

Key Milestones Relevant to the Southwood Rezoning Proposal

This history represents the extensive outreach and collaboration of Habitat to Southwood residents and its partnership with the County in preparation for the redevelopment and this rezoning request. Key milestones include:

- 2007 -- Habitat for Humanity (Habitat) acquired the Southwood Mobile Home Park.
- 2011 -- Habitat established core values for the Southwood redevelopment project. The most important value is non-displacement, while others include increasing the net amount of affordable housing and using a community-driven approach.
- October 5, 2016 -- The Board of Supervisors approved a resolution for a partnership between the County and Habitat.
- November 2016 -- Southwood redevelopment Action Plan was included as part of the Albemarle County FY17-19 Strategic Plan, under the 'Revitalize Aging Urban Neighborhoods' priority.
- January 2017 through April 2017-- Habitat led a series of bimonthly workshops through which 70 Southwood residents became versed in planning and design topics from neighborhood and land use planning to block patterns and road design.
- March 2017 -- Habitat acquired the 20 acre 'exchange parcel' from the Virginia Department of Conservation and Recreation, giving Habitat the space it needed for redeveloping Southwood. This would allow Habitat to build in a greenfield area without having to move residents out of their homes.
- September 8, 2017 -- The Board of Supervisors considered questions from Staff on Southwood and provided additional input. The Board emphasized that this project should be flexible and adapt over time and should be directed by residents as much as possible. The Board recommended that a variety of commercial uses be allowed, determined mainly by residents, and that residents have opportunities to start and continue their own businesses.
- January 10, 2018-- The Board of Supervisors unanimously approved the appropriations, redevelopment team approach, action plan for Phase I and the Performance Agreement for the Southwood redevelopment project. The appropriations included \$400,000 (FY18) for the ZMA application process and \$275,000 (FY19) for the application plan and code of development.
[\(Link to Documents\)](#)
- February 20, 2018 -- The ZMA application for Phase I was submitted by Habitat.
- June 2018 -- Two charrettes were held to provide more clarity and detail for the application from discussions within the Executive Team, Southwood residents, Habitat staff (including their consultants BRW Architects, Water Street Studios, Timmons Group Engineers), Board of Supervisors members, Planning Commission members and County Staff attended. Residents used scaled wooden and paper pieces to build their concept of Phase I, including housing, parking, roads and greenspaces. They incorporated different types of housing, both market and affordable, as well as a mixture of uses. Habitat consultants are currently designing renderings that will use residents' models from the charrettes, while accounting for environmental and other limiting factors.
- July 2, 2018 -- The ZMA application for Phase I was resubmitted.
- July 26, 2018 -- Habitat and their consultants held a meeting/charrette where they presented the combined renderings from the results of the June charrettes to the Southwood residents.
- August 7, 2018 -- The Planning Commission and Board of Supervisors held a joint work session with Habitat and Staff. The questions discussed included: the character of each character (formerly transect) area and how they relate to Neighborhood Model Principles and the Comprehensive Plan; the location of and percentage of affordable housing; and where additional detail was needed within the Code of Development and Application Plan. The Planning Commission and Board of Supervisors had the following recommendations: provide more information on Block B and ensure

that the Code of Development regulations create spaces of human scale that also relate to the context of adjacent existing neighborhoods; affordable housing should be provided on site or at least within the County; the percentage of affordable housing will continue to be addressed with this application and possible supplementary documents; and a high-level concept plan should be provided to show how the rezoning and existing Southwood neighborhood relate to each other.

- January 7, 2019 -- The ZMA application for Phase I was resubmitted.
- February 12, 2019 -- Joint workshop on the Code of Development with Habitat, BRW, Timmons Group, and Staff. Addressed feedback from the joint Planning Commission and Board of Supervisors work session.
- February 21, 2019 -- Second joint workshop on the Code of Development with Habitat, BRW, Timmons Group, and Staff.
- March 18, 2019 -- The ZMA application for Phase I was resubmitted.
- June 4, 2019- Planning Commission Worksession
- June 19, 2019- Board of Supervisors approval of performance agreement
- June 25, 2019- ZMA application was resubmitted

Due to the scope and complexity of the proposed redevelopment, a multi-disciplinary/functional team approach was presented to the Board that included teams for the following areas: Planning, Services, Policy Funding, and Executive team which would be led by the residents' vision for Southwood. See diagram below.

Team Diagram:

