

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, February 15, 2021 9:16 AM
To: Andy Reitelbach
Cc: Vivian Groeschel
Subject: FW: RST Development Concerns

FYI.....

Vivian Groeschel

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

From: Catherine Smith <catherine51@hotmail.com>
Sent: Saturday, February 13, 2021 9:23 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: RST Development Concerns

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.

As a Forest Lakes resident, I have spoken with Valerie Long, with Williams Mullen, and with Forest Lakes community members, who were all generous with their time as they each presented their point of view.

Valerie kindly offered the areas in which they feel they are successfully meeting county standards, such as including low-income housing, and staying within the units-per-acre standards as set forth by the Places 29 Master plan. However, there wasn't an allowance for much flexibility or accommodation in a number of problematic areas.

1. The scale of these units remains a concern. The proposal to leave a 20 foot "natural buffer" is inadequate; the deciduous trees in that area are sparse at best. Although it is not an issue with the current, low-rise buildings, it will offer a meager and ineffective shield from the larger structures proposed. Without a more proactive effort to blend the planned development into the already existing community, it will not align with the physical character of the area. A more suitable design element must be established to better bridge the transect zone from urban to suburban.
 - a. Possible solution: A large stand of quick-growing and tall evergreen trees could be planted to obscure the scale and size of the proposed buildings.

- b. Possible solution: Decrease the height of the proposed structures, eliminate the proposed roof top decks, create step-backs on the rear side of the buildings to allow for an outdoor space for the development residents, and to reduce the span of wall that would back up against the two-story homes of Forest Lakes.
2. The influx of new residents in the proposed development will bring our schools to a higher capacity, and further burden the already overcrowded Albemarle High School, and tax the capacity of Hollymead Elementary. A number of schools in the county are already dealing with this issue. Many of the residents in Forest Lakes and its surrounding communities have moved here specifically for the favorable school ratings of the local schools, which will likely suffer as they are pushed to their limits, and in some cases beyond.
 - a. Possible solution: Without an assurance of a new school being built, it would be better to reduce the size of this development to minimize the impact on our school system. Without a plan to address this potential problem, there is a risk that residents will move from the area to seek out better educational options. With the hazard of falling school ratings, it is likely one will see a devaluation of homes in the area.

It was pointed out that the Places 29 Master plan, limits not only the height of the buildings in the area in terms of feet, but also in a maximum number of stories. Four is the total number of floors allowed under the Places 29 plan. Any residential building seen in Albemarle, from the area around 5th Street Station, to the new Brookhill Development on Rt. 29. follow these codes. To allow for such an exception would create a precedent that would greatly change the community aesthetic. Permitting a building that exceeds 4 stories could wreak havoc on the architectural landscape of the area, opening the neighborhood up to taller and taller buildings. I believe that the scale proposed by RST is heavy-handed and goes outside of the Master plan.

Lastly, the expressed desire of the new development to have private streets, with no northern exit, is in my opinion unfavorable. Under their proposal, residents of the new development would be allowed to access our public roads onto Rt. 29. But the lack of public roads and a northern exit via the development neighborhood would disadvantage surrounding community residents from also having alternative routes of travel.

As a former urban dweller, I fully understand and value the benefit of sensible development. However, this approach does not fall into that category. I am strongly against this development as it is being proposed and recommend that the county reject this proposal.

Sincerely,
Catherine Smith
703-554-2428

Andy Reitelbach

From: Carolyn Shaffer
Sent: Thursday, February 11, 2021 9:20 AM
To: Andy Reitelbach
Subject: FW: ZMA2020-00007 RST Residences

See Below

Thank you,

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

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

From: Janet Adams <jana2c@gmail.com>
Sent: Sunday, February 7, 2021 10:23 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: ZMA2020-00007 RST Residences

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Hi. I live at Forest Lakes South just off of Rt 29 and Ashwood Blvd. I am very sad to see the proposed development northeast of Ashwood Blvd. If passed this development will appear to have many negative effects on our neighborhood and community by destroying landscape, changing the appearance of the Forest Lakes South border and entrance, greatly increased traffic around and through the Forest Lakes neighborhood and Rt 29 area, overcrowding of schools, etc. It does not appear to be something that will make our community better but rather deteriorate/change our current standard of living, particularly in the sections of Forest Lake near Rt. 29. Several of our neighbors have already sold and moved and I suspect others will follow if possible. Because the trees are being destroyed in the Brookhill development in process, there is already increased wildlife daily in our yards just feet away from our homes eating our plants and invading our space. One day there was a deer less than a foot away from my bedroom window. I have as many as 8-10 deer in my yard daily and this evening I think I saw a fox run through the yard. I am seeing increased dust/pollution settling on cars and windows and much increased traffic noise heard from Rt 29 road already.

I ask that you take these things into consideration before approval in order to preserve the beauty and quality of life within our neighborhood.

Thank you.
Janet Adams
2368 Ravenswood Ct

Andy Reitelbach

From: Christopher Hawk <chawk@pecva.org>
Sent: Wednesday, February 10, 2021 2:03 PM
To: Andy Reitelbach
Subject: Re: Updates Regarding ZMA2020-00007 RST Residences

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Andy,

Thanks again for this update. In hopes to better understand the project prior to the public hearing, could you help provide a bit more information about the following?

- How does the county view the 10 variance requests for the 15-ft setback requirement?
- Bike/pedestrian connectivity is vague, and it appears that sidewalks and greenspace concerns still exist. Has the county been given a final update on recreation area/open space and sidewalks?
- Has the applicant decided upon a final traffic plan? Are roads still going to be private?
- The Places 29 master plan calls for a future bus stop in this area, is the applicant willing to provide them?

Thanks in advance,
Chris

On Wed, Jan 27, 2021 at 6:27 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon everyone,

As you have previously expressed interest in the above-referenced project, proposed for property at the northeast corner of the intersection of Route 29 and Ashwood Boulevard, I wanted to provide you with several updates regarding its current status.

This rezoning application has recently been scheduled for a public hearing with the Albemarle County Planning Commission for Tuesday, March 2, 2021, at 6:00pm. This meeting will be held virtually via Zoom. Once we get closer to the meeting date, the link to the Zoom webinar will be found on the County calendar, which can be accessed here: <https://www.albemarle.org/community/county-calendar>. The meeting agenda and staff report for this project will be available on the County website approximately one week prior to the public hearing. During the public hearing, there will be a portion of the meeting dedicated to allowing members of the public to speak about this project. Each speaker is limited to three (3) minutes. You are also welcome to email comments, visuals, reports, etc., to the Planning Commission in advance of the meeting. The email address for the Planning Commission is PlanningCommission@albemarle.org. Emails sent to this address will go to all seven Planning Commissioners.

In addition, the applicant has provided a revised application plan for the project, which includes several changes to the proposed plan. A PDF of this revised plan is attached for your reference. This revised plan is still under review by

County staff; however, changes to the plan identified by staff so far include the following: 1) an increase in the amount of proposed affordable dwelling units to include 50% of the total number of dwelling units, an increase from 15%; 2) additional language was added to the notes about site access and buffers on the cover sheet of the plan; 3) additional language has been added for notes 9 and 10 on sheet 3 of the plan, regarding the property's access; and 4) Road C through the property is labelled as a private road, and the other roads in the interior of the property are labelled as travelways.

If you have any questions, please let me know.

Best regards,

Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

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areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

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Christopher M. Hawk
Field Representative - Albemarle & Orange
804.337.6716

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Andy Reitelbach

From: Judy Schlussel <jschlussel@earthlink.net>
Sent: Thursday, January 28, 2021 10:10 AM
To: Andy Reitelbach
Subject: Question.....Re: Updates Regarding ZMA2020-00007 RST Residences

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 Andy~

Appreciate the updates and being kept in the loop regarding RST Residences. I have a few questions:

=was it ever established what distance "walkable" is in terms of the amenities (grocery store, shopping, bus connection, etc.)? Also, are they calculating "walkable" from the entrance or from the inner most units of the subdivision?

=since the developer has increased the number of affordable units to now be 50% of the total number of dwelling units, will they offer the residents from the former mobile home site who were displaced an opportunity to be able to rent? purchase?

Hope all is well.

Thanks
Regards
Judy

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

From: Andy Reitelbach
Sent: Jan 27, 2021 6:26 PM
To: Andy Reitelbach
Subject: Updates Regarding ZMA2020-00007 RST Residences

Good afternoon everyone,

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If you have any questions, please let me know.

Best regards,
Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

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areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: Tina Dever <devertina@gmail.com>
Sent: Thursday, December 10, 2020 4:19 PM
To: Andy Reitelbach
Subject: proposed RST 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.

Hello Mr. Reitelbach,

I am a 22 year resident of Forest Lakes. Both my children have graduated from the Albemarle County school system, and we have sincerely loved our time in this community.

I want to express my concerns regarding the redevelopment of the Ridgewood Mobile Home Park. My three biggest concerns are the impact it will have on overcrowding in the northern feeder pattern schools, the increased traffic on Ashood Blvd, and how the new development will blend in with the surrounding communities.

Given that Brookhill and North Pointe developments have already started construction, and with the additional population increases the new RST development would cause, I am most concerned with the impact on school enrollment. As a parent volunteer in the schools and also as a teacher, I have witnessed firsthand how school overcrowding impacts the quality of education, and given our current experience with COVID, the health of our students, staff, and community. If the children in our region cannot receive the excellent education people have come to expect, we could also see a decrease in home values and tax revenue for the county.

Secondly, I am concerned with the proposed use of Ashwood Blvd. as a way for people in the RST development to access Rt. 29. In recent memory, we have lived through the expense and disruption caused by the widening and flattening of that section of Rt. 29, and I am concerned that any improvements VDOT has made in safety and efficiency will be wiped away by the addition of hundreds of extra cars travelling on a small section of road.

Lastly, I am concerned about the requests the developer has made to waive certain zoning rules. The developer appears to be trying to fit the maximum number of units into the space but cutting corners, such as making the roads private so they can be narrower than VDOT requires, seeking a waiver from setback and height requirements, not providing open space and natural areas as stipulated in the Places29 Plan, and with its four story buildings backing up to two story single family homes and townhomes, the development as proposed does not follow the Places29 document, which states that "the community of the Northern Development Areas values creative, effective design, which respects the scale and character of existing development and adjacent planned open space."

I ask you to consider the impact this development as proposed will have on our community.

Thank you for your time,
Christina Dever

Andy Reitelbach

From: Rob Propes <propesrob@gmail.com>
Sent: Tuesday, December 8, 2020 11:42 AM
To: Andy Reitelbach
Subject: Mobile Home Park Redevelopment

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.

Mr. Reitlbach,

I understand you are the point person for the Planning Department on the proposal by RST Development to redevelop the existing mobile home park adjacent to Ashwood Blvd. and Rt. 29.

As a resident of Forest Lakes, I would like to express my opposition to the current redevelopment plan. The plan is simply too large and out of scale for an area that adjoins single family homes. I am very concerned this proposal will have on air quality with the additional emissions from vehicles, the impact on the traffic at this end of the county where there are already large neighborhoods that have been permitted and are actively under construction; and the impact on the schools, where we have elementary schools at capacity, and a highschool that is over capacity.

The current proposal will further erode the quality of life for the existing residents in the area, and the reason so many folks enjoy living in this part of Albemarle County. With unchecked development, the area will quickly become congested with vehicles that overwhelm the existing infrastructure, and schools that are even more overburdened.

I would ask you to look carefully at the development plan that has been put forth, and find a solution to approve a project that is appropriate in scale and architectural style to the community it would border. The County does not need to accept what is put forth by a developer. The County and its existing residents need to be in the drivers seat, working together to create a livable, sustainable community that people enjoy living in.

Thank you,

Rob Propes
350 Pleasant Place
Charlottesville, VA
443-642-1280

Andy Reitelbach

From: Patricia Jones Turner <pjonesey19@icloud.com>
Sent: Thursday, July 9, 2020 10:58 PM
To: Andy Reitelbach
Subject: Questions I'd Like Addressed at the July 20th Meeting Pertaining to ZMA-2020-00007-RST Residences Community Meeting

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These are my questions and concerns:

1. Where will the families go who will be displaced by this new development?
2. Will the road with in this development connect with an alternative route other than Route 29?
3. Will the development be considered affordable housing?
4. Have the owners of this property considered other locations?

Thanks for your time and consideration.

Rev. Patricia Jones Turner
804-356-8565

Andy Reitelbach

From: Elena DeLiso <delisoe@gmail.com>
Sent: Thursday, July 16, 2020 7:25 PM
To: Andy Reitelbach
Subject: ZMA-2020-00007-RST Residences Community

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

Hello Mr. Reitelbach

I recently received a letter about a proposed development near my townhome in the Ashland community in Forest Lakes.

These questions may be answered at the community Zoom meeting but I thought I'd go ahead and send.

Thank you in advance.

Stay well.

-Lena DeLiso

Here are the questions:

1. What is the scheduled start date of the construction?
2. Will consideration about capacity related to cell phones, electricity / power?
3. It appears that there will be an entrance onto Ashwood Boulevard between 29 and Ashland Drive. Will there be a light there? Stop sign? Planned review / reevaluation of the traffic onto Ashwood Blvd?
4. With the planned / possible increase in population in the area, how will that impact fire/rescue?
5. What are the mitigation plans for water run off / storm water management?
6. We have wildlife (deer and bears) that visit the Ashland development. As the proposed development might impact wildlife, how will the displacement of wildlife be handled (for the safety of people and the wildlife)?
7. What kind of lights will be used in common areas? Will the cover around fixtures be applied so that the light is directed downward and reduce glare?
8. What kind of landscaping will be part of the proposed development?

Andy Reitelbach

From: Janet Adams <jana2c@gmail.com>
Sent: Friday, July 17, 2020 2:07 PM
To: Andy Reitelbach
Subject: Comments - RST Residences Community Meeting

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RE: ZMA-2020-00007 - RST Residences Community Meeting

Dear Mr. Reitelbach,

I am writing in response to a Williams Mullen July 6 letter regarding the above referenced subject.

I would be opposed to any change in zoning which would allow for development in a manner outlined in the letter.

Having lived at my current residence at Forest Lakes South-Ravenswood for nearly 16 years, it is becoming increasing concerning to think about all the changes in recent years. I have listed some of my concerns below:

- 1.) the current major development of land just south of Ashwood Blvd which I understand will have school, retail, apartments, single family home lots, etc. . . . all bringing in many people and increasing traffic in the Rt 29 area significantly.
- 2.) destruction/decrease of natural land in our community surrounding the existing homes, decreasing value and enjoyment by all.
- 3.) increased noise and safety concerns from great increase in traffic in the Rt. 29 area
- 4.) de-value of existing properties with negative impact of adding more retail and traffic issues in an already congested area. Not only bringing in more homeowners, renters, but traffic of visitors to retail locations.
- 5.) there are already existing empty commercial properties in area . . . don't see need for more.
- 6.) concern for existing mobile home residents who will be displaced and probably see financial hardship as a result if they are required to re-locate.

Your consideration appreciated.

Best Regards,
Janet Adams

Andy Reitelbach

From: HAROLD GEBHARDT <mabr12@comcast.net>
Sent: Monday, July 20, 2020 11:47 AM
To: George & Maggie Pearsall; Andy Reitelbach
Cc: Kim Beckwith; Suzanne Kitelinger; Pat and Drew Haines; Dorothy Chappell; BJ. Barbara Jean Robinson; Sharon Hood
Subject: Re: Re-Zoning for RST Residences

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George,

Thank you for your in depth presentation. Not only did you cover the main points of concern of our board, but you did so in such an informed and researched manner, that it becomes difficult to dispute.

On 07/17/2020 1:16 PM George & Maggie Pearsall <gp2mp4@comcast.net> wrote:

Mr. Andy Reitelbach
Senior Planner
Albemarle County, VA,

The Board of Directors for the Ashland Townhomes subdivision met to discuss the rezoning request for tax parcels 04600-00-00-10800 and 04600-00-00-10900.

The board has asked me to submit our concerns to you regarding the development and the impact it will have on surrounding properties.

Density:

The developers proposal for 370 residential units on 19.5 acres we believe to be excessive and raises concerns of our property owners. We are not opposed to development however, this part of the county is rapidly losing its open space and character. You have to look no further than the Brookhill Development on Rt 29 at Polo Grounds Rd to realize what developers are capable of building. Additionally, the developer contends that without this high density they would not be able to include affordable housing in the project.

Traffic:

The traffic study submitted by Ramey Kemp & Associates was conducted on a single day December 11, 2019. They estimate the development would add only 100 vehicles onto Ashwood Blvd. during AM and PM peak hours. Since the planned development is for 370 residences we believe the estimate is very low and expect congestion to become a major issue for all residents of Forest Lakes .

Storm Water Runoff:

The property in the application has significant natural area and a build of this magnitude will generate a great deal of runoff that could adversely affect properties in

the Ashland Townhomes area as well as properties on Cricklewood Ct and Birchcrest Ln in Forest Lakes South.

Schools:

There is no mention of the impact this development will have on the area schools. Since the area is served by the Hollymead Elementary and the Sutherland Middle School the addition of 370 residences will certainly generate an increase in enrolment of both schools and impact their operating expenses and bussing requirements.

Light Pollution:

A development with 370 apartments and townhomes will require lighting for the safety of the residents. We have concerns of how much lighting in such a compact area will affect the quality of life for surrounding residences not to mention the impact such a high density would have on existing wildlife.

The Ashland Townhomes Board of Directors request that this rezoning request and development, as submitted, be rejected and the property be developed at a much lower density.

Sincerely,

George Pearsall
(for Ashland Townhomes, Board of Directors)
1486 Ashland Dr
Charlottesville, VA 22911

Andy Reitelbach

From: Elena DeLiso <delisoe@gmail.com>
Sent: Tuesday, July 21, 2020 7:01 PM
To: Andy Reitelbach
Subject: Follow up to Monday 7/20 Zoom call ZMA 2020 00007 RST Residences Community Meeting

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Good evening Mr. Reitelbach,
I appreciate having the opportunity to view the presentation.
Could you please add me to the distribution list for updates on the planned development?
My email address is delisoe@gmail.com
My name is Lena DeLiso and I live in the Forest Lakes Ashland development.

The Zoom call seemed to indicate that the process was still in a concept phase, but I did have a few questions for the future:

- a. Recycling seemed to be an afterthought in my community, we have to drive our recycling to the Forest Lakes South community facility because there is no area large enough in the common area for a dumpster and vehicle for picking up the dumpster. How will recycling be addressed?
 - b. It was hard to tell from the drawings, but will there be enough areas for putting snow as part of snow removal. In my neighborhood, when we have a snow event that is more than a dusting, there's limited area to put the snow. It's been piled up in the middle of the parking lot where it melts, refreezes and then creates a black ice situation, a safety issue for drivers. Also having limited areas for putting the snow creates barriers for rescue vehicles if someone has a medical emergency.
 - c. Will there be consideration for the potential need for increased capacity related to cell phones, the internet, electricity, power? I'm not sure what "5G" is but wanted to hear more about network capacity etc. Will the network needs of individuals working remotely be robust? While a shift to working remotely could mitigate traffic issues, will the infrastructure support the load?
 - d. Forest Lakes is very pet friendly, with green spaces for dog walking, bags for picking up after pets and trash cans to dispose of those bags. Will the planned development be pet friendly? Are there adequate common areas / green spaces for that?
 - e. The school questions did not seem to be fully answered. Those questions might be more appropriately addressed by the county / city for us to understand the plans for population growth and how an increase in children attending k-12 will be handled. Could the Fashion Square Mall (as there are vacant spaces) be converted for other community needs?
- Thank you.

Andy Reitelbach

From: Andy Reitelbach
Sent: Friday, August 14, 2020 5:06 PM
To: Long, Valerie
Cc: Alvis, Charles
Subject: RE: ZMA 2020-00007 RST Residences

Hi Valerie,

Those comments were received by email. However, thank you for reminding me, as there was one additional comment that had been received by the online comment system via PublicInput.com. That comment is below:

"Make sure to keep a high fence and dense trees. I don't like the idea of making our small community into an urban area. I live in Ashland and i know no one here will be happy about this. Especially people who have their back yards facing these ugly population dense buildings... and the noise of construction gosh... this is a can of worms."

Have a good weekend,
Andy

Andrew Reitelbach

Senior Planner
Albemarle County
Community Development Department
401 McIntire Road
Charlottesville, VA 22902

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areitelbach@albemarle.org

434.296.5832 x3261

From: Long, Valerie <vlong@williamsmullen.com>
Sent: Thursday, August 13, 2020 9:23 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Cc: Alvis, Charles <calvis@williamsmullen.com>
Subject: RE: ZMA 2020-00007 RST Residences

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Thank you, Andy. Were these received via the online comment system, or by email?

Valerie Long

Williams Mullen
434-951-5709

From: Andy Reitelbach <mreitelbach@albemarle.org>
Sent: Thursday, August 13, 2020 6:02 PM
To: Long, Valerie <vlong@williamsmullen.com>

Cc: Alvis, Charles <calvis@williamsmullen.com>

Subject: RE: ZMA 2020-00007 RST Residences

Hi Valerie,

Please see below for additional questions/comments that have been received by staff since the community meeting.

-
- a. Recycling seemed to be an afterthought in my community, we have to drive our recycling to the Forest Lakes South community facility because there is no area large enough in the common area for a dumpster and vehicle for picking up the dumpster. How will recycling be addressed?
 - b. It was hard to tell from the drawings, but will there be enough areas for putting snow as part of snow removal. In my neighborhood, when we have a snow event that is more than a dusting, there's limited area to put the snow. It's been piled up in the middle of the parking lot where it melts, refreezes and then creates a black ice situation, a safety issue for drivers. Also having limited areas for putting the snow creates barriers for rescue vehicles if someone has a medical emergency.
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A. How many parking spaces per individual unit are planned? How many visitor parking spaces are planned? Parking can become a source of conflict.

B. Our HOA discussed speed bumps at great length (temporary speed bumps to be removed before winter due to the snow plow issues versus permanent, 4 or 2, where to place them). There was lots of back and forth. Two permanent speed bumps were added. Both go all the way to the curb on one side, with no gap between the bump and the curb. Water backs up behind when it rains, silt accumulates. We'll see what happens when it rains. I didn't have a strong opinion about speed bumps and was surprised by the strong views.

The Board of Directors for the Ashland Townhomes subdivision met to discuss the rezoning request for tax parcels 04600-00-00-10800 and 04600-00-00-10900.

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and PM peak hours. Since the planned development is for 370 residences we believe the estimate is very low and expect congestion to become a major issue for all residents of Forest Lakes .

Storm Water Runoff:

The property in the application has significant natural area and a build of this magnitude will generate a great deal of runoff that could adversely affect properties in the Ashland Townhomes area as well as properties on Cricklewood Ct and Birchcrest Ln in Forest Lakes South.

Schools:

There is no mention of the impact this development will have on the area schools. Since the area is served by the Hollymead Elementary and the Sutherland Middle School the addition of 370 residences will certainly generate an increase in enrolment of both schools and impact their operating expenses and bussing requirements.

Light Pollution:

A development with 370 apartments and townhomes will require lighting for the safety of the residents. We have concerns of how much lighting in such a compact area will affect the quality of life for surrounding residences not to mention the impact such a high density would have on existing wildlife.

The Ashland Townhomes Board of Directors request that this rezoning request and development, as submitted, be rejected and the property be developed at a much lower density.

Best,
Andy

Andrew Reitelbach

Senior Planner
Albemarle County
Community Development Department
401 McIntire Road
Charlottesville, VA 22902

--
areitelbach@albemarle.org
434.296.5832 x3261

From: Long, Valerie <vlong@williamsmullen.com>
Sent: Friday, August 7, 2020 10:55 AM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Cc: Alvis, Charles <calvis@williamsmullen.com>
Subject: ZMA 2020-00007 RST Residences

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Andy:

Have you received any public comments or other feedback on the RST Residences application in connection with the community meeting we held on July 20th? If so, would you please forward them to us so we are aware of them? And as you receive them going forward, we would appreciate it if you would forward them to us upon receipt.

Thank you,

Valerie

Valerie Wagner Long | Attorney | Williams Mullen

321 East Main St. Suite 400 | Charlottesville, VA 22902-3200

T 434.951.5709 | C 434.242.6792 | F 434.817.0977 | vlong@williamsmullen.com | www.williamsmullen.com

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Andy Reitelbach

From: Judy Schlusel <jschlusel@earthlink.net>
Sent: Monday, September 21, 2020 5:14 PM
To: Andy Reitelbach
Subject: Re: Resubmittal of ZMA2020-00007 RST Residences

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Hi Andy,

Appreciate you sending this email to keep me in the loop about the RST Residences. This is the first chance I have had to look at the attachments and my question is pertaining to the section Neighborhood Center, page 4.....**which indicates that the Property is in close, walkable distance to the Brookhill Town Center and Hollymead Town Center. It also states that the various amenities located within Brookhill will be a short walk from the project.**

My question is: **what is a distance that is is considered a SHORT WALK?** Have you or staff actually "**walked**" this area?

My husband I drove through the Southwood Trailer area where the long time residents are being displaced. It actually is quite a distance from the back part of the property to Rt 29 and then if someone was to go either Rt 29 N or S for the amenities the area referenced that is quite a distance to walk.

Also on pg 4 **Mixture of Housing Types and Affordability**: Although this states a variety of townhomes and apartments don't exit what about Belvedere....The Reserve are apartments and there also are townhouses within Belvedere and across from Fairview Swim Club. Another area that has townhouses and apartments within the same complex is Hollymead. And still another complex that has townhouses is Hollymead Town Center. Therefore, I do believe this statement is not 100% accurate.

Is RST Residences proposed to be apartments to rent, condo to rent or own, townhouses to rent or townhouses to own?

Will this revision be presented to the Rio 29 North CAC or will it go before the Planning Commission (if so, when?)

Thanks for any insight you can provide.

Hope all is going well.
Regards,
Judy Schlusel
Rio 29 CAC

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

From: Andy Reitelbach
Sent: Aug 27, 2020 10:10 PM
To: Andy Reitelbach
Subject: Resubmittal of ZMA2020-00007 RST Residences

Hello everyone,

As you had requested to be notified of updates regarding the rezoning project application ZMA2020-00007, RST Residences (which is the proposed residential development near the intersection of Route 29 and Ashwood Boulevard, at the site of the existing Ridgewood mobile home community), I wanted to let you know that the

application has been resubmitted to the County for further review by County and partner agency (ACSA, VDOT) staff, with revised plans and other project materials. These revised documents are attached.

These documents will be reviewed by County staff over the coming weeks, and after staff have reviewed these resubmitted documents, staff will provide the applicant a letter identifying any remaining or additional comments, concerns, and questions regarding the project's compliance with the County's Comprehensive Plan and Zoning Ordinance. If you have any further questions or concerns after reviewing the attached documents, please let me know, and I would be happy to pass them on to the project applicant as well.

If you'd like to contact the applicant directly, the representatives for this project are Valerie Long (vlong@williamsmullen.com) and Charlie Alvis (calvis@williamsmullen.com) of the law firm WilliamsMullen.

As mentioned at the virtual community meeting several weeks ago, staff review of this rezoning proposal is only the first step in the process, and this application will still require two public hearings (which are open to all members of the public for comment) – one of which is before the County's Planning Commission (who will make a recommendation about the project to the Board of Supervisors) and the other of which is before the Board of Supervisors (who will make the final decision as to whether to approve this application or not). Neither of these public hearings has been scheduled at this time, but I am happy to let you know when they are.

If you have any questions, please do not hesitate to contact me.

Best regards,
Andy

Andrew Reitelbach

Senior Planner
Albemarle County
Community Development Department
401 McIntire Road
Charlottesville, VA 22902

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areitelbach@albemarle.org

434.296.5832 x3261

Andy Reitelbach

From: Megan Nedostup
Sent: Friday, October 23, 2020 8:21 AM
To: Betsy Gohdes-Baten; Dennis Odinov
Cc: Andy Reitelbach
Subject: RE: Controversial development near Forrest Lakes

Good Morning,

That application is ZMA2020-007 RST Residences. Below is a link to their materials. Andy Reitelbach, copied here, is the lead reviewer for that application. Please contact him with any questions related to that ZMA.

<https://fweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22ZMA202000007%22%7d>

Thank you,

Megan Nedostup, AICP
(pronounced nuh-DAHST-up)
Principal Planner
She, her, hers
[Albemarle County](#)

mnedostup@albemarle.org
434-296-5832 x3004
401 McIntire Road, Charlottesville, VA 22902

From: Betsy Baten <betsygbaten@earthlink.net>
Sent: Thursday, October 22, 2020 11:14 PM
To: Dennis Odinov <dennis2037@comcast.net>
Cc: Megan Nedostup <mnedostup@albemarle.org>
Subject: Re: Controversial development near Forrest Lakes

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Hi Dennis,

I don't have the ZMA on this one. Perhaps Megan would know more details. I'll cc her this and ask for her reply if she does.

betsy

On Oct 22, 2020, at 5:04 PM, DENNIS ODINOV <dennis2037@comcast.net> wrote:

Thank you, Betsy. Do you have the ZMA number, or is not considered a ZMA?
Dennis

On 10/21/2020 5:14 PM Betsy Baten <betsygbaten@earthlink.net> wrote:

A proposed new development could bring 370 apartments and townhomes to U.S. 29 near Forest Lakes.

More than 25 people attended a virtual community meeting on Monday where RST Development explained the proposal and answered questions.

The developer is requesting a rezoning of the 19.51 acre property at the intersection of U.S. 29 and Ashwood Boulevard from R-1 residential to Planned Residential Development and wants to build 254 apartments and 108 town houses.

The property, which is currently home to Ridgewood Mobile Home Park, was purchased by Virginia Beach-based RST Development last year for \$6 million.

In Albemarle's Places29 Master Plan, which is part of the county's Comprehensive Plan, most of the property is shown on the future land use map as urban density residential, which recommends density of between six and 34 units per acre. A portion of the property along U.S. 29 is designated as open space.

The proposal is to build approximately 19.7 units per acre, according to county staff.

The Comprehensive Plan is the county's guiding document for its long-term vision for land use and resource protection, and includes master plans for the designated development areas of the county. County staff and the Board of Supervisors look to the Comprehensive Plan as part of the rezoning process.

The apartments are being proposed to be in five buildings closer to the front of the development, while the townhouses are proposed to be two-over-two units, with one two-story townhouse on top of another, in eight buildings in the back of the property.

During the meeting, community members asked about the look of the development, school capacity, displacement of mobile home park residents, buffers and traffic, among other questions.

Valerie Long, an attorney with Williams-Mullen who is representing RST Development, said the application will have an advisory review by the county's Architectural Review Board, as it's along U.S. 29, which is an entrance corridor. Then, if it is ultimately approved by the Board of Supervisors, the portions of the development viewable from U.S. 29 would be reviewed by the ARB.

The school division has not yet provided comments about existing school capacity and how many students the proposed development could generate

Brookhill, a development currently under construction to the south of the site, is giving the county land that could be used for a future elementary school and about 60 acres on the other side of U.S. 29 for a future high school or other county uses.

Long said a portion of the townhouses would be sold at affordable prices for people making 80% of area median income or lower. Current area median income for this area for a family is \$93,900, according to the U.S. Department of Housing and Urban Development.

Public hearings for the proposal before the Planning Commission and Board of Supervisors have not yet been scheduled.

After the purchase of Ridgewood Mobile Home Park, RST Development gave current residents a deadline of November 30 to move.

Ahead of the meeting, Scott Copeland with RST Development said that the company is working internally to propose a plan to extend the period further, as it would not break ground on the project by that time, and it wants to provide as much time as possible.

“We are still working out the details, but most likely we would extend the period for an additional 90 days, and continue to reassess the timing as the project review process continues,” Copeland said. “We certainly want to continue working with the remaining residents to make the relocation process less onerous.”

In 2019, the Board of Supervisors passed an anti-displacement and tenant relocation assistance policy, and county staff are working to create a more detailed policy as part of Albemarle’s housing policy update.

Long said the developer is working to put together a relocation plan.

One resident was concerned about four-story townhouses being built behind his single family home.

“For this neighborhood that I’m in, which is a single family home neighborhood, to look out through a 20-foot buffer into four-story buildings, doesn’t seem very appealing to me,” Jeff Smith said. “We’re going to have serious light

pollution and all kinds of congestion, just feet away from our single family home.

Long said the current conceptual plan has a 20-foot buffer along the back side of the property, and that there would be additional land between the building and the property line for stormwater management facilities totaling 87 feet.

“We didn’t want to put the buildings right up against the property line, we wanted to keep them back an appropriate distance, so that they wouldn’t be right on top of each other,” Long said. “It’s fairly consistent with the distances involved from the Forest Lakes Townhomes.”

Andy Reitelbach

From: scott@ducardvineyards.com
Sent: Monday, January 25, 2021 9:01 AM
To: Andy Reitelbach
Subject: RE: ZMA2020-00007 - RST Residences

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Hi - have appreciated all this info and perhaps you know that Forest Lakes is getting geared up for our involvement in this. Strong view that this should be denied – or a wide range of grounds, with a lot of supporting analyses. We'll be prepared when Planning Commission gets scheduled (my understanding is that you'll let us know, thanks.)

You might want to view the video we've created for interested parties in our community – www.forestlakes.net click on Announcements. It includes some stunning visuals about the RST plan and its impacts.

There are other issues not mentioned in the video – environmental, non-compliance with Comp Plan and with Places 29 Plan and undesirable use of waivers – and bad precedent that would create, plus other policy related issues. Andy, your materials to date don't really bump this development up against the P29 plan ... it's not at all consistent with what's included there.

You mentioned you might want to include community comments in your report, and that would be great. If you like, I can write one or two sentences for different sections – let me know.

You might also use the overall wording in the petition (just went live a few days ago) that is also listed on the Forest Lakes site – it captures the essence of our opposition in one paragraph.

Thanks, Scott

Cell 434-409-4378

From: Andy Reitelbach <mreitelbach@albemarle.org>
Sent: Thursday, December 31, 2020 5:09 PM
To: Scott Elliff <scott@ducardvineyards.com>
Subject: FW: ZMA2020-00007 - RST Residences

Good afternoon Scott,

Please see below for an email from Charlie Alvis at WilliamsMullen, a representative of the applicant for ZMA2020-00007 RST Residences. This email is what I had mentioned during our phone call the other day, in which additional information and responses to County comments were provided by the applicant, in regard to outstanding issues with the application that had been identified by County staff or partner agency reviewers. In addition, for your reference, I've also attached a copy of the most recent version of the proposed application plan for this project, which is the same version as the one I sent to you several weeks ago.

Here is contact information for some of the other staff reviewers or partner agency contacts if you have questions specific for them:

- Adam Moore at VDOT, adam.moore@vdot.virginia.gov
- Stacy Pethia, the County's Principal Planner for Housing, spethia@albemarle.org
- Francis MacCall, a Principal Planner for Zoning, fmaccall@albemarle.org
- Frank Pohl, County Engineer, fpohl@albemarle.org
- Maya Kumazawa, a contact at Albemarle County Public Schools, mkumazawa@albemarle.org

If you have any additional questions, or if I forgot to include something that I'd said I would during our phone call the other day, please let me know.

Best regards, and have a happy new year,
Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](http://albemarle.org)

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areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: Alvis, Charles <calvis@williamsmullen.com>

Sent: Monday, November 16, 2020 5:29 PM

To: Andy Reitelbach <mreitelbach@albemarle.org>

Cc: Valerie Long <vlong@williamsmullen.com>

Subject: ZMA 2020-00007 - RST Residences - Follow up to Staff Comment Letter of 11.4.2020 [IWOV-IWOVRIC.FID2066722]

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Dear Andy,

Please find below a summary of the items we discussed by phone on Friday, Nov. 6, along with a few pieces of additional information that you requested. I am attaching my correspondence with VDOT and County reviewers on some of your comments. Also attached are final revised plans to clarify the items we discussed by phone.

Planning – General ZMA Comment #1

- **Ashwood Blvd. Entrance - VDOT access permit.** Since we spoke, I confirmed with Adam Moore at VDOT that a private road can cross VDOT's property at the location of the proposed access to Ashwood Boulevard. Please see the attached email from Adam Moore at VDOT. Adam advised that the VDOT access permit would not be granted until site plan approval is obtained. Therefore, we are unable to provide legal documentation of the access permit at this time.
- **Ashwood Blvd. Entrance – Maintenance.** RST Residences is committed to maintaining the private roads and the access area. As such, the property owner will record a maintenance agreement requiring the current property owner, or any future property owner of the Property, to maintain the private roads and access areas.
- **60' access easement labels on plans.** As we discussed, an access easement would be recorded to grant the public access over all the private roads in the Project (Private Roads A, B, and C). The labels on the plans show

where access is proposed to the adjoining parcels. The public would have rights to access the entire private road network in the Project.

Planning – General ZMA Comment #4

- Please see the Cover Sheet of the attached revised plans for a more detailed breakout of how the Project satisfies (and exceeds) the minimum open space and amenity area requirements under Sections 4.16 and 19.6 of the Zoning Ordinance.
- The minimum amenity area for the Project, based on the formula in Section 4.16.1, is 0.98 acres (or 42,560 square feet). To reach this minimum, the Project proposes the following: (i) two tot lots representing a total of 8,270 sq. ft.; (ii) a 3,600 sq. ft. asphalt recreation area; (iii) an 18,400 sq. ft. pool amenity area; (iv) a 10,540 sq. ft. dog park area; and (v) a 1,750 sq. ft. general amenity area. These proposed amenities total 42,560 square feet, or 0.98 acres, as required by Section 4.16.1.
- Section 4.16.2 requires certain amenities be provided unless a substitution request is approved. Specifically, based on the number of residential units proposed (370 units), Section 4.16.2 requires eight (8) 2,000 square foot tot lots and four (4) 30'x30' half-basketball courts. At the site plan stage, RST Residences plans to submit a substitution request to offer the alternative amenities identified above in lieu of the required half-basketball courts and some of the required tot lots. However, in the event that such a substitution request is not submitted or approved, the revised plans clearly show that the Project can accommodate the amenity requirements in Section 4.16.2. The eight required 2,000 sq. ft. tot lots represent a total area of 16,000 square feet. The Project proposes a total tot lot area of 8,270 sq. ft. Therefore, an additional area of 7,730 square feet would be needed for tot lots in the event that a substitution request is not submitted or approved. Because the 10,540 sq. ft. proposed dog park is larger than 7,730 sq. ft., the proposed dog park area could satisfy the tot lot requirement under Section 4.16.2.1 if a substitution request is not submitted or approved. Likewise, the four required 30'x30' half-basketball courts represent a total area of 3,600 square feet. The Project proposes a 3,600 square foot asphalt recreation area in lieu of the required half-basketball courts. In the event a substitution request is not submitted or approved, the area proposed for use as an asphalt recreation area could satisfy the half-basketball court requirement of Section 4.16.2.2.
- Section 19.6 separately requires that not less than 25% of the area devoted to residential use in a Planned Residential Development district be used for common open space. Based on the size of the subject parcels, the open space minimum for this Project is 4.88 acres. To reach this minimum, the Project proposes the following: (i) 0.98 acres of amenity areas (described above); (ii) 2.64 acres of buffer areas; and (iii) a 1.26-acre general open space area (please note that the Application Plan has been revised to show this general open space area, outlined in fuchsia). These proposed open space areas total 4.88 acres, as required by Section 19.6.
- Landscaping strips and parking lot islands are not counted as amenity areas or open space.
- As we discussed, retaining walls can be counted toward open space.
- As we discussed, a stormwater management facility may not be counted as an amenity, but the grass covering an underground stormwater facility may be counted as an amenity area.

Planning – General ZMA Comment #11

- As we discussed, the Project proposes three private roads (shown on the plans as Private Roads A, B, and C). Each private road will be accessible to the public pursuant to a recorded access easement. In addition, the property owner will be responsible for maintaining the private roads in perpetuity pursuant to a recorded maintenance agreement.

Planning – General ZMA Comment #12

- As we discussed, the proposed sidewalk along Ashwood Boulevard would be accessible to the public pursuant to a recorded access easement.

Planning – General ZMA Comment #21

- As we discussed, all private roads in the Project (not just Private Road C) are proposed to be accessible to the public pursuant to a recorded access easement.

Planning Division – Transportation Comment

- Dan Butch and I spoke on Thursday, Nov. 12 regarding this comment. Because the land in question is not owned by the Applicant, no action is required. Please see the attached email.

Housing Division Comment

- Stacy Pethia and I spoke on Friday, Nov. 13 regarding the proposed change to the For-Sale Affordable Housing description on the cover sheet of the plans. Stacy agreed that the best solution would be to strike final sentence after the semicolon in the text quoted in the comment letter. This change is shown below and in the attached email to Stacy confirming our conversation:

THE NINETY (90) DAY PERIOD SHALL COMMENCE UPON WRITTEN NOTICE FROM THE APPLICANT OR ITS SUCCESSOR THAT THE UNIT(S) WILL BE AVAILABLE FOR SALE. THIS NOTICE SHALL NOT BE GIVEN MORE THAN SIXTY (60) DAYS PRIOR TO RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE FOR-SALE AFFORDABLE DWELLING UNIT; ~~THE COUNTY OR ITS DESIGNEE MAY THEN HAVE THIRTY (30) DAYS WITHIN WHICH TO PROVIDE A QUALIFIED PURCHASER FOR SUCH FOR-SALE AFFORDABLE DWELLING UNIT.~~

One final item that I would like to call to your attention is a correction we made to one of the adjacent property site sections on Sheet 7 of the plans (Site View Exhibit). The +/- 100' portion of Section 1 has been relabeled "Existing Woods/Private Yard." On the prior version of the plans, this portion was labeled "Existing Woods/Dedicated Open Space." As you'll see from the property lines shown in the "Section Locations" inset map, the Section 1 sight line crosses a private residential lot only. The reference to dedicated open space was an error.

Thank you again for your attention to this application. We will look forward to receiving your staff report. Please confirm the Planning Commission date for this project as soon as it is known.

Thank you,
Charlie

Charles B. Alvis | Attorney | Williams Mullen

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February 24, 2021

Albemarle County Planning Commission
% Charles Rapp, Planning Director
410 McIntire Road, North Wing
Charlottesville, VA 22902
(Transmitted via email)

Re: ZMA202000007 RST Residences

Dear Members of the Planning Commission:

The Piedmont Environmental Council (PEC) submits these comments, regarding the RST Residences rezoning ([ZMA202000007](#)). The rezoning request does not conform to the recommendations contained in the Albemarle County Comprehensive Plan nor the Places 29 Master Plan.

The RST Residences rezoning (R-1 Residential to Planned Residential Development) proposes 370 units on 19.51 acres along Route 29 in the Places 29 North growth area. **PEC recommends the rezoning be denied in its current form**, as it does not: (1) effectively build upon the current growth area; (2) create affordable housing units that are sustainable for generational use; (3) conform to stepback requirements; (4) provide bike/pedestrian connectivity to nearby public transit nor essential services/stores required to create and sustain a livable community; (5) create beneficial public road infrastructure; (6) provide adequate proffers related to public schools; and (7) protect nor create beneficial tree canopies.

The Piedmont Environmental Council supports smart growth policies and specific projects that promote inclusive, walkable, public transit-oriented communities. Albemarle's approach to housing should meet anticipated future demand while providing sufficient affordable housing inventory. In order to be truly affordable, that housing should provide generational housing, be located in growth areas, and be within walking/biking distance to public transit, job centers, schools, and other essential services; otherwise, the total costs of living there will prove to be anything but affordable.

PEC raises the following concerns, in order to address our concerns with the proposed rezoning: (1) Comprehensive Planning, (2) Affordable Housing, (3) Special Exceptions, (4) Connectivity, (5) Private Roads, (6) Public Schools, and (7) Tree Canopy.

Comprehensive Planning

The Places 29 Master Plan defines the future land uses, including approximately 50 parcels planned for Urban Density within the Places 29 North growth area.¹ Based on the recommended Urban Density (6.01 to 34 housing units per acre), these additional parcels could provide between approximately 2,500 and 14,500 housing units.

The Draft Albemarle County Housing Policy states, "...the county must support the development of an additional 3,616 units to fully accommodate projected household growth through 2040..."² Since calculated in March 2020:

- Albemarle's population increased from 108,639 to an estimated 110,545, resulting in a population difference of 27,940 between 2020 and 2040;³
- Based on an estimated 2.54 persons per dwelling, approximately 11,000 residential units would be needed to accommodate this growth;⁴
- An additional 897 residential units have been approved by the county, resulting in a total of 9,031 residential units not yet built within the approved housing pipeline;⁵ and
- Therefore, the targeted housing inventory has been reduced from 3,616 to 1,969.

There is a huge difference between (A) what is available for potential free enterprise development via future development called for in the comprehensive plan (between approximately 2,500 and 14,500 units); and (B) what is targeted within the county's housing policy (3,616 units reduced to 1,969 units). This proposed rezoning would consume over 18% of the county's projected housing needs without appropriately connecting to core development areas. The county has the ability to be selective when approving the targeted housing units.

During the upcoming comprehensive plan update, it will be important for the county to clearly make this distinction. PEC recommends updating the overall Comprehensive Plan, including the Places 29 Master Plan, to appropriately address targeted housing via phased development efforts. The Comprehensive Plan recommends that the county should "Use Development Area land efficiently to prevent premature expansion of the Development Areas".⁶ How we develop within the development area will ultimately determine when the growth area may expand. Therefore, it is critical the county prioritize developing greyfields/brownfields and areas located within existing developed areas, with good access to services, prior to developing greenfields and areas located beyond reasonable connection to core areas in the developed areas.

¹ Albemarle County, Places 29 Master Plan, Future Land Use North, p. 89

² Albemarle County Draft Housing Policy, March 2020. p.13. Accessed online via <https://www.albemarle.org/home/showpublisheddocument?id=7098>

³ Weldon Cooper Center, Virginia Population, Cooper Center 2020 Estimates. Accessed online via <https://demographics.coopercenter.org/virginia-population-estimates/>

⁴ Albemarle County, 2019 Growth Management Report, pg. 7. Accessed online via <https://www.albemarle.org/home/showpublisheddocument?id=322>

⁵ Albemarle County Community Development Department (2019), Albemarle County Development Dashboards, Accessed online via <https://www.albemarle.org/department.asp?department=cdd&relpage=23323>. Accessed February 23, 2021.

⁶ Albemarle Comprehensive Plan, Objective 4. p. 35.



RST Residences is not located within or adjoining the core development area near Hollymead nor Forest Lakes Town Centers, nor does it have the supporting infrastructure to successfully connect it to existing development. At best, we believe this proposal is premature.

Affordable Housing

RST Residences is proposed on the former Ridgewood Mobile Home Park, which provided the community with 68 mobile homes and 10 efficiency apartments.^{7,8} Replacing 68 mobile homes with apartments that only offer 10-years worth of affordability is not a desirable outcome -- it would mean displacing residents with stable housing solutions with new affordable housing units that do not provide long term living solutions. This is not the generational stability we need.

The Applicant has proffered at least 50% of the units (185 units) as affordable housing via “for-sale units or rental units, or a combination thereof, in the owner’s discretion”.⁹ At first glance, 185 affordable units seems quite appealing; however, there is no stipulation on how many units must be sold as such, and the rental-units are term-limited for a 10-year rental period.¹⁰ Therefore, it is reasonable to believe that each of the 185 units could be used as rental-units for 10-years, converted to market-rate units afterwards, then permanently sold or rented as such. This outcome would provide ZERO affordable housing after 10 years and create the need for a new batch of affordable housing units.

The first *Action Step* stated in the Draft Albemarle County Housing Policy is to “Ensure a mixture of housing types are provided, with a minimum of 20% of the total number of housing units in new developments being provided as affordable housing.”¹¹ Yet the proposed approach to affordable housing would leave the county constantly playing catch-up to replace expired affordable housing units and residents would be forced to find new homes after the 10-year affordable housing period expired.

The county should place emphasis on home ownership, in order to help families build personal wealth and remove themselves from the perpetual rental cycle. Affordable rental units should be provided for a longer period to provide generational affordability -- 30 years as a standard, 99 years as an aspiration.

Special Exceptions

⁷ <https://www.cvilletomorrow.org/articles/development-digest-ridgewood-mobile-home-park-sold-to-virginia-beach-based-developer>

⁸ <https://tjpc.org/wp-content/uploads/2020/05/2018-2022-Consolidated-Plan-Adopted-by-TJPC.pdf>

⁹ Zoning Map Amendment for RST Residences. January 19, 2021.

¹⁰ Id sec

¹¹ Albemarle County Draft Housing Policy, March 2020. p.13. Accessed online via <https://www.albemarle.org/home/showpublisheddocument?id=7098>



The associated Special Exception ([SE202000003](#)) has requested 10 stepback exceptions for Building 1 (two buildings connected by pedestrian walkways) and eight (8) townhouses, in conjunction with the proposed rezoning.

Building 1

The “Applicant estimates that strict application of a 15-foot stepback to Building 1 would result in the loss of ten residential units. As a reduction in the number of residential units is contrary to the Comprehensive Plan’s recommendation for the Property, a special exception from the stepback is warranted.”¹²

PEC emphasizes that the Comprehensive Plan and the Places 29 Master Plan depict the proposed site as Urban Density in the Future Land Use Map, which provides a density range between 6.01 and 34 units/acre. A reduction of 10 units would not substantially change the overall density (e.g., 18.96 units/acre reduced to 18.45 units/acre).

Eight (8) Townhouses

The Applicant states “waiving stepback requirements [for the 8 townhouses] allows for additional living space in the Project. Given the Project’s focus of providing affordable housing to Albemarle County citizens, waiving the stepback requirement would help balance the County’s design requirement with important housing priorities.”¹³

PEC emphasizes the importance of providing ample living space for affordable housing units; however, the applicant has not provided sufficient reasoning nor evidence to support the above claim. Therefore, PEC recommends the eight (8) townhouses adhere to the 15-foot stepback requirement.

Connectivity

RST Residences does not provide sufficient connectivity to create a livable community in which residents can easily walk, bike, nor utilize public transportation to go to work, school, essential stores, and other everyday destinations. There are no bus stops, bike lanes, nor pedestrian crosswalks proffered in this rezoning to help residents move along and across Route 29, yet the Comprehensive Plan states that their inclusion is “considered necessary”,¹⁴ emphasizing the importance of expanding the transportation network via public transportation and bike/ped connectivity.^{15,16,17}

¹² SE202000003 Correspondence 2020-09-10, p.3

¹³ Id sec, p.2

¹⁴ Places 29 Master Plan, p.10. “Expansion of transit service (including hours of operation, headways, extension of service to unserved areas, and supporting infrastructure, such as sidewalks, crosswalks, and shelters)...It should be noted that all of the transportation improvements recommended in this Plan are considered necessary.”

¹⁵ Places 29 Master Plan, p. 67. “...the transportation network needs to expand the choices for movement within and through the area, while the pattern of development takes advantage of and facilitates those expanded choices.”

¹⁶ Places 29 Master Plan, p.87. “An expanded and enhanced transit system is recommended for the Places29 area. As new blocks and streets are created, it is important to include areas for transit. In order to attract passengers and provide needed services throughout the area, transit stops should be provided in strategic places and should incorporate amenities to make the system easy to use.”

¹⁷ Places 29 Master Plan, Figure 7. Parks and Green Systems Map, p. 91



Walking distances between $\frac{1}{4}$ to $\frac{1}{2}$ -mile are broadly considered within a comfortable walking distance from one's home.¹⁸ Despite the application stating that "Hollymead Town Center area is in the immediate vicinity of the Property,"¹⁹ RST Residences is located approximately:

- 1.2 miles from Hollymead Elementary School
- 1.2-miles from Harris Teeter
- 1.3-miles from Target
- 1.5-miles from CVS
- 1.6-miles from Food Lion
- 2.9-miles from Baker-Butler Elementary School
- 4.3-miles from Albemarle High School

Public transportation is not provided in this area by the Charlottesville Area Transit (CAT), with the nearest bus stop located approximately 1.5-miles away at Walmart.²⁰ JAUNT services are limited and do not operate on a recurring schedule and requires scheduling two (2) days in advance.²¹

A majority of offsite trips will require a vehicle or bicycle for transportation; however, public transportation is limited and bicycle facilities are not adequately developed for safe travel along Route 29. The Places 29 Master Plan highlights 12 principles for both new development and redevelopment in the Master Plan Area; the first three principles being:

- Pedestrian Orientation;
- Neighborhood Friendly Streets and Paths; and
- Interconnected Streets and Transportation Networks.²²

RST Residences is not located within a core development area of Places 29; therefore, it does not conform to nor provide opportunities for these principles. The county should not approve residential development in the growth area that does not have connectivity to create a livable community.

Private Roads

PEC raises the importance of including streets into the public road system. Private roads should be avoided, as they could cause significant fiscal impacts to future housing prices, create dangerous conditions for first response access, and hinder the public from comfortably using on-site sidewalks due to the perception of private ownership. County planning staff has recommended on-site streets be developed and incorporated into the public road system.

¹⁸ Design Concepts, Walkability Standards, Robby Layton. October 12, 2017. Accessed online via <https://www.dcla.net/blog/walkability-standards>

¹⁹ RST Residences, Zoning Map Amendment, Application Narrative ZMA 2020-00007 (October 5, 2020), p. 2

²⁰ Charlottesville Area Transit, Riders Guide. Accessed online via <https://www.charlottesville.gov/DocumentCenter/View/1023/Riders-Guide-PDF>

²¹ JAUNT. Accessed online via <https://ridejaunt.org/how-to-ride/>

²² Places29 Master Plan, p.6

Public Schools

RST Residences will add approximately 84 school-age children,²³ causing Hollymead Elementary School to approach capacity and Albemarle High School to remain in an over-capacity status.²⁴ The county needs to ensure school capacity is addressed as development occurs and that associated proffers meet the needs to the greatest extent possible.

Tree Canopy

PEC calculated the approximate tree canopy in both Places 29 North and RST Residences, in order to understand their correlation and potential carbon sequestration values (**Attachment A** and **Attachment B**).

Results from these analyses suggest that both Places 29 North and RST Residences have a tree canopy coverage of approximately 50%, meaning that half of the land mass in each area is covered by tree canopy. Urban tree canopies provide many of the same benefits as rural tree canopies, including

- “Stormwater management functions;
- Reduction in the urban heat island effect, resulting in lower heating/cooling costs;
- Lowers air temperatures;
- Reduces air pollution;
- Increases property values;
- Provides wildlife habitat; and
- Provides aesthetic and community benefits such as improved quality of life.”²⁵

The current onsite tree canopy provides annual carbon sequestration of an estimated 46.74 tons CO₂, equivalent to the CO₂ emissions from 4.9 homes’ energy use for one year.²⁶ The current onsite carbon stored in tree mass is estimated to be 1,173.72 tons CO₂, equivalent to the CO₂ emissions from 123 homes’ energy use for one year.²⁷

Albemarle’s Climate Action Plan emphasizes the importance of providing urban tree canopies to all populations,²⁸ and includes Priority L.2.2 to ensure that “that overall tree canopy is not reduced by development in the Development Areas”.²⁹

²³RST Residences, Albemarle Staff Review, ZMA202000007 RST Residences; 3rd Submittal, p.4

²⁴ Id sec

²⁵ Center for Watershed Protection, Urban Tree Canopy. Accessed online via <https://www.cwp.org/urban-tree-canopy/>

²⁶ Environmental Protection Agency, Greenhouse Gas Equivalency Calculator. Accessed online via <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

²⁷ Id sec

²⁸ Albemarle Climate Action Plan, p.46. “For local environmental stewardship to advance equity, the location and prioritization of projects like reforestation and tree planting are paramount. Urban tree canopies tend to be highly unequal, with tree canopy and income positively correlated. If improvements to local environmental health—including conservation and tree canopy increases—occur in more affluent areas but not in areas with lower income and historically marginalized populations, these inequities will persist. Attention to the effect on housing affordability of environmental improvements should also be monitored”.

²⁹ Albemarle Climate Action Plan, p. 48. “Evaluate a requirement that overall tree canopy is not reduced by development in the Development Areas. Pursue increases in tree canopy in new and existing developed areas.”



PEC recommends that future tree canopy estimates be provided for the site, and that the comprehensive plan and Climate Action Plan set target tree canopy coverage values for both the rural and urban areas.

It is for the above mentioned reasons that PEC recommends denial of this rezoning. PEC supports affordable housing, but the proposed rezoning does not provide:

- Meaningful or lasting contributions to the county's affordable housing needs;
- Density that fits within the site boundaries without requiring 10 stepback variances;
- Connectivity for public transit, pedestrians, nor bicyclists;
- Road infrastructure that addresses the impact of the development nor benefits the general public; and
- Retention nor replacement of the existing tree canopy.

Thank you for taking the time to review PEC's thoughts on this important matter. Please include this letter in the county's public submission forum, and feel free to contact me with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hawk", written in a cursive style.

Christopher Hawk
Land Use Representative - The Piedmont Environmental Council
(804)337-6716

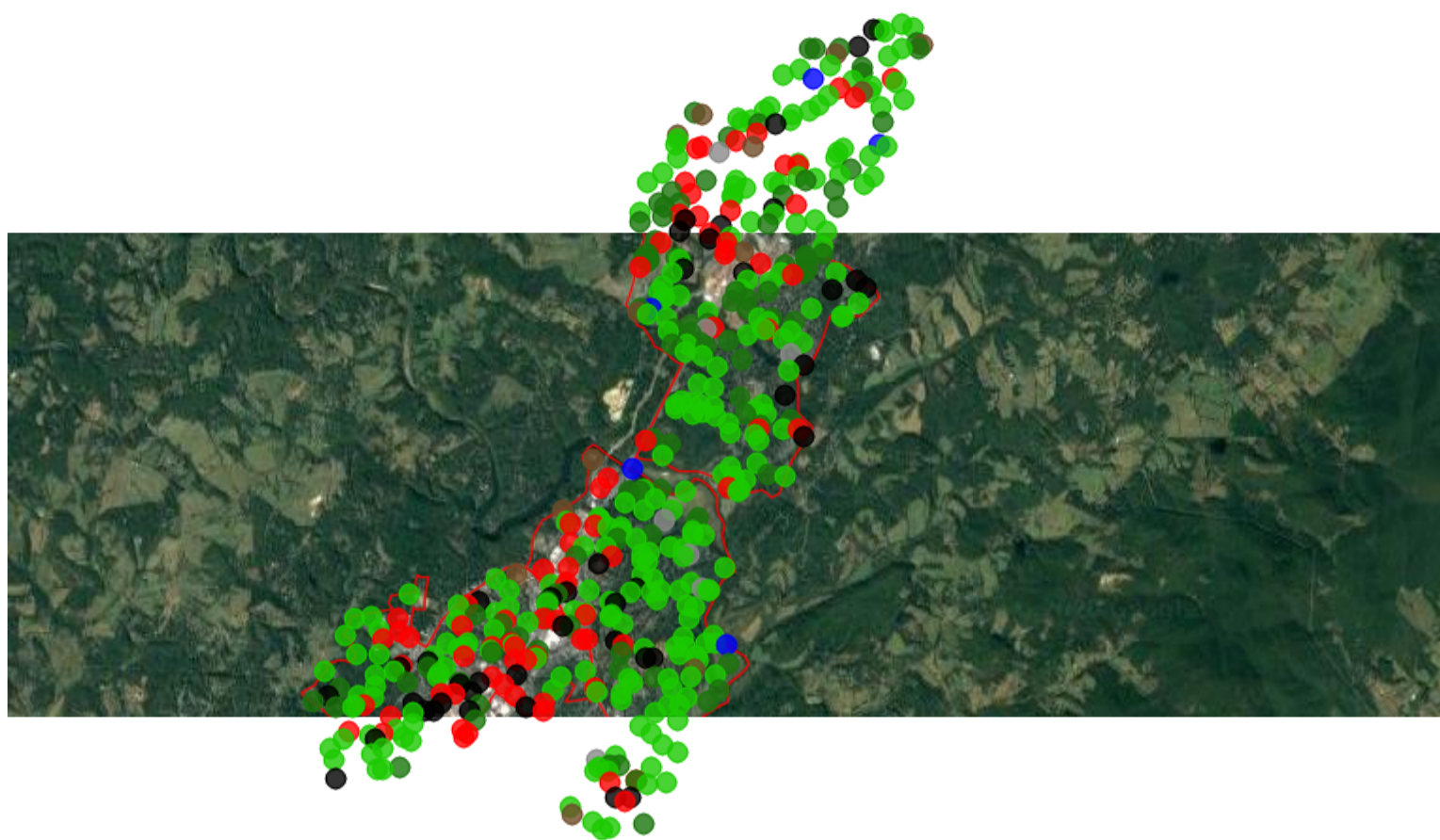


Attachment A
Tree Canopy Analysis
Places 29 North

i-Tree Canopy v7.0

Cover Assessment and Tree Benefits Report

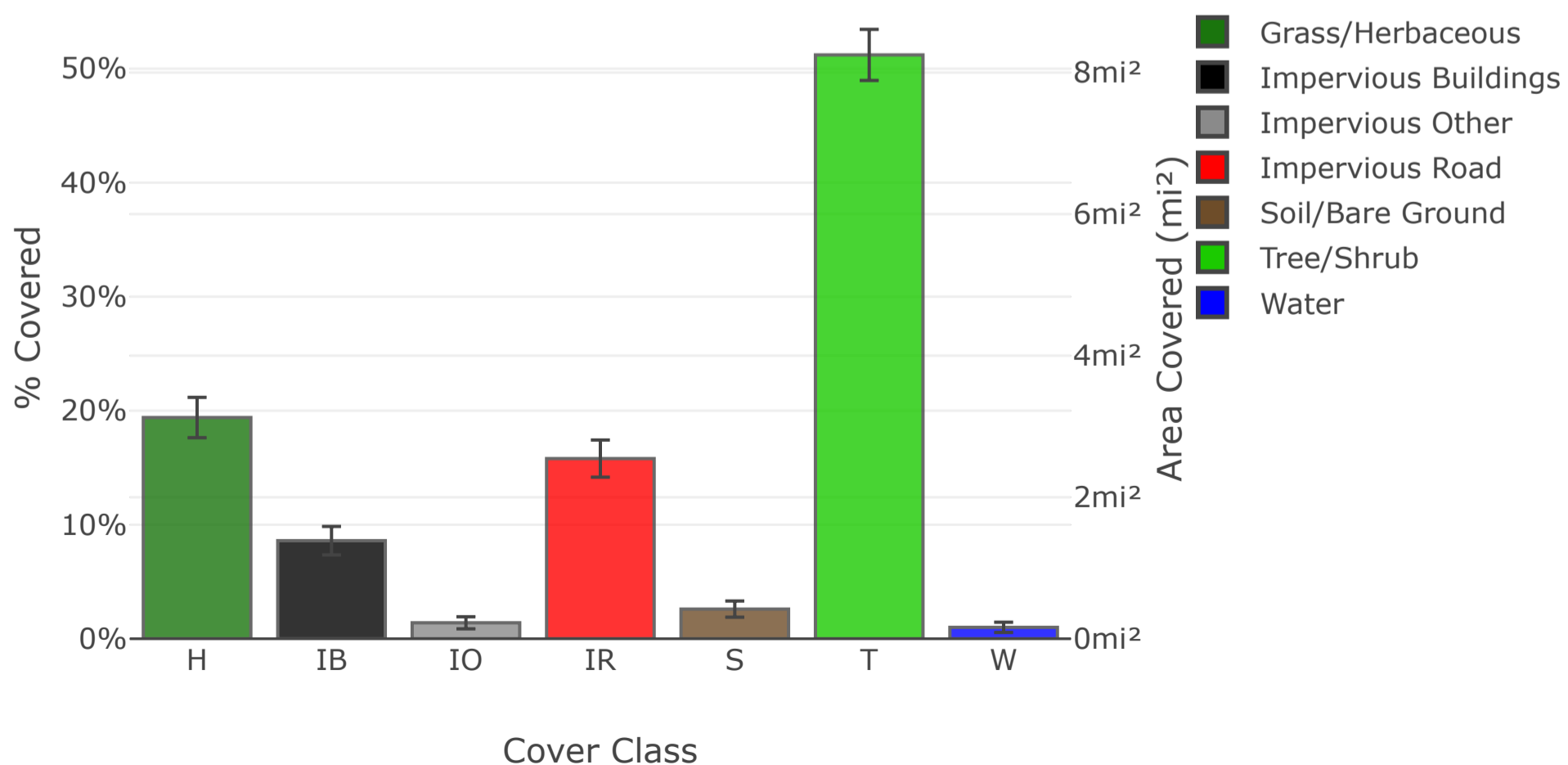
Estimated using random sampling statistics on 12/23/2020



Google

Imagery ©2020 TerraMetrics

Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (mi ²) ± SE
H	Grass/Herbaceous		97	19.40 ± 1.77	3.13 ± 0.29
IB	Impervious Buildings		43	8.60 ± 1.25	1.39 ± 0.20
IO	Impervious Other		7	1.40 ± 0.53	0.23 ± 0.09
IR	Impervious Road		79	15.80 ± 1.63	2.55 ± 0.26
S	Soil/Bare Ground		13	2.60 ± 0.71	0.42 ± 0.11
T	Tree/Shrub		256	51.20 ± 2.24	8.25 ± 0.36
W	Water		5	1.00 ± 0.45	0.16 ± 0.07
Total			500	100.00	16.12

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (kT)	±SE	CO ₂ Equiv. (kT)	±SE	Value (USD)	±SE
Sequestered annually in trees	7.21	±0.31	26.43	±1.15	\$1,229,556	±53,683
Stored in trees (Note: this benefit is not an annual rate)	181.05	±7.90	663.86	±28.98	\$30,878,771	±1,348,186

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 0.874 kT of Carbon, or 3.203 kT of CO₂, per mi²/yr and rounded. Amount stored is based on 21.940 kT of Carbon, or 80.446 kT of CO₂, per mi² and rounded. Value (USD) is based on \$170,550.73/kT of Carbon, or \$46,513.84/kT of CO₂ and rounded. (English units: kT = kilotons (1,000 tons), mi² = square miles)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (T)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	2.38	±0.10	\$203	±9
NO2	Nitrogen Dioxide removed annually	12.98	±0.57	\$349	±15
O3	Ozone removed annually	129.31	±5.65	\$18,164	±793
SO2	Sulfur Dioxide removed annually	8.18	±0.36	\$61	±3
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	43.31	±1.89	\$13,186	±576
PM2.5	Particulate Matter less than 2.5 microns removed annually	6.28	±0.27	\$37,548	±1,639
Total		202.46	±8.84	\$69,510	±3,035

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in T/mi²/yr @ \$/T/yr and rounded:

CO 0.289 @ \$85.08 | NO2 1.573 @ \$26.86 | O3 15.670 @ \$140.47 | SO2 0.991 @ \$7.45 | PM10* 5.249 @ \$304.43 | PM2.5 0.761 @ \$5,975.67 (English units: T = tons (2,000 pounds), mi² = square miles)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	2.73	±0.12	\$24	±1
E	Evaporation	225.48	±9.84	N/A	N/A
I	Interception	226.75	±9.90	N/A	N/A
T	Transpiration	305.11	±13.32	N/A	N/A
PE	Potential Evaporation	1,708.59	±74.60	N/A	N/A
PET	Potential Evapotranspiration	1,394.07	±60.87	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/mi²/yr @ \$/Kgal/yr and rounded:

AVRO 0.331 @ \$8.94 | E 27.324 @ N/A | I 27.477 @ N/A | T 36.974 @ N/A | PE 207.046 @ N/A | PET 168.932 @ N/A (English units: Kgal = thousands of gallons, mi² = square miles)

About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.



Use of this tool indicates acceptance of the [EULA](#).

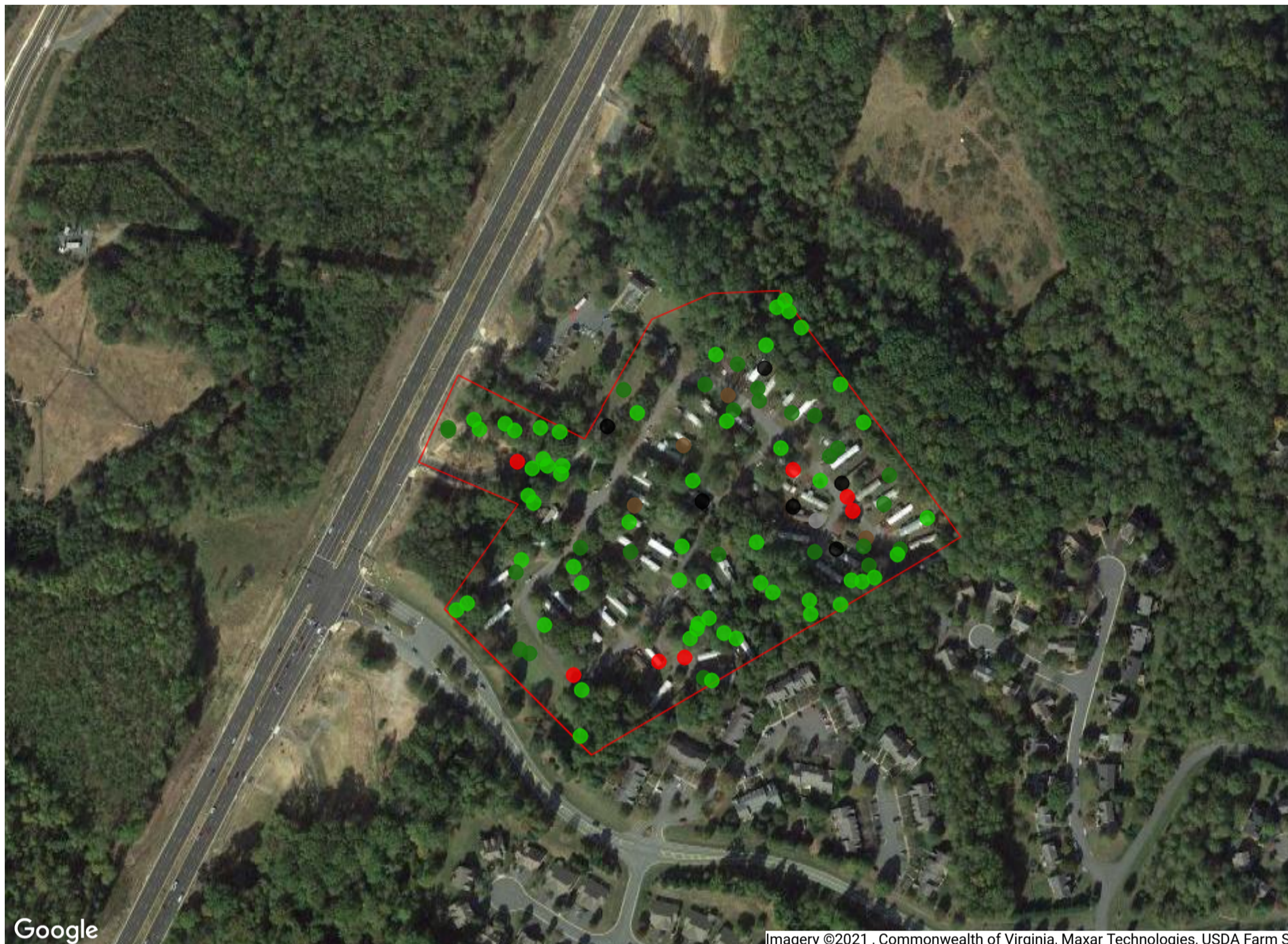


Attachment B
Tree Canopy Analysis
RST Residences

i-Tree Canopy v7.0

Cover Assessment and Tree Benefits Report

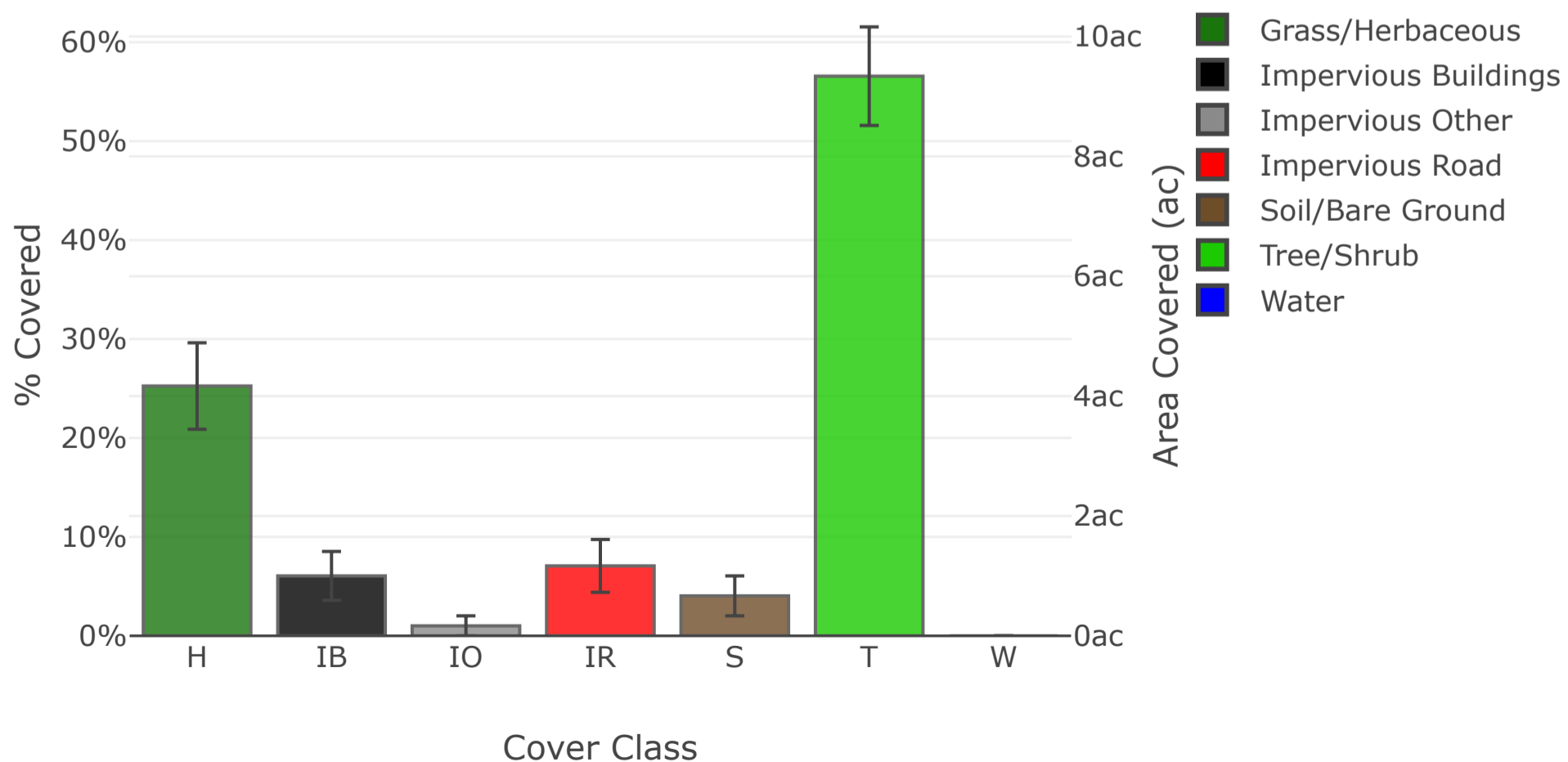
Estimated using random sampling statistics on 1/5/2021



Google

Imagery ©2021, Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency

Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		25	25.25 ± 4.37	4.17 ± 0.72
IB	Impervious Buildings		6	6.06 ± 2.47	1.00 ± 0.41
IO	Impervious Other		1	1.01 ± 1.01	0.17 ± 0.17
IR	Impervious Road		7	7.07 ± 2.67	1.17 ± 0.44
S	Soil/Bare Ground		4	4.04 ± 2.02	0.67 ± 0.33
T	Tree/Shrub		56	56.57 ± 4.98	9.34 ± 0.82
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			99	100.00	16.51

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO ₂ Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	12.75	±1.12	46.74	±4.12	\$2,174	±191
Stored in trees (Note: this benefit is not an annual rate)	320.11	±28.19	1,173.72	±103.37	\$54,594	±4,808

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$170.55/T of Carbon, or \$46.51/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	8.42	±0.74	\$0	±0
NO ₂	Nitrogen Dioxide removed annually	45.91	±4.04	\$1	±0
O ₃	Ozone removed annually	457.25	±40.27	\$32	±3
SO ₂	Sulfur Dioxide removed annually	28.93	±2.55	\$0	±0
PM ₁₀ *	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	153.16	±13.49	\$23	±2
PM _{2.5}	Particulate Matter less than 2.5 microns removed annually	22.22	±1.96	\$66	±6
Total		715.89	±63.05	\$123	±11

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:

CO 0.902 @ \$0.04 | NO₂ 4.917 @ \$0.01 | O₃ 48.968 @ \$0.07 | SO₂ 3.098 @ \$0.00 | PM₁₀* 16.403 @ \$0.15 | PM_{2.5} 2.379 @ \$2.99 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (gal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	4.83	±0.43	\$0	±0
E	Evaporation	398.66	±35.11	N/A	N/A
I	Interception	400.89	±35.31	N/A	N/A
T	Transpiration	539.45	±47.51	N/A	N/A
PE	Potential Evaporation	3,020.82	±266.04	N/A	N/A
PET	Potential Evapotranspiration	2,464.74	±217.07	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in gal/ac/yr @ \$/gal/yr and rounded:

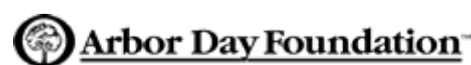
AVRO 0.517 @ \$0.01 | E 42.694 @ N/A | I 42.933 @ N/A | T 57.771 @ N/A | PE 323.509 @ N/A | PET 263.956 @ N/A (English units: gal = gallons, ac = acres)

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