

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR A SPECIAL USE PERMIT

JOINT CITY COUNCIL AND PLANNING COMMISSION
PUBLIC HEARING

DATE OF HEARING: December 10, 2019

APPLICATION NUMBER: SP19-00009

Project Planner: Carrie Rainey

Date of Staff Report: December 2, 2019

Applicant: Riverbend Development

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

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

Application Information

Property Street Address: 900-1000 1st Street S ("Subject Property")

Tax Map/Parcel #: Tax Map 26 Parcel 115

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

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

Current Zoning Classification: R-3 Multifamily Residential

Tax Status: Tax Exempt

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

Applicant's Request (Summary)

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

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

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

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

Vicinity Map



Context Map



Area Topography

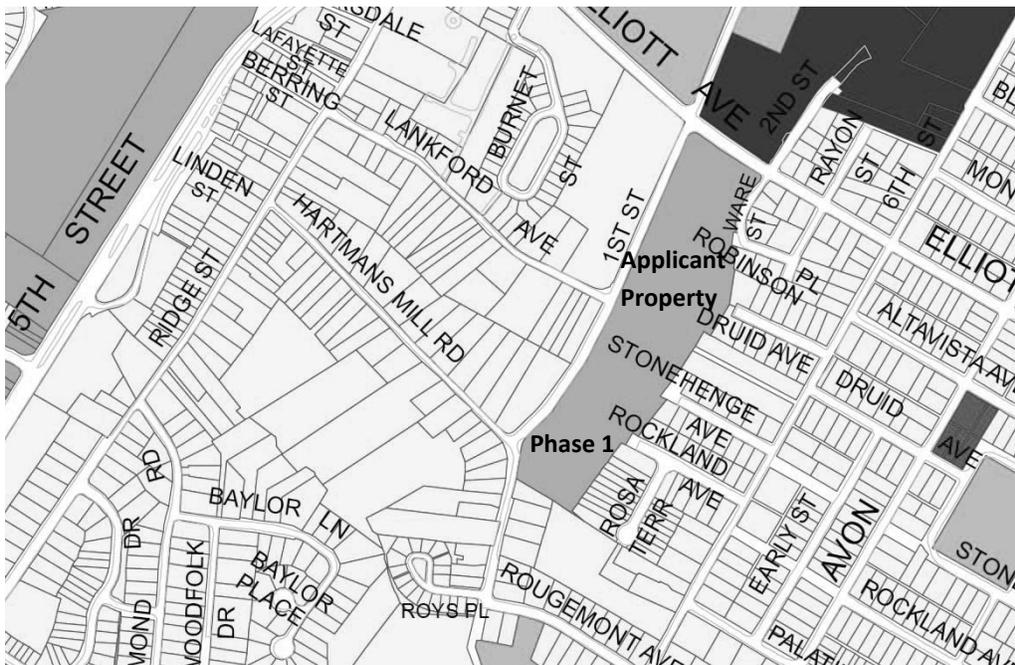


Zoning Classifications



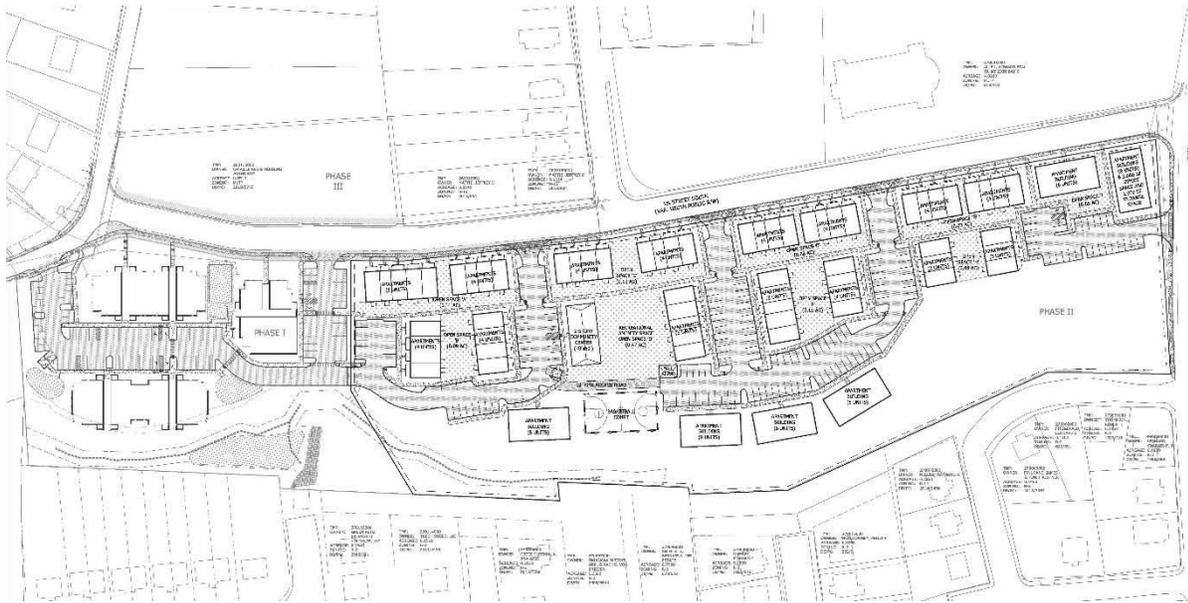
Yellow: Residential (R-1S) Single-Family, **Orange:** Residential (R-2) Two-Family, **Dark Orange:** Residential (R-3) Multi-family, **Pink:** Commercial (B-1), **Red:** Commercial (B-2), **Dark Red:** Commercial (B-3), **Purple:** Mixed Use (DE) Downtown Extended, **Green:** Varies (PUD) Planned Unit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

2013 Comprehensive Plan Land Use Map



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

Phasing and Layout from Special Use Permit Application Plan



Standard of Review

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

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

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

The properties immediately surrounding the subject property are described as:

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

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

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

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

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

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

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

a. Community Values

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

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

b. Land Use

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

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

c. Housing

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

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

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

d. Transportation

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

e. Historic Preservation and Urban Design

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

Comprehensive Plan

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

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

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

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

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

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

a) Traffic or parking congestion

Traffic

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

Parking

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

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

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

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

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

c) Displacement of existing residents or businesses

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

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

The subject property is located in the R-3 Multifamily Residential District. Few commercial uses are permitted in the district to provide a desirable employment or enlarge the tax base.

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

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

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

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

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

g) Impact on school population and facilities

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

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

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

h) Destruction of or encroachment upon conservation or historic districts

The subject property is not within any design control district.

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

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

j) Massing and scale of project

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

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

Setbacks

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

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

Streets that Work Plan

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

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

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

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

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

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

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

(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

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

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

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

(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

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

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

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

Public Comments Received

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

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

Staff Recommendation

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

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

Recommended Conditions

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

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

Suggested Motions

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

OR,

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

Attachments

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



City of Charlottesville

Application for Special Use Permit

Project Name: South First Street, Phase 2

Address of Property: 900 South First Street

Tax Map and Parcel Number(s): 26011500

Current Zoning District Classification: R-3

Comprehensive Plan Land Use Designation: High Density Residential

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: Ashley Davies, Riverbend Development

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

Phone: 434-245-4971

Email: ashley@riverbenddev.com

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

Owner Owner's Agent Designer Contract Purchaser

Owner of Record: Charlottesville Redevelopment and Housing Authority

Address: PO Box 1405, Charlottesville, VA 22902

Phone: 434-326-4748

Email: duffield@cvilleha.com

Reason for Special Use Permit:

Additional height: _____ feet

Additional residential density: _____ units, or _____ units per acre

Authorize specific land use (Identify) basketball court, parks, playground,

Other purpose(s) (specify City Code section): _____

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

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

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): Owner's Agent

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

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): Executive Director



City of Charlottesville

Pre-Application Meeting Verification

Project Name: CRHA SOUTH FIRST PHASE 2

Pre-Application Meeting Date: OCTOBER 3, 2019

Applicant's Representative: ASHLEY DAVIES

Planner: CARRIE RAINEL

Other City Officials in Attendance:

MIKE MURPHY

MISSY CREAMY

BRENNEN DUNCAN

JACK DAWSON

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

1. ADDITIONAL INFORMATION AS REQUESTED FOR REVIEW.

2. _____

3. _____

4. _____

5. _____

Planner Signature: 



City of Charlottesville

Application Checklist

Project Name: South First Street, Phase 2

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

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

Applicant

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

By Its: Vice President, Riverbend Development

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



City of Charlottesville

Community Meeting

Project Name: South First Street, Phase 2

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

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

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

Applicant: Ashley Davies

By:

Signature

Print

Ashley Davies

Date

10/14/17

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



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

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

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

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

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

Other (specific): _____

Owner's Agent

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

Name of Individual Agent: Ashley Davies

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

Owner: Charlottesville Redevelopment and Housing Authority Date: _____

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

Circle one:

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

Other (specific): Executive Director



City of Charlottesville

Disclosure of Equitable Ownership

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

Name Charlottesville Address _____
Name Redevelopment and Address _____
Name Housing Authority Address _____
Name _____ Address _____
Name _____ Address _____

Attach additional sheets as needed.

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

Applicant: Ashley Davies, Riverbend Development

By:

Signature  Print Ashley Davies Date 10-14-19

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



City of Charlottesville

Fee Schedule

Project Name: South First Street, Phase 2

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

Office Use Only

Amount Received: _____ **Date Paid** _____ **Received By:** _____

Amount Received: _____ **Date Paid** _____ **Received By:** _____

Amount Received: _____ **Date Paid** _____ **Received By:** _____

Amount Received: _____ **Date Paid** _____ **Received By:** _____



City of Charlottesville

LID Checklist

Project Name: South First Street, Phase 2

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. ² or ≥ 50% of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	4
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. ² .	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	
Green rooftop to treat ≥ 50% of roof area	8 points	6
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		10

Applicant's Signature

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

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

Special Use Permit Requests:

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

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

Comprehensive Plan Land Use Map Designation:
High Density Residential

Zoning:
R-3



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

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

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

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

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



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

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

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

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

All buildings and structures will apply with the applicable building code regulations.

- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:

- a. Traffic or parking congestion;

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

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

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

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

- c. Displacement of existing residents or businesses;

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

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

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

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

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

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

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

- g. Impact on school population and facilities;

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

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

No impact.

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

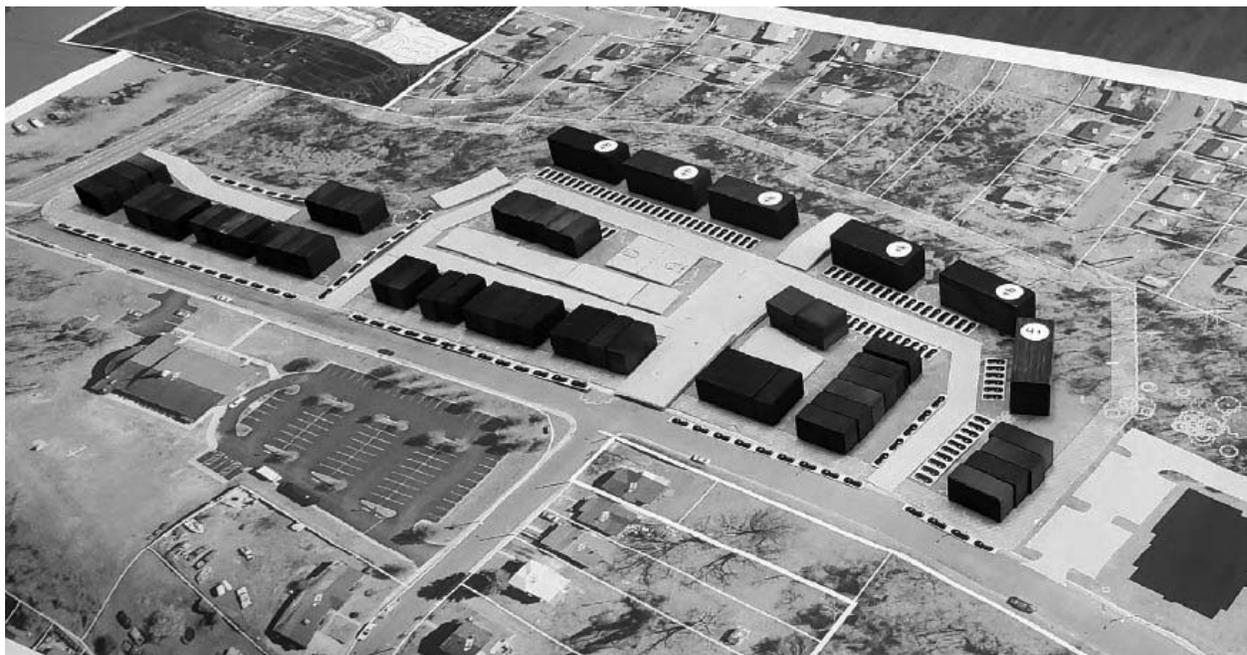
South First Street, Phase 2, will conform with all federal, state and local laws.

- j. Massing and scale of project.

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

https://www.dropbox.com/sh/08quq5ex1o2blrw/AAABgxEPJJCxtlLTpX_dDUjwa?dl=0

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



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

(5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;

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

(6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and

The proposed development will comply with all applicable regulations.

(7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

The property is not within a design control district.

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

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

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

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

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

- (a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:

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

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

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

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

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



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



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

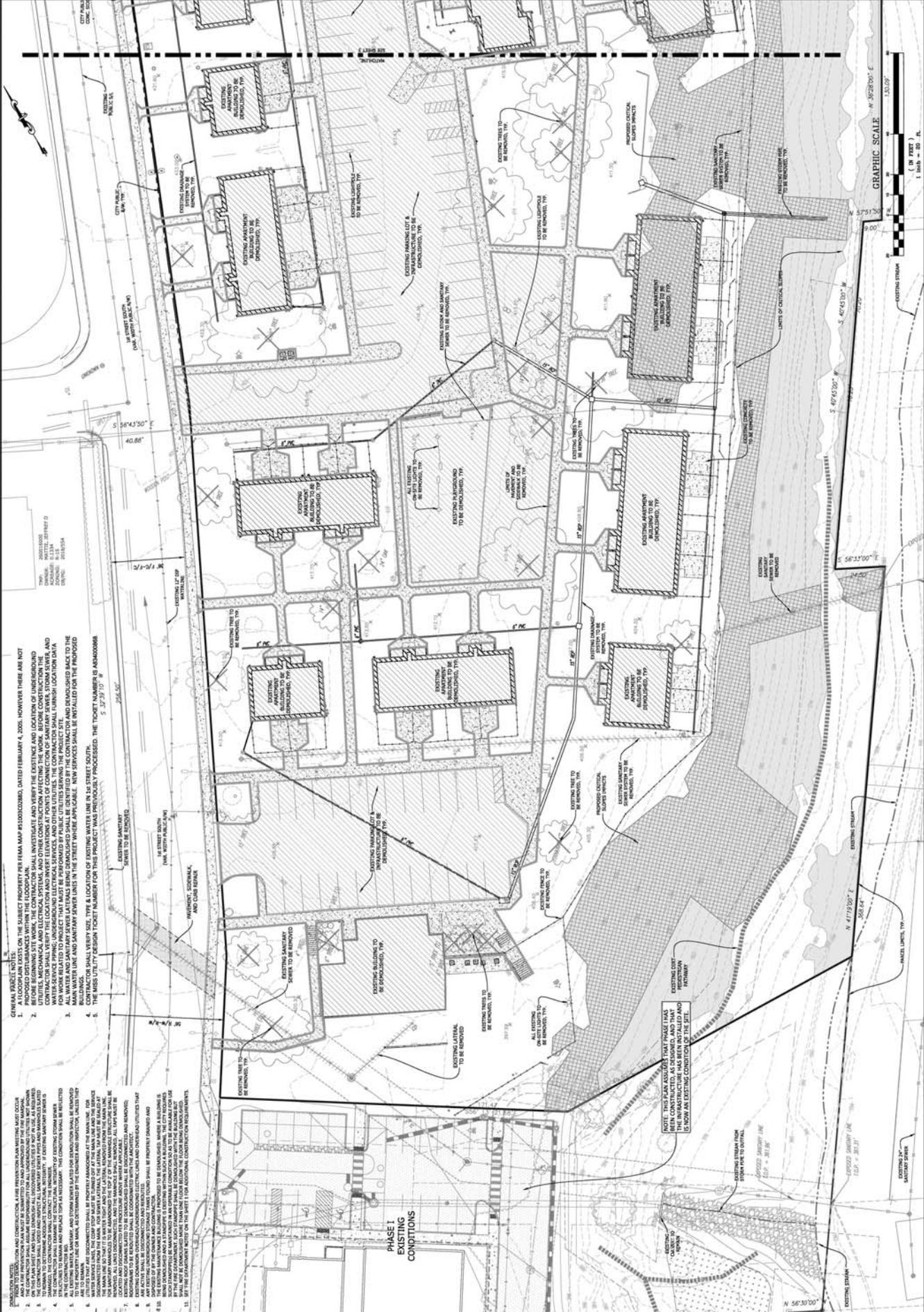
COLLINS ENGINEERING

1ST STREET SOUTH APARTMENTS - PHASE II SUP APPLICATION PLAN

182158

1"=20'

2



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

5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER MAINS AND SANITARY SEWER LATERALS BEING DEMOLISHED SHALL BE IDENTIFIED BY THE CONTRACTOR AND DEMOLISHED BACK TO THE BUILDINGS.
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**PHASE I
EXISTING
CONDITIONS**

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



REVISIONS	DATE	REVISION DESCRIPTION
	11/09/19	INITIAL SUBMITTAL

COLLINS ENGINEERING

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

PROJECT: 1st STREET SOUTH APARTMENTS - PHASE II SUP APPLICATION PLAN

DATE: 11/09/19

SCALE: 1" = 50'

PROJECT NO.: 1827158

SHEET TITLE: OVERALL LAYOUT

DATE PLOTTED: 11/09/19

PLANT NO.: 4



THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF COLLINS ENGINEERING, INC. AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS PLAN OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF COLLINS ENGINEERING, INC.



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



APARTMENT BUILDINGS

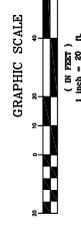
APARTMENT BUILDING	1	2	3	4
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1

APARTMENT UNITS:

- A - 2 BEDROOMS (25x40')
- B - 3 BEDROOMS (20x40')
- C - 4 BEDROOMS (20x40')
- D - 2 BEDROOMS BELOW AND 1 BEDROOM ABOVE (40'x40')
- E - 2 BEDROOMS BELOW AND 2 BEDROOMS ABOVE (40'x40')
- F - 2 BEDROOMS BELOW AND 2 BEDROOMS ABOVE (40'x40')

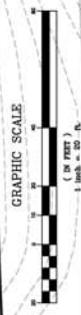
- NOTE: UNLESS SHOWN THE UNITS OF THE APARTMENT COMPLEX SHALL BE PRIVATE SEWERS AND SHALL BE PRIVATELY MAINTAINED.
1. ALL SEWERLINES AND MAINLINES SHALL HAVE A MINIMUM CLEAR WIDTH OF 5' AND SHALL HAVE A COVER SIZE OF 24" OR LESS. COVER SHALL BE 18" MINIMUM.
 2. ALL SEWERLINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
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30. ALL SEWERLINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.





COLLINS ENGINEERING



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 VIRGINIA CONSTRUCTION CODE (VCC) AND THE 2018 VIRGINIA PLUMBING CODE (VPC).
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REVISIONS

DATE	REVISION DESCRIPTION
11/09/19	INITIAL SUBMITTAL

AFFIDAVIT

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

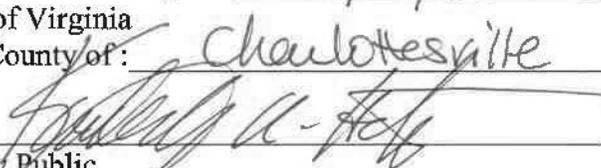
By my signature below, I certify the above facts to be true.

WITNESS the following signature:

 (Signature)
Ashley Davies, Vice President
Riverbend Development

10/29/19
Date

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

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

Notary Public



October 18, 2019

Dear Neighbor,

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



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

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

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

COMMUNITY MEETING DETAILS

DATE: November 7, 2019

TIME: 6:30pm-8pm

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

APPLICANT CONTACT: Ashley Davies, Riverbend Development
ashley@riverbenddev.com
434-245-4971

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

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

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

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

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

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