

February 17, 2023

Carrie Rainey
City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, Virginia 22902

RE: Response Letter #2 for 0 East High Street Preliminary Site Plan – Submit 3

Dear Carrie,

Thank you for your review of the preliminary site plan for 0 E High Street. This letter contains responses to City comments dated January 20, 2023. Our responses are as follows:

1. Responses to Planning are below
2. Responses to Jack Dawson, Engineering, are below
3. Responses to Tony Edwards, Floodplain Manager, are below
4. Responses to Roy Nester, Utilities, are below
5. Responses to Stephen Walton, Fire Department, are below

Planning – Carrie Rainey

General

1. (P) Please note: if revisions to the preliminary site plan result in disturbance to the onsite critical slopes, as defined by Section 34-1120(b)(2), a critical slope waiver must be approved by City Council per Section 34-827(d)(1) and the Planning Commission shall review the preliminary site plan for approval, per Section 34-820(d)(5). **Applicant has confirmed no disturbance to critical slopes is proposed. Please note any proposed modifications to critical slope area boundaries must be approved by Public Works Engineering.**
RESPONSE: This is noted.

4. (P) The subdivision plat, if applicable due to future site plan modifications, must be submitted, approved, and recorded in the City's land records. Per Section 29-76(a), the Planning Commission must approve the preliminary plat for all major subdivisions. **Acknowledged by applicant. The proposed boundary line adjustment must be completed prior to preliminary site plan approval, or the adjacent property owner for TMP 50-18 must sign on to the preliminary site plan application.**

RESPONSE: Please see attached the preliminary site plan application with the adjacent property owner signature. With this site plan submission, revisions are proposed to TMP 50-17 and TMP 50-18, which is under common ownership.

8. Reminder: the proposed new public street, if approved, must be accepted by City Council for maintenance, per Section 29-260(e). Please coordinate with Jack Dawson, City Engineer, on this process. **Applicant has updated this submission to no longer propose new public streets.**
RESPONSE: Please note that this most recent submission of the preliminary site plan proposes public streets at Caroline Avenue and E High Street.

10. (P) Repeated Comment: Per Section 34-827(d)(13), please provide information on proposed outdoor lighting. **Information to confirm compliance with Section 34-1003 is required on the preliminary site plan per Section 34-827(d)(13).**

RESPONSE: Comment received. In addition to the light pole locations provided with the previous submission, a preliminary photometric plan is included with this submission.

11. **Repeat Comment:** Please note: No access through areas zoned R-1S Small Lot Residential District, per Section 34-420, or CC Central City Mixed Use District, per Section 34-796, is permitted for multifamily or mixed-use developments. **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any low-density residential or mixed-use zoning districts.**

RESPONSE: Please note that two public streets are proposed on Caroline Avenue and E High Street.

12. (P) It appears the preliminary site plan has been modified to now only include TMP 50-144. Per Section 34-827(d)(1), please clarify if this is not accurate.

RESPONSE: The intent of only including TMP 50-144 was to include only the parcel where the proposed development is to take place. Please note that the cover sheet has been updated to include TMP 50-144, a portion of TMP 50-18 (proposed public street improvements at E High Street), a portion of 50-17 (proposed public street improvements at E High Street), and a portion of TMP 50-143 (proposed public street improvements at Caroline Avenue).

Sheet C1

13. (P) **Repeat Comment:** Please update the Proposed Use section to include the Rivanna River Company use per Section 34-827(d)(2). **This section as well as the Existing Use section has been updated to note the use as “Amusement and recreation,” which is not a use category provided in the applicable use matrix in Section 34-480. Per Section 34-6(b)(3), a use must be specifically permitted in the use matrix to allow establishment of the use. Per Section 34-827(d)(1), please update both sections to refer to a use category provided within the use matrix.**

RESPONSE: Comment received. Per email correspondence with the City, the Rivanna River Company must be established through a formal process, such as a site plan application. Please note that for this multifamily submission, the RRC use is shown to be removed. The developer intends to maintain the RRC and a separate site plan will be submitted for the RRC use.

14. (P) **Repeat Comment:** Per Section 34-827(d)(2), please update the Parking Schedule section to indicate the proposed number of compact parking spaces and overall percentage of compact parking spaces to demonstrate compliance with Section 34-977(b)(2). **The proposed 16 compact spaces are approved per Section 34-977(b)(2). However, please update the required parking and associated maximum compact parking space count to reflect the requirement of 251 spaces.**

RESPONSE: Thank you for calling this to our attention. Please note that the calculation has been updated to reflect the ‘removal’ of the Rivanna River Company (to be later established through a separate site plan), which returns the total required spaces to 245. The maximum compact parking space calculation has been updated accordingly.

15. (P) **Repeat Comment:** Per Section 34-827(d)(2), please update the Parking Schedule section to indicate required and provided parking spaces for the Rivanna River Company per Section 34-984. **The proposed parking space calculation will be confirmed once the use designation for the company is confirmed.**

RESPONSE: Please see our response above, where the RRC is shown to be removed for the multifamily site plan, but will later be established through a separate site plan. The developer intends to retain the RRC.

Sheet C5

16. (P) **Repeat Comment:** Per Section 34-420, access through areas zoned R-1S to a multifamily or mixed-use development is not permitted. Please update per Section 34-827(d)(2). **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any low density residential zoning districts.**

RESPONSE: Please note that this submission proposes a public street connection at Caroline Avenue and E High Street.

Sheet C6

17. (P) **Repeat Comment:** Per Section 34-796, access through areas zoned CC Central City Mixed Use District to a multifamily or mixed-use development is not permitted. Please update per Section 34-827(d)(2). **The proposed preliminary site plan shows access through R-1S and CC zoned areas to the proposed mixed use development located on the subject property in adjacent B-1 and B-3 zoned areas. Per Section 34-6(b)(3), access to adjacent multifamily and mixed-use developments is specifically not permitted in any mixed-use zoning districts.**

RESPONSE: Please note that this submission proposes a public street connection at Caroline Avenue and E High Street.

18. (P) Per Sections 34-827(d)(2), (12), (13), please provide sufficient information to demonstrate the proposed boundary line adjustment will comply to the ordinance regarding the existing use located on TMPs 50-17 and 50-18. Please note, all area currently contained in TMP 50-18 will continue to be under the Entrance Corridor Overlay District and all applicable requirements.

RESPONSE: Comment received. Please note that the cover sheet has been updated with land use schedule for each impacted property. Public street improvements are proposed to take place within each of the proposed BLA parcels, TMP 50-17, 50-18, and 50-143.

Engineering – Jack Dawson

1. Drainage areas and estimated flowrates could not be located. City Engineering staff would like to make the designer aware of the complications with the application of BMP Spec No. 2 in regards to Engineered Level Spreaders and their applications in “high flow” scenarios. We recommend reviewing 6.3 on page 13 of 22 in the spec when final plans are prepared.

RESPONSE: Thank you for your comment. This will be addressed at final site plan.

Floodplain Manager – Tony Edwards

RESPONSE: Per email correspondence with Staff, the following floodplain comments are to be addressed at final site plan.

1. Comment #67 – repeat previous comment from Submission #1.
2. Comment #68 – submission addressed previous city comment.
3. Comment #69 - repeat previous comment from Submission #1.
4. Comment # 70 – repeat previous comment from Submission #1.
5. Comment #71 - repeat previous comment from Submission #1.
6. Comment #72 - repeat previous comment from Submission #1.
7. Comment #73 – submission addressed previous city comment.
8. Comment #74 - repeat previous comment from Submission #1.
9. Comment #75 - repeat previous comment from Submission #1.

10. Comment #76 – submission addressed previous city comment.
11. Comment #77- repeat previous comment from Submission #1.
12. Comment #78 – submission addressed previous city comment.
13. Comment #79 - repeat previous comment from Submission #1.

Utilities – Roy Nester

General

1. (P) Thank you for the preliminary profiles for all proposed City utility mains. Please identify specific pipe material (i.e. SDR-26 PVC or CI 52 DIP), pipe size, and pipe slope (sewer only) on each profile. Size and material were omitted for the proposed water main. Some sewer slopes were provided but not all. Material identification was incomplete for sewer as well.

RESPONSE: Size and material have been included for the proposed water main, as well as the existing portion of the sanitary.

Water

1. (P) Thank you for the provided AWWA M-22 demand calculations each proposed water meter on these plans. Please include the worksheet and demand curves with the operating point identified on the plans, for each meter.

RESPONSE: Please see the worksheet and demand curves on the last sheet of the plan set.

Sewer

1. (P) On sheet C1, for the Water and Sanitary Services notes, please update the daily sewer flow.

RESPONSE: C1 has been updated with the correct daily sewer flow.

Fire Department – Stephen Walton

1. Review will be completed and comments provided upon receipt of requested clarification for Building C construction features to allow determination of fire flow requirements.

RESPONSE: Per correspondence with Staff, this will be addressed at final site plan.

If you have any questions or concerns about these revisions, please feel free to contact me at Justin@shimp-engineering.com or by phone at 434-227-5140.

Regards,

Justin Shimp