

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 1, 2021 8:31 AM
To: Andy Reitelbach
Subject: FW: RST public hearing nezt Tuesday - comments
Attachments: ashwood entry base and sim with buildings.pptx; Updated Forest Lake Traffic Back Up Graphic - 404 foot AM back up 011221.JPG; School capacities and enrollment projections 011021.xlsx

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: scott@ducardvineyards.com <scott@ducardvineyards.com>
Sent: Friday, February 26, 2021 9:04 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RST public hearing nezt Tuesday - comments

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On behalf of everyone in Forest Lakes and Hollymead, we look forward to providing our public comments on the RST development proposal Tuesday night.

We have a full roster of people who will speak on different topics, with supporting slides and analyses that we have done or commissioned. As a Forest Lakes Board member, I have taken the lead on coordinating our response – but you will hear it loud and clear from the entire community. And all with a clear message:

This proposal needs be rejected and the developer needs to go back to the drawing board, for a number of major reasons – size and scale are excessive and not harmonious with the residential nature of the local area, the aesthetics and other design features are terrible and an affront to the area, the proposal relies heavily on waivers and special exceptions – all to simply add more density – and these are inappropriate and would set a terrible precedent for

future development in this corridor, there is a significant potential for major traffic back ups for the 2000 existing Forest Lakes residents, it would further overcrowd local schools, clear cutting another 20 acres would contribute to added environmental degradation, the erosion and sediment controls appear weak and lack any back up (as you know, the lakes we own have incurred major damage from prior developers due to lack of controls) and it would all together be terrible for local property values and the quality of life we have here. These and other points will be articulated by residents during the hearing, with appreciation for your patience.

To be clear: we are not opposed to development on this parcel. It's in the growth area and we support that. BUT: it needs to be done responsibly, adhering county regulations and guidelines and local norms, at an appropriate scale, with respect to the large existing local communities, with a solid design that goes beyond minimal compliance on the wide range of factors expected in local development, and without creating its own traffic, school, environmental and other problems. "Equity" issues are currently at the forefront in local and national parlance – and allowing this development, with all its shortcomings, would represent a huge in-equity in many respects.

Also to be clear: our opposition is unaffected by whether the development has no affordable housing or 50% affordable housing (temporary as their recently updated proposal oddly is), or even 100%. As above, it's about the effects on the community, compliance with requirements, and the design details of the proposal – not about affordable housing, which we all recognize is important for the region.

We have some important information that you may want to review in advance of the meeting. At www.forestlakes.net/announcements you'll find a zoom recording we recently created to inform local residents and share some of our findings (several of the slides, that have been receiving public attention already, are attached here), plus a petition with 500 signatures and some pointed comments (which we will present to you at the meeting), and some troubling slides on what the development would look like in real life – before and after views - for Forest Lakes and for the single story Ashland townhouses immediately next door. You may also have seen a series of three letters to the editor of the Daily Progress, by Forest Lakes residents, concerning development overall – but triggered by the review of this RST proposal and relevant to the discussion; the letters are also linked at the website above.

Thanks in advance for the upcoming opportunity to present our views, and to formally and forcefully request that you deny the application.

Scott Elliff

Member and Treasurer (10 years +), Forest Lakes Community Association Board of Directors.
15 year resident of Forest Lakes South.

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, March 1, 2021 8:43 AM
To: Andy Reitelbach
Subject: FW: SELC Comments on RST Residences Rezoning

Vivian Groeschel

Vivian Groeschel
Community Development Assistant-Planning
County of Albemarle
Department of Community Development
Email: vgroeschel@albemarle.org
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From: Travis Pietila <tpietila@selcva.org>
Sent: Friday, February 26, 2021 5:18 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Charles Rapp <rappc@albemarle.org>
Subject: SELC Comments on RST Residences Rezoning

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Dear Members of the Planning Commission:

In advance of your meeting next Tuesday night, I am writing on behalf of the Southern Environmental Law Center to provide comments on the proposed RST Residences rezoning at Route 29 and Ashwood Boulevard.

We certainly recognize the need to expand housing opportunities and choices within the County's Development Areas, and particularly in the case of affordable units, as recent work on the Draft Housing Policy makes clear. And along these lines, we appreciate that the applicant is proposing to incorporate a substantial number of on-site affordable units as part of this development.

That being said, there are some aspects of the applicant's proposal which we believe could undermine the effective affordability of these units, the livability of this new development, and other key goals of the County's Comprehensive Plan and Planned Residential Development (PRD) ordinance that we encourage the Planning Commission to carefully consider—and address with the applicant—before making your recommendation on this rezoning.

First, the applicant is proposing that rental units will only remain affordable for a 10-year period, and that the County will only be given 90 days to identify eligible purchasers for any units offered for sale. In discussions over the Draft

Housing Policy, both of these constraints have been identified as barriers to securing, and sustaining, affordable housing in the County, and they raise legitimate questions about the extent of affordability benefits this proposal will ultimately provide.

Second, we are concerned to see no commitments or contributions toward public transit in this application. The Places 29 Master Plan clearly envisions future transit service along this stretch of Route 29, and that new developments will be made transit-ready to help facilitate the creation of this service. Other nearby developments, such as Brookhill, have made commitments toward future transit service, and if anything, transit will be even more important for the RST Residences proposal due to the significant number of affordable units being proposed. Given the distance of this site from the County's job and activity centers, absent transit service most residents will undoubtedly have to rely exclusively on personal automobiles for daily trips—resulting in higher household transportation costs and greater congestion along Route 29, as well as undermining the County's climate goals related to reducing transportation-related emissions.

Finally, the County's zoning ordinance states that the PRD district is "intended to encourage sensitivity toward the natural characteristics of the site and toward impact on the surrounding area." We see little in this application to contribute toward this goal. Despite this site's proximity to the South Fork of the Rivanna River, it is proposing the bare minimum (down to the 100th of an acre) of required open space, only a 20-foot buffer along the sides and rear of the site, and disturbances up to the very edge of the site's preserved slopes. Overall, it appears to more than triple the impervious surface cover of this already-developed site (from 18% to 58%).

In sum, for the reasons noted above—and others identified by County staff—we believe the current application falls short, and we urge the Planning Commission to carefully consider these concerns and any opportunities for the applicant to strengthen its proposal along these lines in your review of this rezoning.

Thank you for your consideration.

Travis Pietila

Travis Pietila
Staff Attorney
Southern Environmental Law Center
201 West Main Street, Suite 14
Charlottesville, VA 22902
(434) 977-4090
SouthernEnvironment.org

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, March 1, 2021 9:08 AM
To: Andy Reitelbach
Subject: FW: Forest Lakes RST Letter to Planning Commission.docx
Attachments: Jimmy's RST Letter to Planning Commission.docx

Vivian Groeschel

Vivian Groeschel
Community Development Assistant-Planning
County of Albemarle
Department of Community Development
Email: vgroeschel@albemarle.org
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Fax: 434 972 4126
www.albemarle.org

From: jimmyb@crutchfield.com <jimmyb@crutchfield.com>
Sent: Saturday, February 27, 2021 11:20 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Forest Lakes RST Letter to Planning Commission.docx

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Please see the attached letter and deny the current RST proposal.

Thank you!

James "Jimmy" Baranik

President, Forest Lakes Board

1925 Becker Lane

Charlottesville VA 22911

My name is James “Jimmy” Baranik and I am the current Board President of the Forest Lakes Community Association. I have been a Forest Lakes resident for 25 years.

Forest Lakes represents close to 1,500 home owners and about 5,000 residents. Our residents are from every walk of life and vocation, including retirees and many young children. The Forest Lakes Board has gone to great lengths to plant hundreds of trees and bushes. We maintain well over 10 miles of walking trails. Residents love our amenities and smooth traffic patterns. They love the safe and easy driving, walking or bicycling to and from schools. As a member of the board of directors, one of our main concerns is protecting the value of the investments our families have made in their homes.

I’m writing you today because as a community, we feel that the RST development as planned will seriously reduce the quality of life and value of our community. I have communicated with many homeowners in both Forest Lakes and Hollymead and I have yet to hear of anyone who is for this development as it is currently designed. While we are not opposed to growth, we believe it should be reasonable and well planned.

The Forest Lakes South neighborhood directly borders the proposed RST development property along the south east side. Ashwood Boulevard may even intersect with a proposed entrance to RST. We are very concerned that traffic will back up for multiple lights while waiting to turn onto RT 29. Residents of both Forest Lakes and Hollymead exit via Ashwood Boulevard. Now we are going to add even more from this proposed RST development.

On behalf of the entire Forest Lakes community, I have been asked to speak out to warn the planning commission about the negative impact this development will have as currently proposed.

Below are the main issues that we have with the RST development:

- Environmental and Aesthetic
- Road congestion
- School over-crowding
- Sets a bad precedent for future growth

Environmental: The last thing we want is for Northern Albemarle County to look like Virginia Beach or Fairfax County in Northern Virginia. The current RST design is unacceptable. Our streams and lakes already receive run off from all the clear cutting and bulldozing from the Hollymead Town Center. We spend a lot of money maintaining and caring for our lakes. The beauty of Forest Lakes derives to a great extent from the surrounding forest and hilly terrain of ridges and draws. This “pancake the earth” approach will do away with these natural separations and cause further water issues. The five story buildings will be visible from every direction because there is only a minimal “natural” strip of land planned.

Road Congestion: All of these extra people will create greater congestion on Ashwood Boulevard, the primary exit road for Forest Lakes South. This increased congestion will force Forest Lakes South residents to make greater use of Hollymead Drive to exit on to Route 29 in order to avoid the increased exit traffic from the RST development onto Ashwood Boulevard. Timberwood BLVD and its adjacent walking path and related cross walks is one of the main routes for local children to walk and bike to Hollymead Elementary School, Sutherland Middle School and athletic fields and courts. The walkability of Forest Lakes is one of its main assets. The increase in traffic from rental units and from Forest Lakes South will create more safety concerns for children walking to and from school and for other pedestrians and bicyclist.

School Over Crowding: Some of the Forest Lakes children go to Baker Butler Elementary, which now has a larger trailer due to lack of space and overcrowding. Following this trend of overcrowding, the fallout from the proposed RST development will spill over to Hollymead Elementary and Sutherland Middle School. Children deserve to be in a school system that promotes community, not separated into trailers for instruction. Kids deserve to go to a school without trailers. These are the kinds of things that may happen should the RST development go as planned.

Bad precedent: If the proposed RST development is allowed to move forward as is, what does this say to other developers? If you are a developer and you were not approved for xyz, and now a new developer comes in and gets approved, what does that say? Is that right? If you all approve the proposed RST development, you can be sure there will be plenty of other developers lining up to

build similar college dormitory type of buildings. Is this really what we want in Northern Albemarle?

In closing, we realize a certain amount of development is going to happen, we owe it to our citizens for it to be responsible and appropriate in scale. I have told our Forest Lakes Board that one of our goals should be to leave Forest Lakes nicer than we found it. I believe you all should do the same. The RST development would have a very negative impact on Forest Lakes' environment, roads, and schools, and it will reduce our home values and quality of life. What about your future tax base? Do we really want multiple five story buildings right off of RT 29 and Ashwood Blvd? Do you want to create another mess like they have in Northern VA or Virginia Beach? We can and should do better!

Thank you for your time.

James "Jimmy" Baranik

President, Forest Lakes Board

1925 Becker Lane

Charlottesville VA 22911

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, March 1, 2021 9:08 AM
To: Andy Reitelbach
Subject: FW: RST Development Plan for March 2nd hearing
Attachments: Hollymead Letter to Planning Commission.pdf

Vivian Groeschel

Vivian Groeschel
Community Development Assistant-Planning
County of Albemarle
Department of Community Development
Email: vgroeschel@albemarle.org
Phone: 434 296 5832 ext 3259
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www.albemarle.org

From: Paul Moruza <pmoruza@gmail.com>
Sent: Saturday, February 27, 2021 4:33 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: jimmyb@crutchfield.com; Scott Elliff <scott@ducardvineyards.com>
Subject: RST Development Plan for March 2nd hearing

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Planning Commission

County of Albemarle

Commonwealth of Virginia

My name is Paul Moruza and I am the current President of the Hollymead Citizens Association, which is the governing homeowner's association for Hollymead (single family

homes), Hollymead Condominiums and Somer Chase Townhomes. I have lived in Hollymead since 1996.

Hollymead Citizens Association represents 468 families and individual residents and homeowners that was developed around the historic Inn. Hollymead is the oldest development in this part of the county. Most of the homes were built on the late 70s and 80s. Our homes are for the most part modest. Our demographics are characterized by residents that are truly diverse, from every walk of life and vocation, but we all share a strong sense of community, pride in our little neighborhood, and a sense of ownership. Most of our neighbors are homeowners (from young couples to retirees) or aspiring homeowners and all have a strong civic sense of participation in the affairs of the Association. We love our mature trees, the way the houses were built on the contours of the ridges and draws, our nature trails, ponds, parks and forested creeks and nature trails. Our neighborhood esprit is expressed in many neighborhood civic activities, fundraisers for local charities, triathalons, swim meets at our small pool club, hanging out with young children at our playground or even walking to a store or restaurant. As a member of the board of directors, one of our main concerns is protecting the established fabric of the community, its sustainability and as well as the value of the investments our families have made in their homes. I'm writing to you today because as a community we feel the RST development as planned will seriously reduce the quality of life and value of our community.

The Hollymead neighborhood directly borders the proposed RST development property along the north east side of the property being developed on a line from the intersection of 29 North and South Hollymead Drive extending about 2000 feet in the south easterly direction.

On behalf of the entire Hollymead community I have been asked to speak out to advise the planning commission about the negative impact this development will have as currently proposed.

From the Hollymead perspective, negative externalities of the RST development fall into four areas:

1. Affordability and Sustainability
2. Environmental and Aesthetic
3. Road congestion
4. School overcrowding

Affordability and Sustainability: From the Hollymead perspective and on behalf of our neighbors in the Ridgewood Mobile Home Park, RST development would work against two of the objectives of *the current Thomas Jefferson Planning Commission FY 18-22 Consolidated*

Plan by completely displacing 78 family units from the current mobile home community which provides affordable housing in an attractive natural setting that works with the topography instead of flattening it, and that has been established for over 75 years. This low impact community provides both transitional and long-term housing as well as mobile home ownership, a sense of community values and would be replaced by high density rental units, destroy the current community fabric and reduce ownership by low-income families.

Environmental: The current community is a proven sustainable community with low rain water run-off and lots of natural tree canopy all to be replaced by impermeable, flattened topography with destructive water run-off. The current design, instead of making use of and respecting the topography, will flatten all-natural berms and hills on its property and will remove oaks and tulip poplars, some of which are 50 to one hundred years old. The charm of Hollymead derives to a great extent from the surrounding forest and hilly terrain of ridges and draws. This “flatten the earth” approach will do a way with these natural separations as well as the current trailer park that provides a beautiful place nestled in the hills for families to own their own mobile homes. The five story buildings will be visible from every direction because there is only a minimal “natural” strip of land planned around the massive parking lot. Also, water runoff is a major problem in the Hollymead Forest lakes area. Our associations every year spend thousands of dollars to maintain ponds and drainage systems that were not planned to accommodate such a large area of impermeable asphalt and structure. The Hollymead and Forest Lakes communities have already suffered from high levels of silting in Hollymead Lake, and irreparable environmental damage from the careless manner in which Hollymead Town Center was developed and have spent millions of dollars in legal fees to fight for environmental justice. The RST development would add to that injustice.

Road Congestion: The almost doubling of the population of Hollymead will create greater congestion on Ashwood Boulevard, the primary exit road for Forest Lakes South. This increased congestion will force Forest Lakes South residents to make greater use of Hollymead Drive to exit on to Route 29 in order to avoid the increased exit traffic from the RST development onto Ashwood Boulevard. Hollymead Drive and its adjacent walking path and related cross walks is one of the main routes for local children to walk to Hollymead Elementary School and Sutherland Middle School. The walkability of Hollymead is one of its main assets. The increase in traffic from rental units and from Forest Lakes South will create more safety concerns for children walking to and from school and for other pedestrians.

School Over Crowding. I’ve mentioned the walkability of Hollymead. One of our main attractions is the fact that children can walk to two high quality schools, Hollymead Elementary and Sutherland Middle School. Three of my children attended this schools. They are among the best in the county. There is no practical plan in place to accommodate hundreds of new students at the schools, which is what would happen should the RST development go as planned.

In summary the RST development would have a negative impact on Hollymead's social fabric, environment, roads, and schools and as a result will reduce our home values and quality of life. I strongly urge the Planning Commission to require a plan from RST that is less dense, less destructive, and more sustainable for the community.

Sincerely,

Paul D. Moruza

President, Hollymead Citizens Association

--

Paul Moruza
1755 Goldentree Place
Charlottesville, VA
434-981-7751

Hollymead Citizens Association
1755 Goldentree Place
Charlottesville, Virginia 22911
pmoruza@gmail.com

Planning Commission

County of Albemarle

Commonwealth of Virginia

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1755 Goldentree Place
Charlottesville, Virginia 22911
pmoruza@gmail.com

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Affordability and Sustainability: From the Hollymead perspective and on behalf of our neighbors in the Ridgewood Mobile Home Park, RST development would work against two of the objectives of *the current Thomas Jefferson Planning Commission FY 18-22 Consolidated Plan* by completely displacing 78 family units from the current mobile home community which provides affordable housing in an attractive natural setting that works with the topography instead of flattening it, and that has been established for over 75 years. This low impact community provides both transitional and long-term housing as well as mobile home ownership, a sense of community values and would be replaced by high density rental units, destroy the current community fabric and reduce ownership by low-income families.

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pmoruza@gmail.com

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Hollymead Citizens Association
1755 Goldentree Place
Charlottesville, Virginia 22911
pmoruza@gmail.com

require a plan from RST that is less dense, less destructive, and more sustainable for the community.



Sincerely,

Paul D. Moruza

President, Hollymead Citizens Association

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, March 1, 2021 7:48 AM
To: Planning Commission; Andy Reitelbach
Subject: FW: Planning Commission Agenda Item // 3-2-21 Meeting // RST Development

See below

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Dee Walsh <deecompression@gmail.com>
Sent: Sunday, February 28, 2021 11:31 PM
To: Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Planning Commission Agenda Item // 3-2-21 Meeting // RST Development

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With regard to the upcoming March 2, 2021 Planning Commission meeting item covering the RST Development, which is seeking a rezoning of 19.5 acres off of U.S. 29 in the Hollymead area to build a maximum of 370 units split between 259 multifamily units for rental and 108 townhouse units for sale - I would like to ask one question and make one comment.

Feel free to record the following in the minutes of the meeting:

- 1) Question: In what way(s) are one or more of the proposed buildings "inconsistent with the recommendations of the Places29 Master Plan." ?
- 2) Comment: In the 7/20/20 meeting, at about minute 40 of the videotaped presentation, the speaker mentions "20 foot buffers" between the established Forest Lakes homes and the new development - and also mentions the possibility of another 70-ish feet of land adjacent remaining undisturbed. This tiny allotment of space seems inconceivable to me - my *kitchen* spans more than 20 feet! To suggest that siting "2 over 2" multi-level townhouses on a natural rise above and adjacent to the Cricklewood Court area of Forest Lakes South with a buffer that is less than the interior space of a residential home is just absurd. Even the combined total of "potential" space, 90

to 100 feet, is grossly inadequate. No one who purchased property in Forest Lakes South could have ever conceived of having multi-story buildings just a mere 30 *yards* - or less - from their property. Among the many potential problems with this proposed development, the harmful impact on property values cannot be overlooked by the Planning Commission or the Board of Supervisors.

Feel free to contact me should you need further information or clarification.

Thank You,

Dee Walsh

--

Dee (Denise) Walsh

6495 Indian Ridge Drive

Earlsville, VA 22936

Cell/Text/WhatsApp/FB Messenger

434-242-4887

Home/Landline

434-978-4887

deewalsh@embarqmail.com or deecompression@gmail.com

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, March 1, 2021 3:08 PM
To: Andy Reitelbach
Subject: FW: RST Residences, ZMA202000007 & SE202000003, March 2 Public Hearing

Vivian Groeschel

Vivian Groeschel
Community Development Assistant-Planning
County of Albemarle
Department of Community Development
Email: vgroeschel@albemarle.org
Phone: 434 296 5832 ext 3259
Fax: 434 972 4126
www.albemarle.org

From: Richard Tremblay <richardmtremblay@gmail.com>
Sent: Monday, March 1, 2021 3:04 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Board of Supervisors members <bos@albemarle.org>
Subject: RST Residences, ZMA202000007 & SE202000003, March 2 Public Hearing

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Members of the Planning Commission,

I am writing to encourage your support for the RST Residences rezoning to Planned Residential Development, with 254 multifamily apartments and 108 townhouse units proposed, as well as for the Special Exception to the setback requirement for buildings over three stories. The applicant's planned mixture of housing types and density fits nicely with the Places 29 Master Plan, and the layout and building types make efficient use of the limited land in the Development Area.

Of particular note is the developer's laudable commitment that at least 50 percent of the total units will be affordable to renters and home buyers with household incomes less than 80% of Area Median Income. In addition to the income criteria, the affordable townhome sales prices won't exceed \$243,750 (65% of the VHDA limit for first time home buyers), which is rare in the current market. This price range of for-sale homes is gradually declining in the county as the median sales price keeps rising, now over \$375,000.

Please lend your support to this well-planned development that will deliver at least 180 units of much needed, long-term affordable housing in the right area.

Sincerely,

Richard Tremblay
479 Worthington Drive
Charlottesville, VA 22903

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 2, 2021 12:52 PM
To: Planning Commission; Andy Reitelbach
Subject: FW: Hollymead RST development

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Navarre Bartz <navarre.bartz@gmail.com>
Sent: Tuesday, March 2, 2021 12:47 PM
To: Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Hollymead RST development

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Hi,

Sorry if this isn't the best way to get in touch with the PC, but I won't be able to make the meeting and hadn't tried emailing them before.

I wanted to express my support for the proposed project and zoning change in Hollymead. I know a lot of people get riled up about new housing going on, but I just moved out to the county last year from the city because of years of Charlottesville City shutting down development projects that could've provided more housing in town and kept the prices more reasonable.

I don't think anybody really anticipated the amount of growth we've seen in the area over the last decade, but right now, Albemarle has the opportunity to build more housing for the people that are here in the area and make a little bit of room for the new people as well. People are flocking to this area because it's a great place to live, and we ought to make some room to share the love.

I know some people are already having to commute from Green, Nelson, or Buckingham because there just isn't enough housing to go around here. This development would be consistent with the Comprehensive Plan since it is in the growth area, and further, it would help alleviate some of the congestion on our roads from people who have to commute from far-flung counties. As an added bonus on top of that, shorter commutes equal lower carbon emissions which can help the county with our carbon dioxide emission reduction targets.

I know some neighbors are concerned, and everyone is a little scared of change, but we should be making Albemarle welcoming for new folks, not letting a little trepidation stand in the way of making our community even better.

Thank you,
Navarre Bartz

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, March 2, 2021 12:24 PM
To: Andy Reitelbach
Subject: FW: In support of RST rezoning

Vivian Groeschel

Vivian Groeschel
Community Development Assistant-Planning
County of Albemarle
Department of Community Development
Email: vgroeschel@albemarle.org
Phone: 434 296 5832 ext 3259
Fax: 434 972 4126
www.albemarle.org

From: matthew gillikin <matthew.t.gillikin@gmail.com>
Sent: Tuesday, March 2, 2021 12:20 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: In support of RST rezoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commission,

I am writing in support of the RST rezoning.

My understanding is that there has been significant resistance to this project from the affluent residents of historic Forest Lakes. I wonder the extent to which they are mindful of the opposition to their own homes when they were built in the 1990s.

I think that this kind of relatively dense housing is perfect for alongside that part of 29 North, particularly as we try to expand the range of housing options and price points in our area. Additionally this level of density is what is necessary to support expansion of the bus system up 29. My wife is a teacher and these are the types of apartments that are affordable to teachers.

Thank you for your time,

Matthew Gillikin
Charlottesville, VA

Andy Reitelbach

From: Carolyn Shaffer
Sent: Wednesday, March 3, 2021 9:00 AM
To: Andy Reitelbach
Subject: FW: Expressing Support for RST Development Rezoning

Please see below

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Chris Schopper <cjschopper@gmail.com>
Sent: Tuesday, March 2, 2021 11:28 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Expressing Support for RST Development Rezoning

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Good evening,

I am writing to express support for rezoning allowing a maximum of 370 allowable units near Forest Lakes. As a young person who moved back to my parent's house due to housing affordability in Charlottesville during the pandemic, I was particularly disappointed in the lack of enthusiasm from planning commissioners in support of this project.

In particular, it appeared that the planning commission was much more receptive to the hyperbolic and fear-mongering tactics brought forth by many members of Forest Lakes. This is particularly concerning when a number of the concerns raised by the public were fabricated (doctored images of building height/view from streets), hyperbolic in nature (claiming these buildings would be huge or that they would embody 'Soviet Style' construction), or utilized bad-faith arguments to torpedo the project (like claims about tree canopy or connecting covid-19 to residential density).

I was particularly disappointed due to the following reasons:

1. The project provides 3x the minimum required affordable housing
2. The request is consistent with the uses and density stated in the Places29 Master Plan
3. There is a severe housing shortage in the area, and frankly continuing to cater to suburban NIMBYs when projects like these appear in the growth area will prevent Albemarle County from addressing housing affordability.

As far as some of the pushback provided by planning commissioners, I've provided my own rebuttal as some of the items discussed seemed half-baked or thrown out there to derail the project.

1. This project would result in additional student enrollment + strain in capacity to school systems -- I myself went to a school that was 400 students over capacity, with 2200 students attending a 1800 student school, and couldn't cite a single negative impact from that experience. What I can tell you is that having a stable housing situation is much more important than any overcrowding, and this project provides stable and affordable housing to potentially hundreds of families in the area. (<https://nhc.org/wp-content/uploads/2017/03/The-Impacts-of-Affordable-Housing-on-Education-1.pdf>)
2. The proposed height is inconsistent with recommendations of Places29 Master Plan -- Honestly, if we're looking at denying a development like this on the basis of height, particularly when the visual impacts are as subtle as they are, that shows little commitment to actually helping provide affordable housing.
3. Recommend improved level of amenities -- If this is something that is holding the neighborhood back, then work with the developer to get this done, as opposed to denying outright. Comments like Rick Randolph's that compare the neighborhood to Cabrini Green and state that the neighborhood is 'lacking soul' are misplaced at best, and dog-whistles at worst.
4. Additional community feedback required - This step should not be considered if the community feedback means reaching out to Forest Lakes residents who spoke at length in today's meeting, who made their opposition exceedingly clear. What should be considered are voices like Crystal Passmore, who noted that "There are 370, if not more, people, plus 85 children who aren't represented tonight. Those are the people who would benefit from this being built ... I wish 370 people who want affordable homes could be here to talk to you guys, but they literally don't have these homes right now."
5. Additional traffic concerns - Unaffordable housing is exacerbating traffic up the 29 corridor by forcing workers in the Charlottesville urban ring to commute further and further. Go to Ruckersville if you want to hear what the County's and City's policies of predominantly building single family detached housing has done. Many people in this housing may see shorter commutes to UVA and downtown Charlottesville, especially if they are currently commuting from further out. Additionally, given the density of the neighborhood, this community could support public transit in a way that Forest Lakes (and other suburban subdivisions) cannot.

One final note, I spent Monday night attending Charlottesville City Council's meeting where they discussed upzoning across the entirety of the city. The residents that spoke up about this were by and large concerned about displacement, urban renewal, and other disproportionate impact that could be felt by marginalized communities within the city.

After attending that meeting, it was genuinely shocking how so many of the concerns raised in this meeting by community members were completely trivial in regards to the Monday meeting. Concerns about the 'neighborhood character', building height, traffic impacts, and tree canopy should NOT spell the end of a project that provides much needed housing in the Charlottesville/Albemarle region, particularly one that is generous to include as much affordable housing at this one.

Thanks,
Chris

Andy Reitelbach

From: Christopher Hawk <chawk@pecva.org>
Sent: Thursday, March 4, 2021 2:20 PM
To: Planning Commission; Charles Rapp; Andy Reitelbach
Subject: Re: Public Comments - RST Residences - Piedmont Environmental Council
Attachments: RST Residences - PC Public Comments - Piedmont Environmental Council (3-2-21).pdf

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Good Afternoon Members of the Planning Commission, Mr. Rapp, and Mr. Reitelbach,

Please find attached PEC's public comments from March 2nd public hearing. I would greatly appreciate it if you would include these in the public record.

Happy Planning,
Chris

On Wed, Feb 24, 2021 at 9:57 AM Christopher Hawk <chawk@pecva.org> wrote:
All,

Comments resubmitted with Attachments A and B included.

Thank you,
Chris

On Wed, Feb 24, 2021 at 9:24 AM Christopher Hawk <chawk@pecva.org> wrote:
Good Morning Members of the Planning Commission and Mr. Rapp:

The Piedmont Environmental Council respectfully submits these public comments, in order to address our concerns with the proposed RST Residences rezoning.

Please include these comments in the public record.

If you have any questions or comments, please feel free to reach out to me.

Best,
Chris Hawk



Christopher M. Hawk
Field Representative - Albemarle & Orange
804.337.6716

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Christopher M. Hawk
Field Representative - Albemarle & Orange
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Field Representative - Albemarle & Orange
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RST Residences ([ZMA202000007](#))
Planning Commission Public Comments
Piedmont Environmental Council
March 2, 2021

Comments to be verbally presented during public hearing portion of meeting

Good Evening Mr. Chairman and Members of the Planning Commission. My name is Chris Hawk, land use representative for the Piedmont Environmental Council (PEC).

We recognize the applicant's updated affordable housing component is significant and it addresses a large portion of our concerns related to the affordable housing component of this rezoning; and we thank the applicant for these substantial changes. We hope the applicant, planning commission and BOS will work together to address our concerns regarding connectivity, public transit, walkability, special exceptions, public schools, and onsite tree canopies as it pertains to this development and its environs. If this rezoning is to move forward to the Board, we ask that missing public infrastructure, such as public transit and walkability to nearby services, be addressed. These issues are outstanding in Places 29 North as a whole, and should be addressed regardless of the outcome of this rezoning.

Thank you for taking the time to listen to PEC's comments this evening.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 9, 2021 7:26 AM
To: Andy Reitelbach
Subject: FW: Opposition to rezoning at U.S. 29 and Ashwood Blvd

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Tim Brooks <timothy.a.brooks@gmail.com>
Sent: Monday, March 8, 2021 2:54 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Opposition to rezoning at U.S. 29 and Ashwood Blvd

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I'd like to submit my opposition to the proposed rezoning request for a property at the intersection of U.S. 29 and Ashwood Boulevard.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, March 9, 2021 2:45 PM
To: Andy Reitelbach
Subject: FW: New development on 29N by Forest Lakes

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Lisa Broadaway <lisabroadaway@yahoo.com>
Sent: Tuesday, March 9, 2021 1:32 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: New development on 29N by Forest Lakes

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello,

I'm writing concerning the proposed development that would bring affordable housing to the area across from Forest Lakes on 29N. I realize many residents here in this neighborhood are very loudly in opposition. However, the city needs to do the right thing here. Affordable housing to give those less fortunate access to things like Albemarle schools, the new Brookhill area being built, and the several shops at Hollymead far outweigh the wants of a few privileged voices. There's a housing crisis going on in Charlottesville and the only way to ensure everyone has a fair shot is to allow more affordable housing to be built. If traffic became an issue then I'm sure the city/county would address that as needed. The truth is these people don't want "undesirables" as they often reference them in social circles and on neighborhood apps. It's classist to say that anyone who makes less than 100k a year shouldn't be allowed to live out here.

Forest Lakes was once just an expansion and development that allowed people freedom to live right outside the city and I think a lot of these residents need to remember that.

Thank you for your time,

Lisa Broadaway
[Sent from Yahoo Mail on Android](#)

Andy Reitelbach

From: scott@ducardvineyards.com
Sent: Saturday, March 20, 2021 11:52 AM
To: Frank Pohl
Cc: Andy Reitelbach
Subject: RE: RST Development poposal

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Thank you , understood and gratifying. You will also note steep slopes on the northern / northwestern edge – big drop off down to stream below, which ultimately feeds to Lake Hollymead – which we own, and which has previously suffered egregious and irreparable damage from the development of Hollymead Town Center. So we are super concerned about runoff management there in particular.

From: Frank Pohl <fpohl@albemarle.org>
Sent: Saturday, March 20, 2021 10:46 AM
To: Scott Elliff <scott@ducardvineyards.com>
Cc: Andy Reitelbach <mreitelbach@albemarle.org>
Subject: RE: RST Development poposal

Scott,

Thanks for speaking with me this morning.

The application plan includes a conceptual underground detention facility. Design calculations aren't typically required during a rezoning, we typically only require a conceptual layout that indicates how stormwater management will be addressed. A stormwater management plan will be required as part of the VSMP/site plan review process. As mentioned, there are many areas on this site where underground detention can be added during VSMP review, if needed.

Stormwater management quantity requirements are dictated in 9VAC25-870-66.

<http://law.lis.virginia.gov/admincodeexpand/title9/agency25/chapter870/>

If you have further questions, don't hesitate to let me know.

Sincerely,
Frank

Frank V. Pohl, PE, CFM
County Engineer
[Albemarle County](#)

fpohl@albemarle.org
434-296-5832 x7914

From: scott@ducardvineyards.com <scott@ducardvineyards.com>

Sent: Wednesday, March 17, 2021 11:06 AM

To: Frank Pohl <fpohl@albemarle.org>

Cc: Andy Reitelbach <mreitelbach@albemarle.org>

Subject: RST Development poposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Sir: I would like to speak with you regarding the storm water management aspects of the recent RST proposal for the 20 acre parcel on the corner of 29 and Ashwood. As you know, it was recently deferred by the Planning Commission at the developer's request. On behalf of Forest Lakes and Hollymead adjoining communities, we presented a comprehensive set of comments with analysis of specific issues – including environment and storm water management ... which appeared to us (non experts) to be way substandard and inadequate – no ponds, just a small underground ? catchment basin, for a site that currently is heavily treed and would in the RST proposed plan become nearly entirely buildings and pavement with no ability to absorb water – and steep slopes and streams to the north and east of this parcel. As go forward and review whatever new proposal the developer submits, we will want to have a better focus on this issue.

Andy from planning noted that you had reviewed the plan and either had no comment or thought it was adequate.

I would like to speak with you to better understand this: what is the best direct phone number for you these days please ?

Thanks much.

Scott Elliff

Owner, DuCard Vineyards

Etlan (Madison County), Virginia

www.ducardvineyards.com

cell 434-409-4378

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Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, May 17, 2021 8:03 AM
To: Andy Reitelbach
Subject: FW: RST revisions

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Anthony Pagnucco <penperson1@gmail.com>
Sent: Friday, May 14, 2021 7:45 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RST revisions

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Board commissioners:

I am a member of the Places 29 CAC. I was impressed by the revisions made by the RST developers. They addressed the concerns of the county staff who evaluated the plan. They lowered the number of units and they altered their plans to effect changes proposed by community residents.

I feel the revisions allowing 75% of the rental units to be classified as affordable is most helpful to a great number of workers who would be able to live in brand new accommodations.

According to Dr. Stacy Plethia of the county staff, in the last 10 years 93 new homes were for sale under affordable guidelines. Approximately 50% of these homes were sold to persons qualifying for affordable housing. The number of affordable apartments was 255. They were all rented to residents qualifying under affordable housing guidelines. As you can see, affordable rental units are greatly desired by our community of workers. The RST development would provide at least 200 affordable rental units, possibly more.. If the county has made affordable housing a priority, the RST development delivers on that priority.

Additionally, I feel that this development would promote ethnic diversity and bring younger workers to our county.

I have these concerns:

1. Increased traffic at the intersection of Ashwood Boulevard and Route 29 North.

2. Increased numbers of children attending public schools.
3. Public transportation servicing this neighborhood--was this considered for the Brookhill Development?

If the above concerns can be dealt with, then I urge you to make a positive recommendation to the Board of Supervisors.

Thank you for your consideration in this matter.

Very Truly Yours,
Anthony C. Pagnucco
1056 Somer Chase Court
Charlottesville, VA 22911
845-798-1868

Andy Reitelbach

From: bjrbuse@gmail.com
Sent: Wednesday, June 2, 2021 7:13 PM
To: Andy Reitelbach
Subject: Re: ZMA2020-00007 RST Residences: Revised Plans and Planning Commission Reminder

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WOW, An 8 unit reduction? How magnanimous. Keep up the good fight, please, to protect our quasi-rural lifestyle and quality of life. Hopefully no car dealerships anytime soon. Money makes the world go 'round, unfortunately. Greed rules.

B. J.

From: [Andy Reitelbach](#)
Sent: Wednesday, June 02, 2021 6:13 PM
To: [Andy Reitelbach](#)
Subject: ZMA2020-00007 RST Residences: Revised Plans and Planning Commission Reminder

Good afternoon everyone,

Please see attached for revised plans provided by the applicant for ZMA2020-00007, RST Residences. The documents include both "clean" versions and red-line versions identifying the changes that were made. Changes include the reduction of the maximum number of proposed dwelling units from 340 to 332, with eight of the townhouse-style units being removed. In addition, the buffer area along the southeast side of the property (adjacent to Ashland Townhomes) has been increased from 20 feet to 40 feet in width. Proposed stormwater management facility locations have also been labelled more clearly.

This set is the final set of plans that will be presented to the Planning Commission when this application returns to that body for consideration on Tuesday, June 15th, at 6:00pm. More information about this meeting, including the Zoom link, can be found on the County calendar at this link:

<https://www.albemarle.org/Home/Components/Calendar/Event/1430/16>. The agenda and the staff report for this meeting will be uploaded to that webpage next week.

Best regards,
Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902



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Andy Reitelbach

From: Janet Adams <jana2c@gmail.com>
Sent: Thursday, June 3, 2021 5:50 PM
To: Andy Reitelbach
Subject: Re: ZMA2020-00007 RST Residences: Revised Plans and Planning Commission Reminder

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thank you for sharing this information.

It is disappointing to see that the areas around the homes near 29/Ashwood intersection are being developed so heavily, changing from a very nice neighborhood to an overdeveloped and less attractive area with heavy traffic and so much destroyed natural areas. We already have a large development on one side creating red dust everywhere, construction noise, traffic noise etc. On top of other concerns, it is also concerning to have the possibility of a large construction site on both sides of us at the same time.

I have lived here for 17 years and sadly am looking for a new home because I know the negative effects have only begun.

Best Regards,
Janet Adams

On Wed, Jun 2, 2021 at 6:14 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon everyone,

Please see attached for revised plans provided by the applicant for ZMA2020-00007, RST Residences. The documents include both "clean" versions and red-line versions identifying the changes that were made. Changes include the reduction of the maximum number of proposed dwelling units from 340 to 332, with eight of the townhouse-style units being removed. In addition, the buffer area along the southeast side of the property (adjacent to Ashland Townhomes) has been increased from 20 feet to 40 feet in width. Proposed stormwater management facility locations have also been labelled more clearly.

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Best regards,

Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: HAROLD GEBHARDT <mabr12@comcast.net>
Sent: Thursday, June 3, 2021 11:56 AM
To: Andy Reitelbach
Subject: Re: ZMA2020-00007 RST Residences: Revised Plans and Planning Commission Reminder

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Thank You for ALL the work on this project. The new layout is much better than the original.

Harry Gebhardt

Ashland resident

On 06/02/2021 6:13 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon everyone,

Please see attached for revised plans provided by the applicant for ZMA2020-00007, RST Residences. The documents include both "clean" versions and red-line versions identifying the changes that were made. Changes include the reduction of the maximum number of proposed dwelling units from 340 to 332, with eight of the townhouse-style units being removed. In addition, the buffer area along the southeast side of the property (adjacent to Ashland Townhomes) has been increased from 20 feet to 40 feet in width. Proposed stormwater management facility locations have also been labelled more clearly.

This set is the final set of plans that will be presented to the Planning Commission when this application returns to that body for consideration on Tuesday, June 15th, at 6:00pm. More information about this meeting, including the Zoom link, can be found on the County calendar at this link: <https://www.albemarle.org/Home/Components/Calendar/Event/1430/16>. The agenda and the staff report for this meeting will be uploaded to that webpage next week.

Best regards,

Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 8, 2021 10:09 AM
To: Andy Reitelbach
Subject: FW: Ashwood Blvd. 29 north please read.

Thank you,

Carolyn Shaffer
Clerk, Planning Commission and Boards
[Albemarle County](#)

cshaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Michelle Sandow <pajewski6@gmail.com>
Sent: Monday, June 7, 2021 9:45 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Ashwood Blvd. 29 north please read.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear planning commission. I have to agree with many of the current researched statements outlining real concerns regarding the multi level townhomes planned for the lane near Ashwood Blvd.

It seems that it is your place to assist the residents of the larger community and not just the developer. For example of failed development look at the mess over that Wendell wood made near the target. The concrete walls, empty, upon empty rental space. No support for transit except a little bus, no pedestrian access from one side of the street to the other. We see the damage these developers do. Look at brook mill. Now we have high end apartments with "mixed use" that has no way to turn around except at the light where you want to put another development.

What you allow is wrong and does not address the community as a whole. As an educator my concern is the overcrowding Of the community schools. No one asks the developers to build any new educational facilities. We have needed new high school for 20 years. Albemarle high schools building is a disgrace. Go out to Louisa and look at what a modern facility looks like. Please please Do your job foe our entire community.

M Sandow.