

Megan Nedostup

From: trslagle@embarqmail.com
Sent: Tuesday, July 23, 2019 4:41 PM
To: Planning Commission
Subject: Southwood

As a Habitat construction volunteer I have seen the benefit of the Habitat program for affordable housing. In addition, several years ago I attended an Eagle Scout project workday at Southwood so I know what the conditions are now (or then) for the residents. As a result, I recommend approval of the proposed rezoning at this evening's Planning Commission meeting.

Thank you.

Tim Slagle
2121 Wisteria Drive
Charlottesville, VA 22911

Megan Nedostup

From: Sally Pickell <sallypickell@gmail.com>
Sent: Tuesday, July 23, 2019 4:25 PM
To: Planning Commission
Subject: Approve rezoning for Southwood

I am in support of approving the rezoning in Southwood to provide for affordable housing, which is in such short supply in and around Charlottesville. The plan is sound and the community support and involvement speak to the desire to improve this neighborhood and increase the opportunity for success for the residents. I encourage you to vote for the rezoning.

Sally Pickell

Megan Nedostup

From: Shannon Banks <shannoncmbanks@gmail.com>
Sent: Tuesday, July 23, 2019 4:22 PM
To: Planning Commission
Cc: Board of Supervisors members
Subject: In Support of the Southwood Rezoning Application

Good Afternoon!

I am writing to voice my support for the Southwood rezoning application for redevelopment. As a resident of Albemarle County, it is important to me that my family and I live in a community that provides opportunities for ALL of its residents to thrive--for me, this includes access to affordable housing. My kids play soccer and have built amazing friendships with kids who call Southwood home, and their parents are parents just like my husband and I. They work hard to provide for their families and support the community, just like my husband and I. We don't all share the same the same background, but at the end of the day we what we all do share is a desire and commitment to seeing our kids grow up in a community that supports each other and provides opportunities for all its residents to be successful. Approving the rezoning application for Southwood is a huge step in fulfilling that goal.

In addition to being a County resident, I also have the honor of partnering with the Southwood community through my work at a local nonprofit organization. There are not words to describe the joy that it is to work along side Habitat for Humanity, and the residents of Southwood. This is a true community, comprised of people who genuinely respect one another, and are united in their pursuit of equity and access to opportunities for everyone to succeed. They listen to one another, and are respectful of each others opinions.

Support this project--support it for the county today, and for the county of the future. Most importantly, support it to go on record as being an advocate for ALL residents, their goals, and their future success. I am rooting for Southwood's success, and committed to doing the work--as a resident and as a service provider.

Sincerely,
Shannon C.M. Banks

Megan Nedostup

From: Maria Baza <maribaza14@gmail.com>
Sent: Tuesday, July 23, 2019 1:42 PM
To: Board of Supervisors members; Planning Commission
Subject: Support Southwood Redevelopment

My name is Maria Baza my husband Saul and I are residents of Southwood. He has lived in southwood for 14 years and I for 8years. Together we have two children ages seven and six. My husband and I strongly believe it is important to rebuild in our community. So that the resitants who live here,my children and I have safe homes to live in and stay surrounded by the community we love . The mobile homes and which we live in are very old and not the safest.

As far as for the school i feel as a county we all come together to paln ahead for our childrens education i do not belive that one community will change the school but all the sournding communities together have an affect.i feel it is in our community best interests to rebuild in our community

Megan Nedostup

From: Sabrina Shafique <sabrina.uel@gmail.com>
Sent: Tuesday, July 23, 2019 3:23 PM
To: Planning Commission; Board of Supervisors members
Subject: Support for Affordable Housing Project in Southwood

Dear Planning Commissioners,

Let me introduce myself: My name is Sabrina Shafique. I earned my PhD in Architecture and Urban Development at the University of Kansas. My doctoral research focuses on Affordable Housing and Community Development that serves low income people in Urban America. I am particularly interested in Environmental stewardship and Sustainable Design - making the best use of natural resources while minimizing carbon footprint. I recently moved to Charlottesville and noticed that we have a severe housing shortage in this community. Thankfully, Habitat for Humanity in Greater Charlottesville is putting forward a plan in this phase to create at least 75 new deeply affordable home-ownership opportunities and 80 affordable rentals, without displacing anyone.

After thoroughly consulting the Southwood Rezoning Staff Report, I am convinced that this phase of Southwood is step one in a multi phase, multi year effort to set a national standard for how to work with low-income residents to rebuild an inclusive community from within. Step by step, this project will provide secure, stable, equity building housing for 1,500 of our most vulnerable neighbors. And, what makes this even better is that, by including market rate apartments and homes, Habitat is creating truly the only community in this area (and indeed one of the only one in the country) with housing options for everyone.

As a resident of Charlottesville area and an expert on affordable housing, I fully support this unprecedented planning mission. I strongly urge you to support this one of a kind application.

Sincerely,
Sabrina

Sabrina Shafique
PhD in Architecture and Urban Development
Resident of Charlottesville

Megan Nedostup

From: Diane Cronk <dlc3g47@gmail.com>
Sent: Tuesday, July 23, 2019 3:19 PM
To: Planning Commission; Board of Supervisors members
Subject: Southwood

Dear Albemarle Planning Commission and Board of Supervisors:

Up until recently, I volunteered weekly with AHIP for 10 yrs. In that time, we did several repairs in Southwood, anything from repairing steps so owners could safely enter and leave, new skirting, many other things to help the residents.

One job I will never forget, the owners left for their meeting to see if they could be approved for their mortgage, an hour later they returned, smiling from ear to ear, they had been approved! They were so overwhelmed.

While volunteering there, folks would stop by thanking us for our help, or would ask if we had an extra board to fix someone's steps. The residents of Southwood are so deserving of this, the folks that we met there were hardworking, good people and so deserving of this new life, of hope for their families. I fully support Southwood, the County and Habitat for this great venture!

Thank you! Sincerely, Diane Cronk

Megan Nedostup

From: Ken Garrison <kgarrison@hcca.net>
Sent: Tuesday, July 23, 2019 2:20 PM
To: Julian Bivins; Luis Carrazana; Carolyn Shaffer; Timothy Keller; Jennie More; Daphne Spain; Bruce Dotson; Pam Riley1; Karen Firehock; Rick Randolph; Diantha McKeel; Liz Palmer; Ned Gallaway; Ann Mallek; Norman Dill
Cc: Megan Nedostup
Subject: RE: Southwood Proposed Building Plan -A Visual Perspective
Attachments: Southwood Proposed Building Plan.pptx

Dear Albemarle Planning Commission and Board of Supervisors:

The Planning commission is reviewing the Southwood rezoning application tonight (July 23) on the latest set of revisions from Habitat. In trying to explain to the Mosby Mountain Community what the request for a rezoning to allow 50-foot-high buildings, with a 30-foot trail buffer looks like, one of the members of Mosby Mountain's Board of Directors developed a simple slide deck.

In the first slide is shows the current tree line and one 30-foot-high telephone pole. This telephone pole is important for two reasons-one as a relative perspective for the height of the buildings and second as this same pole represents where the buildings will start with the set back from the road that is currently proposed in the rezoning application.

The second slide shows the impact of the buildings now towering over that same telephone pole.

The third slide shows the practical height of a plantings in the proposed 30-foot trail buffer (10 feet) that will do little to lessen the impact of the imposing nature of the buildings if they are located as defined in the proposal.

I would submit to you that this structure as currently defined, does not fit in the semi-rural setting that is in place with R-2 zoning on Old Lynchburg road.

Megan-if you can load this short slide deck on the projector for tonight's hearing, it will help focus the discussion on the issues as seen from some of the other communities on Old Lynchburg road.

Thank you.

I am writing to you as a member of the Mosby Mountain HOA Board of Directors.

Ken Garrison
Executive Director



Heavy Construction Contractors Association
9251 Industrial Court, Suite 201
Manassas, VA 20109
Office: 703-392-7410 Fax: 703-392-7249
Cell: 703-622-5431

From: Ken Garrison

Sent: Sunday, July 21, 2019 1:20 PM

To: 'jbivins@albemarle.org' <jbivins@albemarle.org>; 'lac2z@virginia.edu' <lac2z@virginia.edu>; 'cshaffer2@albemarle.org' <cshaffer2@albemarle.org>; 'tkeller@albemarle.org' <tkeller@albemarle.org>; 'jmore@albemarle.org' <jmore@albemarle.org>; 'dspain2@albemarle.org' <dspain2@albemarle.org>; 'abruCEDotson@gmail.com' <abruCEDotson@gmail.com>; 'priley@albemarle.org' <priley@albemarle.org>; 'kfirehock@albemarle.org' <kfirehock@albemarle.org>; 'rrandolph@albemarle.org' <rrandolph@albemarle.org>; 'dmckeel@albemarle.org' <dmckeel@albemarle.org>; 'lpalmer@albemarle.org' <lpalmer@albemarle.org>; 'ngallaway@albemarle.org' <ngallaway@albemarle.org>; 'amallek@albemarle.org' <amallek@albemarle.org>; 'ndill@albemarle.org' <ndill@albemarle.org>

Cc: 'Megan Nedostup' <mnedostup@albemarle.org>

Subject: Letter to Planning Commission and Board of Supervisors regarding Southwood Rezoning Application

Dear Albemarle County Planning Commission and Board of Supervisors,

Please find attached a letter from the Board of Directors of the Mosby Mountain Community Association, on behalf of our residents and homeowners, with regard to Planning Application Number ZMA201800003 (Southwood Phase I). We look forward to your feedback.

Best regards,

Mosby Mountain Community Association
Board of Directors

Ken Garrison
Executive Director



Heavy Construction Contractors Association

9251 Industrial Court, Suite 201

Manassas, VA 20109

Office: 703-392-7410 Fax: 703-392-7249

Cell: 703-622-5431

www.hcca.net



30'
**To top of
telephone pole**

View exiting Mosby at Ambrose looking uphill

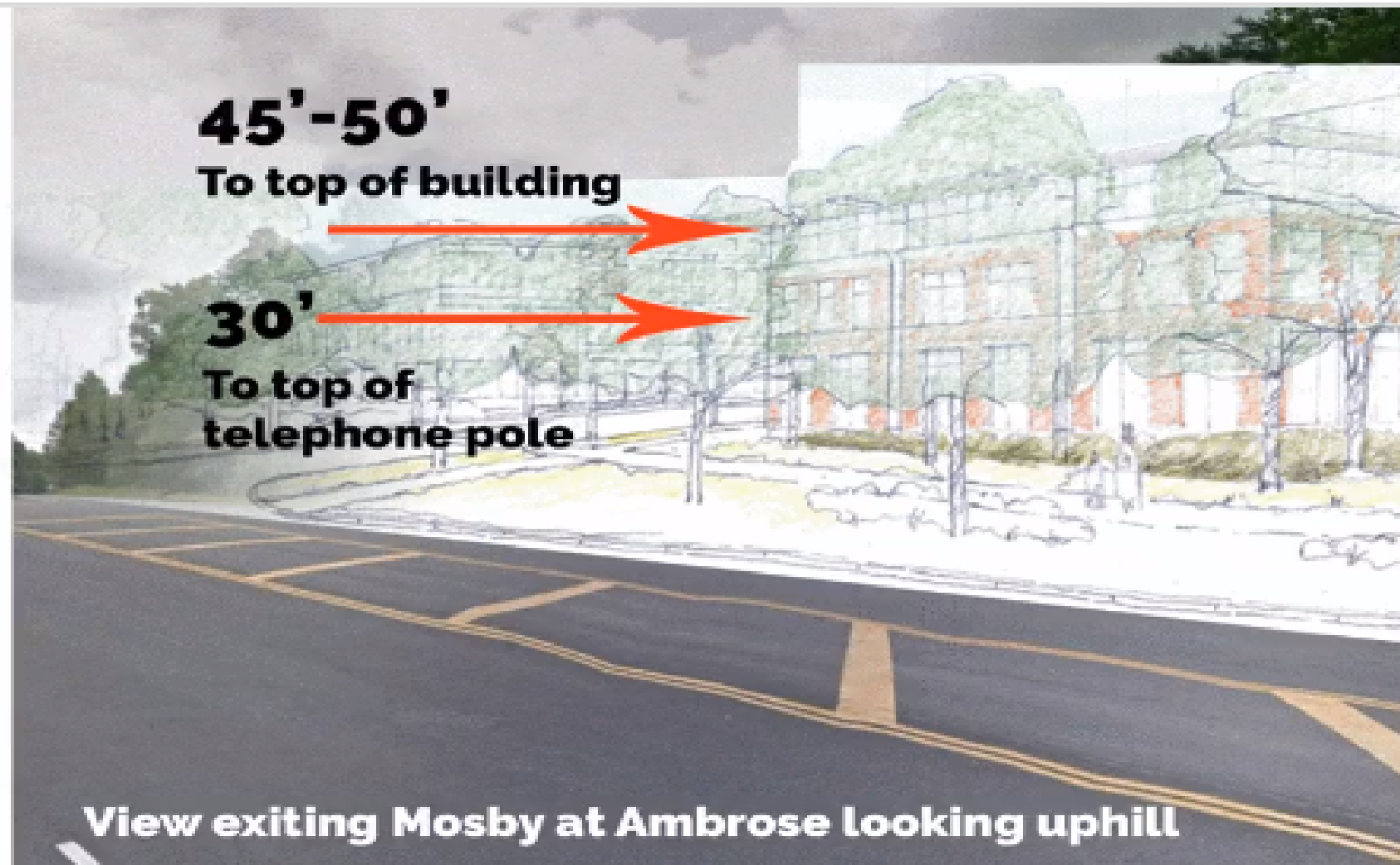
45'-50'

To top of building

30'

**To top of
telephone pole**

View exiting Mosby at Ambrose looking uphill



45'-50'

To top of building

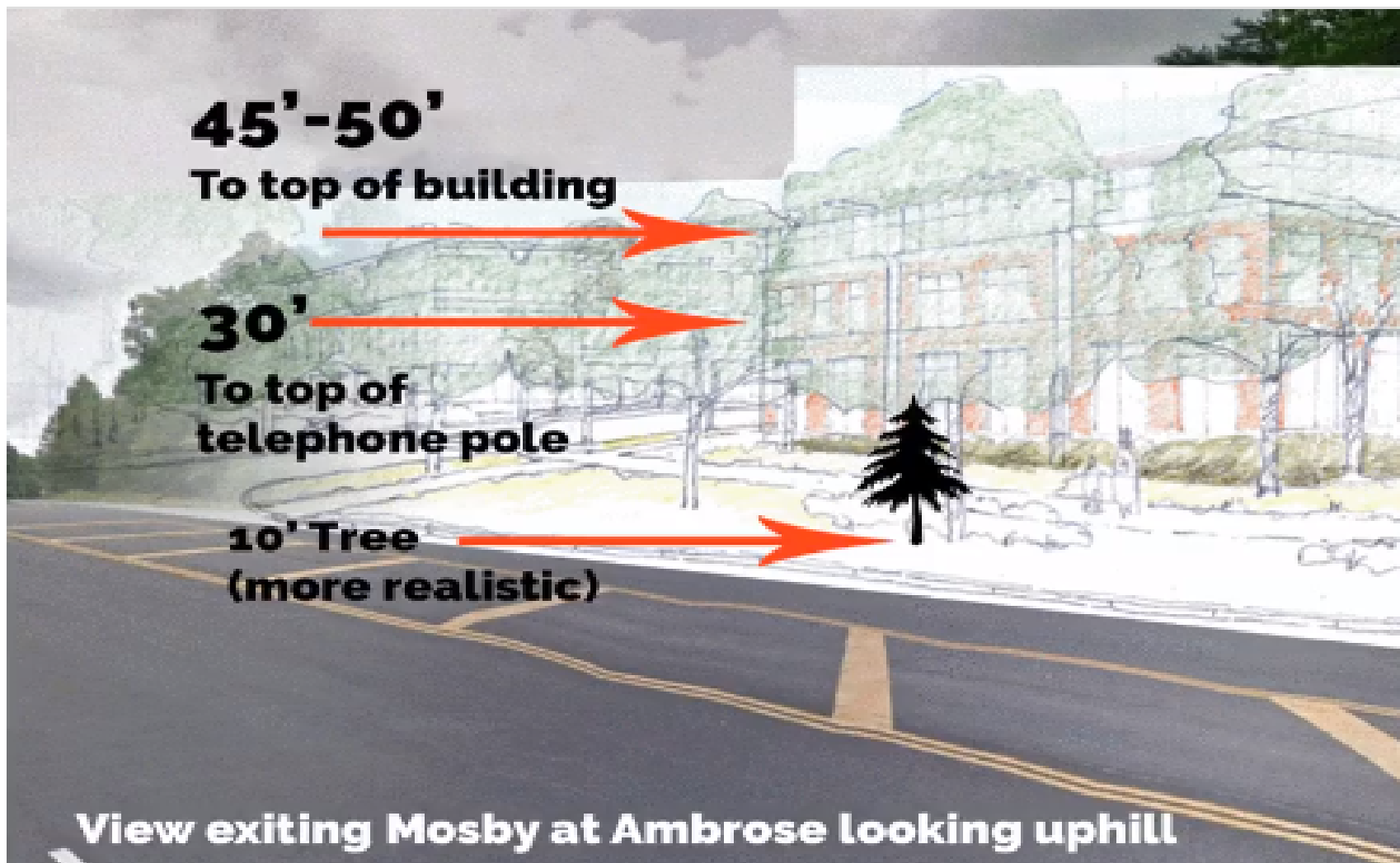
30'

**To top of
telephone pole**

10' Tree

(more realistic)

View exiting Mosby at Ambrose looking uphill



Megan Nedostup

From: Jamie Price <priceje@gmail.com>
Sent: Tuesday, July 23, 2019 1:30 PM
To: Planning Commission; Board of Supervisors members
Subject: Southwood Redevelopment

Dear Supervisors and Commissioners,

I am writing as a resident of Mosby Mountain to express my views on the new Southwood development.

I spend a considerable amount of time in Southwood community and have many longstanding relationships with families who live there. I have had meetings with the Habitat Staff and residents to fully understand their design plan, and I believe that the way the residents and architects have designed this new community is necessary to achieve their objectives. While a 2 story would be ideal, I am in support of a taller building as they need 4 stories for the contractor to be able to offer a significantly reduced rent to those Southwood families trying to start their commercial businesses in that space.

While I also appreciate that the Mosby Mountain HoA is also concerned about the impact of this development on our elementary school, I appreciate the diversity that Southwood brings to Cale. There is significant growth occurring on our side of town, and a plan to expand the school in the next few years is already in the works.

Thank you for your consideration,

Jamie Price

Megan Nedostup

From: Greg Govan <gggovan@gmail.com>
Sent: Tuesday, July 23, 2019 1:02 PM
To: Planning Commission
Subject: Southwood

I support the redevelopment plan for the Southwood Trailer Park. I am a long-time volunteer with Habitat for Humanity and fully appreciate the work they do to make housing affordable for hard-working Albemarle families. I have followed the history of Southwood and was an early volunteer at the pioneer development-without-relocation effort in the city at Sunrise Trailer Park, a successful demonstration of what was possible at a much larger scale at Southwood in the county. I am impressed with the resident-led design and planning effort at Southwood over the last decade and am confident this project will preserve the community identity there, open a new chapter for mixed income housing in the county, and make a significant contribution to the affordable stock of county housing.

I urge your approval.

Greg Govan
White Hall, Virginia

White Hall, Virginia
And this our life exempt from public haunt
Finds tongues in trees, books in the running brooks,
Sermons in stone, and good in everything.
I would not change it.
As You Like It, II.1

Megan Nedostup

From: Brian Purdy <brianwpurdy@gmail.com>
Sent: Tuesday, July 23, 2019 12:33 PM
To: Planning Commission; Board of Supervisors members
Subject: Southwood Green Transportation

Dear Planning Commission and Board of Supervisors,

My name is Brian, I've grown up in Albemarle County and I'm an avid cyclist. I am proud to call Ivy my home.

I work in the cycling industry as a cycling instructor for youth in the Charlottesville area. I have worked in this industry up and down the east coast and have witnessed a variety of green transportation initiatives, many of which are centered or include cycling.

My passion is sharing the love of cycling to both young and old, to ensure a happy and healthy future. This is of course only possible if I feel that others can safely ride and enjoy bikes in their area.

Some people seem to be upset that rezoning Southwood is going to impair traffic in the County's Southern neighborhoods. I thought I'd write a quick email because those concerns feels contradictory to the plan I've come to understand. Isn't Southwood located on a four lane divided highway with two points of access?

From my understanding, Southwood residents are huge bus riders and that Southwood redevelopment is going to create trails that tie in to Biscuit Run and go all the way up to Wegman's. That, to me, is progress. As someone who advocates for different methods of transportation and wants *every* neighborhood to have choices of transportation, I've been *really* impressed by the infrastructure that this plan could offer. Such options could improve Charlottesville's future value and safety.

I'm hoping that you'll consider supporting a community project that, for once, actually plans for growth by featuring opportunities to get places on foot and bike. I understand you get lots of opinions, and appreciate you reading my thoughts. Looking forward to the progress that could be made tonight.

Thank you,
Brian Purdy

Megan Nedostup

From: Erica Younglove <ericayounglove@gmail.com>
Sent: Tuesday, July 23, 2019 10:26 AM
To: Planning Commission
Subject: Southwood rezoning

Hello,

I am a county resident in the Samuel Miller district and I am writing to urge you to support the rezoning for the Southwood neighborhood. Increasing density in Southwood will help the county address the shortage of affordable housing in the area and have a more limited impact on surrounding forested areas than an equivalent number of single family homes. Please continue to take this path forward to provide housing and community for some of our most vulnerable residents.

Thank you,
Erica Younglove

Megan Nedostup

From: Stephen von Storch <svonstorch@s-vs.com>
Sent: Tuesday, July 23, 2019 10:09 AM
To: Planning Commission; Board of Supervisors members
Cc: Claudette Borgersen
Subject: Southwood Rezoning
Attachments: von Storch PC address 07.23.pdf; Vicinity Map.pdf

Please find letter in support of the propose Southwood rezoning application:

Planning Application Number ZMA201800003

Submitted by: Stephen von Storch

I plan to attend this evenings meeting and speak to these points

Albemarle County Planning Commission
401 McIntire Road
Charlottesville, Virginia 22902

July 22, 2019

RE: Rezoning of Southwood Phase I (Planning Application Number ZMA201800003)

Dear Members of the Planning Commission,

My family resides adjacent to Mountain Valley/Mosby Mountain neighborhoods. My office is at Ridge and West Main. The city terminus of the 5th Street Corridor. We have shopped at Food Lion for years where the flanking city and southern communities share a store and community.

This proposal is the result of thousands hours of resident volunteer planning. There have been about 100 workshops over 2 ½ years. More than 200 families participated.

Those hours more than matched by the time and resources the County has invested in the Comp Plan, Master Plan, Neighborhood model and other County policies. Those codes and initiatives constitute a promise to the County as a whole.

Habitat is a proven community partner.

This rezoning request:

1. Is consistent with the recommendations within the Southern and Western Neighborhoods Master Plan and Comprehensive Plan.
2. Is within the Priority Area of the Southern and Western Neighborhoods Master Plan.
3. Is consistent with the majority of the applicable Neighborhood Model Principles.
4. Provides affordable housing that meets the housing policy within the Comprehensive Plan.
5. Allows for future connections to Biscuit Run Park.
6. Supports the County Board of Supervisors Strategic Plan goal for Revitalizing Aging Urban Neighborhoods and is within an Opportunity Zone.
7. Leverages Habitat's land and mission to deliver substantial affordable housing in a mixed income community.
8. Locates a neighborhood center exactly where the comprehensive plan asks that a neighborhood center be located.
9. Incorporates a county advocated principle to achieve public goals through public/private/non-profit partnerships.

The proposed uses are consistent with the Comprehensive plan definitions for a neighborhood center. The 'center' can be clearly seen when one gets past the colored planning diagrams and studies the built form of the area (see map). This center will serve as a natural and desirable bridge integrating the now virtually landlocked Southwood community into development patterns already established by surrounding neighborhoods. The map shows this is not an intrusive outpost but rather a natural center the comprehensive plan anticipates. The proposed building setbacks and height are proportionate and appropriate to establish a successful center. Lowering or hiding these buildings diminishes the presence and opportunity this center offers for locally owned and successful start-up businesses.

Having services central to the population it serves is in fact what makes a center. My daily trips on 5th see residents carrying grocery bags south across I 64. How great if small neighborhood shops might start to fill some of those bags?

Could this project be different? Of course it could. But the applicant and county staff deserve our respect for their commitment to process, to community and to County policy. This proposal deserves to be reviewed on its own merits. And any review that accepts that process, community and County policy have merit must approve this application.

Not approving this proposal sends a clear message that there is in fact no proposal for development in true partnership with the community that can be approved and that adversarial positions will be the only way forward.

As a community we must support this application. I do.

Stephen von Storch



Megan Nedostup

From: Annie Stup <anniestup@gmail.com>
Sent: Tuesday, July 23, 2019 8:45 AM
To: Planning Commission
Cc: Board of Supervisors members
Subject: Re: I Support Southwood Redevelopment

Dear members of the Albemarle County Planning Commission,

I'm writing once again to express my strong support for the redevelopment of the Southwood Mobile Home Park. Specifically, I ask that you support the rezoning of the park from R2/NMD to entirely Neighborhood Model Designation.

Southwood's redevelopment is a huge leap forward for Albemarle County and has the potential to make this region a leader in resident-driven development without displacement. The County desperately needs more affordable housing--and more housing in general--as well as more businesses and services to accommodate the region's growing population.

Having thoroughly reviewed many aspects of this project, including the staff report on the County's website, I understand that County staff have recommended approval of this rezoning. It is consistent with the Comp Plan, Southern/Western Master Plans, and provides affordable housing consistent with the Comp Plan, along with a number of other benefits.

I understand that the Development Areas section of the Comp Plan designates the Southern Neighborhood as one of the County's "Urban Neighborhoods." Despite this designation, at your last session, commissioners expressed the opinion that Southwood structures should be limited to two stories. This makes no sense to me--while I understand concerns about height, never have I seen even a semi-urban environment where the tallest buildings are limited to two stories. Furthermore, the maximum height proposed for buildings in Southwood would be four stories--a height that is not unreasonable and is well within the Comp/Master Plans' designations. Most importantly, arbitrarily limiting buildings to two stories does little to fulfill the needs of Southwood and County residents for not just affordable housing, but for community centers, shopping, places of worship, human services, and other critical resources--all of which this redevelopment plan could provide with a zoning change and moderately increased intensity.

I also noted some commissioners' concerns about the entrance to this area being "out of character" with the current state of Old Lynchburg Road. Yet as it stands, the area's current "character" simply hides the entire Southwood community away from the public eye--enabling its neighbors to pretend it does not exist at all. For instance, a resident of Mosby Mountain also spoke at the last meeting and expressed concerns about changing the "character" of the area, and asking for increased "buffers" and lowered building heights. To me, these comments and concerns are a thinly veiled attempt to continue hiding Southwood from the view of not only those who live in the immediate area (particularly those in affluent neighborhoods like Mosby Mountain), but from everyone commuting along Old Lynchburg Road. This seems to disregard that many people commuting from the further out in the county, as well as many in the city and neighborhoods surrounding Southwood (including Mosby Mountain), would greatly benefit from a potential neighborhood center and other resources that redevelopment will bring. Perhaps a better solution than lowering heights, adding buffers, etc. is to design a desirable-looking entrance into the neighborhood--such as the Southwood residents have designed--that invites the general public in to take part in community events, access services, go shopping, and purchase homes. This type of mixed use development would benefit the entire population of Albemarle County and cannot be accomplished without rezoning.

Once again, I ask that you help the vision of the Southwood residents to come to life, and that you prioritize the DIVERSE NEEDS of the MANY residents of Charlottesville and Albemarle County, rather than bowing to the arbitrary concerns of a

privileged few. I ask EVERY MEMBER of the Planning Commission (and Board of Supervisors) choose the right side of history by supporting the innovative redevelopment of the Southwood Mobile Home Park and approving its rezoning.

I look forward to understanding your perspectives at the meeting this evening. And I very much look forward to seeing how the entire Charlottesville/Albemarle community benefits when this groundbreaking project finally comes to fruition.

Thank you.

-Annie Stup

On Tue, Jun 4, 2019 at 10:04 AM Annie Stup <anniestup@gmail.com> wrote:

Dear Albemarle County Planning Commission,

I'm writing today to express my wholehearted support for the Southwood redevelopment project.

My entire family is 100% supportive of building more affordable housing in our area, especially for our neighbors in places like Southwood where new, affordable, and good quality homes are greatly needed. My husband was born and raised in Albemarle County, his parents live here still, and we are actively looking to buy a home in the county to accommodate our growing family. We would be proud to be neighbors with the Southwood community and even purchase a home there given the opportunity.

Affordable housing is an issue that is close to my heart. I now work for UVA, but I have a background in urban policy and I am a strong advocate for affordable housing and community development. I know that resident-driven projects like Southwood are critical to ensuring the strength and cohesiveness of the larger community for the long-term, and we should continue to prioritize projects like this. I also believe that density is critical to ensuring that everyone in our area has a place to live and raise their families. We need housing for ALL family sizes and ALL stages of life, from single family to townhomes to apartment buildings. We need homes at various price ranges, with access to walkable areas, public transportation, community centers, green spaces, and play spaces. Southwood encompasses these important features.

Southwood is located in an Albemarle County Development Area and aligns perfectly with the county's Comprehensive Plan (which I have thoroughly reviewed) regarding density and intensity. In fact, the proposed density of the new Southwood does not come close to meeting the maximum density for these areas--you should have no reason not to support this project on density grounds. I understand traffic concerns as well, yet these should further incentivize you to prioritize public transportation and transportation hubs that can accommodate a growing population. Any concerns held by the community should also be an incentive for the County to explore new and innovative ideas, as well as to work closely with the City of Charlottesville. Together, you must help ensure that transportation, housing, and other shared resources contribute to a high quality of life for ALL residents of our shared community, not just those at the highest income levels. I strongly believe that investment in Southwood is an investment in the future of our entire region.

I hope that you will take one key point away from my email: **Southwood is already an important part of our community and your support for its redevelopment is critical.** Please help make history by showing Albemarle County to be a place known for being smart, innovative, forward-thinking, and inclusive.

Thank you.

- Annie Stup

Megan Nedostup

From: Robert Wood <Robert.Wood@bankwithunited.com>
Sent: Tuesday, July 23, 2019 8:21 AM
To: Planning Commission; Board of Supervisors members
Subject: Southwood Rezoning.

My name is Robert Wood and I am an Albemarle County resident, the Market President for United Bank in the Greater Charlottesville area, and also the Chair of our local Habitat for Humanity Board of Directors.

I write this email on my own behalf and am not speaking for Habitat or the Board as a whole. I want to start by thanking each of you and the county staff for the substantial time and effort committed to this project thus far. The County has been a great partner for Habitat and the Southwood residents and I am truly grateful.

The complexity and difficulty of this project is not lost on anyone. I hope it captures the deep seeded desire to create a mixed-income community that benefits both current and future residents of this area. This has been accomplished through educating the residents on planning, allowing them to be an integral part of the community design, and working with many other potential partners along the way.

I care deeply about the area having lived across the street for six years and through my involvement with the neighboring Covenant School. I see the goal is to enable redevelopment within the designated growth zone, conducted in such a way as to minimize disturbance, while promoting a livable and walkable community. Growth of this nature is preferred because it aligns with County objectives while safeguarding the character of the surrounding community. Lastly, the thorough staff report validates the project and its conformity with the Commission's standards of review and the Comprehensive Plan.

Again, thank you so much for the continued time and effort. Your support is greatly appreciated.

Thank you and please let me know if you have any questions.

Respectfully submitted,
Robert Wood

Robert C. Wood Jr.
Market President, Sr. Commercial Relationship Manager

1265 Seminole Trail | Charlottesville, VA 22901
o: 434.951.6813 | f: 434.973.5113 | c: 434.996.7357



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Megan Nedostup

From: Mikayla Woodley <mikaylawoodley@gmail.com>
Sent: Tuesday, July 23, 2019 7:36 AM
To: Planning Commission; Board of Supervisors members
Subject: Southwood - A thriving, sustainable community for all.

Dear Planning Commissioners and Supervisors,

I am writing to you as a graduate student at the Frank Batten School of Leadership and Public Policy with an interest in urbanization and community development. I have taken advantage of a more relaxed summer schedule to pursue these interests and quickly became entranced by Southwood Redevelopment plans. Since learning about these plans, I have scoured over countless articles and even attended the last Planning Commission work session in June. I understand that some people from the adjacent neighborhood are organizing against locating a neighborhood center at the intersection of Hickory and Old Lynchburg Roads. I was curious about this, so I looked at your Comprehensive Plan. I was relieved to see that the County had placed a "C," designating commercial center right on top of that intersection. It seems to me that this application gives the County exactly what it is looking for at this spot.

I also find it is almost unfathomable that anyone could perceive a commercial center at this intersection as negative. When I envision this center, I see part-time jobs for high schoolers nearby, jobs that teach them valuable skills like time management and handling money responsibly. I see businesses that can host fundraisers for school sports teams and clubs. Most of all, I see owners that will develop close relationships with neighbors and look out for the best interests of the community.

To reiterate, it is undeniable that a designated commercial center at the intersection of Hickory and Old Lynchburg roads is exactly in accordance with the Comprehensive plan. Furthermore, this center has the potential to produce extraordinary benefits for all residents, including those that dissent. In conclusion, I would like to voice my support for the first phase of redevelopment plans in Southwood - the first step toward building a thriving, sustainable community for all.

Sincerely,
Mikayla

Dear Albemarle County Planning Commission and Board of Supervisors,

I am very pleased to write a letter on behalf of the Southwood Redevelopment Rezoning Application. I've had the pleasure of learning from the Southwood resident-led redevelopment process the past two years, and use it as a model of exemplary work with my students in the UVA Urban and Environmental Planning Program. From a process perspective, I think it is one of the best approaches happening across the country today. It is great that the Office of Community Development sees the resulting plan as consistent with the recommendations in the County's Comprehensive and Neighborhood plans, Neighborhood Model Principles, and Strategic Plan goals for Revitalizing Aging Urban Neighborhoods and is within an Opportunity Zone.

This is such an exciting time for our region—with high quality resident-led redevelopment projects moving forward at Public Housing, at Friendship Court, and at Southwood, the region stands poised to become a model nationally for how to build resident power and foster healthy community change, instead of replicating the violences of urban renewal, displacement, and disinvestment that low-income communities of color have been so often subjected to in the United States. Thank you very much for supporting this project—I'm proud to live in a region that is leading the way in equitable, sustainable land use.

Sincerely,



Barbara Brown Wilson
Assistant Professor
Urban and Environmental Planning
School of Architecture
University of Virginia
bhwilson@virginia.edu
t. 434.924.4779

Megan Nedostup

From: Cynthia Stubits <cynthia.stubits@gmail.com>
Sent: Monday, July 22, 2019 9:41 PM
To: Board of Supervisors members; Planning Commission
Cc: Adam Stubits
Subject: Mosby Mountain resident letter in support of Southwood
Attachments: Stubits letter in support of Southwood.pdf

Dear Planning Commission and Board of Supervisors,

Please see attached letter in support of the Southwood development.

Thank you,

Cynthia Stubits
cynthia.stubits@gmail.com
202-834-3894

Adam and Cynthia Stubits
1927 Ridgetop Drive
Charlottesville, VA 22903

22 July 2019

Albemarle County Planning Commission
401 McIntire Road
Charlottesville, VA 22902

Via Electronic Mail

Dear Members of the Planning Commission:

As residents and homeowners of Mosby Mountain, we are writing to express our support for the rezoning and development detailed in Southwood Phase I (Planning and Application Number ZMA201800003).

We are aware that the Mosby Mountain Community Association has submitted an official letter objecting to the project, but we wish to make it clear that not all residents of Mosby Mountain are represented in that communication. They may speak for the Association, but not for each of the individual homeowners. We have expressed to the Association our support for Southwood, but that was not taken into consideration by the board.

We have no concerns about the fact that we will see a three to four story building when we leave our neighborhood as we do not believe this visual impact to be harmful or negatively impactful to us in any way. We also have no concerns about the commercial aspect of the plan as those businesses already exist in some format in Southwood and a more formal setting would provide an opportunity for our neighborhood to also be served by those businesses, in a way that is not currently possible.

While we agree that there will be an increase in traffic and that the county should engage in traffic studies to mitigate the negative impact of said traffic, we do not agree that our area is "semi-rural" in nature and in need of protection from development. There are multiple housing developments in progress further down Old Lynchburg Road, and we would anticipate that more will be announced as housing needs continue to expand within the area. We are also within minutes of major developments such as 5th Street Station and cannot reasonably expect that no additional residents or communities will be instituted beyond what is currently in existence.

Charlottesville and Albemarle have a significant need for low-income or below-market housing. The Southwood residents deserve the opportunity to live in clean and safe housing, a project which can only be funded if a certain density of market rate apartments are available. With those factors in mind, we support the development and look forward to engaging the Southwood Community as neighbors and partners.

Sincerely,

Adam and Cynthia Stubits

cc: Albemarle County Board of Supervisors

Megan Nedostup

From: Will Hueston <huestonwill@gmail.com>
Sent: Monday, July 22, 2019 9:19 PM
To: Board of Supervisors members; Planning Commission
Subject: Support for Planning Commission approval of ZMA2018-003 Southwood Phase 1

Dear Albemarle Board Members and Planning Committee,

I write in support of the Southwood Phase 1 plan to be discussed tomorrow night at the planning committee meeting. As a resident of Albemarle County, I strongly feel that this plan must move forward to address the significant concentration of substandard housing in the Southwood Mobile Home Park. The proposed plan is consistent with the Albemarle Comprehensive Plan and fits well with the BOS strategic goal of revitalizing aging urban neighborhoods. Albemarle County staff have reviewed the plan and support approval.

I have visited Southwood and seen the conditions there now. I have talked with Southwood residents and heard their commitment to revitalize their community. Planning Commission approval of the ZMA2018-003 Southwood Phase 1 plan is a common sense positive action to improve our community and support safe, healthy and affordable housing.

Most sincerely,

Dr. Will Hueston

Will Hueston
Springwood Farm
Registered Barbados Blackbelly Hair Sheep
Breeding Stock and Starter Flocks
Heritage Meats and Fiber
Free Union, Virginia
huestonwill@gmail.com

Megan Nedostup

From: Sara Dassance <saradassance@gmail.com>
Sent: Monday, July 22, 2019 6:59 PM
To: Planning Commission; Board of Supervisors members
Subject: zoning for Southwood

Dear Planning Commissioners and Supervisors, I am writing to lend my voice in support of rezoning for Southwood, phase 1. Just as there has been push back on an apartment complex by some of my neighbors in Dunlora Forest, I understand there is resistance to apartments in the Southwood project. I take a different view and want to thank you for your vision to center development in the urban ring so that rural parts of our county can remain as they are. I also support providing a variety of housing options for those who cannot afford, or do not wish, to own a single family home. This project will allow some Southwood residents to remain in their neighborhood and move from a trailer to a safer apartment home. The planning of Southwood, by residents and Habitat, has been extensive and well thought out and I urge you support the rezoning application. Thank you for all your work. Sincerely, Sara Dassance, 1562 Sawgrass Court

Megan Nedostup

From: Richard Tremblay <richardmtremblay@gmail.com>
Sent: Monday, July 22, 2019 11:51 AM
To: Planning Commission
Cc: Board of Supervisors members
Subject: Southwood Phase One Rezoning

Members of the Planning Commission,

I am writing as a Habitat board member and county resident to urge your rezoning endorsement at the July 23 meeting for phase one of Southwood's redevelopment as recommended in the staff report, this being the next step in its transformation into a community truly owned by the residents.

The rezoning represents years of tremendous collaborative work on redevelopment planning by Southwood community members, Habitat staff, the consulting team and county government.

Thank you County of Albemarle for the financial and embedded staff support on redevelopment planning and the rezoning application, and most recently, approval of the affordable housing performance agreement.

Thank you for recommending to the board of supervisors approval of the application.

Sent from my iPhone
Richard Tremblay
479 Worthington Drive
Charlottesville, VA 22903

Megan Nedostup

From: Ellyn and Sam Moore <eandsmoore@hughes.net>
Sent: Monday, July 22, 2019 10:25 AM
To: Planning Commission
Subject: Southwood Rezoning

Dear Commissioners:

As a resident and home owner in Albemarle County, Virginia for 33 years, and as a retiree of both Martha Jefferson Hospital and UVA's School of Medicine's Infectious Disease Department, I am writing to voice my support for Southwood's redevelopment project and my support for rezoning this area of our county. The Southward neighborhood is an important part of our community; and the Southward redevelopment project, which provides a blueprint for an attractive, mixed income, mixed-use community, is an important step toward maintaining affordable housing in our area, and keeping the county an equitable and inclusive place to live and work. All residents of our county benefit from having affordable housing for our county's workers and their families.

Thank you for your attention to this important matter.

With high regards,

Ellyn S Moore, RN ret., Senior Research Technician UVA, ret.

Megan Nedostup

From: Carter Hoerr <carter.hoerr@gmail.com>
Sent: Thursday, July 18, 2019 3:11 PM
To: Planning Commission; Board of Supervisors members
Subject: Southwood Rezoning Application

Dear Albemarle County Planning Commission and Board of Supervisors,

My name is Carter Hoerr. I was a longtime resident of the County, and now live in the City. I work at the Darden School at UVA.

First, THANK YOU for your extraordinary service to our community. My family and I are so proud to call this area our home.

Thank you, as well, for your collaborative efforts to date to support the residents of Southwood and their redevelopment plans in conjunction with Habitat for Humanity. What a remarkable transformation this will be for those residents and for the entire community!

I urge you to support and approve the Southwood rezoning application. It will be transformative for the current and future residents, and it will highlight Albemarle County as one of the most innovative and inspiring municipalities in the entire country.

Thanks again and best regards,
Carter Hoerr

Cell: 434-981-2923

Megan Nedostup

From: Manouchehr Mohajeri <mmohajeri19@gmail.com>
Sent: Wednesday, July 17, 2019 9:44 PM
To: Planning Commission
Subject: Southwood Rezoning Application

Dear Commissioners,

As I will be on travel at the time of Southwood Rezoning Hearing, I am writing in support of Southwood Rezoning Application before you with the hope that you will vote in favor of the rezoning plan.

Sincerely yours,
Manouchehr Mohajeri,
A Member of the Baha'i Community of Albemarle County and a participant in the Building on Faith Initiative
on Habitat for Humanity

Megan Nedostup

From: Cyndy Martin <martin.cyndy@gmail.com>
Sent: Wednesday, July 17, 2019 1:29 PM
To: Planning Commission
Subject: Southwood rezoning

I know you will soon be considering the application by Habitat for Humanity to rezone Southwood Trailer park. I urge you to approve this application. Much study and planning has gone into this, and it would be a huge boom to meet the low-income housing needs of this community.

Cyndy Martin

Megan Nedostup

From: Erik Hewlett <eriklhewlett@gmail.com>
Sent: Tuesday, July 16, 2019 3:06 PM
To: Planning Commission
Subject: Southwood

My name is Erik Hewlett and I am retired from the UVA School of Medicine. I have worked and am working on several Habitat projects and believe that Habitat for Humanity is an extraordinary organization for our city, county and nation. I am especially enthusiastic about the Southwood development project and plan to participate when the building stage begins. Please approve the zoning request in order for this important work to move forward.

Sincerely

Erik L. Hewlett MD
1816 Winston Road
Charlottesville VA

Sent from my iPhone