

Andy Reitelbach

From: Carolyn Shaffer
Sent: Wednesday, June 9, 2021 10:39 AM
To: Andy Reitelbach
Subject: FW: Please reject RST revised plan

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: Dayu <dayu.lv@gmail.com>
Sent: Wednesday, June 9, 2021 10:35 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Please reject RST revised plan

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To whom it may concern,

I am a resident of Forest Lakes South. I am very concerned about the development plan proposed by RST, which may significantly increase the living density, especially the traffic jam already in 29. Besides, there is already a substantial decrease in tree cover, reducing the screening of noise and bringing a huge impact on the ecosystem. It is rare to see deer this year. The harmony between human and nature is a key issue of development. Please consider the rejection on this RST revised plan, and urge them to make substantial changes to truly address the major issues.

Sincerely,
Dayu

--

As for me and my house, we will serve the LORD.

Andy Reitelbach

From: Charles Rapp
Sent: Thursday, June 10, 2021 2:04 PM
To: Andy Reitelbach; Daniel Butch
Subject: FW: Community comments - RST amended proposal, for June 15 meeting / hearing
Attachments: FLCA - Hollymead comments to Planning Commission - for 6-15-21 RST hearing FINAL.pdf

FYI -

Charles Rapp, AICP, ASLA

Director of Planning

[Albemarle County](#)

rappc@albemarle.org

434-296-5832 x3254

401 McIntire Road, Charlottesville, VA 22901

From: scott@ducardvineyards.com <scott@ducardvineyards.com>
Sent: Thursday, June 10, 2021 1:52 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Community comments - RST amended proposal, for June 15 meeting / hearing

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Attached are the consolidated official comments of the Forest Lakes and Hollymead Communities regarding the revised/amended RST proposal.

In summary, compared to the initial submission – for which you have the full set of comments, analyses, slides and related from the March meeting – there are several improvements, several items that are worse than before, and several critical area where there has been little or no change. This is a very substantial – and unprecedented – proposal that is too big, too dense, too tall, way out of scale for the neighboring residential communities (notwithstanding being within Places 29 density limits – where ever they came from), involve waivers that are undesirable and bad precedents, can result in major traffic problems on Ashwood Boulevard, and involve new concepts for affordable housing that have not been vetted by the overall Albemarle community and have no consensus at this point in time.

This proposal needs to be denied please – and again, send the developer back to work with the community to come up with something more reasonable and that we can agree upon.

Our communities are not opposed to re-developing this site – it just needs to be done right – more consciously, more considerately and without the unfair equities of burdening existing, large, longstanding, residential communities of thousands of people who live next door.

Scott Elliff

Owner, DuCard Vineyards

Etlan (Madison County), Virginia

www.ducardvineyards.com

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**Community Response to Albemarle County Planning Commission
re: Revised/Amended RST Development Proposal**

Recommendation: On behalf of the Forest Lakes and Hollymead communities, comprising 2,000+ housing units and 6,000+ residents who are adjacent to the proposed RST development, as revised and amended as of June 1, 2021, we respectfully request the Albemarle County Planning Commission deny outright, or at a minimum, continue to accept a deferral if offered again by the developer, to address the many continuing issues involved with this proposal.

Summary Overview:

The proposal is simply too dense, with too many tall buildings in too small a space, grossly out of scale with the surrounding community, and creates potentially significant traffic and other problems for the residents of Forest Lakes South who use Ashwood Boulevard on a daily basis.

Despite the recommendation by the Commission for RST to engage the community, we received no emails or phone calls from RST or its agents following the March meeting. (This was unlike the developers of Brookhill, who met with residents of Forest Lakes multiple times early in the approval process to discuss concerns.) We were very surprised the developer would submit a revised proposal so quickly and with no consultation, especially after such a wide-ranging and comprehensive critique. Therefore, we established a small committee of residents and reached out to RST in May to commence a dialogue we hoped could lead toward a development design supportable by Forest Lakes and Hollymead. Unfortunately, despite extended discussions, we have not been able to reach a consensus.

It must be stressed the Forest Lakes community is not opposed to general development in the area, and applauds RST for its commitment to meeting and even surpassing affordable housing goals. But we strongly feel this development and process need not be an “either/or” situation. We believe with some more refinement, the development can be a profitable venture for RST, increase needed and truly livable housing in Albemarle County, comply with the Places29 Master Plan, and blend into the existing local community with minimal impact. Indeed if done correctly, this can be a model for future development adjoining existing communities on the Route 29 corridor.

Specific Comments on the RST Revised Proposal of June 1, 2021:

In summary, the revised proposal:

- Is better in several areas of prior concern, though some added ‘tightening’ of language and commitment is still needed.
- Is worse now than the prior proposal in several areas – in part due to the developer’s continued strong desire to retain a high – and unsustainable – total unit count.
- Fails to address a variety of other areas that have been extensively pointed out in prior presentations, discussions, and supporting materials.

After directly addressing the revised proposal we also offer some over-arching concerns.

Areas of Improvement in the Revised Proposal:

- (1) **Aesthetics Along Ashwood Boulevard:** The commitment to aesthetics along Ashwood Boulevard, including retaining the existing berm and tree screening, eliminating townhouse buildings and increasing the distance of townhouses from Ashwood Boulevard to improve the sightlines for residents coming home along Ashwood, is a significant improvement. Our prior concern is now alleviated, subject to confirmation that the view from the street level does predominately screen these townhouses, via a computer simulation similar to what we developed in order to visualize the original proposal (which RST has committed to furnish), and provided the language in the revised submission is binding on the developer rather than being 'illustrative' and 'conceptual only.' In addition, the berm to be retained exists both east and west of the proposed new Archer Avenue entry, even though only the part to the east is marked on the plan. Clearly marking retention of the berm to the west is also needed.
- (2) **The Increased Buffer:** The tree buffer between the 4 story townhouse row and the one and two story Ashland townhouse community to the west was increased from 20 feet to 40 feet, although still falls short of our request for 100 feet. The revised proposal will now supplement existing plantings on an 'as needed' basis. A few townhouse units were also removed – based on Forest Lakes advising RST of an error in their resubmission – where the townhouses were actually closer to Ashland than they had been before.

We are gratified RST agrees a reasonable tree buffer is appropriate here to provide a transition from dense, tall buildings, to much smaller existing buildings. While the new proposal is a significant improvement, we recommend an independent professional arborist be retained. That expert can assess the extent to which this buffer is adequate to retain a full tree canopy in this buffer area, without substantially disturbing the roots of the trees within the buffer and leading to their later death, and recommend, if necessary, a requisite increase in the buffer width and suggestions on added plantings.

We remain concerned, however, that the language for what can be done within the 'buffer' is replete with too many caveats and must be more narrowly drafted. Currently the buffer paragraph in the cover page to the resubmission states that buffers: "shall also allow uses such as fences, dog parks, pedestrian / multiuse paths and SWM facilities." Clearly it would not be a tree buffer if any of these construction activities were to take place.

- (3) **Additional Green Space and Amenities to Meet Minimum County Code Requirements:** While we appreciate RST's limited improvements to green space and amenities, we note they are still modest at best and do not seem consistent with providing a healthy, livable community for residents that our county would be proud of. As noted below, the design features for affordable housing, more broadly, need more community discussion and consensus.

Areas Made Worse by the Revised Proposal:

- (1) Height of the Townhomes: The proposed Townhomes are now shown as 55 feet tall, including chimneys. This is well over the 45-foot maximum level allowed in this area. Although RST notes one top floor unit has been taken out to provide a slight visual transition for Ashland, since Ashland residents face the ‘end’ of those buildings that fact has minimal value. For reference this is nearly a 45-degree angle – half way up to the sky if you are looking straight ahead. While the distance of the buildings from the Ashland property line has been increased to 97 feet (57 feet, as shown in the drawing on page 7 of the legally binding application plan, plus the widened 40-foot buffer), this still represents a steep overhanging angle. Some combination of lower building heights, increased setbacks, and wider tree buffers is needed here to mitigate the looming nature of the proposed town homes over the existing two-story Ashland townhouses.
- (2) Height of the Apartment Buildings: The proposed Apartment buildings are actually taller than before – the prior 3 story buildings are now 4 stories, resulting in a dense cluster of (3) 4-story and (2) 5-story buildings (65 feet tall) with over 250 units. This is the densest and tallest set of buildings anywhere in the area and is unprecedented, way out of scale for our residential area and a terrible precedent. The County would need to provide waivers for these heights to be allowed and to waive various step-back requirements, and we oppose granting of waivers for this proposal. The Commission should require that the development be designed with no waivers whatsoever, and the developer should continue to ‘right size’ the design and reduce the building heights and corresponding number of units – which will also reduce the traffic problems that the current proposal creates, as detailed before and again below.

Concerns Still Not Addressed by the Revised Proposal:

- (1) Density: The overall density is virtually unchanged, with a net reduction of just 38 units (out of 370 total) or 10 percent. Until this density issue is resolved, the following concerns remain unaddressed:
 - a. Traffic Impact: We find RST’s conclusion that adding an additional 332 units (perhaps 600 cars - the overwhelming majority of which will filter onto Ashwood Boulevard) will have no impact on traffic to be simply lacking credibility, and casts significant doubts on the assumptions made for their traffic study.

With this dense of a development the potential for significant traffic problems remains at the Ashwood and 29 stoplight to go south on 29. That intersection is already facing a significant increase in traffic load onto Ashwood from the new Archer Avenue being connected north into Ashwood from the new, and very large, Brookhill Commons development complex to our south. Adding yet another connector road to Ashwood from the RST Development – an increase of as much as 60 or 70%, at an intersection that has a limited 25 second green light cycle, will only serve to exacerbate the traffic problem and could cause accidents as cars are attempting to turn and merge together in a rather confined area of space, where there is a bend in the road and some difficult visibility areas.

Today, the traffic is generally limited to the 850 existing houses in Forest Lakes South. With the added developments of the northern end of Brookhill and the proposed RST development, traffic from about 1400 units would flow through this intersection - more than one and a half times current numbers and overwhelming the intersection. It should also be noted that residents of Hollymead and Forest Lakes North also use this intersection especially in the morning, as part of downtown commutes. Under current conditions, traffic normally flows well in the morning rush hour, with some minor current backups. Asserting there will be no effect on Ashwood traffic does not pass a reality test.

Forest Lakes and Hollymead commissioned an independent traffic study for just these reasons and found morning rush hour back-ups of 400 feet – up to 10 minutes – could occur at the Ashwood stoplight to go south on 29.

There has been a lot of misunderstanding on the basis and details of the independent study. It used the same underlying VDOT model, was executed with great care, and just makes some different, and more realistic, assumptions about possible or likely everyday traffic flows and driver behavior. These will be documented in greater detail in a separate set of comments being sent to the Commission.

This issue is too important to allow approval of the RST proposal at this time. The Commission should instruct VDOT to work with both RST and Forest Lakes to review the assumptions in the model and develop several scenarios that show the range of potential traffic impacts from the RST proposal, in conjunction with the added Brookhill traffic and report back to the Commission.

- b. Storm Water Management: Storm water management methods, details and commitments remain vague and concerning to our communities. We understand storm water management is normally handled at a later stage in the process, but as the Commission will recall, Forest Lakes and Hollymead have previously suffered massive siltation of Lake Hollymead as a result of failures to control erosion and surface water runoff from the Hollymead Town Center site. The RST site is currently heavily wooded, but would be clear cut under the developer's proposal, drastically decreasing the ability of the site to absorb rainwater and instead creating a huge need to manage it on site such that it does not further pollute the lakes that our communities own and must maintain.

The details of storm water management plans to date have been disconcerting. Several small areas are listed as "SWM facilities" which we gather are underground retention basins – with no further detail or explanation – and in several cases appear to be cited within tree buffer areas. More detail is needed, together with strong commitments and written assurances that our communities will not be damaged by the developer's actions.

- c. Effects on Schools: Effects of this proposal on elementary, middle, and high school overcrowding have not been fully addressed. The developer has generated some new data on elementary school enrollment that suggests this development would not lead to elementary school overcrowding, and we hope that data is correct – but it has not

been validated or commented upon by the Albemarle County Public School system. In any case, absorbing significant new students in this area depends heavily on the approval and timely construction of a new elementary school within Brookhill, which has been proffered but has received no added funding or comment from the school system. In addition, the more significant issues involved middle school and high school levels, which are already overcrowded county-wide. RST generated no new data on those grade levels.

- d. Public Transportation: Public transportation remains mostly undefined and unsupported in the RST proposal. RST did include three potential sites for bus stops in this area in response to the Commission's instructions, but with no apparent efforts to provide or enable more bus or other improved transit for the many hundreds of added workers who would live in the RST buildings.
- e. Lack of Legally Enforceable Commitments: Finally, we are concerned the RST materials contain few true commitments and legal obligations. There is very little in the proposal that is legally binding by the developer, as far as we can tell. We have been advised by the County Planning Department that the only materials that are binding on the developer is the Application Plan – the set of sheets from Bohler with detailed drawings on them. Apparently the narratives and exhibits are all simply for general information purposes, which is disconcerting. Even the Application Plan is rife with annotations such as “For Concept Purposes Only” and “not to scale” and “illustrative” and (in incredibly small print) “this drawing is intended for municipal and/or agency review and approval. It is not intended as a construction document unless indicated otherwise.”

Overarching Concerns

Finally, we would like to note a few overarching concerns:

- (1) Affordable Housing: We have no opinion per se on RST's proposal, first offered the day of the prior Planning Commission hearing, and since revised, that the apartment buildings predominantly be designated and priced as affordable housing. Affordable housing is a clear need in Albemarle County, which we support. None of our comments relate to whether many, few, or none of the units on this particular site are designated as affordable.

Rather, we believe it is simply premature to approve this proposal with the affordable housing component as stated. What's called for is a more robust community-wide discussion on whether we want affordable housing concentrated in a single parcel versus more broadly interspersed in developments throughout the area, including the over 8,000 new units that are in the current construction pipeline. Additionally, there are many important, unanswered questions regarding what design and features are appropriate in a post-COVID world for new affordable housing, particularly how to balance density, costs, and livability and desirability. These topics all need much greater discussion.

- (2) Places 29 and Zoning Density: This is the first of potentially many small parcels in the Places 29 area that will ultimately be developed, and as such represents an important

precedent. It will be important for the Commission to ensure it is done with appropriate density, scale, and design, that it be harmonious with existing communities, and that it will not cause undue problems for existing residents. These are all specific pillars of the Places 29 charter, the stated objectives of the Comprehensive Plan, and in several cases, local statutes as well.

While RST repeatedly cites the density is within the Places 29 plan levels of 6 -34 units per acre, no one seems to know how those figures were developed a decade or so ago, and seeing them applied here for the first time here gives us pause. It is a tight mass of apartment buildings that would dwarf all other development in the entire area, and rely on waivers to do so, plus a dense row of massive townhouses, constructed as ‘two over two’ apartments (what others historically call ‘third floor walk ups’ - a unique and unproven concept for our area) in order to maximize the number of units that can be sold.

- (3) CAC Involvement: The newly constituted 29 North Community Advisory Committee should also be engaged in this issue. We note the sister CAC for Crozet, facing similar development problems, has proposed a new transitional zoning designation of 2-12 units per acre. We concur that this level would be appropriate in our area – and should be a benchmark applied to the RST proposal at this time, subject to study and recommendations by the CAC.
- (4) Breezy Hill as a Model for Continued Attention: We note the Commission denied the initial proposal for this site, and then again denied a slightly revised proposal – and we now understand the developer has at last gone back to the drawing board and substantially reworked the design to incorporate a major decrease in density. The process works, and we urge the Commission to apply the same discipline here and anticipate the same, improved, results from RST.
- (5) Livability: Beyond simply the number of units and the configuration of the site, there are broader questions about what our values and goals are for Albemarle County, especially in a post-COVID world where physical space is so much more important. We were struck by the comments by Mr. Randolph at the prior meeting that this must “not just [be] a place where you warehouse people during the day” and cited failed 1970’s tall, dense style developments. A number of prior commenters also focused on livability and features as much as on the total unit count.

In conclusion, we respectfully request the Albemarle County Planning Commission deny outright, or at a minimum, continue to accept a deferral if offered again by the developer, to address the many continuing issues involved with this proposal.

Respectfully submitted,

For Forest Lakes Community Association:

Jimmy Baranik, President

/s/

For Hollymead Citizens Association:

Paul Moruza, President

/s/

Andy Reitelbach

From: Carolyn Shaffer
Sent: Thursday, June 10, 2021 4:17 PM
To: Andy Reitelbach
Subject: FW: Comments on RST proposal from a resident of Forest Lakes - Sheila Katz

Thank you,

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

cshaffer2@albemarle.org
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401 McIntire Road, , Charlottesville, VA 22902

From: Sheila Katz <samanthadoggie6@gmail.com>
Sent: Thursday, June 10, 2021 12:45 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Manager@forestlakes.net; Scott Elliff <scott@ducardvineyards.com>
Subject: Comments on RST proposal from a resident of Forest Lakes - Sheila Katz

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Dear Sir or Madam,

I am a Forest Lakes resident that lives across the street from where the developer will build. It's sad to see that changes have not been made to the plan that would prove to be a better fit with the look and feel of the existing community. It appears that the builder is relying on their offer to allow 75% of the development to be available for residents that are at 60% of the local average income level, in order to bamboozle the planning commission into giving them the okay to move forward. I assume that they are hoping this will push the plan through despite what it will do to the 6,000 residents who already live here. Just the impact of the traffic exiting onto Ashwood Blvd. will make sure that no one from my development will be able to get out and onto 29 without waiting for those residents to get out (and in) first. Their traffic will also be backed up right to our cul de sac's exit onto Ashwood. It's too crowded. We aren't able to handle that many people.

Additionally, the thought that our community could gracefully include five story buildings is ridiculous, and ugly. Forest Lakes up to now has been a lovely community that has a country feel. This new development will surely destroy that, impact the value of our homes, create an eyesore, and make it difficult to get to work. We hope that the planning commission will consider the impact of their decision and what it will be allowing by saying yes to a tightly packed in, overcrowded, 5 story, monstrosity.

Thank you for listening,

Sheila Katz

Forest Lakes resident

Andy Reitelbach

From: Carolyn Shaffer
Sent: Thursday, June 10, 2021 4:08 PM
To: Andy Reitelbach
Subject: FW: RST Proposal correction

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: wgvollrath@aol.com <wgvollrath@aol.com>
Sent: Thursday, June 10, 2021 3:44 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Scott Elliff <scott@ducardvineyards.com>
Subject: Fw: RST Proposal correction

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Not sure if it was me or spell check, but "worse" should be "worst."

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----- Forwarded Message -----

From: "wgvollrath@aol.com" <wgvollrath@aol.com>
To: "planningcommission@albemarle.org" <planningcommission@albemarle.org>
Cc:
Sent: Thu, Jun 10, 2021 at 3:09 PM
Subject: RST Proposal

Good Day. I am writing you again regarding, the now slightly revised, but still clearly inappropriate, RST Development proposed for adjacent to the south entrance of the beautiful and carefully designed Forest Lakes community. When my wife and I moved here from suburban Chicago 9 years ago, we were attracted by the clean air and water, and the perceived, intelligent balance between urban and rural lifestyles. Unfortunately, we soon discovered that depending on various factors including weather, time of day, UVA and downtown event schedules, etc., the traffic on 29 could be as bad as anything in greater Chicago. We now purposely avoid travel to both UVA and downtown! Since we have lived here, we have watched the county repeatedly take one step forward and one backward as it spends millions trying to repair past traffic flow and other development errors. Please, please, please don't take another huge step backwards by allowing the construction of an overly high, dense and generally unattractive project in what can and should be an emerging premier residential, retail and commercial center for Albemarle county. We all need this development, and

your legacy, to be an intelligent and attractive example of the best, not worse, of managing growth and planned affordable housing. The latter should not be a chaotic process driven by individual developers focused on their bottom line. Thank you.

William Vollrath
3188 Turnberry Circle

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Andy Reitelbach

From: E. Alice Keys <eakeys1960@gmail.com>
Sent: Friday, June 11, 2021 2:07 PM
To: Andy Reitelbach
Subject: Letter to Planning Commission Members Regarding RST Application
Attachments: Planning Commission letter (3).pdf

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Andy,

Would you please forward the attached letter to the Planning Commission members.

Thanks,

Alice

June 10, 2021

Albemarle County Planning Commission

RE: RST Development

Dear Members,

I am one of the people who spoke against the RST development at the March 2, 2021 Planning Commission meeting. Thank you for your patience in hearing all the public comments. I hope you will refer back to the slides I presented at this meeting where I listed statements in the Places29 Master Plan and the Comprehensive Plan that outline objectives and strategies for infill development to meet. Please give these objectives and strategies as much weight as all the others in the two aforementioned plans. The objectives and strategies were put in the plans because they are all important and are all able to be implemented to benefit and protect every resident in Albemarle County. My letter may be lengthy, but I hope you will take time to review prior to the June 15 Planning Commission meeting.

After reviewing the June 1, 2021 resubmitted application from RST, I still do not feel this development is appropriate for the site. The developer did some “window dressing” to say he listened to the public and Planning Commission’s comments, but I do not feel there were enough changes to warrant the effects this development will have on the surrounding neighborhoods and the community as a whole. The factors noted as unfavorable by the planning staff for the first application are still unfavorable with the resubmittal application. Also, this developer does not want to be a good neighbor. Even with the recommendation from the Planning Commission to work with surrounding neighborhoods, he did not. A member from the Forest Lakes Board of Directors contacted the developer to try and establish a relationship.

My reason for requesting this application be denied is not because of the 75% affordable housing. I know what a struggle it is to find affordable housing. I was a first-generation college graduate. My father never finished high school and worked as a farm manager, and my mother was a stay-at-home mom. We did not have money for me to attend college, so I worked full-time, typed thesis papers after work for extra money and went to PVCC at night. At that time the state of Virginia would pay for one course a quarter, so that is how I was able to pay for most of my education. After I completed my Associate Degree, I was working toward my Bachelor degree with Mary Baldwin, but could not complete my fourth year because it required you to pay full-time tuition even if you took one course. I was in my early twenties when I was able to rent an apartment of my own at Four Seasons and later buy a townhome in Townwood.

When my father was 70 years old, he received money from selling land he had inherited/bought from his family in Northern Virginia. We purchased two houses in Forest Lakes South. That was 20 years ago. At that time, there was no Places29 Master Plan, so we had no idea that development would be all around. Now Brookhill is behind one of my houses (I inherited them at the age of 59 when my father passed away) and RST is proposed in front. You may say just move, but that is easier said than done, especially for some of my neighbors who are in their 80’s and 90’s. Also, some people may be like myself, only children who had to work, take care of my parents who had multiple health issues until they died, and I had my own health issues.

The reasons that I am against the RST development are:

1. **Density:** Even with the 10% reduction in dwelling units, this is still too dense for this site. It will cause traffic concerns on Ashwood Blvd., adds more students to an already overcrowded high school and is inconsistent with the communities surrounding it. A community this dense with 75% affordable housing needs to be located in an area that has access to stores and job opportunities which are accessible by public transportation i.e. Places29-Rio. The developer has indicated he will help by building bus stops, but that is not helpful if buses are not running in this area.
2. **Design:** In order to account for the decrease in dwelling units, the developer has added a story to other buildings in the development. To accommodate 332 units on the 19.5 acres, the buildings will be four and five stories tall, requiring Special Exception to the Zoning Ordinance. The residences that surround this site are two and three stories. The design for this infill development should match that of the 20-year-old established communities that surround it. Again, please refer to comments in the Places29 Master Plan and Comprehensive Plan which speak to infill development. Eliminating one end unit of each row of townhome buildings in order to facilitate a transition is not going to prevent anyone from immediately seeing four stories.
3. **Traffic:** Even with the reduction of dwelling units, traffic will still be congested at the 29 and Ashwood Blvd. light and the intersection of Archer Avenue and Ashwood. I live in Ravenswood Court, which is the first neighborhood on the right when you enter Forest Lakes South. Ashland neighborhood is directly across from Ravenswood. Even without Archer Blvd. and this proposed development, if I am leaving at peak times, I have to wait several minutes to turn left to get out of my neighborhood. Forest Lakes South residents are not the only vehicles using Ashwood Blvd. Hollymead residents use the Forest Lakes South as their entrance/exit as well as parents who do not live in Hollymead or Forest Lake who are taking their children to/from Hollymead and Sutherland. I have even seen County vehicles using this path to get to the schools.
4. **Impact on Schools:** The applicant has not determined the number of one-, two-, three- and four-bedroom apartments. The first we heard about four-bedroom apartments was at the Places29 - North Community Advisory Committee. Albemarle High School is already over capacity and with the numerous developments approved overcrowding will only become worse. The developer made the statement in the application narrative that *"It is important to remember that while RST Residences will be new to Albemarle County, these students and their families are not. RST Residences is serving the need to provide more affordable housing options to families who already live in the County and whose children already attend the County public schools."* This is not a true statement. You cannot limit who moves into the development and everyone says Albemarle needs the affordable housing so people can move here from Greene, Louisa, Fluvanna, Waynesboro, etc. to be near their jobs.
5. **Neighborhood Model Principles:** The neighborhood model principles are still not fully met, especially the mixed use. The developer refers to Brookhill, Forest Lakes Shopping Center and Hollymead Town Center to fulfill this principle. However, if residents do not have a car and must walk to work or to get groceries, the nearest grocery store is a mile and a half away. The developer indicated residents could walk to Brookhill to buy groceries. Again, not a true statement as Brookhill will not have a Walmart or Food Lion type store as the maximum building footprint for non-residential uses allowed in Brookhill is 20,000 sq.ft. Also, the developer mentions a separate multi-use path along Ashwood Boulevard to

provide a pedestrian connection to the existing pedestrian network that currently terminates at the Forest Lake South Townhomes. The path that begins at the Forest Lakes South Townhomes is a private path and maintained by Forest Lakes dues. Even with the Mixture of Housing Types and Affordability principle, the developer is relying on Forest Lakes and Brookhill to satisfy this principle.

In my slides, you will see objectives and strategies from the Places29 Master Plan and the Comprehensive Plan that state how new developments should respect the scale and character of existing development as well as preserve the character of existing neighborhoods. In reading the article “Ten Principles for Developing Affordable Housing”, published by the Urban Land Institute, I also noticed a similar statement in the design guidelines that can help designers and developers create high-quality affordable housing and great communities. This statement says – “Scale projects to respect the neighborhood. In some neighborhoods, the rehabbing of existing units may be an appropriate scale. Other areas may support large multifamily structures. The proper scale will promote a healthy connection between the development and its surrounding neighborhood.” In another article “Good Design in Affordable Housing”, published by Enterprise Community Partners and MASS Design Group, there is a statement that says “Both developers and designers believe that “good design” is design that meets resident needs and achieves a project’s stated goals. However, because of the challenges of navigating the affordable housing development system in the U.S., most developers end up defining “success” separately from resident outcomes: Success is merely completing a project—getting it funded and built—and ultimately falls short of the standard for good design.” This development falls short of a good design.

In my March 2 presentation, I also had a slide that shows we are very close to having the number of dwelling units needed by the year 2040. I know growth is natural, but can we please slow the pace, look at each new application to determine when/if the infrastructure exists to support that development in conjunction with all the previously approved applications. Residents of Albemarle do not want it to become another Loudon or Fairfax County.

I urge you to please deny the RST application. Albemarle County needs affordable housing, but please take a minute to consider the people who make up the Forest Lakes and Hollymead communities as well as the residents who will be living in this proposed development.

Thank you,

Alice

E. Alice Keys
2326 (primary) and 2351 (rental) Ravenswood Court
Charlottesville, VA 22911

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, June 14, 2021 8:02 AM
To: Andy Reitelbach
Subject: FW: Proposed 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: Rob Propes <propesrob@gmail.com>
Sent: Friday, June 11, 2021 10:47 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Julia Stinnie <manager@forestlakes.net>
Subject: Proposed RST Development

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As a resident living at 350 Pleasant Place, Charlottesville, VA I would like to share my concerns with the new housing development proposed by RST adjacent to my neighborhood.

I have several concerns with the proposed development that require the Planning Commission's further attention. These include:

- The proposed townhomes within the community are even closer to Ashland than previously submitted. With only a 20 foot tree buffer, the excavation this close to the protected buffer will damage the roots of the existing trees. A 20 foot buffer is really meaningless, and will not adequately screen this new development from the adjoining property lines. I would strongly encourage you to consider at least a 50 foot wide buffer, and require the developer to include language in the HOA that this buffer must be maintained in good health as determined by the County for the life of the development.
- Townhomes are now shown as 55 foot tall, including chimneys. This is well over the maximum 45 feet allowed in this area.
- The apartment buildings have been increased from three story to four story. This type of development is out of scale for this area, and is taller than any other apartment building in the area.

- The proposed ratio of affordable housing is overly aggressive. RST proposes to build 75% of the dwellings for workers whose income is 60% of local average income. While affordable housing should be included and encouraged, it's not appropriate to allow one development to have such a high percentage of affordable housing. For years, the County standard has been 15% of the units in a new development to be designated as affordable housing. I would like to ask the Planning Commission to adhere to the policies that have guided development in other parts of the County.

Thank you for taking my concerns into consideration.

Rob Propes
350 Pleasant Place
Charlottesville, VA 22911

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, June 14, 2021 12:47 PM
To: Andy Reitelbach
Subject: FW: Proposed building plan for apts at 29 and Ashwood ~

Thank you,

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

cschaffer2@albemarle.org
Phone: (434) 296-5832 ext 3437
401 McIntire Road, , Charlottesville, VA 22902

From: Patricia Bristowe <pat.bristowe@gmail.com>
Sent: Monday, June 14, 2021 12:37 PM
To: Planning Commission <PlanningCommission@albemarle.org>; manager@forestlakes.net; Douglas Gaspar <relaxin84@gmail.com>; Karen Gaspar <kmgaspar10@gmail.com>
Subject: Proposed building plan for apts at 29 and Ashwood ~

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I've enjoyed living in South Forest Lakes for a decade. Living close to nature is lovely, and my house is an investment too. My neighbors feel the same.

From what I understand about the plans for building at 29 and Ashwood, it will be ugly and prison-looking. The value of my home will go down. Wildlife will be negatively impacted. And traffic will be a nightmare! We're already pinched in terms of entering and leaving 29. One road in here is not enough. And more and more will turn this beautiful

place into a congested San Jose. Charlottesville is a picturesque place to live. These plans will swap money for grace, beauty, and soul. We must fight it!

I am so glad my neighbors and the Forest Lakes managers are pushing back strongly against this unfair plan. I understand the land is purchased and owned by the developers. But their plans cannot be allowed to go forward as currently suggested.

I await further news of this important situation. And I hope for the best while I fear the worst!

Very truly,
Dr. P.R. Bristowe

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:49 AM
To: Andy Reitelbach
Subject: FW: RST Residences proposal

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: Elena DeLiso <delisoe@gmail.com>
Sent: Monday, June 14, 2021 6:59 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Julia Stinnie <manager@forestlakes.net>
Subject: RST Residences proposal

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Good evening

I am writing to express my concern about the impact to traffic. In the past year and a half, much has changed for our community and our nation. As online shopping has increased for some items, delivery truck traffic has also increased. As the Brookhill development has opened and more residences have moved in, do the plans consider current traffic conditions? Has a more recent study been done that includes multiple days and time of day? How will the increase and increasing delivery truck traffic impact the intersection of Ashwood Blvd and 29? Did the prior traffic study contemplate delivery truck traffic?

My concern is about safety rather than convenience as the Forest Lakes community includes inexperienced drivers and more senior drivers.

Thank you for considering these comments.

Lena DeLiso

1446 Ashland Drive

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:50 AM
To: Andy Reitelbach
Subject: FW: Opposition to current proposal by RST at Ashwood & Rt 29

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: hmm2r1@gmail.com <hmm2r1@gmail.com>
Sent: Monday, June 14, 2021 4:50 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Opposition to current proposal by RST at Ashwood & Rt 29

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6/14/21

Dear Planning Commission,

I am completely opposed to the proposed RST development in the current proposal. To be clear, I am not opposed to this area being developed, but it has to be done in a much more responsible manner. The current proposal is MUCH too dense and too tall (the changes from the last proposal are ineffective and in some cases worse), and it is completely out of character with the surrounding area. It will create too much traffic at the traffic light at Forest Lakes South and overcrowd the school system more than it already will be with the already approved development in this area. I grew up in northern Virginia, specifically Vienna, and have watched the terrible overdevelopment there over the years. After graduating from UVA in 1988, I stayed in Charlottesville specifically because of its charm and the character of Albemarle County, but this is being threatened more and more each year. We have to keep Albemarle County from looking like northern VA. There is a reason I don't live there anymore! Please reject this current proposal and ask RST to make substantial changes in density and height before they resubmit it to you.

Sincerely,

Helen-Marie Field

3168 Autumn Woods Dr

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:49 AM
To: Andy Reitelbach
Subject: FW: RST Development 29 North-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: suzanmckay@comcast.net <suzanmckay@comcast.net>
Sent: Monday, June 14, 2021 7:18 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: 'Tamera Hammond' <thammond@forestlakes.net>
Subject: RST Development 29 North-Forest Lakes

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Dear Planning Commission Members,

My name is Suzan McKay and I have been living in Forest Lakes as a property owner since 2013 and as a renter since 2008. I love the beauty and serenity of this development and believe it is a unique and special place in Charlottesville. I want that preserved. I also understand that the world changes and some surrounding development will occur as Albemarle county grows. This development needs to occur with care and with consideration to the people currently living in the area, and with respect to the natural environment. The RST Development as it currently stands is disrespectful and disproportionate to the surrounding existing communities and the natural beauty we all love. This developer seems less interested in working with the community to create something harmonious and more interested in a "fast buck" with housing that would create serious traffic issues, loss of greenery and would be grossly out of scale to the existing environment. I strongly urge you to stand with the people of Albemarle county (and Forest lakes in particular) against any development that does not support appropriate scale, density and natural harmony. Thank you.

Respectfully,

Suzan McKay

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:57 AM
To: Andy Reitelbach
Subject: FW: 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: Anthony Pagnucco <penperson1@gmail.com>
Sent: Monday, June 14, 2021 4:26 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RST Development

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Hi,

I will be attending the virtual meeting concerning RST on Tuesday night. I am a member of the Places 29 North CAC. I wrote to you previously on this subject.

I am aware that many local residents are opposed to this proposed development. However, if the planning board shares the county supervisors' vision for much more affordable housing, we need to move along a continuum of NIMBY (not in my backyard) to YIMBY (yes in my backyard). I live in Somer Chase Court, a division of Hollymead, which is much closer to the proposed development than many others who are opposed to this plan.

I am concerned about increased traffic and the effect on schools. I was also concerned about public transportation access. I understand that this concern has been addressed by the developers. I would go along with the recommendation of lowering the building height to no more than 4 stories.

In closing, please remember that affordable housing rental units have been in great demand over the last 10 years. In fact, an excess of 250 affordable rental units have been leased to qualifying families. That is 100% of the units that were made available. RST will provide over 200 affordable rentals if approved.

I know you will give all due consideration to this project.

Thank you.

Anthony Pagnucco
1056 Somer Chase Court
Charlottesville, VA 22911
845-798-1868

Andy Reitelbach

From: Carolyn Shaffer
Sent: Monday, June 14, 2021 2:21 PM
To: Andy Reitelbach
Subject: FW: Planning Commission Meeting June 15 (RST)
Attachments: ACTION PLAN ALBEMARLE COUNTY PLANNING COMMISSION.docx

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: Paula G <pgrazie14@gmail.com>
Sent: Monday, June 14, 2021 2:20 PM
To: Carolyn Shaffer <cshaffer2@albemarle.org>
Cc: Planning Commission <PlanningCommission@albemarle.org>; Tamera Hammond <thammond@forestlakes.net>
Subject: Re: Planning Commission Meeting June 15 (RST)

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My apologies to all!

On Mon, Jun 14, 2021 at 2:15 PM Carolyn Shaffer <cshaffer2@albemarle.org> wrote:

You are on the list, but you forgot your attachment.

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: Paula G <pgrazie14@gmail.com>
Sent: Monday, June 14, 2021 2:06 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Tamera Hammond <thammond@forestlakes.net>
Subject: Planning Commission Meeting June 15 (RST)

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I believe I'm already on the list of speakers tomorrow night via Zoom, and here is the statement I'll provide.

--

Paula

--

Paula

ACTION PLAN ALBEMARLE COUNTY PLANNING COMMISSION
(RST Development Proposal)

Beyond the details being brought up tonight, there are several higher level issues here that call for actions and recommendations from you as a Commission, specifically:

1. The Places29 Master Plan's density criteria of 6-34 units per acre merits a fresh review in light of (a) how massive that upper range is and (b) consideration of the size of the developments already approved for this area. This density issue is relevant all over the county—Crozet as one other current example--especially as regards affordable housing and therefore it would be premature to approve the RST proposal now.
2. The concentration of affordable housing for this parcel –75% of all units—proposed here is unprecedented and is contrary to the Places29 Master Plan, which envisioned affordable housing being spread among developments in the growth areas. The jump from 15% to 75% affordable units was offered by RST just prior to the March Planning Commission meeting and has not had adequate time to be fully considered alongside the input of other community groups interested in a regional collaborative approach: the city of Charlottesville, Albemarle County and UVA's newly formed task force. More discussion and exchange of ideas needs to happen before making any decision on this particular development application.
3. There is a definite need for VDOT to review and resolve the differing traffic studies—RST's and Forest Lakes'—so we can all get on the same page. This is a legitimate concern and one that will have long-term impact in a designated growth area, so we need to get it right. This should be resolved before the RST proposal moves forward.

To provide the Planning Commission enough time to fully explore these key issues and formulate recommendations, we recommend the current proposal be denied at this time.

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:59 AM
To: Andy Reitelbach
Subject: FW: Proposed 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: shari rood <shariandbodie@gmail.com>
Sent: Monday, June 14, 2021 3:34 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Julia Stinnie <manager@forestlakes.net>
Subject: Proposed RST development

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To whom it may concern,

I am a resident of Ashland and will be effected by the proposed RST development.

It is completely out of character with Forest Lakes. The buildings are too tall and too densely packed. From my townhouse I will be able to see these huge buildings right behind my house.

The noise and traffic are a big concern. Traffic is already an issue on Ashwood Blvd and cutting into Ashwood is a terrible idea.

Traffic will increase, noise pollution, and the whole character of our neighborhood will change into a very urban city atmosphere. This is not at all in keeping with Forest Lakes or the rest of Albemarle.

I hope this planned development will be denied. There should be a way to use that space in a better way that takes into account the people like me who live near there.

I can't see where they have even attempted to design anything better and their concessions are very weak. They certainly have not made any substantial adjustments to make the plan better for the community. I believe the whole project should be denied.

Something more in keeping with Albemarle county would be more appropriate.

Thank you,

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:58 AM
To: Andy Reitelbach
Subject: FW: Opposition to RST development at Forest Lakes South

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: solaks@comcast.net <solaks@comcast.net>
Sent: Monday, June 14, 2021 4:16 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: manager@forestlakes.net
Subject: Opposition to RST development at Forest Lakes South

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Albemarle Planning Commission -

I appreciate your consideration of my comments on the proposed RST development adjacent to Forest Lakes South. I do believe that we need more affordable housing in Albemarle. I am a longtime supporter of Habitat for Humanity and applaud its work in the area to achieve this. I also am not opposed to development, when it is pursued in a thoughtful manner. Therefore I am not against the concept of what RST is trying to achieve on its project.

The problem lies within the execution. *Given where the parcel is located* (and this is the main issue) >

- the buildings are too tall, compared to what exists in the area
- there will be significant traffic issues at the Ashwood intersection
- local schools are already near or above student capacity limits

In addition, we cannot ignore the fact that this project is being pursued right after massive developments of land just south (Brookhill) and north (North Pointe) of the

parcel. There will already be large impacts on traffic, schools and the environment from these.

When taking into consideration positives and negatives of any development, priority should be given to impact on existing residents in the given area. They should not be made worse off by elements of the project. That certainly will be the case for families in Forest Lakes and Hollymead if the RST development is allowed to proceed in its current form. Please reject the proposal and ask RST to refine the elements of its plan to more appropriate height and density targets.

Scott Solak
Forest Lakes resident since 2006

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, June 14, 2021 3:19 PM
To: Andy Reitelbach
Subject: FW: RST Proposal

Vivian Groeschel

Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: wgvollrath@aol.com <wgvollrath@aol.com>
Sent: Monday, June 14, 2021 3:01 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Re: RST Proposal

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PS Please note I did specify to the housing analyst that it was an "affordable housing" designated project we wondered about.

[Sent from the all new AOL app for Android](#)

On Mon, Jun 14, 2021 at 2:40 PM, wgvollrath@aol.com <wgvollrath@aol.com> wrote:

Good day,

After several communications regarding the RST project proposals, I have concluded the following:

1) Perhaps because of the years of discrimination and segregation in Virginia and America, there is now a tendency to assume most any project labeled "affordable housing" must be a good thing. The reality, of course, is that any housing project can be either very good, very bad or somewhere in between. Everyone needs to take a deep breath, and really reflect on what is good and bad in the current proposal, and what still needs improvement.

2) Can an intelligent, objective observer really view the current RST proposal as an example of good design that offers a safe, comfortable and healthy living environment? I believe the answer is clearly no. It is too dense and too high. It fails to blend with the existing community.

It is too close to one of the busiest highway stretches in Albemarle county, and the primary grocery, Harris Teeter, is on the other side of the highway. Finally, this dense housing will obliterate any chance for smooth, safe traffic flow in the

area during much of the day. Don't be pressured into a bad decision on this flawed project. Albemarle citizens deserve better!

Lastly, I want to share the comments of a college classmate of mine who is a housing policy analyst in Chicago and former regional and national HUD official. I asked him for his thoughts on high density, multi-story housing projects. He responded, "They are terrible for families. The problem is that with limited financial resources, they have been used to house the maximum number of people in an environment of limited resources. WE MUST DO BETTER IN THE FUTURE."

Thank you.

William Vollrath

3189 Turnberry Circle

[Sent from the all new AOL app for Android](#)

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 12:32 PM
To: Andy Reitelbach
Subject: FW: RTC 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, June 15, 2021 12:10 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RTC Development

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 Commissioners,

I wanted to express my support for the proposed RTC project and zoning change in Hollymead. I just moved out to the county last year from the city because of years of Charlottesville City shutting down development projects that could have provided more housing in town and kept the prices more reasonable. Albemarle has the opportunity to create more housing for the people that are already here 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 should be welcoming them in instead of putting up a "No Vacancy" sign.

I know people that have to commute from Green, Nelson, or Buckingham because there just isn't enough housing to go around here. This new development that's consistent with the Comprehensive Plan would help alleviate some of the congestion on our roads from people who have to commute from far-flung counties. As an added bonus, 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 change can be disconcerting, but we should be making Albemarle welcoming for new folks, not letting fear stand in the way of making our community even better.

Thank you,
Navarre Bartz
Dunlora Forest Resident

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 4:37 PM
To: Andy Reitelbach
Subject: FW: RST Development at Rt 29 & 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: Janice Bowerman <bowerja@comcast.net>
Sent: Tuesday, June 15, 2021 4:35 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: tamara@forestlakes.net; Scott Elliff <scott@ducardvineyards.com>
Subject: RST Development at Rt 29 & Ashwood Blvd

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To the Albemarle County Planning Commission:

As a taxpayer and 25 yr resident of Albemarle County, I humbly request that the Planning Commission REJECT the current RST development being considered at meeting tonight at 6pm. I strongly support the reasons put forward by Forest Lakes board members as to why this development is totally inappropriate as proposed/revised; and, that the Planning commission, Board of Supervisors, environmental councils, and community members in this high growth area take a step back and revisit how "development" has turned into "urban density". In my 25 yes of living here, I don't recall ever being asked to vote for this type of dense environment surrounding my community. I can only request that the same sensitivity that goes into protecting the rural areas of this beautiful county be applied to this area also before it's too late and we can't be distinguished from Fredericksburg or Northern Virginia.

Regards,
J.Bowerman
Forest Lakes South

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 2:40 PM
To: Andy Reitelbach
Subject: FW: Planning Commission Meeting Comments
Attachments: Planning Committee Comments.pdf

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: Jennifer Brannock <jfbrannock@gmail.com>
Sent: Tuesday, June 15, 2021 2:28 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Planning Commission Meeting Comments

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.

I have attached my comments for tonight's meeting to this email.

Sincerely,

Jennifer Brannock

June 15, 2022

Dear Planning Committee Members,

Below I have provided the comments I am planning to make at tonight's meeting:

My name is Jennifer Brannock and I live in the Amberfield Neighborhood of Forest Lakes North. I am not part of the highly organized group that has come here today to speak for my neighborhood and I want to make it clear that they do not speak for me. I am here today to ask you to approve the RST residences because I strongly believe that people who work in our county should have homes in our county .

According to the county's housing website, 59% of people who work in Albemarle County cannot afford to rent an apartment here. These are the people who work in our retail stores, restaurants, and deliver our packages. They teach our children, keep our homes safe, and provide us with vital healthcare. The foundation of our community lies in their labor. These families deserve the same access my neighbors and I already have to our county parks, our short commutes, proximity to good hospitals, and their children should attend our excellent schools.

I am here to advocate for the 340 families that will one day live in these high density low income homes. It is time to put the needs of these workers ahead of the comforts of those of us who already live here. Members of the planning committee, I know it is difficult to approve these plans with so much opposition, but remember, the county is committed to fixing the housing crisis that previous zoning regulations created. I ask you to "hold the line" and approve this housing over the complaints of my neighbors because it is the right thing to do, because it is progress to more equitable housing in Albemarle, and because it will give these economically disenfranchised people a voice in our community.

Neighbors, I'm asking you to accept a few inconveniences in your lives like a slightly longer commute and a big building adjacent to our neighborhood. We have an opportunity here to lift up those who have less than us, to make progress on tackling the affordable housing issue plaguing our community and to welcome these new neighbors with open arms into our community. I challenge you to petition the school board to build new schools and accommodate new growth with as much vigor as you are demonstrating here today. Let's use our power for good and create a community where all are truly welcome. Lets create a community where everyone who works in Albemarle County can live in Albemarle County.

Sincerely,

Jennifer Brannock

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 12:32 PM
To: Andy Reitelbach
Subject: FW: RST Development on 29 North

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: Steve Cameron <djc46060@yahoo.com>
Sent: Tuesday, June 15, 2021 12:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: manager@forestlakes.net
Subject: RST Development on 29 North

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June 14, 2021

To the Albemarle County Planning Commission

Subject: RST Development on Route 29 North

I would like to formally voice opposition to the RST Development as it is currently proposed.

I see no need to exceed the four stories outlined in the Places 29 Master Plan. The RST site sits on a higher topography level than Brookhill, and the five story development would then appear to tower over Brookhill.

We should be consistent with the more than 11 other residential structures that have been recently constructed throughout the Charlottesville area. To grant a waiver to go up to five stories right next to the Brookhill Development really seems inconsistent.

There was significant effort in the development of the Places 29 Master Plan and there are many other construction projects that I am sure would have wanted to exceed the four story maximum but opted to adhere to the Places 29 Master Plan guidelines.

In addition, the RST Development is excessively dense as compared to the neighboring developments.

Thank-you for your consideration

Steve Cameron
South Forest Lakes

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 2:41 PM
To: Andy Reitelbach
Subject: FW: County resident in support of 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: Ben Doernberg <ben.doernberg@gmail.com>
Sent: Tuesday, June 15, 2021 2:24 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: County resident in support of RST development

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Hello Planning Commission,

I'm an Albemarle County resident living in the Samuel Miller District. I'm strongly in support of the proposed development; while not perfect, we desperately need more housing and affordable housing in particular. This project is a step in the right direction, and should be approved.

Thanks,
Ben Doernberg

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:28 AM
To: Andy Reitelbach
Subject: FW: RST traffic - tonight's hearing
Attachments: Planning Commission presentation - RST 030221 PART 2 - traffic related slides only.pptx; Traffic Scenarios - FLCA-Hollymead for Planning Commission FINAL 030121.pdf

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: Tuesday, June 15, 2021 7:42 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RST traffic - tonight's hearing

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.

To Planning Commission Members:

Attached are supporting materials for the FLCA-Hollymead work that has been done on the traffic issue regarding the RST development proposal. As referenced in the 'official' FLCA-Hollymead comments that we have submitted, this provides some additional information and context on this important consideration.

We covered this in some detail at the prior, March meeting: what could we expect – or fear – would happen if development adds 60-80% more cars to the Ashwood – Route 29 stoplight intersection? Given RST's design, all of the vehicles that want to go southbound on 29 (about 85-90 percent normally) would access Ashwood through the new proposed Archer Avenue connection, in order to use the left turn lanes to enter onto Route 29 south. With 370 units (now 332) that's a lot of units, and a lot of cars – 600 or more ? (not all of which commute in

morning rush hour, but many do). And that's on top of a (hard to determine) share of the nearly 2000 new Brookhill houses who will come north on Archer to use the Ashwood intersection for the same purpose.

So It's a real issue and needs to be addressed head on.

The RST study, contracted to Ramey-Kemp consultants, showed virtually no effect on the performance of the intersection – which it's very difficult to imagine and just not credible. Picture that situation where you lived: if there was a large increase in cars using your intersection would you expect there to be no issues at all ?

This intersection serves the 850 houses in Forest Lakes South, plus some Hollymead residents who come that way as well – with most of the traffic turning left to go downtown. The morning rush hour traffic is not normally an issue now (occasional short back ups – maybe an indication that the intersection is perhaps 'close' to capacity but can't tell really) and there are two left turn lanes. But the traffic signal cycle time is very short – max of 25 seconds, which allows at most 6 cars to pass through on a green light. Then it's nearly two minutes of red while north-south traffic on Route 29 has a green light – which makes sense of course and no doubt VDOT would not increase it for Ashwood at the expense of thousands of cars flowing on 29 during peak periods.

As a result, we dug into the details of the RST study and commissioned ERP consultants, a traffic firm that does the same kind of traffic studies around the area, to run a different scenario with assumptions that we believe are better, more realistic and more detailed than what was used on the RST study. The point was to see what happened: was there truly enough capacity at this stoplight to accommodate many more cars without causing backups and delays? It is certainly possible in some situations – normally where there are long green lights and plenty of room – but that seemed unlikely here.

The results shocked us frankly – intersection performance just slightly above an F level, and a 400 foot, nearly 10 minute back up in morning rush hours. Gridlock and safety issue as cars come from all directions to feed onto Ashwood. Wow, an overload and thus a clear need to decrease the density of the RST development as it would put a huge undesirable burden on the 6000 people in 2000 homes that live here – and have lived here for decades. Just not appropriate to be significantly disrupted by a new developer coming into town and asking to put up a large, dense set of buildings, unprecedented really and asserting that he is within the density guidelines (of some mysterious origin) for the area and therefore should be allowed to do whatever he wants.

In the limited conversations we have had with RST, they have been very dismissive of the independent traffic work we contracted and paid for, suggesting that it just came out of the

air and was made up with no basis – and we expect they will reiterate that in any comments or discussions tonight or going forward.

Just the opposite is true: we use the same underlying model and same starting point. We just apply several slightly different assumptions about traffic flows and demographics of the area – based on local knowledge mostly – and with a strong analytical and logical basis. We have indicated that we, and the consultants who ran the scenarios, would be available if RST or Ramey-Kemp wanted to understand them in more detail. No one has called and RST in the reach-out meeting we held with them recently did not seem to want to get into details,..

Our slides summarizing our concerns – visual representations of the problem, and the detailed scenario output from the model update that we had run, are attached.

Are they “right” – who knows? But are they very concerning – clearly yes. And it’s the existing – and new – residents who will have to deal with it forever, and long after the developer has completed building and sales. It does not make sense to proceed with a development, any development, where there is so much uncertainty and so much risk of their being a potentially large, permanent problem here – driven by the excessive scale and density of the RST proposal. Hence for this reason as well as the various other considerations being noted by others, we ask and urge you to deny the developer’s proposal at this time .

Thank you,

Scott Elliff

Member, Forest Lakes Community Association Board, on behalf of the FLCA community

Andy Reitelbach

From: Carolyn Shaffer
Sent: Wednesday, June 16, 2021 8:23 AM
To: Andy Reitelbach
Subject: FW: 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: Sue Friedman <sue_friedman@hotmail.com>
Sent: Tuesday, June 15, 2021 10:02 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Unknown <manager@forestlakes.net>
Subject: RST Development

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As a Forest Lakes resident, I want to encourage the Planning Commission to require RST Development to eliminate 5 story buildings, thereby decreasing density's impact on schools and traffic. The special waiver for 5 story buildings is not in line with the surrounding community nor the comprehensive plan.

Thank you.

Sue Friedman

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:37 AM
To: Andy Reitelbach
Subject: FW: RST's Ashwood-29 Project is Contrary to Places29 Guiding Principles

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: James <18diggy@gmail.com>
Sent: Tuesday, June 15, 2021 7:39 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: 'Tamera Hammond' <manager@forestlakes.net>
Subject: RST's Ashwood-29 Project is Contrary to Places29 Guiding Principles

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To the Albemarle County Planning Commission:

Hi! My name is James Gerbert. I live in Forest Lakes North with my wife and two children, both 7. We moved here about ten years ago from the DC area.

I oppose the RST development proposed for the area now occupied by a trailer park at the intersection of Ashwood BLVD and Route 29 and I urge the Commission to reject RST's most recent submission. Instead, I ask the Commission to continue working with RST until a reasonably sized plan, that is legally binding for the developer, can be formulated.

RST's most recent revision calls for the construction of a development that is too dense and with buildings that are too large for the character of the existing neighborhoods. Also, RST's plan will cause too much traffic congestion for everyone that uses the Ashwood-29 intersection when commuting to work. RST's plan is not consistent with the Places29 Plan in these respects.

Distinguishing Attributes of Hollymead Growth Area:

The Places29 Plan (page 3-2) identifies some of the key attributes of the Hollymead growth area. The plan explicitly recognizes that our growth area is more *suburban* in character than the "more urbanized" growth areas that are south of the Rivanna South Fork. The plan recognizes that development of the land abutting 29 in that area affects the character of the adjacent development. And the plan (page 3-3) explicitly recognizes that the pockets of forests and

fields and undulating terrain area all key attributes of the area north of the South Fork. As an exemplar the area's Open Landscape Frontage condition, there is even a photo (page 7-15) of the Ashwood Blvd and Route 29 intersection.

RST's Project Contrary to Places29 Guiding Principles:

Places29's guiding principles clearly state that preserving the character of existing neighborhoods is important (page 2-2, principle #6); they call for respecting the scale of existing development and adjacent open areas (page 2-2, principle #7); they state the importance of providing infrastructure at *or before* it is needed to serve the new development. RST's project, with its high density and tall buildings, clearly runs contrary to these guiding principles because it is so abruptly out of character with the pre-existing area and because it would vastly increase traffic congestion at the Ashwood-29 intersection.

The Places29 Plan includes a number of photo-simulations of what a "more urbanized" growth area closer to the city might look like (photos on page 4-16, 4-17, and 4-41). Nowhere in these photo-simulations did I see 4 or 5 story apartments. Yet RST proposes to erect a series of 4 and 5 story buildings in a relatively compact space that Places29 clearly and correctly recognizes falls within a suburban area. If buildings of such scale are not appropriate for the urbanized areas growth areas, they certainly are not appropriate to the more suburban character of the Hollymead/Forest Lakes area.

RST's most recent revision fails to respect the suburban scale and character of Forest Lakes, it does not respect the principle that development of land abutting 29 will affect Forest Lakes character, it does not respect the undulating and forested terrain that is a key attribute of our area, and by attempting to sidestep the massive traffic issue RST is not allowing for the provision of infrastructure before it's needed.

Less Dense, Smaller Buildings More Appropriate:

A development with no buildings more than 3-stories in height and only 200-220 housing units per acre, would be more appropriate. This lower density would allow for an appropriate amount of open space. I understand RST has proposed earmarking as much as 75% of the units as affordable housing. This seems far too high in my personal and admittedly ill-informed opinion. RST's vision seems to be one of cramming as many low income citizens into as small a space as possible in the interest of making a dollar. Instead, I ask the county to adhere to an allocation closer to the current ruling calling for 15% a new development's units to be for affordable housing. I ask the county to ensure the new development, even if it has a higher percentage of affordable housing, has a density and scale in harmony with the existing neighborhoods. Fellow citizens who happen to make less money are entitled to nice open areas as much as anyone else. We need a broad price-range of housing in Charlottesville in order to promote social integration and equity, but we have the time, space, and leverage with developers to ensure the housing is the best it can be for everyone.

If RST doesn't like our vision for our county, then some other developer will come along.

Thanks for all your time and effort with this!

Jamie

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 8:48 AM
To: Andy Reitelbach
Subject: FW: In favor of 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: matthew gillikin <matthew.t.gillikin@gmail.com>
Sent: Tuesday, June 15, 2021 6:03 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: In favor of RST development

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Dear Planning Commission,

I am writing in support of the proposed RST development. Our community badly needs these types of reasonably priced homes. Please vote in favor of recommending this project for approval.

Thank you,

Matthew Gillikin
Charlottesville, VA

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 4:57 PM
To: Andy Reitelbach
Subject: FW: Affordable housing

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: Amanda Glass <glassxamanda@gmail.com>
Sent: Tuesday, June 15, 2021 4:49 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Affordable housing

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Dear planning commission,
As a resident of Albemarle county, I write to express my enthusiastic support of the RST development up near Forest Lakes. People need affordable housing, and this development could help meet that need and enrich our community. I recognize the potential hardships, but more difficult traffic is a price I will happily pay in order to build more housing for low and middle income families.

Truly,
Amanda Glass
2419 Wakefield Rd

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 4:38 PM
To: Andy Reitelbach
Subject: FW: Please approve the RST Proposed 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: Joseph Glass <glassjoseph@gmail.com>
Sent: Tuesday, June 15, 2021 4:10 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Please approve the RST Proposed Development

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Hello,

As you know, Charlottesville housing prices have skyrocketed over the past two decades. Over the years, I've watched many people struggle to care for their families as rent eats up more and more of their family budget. Maybe you know people with the same story.

Housing has grown so expensive that many who work in our county and city cannot even afford to live here. They instead lose time and money to lengthy commutes, increasing congestion and pollution when they would happily live here if only they could afford a place to stay.

The best thing we can do to ensure a safe, thriving, and just society is to ensure that all members of our community can afford shelter. The best way to do that is by building lots of dense, affordable housing. Everyone in our county needs and deserves a place to live, but right now many cannot afford one.

Thank you for working to serve the people of Albemarle.

Sincerely,
Joseph Glass

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 4:37 PM
To: Andy Reitelbach
Subject: FW: 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: Tamera Hammond <manager@forestlakes.net>
Sent: Tuesday, June 15, 2021 4:35 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Tamera Hammond <manager@forestlakes.net>
Subject: RST Development

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Good Afternoon Commissioners,

I, like so many others, oppose this development as it relates to scale, density and traffic. I'm also opposed to it because it still has no **"heart and soul"** as Mr. Randolph, I believe it was, so aptly put it at the last meeting regarding the RST development. Such true and important words! It both sadden and angers me that a developer can come to our beautiful county and plop a plan down and label it as affordable housing and bam! Expect it to get approved because it touts affordable housing. Do we need affordable housing in Albemarle County? Yes. Do we need to accept a development that is so fatally flawed in so many ways just because it has those two words in it? No. Absolutely not. Yes, it's more work and heartache to send them back to the drawing board (to actually do a thoughtful revision), but it will be worth it in the end. Perhaps we can have a neighborhood that is pleasant, takes into consideration its surrounding neighbors, and where it is healthy, inviting and a place where people would want to live. As it stands now, it's still a place, just a place, with no heart or soul.

I appreciate all the hard work you do that I know goes unnoticed and unappreciated.

Sincerely,

Tamera Hammond
3125 Turnberry Circle

Charlottesville, VA 22911

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 12:51 PM
To: Andy Reitelbach
Subject: FW: Forest Lakes 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

-----Original Message-----

From: Felipe Inzurriaga <phil.inzurriaga@icloud.com>
Sent: Tuesday, June 15, 2021 12:50 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Forest Lakes Development

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.

Good afternoon, I am a resident of Forest Lakes and I am ashamed that the Forest Lakes board is taking such a hardline stance against this development. If the extreme minor inconveniences of mildly inflated traffic times and aesthetics are the major arguments against giving 100s of families a comfortable place to live in a great community, they should also be ashamed of themselves.

I grew up in Chicago, a family of three children with a single mother and we moved around a lot. It's clear that some of the other members of the Forest Lakes community have never had financial issues hold them back or, without putting too fine a point on it, other issues beyond their control. The wealthy vineyard owners and the like of Forest Lakes probably don't understand what a difference an affordable and safe home can make in a family's life.

The people that need the proposed housing, need it sooner than later. The pandemic has highlighted a lot of disparities nationally, especially healthcare, wages, and housing. We have the opportunity to really help some people instead of worrying about the supposed extra 10 minutes at a traffic light and minor inconveniences to the privileged lifestyles some of us can afford.

I am FOR the proposed housing development in Forest Lakes.

Sent from my iPhone

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 4:38 PM
To: Andy Reitelbach
Subject: FW: Proposed development near Forest Lakes South

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: Merrel, Paul K *HS <PKM7K@hscmail.mcc.virginia.edu>
Sent: Tuesday, June 15, 2021 3:31 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: <mailto:manager@forestlakes.net> <manager@forestlakes.net>
Subject: Proposed development near Forest Lakes South

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.

To members of the Planning Commission:

I write to send you some concerns about the proposed development by the RST group on the former trailer park adjacent to the entrance of Forest Lakes South, on Rt. 29. As one of the first residents of FLS, I have followed the evolution of this proposal, and I spoke briefly at your last virtual meeting on this topic. In reviewing changes posted on our website, I can see that the developer has made several cosmetic changes to address some of the concerns we addressed previously. However, I do not believe there have been substantive revisions to the design features I am most concerned about. Here are some comments for your consideration:

- **Traffic:** The number of units proposed will contribute a large number of cars to the traffic using Ashwood Boulevard to enter or exit Rt. 29 from this new development. While I believe there is another access point just north of the Ashwood intersection, it seems likely that the majority of this traffic will use the signal-controlled route via Ashwood. This density will add an unsustainable volume to this area, leading to congestion and long delays at this stop light.
- **Schools:** It is not yet clear how many school-aged children will be added by these housing units, but it is likely to be enough to put significant strain on the already busy Hollymead and Sutherland schools. The bus routes these new students will require also will add to the congestion and traffic around the Ashwood intersection.
- **Affordable housing:** The developer has designated a large number of units to fall within the “affordable” rent categories. While this is commendable in some ways, it also is far beyond the recommended 15% ‘affordable’

proportion recommended for new development. I wonder whether concentrating so many designated units in one small area is the best way to promote equitable housing development for the citizens of Albemarle county.

In summary, I believe the current proposal from RST still constitutes too much density for the space, and is not in keeping with the character of surrounding homes and spaces. Thanks for considering my thoughts.

Paul Merrel
2491 Brandermill Place, 22911

Andy Reitelbach

From: Carolyn Shaffer
Sent: Tuesday, June 15, 2021 1:01 PM
To: Andy Reitelbach
Subject: FW: RTC project

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: Crystal P <crypassm@gmail.com>
Sent: Tuesday, June 15, 2021 12:58 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RTC project

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.

Hi,

I am in a facebook group for working moms in Charlottesville and the surrounding area. Mostly people ask about parks and books and daycare recommendations. But a few weeks ago one mom asked how anyone can afford to live in Charlottesville - like, actually buy a house in the city. She received many replies. A few were along the lines of "I hear ya!" and "there's a bubble." Of the 26 replies only 3 claimed to own houses in the city, and only then through luck or compromise. All of the rest lived outside of the city limits and encouraged her to do the same.

One would hope that for a group of mothers priced out of Charlottesville, they could find a suitable home in the surrounding Albemarle. But most live still farther out. Many mentioned Fluvanna, others mentioned Zion Crossroads, Monticello, Staunton, Louisa. Charlottesville is failing to keep up with housing demands in the city, and Albemarle looks like it is heading in the same direction. We can not continue to encourage job growth without allowing new workers to live here.

Albemarle added 2,000 jobs from 2018 to 2019. That is 2,000 people who need housing. And the fewer options you give people in town, the more people will commute from farther locations, thereby increasing traffic and congestion in Albemarle. By denying housing - especially affordable housing! for families! - you are forcing people with little money to commute through your town, spend more time in their cars, and increase pollution through longer trips.

Please vote in favor of the proposed RTC project and zoning change in Hollymead. Everyone deserves to have housing. It is better for people, and our communities and the environment if people are allowed to live close to where they work. At the last hearing for this project so many people from the Forest Lakes community insisted that no one would be helped by this. I just hope in discussing the women I know who would love to live closer to town, you can put a face on those 191 low-income families and 332 total families that would directly benefit from allowing this project to move forward. Forest Lakes is a beautiful neighborhood, so I hope you'll let more people enjoy it.

Thanks!!

Crystal Passmore

Andy Reitelbach

From: Julian Bivins
Sent: Friday, June 18, 2021 1:43 PM
To: Planning Commission; Andy Reitelbach; Charles Rapp
Subject: Fwd: concerns about RST Proposed Development

All - I'm going to let Andrew and or Corey respond. - Julian

----- Original Message -----

Subject: concerns about RST Proposed Development
From: matalie.deane@comcast.net
Sent: Friday, June 18, 2021, 12:41
To: Planning Commission <PlanningCommission@albemarle.org>
CC: Julia Kindred <jekindred@comcast.net>, matalie.deane@comcast.net

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 commission:

I am alarmed about the RST Proposed Development! I recently found out about it and cannot understand why the county of Albemarle is approving this project.

My concerns:

1. Too dense for the 29 corridor
2. Why would you allow 4 story structure?
3. We already have pockets of apartments throughout our neighborhood, why add a monster building of 340 units?
4. The reason I live where I do is because it has a country field in a densely populated area. Why add to the population? Does anyone on the board live in this area?
5. We already have a diverse population of people and incomes. Why do you feel the need to tip the scale?
6. Road traffic will be horrible for the neighborhood now. Will the roads handle the stress of more traffic. There is not enough infrastructure to handle the increase.
7. Are you planning to add more of these large structure with high capacity living? Let me move to New York City now.
8. Will our utilities hold up with such an increase of population?
9. We haven't even gotten sidewalks for the growth along Proffit Rd to the school.
10. I missed the meeting of June 15th. God help me. Please send me what I can do the slow this process down!

I am totally blown away by the pressure to over populate 29N

Matalie R. Deane
434-981-4232



Places 29 North CAC RST Comments

The following are some thoughts and questions that CAC members would like to bring to the attention of the Planning Commission when considering approval of this development as currently proposed. Most are driven by concern about the very high density of units on this small parcel of land. We believe we share this overall concern with homeowners in adjacent communities. Like them, we support the concept of the need for increased development, especially affordable housing in this area. However, we feel the sheer number of units proposed will not sustain even a relatively high quality of life for either current residents, or the people who will move into this development.

There are some positive aspects of RST's revised proposal:

- Recent revisions made by RST lowered the number of units and altered their plans to effect changes proposed by community residents.
- 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.
- 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 this development would promote ethnic diversity and bring younger workers to our county.

However:

- Increased traffic at the intersection of Ashwood Boulevard and Route 29 North is a concern.
- Increased numbers of children attending public schools.
- We see no need whatsoever to grant a waiver for the 5 stories.
- Of about eleven new developments in this none have buildings over four stories high. Why should we let this out of town developer take a high piece of terrain and build higher than what our guidelines dictate?
- Is granting an exemption to this developer equitable since previous developments were limited to four stories?
- Once we grant one exception does this become a precedent?
- From what we heard from the developer there is no commitment for affordable purchases.
- We have not seen a community with a mixture of apartments for rent and townhouses for purchase in one parcel before. Has the developer done their research on who their target buyers are? Will buyers want to live next to apartments in the same small community.
- Is targeting renters who meet 60% of AMI enough. Will teachers, police officers, firemen, etc be able to afford these apartments. If not local professionals who?
- What will be the impact on Rte. 29 traffic? It's already not great in that area even after the road expansion.

- Are the estimates on the additional load to the schools accurate? Estimates of the number of school age children per household may be low considering that surrounding communities are more mature with fewer young families. This community will attract younger families with a larger percentage of school age children.
- Given the Brookhill and North Point developments, and other proposed and ongoing home construction we are concerned about the impact on local schools. Once a school becomes overcrowded there are no good short term solutions to the impact on learning and health of students.
- Would a solution to the density issues be to decrease density and offer 50% "workforce" housing rentals at 30-50% of AMI instead of the currently proposed 75%. This would allow RST to offer more units at market rates and still provide significant affordable housing.
- The county asks developers to provide for 15% of their units to be affordable for the purpose of creating neighborhoods with a mix of income levels. Does a high density apartment complex with 75% of it's units continuing to be rented at below market rates achieve this objective.
- Recently the county seems to be recognising the need to revisit very high density limits. It would be appropriate to consider this in relation to the very high (18 per acre) density proposed by RST.
- RST plans include an outdoor swimming pool, tot lot and dog park. This provides little, if any, year round recreational facilities for older children in the community such as basketball or racket sports courts, or playgrounds.
- RST describes their plan as a mix of townhomes and apartments, but actually, there are very few actual townhomes. In the proposed two on two condominiums most residents share both two walls, and all share either a floor or ceiling with another resident. These buildings are in reality two story apartment blocks with one actual townhome appended to each building. that are part of an apartment block.