

. Minutes

PLANNING COMMISSION REGULAR MEETING
July 11, 2023 – 5:30 P.M.
Hybrid Meeting

I. COMMISSION PRE-MEETING (Agenda discussion(s))

Beginning: 5:00 PM

Location: City Space

Members Present: Commissioner D’Oronzio, Chairman Solla-Yates, Commissioner Schwarz, Commissioner Stolzenberg, Commissioner Mitchell, Commissioner Habbab

Staff Present: Patrick Cory, Matt Alfele, James Freas, Missy Creasy, Remy Trail, Jay Stroman, Dannan O’Connell, Sam Sanders, Mike Rogers, Kyna Thomas

Called to order at 5:09. Chair Solla-Yates asked if there were any concerns with the consent agenda. No concerns were noted. Mr. Stolzenberg noted that he would prepare to make a motion during the regular meeting. Chair Solla-Yates noted that we do not have a vice chair and that will be brought up in the regular meeting.

Salvation Army - Commissioner Schwarz asked if the applicant had a plan to address parking when the building is under construction. Mr. Alfele noted that the applicant can talk about it more during the meeting but that no Salvation Army services will be interrupted during construction.

Mr. Jay Stroman, City Attorney provided a response to Commissioner Stolzenberg’s question concerning if RULPA would apply to the case. It does not appear to play a role in the Attorney’s advice on this item currently. The religious aspects are outside of the land use question. He also noted a change in state law concerning advertising and clarified if Planning Commission provides a recommendation, then he will ask Council to address a motion in reference to the statute. If Planning Commission does not provide a recommendation, the attorney will provide language for the Planning Commission to provide a motion to allow for compliance. Commissioner Mitchell asked for additional details on the state law and Mr. Stroman provided those details.

Commissioner Stolzenberg had a question on the Seminole Square subdivision. What is the purpose of that right of way dedication and how will it be maintained? Mr. O’Connell noted that the city will need to maintain. Rather than a variance, the applicant dedicated ROW to the city.

Commissioner Schwarz noted that we received a comment on the Salvation Army application providing suggestions for several pedestrian comments to address some of the traffic situation. He read the suggestions. Are any of those possible? Mr. Alfele noted that offsite improvements would not be addressed with a special use permit. Commissioner Schwarz asked if these were even possible? Mr. Alfele noted the improvements adjacent may create concern due to zero setbacks. They are not required to provide due to setbacks. There is a smart scale project that may address some of these items though that is mostly focused on bike lanes.

Commissioner Stolzenberg stated that we don’t have the ROW to get to 5th Street for this project. Mr. Alfele noted the pedestrian bridge is a hopeful project in the future. Commissioner Stolzenberg was

concerned that the bridge project is not likely to happen due to topography. There is a concern with pedestrian cut through traffic and this redevelopment would cut down on that. Commissioner Habbab asked if there were any considerations to having an easement to the Noland property? Mr. Alfele noted that the applicant will be asked to address.

COMMISSION REGULAR MEETING – Meeting called to order by Chairman Solla-Yates at 5:30 PM.

Beginning: 5:30 PM

Location: City Space

A. COMMISSIONER’S REPORT

Commissioner Stolzenberg – At the Downtown Mall Committee meeting, we discussed side streets and access. Every side street has a slightly different pattern of traffic, parking, and how much of it is bricked and pedestrian and how much of it is not. Some of them work Ok. Some of them work very poorly. Some of them are through streets. There was a robust discussion that spiraled into talking about an all-around access and loading plan. Next week, we have an MPO Tech meeting. We will be talking about and moving towards that 2050 long range transportation plan. We did not get the raised grant for preliminary engineering for the Rivanna River pedestrian bridge.

Commissioner Mitchell – No Report.

Commissioner Schwarz – At last month’s BAR meeting, we approved restoration/preservation of the historic painted signs on 2nd Street Southeast. That will be an interesting project to watch. They’re going to do that in August. It should take a week or two for the artist to complete it. There are a lot of layered signs on there. It is a fun thing that is going to be happening. We also looked at the Salvation Army project. There will be no BAR meeting this month because there were no applications.

Commissioner D’Oronzio – The HAC met the 3rd Wednesday of June. They reviewed Module 3. One member of that committee wrote up recommendations provided to you (Mr. Solla-Yates, Mayor Snook, and Mr. Freas). Most of it was regarding compactness in terms of alleys from 20 feet to 10 feet and narrowing of things like easements. I think that some committee members may offer some edits on that. That document is available. It might be worth looking at the document for the work session on Thursday. The CAHF committee met today as a workshop to figure out how Tick Tock, policies, and procedures. The CDBG-Home Task Force will be meeting twice in July to contend for the latest round of funding to get it to this body as soon as possible.

Commissioner Habbab – The Tree Commission rescheduled their meeting for today from last week since it was a holiday. I will report on it next time as I get notes from the Commission. On the agenda, the Codes Committee submitted recommendations for Modules 1 through 3 in June in a meeting with city staff and consultants. On the invasive plant control, the city will be using goats to make initial entry on Fry Springs and Washington Park. They will return to do some spot herbicide applications on regrowth. They’re doing some chemical treatments and mulching at Forest Hill Park, Azalea Park, and the trail system from Jordan Park to 5th Street Station.

B. UNIVERSITY REPORT

Commissioner Palmer – Not Present

C. CHAIR’S REPORT

Chairman Solla-Yates – No Vice-Chair

Commissioner D’Oronzio moved to appoint Commissioner Mitchell as interim Vice-Chair. Second by Commissioner Stolzenberg – Motion passes 6-0. Commissioner Mitchell will serve as Vice-Chair until a new Vice-Chair can be appointed.

D. DEPARTMENT OF NDS

Ms. Creasy – We have a work session this Thursday at 5 PM. This work session is in the basement conference room of City Hall. We will discuss Module 3 and the residential districts in the zoning ordinance. We will have some visuals to share; some of the things that have been requested. The discussion will be higher level. If you all have some concerns or thoughts that you want to dig into, let us know. We will make sure that we are prepared for that.

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

William Emory – I know that you aren’t talking about zoning tonight. Regarding Wrights (sometimes the gray fields, a scrap yard, property down in a hole), you are potentially veering away from the mapping logic document, which would suggest that this is supposed to be a neighborhood mixed use parcel. You’re trending more towards NX-5. Commissioners have argued that Wrights needs to be an urban center like the Downtown Mall but with light industrial. Commissioners have spoken about landing the plane on this. In your May work session, that would be hard to check. I would like to suggest that before you deviate from the mapping logic document, that you land the plane regarding the Woolen Mills 1988 formal small area plan request to City Council. I would encourage you to speak with the scrapyard property owner and the adjacent neighbors regarding your plans. NX-3 seems more appropriate in most cases. It seems like when you drop mixed use into new neighborhoods, you do NX-3 as opposed NX-5. Where you have done NX-5, like Star Hill, they have had the benefit of a small area plan.

Robin Hoffman – I am concerned about the rain bombs that we have been having over near East High. We have been having continuous flooding in the streets. It is something that you don’t see unless you’re here. It is getting worse. As soon as it rains, the water comes from everywhere. It rushes through the streets on Fairway, Caroline, and Meade Avenue. It doesn’t have a place to go. Do you guys understand that’s happening? Is that area in the field a watershed area? I am wondering if anybody knows and what happens if that field is no longer a field.

F. CONSENT AGENDA

1. Minutes – December 14, 2021 – Regular Meeting
2. Final Subdivision – Seminole Square Shopping Center/Hillsdale Apartments
3. Site Plan – Hillsdale Place – Hydraulic Road

Commissioner Stolzenberg moved to approve the Consent Agenda. Second by Commissioner D’Oronzio. Motion passes 5-0 with one abstention (Commissioner Schwarz).

Meeting was recessed until 6:00 PM for the Joint Meeting.

Meeting was called back to order by Chairman Solla-Yates at 6:00 PM. Mayor Snook called Council to order.

II. JOINT MEETING OF COMMISSION AND COUNCIL

Beginning: 6:00 PM

Continuing: Until all public hearings are complete

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing, (iv) Discussion and Motion

1. **SP23-00004 – 207 & 211 Ridge Street (The Salvation Army)** – Mitchell Matthews and Associates, LTD (“Applicant”), on behalf of The Salvation Army, is requesting a SUP pursuant to Section 34-796 and Section 34-162 of the Code of the City of Charlottesville (“Code”) for the following property (“Property”):
 Parcel Number: 290029000
 207 & 211 Ridge Street, Charlottesville, VA, 22902
 The purpose of this SUP is for expanding its Shelter Care Facility (“Shelter”), modifying its yard requirements, and modifying its onsite parking requirements. The Salvation Army is proposing to redevelop the Property and expand their existing services. To date, the existing use of the Shelter is legally nonconforming, and any expansion of the use will require a SUP. The Applicant is proposing to expand from 58 emergency shelter beds to 114 emergency shelter beds; expand meal capacity from 80 seats to 120 seats; increase the size of the multi-purpose room from 1,928 square feet to 2,415 square feet; and expand the meeting rooms capacity from 40 seats to 84 seats. To facilitate the proposed expansions, the Applicant, in addition to requesting a SUP for the Shelter, is also requesting alterations to Section 34-638(a)(1)-(2) of the Code, whereby the yard setback requirements are altered from 5 feet minimum and 12 feet maximum on 4th St. SW to 10 minimum and no maximum; “build-to” percentages are altered from 80% minimum along the primary streets and 40% minimum along linking streets to 32% along primary streets and no minimum along linking streets; the required onsite parking is reduced, pursuant to Section 34-984 of the Code, from 52 spaces to 32 spaces; and Section 34-642(c) of the Code is modified to remove the requirement that for more than 20 off-street parking spaces, no more than 50% of such spaces shall consist of open-air surface parking. The Property is approximately 1.27 acres with road frontage on Ridge Street and 4th St. SW. The Comprehensive Land Use Map designates this area in the Urban Mixed Use Node. The Property is zoned West Main East Corridor (“WME”) with an Architectural Design Control District overlay. This application may be viewed online at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services> or a copy is on file in the Department of Neighborhood Development Services, 2nd Floor of City Hall, 610 East Main Street. Persons interested in this SUP request may contact NDS Planner Matt Alfele by e-mail (alfelem@charlottesville.gov) or by telephone (434-970-3636).

i. Staff Report

Matt Alfele, City Planner – The applicant is pursuing a SUP to expand the existing Shelter Care Facility, modify yard setback requirements, and reduce onsite parking. The Salvation Army is proposing to redevelop the property and expand their existing services. To date, the use of the Shelter is legally nonconforming, and any expansion of that use beyond what is permitted in Section 34-1147(b) will require approval of an SUP. That code section speaks to non-conforming uses other than structures that may be expanded on the area of the lot, not originally devoted to the non-conforming use, provided such expansions meet all current requirements of this chapter and applicable only to the expansion. It goes on to state that permitted expansion for non-residential, non-conforming uses that require a special or provisional use permit are required to obtain a special or provisional use permit only when such expansion exceeds 25 percent of the gross floor area of the existing structure. The code only speaks to non-conforming use expanding within existing structures and does not address new construction, addition, or renovation. The shelter could expand by 25 percent within the existing building. Any new building expansion or redevelopment requires the applicant to obtain an SUP under the current code. The applicant is proposing to expand from 58 emergency shelter beds to 114 emergency shelter beds; expand meal capacity from 80 seats to 120 seats; increase the size of the multi-purpose room from 1,928 square feet to 2,415 square feet; and expand the meeting rooms capacity from 40 seats to 84 seats. To facilitate these expansions, the applicant, in addition to requesting a SUP for the shelter care facility use, is also requesting alterations to the yard setback street wall requirements and onsite parking requirements. The specific requirements can be found in the staff report. Although it is not in your report, I would like to go over the existing zoning and what is being proposed in the draft zoning and how it would deal with this plan. The reason I didn't put it in the staff report is because we know the draft is still a draft until it is adopted by City Council. There is not a full analysis done on the draft. Shelter care facility, under the current code, requires an SUP. With the SUP that they are pursuing it would be allowed. Under the draft zoning, it would be a by right use. The height would stay the same with having a minimum 35 feet height. You have a minimum and a maximum of 52. That would stay the same. Under the proposed code, an 8-story building could be built but could be up to 10 stories depending on if shelter care is considered affordable. Under our current code, shelter care facility is under the residential portion of the code. It is under Civic, under the draft zoning ordinance. Parking under the current code is required based on uses. What they're requesting is a reduction to zero. Their plan is showing 32. It would be around 32. Staff does address that in some of the draft conditions. Under the proposed draft zoning ordinance, parking would not be required for this site.

Staff and Planning Commission have received a lot of public comments related to the SUP. Many of these comments express support, while others are concerned with increased traffic, trash, parking, and the impact the development would have on 4th Street Southwest.

Commissioner Mitchell – I have a couple of questions about the recommendations. Parking is a major concern for many people. You have a recommendation that will allow them to reduce the parking to 32 and go to 0 so they can eventually build in the space that those 32 are parking spaces. Is that accurate?

Mr. Alfele – I don't think there is an immediate plan to go to 0 parking. It leaves them some flexibility for future phasing. It would not go that low for what they're proposing right now. The traffic engineer did review this application. They felt around that the 32 range was fine. If they dropped below that, we know traffic is a concern. This would give the city staff/traffic engineer a chance to work through any type of plan as the number drops.

Commissioner Mitchell – The objective of your recommendation is to give them the flexibility to go there if they need to.

Mr. Alfele – It gives them the flexibility to keep reducing parking. It does allow the city to influence that as it relates to how they're going to handle parking moving forward and whether that is an off-site alternative form. It gives the flexibility to plan for the future but also an avenue for the city to help make sure parking does not become an issue.

Commissioner Mitchell – The objective of that is, not only to help them, but also help with the parking and manage the parking as it becomes more difficult. With recommendation #6, it was to give them 2 more years. That's just phasing.

Mr. Alfele – That is my understanding. The applicant can speak to this. They're about two-thirds to their fundraising goal. How our code is set up, an SUP could expire after 18 months if they don't have an approved site plan. City Council can adjust the timeframes. If they were needed to come forward and request an extension of the SUP, the code outlines a year. This would give that an extra year.

Commissioner Stolzenberg – This is an increase in parking over the current conditions?

Mr. Alfele – It is a reduction.

Commissioner Stolzenberg – It is a reduction versus what they would have to do with the expansion given our parking requirements.

Mr. Alfele – That's correct. I believe that it is around 50 to 52 spaces that would be required under current regulations.

Commissioner Stolzenberg – Where does the ratio of parking spots to beds for a shelter come from for that requirement? How do we get that number?

Mr. Alfele – I don't have a good answer. It is basically using what is in the code.

ii. Applicant Presentation

Erin Hannegan, Applicant –

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The Salvation Army is a nonprofit, faith-based organization that works to alleviate human suffering and distress without discrimination. They provide disaster relief and emergency assistance. The Salvation Army has been serving Charlottesville since 1912. They have occupied this site at 207 Ridge Street since around 1965. The Salvation Army is the only year-round shelter available in Charlottesville. Last year, they helped more than 21,000 individuals and families with critical social services. They currently cannot accommodate all the unhoused individuals and families who need their help.

The Salvation Army's goal is to have each person they serve partner with the Salvation Army in the Pathway of Hope program. Their plan is to assist in breaking the cycle of poverty and to assist individuals and families to achieve their goals through securing stable jobs, housing, and becoming self-sufficient.

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Here, we're looking at existing aerial photos of the site. The existing site is occupied by 3 buildings built between 1965 and 1992. The chapel, administrative offices, and gymnasium were first developed in 1965. This is the building at the street. The two buildings closest to the street are labeled 207. It stretches back along the Noland side of the property. Around 1980, they built the emergency shelter at 211 Ridge Street, which is the building on the 4th Street side of the site. Around 1992, they added the transitional housing building and the soup kitchen. The issues cited with the existing conditions include that the facilities no longer have the capacity to serve the need. The men's shelter is constantly full. There is no good space to accommodate families or clients with other specific needs. The current facilities are in 3 buildings. Even though it is an addition for transitional housing, they are not directly connected through interior corridors. The programs that they house are disconnected. It makes it difficult to staff the facility. Currently, the transitional housing is not being used. Additionally, they mentioned poor wayfinding on the site. The main entrance doors, seen off Ridge Street, lead into the chapel, which is not the services that most people are looking for when they arrive on site for help. There is lack of visibility for the community to all the services that are provided on site.

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This is another angle. We're above Monticello Avenue at this point.

This is above 4th Street Southwest. You can see the emergency shelter building. There is a parking lot that stretches into the site. This is the transitional housing facility and soup kitchen. There is a small area reserved for a playground as the site dog legs around the rear of the fire department.

This is an aerial from above. You can see how the site wraps around the back of the fire station.

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The site is a double frontage lot. It is well connected to the public transportation routes. It is easily walkable to downtown and all the amenities located there. It is located between the fire department and Noland Plumbing. Because of the site's proximity to the fire department and the intersection at Monticello Avenue, all vehicular access must occur from 4th Street Southwest.

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This is the survey. This outline here is the existing shelter at the rear of the site. This is the 2 buildings that were built at the front. The most important goal for this project is allowing the existing shelter to remain operational during redevelopment. This did drive the site plan and the proposal that you're going to see. Both the design team and the BAR agreed that the 56-inch oak tree, that sits on Ridge Street, should be maintained during redevelopment. These 2 requirements are the primary drivers of the footprint of the building and its overall massing.

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The goals include:

- Increased capacity for shelter, food, and services.

- Providing dedicated family spaces.
- Providing inclusive spaces to meet diverse client situations.
- Providing increased privacy and dignity for clients: in the shelter and when receiving social services.
- Providing increased security and separation within the shelter to address safety concerns of the clients and the staff.
- Connect the various programs and improve adjacencies.
- Provide a better way finding to main entries and the various programs like the social services or training programs.
- Allow for future flexibility and growth over time.
- Show the community of Charlottesville the need that is present here, as well as the work and services that are provided by the Salvation Army and its volunteers.

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The site is in the West Main East Mixed-Use District. This designation governs the uses permitted on the site that, as well as the height, density, and form of the building.

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The same use currently exists on site. We're asking for increased capacity. The use is broken down into two functions: the house of worship, which is referred to as the core, and the Center of Hope, which is the shelter care facility. A house of worship is a by right use. The shelter care facility is only granted by the special use permit. The color coding is repeated in other tables and drawings to show the relationship between the various programs. You can see that we're increasing the capacity on site. It is primarily for the shelter and soup kitchen and secondarily increasing the classrooms and meeting rooms, which are shared between the uses.

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I am going to go through a series of perspective views with the before and after conditions.

This first one is from the intersection of Ridge and Monticello. We're saving this oak tree at the front. You have that oak tree and pulling the building away from it. To preserve it requires some of these modifications to the zoning requirements.

This is a view standing approximately on the bridge over the railroad tracks looking towards the Salvation Army. A view on that side. We have tried to be frugal and efficient in the design while also reflecting the character of Charlottesville. The project is being funded by donations. The Capital Campaign is in its early stages. Donations would be most appreciated. The project is currently being repriced. I bring this up to inform you that the project might change in appearance, as it continues through the public approval process. The site requires a certificate of appropriateness from the BAR.

This is the current view from 4th Street. That is the building that will need to be maintained during construction. In its place is the parking lot, which can be the last component added to the site.

This is the aerial view looking towards downtown and West Main Street.

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We're asking for relief because it is a double frontage lot with both Ridge Street, as a primary street, and 4th Street Southwest, as a linking street. We're asking for setback relief on the linking street. It is required to have a setback between a 5-foot minimum and a 12-foot maximum. We proposed a 10-foot minimum and no maximum. This allows us to pull the building towards Ridge Street and have a greater setback on 4th Street. It helps with constructability so that the existing shelter can remain intact during construction. The green space and part of the parking lot can be used for down space. The project goals were to utilize the available height and leave undeveloped area open for future expansion. This means that we're pushing the project towards Ridge Street so that we have space to expand in the future, which hopefully won't be necessary but has been the pattern since they have inhabited the site. Modifying the minimum to 10 feet aligns with the street buffer requirements of 10 feet, which would remain during future expansions. No maximum permits what is shown here. What you're seeing in red is the section cut. Most of the building rises in the background behind it. The darker purple fill is the building envelope under the current zoning conditions. We're meeting the setback with a chapel that pops out to Ridge Street on this side. This is the 4th Street side where it is set back much deeper on that side. This piece is the multi-purpose room that stretches towards 4th Street along the parking lot. These lines represent the height that is proposed as 8 stories under the future zoning ordinance. If it was 10 stories, depending on how a shelter care facility is defined for affordable, it would be able to go up to 10 stories. Setbacks would force the building towards both streets, which would run into the same problem that we're currently having. We're not trying to maximize the lot by making the building short and spreading out. We're trying to utilize the vertical area currently available and leave open space for future development.

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This is showing the footprint of the building to demonstrate the reduction in the build-to percentage requirements. The purple building here in the parking lot is the existing shelter that must remain during construction. This salmon-colored footprint is the one-story condition of the shelter. This darker pink condition is rising to 4 stories closest to Ridge Street. This allows future expansion to happen over the multi-purpose room in this vicinity or a separate standalone structure to occur here, which will be in the short-term developed as open space, green space, and playground space if the budget allows and convert again to a building. That is probably 20 years out; no immediate goal to do another expansion in the near term. The requirements for this are to be in the build-to zone 80 percent at Ridge Street and 40 percent on 4th Street. We're only 32 percent at Ridge Street. We're asking for it not to be required at 4th Street. At Ridge Street, this leaves a space for the protected 56-inch oak to remain. At 4th Street, it gives us this advantage of keeping the shelter occupied during construction and leaving open space.

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This is the overall site plan. The next two items that we're asking for modification relate to the parking. It is located off 4th Street Southwest and along the southern property line where the existing emergency shelter currently stands. That is this dashed outline that runs through the parking lot. The position of this parking allows for the larger green space to the north, which gives us a larger, more open space with a larger footprint for a future expansion.

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We have calculated that the required parking quantity would be 52. We have added a table since the application. We will show how we got to 52. We're proposing 32 spaces. We're asking not to have covered parking, which is a unique requirement to the West Main East zoning district. We believe that

both clients and other visitors to the site would be more comfortable and feel safer without it being covered. We're asking for it not to be required.

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With the parking table here, these are the major spaces in the facility. All the spaces in the facility are lumped into these categories. The zoning code has a requirement for spaces based on either the square footage of that space or the quantity of bedrooms. We have calculated across the required parking for each of these categories. That brings us to 56 spaces. There is an allowable reduction of 2 spaces per use in the ordinance. We have taken 2 spaces for the house of worship and 2 spaces for the shelter care facility out of that. That brings us to 52. We want to relay to you why we are proposing the quantity of spaces as we are. It has come up as a neighborhood concern. The chapel is generating a significant number of spaces (10.8). The soup kitchen is creating 11.2 spaces. The multipurpose room is requiring 12.1 spaces. Those three spaces are never going to be used simultaneously. They are programmed for different times of the day and different days of the week. The chapel has service on Sunday at 11 AM and Bible study on Wednesday evenings at 6 PM. The soup kitchen serves breakfast, lunch, and dinner with dinner being the major service at 5:30 PM. The multipurpose room is in the program to allow space for clients and visitors to stay prior to being allowed to go into the dining room for meal service. It is also for special events that may occur once or twice a year for the telethon and coat drive that are limited occurrences. Those would not be scheduled at the same time as church service. If we take out 2 of these 3 generators of parking, it brings us down to 30 spaces. There are currently 30 spaces on site. We're currently proposing 32 spaces. We're asking for condition four; even though it already has flexibility in it, to use 30 as the number rather than 32 to give more flexibility to the Salvation Army so they don't need to hire a professional to create the parking plan, should there be a slight change needed to the quantity. This allows them to potentially deal with trash that was unanticipated or a donation box that might not be currently shown on the site plan. There could be something else that comes up that eliminates the need for them to spend money on professional services. It immediately gives them that buffer so that the money that they're raising through donations is going to the people that need it.

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These are counts taken by staff over the course of the last week. Even though there are 30 spots on site, 15 was the highest quantity used when they were able to count them. That was on Sunday for Church service. It is when there is also a lot of on-street parking available. With 15 for the current facility, we're increasing it. We're hoping that you will gravitate towards 30.

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This last one demonstrates that there are seven parcels that have either frontage or a side yard on 4th Street Southwest that are residential parcels on that street. Six of those, which are shown shaded in red, have off street parking on their lot. By my count, there are at least seven on street parking spaces along the one side of 4th Street that has parking. When I was there to do this analysis, there were only 3 cars on the street. There was plenty of available parking on street, which hopefully addresses some of the comments that have come up from the neighborhood about concerns about parking and traffic on 4th Street.

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Campbell Bolton, Applicant – Another concern that was brought up was the entrance location. The entrance location currently along 4th Street is around 30 feet to the north. Given that we're switching where the parking lot in the building goes, the entrance gets shifted south, which brings it closer to those

off-street parking spaces. We did look at this. There is still some distance; approximately 16 feet there between the entrances. A typical entrance like this would have a stop sign on the way out. People exiting the parking lot would have to stop and look. It is a relatively typical situation of cars coming out from two different sides of the street. We have looked at this. With a stop sign at the Salvation Army, we don't foresee any issues with this condition.

Ms. Hannegan – This isn't currently written as a condition. It was a concern brought up by the one neighbor that attended our community meeting. That neighbor asked for a stop sign exiting the parking lot. We can oblige that without a problem. We were already intending to propose that.

Commissioner Mitchell – Do you really think that you can save the oak?

Ms. Hannegan – We have had a tree expert come out and analyze it. They believe that it is in healthy condition now. There is no basement under the chapel. It is closest to it. Demolition will have to be done with care. We will be expanding the soil area at the tree. That will hopefully lead to a healthier tree in the end.

Mr. Bolton – In reality, it is going to be difficult. We don't know what the tree roots have attached to underground if they are attached to some of the building that they're going to take out. With the plan, we're trying to give it more space. We will work with the experts to do all that we can to save it.

Commissioner Mitchell – You guys are spending a lot of money to try to save the oak. Hopefully, you can.

Commissioner Schwarz – You're obviously doing a more important thing, which is preserving the existing shelter during construction. Do you have a plan for how the parking is going to work during construction?

Ms. Hannegan – At the moment, the Salvation Army has a donation center on Cherry Avenue. They haven't yet created a plan. They have talked about how they will ask staff to park at the donation center and commute them over from there during construction.

Commissioner Schwarz – The chapel is pulled up to the minimum setback, not the maximum setback.

Ms. Hannegan – It is in between.

Commissioner Schwarz – I thought that you were all the way at the back.

Ms. Hannegan – It is closer to the back than it is to the front to get that ramp in there.

Commissioner Schwarz – The front wall of the chapel is about halfway between the minimum and maximum setback line.

Commissioner Stolzenberg – You showed us that parking table. You talked about the cooperative parking reduction. As I understand, that is in the code and only needs administrative approval from the NDS Director. Is there any reason you're asking us for it?

Ms. Hannegan – I don't think that we had gotten to the point of putting it in the packet when we made the application. We are asking for zero as opposed to 30.

Commissioner Stolzenberg – In the pre-meeting, I asked about this pedestrian crossing from Ridge Street to 4th Street. It looks like there is a sidewalk along the north side of the site. Is the idea that you're blocking pedestrian crossings?

Ms. Hannegan – The existing condition does have a sidewalk along the northern boundary line between the fire department and the building. The client asked us to block it because they told us that there are numerous people who trespass across the property to shortcut through it, rather than taking the city sidewalks. They cause problems with the clients on site. I have not witnessed that. I can't speak exactly to what happens. There are interactions that occur that they want to limit. They're asking us to put in fencing that would block that cross traffic so those people who are just walking their dog or cutting across the property are forced to truly follow the street network.

Commissioner Stolzenberg – Have you given any thought to doing a bump-out at that crosswalk or to shorten the crosswalk and potentially zigzag the sidewalk around to give you more soil or pervious area by the tree? I imagine many of your clients are crossing there to get to Food Master or downtown.

Mr. Bolton – We have not really looked at that. We're proposing to leave the wall in front of the tree as the existing wall. Tearing that down would be more disruptive to the tree. That wall would stay. We have not looked at a bump-out. It is certainly something that we can look at. There is some on-street parking in there that we're trying to keep as well. It is something we could look at. It is all in the right-of-way. We are proposing changes to the right-of-way right now. If that is something that comes up in the site plan process, we can certainly investigate it.

Chairman Solla-Yates – In some of the public comments, there were concerns that the police are regularly being called on the guests here. Is that standard? What is happening?

Ms. Hannegan – I don't know. I am going to have to defer to the Salvation Army about that. I will say that Captain Mark Van Meter is new to Charlottesville. His predecessor retired mid-June. He has only been here 2 or 3 weeks. I don't know if they will have a response.

Mark Van Meter, Applicant – Any time you bring together a group of individuals, you're going to have the potential of issues. We all know that homelessness is often promoted by various reasons: loss of job, family situations. Some homelessness comes because of mental health issues and drug issues. We're in a place of service to the community. We see a number of those people come to our property. My staff is not trained for physical restraint or anything like that. We're not a medical facility. The best course of reaction is to make sure that our local police department is attentive and in servicing us well. It keeps us safe and keeps the clients safe. It provides a better environment.

Chairman Solla-Yates – Who should be handling that interaction? Should members of the public be handling that interaction?

Mr. Van Meter – It is better handled by us. We're typically the ones that have the relationship with the clients. We can help de-escalate situations. It is like any given situation. You have individuals who want to promote their own cause and reasons. Often, it goes against our policies. We must have somebody step in and help make sure that the policies are held strong.

Councilor Pinkston – This is a great project. I am excited to see that this is happening. I have been in the building twice with Vice-Mayor Wade. It is a real 'hodge-podge' of buildings. This is exciting to see. On Council, one of the things that we're reckoning with is how best to help those in our community, who are unhoused. With the increase in beds, what are we looking at? Is this twice as much?

Ms. Hannegan – The current shelter has 58 beds. The proposed capacity is 114 beds. That is in the emergency shelter component. That is adding 56 beds. With the transitional housing, it is currently 28 beds spread across 9 units. We're going to get those same 28 beds in 7 units. There is no change to the transitional housing portion.

Councilor Pinkston – You mentioned that the build-to was within specifications. On the back side, it was not. What is build-to? Is that the width of the building compared to the lot lines?

Ms. Hannegan – Those are 2 different issues. The building façade is in the setback. The build-to percentage is a relationship of the width of the building frontage versus the overall width of the lot expressed as a percentage. That is where the width is less than what is required in the zoning ordinance. That is on the front and the back. We're less on the front because of the tree. We're not meeting it at all on the back because we don't have any building that is within that zone in the back.

Councilor Payne – With the parking, when you did the analysis, was there any sense of what the difference is between the number of parking spaces used over time, between the Salvation Army guest, volunteer, and staff versus its uses as an informal parking lot that is overflow at events or things that happen at Tonsler Park?

Mr. Van Meter – I asked my staff to randomly count throughout the day, as they were coming, were leaving for lunch. I would say about a third of our numbers represent staff. The balance represents individuals who are either coming to meet with us or are coming for the various shelter programs or soup kitchen. Typically, four to six cars for staff and up to nine for shelter guests and people coming for meals service.

Councilor Payne – One of the proposed conditions is an S3 screening along the 4th Street Southwest boundary. Have you given any specific thought or plans for what that would be?

Ms. Hannegan – A buffer is already required. I think that staff's language changed it to an S3 screening that gives us a little bit more flexibility to do it with either a fence or plantings. I believe that we have proposed that, not necessarily in our rendered site drawings. If you look at the civil landscape drawings, we do have plantings along 4th Street. They were represented in the perspective view from 4th Street. There will be screenings through here and in this transitional zone before the parking starts and all the way up 4th Street. We also have a fence that surrounds the playground area. There will be layers of trees, shrubs, and the fence along that boundary.

Councilor Payne – We have several people who live there. I do think it is fair to go above and beyond the bare minimum in terms of the screening for the people who are going to live there the whole time.

Councilor Puryear – I am glad to see that you have greenery, particularly shrubs. The fence looks Ok. What are you doing for your playground?

Ms. Hannegan – That is probably going to depend on the budget. Now, we don't know whether it will be in or out of the budget. Long-term, they hope to have playground equipment. They currently have a swing set and some other basic playground equipment. The goal is to replace all of that.

Councilor Puryear – You're doing separate fundraising for your playground?

Ms. Hannegan – Not yet.

Councilor Puryear – It is happening?

Ms. Hannegan – It will depend on whether they can meet the fundraising goals.

Councilor Puryear – The fundraising that you are now doing is for your structure and the increase in the beds for your residents. You are saying that at some point, you will be doing something to improve the playground. At some point, that will be happening.

Ms. Hannegan – At some point, the goal is to install a playground.

Councilor Puryear – What are we doing as it relates to construction to protect the kids and the current residents?

Ms. Hannegan – The current residents are in that building that is at the rear. There is a sidewalk along the front of that building. Grades are very difficult because there is also a lower-level entrance there. There will need to be a temporary sidewalk ramp extension happening that connects that to 4th Street to allow egress that will also need to be protected from any of the construction activity.

Councilor Puryear – What is your plan B for the oak tree?

Ms. Hannegan – To replace it as staff calls for with a large canopy tree should it not survive.

Councilor Puryear – Do you have renderings of that?

Ms. Hannegan – No.

Mayor Snook – What are the expectations/hope when you would do the construction?

Ms. Hannegan – Once the fundraising reaches 50 percent of the construction costs, the Salvation Army will fund the remaining construction costs so that construction can start. Fundraising will be ongoing to raise the rest of that construction cost.

Mayor Snook – What was the two-thirds figure I heard?

Mr. Van Meter – The campaign goal is \$22 million. The construction goal is \$17 million. We are at \$5 million for our major dollar gifts. I suspect that we will be at 50 percent by the first of the year.

Mayor Snook – Are we thinking that this might be coming online in 18 months?

Ms. Hannegan – Since we must work around the existing structure and that is going to be tricky and extend the timeline on site, construction will take anywhere between 18 and 24 months to construct the facility. I think the site plan process will be the longest lead time, leading up into when we can begin construction if fundraising stays on track. The timeline for site plan approval would probably be in the spring of 2025.

Commissioner Stolzenberg – We are coming out of a global pandemic where congregate shelters were problematic at best. I don't know if you stayed open. Are you looking at sort of enhanced ventilation or filtration that might reduce spread?

Ms. Hannegan – This is the shelter floor plan. The floor plan has 2 wings. This wing has the transitional housing, and this wing is the shelter portion. The conditions for the men's shelter are one large room with bunk beds. All 58 beds are in one large bunkroom. To increase privacy, dignity, and separation, we're creating alcoves where there will be 4 people to an alcove. Around the perimeter of this, the building will be fully, mechanically ventilated. It will meet OSRE standards for ventilation. Filtration is the necessary part of that to control contaminants and spread of communicable diseases. We also have separate bunkrooms on both floors. There are beds in this bunkroom with its own bathroom in this bunkroom. Those allow for either special accommodations or isolation if someone needs to be out of the general shelter area. That happens on the men's and women's floor.

Commissioner Stolzenberg – Are those lockers in front of those alcoves?

Ms. Hannegan – That's correct.

iii. Public Hearing

Frank Flasheim (405 Dice) – I live on 4th Street and Dice Street, near the main entry for the property. We were shown a picture of five houses that are on 4th Street. When you went and took your survey with that street and the available parking there, that was probably during the daytime. Most of those houses one off-street parking spot, if they have one. The house next to me does not have any. They have two vehicles. The one next to them has an ADU in the back that they rent out as an Airbnb. They have two vehicles on top of that with one space. When there are cars parked on that street, that road is a single lane road. You're talking about having construction vehicles coming down that road for entry into the property and all residents. I understood that there would be 6 staff vehicles there. I am sure that there is more than 6 staff. I am definitely in favor of this. I would want the city to address that street. It does dead end there. It is limited access. The city needs to figure out what that looks like for the neighborhood. That is my main commentary there. Even Dice Street is a single lane road when cars are parked on it. It is limited access.

Bryan Crenshaw (225 4th Street SW) – I am directly behind the Salvation Army. I am concerned about the Salvation Army proposed changes to onsite parking and the removal of covered parking requirements. They are requesting a reduction of onsite parking from 52 spaces to no minimum. While the applicant has proposed providing 32 spaces, the request to eliminate the minimum requirement is problematic. The streets are very small. In its own drawing from the applicant, they indicate that the driveway would be moved. It would eliminate a parking space for my neighbor. There are also plans with the Monticello-Ridge intersection to eliminate all on street parking on Ridge Street. This is a great project. It is something that we need to move forward for. We also need to understand that the expansion that is being asked for is 50 percent more beds. While they say that the people do not drive, I confirm that the parking lot has been full. With an additional bed space, you will see more people. The request to remove all parking is not in line with the use that they are proposing. I also want to express my objection to removing the requirement that limits the percentage of off-street parking spaces. There can be open surface parking. The reason why they have that requirement in this zone is because this is the entrance. It is an important part that we hide the parking, and we don't push all the parking down to the residential streets and cause issues there, I am in favor of the project but not with the current reductions or the removal of the structured parking requirement.

Chris Dunbar (227 4th Street) – What has been said is true in talking with our neighbors. We're in favor of the project. Our concerns are the entrance on 4th Street. Only one car can go at a time. There are emergency vehicles that go down there. There are dumpsters and trash pickups. I wasn't aware that the sidewalk would be cut off too. You're also looking at more foot traffic coming around the Noland's sidewalk. If you go on a snowy day, you will see that it is rarely shoveled. It is in states of disrepair. On our block, there are 7 houses. There are 2 domiciles set back. There are technically nine parties that need parking on that street. There is a little more parking necessary on that street. There are 5 children under the age of five in that 6-block radius. Adding more traffic might not be the best idea, especially if you have Ridge Street. I don't know how much the project looks at an entrance from Ridge Street. It seems like a natural entrance as opposed to a dead-end 4th Street behind the Salvation Army. I don't see a lot of parking from Tonsler Park.

Brenda Smith – I am the resident program manager of the Salvation Army shelter. I have been with the Salvation Army for 18 years, 6 years in the position of the shelter manager. I want to share a few stories with you on what I have been able to see with the shelter residents and how much this new facility is needed. A lady by the name of Joy and her husband Patrick checked in. Joy is from Michigan and Patrick is from Virginia. He was transferred here from another area in Virginia. He had an IT job waiting for him in Charlottesville. They didn't know anybody here in Charlottesville. They moved out after a couple of months after working very hard. They lost custody of their 2 girls because they were traveling. They didn't want to bring the girls on the road with them. When they found the housing, they gained custody of their two children. They are doing well. There is a gentleman by the name of Michael. He was one of my favorite stories. He checked in July. He was with us for nearly a year. He checked into his new apartment. When he arrived, he was just evicted from his place he was sharing with other people. They left him to pay the bill. He had to humble himself to come to the Salvation Army. They also tried to get him to pay the full amount that was due. We referred him to legal aid to help with that bill. They cut the rent in half so he can pay. He was referred to another organization that paid off some hospital bills. When he left the Salvation Army, he left with \$10,000 and was able to get his own apartment. These are the people that come into our residence for help. BH was a single mother who was pregnant. She had 2 children. At the

time, she was staying from house to house. Her mother said that she had a terrible attitude. I broke her out of that. What we must do is show love. We must meet people where they are and show them compassion.

Mark Van Meter – In 1934, the general of the Salvation Army was Evangeline Booth. She said the following words: “There is no reward equal to that of doing the most good to the most people in the most need.” Last year, the Salvation Army provided over 15,000 nights of lodging in our shelter. The Salvation Army is one of those agencies that you wish you could work out a business. I have been in management for 30 years, 15 years with the Salvation Army. Unfortunately, I have not seen much of a dent in that. Homelessness is part of our society. It is part of our population. It is one that we want to deal with, with integrity and bring them to the opportunity to better their lives. I have only been here 3 weeks. I see a staff, a facility that have been working hard with what they have. Last year, we served over 60,000 meals out of our soup kitchen. Those are substantial numbers. During a pandemic, the Salvation is built on pivoting. We know how to pivot. When it comes to natural disasters, communicable diseases, and these types of events, we have learned how to pivot and work. In my last community, we were serving approximately 200 people/cases per month. During the height of COVID, we served over 2,000. Those numbers transfer to a community like Charlottesville. We don’t close our doors. We can’t close our doors. Where do the homeless go? Where do people go for their meals, for lodging? We remained open. I have known for a short time that we were coming to Charlottesville. I started looking at videos and pictures. I have been very impressed with the staff, facility, and the work the Salvation Army has done in this community. I encourage you to honestly look at this project. We are not working ourselves out of business, unfortunately. We must plan for the future, for the opportunities to serve in our community in the future.

iv. Commission Discussion and Motion

Commissioner Mitchell – I walked this site yesterday. They have a beautiful playground over there right now. Fourth Street is a challenge. It is very narrow with sidewalks only on the eastern end. Parking is on the western end. Parking will be an issue that we will have to deal with. Hopefully, pieces of recommendation #4 in the staff report will help us to work on that and keep the city engaged with the applicant as we develop it. We need to do this. The work that is being done there is important, and it is important to expand the work that has been done. I am hoping that we can work out the parking issue. I am willing to recommend that we approve this application.

Commissioner d’Oronzio – I don’t see any need to repeat Commissioner Mitchell’s concerns about the parking. I have them too. The traffic issue with that narrow street is what it is. My sentiments mirror Commissioner Mitchell.

Commissioner Habbab – I hear everyone about the parking. I hope that there is a way to work that out in the site plan. This project is much needed. It is a great project. I will vote to approve it.

Commissioner Schwarz – I agree on all of that. We are proposing some streetscape standards in our new zoning code. I recognize that they are going through a huge effort to save this large tree. If they were to try to meet what our future zoning code is going to be, there would be a requirement for some additional trees on Ridge Street. That is not a deal killer for me. I did want to bring that up for the rest of the Commission in case it seems like it is a missed opportunity if we don’t catch it now, especially, since the

large oak tree may not be there forever. It would be good to try and re-establish some streetscape along Ridge Street.

Commissioner Stolzenberg – I don't agree with the parking issue based on those parking counts. If you look at street-view and all the historical aerials, it is almost practically empty. It sounds like if there is any parking issue at all, it is an event parking issue, which I think needs a different solution. You can throw a giant parking lot at it for a couple of days a year. Shared parking is more effective. One technical point that I think came out of one of the public comments is that I think it might be useful to everybody. If it could be done with the fire department without disrupting vehicles, to get an access easement during construction so that construction vehicles could cut through that parking lot instead of going down 4th Street, it seems like that would be more convenient for everybody. I don't know who you would need to talk to make that happen. I would like to commend you all for doing this project.

Chairman Solla-Yates – I would love for you all to be out of business and find something else to apply your talents and hard work. That is the world I want to be in. It is going to be a while. I am excited to see this project come forward. I see tremendous value for a tremendous need for it. I am encouraged about the parking analysis. It is mixed use. This is the 'dream' of the zoning code to mix the parking demand and the parking issues. With the tree issues, I am hopeful about the parking lot or possibly the playground area. I don't think that it is necessary.

Councilor Payne – In terms of the parking, I don't know if this is what the neighborhood would want or if it would be a solution. I wonder if permit parking for residents could play any role in terms of being a solution to that concern. I would agree with the point that if more tree canopy could be there, that would be a positive thing. The screening along 4th Street Southwest, if done intentionally, could make a real positive different long term versus if it is just the bare minimum. This is a project that it is critical that we find a way to get it done and not become an obstacle.

Councilor Pinkston – I agree with what Councilor Payne just said. It is a great project. I am sympathetic to the concerns about parking. This is something we're going to face throughout the city in terms of the new zoning we're trying to do and being thoughtful about how we manage parking, permit parking, or other options like that. Hopefully, there will be some creativity around how we address that. It is a good project. We certainly need it. I am grateful to see that this is moving forward.

Councilor Puryear – I appreciate the concerns of the residents and their willingness to be supportive of the effort. I am concerned about their concerns as it relates to parking. Hopefully, there is a way that the residents and the people doing the construction can come up with a solution. If the city needs to assist in helping them with the solution, we can do that. I am glad to know that the playground is to Commissioner Mitchell's standards. Working with children, as I have done, there is always something new and great on the playground scene. I feel that the residents of the Salvation Army deserve what everyone else has. I want the playground to be the latest and greatest. If we need to have a separate fundraising effort for the playground, we need to get on that.

Mayor Snook – I am looking at condition 4 suggested by staff, which deals with parking. I don't understand how that is expected to work in practice. It says: 'no minimum parking is required on the subject property but should the number drop below 32 spaces, applicant will work with the city traffic to develop master parking plan.' If by the time the site plan is brought forward, there are fewer than 32

spaces shown on the site plan that somebody will do something. Is that the trigger point that we're talking about here?

Mr. Alfele – During their application, the different departments looked at this. The traffic engineer was one of them. He didn't have an issue with 32 spaces. They are requesting zero. The condition is to be: You're showing 32, but you're asking for zero. During your site plan configuration, that number could drop down if you drop below 32. We want to look at that again to make sure that you're meeting parking needs. If there is some other solution, we can come up with through this parking plan, that is what the number is. We looked at this at 32, you might go below that. If you're going below it, we will want to look at it again.

Mr. Freas – In the condition of 20 years from now, if they make the decision to build on that site, that is going to require a site plan amendment. Once it is in the build condition, are reduction is going to trigger a site plan amendment, which would then trigger that condition.

Mr. Alfele – We haven't gotten to site plan review. Between when City Council adopts this, it could grant them what they are asking for, which is zero. Between that and the first time we look at it, which would be a preliminary or final site plan review, they're showing 28. That drops below the 32. There needs to be some sort of parking plan that comes out of it. It could be there at 32. If they come back in 20 years and they are below that 32, we would create a parking plan. It is trying to catch that. We looked at it at 32 for what was shown in the materials. They're requesting less than 32. It is a way to try to accommodate the request for that zero but gives staff the opportunity to come up with a plan if they drop below what they have shown.

Mayor Snook – If we end up saying zero, there is nothing further for you to do as it relates to parking?

Mr. Alfele – It is part of their site plan. If Council says zero and as part of their site plan, they show 32 spaces, we wouldn't require this written document showing how they're going to manage parking. Once they drop below that 32, that is where we would require it. It is to leave that room so they can adjust. If they change it, it will look different than what we saw during the SUP application to what we see during preliminary or final site plan or site plan amendment in the future.

Mayor Snook – I think that I understand how you are going to handle the issue. I am not sure that I understand it. If we're saying, 'no minimum parking is required.' If it drops below 32, we have some work to be doing. Doesn't it sound like there is some minimum parking being required?

Mr. Alfele – By doing the plan with the city engineer, it could come up with something different. It could come up with cooperative parking, off-site parking that would count toward it. It is trying to give that flexibility of there needs to be a parking demand plan in place if you're going to drop below 32 spaces.

Mayor Snook – I gather that the essence of condition four is that the eventual remedy that is going to be worked out is not going to involve the Planning Commission or City Council.

Mr. Alfele – That is correct. It would just be staff.

Mayor Snook – I was listening through the part where you were talking about 32 and different overlapping uses and different times. What is the argument for zero?

Ms. Hannegan – The argument for zero is because of two reasons. It gives the site more flexibility in the future. What we understand is that when the new zoning ordinance is adopted, this site with its current SUP will become non-conforming. The SUP will ride. The new zoning ordinance will not be the rules in effect if we go into develop something else. We would have to come in and modify the SUP as for a rezoning.

Mr. Freas – The SUP will control indefinitely. If you come in and you're redeveloping the site and it is consistent with the design, you will be able to move forward under the new zoning. Otherwise, you must seek an amendment to the special use permit.

Ms. Hannegan – In order to not have to seek an amendment to the special use permit and not have to go through a rezoning application in the future after the new zoning ordinance is approved, we're asking for zero so that it aligns with what is currently proposed as the future zoning ordinance.

Mayor Snook – If you know that you're going to have your own staff, it is unrealistic to think that you would not have at least 10 parking spaces.

Ms. Hannegan – Possibly.

Mayor Snook – Each one of the three uses you have designated, one would require ten, one would require eleven, one would require twelve. No matter what the use is, going to need at least 10 spaces.

Ms. Hannegan – We identified that we think there is 30 spaces needed. That is why we're asking for the 32 to drop to 30. We don't have a problem with recommended condition four triggering that. We would like a little more flexibility so that between now and when we submit the site plan, if we lose two spaces because we get into other requirements on site like increased trash requirements after we go through full analysis of that with the trash hauler or we find that they want to place a donation box there for donations that take up a parking space without having to decrease the playground.

Mayor Snook – Why don't we say, 'we know even if it is only to provide for your staff and nobody else coming into the property, you're going to need at least 10 spaces.' Instead of saying no minimum parking required, we're going to require at least 10. If you want to go below it to 32, we will go through that whole process at the site plan process. I don't understand why you would have a situation like that where you would ever want to have no parking spaces. If you're never going to have no parking spaces, what is the harm in requiring at least some parking spaces?

Ms. Hannegan – We can have it listed that way. We don't have an issue with that.

John Matthews, Applicant – What we're asking for will comply with the future ordinance, which is zero. How does what we're proposing compare to what is being floated as part of the future ordinance. We were thinking, to get the maximum flexibility, is go with what you currently are proposing in the future ordinance. That is where that came from. We're happy with ten.

Mayor Snook – What you're referring to is what consultants have proposed, not the Planning Commission and not City Council.

Commissioner Stolzenberg – They say that they're going to zero during construction. Is that going to violate this ordinance as phrased? The requirement applies all the time.

Mr. Alfele – If they did not receive the reduction to zero, it would probably need to come up during their site plan. How are you going to handle this during construction to meet your parking requirements?

Commissioner Stolzenberg – If there is a '10' requirement, they would have to have 10 on site during construction.

Mr. Alfele – It depends on what they're serving in the building. That requirement might dip. If the staff was originally 6 and you needed 8 spaces. During construction you're still open. Your staff is down to 2.

Commissioner Stolzenberg – Let's say they close everything but the shelter, which required 8. It would be 8, no matter how many staff work there. If you don't go to zero during construction, you're violating it. You can't meet it. You need that flexibility for a minimum for during construction.

Mr. Alfele – It would be a little nuanced. It will be looked at during the site plan phase. They would need to provide parking to match whatever they're doing on site. Typically, we're looking at construction where there is nothing going on site. We don't think about it. For this, we would, as staff would be looking at it. You're going to still be doing X on site. How are you parking X? X might be smaller during that. There might be a way. The code does have temporary construction parking. I can't give you a satisfactory answer. It would be looked at during site plan.

Commissioner Habbab – Was their solution of having the shuttle satisfy that? Or does it need to be on site that project?

Mr. Alfele – It depends on if we're looking at saying that we're following current code for parking requirements. Or are we using this or going to zero but having a parking demand? It will be a lot stricter under just current code. You would have to follow current code, whatever that lays out to be. I believe 25 or 30 percent is the maximum you can reduce parking through cooperative parking or bike racks. You can never reduce that 100 percent under current code. There is a maximum you can reduce.

Councilor Puryear – The parking would be reduced at the center during construction regardless. If you have 30 spaces there now and we have all these trucks, you can't have 30 spaces there for people to park. You have your construction crews there. What do we do to have space for the people that have to work in that building or people coming to volunteer in that building? Everything that happens in that building is not remote. If you're saying that you're going to have zero parking and 15 people must be there, what are you going to do?

Mr. Alfele – That is something that must be worked out. It is something that we look at during site plan review. We don't typically look at it at the SUP level. We look at it when we're getting the documents. If they were to get the SUP, when they submit a site plan, there is a site plan conference that is open to the public. At the end of the process when there is an approved plan, there is a pre-construction meeting that

is staffed with the applicant that talks through all the construction aspects. This would be more complicated because you're keeping a lot of the things going on site. It does add another level of complexity.

Commissioner Stolzenberg – Unless we give them maximum flexibility and parking requirements, the code is going to require some amount of parking on site. They must either shut down activities, close the shelter, or somehow get an on-site parking spot.

Mr. Alfele – If we look at it that they must follow the code for parking and if they are going to be doing activities that are allowed in the zoning code that has parking requirements, they will need to meet those parking requirements. The number might fluctuate depending on what they're doing on site at the time. It will be almost phased. They will need whatever the corresponding amount to whatever activities they are providing on site.

Commissioner Habbab – Could we temporarily say during construction there will be zero? They're providing that shuttle.

Mr. Alfele – That is a reasonable condition the Planning Commission could suggest. They're trying to keep their services going. Addressing parking for construction could be a condition that Planning Commission could address.

Councilor Puryear – If you have an activity that needs 15 parking spaces, what do you do then?

Mr. Alfele – They are asking for zero. The Planning does not have to recommend zero. Planning Commission can have a number. What they are asking for is the use, which is a shelter care facility. The City Council can adjust things like setbacks and parking requirements. City Council could suggest a different number.

Councilor Puryear – If you're volunteering to serve meals, you're going to have the people coming to serve the meals. They're going to go to the facility.

Ms. Hannegan – The uses that are in the emergency shelter are at the rear of the site that is being maintained during construction. That building only has the emergency shelter in it. The soup kitchen is in one of the other buildings that is more central to the site. Meal service will occur on that site during construction. It will only be the shelter use. There are some social service offices that are also in the building that is being maintained.

Mr. Van Meter – The shelter only currently has 3 to 4 employees working in that building. The kitchen staff, administrative staff will have to be moved off-site. It is just the shelter staff. When we talk about having people park at our thrift store building, we're talking about a minivan to do that. We're not talking about our bus to transport people. We can simply require of our shelter guests. We cannot accommodate vehicles at this time.

Motion – Commissioner Stolzenberg – **I move to recommend approval of this application for a Special Use Permit in the WME zone at 290029000, 207 & 211 Ridge Street to permit a Shelter**

Care Facility with alterations to Streetwall and Parking regulations as indicated in the application with the following listed conditions.

1. Per Section 34-796: Permitted Shelter Care Facility on the Subject Property with supporting services and no restrictions on number of beds.
2. Per Section 34-162: Alter the Ridge Street Streetwall requirement to state that at least thirty-two (32) percent of the building façade width of a building must be in the build-to zone on the Subject Property.
3. Per Section 34-162: Alter the 4th ST SW Streetwall requirements to state that setbacks shall be ten (10) feet minimum; no maximum and no percentage of the building façade width of a building must be in the build-to zone.
4. Per Section 34-162: No minimum parking shall be required during construction. The applicant will work with the city's traffic engineer to develop a parking plan for the subject property for uses during construction. No minimum parking is required on the subject property. Should the number drop below 30 spaces, the applicant will work with the city's traffic engineer to develop a master parking plan for the subject property. This plan will be kept on file with the city and may be updated or altered from time to time with authorization of the city's traffic engineer. The plan shall indicate how the developer will distribute available parking spots on site, how potential residents/employees are informed of their parking opportunities, and any possible offsite parking arrangements, etc....
5. Per Section 34-162: Onsite parking shall not be required to have fifty (50) percent covered.
6. Per Section 34-162: An extension of the SUP may be granted for up to two (2) years if requested by the applicant or landowner pursuant to Section 34-164(d).
7. Per Section 34-157(b): Trash receptacle (dumpsters) must be provided and secured in a facility that is adequate and cannot be accessed by the public.
8. Per Section 34-157(b): If the large oak tree [at Ridge Street] dies, then another large canopy tree will be planted [in its place].
9. Per Section 34-157(b): S-3 Screening shall be provided along the 4th ST SW boundary of the property. Second by Commissioner d'Oronzio.

Jay Stroman, City Attorney – Pursuant to the discussion and the short memo, Council to consider a motion pursuant to the 2023 amendments to the code of Virginia in Section 15.2-2204 to defer further consideration of Council's intention to adopt SP23-004 to Council's August 7, 2023 meeting or such later meeting as Council may direct.

Councilor Payne – Motion – So moved. Second by Councilor Pinkston. Motion passes 4-0.

III. COMMISSION'S ACTION ITEMS

Continuing: until all action items are concluded

1. Discussion – Zoning Ordinance Update – Zoning Work Session on Thursday evening at 5:00 PM in the City Hall Basement Conference Room.

The meeting was adjourned at 7:41 PM.