

WILLIAMS MULLEN

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September 29, 2015

Andrew Slack
Community Development
401 McIntire Road
North Wing
Charlottesville, VA 22902

Re: Bent Creek Road Name Change Request

Dear Mr. Slack:

On behalf of 5th Street Station Ventures, LLC, and Avon Holdings, LLC, the owners and developers of the 5th Street Station Shopping Center (the "Owners"), I would like to formally request the County's approval of the renaming of Bent Creek Road to 5th Street Station Parkway. Bent Creek Road is a short section of roadway that intersects with 5th Street in the southern portion of the City of Charlottesville and extends into the land that is currently being developed as 5th Street Station within Albemarle County. 5th Street Station is an 81 acre shopping center with retailers such as Wegmans, Dicks Sporting Goods, Field and Stream, and Panera Bread. These are just few of the coming tenants with stores opening as soon as the fall of 2016.

In preparation for the grand opening of Wegmans, the first tenant of the site, we must prepare for the interest this shopping center will create and the resulting volume of traffic coming from the City into and through the site. Although most of the site is located in Albemarle County, Bent Creek Road in the City of Charlottesville is the entrance to the Shopping Center from 5th Street, and the development will extend the public connector road through the site to connect with Avon Road to the east. The entrance and public connector road are part of an overall system that will open up new traffic patterns for cars, public transit, bikes and pedestrians, enhancing the grid network of the City and County for area residents. With over 30,000 cars projected to use this roadway each day, our goal is to create wayfinding signs and road names that make it easy and safe for people to reach 5th Street Station for shopping, dining and other needs without creating any adverse traffic impacts on surrounding City and County roads.

The Shopping Center property is located behind commercial properties fronting on 5th Street, making it difficult and confusing for those unfamiliar with the site to locate and access it. Absent effective wayfinding solutions, there is greater potential for traffic congestion and accidents. While proposed signs will help guide vehicles into the site, the proposed new road name of 5th Street Station Parkway will strengthen the overall wayfinding system for this section of Charlottesville and Albemarle County by reaffirming the intersections at 5th Street and Avon Road as the entrances to the site.

Because this road extends from the City into the County, this name change request is being submitted concurrently to both localities for review to ensure the new road name is coordinated. The proposed road name has been cleared as acceptable by both the City and County staff, subject to approval by the County Board of Supervisors and City Council. The Owners are the only property



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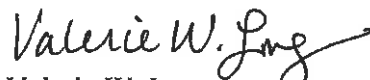
owners through which the road travels, as these entities own the property surrounding the County portions of the road and have purchased the frontages in the City portion of the road to make road improvements necessary for the development. The Owners acknowledge that they are fully responsible for the cost of new signage associated with changing the name of Bent Creek Road.

5th Street Station is a unique project that will benefit the City and the County in a variety of ways. The most important benefit is quality jobs creation -- Wegmans alone will employ hundreds of local citizens and offers generous wages. In addition, the public connector road will create transit stops and routes, providing area residents with convenient access to a variety of retail options that have not been available for the southern neighborhoods of Charlottesville and the adjacent areas in the County. The project provides funds for new trails that will extend and improve the City and County trail system. The Owners have set aside funds for a pedestrian bridge that would provide pedestrian access to the Shopping Center for residents of the Willoughby neighborhood, should they deem that option desirable.

As a part of the development, the Owners have undertaken the colossal effort to appropriately mitigate a former landfill site on the property in consultation with the Virginia Department of Environmental Quality. Through years of erosion along the stream banks of Moore's Creek, trash from the landfill was adding debris and pollution to this waterway. As a direct result of the project, the health of Moore's Creek is now being improved. Stream bank stabilization is scheduled in other areas where erosion has occurred, exposed utility lines have been repaired, invasive species are being removed, and living walls have been created as a natural method of habitat restoration.

Thank you for your consideration of this roadway name change request. 5th Street Station Parkway will be an exciting and important transportation link that will benefit the community in many ways by opening access to trails, bike lanes, public transportation, and high quality jobs and retail opportunities.

Sincerely,


Valerie W. Long

OWNERS:

5th St. Station Ventures, LLC,
a Delaware limited liability company

By: 5th Street Station Ventures Manager, LLC,
a Georgia limited liability company, its Manager

By: 
Stephen D. Collins, Manager

Avon Holdings, LLC
a Virginia limited liability company

By: River Bend Management, Inc.,
a Virginia corporation, its Manager

By: 
Andrew J. Dondero, Vice President
and Authorized Officer