

Original Proffers X
Amendment _____

PROFFER STATEMENT

ZMA No. 2016-16

Tax Map and Parcel Number(s): 07800-00-00-021B0

Owner(s) of Record: **Collett M. Thach, Trustee of the Collett M. Thach Trust; Collett M. Thach, Trustee of the Edith C. Thach Trust** (hereinafter collectively, "Thach")

Contract Purchaser: **Woolen Mills, LLC, a Virginia limited liability company**

Date of Proffer Signature: April 27, 2017

10.38 acres to be rezoned from Light Industrial (LI) to Commercial (C-1)

Thach is the owner (the "Owner") of Tax Map and Parcel Number 07800-00-00-021B0 (the "Property") which is the subject of rezoning application ZMA No. 2016-16, a project known as "Woolen Mills" (the "Project").

Woolen Mills, LLC is the contract purchaser ("Contract Purchaser") of the Property by that certain Option to Purchase Real Estate agreement dated January 28, 2014 as amended. Pursuant to a separate letter of authorization, Contract Purchaser has been authorized by Owner to file this ZMA application and specifically to make the proffers set forth below.

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Contract Purchaser hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Contract Purchaser acknowledges that the conditions are reasonable.

1. Upon demand of the County an easement of adequate area for construction and maintenance of a Class A Trail including a pedestrian bridge over Moore's Creek providing connection to Tax Map 78, Parcel 22A and East Market Street shall be provided. The precise location of the trail and bridge shall be mutually agreed upon by the Owner and the County, and such agreement shall not be unreasonably withheld. The location of the trail and bridge shall be mutually agreed to and designed to facilitate connectivity with the Rivanna Trail System. This proffer shall not obligate the applicant to bear the construction or maintenance cost associated with any trail or bridge.
2. Prior to submission of the Final Site Plan for the Project, Contract Purchaser shall provide to the County a copy of Virginia Department of Historic Resources' Part 2 certification of the proposed rehabilitation work.
3. All development within the Project shall comply with the of Virginia Department of Historic Resources tax credit requirements.
4. The Final Site Plan for the Project shall include a plan for educating the public about the Woolen Mills cultural resources, including but not limited to onsite markers, interpretive exhibits, and the like, which are visible in publicly accessible areas.
5. The parking area within the Project which is accessed from East Market Street shall be limited to 28 spaces.

6. At least 45% of the total built square footage and leased outdoor area of the Property will be used non-residentially in employment-generating and commercial uses.

7. Prior to the issuance of the first certificate of occupancy for the Project, Contract Purchaser shall make a lump sum cash contribution to the City of Charlottesville of \$10,000 to be used by the City for intersection striping or other improvements to roads and intersections within the Woolen Mills neighborhood.

CONTRACT PURCHASER

WOOLEN MILLS, LLC



By: Brian H. Roy
Title: Manager