

Southwood Phase 1 Neighborhood Model

Project Narrative + Code of Development

<i>Zoning Map Amendment 2018-003</i> <i>Tax Map 90 + 76, Parcels 09000-00-00-001A0, 090A1-00-00-001E0, 07600-00-00-051A0</i> <i>Submission Date: February 20, 2018</i> <i>Revision #1: July 2, 2018</i>

TABLE OF CONTENTS		
INTRODUCTION		
Executive Summary	5	Application Plan
Background + History	5	Density by Block
Redevelopment Core Values	5	Residential Uses by Block
New Story of Southwood	5	Non-Residential Uses by Block
Public/Private Partnership	6	Parking
Action Plan	6	Road Sections + Framework Streets
Early Adopters	7	Road Matrix
	7	Green Space + Amenities
RESIDENT-DRIVEN DESIGN		Tree Preservation Area
Land Planning Workshops	8	Recreational Areas + Facilities
Resident Committees	8	Recreational Facilities
Community Guides	9	Recreational Area
Master Planning	9	Conservation Area
Community Outreach	9	Amenity-Oriented Lots
Rezoning Workshops	10	Character Areas
Where will Redevelopment Begin?	11	Transect T-1
Market Day - Expanding Design Input	11	Transect T-2
Design Development Workshops	12	Transect T-3
Early Adopter Cohort Development	13	Transect T-4
		Transect T-5
FUTURE ENGAGEMENT ACTIVITIES		Green Space and Amenity Area
Site Planning Workshops	14	Characteristics of the Character Areas
Rezoning Future Phases	14	Setbacks + Lot Regulations
		Illustrative Concept Plans and Images
PROJECT NARRATIVE		Concept A.1
Guiding Principles	16	Concept A.2
Proposed Impact on Public Facilities and Infrastructure	16	
Impact on Environmental Features	17	
Strategies for Shared Stormwater	17	
AFFORDABLE HOUSING	18	
Potential Product Solutions	18	
Southwood AMI Data	18	
Healthy Housing Ecosystem	19	
CODE OF DEVELOPMENT	20	

INTRODUCTION

Executive Summary

Habitat for Humanity of Greater Charlottesville is implementing a national model, community-based redevelopment process at the Southwood Mobile Home Park, the largest concentration of affordable housing in the region. When complete, Southwood will be transformed from a primarily low-income community of aging trailers and failing infrastructure into a sustainable mixed-income, mixed-use village without resident displacement.

Southwood is currently home to 1,500 people in 341 trailers on 120 acres. Since 2002, Habitat has been working side-by-side with the residents on financial literacy, long-term planning, business incubation, and more, to facilitate the holistic transformation of the neighborhood to meet the vision of the community and improve the quality of life for all its residents. Current projections for full build-out of Southwood anticipates approximately 650-800 homes with amenities to support the community vision like parks, community centers and affordable childcare, as well as ready access to additional jobs and support services. This rezoning application is for the first phase of redevelopment only.

Successful redevelopment of Southwood begins with the strengths, dreams and aspirations of the existing community members, building on their vision for the future and focusing on keeping intact and amplifying the culture and community that exist today while creating a framework to welcome new neighbors to the community. Central to the process at Southwood is authentic and intensive engagement with residents to provide them with the necessary information to make intelligent decisions about the future of their community. This focus on listening first requires putting aside assumptions and predetermined solutions and approaching master planning as a process rather than a product.

Approximately 20 million people live in trailers nationally, most of whom own their homes but not the land underneath them. Southwood will provide a blueprint at an unprecedented scale for working with residents to improve their long-term housing, financial, and social conditions while achieving secure tenure. The unique non-profit/public partnership entered into by Habitat and Albemarle County will be a model for how to achieve redevelopment equitably, sustainably and attractively, both here in Central Virginia and nationwide.



Background + History

The Southwood Mobile Home Park was built in the 1950s with just a few trailers around a single road. Over the last 60 years it has expanded to include 341 homes, 26 roads, and two community centers.

In 2007, in the face of significant redevelopment pressure, failing infrastructure and the likelihood of catastrophic resident displacement, Habitat purchased Southwood with the goal of redeveloping it as a mixed-income, sustainable neighborhood without resident displacement.

During the past ten years, Habitat has focused on building trust, preserving the park for existing residents, addressing significant deferred maintenance issues, creating capacity among residents to be community leaders and facilitating the provision of social, educational and health services. To date, Habitat has invested more than 19 million dollars in operations and deferred maintenance in the community and partnered with more than 30 social services providers.

Redevelopment Core Values

After completing Sunrise, the first transformation in the nation from trailer park into a mixed-income community without resident displacement, and after stabilizing the physical conditions at Southwood, Habitat began the physical redevelopment process in earnest in 2011 when its Board of Directors approved the following core value statement to guide redevelopment:

Habitat for Humanity of Greater Charlottesville is committed to redeveloping the Southwood Mobile Home Park as a well-designed, sustainable, mixed income community of substantial benefit to the region guided by the following core values:

Non displacement: Facilitating healthy rehousing choices for each current resident of the trailer park.

Net increase in affordable housing: Causing a significant increase in the overall local affordable housing stock, responsive to the evolving regional need.

Community engagement: Creating a plan of development resulting from extensive interaction with Southwood residents - taking into account their needs, desires and abilities - and other stakeholders in the community (surrounding neighbors, County officials, etc.).

Asset-based approach: Building on existing community assets by being responsive to what's already good about Southwood, both socially and physically

Self-help model: Basing redevelopment strategies on Habitat's central belief that a "hand up" is better than a "hand out." Redevelopment will include substantial opportunities for current residents and other low-income residents of the area to earn the chance to build and purchase Habitat homes and/or otherwise participate in the rebuilding of the community.

Fiscal responsibility: Managing the redevelopment process in a financially sustainable way that allows Habitat to continue with its core mission of building affordable homes into the future.

Southwood is a diverse community of 1,500 hard-working people. Family and education are deeply valued, as well as the affordability of living at Southwood and the proximity to Charlottesville and its many resources. We appreciate the peace and physical beauty of the park and there is a richness of culture, youth and entrepreneurial spirit. We aspire to provide a better life for our children and a legacy for generations to come.

The Southwood neighborhood is a special place characterized by faith, resilience and hope. We are committed to working hard, with neighbor helping neighbor, to build a stable, diverse and bright future for all members of our community.

YOUR SOUTHWOOD STORY

Understanding the strengths and assets that we possess is an important first step in celebrating what's great about our community and in planning for the eventual redevelopment of Southwood. Our story of Southwood will serve as the foundation for a plan of redevelopment that honors what we currently value about Southwood.



New Story of Southwood

Following an intensive survey and interview process with all 341 homes in Southwood in 2013, Habitat's Community Engagement staff sat down for 158 one-on-one interviews with Southwood residents to document the New Story of their community – their values, dreams and vision for their families and their future.

After hundreds of hours of in-depth conversation, the stories were gathered for common ideas, creating a list of nine repeating themes. These themes were brought to a working group of residents who were asked to first verify that the information reflected their own picture of the community and second, to prioritize and narrow down the list.

The working group agreed on the following guiding values and definitions:

Family: The priority and the thing that keeps us going; where you learn the purpose of life; the nucleus of society and the foundation of everything

Affordable: A good price and you get more value for your money; within our means; more space for less money and closer to things in the city

Education: Important for learning different skills for a better future and a better quality of life; founded in the family and transmitted in schools and universities; an opportunity to develop new skills to get a better job

Community: Neighbors learning from one another, supporting each other, having fun together, and working together towards a common goal, events when we all come together; when we collaborate with each other

Quiet: A country setting; quaint with lots of trees and flowers; a peaceful place to live

Hard-Working: Our responsibility to support and care for family; working together and helping others; having goals in your life and working hard to achieve them

Public|Private Partnership

In October of 2016, the Albemarle County Board of Supervisors unanimously adopted a resolution supporting a collaborative redevelopment process for the Southwood Community, setting in motion a unique private-public partnership that "could serve as a blueprint for future revitalization and redevelopment of the County's aging suburban infrastructure." This partnership clearly acknowledges that the success of sustainable, holistic redevelopment of this area's largest concentration of affordable housing depends on multi-sectoral coordination, support and maximum flexibility.

Southwood redevelopment presents an opportunity for the Commonwealth and Albemarle County and other investors to receive significant social and financial return on investment. A 2013 study by the University of Virginia Weldon Cooper Center For Public Service estimated that a redeveloped Southwood will generate 17x the tax revenue for Albemarle County than it does currently. At build out, Southwood will include private investments – direct contribution of dollars into the local economy - of more than \$200MM. Once a multiplier is applied, the total economic impact will be significantly higher, likely approaching \$1.5B.

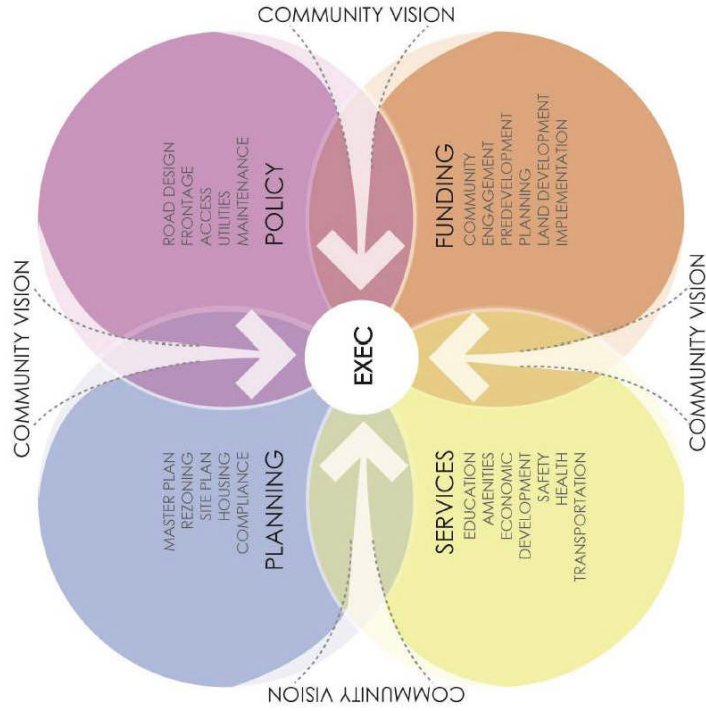
Additionally, the study showed that Habitat's development of Southwood without resident displacement will provide significant cost avoidance. According to the study, if Habitat were not able to redevelop the property and the resultant market forces displaced the area's most vulnerable residents, the cost in rehousing assistance alone over a 4.5 year period using a formula based on the Federal Relocation Act standard would be \$21MM.

On top of the quantifiable financial benefits and savings attributable to housing improvement and expansion, successful redevelopment at Southwood will address significant needs in such realms as education, social services, safety, land use, transportation, economic development, recreation and access.

Action Plan

Since the passage of the resolution, County and Habitat officials, staff members and professional planners have been working side-by-side with residents to understand the vision of the community, to develop a process for moving forward and to work cooperatively toward improving the immediate and long term quality of life for all Southwood's residents. The complexity, scale and vision of this project will require the investment of policy, planning, direct services, and financial resources to ensure success. Subject matter experts and staff from both Habitat and the County have been tasked with putting resident voices at the center of their work, seeking to find pathways to create the affordable, safe, inclusive neighborhood that Southwood desires. In January of 2018, Habitat and the County jointly agreed to an Action Plan for accomplishing these goals and milestones over the next few years. This plan outlined the formation of five distinct but interrelated teams (see diagram below) as well as near, mid and long-term deliverables for each group.

The Action Plan outlined an expedited schedule for review of Phase I of Southwood redevelopment, projecting submission of a zoning map amendment by February 2018 and a public hearing with the Board of Supervisors by December 2018. Staff from both entities have been working together diligently to maintain momentum and achieve these project goals.



Early Adopters

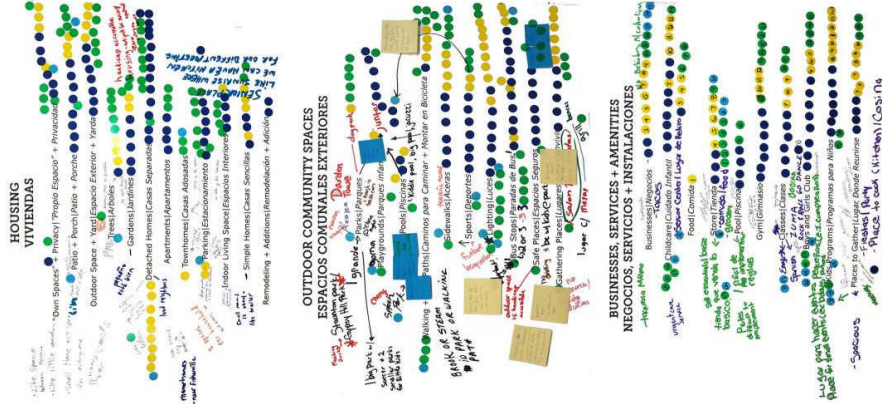
In 2014, Habitat's board voted to elevate the value of "resident readiness" as the single most important metric guiding the timing of physical redevelopment. In order to move forward alongside residents in a non-coercive way, Habitat is pioneering the concept of Early Adopters – asking people to "raise their hands" to participate when they are ready, and working with individual cohorts to plan and design not only the master plan, but the villages they will live in.

During the summer of 2015, Habitat staff began to work with Southwood residents to identify aspirations and values for the redevelopment of Southwood. Over the course of 108 interviews lasting on average 45 minutes each, staff had in-depth conversations with residents about what they valued about their current housing situation, the spaces in the neighborhood they liked, the services they found supportive of their families and their way of life, and what things they wanted to build on for the future. Transcripts of these conversations were combed for repeating themes, the initial building blocks for an emerging set of values the community could establish and utilize to govern the direction of their future.

Through that process, three categories rose to the top: **housing, outdoor spaces, and businesses + amenities**. In January of 2017, those themes were brought back to the community to verify, add, subtract and modify until they became an accurate representation of general community aspirations. Eighty households read and responded to the priorities, kicking off the next stage in community-driven redevelopment - the eventual identification and formation of the Early Adopter team.

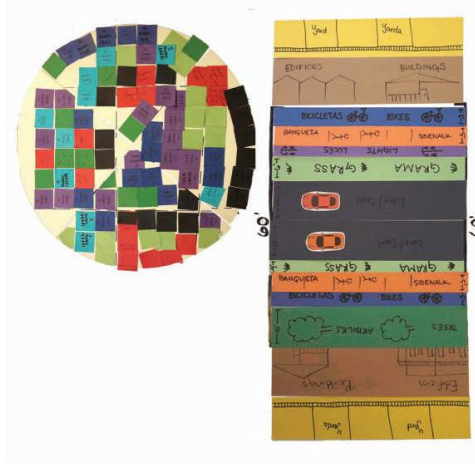
This intensive process of listening, reflecting back, honoring the wishes of the community and following up with frank conversation around constraints and opportunities is the foundation for the resident-driven design process outlined in the following section.

Lessons learned from this process influenced the approach to physical redevelopment, designing first on land where no trailers exist in order to communicate clearly to residents that Habitat and the County are serious about engaging with residents directly in this planning process that will determine their future and that neither entity will overlay its vision over top of their existing neighborhood. Habitat and residents have agreed on a key principle - "nothing about you without you".



CORE VALUE:
NON DISPLACEMENT
 facilitating healthy rehousing
 choices for each current resident
 of the trailer park

- VALOR FUNDAMENTAL:
SIN DESPLAZAMIENTO
 proporcionando o facilitando
 alternativas saludables de
 reubicación para cada residente



THEMES

01. Land Use
02. Housing Typologies
03. Affordability
04. Yards + Parking
05. Roads + Infrastructure
06. Non-Residential Uses
07. Neighborhood Planning

RESIDENT-DRIVEN DESIGN

Land Planning Workshops

As the foundation for authentic, meaningful conversations about the community's aspirations for the future, this workshop series served as a two-way transfer between resident leaders and professional planners of skills, information and values. Community members learned about some of the constraints on land development like flood plain and steep slopes, availability and accessibility of necessary infrastructure and the impact of density on the financial feasibility of redevelopment. Models and interactive workshops gave community members the tools to begin translating their lived experience into two-dimensional representations of their preferences, allowing them to communicate in the language architects, engineers and planners use to discuss character and place.

Discussion about desired commercial and non-residential uses provided context as residents grappled with how to balance community aspirations - such as a neighborhood with amenities that support the health and wellbeing of the whole family - with personal aspirations of individuality and private space. Developing a common definition for affordable - no more than 30% of a family's income being devoted to housing expenses - and understanding how incorporating a significant number of market rate homes into the neighborhood created the opportunity for a wide range of housing products, while also subsidizing the development of affordable lots, resulted in resident leaders advocating for well-designed higher density that allowed Southwood to be financially viable, keeping intact the existing community while making space for new neighbors. These community values of affordability and inclusivity inspired the resident cohort to begin thinking in terms of "we over me" identifying that attached housing and smaller but meaningful open space resulted in greater access and opportunity for the entire community.

2017

Land Planning

Committee Development

Rezoning

2018

Design Development

Rezoning Approvals

Site Planning

2019

Rezoning Future Phases



Resident Committees

After the initial Land Planning workshops, resident leaders continued their work by forming three redevelopment committees. Committee groups met once a month to train for events and activities that occurred over the summer of 2017, reporting out about their work to the wider community at monthly redevelopment meetings. Each committee was charged with different tasks and each spoke to different skill sets the leaders possessed, allowing residents to deepen their knowledge and strengthen the collective identity of the cohort, all while advancing the goals of redevelopment.

Community Guides

Community Guides honed their presentation skills, focusing on opportunities to bring updates and information about redevelopment to outside audiences. They worked together to identify the key themes and lessons learned from the Land Planning workshops, how to engage donors, interested community members and outside decision makers. Community Guides presented at various events in the following months, including a State Leaders meeting hosted by Virginia House Delegates David Toscano and Criegh Deeds and attended by 40 leaders from more than 15 state and local agencies with various ties to Southwood redevelopment.

This group pulled on the strengths of residents who felt called and able to share the story of Southwood in front of large audiences, recognizing that when advocating for change in their community, no voices spoke more eloquently than those of the community.

Master Planning

Master Planners continued to meet with architects, engineers and planners throughout the summer to hone the concepts identified through the initial planning workshops and prepare for the development of the rezoning application. They worked through various planning sketches to establish density goals for Block A, favoring higher density over less efficient land plans, and developed overarching design principles for Block B that would guide conversations with potential developers.



Resident planners felt motivated to learn more about the planning and design process, diving deeper into the intricate and complicated world of land development. These community members saw the unprecedented opportunity to make sure the future neighborhood of Southwood represented their aspirations, dreams and vision, and rose to the challenge.

Community Outreach

The Community Outreach committee focused on neighborhood-wide communications and inspiring others to feel as passionately about redevelopment as they did. The Outreach Committee worked hard to increase knowledge about redevelopment among Southwood community members. This peer-to-peer leadership style is integral to Habitat's approach to redevelopment, understanding that a recommendation from a trusted friend and neighbor is more valuable than the endorsement of an outsider.

Outreach committee members received training on the specific skill of door knocking, learning the techniques necessary for successful one-on-one interactions with friends and neighbors about sometimes difficult and complicated subjects. After training, resident leaders divided into groups of two and advertised for various monthly community meetings in their neighborhood. After these door knocking initiatives, redevelopment meeting attendance increased by 30%.

Being natural conversers, residents drawn to the Community Outreach committee were able to share their skills in motivation and active listening with the larger community, reaching deeper into Southwood and expanding the capacity of Habitat to engage directly with as many residents of the park as possible.

2017

Land Planning

Committee Development

Rezoning

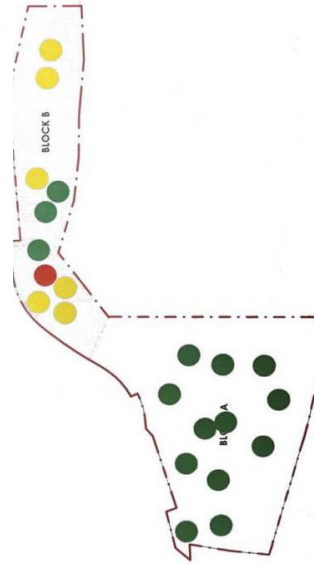
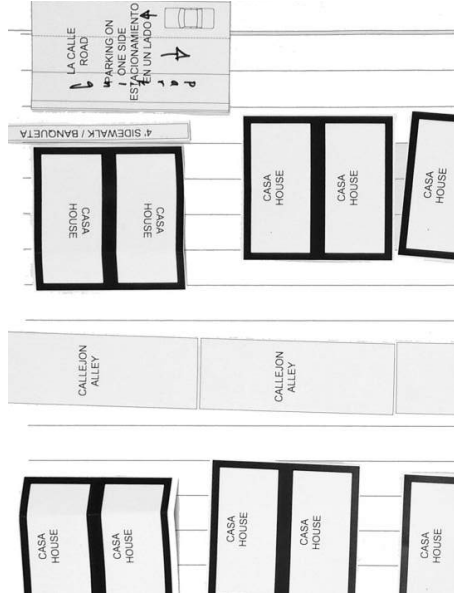
Design Development

Site Planning

Rezoning Future Phases

Rezoning Approvals

2019



Rezoning Workshops

Building on the vision, vocabulary and leadership skills established through the Land Planning workshop series and subsequent committee development, these sessions first introduced the rezoning process to resident leaders, and then examined the various elements of the application to ensure continuity between what was submitted and the goals of the community.

Rezoning was introduced as a process to establish new regulations that would provide a guide and framework for future development of Phase I, and that these regulations would form the overall character and feel of their neighborhood. Important decision points and opportunities for interacting with the community, like the public hearings with the Planning Commission and Board of Supervisors were discussed, and the proactive public-private partnership between Southwood and the County was highlighted.

Here, residents formalized their two-block approach, identifying the two distinct areas within Phase I. Block A, more internal to the site, was desired to be more residential and neighborhood-focused in nature, while Block B, the neighborhood's primary

THEMES

01. Rezoning Process
02. Block Design
03. Uses
04. Road Network
05. Road Design



entrance and frontage along Old Lynchburg Road, was more appropriate for more intensive uses. This rationale guided group activities in which the community discussed various potential uses and their appropriateness for each block. The community's work established the Use Matrix, with a wide range of residential uses in both Block A and Block B, but the majority of higher intensity non-residential uses restricted to Block B.

Residents also expressed preference for an interconnected road network with a modified grid that respected the natural terrain as much as possible while achieving density goals, as well as road section designs that prioritized traffic calming measures and minimal right of way widths.

Moving from resident-derived concepts to technical drawings and regulatory tables without losing the sense of ownership or ability for residents to see themselves reflected in this work has resulted in an informed and engaged community with a sophisticated grasp of these development principles.

Rezoning Approvals

2018

Land Planning

Rezoning

Committee Development

Design Development

Site Planning

2019

Rezoning Future Phases



Where will Redevelopment Begin?

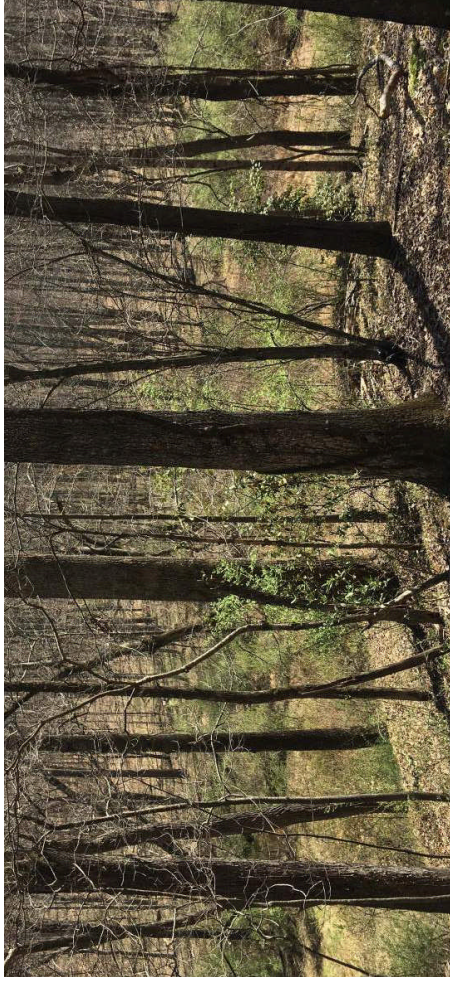
Two key points became clear in talking with residents about the first phase of redevelopment. One, that the physical and psychological benefits of starting construction on land not currently occupied by trailers would outweigh the added costs of building the necessary infrastructure to access this greenfield; and two, that for many community members, inspiration and belief in the possibility of the future would only come once there was a first village they could see and touch. Embracing these concepts and honoring the community's insight has meant developing this Zoning Map Amendment request to focus first on the 32.5 undeveloped acres adjacent to the developed portion of Southwood, both to demonstrate Habitat's commitment to non-displacement and to expedite a first phase of redevelopment.

Walking tours of this forested area equipped residents with an understanding of the land that influenced their approach to neighborhood design, and brought abstract land development concepts into real, tangible terms. Knowing where redevelopment will begin has further inspired the belief that this transformation is possible.

Market Day - Expanding Design Input

At the end of the first series of redevelopment workshops, a focus group of resident leaders continued meeting to develop an activity that would demonstrate to the larger community the experience of planning their future neighborhood.

Building on the final workshop of the series, residents and architects developed an interactive activity for neighbors to design their own neighborhood block. During Market Day, a spring health and wellness fair for the entire community, residents lead their neighbors in this design exercise, resulting in 80 community members working in multiple teams to develop conceptual design solutions for their future neighborhood. A sample of layouts from that design exercise are pictured on the right.





Design Development Workshops

This series focused on further refinement and identification of critical design principles the community wanted to codify in the request for rezoning. Here the neighborhood moved from an open framework to conceptual designs that will serve as guides for the future development of individual neighborhoods.

This stage of design began with field trips with community members visiting local neighborhoods, experiencing the architectural and engineering concepts they had been discussing in previous workshops in person, evaluating how various design decisions impacted the overall feel and character of a neighborhood. With these site visits in mind, residents came together for design intensives, working in small groups to design and redesign areas of Block A using color coded blocks and scaled model props. Residents were asked to refine their designs while thinking about the overarching principles they were striving for, like connectivity, amenities and a mix of housing types.

THEMES

01. Precedent Studies
02. Connection
03. Amenities and Open Space
04. Mix of Housing Types

Family-oriented designs and amenities, like parks or multi-modal paths, and special attention to accommodations for vulnerable populations, like seniors and those with limited mobility, were interwoven with a wide range of housing typologies from apartments to affordable duplexes and townhomes to market rate single family detached options. Multiple groups highlighted the importance of mixing housing typologies in the same phase, but not necessarily directly adjacent to each other, to promote the meshing of a newly formed community that would be welcoming to people from all walks of life.

These concept models were then turned into the illustrative drawings and plans at the end of this booklet (see *Illustrative Plans* on pages 33-34) that are meant to serve as a high-level guide for future development and future resident cohorts' designs for their neighborhoods, while maintaining the overall flexibility that will result in an organic, vibrant neighborhood that is responsive to the values of each future resident cohort.

Rezoning Approvals

2018

2017

2015

Land Planning

Committee Development

Rezoning

Design Development

Site Planning

Rezoning Future Phases

13



Early Adopter Cohort Development

After the initial submission of the rezoning application in February of 2018, resident leaders developed an agenda for a series of redevelopment meetings that would provide an update and an opportunity for self-identification into the rapidly forming Early Adopter cohort to the larger Southwood community. Residents identified that it was important to highlight key past milestones that inspired confidence and faith in commitments to non-displacement and affordability. Residents celebrated the completion of a Land Swap with the Commonwealth of Virginia which provided Habitat access to an additional 20 acres of undeveloped land adjacent to Southwood. And they identified the importance of underwriting changes Habitat initiated that would allow more community members to be able to take advantage of affordable homeownership opportunities. It was also critical to community leaders to inspire a sense of the gathering momentum around redevelopment, pointing to the three to five year time horizon by which the first Southwood community members could be moving into their new homes in the first phase of redevelopment. Overwhelmingly, Southwood resident planners feel that building a First Model Village will be the catalytic event that inspires future cohorts of Southwood residents to take proactive steps toward homeownership and toward joining their neighbors in intensive block by block community planning.

Meetings were held on a variety of days at multiple times to provide opportunity to folks regardless of their work schedules and commitments to learn more about redevelopment. During the two weeks these meetings were held, 80 families were represented with almost half - 37 out of those that attended - self-identifying as interested in participating in the first phase of Southwood redevelopment.

One-on-one outreach by Southwood's trained financial coaches and housing counselors began with those residents to better understand families' housing aspirations and financial situations and to create individualized paths forward toward their family goals. As future cohorts are established, the process will repeat itself with every family until Southwood redevelopment is complete.



16 resident leaders

37 early adopters

48 workshops

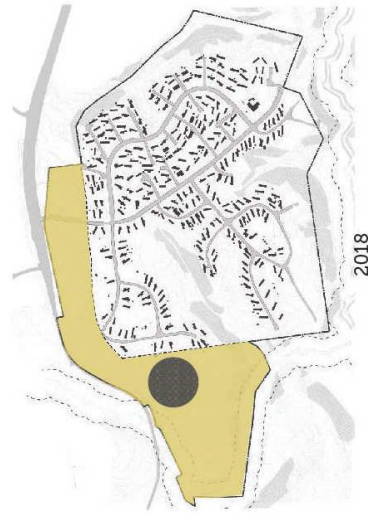
96 hours of childcare

179 total resident participants

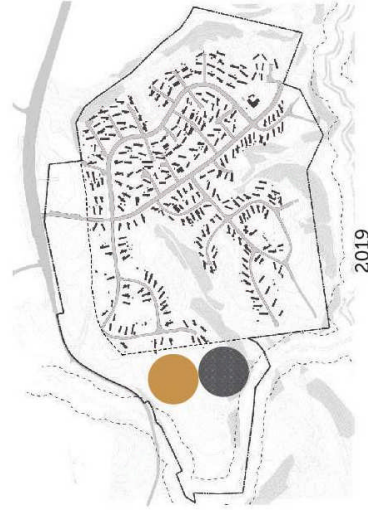
341 doors knocked

750 meals provided

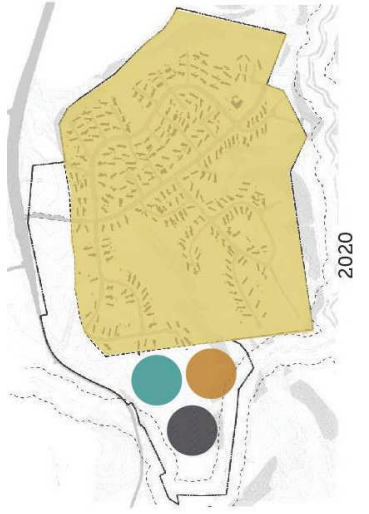
1,480 volunteer hours of resident leadership



2018



2019



2020



FUTURE ENGAGEMENT ACTIVITIES

Site Planning Workshops

Beginning in the fall of 2018, the Early Adopter cohort will come together to look at a higher level of detail at Block A, identifying the exact location of the First Model Village, refining the appropriate housing types to suit the housing aspirations of their specific design cohort, further developing road layouts and right of way design and developing the civic and amenity components that will identify their neighborhood. This work will culminate in a submission of the first site plan and subdivision plan for Phase I of Southwood redevelopment in early 2019.

This process of resident-led site planning will happen for a minimum of two distinct neighborhoods in Block A of the first phase of Southwood redevelopment, tying into overarching design principles and the framework established by the rezoning application while allowing each neighborhood to develop organically with a specific resident group in mind. Moving forward, each new block will set the context for future block development.

2018

Land Planning

Committee Development

Rezoning

Design Development

Rezoning Approvals

Site Planning

Rezoning Future Phases

2019

15

Rezoning Future Phases

Current conceptual timelines indicate that the rezoning of the next phase of Southwood redevelopment will begin as early as 2020, building on the lessons learned from site planning and implementation of the first phase of redevelopment. Inspired by the work of the Early Adopters, new resident cohorts will form and will engage in the same curriculum, first acquiring the foundational understanding of the principles of land development, then building on these principles as they define the rules, regulations and design characteristics of their own rezoning application and then turning these guiding principles into the exact sites and subdivisions of their future neighborhoods. It will be critical to tap the wisdom and knowledge of the first cohort of Early Adopters to help refine and market these new planning initiatives, as well as lead and train their peers in the work of land design.

PROJECT NARRATIVE

Name of Project:	Southwood Phase I
TMPs:	090A1-00-00-001E0 09000-00-00-001A0 07600-00-00-00-051A0

Total Acreage: 32.5 acres

Block A:	20.9 acres
Block B:	11.6 acres

Guiding Principles

This Zoning Map Amendment requests the rezoning of three contiguous properties (Parcels 76-51A, 90-1A, and 90A1-1E) on 32.5 acres from R-2 and NMD to Neighborhood Model District (NMD). With a maximum of 400 residential units and a focus on providing a mix of sustainable, affordable housing stock currently lacking in Albemarle County alongside new workforce and market-rate housing opportunities, the community-generated design principles presented in this zoning map amendment will create a mixed-income, mixed-use community that prioritizes the non-displacement and realization of secure tenure of the community that exists today. NMD zoning establishes the design ideals that will ensure a healthy, vibrant community while providing the necessary flexibility for community members to engage authentically in the design process and determine the future of their community without having concepts superimposed by external sources.

The two-block approach presented in this Zoning Map Amendment was developed in partnership with Southwood community leaders through intensive engagement and dialogue with the architects, engineers and planners that have all lent their expertise to the development of this plan. It was clear to community members that within Phase I there were two distinct areas of development. Block A, the 20.9 acres that share boundaries with parkland to the south and the existing Southwood neighborhood to the north, should be a largely residential development, prioritizing housing that would be accessible to community members and to the outside community, with the opportunity for commercial uses that would primarily support those new housing units. Block B, the 11.6 acre area that serves as entry to the existing Southwood neighborhood from Old Lynchburg Road is for more intensive uses.

As envisioned in the purpose and intent of the Neighborhood Model District set forth in Chapter 18, section 20A.1 of the Zoning Ordinance, the Plan of Development for Southwood has been designed to further the following principles:

Pedestrian Orientation: This plan envisions continuous sidewalks as well as a roughly 2,000 linear foot path through the naturally wooded area that bounds the site to the East, South and West to provide ample opportunity for safe travel and safe recreation.

Neighborhood friendly streets and paths: Streets will be designed with traffic-calming techniques that will result in slowing traffic and minimized road widths to the extent allowed. Minimal building setbacks and established build-to lines will create a built form that addresses the street. The proposed path through the natural areas will increase the community's

ability to access existing natural resources.

Interconnected streets and transportation networks: The main road network proposed for Phase I sets a framework for developing a modified grid that both adapts to, and preserves the landscape to the extent possible. It enables an interconnected street system that will make travel intuitive. This network has been established with the opportunity for logical connections into the future phases of Southwood redevelopment and to the future Biscuit Run Park. This plan prioritizes a continuation and augmentation of the exiting transportation partnership between the City of Charlottesville and Albemarle County which brings bus service to Southwood.

Parks and open space as amenities: This plan proposes the preservation of more than 7 acres of natural green space and amenity areas made up of sensitive ecological zones such as floodplain, stream buffer and steep slopes to maintain the area's natural setting and feeling of tranquility in the future redevelopment. Potential connections to future county and regional trails and the existing amenities in the Southwood community such as trails, parks and sport courts will be able to provide multiple varied recreational opportunities to this development.

Neighborhood Centers: Block B, the area that fronts along Old Lynchburg Road has been identified as an appropriate area for more intensive uses. Block A also provides opportunities for neighborhood commercial entities that would support the new neighborhood.

Buildings and spaces of human scale: Maximum building heights proposed in this rezoning enable an urban form at a pedestrian-friendly scale. Pedestrian-centered street design and continuous sidewalks invite the neighborhood to engage with their community and create a neighborhood with a strong sense of place.

Relegated Parking: This plan envisions alleys in addition to main roads to allow for rear-loaded parking whenever appropriate, feasible, and allowable, and to minimize curb cuts. The parking plan allows flexible solutions like surface lots, on-street parking and shared driveways to allow for ample parking that can be responsive to the exact site and conditions the future development presents.

Mixture of uses and types: Phase I allows for a wide range of commercial and residential units, with the most intensive uses focused in Block B along Old Lynchburg Road, and less intensive uses in Block A. There are opportunities for commercial uses that act primarily as support services to the residential development in Block A. The uses proposed in this Zoning Map Amendment have been designated by community leaders and have been memorialized in the enclosed use tables.

Mixture of housing types and affordability: The Habitat homeownership model alongside innovative outside partnerships will provide sustainable affordable products at multiple levels of area median income and various ownership or rental structures to fit with the goals and aspirations of the community. Proactive financial coaching has already begun within the community to best prepare residents for their future housing goals. These efforts will be complimented with the provision of a wide array of housing typologies such as multifamily and single family attached and detached, townhomes and accessory dwelling units that can remain responsive to the individual families that come forward to participate in the redevelopment of Southwood.

Site planning that respects terrain: The team of landscape architects and environmental engineers that have been advising

the redevelopment of Southwood have taken into consideration the unique conditions and topography present on this site. The road network's curvilinear design responds directly to existing grades and promotes the preservation of the natural areas at the edges of the site. All development shall comply with Chapter 18 section 307 of the Albemarle County Zoning Ordinance.

Clear boundaries with rural areas: Southwood is located at the southern edge of the growth area and is bordered to the south by County-leasé parkland, serving as a natural and abundant barrier between this residential urban development and the rural areas to the south. The nearest rural areas are 0.5 miles to the west and 1.5 miles to the south.

Consistency with the Comprehensive plan: Southwood is part of Albemarle County's Southern and Western Development Area, which calls for an Urban Density Residential development with up to 35DU/acre and mixed-income, mixed-use development. The inclusion of market rate and affordable housing as well as the wide array of commercial uses allowed in this project fit within these guidelines.

Proposed Impact on Public Facilities and Infrastructure

The Phase I development of Southwood will connect to the existing internal road Hickory Street, connecting approximately 330' south of Hickory Street's intersection with Old Lynchburg Road. This first phase does not contemplate large improvements at the intersection with Old Lynchburg Road, but does anticipate upgrading Hickory Street to the intersection for the entrance to Phase 1. Future phases and rezonings will continue to analyze these areas for additional improvements. A traffic study has contemplated further build out to ensure long term development requirements are not missed during the early stages of the development.

Both water and sanitary utilities are located in the area. The existing sanitary line, which follows the stream, along the south end of the parcel, is well positioned to accept the flow from the first phase of development. Connection to the existing sanitary line will need to be designed and constructed with care, as it is located in the Water Protection Ordinance buffer, however connections of this type are allowed per the ordinance.

The existing waterline network that is located in Southwood runs to a master meter. It is anticipated that this project will transfer this tap into the water main in Old Lynchburg Road, allowing a service to be brought in to feed the first phase of development. The extension of this service will allow for individual meters to be set for each use, including both residential type units and commercial spaces. Coordination with the Rivanna Water and Sewer Authority and Albemarle County Service Authority has begun and will continue through the life of this project, including both during the rezoning application and the site plan/subdivision plan submissions. Because 341 users currently pay for water and sewer infrastructure, it is anticipated that the Southwood redevelopment will be credited with an equal number of residential tap fees.

The development of Southwood also allows for the potential to extend access to a trail system and/or what may be Biscuit Run Park. This trail system will allow residents and the community to enjoy the natural areas and terrain, including the stream that runs along the western and southern borders of Phase I.

Impact on Environmental Features

This site is surrounded by natural features, such as streams, small areas of wetlands, and steep slopes. Each of these features defines this area and has become important to the resident community to be preserved and honored in the development of this first phase. All members of the resident design team have walked the site and acknowledged the environmental features that make it unique, focusing on ways to preserve and integrate each of these areas into the first phase of development.

The infrastructure and potential layouts carefully consider preserving these areas, while also making them accessible, allowing the environmental features of the area to be available for resident enjoyment. This access will be through a trail network in coordination with the Parks and Recreation department.

The streams and wetlands on the site will be preserved in a way to honor the natural habitats associated with each. Restoration of some of the streams is being contemplated, as grant funding through partnership with the County of Albemarle is being pursued. In addition, critical slopes are being honored along the south end of the property.

Strategies for Shared Stormwater

The redevelopment of Southwood will pursue the potential for stream restoration to serve stormwater needs for the site, knowing the restoration can generate a large amount of pollutant credits. However, as that is not yet an approved BMP, other options are also available and can be implemented if it is determined that stream restoration does not meet the state requirements for water quality treatment. Preservation of wooded areas, along with localized applications of BMPs such as swales and biofilters will assist in the needs for stormwater treatment. Additional water quality needs may be addressed by the purchase of off site nutrient credits but will be limited to the quantity allowed per state guidelines. Water quantity will be addressed at the Site Plan level as well, meeting all state requirements and codes.

AFFORDABLE HOUSING

NOTE: All text in the Affordable Housing section of this Code of Development is a DRAFT and is subject to cooperative revision between Habitat's legal counsel and Albemarle County Attorneys.

The first commitment the Board of Directors of Habitat made to the Southwood Community was to redevelop the neighborhood as a well-designed, sustainable, mixed income community without resident displacement placing a premium on creating tenure security for existing residents. Through the years working side-by-side with Southwood families, that understanding of non-displacement has expanded beyond a simple one-for-one replacement of housing units to a broader and more complex concept of cultural, economic, and individual non-displacement. Southwood redevelopment has the opportunity to renovate the infrastructure of the mobile home park without disrupting what makes this community great - the people that call it home. Habitat's vision is a Greater Charlottesville community where everyone can find a decent place to live, and Southwood is a model for how to counter severe displacement pressure in a manner responsive to the specific community under threat.

Data from Southwood families indicate that 98% earn at or below 80% of the HUD-identified 2018 area median income for Charlottesville-Albemarle, qualifying them as extremely low to moderately low income households (see table below).

SOUTHWOOD AMI DATA			
homes <30% AMI	122	36%	
homes 30-50% AMI	149	44%	
homes 50-60% AMI	33	10%	
homes 60-80% AMI	26	8%	
homes 80-100% AMI	6	1%	
homes +100% AMI	6	1%	
Total Homes	341	100%	

Recognizing that, at a minimum there is a need to replicate the existing affordable housing in the Southwood community, Habitat will include no fewer than 341 affordable units in the fully redeveloped Southwood neighborhood. No fewer than 43 of these units will be located in Block A of the first phase of redevelopment. From the official date of phase I rezoning approval through final build out of all phases, prior to issuance of the final allowable certificate of occupancy, Habitat will produce or cause to be produced, at Southwood and throughout the region, a quantity of affordable housing opportunities equal to no less than 51% of the total number of residential units at Southwood.

Affordable units are defined as a residential unit affordable to households with incomes less than 80% of area median income or a unit rented or sold to a current resident of the existing Southwood community. To create opportunity and ladders of affordability to community members across the economic spectrum, there will be rental and homeownership options available at various levels of affordability. Units rented or sold to residents at or below 40% of AMI will count as 1.5 affordable units. Designated affordable rental units will remain affordable for a minimum of 15 years after initial occupancy. For sale

affordable units will be subject to Habitat for Humanity of Greater Charlottesville's deed restrictions or an equivalent, which ensure a balance of equity growth and wealth creation for homebuyers while protecting an affordable housing stock.

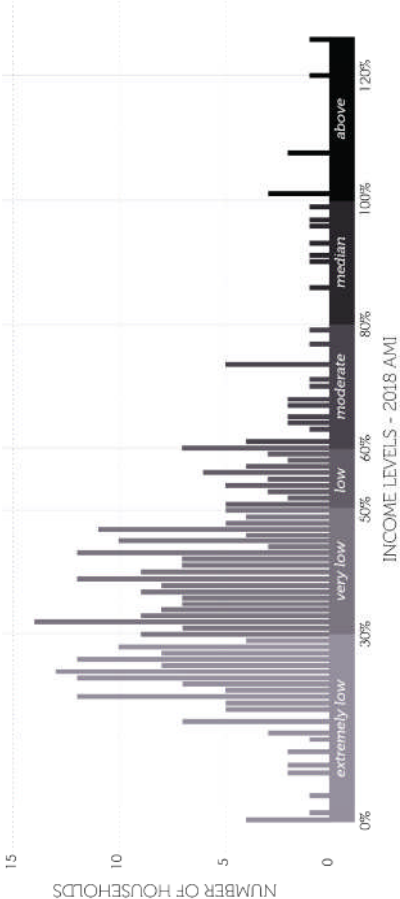
To ensure a mixture of incomes throughout the site, should density of Block A exceed 110 units total, no less than 43% of the total number of units will be affordable units. Similarly, should overall density of Southwood exceed 800 units, the current projected maximum, the intention is that no fewer than 43% of the overall units will be rented or sold as affordable. In order to preserve choice, opportunity and the ability to create mixed-income communities both at Southwood and throughout the region, units occupied by Southwood residents who choose to relocate off site through facilitated housing counseling services offered by Habitat Community Engagement staff are considered designated affordable housing that satisfy these overall quantitative goals.

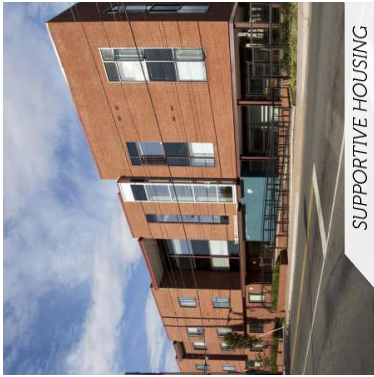
Potential Product Solutions

Southwood today is completely comprised of aging mobile homes with little opportunity within the community for family growth and individual upward mobility. According to community surveys, the majority of residents enjoy living in Southwood, largely because of the quality school district and proximity to economic opportunities. The choice to own their home - even though trailers are considered personal property, are a negative asset and do not provide tenure security - is also almost always a factor in a resident's decision to live in Southwood, highlighting the challenge of living in a region where homeownership is primarily available to individuals at 120% or above of area median income. On the facing page are examples of housing types and subsidy mechanisms that may exist in Southwood to make the shift from a homogeneous and physically degraded housing stock that has largely exceeded its useful life to a healthy and diverse housing ecosystem.

In light of this, Habitat is examining its own model for affordable homeownership, exploring a tiered program that will allow families greater agency and choice in housing product and cost and ensure a wider spectrum of affordable homeownership options within a single community than ever before.

Southwood AMI Data

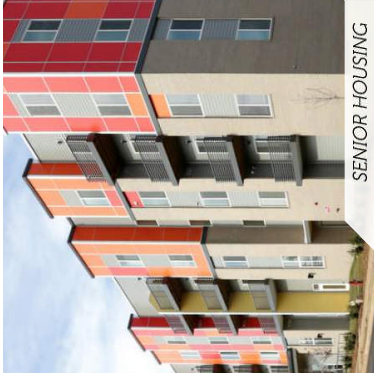




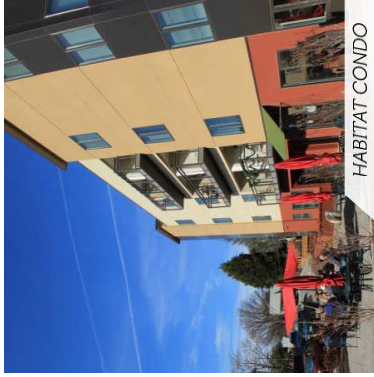
SUPPORTIVE HOUSING



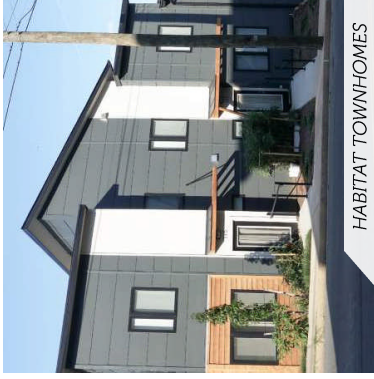
ACCESSORY UNIT



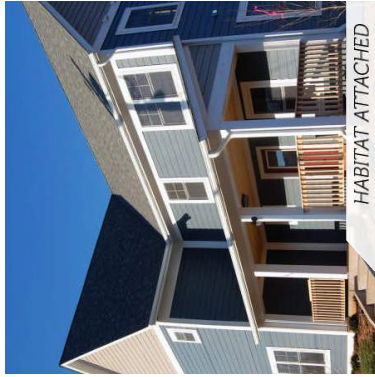
SENIOR HOUSING



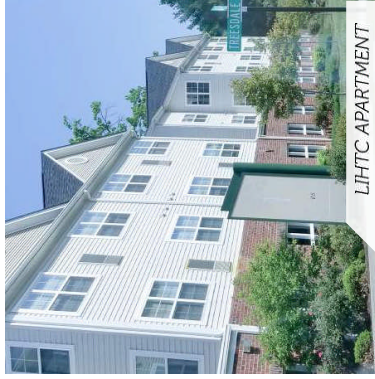
HABITAT CONDO



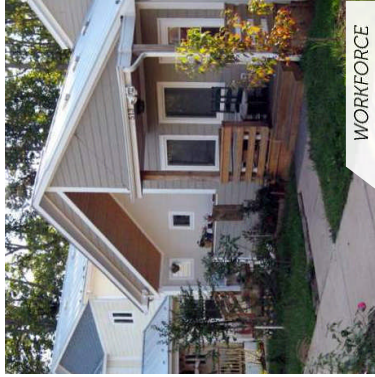
HABITAT TOWNHOMES



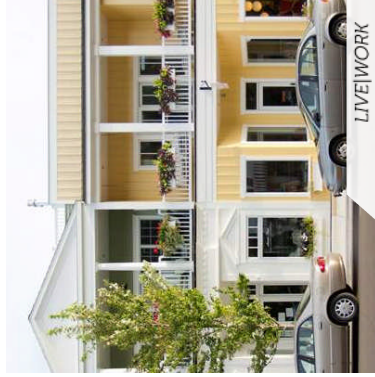
HABITAT ATTACHED



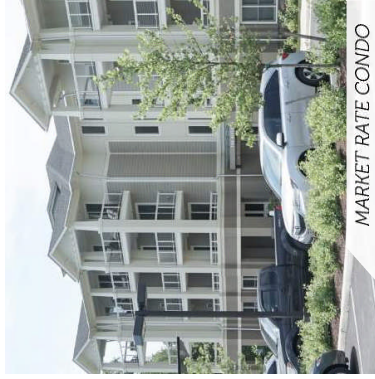
LIHTC APARTMENT



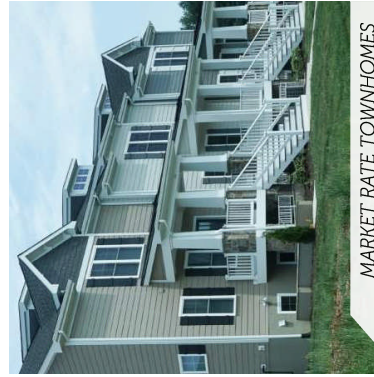
WORKFORCE



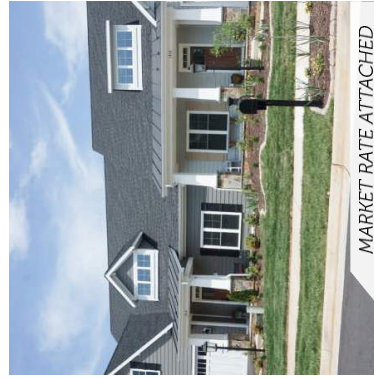
LIVE/WORK



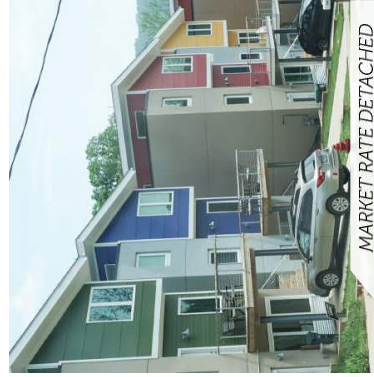
MARKET RATE CONDO



MARKET RATE TOWNHOMES

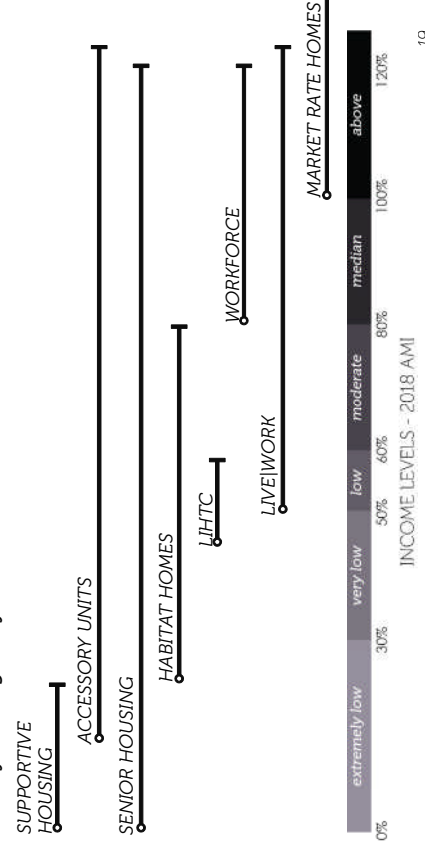


MARKET RATE ATTACHED



MARKET RATE DETACHED

Healthy Housing Ecosystem



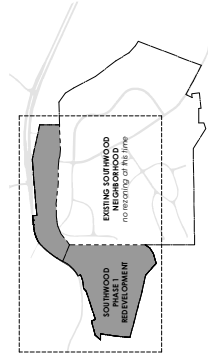
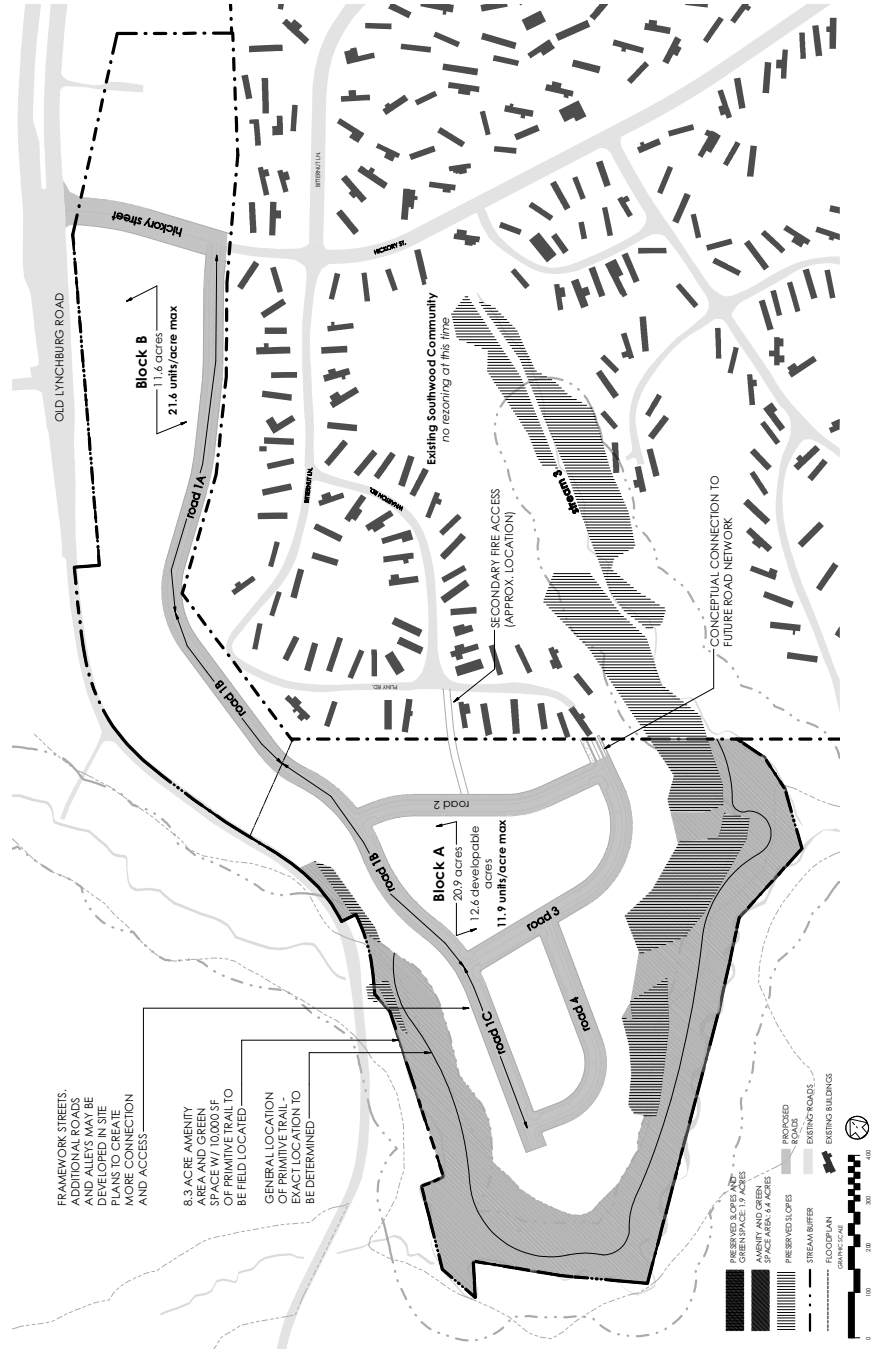
CODE OF DEVELOPMENT

Application Plan

This mixed-income, mixed-use neighborhood is intended to be developed through intensive community engagement, providing ample opportunities for new affordable and market-rate housing within the same neighborhood. Because of the community-focused nature of the development, it is critical that the Application Plan provided in this rezoning application retain the flexibility necessary for residents to create responsive, sustainable neighborhoods on a block by block basis into the future. The Application Plan provides a framework for a two-block approach to land use, an interconnected road and sidewalk system, and future connectivity to the existing Southwood neighborhood. It also identifies key features of the development including green space and amenity areas.

The distance from the center of Block A to the center of Block B is 1,590 feet or about a 15 minute walk. Some commercial uses in Block B are allowed and will support daily living needs of Block A.

The streets shown in all plans in this Code of Development are framework streets. Additional roads and alleys may be developed in site plans to create more connection and access.



Density by Block

MIN & MAX RESIDENTIAL / COMMERCIAL USES				
BLOCK	MIN DWELLINGS	MAX DWELLINGS	MIN COMMERCIAL SQUARE FOOTAGES	MAX COMMERCIAL SQUARE FOOTAGE
BLOCK A	80	150	NO MIN	20,000
BLOCK B	0	250	NO MIN	100,000

Restrictions/Requirements Associated with Standards above

(1) The total gross maximum square footage of commercial uses shall not exceed 100,000 square feet across the entire Southwood Phase 1 project. This calculation shall exclude uses for utilities, stormwater, and/or any other uses that provide infrastructure and shall exclude all outdoor recreational or agricultural uses, all of which are not to be regulated by the maximum square footage provided in this table

(2) Due to parking, site acreage, and other physical constraints, the total gross maximum square footage of commercial space and the total maximum number of dwelling units in Block B cannot occur simultaneously and the actual commercial square footage and number of dwelling units in Block B will not exceed a daily vehicle trip count of 5,000 for the entire Southwood development, TMPs 90A1-1E, 90-1A, 76-51A, 90A1-1D, 90A-4, and 90A-1C

Residential Uses by Block

The table on the right establishes the permitted uses, special uses, and prohibited uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The symbol "-." means that the use is prohibited in the block and is shown in the table to be explicit about such prohibited uses.

All uses that reference a section of the Albemarle County Ordinance are to include all uses, definitions, and interpretations as specified in the aforementioned ordinance reference unless a use, otherwise listed in the ordinance reference, is separately and explicitly listed in the use tables within this Code of Development. In this case, the zoning administrator shall refer to the separate listing in the table for this specific use.

The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit as a use by-right, a use not specifically permitted; provided that such use shall be similar to uses permitted by-right in general character and more specifically, similar in terms of location requirements, operational characteristics, visual impact, and traffic generation.

RESIDENTIAL USES PERMITTED/PROHIBITED BY BLOCK			
	RESIDENTIAL USES	BLOCK A	BLOCK B
ACCESSORY APARTMENT (REF 5.1.34) B		P	P
ACCESSORY BUILDING AND USES INCLUDING HOME OCCUPATION, CLASS A (REF 5.2) AND STORAGE BUILDINGS		P	P
BOARDING HOUSE		P	P
CARRIAGE UNIT A		P	P
DETACHED SINGLE-FAMILY		P	P
FAMILY DAY HOME (REF 5.1.56)		P	P
GROUP HOME (REF 5.1.07)		P	P
MULTIFAMILY		P	P
SEMI-DETACHED AND ATTACHED SINGLE-FAMILY INCLUDING DUPLEXES AND TOWNHOMES		P	P
SHED		P	P
TOURIST LODGING (REF 5.1.17)		P	P

Restrictions/Requirements Associated with Standards above

(1) Mixed uses in a single building (residential and non-residential) are permitted in Block A and Block B.

(2) See the parking section of this Code of Development for allocation of and exceptions for parking requirements.

Definitions for Alternative Residential Uses

A Carriage units - A separate, independent, accessory dwelling unit detached from or attached by way of an unconditioned breezeway, porch, or covered patio space, but located on the same parcel as the structure of and subordinate to a single-family detached or single-family attached dwelling. Notwithstanding Chapter 18 section 5.1.34, carriage units shall be permitted on lots comprised of detached single-family dwellings and attached or semi-detached single-family dwellings subject to the following:

The gross floor area of a carriage unit shall not be included in calculating the gross floor area of the main dwelling unit for uses such as home occupations as provided in sections 5.2 and 5.2A and other similar uses whose area within a dwelling unit is regulated.

All carriage units shall be located in the rear or side of the lot.

Notwithstanding any other requirements of this Code of Development, carriage unit setbacks shall be the same as for the principal building with which it shares a lot, except for the rear or side yard setback, which shall be a minimum of (3) three feet and shall have no other dimensional limitations. Carriage units will not count against the overall density allowances.

B Accessory Apartments will also be allowed by-right in detached and attached dwelling units or on the same lot as detached and attached dwelling units and will not count against overall density allowances.

Non-Residential Uses by Block

The table below establishes the permitted uses, special uses, and prohibited uses by block. The letter "P" symbolizes uses permitted by-right. The letters "SP" symbolize uses allowed by special use permit only. The symbol "-," means that the use is prohibited in the block and is included to be explicit about such prohibited uses.

All uses that reference a section of the Albemarle County Ordinance are to include all uses, definitions, and interpretations as specified in the aforementioned ordinance reference unless a use, otherwise listed in the ordinance reference, is separately and explicitly listed in the use tables within this Code of Development. In this case, the zoning administrator shall refer to the separate listing in the table for this specific use.

The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit as a use by-right, a use not specifically permitted; provided that such use shall be similar to uses permitted by-right in general character and more specifically, similar in terms of location requirements, operational characteristics, visual impact, and traffic generation.

NON-RESIDENTIAL USES PERMITTED/PROHIBITED BY BLOCK			
USE	BLOCK A	BLOCK B	
PRIVATE SCHOOL	P ^A	P	
RETAIL STORE OR SERVICE (REF 22.2.1a AND 22.2.1b)	P ^B	P	
FARMERS' MARKET (REF 5.1.47)	P	P	
LAUNDROMAT	-	P	
FINANCIAL INSTITUTION	P ^A	P	
MEDICAL OFFICE	P ^A	P	
DAY CARE, CHILD CARE OR NURSERY FACILITIES (REF 5.1.06)	P ^A	P	
DRIVE-THROUGH WINDOWS (REF 5.1.60)	-	-	
EATING ESTABLISHMENT	P ^C	P	
PROFESSIONAL OFFICES	P ^A	P	
CLUBS AND LODGES (REF 5.1.02)	SP	P	
LABORATORIES/RESEARCH AND DEVELOPMENT/EXPERIMENTAL TESTING	-	P	
STORAGE YARD	SP	P	
MANUFACTURING/PROCESSING/ASSEMBLY/FABRICATION	-	P	
RELIGIOUS ASSEMBLY	-	-	
PUBLIC USES	P	P	
EVENT HALL (REF 5.1.27) ^D	-	P	
COMMUNITY CENTER (REF 5.1.040 (REF 5.1.27) OR NEIGHBORHOOD CENTER	P	P	

NON-RESIDENTIAL USES PERMITTED/PROHIBITED BY BLOCK			
USE	BLOCK A	BLOCK B	
ELECTRIC, GAS, OIL AND COMMUNICATION FACILITIES, EXCLUDING TOWER STRUCTURES, OWNED AND OPERATED BY A PUBLIC UTILITY	P	P	
ASSISTED LIVING	SP	P	
STAND-ALONE PARKING AND PARKING STRUCTURES (REF 4.12) (REF 5.1.41) (REF 5.1.42) ^E	P	P	
HOME OCC CLASS A (REF 5.2)	P	P	
HOME OCC CLASS B (REF 5.2)	SP	SP	
TEMPORARY CONSTRUCTION USES (REF 5.1.18)	P	P	
USES PERMITTED BY-RIGHT WITHIN FLOODWAY FRINGE IN ACCORDANCE WITH 30.3.05.1.2 OF ZONING ORDINANCE	P	P	
STORMWATER MANAGEMENT FACILITIES	P	P	
PUBLIC RECREATIONAL FACILITIES	P	P	
TIER I AND TIER II PERSONAL WIRELESS SERVICE FACILITIES (REF 5.1.40)	P	P	
USES PERMITTED BY SPECIAL USE PERMIT WITH THE FLOODWAY FRINGE IN ACCORDANCE WITH 30.3.05.2.2 OF THE ZONING ORDINANCE	SP	SP	
PUBLIC PLAYGROUNDS AND PARKS	P	P	
INDOOR ATHLETIC FACILITIES	-	P	
COMMERCIAL RECREATIONAL ESTABLISHMENT	-	P	
URBAN AGRICULTURE ^F	P	-	
COMMUNITY GARDEN ^G	P	P	
FUNERAL HOME	-	P	
AUTOMOBILE SERVICE STATION (REF 5.1.20)	-	P	
AUTOMOBILE, TRUCK REPAIR SHOP	-	P	
DRY CLEANERS	-	P	

Restrictions/Requirements Associated with Standards above

(1)The gross square footage of non-residential uses shall be limited as per minimum and maximum residential and commercial uses table in this Code of Development; however, exceptions by net maximum square footage by establishment for each block are listed below.

Alterations to Albemarle County Zoning Ordinance Definitions of Size of / Definitions for Alternative Non-residential Uses:

A Use may be permitted in Tract T-3 of Block A.

B Retail store or service may be permitted in Block A. is subject to the following:

The establishment shall be 3,000 square feet or less.

Parking in compliance with the Parking section of this Code of Development.

C Eating establishment may be permitted in Block A is subject to the following:

The establishment shall be 3,000 square feet or less including kitchen and indoor service areas and toilets but not including outdoor seating.

Parking in compliance with th Parking section of this Code of Development.

D Event hall: A community space to be maintained by the neighborhood association or some other third party organization or business that can accommodate a variety of special events, public assemblies, and celebrations open to rent to the neighborhood and outside community. The event hall shall comply with minimum parking requirements for public assemblies in compliance with the Albemarle County Zoning Ordinance.

E Stand-alone parking must be accessory to a use in Block A or Block B. This use may be residential, in which case the parking shall serve residential uses within the Southwood neighborhood. See parking section for regulations about the location of stand-alone parking - it is not required that parking requirements be met on a parcel.

F Urban agriculture: An agricultural use as defined in Chapter 18 Section 3 of the Albemarle County Zoning Ordinance notwithstanding any accessory processing facilities other than allowable accessory units, structures, and/or sheds and including the keeping of allowable animals as described below. An agricultural use shall be permitted on lots comprised of detached single-family dwellings and attached or semi-detached single-family dwellings (duplexes and townhomes) subject to the following:

The agricultural use may take place on a parcel subject to the following size requirements:

The side or rear yard ("yard") shall be at least 30% of the associated dwelling's footprint.

This yard space shall incorporate a chicken coop or other adequate covered structure and shall be fenced (ref. adequate shelter Chapter 4 section 100 (5) of the Albemarle County Code).

Coops or structures must meet accessory structure setbacks.

The parcel shall have a fly-proof container for animal waste.

Hens or goats may be permitted on the parcel subject to the following:

No more than 7 hens.

No more than 2 goats

Beekeeping is permitted per County Ordinance.

On-site slaughter of 1 of each animal type is permitted per calendar year.

Agricultural uses shall not require additional parking requirements beyond compliance with the parking regulations for dwellings as described in this Code of Development.

G Community garden: A parcel on which gardening is the primary use.

Parking

Parking areas with 5 or more spaces are subject to the following:

Block A + Block B - Surface parking areas must be relegated wherever possible and provided at rear of lots, at least behind the front building wall. When adjacent to a building, parking areas must be screened from public way.

Requirements of Chapter 18 section 4.12 apply except for the following:

Alternative Location for parking as described in the table right.

Alternative Location Requirements for Parking Spaces: The parking requirements for all residential and non-residential uses

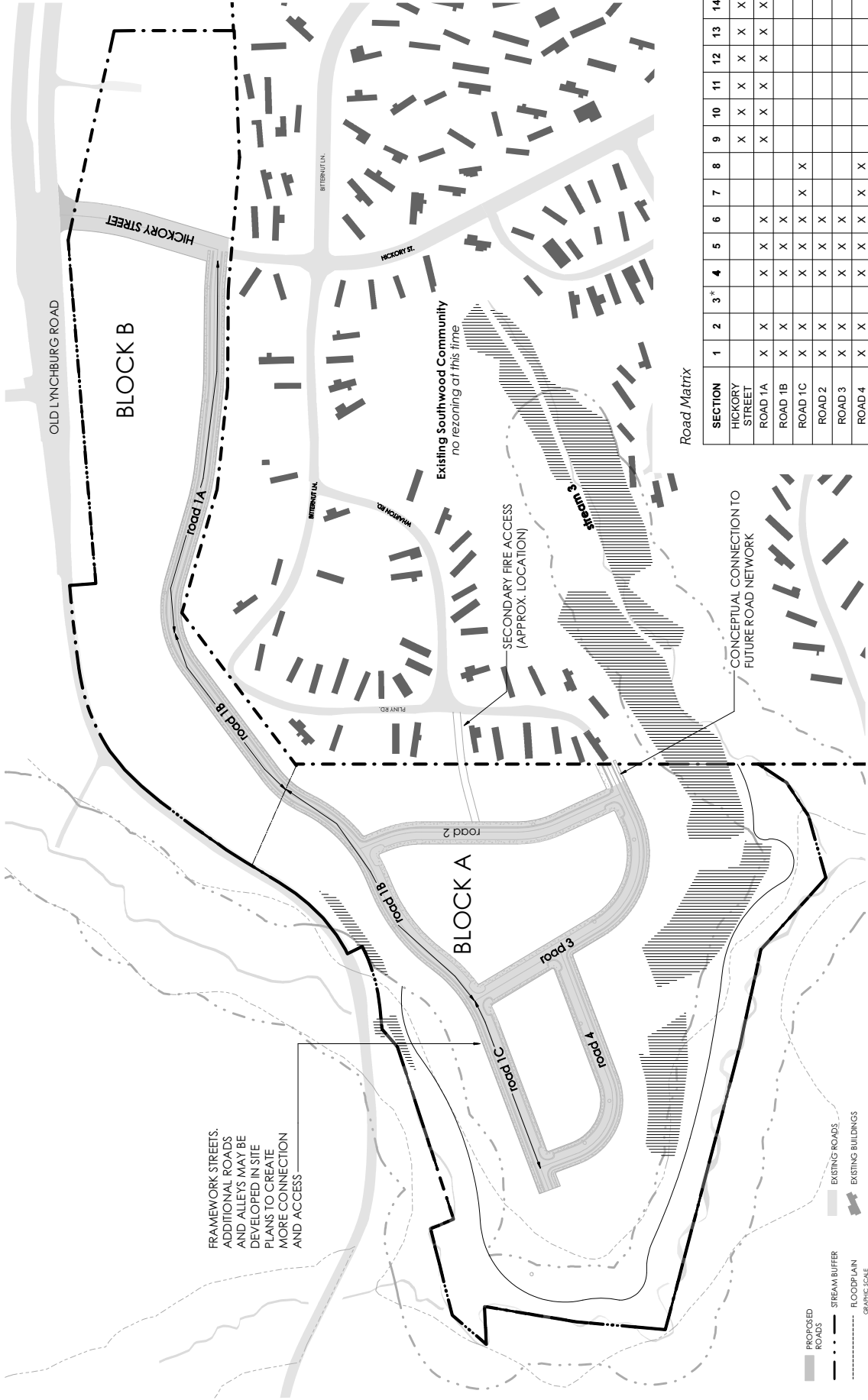
may be met on-street, off-street, off an alley, in a parking lot, in a stand alone parking lot or in some similar parking situation as described in the table right so long as the total number of required parking spaces for the total number of residential and non-residential units are provided across the project. It is not required that parking requirements be met on a parcel. Calculations shall be balanced at each subdivision plat submission and parking is to be within a 200' radius of the associated parcel as taken from any point along the boundary line.

PARKING SPACE LOCATIONS	
UNIT TYPE	PARKING REQUIREMENTS MAY BE MET IN ANY OF THE FOLLOWING LOCATIONS
SINGLE-FAMILY DETACHED, CARRIAGE HOUSES, DUPLEXES, TOWNHOMES, AND OTHER DETACHED AND ATTACHED UNITS	STAND ALONE PARKING LOT OR BAY; ON-SITE (OFF-STREET) AND ALLEY PARKING (INCLUDING SHARED DRIVEWAY); ON-STREET PARKING; RELEGATED PARKING LOT OR PARKING BAY; GARAGE PARKING; OFF-STREET SHARED PARKING;
APARTMENTS AND MULTIFAMILY	RELEGATED PARKING LOT OR PARKING BAY; OFF-SITE STAND ALONE PARKING LOT OR BAY; ALLEY PARKING; ON-STREET PARKING; GARAGE PARKING; ON OR OFF-SITE SHARED PARKING
TOURIST LODGING, BOARDING HOUSE	RELEGATED PARKING LOT OR PARKING BAY; OFF-SITE STAND ALONE PARKING LOT OR BAY; ON-SITE (OFF-STREET) AND ALLEY PARKING (INCLUDING SHARED DRIVEWAY); ON-STREET PARKING; GARAGE PARKING; ON OR OFF-SITE SHARED PARKING
NON-RESIDENTIAL USES	RELEGATED PARKING LOT OR PARKING BAY; OFF-SITE STAND ALONE PARKING LOT OR BAY; ON-SITE (OFF-STREET) AND ALLEY PARKING (INCLUDING SHARED DRIVEWAY); ON-STREET PARKING; GARAGE PARKING; ON OR OFF-SITE SHARED PARKING

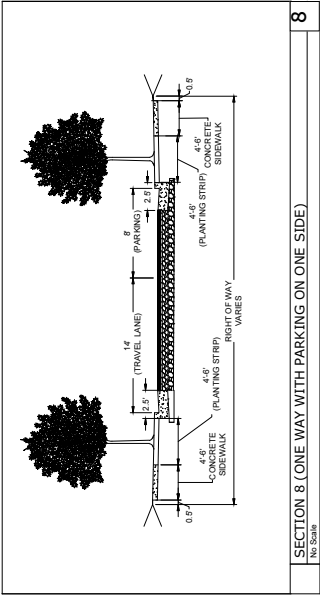
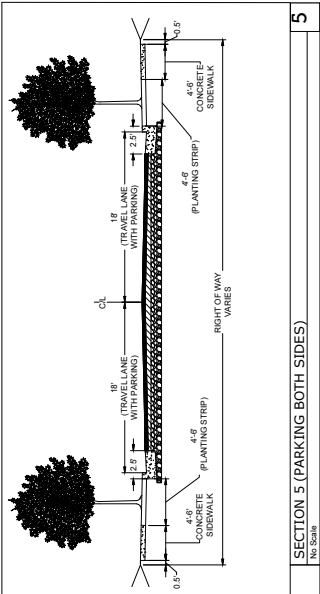
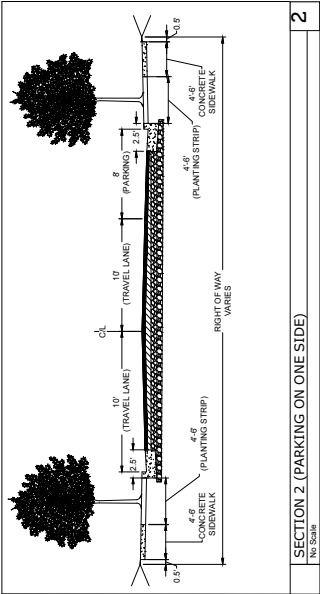
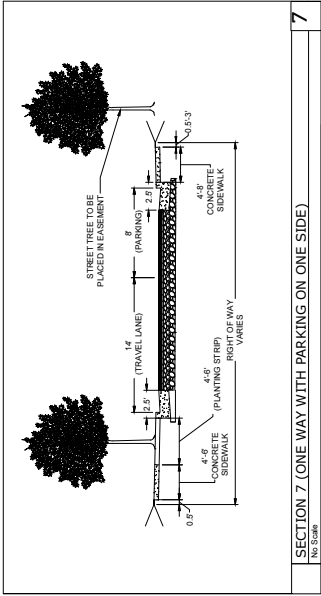
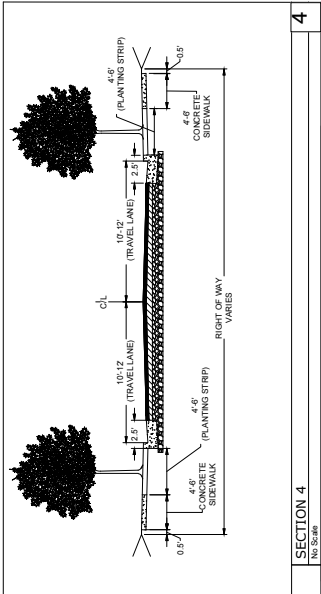
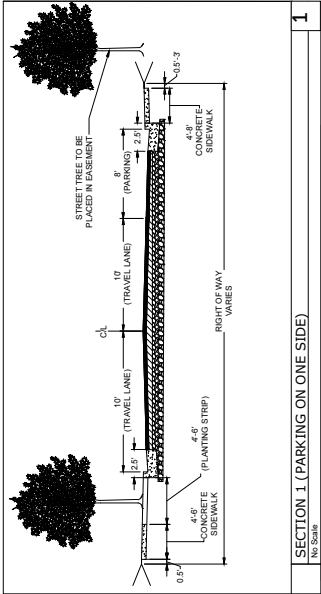
Opportunities for stand alone parking (ref 4.12.11) accessory to a use in Block A or Block B shall be permitted for work or supplementary vehicles to decrease the demand on on-street and off-street parking within a 1/4 mile of any lot it serves or be located on a public transportation route.

Opportunities for shared parking (ref 4.17.10) and shared driveways shall be permitted.

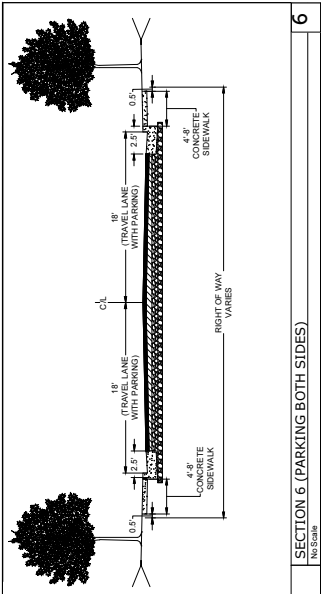
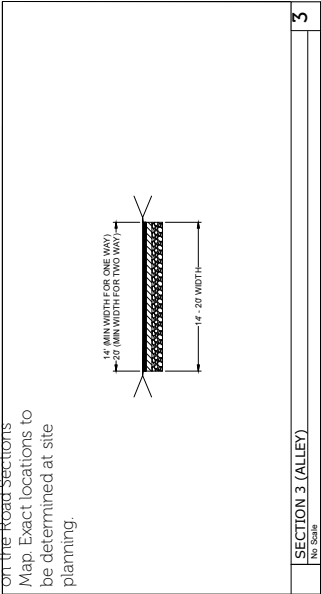
The application includes a waiver of parking standards for a substitution for parking location requirements for residential and non-residential uses.



*Road section profile 3 is an alley section to be field located at site planning.



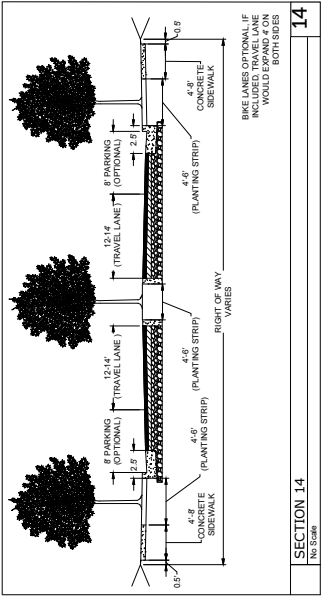
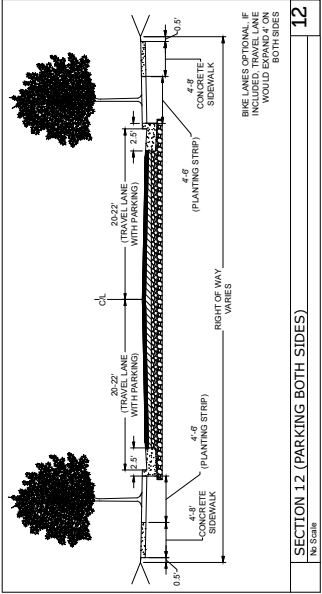
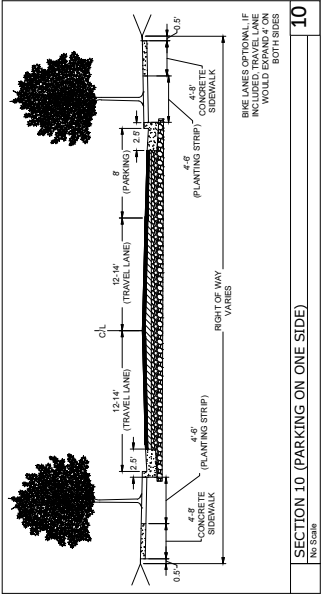
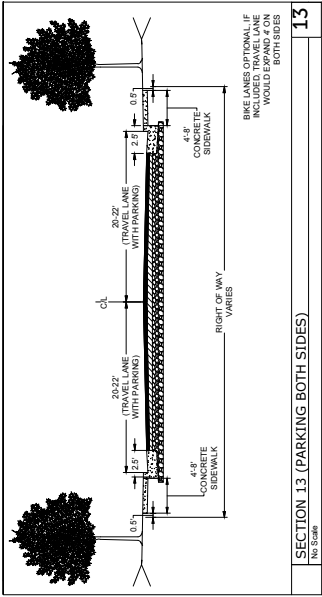
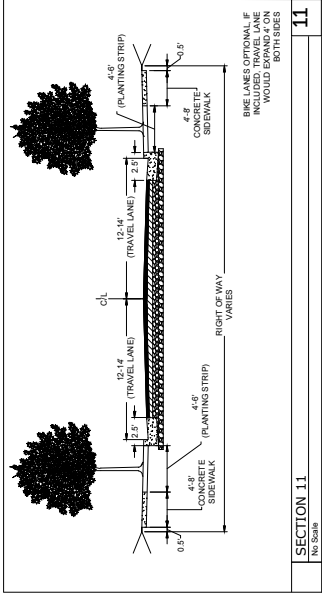
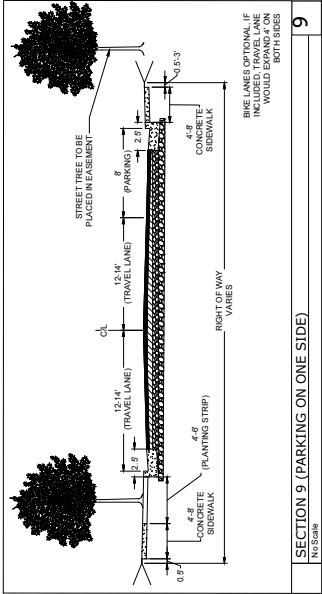
NOTE: This road section profile is not shown on the Road Sections Map. Exact locations to be determined at site planning.



Road Matrix

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14
HICKORY STREET	X	X							X	X	X	X	X	X
ROAD 1A	X	X							X	X	X	X	X	X
ROAD 1B	X	X							X	X	X	X	X	X
ROAD 1C	X	X							X	X	X	X	X	X
ROAD 2	X	X							X	X	X	X	X	X
ROAD 3	X	X							X	X	X	X	X	X
ROAD 4	X	X							X	X	X	X	X	X

*Road section profile 3 is an alley section to be field located at site planning.



Road Matrix

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14
HICKORY STREET		X	X						X	X	X	X	X	X
ROAD 1A		X	X	X	X	X			X	X	X	X	X	X
ROAD 1B		X	X	X	X	X								
ROAD 1C		X	X	X	X	X	X	X						
ROAD 2		X	X	X	X	X								
ROAD 3		X	X	X	X	X								
ROAD 4		X	X	X	X	X	X	X						

*Road section profile 3 is an alley section to be field located at site planning.

Green Space + Amenities

Green space shall comply with Chapter 18 section 20A.9(a) such that green space shall be at least 20% of the gross acreage of the area, to include amenity areas. Amenities shall be 20% of the gross acreage of the area and shall include the pedestrian trail described in the Recreational areas and facilities and below.

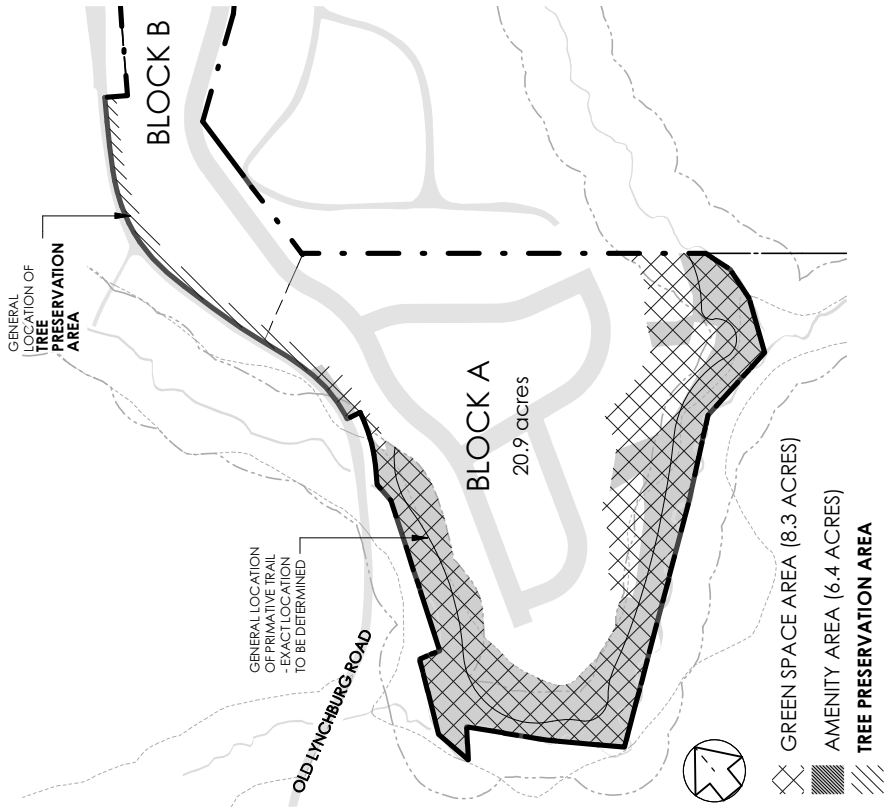
A central amenity of this project is a pedestrian trail of which the majority is to be within the 8.3 acre green space area of Block A and which is to be used for recreational activity. The field-located trail amenity is to be within a quarter-mile of any residential unit in Block A and 90% of all residential units in Block B. The trail is intended to connect to any existing or future network of trails and sidewalks internal to the Southwood neighborhood and is intended to help complete and connect to any potential future regional trails built by others in this southwestern area of the County. The trail network is to be consistent with the County's design standards for a Class B type 1 primitive trail. The general location of the trail is shown on the Application Plan; however exact trail locations shall be determined by the Owner based on site conditions.

A conservation easement may be established over this area.

GREEN SPACE AND AMENITY AREA		
	MIN ACREAGE	% GROSS ACREAGE
PRESERVED SLOPES	1.9 ACRES	6%
AMENITY AREA (GREEN SPACE EXCLUDING PRESERVED SLOPES)	6.4 ACRES	20%
TOTAL GREEN SPACE (INCLUDING PRESERVED SLOPES)	8.3 ACRES	26%

Tree Preservation Area

A portion of the existing trees along Old Lynchburg Road will be preserved to help screen the new buildings. This tree area shall consist of a section of 30' of mature vegetation or some other visual screen at the boundary between Old Lynchburg Road and Southwood Phase 1 as indicated on the map on the right.



Recreational Areas + Facilities

Recreational Facilities

The project shall include one (1) field-located pedestrian trail to be consistent with the County's design standards for a Class B type 1 primitive trail as a substitution for one (1) Tot Lot in Block A as defined in Chapter 18 section 4.16. The trail is intended to be at least 2,000 feet in length and approximately 10,000 sf in area. All other recreational areas and facilities shall comply with Chapter 18 section 4.16.

Recreational Area

The project shall comply with regulations per Chapter 18 section 4.16.

The application includes a waiver of the recreational requirements for a substitution in facilities.

Conservation Area

There are not any conservation areas in this project.

Amenity-Oriented Lots

Notwithstanding Chapter 18 sections 4.6.1 and 4.6.2 of the County Zoning Ordinance, attached and detached residential units with the front of the unit facing a grass or landscaped mail, park, green space, open space, garden, or any other similar amenity area ("amenity") are permitted throughout the development, provided that the amenity must be at least thirty feet (30') in width, and an open area, from face of building to face of building must remain at forty feet (40') in width. The lot frontage will be obtained by the amenity rather than a public or private street. In addition, said lots shall be served by a public or private street or alley such as street section 3 (alley) in this Code of Development.

Character Areas

While the approach to land use and density in Southwood is governed by blocks, within these two blocks there are a number of Character Areas, the design characteristics and regulations of each have been developed through design workshops and conversation with resident planners. The exact location of each Character Area is flexible, but the diagram on this page denotes the general area of the Character Area Transects. The characteristics of and regulations governing the quality of the Character Areas will be regulated by an internal ARB. The Character Areas identified here are:

Transect T-1

Bordered by Old Lynchburg Road, Hickory Street and the edge of Phase I, this area is the most appropriate location for the highest intensity uses as it is advantaged by the best visibility and accessibility on property. A pattern of buildings that address the human scale and activate the street edge or civic spaces that welcome the pedestrian to engage with the built environment will be required by the internal ARB. Landscaping and signage may be particularly critical in this zone.

Transect T-2

Transitioning away from the highest intensity of Transect T-1, the T-2 zone retains critical relationships with Old Lynchburg Road and the main access road from Hickory into the new residential area of Phase I. This area should contemplate the relationship the built edge will have with future development across the access road, scaling down any massing to address the likely residential scale of building in Phase II. Because it is more internal to the site, this area is less appropriate for the highest intensity commercial uses and may be more appropriate for office or other employment centers, or higher density residential such as multifamily.

Transect T-3

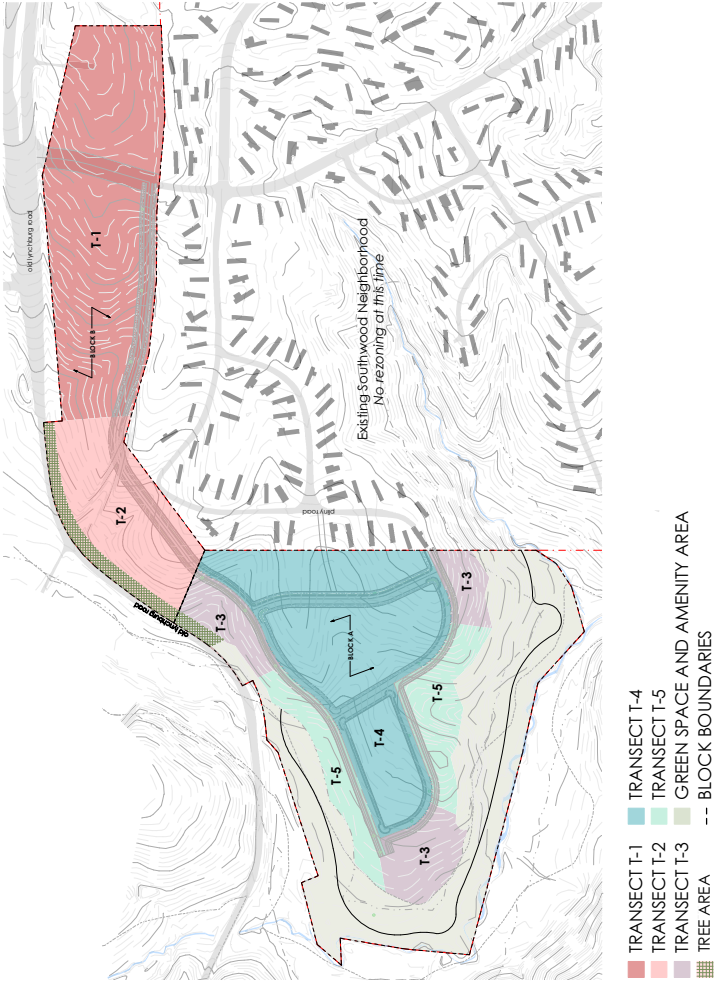
These transect areas mediate intensity, from the higher intensity of Block B to less intense residential uses in Block A, as in the northern-most T-3 transect, and from residential to natural area at the other T-3 character areas. These areas have a distinct identity, achieved through use, form, intensity, or as a place to gather and connect to the natural area and trail amenity. These areas are the residential-scale "place-making" reference points that mark the beginning and end of the residential block of the first Phase of the new Southwood development.

Transect T-4

Clearly within the more residentially-focused Block A, this area allows for some of the most density and flexibility in neighborhood design. This area will likely provide a mixture of housing types and allow for smaller residential groupings on public or private amenities or streets. Alleys, greenways, and/or internal sidewalk connections between residences and public amenities are permitted.

Transect T-5

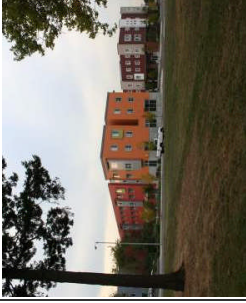
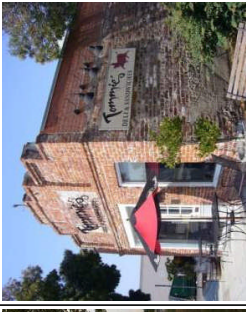
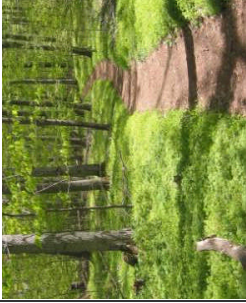
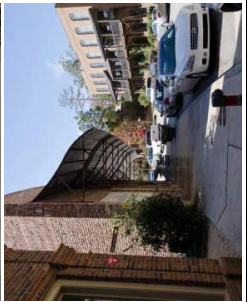
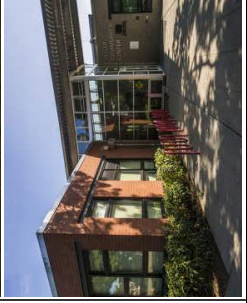
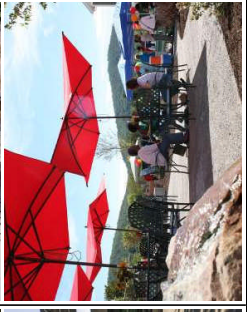
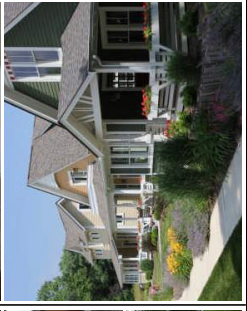
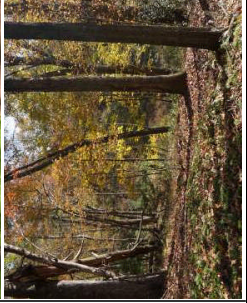
This area consists of the mostly shallow parcels of land that surround the outside edge of Block A between the outer road and green space and amenity area. The primary use of this area is residential and, given adjacency to the green space and amenity area, this area should encourage some visual and physical connection to the green space to preserve the natural character of the Southwood Neighborhood.



Green Space and Amenity Area

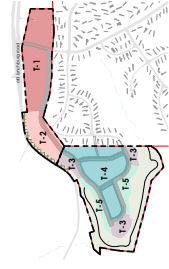
See the green space and amenities section of this Code of Development for more details about this character area which consists of the floodplain stream buffer, floodplain, and critical slopes that surround Block A.

Characteristics of the Character Areas

CHARACTER AREAS QUALITIES						
	T-1	T-2	T-3	T-4	T-5	GREEN SPACE
CIVIC/OPEN SPACE, IF PROVIDED	GATHERING OR ACTIVE OR PASSIVE RECREATIONAL	GATHERING OR ACTIVE OR PASSIVE RECREATIONAL	CONNECTIVE - MUST ENABLE CONNECTION TO NATURAL AREA AND/OR TRAIL/AMENITY; GATHERING, OR ACTIVE OR PASSIVE RECREATIONAL	GATHERING, ACTIVE OR PASSIVE RECREATIONAL, OR CONNECTIVE	ACTIVE OR PASSIVE RECREATIONAL OR CONNECTIVE	ACTIVE OR PASSIVE RECREATIONAL
PEDESTRIAN EXPERIENCE	ACTIVE AND WELCOMING; SENSE OF ENTRY TO SOUTHWOOD NEIGHBORHOOD	PASS-THROUGH - CORRIDOR BETWEEN HIGHER INTENSITY OF BLOCK B AND RESIDENTIAL FOCUS OF BLOCK A	IN A DISTINCT PLACE	SAFE, INTERACTIVE, AND WALKABLE NEIGHBORHOOD; PORCHES AND STOOPS ENCOURAGED	QUIET; PORCHES AND STOOPS ENCOURAGED	PASSIVE USE TRAIL AND NATURAL AREA OR ACTIVE RECREATIONAL
STREET EDGE	LARGELY CONTIGUOUS STREET EDGE TO PROVIDE A SENSE OF ENCLOSURE ON THE STREET; BUILDING FACADES SHOULD VARY ALONG THE STREET FRONT; EXCEPTIONS FOR WOODED/ NATURAL AREAS AND OUTDOOR CIVIC SPACES	MOSTLY CONTIGUOUS STREET EDGE; MAY BE NATURAL WOODED BUFFER	DISTINCT IDENTITY AS CREATED BY USE, CONNECTION, FORM, OR MATERIAL; A POINT OF GATHERING AND/OR CONNECTION TO THE NATURAL AREA; MAY BE NATURAL WOODED BUFFER	CONTINUOUS HOUSING OR MULTIFAMILY BUILDINGS; BUILDINGS MAY BE LONG; EXCEPTIONS FOR CIVIC/OPEN SPACES	POROUS OR CONTINUOUS; THE STREET EDGE SHOULD ALLOW FOR PERIODIC VIEWS TO NATURAL AREA BEYOND	NATURAL OR WOODED AREA
PARKING	ON-STREET OR RELEGATED PARKING	ON-STREET; OFF-STREET, OR RELEGATED PARKING	ON-STREET OR RELEGATED PARKING	ON-STREET; OFF-STREET PARKING SHOULD BE RELEGATED IF POSSIBLE	OFF-STREET RESIDENTIAL PARKING PERMITTED IN FRONT OR SIDE YARD	PARKING LIMITED TO DESIGNATED TRAIL OR RECREATIONAL ACCESS AREA
NOTES	GROUND FLOOR OF MULTIFAMILY AND MIXED-USE BUILDINGS TO MEET STRUCTURAL OR DIMENSIONAL STANDARDS FOR COMMERCIAL USES AND TO HAVE A NUMBER OF OPENINGS TO PROVIDE VISUAL CONNECTION TO INTERIORS OF BUILDINGS	GROUND FLOOR OF MIXED-USE BUILDINGS TO MEET STRUCTURAL OR DIMENSIONAL STANDARDS FOR COMMERCIAL USES	MAY PROVIDE OR SHARE PARKING FOR TRAIL ACCESS. SEE PARKING SECTION FOR PARKING REQUIREMENTS		SINGLE FAMILY ATTACHED, DETACHED, AND ACCESSORY UNITS	PARKING FOR ACCESS TO THE TRAIL MAY BE PROVIDED IN OTHER CHARACTER AREAS WITHIN BLOCK A. MAY PROVIDE BUILDINGS ACCESSORY TO RECREATIONAL NEEDS
CONCEPTUAL IMAGES						
						

Setbacks + Lot Regulations

CHARACTER AREA SETBACK AND BUILDING REGULATIONS					
REQUIREMENT	T-1	T-2	T-3	T-4	T-5
FRONT SETBACK MIN MAX C	NO MIN. 10' E	3' 15' E	5' 20'	3' NO MAX.	0' NO MAX.
PORCH SETBACK MIN MAX	NO MIN. 10' E	0' 15' E	0' 20'	0' NO MAX.	0' NO MAX.
SIDE SETBACK MIN MAX C	NO MIN. ^A 10' E	NO MIN. ^A 10' E	NO MIN. ^A 15'	NO MIN. ^A 10'	5' ^B NO MAX.
SIDE CORNER SETBACK MIN MAX C	NO MIN. 10' E	3' 15' E	3' NO MAX.	3' NO MAX.	5' NO MAX.
REAR SETBACK MIN A MAX	NO MIN. NO MAX.	3' NO MAX.	3' NO MAX.	3' NO MAX.	NO MIN. NO MAX.
BUILDING HEIGHT MIN ^D MAX	2 STORIES 5 STORIES	NO MIN. 4 STORIES	2 STORIES 4 STORIES	NO MIN. 4 STORIES	NO MIN. 3 STORIES
STEPBACK HEIGHT	NONE REQUIRED	AFTER 3 STORIES	AFTER 3 STORIES	AFTER 3 STORIES	N/A
STEPBACK MIN	NOT APPLICABLE	5'	5'	10'	N/A
LOT SIZE MIN MAX	NO MIN. NO MAX.	NO MIN. NO MAX.	NO MIN. NO MAX.	NO MIN. NO MAX.	NO MIN. NO MAX.
BUILDING FOOTPRINT MIN MAX	NO MIN. 30,000 SF NON-RESIDENTIAL	NO MIN. 20,000 SF NON-RESIDENTIAL	NO MIN. 5,000 SF NON-RESIDENTIAL EXCEPTIONS DURING SITE PLAN PROCESS PER INTERNAL ARB REVIEW	NO MIN. 3,000 SF NON-RESIDENTIAL	NO MIN. 3,000 SF NON-RESIDENTIAL
ACCESSORY STRUCTURE SETBACK MIN MAX	0' NO MAX.	3' NO MAX.	3' NO MAX.	3' NO MAX.	0' NO MAX.
FRONT-LOAD GARAGE SETBACK MIN MAX	FRONT-LOAD GARAGE NOT PERMITTED ON PUBLIC WAY IN THIS BLOCK	FRONT-LOAD GARAGE NOT PERMITTED ON PUBLIC WAY IN THIS BLOCK		18' NO MAX.	18' NO MAX.
SIDE-LOAD GARAGE SETBACK MIN MAX	SIDE-LOAD GARAGE NOT PERMITTED ON PUBLIC WAY IN THIS BLOCK	SIDE-LOAD GARAGE NOT PERMITTED ON PUBLIC WAY IN THIS BLOCK	5' NO MAX.	3' NO MAX.	3' NO MAX.
NOTES	^A SIDE AND REAR MINIMUM SETBACKS FOR ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE. SIDE SETBACKS FOR BUILDINGS THAT SHARE A COMMON WALL MAY BE 0' ^B MINIMUM SIDE SETBACK DOES NOT APPLY TO ATTACHED UNITS THAT SHARE A COMMON WALL ^C EXCEPTIONS TO THE MAXIMUM SETBACKS SHALL BE CONSIDERED DURING THE SITE PLAN PROCESS PER INTERNAL ARB REVIEW ^D EXCEPTIONS TO THE MINIMUM BUILDING HEIGHT SHALL BE CONSIDERED DURING THE SITE PLAN PROCESS PER INTERNAL ARB REVIEW ^E UP TO AN ADDITIONAL 20' OF SETBACK MAY BE PROVIDED (NOT REQUIRED) IF LANDSCAPING (OR COMBINATION) WITH NEW CANOPY TREES IS PROVIDED OVER ENTIRE ADDITIONAL SETBACK AREA				



CHARACTER AREA SETBACK AND BUILDING REGULATIONS			
	T-1	T-2	T-3
ILLUSTRATIONS			
CHARACTER AREA SETBACK AND BUILDING REGULATIONS			
	T-4	T-5	
ILLUSTRATIONS			
NOTES	^A EXCEPT FOR BUILDINGS THAT SHARE A WALL, IN WHICH CASE SIDE SETBACKS ARE 0'		



