

ALBEMARLE BUSINESS CAMPUS

ZMA2019-00003 | A NEIGHBORHOOD MODEL DISTRICT

PROJECT NARRATIVE

CURRENT REVISION DATE: AUGUST 6, 2020

MARCH 16, 2020

JUNE 22, 2020

JULY 28, 2020

OVERVIEW

Albemarle Business Campus Property

| Tax Map Parcel No. | Acreage | Existing Zoning | Proposed Zoning | Comp. Plan Designation |
|---------------------------|----------------|------------------------|------------------------|--|
| TMP 76-54 | 2.88 | R-10 | NMD | Community Mixed-Use (up to 34 DUA) |
| TMP 76-46A | 10.17 | R-2 | NMD | Urban Density (6-34 DUA) And Community Mixed-Use (up to 34 DUA) |
| TMP 76-46F (portion) | 0.58 | CO | NMD | Urban Density (6-34 DUA) |
| Total: | 13.63 | | | |

Additional Zoning Considerations

Airport Impact Area (AIA), Entrance Corridor (EC), and Steep Slopes (Managed) Overlay District; ZMA199400020 included proffered conditions applicable to TMP 76-54, however based on the preliminary grading and utility plan approved with ZMA199400020 all of the property subject to the proffered conditions of that rezoning application is located south of the property affected by ZMA201900003, across 5th St.; Overlays (per Albemarle County GIS): DBIZ, Monticello Viewshed

Location

A portion of the property is located at the intersection of 5th Street and Old Lynchburg Road across from the 5th Street County Offices. The remaining portion of the property, being a portion of parcel 46A and the 0.58 acre portion of parcel 46F are located on the west/southwest side of Old Lynchburg Road between Country Green Road and Mountainwood Road.

PROJECT PROPOSAL

5th Street Forest, LLC is the owner (the “owner”) of tax map parcel 76-46A and tax map parcel 76-54 in Albemarle County, which in the aggregate are approximately 13.05 acres, and 5th Street Forest LLC is the contract purchaser of 0.58 acres of tax map parcel 76-46F (collectively TMP 76-46A, 76-54, and a portion of 76-46F, are the “property”), for a total of 13.63 acres. 5th Street Forest, LLC requests to rezone the property from Residential (R-2 and R-10) and Commercial Office (CO) to Neighborhood Model District (NMD) to allow for residential use, community commercial services, retail use, and a variety of other complimentary commercial uses.

The Code of Development and Application Plan will establish:

- 1) A mixed-use development with a new streetscape on the corner of Old Lynchburg Road and 5th Street Extended
- 2) Internal and external pedestrian interconnections, including multi-use paths, trails, and sidewalks that link existing neighborhoods to the development as a mixed-use center
- 3) Bus stop improvements to the Charlottesville Area Transit Route 3 stop, 5th Street Extended at Old Lynchburg Road, and
- 4) Ample greenspace and amenity area providing open space that is inviting and supports the 5th Street Entrance Corridor.

ZONING INTENT

Section 20A.1 of the Albemarle County Zoning Ordinance states, “The purpose of the Neighborhood Model District (hereinafter referred to as the “NMD”) is to establish a planned development district in which traditional neighborhood development, as established in the county's Neighborhood Model, will occur.” Albemarle Business Campus proposes a code of development and application plan that will inform future development on the property that is consistent with the intent of the Neighborhood Model District by regulating building mass and placement, programmed green space and amenity areas, connected pedestrian networks, and a mixture of complimentary uses to contribute to a more connected community hub in the Southern and Western development areas. The Neighborhood Model ordinance states, “the mixture of uses shall be based upon the uses recommended in the land use element of the comprehensive plan,” and Albemarle Business Campus proposes a development that aligns with this

regulation by establishing a code of development that allows for commercial uses and residential densities that are recommended for areas designated as “Community Mixed Use” and “Urban Density Residential” by the Southern and Western Neighborhoods Master Plan, adopted June 10, 2015.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Neighborhood Model District allows for an alternative to traditional suburban patterns of development that traditionally encourage sprawling separation between residential areas, business districts, and general commercial services. As aforementioned, the property is designated as “Community Mixed Use” and “Urban Density Residential,” on the Future Land Use Map in the adopted Southern and Western Neighborhoods Master Plan (adopted June 10, 2015). At present, the property is zoned R-2 and R-10 Residential and a small portion of the property is zoned commercial office. Given the existing zoning on the property, a mixture of uses, as called for in the Master Plan, could not be realized on the property. The Neighborhood Model District zoning designation would allow for the property to develop in a manner that is more consistent with recommendations as called for in the Comprehensive Plan, with a mixture of uses, a unified pedestrian and multi-modal network, and an ample green space and amenity area.

Pedestrian Orientation:

The area surrounding the Albemarle Business Campus is predominately residential; these areas include the Villas at Southern Ridge, Cavalier Crossing, The Woodlands, Brookdale, and Redfields, among others. The considerable number of existing residents in nearby proximity to the property creates an ideal opportunity for supporting active transportation networks that are proposed to be constructed at ABC. The Albemarle Business Campus intends to attract users with a mixture of uses and provide the pedestrian infrastructure to these destinations. Currently there are areas that lack sufficient infrastructure, barring safe movement for pedestrians, specifically along Country Green Road and Mountainwood Road. Old Lynchburg Road features an existing asphalt path, however, this is only on one side of the road with intermittent crosswalks. The Southern and Western Urban Neighborhoods Master Plan identifies improvements to be made on 5th Street Extended and Old Lynchburg Road, such as bike/ped connectivity, street trees, and better stormwater management (curb & gutter). Albemarle Business Campus proposes right-of-way reservation on both sides of the property to reserve ample area for sidewalks/paths and landscape buffers. The application plan provides circulation diagrams on both sides of the development, which contribute to heightened internal and external connections. Notably, the existing asphalt path on 5th Street will be improved to a two-way shared use path 10’ in width (with additional 2’ graded shoulder on either side), with primary pedestrian routes branching off of the path into the mixed-use development. Pedestrian orientation is particularly central to this NMD proposal as although 5th Street Station is approximately one-mile away from the property, it is only readily accessible by car or public transit as no continuous pedestrian or multimodal infrastructure exists from the Old Lynchburg/5th Street intersection to the 5th Street Station. With predominately residential uses surrounding the property, Albemarle

Business Campus would be the primary commercial/service area that is walkable for these community members.

Mixture of Uses:

Designated as Community Mixed Use and Urban Density Residential areas, the mixture of uses is achieved through the code of development which ensures both residential and commercial uses will be realized on the property. Community Mixed Use calls for the “a mixture of residential and retail uses and services that serve the community...[with] the proportion of non-residential uses to...residential uses [as] area dependent.” Urban Density Residential encourages residential density with supporting uses and non-residential uses. Such land use designations, and the appropriate mixture of uses is achieved through this application plan.

Neighborhood Center:

The Southern and Western Urban Neighborhoods Master Plan identifies the County Office Building on 5th Street Extended as an existing center, which is a neighbor to the Albemarle Business Campus. Neighborhood Centers are intended to be “a focal point of a neighborhood. A mix of uses is important to a neighborhood and usually, the mix will occur at the center...a center will be a high-intensity area, containing a mixture of businesses, services, public facilities, and employment that connects to residential areas and attracts activities of all kinds.” Around the COB 5th center are single-family detached housing and the Covenant School, with the multifamily uses and Region Ten across the street. As an immediate neighbor to COB 5th, Albemarle Business Campus is able to further bolster COB 5th as a center by providing a strong presence of a mixture of uses and interconnectivity. Additionally, the proposed active transportation would contribute to the walkability around this Center.

Mixture of Housing Types and Affordability:

Within the Code of Development, Albemarle Business Campus is flexible in allowing for a mixture of housing types consistent with the density recommendation outlined in the Comprehensive Plan. Additionally, 15% of the total residential dwelling units built within areas designated for residential use shall be Affordable Dwelling Units (the “15% Affordable Housing Requirement”). The 15% Affordable Housing Requirement may be met through a variety of housing types, including but not limited to, for-sale units or rental units. Providing for affordable housing not only addresses the needs of the housing objectives outlined in Chapter 9 of the County Comprehensive Plan, but provides workforce and affordable housing, providing housing supply for a range of income levels, including low-to-moderate income residents of the County.

Interconnected Streets and Transportation Networks:

Transportation networks consist of “1) streets and roads, 2) pedestrian paths, 3) bikeways, 4) bus routes, and 5) light rail lines.” Interconnected streets are not exclusive to cars, but call for multimodal connections. There are a multitude of connectivity improvements proposed with this application including sidewalk, multi-use path, pedestrian pathway, and bus stop improvements.

Multi-Modal Transportation Networks:

The transportation network proposed with this development includes sidewalk installations and improvements as well as shared-use path improvements. Existing and proposed street sections provided with this rezoning application support a variety of transportation modes, with an emphasis on 5th Street Extended as a main transportation corridor.

Parks, Recreational Amenities, and Open Space:

As a mixed-use development, recreational and open space within Albemarle Business Campus will be an integral community gathering space. As discussed, the surrounding areas are predominately residential; mixed-use development and thoughtful greenspace provides destination points and the improvements to infrastructure facilitates to these destinations. Although Azalea Park is only 0.5-mile away from these neighborhoods, the I-64 bridge creates a barrier to those without car access, as the underpass bars safe pedestrian movement. With additions and improvements of sidewalks and shared-use paths, greenspace within this NMD could attract community members who had previously lacked access and promote health and wellbeing in the community.

Buildings and Spaces of Human Scale:

Building heights, footprints, and stepbacks are consistent with recommendations outlined in the Southern and Western Master Plan.

Relegated Parking:

“Restricted Parking Areas” are designated on the application plan to provide a buffer between surface parking areas and the Entrance Corridor. This buffered area is in addition to the area required to provide multi-use path improvements in accordance with the section shown on Sheet 18 of the application plan. The multi-use path section will work in conjunction with the “restricted parking area” to provide *at least* a 20’ buffer between the 5th St. travel way and any future surface parking area on the site. The “amenities” section of the Code of Development also notes a linear greenway improvement adjacent to the multi-use path which would contribute to additional buffering between the surface parking areas and the 5th St. corridor. The topography of the site contributes to screening of parking areas in the southeast corner of the site; this will diminish the appearance of any surface parking lot in this location from the Entrance Corridor as vehicles approach the site from the northeast on 5th St. An outdoor amenity that is envisioned as a “gateway plaza” is sited at the intersection of Old Lynchburg Rd and 5th St. and there are buildings proposed to help frame this plaza and this heavily traveled intersection. The plaza and the proposed buildings at this intersection will aid in screening surface parking areas in Blocks 3 and 4 as travelers approach the site from the south on 5th St.

Redevelopment:

The property is currently undeveloped, and sits within the County’s Development Areas. The development is located across from a designated neighborhood center, is on a major City/County transportation corridor, 5th Street, and is 0.5-mile from I-64, a major regional transportation corridor.

This area of Albemarle County has been recognized by the Governor as a U.S. Department of the Treasury “Qualified Opportunity Zone”, which provides a new revitalization tool for low-income census tracts in the Commonwealth and the proposed office space on the property will allow for business growth in Albemarle County. The Albemarle Business Campus aims to attract desirable employers and industries, by providing a build-to-suit approach to future businesses, expansive greenfield development for large office tenants, and workforce and affordable housing within the NMD development. Currently, there are no available sites in Albemarle County located in an opportunity zone that are able to accommodate a major employer in a single building. With full build-out, the Albemarle Business Campus would become a major employment center for the County, with an ability to provide space for 500 to 750 employees; with a mixture of uses, this number is estimated between 100 to 400 employees.

There is limited office space in the vicinity of the proposed Albemarle Business Campus and moreover there is minimal, if any, available office space in the immediate area. The office space at Albemarle Business Campus could provide ample space for a few start-ups or growing local businesses. According to the “City of Charlottesville Office and Retail Market Study” from 2018, which also includes information about office and retail space in Albemarle County, the office vacancy rate for the County is 2.3% and the City has a 1.7% office vacancy rate. These numbers show the City and County have ample demand for more office space as a typical office market sees a 5-10% vacancy rate. Albemarle Business Campus NMD has the potential to step in as the missing link in the immediate community, becoming a significant center in the Old Lynchburg/5th St. area by fulfilling commercial/service and housing needs, south of the I-64 interchange.

Respecting Terrain and Careful Grading and Regrading of Terrain:

Managed slopes are present on the property and any grading in managed slopes will comply with Section 18-30.7.5 of the Albemarle County Code.

SURROUNDING USES

Two multi-family housing developments (one existing and one under construction) are located on the north side of the property. These apartments serve (and are proposed to serve) as off-campus housing for University of Virginia students. A nine-acre office park, owned by the Region Ten Community Service Board, is located adjacent to the property, sharing a western boundary and various housing and commercial uses are located along Country Green Road and Mountainwood Road, to the south of the property. From a bird’s eye perspective, the immediate surrounding landscape (including the 5th Street County office complex) are consistent with an NMD application plan, creating a mixed-use center around the County offices and the intersection of Old Lynchburg Road and 5th Street Extended.

IMPACTS ON PUBLIC FACILITIES

& PUBLIC INFRASTRUCTURE

In addition to the proposed improvements to sidewalks, trails, and landscape design as mentioned above, traffic improvements to 5th Street Extended and Old Lynchburg Road intersection are proposed with this rezoning request. The proffers included with this request allocate funds for transportation improvements at this strategic intersection.

The property is within the response district of the Monticello Fire Station and Monticello Rescue Squad and lies adjacent to the response district of the City Fire and Rescue. The property is patrolled by the Blue Ridge Police District, Sector 6, Beat 4 and the Albemarle County Police headquarters is located across 5th Street Extended from the property.

According to American Community Survey (ACS) 2017 5-year estimates, there are approximately 2.62 people per household in Albemarle County. As single-family detached housing, which typically accommodates a greater number of inhabitants than smaller units, is not proposed on this property, it is our position that the household size on this property at maximum residential build-out would be 1.97 people per household (or 25% smaller than the County average).

With a maximum of 128 units proposed on the site, there could potentially be 252 new residents within the Blue Ridge Police District and Monticello Fire and Rescue District. This roughly estimated number of residents does not account for internal migration within the County, which is likely to occur with residents moving from other areas within the County to ABC and possibly moving from other residential areas within the Monticello Fire Station/Rescue Squad and Blue Ridge Police District to ABC.

IMPACT ON SCHOOLS

This property lies within the Mountain View Elementary School district, Burley Middle School district, and Monticello High School district. There are a maximum of 128 units proposed within ABC and it is the applicant's intent to construct 128 garden style luxury apartments, with approximately 80%+ of the units proposed as two bedroom units. Data from similar apartment communities in Albemarle County and Charlottesville indicates that on-average there are approximately .07 children per unit. Provided below are unit counts and the number of school aged children in similar nearby developments:

| Apartment Community | Unit Count | School Aged Children | Avg Child/Unit |
|---------------------|------------|-----------------------------|----------------|
| Arden Place | 212 | 12 | .056 |
| Beacon | 241 | 23 | .095 |
| Avemore | 280 | 24 | .085 |
| Belvedere | 263 | 14 | .053 |
| ABC (Proposed) | 128 | 8.96 (estimated based on | .07 (average) |

| | | | |
|--|--|----------|--|
| | | average) | |
|--|--|----------|--|

Based on this analysis, it is anticipated that ABC may house 8-9 school aged children distributed amongst grades K-12 that would attend Mountain View Elementary, Burley Middle School, and Monticello High School.

Based on this recent data received from nearby apartment communities, we believe this is a viable projection for anticipated school children living in ABC however, Albemarle County Public Schools has a multiplier that has been used by the Community Development Department for school enrollment projections for development proposals in Albemarle County and so we have also included a school enrollment project analysis for ABC using the multipliers provided by Albemarle County Public Schools. This analysis estimates there could be 25.6 school aged children living in ABC.

| Type of Dwelling Unit | Elementary | Middle | High | Total |
|---|------------|--------|------|-------|
| Multipliers Provided by ACPS | | | | |
| Single-family detached | 0.15 | 0.08 | 0.12 | 0.35 |
| Townhome | 0.15 | 0.06 | 0.08 | 0.29 |
| Multi-family | 0.12 | 0.03 | 0.05 | 0.21 |
| By-Right Development | | | | |
| 26 Single-family detached homes | 3.9 | 2.08 | 3.12 | 9.1 |
| 30 Townhomes | 4.5 | 1.8 | 2.4 | 8.7 |
| <u>By-Right Total</u> | | | | 17.8 |
| Proposed Development | | | | |
| 128 Multi-Family Units | 15.36 | 3.84 | 6.4 | 25.6 |
| Net Impact (Between By-right and Proposed) | | | | +7.8 |

We have presented our data from nearby apartment communities to Albemarle County Public Schools and we have coordinated with Rosalyn Schmitt, Chief Operating Officer for ACPS, to review our estimates for the number of school-aged children anticipated to live in ABC.

IMPACT ON ENVIRONMENTAL FEATURES

All design and engineering for improving the property will comply with applicable County and State regulations. Regional Stormwater Management facilities have been constructed for the Sterling University Housing project (Wahoo Way). These facilities have been designed to accommodate some of, if not all, of the proposed runoff from the property. Any additional stormwater management design will be consistent with similar urban development projects and will utilize a combination of features, such as on-site surface facilities, on-site underground stormwater management facilities, and/or off-site nutrient credits.

PROPOSED PROFFERS TO ADDRESS IMPACTS

A proffer statement is included with this rezoning application. Proffers provided include a limitation on the maximum number of trips generated from the proposed development to limit potential adverse traffic related impacts from the development site. Additionally, proffers are provided for infrastructure improvements and to ensure consistency with the performance agreement.

CITATIONS

¹ Table “DP05” ACS Demographic and Housing Estimates. U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates