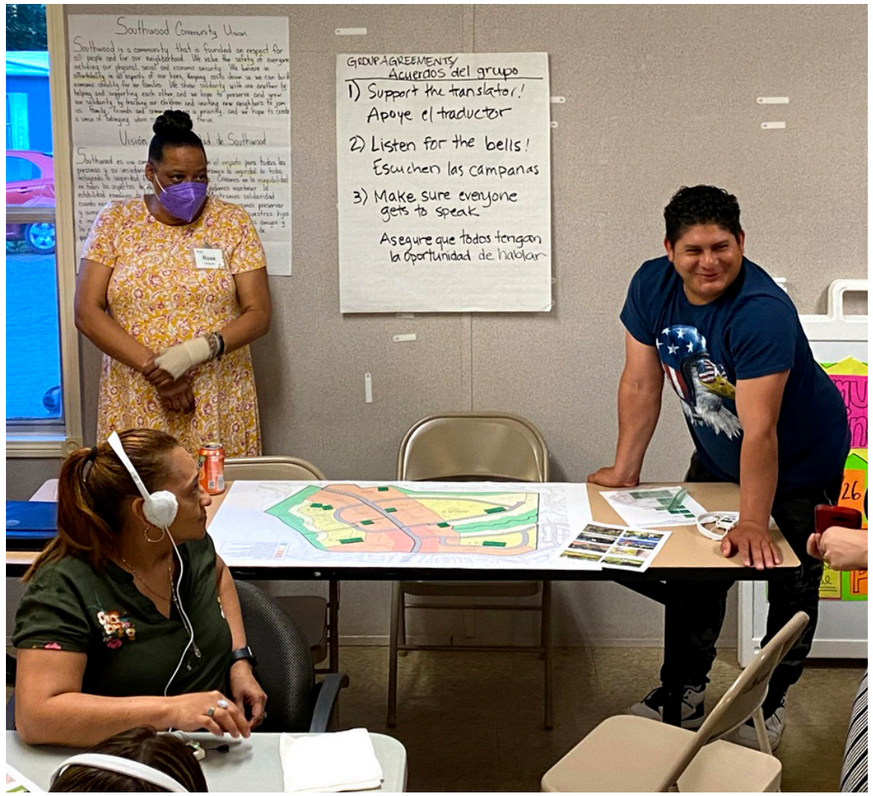


Southwood Phase II
A Neighborhood Model District
Code of Development

October 18, 2021
Revised February 21, 2022

Table of Contents

1.0 Introduction 3
Internal ARB 5
2.0 Evaluation Criteria 6
3.0 Application Plan and Code of Development 9
Existing Conditions at Southwood 9
4.0 Block Plan — General Description 11
Blocks 11
5.0 Land Uses by Block 13
Definitions 13
General and Supplemental Regulations 13
6.0 Density and Square Footage by Land Use Classification 17
7.0 Built Form Requirements by Land Use Classification 18
8.0 Green Space and Amenity Requirements by Block 20
Definitions 21
9.0 Framework Streets 24
Possible Waiver Streets 24
Traffic Impact 25
Street Sections 25
10.0 Affordable Housing 26
11.0 Attachments 26



Phase 2 Redevelopment Meeting, June 2021

1.0 Introduction

Most development in the Charlottesville/Albemarle area is greenfield in nature. Traditionally, lands sold by resident landowners are developed for new communities. Redevelopment of Southwood differs from this traditional model in a number of ways; the most obvious of which is the existing trailer park community. Currently, Southwood is a 120-acre residential trailer park serving the housing needs of roughly 1,300 residents of Albemarle County, residents who are the foundation of the vibrant community and culture that exists today — but in an unsustainable physical environment.

The overall development philosophy envisions a multi-phase approach, allowing groups of residents to design their replacement neighborhoods to their specific needs and desires. The replacement housing site for the first of these cohorts, the early adopters, is located in Phase 1. The replacement housing site for subsequent cohorts will be in Phase 2.

Southwood is located along Old Lynchburg Road, just south of the City of Charlottesville where the four lane divided street transitions to a two-lane rural road (Figure 1). The property is within the Southern and Western Neighborhoods Development Area, one of the County's five designated Development Areas. It is surrounded by a mixture of residential and institutional/public uses and shares its southern property line with the Biscuit Run Park.

Phase 1 was planned within the project's undeveloped thirty-four acres that included the land swap tract (part of the original Biscuit Run NMD) and perimeter areas that have hidden the trailer park for years. Within this undeveloped acreage, resident planners provided for significant replacement housing and an increase in the country's overall stock of affordable housing. The Phase 1 Code of Development established dwelling units for a mixture of incomes and a mixture of uses, and provided the opportunity to continue the informal services offered within the community into occupations or other business ventures.

The resident planners chose to start on greenfield lands to provide a way for the community to redevelop without requiring off site rehousing. Phase 1 provides for the rehousing needs of a minimum of 90 Southwood families, additional affordable opportunities via 121 Low Income Housing Tax Credit (LIHTC) apartments, and a range of market-rate purchase options. As these families relocate into their new homes, redevelopment opportunities open up within the existing trailer park, allowing development to "leapfrog" from one area to the next.

Phase 2 is planned within the 93.33 acres of the existing Southwood mobile home park. The maximum number of proposed residential units in Phase 2 is 1,000 units. Included in this 1,000 units is the remainder of the replacement housing which will increase the County's overall stock of affordable housing by hundreds of units. Similar to Phase 1, Phase 2 will provide dwelling units for a mixture of incomes and will allow for a variety of non-residential uses. Pursuant to the Uniform Relocation Assistance and Real Property Acquisition Act (URA), Habitat provided General Information Notices (GIN) to Southwood residents in 2019. There are currently 317 Southwood residents with GINs. Critically, Phase 2 will provide on-site housing options for each Southwood resident with a GIN who wishes to remain.

The Conceptual Yield Study (Figure 2) provides a visual representation of one of the possible outcomes provided through this Code. The drawing shows conceptual locations for the larger man-made elements such as the street network, buildings and parking, and public areas.

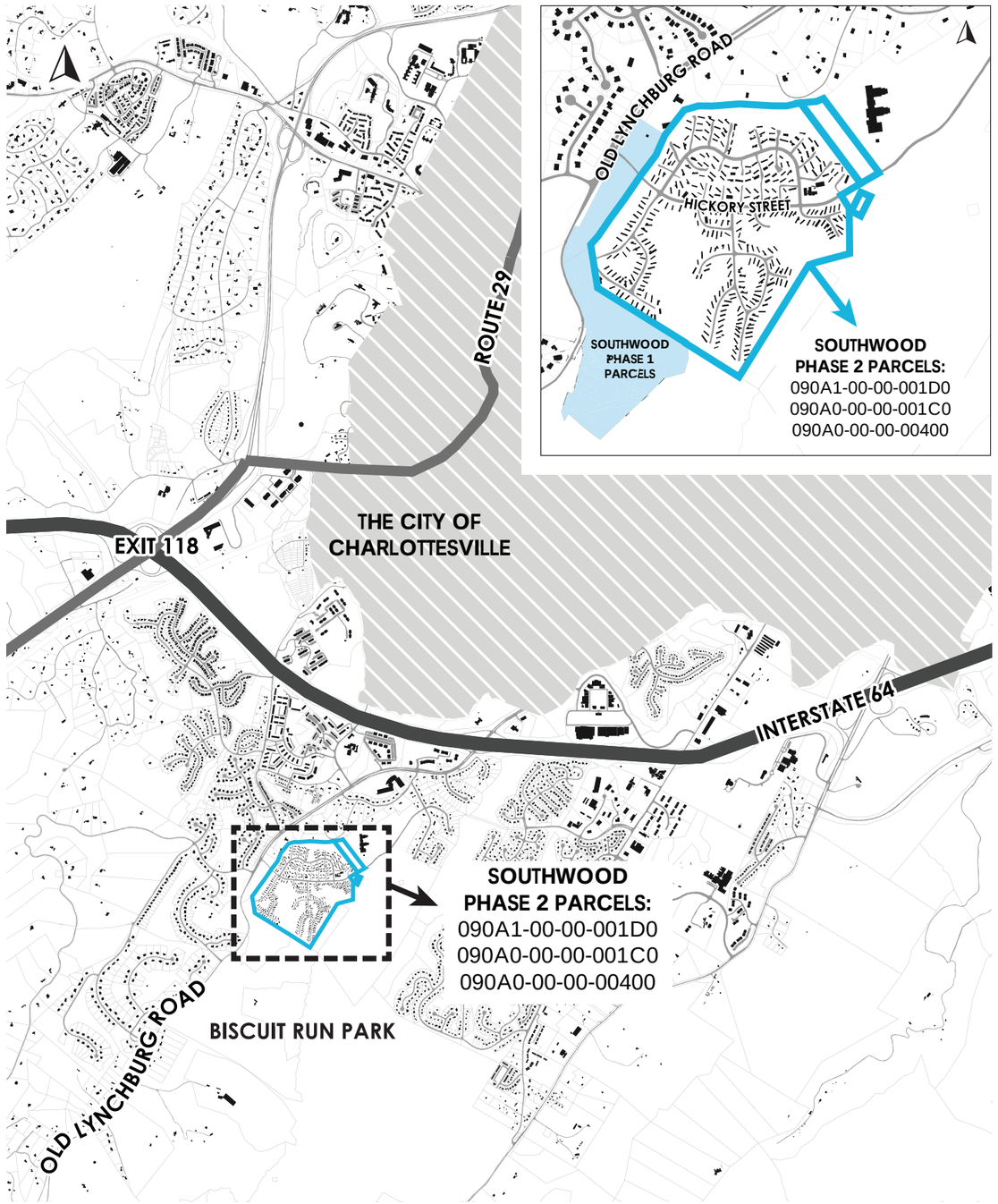


Figure 1: Regional Context and Vicinity Map



DCS Design created this conceptual yield study in 2021.

Figure 2: Conceptual Yield Study (for Illustrative Purposes Only)

In early 2021, Greater Charlottesville Habitat for Humanity finalized a redevelopment phasing plan to ensure that existing Southwood residents will not be displaced during Phase 2 redevelopment. Habitat also hired a Rehousing Manager to implement the plan. This plan allows the existing community to continue to be the foundation of the redevelopment by keeping residents on site throughout the development process. Key components of the community that would be lost through temporary off-site housing are preserved. For example, children can continue to attend the same schools and families can remain in close proximity to amenities like the Boys and Girls Club. Habitat's goal is to provide all necessary temporary housing on site, although there may be certain circumstances requiring temporary housing to take place off-site.

This document was prepared with the comprehensive participation and approval of the resident planners and represents their approach towards the redevelopment of their own neighborhood.

Internal ARB

An internal Southwood Architectural Review Board will review individual submissions for a new building or village's compliance with the Southwood Community Design Guidelines which specifies requirements for architecture, landscaping, buffer, screening and other standards. The Community Design Guidelines, completed in April 2021, will be revised to include Phase 2. The ARB's specific guidelines governing the quality and characteristics of the Character Areas will be determined, maintained, and periodically updated by the Southwood Architectural Review Board. The ARB was established prior to issuance of first building permit in Phase 1 and will be composed of at least 51% legacy Southwood residents until the issuance of the final certificate of occupancy for Phase 1. Before the first issuance of a building permit for Phase 2, the ARB shall be composed of 100% Southwood residents and will remain in place at least until the issuance of the final building permit for Phase 2.





Phase 2 Redevelopment Meeting, June 2021

2.0 Evaluation Criteria

As envisioned in the purpose and intent of the Neighborhood Model District set forth in Chapter 18 Section 20A.1 of the Albemarle County Code, the Plan of Development for Southwood has been designed to further the following principles:

Pedestrian Orientation: This plan envisions sidewalks on all Framework Streets as well as a 5,000 foot trail running from the terminus of the primitive trail within the green space area of Block 7 to the north eastern edge of Block 12, providing pedestrians with varied and secure options for mobility through all areas of Phase 2. Because of this redundant system, there may be locations where it would be appropriate to have a sidewalk present on only one side of any Framework Street. This would require a waiver from the Planning Commission during the site planning stage.

Mixture of Uses: Phase 2 allows for a wide range of commercial and residential uses, with the most intensive uses focused in Blocks 25-34 along Hickory Street and less intensive uses in Blocks 16-24. The uses proposed in this Zoning Map Amendment have been designated by community leaders and have been memorialized in the enclosed use tables.

Neighborhood Centers: The Neighborhood Center Special Area begins at the intersection of Hickory Street and Old Lynchburg Road. This area serves as the entrance to the new Southwood, and as such is the most appropriate area for more intensive uses. Building regulations at this area support an appropriate scale to create non-residential opportunities and an activated street edge.

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Mixture of Housing Types and Affordability: The Habitat homeownership model, alongside affordable rentals, provided by Habitat, and innovative outside partnerships, will provide sustainable affordable products available to a wide range of area median incomes. There will be ownership or rental structures to fit with the goals and aspirations of the community and the market. The Code of Development allows for a wide range of housing types such as single-family detached, single-family attached, townhomes, duplexes, condominiums, apartments, and flexible use structures. At least two (2) different residential building typologies shall be provided in each Block where residential uses are permitted to ensure a varied built environment. Additional details about affordable housing are found on page 26.

Interconnected Streets and Transportation Networks: The main road network proposed for Phase 2 will set a framework for developing a modified grid that both adapts to, and preserves the landscape to the extent possible. It will enable an interconnected street system that will make travel intuitive. This network will be established with the opportunity for logical connections into the future phases of Southwood redevelopment and to the future Biscuit Run Park. This plan will prioritize a continuation and augmentation of the existing transportation partnership between the City of Charlottesville and Albemarle County which brings bus service to Southwood.

Multi-Modal Transportation Opportunities: The Southwood community will provide multi-modal transportation opportunities to ensure that all residents are able to safely and efficiently travel to their jobs, schools, and other resources in the area. Hickory Street will be pedestrian-oriented with sidewalks and at least two stops for transit. An existing bus stop is located along Hickory Street near the center of Phase 2 but the project intends to encourage additional bus stops within the development where possible and where requested by the Charlottesville Area Transit system. The project also intends to encourage bike and pedestrian connectivity to a trail network outside of the Southwood community.

Parks, Recreational Amenities, and Green Space: This plan proposes the preservation of more than 18 acres of natural green space made up of sensitive ecological zones such as floodplain, stream buffer and steep slopes. Over 19 acres are provided that contain both active and passive recreation opportunities such as a central park area, dog parks, playgrounds, trails, areas for informal play, and picnicking. Connections to adjacent trails within Biscuit Run park will be provided, along with a potential trailhead, that will allow the residents of Southwood to take advantage of programmed amenities that are located within walking distance to Southwood in Biscuit Run Park.

Buildings and Spaces of Human Scale: Maximum building heights proposed in this rezoning enable an urban form at a pedestrian-friendly scale. Pedestrian-centered street design and continuous sidewalks invite the neighborhood to engage with their community and create a neighborhood with a strong sense of place.

Relegated Parking: This plan envisions some alleys to allow for rear-loaded parking whenever appropriate, feasible, and allowable, and to minimize curb cuts. The parking plan allows flexible solutions like surface lots, on-street parking, and shared driveways to allow for ample parking that can be responsive to exact site and conditions the future development presents. The parking requirements will allow Southwood residents to have flexibility in locating required residential parking spaces to allow the neighborhood design flexibility to meet resident needs.

Redevelopment: This plan proposes the redevelopment of the existing Southwood Mobile Home Park into a mixed-use, mixed-income community. All new buildings should orient towards streets when possible and curbside parking should be provided along these streets where it is permitted by VDOT. Public streets will have sidewalks and street trees to create a comfortable and safe pedestrian environment. Existing natural features will be preserved to the extent possible and several new green spaces will be created throughout the community.

Respecting Terrain and Careful Grading and Re-Grading of Terrain: The team of landscape architects and environmental engineers that have been advising the redevelopment of Southwood have taken into consideration the unique conditions and topography present on this site. The road network's design will respond directly to existing grades and promote the preservation of the natural areas at the edges of the site. All development shall comply with Chapter 18 Section 30.7 of the Albemarle County Code.

Clear Boundaries with Rural Areas: Southwood is located at the southern edge of the growth area and is bordered to the south by County-leased parkland, serving as a natural and abundant barrier between this residential urban development and the rural areas to the south. The nearest rural areas are 0.5 miles to the west and 1.5 miles to the south. Southwood has provided green space along the property line to allow for a buffer and transition to Biscuit Run Park

Consistency with the Comprehensive Plan

The proposed community is consistent with the Comprehensive Plan's designation of Urban Density Residential with a Center and Parks and Green Systems. Urban Density Residential contemplates an average density of 6.01-34 dwelling units per acre (DUA). At up to 1,000 units across the entire 93.33 acres the Project density is 10.7 DUA, within the recommended range of the Comprehensive Plan. The net density of the Project is approximately 15 DUA, based on 65.61 acreage available outside of environmental features and areas designated as Parks and Green Systems, which is still well within the recommended density range of the Comprehensive Plan. Existing R-2 zoning would permit approximately 187 dwelling units (not including any bonus density), whereas the Comprehensive Plan Land Use Map calls for over 6 DUA, up to 34 DUA.

Objective 5 of the Development Areas chapter of the Comprehensive Plan is to "promote density within the Development Areas to help create new compact urban places." Therefore, it will further the goals of the Future Land Use Plan of the Master Plan by providing up to 1,000 dwelling units (including affordable units) close to employment areas and on an existing transit line.

The Center designation and supporting language within the Master Plan specific to Southwood, recommends a mixed-use community, and that a retail and/or services area should be provided for the neighborhood. Phase 1 included 50,000 SF of non-residential; however, only a maximum of 10,000 SF will likely be located there at the outset. Phase 2 is proposing up to 60,000 SF of non-residential which will address the recommendations of the Master Plan to provide a mixed-use community and a retail and services area for the neighborhood. It is anticipated that these uses may include a childcare center, community center, Boys and Girls Club, incubation space for resident businesses, and other commercial office and retail uses.

Proposed Impact on Public Facilities and Infrastructure

The Phase 2 development of Southwood will extend east on Hickory Street from the existing Old Lynchburg Road entrance. Hickory Street will follow the existing road alignment to allow for phasing of development within Phase 2, maintaining the commitment to non-displacement of current residents. Through VDOT design standards, that portion of Hickory Street traveling through the Property will be transformed from a private road to a public road that will provide a parallel public street and access off Old Lynchburg Road. The Applicant will also engineer (at least 30% completion) to VDOT secondary public road standards that portion of Hickory Street that extends off-site and involves several off-site properties from the southern boundary of the Property to the intersection with Oak Hill Drive.

Redevelopment of Southwood Phase 2 will include upgrading Hickory Street from a private road to a public thoroughfare, which will alleviate traffic on Old Lynchburg Road. The project will establish a parallel network of transportation alternatives—Hickory Street for vehicles and pedestrians, and trails for walking. The Applicant will design Hickory Street to VDOT public road standards with design and construction drawings to be completed in 2022. The construction schedule of Hickory Street will depend on outside funding. Further, the Applicant is proffering a 10-space parking lot for use as a park and ride or trailhead, as determined by the County (or contribution of $50,000 toward a public lot on public property).

Both water and sanitary utilities will be extended into the Phase 2 development. The existing sanitary line, which follows the stream, along the south end of the parcel, is well positioned to accept the flow from the second phase of development. Connection to the existing sanitary line will need to be designed and constructed with care, as it is located in the Water Protection Ordinance buffer, however connections of this type are allowed per the ordinance. This Project, if approved, will result in the decommissioning of approximately 200 failing septic systems, replaced by public sewer.

The existing asbestos waterline network will be demolished in phases, supporting an overall phasing for the second phase of development. All new development will feature new water metering, no longer relying on the master meter configuration for the current development. Coordination with the Rivanna Water and Sewer Authority and Albemarle County Service Authority will continue as Phase 2 develops, including both during the rezoning application and the site plan submissions. Due to the existing water and sewer users, Habitat for Humanity will continue to work with the Albemarle County Service Authority (ACSA) as it relates to credits for tap fees, as users are brought onto the system and the master meter is eventually phased out completely.

Southwood's primitive trail system will allow residents and the community to enjoy the natural areas and terrain, including the stream that runs along the western and southern borders of Phases 1 and 2. Further, the Southwood trail will be extended and connected to Biscuit Run Park by public interconnections. This connectivity will extend the recreational opportunities and green space of Southwood through the 1,000+-acre Biscuit Run Park, affording the entire Southwood community unprecedented active and passive recreational opportunities. This pedestrian connectivity will also mitigate the traffic impacts of Biscuit Run's single entrance, providing a gateway into the park for the southern and western neighborhoods of the county, obviating a long drive down Route 20 to the east.

The Southwood community is located in one of the County's Priority Areas. The Comprehensive Plan identifies these as places where infrastructure is planned and needed to help support existing and proposed development. The County believes that adequate infrastructure should be in place before or concurrent with development to avoid adverse impacts of new developments on existing residents and property owners.
Southwood is in the Mountain View Elementary School district. Mountain View has been near or over capacity for approximately five years. The closing of Yancey Elementary has contributed to the overcapacity problem. In 2019, the Long-Range Planning Advisory Committee (LRPAC) recommended expanding and renovating Mountain View Elementary as a short-term capacity solution. The County approved a $6.1M budget to construct six new classrooms and cafeteria addition. The project is scheduled to begin construction this year.

In 2021, the LRPAC recommended a Mountain View Capacity Project for long-term capacity solutions. Following planning meetings of the Master Planning Study committee, County planning staff, and the community held throughout 2021, consultant RRMM Architects issued its Mountain View Capacity Update on December 2, 2021. The report notes that the following options that were considered but not recommended based on participant input:

- Build new Early Childhood (Pre-K and K) building on Founders Place Site
- Move one or more grade levels from Mountain View Elementary School to Walton Middle School
- Build additions to increase capacity of Red Hill Elementary School by 200 students and redistrict students from Mountain View Elementary School to Red Hill Elementary School
- Build a new 400-500 seat PK-2 school in the Mountain View Elementary School attendance zone. Current Mountain View Elementary School becomes a 3-5 school
- Build additions on to Mountain View Elementary School to increase the capacity to 800-850 seats
- Build a new 800-850 seat school to replace Mountain View Elementary School on an acquired site
- Based on input received, the consultant recommended construction of a new 400-450 student capacity elementary school that would increase overall capacity in conjunction with the existing, expanded Mountain View. The timeline for completion of the new school, projected to cost $42M plus land acquisition cost, is five years so that it potentially could be open for the 2026/27 school year.

The Subdivision Yield Analysis (prepared by Cooperative Strategies for Albemarle County Public Schools on August 23, 2021) was provided by Schools as the most current and precise method for calculating the potential number of students to be generated by a new residential development. Based on the applicable multipliers for the estimated housing types, the maximum number of new homes in Phase 2 would add an estimated 190 students to the school system over the 15-20 year build-out of Phase 2, 95 of whom would be elementary students (Table 1). That is, the estimate of 190 new students is based on the maximum 1,000 units as if they were constructed at one time, whereas student numbers will increase incrementally over the 15-20 year build-out of Phase 2. Moreover, Habitat homes are sold with deed covenants that incentivize long-term home ownership. Therefore, children growing out of the school system will not be replaced by new children at the frequency that would occur in homes held for shorter time periods.

The County recognizes that the school district has an existing capacity challenge and will need to take steps to solve the issue as the County's school population grows. However, based on the extraordinary affordable housing contribution that Southwood is making to the County, the Applicant is not able to give the County a school site at no cost. As outlined in more detail below, providing affordable housing is very costly and must be weighed against any applicant's ability to provide other contributions to public facilities. The Applicant instead will proffer an approximately 5.7-acre school site for potential sale under certain terms and conditions.

Habitat is a non-profit organization with a mission to provide safe, decent, affordable housing to those with lower incomes. The Greater Charlottesville Habitat is the most productive affiliate in the country for a service area of its size, having averaged 20 homes built and sold annually over the past ten years and having developed nine mixed income communities. Habitat sells homes at its cost to build, providing no-interest loans specifically tailored to each homebuyer's financial profile. Almost all sales involve deferred and forgivable mortgages and other funding sources that further reduce the actual amount buyers pay. The construction and development costs are funded by a complex combination of grants, donor funds, and cross-subsidies from market rate lot sales. Far from profiting from providing affordable homes, Habitat leaves substantial subsidy in every home it builds because the cost of construction far outweighs the amount its buyers can afford. At Southwood, the sale of lots to market rate builders is critical to providing funding to develop the infrastructure and build the affordable homes.

That means that the loss of a 5-6 acre site, at the density permitted, costs Habitat the revenue from the sale of approximately 18 two-over-two townhome-styles condominiums (or even more multi-family units). At $85,000 per lot, this developable land is worth $1.5M per acre, and the forgone revenue from a school site would exceed $9M. Habitat cannot simply give land of that value to the County without sacrificing its ability to provide homes to needy families.

The County is interested in a school site on Block 34 of the Project, which is an area of the existing trailer park that is on public sewer and so is not experiencing the severe infrastructure failures of other areas. For that reason, Block 34 is slated to be the last area to be redeveloped in the project. Residents in areas experiencing septic backups and other serious quality of life issues must be relocated into new homes first. Therefore, should the County decide to purchase and develop a school site in Block 34, it will need to accept the responsibility of rehousing the families in the approximately 30 trailers in the potential school site area who will be displaced many years sooner than planned.

TABLE 1: PHASE 2 PROJECTED STUDENT GENERATION

	TOTAL NUMBER OF UNITS	ELEM. SCHOOL STUDENT GENERATION RATE	TOTAL NUMBER OF ELEM. STUDENTS	MIDDLE SCHOOL STUDENT GENERATION RATE	TOTAL NUMBER OF MIDDLE SCHOOL STUDENTS	HIGH SCHOOLS STUDENT GENERATION RATE	TOTAL NUMBER OF HIGH SCHOOL STUDENTS
RENTAL APARTMENTS	150	0.05	8	0.03	5	0.03	5
SINGLE FAMILY	500	0.14	70	0.06	30	0.09	45
STACKED TOWNHOUSES	350	0.05	18	0.02	7	0.01	4
TOTALS	**1,000**		**95**		**42**		**53**

TOTAL NUMBER OF PROJECTED STUDENTS IN SOUTHWOOD PHASE 2: 190

Impact on Environmental Features

This site is surrounded by natural features, such as streams, small areas of wetlands, and steep slopes. Each feature defines this area and has become important to the resident community to be preserved and honored in the Southwood redevelopment. Members of the resident design team have walked the site and acknowledged the environmental features that make it unique, focusing on ways to preserve and integrate each of these areas into the development.

The infrastructure and potential layouts carefully consider preserving these areas, while also making them accessible, allowing the environmental features of the area to be available for resident enjoyment. This access will be through a trail network developed in coordination with the Parks and Recreation department.

The streams and wetlands on the site will be preserved in a way to honor the natural habitats associated with each in partnership with the County of Albemarle. Restoration of some of the streams is being contemplated. In addition, critical slopes are being honored throughout the property and stormwater and sanitary pipes will be located to minimize disturbance of steep slopes and environmental features. When utilities are required to pass through steep slopes, all grades will be restored to their predevelopment state. All Residential Lots shall be outside of stream buffers, preserved slopes, and floodplains to protect these sensitive areas.

Strategies for Shared Stormwater

Blocks 16-24 will feature a mix of residential type units, but will primarily be of a lower density, resulting in less impervious surface and therefore a lower amount of required water quality treatment. Conversely, Blocks 25-34 will feature a denser development, having a higher ratio of impervious surface and a greater need for water quality treatment. While all Blocks will look to use non-proprietary measures such as bioretention, infiltration, and preservation of wooded areas, Blocks 25-34 will most likely require some form of proprietary treatment While all water quality measures approved by DEQ will be a part of our toolbox during design, we will have a focus on the different areas as noted. Additionally, off-site water quality credits, in accordance with DEQ may also be used to meet requirements.

Water quantity requirements will be met on-site by outfalling directly to the stream, within the 100-year floodplain, demonstrating they are 1% or less of the overall drainage patterns, or through meeting the energy balance equation. Water quantity requirements will meet Virginia Stormwater Management Program (VSMP) regulations. At least 75% of required nutrient reductions will be provided on-site by stormwater management strategies.

Grading

An overlot grading plan and final design of retaining walls shall be reviewed and approved in conjunction with the site and subdivision development plans for Southwood Phase 2. Retaining walls shall be a maximum of six (6) feet in height, as measured from the top of wall to the finished grade at the bottom of the wall. The overall retained height may exceed six (6) feet with multiple stepped walls or, at the discretion of the Director of Community Development, in a single wall.

3.0 Application Plan and Code of Development

The following sections of this document include the Application Plan and the Code of Development for Phase 2 and are designed to work together to detail the design approach and provide specific metrics for the various design elements.

Existing Conditions at Southwood

Habitat for Humanity of Greater Charlottesville is implementing a national model, community-based redevelopment process at Southwood Mobile Home Park. Southwood is currently home to roughly 1,300 people in 317 trailers on 93.33 acres, and like many trailer parks across the nation, aging infrastructure, tenure insecurity, severe development pressure and a housing stock that was largely built prior to HUD safety standards, mean that this vibrant community of hard-working families was on the brink of permanent erasure prior to Habitat' s purchase of the property in 2007. Through the process of physical redevelopment, Southwood will be transformed into a sustainable, mixed-income, mixed-use village without resident displacement, transferring physical, legal, and emotional ownership of the neighborhood to the families and neighbors who call it home.

The Southwood Mobile Home Park is served by private water and sewer systems. Public water is provided through the park's private water distribution system. Wastewater north of Hickory Street is collected through a private sewer network and eventually conveyed westward to the public sewer system. Wastewater south of Hickory Street is collected via smaller networks and ultimately treated in septic fields. Both utility systems are aged and failing.

Several septic fields have been located so far in Phase 2. All of these fields are failing and the remaining septic fields throughout the property are expected to be in a similar condition. All new homes in the Southwood community will be connected to public water and sewer.

Similarly, the private road network is aged and in need of significant repairs and upgrades to meet current VDOT standards. Habitat intends to utilize Traditional Neighborhood Design standards (TND) for roads in the development. All new public roads in the Southwood community will be constructed to VDOT standards.

During the Phase 1 planning process, resident planners developed a Preliminary Phase 2 Regulating Block Plan (Figure 3) to show how the concepts they created in Phase 1 could seamlessly extend into Phase 2. The Preliminary Plan identified conceptual densities, a conceptual road network, and a neighborhood center. The exhibit was included in the Phase 1 Code of Development to provide a general sense of what the resident planners envisioned for Phase 2.

The Proposed Phase 2 Regulating Block Plan (Figure 4) developed for this rezoning is very similar to the Preliminary Phase 2 Regulating Block Plan. In the Proposed Phase 2 Regulating Block Plan, the green space buffer is maintained along the edges of the development. Lower density residential uses continue to border the green space buffer, Biscuit Run Park, and the adjacent low-density Oak Hill neighborhood. Higher density residential and non-residential uses are concentrated near the core of the development. Both the Preliminary and Proposed Phase 2 Regulating Block Plans allow for Urban Density Mixed Uses on the eastern side of the development along Hickory Street in the area of Blocks 30 and 34. This area may be ideal for another center of high-density residential and/or mixed uses similar to the Piedmont Housing Alliance (PHA) buildings in Blocks 11 and 12 of Phase 1.

One significant change is Neighborhood Mixed Use/Neighborhood Places is no longer a Land Use Classification in Phase 2 from the Phase 1 Code of Development. The intention of this Land Use Classification in the Phase 1 Code of Development was to designate areas to mediate intensity and provide connection. During Phase 1 site planning, resident planners and Habitat staff found that these areas of mediation and connection were organically established evenly throughout the site and did not need to be specifically designated in the Code of Development.

Figure 3 also shows how Phase 1 and Phase 2 relate to one another. Where Phase 2 borders Phase 1, the Land Use Classifications are mirrored to create a seamless transition between Phases. The main vehicular connection between Phase 1 and Phase 2 is the Hickory Street thoroughfare. Another critical vehicular connection will be at the intersection of Blocks 5, 7, 16, and 21. Other vehicular and pedestrian connections between the Phases shall be provided at appropriate locations to create connectivity.

The Proposed Phase 2 Regulating Block Plan is the basis for the Application Plan (Figure 5). This plan establishes the Blocks which guide the development of the community. Additionally, it identifies Hickory Street as the primary spine street, the first connection from Phase 1 to Phase 2, and the approximate locations of key intersections connecting those roads to future neighborhood streets. It also establishes the location of the trail network.



Existing utility infrastructure at Southwood is failing and it is creating challenges for construction crews as they develop Phase 1.

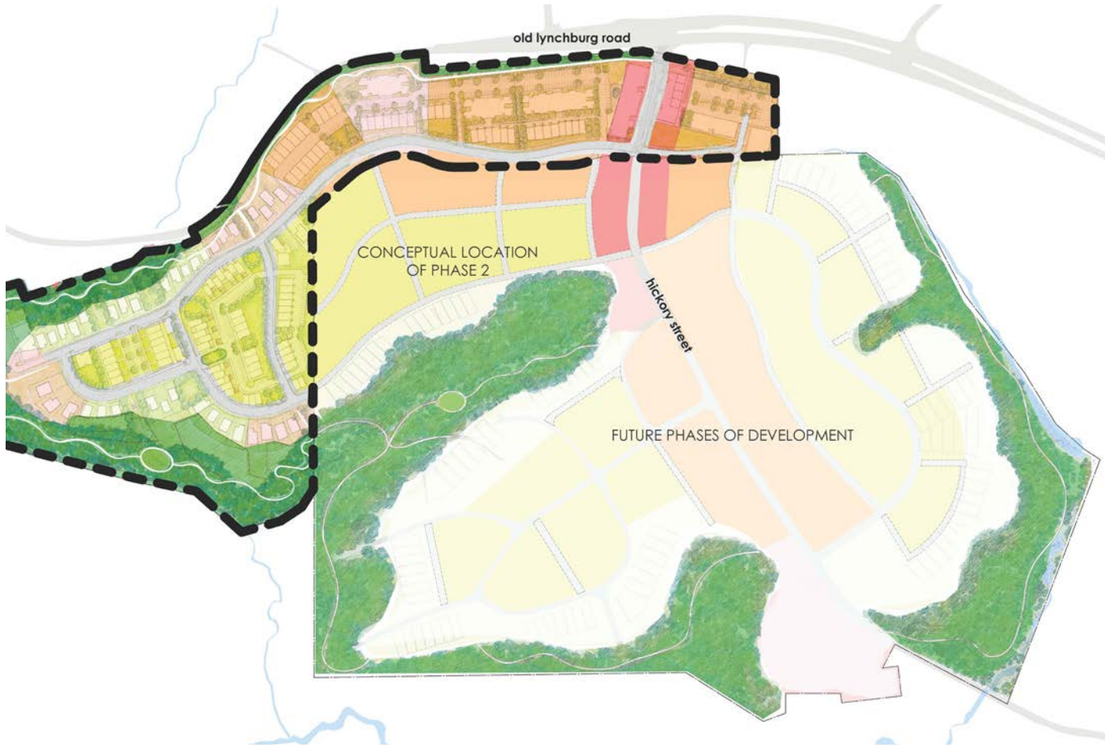


Figure 3: Preliminary Phase 2 Regulating Block Plan in Context

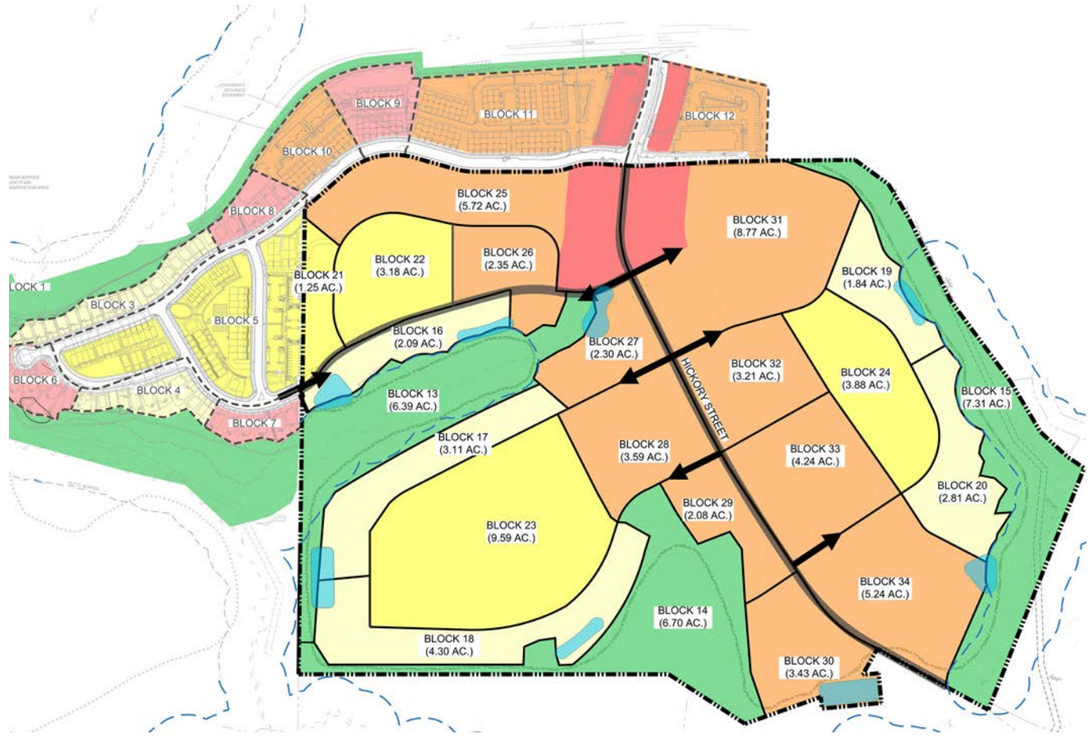


Figure 4: Proposed Phase 2 Regulating Block Plan in Context

4.0 Block Plan — General Description

The project consists of general areas that are characterized by land use as primarily green space, residential, or mixed use. These areas may also include special designations, such as neighborhood center and place-making locations, that are specifically identified by the County's Comprehensive Plan or through resident engagement.

Blocks

Land use, density regulations, and built form characteristics in Southwood Phase 2 are governed by Blocks. The Framework Street network shown in Figure 5 helps to establish the layout of the Blocks. Hickory Street, the existing main road through the Southwood community, is one of the Framework Streets in Phase 2. Several other Framework Streets, with approximate locations shown by the black arrows, will be constructed in Phase 2. The internal network of Framework Streets and other smaller streets is yet to be determined. These networks will be developed during site planning meetings with the Southwood community. Every effort will be made to ensure a high degree of connectivity throughout Phase 2.

Applicable setbacks and building regulations shall be measured from the adjacent right of way. Approximate acreages of each Block are provided in the supporting tables. The actual acreage of Urban Density Mixed Use Blocks may deviate by no more than 15%; however, all other Blocks may deviate by no more than 30%.

Green Space – Blocks 13 through 15

Blocks 13 through 15 designate green space along the perimeter of the development. While other Blocks contain additional green spaces, these three Blocks are used to protect environmental features such as floodplains, stream buffers, and preserved slopes and match those areas designated as Parks and Green Systems within the Master Plan. The Green Space Blocks also provide visual softening and screening and offer a natural amenity to the larger community.

Residential and Mixed Use – Blocks 16 through 34

Blocks 16–34 are primarily designated for residential use, although certain non-residential uses are permitted. Density and intensity of non-residential uses vary by Block. In general, the core/interior of the community will have higher density units and the edges will have lower density units. Similarly, non-residential uses will appear more frequently in the core of the community and less frequently along the edges. The core of the community can be characterized as the Blocks along Hickory Street and bordering Southwood Phase 1. The edges of the community can be characterized as the Blocks that border the Green Space Blocks. These Blocks will provide pedestrian connections from the street network to the perimeter trail network when possible. "Place-making" reference points can be found throughout the edge Blocks. These place-making reference points allow transition and connection between the developed community and the natural amenity and trail system while creating a varied pedestrian experience and destination 'nodes' along the streets.

Multi-family residential units and commercial businesses will likely be located in parts of Blocks 25-27 and Block 31, with the possibility for similar uses in parts of Blocks 30 and 34. These Blocks will provide an opportunity for mixed-use and/or for neighborhood commercial centers, similar to those found in Blocks 11 and 12. This could allow for a further increase in the County's stock of affordable rental housing and/or business incubation opportunities. At least three Residential Villages will be found throughout the community.

Residential Village

Blocks 21-24 allow for the most flexibility in design and use per site conditions and the Code of Development. These Residential Village areas will provide a mixture of housing types and allow for smaller residential groupings on public or private amenities or streets. Alleys, greenways, and/or internal sidewalk connections between residences and public amenities are permitted.

Neighborhood Center Special Area

A Center designation is shown in the County's master plan in the general area near the entrance of Hickory Street and Old Lynchburg Road. As such, the Code of Development focuses the most intense and highest density uses in this area. Through the use of building heights, existing and new buffers, building setbacks, and top floor stepbacks, the built form standards accommodate higher density and frame Hickory Street while ensuring pedestrian orientation and guiding the focus away from Old Lynchburg Road and towards the first internal intersection of the Southwood community.



Conceptual Rendering — Interior View of the Neighborhood Center Special Area

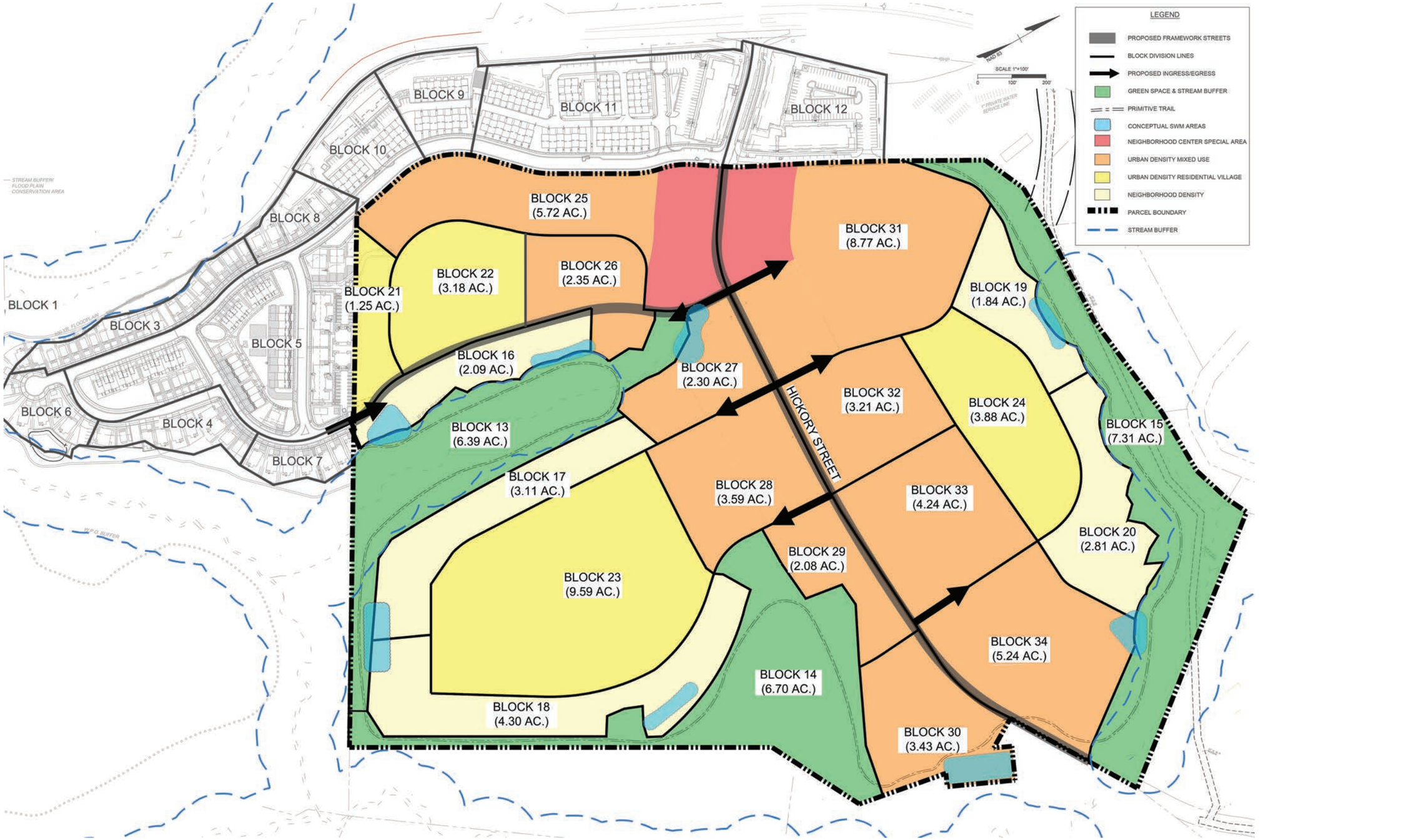


Figure 5: Application Plan

5.0 Land Uses by Block

Definitions

The following definitions supplant those found within Chapter 18 of the Albemarle County Code and in some cases define new uses and supplemental design standards.

Accessory Apartments: A separate, independent dwelling unit clearly subordinate to the principal single-family dwelling unit, as distinguished from a duplex, or other two-family dwelling.

Flexible Use Structure: A separate, independent, accessory structure detached from or attached to, and located on the same parcel as the principal single-family dwelling unit, as distinguished from a duplex, or other two-family dwelling.

Event Hall: A community space to be maintained by the neighborhood association or some other third-party organization or business, that can accommodate a variety of special events, public assemblies, and celebrations open to rent to the neighborhood and outside community. The event hall shall comply with minimum parking requirements for public assemblies in compliance with the Albemarle County Zoning Ordinance.

Urban Agriculture: An agricultural use as defined in Chapter 18 Section 3.1 of the Albemarle County Code notwithstanding any accessory processing facilities other than allowable accessory units, structures, and/or sheds and including the keeping of allowable animals as described below.

General and Supplemental Regulations

Accessory Apartments: Each accessory apartment shall be subject to the following:

Not more than one (1) accessory apartment, attached or detached, shall be permitted with any single-family dwelling.

a. The gross floor area devoted to an accessory apartment shall have a minimum gross floor area of 200 square feet and not exceed 1,000 square feet or 50% of total gross floor area of the main dwelling unit, whichever is greater.

b. The gross floor area of an accessory apartment shall not be included in calculating the gross floor area of the main dwelling unit for uses such as home occupations as provided in Chapter 18 Sections 5.2 and 5.2A of the Albemarle County Code and other similar uses in this chapter whose area within a dwelling unit is regulated.

c. An accessory apartment shall enjoy all accessory uses availed to the main dwelling, except that no accessory apartment shall be permitted as accessory to another accessory apartment.

d. A single-family dwelling which adds an accessory apartment shall be deemed to remain a single-family dwelling and shall be considered one (1) dwelling unit for purposes of area and bulk regulations of the district in which such dwelling is located. Accessory Apartments will not count against the overall dwelling unit allowances.

e. The owner must reside in the main dwelling to which the apartment unit is accessory or the apartment unit itself.

Flexible Use Structure: Each Flexible Use Structure shall be subject to the following:

a. Not more than one (1) Flexible Use Structure, attached or detached, shall be permitted with any single-family dwelling.

b. The gross floor area devoted to a Flexible Use Structure shall have a minimum gross floor area of 200 square feet and not exceed 1,000 square feet or 50% of total gross floor area of the main dwelling unit, whichever is greater.

c. The gross floor area of the Flexible Use Structure shall not be included in calculating the gross floor area of the main dwelling unit for uses such as home occupations as provided in Chapter 18 Sections 5.2 and 5.2A of the Albemarle County Code and other similar uses in this chapter whose area within a dwelling unit is regulated.

d. Maximum footprint area of Flexible Use Structures shall be limited to 1,000 square feet or 50% of total gross floor area of the main dwelling unit, whichever is greater.

e. Minimum height of Flexible Use Structures shall be to 10 feet. Maximum height shall be limited to equal or less than that of the main building.

f. All Flexible Use Structures shall be located in the rear or side of the lot. Notwithstanding any other requirements of this Code of Development, Flexible Use Structure setbacks shall be the same as for the principal building with which it shares a lot, except for the rear or side yard setback, which shall be a minimum of three (3) feet.

g. A single-family dwelling which adds a Flexible Use Structure shall be deemed to remain a single-family dwelling and shall be considered one (1) dwelling unit for purposes of area and bulk regulations of the district in which such dwelling is located. Flexible Use Structure will not count against the overall dwelling unit allowances.

h. A Flexible Use Structure may contain a dwelling unit and/or any Home Occupation Class B subject to special use permit and home occupation processes and regulations. A Flexible Use Structure may be a combination of allowed uses, subject to permitting processes and regulations.

i. Not more than 20 Flexible Use Structures shall be permitted in Phase 2.

Agricultural Use: An agricultural use shall be permitted on lots comprised of detached single-family dwellings and attached or semi-detached single-family dwellings (duplexes and townhomes) subject to the following:

a. The agricultural use may take place on a parcel subject to the following size requirements:
   - The side and rear yard ("yard") shall be at least 30% of the associated dwelling's footprint.
   - This yard space shall incorporate a chicken coop or other adequate covered structure and shall be fenced (Adequate Shelter definition: see Chapter 4 Article 1 Section 4-103 of the Albemarle County Code).

b. Coops or structures must meet accessory structure setbacks (Chapter 18 Section 4.11.2 of the Albemarle County Code).

c. The parcel shall have a fly-proof container for animal waste.

d. Hens, goats, or bees may be permitted on the parcel subject to the following:
   - No more than seven (7) hens.
   - No more than two (2) goats.
   - Beekeeping is permitted per Chapter 18 Section 5.1.63 of the Albemarle County Code.
   - On-site slaughter of one (1) of each animal type is permitted per calendar year.

e. Agricultural uses shall not require additional parking requirements beyond compliance with the parking regulations for dwellings as described in this Code of Development.

Alley Parking: Perpendicular or parallel parking off of the alley.

Community Garden: A parcel on which gardening is the primary use.

Amenity-Oriented Lots: Notwithstanding Chapter 18 Sections 4.6.1 and 4.6.2 of the Albemarle County Code, attached and detached residential units with the front of the lot facing a grass or hardscaped mall, park, green space, garden, or any other similar amenity area ("amenity") are permitted throughout the development, provided that the amenity must be at least thirty feet (30') in width, and an open area, from face of building to face of building must remain at forty feet (40') in width. The lot frontage may be obtained by the amenity rather than a public or private street.

Mixed Use: Mixed Use in a single building (residential and non-residential) is permitted.

Parking

Requirements of Chapter 18 Section 4.12 of the Albemarle County Code apply except for the following:

Modification of Location Requirements for Parking Spaces: The parking requirements for all residential and non-residential uses may be met on-street, off-street, off an alley, in a parking lot, in a stand alone parking lot, or in some similar parking situation as described in Table 2 so long as the total number of required parking spaces for the total number of residential and non-residential units are provided across the project. It is not required that parking requirements be met on a parcel. Calculations shall be balanced at each subdivision plat submission and parking is to be within a 300' radius of the furthest entrance on the associated building.

Opportunities for shared parking and shared driveways shall be permitted.

Modification of Parking Requirements for All Multifamily Structures in Blocks 25-34: As an aggregate total, the ratio of parking spaces to residential dwelling units in multifamily structures (as determined by density count) will be a minimum of 1.5 spaces per dwelling unit.

TABLE 2: PARKING SPACE LOCATIONS

UNIT TYPE	(PARKING REQUIREMENTS MAY BE MET IN ANY OF THE FOLLOWING LOCATIONS)					
	(OFF-SITE)STAND ALONE PARKING LOT OR BAY	ON SITE (OFF STREET)	ALLEY PARKING	ON-STREET PARKING	GARAGE PARKING	ON OR OFF-SITE SHARED PARKING
SINGLE FAMILY CARRIAGE HOUSES, DUPLEXES, TOWNHOMES, AND OTHER DETACHED AND ATTACHED UNITS		X	X	X	X	X
APARTMENTS AND MULTIFAMILY	X	X	X	X	X	X
HOMESTAY (5.1.48)	X	X	X	X	X	X
NON-RESIDENTIAL USES	X	X	X	X	X	X

Land Uses

All uses that reference a section of the Albemarle County Ordinance are to include all uses, definitions, and interpretations as specified in the aforementioned ordinance reference unless a use, otherwise listed in the ordinance reference, is separately and explicitly listed in the use lists within this Code of Development. In this case, the zoning administrator shall refer to the separate listing for this specific use.

The zoning administrator, after consultation with the director of planning and other appropriate officials, may permit as a use by-right, a use not specifically permitted; provided that such use shall be similar to uses permitted by-right in general character and more specifically, similar in terms of location requirements, operational characteristics, visual impact, and traffic generation.

TABLE 3: RESIDENTIAL USES PERMITTED/PROHIBITED BY LAND USE CLASSIFICATION

	GREEN SPACE AND BUFFER	NEIGHBORHOOD DENSITY	URBAN DENSITY RESIDENTIAL VILLAGE	URBAN DENSITY MIXED USE	NEIGHBORHOOD CENTER SPECIAL AREA
	BLOCKS 13 – 15	BLOCKS 16 – 20	BLOCKS 21 – 24	BLOCKS 25 – 34	The Neighborhood Center Special Area is an overlay in the Urban Density Mixed Use land use classification; therefore, it will have the same permitted/ prohibited residential uses as that classification.
RESIDENTIAL USES	–	P	P	P	
ACCESSORY USES AND BUILDINGS, INCLUDING STORAGE BUILDINGS	–	P	P	P	
HOME OCCUPATION, CLASS A (5.2)	–	P	P	P	
DETACHED SINGLE FAMILY	–	P	P	P	
BOARDING HOUSE	–	P	P	P	
FAMILY DAY HOME (5.1.56)	–	P	P	P	
GROUP HOME (5.1.07)	–	P	P	P	
MULTIFAMILY	–	P	P	P	
SEMI-DETACHED AND ATTACHED SINGLE FAMILY INCLUDING DUPLEXES AND TOWNHOMES	–	P	P	P	
HOMESTAYS (5.1.48)	–	P	P	P	
ACCESSORY APARTMENT	–	P	P	P	
FLEXIBLE USE STRUCTURE	–	P	P	P	
HOME OCCUPATION, CLASS B (5.2)	–	SP	SP	SP	

Note: All Residential Lots shall be outside of stream buffers, preserved slopes, and floodplains.

TABLE 4: NON-RESIDENTIAL USES PERMITTED/PROHIBITED BY LAND USE CLASSIFICATION					
NON-RESIDENTIAL USES	GREEN SPACE AND BUFFER	NEIGHBORHOOD DENSITY	URBAN DENSITY RESIDENTIAL VILLAGE	URBAN DENSITY MIXED USE	NEIGHBORHOOD CENTER SPECIAL AREA
	BLOCKS 13 – 15	BLOCKS 16 – 20	BLOCKS 21 – 24	BLOCKS 25 – 34	
FARMERS MARKET (5.1.47)	P	–	P	P	
PUBLIC USES: ELECTRIC, GAS, OIL AND COMMUNICATION FACILITIES, EXCLUDING TOWER STRUCTURES, OWNED AND OPERATED BY A PUBLIC UTILITY	P	P	P	P	
STORMWATER MANAGEMENT FACILITIES*	P	P	P	P	
PUBLIC RECREATIONAL FACILITIES	P	P	P	P	
TIER I AND TIER II WIRELESS SERVICE FACILITIES (5.1.40)	P	–	–	P	
PUBLIC PLAYGROUNDS AND PARKS	P	P	P	P	
URBAN AGRICULTURE	P	P	P	P	
COMMUNITY GARDEN	P	P	P	P	
RETAIL STORE OR SERVICE (22.2.1A/B)	–	P	P	P	
EATING ESTABLISHMENT	–	P	P	P	
STORAGE YARD	–	P	P	P	
RELIGIOUS ASSEMBLY	–	P	P	P	
PUBLIC USES	–	P	P	P	
COMMUNITY CENTER (5.1.04/5.1.27) OR NEIGHBORHOOD CENTER	–	P	P	P	
TEMPORARY CONSTRUCTION USES (5.1.18)	–	P	P	P	
STAND-ALONE PARKING STRUCTURES	–	P	P	P	
MIXED USE	–	P	P	P	
CHILD CARE CENTER FACILITY (5.1.06)	–	–	–	P	
ASSISTED LIVING	–	–	–	P	
PRIVATE SCHOOL	–	–	–	P	
LAUNDROMAT	–	–	–	P	
FINANCIAL INSTITUTION	–	–	–	P	
MEDICAL OFFICE	–	–	–	P	
OFFICES	–	–	–	P	
CLUBS AND LODGES (5.1.02)	–	–	–	P	
LABORATORIES/RESEARCH/DEVELOPMENT/TESTING	–	–	–	P	
MANUFACTURING/PROCESSING/ASSEMBLY/FABRICATION	–	–	–	P	
EVENT HALL	–	–	–	P	
INDOOR ATHLETIC FACILITIES	–	–	–	P	
COMMERCIAL RECREATIONAL ESTABLISHMENT	–	–	–	P	
FUNERAL HOME	–	–	–	P	

The Neighborhood Center Special Area is an overlay in the Urban Density Mixed Use land use classification; therefore, it will have the same permitted/prohibited non-residential uses as that classification.

Note: The following uses, while permitted in the Green Space and Buffer land use classification, are not permitted in stream buffers: Farmers Market, Public Recreational Facilities, Tier I and II Wireless Service Facilities, Public Playgrounds and Parks, Urban Agriculture, and Community Gardens.

*Within outer 50 feet — only with mitigation or as required by the Water Protection Ordinance of the Albemarle County Code.

6.0 Density and Square Footage by Land Use Classification

Table 5 Provides the metrics for development of each Block. These metrics are subject to the following conditions:

1. The final acreage and number of dwelling units per Block may vary by no more than 15% in Urban Density Mixed Use Blocks and no more than 30% in all other Blocks, so long as the number of dwelling units does not exceed the total minimums and maximums allowed across the entire development.
2. The total minimum number of dwelling units shall be achieved.
3. The total maximum number of dwellings shall not be exceeded.
4. At least two (2) different residential uses (see Table 3) shall be provided in each Block in which residential uses are permitted.
5. The total gross maximum square footage of non-residential uses shall not exceed 60,000 square feet.
6. Retail stores and services in Blocks 16-24 shall not exceed a ground footprint of 1,600 net square feet.
7. Eating establishments in Blocks 16-24 shall not exceed a ground footprint of 1,600 net square feet.

The Center designation and supporting language within the Master Plan specific to Southwood recommends a mixed-use community and a retail and/or services area in the neighborhood. Phase 1 included 50,000 SF of non-residential, however no more than 10,000 SF is expected to be built within that Phase. Phase 2 is proposing up to 60,000 SF of non-residential which will address the recommendations of the Master Plan to provide a mixed-use community and a retail and services area for the neighborhood. It is anticipated that these uses may include such uses as a childcare center, incubation space for resident businesses, a community center, and office space.

TABLE 5: DENSITY REGULATIONS BY LAND USE CLASSIFICATION SUMMARY

LAND USE DESIGNATION	BLOCKS	DENSITY RANGE (UNITS/ ACRE)	AREA (AC)	RESIDENTIAL USES		NON-RESIDENTIAL USES
				MINIMUM POSSIBLE DWELLING UNITS	MAXIMUM POSSIBLE DWELLING UNITS	MAXIMUM NON-RESIDENTIAL BUILDING (SF)
GREEN SPACE AND BUFFER	BLOCKS 13 – 15	0	20.40	0	0	0
NEIGHBORHOOD DENSITY	BLOCKS 16 – 20	4-18	14.15	57	255	5,000
URBAN DENSITY RESIDENTIAL VILLAGE	BLOCKS 21 – 24	8-22	17.90	143	394	5,000
URBAN DENSITY MIXED USE	BLOCKS 25 – 34	8-34	40.93	327	1,000	50,000
NEIGHBORHOOD CENTER SPECIAL AREA	The Neighborhood Center Special Area is an overlay in the Urban Density Mixed Use land use classification; therefore, it will have the same density regulations as that classification.					
TOTALS		10.71 (GROSS DENSITY)	93.33	527	1,000	60,000

7.0 Built Form Requirements by Land Use Classification

TABLE 6: SETBACK AND BUILDING REGULATIONS BY LAND USE CLASSIFICATION/OVERLAY

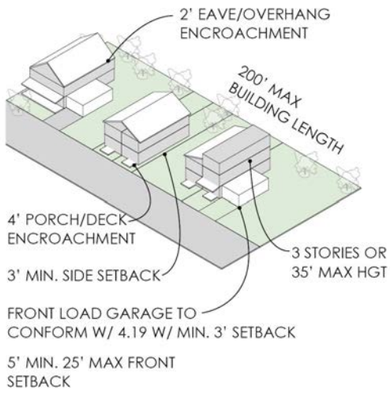
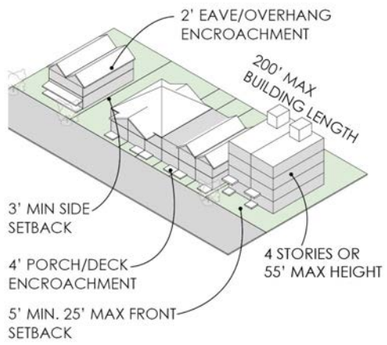
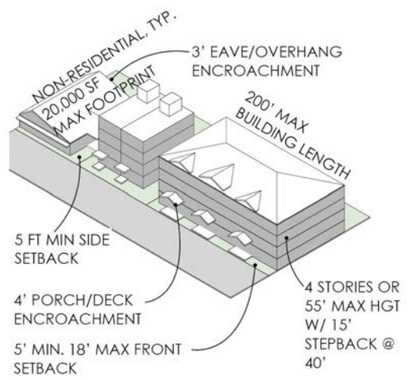
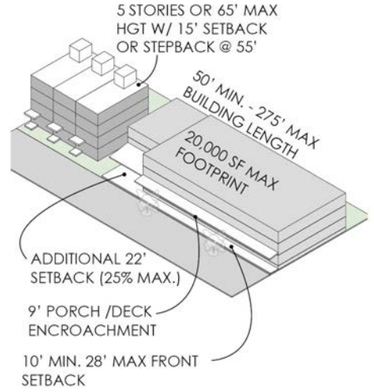
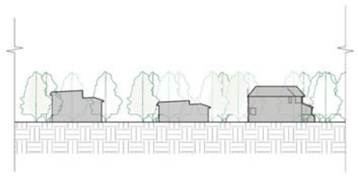
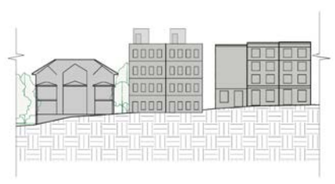
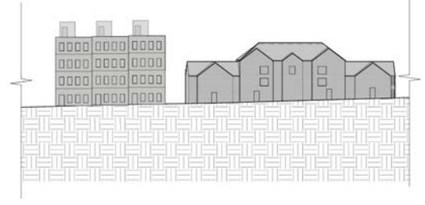
REQUIREMENT	NEIGHBORHOOD DENSITY	URBAN DENSITY RESIDENTIAL VILLAGE	URBAN DENSITY MIXED USE	NEIGHBORHOOD CENTER SPECIAL AREA *115' MEASURED ON BOTH SIDES FROM HICKORY STREET ROW
BUILDING HEIGHT MIN MAX	NO MIN 3 STORIES OR 35'	NO MIN 4 STORIES OR 55'	2 STORIES 4 STORIES OR 55'	2 STORIES 5 STORIES OR 65'
FRONT SETBACK MIN MAX	5' 25'	5' 25'	5' 18'[A]	10' 28'[A]
STEPBACK[C] MIN AT BUILDING HEIGHT OF	NA	NA	FRONTS SHALL ORIENT TOWARDS HICKORY[E] 15'[D] 40'	FRONTS SHALL ORIENT TOWARDS HICKORY[E] 15'[D] 4 STORIES OR 55'
SIDE SETBACK MIN MAX	3' NO MAX	3' NO MAX	5' NO MAX	10' NO MAX
REAR SETBACK MIN MAX	NO MIN NO MAX	5' NO MAX	5' NO MAX	10' NO MAX
TRAIL BUFFER SETBACK MIN MAX	NA	NA	20' MIN NO MAX	20' MIN NO MAX
GARAGE SETBACK FRONT ACCESS MIN/MAX	TO COMPLY WITH 4.19[B]/NO MAX	TO COMPLY WITH 4.19[B]/NO MAX	FRAMEWORK STREET FACING GARAGE OPENINGS AND/OR GARAGE DOORS ARE NOT ALLOWED IN THESE BLOCKS - ALL GARAGE ACCESS MUST BE SIDE LOADED, RELEGATED TO THE REAR OF THE BUILDING, OR ACCESSED FROM A NON-FRAMEWORK STREET OR ALLEY.	
MAX PORCH AND DECK ENCROACHMENT	4'	4'	4'	9'
MAX EAVE AND OVERHANG ENCROACHMENT	2'	2'	3'	3'
SINGLE BUILDING FOOTPRINT MAX NON-RESIDENTIAL	3,000 SF	3,000 SF	20,000 SF	20,000 SF
STREET FACING BUILDING LENGTH MIN MAX MIN AIR PASSAGE WIDTH	NO MIN 200' 10'	NO MIN 200' 10'	NO MIN 200' 10'	50' 275' 10'

[A] Up to an additional 22' of front setback may be provided for non-residential and mixed-use buildings for use as a front patio or courtyard and shall not exceed 25% of the length of the front facade.
[B] The wall plane of all street facing garages must be set back a minimum distance of three feet (3') from the primary street facing building facade or from the front porch.
[C] A stepback is not required for buildings with a front setback of at least 15'.
[D] Stepbacks apply to non-residential and multifamily residential buildings only.
[E]Any building constructed adjacent to Hickory Street should have at least one primary entrance facing Hickory Street, architectural design elements, and/or green space/pocket park that create a front to the street (i.e. wrap around porch and windows, pocket park with gathering area). In no case will the rear of a building face Hickory Street.

Note: Coops, other agricultural use structures, and other accessory buildings except for Flexible Use Structures and Accessory Apartments must meet accessory structure setbacks (4.11.2).

Note: Flexible Use Structures as defined in the Code of Development have the same minimum setbacks as the principal buildings with which they share a lot except for rear and side setbacks, which shall be a minimum of 3'.

TABLE 7: SETBACK AND BUILDING REGULATIONS BY LAND USE CLASSIFICATION/OVERLAY

	NEIGHBORHOOD DENSITY	URBAN DENSITY RESIDENTIAL VILLAGE	URBAN DENSITY MIXED USE	NEIGHBORHOOD CENTER SPECIAL AREA *115' MEASURED ON BOTH SIDES FROM HICKORY STREET ROW
SUMMARY ILLUSTRATIVE DIAGRAM				
SUMMARY ILLUSTRATIVE SECTIONS				

General Notes Applicable to All Blocks

1. All buildings adjacent to a Framework Street must have a minimum of one primary entrance facing the Framework Street. Corner buildings (facing two Framework Streets) may choose which Framework Street will receive the primary entrance.
2. Floor to Floor height for the ground floor as measured from the Finish Floor Elevation facing Hickory Street, will be a minimum of 12'-0" regardless of use for buildings in the Neighborhood Center Special Area.
3. Building height is defined per Albemarle County Zoning Ordinance.
4. Side and rear minimum setbacks for any primary structure shall be constructed and separated in accordance with the current edition of the building code, side setbacks for buildings that share a common wall may be 0'.
5. Street Facing Building Length is defined as the single or aggregate combined length of any building(s) facing a Framework Street without an open air passage to the rear of the parcel or a courtyard.
6. All maximum building heights shall allow for exceptions and projections per Chapter 18 Sections 4.10.3.2 and 4.10.3.3 of the Albemarle County Code. When the maximum height regulation in Table 6 is given in feet and stories, it shall be limited to whichever value is less.
7. Setbacks are measured from any Framework Street right-of-way, or back of sidewalk if sidewalk is outside of right-of-way, lot line, or trail buffer, if one is present, or Old Lynchburg Road.

8.0 Green Space and Amenity Requirements by Block

Southwood is surrounded by natural features such as streams, small areas of wetlands, and steep slopes, which residents hope to preserve and honor in the redevelopment of the community. Infrastructure will be planned to carefully preserve these areas and the creation of trail networks and pedestrian connections will provide access to these natural features for the community to enjoy.

Active and passive amenity spaces are also important to the Southwood community. Residents value places to gather and spend time together. During Phase 2 planning meetings, residents shared that they appreciate having several parks dispersed throughout the neighborhood. To ensure that this is achieved, amenity spaces are dispersed throughout every Block with planned residential uses in Phase 2 (Figure 8).

Table 8 provides a detailed summary of the minimum required Green Spaces and Amenity Spaces in each Block. The exact location and size of these spaces will be determined at the site planning stage.

Biscuit Run Park

Biscuit Run Park is a planned County Park immediately adjacent to Southwood Phase 2. There are a number of active and passive recreational amenities planned for the Park. The Biscuit Run County Park Master Plan (Figure 6), approved by the Board of Supervisors in 2018, includes active recreational areas that will be easily accessible to Southwood residents. A paved multi-use trail and an activity area to include elements such as informal play lawns, nature-based playgrounds, walks and paths, and shade shelters are some of the planned amenities in the Biscuit Run Park. This area is within ¼ to ½ mile walking distance of the majority of the residents of Southwood Phase 2, and within a mile to all the residents in Phase 2. Southwood Phase 2 is providing pedestrian connections to the planned trail system within Biscuit Run Park.

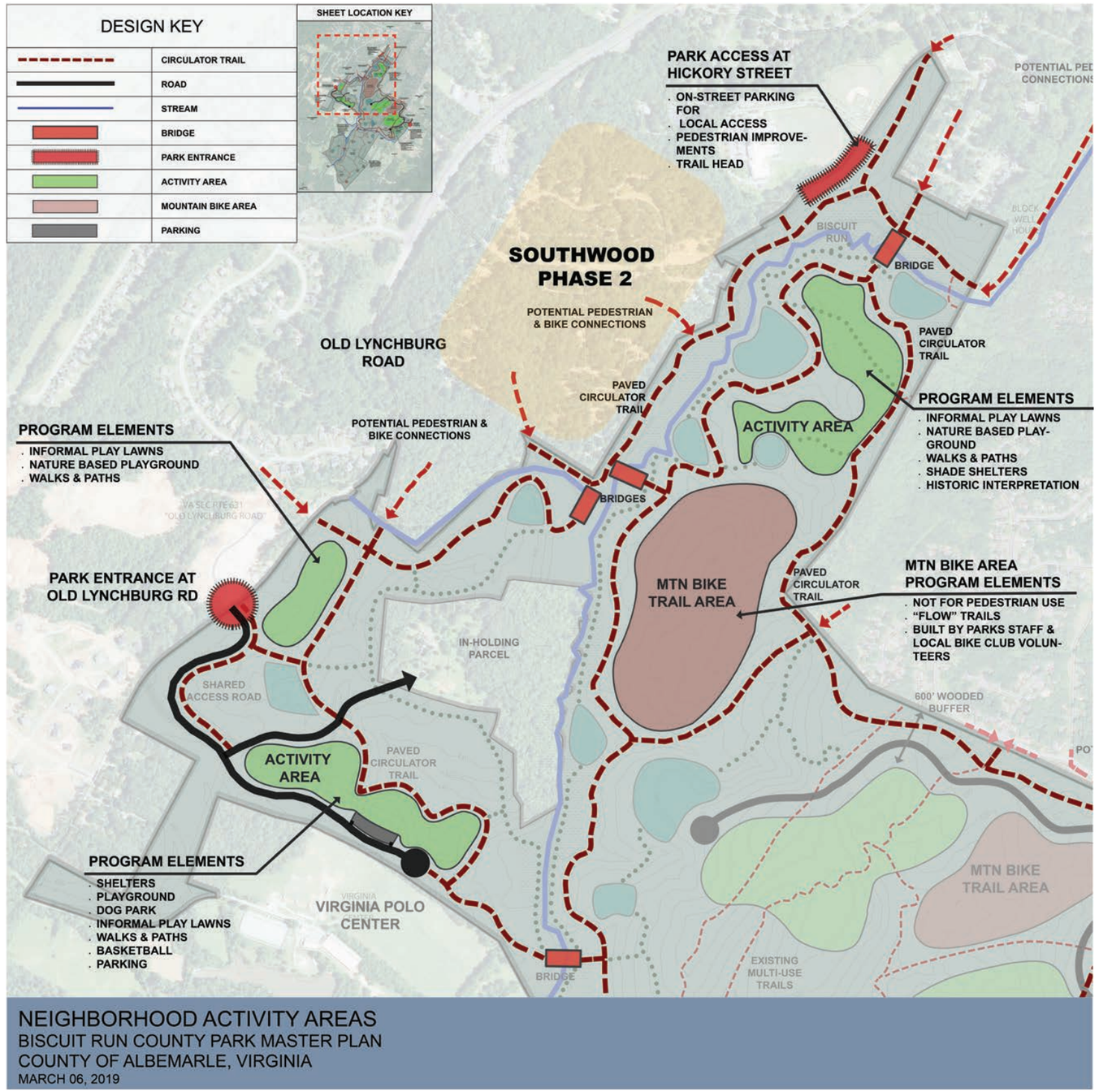


Figure 6: Biscuit Run County Park Master Plan

Definitions

Trail Amenities

An important amenity of this project is a pedestrian trail originating at the terminus of the primitive trail within the green space area of Block 7. The trail will continue north through Block 13 and will loop around Area B where it will eventually cross Hickory Street and continue along the northern edge of the redevelopment area. The trail will connect to the Phase 1 trail and/or sidewalk network when the trail reaches the north eastern edge of Block 12. The field-located trail amenity is to be roughly within a quarter-mile of any residential unit in Southwood Phase 2 and should be consistent with the County's design standards for a 'Class B type 1 primitive trail' (Figure 7). The general location of the trail is shown in Figure 8; however, exact trail locations shall be determined by the Owner based on site conditions. Once the Phase 1 and Phase 2 trails are linked together, they will create a network that borders and crisscrosses the entire Southwood community. The network is also intended to help complete and connect to any potential future regional trails built by others in this southwestern area of the County.

Pedestrian Connection Area

The Pedestrian Connection Area is a landscaped area with a minimum total width of 10' which must include a pedestrian and cyclist path with a minimum travel width of 5'. The characteristics of this path will be equal to or better than 'Class B-type 2 high maintenance pedestrian path' as described by the Albemarle County Standard and Design Manual-Engineering (page 20, year 2019) These areas will connect the Framework Street sidewalk network to the primitive trail which borders Phase 2. Pedestrian Connection Areas may be interrupted by future roads, alleys, or parking travelways and are not required to be continuous. The characteristics of the landscape plantings in the Pedestrian Connection Area contain a mix of trees, shrubs, and ground cover. Within each 100-foot length of the Pedestrian Connection Area, the planting mix will contain a minimum quantity and variable locations/groupings of the following materials in addition to the trail surface: 4 flowering trees, 4 medium shrubs. See Figure 8 for conceptual locations of the Pedestrian Connection Areas. Exact locations will be determined at the site planning stage.

Passive Recreation Area

The Passive Recreation Area includes areas in and around the stream and other unprogrammed areas within Southwood Phase 2. These areas will serve as amenity space for unorganized recreation such as bird watching, picnicking, kite flying, sledding, informal play, water play, walking, frisbee throwing, dog walking, nature photography and the like. These areas may connect to the trail system and other programmed amenities in the community.

Neighborhood Park

A Neighborhood Park is defined as a minimum of 1,000 SF of contiguous land that is suitable for a variety of activities. The specific size of each planned Neighborhood Park is shown in Table 8. The area must have adequate drainage and proper proportions for activities and gathering. This area must be open to the public and must be accessible from a public way by pedestrians and cyclists. The area may be used for passive recreation or a variety of active-use recreational activities, such as a basketball or sport court, sport field, playground, dog park, or other uses. When possible, Resident Planners will design the Neighborhood Parks at the site planning stage and will determine their uses during this process. Amenities and facilities appropriate to the recreational use or uses must be provided. Active recreation areas should have a slope of less than 10%.

Active Use Recreational Area

The Active Use Recreational Area is defined as a minimum of 6,500 SF of contiguous land that is suitable for a variety of recreational activities. The specific size of each planned Active Use Recreational Area is shown in Table 8. The area must have adequate drainage and proper proportions for people to gather. This area must be open to the public and must be accessible from Hickory Street by pedestrians and cyclists. This area may have a variety of functions during any given day, week, season, or year and is intended to be flexible to serve multiple purposes. The area may be used for a variety of active-use recreational activities, such as a basketball or sport court, sport field, playground, dog park, or other uses. Resident planners will design the Active Use Recreational Areas at the site planning stage and will determine their uses during this process.

Central Park

A Central Park is defined as an area more than 50,000 SF, that is suitable for a variety of both passive and active recreational uses. A Central Park should be open to the public and may have a variety of functions during any given day, week, season, or year. It is intended to be flexible to serve multiple purposes which will be determined by resident planners at the site planning stage. A Central Park must have adequate drainage and should be accessible from the street by pedestrians and cyclists.

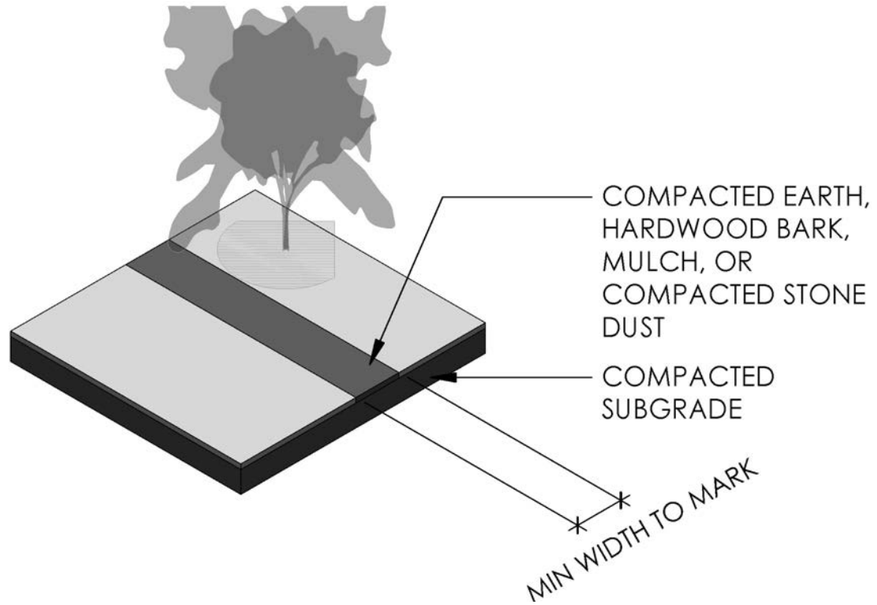


Figure 7: Primitive Trail Section Diagram

TABLE 8: MINIMUM GREEN SPACE AND AMENITY REQUIREMENTS BY BLOCK

BLOCK	STEEP SLOPES (AC.)	STREAM BUFFER (AC.)	TOTAL GREEN SPACE (AC.)	RECREATIONAL AMENITIES AND CIVIC SPACE		TRAIL & PATH AMENITY (AC)	TOTAL MINIMUM AMENITIES & CIVIC SPACE (AC)
				AMENITY TYPE AND MINIMUM SIZE (SF)	SIZE (AC)		
13	2.66	2.45	5.11	PASSIVE RECREATION AREA	3.47	0.26	1.28
14	2.78	3.85	6.63	PASSIVE RECREATION AREA	7.53	0.24	3.92
15	2.72	3.75	6.47	PASSIVE RECREATION AREA	4.35	0.24	0.84
16				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
17				2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.05		0.05
18				2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.05		0.05
19				NEIGHBORHOOD PARK (1,000 SF) + NEIGHBORHOOD PARK (12,000 SF)	0.30		0.30
20				2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.05		0.05
21				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
22				ACTIVE USE RECREATIONAL AREA (6,500 SF)	0.15		0.15
23				2 ACTIVE USE RECREATIONAL AREAS (8,000 SF EACH) + 2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.41		0.41
24				ACTIVE USE RECREATIONAL AREA (6,500 SF)	0.15		0.15
25				2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.05		0.05
26				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
27				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
28				CENTRAL PARK (50,000 SF)	1.15		1.15
29				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
30				ACTIVE USE RECREATIONAL AREA (6,500 SF) + NEIGHBORHOOD PARK (1,000 SF)	0.17	0.05	0.22
31				2 ACTIVE USE RECREATIONAL AREAS (6,500 SF EACH) + NEIGHBORHOOD PARK (1,000 SF)	0.32		0.32
32				NEIGHBORHOOD PARK (1,000 SF)	0.02		0.02
33				2 NEIGHBORHOOD PARKS (1,000 SF EACH)	0.05		0.05
34				2 ACTIVE USE RECREATIONAL AREAS (8,000 SF EACH)	0.37	0.03	0.40
TOTALS PROVIDED	8.16	10.05	**18.21** (20% OF THE GROSS ACREAGE)		**18.74**	**0.82**	**19.56** (21% OF THE GROSS ACREAGE)

TOTAL GREEN SPACE AND AMENITIES AND CIVIC SPACE PROVIDED:
27.72 ACRES

Notes: Proposed Amenity and Civic Spaces may be relocated to other Blocks within the same Area at the time of final engineering as long as the total minimum Amenity and Civic Space acreages in each Area are maintained. These spaces may also vary in size, but in no case will reductions in any size of a particular space lower the total provided green space below the minimum. Amenity and Civic Spaces may be aggregated together within Areas. One hundred percent of the residential units in Phase 2 will be within a one-quarter mile walk of an Amenity and Civic Space.



Figure 8: Conceptual Location of Amenity Areas

9.0 Framework Streets

The street and pedestrian system for Southwood Phase 2 shall extend the connective framework of the community developed in Phase 1. The Phase 2 framework will extend east along Hickory Street beyond the intersection with Horizon Road. All buildings along Hickory Street must face the road, creating the "main street" of the community. A Neighborhood Center Special Area is located along the initial section of Hickory Street in Phase 2, and the streetscape becomes more residential to the east. The internal street systems to the North and South of Hickory Street have a variety of on-street parking options, with block dimensions that reinforce the scale and configuration of the community, maximizing connection and minimizing dead-ends and cul-de-sacs. Internal roads should connect to existing roads in Phase 1 either for automobile or pedestrian traffic when possible.

Associated with the street system is a network of sidewalks and pedestrian connection areas that separates pedestrians from vehicles. This system provides safe and coherent connections between various areas of the community and links the network of internal sidewalks to the trail system at specifically identified pedestrian connection areas.

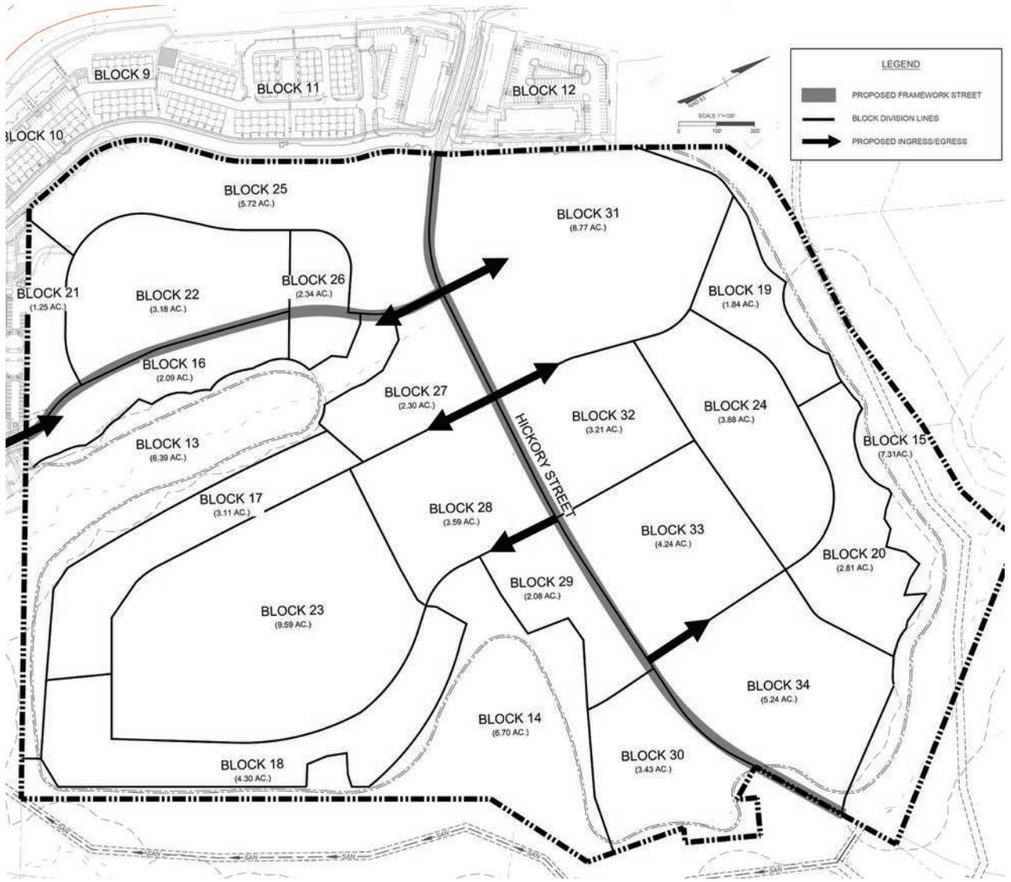


Figure 9: Framework Streets Technical Plan

The scale and configuration of road types vary in relationship to the density of development. If additional roads are designated at the site planning stage, these additional roads will not be considered Framework Streets and will serve more utilitarian purposes. These non-Framework Streets are intended to be public right-of-way where possible; however, some may be private and secondary. The road sections on the following page conform to Albemarle County and VDOT standards. The location and the design of Framework Street sections are intended to provide the Southwood neighborhood with safe, pedestrian and neighborhood-friendly streets.

Possible Waiver Streets

In addition to the Framework Street sections provided within this Code of Development, the neighborhood is considering waivers to allow for road elements that deviate from current County and VDOT Standards. These modified road sections will continue to provide safe streets while integrating specific resident values and site constraints. As shown in Figures 10–12, these possible road waiver sections focus on two values: calming traffic to provide safe pedestrian experience and appropriately reducing the width of the right-of-way to allow more space for housing and amenities.

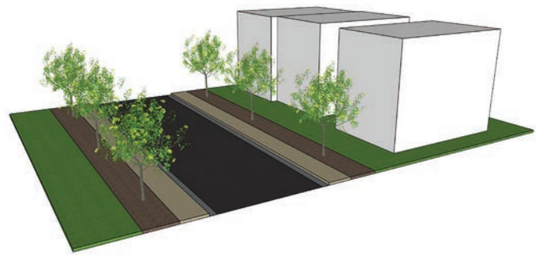


Figure 10: Waiver Diagram
Reverse location of the planting strip and the sidewalk provides the perception of larger front yards and increased green space.

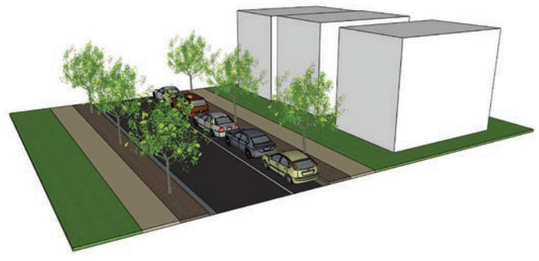


Figure 11: Waiver Diagram
A Yield Street allows for a reduced travel lane and provides on-street parking to calm traffic.

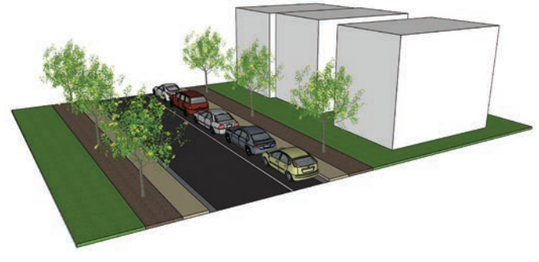


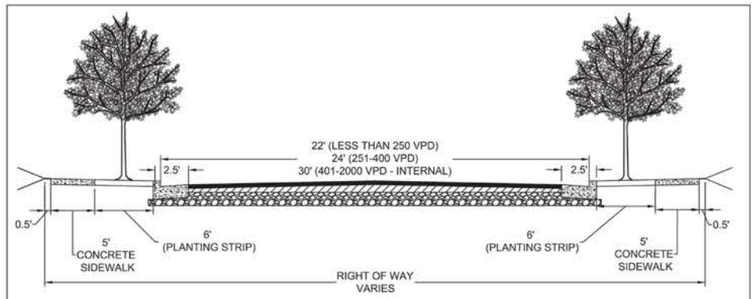
Figure 12: Waiver Diagram
To allow for a reduced sidewalk next to the curb adjacent to the parking lane will reduce the actual width of the right-of-way and provide protection for the pedestrian.

Traffic Impact

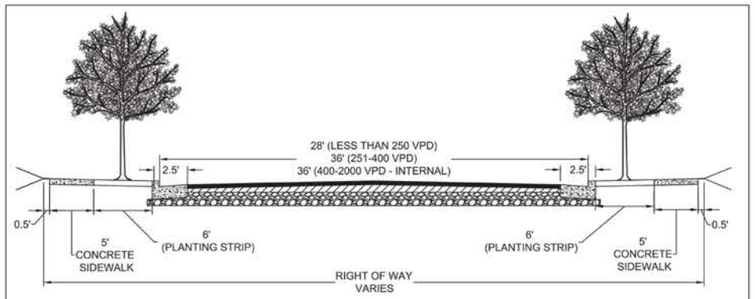
Please refer to the Southwood Phase 2 Chapter 527 Traffic Impact Analysis dated February 2022.

Street Sections

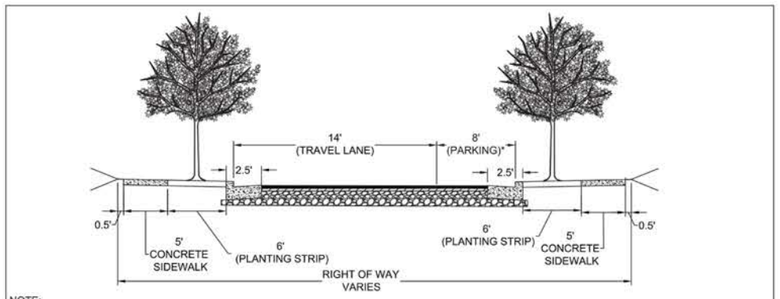
Typical VDOT street sections are shown below; however, Habitat hopes to incorporate guidance from the Virginia Department of Transportation's (VDOT) *"Transportation and Efficient Land Use and Design: A Guide for Local Governments"* document when designing the community's streets.



SECTION 1 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET NO PARKING)
No Scale

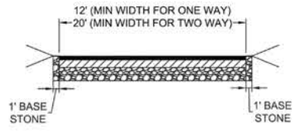


SECTION 2 (TWO LANE (TWO-WAY) VDOT SUBDIVISION STREET WITH PARKING)
No Scale



NOTE:
- *IF STREET PARKING IS NOT PROVIDED, WIDTH SHALL BE REDUCED BY 8'.
- BREAKS IN PARKING WILL BE COORDINATED WITH FIRE/RESCUE, ACCOMMODATING FIRE ACCESS NEEDS.

SECTION 3 (ONE LANE (ONE-WAY) SUBDIVISION STREET, WITH OPTIONAL PARKING)
No Scale



SECTION 4 (ALLEY)
No Scale

SECTION	1	2	3	4
HICKORY STREET**	X	X		

NOTES:

SECTIONS 1 OR 2 SHOWN HEREON SHALL BE SELECTED AND DESIGNED AS THE HICKORY STREET SECTION DURING FINAL SITE PLAN.

10.0 Affordable Housing

The Owner shall provide affordable housing equal or greater to 227[1] residential dwelling units constructed on the Southwood Property, subject to the conditions listed below. The 227 unit count equates to 23% affordable units if 1,000 homes are constructed in Phase 2 and up to 43% affordable units if the minimum number of homes (527) are constructed. The affordable unit lots shall be identified on the plats and site plans. Additionally, the Owner will reserve a portion of Block 25, the exact location and acreage to be determined, for the development of at least 60 LIHTC units by a third party.

a. These units may be created as for-sale or rental. The Owner reserves the right to meet the affordable housing objective through a variety of housing types, including but not limited to single family detached, single family attached, multifamily, accessory units, and Flexible Use Structures ("Affordable Units").

b. "For-Sale Affordable Housing Units" shall be a residential unit offered for sale to Qualifying Families with incomes at or below eighty percent (80%) of the area median income. All purchasers of for-sale affordable units shall be approved by Greater Charlottesville Habitat for Humanity or Albemarle County Office of Housing or its designee. The Owner shall provide Habitat or the County or its designee a period of 120 days to identify and pre-qualify an eligible purchaser for the affordable units. The 120-day period shall commence upon written notice from the Owner that the units will be available for sale. This notice shall not be given more than 90 days prior to the anticipated receipt of the certificate of occupancy. If Habitat or Albemarle County or its designee does not provide a qualified purchaser within this 120-day period for such For-Sale Affordable Housing Units, the Owner shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). All affordable homes sold by Habitat to homebuyers at or below 80% of the area median income will have, at minimum, 30-year deed restrictions consistent with Habitat's program, which may include a right of first refusal, appreciation share, and a final forgivable mortgage. "Housing costs" include principal and interest of a mortgage, real estate taxes, and homeowner's insurance.

c. "For-Rent Affordable Housing Units" shall be a residential unit offered at an initial rent that does not exceed the then-current and applicable maximum net rent rate approved by the Albemarle County Housing Office. "Net Rent" is defined as the amount of rent not including any tenant-paid utilities. Maximum allowance for utilities is to be those adopted by the Housing Office for the Housing Choice Voucher Program (OR "based on Virginia Housing utility allowances"). Notwithstanding the foregoing, the monthly Net Rent may be increased by three percent per year following the first year of tenancy and still be deemed affordable. For Habitat rental units, rent plus utilities should not exceed HUD Fair Market Rents. All designated affordable rental units shall remain affordable for a minimum of 10 years after initial occupancy.

d. Affordable Units shall also be defined as any residential unit rented or sold to a current resident of the existing Southwood community with housing costs capped at 30% of the family's income.

e. Each subdivision plat or site plan shall designate the number of affordable units provided and the minimum number of required affordable units per the Code of Development.

1 There are currently 317 Southwood residents with GINs. Habitat will construct 90 affordable units in Southwood Phase 1, leaving a remainder of 227 families in the existing mobile home park. Phase 2 will construct a minimum of 227 homes in Phase 2 to ensure that each family with a GIN is rehoused without displacement.

11.0 Attachments

Attached as a part of this Code of Development is a set of Technical Documents for the project to illustrate Existing Conditions, the Application Plan, the Green Space Plan, Infrastructure, Typical Street Sections, and the Conceptual Grading Plan.