RECREATIONAL FACILITIES SUBSTITUTION REQUEST NARRATIVE

ZMA-2021-00001

January 19, 2021, resubmitted July 19, 2021, resubmitted March 21, 2022

REQUEST

		Zoning References
1.	Modification to the recreational facilities requirement for all residential uses *related to ZMA 2021-0001*	18-4.16

REASONS AND JUSTIFICATIONS BEHIND THE REQUEST

On behalf of Dickerson Ridge, LLC (the "Applicant"), we respectfully request a substitution to the minimum facilities requirement for specific recreational amenities as described in Albemarle County's Zoning Ordinance, Section 4.16. Willow Glen Phase 2 intends to provide amenity and recreational facilities appropriate to multi-family dwelling residents. A maximum of 324 multi-family units is proposed for Phase 2.

Minimum recreational facilities are outlined under Section 4.16.2.1-2. Extrapolating these requirements with the number of proposed units equate to three (3) half-court basketball courts and eight (8) tot lots. These required recreational facilities, along with the minimum square-footage, are depicted in the table below. In addition, we compare the minimum requirements to the proposed found later in this request.

RECREATIONAL FACILITIES				
PHASE	UNITS	MINIMUM REQUIREMENT (SEC. 4.16.2)	MIN. REQUIRED	PROVIDED RECREATIONAL FACILITES
PHASE 1	**36**	**(1) TOT LOT / FIRST 30 UNITS + (1) TOT LOT / EACH ADD'L 50 UNITS (TOT LOTS = 2,000 SF) + (1) 1/2 COURT BASKETBALL COURT/ 100 UNITS**	(1) TOT LOT	0
PHASE 2	**324**		(7) TOT LOTS	SEE LIST OF SUBSITUTES & THEIR LOCATION
			(3) 1/2 COURTS	
			MIN. SF =	**SF =**
			18700	132400

The Applicant believes these minimum requirements are not entirely compatible with what the residents in this type of development desire. The contract purchaser has over 45 similar properties in Virginia. Drawing upon experiences learned from these similar apartment projects, the Applicant has found residents are happier and drawn to projects with alternative amenities such as a pool, fitness/business center, outdoor grilling stations, pocket parks, walking trails and dog amenity programs in addition to the traditional type playgrounds. Section 4.16.2.1 allows substitutions of facilities to be approved by the director of planning and community development if they "offer a recreational amenity equivalent to the (required) facilities… and are appropriate to the needs of the occupants."

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Recreational facilities are offered to provide variety in both use, size as well as both passive and active recreation activities. The location of the smaller amenity areas scattered throughout the site allow for residents to gather in small groupings and provides a space for each building, or convenient and accessible to each building. The larger recreational areas will be located more centrally to provide larger communal use and bring the entire community together for larger events.

Below we have quantified the proposed recreational facility “usage areas” to support the provided square footage above.

Program Location	Potential Activities	SF
Clubhouse	community meetings, business center, operations	6,500
Pocket Park #1	tot lot (#1), seating, micro-bus/school bus stop	2,000
Pet Spa	resident pet grooming facility	400
Fitness Center	gym	2,900
Pool	swimming	3,200
Pocket Park #2	fire pit, seating, grilling stations, event gathering space	2,800
Dog Park	recreation for both large and small dogs	7,300
Pocket Park #3	seating, fire pit, lawn games	2,500
Pocket Park #4	amphitheater, park, seating	3,500
Viewing Platform #1	seating, bird/people watching	950
Viewing Platform #2	seating, bird/people watching	50
Pocket Park #5	tot lot (#2), grilling station	3,000
Gazebo/ Viewing Platform #3	seating, fishing, bird/people watching	100
Amenity Pond	fishing, bird/people watching, education	65,000
Pocket Park #6	seating, fire pit, gardens, lawn games	600
Pocket Park #7	tot lot (#3), seating, grilling stations	1,700
Community Garden / Grove	community gardens	2,000
Pocket Park #8	grilling station, seating, gardens	2,600
Pocket Park #9	fountains, grilling stations, fire pit, gardens, seating	5,000
Pocket Park #10	plaza, gardens, seating	1,400
Pocket Park #11	seating, grilling stations, gardens	900
Trails	exercise (biking, walking, running)	18,000

Attached to this substitution request, we have provided examples of how the amenity spaces may be programmed. The exhibits depict conceptually how each pocket park might be organized with respect to proposed uses. The images presented are predominately from other Breeden managed/owned properties and demonstrate the quality invested to make these spaces successful and special. Once in the final site plan process, these spaces will be better defined. Together, these programs will offer an active and fulfilling lifestyle for the residents in conjunction with the open space areas surrounding the project.

Lastly, all recreational in Phase 2 will be made available to the residents of Phase 1, as discussed in the accompanying Narrative within our Rezoning Amendment Application.