



Attain on 5th Phase II:

ZMA-2025-00004 & ZMA-2025-00005 (Steep Slopes)
SE 2025-00019 (Stepback); SE 2025-00036 (Parking)

Public Hearing
Albemarle County Board of Supervisors

August 19, 2026





Interstate 64

5th St.





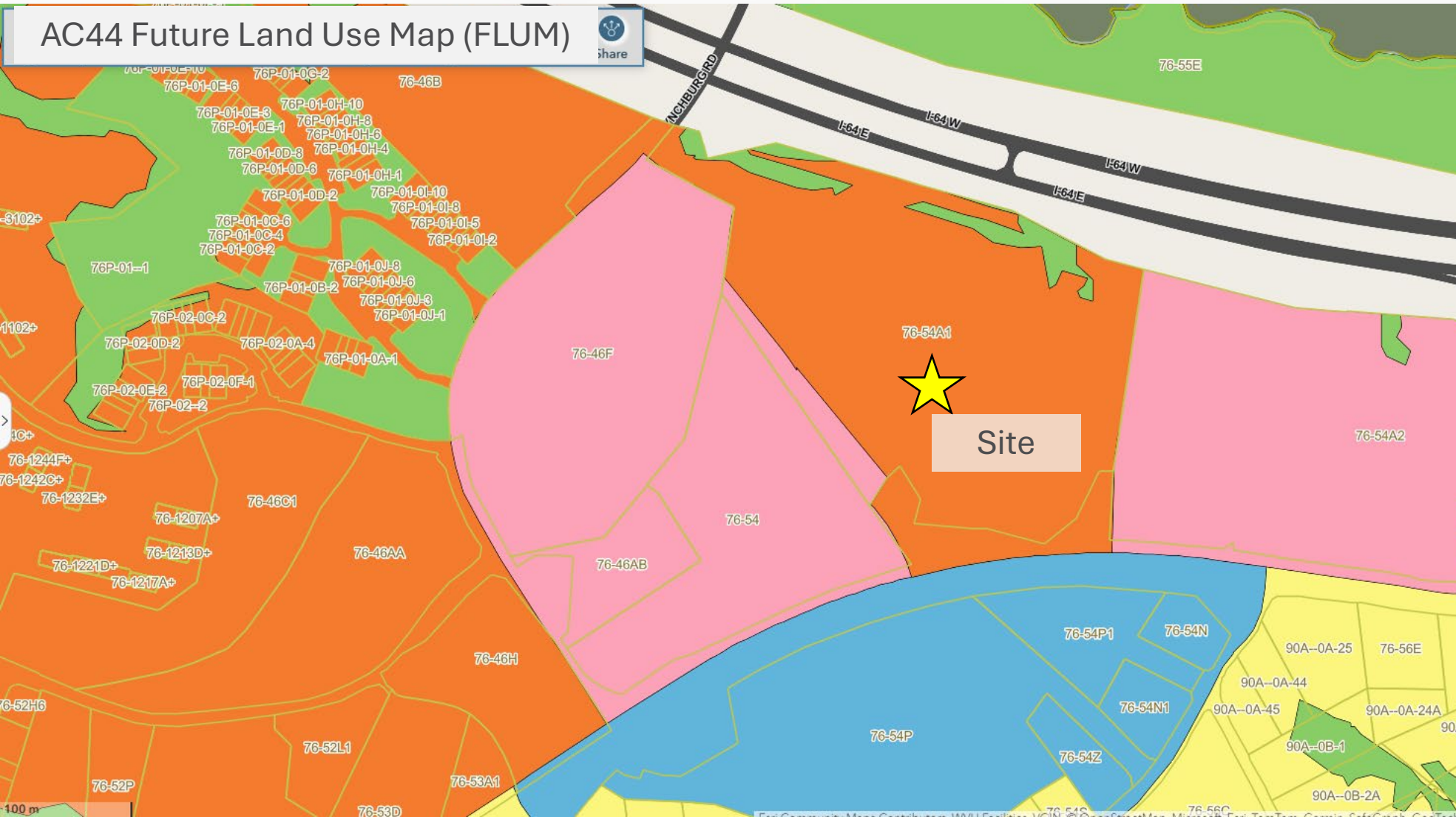
Zoning Map



ZONING

-  Rural Areas
-  Village Residential
-  R1 Residential
-  R2 Residential
-  R4 Residential
-  R6 Residential
-  R10 Residential
-  R15 Residential
-  Planned Unit Development
-  Planned Residential Development
-  Neighborhood Model District
-  Monticello Historic District
-  C1 Commercial
-  Commercial Office
-  Highway Commercial
-  Planned Development Shopping Ctr.
-  Planned Development Mixed Comm.
-  Downtown Crozet District
-  Light Industry
-  Heavy Industry
-  Planned Development Industrial Park
-  Town of Scottsville

AC44 Future Land Use Map (FLUM)



Comprehensive Plan

AC44_Land_Use

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial
- Office / R & D / Flex / Light Industrial
- Industrial
- Institutional
- Public Lands
- Green Systems (Private)
- Rural Area
- Crozet Downtown
- Neighborhood Density Residential - Low
- Town/Village Center
- Rio29
- Town of Scottsville



View from 5th St. Southbound



View from 5th St. Northbound



Entrance View from 5th St.



Entrance View from Wahoo Way

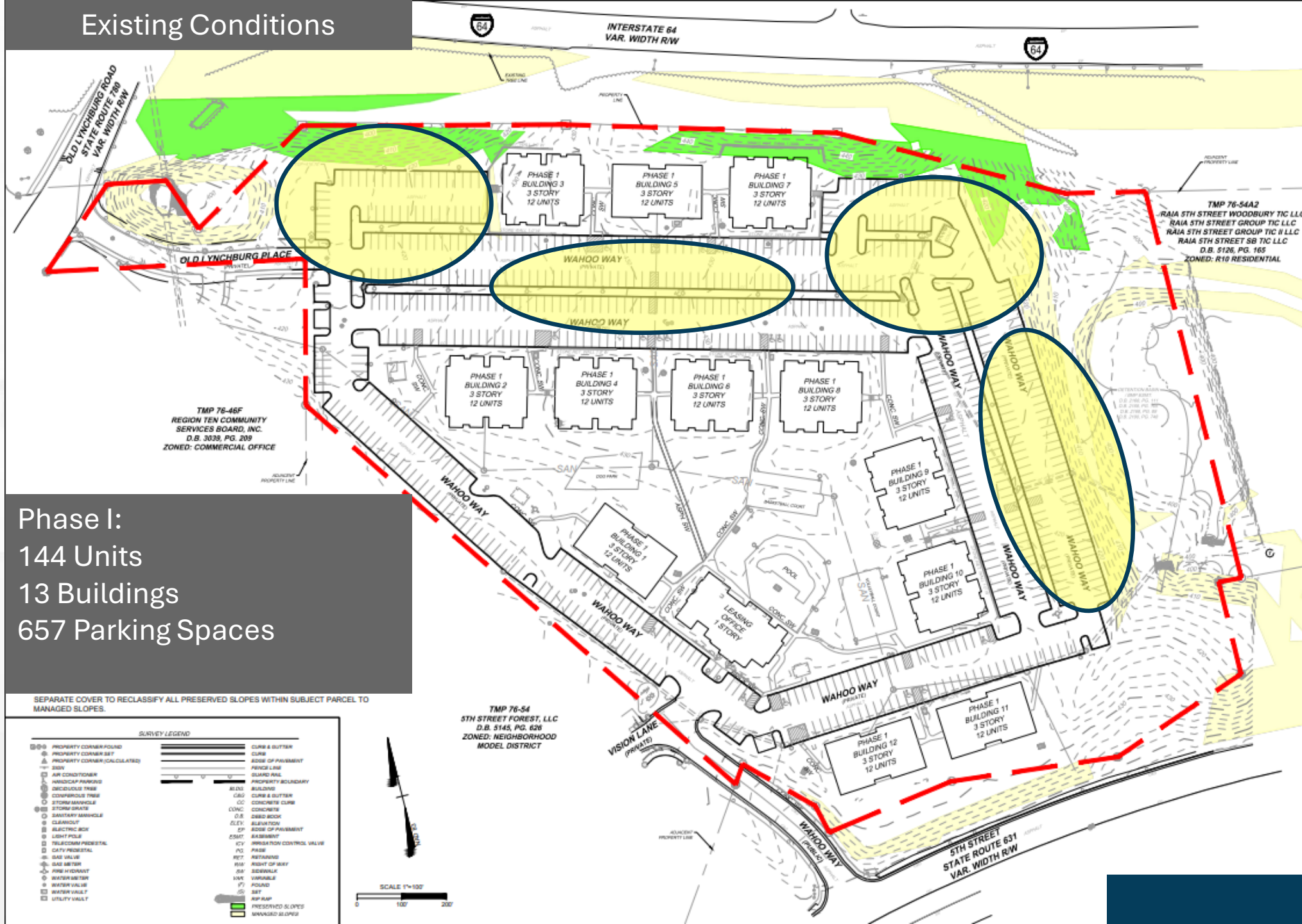


View from I-64 Eastbound



Existing Entrance on Old Lynchburg Road

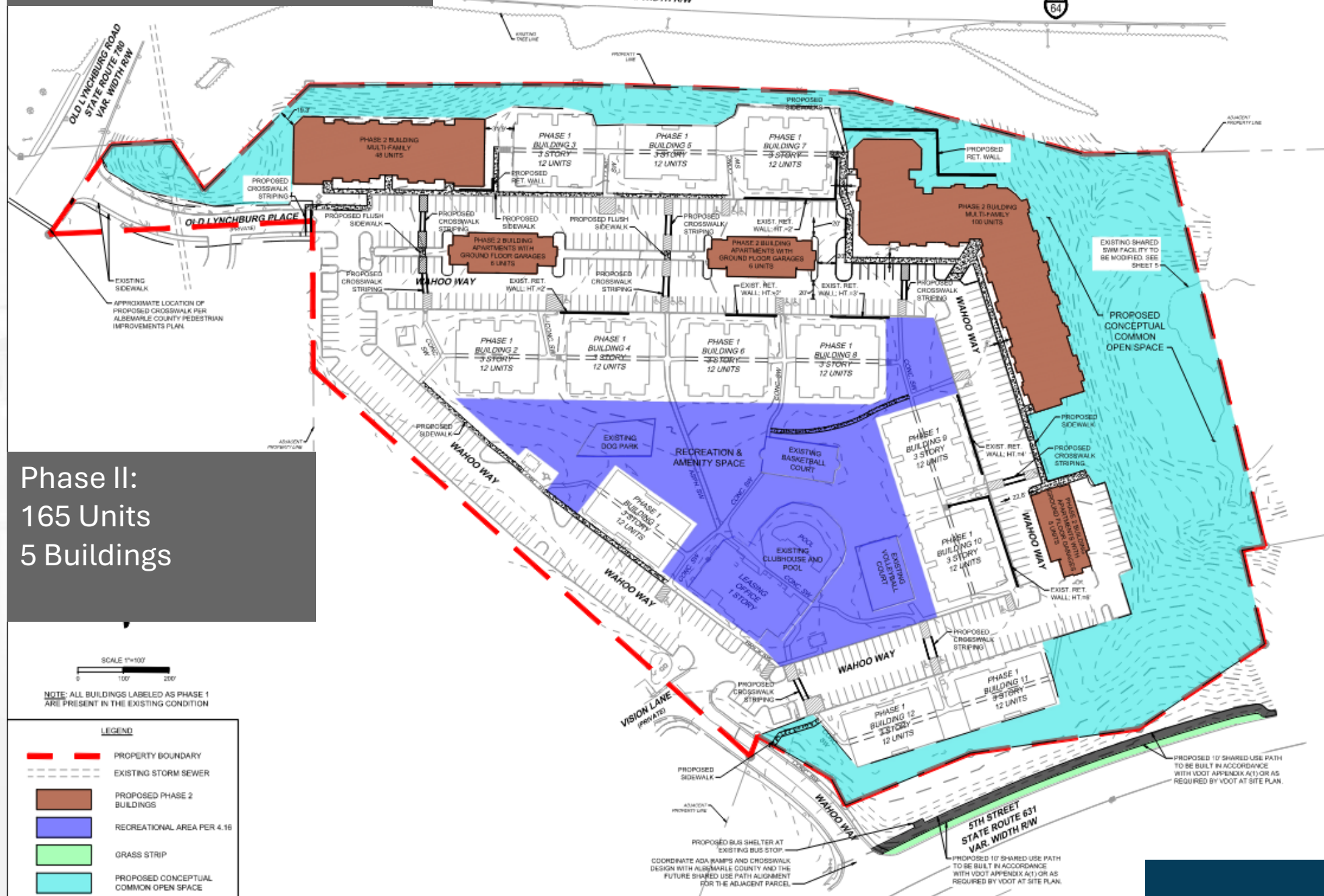
Existing Conditions



Phase I:
144 Units
13 Buildings
657 Parking Spaces

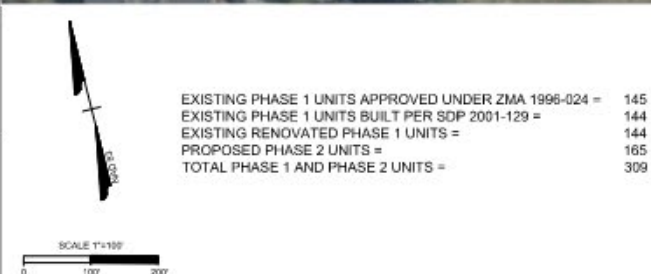
SEPARATE COVER TO RECLASSIFY ALL PRESERVED SLOPES WITHIN SUBJECT PARCEL TO MANAGED SLOPES.

Conceptual Application Plan

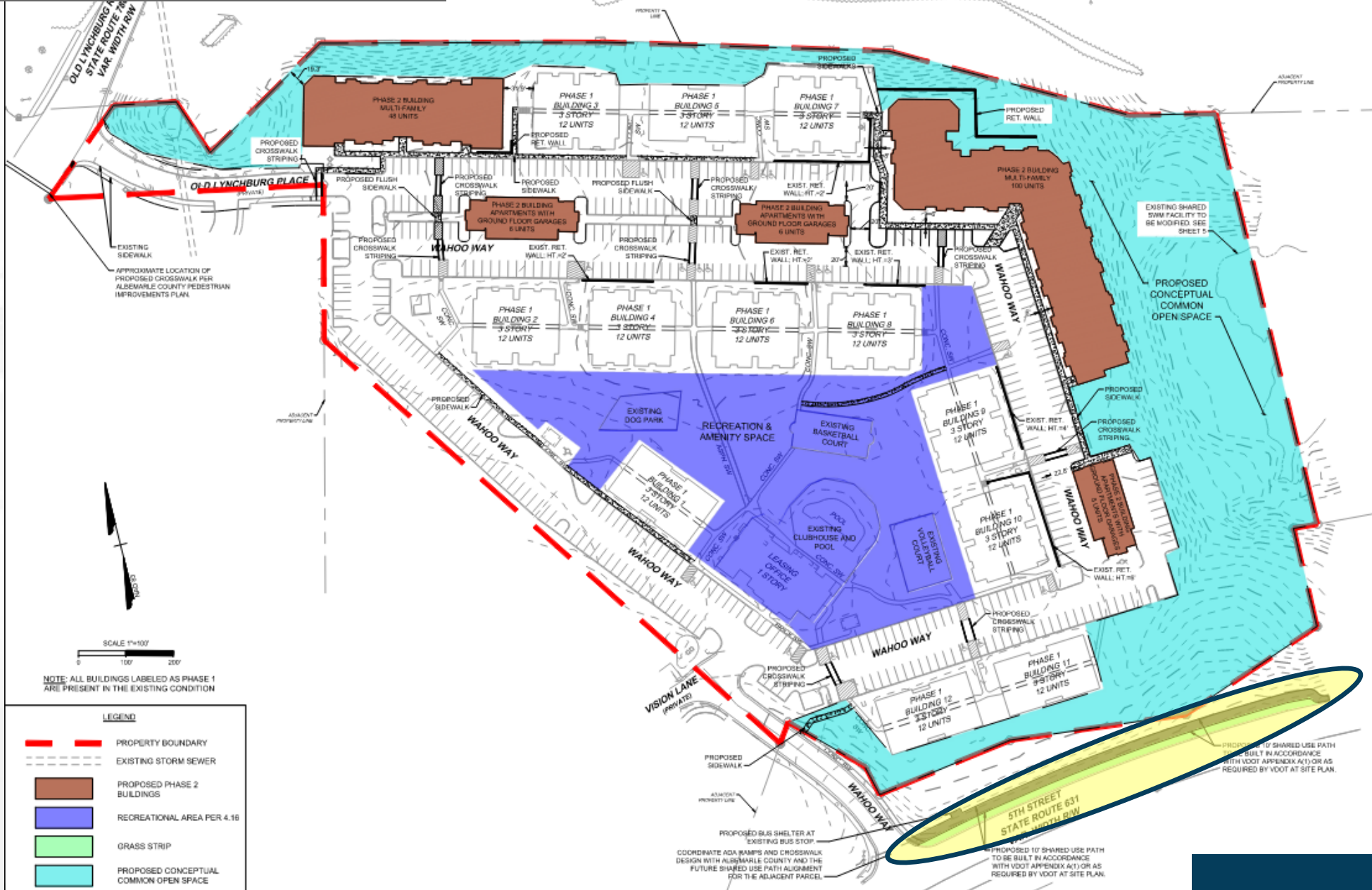


Conceptual Application Plan with Aerial

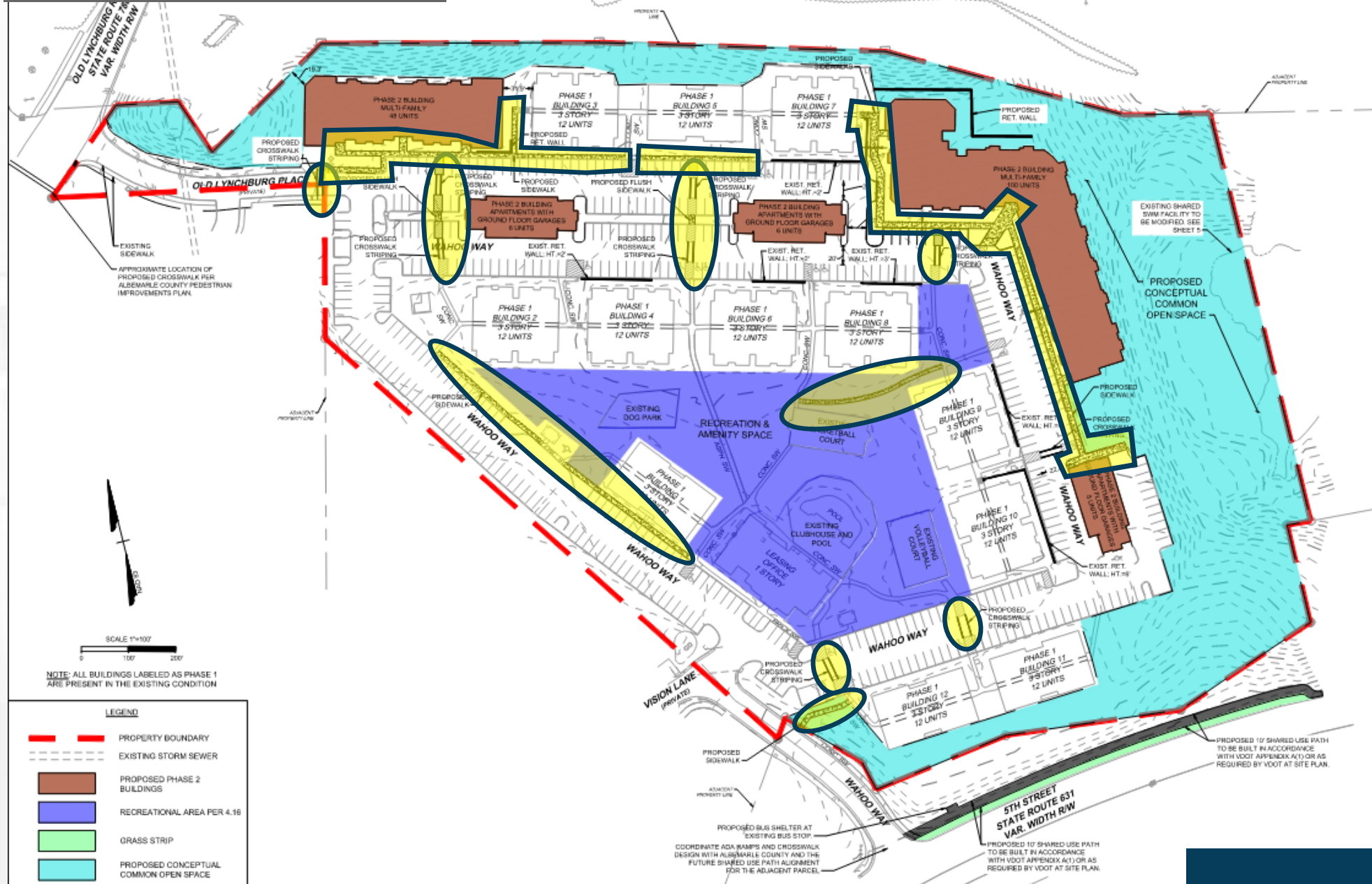
Phase II:
165 Units
5 Buildings



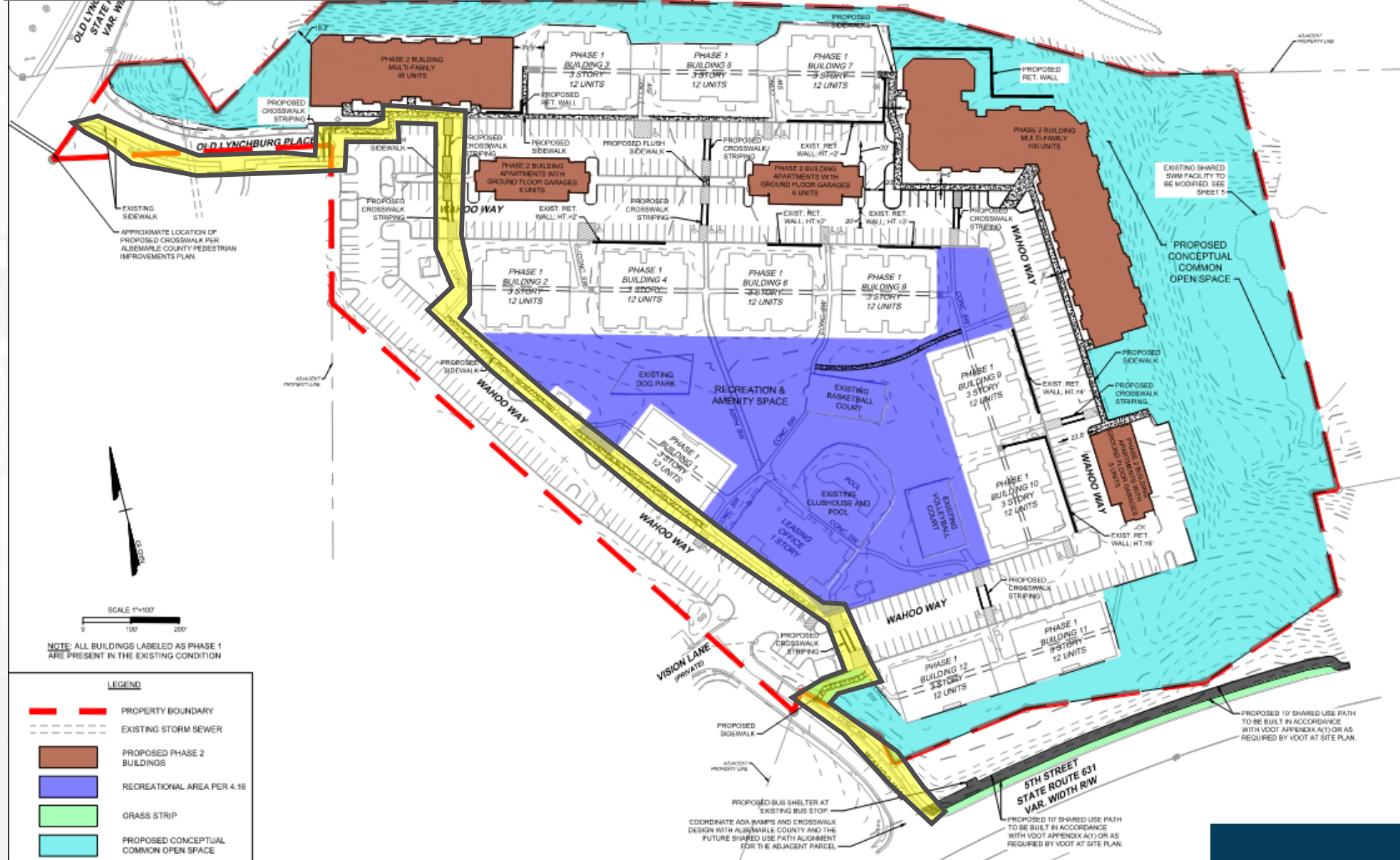
Off-Site Multimodal Transportation



Enhanced Pedestrian Network



Pedestrian Connection Old Lynchburg Rd to 5th Street



Preserved Steep Slopes

- Man-made Slopes created with Phase 1 Development as shown on Approved Site Plan
- Meet zoning ordinance criteria for managed slopes
- Reclassify 0.55 acres from preserved to managed
- Connected to managed slopes along I-64 right of way



Image 1: County GIS Slopes Mapping- Yellow: Managed; Green: Preserved

Affordable Housing

20% of the Total Unit Count of Phase 1 and Phase 2 (62 total units)

- 10% at 60% AMI for 30 years (31 units)
- 10% at 80% AMI for 30 years (31 units)

Proposed Development

- **Unit Count:**

- Phase 1 (existing): 144 Units
- Phase 2 (proposed): 165 Units
- Total: 309 Units (62 Affordable Units)

- **Density:**

- Phase 1: 10 units/acre
- Phase 1 and 2 (proposed): 21.25 units/acre
- AC44 Recommended Density: Urban Density Residential 6-34 units/acre

- **Building Height:**

- Phase I Buildings: 3-Stories
- Phase II Buildings: 2- 4 Stories

- **Off-Site Improvements:**

- Bus Stop Shelter at corner of 5th St. and Wahoo Way
- Shared-Use Path along parcel frontage of 5th St.

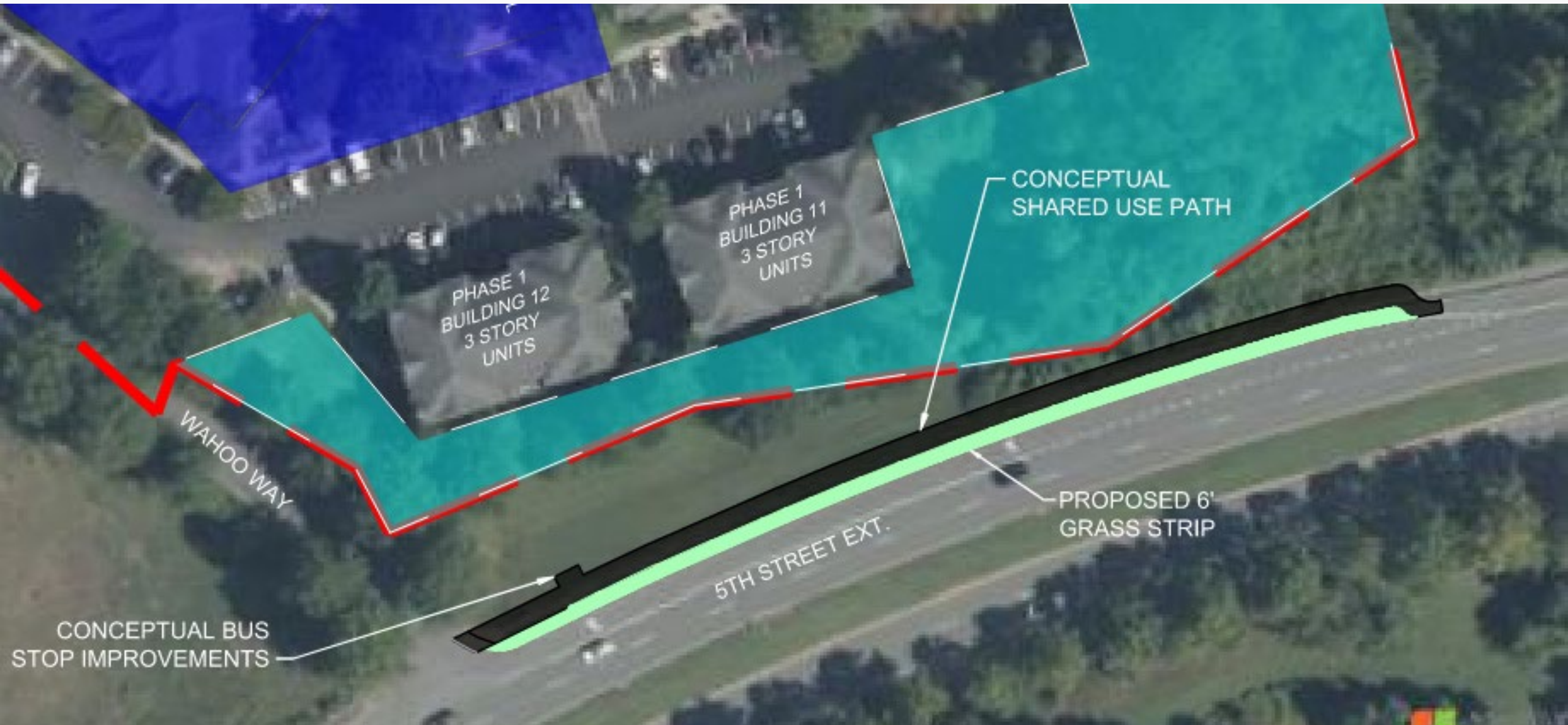
Amenities

- Dog Park
- Pickleball Court
- Hopscotch Court
- Volleyball Court
- Pool with Grilling Stations & Cabana
- Clubhouse with Gym (significant renovations)
- Package Lockers

Traffic Study Conclusions

- The traffic generated by the Phase 2 units does not have a significant impact on the surrounding roadway network
 - Conversion from student suites to multifamily units creates fewer trips, even with the Phase 2 units added:
 - 528 bedrooms in 144 student suites: average of **2,081** daily trips
 - 309 multifamily units (Ph. 1 and 2 combined): average of **2,056** daily trips
- The future roundabout at 5th St. and Old Lynchburg Road will reduce congestion and delay
- No road improvements are recommended

Proposed Shared Use Path
Along Attain on 5th Frontage



Project Benefits

- Infill redevelopment in unused parking areas is efficient and more sustainable
- 165 new residential units convenient to employment, shopping, transportation, and other infrastructure
- 62 affordable units for Total Unit Count in **Phase 1** and **Phase 2**
- Increase in residential density – more effective use of development area land
- Renovations and enhancements to existing amenities
- Off-site multi-modal transportation improvements (shared use path, bus stop shelter)
- Enhanced internal pedestrian network
- Pedestrian connectivity through site from Old Lynchburg Rd to 5th Street
- Consistent with the Comprehensive Plan
- Net neutral impact to traffic

Phase I Update

- Total Renovated Units Leased: 99
 - Section 8 Housing Vouchers Accepted in New units: 4
 - Original Residents Leasing Renovated Units: 7
 - Discounted rents offered
- PACEM Residents Previously Accepted: 7 (retained 3 who moved into renovated units)
 - Paid discounted rents on individual bedrooms to build credit history to successfully apply to new communities
- Previous Resident Events:
 - Monthly Roommate Mixers
 - Resource Fairs
- Hometown Heroes Program
 - Offering a monthly concession to local teachers, first responders, healthcare professionals, and more
 - \$50/month discount

Phase I Update: Construction

- 144 Units Delivered To-Date
- Clubhouse Renovation Complete
- \$400k of Deferred Maintenance Underway

Before



After



Phase I Update: Construction

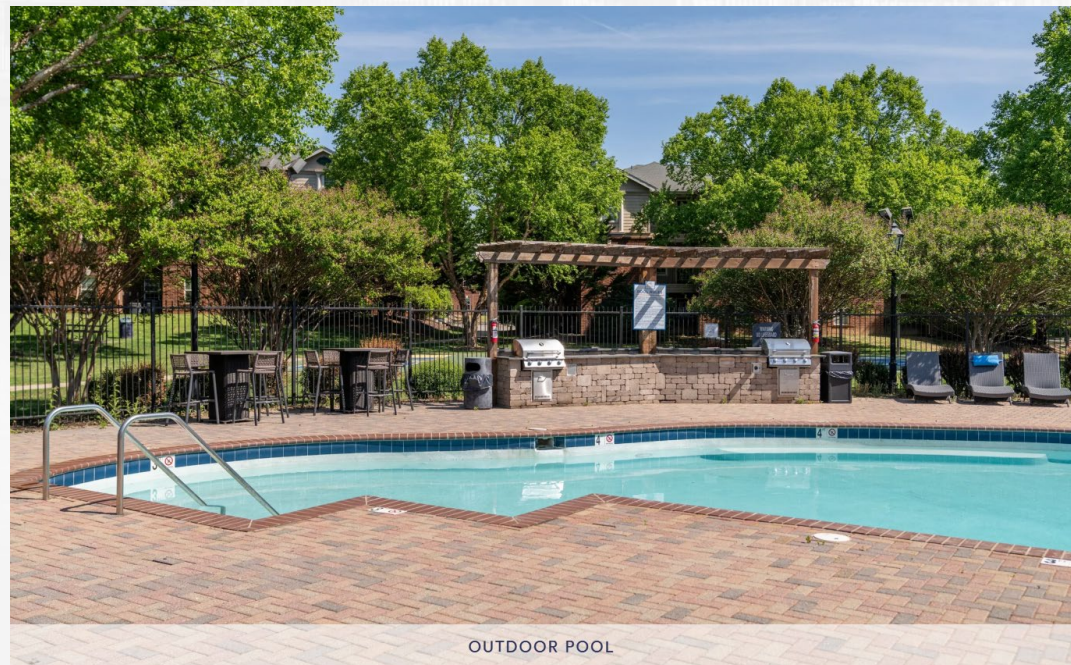
Before

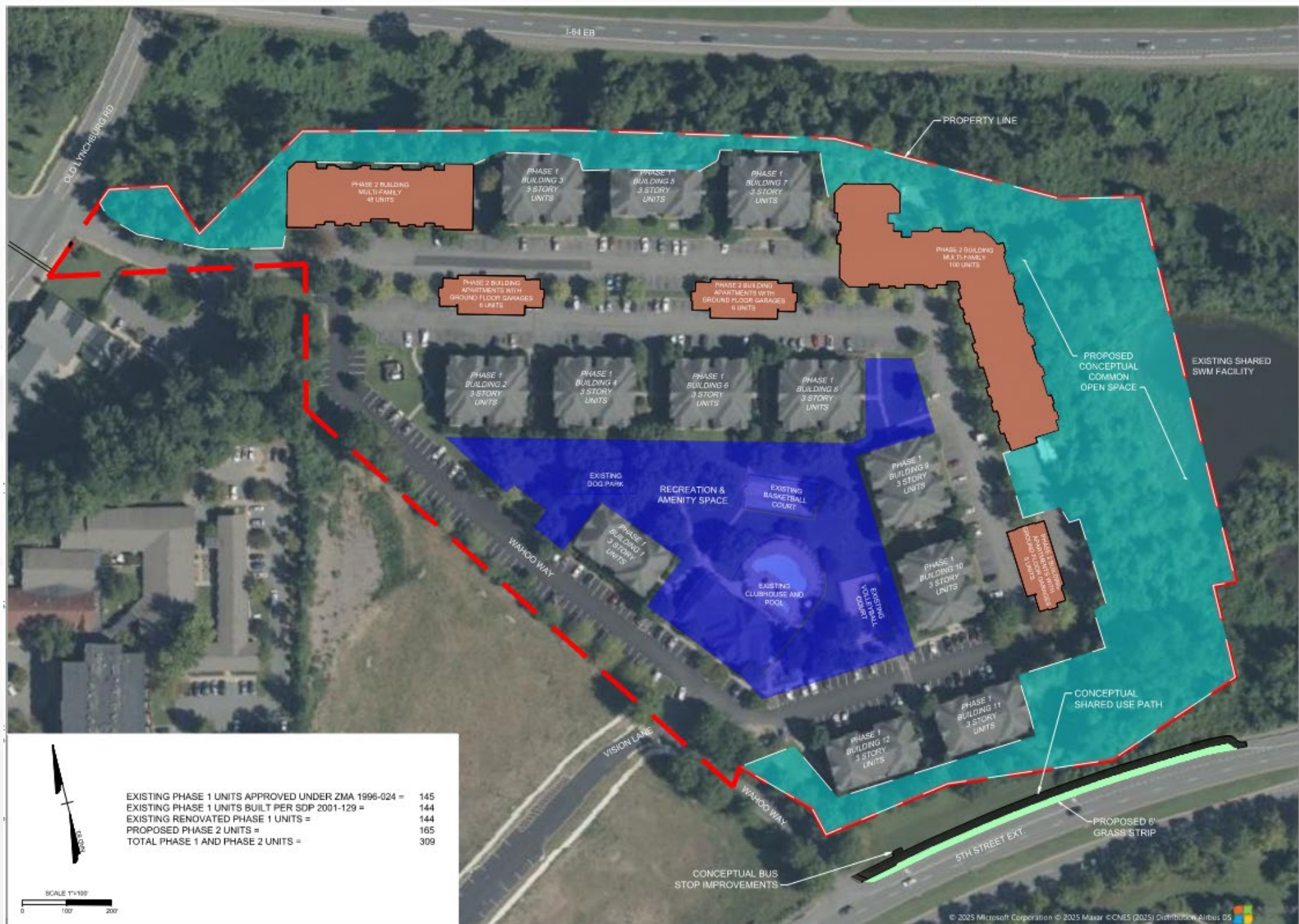


After

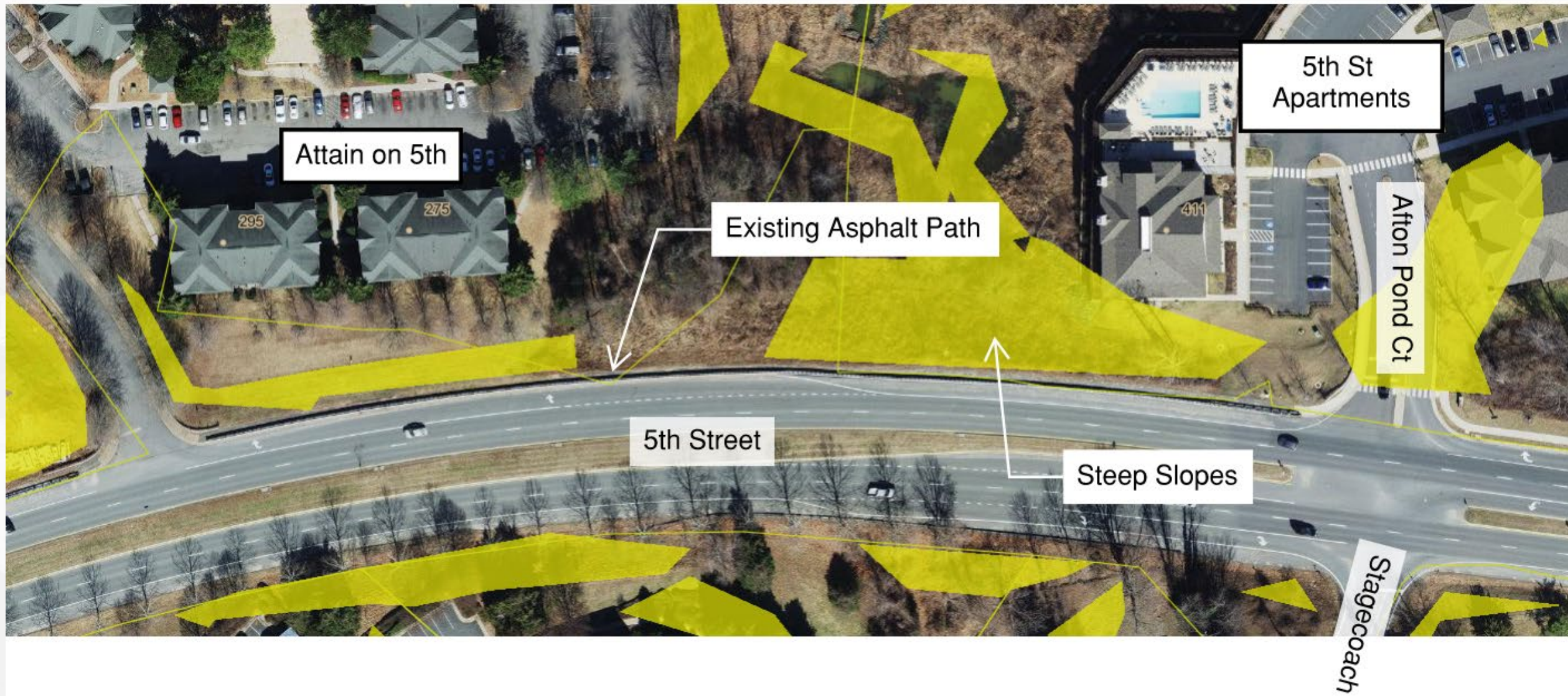


Phase I Update: Renovation

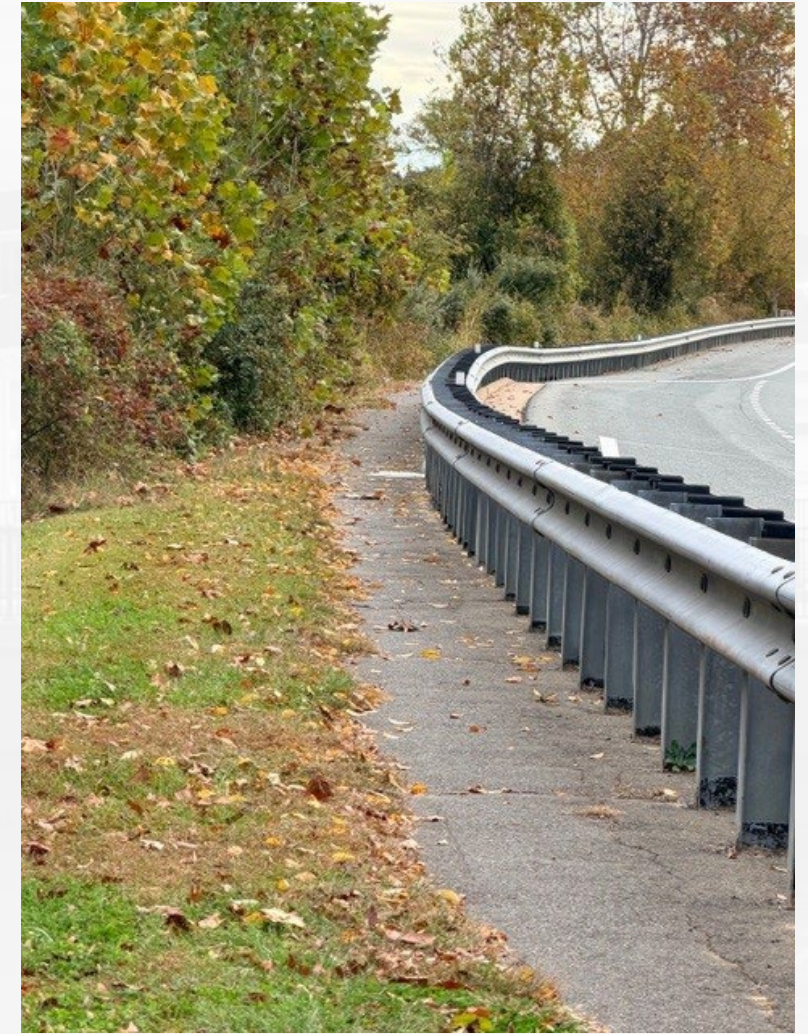




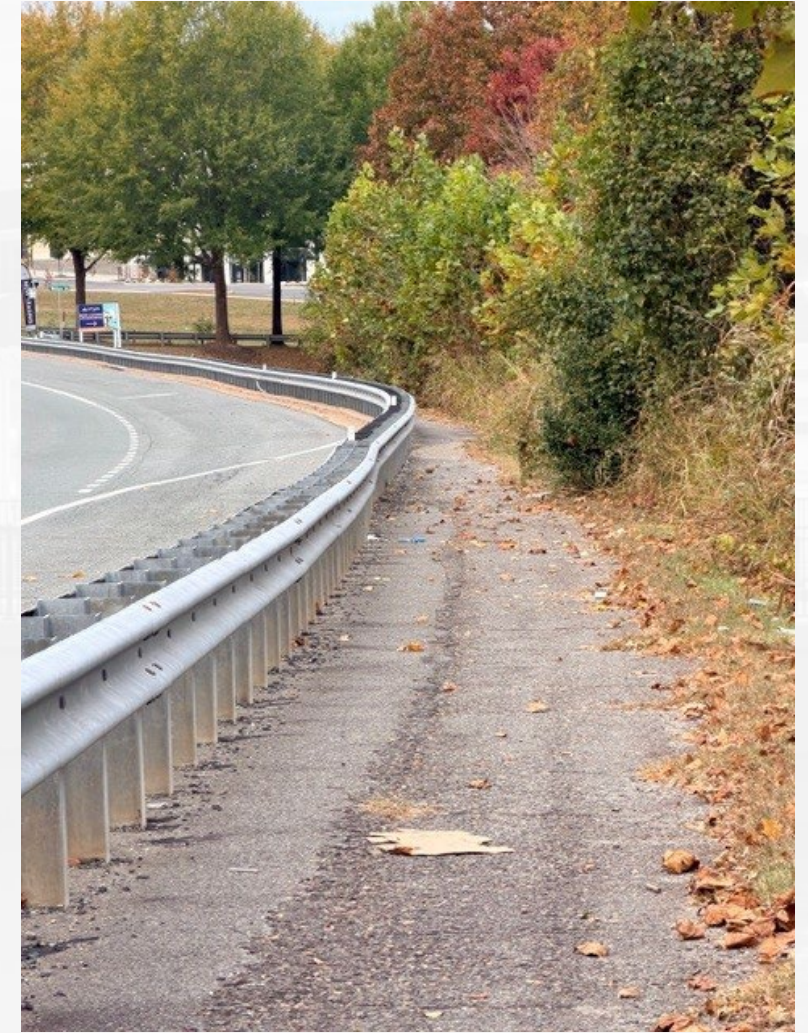
5th Street Frontage Map



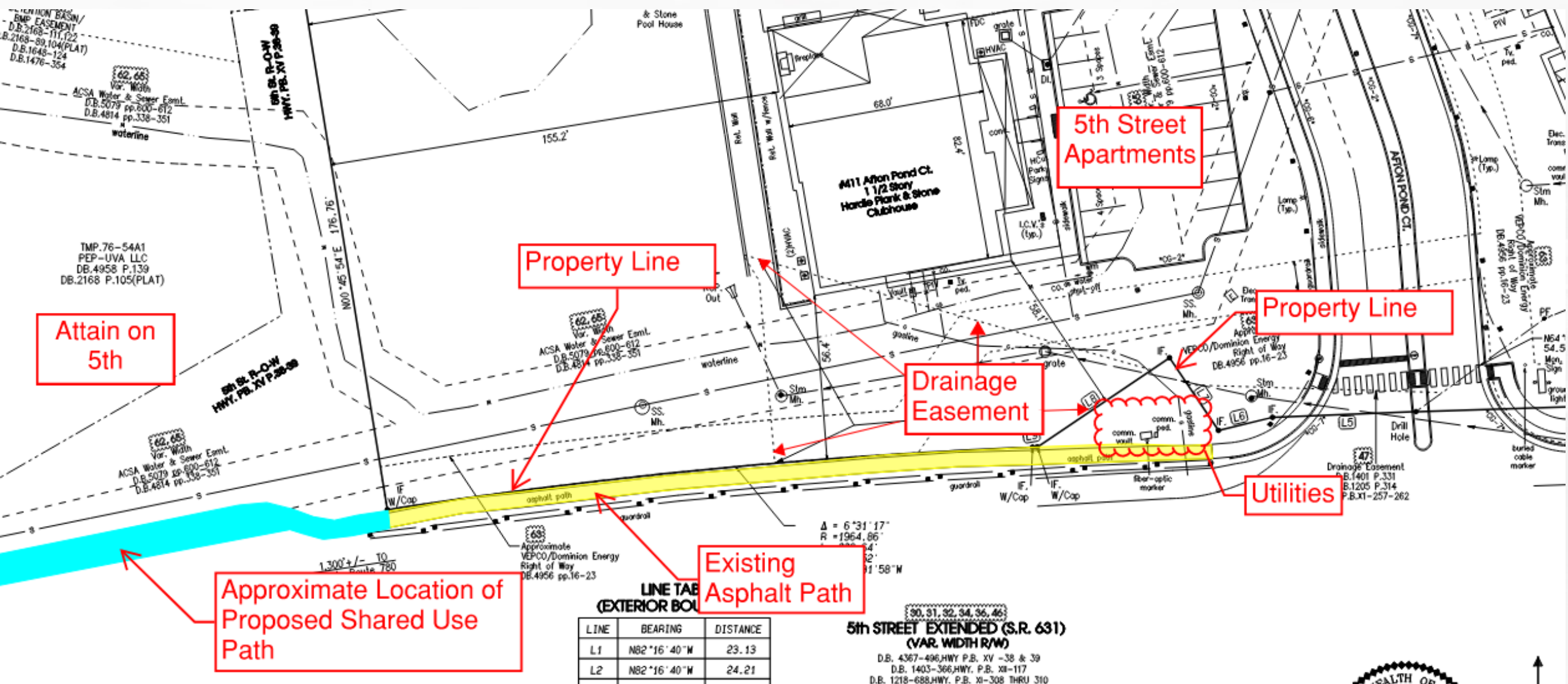
Existing Paved Path Along 5th Street-
From Attain on 5th Looking North
towards 5th St. Apartments



Existing Paved Path Along 5th Street-
From 5th St. Apartments Looking South
towards Attain on 5th



Fifth Street Apartments Survey of Frontage



School Capacity

- The additional density is expected to add a total of 18 potential students.
- Burley Middle School & Monticello High School have sufficient capacity for the students added.
- Mountain View is currently over capacity, but a new school has been funded and is under construction. It's expected to be complete about the same time as the Proposed Project.

	Apartments/Multi-Family
Mountain View Elementary	8
Burley Middle	5
Monticello High	5
Total Phase 2 Units:	165
Total Potential Students:	18

