

***University of Virginia Foundation***  
***North Fork UVA Discovery Park***  
***Zoning Map Amendment Application Narrative***  
***ZMA 2021-016***

***Introduction***

The University of Virginia Foundation (the “Foundation,” or the “Applicant”) supports the University of Virginia through management of financial and real estate assets on behalf of the University. The Foundation owns and manages North Fork, a UVA Discovery Park, (“North Fork”) formerly known as the University of Virginia Research Park (the “Research Park”), south of North Fork Rivanna River and west of U.S. Route 29 in the Rio Magisterial District (the “Property”). The Property is zoned Planned Development Industrial Park (“PDIP”) and is subject to proffers and an application plan.

North Fork was originally approved in 1996 as ZMA 1994-05, with three Special Use Permits, and now contains approximately 543 acres. In 2010 the Board of Supervisors approved a rezoning amendment identified as ZMA 2005-03 which included the addition of approximately 30 acres to North Fork; amendments to the three existing Special Use Permits (SP 2008-00062 for Laboratories, medical or pharmaceutical; SP 2008-00063 for Supporting Commercial Uses; and SP 2008-00064 Hotels, Motels, Inns), and a new Special Use Permit for a Parking Structure (SP 2008-0015). North Fork is fully master-planned and permits up to 3.7 million square feet of office, light industrial, hotel/conference center, laboratory/medical/pharmaceutical, and retail/support commercial uses. There are also detailed proffers that further govern the development of North Fork. The approved Application Plan approved with ZMA 2005-03 is dated February 2, 2009 and was prepared by Cline Design and the University of Virginia Foundation.

In 2013 the Board adopted amendments to the PDIP zoning district regulations in Section 29 of the ordinance, and the regulations in Section 26 of the Ordinance – Industrial Districts Generally.

There are currently nine buildings in North Fork comprising approximately 650,000 square feet, with 30 tenants and over 1,500 employees on site. Existing tenants at North Fork include a variety of research, technology, industrial, and manufacturing tenants. A complete list of tenants is available at:

<http://www.uvaresearchpark.com/directories/tenant-directory/> .

The County's Hollymead Fire and Rescue Station 12 is also located within North Fork, along Innovation Drive.

Existing Research Park amenities include numerous acres of open space, pedestrian trails, restaurant and catering services, meeting facilities, lakes, ponds, and a preserved historic homestead.

### ***Project Proposal***

The existing land use regulations governing the Property do not permit residential uses. The Foundation proposes to use some of the undeveloped land within North Fork to provide nearby residential options for North Fork employees, provide additional residential opportunities within the County, enliven and enhance the PDIP by providing 24/7 activity, and to create a truly mixed-use community within North Fork.

Therefore, the Foundation proposes to rezone a portion of North Fork from PDIP to Neighborhood Model District (NMD) to allow residential uses (the "Project," or this "Amendment") and additional commercial and retail uses (See detailed chart below). The existing PDIP uses will remain on the entirety of North Fork, including those approved by Special Use Permit with conditions, however a Code of Development and Application Plan will establish regulations regarding the residential uses including density, form, residential uses, and greenspace. The types of potential residential uses would include

single-family detached, single-family attached, townhomes, and multi-family dwelling units.

The overall Application Plan for North Fork has also been updated to reflect the NMD, modify the existing PDIP Block areas slightly to allow for additional area for pad ready sites, as well as make some minor modifications to the Land Use Matrix. These changes include allowing all of the uses currently permitted by-right in North Fork to be within all the blocks, add Data Center as a use, allow grading of preserved slopes in areas previously shown in approved block areas, and allow all the uses permitted under Category 2 in the PDIP ordinance to be permitted in North Fork. These minor changes to the uses and block areas will further enhance North Fork's ability to attract target industries and business to Albemarle County, furthering the Economic Development Goals. In Blocks adjacent to residential and the Rural Area there remains a 150-foot buffer to reduce the impact to those residences.

In addition, there are currently two parcels owned by the Foundation at the intersection of Route 29 and Lewis and Clark Drive that are currently zoned Heavy Industry (TMP 32-22B1) and R1 Residential (TMP 32-22B2). These two parcels contain the entry landscaping and signage for the Park. The Foundation wishes to rezone these parcels to PDIP in order to maintain consistency with the Foundation owned parcels, add additional area to North Fork, and provide additional PDIP opportunities in this area. Parcel 32-22B1 has proffers under ZMA 1989-007 and as part of this rezoning, the Foundation is proposing to remove those proffers.

Parcel	Owner	Existing Zoning Designation	Proposed Zoning Designation	Acres
03200000001800	University of Virginia Foundation	PD-IP	NMD	11.220
032000000018A0	University of Virginia Foundation	PD-IP	NMD	9.501
032000000006R0 (Portion)	University of Virginia Foundation	PD-IP	NMD	151.580
032000000006R0 (Residue)	University of Virginia Foundation	PD-IP	PD-IP*	315.943
032000000022B1	University of Virginia Foundation	HI**	PD-IP	4.979
032000000022B2	University of Virginia Foundation	R1	PD-IP	1.897
032000000019D0	University of Virginia Foundation	PD-IP	PD-IP*	4.002
032000000019H1	University of Virginia Foundation	PD-IP	PD-IP*	0.326
032000000019F1	University of Virginia Foundation	PD-IP	PD-IP*	2.532
032000000019G0	University of Virginia Foundation	PD-IP	PD-IP*	4.770
032000000019E0	University of Virginia Foundation	PD-IP	PD-IP*	7.100
032000000019C0	University of Virginia Foundation	PD-IP	PD-IP*	4.863
032000000019F0	University of Virginia Foundation	PD-IP	PD-IP*	6.024
032000000006A2	University of Virginia Foundation	PD-IP	PD-IP*	7.110
032000000019J1	University of Virginia Foundation	PD-IP	PD-IP*	4.669
032000000019H0	University of Virginia Foundation	PD-IP	PD-IP*	2.601
032000000019J0	University of Virginia Foundation	PD-IP	PD-IP*	4.333
			<b>Total Acres:</b>	<b>543.450</b>
			<b>Total NMD Acres:</b>	<b>172.301</b>

\*The Application Plan and Proffers are being amended for those parcels that are remaining PD-IP.

\*\* The existing HI Property associated with ZMA 1987-007 is being amended to be rezoned to PD-IP and remove existing proffers.

### ***Character and Use of Surrounding Parcels***

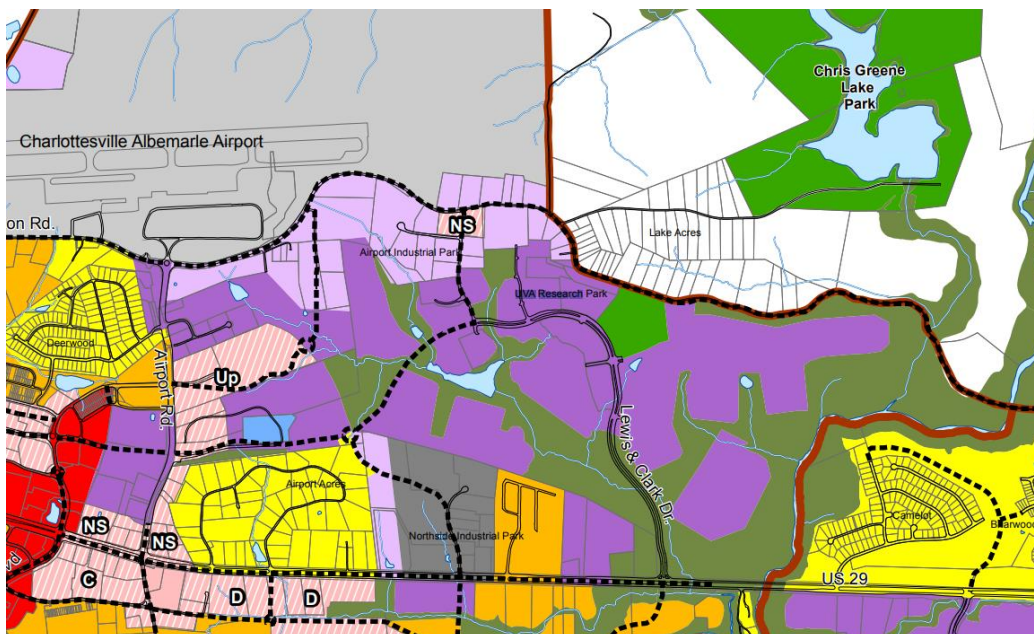
The Application Plan designates those “blocks” within North Fork where certain uses are permitted, as shown on the Land Use Matrix. Most, if not all of the blocks will continue to be used as North Fork for the purposes set forth on the Application Plan, but some blocks may also be developed to include a residential component. The proposed residential uses will support and complement the existing and permitted uses at North Fork by providing more opportunities for Research Park employees to live and work in the same place. Residential uses would also create more of “24/7” activity within North Fork; or at least all-day activation of the Park. Residential uses will help create a true active, diverse community for all ages, and help make North Fork even more attractive to potential Park tenants and employees.

### ***Consistency with the Comprehensive Plan***

#### **Places29 Master Plan**

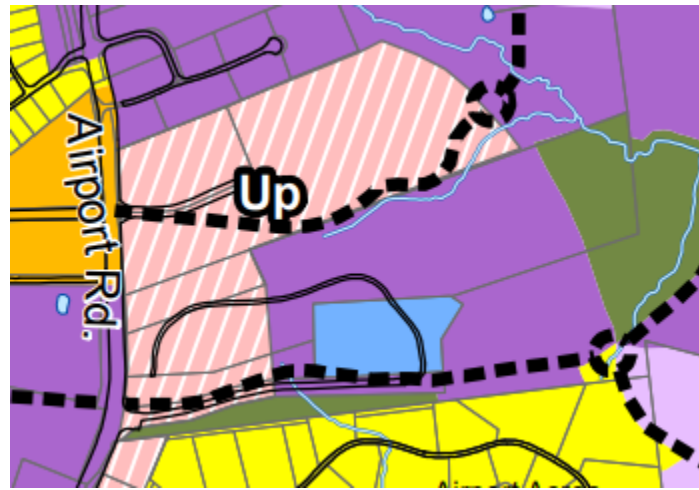
## **Land Use Designations**

The Comprehensive Plan designates the Property for Office / R & D / Flex / Light Industrial as a primary use, for Privately Owned Open Space and Environmental Features as a secondary use, and for Public Open Space as a minor use. The Places29 Master Plan outlines the variety of uses contemplated in areas designated for Office / R & D / Flex / Light Industrial, which indicates uses that are “expected to have impacts similar to an office use.” Places29 Master Plan, page 4-4. The description of this land use designation on pages 4-6 to 4-7 of the Places29 Master Plan shows that certain of the contemplated uses in these areas are clearly compatible with residential uses. For example, the definition of “Light Industrial” includes, as secondary uses, “retail, commercial, and light manufacturing uses that are associated with the primary uses, residential, open space, and institutional uses.” *Id.* at 4-7. While the proposed residential uses would be secondary to the primary Office / R & D / Flex / Light Industrial uses at North Fork, the previously quoted portion of the Places29 Master Plan shows that residential uses can coexist with Light Industrial uses in conformity with the Places29 Master Plan. The land use designation of Office/R&D/Flex does not provide density ranges for residential as a secondary use. The project proposes a maximum of 1,400 residential units consisting of single family detached, single family attached, townhomes, and multi-family apartments at a density of approximately 17 DUA.



## **Center Designation**

In addition to the Office / R & D / Flex / Light Industrial designation, there is a portion designated as an area within the Uptown Center located at the intersection of Lewis and Clark Drive and Airport Road. The majority of the Uptown Center designation is located within parcels to the west of this intersection, but the center designation continues into North Fork along Airport Road. A variety of uses, including residential, is recommended within Centers. A connection is provided in the proposal to the west to connect to the future Uptown Center, and buildings will be oriented towards this street along the connection. This area is proposed to include those non-residential uses that were approved with ZMA2005-03 with the addition of multi-family residential and townhome uses. The road connection and the uses will support the Uptown Center designation and provide connectivity between the Uptown and North Fork. This area will also provide a framework for the future development of the Uptown within the parcels to the west.



Moreover, the Places29 Master Plan, at page 4-19, specifically discusses North Fork and expressly contemplates residential uses there. This section of the Master Plan is reproduced below in its entirety:

***The University of Virginia Research Park** will continue to develop as a major employment center. This Plan offers the University of Virginia Research*

*Park the opportunity to include a more integrated amount of residential and commercial uses.*

*The land uses in the Research Park that are shown on the Future Land Use Map are consistent with the University of Virginia Foundation's long-term, conceptual site plan. Future development within the Research Park may continue to develop in a campus-style form and with building footprints that are consistent with the existing zoning.*

Accordingly, the Places29 Master Plan is meant to reflect the contemplated uses of North Fork at the time the Master Plan was adopted. Even though residential uses were not part of North Fork's zoning when the Places29 Master Plan was adopted, the Master Plan specifically encourages residential uses at North Fork. As such, the proposed project will allow North Fork to become more consistent with the County's future land use objectives described in the Master Plan.

### **Parks and Green Systems**

The Places29 Master Plan Parks and Green Systems map recommends a number of trails, greenways, and open space within North Fork. It is important to note that the Master Plan was adopted in February 2011, after the original approval of North Fork in 1997 and the amendment in March 2010. The Parks and Green Systems reflect those areas that North Fork identified as open space in their plans. However, the Master Plan was updated in 2015 and included new critical slopes data but the parks and green system map was not modified to capture these slopes within those areas. The open space provided with the 1997 and 2005 rezonings reflect areas of stream buffers, steep slopes, and floodplain and includes 200 acres, many of which are outside of the environmental features. In addition to the environmental features, the open space included a park, protection of a cemetery site, and future dedication of greenway. This Amendment proposes to retain the majority of those areas that are within sensitive environmental areas such as the floodplain, stream buffers, and preserved steep slopes as green space and to provide a total of 200 acres in green space and open space over the entirety of North Fork.

The two parcels adjacent at the corner of Route 29 and Lewis and Clark Drive are entirely designated as Semi-public open space. There are some preserved steep slopes in the back of the properties, however, the majority of the parcels are developable. The amendment to these parcels will retain these preserved slopes, outside of the allowable uses permitted under the ordinance. This approach is consistent with the most recently adopted Crozet Master Plan which designated open space and green space as those areas that are programmed for parks or include sensitive environmental features only.



The County's Vision and Values, as stated in the Comprehensive Plan, includes the preservation and enhancement of the County's features that contribute to its values, including the University of Virginia as an economic driver, and the County's relationship to the University of Virginia as a partner in the community. The proposal supports the goals and objectives of numerous components of the County's Comprehensive Plan, including those relating to Economic Development, Natural Resources, the Development Areas, Housing, Transportation, Parks and Recreation, and Community Facilities.



Specifically, the project supports the following objectives in the Comprehensive Plan:

The proposal supports the County's Growth Management Policy as stated in the Comprehensive Plan: "Promoting the Development Areas as the place where a variety of land uses, facilities, and services exist and are planned to support the County's future growth, with emphasis placed on density and high-quality design in new and infill development." (p. 3.3)

*Objective 4 of Chapter 8 (Development Areas): "[u]se [of] Development Areas land efficiently to prevent premature expansion of the Development Areas."* By adding residential to North Fork, further expanding the residential opportunities in the County and making it a truly mixed-use development, furthers this objective of efficient use of Development Areas land.

*Objective 5 of Chapter 8: "Use Development Area land efficiently to prevent premature expansion of the Development Areas: Promote density within the Development Areas to help create new compact urban places. The Development Areas are the complement to the County's Rural Area. They are to be attractive and inviting places for people to live, work, and play. To create these places where parks, playgrounds, shopping, transit, and employment are all within a walking or bicycling distance of residents, density is needed."* Again, by adding residential to North Fork, making it a place where amenities, commercial, and employment are all within walking or biking distance to residents furthers this objective.

Chapter 8 of the Comprehensive Plan states that housing in the Development Areas should be provided at a variety of price points, including affordable housing. In addition, Objective 4 of Chapter 9 (Housing) of the Comprehensive Plan is to "[p]rovide for a variety of housing types for all income levels and help provide for increased density in the Development Areas." The Project includes a mixture of housing types that will serve all ages and income levels including two-over-two townhomes, apartments, small single family (cottages), and townhomes.

## **Affordable Housing**

The affordable housing policy currently recommends that rezoning's provide 15% of the proposed units as affordable at or below 80% AMI. As part of the Code of Development, the Project proposes to include this requirement for affordable units.

## **Consistency with the Neighborhood Model Principles**

A mixture of uses is among the Neighborhood Model Principles that apply to the County's Development Areas, including North Fork. The proposal is also consistent with the Neighborhood Model Principle for Neighborhood Centers, for the existing Research Park Town Center area is a developing Neighborhood Center that would be enhanced by the addition of residential uses either within or nearby the immediate area.

The proposed project is consistent with the applicable Neighborhood Model Principles as follows:

*Pedestrian Orientation.* A sidewalk network will be provided, including sidewalks on all future streets, sidewalk connections to parking areas, buildings, and amenity spaces within multi-family or townhome areas, and as generally shown on the illustrative conceptual plan included in the plan set. In addition to the sidewalk network, the multi-use path that is recommended in the Master Plan will be provided along the west side of Lewis and Clark Drive, and trails throughout the open space of North Fork connecting the open space to the sidewalk network and multi-use path.

*Mixture of Uses.* North Fork currently allows for commercial, retail, office, and R&D flex uses. Adding residential uses in North Fork will make it a truly mixed-use development and create the kind of active and vibrant Development Areas and neighborhoods envisioned under the Comprehensive Plan.

*Neighborhood Center.* At the intersection of Lewis and Clark Drive and Airport Road, and along the frontage, the Master Plan designates a portion of North Fork as an area around a nearby Uptown Center designation to the west. The area around Centers

includes the same uses and recommendations within the Center. The Project proposes a vehicular connection with buildings oriented towards the street and proposes a mixture of uses and residential that supports this Center designation.

*Mixture of Housing Types and Affordability.* The Project proposes a variety of housing types to serve all ages and income levels, including affordable housing. Housing types proposed consist of apartments with multiple sized options, two-over-two townhomes, single family units, small single family (cottage style), and townhomes.

*Interconnected Streets and Transportation Networks.* Sheets 10 and 11 in the Application Plan outline the proposed road networks with typical street sections with on street parking, planting strips, and sidewalks that support this principle. Interconnections that are recommended in the Master Plan are provided to the property line to allow future connections, including a connection west to the Uptown Center, and southeast through the adjacent Heavy Industrial and Light Industrial properties that would ultimately connect to Route 29.

*Multi-Modal Transportation Opportunities.* North Fork will provide a variety of multi-modal opportunities to all for the residents to safely travel between uses and within and around the Park. All streets will include sidewalks, bike lanes are provided along Lewis and Clark Drive, and a 8-10-foot multi-use path is proposed along the west side of Lewis and Clark Drive that will connect to the Town Center, as well as trails, throughout the property, including within the PDIP, are proposed for pedestrians and bicyclists. In addition, areas for bus stops have been provided for future expansion of existing bus service to and from North Fork when it becomes available. The Foundation will continue to work with the City of Charlottesville and Albemarle County to prioritize bus service in this area.

*Parks, Recreational Amenities and Open Space.* Within the NMD, over 25 acres are designated as green space, with over 17 acres for amenity and recreational areas that include trails, a community center, dog parks, playgrounds, pocket parks, neighborhood

parks, picnic areas, and a large central community park. Exact recreational amenities will be programmed and established during the site plan process for each area. These areas also protect environmental features located on the site including streams, floodplain, and steep slopes. The portion of North Fork remaining PDIP includes open space, trails, cemetery, proffered greenway connection, trailhead and parking area, and land for a sports field/active recreation area. Overall, the parks, amenities, and open space will be a minimum of 200 acres between the NMD and the PDIP designated areas. The proffers and application plan have been updated to show the amenities provided in both the PDIP and the NMD.

*Buildings and Spaces of Human Scale.* A Code of Development has been provided which outlines building height, form, setbacks, and scale that enables an urban form at a pedestrian-friendly scale. The Foundation also has its own architectural design standards that will create an attractive streetscape for residents and users of North Fork. Pedestrian-centered design with continuous sidewalks, inviting architecture, and connections to pocket parks, neighborhood parks, and the Town Center support this principle.

*Relegated Parking.* Parking areas will be relegated to the back, side, or screened along Lewis and Clark Drive and other major roads within the development. Where possible for multi-family and mixed-use buildings, podium structured parking will be provided. Where garages are proposed, they will be set back from the face or porch of the dwelling.

*Redevelopment.* This principle is not applicable, as the proposal does not include redevelopment of the areas of North Fork that are currently developed.

*Respecting Terrain and Careful Grading and Re-grading.* NMD Area: Sheet 15 of the Application Plan outlines conceptual grading for this area. The careful siting of buildings to use the existing grade and slope has been done to reduce the amount of grading and retaining walls proposed. Retaining walls will be a maximum of 6 feet unless

approved by Albemarle County's Director of Community Development in coordination with the County Engineer.

PDIP Area: Sheet 7 of the Application Plan outlines the conceptual grading for the PDIP area. A request for disturbances of existing preserved slopes has been submitted for review. The proposed disturbance will allow the Foundation to grade key Economic Development blocks to allow for pad ready sites, particularly related to the Tier 4 site, which will further enhance North Fork's ability to attract target industries and business to Albemarle County, furthering the County's Economic Development Goals.

Clear Boundaries with the Rural Area. While North Fork parcel lines don't immediately adjoin the Rural Areas, the Rural Areas are located across Dickerson Road. A 150-foot buffer was established with the prior rezoning and while the PDIP zoning district does not require a buffer when located across a street, the existing buffer is proposed to remain.

## ***Impacts on Public Facilities & Public Infrastructure***

### **Transportation**

North Fork is currently zoned as a Planned Development Industrial Park (PDIP). The Applicant is proposing to rezone the site to accommodate residential and mixed-use development. With the change in zoning, it is noted that the original 3.7 million SF of development allowed for in North Fork will be retained but developed within a smaller acreage footprint. Therefore, the trips expected from non-residential development of North Fork will be maintained and the NMD rezoned area of North Fork will have additional site trips added to the surrounding roadway network for the residential and mixed-use commercial component.

Primary access to the site will be provided via US Route 29 or Berkmar Drive/Airport Road to Lewis & Clark Drive. When complete, the total proposed residential development will generate 683 net external trips (297 in and 386 out) during the AM peak, 929 net external trips (488 in and 441 out) during the PM peak, and 11,818 net external weekday daily

trips. The buildout of the development is likely to occur between 2026 and 2031. For the purposes of this analysis, the development was assumed to be 50% complete by 2026 and 100% complete by 2031. Given the land use mix within the proposed development between residential, commercial, and office, a reduction for internal trips was completed using ITE methodology with VDOT internal capture rates published in the Chapter 527 guidelines. The total development will have internal capture of 76 trips (38 in and 38 out) during the AM peak, 150 trips (75 in and 75 out) during the PM peak, and 1,986 average weekday daily trips. The remaining SF of development within the existing PDIP area (approximately 3.1 million SF) was also included in the analysis and expected to generate 1,048 net external trips (870 in and 178 out) during the AM peak, 1,034 net external trips (232 in and 802 out) during the PM peak, and 8,600 net external weekday daily trips. In total, the entire development will generate 20,418 external weekday daily trips, with each phase of development occurring with 10,209 external weekday daily trips.

The existing conditions and background conditions analysis determined that US Route 29 experiences operational delays and queuing issues during both the AM and PM peak hour, with the PM peak hour near the maximum capacity of the roadway network. Due to the background traffic volumes within the study area, the signalized intersection of Airport Road creates queuing issues that impact the Hollymead area of US Route 29. Vehicles have issues accessing the US Route 29 corridor and through volumes are constrained during the PM peak hour. Improvements along US Route 29 are recommended by other approved developments and could improve traffic operations along the corridor. However, without improvements, the US Route 29 corridor will encounter issues even without additional development of the North Fork area.

The introduction of a roundabout at the intersection of Airport Road with Lewis & Clark Drive, and the extension of Berkmar Drive in 2025 will improve traffic operations and relieve some capacity issues along US Route 29. This improvement will allow further development of the North Fork area and North Fork without additional roadway expansions along Airport Road or US Route 29.

As noted herein and in the traffic study, the Project will contribute to the existing traffic volumes along Route 29 and Airport Road. In order to address the Projects transportation

impacts, UVAF, in coordination and discussion with the County's Transportation staff as well as VDOT, has proposed to proffer the following:

Proffer 3A

- i. Construct 2<sup>nd</sup> Eastbound left turn lane when North Fork site creates more than 150 vehicles making eastbound lefts during PM peak hour.
- ii. Construct 2<sup>nd</sup> Northbound left turn lane when North Fork site creates more than 150 vehicles making northbound lefts during AM peak hour.

Proffer 3B

- i. Dedication of right of way and easements to the County to construct the roundabout at the intersection of Airport Road, Berkmar Drive, and Lewis & Clark.
- ii. Cash payment of **\$2.5 Million** to County CIP for construction of Berkmar Roundabout Project.

Proffer 3C

- i. Cash payment of up to **\$1.5 Million** to the County CIP for future transportation improvements, including multi-modal and transit, in the Congestion Area or to widen Lewis & Clark Dr.

Given the preliminary nature of the development plan, the exact number and location of site entrances along Lewis & Clark Drive (or other internal site roadways) will be defined during the site plan stage. All construction of roadway improvements is subject to County and VDOT approval, including assistance on obtaining any required right-of-way not owned by the Applicant. Additional entrances, or modifications to access, along Lewis & Clark Drive not explicitly discussed within this report will require separate County and VDOT approval.

**Parks**

Included in the previous rezonings, proffers were provided for the dedication to the County of a greenway along the Rivanna River, as well as a dedicated Sports Field within the PDIP area. The greenway was dedicated and recorded, dated December 3, 2007 at Deed Book 3532, page 588, which included a provision to allow the County to construct a public access trail within the Rivanna River Greenway. The Foundation has updated the proffers and application plan to offer facilities proportional to the rezoning. Recreational amenities will continue to be provided in the PDIP, and together with the additional recreational amenities provided in the NMD area will offer a variety of options for recreation for both the public and the residents and users of North Fork.

### **Fire & Rescue**

The Foundation dedicated 2.63 acres of land, as proffered with the original rezoning, for an Albemarle County Rescue and Fire Station which is located within North Fork and provides fire protection and primary emergency medical response services to Hollymead and the surrounding area. The land was dedicated to the County, and was recorded on February 10, 2021. Given the proximity of the existing County Rescue and Fire Station within the Park, and the prior dedication of land for the station, adequate Fire/Rescue response is provided.

### **Schools**

Students living in UVA North Fork would be within the current school districts for Baker Butler Elementary School, Lakeside Middle School, and Albemarle High School. Based on the Albemarle County Schools Long Range Planning Committee Recommendations<sup>1</sup>, both Baker Butler Elementary and Albemarle High School are over capacity, while Lakeside is under capacity. The Official Calculator estimates the Project would serve 235 students.

While families with school-aged children will live at North Fork, two previously approved development projects have proffered to donate land to the County for future elementary schools. One such area is in the North Pointe community, which is directly across Route 29 from North Fork, and the other is located within the Brookhill community located on

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<sup>1</sup> *Albemarle County's Long Range Planning Committee Recommendations*, dated September 9, 2021.



the east side of Route 29, between Polo Grounds Road and Ashwood Boulevard. Notably, the Albemarle County Public Schools *Long Range Planning Advisory Committee Recommendations*, September 9, 2021 (the "Report") recommends a new elementary school to alleviate existing capacity issues in the 29 North area, specifically for Baker Butler and Hollymead Elementary Schools. It recommends a new elementary school in the Northern Feeder Pattern and has the following conclusion regarding existing capacity in this area:

*Baker-Butler enrollment has increased due to redistricting and growth. The Camelot, Briarwood, and North Pine neighborhoods continue to grow, primarily due to NGIC employee growth. The Hollymead district has had overall moderate growth, with primary growth in the Hollymead Subdivision as younger families move into the neighborhoods. What's more, major developments are planned including North Pointe, which may produce more than 300 units, and Brookhill, which may produce more than 800 units.*

*Baker-Butler currently is over capacity (by 74 seats during the 2019-20 school year) and the student population is projected to continue growing. The student yield analysis from new development shows the Baker-Butler and Hollymead districts as having the highest impact of 443 potential students. In addition, the expected long-term population growth is only second to Brownsville/Crozet, growing by 75% by 2045.*

*As new developments are approved, ACPS has acquired two potential elementary school sites through proffers. A site at Brookhill is located centrally in this area, and a new elementary school is recommended to be built to benefit Baker-Butler and adjacent school districts.*

**Recommendation:** *New elementary school in the Northern Feeder Pattern.*

The Report states adequate capacity for Lakeside Middle School and makes the following conclusion regarding all middle schools in Albemarle County:

*The five comprehensive middle schools currently have combined adequate capacity, but Division projections show looming capacity issues at Henley and Jouett. The student yield potential from planned developments is 644 across all of the middle schools, and long-*

*term population forecasts show a forecast of approximately 1,300 more students. With the complication of split feeder patterns and under enrollment at some schools, further study to determine feasible alternatives is needed. Potential alternatives may include the addition of a new middle school, addressing current grade level configurations, and redistricting.*

**Recommendation:** Middle School Capacity Study

The Report states that the school division “has embarked upon a ‘center’ based strategy to address capacity issues at its three comprehensive high schools, in particular Albemarle High School.” The two “centers” that have been approved by the County will serve 650 students. Center 1, which opened in 2018 and is located approximately six and a half miles from the Project and serves up to 250 students. Center 2 has been proposed at the Lamb’s Lane Campus and is expected to assist with the current capacity with Albemarle High School.

Below are the possible students that will be added to each of the schools based upon the most recent yield rates stated within the “Subdivision Yield Analysis” dated August 23, 2021 provided by the schools. It should be noted that the mixture of units may change and vary as build-out occurs.

	<b>Number of Units</b>	<b>Yield Rate</b>	<b>Total Students</b>
<b>Apartment</b>	835	0.18	151
<b>Single Family</b>	15	0.37	7
<b>Townhome</b>	550	0.14	77
<b>Total:</b>	<b>1400</b>		<b>235</b>

While the Project will add students to the existing school system, the Report recommends additional schools to accommodate the existing capacity issues and projections. The Foundation will continue to work closely with the School Division representatives on their plans for additional schools and studies to address the existing and future capacity issues.

**Utilities and Stormwater Management:**

Utilities: North Fork is served by the Albemarle County Service Authority (ACSA) for water and sewer. Currently, this includes a 12" trunk waterline that runs down Lewis & Clark Drive, along with a series of sanitary lines that discharge to an ACSA operated pump station near the Lewis & Clark Drive intersection with Route 29.

While ACSA does not have any water or sewer capacity issues, there are potential issues that existing with Rivanna Water and Sewer Authority (RWSA) water and sewer lines. Currently, RWSA has projects scheduled to expand the water capacity available to North Fork, as well as the sewer capacity. Currently, the most critical of those two is the water supply improvements, which are scheduled to occur in the next several years.

Similarly, improvements to the sanitary system, known as the Powell Creek interceptor, are planned in the coming decades. The allowance of residential, within North Fork, will further expedite the needs for those improvements, which currently are more than 25 years away, however these improvements will be necessary to further the development of this critical area within the County's planned growth area.

The UVA Foundation is working with RWSA as it relates to the demand the additional residential units would require and their impact on the timing of the water and sewer supply improvements.

Stormwater Management: North Fork's original Master Plan considered a regional pond to serve the majority of the site to provide water quality and quantity. Moving forward, the pond will be upgraded, allowing it to continue to serve the majority of North Fork for water quantity purposes. This will be achieved by adjusting the outfall structure and a new analysis of the hydrology.

Water quality will be provided in multiple ways across the site, with a primary focus being on smaller localized treatment facilities, however it is still under consideration if the existing pond can be upgraded to further enhance the water quality as well. Some site specific options that will be considered on a case-by-case basis include bioretention, permeable pavers, vegetated swales, and other filtration systems. Where possible, stormwater quality will be integrated into the landscape and overall design. In all cases, stormwater will be treated using the options available per state and local codes.

## ***Impacts on Environmental, Cultural, and Historic Resources***

Environmental: Sheet 2 of the Application Plan depicts the natural features in North Fork including steep slopes, streams, stream buffers, floodplain, and wetlands. Development is proposed to be located outside of preserved slopes and all floodplain areas with the NMD area. Minimal wetlands will be impacted; however, they are disconnected and isolated from any streams and will follow all mitigation requirements.

Within the PDIP area, blocks have been modified to remove some of the area previously approved as a developable area within preserved slopes. Additionally, blocks have been adjusted slightly to allow for grading of preserved slopes in order to take advantage of the Tier 4 Economic Development designation for a future target industry, and to provide pad ready sites for other Economic Development industries. Many of these areas were previously shown within the block areas for development, however an official approval to disturb the slopes had not been done. Included in our rezoning request is a request to disturb these preserved slopes.

### Cultural and Historic Resources:

Cultural/Historic Resources: Cultural and Historic resources outside of the proposed NMD area were identified with ZMA1994-005 and ZMA2005-003 and will continue to be preserved and protected.

Entrance Corridor: Airport Road and Route 29 are Entrance Corridors (EC) and subject to Architectural Review Board (ARB) review. All areas within Project that are subject to the ARB jurisdiction will be required to meet the ARB guidelines at the time of site plan approval, as applicable.

### ***Zoning Ordinance Requirements: Neighborhood Model***

The Project is designed to comply with the requirements of the Zoning Ordinance that apply to the Neighborhood Model district and to planned development districts generally.

**Greenspace, Amenities, Conservation and Preservation Areas:** The proposed greenspace and amenities will meet the minimum requirements of the neighborhood model district. Example amenities to be programmed at site plan or subdivision stage will include: tot lots, pocket parks, community center, dog park, trails, plaza, pool, clubhouse. These are identified on Sheet 9 of the Application Plan and further described in the Code of Development.

### ***Climate Action Plan***

In October 2020, the County adopted the Climate Action Plan that recommends a number of strategies and actions for renewable energy and other initiatives. The Project will specifically contribute to the following strategies and actions:

*Strategy: Increase opportunities for bicycling, walking, and other alternative forms of personal transportation for daily travel.*

*Objectives:*

*T.1.2 Increase the extent of sidewalks, bike lanes, and shared-use paths in the County's Development Areas, focusing on strategic, high-impact connections and filling gaps in existing networks.*

*T.1.3 Improve the quality of bicycle and pedestrian infrastructure in the Development Areas to make it safer and more comfortable for users.*

North Fork will include a protected multi-use trail along Lewis and Clark Drive that will connection to the future Berkmar Drive Extended increasing the bike and pedestrian access in the development areas. This will allow the residents and users within North Fork alternate forms of transportation to the shopping center at Hollymead and future into the Rio/29 Area.

*Strategy: Through land use planning, provide an urban land-use pattern more conducive to sustainable local and regional travel, and to protecting carbon sequestration in the Rural Area.*

*Objective:*

*T.2.3 Incentivize denser and more mixed-use development patterns within the Development Areas, including infill development within existing low-density areas and redevelopment of existing underutilized commercial sites.*

The rezoning at North Fork to a mixed-use area with residential will contribute to this strategy and objective. Locating residential in this location will allow those who work within North Fork to also live there, decreasing the amount and length of vehicular travel.

Strategy: *Enable and incentivize private energy efficiency and renewable energy projects in the County Code and during the community development regulatory process.*

Objective:

*B.1.4 Develop regulatory processes that would incentivize greater housing density and connectivity.*

North Fork is proposing a variety of housing types that will create density in this area. Connections to existing and planned areas are provided throughout the development including a portion of the Places 29 Master Plan designation for an Uptown Center adjacent to Airport Road.