

To: Albemarle County Planning Commission and Board of Supervisors

The Cottages at Jefferson Heights Association Board of Directors and Homeowners **Oppose** the Commonwealth Senior Living proposal to repurpose the current parking garage into corporate office space.

Summary of issues

Quality of Life

- The Jefferson Heights 'Cottages' and Apartments were originally designed and operated for 10 years as a Senior Residential Community.
- In 2015, the subject Residential Community was repurposed to Mixed-Use adding an Assisted Living/Memory Care Facility that transitioned this small community to a 24/7 operation and resulted in a significant degradation of the Quality of Life for the residential community.
 - *Significant increase in 24/7 ambient and disruptive noise levels*
 - *Significant increase in street/parking activities*
 - *Safety degraded at the Pantops Mountain Rd and Pantops Mountain Place street intersection and Street/parking corridor*
- The now-proposed Commonwealth Senior Living Corporate Office project will further degrade the 'Cottages' Quality of Life by intensifying the activities of this small community.
 - *100+% increase in street/parking activity*
 - *Expected parking lot overflows*
 - *Increased safety risks at the Pantops Mountain Place street intersection and parking corridor*

Parking Space Analysis

- The Updated Parking Study shows parking overflow occurrences are likely one or more times weekly during normal business operations. And additional parking spaces will be needed by;
 - Corporate and Functional level (small and Large) business meetings
 - The Corporate Training function (4+ spaces)

Pedestrian and Vehicle Safety

- Pantops Mountain Place has to function as a street and parking lot in a mixed-use community.
- 100+% increase in the volume of in/out traffic multiple times per day will increase the safety risk for both pedestrian and vehicle movements through this street/parking lot corridor.
- Currently, during normal business hours, vehicles at the intersection of Pantops Mountain Road and Pantops Mountain Place experience queuing and congestion. This will increase significantly with the vehicles from the proposed Corporate Office Facility staff and visitors.
- The Pantops Mountain Place 24 ft wide road intersection and curb radius is inadequate for this mixed use community. Intersection encounters are common with shuttle buses, emergency vehicles, fire trucks, delivery vehicles.

Home Values

- The 'Cottages' home values have declined due in part to the 'mixed-Use' community.
- Adding a Corporate Office Facility to this small community is expected to dissuade perspective buyers and affect home values.

Thank You for your consideration,

Frank Dogil
Association Board President
Cottages at Jefferson Heights

Cottages at Jefferson Heights

Quality of Life Changes

from Residential to Mixed-Use Community

- The 'Cottages' Quality of Life has *degraded* after the transition from a Residential to a 24/7 Mixed-Use community.
 - *Interrupted sleep*
 - *Disruptive noises*
 - *Increased safety risks at the Pantops Mountain Place street intersection and Street/Parking corridor*
- The proposed Commonwealth Senior Living Office Project will further degrade the 'Cottages' Quality of Life.
 - *100+% increase in street/parking activity*
 - *Expected parking lot overflows*
 - *Safety degraded at street intersection and parking lot corridor*

CSL Assisted Living, Memory Care **CORP. OFFICES**

- **24/7 activity**
- Increased traffic from Staff (35+), Service vehicles
- Increased parking activity, parking lot constraints
- Increased Noise from additional HVAC, Service, Staff vehicles
- Increased vehicle safety concerns at road intersections, parking areas
- Increased pedestrian safety concerns

CSL **ASSISTED LIVING,** **MEMORY CARE**

- **24/7 activity**
- Increased Staff, Service, Emergency vehicle Traffic
- Increased Noise from HVAC, Service, Staff, Emergency vehicles, vehicle turnaround
- Increased safety concerns at road intersections, parking areas
- Increased building population (120+ residents)

Jefferson Heights Apartments

- **12 Hrs /day activity**
- Minimal Traffic
- Low Noise
- 80+ residents

2005	Residential Community	2015	Mixed-Use Community	2019?	Mixed-Use Community
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Traffic Changes:

- Large Vehicle Activity
- Ambulances, Fire Engines - 24/7
 - FEDX, UPS
 - Trash - 2X/week
 - JAUNT - as early as 6AM
 - Produce/Food Delivery
 - Utility and Maintenance

Vehicle Activity

- Staff (3 Shift Changes, 24/7)
- Visitors, Contract Workers
- Large Meetings

Additional Vehicles:

- Multiple in/out 35+ staff vehicles
- Training Function staff
- Clients, Visitors
- Corporate & Functional Meetings

Commonwealth Senior Living - Corporate Office Space Project

Issues

Parking Space Analysis

1. The Updated Parking Study show overflow occurrences are likely one or more times weekly.
 - a. Normal business hours usage can be at or exceeding parking space capacity

Total Parking Spaces	98	
Restricted/Assigned Parking Spaces	14	
Assisted Living Daytime Usage	44	(one or more times weekly)
Corp Office Space usage	40	
Total Usage	98	
Parking Spaces likely Available	0	(one or more times weekly)
2. Parking Space Analysis should also consider:
 - a. Handicap Parking Space Restrictions - (10)
 - b. Corporate & Functional Meetings, Family Meetings/Events, Community Events
 - c. Overlap Usage During Shift Changes
 - d. Corporate Training Function
 - e. Facility Van spaces - (2-3)
 - f. Visitor spaces; vendors, sales, family, perspective residents...
3. Parking Space Analysis should measure usage during the concurrent business hours for the Assisted Living Facility and proposed Corporate Office
4. Distribution Analysis of the data points identify overflow occurrences and frequency

Request - (1) Revisit Parking Study analysis to include above considerations.
(2) Reconsider parking space waiver if distribution analysis shows parking overflows

Repurposed Residential Community - Unintended Consequences

1. Ambient and disruptive noise
 - a. 12 HVAC units installed outside (not enclosed) for the Assisted Living Facility has significantly increased the ambient noise level in the community. The Corporate Office project plans to install additional exterior HVAC units (plans unknown).
 - b. The Corporate Office facility will increase vehicular traffic 100+% adding significantly to the already disruptive residential community noise.
2. Pedestrian and Vehicle Safety
 - a. Large volumes of in/out traffic multiple times per day will increase the safety risk for both pedestrian and vehicle movements through this parking lot corridor.
 - b. Currently, during normal business hours, vehicles at the intersection of Pantops Mountain Road and Pantops Mountain Place experience queuing and congestion. This will increase significantly with the Corporate Office Facility vehicles.
 - c. Large vehicle turnarounds commonly use the residential street and obstruct traffic.
 - d. The subject 24 ft wide road intersection and curb radius is inadequate for this mixed use community.

Request - (1) Assess external HVAC installation for the proposed Corporate offices that will add to community ambient noise.
(2) Assess whether the Pantops Mountain Place intersection complies with mixed-use street design criteria.