

Brookhill ZMA Narrative

3/25/2025

Brookhill is a community based upon the principles of Albemarle County's Neighborhood Model. Located in the Northern Growth Area of Albemarle County, Brookhill's planned residential community surrounds a proposed vibrant village town center while preserving over 100 acres of natural, open space. Miles of trails, sidewalks, and bike paths foster walkability and a neighborhood-friendly atmosphere throughout. This request is an update to the existing approved ZMA201800020 and ZMA201500007 to allow for up to 300 additional dwelling units in the area highlighted in the Brookhill illustrative plan below.



The additional proposed units will be included in the town center portion of the Brookhill development and all within the areas designated as Urban Density in the Comprehensive Plan. This request is made in recognition of the ongoing housing crisis in our region and the need to construct more units at a variety of price points and especially more units that are affordable to households in the area. Our goal is to collaborate with Albemarle County to make sure that we create these opportunities for more housing within the growth area and near jobs, retail and schools. Affordable rental units are currently provided at 15% of the total unit count, with annual audits provided to County staff for tracking of this proffer. For

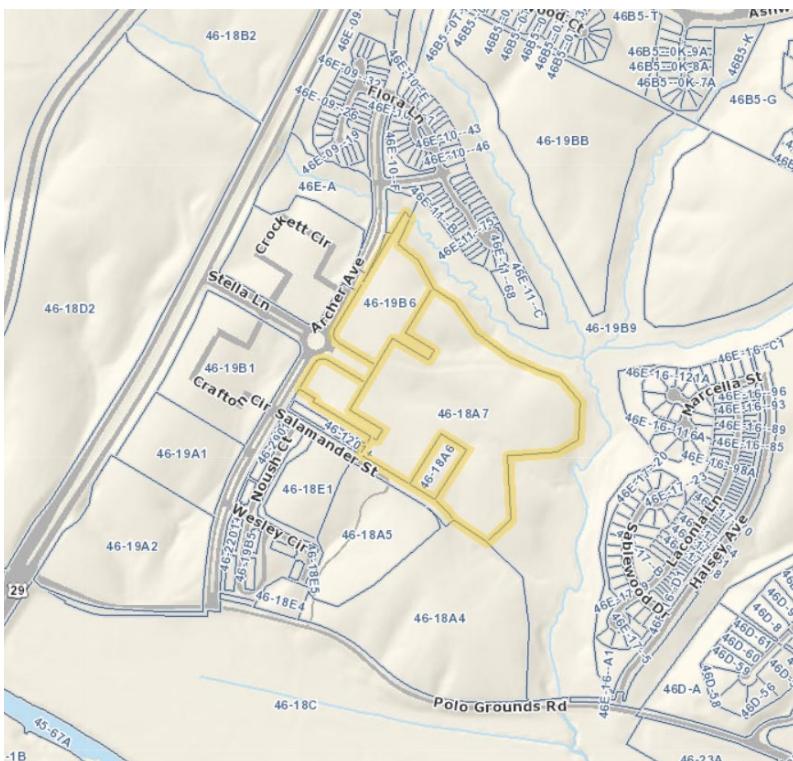
the 300 additional units requested, 20% of those units will be provided as affordable. This proposal also includes slight changes regarding the timing of the Ashwood Boulevard connection, and the ability to create public park space on the elementary school site until such time that the County requests it for an alternate use.

The approved proffer statements for the Brookhill development shall remain in full effect with the minor proposed edits and will apply to the new housing units proposed in this zoning amendment request as described above. This includes the provision of affordable housing in accordance with the proffer statement. Brookhill is a complete community in that it provides all housing types and a large range of housing prices, with both for sale and rental options.

Brookhill's well-designed greenway system, proposed parks, pedestrian-scaled, and interconnected roads create an attractive streetscape consistent with the fostering of a pedestrian experience and neighborhood-friendly atmosphere. Open space resources are open to the community and greatly reduce any external impact residents would have on other county resources.

The community is named for the historic Brookhill Plantation, an early 19th century working plantation. The surviving manor house, which dates to the early 1800's will be preserved and fully integrated as part of the community.

The ZMA request includes three properties: TMP 46-19B, TMP 46-18A6 and TMP 46-18A7. Other areas of the site have already been developed or are slated for future development.

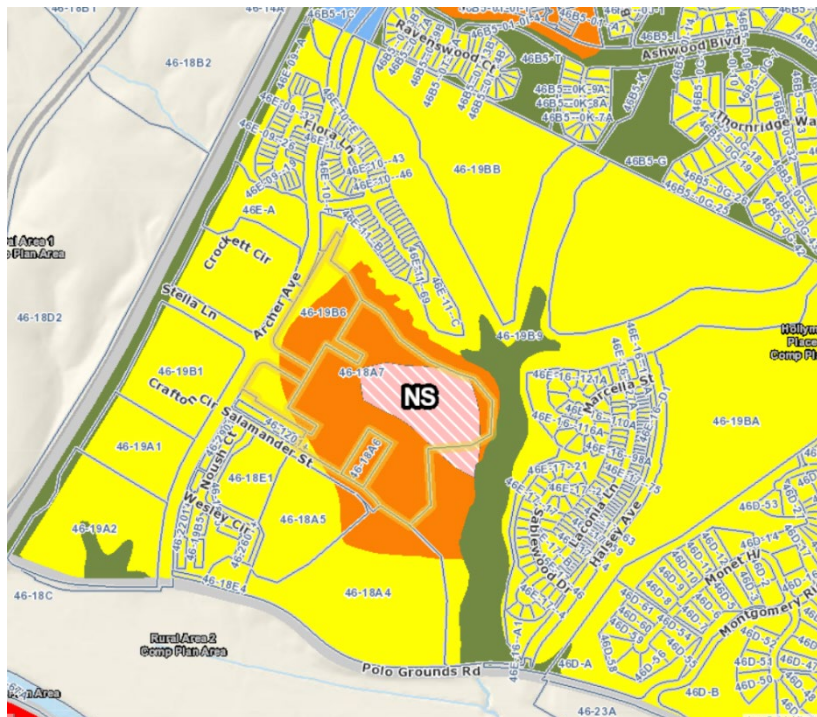


Per the Comprehensive Plan, this mixed-use area of the site is the appropriate spot for the highest density. The area surrounding this ZMA request is the neighborhood density portions of the Brookhill development and the protected stream corridors and trail system. A variety of types of residential housing within Brookhill create a neighborhood that is blended through careful planning and thoughtful architecture. Affordable housing is provided within Brookhill, consistent with the Albemarle County guidelines and requirements.

Consistency with the Comprehensive Plan:

The Places29 Master Plan is a master plan that was approved and adopted by the Albemarle Board of Supervisors to become a part of the Comprehensive Plan for the Northern portion of the Growth Area of the County. Within the Places29 Master Plan, guiding principles are given for the development of the properties within this Northern Growth Area.

Future Land Use Map of the Brookhill property, as contemplated in the Places29 Master Plan, is shown below. The majority of the property is proposed as Neighborhood Density, as shown in yellow, and the Neighborhood Density recommendation accounts for the majority of the property. A small Urban Mixed-Use center is recommended by the Places29 Master Plan, surrounded by an Urban Density district.



The proposed uses and housing density of Brookhill are consistent with the long-term vision for growth on this site. Existing transportation improvements are sized for the growth within this community. In the years since this rezoning was initially approved, it has only become clearer that additional housing is needed as soon as possible. Brookhill is the ideal location for additional housing because of the existing and proposed amenities within a walkable community.

Transportation Impacts:

All transportation impacts associated with the Brookhill development were included in the original zoning approval, with many of the improvements already installed and in compliance with the details and timing that are outlined in the proffer statement. An updated Trip Generation Analysis, provided by Gorove Slade (included in submission packet), dated March 3, 2025, concludes the current development plan generates 8% more daily trips, 2% more AM peak hour trips, and 7% fewer PM peak hour trips than the development plan that was assumed in the approved TIA.

The traffic capacity analysis in the TIA is based on the AM and PM peak hour traffic volumes, therefore, the conclusions and recommendations in the TIA are still valid with the proposed rezoning.

School Impacts:

The Brookhill community includes two school sites, one for a future elementary school and one for a future high school. The additional units are more than accommodated by what was previously provided.

Public Safety:

No public safety impacts were identified in the original rezoning, so we do not anticipate any now. The site is well situated within close proximity to the City of Charlottesville with adequate access via the planned road network.

Compliance with the Neighborhood Model District Principles:

1. Pedestrian Orientation

The vision for Brookhill has been to promote an enhanced pedestrian experience throughout the community. From inviting streetscapes to interconnecting trails and sidewalks, Brookhill has been carefully planned to promote the pedestrian and the bicyclist experience.

2. Neighborhood Friendly Streets and Paths

Travelways designed for both the pedestrian and bicyclist, as well as vehicles will provide a neighborhood-friendly and sensitive atmosphere. Connector roads through the community will feature dedicated lanes for bicyclists, and the portions of the connector roads within the town center will have on-street parking to provide additional buffering between the pedestrian from the travelways. Streets and travelways shall have sidewalks and street trees. In addition, pedestrian trails and pathways will link the neighborhoods within the Brookhill property together, helping to creating a pedestrian network throughout the community where pedestrians are prioritized and protected.

3. Interconnected Streets and Transportation Network

The Brookhill vision places a strong emphasis on interconnectivity, while at the same time respecting the terrain and environmentally sensitive areas. Connections to Polo Grounds Road, Route 29, and Ashwood Boulevard shall be the main access points in and out of the property. Brookhill will also connect to the existing Montgomery Ridge neighborhood (with an emergency access and pedestrian connection) and to the Forest Lakes neighborhood (with pedestrian and bicycle access only). The neighborhood streets within the community have been designed to accommodate all modes of transportation, to direct traffic onto the local collector roads, and to minimize dead end streets.

4. Parks and Open Space

Over one-third of the Brookhill property shall be dedicated to open, Green Space. Within this greenway system, upland parks, linear parks, and pocket parks will provide outdoor amenities and recreational areas that are within an easy walking distance to all residents in the community.

5. Neighborhood Centers

Brookhill includes a town center within the Urban Mixed-Use block of the community. This area is designed to allow higher density residential and non-residential uses to create a lively, village center. Neighborhood retail services, live/work opportunities, community spaces, recreational amenities, and central gathering areas will co-exist within the town center, creating a sense of place and a well-defined neighborhood center.

6. Buildings and Spaces of Human Scale

The Brookhill Code of Development establishes development guidelines in each of the land use districts to create a spatial enclosure along the streetscape that fosters the pedestrian experience and yet remains proportional to the proposed densities in each of the land use blocks. Tighter spatial enclosures within the town center create a more vibrant pedestrian environment, while the blocks designated for lower levels of density shall be more spacious and open.

7. Relegated Parking

The Brookhill Code of Development also establishes development guidelines for relegated parking. These guidelines will help create attractive streetscapes that enhance the pedestrian experience.

8. Mixture of Uses

Brookhill has been planned and designed to create a neighborhood that not only will promote a variety and mixture of uses, it will embrace the blending of uses together through an emphasis on compatible architecture. The Code of Development allows for a variety of residential and nonresidential uses. Within the town center, the non-residential uses will co-exist with the residential uses to create a vibrant village center. Moving away from the town center, the uses will transition to a predominately neighborhood residential use -- yet with a mixture of housing types.

9. Mixture of Housing Types and Affordability

The Brookhill Code of Development specifies a range of allowable housing types within the neighborhood. This mixture of housing will provide a community that will offer many different options for housing. In addition, 20% affordable housing will be achieved for the additional 300 units requested, as stated in the proffers.

10. Redevelopment

Does not apply to this Rezoning Application.

11. Site Planning that Respects the Terrain

The design of Brookhill respects the natural topography of the site. All the natural stream corridors and preserved steep slopes have been avoided, except for critical locations for roadway crossings to allow interconnectivity. Land planning and the street network follows the varying topography. Over 100 acres of Green Space has also been created, encompassing and enhancing the significant natural features on the property.

12. Clear Boundaries with the Rural Areas

The Brookhill property is located within the Albemarle County designated Growth Area. The development of this property is consistent with the County's Comprehensive Plan and strategies for development. Buffers along the property will create a distinctive boundary between Brookhill, and the rural areas, located across Polo Grounds Road and Route 29.