Syd Shoaf

From: JD Ho <doctorjdho@gmail.com>
Sent: Wednesday, September 25, 2024 10:44 AM
To: Syd Shoaf
Cc: haluskab@charlottesville.gov
Subject: SP2024000012 City Church Multi-Use Space Addition

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Dear Mr. Shoaf,

I am writing in reference to SP2024000012 City Church Multi-Use Space Addition. I understand that there are many pressures (political and financial) on the County to approve development requests. However, this project is a special case because it lies directly adjacent to the City and a vulnerable waterway.

The proposed project will add approximately 30,000 square feet of impermeable surface adjacent to a waterway with severe erosion issues. This erosion is evidenced by the property at 114 Greenbrier Terrace, where the backyard is being washed into the creek to such a great extent that the fence is collapsing. This is within the City limits and perhaps not under consideration in a County project, but it is important for both entities to be involved in development of this boundary area. At the last hearing, the building and engineering plans proposed only a 100-year-flood allowance, which is shockingly irresponsible when 1000-year-floods are increasingly common.

This creek corridor is vital to wildlife and pollution control. It feeds into Meadow Creek, which the City has expended a great deal of effort to restore (https://www.charlottesville.gov/1119/Meadow-Creek-Restoration) due to sedimentation and degradation. Meadow Creek then feeds into the Rivanna. Note that the proposed building site is only a short distance from Meadow Creek and will therefore will have a huge impact downstream.

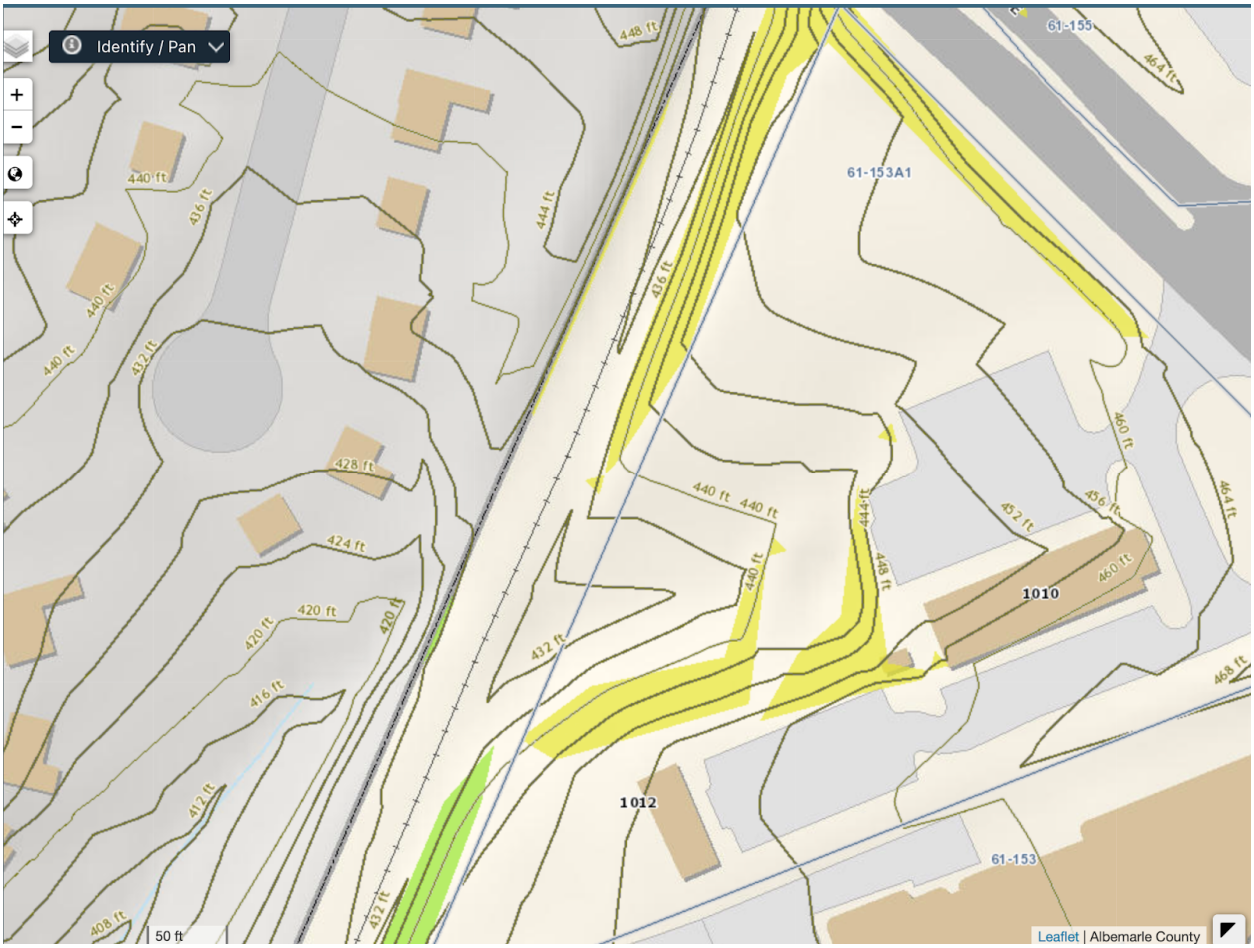
I encourage the county to work with the City to coordinate a responsible and non-destructive plan for developing and maintaining this area so that it isn't caught in jurisdictional no-man’s land.

Please see the images below for topographical and hydrological considerations.

Sincerely,
J.D. Ho

cc: Brian Haluska

The GIS image below shows the steep slopes and topography of the site.



The screenshot below shows the creek and the Greenbrier Terrace property. The image also shows how 2238 Banbury and 2240 Banbury adjoin the creek at this critical point.

