

## Cameron Langille

---

**From:** Darby Hobbs <dbh3ss@virginia.edu>  
**Sent:** Wednesday, March 4, 2020 9:33 AM  
**To:** Planning Commission  
**Cc:** Cameron Langille  
**Subject:** Parkway Place housing project

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Hi there,

I am a law student at UVA and have been reading up on the Parkway Place apartments project the last few weeks. Post-graduate students, nurses, employees need more living options in the greater Charlottesville area. I've also noticed that Parkway Place is offering a trailhead park for the Rivanna Trail, which will encourage more citizens to bike into town. I hope you recommend this approval of this project.

Best,  
Darby

--

**Darby Hobbs**  
*University of Virginia, 2022*  
School of Law  
Email: [dbh3ss@virginia.edu](mailto:dbh3ss@virginia.edu)  
Phone: 314-494-1622

## Cameron Langille

---

**From:** Mary Jane Pudhorodsky <pudfam@gmail.com>  
**Sent:** Thursday, March 5, 2020 10:31 AM  
**To:** Planning Commission  
**Cc:** Cameron Langille  
**Subject:** Support for Parkway Place

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Planning Commissioners,

I am writing in support of the Parkway Place community and the rezoning required for it to happen. I have lived in Dunlora for over 18 years and have seen many changes, including increased traffic and traffic patterns. Some in community are opposed to the new development. I am a strong supporter of Parkway Place as it will greatly improve traffic, a major benefit to the community.

I am impressed with the plans for Parkway Place. It includes improvements around the Rio Road and John Warner Parkway intersection. The developers have pledged \$1 million in road improvements to make the existing traffic situation along Rio Road and at the Dunlora Drive intersection better. This will directly benefit community members greatly. The plan includes widening Rio Road along the development and a protected left turn out of Dunlora to East Rio Road. This would allow traffic on Rio Road to flow much better and make left turns safer. These are significant and much needed improvements to safety and traffic flow which this community would help provide. If development is build by right, improvements are not going to happen prior to the construction beginning and not at all by the developer. It would then cost more tax payer money to make improvements while all the while traffic safety and flow would get worse.

Another reason I support this development is it's inclusion of some affordable housing. Presently, many of our teachers, firefighters, police officers and other service providers cannot afford to live in the the Charlottesville/Albemarle area where they commute to work. This would provide some much needed housing options for them. As a community we must support those who provide valuable services to us by supporting all affordable housing development.

As a community member, I can see all of the positives that Parkway Place will bring, and with their commitment to making traffic situation better for all I am strongly in support of Parkway Place.

Sincerely,  
Mary Jane Puhodordsky  
1320 River Chase Lane  
Charlottesville, VA 22901  
434-825-5649

## Cameron Langille

---

**From:** matthew gillikin <matthew.t.gillikin@gmail.com>  
**Sent:** Tuesday, March 10, 2020 12:13 PM  
**To:** Planning Commission; Cameron Langille  
**Subject:** In support of Parkway Place

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Dear Planning Commission,

I am writing in support of the Parkway Place rezoning.

I am a city resident and am excited about the opportunities for affordable housing, greenspace, and trails. I have an 8 year old who is really into riding his bike and I am certain we would take advantage of the trailhead park. I am also hopeful that due to its density this project could be a catalyst for improved transit along this part of the urban ring, which would help reduce the traffic impact of this and other developments in the works.

Thank you for your time.

Matthew Gillikin  
726 Orangedale Ave.  
Charlottesville, VA

## Cameron Langille

---

**From:** Morgan Clark <morganclark0711@gmail.com>  
**Sent:** Wednesday, March 4, 2020 12:41 PM  
**To:** Planning Commission; Cameron Langille  
**Subject:** New Apartments

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

I'm emailing you today to voice my support for the new Parkway Place apartments. Over the years, our county has grown very fast, and traffic has been a nightmare. I spoke with the developer and they have laid out a plan to alleviate congestion by improving the road and improving the trail that people can bike on. The developer has listened to the concerns of the community and he is trying to help, which I can't say about a lot of other developers. I hope that you will support this project.

Thank you,

Morgan C.

**March 10, 2020**

Dear Planning Commission:

I am sorry that I cannot attend tonight's meeting due to a family commitment. Yet I would like to share a few thoughts about the Parkway Place project. As I noted in the February 20 [Charlottesville Tomorrow story](#), the location of this project comports well with the County's vision as articulated in the Comprehensive Plan, and it aligns well with ideas I hear frequently from County residents.

People want to live close to jobs, schools, and entertainment. They want multiple transportation options and ready access to nature. This project is situated near the core of the designated growth area and it is where we, as a community, would want for people to live. It sits astrides multiple roads, an important bus line, and the area's best multi-modal route, the John Warner Parkway, with its high quality greenway. The site is adjacent to the Rivanna trail, and it is less than a mile from McIntire Park and nearby resources. Several new bike/pedestrian infrastructure projects will be coming to the neighborhood soon, including the County's Northtown Trail and a City-County connector under the railroad tracks near Meadow Creek, which will connect residents to the 29/Hydraulic area.

I can scarcely think of a better place to locate new housing and that is why the site is slated for density.

Additionally, the developer is offering a few improvements that will benefit the entire community. The trailhead they propose will be an important gathering place where I would expect mothers and the elderly to meet up for safe, social midday and weekend walks. The road improvements on Rio will be welcome, as will the frontage sidewalk (although this should be a given) and the easement for a streamside trail.

The plans I have seen need additional work. Although the site is well connected to the region at-large, the site plan itself is oddly suburban and lacking in internal connectivity. What use for a child to live near a trail if they cannot get there from their doorstep? I hope future drafts will have a better internal sidewalk network. Similarly, architecture, landscaping, and material choices will influence whether the complex feels like a good neighbor to existing residents.

We cannot hope to meet our goals for rural conservation, health, equity, and reducing and mitigating climate change unless people have quality places to live in the urban area. From a land use perspective, this project is consistent with that. I look forward to watching, and if needed, being a resource as the project goes forward.

Thank you,

Peter Krebs





Charlottesville, Virginia 22901  
thincfree.com • 434.760.3417

Comments  
by

Timothy Hulbert  
Citizen, Resident, Entrepreneur, Neighbor

at

Albemarle County Planning Commission Public Hearing

on the

Proposed Parkway Place Neighborhood Project

Albemarle County Office Building  
Charlottesville, Virginia

Thank you, Mr. Chairman, and Honorable Members of the Albemarle County Planning Commissioners. It's been a while.

My name is Timothy Hulbert and I am an Albemarle citizen, a resident of the East Rio Road / John Warner Parkway neighborhood.

My wife Bonnie and I moved into the Forest Ridge neighborhood about a year and a half ago. Our address is 1610 Fowler Ridge Court.

We love our new home and our friendly new neighbors in our new neighborhood.

We also appreciate the approval of our neighborhood development in the face, at the time, of opposition from folks who are now are neighbors in nearby previously Albemarle approved neighborhood developments. Those neighborhoods too were approved in even earlier times, despite opposition from nearby neighbors. These projects are now vibrant threads in our community tapestry. Thank you.

I support approval of the Parkway Place neighborhood project across Rio Road in our beautiful area of Albemarle County.

And I am not on their payroll.

I'm one of the neighbors that think Parkway Place — with the funds for needed roadway improvements as well as several other amenities — can be an overall improvement.

I welcome the new women and men and family neighbors who will have the opportunity to rent in our area as they try to build the financial resources to access affordable homeownership or downsize to adjust to new life transitions – and everything in between.

Without private funding the Rio/Parkway road intersection probably won't see a capacity/safety project for quite a while given the lack of state and local funding.

Where on the governmental "wish list" is a Rio/Parkway project? Number 14? That can be at least a decade away.

Add in that VDOT won't improve the roadway intersection for a long time without infusion of private funds; the only accessible source of funds for a very long time. You all know that private developer funding for such projects here has been and continues to be, used in place of public funds for some time.

As for the project's scale, the revisions that were made to the project to reduce the number of units from 414 to 328 (made in part in response to our neighborhood's concerns) is more than consistent with the Comprehensive Plan. This translates to a gross density of 12 units per acre. Doesn't the Comprehensive Plan contemplate a range of 6 - 34 units per acre for the area? Correct?

Back when I used to be Tim Hulbert, I regularly asked our local public officials focused on getting more affordable housing:

*"How is it that government can make housing more affordable by making it more expensive?"*



Constricting the supply and requiring assorted regulatory trimmings makes housing more expensive. Basic economics.

Among other housing benefits, Parkway Place will offer market workforce housing. Our economy – today's and tomorrow's – demands more rental housing across the board. Technology companies such as Willow Tree, the CFA Institute, Sigora Solar and others need bright young folks.

Millennials are still paying off enormous debt and trying to save and thus are renters who just as us, want to live at or near the center of things. I know, I have four of them.

You can be confident – “DINKS” / “Double Income No Kids” – young couples or us older folk, will be the predominate renters for the one- and two-bedroom units. And some units will attract families with one or two kids.

I welcome them to our neighborhood.

Thank you.