Andy Reitelbach

From: Avon Park <avonparkhoa@gmail.com>
Sent: Wednesday, June 15, 2022 9:33 PM
To: Andy Reitelbach
Subject: Fwd: New subdivision

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please share with the committee.
Thanks so much.
Robbi

---------- Forwarded message ---------
From: **Teresa Olson** <concierge2two@comcast.net>
Date: Sat, Jun 11, 2022 at 1:45 PM
Subject: New subdivision
To: <AvonParkHoa@gmail.com>

To whom it may concern,

I am an employee at Mountain View elementary school. When I first started there, 17 years ago, the student population was 276 - we are now approaching 800 students, with multiple trailers encroaching our soccer fields. I encourage anyone who reads this letter to drive past the school at 1:30 to witness the traffic jam on Avon Street for the 2:20 pick ups. This side of town, Southside, is suffocating and I honestly feel that the county doesn't care. Several new developments have sprouted without any consideration to the already overcrowding of our schools, roads, and quality of life. I'm not opposed to new development but I am opposed to reckless planning. Please consider building in a different area of Charlottesville because our little area is already suffering with the four new subdivisions. That means; no place for kids in our schools, no place for new roads for traffic, and no place for peace for the residents of Southside. This suburban area is sadly being transformed into a city with concrete canyons and manmade alleyways. High density tall structures right up on the road are an eyesore and not a plus for our quaint community.

Thank you for your consideration,

Teresa Olson
1445 Stoney Creek Drive
Charlottesville, VA 22902

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Contact Information: The Avon Park board uses this email to update community members on time-sensitive information regarding Avon Park I and the proposed Avon Park II. All information sent on this email is for community members only and is not to be distributed outside the community. Financial documents and meeting minutes will be posted by Real Property on our secure website. If you have questions for the board, please email us back at this address. Please continue contacting our property manager, Brian Gallagher, for daily concerns (assessment questions, common property

issues, towing, etc.). Brian can be reached at Real Property: 434-971-1600 or via email at: brian@realpropertyinc.com

If you have recently moved and are no longer a part of Avon Park, or would simply like to be removed from this email list, please reply to this email with **REMOVE ME** in the subject line and you will be deleted from our contact database.

Andy Reitelbach

From: Avon Park <avonparkhoa@gmail.com>
Sent: Wednesday, June 15, 2022 9:25 PM
To: Andy Reitelbach
Subject: Fwd: New development

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---------- Forwarded message ---------
From: **Mary Alice** <mabond@comcast.net>
Date: Sun, Jun 12, 2022 at 8:19 PM
Subject: New development
To: <AvonParkHoa@gmail.com>

To the board of supervisors,

As a resident of Mill Creek South and the Avon Street community, I am concerned with the continued growth in the Southern end of the county. This growth has been beneficial with 5th street station and the convenience it provides to the community. However, the infrastructure including schools and roads are not keeping pace with the growth. As you add another development with Avon Park lll, please consider first where the new location for an elementary school and when the ground will be broken for this. Mountain View is over crowded and needs immediate relief. Monticello High is also overwhelmed. When is relief going to happen? It would be most helpful to have a timeline published for growth in Southern feeder pattern. When will Biscuit Run park have entrances and parking so users no longer park in Mill Creek South. The volume of traffic is only increasing with this new growth of developments.

Please closely consider priorities of infrastructure prior to your vote on yet another development.

Sincerely,
Mary Alice Bond
mabond@comcast.net

Sent from my iPhone

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Contact Information: The Avon Park board uses this email to update community members on time-sensitive information regarding Avon Park I and the proposed Avon Park II. All information sent on this email is for community members only and is not to be distributed outside the community. Financial documents and meeting minutes will be posted by Real Property on our secure website. If you have questions for the board, please email us back at this address. Please continue contacting our property manager, Brian Gallagher, for daily concerns (assessment questions, common property issues, towing, etc.). Brian can be reached at Real Property: 434-971-1600 or via email at: brian@realpropertyinc.com

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Andy Reitelbach

From: Avon Park <avonparkhoa@gmail.com>
Sent: Wednesday, June 15, 2022 9:17 PM
To: Andy Reitelbach; Donna Price
Subject: Avon Park Home Owner's Association Statement re: Proposed New Development
Attachments: Statement of the Avon Park Home Owner's Association 6_16_2022x.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good evening Andy,
Please find our statement concerning the proposed Avon Park III development. Would you be kind enough to share with the 5th Street/Avon Advisory Committee.
Thanks so much.

Robbi Savage
1952 Tudor Court
Charlottesville, VA 22902
202-297-3563

Statement of the Avon Park I Home Owner's Association
Thursday June 16, 2022

Good evening.

My name is Roberta (Robbi) Savage and I am the President of the Avon Park Home Owner's Association (APHOA). I am joined this evening by a number of residents of our community who, in addition to this statement, will share their perspectives on the proposed new development off Avon St. Extended across from the new Spring Hill development.

The Avon Park Home Owner's Association opposes the construction of this new development because many of Avon Park I home owners purchased their units because it was a small, quaint community, set apart from the abundance of homes in new communities.

Avon Park II is adding more than 28 units and will likely add 150 plus/minus trips on Arden per day. Avon Park III will add 38 more units, with an estimated 210 plus/minus trips on Arden.

1) Our HOA is very concerned that the County is considering having our community serving as the major access road into and out of the new development. We see no reason why the county/developer cannot provide access off of Avon Park Extended or Mill Creek for this new development.

   Given the downward slope and blind spot on Arden Drive, we have had numerous close call accidents between speeding cars and children. On numerous occasions, our HOA has notified the Virginia Department of Transportation (VDOT) that this is an increasing safety risk, yet this agency has yet to address these concerns. The establishment of a new development will only exacerbate this problem.

   Requested Action: The county/developer needs to identify options for creating its primary access road from either Avon Park Extended

or Mill Creek, to comply with fire access requirements and reduce the potential for speeding along the existing Hathaway Street corridor. The APHOA is concerned that the Hathaway Street might be extended to an entrance from the end of road that is currently conceptually shown?

2) Hathaway Street is likely not be wide enough to accommodate both parked cars and emergency access vehicles. We ask that the Fire Marshal conduct an assessment of whether emergency vehicles can be successfully deployed to our community via Hathaway Street, both accessing Avon Park II and the new development.

   Requested Action: Direct access to the new community should be provided off of Avon Street Extended or Mill Creek. To us, this is the only viable option.

3) School overcrowding at Monticello High School and Mountain View Elementary is already a serious concern for our community. We have a number of teachers here in Avon Park I and they convinced that this new development will be exacerbated with the completion of Avon Park II and will increase overcrowding in area schools.

   Requested Action: The Avon Park Homeowners Association requests that it be provided with the recent study of school systems. And, Albemarle County School assessment of student/teacher needs (specifically for Mountain View Elementary (formerly Cale) and Monticello High School), be a part of the county's review of this project.

4) The proposed thruway between Avon Park I and the new development is of grave concern because we have a number of young children whose safety will be endangered by the added traffic coming up Arden St. to Hathaway. This is particularly true because both our playground and the dog park are adjacent to Hathaway. And, with the Avon Park II community coming online shortly, the traffic will increase and our children and our pets will be at risk.

Requested Action: The health and safety of our children, pets and residents is our top priority, as we know it is for the County of Albemarle. The current length of Hathaway Street is around 500', which is the maximum tangent length VDOT recommends, without considering traffic calming measures. We are concerned about speeding along this straightaway if this is the only entrance to Avon Park III.

5) The proposed plan does not appear to include amenities for the new development. This suggests to us that the developer is expecting our community to serve as the recreational area for children and dogs, with no compensation (via HOA dues) to help maintain our amenities.

   Requested Action: Amenities for the new development must be incorporated into the plan. The implied dependence on our small community to accommodate new residents, is unacceptable to our residents.

6) Overflow parking for the proposed development is not indicated in the plan. This is of concern to our community because the expectation is that guest and overflow parking will bleed into our community a further stress our overburdened parking areas. A pseudo apartment complex going in, this will cause a burden on our community.

   Action Requested: If this development does proceed, additional parking for the its residents needs to be incorporated in the plan.

7) Water pressure is already a problem in our community. Most residents have had pressure pumps installed to ensure that sufficient water is available to our homes. The added water usage from Avon Park II and III, will further stress our systems. As is, the water pressure throughout our community is quite low. More development will exacerbate our existing water pressure issues.

   Action Requested: The APHOA requests that, if this new development moves forward, the Albemarle County Service Authority (ACSA) be requested to conduct a survey to see whether our small

water tower can accommodate three developments. We also want to have a very clear understanding of how the anticipated expanded use will impact the necessary sizing of the internal pumps that were installed in the townhouses in Avon Park I.

8) if this development is approved, we request language on proffers for Avon Park I, which will include, but not limited to;

   Requested Action: A robust landscaping barrier with dense privacy trees along the Avon Park I, the immediate contribution of $750 a month towards common area upkeep of Avon Park I, along with other items that will be discussed at a later date.

In conclusion, we understand that the Board of Supervisors has made the decision, based on the comprehensive plan, to allow for massive development throughout the county. We therefore will stand firm in expressing the concerns of the Avon Park I community. And, we look forward to the county/developer successfully addressing these concerns, with the inclusion of proffers to ensure that the Avon Park I will not be disadvantaged by yet another development going into our neighborhood.

Finally, our community is disappointed that the letter from Shimp Engineering, P.C., dated June 2, 2022 was not received by our home owners until June 10 and June 11. We were caught off guard by this notice and we hope, and expect, that the county and the developer will be more transparent in the future.

Andy Reitelbach

From: David Storm <davidastorm@gmail.com>
Sent: Thursday, June 16, 2022 4:06 PM
To: Andy Reitelbach; Donna Price; Karen Firehock; Mary K. King; Frederick Missel; Jim Andrews
Subject: Tonight's community meeting

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

All:

Im on holiday at the beach with my family, but in advance of tonight's community meeting, I have a few thoughts specific to this development, some to the engineering firm, and then two generally, but which concern this application as well.

The idea of private roads, to be maintained by an HOA, are a danger for anyone buying or renting affordable housing. Coats to maintain and plow can spiral and make those homes unaffordable through HOA dues and special assessments and cause those individuals serious financial hardship. The proposal needs private roads to wedge in additional market-rate housing, but adds the risk on the affordable housing and is a risk that is t adequately addressed in my opinion.

This development echoes others we have seen recently, primarily 1805 Avon from this engineering firm, which fails to provide sufficient amenities and safe play spaces for children. Instead it relies on externalities like Biscuit Run, which is not ready for the recreational activities the proposal suggests will be available. I'm not sure the "open space" proposed is truly open, rather it is just non-developable space where they can't wedge additional housing, and this is a pattern. Using the ingress and egress from adjacent parcels, while planned, is an inconvenience to those property owners without benefit to them. The expectation should be an entrance along Avon that works for all involved and encourages other neighborhoods to use the connectivity as well. There was hope that the 1805 property could connect to Avinity, and there was concern from Avinity that the unspoken expectation was their amenities, paid for with their HOA dues, would become amenities for the newer development. That seems to be a pattern here as well. The applicant should provide amenities for its own development, and those amenities don't appear here. I'm not sure pandemic era traffic studies without a pandemic multiplier are good for predicting traffic, particularly along Avon Extended.

Generally, the county needs to commit to a new elementary school in the Mountain View boundary in the near future. Southwood phase 2 remains the best location for such a school and the county and Southwood's developer both would be well served to announce an agreement for a school. For this applicant I believe the need to address schools is there, and each little development adds just enough that it doesn't look like a problem, but the cumulative effect is a large one.

Lastly, we are rezoning Avon St. Extended piecemeal when the last master plan for the area was 7 years ago. We're already two years past due for a new master plan, and while the county is in the middle of a multi-year comprehensive plan update, that just means it'll be around ten years between plans for this area. By the time the county gets to the Southern & Western neighborhoods for their updated master plan, I'm not sure there will be much need for the plan because we will have rezoned so much of it piecemeal that we won't have a comprehensive master plan and first movers will have received unjust enrichment without providing amenities or fulfilling what the county will agree are important requirements for the area. I ask the county to proceed carefully with an eye toward the future in rezonings in this corridor.

As for this request, I think there are serious shortfalls regarding keeping it affordable for residents and purchasers, a lack of usable green space, particularly for children, issues with safe sidewalks and traffic flow. The larger questions about schools and piecemeal rezoning when we need an updated master plan should also guide any discussion here.

I hope someone brings up these points tonight during the meeting, MK, if no one does, would you mind?

Sincerely,

David Storm

--
Sent from my iPhone

Andy Reitelbach

From: Brenda Wilson <blw2c54@gmail.com>
Sent: Thursday, June 16, 2022 12:04 PM
To: Andy Reitelbach
Subject: ZMA202200004 1906 Avon St.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello, I live in the Spring Hill Village community directly below the intended 1906 Avon St project. Like everyone else, the continued growth and development in Albemarle County is concerning to me. I realize any piece of grass left vacant for long will be developed but I hate to see further development along this road. Like 5th st, Avon St Extended is becoming more and more traffic dense and of course, SHV is a contributor too.

Additionally it seems that squeezing 38 residential units and a greenspace into 3.6 acres is asking a lot from the water, drainage systems and power grid here. Already the power in SHV has been out 10+ times in the past year.

I know development always wins but at least I've spoken up about my concerns.

--
Best regards,
Brenda Wilson
4199 Dauphin Dr.

Andy Reitelbach

From: David Storm <davidastorm@gmail.com>
Sent: Friday, October 21, 2022 2:34 PM
To: Andy Reitelbach
Cc: Board of Supervisors members; Planning Commission; 5th & Avon Community Advisory Committee
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application
Attachments: ZMA 202200004 (1906 Avon) comments.pdf

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Thanks, Andy.

Please find my comments attached.

David

On Wed, Oct 19, 2022 at 5:36 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon David,
>
> Thanks for your patience on my response.
>
> Another community meeting is not required for re-submittals of applications. Additional community meetings are generally held only when there is a significant change (such as in layout or density) from what was presented at the original community meeting.
>
> The next meeting for this application will be the Planning Commission public hearing, which has not been scheduled at this time.
>
> And of course, you are also welcome to submit written comments at any time – to me, the Planning Commission, and/or the Board. Any comments sent to me will be compiled and included in the staff report prepared for the PC and the Board.
>
> Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: David Storm <davidastorm@gmail.com>
Sent: Thursday, October 13, 2022 1:53 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>; Tori Kanellopoulos <vkanellopoulos@albemarle.org>; Mary K. King <mk.king@longandfoster.com>
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application

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Andy, does this resubmittal require another community meeting or will there be a different opportunity for comment?

Thanks.

David

On Thu, Oct 6, 2022 at 5:23 PM Andy Reitelbach <mreitelbach@albemarle.org> wrote:

> Good afternoon everyone,

The applicant re-submitted this week the application ZMA2022-00004 1906 Avon Street Extended, with revised materials, for a second round of review by the Albemarle County Community Development Department (CDD).

Documents regarding this application can be found using the following link: https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22ZMA202200004%22%7d.

Over the next several weeks, the revised materials will be reviewed by staff from CDD and partner agencies (VDOT, Service Authority). As mentioned previously, this application also requires public hearings with both the County Planning Commission and the Board of Supervisors; however, these public hearings have not been scheduled at this time. I will send out additional correspondence when the dates of each of those public hearings are confirmed.

Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

813 Harris Road
Charlottesville, VA 22902

October 21, 2022
via-email

Andy Reitelbach
County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902

RE: ZMA Application 202200004 Resubmittal

Dear Andy:

Thank you for the opportunity to comment on the revised 1906 ZMA application (ZMA 202200004). I did not see many changes from the previous submittal, so many of my comments remain the same. I'll try to organize these on some overarching themes of transportation, density, affordability, recreation, and impacts. For the reasons set out below, I cannot be in favor of this rezoning as currently presented.

Transportation

The narrative describes the character of Avon as a major collector. While that might be true for now, Albemarle County has requested that Avon be redesignated as minor arterial, so the development might be too intense for that future designation and others might be more appropriate. The applicant also has a couple of misstatements in both the narrative and in Response Letter #1. Avon is not "a main thoroughfare[] from southern Albemarle" as the narrative asserts; it begins at the development area boundary, just south of this proposed rezoning, and is increasingly a residential-area road with hundreds of new homes in the last five years having been constructed along it. Additionally, Avon Street does not provide "direct access to … Interstate 64." The interchanges with I-64 are at Route 20 and at Fifth Street.

There is no safe multimodal transportation network here yet. Sidewalks are piecemeal between Route 20 and Swan Lake Drive, so calling access to Mill Creek Shopping Center as within a 20-minute "walking shed" seems disingenuous at best and dangerous at worst. There are no safe walking or biking options to get to the shopping center; the proposed path (unpaved?) in entry 11 in the Response letter down greenspace to Avon Street serves no purpose other than attempting to circumvent the need for a vehicular connection to Avon. CAT does not yet serve the area and does not have current plans to expand there. Any hopes of meeting the comprehensive plan for multimodal transportation rely on future actions by other actors, particularly scarce county transportation dollars or increases in CAT investment by local municipalities.

Private roads are disfavored for many reasons, maintenance being chief among them, yet this development seems to desire them. Private roads will also be discussed in affordability later. There is only one way in and out of this proposed rezoning, and that is through another residential neighborhood. The applicant proposes to add over 75,000 trips annually through the existing residential neighborhood. Is the developer pursuing a VDoT waiver to allow a direct connection to Avon to alleviate that burden on the existing neighborhood? If not, why not? A VDot waiver seems the most direct route for residents and would be of benefit to them. A connection to Avon may require fewer homes on the parcels or different grading of the public roady. Relying on a potential future connection to another parcel, owned by another entity, seems like wishful thinking and a way to avoid responsibility for proper connectivity in the corridor.

Lastly, relegated parking generally refers to the main thoroughfare, or when used in the context of an entrance corridor, that roadway. Here the applicant relegates parking to the interior of the neighborhood and requests to use “landscaping” to screen the parking from Avon, without giving any guidance about the seasonality of the landscaping and how the applicant intends to screen the parking and retaining wall through all four seasons. Additionally, this landscaping will need to take up some of the conceptual greenspace which the applicant believes could be utilized by the community.

Density

On page 2 of the narrative, the applicant sets out a table about densities for other recent developments in the corridor. What I can’t tell from the applicant’s table is if the density cited is Net or Gross and how it would compare against what the applicant is proposing. The County has made a strong commitment to checking density against usable space and not the entire space of a parcel. Additionally, the proposed comprehensive plan has had discussions about stepping down density as it approaches the borders of the development area. This proposal seems to be rushed toward maximizing density in advance of a potential change and risks being out of step with future comprehensive guidance.This is seen in the applicant’s request to use cluster regulations in Response 5 in Response Letter #1: “[T]he minimum lot size for a conventional development cannot be realized for some of the townhome lots.” The applicant appears to want to shoehorn as many homes as possible on this property without providing appropriate infrastructure for mobility or for amenities.

Affordability

This proposal does nearly nothing toward addressing the affordable housing issue in the county. Fifteen percent (15%) of 38 homes is 5 homes. At 80% of AMI the proffer is not reaching the affordable housing crisis where it most acutely hits. Additionally, private roads are a large risk for anyone buying or renting affordable housing. Private roads add potential high hoa costs for road maintenance, snow removal, etc,. creating issues for those who buy under the proffer.

Recreation, Parks, and Open Space

There is nearly no real effort at meeting the guidance for parks, recreational amenities, and open space in the narrative. A tot lot and one central green space do not address recreational needs for adults and anyone besides young children. We have already determined that it is not safe to get to Mountain View for recreational activities without a vehicle, and the applicant wisely does not suggest that. The applicant pins its hopes on future bicycle and pedestrian connectivity to Biscuit Run Park, which while greatly desired in the corridor study, continues to compete with many other needs around the county for bicycle and pedestrian improvements. Will the applicant hold off building homes until that connectivity exists? Additionally, the applicant appears to reach the minimum greenspace requirement only by achieving a waiver of the sidewalk and planting requirements. Having no sidewalks leading to the central greenspace decreases the accessibility of the space and makes it less usable.

Much of the “conceptual greenspace” that the applicant suggests might be “utilized by the community” (entry 12 in Response Letter #1, page 5 of the concept plan) on the property fronts Avon Street at such a slope (a 20’ drop in a 120’ space) to make it unusable for anything. Additionally page 6 of the concept plan shows this space as stormwater management, which should not be counted as greenspace as it certainly cannot be utilized by the community. The other greenspace that fronts along Avon Street with its suggested pedestrian connection to Avon does not have much utility either. No one would want their children to play there due to the risk of the traffic along Avon Street. Just because it’s greenspace doesn’t make it recreational or of value to the neighborhood or the surrounding community.

Piecemeal Rezoning Along Avon

This application continues a trend we see of piecemeal rezoning along Avon Street in lieu of an updated Master Plan for the area. The original master plan was adopted in 2015, with a corridor study completed in 2020. Since the adoption of the master plan, we’ve seen zoning map amendments for multiple parcels without taking into account what Avon Street, particularly south of Interstate 64, is becoming. Master Plans are supposed to be updated every five years, and with County Staff pausing to update the comprehensive plan, this piecemeal rezoning along Avon Street risks not allowing a comprehensive vision and plan for development along a crucial roadway in the Southern Urban area. This rezoning application is not such a winning application for the reasons set out above that we need to continue to approve rezonings without pausing to think about the greater context in which this rezoning would appear.

So much of this application appears to rely “on the kindness of strangers” for its success: a future connection to Avon through an adjacent parcel; smaller setbacks due to another neighborhood’s open space; recreational opportunities at Biscuit Run park when it opens; relegated parking that faces the community and homes across Avon Street; private roads to be supported by future residents and their homeowners association, including at great risk to those who purchase affordable housing in the neighborhood; all while seeking multiple waivers for

sidewalks, plantings, and usable open space and refusing a connection to the primary road. There are inaccuracies in the narrative and in the response letter, incomplete information regarding net and gross densities, little impact on affordable housing, and no real effort at improving transportation, all with minimal proffers to offset the impacts to the surrounding community, particularly the neighboring development and the 75,000 annual trips through the adjacent property the applicant proposes to add.

I encourage the applicant to make additional changes to address the areas noted above. As it currently exists, I encourage the Planning Commission to recommend denial of the rezoning request and the Board of Supervisors to deny the rezoning request.

Sincerely,



David Storm
Scottsville District

cc: Albemarle County Board of Supervisors
Albemarle County Planning Commission
5th & Avon Community Advisory Committee

Andy Reitelbach

From: Jonathon Earl <jonathonearl6@gmail.com>
Sent: Sunday, October 23, 2022 5:55 PM
To: David Storm; Andy Reitelbach
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application

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Thanks David and Andy. Keep up the better than good work. Good fortune in your efforts.
Hope your well'
Jonathon

On Fri, Oct 21, 2022 at 2:34 PM David Storm <davidastorm@gmail.com> wrote:

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The next meeting for this application will be the Planning Commission public hearing, which has not been scheduled at this time.

And of course, you are also welcome to submit written comments at any time – to me, the Planning Commission, and/or the Board. Any comments sent to me will be compiled and included in the staff report prepared for the PC and the Board.

Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

--

areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: David Storm <davidastorm@gmail.com>
Sent: Thursday, October 13, 2022 1:53 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>; Tori Kanellopoulos <vkanellopoulos@albemarle.org>; Mary K. King <mk.king@longandfoster.com>
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application

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>
> Best regards,
>
> Andy
>
> **Andrew Reitelbach**
>
> *Senior Planner II*
>
> Albemarle County
>
> --
>
> areitelbach@albemarle.org
>
> 434.296.5832 x3261
>
> 401 McIntire Road
>
> Charlottesville, VA 22902

Andy Reitelbach

From: Jonathon Earl <jonathonearl6@gmail.com>
Sent: Monday, October 24, 2022 11:22 AM
To: Mary K. King
Cc: David Storm; Andy Reitelbach; Board of Supervisors members; Planning Commission; 5th & Avon Community Advisory Committee
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application

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Yes, I also applaud David's critical summary, and as a neighborhood resident in Lake Reynovia, just across Avon, I want to reinforce other's complaints about piecemeal disjointed sidewalks, no bike lanes (that were promised decades ago by previous Board members), and increasing poor and occasionally sputtering water pressure. All these issues only get worse with greater residential density. The area is not ready for this seemingly greedy development design.
Thanks for your attention to all this.
Good fortune in your positive efforts,
Jonathon Earl, PhD

Sent from my iPhone

> On Oct 24, 2022, at 10:48 AM, Mary Katherine King <mk.king@longandfoster.com> wrote:
>
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From: David Storm <davidastorm@gmail.com>
Date: Friday, October 21, 2022 at 2:34 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>
Cc: "bos@albemarle.org" <bos@albemarle.org>, "PlanningCommission@albemarle.org" <PlanningCommission@albemarle.org>, 5th & Avon Community Advisory Committee <5acac@albemarle.org>
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Please find my comments attached.

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Best regards,

Andy

Andrew Reitelbach

Senior Planner II

Albemarle County

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areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

From: David Storm <davidastorm@gmail.com>
Sent: Thursday, October 13, 2022 1:53 PM
To: Andy Reitelbach <mreitelbach@albemarle.org>; Tori Kanellopoulos <vkanellopoulos@albemarle.org>; Mary K. King <mk.king@longandfoster.com>
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Andy Reitelbach

From: Mary Katherine King <mk.king@longandfoster.com>
Sent: Monday, October 24, 2022 10:48 AM
To: David Storm; Andy Reitelbach
Cc: Board of Supervisors members; Planning Commission; 5th & Avon Community Advisory Committee
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Andy Reitelbach

From: Thomas Thorpe <tthorpe@aftonscientific.com>
Sent: Friday, October 28, 2022 8:09 AM
To: Mary K. King; David Storm; Andy Reitelbach
Cc: Board of Supervisors members; Planning Commission; 5th & Avon Community Advisory Committee
Subject: Re: Re-submittal of ZMA2022-00004 1906 Avon Street Extended: Rezoning Application

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Dear members of 5/A CAC,
I share the same concerns of Mary Katherine King and David Storm.
David, an excellent write-up. This took considerable time and care to prepare. Thank you.
Tom Thorpe

On 10/24/2022 10:48 AM, Mary Katherine King wrote:

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Memorandum

To: Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

From: Avon Park I Homeowners Association
Date: November 9, 2022
Subject: Statement on the 1906 Avon Proposed Development

The Avon Park Homeowners Association (APHOA), which is representing and writing on behalf of all 60 owners within the community, appreciates the opportunity to provide comments on the proposed new 1906 Avon St. Extended Development (the development).

The Avon Park Homeowners Association appreciates the need for high density developments, as well as the need for low-income housing. At the same time, we are concerned about the construction of this new development for a number of reasons detailed below.

DENSITY: The Shimp Engineering request for a special dispensation from existing county policies and the approved comprehensive plan. To rezone the property from R1 to R-15, is unprecedented in our immediate area.

Avon Park I and the currently under construction Avon Park II (classified as a PRD) both have a maximum density of 6 du/ac. Rezoning 1906 Avon to R-15 would allow for up to 15 du/ac and a 65 ft. building height maximum. This would be inconsistent with the county's comprehensive plan and with the neighborhoods to the north or south of the property. While this project is proposing 38 units, the R-15 zoning would allow for 54 homes in 3.6 acres.

A rezoning request to R-6 is much more consistent with the character of the already existing neighborhood. The Avinity and Spring Hill Village communities that the consultant is using to justify a higher density in the development are located in an area between Avon Street Extended and Highway 20. According to the comprehensive plan, this area is intended to have a higher density than the area to the west of Avon Street Extended. These communities to the east of Avon Extended cannot therefore be used to justify increasingly dense building on the west side of Avon Extended, especially since it would not be comparable to the adjacent Avon Park I and II communities.

Avon Street Extended is the corridor to the future entrance to Biscuit Run State Park. As future developments are built in this region of Albemarle County, we have the opportunity to plan a more well thought out and visually appealing area leading up to the park. Mill Creek South, Avon Park I and II, and Spring Hill Village (once the vegetation matures) do not contribute to a feeling of high density as you approach the

future park entrance. Allowing 65' multifamily buildings with 12' of retaining walls would certainly not create the same aesthetic. We hope that the County Supervisors agree that this would not be in the interest of our community or the county as a whole.

The suggested R-15 density is more in keeping with an urban environment. In such situations there are amenities in place to handle larger numbers of residents. As a community, we appreciate the county's efforts to provide more affordable homes to its residents. However, creating such intense density in a place that backs up to a state park and is so very close to the border of the rural area is not justified because we do not have the amenities in place that dense urban environments offer. For example, a bus route to our neighborhood is not even considered in the county's plans for the future. There is little value in providing affordable homes without public transportation. Nor is there value in providing homes in an area in which the schools are bursting past capacity.

Creating a second entrance to the community, by extending Hathaway Street to Avon Street Extended, would lessen the traffic issues on Arden Drive that would be exacerbated by the current design. Less density in this development would make this entrance more feasible. This is an extremely important issue to our community and is outlined further in this memo.

Again, the APHOA recognizes the necessity for more density in the county. Our community has worked with builders over the years to negotiate developments (Avon Park II and Spring Hill Village) that do not exceed the density suggested by the current comprehensive plan. Rezoning from R-1 to R-6 would be more in keeping with the connecting Avon Park I and II neighborhoods and would allow for approximately 21 new units in place of the existing two homes. We are not against the development of this property per se. What we oppose is the extreme density of the project.

Requested Action: Consistent with the comprehensive plan and other developments west of Avon Extended, we respectfully request that 1906 Avon Street Extended be zoned no higher than R-6,

ACCESS:

The APHOA is very concerned that the proposal for the development suggests that the only access into the development would be through our community via Arden Drive and Hathaway Street. While the proposal highlights a "future" access road through the Faith Temple Church property. To our knowledge, however, church representatives have never expressed any interest in selling their property for future development. The Shimp Company has also indicated that based on their year-long negotiations with Faith Temple Church, they would not authorize an access road through their property. If the access road is not created, estimates predict that the new development would lead to an increase in traffic with an estimated 210 plus/minus daily trips on Arden Drive.

These estimates are especially troubling because Arden Drive has long been a dangerous road, because of its steep slope, combined with a curve that creates blind spots at the alley entrance and at Hathaway Street. The building of Avon Park II has already created more traffic, both with speeding vehicles and extremely large construction vehicles. On numerous occasions (2011, 2013, 2016, 2018), our APHOA has notified the Virginia Department of Transportation (VDOT) that increasing traffic poses a significant safety risk to our community. Also troubling is the fact that Hathaway Street runs adjacent to our playground and dog park. Increased vehicular activity that utilizes both Arden Drive and Hathaway Street would be a direct threat to our residents, children and pets.

From our perspective, the only viable option is to demand that there be direct access to the development from Avon Street Extended.

Requested Action: The APHOA is requesting that the primary access to the proposed development be from Avon Street Extended. We also request that the Fire Marshal conduct a comprehensive assessment of the proposed changes to Hathaway Street to determine whether the street is wide enough for emergency vehicles and first responders to safely access the community with cars parked on both sides of the street.

STRAIGHTAWAY RESTRICTIONS: The proposed thruway between Avon Park I and the new development is an extension of Hathaway Street, which is currently approximately 500 ft. the maximum tangent length that VDOT recommends without considering traffic calming measures. This street also extends into Avon Park II to the south, and between the three neighborhoods, the road will likely exceed 1,200 ft.

The proposed access to the development is via Arden Drive and Hathaway Street. With our ongoing concerns about the steep curve on Arden which causes blind spots for residents exiting the alley, speeding issues on both Arden and Hathaway, and increasing traffic due to Avon Park II, we are very concerned about the effects of even more traffic coming through this area.

This is particularly true because both our playground and the dog park are adjacent to Hathaway, without a sidewalk on the side nearest the parks. We have a number of young children whose safety will be endangered by the added traffic coming up Arden Drive and onto Hathaway Street.

Requested Action: The health and safety of our children, pets, and residents is our top priority, as we know it is for the County of Albemarle. For this reason, we are asking that the Virginia Department of Transportation (VDOT) be engaged to assess the official “straight away” length, which by our measurements has a length of 713’10” and width of 32’1”. By our measurements the width of Arden Drive is 32’7.”

SCHOOL OVERCROWDING:
School overcrowding at Monticello High School and Mountain View Elementary is already a serious concern for our community. We question the validity of the

assessment that the new development will add only six new K-12 students to our schools. It is suggested that the building of this development is supported by the fact that there are nearby schools. There are currently 14 K-12 children in Avon Park I, with additional student population expected with the construction of Avon Park II. It is, therefore, inconsistent to then claim that the new development will not attract families with children.

The parents and teachers living in our community are especially concerned about the increased overcrowding created by Avon Park II and the proposed new development. This added stress on students and teachers will certainly affect the learning environment. We owe our children a healthier learning environment, and we should not be creating high density neighborhoods until we have a school facilities that can adequately handle a larger student body.

The Mountain View School administration recently sent a letter to the parents outlining their concerns about student population increases. Like other communities in our area, we would like the county to address the overcrowding in area schools before approving increased density.

The situation is exacerbated by the lack of a public bus route to our area. This creates heavy traffic backup down the center of Avon Street Extended each school morning and afternoon, as parents drive their students to Mountain View Elementary and with students and staff driving to Monticello High School.

Requested Action: It is our understanding that the county has, in the recent past, conducted a "needs assessment" of county schools. We ask that this assessment be updated to reflect the current state of overcrowding with more specific information about how this project (as well as Avon Park II, Spring Hill Village, and Avinity) will affect our schools.

PROFFERS AND AMENITIES: The proposed plan does not appear to include amenities for the new development. Please clarify what the developer intends to provide. Are the Avon Park community green areas and parks, which are maintained through HOA dues, expected to serve as the recreational areas for the residents, children and dogs of this new development? How will our community be compensated for this?

Requested Action: If this development is approved, we request language on proffers to include, but not limited to;

1. A robust landscaping barrier with dense privacy trees along the Avon Park I border.
2. Contribution of $750 a month towards common area upkeep of Avon Park I, to include additional with other items that will be discussed at a later date.
3. Clarification in terms of the planned amenities and "green space" for the new development, which the APHOA is requesting be incorporated into the plan.

The implied dependence on our small community to accommodate new residents is unacceptable to our residents.

4. Clarifications and details regarding sidewalks and lighting connections to Avon Park I.
5. Clarification on how Avon Park I will be reimbursed for property and/or road damage, snow removal, etc.

PARKING: Overflow parking for the proposed development is not indicated in the plan. Our community is concerned that overflow parking will bleed into our community, causing further stress to our overburdened parking areas.

Requested Action: If this development proceeds, additional parking for its residents needs to be incorporated into the plan.

WATER RESOURCES: Water pressure is already a problem in our community, forcing most of our residents to have pressure pumps installed to ensure that sufficient water is available to our homes. The added water usage from Avon Park II and 1906 Avon will further stress our systems.

Requested Action: The APHOA requests that, if this new development moves forward, a survey be done by the Albemarle County Service Authority (ACSA) to determine whether our small water tower can accommodate three developments. We also want to have a very clear understanding of how the anticipated expanded use will impact the necessary sizing of the internal pumps that were installed in the townhouses in Avon Park I.

We also request more information about the stormwater management proposal. If Shimp proposing that Avon Park I be the recipient of the new community's stormwater discharges, this would unacceptable to our community.

In conclusion, the Avon Park Homeowners Association appreciate the opportunity to comment on the proposed 1906 Avon Street Extended development. The APHOA is committed to working cooperatively with the County of Albemarle help shape a development that fits with the existing communities west of Avon Street Extended and to successfully address and resolve the concerns raised by our community.

Respectfully,

Roberta (Robbi) Savage, HOA President
Maryam Tatavosian, Vice President
Matthew Denhard, Special Projects Coordinator

(community support list below)

Argand Holdings, III, LLC, Justin Maker, Sr. VP, Sentinel Trust Company
Ms. Eileen Barnett
Kate Barnes
Linda Coiner
Ignacio De Cardenas
Tara De Cardenas
Kelly Denhard
Lucy B. Hartley
Andrew Hopun
Beverly Ingram
Emmad Kabil
Katie A. Kabil
Chad Langston
Ms. Ashley Leidy
Ms. Mary Lewis
Amelia Manning
Mr. and Mrs. Peter and Sarah Meister
Ms. Janet Meyer
Miss Rebecca Merhar
Nish Nalal
Dennis O'Connell
Mrs. Teresa Olson
Mr. Steven Olson
Shelly Pellish
Daniel Shumate
Dr. Zeyad T. Saluki
Ida Simmons
Leigh Ann Skipper
Jeff and Debby Smith
Ms. Denise Spathos
Jaye Urgo