

Attachment
PC 10-6-2015 minutes

Sharon Taylor

From: Joan Albiston <albiston@cstone.net>
to: Tuesday, October 06, 2015 11:53 AM
cc: Planning Commission
Subject: Logan McKinley; Patrick Crusse; Sarah Baldwin
SP-15-23 5th Street
Station Drive Thru
Windows
SP201500023-5th St Station Drive-Through Windows request--impacts on Willoughby

To Albemarle County Planning Commission members--

As a Willoughby property owner directly adjacent to the 5th St Station development, I ask that you carefully review and consider the request and initial designs proposed by the developer of 5th St Station for multiple drive-through windows within the development on October 6, 2015.

Although the headlights of vehicles moving through drive-through lanes may not adversely affect the appearance of the 5th St Entrance Corridor or interior site safety, they have a direct bearing on the welfare of Willoughby residential property owners, who already anticipate frequent direct headlight glare from traffic exiting the shopping center onto Bent Creek Drive at multiple locations of the development. I request that on-site screening of Willoughby properties from headlights of vehicles using drive-throughs be required at each site as a condition for approval.

I appreciate the developer's substantial efforts to create an attractive and environmentally sensitive development and to take time to listen to the concerns of Willoughby property owners. But I have become increasingly cautious in my acceptance of site details developed for the project, as they have not always turned out as initially planned, described, or hoped for.

As the most recent example, park and greenway trail land was proffered and sounded attractive within the developer's 2012 proffers (see link: [ZMA200900001 Proffers 2012-09-12\[Icon\]](#)), but the actual lay of the land that now remains following construction of the retaining wall along Moore's Creek makes the existing landscape appear exceedingly challenging for the County trail staff to work with to find sufficient room for an uninterrupted and safe walkable trail, much less one that is inviting next to a looming wall and within yet-to-be-installed plantings below the wall necessary for wetland mediation. See below for two photographs of the wall.

In a meeting with Willoughby homeowners on Sept 22nd, County trails staff acknowledged that the land now remaining between the oppressively tall and stark wall and Moore's Creek is far less conducive for the development of a Class A trail than originally considered when reviewed on paper. It was suggested that the trail may now need to follow Bent Creek Drive above the wall in a much more heavily trafficked location. Some participants at the meeting further suggested that Willoughby's common area trail across the creek from the development now might better accommodate the public trail that was proposed for the 5th St Station land. In addition, access to the proffered bridge across Moore's Creek to Willoughby (at the location shown in the first photograph below) also appears to be more challenging than anticipated and perhaps not handicapped accessible from Bent Creek Drive.

Willoughby property owners should not have to bear the brunt of unlimited intrusion by headlights from multiple drive-throughs, nor be asked to consider providing land or easements for proffers made by the 5th St Station developer when anticipated site improvements shown on plans and documents may not be accommodated following construction.

Thank you in advance for your time and careful consideration of my request for on-site screening of multiple drive-through windows at the 5th St Station development from residential properties within Willoughby.

--Joan Albiston
1 Royer Dr
Charlottesville, VA

Retaining wall between proposed elevated Bent Creek Drive and Moores Creek, showing break in wall for proposed pedestrian access (sloping down to left in photo).



Retaining wall between proposed elevated Bent Creek Drive and Moores Creek, looking east toward 5th St. (where additional park land was proffered).

