

Andy Reitelbach

From: ixolibgom <bbcvgom@gmail.com>
Sent: Wednesday, October 13, 2021 1:57 PM
To: Andy Reitelbach
Subject: Questions about the proposed Heritage Apartments on Rio

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Dear Mr. Reitelbach,

My name is Steve Ward, I serve on the HOA Board of Four Seasons Patio Homes attending to the common areas. I received the information about the development and Zoom meeting from Williams Mullen and have some questions that I hope are correctly directed to you.

01) What is the nature of the storm water drainage facility shown in the plan map? Will there be natural plantings around the drain, and will the drain connect to the open drainage creek that flows into a storm drain behind 1521 Lake Forest Lane in Four Seasons? The area behind Lake Forest Drive is an undeveloped flood plain (I think) and I'm wondering about the effect of storm runoff from the apartments and surrounding roadways and parking lots. Will there be any improvements to this flood plain area to handle storm runoff from the development?

02) What kind of plants and shrubs are planned for the border between the apartments and the remaining house on Rio West just before the intersection of Four Seasons Drive? Will it be native plants & trees to soften the view of the apartments? Is there any chance the apartments will expand to include the final remaining single family home on that side of Rio? I'm hoping there aren't as this puts more space between our homes on Lake Forest Drive and the apartments.

03) Does Albemarle County have plans to replace the trees and greenery that will be lost to development in other areas along Rio? I appreciate this area is planned for denser, more urban development, but hope the asphalt/concrete strip mall deserts of the last century aren't being repeated with only minimal decorative plantings.

Thanks for your attention. I will attend the Zoom meeting on the 18th.

Yours,

Steve Ward
Four Seasons Patio Homes HOA
Common Areas

Andy Reitelbach

From: Amy Martin Wilson <msamywils@gmail.com>
Sent: Saturday, October 16, 2021 2:54 PM
To: Andy Reitelbach
Subject: comments re: proposed apartment development on W Rio Rd

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Mr Reitelbach,

After reviewing project materials for the proposed apartment complex development on W Rio Rd ("The Heritage on Rio"), I respectfully submit my comments.

I own the property located at 1502 Lake Forest Drive. My main concerns with the development, as proposed, are the number of units (31.28 DUA across 8.23 acres), in particular how the large scale of such a development would impact --and considerably increase-- the following:

- traffic on W Rio (including the apparent conclusion by VDOT that no turning or "taper" lane is warranted on Rio for turning R into such a large complex? Wow.)
- stormwater run-off sloping toward Lake Forest Drive, especially owing to the likely loss of tree cover/buffer/habitat along the project border adjacent 425 W Rio, which, in turn, is adjacent to FSPHA-owned "buffer," and
- water/sewer/infrastructure

On the last point, it is difficult to interpret the stormwater/sewer map on page 4, but it appears the plan is to connect the "sanitary" wastewater line (solid waste?; the one shown in a sort of yellow-gold color) for the entire complex to ONE existing sanitary sewer line that runs under Lake Forest Drive. Doing some "back of the envelope" math, if the average occupancy is 4 people per unit, that's $4 \times 250 = 1,000$ people flushing toilets multiple times per day. That would be a **huge** increase in load (pardon the unintended pun) on the system. Notably, that system has had issues in the

past; to wit, raw sewage back flowing upslope into our home at 1502 LFD, overflowing the toilets, on a day when the county was performing work at the access point/manhole cover near 1511 LFD.

With regards to traffic, mine are the usual concerns: increase in number of vehicles equates to increased traffic congestion, noise, and air quality degradation. More envelope math: say there's an average of 2 vehicles per household (which doesn't seem unreasonable, even though the developer's narrative paints a rosy picture of Heritage residents walking or biking everywhere), that's 500 additional vehicles moving through the area each day.

It's also worthwhile to note that W Rio is currently used with impunity as a speedway by car "enthusiasts" with loud (non-existent?) mufflers, and crotch-rocket motorcyclists, so unless ACPD places more traffic cops along this stretch of W Rio to nail the "speed demons" and reduce this activity, traffic and pedestrian safety is a higher concern surrounding this apartment complex. And it's not only the drivers who travel W Rio at excessively high speeds, but I'd allow that 98% of drivers travel over the 35 MPH speed limit on W Rio -- good luck to anyone taking a left onto W Rio out of the apartment complex, from the main entrance, or from the Rehab center driveway (with line-of-sight of oncoming traffic traveling east on Rio that would be blocked by the proposed apartment buildings)! I know from personal experience that it's already like running the gauntlet taking a left out of the Rehab center, because I had to do so after taking my elderly father to the rehab facility from UVA Medical Center earlier this year. It's relatively dangerous.

In closing, please note that I am not anti-development, in the main, and I do understand the need for urban density housing, with affordable units in the mix (although I'm not sure my definition of affordable is the same as a real estate developer's definition or that of a government entity).

I also understand that this proposal comes in at 31.28 DUA, just a tick lower than the upper end of density measures outlined in the Comprehensive Plan which "contemplates an average density of 6.01 - 34 DUA." Given the concerns I've outlined, it is my opinion that 31.28 DUA is simply too high (as I was reading the developer's narrative, I kept thinking of the expression, "just because you can do something, doesn't mean you should"). A more suitable scale/density would probably land somewhere around 15 - 18 DUA, despite "encouragement" of developers to "build at the higher end of the density range."

Thank you for your time.

Shannon Wilson
1502 Lake Forest Dr
Charlottesville 22901

Andy Reitelbach

From: Amy Martin Wilson <msamywils@gmail.com>
Sent: Monday, November 22, 2021 12:20 PM
To: Andy Reitelbach
Subject: Re: comments re: proposed apartment development on W Rio Rd

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Hello Mr Reitelbach,

Last week I finally got 'round to watching the replay of the zoom meeting about the Heritage at Rio project and Humprhis Park. Learned a lot from both, and was glad to see the concerns raised about stormwater treatment, in particular the point raised about exponential increase in impermeable surface area created by the project compared to now. It's still not clear to me what the planned connection point is...the fellow named Scott only referenced some place that already exists, but did not make it clear. Based on the diagrams presented it must be the pipe under Lake Forest Drive.

Valerie didn't clearly answer one of the questions about the path along Rio. What I heard asked was how it will connect at either end to the existing sidewalk, whereas Valerie focused on the grass strip in the proposal and existing bike lane vs proposed path being wide enough for cyclists as well as pedestrians. Alas, it seems that, in the end, if approved, the proposed development will have a wide, paved path with grassy median set back from Rio only along the frontage of the development and will somehow taper at the ends of the development frontage to re-connect to the existing concrete sidewalk. In essence, a cyclist could be riding along Rio, veer onto the portion fronting the development, and then be expected to veer back onto the lane on Rio.

I still think 250 units density is too high, and the project should be scaled back, particularly in light of the points that were made about ingress and egress for the rehab facility in case of emergencies. My father has spent time at that rehab facility twice since 2015 and I wouldn't want response

times for emergency personnel to be compromised by the congestion created by such a large-scale development.

Please add me to the mailing list you're maintaining to keep the public apprised of this project and future meetings.

Many thanks for your work on this and other county business.

Shannon Wilson
1502 Lake Forest Drive

On Thu, Oct 21, 2021 at 2:56 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Hi Ms. Wilson,

You're welcome. If you have any questions on the Humphris Park presentation, you can contact my colleague Jim Barbour in the Parks & Rec department at JBARBOUR@albemarle.org.

And if you have any additional questions on the Heritage on Rio apartment proposal, please don't hesitate to reach out.

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

From: Amy Martin Wilson <msamywils@gmail.com>

Sent: Tuesday, October 19, 2021 8:00 PM

To: Andy Reitelbach <mreitelbach@albemarle.org>

Subject: Re: comments re: proposed apartment development on W Rio Rd

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Thank you! I am actually interested in the presentation on Humphris Park, in addition to the Rio development, as I used to live on Albert Ct, adjacent to the park.

Much appreciated.

On Tue, Oct 19, 2021 at 5:49 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good afternoon Ms. Wilson,

The recording from the meeting last night can be found at the following link: <https://www.youtube.com/watch?v=i-sJT94EZZo&feature=youtu.be>. The portion of the meeting about the proposed Heritage on Rio project (ZMA2021-00011) starts at approximately minute 5:55.

The agenda for the full meeting last night can be found at the following link, in case you are interested in the other topics that were discussed:

<https://www.albemarle.org/home/showpublisheddocument/10923/637695437541470000>.

Let me know if you have any additional questions.

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

From: Amy Martin Wilson <msamywils@gmail.com>

Sent: Tuesday, October 19, 2021 10:59 AM

To: Andy Reitelbach <mreitelbach@albemarle.org>

Subject: Re: comments re: proposed apartment development on W Rio Rd

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I'm embarrassed to admit it, but I completely forgot about the Zoom meeting last evening. Is there a link to a recording? Much appreciated.

On Mon, Oct 18, 2021 at 5:55 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

Good evening Ms. Wilson,

Thank you for providing these comments. They will be included in the record for this proposal.

In addition, I will add your name and email address to a contact list I have begun for this project, so that you can receive updates on this project as it continues through the review process, including when this application gets scheduled for public hearings with the County's Planning Commission and Board of Supervisors.

Best regards,

Andy

Andrew Reitelbach

Senior Planner

[Albemarle County](#)

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areitelbach@albemarle.org

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