, permitted changes.

(a) A nonconforming structure may be changed, altered, repaired, restored, replaced, relocated or expanded only in accordance with the provisions of this section and of sec. 34-1147, and subject to all approvals required by law.....

...(e) A solar energy system may be placed on or attached to on a nonconforming building or structure.

Sec. 34-1147. - Expansion of nonconforming uses or structures.

(a) Nonconforming uses or structures may expand only in accordance with the provisions of this section.

Whenever a percentage limitation is placed on expansion, that limitation shall be the total expansion allowed, in increments of any size that add up to the total, or all at once. All expansion shall occur on the lot occupied by the nonconforming use or structure, inclusive of any permitted consolidations or re-subdivisions.

(b) Nonconforming uses, other than structures, may be expanded on an area of a lot not originally devoted to the nonconforming use, provided such expansion meets all current requirements of this chapter applicable only to the expansion. **The placement or installation of a solar energy system on a building or lot shall not be deemed an expansion of a nonconforming use.**

(c) Nonconforming structures.

(1) *Nonconforming single-family dwelling.* The structure may be expanded as provided within this subsection. New or expanded residential accessory structures (such as storage sheds, garages, swimming pools, etc.) may be permitted. Expansion of the dwelling, and new or expanded accessory structures, shall meet all zoning ordinance requirements, including height, yard and setbacks, for the zoning district in which located; except that extension of an existing front porch that encroaches into a front yard required by this ordinance shall be permitted to the side yard(s), so long as such extension will not result in an increase in the front yard encroachment. A single-family detached dwelling that is nonconforming because it encroaches into any required yard(s) may be expanded as long as the expansion will not result in an increase in the yard encroachment(s). However, expansions in height to existing nonconforming single-family dwellings, which do not meet current setback requirements, shall be permitted only if: (i) the dwelling is only being increased in height, and (ii) the footprint of the dwelling will remain unchanged by the proposed expansion in height. Such expansion will not be required to meet more restrictive setbacks enacted since the date the dwelling became nonconforming; however, all other zoning regulations for the district in which the dwelling is located shall apply.

(2) *Nonconforming structures, other than single-family dwellings.* Where the use of a nonconforming structure is permitted by right, or with a special use or provisional use permit, in the zoning district in which the structure is located, then expansion of a nonconforming structure may be approved provided that: (i) yard, setback, screening and buffering, and height standards applicable to the proposed expansion are met; (ii) all applicable sign regulations are met, and (iii) such expansion does not exceed twenty-five (25) percent of the gross floor area of the existing structure. For any proposed expansion exceeding twenty-five (25) percent of the gross floor area of the existing structure, all development standards applicable to the property as a whole shall be met.

(3) The placement or installation of a solar energy system on a building or lot shall not be deemed an expansion of a nonconforming building or structure, and the area occupied by any such system shall not be included within the calculation of percentages of expansion pursuant to paragraphs (c)(2) or (e) of this section.

(4) Where a nonconforming structure is utilized for or in connection with a nonconforming use, then no expansion of the nonconforming structure shall be approved unless the zoning administrator certifies that: (i) expansion of the nonconforming structure would not result in expansion of the nonconforming use, or (ii) expansion of the nonconforming structure would result in expansion of the nonconforming use, but expansion of the nonconforming use would meet the requirements of section 34-1147(b), above.

(5) ~~(4)~~ Prior to the approval of any expansion of a nonconforming use or structure, nonconforming status shall be verified by the zoning administrator.

(d) In the event of any permitted expansion of a nonconforming structure, all signs located on the property shall be brought into full compliance with current zoning ordinance requirements.

(e) Permitted expansions for nonresidential, nonconforming uses that require special or provisional use permits are required to obtain special or provisional use permits only when such expansions exceed twenty-five (25) percent of the gross floor area of the existing structure.

Solar Energy Systems – Zoning Text Amendment – Summary Chart

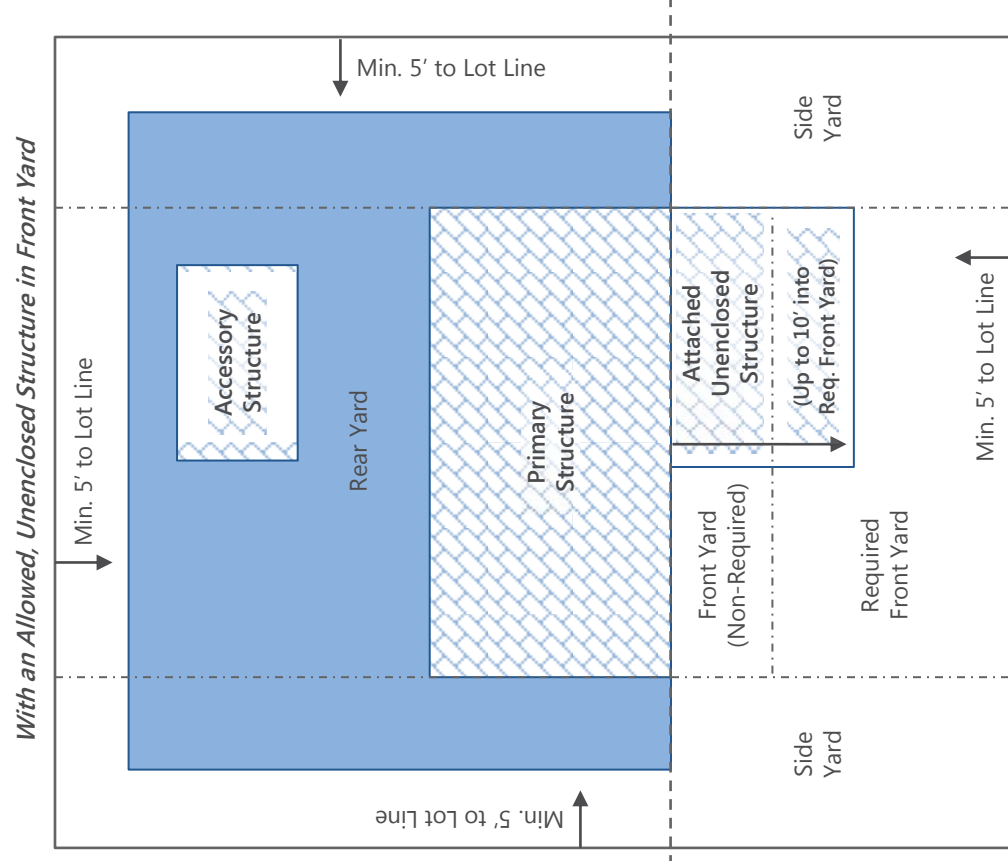
General Provisions for All Solar Energy Systems:			
Defined as:	<p>Uses accessory to the use of the building, structure or use being served; for purposes of the city's zoning ordinance, they are not considered to be buildings or structures.</p> <p>Solar Energy System means equipment used primarily for the collection and use of solar energy for water heating, space heating or cooling, or other application requiring an energy source.</p>	Sec. 34-1200	
Shall be:	Installed in compliance with applicable provisions of the Uniform Statewide Building Code (USBC) and the Virginia Statewide Fire Prevention Code (VSFPC).	Sec. 34-1108(1)	

Rooftop Systems:			
	May be installed on the roof of any building or structure, whether principal or accessory	Sec. 34-1108(2)	
Height:	<p><i>Single- or two-family dwellings:</i> May extend up to five (5) feet above the highest point of the roof of the building or structure on which it is installed</p> <p><i>All other uses:</i> May extend up to fifteen (15) feet above the highest point of the roof of the building or structure on which it is installed ...</p>	Sec. 34-1108(2)	<p>Example: Angled solar installation on single- or two-family dwellings with flat roofs</p> <p>Examples: Parking garage solar canopies and rooftop canopy on commercial flat roof</p>
	... unless otherwise required by the USBC or VSFPC for a specific use.	Sec. 34-1108(5)	
	Excluded from measuring the height of a building or structure, subject to the provisions of Sec. 34-1108	Sec. 34-1101(a)(1)	
Perimeter Setback:	<p><i>Non-residential buildings:</i> A minimum 6-foot-wide clear perimeter around the edges of the roof. Or, where either axis of the buildings is 250 feet or less, there shall be a minimum 4-foot-wide clear perimeter around the edges of the roof (VSFPC 605.11.3)</p>	Sec. 34-1108(1) – via reference to USBC and VSFPC	

Non-Rooftop Systems (e.g. systems that are ground-mounted or incorporated into a building or structure):			
	May be attached and incorporated as part of any building façade	Sec. 34-1108(3) <i>* New Addition</i>	Examples: roof tiles, window shutters, canopies
Setbacks:	Min. 5 feet from any lot line	Sec. 34-1101(b)(6) <i>* New Addition</i>	
	A clear, brush-free area of 10 feet shall be required for ground-mounted photovoltaic arrays. (VSFPC 605.11.4)	Sec. 34-1108(1) – via reference to USBC and VSFPC	
Height:	Together with its support, shall not itself exceed a height of fifteen (15) feet unless otherwise required by the USBC or VSFPC for a specific use	Sec. 34-1108(5)	Examples: parking canopies, pole-mounted solar panels, outdoor seating canopies, incorporated in decks and porches
Placement in Yards:	May encroach into required front, side, and rear yards, subject to the provisions of Sec. 34-1108	Sec. 34-1101(b)(6) <i>* Adjusted to reference Sec. 34-1108 for all yard provisions</i>	
	<p><i>Required Front Yards:</i> May be located within a required front yard only when incorporated as part of an allowed structure per Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8).</p> <p><i>Note: Attached and unenclosed structures that are allowed in required front yards are defined in Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8). No adjustments to these sections are included in this proposal.</i></p> <p><i>Low-Density Residential Zoning Districts:</i> Not allowed in any front or side yard between the line of the front building façade and the front lot line, unless incorporated as part of an allowed structure as defined in Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8).</p> <p><i>All Other Zoning Districts:</i> Allowed between the front building façade and the required front yard.</p>	Sec. 34-1108(4) <i>* New Addition</i>	



Solar Energy Systems Allowed on Structures



Existing Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8)

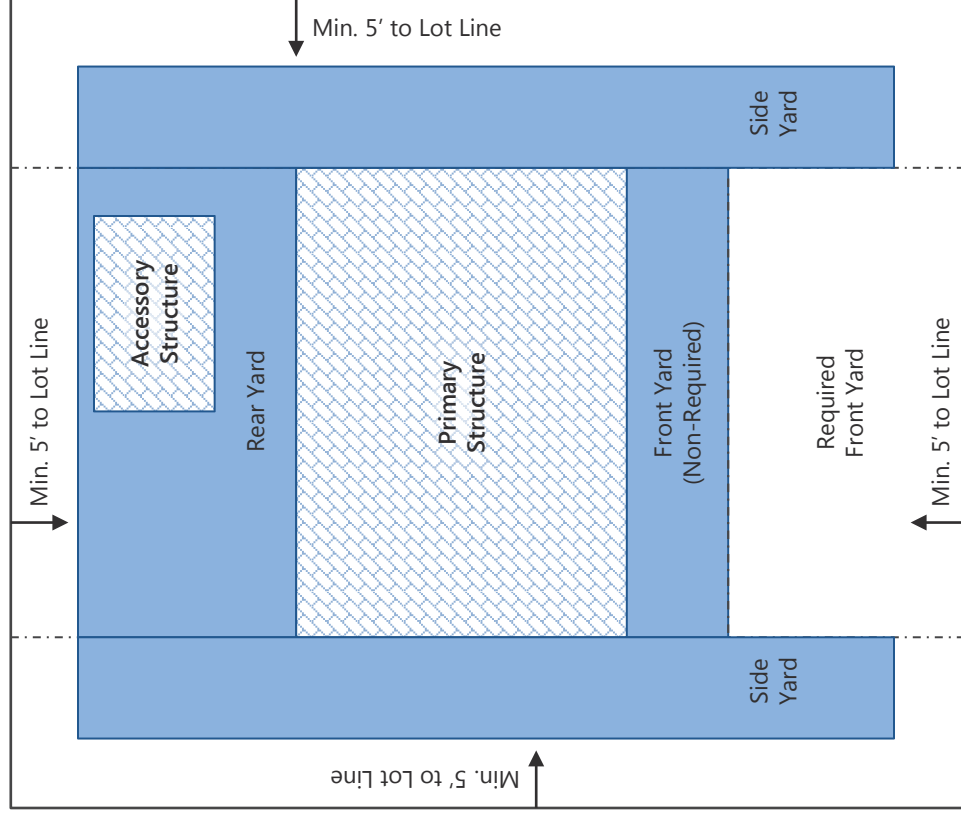
All Zoning Districts Except Low-Density Residential

(Commercial, Mixed Use, etc. Does not include Low-Density Residential.)

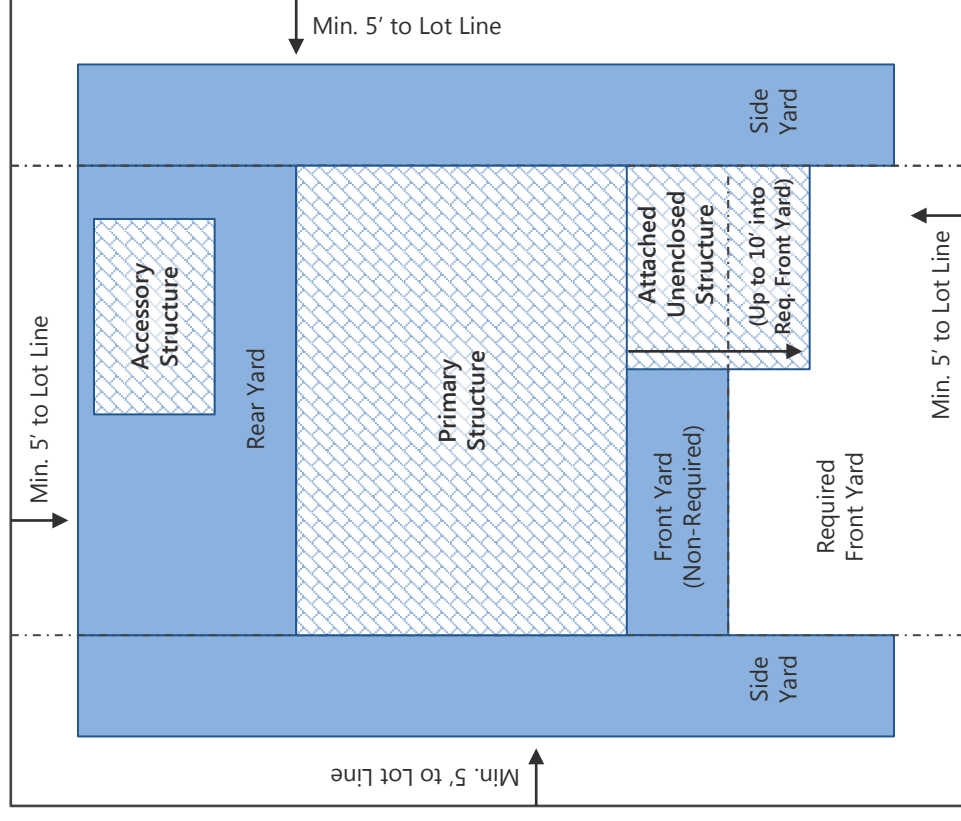
 Solar Energy Systems Allowed

 Solar Energy Systems Allowed on Structures

Without an Allowed, Unenclosed Structure in Front Yard



With an Allowed, Unenclosed Structure in Front Yard



Diagrams Show: Proposed Sec. 34-1101(b)(6) and Sec. 34-1108(4)

Existing Sec. 34-1101(b)(7) and Sec. 34-1101(b)(8)

Section 34-1108(2)

Applies to all zoning districts

Examples of allowable rooftop solar energy systems on accessory structures



Mounted on garages and sheds



Photo Credits: SOLAR Generation, The Solar Shed

Prepared for Charlottesville Planning Commission – June 13, 2017

Section 34-1108(2)(i)

Applies only single-and two-family dwellings

**Examples of allowable rooftop solar energy systems
up to 5 feet in height above highest point of the roof**

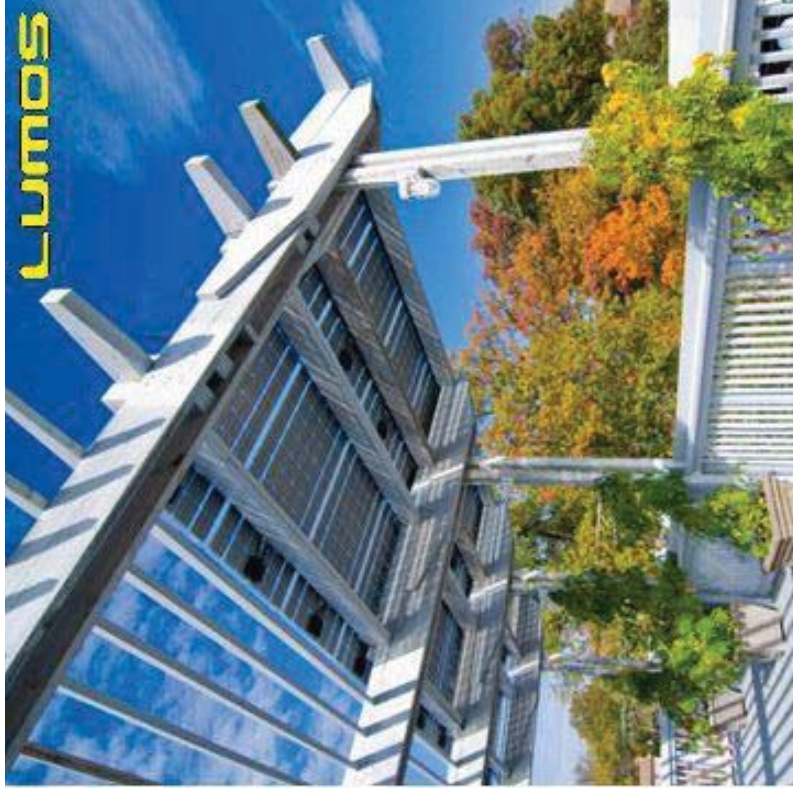


Tilted solar energy systems on sloped or flat roofs

Section 34-1108(2)(ii)

Applies to all except single- and two-family dwellings

**Examples of allowable rooftop solar energy systems
up to 15 feet in height above highest point of the roof**



Rooftop Canopies

Section 34-1108(2)(ii)

Applies to all except single- and two-family dwellings

**Examples of allowable rooftop solar energy systems
up to 15 feet in height above highest point of the roof**



Parking Garage Canopies

Section 34-1108(3)

Applies to all zoning districts

Examples of allowable solar energy systems incorporated into building facade



Building-integrated solar energy systems in residential districts

Section 34-1108(3)

Applies to all zoning districts

Examples of allowable solar energy systems incorporated into building facade



**Building-integrated solar energy systems in
non-residential districts**



Section 34-1108(3)

Applies to all zoning districts

Examples of allowable solar energy systems incorporated into building facade



Building-Integrated Solar Energy Systems in non-residential districts

Section 34-1108(4)(i-ii)

Applies to all zoning districts, including low-density residential districts

Examples of allowable solar energy systems mounted on an attached, unenclosed structure that is allowed to encroach into the required front yard



Mounted on unenclosed, attached porches



Section 34-1108(4)(i-ii)

Applies to low-density residential districts

Example of solar energy system that is **NOT ALLOWED** between building setback line and the adjacent front lot line



Section 34-1108(5)

Applies to all zoning districts

Examples of allowable solar energy systems up to 15 feet in height



Ground-mounted solar energy systems in residential districts



Section 34-1108(5)

Applies to all zoning districts

Examples of allowable solar energy systems up to 15 feet in height



**ConnectTables are installed at UVA and
Albemarle High School**



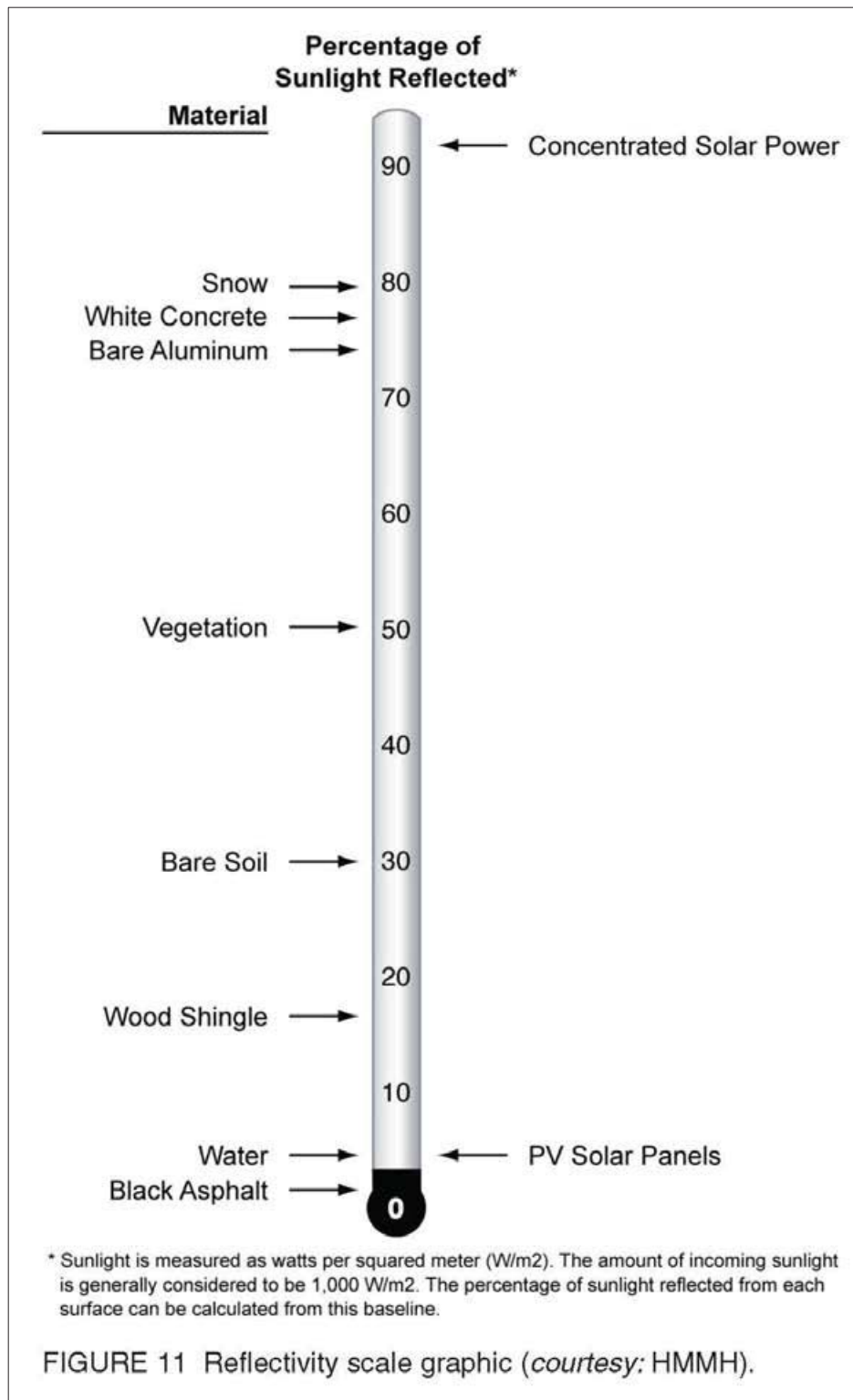
**Two pole-mounted solar energy systems
are installed at Charlottesville High School**

Examples of allowable solar energy systems up to 15 feet in height



Ground-mounted solar energy systems in non-residential districts

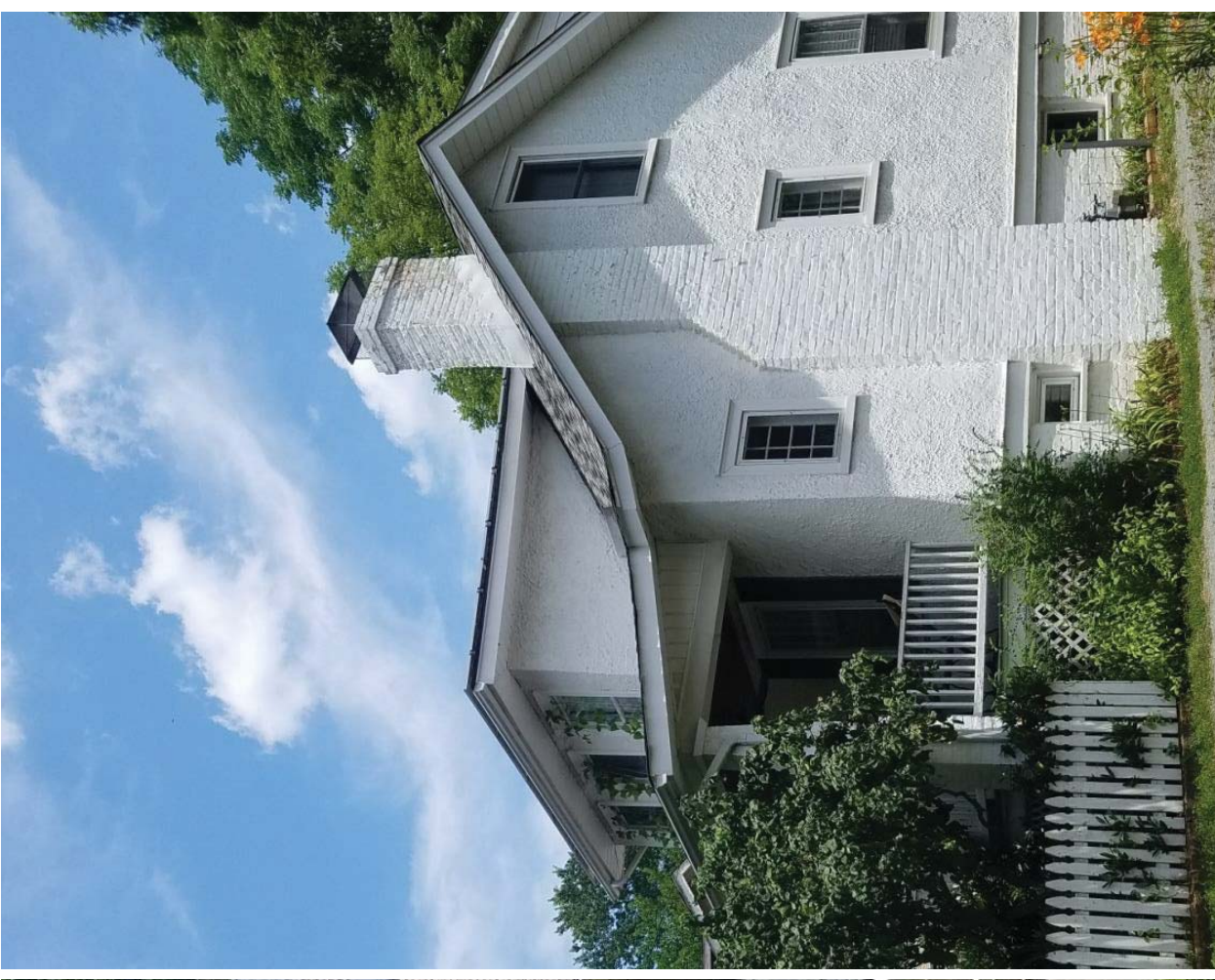
REFLECTIVITY OF PHOTOVOLTAIC SOLAR PANELS COMPARED TO OTHER BUILDING MATERIALS



Source: "Investigating Safety Impacts of Energy Technologies on Airports and Aviation." Report commissioned by U.S. Department of Transportation Federal Aviation Administration and National Academy of Science Transportation Research Board and prepared in cooperation with Harris, Miller, Miller, and Hanson, Inc.
<https://ntrl.ntis.gov/NTRL/dashboard/searchResults/titleDetail/PB2012100306.xhtml>



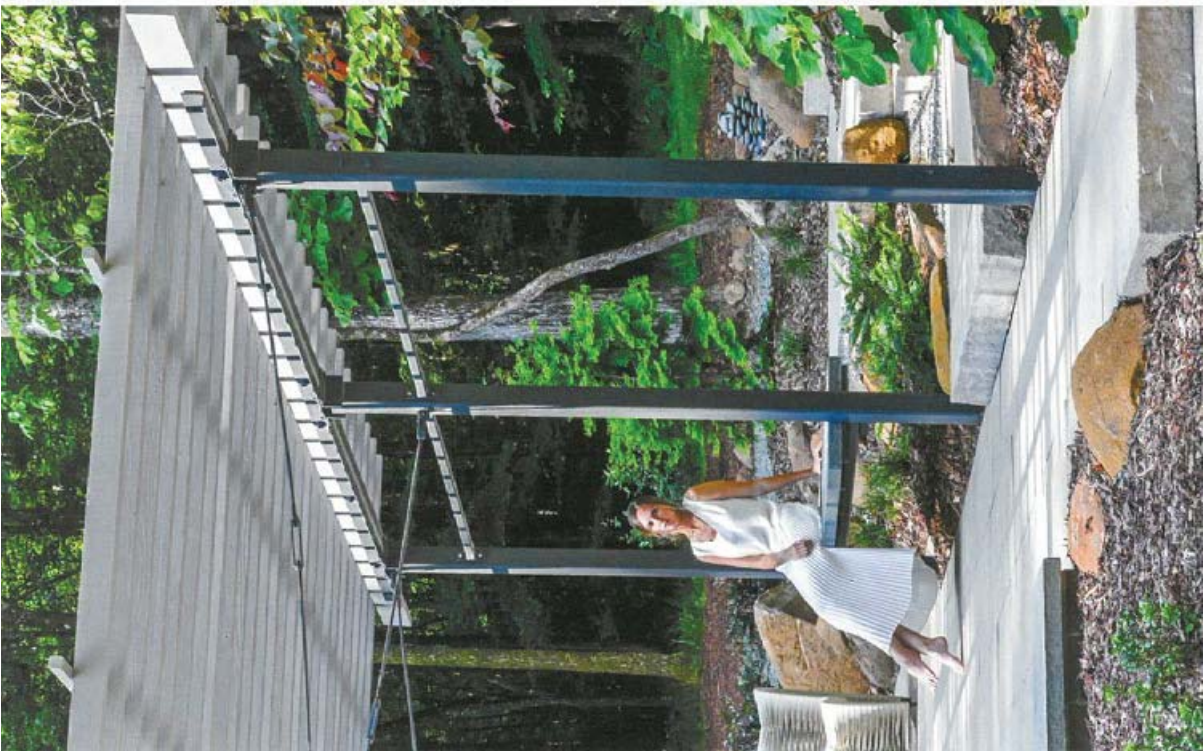
CHARLOTTESVILLE RESIDENCE ROOFTOP SOLAR ENERGY SYSTEM



CHARLOTTESVILLE RESIDENCE ROOFTOP SOLAR ENERGY SYSTEM



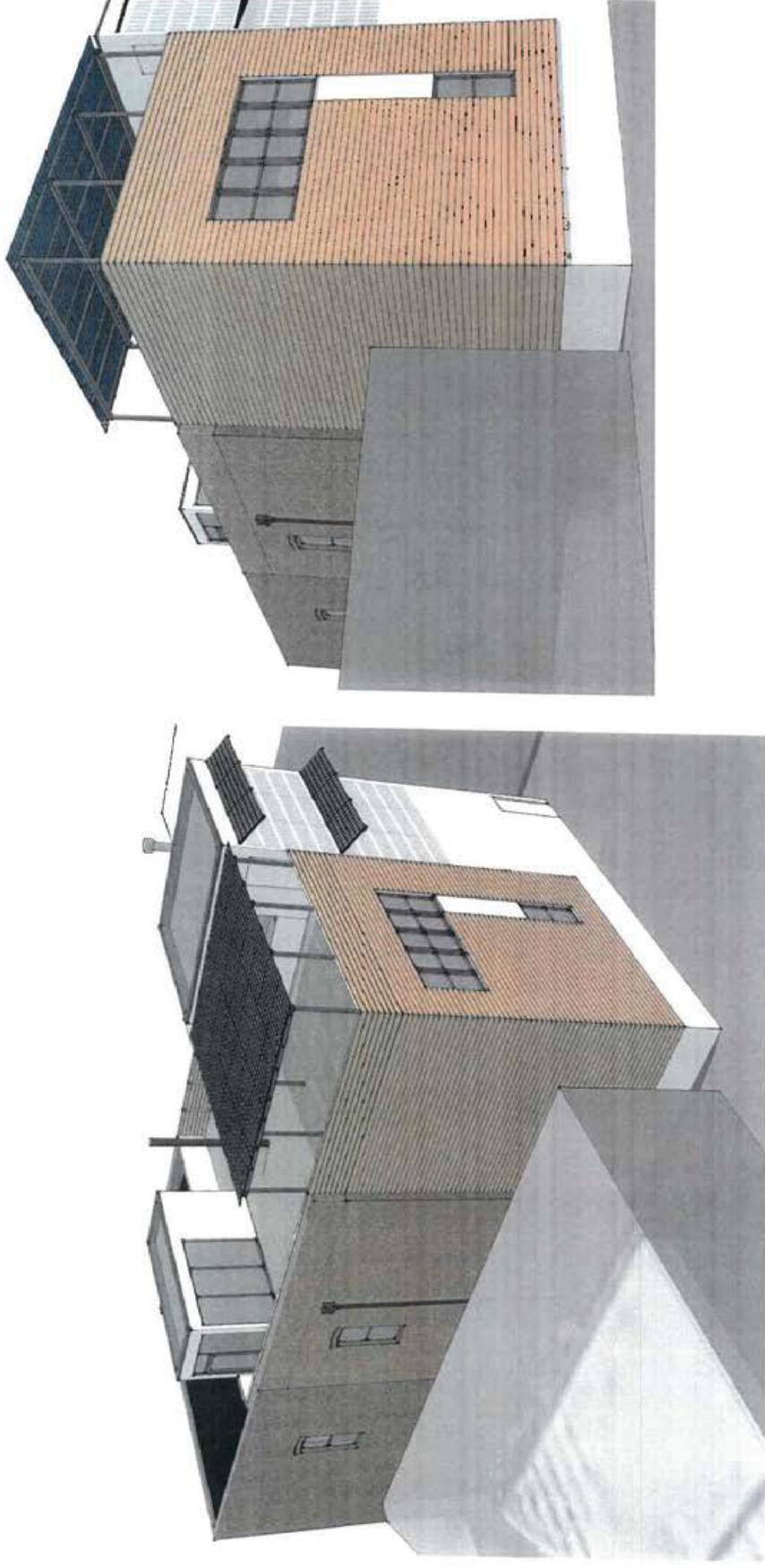
RESIDENTIAL GROUND-MOUNTED SOLAR ENERGY SYSTEM



SOLAR CANOPY



CHARLOTTESVILLE MULTI-FAMILY RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM



WOLF ACKERMAN DESIGN
COMMON HOUSE

CHARLOTTEVILLE COMMERCIAL ROOFTOP SOLAR CANOPY – in a Historic District



CHARLOTTESVILLE COMMERCIAL ROOFTOP SOLAR CANOPY – in a Historic District



CHARLOTTEVILLE FACILITIES MAINTENANCE BUILDING



ALBEMARLE COUNTY PARKING SOLAR CANOPY

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CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	July 5, 2017
Action Required:	Approval of Resolution
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development Rick Siebert, Parking Manager
Title:	Implementation of Pilot Program for Metered Parking & Parking Rates

Background:

City staff developed a Parking Action Plan in response to City Council resolution, Parking Management Implementation Plan, April 4, 2016. The Plan, in part, calls for the implementation of a six month Pilot Program for Metered Parking. There was a wide ranging discussion among Council members and City staff regarding the implementation of the Pilot Program associated with the passage of the resolution.

Discussion:

The final Parking Management Implementation Plan resolution included three conditions for the implementation of the Pilot Program. The following is a discussion of staff activities and recommendations regarding those conditions.

Condition 1: Initiate a public process for the planning and implementation of the Pilot Program. Since that time City staff have pursued an active and wide ranging public outreach on the issue. Rick Siebert, the City's Parking Manager, has met with the Downtown Business Association of Charlottesville presenting an outline for the Program and both elicited public input and modified the plan based on that input. Mr. Siebert also met with the Downtown Mall Association and multiple individual business owners, employees and concerned citizens. He has given interviews to the Daily Progress, Cville Weekly, Charlottesville Tomorrow and NBC 29. He was also interviewed live on WINA. A City email address parking@charlottesville.org has been established for citizen input and he has responded to input through that channel. Staff will continue to actively and aggressively seek continuing public input as the Pilot moves closer to implementation and throughout the six month test.

Condition 2: Develop a strategy to accommodate downtown employee parking.

This is one of the most difficult issues associated with downtown parking. There is no current program for employee parking beyond monthly parking permits at the City Garages. The current permit rate for the Market Street Garage is \$135.00 monthly and there is a waiting list for these permits. Even if more permits were made available, many downtown employees do not work standard 40 hour five day weeks and may find the \$135.00 rate unaffordable. The monthly permit rate is a 68% discount on the all day rate for the garage. If the monthly discount was applied to the daily rate it would be approximately \$6.50 to park all day rather than the current daily maximum rate of \$20.00. It is proposed that vouchers be distributed to interested downtown businesses for all day employee parking at \$6.50. Each business could then decide if they wanted their employee to pay the full discounted \$6.50 or the business could, for instance, pay for half the cost of the voucher. In this instance the employee would pay \$3.25 on presentation of the voucher on exit of the garage and the business would be billed \$3.25 for each redeemed voucher. In this way, the actual percentage of the business participation in the cost of employee parking could be decided by each business. It is not believed this program would have a significant negative impact on garage revenues. This program could be expanded to the Water Street Garage if the City is able to reach agreement with the Charlottesville Parking Center on the operation of the facility.

Condition 3: Recommend rates to be charged during the Pilot Program.

Currently parking on-street in the Pilot area is free but the hourly rate in the Market Street Garage is \$2.50 per hour. Most customers find on-street parking preferable to garage parking if all other factors were equal. Therefore the economics of the current system are upside down. The spaces of highest demand are free and the spaces of lower demand are expensive. It is no wonder the street spaces are always full. The current system encourages people to circle looking for free parking and over stay the time limits hoping not to be caught and ticketed. The Nelson Nygaard study recommended parking be charged from 8:00 AM until 8:00 PM, Monday thru Saturday, at \$2.00 per hour. This rate would not change the fundamental economic imbalance without a change in the garage rate. It is recommended to set the on-street rate at \$1.80 per hour and simultaneously reduce the Market Street Garage rate to \$1.50 per hour with the first hour free. This rights the fundamental economic imbalance and should improve the availability of on-street parking while greatly reducing circling for parking. Business customers could then go directly to the garage and get an hour of free parking. The \$1.80 rate has the advantage that it is simple for customers to pay for part of an hour. A 15 minute increment costs \$0.45. If for instance a \$1.75 rate were adopted 15 minutes would cost \$0.435. To maintain garage revenue with the reduced garage rate the 2 hour customer validation program would have to be discontinued but downtown customers would park free for the first hour and effectively only pay \$1.50 to park for two hours. Businesses would save all the money they are currently paying for the validation program. To expand this program and the reduced rate structure to the Water Street Garage would again be predicated on a resolution of the Charlottesville Parking Center dispute.

Community Engagement:

City staff will continue outreach to all those affected by City public parking policy.

Budgetary Impact:

None.

Recommendation:

Staff recommends approval of the attached resolution.

Alternatives:

No recommendation.

Attachments:

Resolution

RESOLUTION

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that metered on-street parking shall require payment between the hours of 8:00 AM and 8:00 PM, Monday thru Saturday, at a rate of not more than \$1.80 per hour.

CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	July 5, 2017
Action Required:	Approval of Ordinance
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development Rick Siebert, Parking Manager
Title:	City Code Updates for Metered Parking

Background:

City staff developed a Parking Action Plan in response to City Council resolution, Parking Management Implementation Plan, April 4, 2016. The Plan, in part, calls for the implementation of a six month Pilot Program for Metered Parking. The operation of metered parking is controlled by City Code Chapter 15 (Motor Vehicles and Traffic) Article V. Stopping, Standing and Parking. In order to provide for an option for contract parking enforcement and to accommodate current parking meter technology, various changes to the code are required.

Discussion:

The Code of Virginia was recently changed to allow for cities with a population of over 40,000 the option of contract parking enforcement. The proposed City code change incorporates this change in State code. The current code also has multiple references to outdated parking meter technology. Examples of these issues include:

1. Where the meter must be installed to serve a parking space: The current Code does not envision a how a parking meter could serve multiple parking spaces.
2. How payment must be made: The current Code must be changed to accommodate payment by any method other than the deposit of coins.
3. How paid parking is enforced: The current Code is not compatible with cloud based digital enforcement.

The above are representative examples of the multiple technical changes to the Code in the Resolution.

Community Engagement:

City staff will continue outreach to all those affected by City public parking policy.

Budgetary Impact:

None.

Recommendation:

Staff recommends approval of the attached resolution.

Alternatives:

No recommendation.

Attachments:

Resolution

AN ORDINANCE AMENDING CHAPTER 15 (MOTOR VEHICLES AND TRAFFIC), DIVISION 2 (PARKING METERS) SECTIONS 15-171 THROUGH 15-180 OF THE CODE OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED TO AUTHORIZE THE CITY'S TRAFFIC ENGINEER TO ESTABLISH PARKING METER ZONES AND TO ADD PROVISIONS AUTHORIZING BOTH PARKING METERS AND STATIONS AND TO AUTHORIZE VARIOUS FORMS OF PAYMENT

BE IT ORDAINED by the Council for the City of Charlottesville, Virginia, that Chapter 15 of the City Code is changed as marked effective immediately.

**City Code Chapter 15 (MOTOR VEHICLES AND TRAFFIC)
Article V. Stopping, Standing and Parking**

DIVISION 1. GENERALLY

Sec. 15-149. Procedure for parking violations; payment of fine without trial.

(a) A summons or parking ticket for violation of the city's parking regulations within this article may be issued by city police ~~Police officers, other uniformed city employees and other persons~~ authorized by the chief of police to enforce the provisions of this article, or by uniformed personnel serving under contract with the city. Any such summons or ticket shall be posted ~~a written notice of violation~~ on the windshield of each vehicle found illegally parked on city streets or city operated parking lots. Such summons or parking ticket ~~notice of violation~~ shall state that the recipient of the summons or ticket ~~notice~~ may elect to waive his or her right to appear and be tried for the offense indicated in the summons or ticket ~~notice~~.

State law reference—Va. Code 46.2-1220

DIVISION 2. PARKING METERS*

Sec. 15-171. ~~Reserved.~~ Establishing and changing meter zones.

~~Editor's note—An ordinance adopted Nov. 15, 2004, § 3, repealed § 15-171, which pertained to establishing and changing meter zones. See also the Code Comparative Table.~~ The traffic engineer, with the approval of the city manager, is hereby authorized to establish and change from time to time parking meter zones on streets or parts of streets, and in municipally operated parking lots, where the parking of vehicles shall be regulated by parking meters. The traffic engineer shall follow the procedure set forth within city code sec. 15-4.

Sec. 15-172. Installation, design, etc., of meters.

(a) ~~Parking meters shall be installed in parking meter zones upon the curb immediately adjacent to in reasonable proximity to each designated restricted parking space. Such meters shall be capable of being operated, either automatically or mechanically, upon the deposit therein of a coin of United States currency of the designated denomination, for the full—~~ Each meter shall allow payment for parking during a period of time for which parking is lawfully permitted in the applicable ~~any of the~~ parking meter zones.

(b) Each parking meter shall be so designed, constructed, installed and set that it will indicate at the

~~time of payment the time period for which parking has been paid, upon the expiration of the time period registered by the deposit of one (1) or more coins, it will indicate, by an appropriate signal, that the lawful parking meter period has expired and during such period of time and prior to the expiration thereof, will indicate the interval of time which remains of such period.~~

(c) Each parking meter shall bear thereon a legend indicating the hours when the requirement for paid parking to deposit coins therein shall apply, the value and method of the required payment coins, and the limited period of time for which parking is lawfully permitted in the parking meter zone in which the meter is located.

Sec. 15-173. Marking of meter spaces.

~~Within parking meter zones, each~~ Adjacent to each parking meter there shall be placed in reasonable proximity to marked the parking space(s) for which the meter is to be used. Spaces so marked shall be of appropriate length and width so as to be accessible from normal traffic lanes.

Sec. 15-174. Time and manner of parking in metered space.

(a) When a parking meter is erected giving notice thereof, no person shall stop, stand or park a vehicle in any metered parking space for a period of time longer than designated by the meter, ~~upon the deposit of a coin of United States currency of the designated denomination, on any days except Saturdays and Sundays.~~

(b) Every vehicle shall be parked wholly within a marked metered parking space for which the meter shows parking privilege has been with the front end of such vehicle facing in the direction of traffic granted and ~~with the front end of such vehicle immediately opposite the parking meter for such space.~~

(c) No person shall park a vehicle in any designated parking meter space during the restricted and regulated time applicable to the parking meter zone in which the meter is located so that any part of the vehicle occupies more than one (1) such space, except that a vehicle which is of a size too large to be parked within a single designated meter space shall be permitted to occupy two (2) adjoining meter spaces when coins have been made deposited in the parking meter for each space so occupied, whether occupied in whole or in part as is required for the parking of other vehicles in such space.

Sec. 15-175. Parking in meter zone or city parking lot for purpose of making sales.

It shall be unlawful for any person to park any vehicle within the area designated as a parking meter zone, or within any municipally operated parking lot, for the purpose of making sales of any property to persons in the street or in such parking lot. This section shall not apply to the selling or delivery of goods sold within the buildings abutting on such streets or parking lots or to the city market.

Sec. 15-176. Payment ~~Deposit of coins~~ required; overtime parking.

(a) No person shall park a vehicle in any parking space within a metered parking zone, upon a street or within a municipally operated metered parking lot, adjacent to which a parking meter has been installed during the restricted and regulated time applicable to the parking meter zone in which the meter is located, unless payment for such parking has been made as required by this division ~~a coin of United States currency of the appropriate denomination has been deposited by such person has been placed in operation.~~

(b) No person shall permit a vehicle operated by him or under his control or registered in his name to be or remain parked in any parking metered parking space during the restricted and regulated time applicable to the parking meter zone in which such meter is located while the parking meter for such space indicates by signal

~~that the lawful parking after the paid~~ time in such space has expired. This provision shall not apply to the act of parking or the necessary time which is required to deposit payment in immediately thereafter a coin in such meter.

(c) No person shall park a vehicle on the same block in a parking meter zone ~~any such parking meter space~~ for a consecutive period of time longer than that limited period of time for which parking is lawfully permitted in the parking meter zone any single space on that block, in which such meter is located, irrespective of the number or amount of coins deposited in the meter.

(d) The provisions of this section shall apply to parking only on the days, and during such ~~between the hours of 8:00 a.m. and 6:00 p.m. on days other than Saturdays and Sundays as are restricted within the~~ applicable parking meter zone.

(e) The provisions of this section shall not relieve any person from the duty to observe other and more restrictive provisions of this chapter and the state statutes prohibiting or limiting the stopping, standing or parking of vehicles in specified places or at specified times.

Sec. 15-177. Purpose of required deposits.

~~The coins required to be deposited in parking meters as provided in this division are hereby levied and assessed as fees to provide for the proper regulation and control of traffic on the public streets and to cover the cost of the supervision, inspection, installation, operation, maintenance, control and use of the parking spaces on such streets and within municipally operated parking lots and for regulating the parking of vehicles in the parking meter zones.~~

Sec. 15-178. Use of metered space for loading and unloading.

(a) Commercial vehicles may be parked without deposit payment, of coins in meters from 7:00 a.m. to 10:00 a.m. ~~within metered spaces which are set aside for this purpose and so designated by hoods placed on the meters stating as loading and unloading zones "LOADING AND UNLOADING ZONES";~~ provided, that commercial vehicles may only occupy such spaces during the time necessary to complete actual operations of delivering or picking up merchandise.

(b) Commercial vehicles which require only one (1) regular parking space may be parked anywhere in a meter zone at any time and for any purpose, if the required payment deposit is made in the meter and if all other parking and meter regulations are complied with.

(c) No commercial vehicle which requires more than one (1) regular parking space may be parked on University Avenue between 14th Street, West, and Chancellor Street, during the hours from 10:00 a.m. to 6:00 p.m. on any day.

(d) No person shall stop, stand or park a vehicle for any purpose or length of time other than for the expeditious unloading and delivery or pick-up and loading of property in any place marked as a loading zone during hours when the provisions applicable to such zones are in effect. In no case shall the stop for loading and unloading of property exceed thirty (30) minutes.

(e) The driver of a vehicle may stop temporarily at a loading zone for the purpose of and while actually engaged in loading or unloading passengers when such stopping does not interfere with any vehicle which is waiting to enter or about to enter such zone to load or unload property.

(f) The driver of a ~~Operator~~ of passenger or commercial vehicles may use, without deposit of payment, a parking metered space for the purpose of promptly receiving or discharging any passenger.

Sec. 15-179. Deposit of slugs.

(a) No person shall deposit or attempt to deposit in any parking meter any slug, button or other device or substance, other than a card or device identified on the meter as being an accepted form of payment as a substitute for a coin of United States currency.

(b) Any person violating the provisions of this section shall be guilty of a Class 1 misdemeanor.

Sec. 15-180. Damaging, tampering with, etc., meters.

(a) No person shall deface, injure, tamper with, open or willfully break, destroy or impair the usefulness of any parking meter. ~~No person shall willfully manipulate any parking meter in such a manner that the indicator will fail to show the correct amount of unexpired time before a violation.~~

(b) Any person violating the provisions of this section shall be guilty of a Class 1 misdemeanor, for a first offense. Subsequent violations of this section shall be punishable as set forth within Code of Virginia sec. 18.2-152.

(Code 1976, § 16-51; Code 1990, § 15-180)

State law reference—Stealing from or tampering with meters, Code of Virginia, § 18.2-152.

CITY OF CHARLOTTESVILLE, VIRGINIA

CITY COUNCIL AGENDA



Agenda Date:	July 5, 2017
Action Required:	Approval of Resolution
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development Rick Siebert, Parking Manager
Title:	Parking Advisory Panel

Background:

City staff developed a Parking Action Plan in response to City Council resolution, Parking Management Implementation Plan, April 4, 2016. The Plan, in part, calls for the creation of a Parking Advisory Panel made up of concerned and impacted citizens to provide feedback and guidance regarding the City's implementation of the Parking Action Plan and the management of all public parking resources for the benefit of business owners, employees, residents and visitors to the City of Charlottesville.

Discussion:

Attached is an outline of a Purpose and Charge for a committee to be known as the Parking Advisory Panel. The intent of the Panel will be to guide City staff and Council in making decisions regarding the use of existing public parking resources and concerning the construction of any future additional public or privately owned parking supply. Emphasis will be on the role of parking in the support of a vibrant and diverse downtown retail environment. The charge will include the following items:

1. Reviewing and advising on the operation of all City parking garages and surface parking lots. The operation of these facilities includes, rate structures, hours of operation, business validations and any space reservations.
2. Reviewing and advising on the operation of the City's on-street parking spaces in commercial areas including the implementation of the On-Street Parking Pricing Pilot Program as recommended by the Nelson Nygaard parking study of the same name dated March 3, 2016.
3. Advising on the possible need for any additional parking supply to support the continued re-

development of the City's commercial areas to include the Pedestrian Mall, West Main Street and University areas.

4. Reviewing and advising on the use of funds in a Parking Enterprise Fund. Such advice would help guide the City Manager in the submission of the City's annual budget.

As proposed the membership is suggested as follows:

The Panel will consist of seven permanent members, four property owners, operators or employees of businesses within two blocks of the Pedestrian Mall, West Main Street Corridor or the University area with a minimum of one hourly employee, and three City residents, with preference given to one or more candidates who live near the downtown area. The City Council may also appoint additional advisory members as necessary to deal with specific projects or subjects.

The Panel will also have one Ex-Officio member from the Office of Economic Development to provide liaison with the body.

Community Engagement:

No engagement specific to this resolution, however, members of the business community and downtown residents have expressed interest in there being such a panel.

Budgetary Impact:

None.

Recommendation:

Staff recommends approval of the attached resolution creating the Parking Advisory Panel.

Alternatives:

City Council could elect not to create the panel.

Attachments:

Resolution

Panel Outline

RESOLUTION

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that there is hereby created a Parking Advisory Panel, composed of seven (7) members appointed by City Council, to act as an advisory body to City Staff and City Council. The Parking Advisory Panel will also have one (1) *ex officio* member to serve as a staff liaison. The purpose and charges are as stated on the attached document. The initial terms of the seven (7) appointed members are as follows:

Three (3) members shall serve for three (3) years; two (2) members shall serve for two (2) years; two (2) members shall each serve for one (1) year.

At the expiration of each term, any member of the Panel may serve additional two (2) year terms. There shall be no limit on the number of terms a person is appointed to serve.

PARKING ADVISORY PANEL

PURPOSE AND CHARGE:

There is hereby created the Parking Advisory Panel charged with the following:

1. Reviewing and advising on the operation of all City parking garages and surface parking lots. The operation of these facilities includes, rate structures, hours of operation, business validations and any space reservations.
2. Reviewing and advising on the operation of the City's on-street parking spaces in commercial areas including the implementation of the On-Street Parking Pricing Pilot Program as recommended by the Nelson Nygaard parking study of the same name dated March 3, 2016.
3. Advising on the adequacy of the existing parking supply and any possible need for additional parking to support the continued re-development of the City's commercial areas to include the Pedestrian Mall, West Main Street and University areas.
4. Reviewing and advising on the use of funds in a Parking Enterprise Fund. Such advice would help guide the City Manager in the submission of the City's annual budget.

MEMBERSHIP:

The Panel will consist of seven permanent members, four property owners, operators or employees of businesses within two blocks of the Pedestrian Mall, West Main Street Corridor or the University area with a minimum of one hourly employee, and three City residents, with preference given to one or more candidates who live near the downtown area. Council shall seek to appoint a diverse group of members who reflect the varying impacts of parking on the public. The City Council may also appoint additional advisory members as necessary to deal with specific projects or subjects.

The Panel will also have one Ex-Officio member from the Office of Economic Development to provide liaison with the body.

TERMS OF OFFICE:

The initial terms will be: three members for three years, two members for two years, and two members for one year and thereafter two year terms. Members will be appointed by City Council.

REVIEW AND EVALUATION:

The Panel will be advisory to the City Office of Economic Development and report to the City Council on a regular basis.

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



Agenda Date:	July 5, 2017
Action Required:	None
Presenter:	Leslie Beauregard, Assistant City Manager
Staff Contacts:	Leslie Beauregard, Assistant City Manager
Title:	City of Charlottesville Organizational Efficiency Study Implementation Progress Report – Priority I Recommendations

Background: In 2016, the City contracted with The Novak Consulting Group to perform an organizational efficiency study. After months of work, a report was provided to City Council and staff that includes recommendations designed to improve the overall effectiveness and efficiency of City services. The recommendations contained in the final report received in January 2017 are based on Novak's analysis of input and information provided by City staff and informed by industry standards and best practices applicable to Charlottesville.

Discussion: Following the presentation of the report, Novak developed a plan to assist the City of Charlottesville with implementation of, or in some cases reconsideration of based on further staff study and input, the recommendations outlined in the Efficiency Study report. The work involved in implementing these recommendations must be integrated into the other work of the City and its departments, with appropriate assignments of responsibility for implementation and with the identification of specific planned completion dates. Recommendations have been categorized into three categories based on these criteria:

Priority 1: Important to accomplish without delay or has significant operational or financial implications.

Priority 2: Second tier of importance to accomplish and/or may involve some complexity or time to complete.

Priority 3: Least urgent to complete and/or may take longer to set up or execute.

The specific plans for implementation and/or further consideration of Priority 1 Recommendations are outlined in a progress report/scorecard that can be accessed by clicking on this link to the City's website: [**Priority I Scorecard**](#)

Those that are Priority 1 were first recommended as such by Novak and then each recommendation was reviewed further by City staff and was re-prioritized accordingly. The recommendation numbers correspond with the Efficiency Study Report. Updates on the other recommendations will be forthcoming as they are prioritized.

Alignment with Council Vision Areas and Strategic Plan: Many of these recommendations do align with the City's Strategic Plan and as they are proposed as part of a budget cycle, that alignment

will be communicated in any narrative.

Community Engagement: N/A

Budgetary Impact: There have been and will be future budget impacts to implement many of the recommendations. Some of those were addressed as part of the FY 2018 Adopted Budget and more could come forward as proposals in future budget cycles as they are prioritized.

Recommendation: None at this time.

Alternatives: N/A

Attachments: N/A

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 5, 2017
Action Required:	Direction from Council
Presenters:	Mike Murphy, Assistant City Manager
Staff Contacts:	Maurice Jones, City Manager
Title:	Vinegar Hill Monument funding consideration

Background:

Council created an ad-hoc blue ribbon commission on May 2, 2016 to address the questions and concerns brought before council regarding race, memorials and public spaces in Charlottesville. A number of recommendations were made based on the charge from City Council. One recommendation was that City Council provide financial assistance for the fabrication and installation of the Vinegar Hill Monument, as designed.

Discussion:

The Vinegar Hill Monument has been designed by internationally-recognized artist, Melvin Edwards. Efforts to raise the approximately \$300,000 have experienced little success. When the monument was initially proposed there was an expectation that the project would be funded through private donations and grants. The monument has been planned for the grounds of the Jefferson School. There have been some recent discussions that ask whether the creation of a Vinegar Hill Park on the Downtown Mall would include a monument as a public art element. Planning is underway for Vinegar Hill Park and the area is slated for significant commercial development project. Staff does not feel engagement and planning have advanced to a stage where we can comment on a Downtown Mall location of the monument.

Alignment with City Council's Vision and Strategic Plan:

The blue ribbon commission reflects the City's vision to be a "Community of Mutual Respect." This also aligns with Strategic Plan Goal 5: *Foster Strong Connections*, and the initiative to respect and nourish diversity.

Budgetary Impact

Budget impact will be determined by the Council direction and/or action.

Recommendation:

Staff requests Council direction on whether any further action or funding consideration is required.

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CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	July 3, 2017
Action Required:	Resolution Decision
Presenters:	Mike Murphy, Assistant City Manager
Staff Contacts:	Maurice Jones, City Manager
Title:	Recognition of Liberation Day as a City Holiday

Background:

Council created an ad-hoc blue ribbon commission on May 2, 2016 to address the questions and concerns brought before council regarding race, memorials and public spaces in Charlottesville. A number of recommendations were made based on the charge from City Council. One recommendation was the designation of March 3 as either Freedom or Liberation Day.

Discussion:

Union forces occupied Charlottesville from March 3-March 6, 1865. Encyclopedia Virginia says of the occupation “In February 1865, Sheridan's men rode south from [Winchester](#) with orders to destroy railroads and possibly take [Lynchburg](#). They arrived in Charlottesville on March 3, and there were met by a delegation of town and university officials, who asked for protection. Union troopers burned a nearby woolen mills but, apart from widespread foraging and some looting, left the town and college intact. In the meantime, many of the area's [African Americans](#), including at least one [enslaved directly](#) by the University of Virginia, used the Union occupation to [escape their enslavement](#).” UVA magazine reported in 2015 “Wherever Union troops went, large numbers of African Americans escaped to freedom. Scholars have called this phenomenon “self-emancipation,” while Gallagher, for one, has emphasized the importance of the Union army in making such escapes even possible.” (Dr. Gary Gallagher spoke to the Blue Ribbon Commission to provide historical context for their work.)

Vice Mayor Bellamy read a proclamation into the record on February 6, 2017. This item returns to Council so that a vote may be recorded to document the decision that Liberation Day will be recognized by the City of Charlottesville in future years.

Alignment with City Council’s Vision and Strategic Plan:

The blue ribbon commission reflects the City’s vision to be a “Community of Mutual Respect.” This also aligns with Strategic Plan Goal 5: *Foster Strong Connections*, and the initiative to respect and nourish diversity.

Budgetary Impact

No budgetary impact has been discussed at this time. If Council sponsored events to commemorate Liberation Day, or created an additional holiday for City of Charlottesville employees, additional funding would be required from the City Council Strategic Initiatives account.

Recommendation:

Staff recommends approval of the resolution without creating an additional City of Charlottesville Holiday where offices would be closed.

Alternatives:

Council may elect to not pass a resolution at this time. Council may choose to appropriate funds for a celebration of Liberation day on March 3, 2018. Council may elect to consider the creation of an additional City of Charlottesville holiday where offices would be closed.

Attachments:

Resolution

RESOLUTION

WHEREAS more than half of the population of Charlottesville and of Albemarle County at the time of the Civil War was enslaved; and

WHEREAS this historical fact remained little-known until the recent salutary work of the Charlottesville Blue Ribbon Commission on Race, Monuments, and Public Spaces, which promoted public knowledge of this important aspect of the history of our City and county; and

WHEREAS the City of Charlottesville endeavors to “change the narrative on race” by recognizing and celebrating African American history as an important constituent of the City’s collective history; and

WHEREAS 14,000 members of our community, having struggled for generations in bondage, began to be freed on March the 3rd, 1865, owing to the arrival of Union forces under the command of Generals Custer and Sheridan, who enforced the 1863 Emancipation Proclamation; and

WHEREAS the values of freedom and justice are universal, and are thus rightly celebrated by everyone;

NOW, THEREFORE, BE IT RESOLVED, by declaration of the Charlottesville City Council, that March the 3rd shall henceforth be officially recognized by the City, and celebrated as “Liberation Day.”

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