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Mr. Francis MacCall
Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902

RE: Boys & Girls Club - Southwood Narrative

The attached shall serve as the Boys & Girls Club – Southwood Expansion narrative to serve alongside the Application Plan and Application that has also been submitted. The Special Use Permit request is to expand the use of the site up to 200 students, expanding the current Special Use Permit that is currently in place for the site.

PROJECT PROPOSAL

The Special Use Permit that is being applied for is to expand the existing one, allowing the Boys & Girls Club to serve up to 200 students at a time. The addition, includes an additional modular unit, built into the hill side, above the existing basketball court. Additionally, a handful of additional parking spaces will be added, expanding the existing parking area to 40 spaces. To minimize disturbance the parking will be built fairly close to the existing grade.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed plan is in concert with the Comprehensive Plan. The Boys & Girls Club serves as a resource and educational amenity to the current residents of Southwood, operating within the Development Areas of that plan.

The location of this Boys & Girl Club is in accordance with Objective 2 of the Comp Plan, as it serves the surrounding neighborhood, allowing for a range of accessibility, including a focus on bringing in those at a pedestrian scale. It increases the amenities within the area, while serving the local residents.

The plan is also in line with Objective 4 of the Comprehensive Plan, as it looks to maximize the current site that the Boys & Girls Club, currently serves the local community on, while preserving the outside play and community space that is a part of the site.

IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

Water and sanitary will be extended to the new modular unit. It is not clear yet if this will be proposed through a new meter or if an existing one can be used. Coordination with ACSA will be done during the Site Plan stage.

IMPACTS ON ENVIRONMENTAL FEATURES

There are no environmental features, such as critical slopes or floodplains or buffers that will be disturbed or infringed on. The plan currently is to layback the grading, towards Mist Court (removing some trees), mitigating the lost trees with new ones, serving as a visual buffer between units that are located along Mist Court.