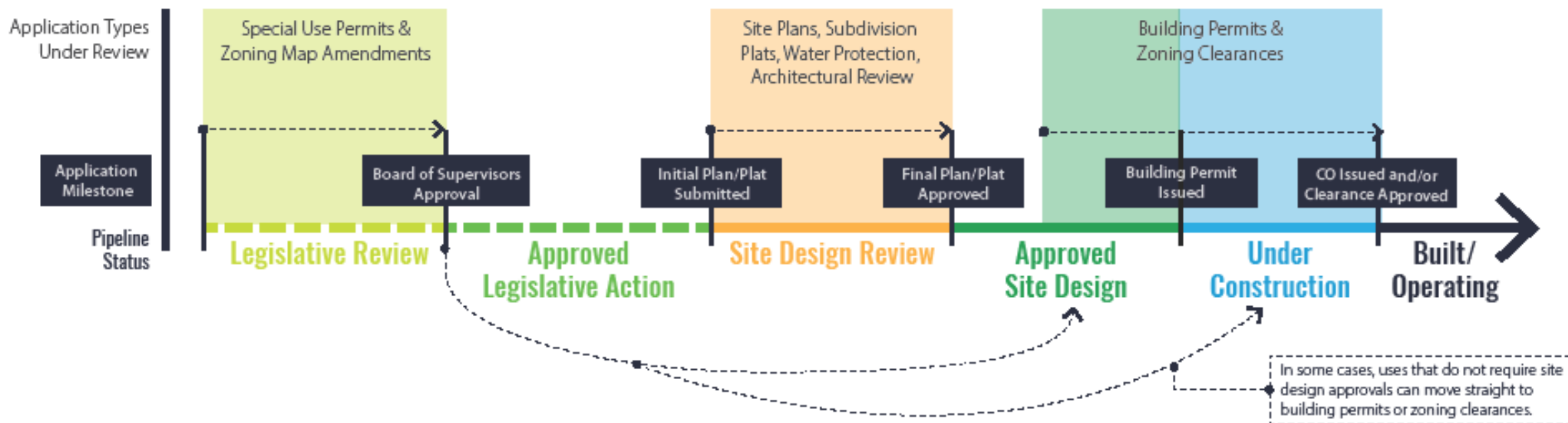


A map of the Northside area showing various development sites. The sites are marked with letters and numbers in colored circles: A (blue), B (purple), C (red), D (red), E (red), F (yellow-green), G (purple), H (purple), I (purple), J (purple), L (yellow-green), M (purple), Q (red), R (blue), E2 (red), E3 (red), and B2 (purple). The map also shows landmarks such as Fashion Square Mall, Northside Library, and Rio Hill Shopping Center. A green and black striped line runs through the area, possibly representing a transit route.

# Places 29-North Development Overview

February 11, 2021

# How does development happen in Albemarle County?



# Legislative Review

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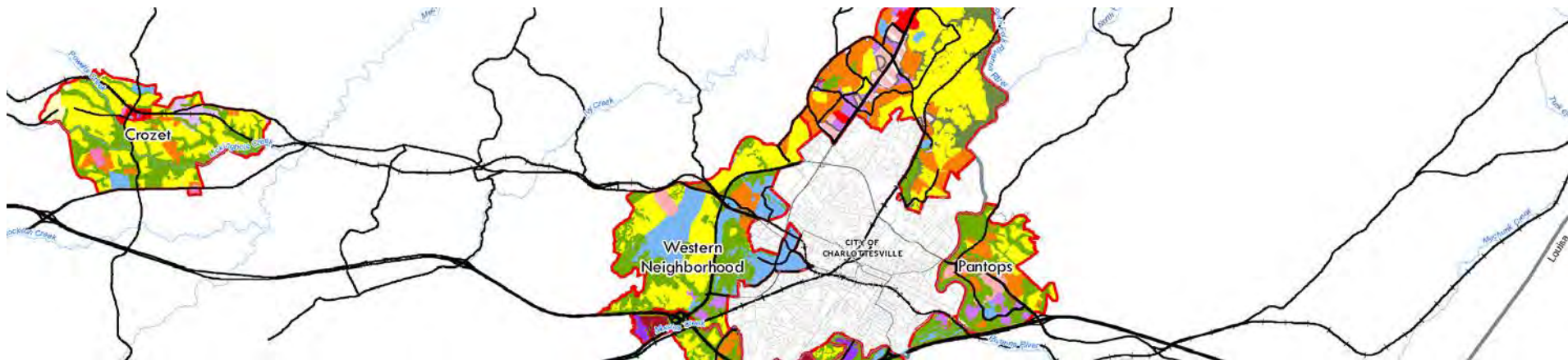
Special Use Permits (SPs) and Rezoning (ZMAs)

If a property owner seeks to change the zoning district or develop a use on the “special uses” list in a zoning district, **Board of Supervisors approval is required.**

This process is called **legislative review.**

The application is reviewed by:

- 1) County staff and other agencies as applicable (VDOT, Albemarle County Service Authority, Rivanna Water and Sewer Authority, etc.)
- 2) the Planning Commission, and
- 3) the Board of Supervisors.



To **share information** about the proposed project, the development review process, and relevant policies / regulations.

To **solicit public input** on the proposed project – a summary of this input is included in the staff report reviewed by the Planning Commission and Board of Supervisors.



# ZMA2019-12 Hollymead Town Center C

**Address/Location:** TMP 32-41D6 / Hollymead Corner

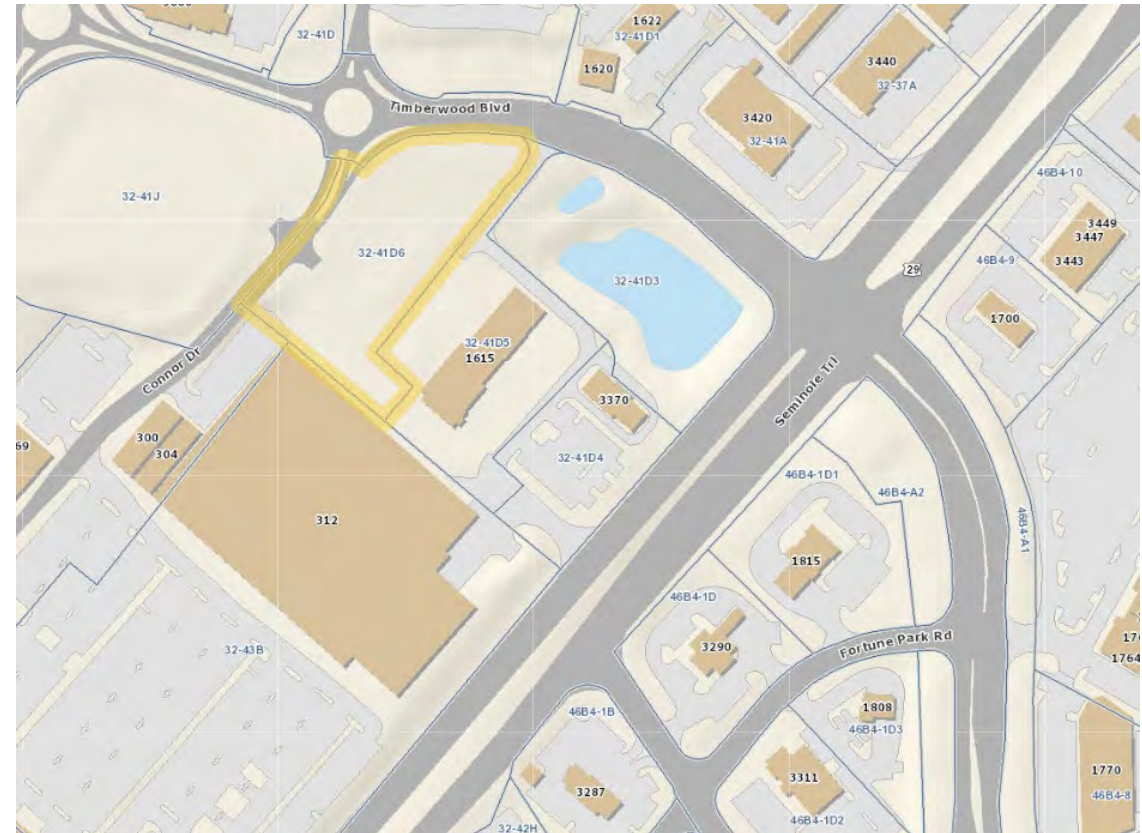
**Proposal:** To increase the maximum non-residential square footage allowed in "Block 1" by 25,000 square feet (for a total of 92,000 square feet). Intended construction of a 40,000 square foot building.

**Status:**

- Planning Commission Public Hearing held in June 2020
- No updates from applicant since October 2020

**Staff Contact:**

Andy Reitelbach, Senior Planner  
[mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)



# SP2020-07 Rappahannock Electric Cooperative

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**Address/Location:** Parallel to the west side of Route 29 (Seminole Trail) from the southwest side of the intersection of Dickerson Lane and Route 29, north to the Greene County municipal boundary, a corridor of approximately 1.6 miles

**Proposal:** Install “pole topper” extensions on existing power line poles to increase the height of the poles from an average of 46 feet to a new height of an average of 82 feet in order to install a new 115-kiloVolt powerline, on an existing transmission line route of approximately 1.6 miles, along an existing utility easement proposed to increase from 40 feet in width to 75 feet in width.

**Status:**

- Planning Commission Public Hearing held February 2, 2021
- Planning Commission recommended approval with conditions.
- Staff is in the process of scheduling a BOS Public Hearing.

**Staff Contact:** Scott Clark, Senior Planner [sclark@albemarle.org](mailto:sclark@albemarle.org)





# ZMA2020-07 RST Residences

**Address/Location:** 2883 & 2885 Seminole Trail

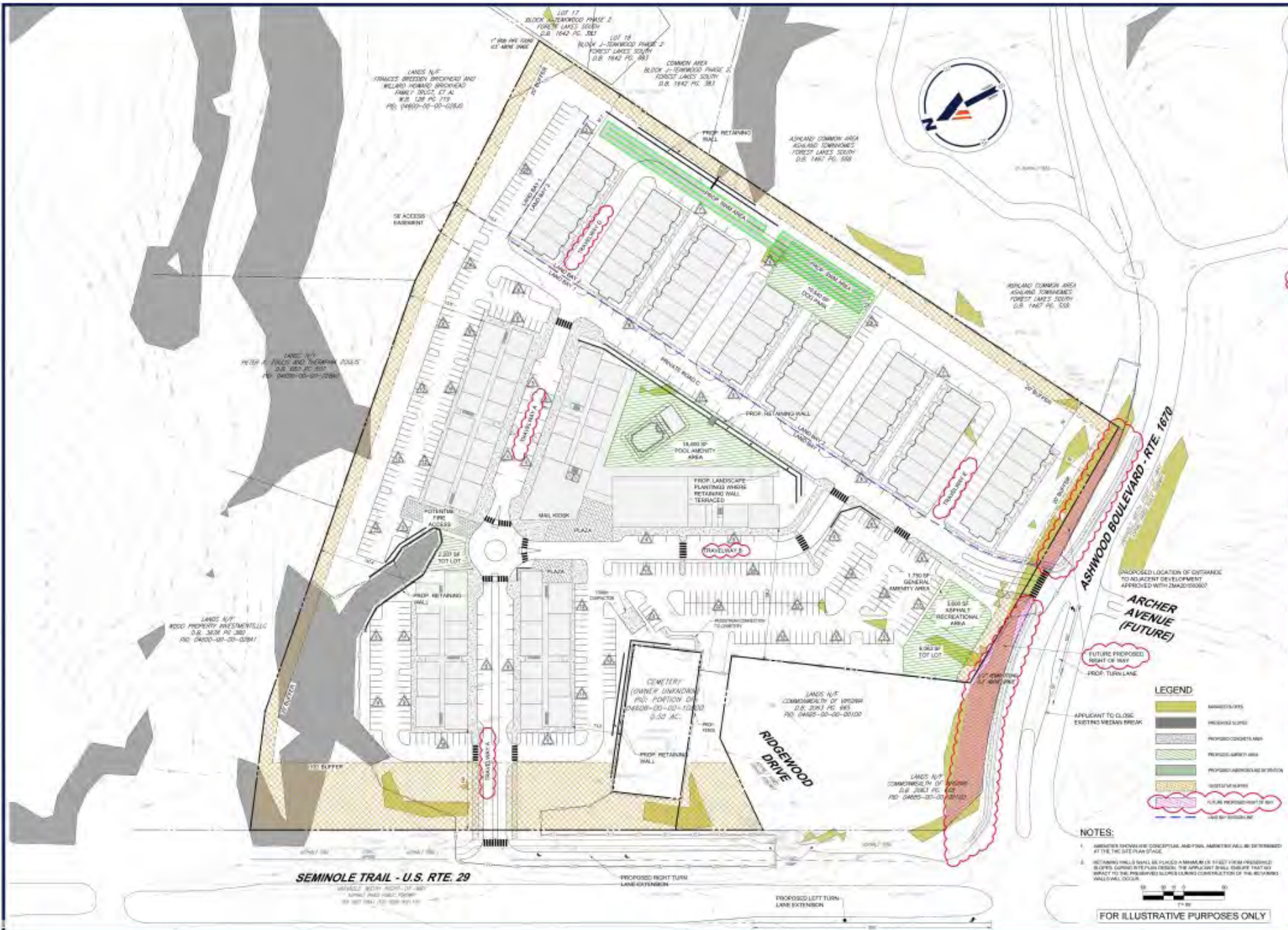
**Proposal:** Request to rezone to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 370 units is proposed, with 254 multifamily apartments and 108 townhouse units proposed, at a net density of 19.89 units/acre, and a gross density of 18.97 units/acre. An associated request for a Special Exception (SE202000003) to waive the stepback requirements for the proposed buildings, under §18-4.19.5.

- Proposal to provide 50% of the units as affordable housing.

**Status:**

- Community meeting held July 20, 2020 – 159 notices mailed to surrounding property owners
- Planning Commission Public Hearing scheduled for Tuesday, March 2, 2021

**Staff Contact:** Andy Reitelbach, Senior Planner [mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)



**REVISIONS**

REV	DATE	COMMENT	BY
1	11/03/20	COUNTY COMMENTS	JPC
2	11/03/20	COUNTY COMMENTS	JPC
3	11/03/20	COUNTY COMMENTS	JPC
4	11/03/20	COUNTY COMMENTS	JPC



**FOR CONCEPT PURPOSES ONLY**

PROJECT NO: 2020-001  
 DRAWN BY: JPC  
 CHECKED BY: JPC  
 DATE: 11/03/20

**ZONING MAP AMENDMENT**

RST RESIDENCES

PROPOSED DEVELOPMENT  
 SEMINOLE TRAIL AND RIDGEWOOD BLVD  
 CHARLOTTEVILLE, VA 22011  
 ALLEGAN COUNTY, VA

SHEET TITLE:  
**CONCEPT PLAN**

**LEGEND**

- MANHOLES
- PROPOSED DRIVE
- PROPOSED CONCRETES
- PROPOSED ASPHALT
- PROPOSED ASPHALT WITH STITCHES
- EXISTING DRIVE
- FUTURE PROPOSED RIGHT OF WAY
- APPLICANT TO CLOSE EXISTING MEDIAN BREAK

**NOTES:**

- UNLESS SHOWN OTHERWISE, ALL DIMENSIONS SHALL BE AS SHOWN ON THIS SITE PLAN.
- SETBACKS SHALL BE AS SHOWN ON THIS SITE PLAN.
- IF ANY PROPOSED DRIVE OR CONCRETES ARE TO BE CONSTRUCTED, THE APPLICANT SHALL ENSURE THAT NO DAMAGE TO THE EXISTING DRIVE OR CONCRETES OCCURS DURING CONSTRUCTION OF THE REMAINING DRIVE OR CONCRETES.

FOR ILLUSTRATIVE PURPOSES ONLY

# ZMA2021-01 Willow Glen

**Address/Location:** 3621 and 3655 Dickerson Road, on the east side of Dickerson Road, approximately 700 feet north of its intersection with Towncenter Boulevard

**Proposal:** Request to amend the previously approved application plan to change the proposed dwelling units from a mix of residential types to all multi-family units, and to increase the number of dwelling units permitted in Phase 2 to 324, for a gross and net density of 16.81 dwelling units per acre.

The total number of units in Phase 1 and Phase 2 together would increase to 360, for a gross and net density of 14.53 dwelling units per acre. Request to amend the proffer statement for affordable housing, cash contributions, and a connection with Towncenter Drive. Associated special exception request to modify the recreational facilities requirements for residential uses.

**Status:**

- Recently submitted, scheduling a community meeting for the March P29 North CAC meeting

**Staff Contact:** Andy Reitelbach, Senior Planner [mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)



# Site Design Review

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Administrative Review (“by-right” projects)



**Large development projects typically develop in phases. Each phase, often referred to as a “block”, is reviewed through the site design process.**

# Brookhill Development

Approved by the Board in November 2016

800 minimum dwelling units  
1550 maximum dwelling units

Minimum of 50,000 square feet of non-residential

Maximum of 130,000 square feet of non-residential

**Under Review:** Blocks 9-11, 16-18, 8B

**Under Construction:** Block 4 (apartment buildings) and Block 8A (senior living facilities)

**Staff Contact:** Cameron Langille  
[blangille@albemarle.org](mailto:blangille@albemarle.org)

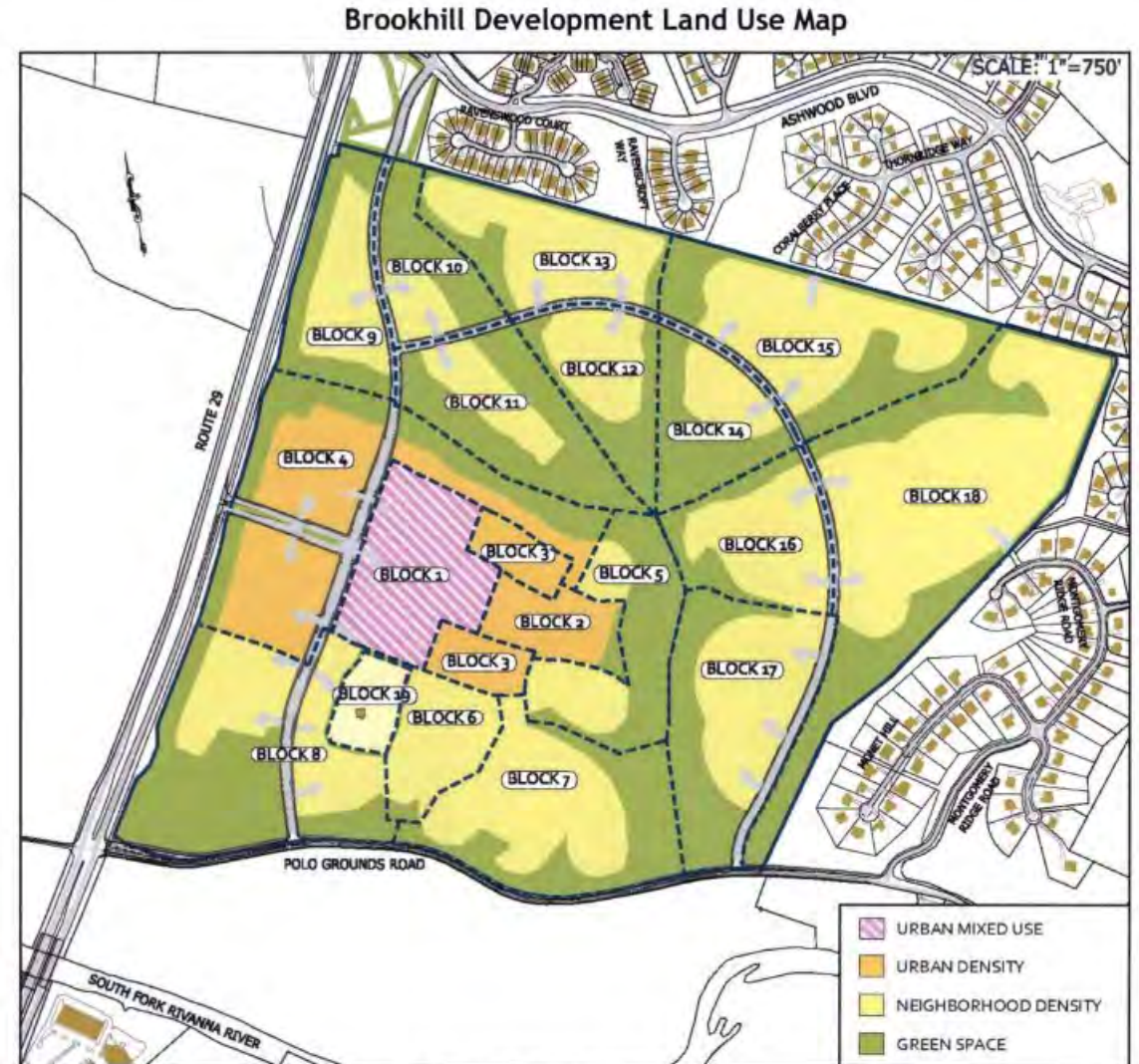


Figure 1 – Brookhill Block Development Plan

# North Pointe

Approved by the Board in April 2014

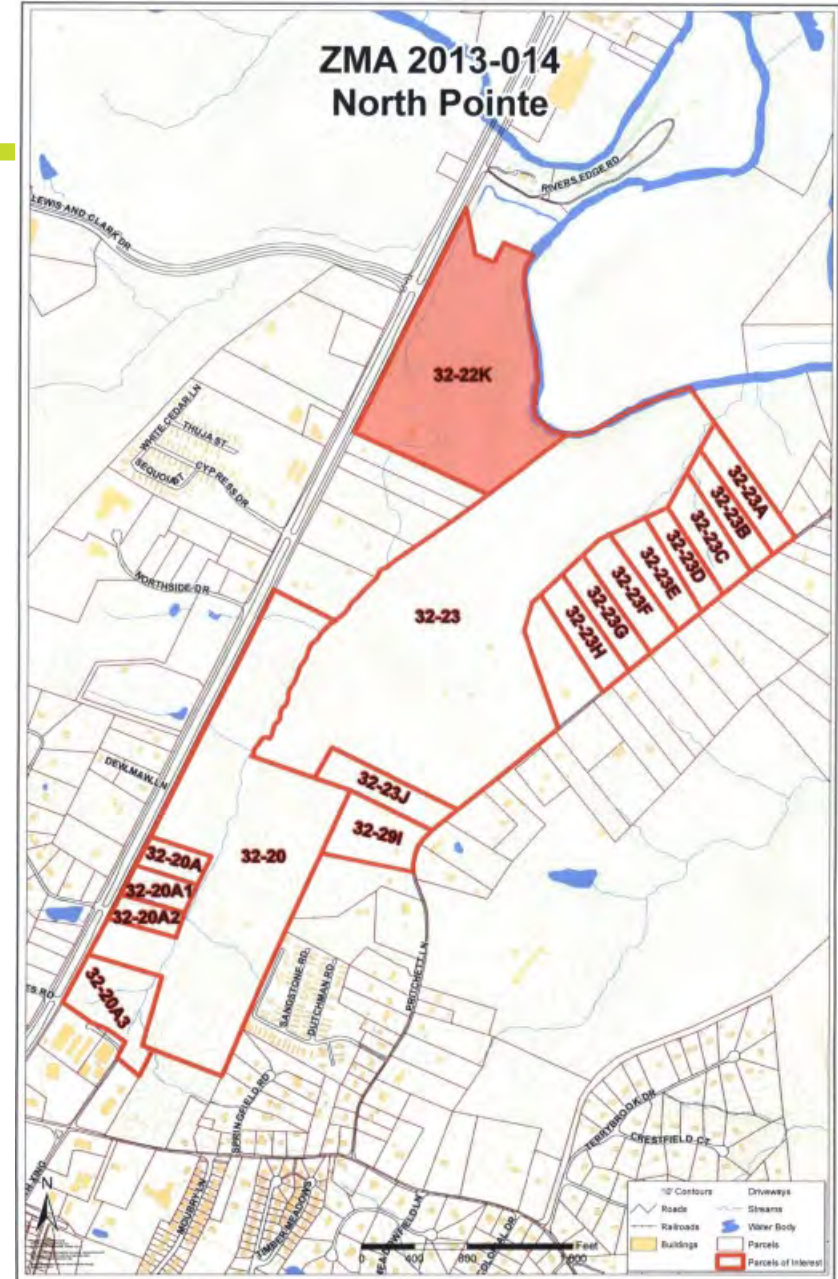
Approximately 269 acres, located north of Proffit Road, east of US 29 North

- Maximum of 893 units
- Up to 566,974 square feet of commercial and 141,084 square feet of office

**Under Review:** Clubhouse, subdivision and road plans

**Under Construction:** None – no final approval on any site plans

**Staff Contact:** Cameron Langille  
[blangille@albemarle.org](mailto:blangille@albemarle.org)





# Hollymead Town Center – Area C

Approved by the Board in 2003, most recent amendment in January 2020

Minimum: 80 units

Maximum: 370 units

Up to 353,000 square feet non-residential

Up to 200,000 square feet retail

## Under Review:

Block 2 (60 attached units)

Block 3 (10 attached units)

Block 7 (33 attached units)

## Under Construction:

Hotel (behind Bojangles)

Staff Contact: Andy Reitelbach  
[mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)



# Other Projects Under Site Design Review

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- **SDP2021-08 Proffit Road Townhomes (South)**
  - 40 single-family attached dwellings
- **SDP2020-28 Proffit Road Townhomes (North)**
  - 59 townhomes
- **SDP2020-76 River's Edge South**
  - 100 units with a mixture of attached unit types
- **SDP2021-04 Hollymead ExtraSpace Storage Facility**
- **SDP2019-80 Brookhill River Park Boat Launch**
  - Phase 1 River Park access improvements, including parking and new boat launch access to South Fork Rivanna River

# Other Projects Under Site Design Review

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- **SDP2020-67 Northside Material Recovery Facility**
  - Stockpiles of reclaimed materials and recycled products, parking, material crusher, and screen plain
- **SDP2020-60 RSWA Airport Road Pump Station**
  - Construct a potable water pump station for Rivanna Water and Sewer Authority
- **SDP2020-61 Sheetz – Airport Road**
  - Construct convenience store, carwash with fuel canopies and associated parking
- **SDP2019-47 UVA Encompass Rehab Hospital**
  - Construct a new medical rehabilitation facility
- **SDP2020-09 UVA North Fork – 1725 Discovery Drive**
  - Construct 11,000 square foot addition to an existing office building and associated improvements to infrastructure and utilities

**questions?**

**Michaela Accardi, Senior Neighborhood Planner II**

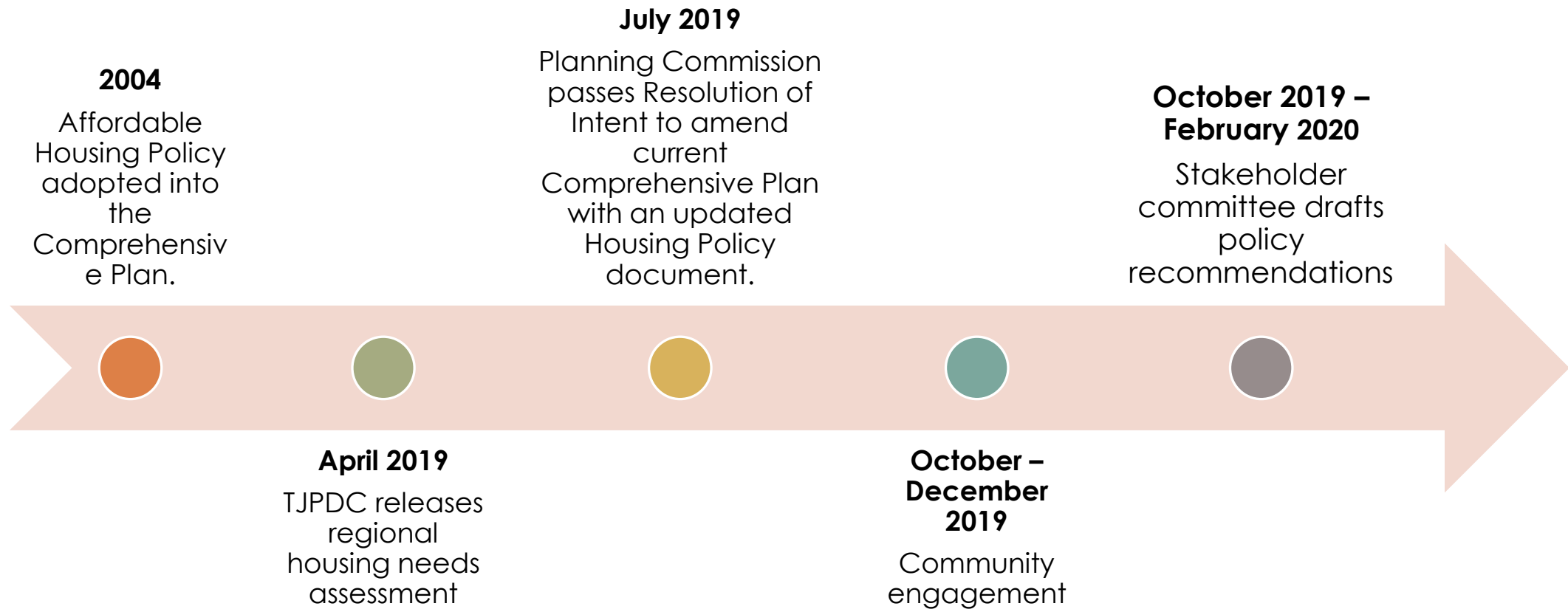
**[maccardi@albemarle.org](mailto:maccardi@albemarle.org)**

RECOMMENDATIONS  
FOR A NEW  
HOUSING POLICY

# Housing Albemarle

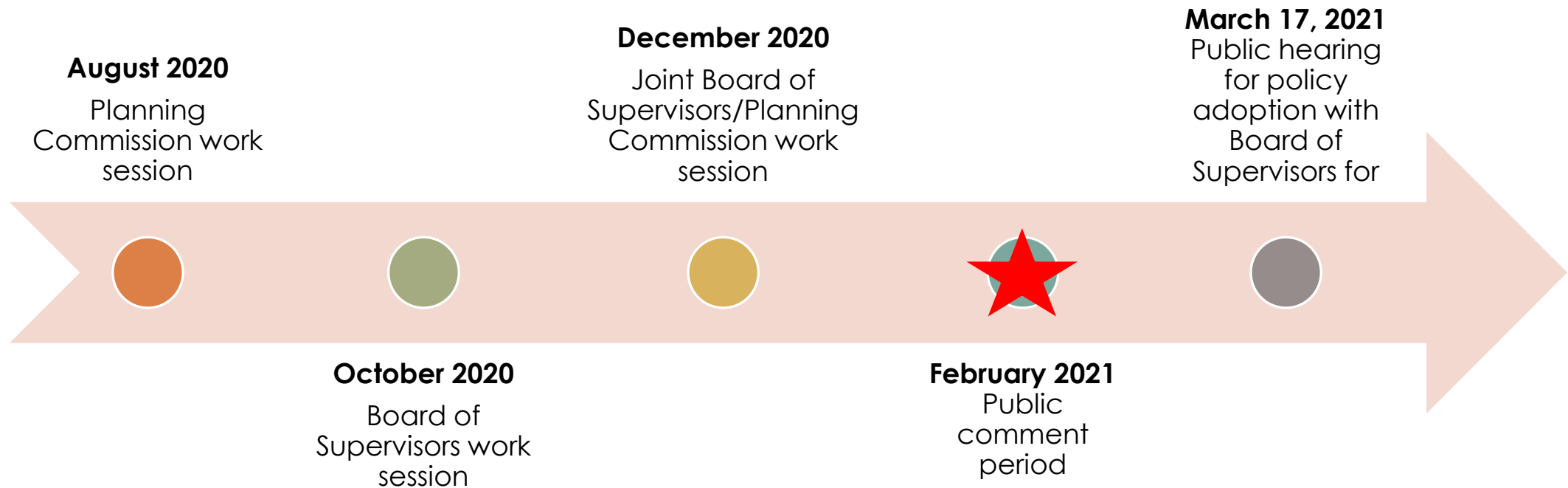
# Overview: Timeline

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# Overview: Timeline

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# Rationale

## Continued population growth

- Projected 26.2% increase by 2040
- 11,750 additional housing units to meet projected need

## Housing cost burden

- 10,595 households pay more than recommended 30% income on housing costs
- More than 4,700 households pay more than 50% income on housing costs
- Low- & moderate-income households most effected (8,310 owner & renter households)
- Renters struggle most (90.7% renter households are cost burdened)



# Rationale

## Changing household needs

- Senior population expected to increase 27.2% by 2040
- Lack of accessible units in the county for seniors and other households with mobility/other challenges
- Lack of smaller sized units (1 and 2 bedrooms)
- Desires to 'age in place' in current homes

## Homelessness & differently abled households

- 2019 homeless survey identified 165 persons experiencing homelessness
  - Potential increase in homeless numbers once eviction moratorium ends in December
- 9,188 county residents have a disability
  - Approximately 19% of differently abled working age adults are living in poverty (≈4,100 individuals)

# Community Input

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Community meetings:  
October 2019



Focus group discussions:  
October 2019 –  
December 2019



Online feedback:  
October 2019 –  
December 2019

# What we heard

- Housing is too expensive for many county residents
- Lack of accessible housing for seniors & persons with disabilities
- Need to protect existing, older neighborhoods
- Lack of affordable housing has wide-ranging impacts
- Variety of housing types and tenures needed
- Need to address community & environmental sustainability issues
- Four main barriers to affordable housing provision identified: supply, resources, policy & programmatic, community-based



# Policy Recommendations

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- Developed and agreed to by a 9-member stakeholder committee representing:

Seniors, aged 65 years +	Interfaith Movement Promoting Action Together	The homeless community
Residential developers	Central Virginia Regional Housing Partnership	Homeowners
Local employers	Low-income households	City of Charlottesville

- Met monthly from November 2019 – February 2020 to develop and agree on 12 policy objectives and associated strategies.

Policy objectives support Albemarle County's Vision and Housing Goal

**Vision:**

Albemarle County envisions a community with abundant natural, rural, historic, and scenic resources; healthy ecosystems; active and vibrant development areas; a physical environment that supports healthy lifestyles; a thriving economy; and exceptional educational opportunity for present and future generations.

**Housing Goal:**

Albemarle County's housing will be safe, decent, and sanitary; available to all income and age levels; located primarily in the Development Areas; and available equally to all current and future County residents.

Policy vision &  
overall all  
housing goal

# Objectives & Strategies

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Increasing the  
overall housing  
supply

Increasing the  
supply of  
affordable and  
workforce housing

Preservation of  
existing housing  
and communities

Community  
engagement

Fair housing and  
community equity

Homelessness and  
special populations

Sustainable  
communities

# Key strategies: Affordable & Workforce Housing

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## Current definition and price limits

### Affordable rental housing

- Qualifying income – no greater than 80% area median income
- Price limit – federal Fair Market Rent

Efficiency	1BR	2BR	3BR	4BR
\$949	\$1,077	\$1,266	\$1,575	\$1,965

### Affordable for-sale housing

- Qualifying income – no greater than 80% area median income
- Price limit – \$243,750  
(65% of maximum sales price for Virginia Housing's first-time homebuyer program)

# Affordable & Workforce Housing

## AFFORDABLE HOUSING

Renter occupied: household incomes no greater than 60% AMI

Eff.	1 BR	2 BR	3 BR	4 BR
\$890	\$1,017	\$1,272	\$1,589	\$1,780

Owner occupied: household incomes 80% AMI or less

- ≤ 65% of HOME Program 1-Unit Purchase Price Limit for Existing Housing

**\$191,750**

## WORKFORCE HOUSING

Household incomes 60% - 120% of AMI

Maximum rent:

- 110% of federal Fair Market Rent

Eff.	1 BR	2 BR	3 BR	4 BR
\$939	\$1,190	\$1,388	\$1,730	\$2136

Maximum sales price:

- ≤ 65% of HOME Program 1-Unit Purchase Price Limit for New Construction

**\$215,150**



Encourage owners of Naturally Occurring Affordable Housing to preserve some or all units as affordable housing

#### Rental Inspection Districts

- Specific neighborhoods, selected based on housing data
- Proactive approach to address health & safety, rental housing quality
- Annual inspections

#### Neighborhood change indicators

- Identify areas for focused interventions and investment

Key strategies:  
Preservation of existing housing and communities

# Key strategies: Affordable Dwelling Unit Program

Replaces current proffer system for affordable housing

Requires developers/property owners provide affordable units when seeking increased density through rezonings or special use permits

County can have option to purchase up to 2/3 of affordable for-sale units

Set affordability periods & resale prices

# Key strategies: Fair housing & community equity

- Equity evaluation tool
  - Process for evaluating impact of policies, programs, initiatives, and funding on racial equity
  - Helps protect against unintentional discriminatory impact on protected classes when developing and implementing policies and programs
- Affordable Housing Impact Statements
  - Similar to environmental and economic impact statements
  - Measures potential impact of a proposed development, ordinance or policy on the affordable housing stock
  - Implemented in Atlanta, New Orleans, San Diego; under consideration in Pittsburgh

# Implementation (6-year plan)

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## **STRATEGY 1A:**

EXPLORE OPTIONS WITH COUNTY OWNED LAND TO DEVELOP A PERMANENT AFFORDABLE HOUSING COMMUNITY.



## **STRATEGY 2B:**

PROVIDE INCENTIVES TO INCREASE PRODUCTION OF AFFORDABLE RENTAL HOUSING.



## **STRATEGY 5A:**

DEVELOP AN AFFORDABLE DWELLING UNIT PROGRAM STRUCTURE AND GUIDELINES.



## **STRATEGY 6A:**

DEVELOP AND IMPLEMENT A SUSTAINABLE HOUSING TRUST FUND FOR ADOPTION BY THE BOARD OF SUPERVISORS.



## **STRATEGY 7A:**




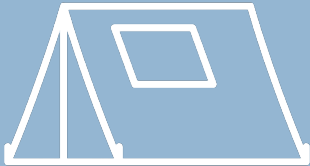

ESTABLISH A STANDING HOUSING ADVISORY COMMITTEE.



## **STRATEGY 10A:**

IN PARTNERSHIP WITH PUBLIC, PRIVATE AND NONPROFIT PARTNERS, EXPAND PERMANENT HOUSING OPPORTUNITIES FOR CHRONICALLY HOMELESS HOUSEHOLDS.

# Measuring Success

 <b>Total Housing Units</b>	 <b>Affordable Homeownership</b>	 <b>Affordable Rentals</b>	 <b>Homelessness</b>	 <b>Housing for Seniors &amp; Persons with Disabilities</b>
<p>11,750 by year 2040</p> <p>20% of total housing stock is affordable</p> <p>Development Activity Report continues to show mix of housing types</p>	<p>5,040 affordable owner-occupied units by year 2040</p> <p>Increase in density bonus units by 10% annually</p>	<p>5,555 affordable renter-occupied units by year 2040</p> <p>10 new HCV landlords annually</p>	<p>Prevent homelessness for 40 households annually</p> <p>Permanent homes for 20 homeless annually</p> <p>10 more shelter beds</p>	<p>150 new units of affordable and accessible housing by year 2030</p>

# Next Steps

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Public comment period  
[publicinput.com/S1040](https://publicinput.com/S1040)  
(ends February 15, 2021)



Public Hearing for adoption  
March 17, 2021

# Questions

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