REVISED APPLICATION BOOKLET FOR HOLLYMEAD TOWNCENTER CODE OF DEVELOPMENT

ZMA202500006

A REVISION TO ZMA201700005:

THAT REVISED ~~A REVISION TO~~ ZMA 201300004

ORIGINALLY REVISED FROM:

ZMA 01-20-2001 (AREA C)

"AT HOLLYMEAD TOWN CENTER"

Submitted: May 1, 2025
Revised: August 6, 2025
October 2, 2025

Note: Changes to this Code of Development subject to ZMA202500006 are shown in red.

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I. INTRODUCTION

Tax Map 32, Parcel 41D (now 41L) to be designated a Town Center will have a combination of Urban Density Residential, Mixed Use/Community Service and Mixed Use/Regional Service land use classification. Timberwood West is intended primarily to provide an integrated mixed-use component to the Hollymead Town Center and should be viewed as one part of a much larger mixed-use development. Timberwood West will meet the twelve principles of the Neighborhood Model both by design and by its relationship to the larger neighborhood.

For Area C of the Hollymead Town Center, the following documents comprised the Code of Development (Code):

Application Plan

The Application Plan is a graphic depiction of the information set forth in the Code and it is the Code's tables, appendices and narrative, which regulate whether a site plan is in conformity with the intent of the rezoning. Therefore, roads, buildings, sidewalks, landscaping, grading, and utilities shown on the Application Plan may shift as long as they remain in general accord with the Application Plan and meet requirements set forth in the Code. In this regard, the Application Plan should be used as an interpretation tool.

Code of Development - Block Exhibit

The Block Exhibit delineates nine areas or blocks. These blocks are referenced in this Code's narratives, tables, and appendices. It is expected that a block's size and shape may be altered slightly as Area C is developed. However, it is the developer's intention to develop this area in general accord with the Block Exhibit.

Code of Development - Narrative

The narrative sets forth the rules within which Area C shall be developed. The narrative provides a general description of important building and streetscape design features that are integral to the success of the development. It also provides design schematics that further illustrate these general descriptions. The Application Plan shall also be used to interpret the information contained in the tables and appendices of the Code of Development.

Code of Development - Tables & Appendices

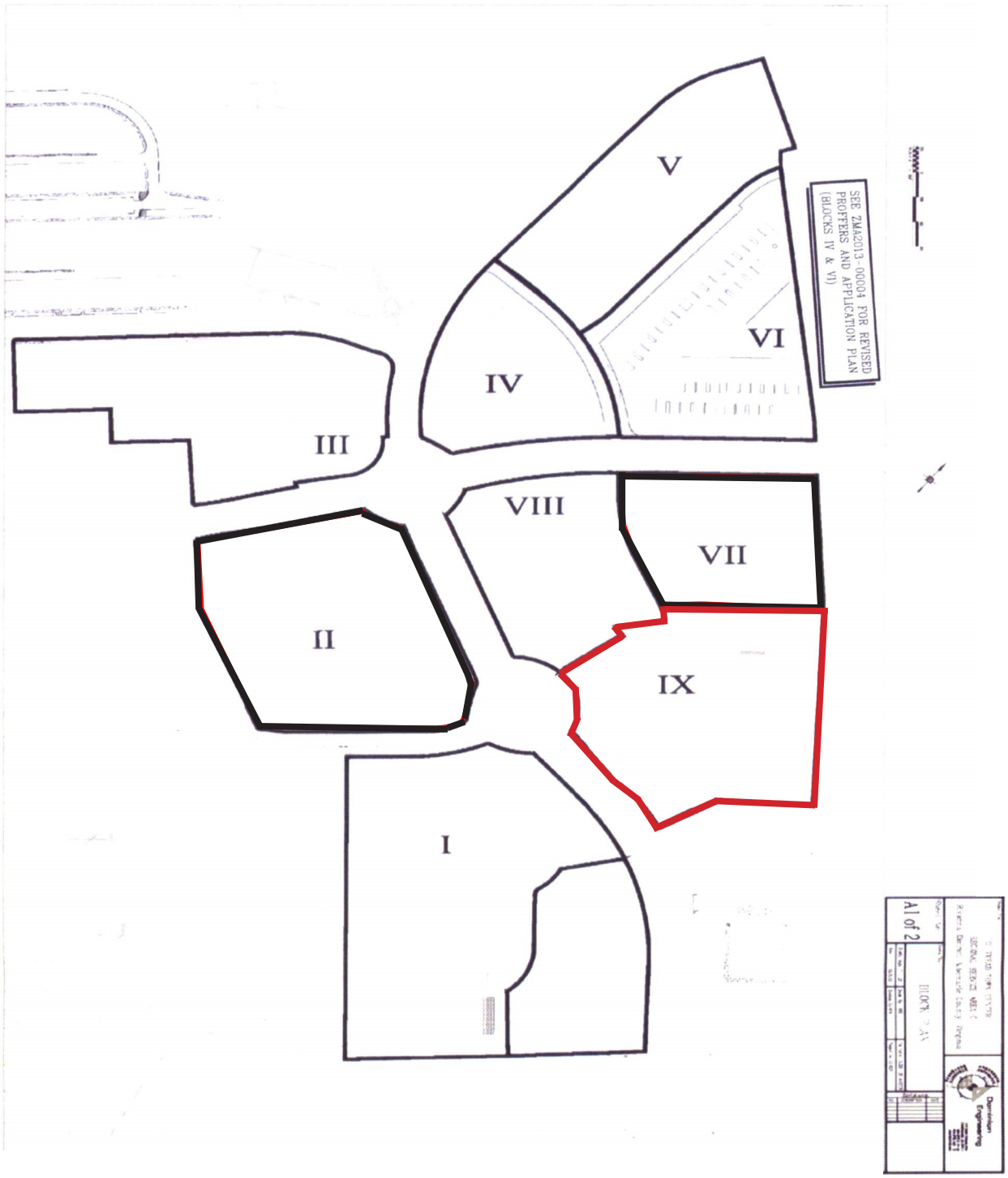
Tables A, B, C and the associated appendices that are attached to this document comprise the parameters within which Area C shall be developed. These tables and appendices set forth specific uses, amount of uses and description of amenities, typical street cross-sections, expected streetscape, proposed building's relationship to the street, and generally describe the architecture for the project.

II. APPLICATION PLAN



Blocks IX and VII (shown in red outline) are affected by this zoning request ZMA202500006

III. BLOCK EXHIBIT



Block IX (shown in red outline) is affected by this zoning request ZMA202500006

IV. CODE OF DEVELOPMENT - NARRATIVE

Uses, Ratio of Uses, and Amenities - Table A

The Application Plan illustrates the likely distribution of uses and the probable amount of those uses within the Area C portion of the Hollymead Town Center. Table A and Appendices A and B regulate the allowable uses by block and set the minimum and maximum amounts of any particular use category within a given block. Table A is divided into two major use categories, residential and non-residential, with minimum and maximum square footages for non-residential uses and minimum and maximum numbers for residential dwelling units.

As an example, Table A defines the types of residential uses that are permitted by block - Attached Single Family or Multifamily. Then, Table A defines the minimum and maximum number of residential dwelling uses within a Block III to 5 to 10. Furthermore, Table A sets forth a minimum and maximum range of 80 to ~~370~~ 382 residential dwelling units for the entire development. Therefore, if 5 townhouses are proposed within Block III, then townhouses are permitted and they are within the acceptable range for Block III. Furthermore, these five dwelling units shall count toward the minimum threshold for the entire development of 80 dwelling units. However, if upon site plan application for the final block, the developer has not met the minimum residential range of 80, then the site plan for the final block will have to provide a sufficient number of residential units to meet the minimum number of residential units, or the minimum number of residential units will need to be built elsewhere within the development.

With respect to non-residential uses, Table A sets forth the minimum and maximum amount of non-residential uses by block and for the entire development. This caps the amount of retail uses within a given block and within the entire development. Appendix A, which is referenced by Table A, delineates if a particular non-residential use is allowed within a specific block. Furthermore, the shaded uses within Appendix A define the uses considered to be "retail uses." Thus, the square footage of a shaded use in Appendix A would count toward the maximum non-residential square footage and the maximum retail square footage. Finally, Appendix B defines the blocks within which specific Special Use Permits can be applied for at some point in the future. The square footages for these uses, if applicable, shall be counted towards the minimum and maximums set forth in Table A.

For example in Table A, Block III lists a minimum of 18,000 square feet of non-residential uses. If in a site plan for this block, the developer has proposed 25,000 square feet of non-residential space, then the site plan would sufficiently meet the minimum amount of non-residential square footage required for Block III. Furthermore, at the time of Zoning Clearance, the square footage for a proposed retail user, for example a proposed hardware store, would be compared against the total square footage of the other non-residential users within the block and within the entire development. If the hardware store's square footage would put the total retail square footage over the 20,000 maximum retail square footage in Block III, then it would not be allowed and a non-retail user would only be allowed. If the addition of a new non-retail user would exceed Block III's 50,000 non-residential maximum or the entire development's 353,000 square foot maximum, then this new user would not be allowed.

The intent of these minimums and maximums is to ensure that the development will establish a mixture of uses.

Appendix A provides a list permitted uses by block and Appendix B provides a list the potential uses by Special Permit.

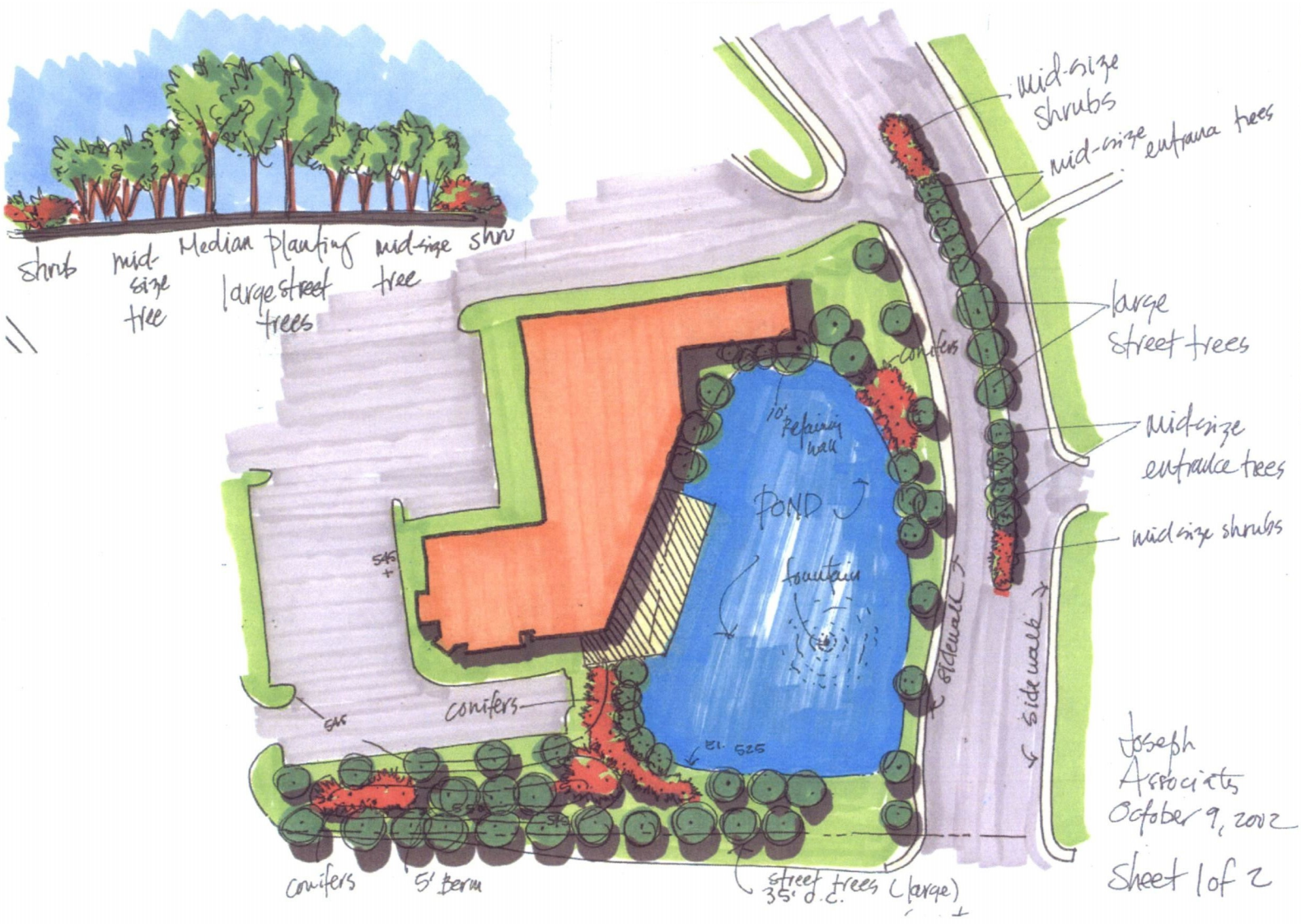
Description of Amenities and other Important Features by Block

Block I

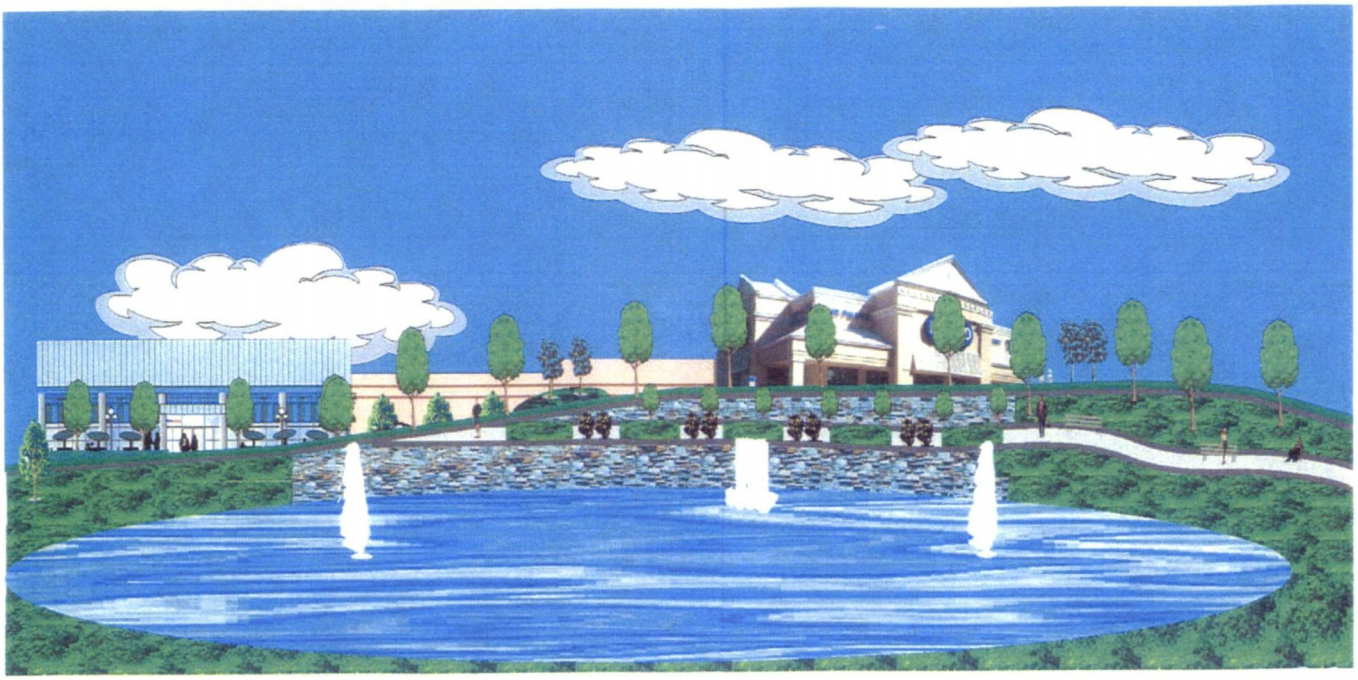
Block I will be divided into three parcels of approximately 1.5 acres each. Visual impacts to the Entrance Corridor will be mitigated through a variety of measures including, the structures themselves, planted earthen mounds, and/or a variety of selected trees and shrubs. The structure on the front site (lot one) will accommodate a casual dining restaurant with a deck overlooking the pond. Mid-sized retailers will utilize lots two and three. This business mixture allows for better traffic flow into, and by their use, there will be staggered peak business hours reducing parking and traffic congestion. The buildings have been situated to offer a pleasing view from Rt. 29 as the site ascends in a tiered fashion up the hill, and many walkways to encourage shoppers to limit vehicular traffic and enjoy the pond. By utilizing a two-story structure on lot three, the design creatively addresses the grade differential of the topography eliminating the need for unsightly barrier walls as well as providing a "downtown style" street entrance on the second floor.

The stormwater retention pond in Block I has been designed to enhance and compliment the project as an amenity. Design Schematic A provides a plan view of the potential landscaping and fountains that will be provided with the retention pond. Design Schematic B shows a stepped, stone retaining wall, a waterfall and recirculating fountains that will allow the stormwater facility to become a focal point that serves as a visually pleasing addition to both the development and to passersby. This approach to design greatly enhances the attractiveness of the project, creates an enjoyment feature for restaurant patrons and makes a statement about the commitment to creating quality projects in the county's entrance corridor. The retaining wall embodies artful stonework and a traversing sidewalk for travelers, patrons, neighbors and employees use, with convenient benches for relaxing conversation or enjoyment of the views. The vegetation surrounding the pond will be complimentary to the site, offering "glimpses" into the overall project. Photos are also included to illustrate how these concepts might appear.

Design Schematic A - Plan View of Block I Pond



Design Schematic B - Perspective View of Block I Pond



Photos Illustrating Conceptual Improvements Around Block I Pond





Photos Illustrating Conceptual Improvements Around Block I Pond





Block II

Block II proposes multi-story buildings and/or single family attached dwellings that are designed to front along Timberwood Boulevard and Access Road C. The height of buildings and the location of the buildings, fronting on Timberwood Boulevard and Access Road C, provide the appropriate mass to these two important streets. There is additional frontage available for future development of the block at the corner of Timberwood Boulevard and Access Road B as well as along Access Road B. The parking lot is designed to be located internally within the block and to allow the possibility of a parking deck that would accommodate additional parking need. Finally, there will be space for public art, benches, kiosks, and/ or other features on all four of the corners of Timberwood and Access Road C for the purpose of framing this important intersection and providing an improved pedestrian orientation. If residential units are built on the property, amenities, as outlined in Table A, must be provided. Amenity area must be no less than 7% of the total area of Block II dedicated to residential use.

Affordable Housing: 15% of the total residential dwelling units built within Block II shall be Affordable Dwelling Units (the "15% Affordable Housing Requirement"). The 15% Affordable Housing Requirement may be met through a variety of housing types, including any housing type listed in Table A that are for-sale or for-rent. The Owner reserves the right to construct and sell all or a portion of the Affordable Dwelling Units within the project. The Owner shall convey the responsibility of initially constructing and selling the Affordable Dwelling Units to any subsequent owner or developer of property within the project and such subsequent owner(s) and/or developer(s) shall succeed in the duties of the Owner. The term "Owner" shall refer to such subsequent owner(s) and/or developer(s) as applicable.

1.) For-Sale Affordable Dwelling Units: All purchasers of the For-Sale Affordable Dwelling Units shall be approved by the Albemarle County Community Development Department or its designee ("Community Development"). Each "For-Sale Affordable Dwelling Unit" shall have a sales price that does not exceed 65% of Virginia Housing Development Authority's (VHDA's) maximum sales price for first-time homebuyers for the Charlottesville Area. Each For-Sale Affordable Dwelling Unit shall be made available for sale to households with incomes no greater than eighty percent (80%) of the area median income (as determined from time to time by the Albemarle County Community Development Department). The Owner or its successor shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the For-Sale Affordable Dwelling Unit. The ninety (90) day period shall commence upon written notice from the Owner to Community Development that the unit(s) will be available for sale. This notice shall not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Owner or its successor shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This shall apply only to the first sale of each of the For-Sale Affordable Dwelling Units.

2.) For-Rent Affordable Dwelling Units:
A.) RENTAL RATES: Each rental housing unit which shall qualify as an Affordable Dwelling Unit ("For-Rent Affordable Dwelling Unit") shall be affordable for rent by households with incomes less than eighty percent (80%) of the area median income (as determined from time to time by the Ablemarle County Community Development Department) such that rent payments, less the cost of tenant provided utilities, do not exceed thirty percent (30%) of the gross household income. The maximum rental rate for the For-Rent Affordable Dwelling Units shall be set by HUD Metro Fair Market Rents for the Charlottesville, VA HUD Metro Area. In each subsequent calendar year, the monthly rent for each For-Rent Affordable Dwelling Unit may be increased up to three percent (3%).

The requirement that the rents for such For-Rent Affordable Dwelling Units may not exceed the maximum rents established in this Section shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Dwelling Unit, or until the units are sold as For-Sale Affordable Dwelling Units, a defined in Section 1 "For-Sale Affordable Dwelling Units" (the "Affordable Term").

B.) CONVEYANCE OF INTEREST: All deeds conveying any interest in the For-Rent Affordable Dwelling Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Dwelling Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any For-Rent Affordable Dwelling Unit during the Affordable Term, the then-current Owner shall notify Community Development in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.

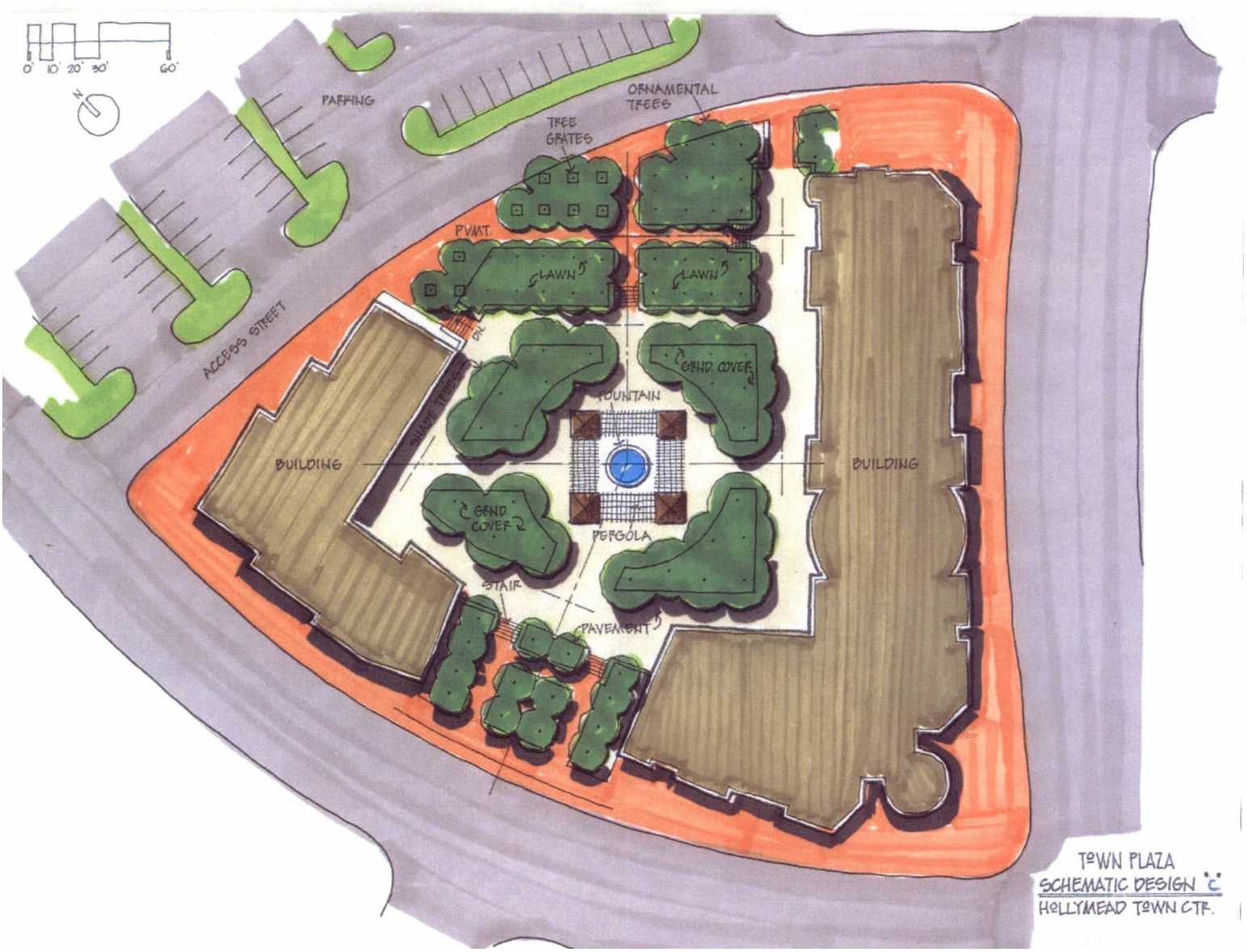
C.) REPORTING RENTAL RATES: During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Dwelling Unit, the Owner shall provide to Community Development a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the Owner or its successor shall provide to the Community Development, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as Community Development may reasonably require.

3. Tracking: Each subdivision plat and site plan containing residential units for land within the project shall designate lots or units, as applicable, that will satisfy the 15% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 15% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (15%) of the lots or units in such subdivision plat or site plan, unless such subdivision plat or site plan does not contain any residential uses. The Owner, at the Owner's option, may accelerate the provision of affordable units ahead of the 15% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 15% Affordable Housing Requirement.

Block III

Block III proposes a multi-story building that frames the corner of Timberwood Boulevard and Access Road C. Contained in the building at the corner of Timberwood Boulevard and Access Road D, there may be an apartment building. Townhouses are proposed to front onto Access Road D. Finally, there will be a space for public art, benches, kiosks, and/or other features on all four the corner of Timberwood and Access Road C for the purpose of framing this important intersection and providing an improved pedestrian orientation.

Design Schematic C - Conceptual Plan View #1 of the Central Plaza (Block IV)



Design Schematic D - Conceptual Plan View #2 of the Central Plaza (Block IV)



Block IV

This block is the centerpiece of the north end of the Town Center. Buildings front all of the streets and surround a central plaza. The central plaza will be a pedestrian friendly area with benches, pavers, gardens, trees, and grassed areas with a fountain or covered gazebo type structure. The form and function of the central plaza is generally depicted in Design Schematics C and D.

Block V

This block is designed to accommodate two rows of townhouses, which will front onto Timberwood Boulevard and the street behind. The parking will be internalized between the townhouses in garages and with additional parking to be provided on the street that form the boundary to this block. The townhouse block will provide at least one semi-private green space internal to the block for the residents of this block.

Block VI

This block is designed to accommodate four rows of townhouses, which will front on and have entrances on Grand Forks Blvd, Meeting Street and Laurel Park Lane or internal green space. The parking will be internalized between the townhouses in garages and in driveways behind the townhouses. The townhouse block will provide at least one semi-private green space internal to the block for the residents of this block including a small recreation area (Tot Lot). The greenspace shall also act as a the frontage for the townhouse lot parcels when not located on a public or private street.

Block VII

This block proposes multi-story buildings with at least one building and/or mutliple single family attached dwellings fronting Access Road C, the possiblity for buildings and/or single family attached dwellings fronting Access Road B, and surface parking lots relegated to the interior of the block. The buildings may contain residential, non-residential, and retail uses so long as the unit count for residential uses does not exceed the maximum allowable outlined in Table A and the square footage dedicated to non-residential and retail uses does not exceed the maximum allowable square footage outlined in Table A. If residential units are built on the property, amenities, as outlined in Table A, must be provided. Amenity area must be no less than 7% of the total area of Block VII dedicated to residential use.

Affordable Housing: 15% of the total residential dwelling units built within Block VII shall be Affordable Dwelling Units (the "15% Affordable Housing Requirement"). The 15% Affordable Housing Requirement may be met through a variety of housing types, including any housing type listed in Table A that are for-sale or for-rent. The Owner reserves the right to construct and sell all or a portion of the Affordable Dwelling Units within the project. The Owner shall convey the responsibility of initially constructing and selling the Affordable Dwelling Units to any subsequent owner or developer of property within the project and such subsequent owner(s) and/or developer(s) shall succeed in the duties of the Owner. The term "Owner" shall refer to such subsequent owner(s) and/or developer(s) as applicable.

1.) For-Sale Affordable Dwelling Units: All purchasers of the For-Sale Affordable Dwelling Units shall be approved by the Albemarle County Community Development Department or its designee ("Community Development"). Each "For-Sale Affordable Dwelling Unit" shall have a sales price that does not exceed 65% of Virginia Housing Development Authority's (VHDA's) maximum sales price for first-time homebuyers for the Charlottesville Area. Each For-Sale Affordable Dwelling Unit shall be made available for sale to households with incomes no greater than eighty percent (80%) of the area median income (as determined from time to time by the Albemarle County

Community Development Department). The Owner or its successor shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the For-Sale Affordable Dwelling Unit. The ninety (90) day period shall commence upon written notice from the Owner to Community Development that the unit(s) will be available for sale. This notice shall not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Owner or its successor shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This shall apply only to the first sale of each of the For-Sale Affordable Dwelling Units.

2.) For-Rent Affordable Dwelling Units:
A.) RENTAL RATES: Each rental housing unit which shall qualify as an Affordable Dwelling Unit ("For-Rent Affordable Dwelling Unit") shall be affordable for rent by households with incomes less than eighty percent (80%) of the area median income (as determined from time to time by the Ablemarle County Community Development Department) such that rent payments, less the cost of tenant provided utilities, do not exceed thirty percent (30%) of the gross household income. The maximum rental rate for the For-Rent Affordable Dwelling Units shall be set by HUD Metro Fair Market Rents for the Charlottesville, VA HUD Metro Area. In each subsequent calendar year, the monthly rent for each For-Rent Affordable Dwelling Unit may be increased up to three percent (3%). The requirement that the rents for such For-Rent Affordable Dwelling Units may not exceed the maximum rents established in this Section shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Dwelling Unit, or until the units are sold as For-Sale Affordable Dwelling Units, a defined in Section 1 "For-Sale Affordable Dwelling Units" (the "Affordable Term").

B.) CONVEYANCE OF INTEREST: All deeds conveying any interest in the For-Rent Affordable Dwelling Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Dwelling Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any For-Rent Affordable Dwelling Unit during the Affordable Term, the then-current Owner shall notify Community Development in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.

C.) REPORTING RENTAL RATES: During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Dwelling Unit, the Owner shall provide to Community Development a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the Owner or its successor shall provide to the Community Development, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as Community Development may reasonably require.

3. Tracking: Each subdivision plat and site plan containing residential units for land within the project shall designate lots or units, as applicable, that will satisfy the 15% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 15% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (15%) of the lots or units in such subdivision plat or site plan, unless such subdivision plat or site plan does not contain any residential uses. The Owner, at the Owner's option, may accelerate the provision of affordable units ahead of the 15% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 15% Affordable Housing Requirement.

Block VIII

In Block VIII, a 3 to 4-story building will define this corner of Timberwood Boulevard and Access Road C. This corner will also have space for public art, benches, kiosks, and/or other features mentioned above on the other three corners. This block will also have a pocket park of approximately 6,500 square feet at the corner of Timberwood Boulevard and Access Road B. The principle intent of the pocket park is to add more greenery to the development. The pocket park will also provide, at a minimum, benches and a small flat area.

Block IX

This is the first block on the right upon entering Timberwood Boulevard from Route 29. ~~The proposed buildings step up the grade with the ground floor facing towards Timberwood Boulevard and a second floor facing towards the parking lot in the rear.~~

Block IX proposes multi-story buildings, including buildings that front along Timberwood Boulevard and Laurel Park Ln. The buildings may contain residential, non-residential, and retail uses so long as the unit count for the residential units and the square footage dedicated to to non-residential and retail uses does not exceed the maximum allowable units and square footages outlined in Table A. If residential units are built on the property, amenities, as outlined in Table A, must be provided. Amenity area must be no less than 7% of the total area of Block IX dedicated to residential use. Of the 96 units permitted in Block IX, 56 are being reallocated from Block VII since that block is fully built-out and will not utilize the maximum density allocated to it. The 56 units allocated from Block VII to Block IX will be subject to the "15% Affordable Housing Requirement" which was approved with ZMA2017-00005 and is applicable to units approved as a result of that rezoning. Residential units provided in excess of 56 units, will be subject to the "20% Affordable Housing Requirement".

AFFORDABLE HOUSING REQUIREMENTS

15% AFFORDABLE HOUSING REQUIREMENT: 15% of residential units built within Block IX, up to 56 units, shall be Affordable Dwelling Units (the "15% Affordable Housing Requirement"). The 15% Affordable Housing Requirement may be met through a variety of housing types, including any housing type listed in Table A that are for-sale or for-rent. The Owner reserves the right to construct and sell all or a portion of the Affordable Dwelling Units within the project. The Owner shall convey the responsibility of initially constructing and selling the Affordable Dwelling Units to any subsequent owner or developer of property within the project and such subsequent owner(s) and/or developer(s) shall succeed in the duties of the Owner. The term "Owner" shall refer to such subsequent owner(s) and/or developer(s) as applicable.

1.) For-Sale Affordable Dwelling Units: All purchasers of the For-Sale Affordable Dwelling Units shall be approved by the Director of Albemarle County Community Development Department or her designee ("Community Development"). Each "For-Sale Affordable Dwelling Unit" shall have a sales price that does not exceed 65% of Virginia Housing Development Authority's (VHDA's) maximum sales price for first-time homebuyers for the Charlottesville Area. Each For-Sale Affordable Dwelling Unit shall be made available for sale to households with incomes no greater than eighty percent (80%) of the area median income (as determined from time to time by the Albemarle County Community Development Department). The Owner or its successor shall provide the County or its designee a period of ninety (90) days to identify and prequalify an eligible purchaser for the For-Sale Affordable Dwelling Unit. The ninety (90) day period shall commence upon written notice from the Owner to Community Development that the unit(s) will be available for sale. This notice shall not be given more than sixty (60) days prior to receipt of the Certificate of Occupancy for the applicable for-sale Affordable Dwelling Unit. If the County or its designee does not provide a qualified purchaser during the ninety (90) day period, the Owner or its successor shall have the right to sell the unit(s) without any restriction on sales price or income of the purchaser(s). This shall apply only to the first sale of each of the For-Sale Affordable Dwelling Units.

2.) For-Rent Affordable Dwelling Units:

A.) RENTAL RATES: Each rental housing unit which shall qualify as an Affordable Dwelling Unit ("For-Rent Affordable Dwelling Unit") shall be affordable for rent by households with incomes less than eighty percent (80%) of the area median income (as determined from time to time by the Albemarle County Community Development Department) such that rent payments, less the cost of tenant provided utilities, do not exceed thirty percent (30%) of the gross household income. The maximum rental rate for the For-Rent Affordable Dwelling Units shall be set by HUD Metro Fair Market Rents for the Charlottesville, VA HUD Metro Area. In each subsequent calendar year, the monthly rent for each For-Rent Affordable Dwelling Unit may be increased up to three percent (3%). The requirement that the rents for such For-Rent Affordable Dwelling Units may not exceed the maximum rents established in this Section shall apply for a period of ten (10) years following the date the certificate of occupancy is issued by the County for each For-Rent Affordable Dwelling Unit, or until the units are sold as For-Sale Affordable Dwelling Units, a defined in Section 1 "For-Sale Affordable Dwelling Units" (the "Affordable Term").

B.) CONVEYANCE OF INTEREST: All deeds conveying any interest in the For-Rent Affordable Dwelling Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any For-Rent Affordable Dwelling Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any For-Rent Affordable Dwelling Unit during the Affordable Term, the then-current Owner shall notify Community Development in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.

C.) REPORTING RENTAL RATES: During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Dwelling Unit, the Owner shall provide to Community Development a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement. In addition, during the Affordable Term, the Owner or its successor shall provide to the Community Development Department, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as Community Development may reasonably require.

3.) TRACKING: Each subdivision plat and site plan containing residential units for land within the project shall designate lots or units, as applicable, that will satisfy the 15% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 15% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (15%) of the lots or units in such subdivision plat or site plan, unless such subdivision plat or site plan does not contain any residential uses. The Owner, at the Owner's option, may accelerate the provision of affordable units ahead of the 15% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 15% Affordable Housing Requirement.

20% AFFORDABLE HOUSING REQUIREMENT: Units built in excess of 56 shall be subject to the 20% Affordable Housing Requirement. 20% of units built in excess of 56 units, shall be designated as affordable as defined herein (the "20% Affordable Housing Requirement"). The 20% Affordable Housing Requirement may be met through a variety of housing types, including any housing type listed in Table A that are for-sale or for-rent. The Owner reserves the right to construct and sell all or a portion of the 20% Affordable Dwelling Units within the project. The Owner shall convey the responsibility of initially constructing and selling the 20% Affordable Dwelling Units to any subsequent owner or developer of property within the project and such subsequent owner(s) and/or developer(s) shall succeed in the duties of the Owner. The term "Owner" shall refer to such subsequent owner(s) and/or developer(s) as applicable.

RATE:
For-Rent Affordable Housing: The maximum rent to be charged for an Affordable Dwelling Rental Unit, exclusive

of tenant paid utilities, is equal to one-fourth of 65% of the Area Median Income (AMI) as established from time to time by the U.S. Department of Housing and Urban Development, adjusted for unit size. Maximum rents for Affordable Dwelling Rental Units are calculated by multiplying factors per unit size provided in Housing Albemarle, or subsequently adopted housing policy document for Albemarle County.

For-Sale Affordable Housing: The maximum sale price for an Affordable Dwelling For-Sale Unit shall be equal to or less than 65% of the federal HOME Program's 1-Unit Purchase Price Limit for New Housing for Albemarle County.

INCOME LIMIT: Households qualifying for For-Rent Affordable Housing are limited to a gross household income limit of 60% of AMI adjusted for household size. Households qualifying for For-Sale Affordable Housing are limited to a gross household income limit of 80% of AMI adjusted for household size.

TERM: For the 56 previously approved units, rental units designated as Affordable Dwelling Units shall be designated as such for a minimum of 10 years from the date of issuance of certificate of occupancy for the unit (the "Affordable Term"), and for-sale units designated as Affordable Dwelling Units shall be designated as such for their first sale. For units built in excess of 56, rental units designated as Affordable Dwelling Units shall be designated as such for a minimum of 30 years from the date of issuance of certificate of occupancy for the unit, and for-sale units rental units designated as Affordable Dwelling Units shall be designated as such for a minimum of 40 years from the date of issuance of certificate of occupancy for the unit.

CONVEYANCE OF INTEREST: All deeds conveying any interest in the Affordable Dwelling Units during the Affordable Term shall contain language reciting that such unit is subject to the terms of this Section. In addition, all contracts pertaining to a conveyance of any Affordable Dwelling Unit, or any part thereof, during the Affordable Term shall contain a complete and full disclosure of the restrictions and controls established by this Section. At least thirty (30) days prior to the conveyance of any interest in any Affordable Dwelling Unit during the Affordable Term, the then-current Owner shall notify Community Development in writing of the conveyance and provide the name, address and telephone number of the potential grantee, and state that the requirements of this Section have been satisfied.

REPORTING RENTAL RATES AND INCOME LIMITS: During the Affordable Term, within thirty (30) days of each rental or lease term for each For-Rent Affordable Dwelling Unit, the Owner shall provide to Community Development a copy of the rental or lease agreement for each such unit rented that shows the rental rate for such unit and the term of the rental or lease agreement as well as the gross household income of the household occupying the For-Rent Affordable Dwelling Unit. In addition, during the Affordable Term, the Owner or its successor shall provide to the Community Development Department, if requested, any reports, copies of rental or lease agreements, or other data pertaining to rental rates as Community Development may reasonably require. Prior to the sale of any For-Sale Affordable Dwelling Units, the Owner shall provide documentation to the Department of Community Development confirming the household income limit is not exceeded by the purchaser of any For-Sale Affordable Dwelling Unit during the Affordable Term.

TRACKING: Each subdivision plat and site plan containing residential units for land within the project shall designate lots or units, as applicable, that will satisfy the 20% Affordable Housing Requirement. Such subdivision plat(s) or site plan(s) shall not be required to identify the method by which the 20% Affordable Housing Requirement will be satisfied. The aggregate number of such lots or units designated for affordable units within each subdivision plat or site plan shall constitute a minimum of fifteen percent (20%) of the lots or units in such subdivision plat or site plan, in excess of 56 units in Block IX, unless such subdivision plat or site plan does not contain any residential uses. The Owner, at the Owner's option, may accelerate the provision of affordable units ahead of the 20% Affordable Housing Requirement and shall be entitled to receive credit on future subdivision plat(s) or site plan(s) for any such units provided beyond the 20% Affordable Housing Requirement.

Architectural Guidelines - Table B

Table B sets forth Area C's design guidelines for its building's relationship to the street by providing the building height ranges, build-to line ranges, and limits on a single user's footprint. Appendix C generally defines features that should be included as part of the facades of the building within Area C. The photos and descriptions are included in Appendix C generally illustrate these features, but it is not the developer's intent to replicate the buildings in the photos. Building footprints will not be greater than fifty-five thousand (55,000) square feet and generally will be much smaller. Buildings generally are between two and four floors. Variations and offsets to the building footprint line, variations for building heights, uses of materials and rooflines and materials should provide the quality, design and scale necessary to create an aesthetically pleasing environment and provide human scale development. Primary entries to those buildings along public or private streets should front the street to the extent possible.

Buildings will offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots will be configured to be functional and inviting with walkways conveniently tied to logical destinations. Special design features such as towers, arcades, porticos, colonnades, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulations ways and outdoor spaces will anchor pedestrian-ways.

The basic intent of these guidelines is to produce a consistent product reminiscent of mid-Atlantic historic areas such as Alexandria, Georgetown and Charleston, as well as historic portions of the Charlottesville Downtown Mall as related to non-residential uses. The Master Plan recognizes and promotes the twelve design principles identified in the Neighborhood Model with the ultimate goal of providing an aesthetically pleasing Town Center focusing on issues such as parking, building size, and design, and street layout and design. The planned development of the Hollymead Town Center will ultimately protect and preserve the county's natural, scenic and historic resources with harmony and integration.

Transportation and Mobility - Table C

Streets & Alleys

The location of streets, alleys, or access to parking areas, sidewalks and pedestrian paths are generally shown on the Application Plan. Table C provides proposed street cross-sections, sidewalks, and streetscape design guidelines, and indicates whether individual streets are proposed as public or private. The road layout as shown on the Application Plan indicates the intent of the design. Timberwood West is a major thoroughfare in the Town Center providing external connections to Airport Road and Route 29. The other major thoroughfare is Access Road C (a.k.a., Ridge Rd.), which provides an eventual interconnection between the Town Center and the North Fork Research Park via TMP 32-41. Access Road B provides access from Timberwood Boulevard and Area B.

Streetscape

In general, streetscape should be planted with a variety of trees, shrubs and perennials, with a drought-resistant turf grass such as turf-type tall fescue. Streetscape planting will be irrigated. When planting strip is wider than 5 feet, larger street trees will be used, when it is 5 feet, mid-sized trees will be used. Boulevard islands will use a combination of mid-size shrubs and trees on each end of the islands and large street trees in the center of the islands. Streetscapes should be appealing, but they should not compete for attention with the retail function of downtown businesses and should focus on a high degree of pedestrian comfort.

The minimum standards for street trees shall be the following:

- On major streets or boulevards, large tree species should be used with a minimum spacing of 40 to 50 feet.
- On minor streets and alleys, medium tree species should be used with a minimum spacing of 30 to 35 feet.
- Where visible from the Entrance Corridor, ARB Guidelines will be met or exceeded.

- Medians will be planted with smaller street trees and shrubs and flowers where width permits.

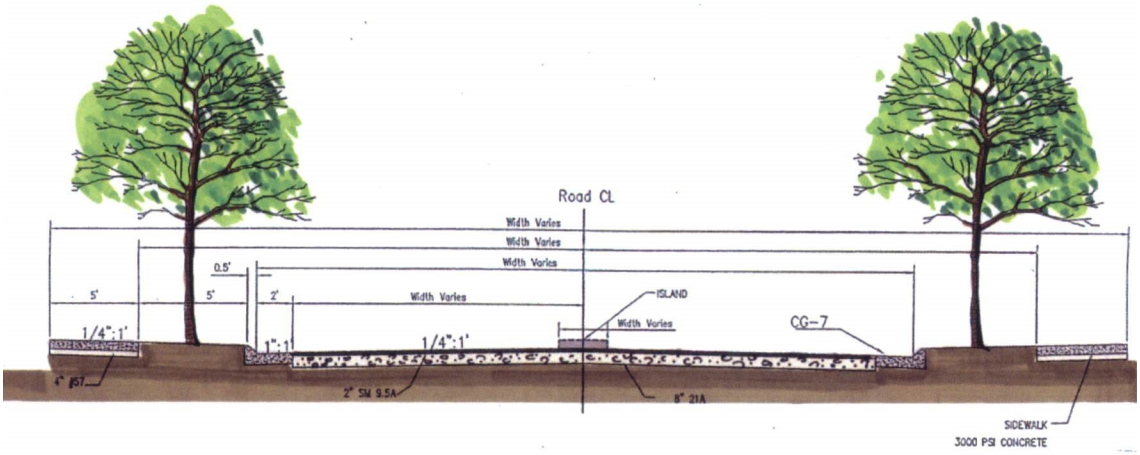
Typical cross-sections, and photos, as approved by Albemarle County for streetscapes are shown on Design Schematics E, F, and G. Planting materials will be selected from the approved planting list by Albemarle County.

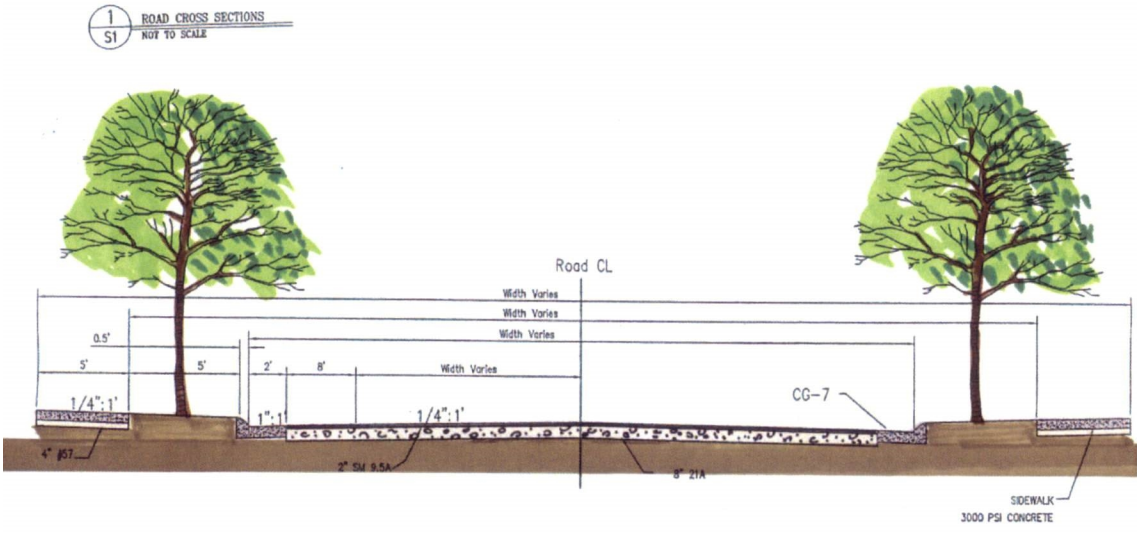
Final design will be addressed in the Site Development Plan process.

Design Schematic E - Conceptual Plan View of Streetscape & Parking Lot Plantings



Design Schematic F - Conceptual Cross-Sections of Streetscape Plantings





Conceptual Photos of Streetscape





Conceptual Photos of Streetscape





Sidewalks

All crosswalks will be distinguished in a brick pattern style and sidewalks in front of buildings and pedestrian walks in the plaza will be constructed of various masonry materials, brick pavers, brick impressed concrete stained, stone pavers or impressed concrete to simulate stone. Access ways or walks around water features (water quality ponds) may be asphalt.

Sidewalks should be smooth poured-in-place concrete that will not distract pedestrians. Specific areas or crosswalks should use enhanced paving utilizing various patterns.

Light poles with banner brackets should be used to announce special events and promotions; which help with retail sales and the project will use full-cutoff fixtures.

The sidewalk design in the commercial areas shall include three distinct sidewalk zones;

The first zone closest to the curb, is the **"utility zone"** and contains most of the streetscape appurtenances: streetlights, trees, tree grates, benches, and handicapped ramps. The area also may contain raised planter, drinking fountains, parking meters, bicycle racks and parking signs.

The second zone is the **"thru way zone."** This portion of the sidewalk is typically devoted to steady walking and many vary in width.

The third zone is the **"browsing zone."** This is the two-to-three foot area right next to the storefronts and is generally outside of the right-of-way.

The sidewalk design for the residential area will be five feet wide.

Transit

Bus stops will be designated at various key intersections or at larger parking lots that may also serve as a park and ride lot.

Grading

Topography at five (5) foot contour intervals and proposed grading are indicated on the Application Plan. The proposed grading as illustrated on the Application Plan ties into the proposed overall grading for the Town Center as illustrated on the Town Center Master Plan as well as the non-Town Center properties to the north. While not insignificant, site grading is minimized by accommodating grade changes through building design and placement.

Site Planning that Respects Terrain

Given the extensive rolling topography, a great deal of emphasis has been put on the grade and alignment of the roads. The stair stepping of the building footprints is to provide a walk-able environment and good access to the front and rear of the buildings. Inter-building relationships combined with required grades for roads and parking lots determine the requirements necessary for the site design. Both stormwater management basins were located in natural drainage courses to again make use of the existing topography.

Stormwater Management

Stormwater management will be accomplished with the construction of stormwater basins and water quality

swales. The basins are generally located on the Application Plan and have been sited in accordance with the County's Comprehensive Plan and the Hollymead Town Center Master Plan. The design provided to the County demonstrates that the facility will be designed to meet the county's detention and water quality requirements for this portion of the Hollymead Town Center.

The regional basin in Block I will serve the areas east of Access Road C (Blocks I, II, VII, VIII, and IX) and a northern portion of Area B. The regional stormwater basin proposed on the Abingdon Place property, TMP 32-46, will serve Blocks III, IV, V and VI. The Abingdon Place basin will accommodate stormwater requirements for the Airport Road improvements by VDOT, Laurel Hill Baptist Church, the Regional Post Office Distribution Center, the Wright Property (TMP 32-41E) and a portion of Abingdon Place.

Water quality swales are proposed either within or along the lower edges of various parking lots in Blocks I, II, III, VI, VII, VIII, and IX. These water quality swales will reduce the amount of uncontrolled and untreated runoff before it enters the water quality ponds. This will provide a higher degree of water quality treatment and increase the infiltration of rainfall into the ground. Internal parking lot landscape treatments also help to cool surface water during summer months creating a better environmental balance to the body of water in the pond.

Two locations of water quality swales are noted for their importance. These locations between townhouses and large surface parking lots. Special importance should be given to locating water quality swales at the edges of these parking lots to reduce the visual impacts of the parking lots on the residents of the townhouses.

Water & Sanitary Sewer

Schematic Layouts to the utilities are shown on the plan with the final location to be determined by ACSA during their review process.

Service, Delivery & Storage Areas

For service, delivery, storage and disposal area, the following standards will be applied where feasible:

- Outdoor storage, trash collection and loading areas will be baffled with walls, screened, recessed or enclosed so as not to be clearly visible from adjoining neighborhoods or pedestrian ways or customer entrances. Screening materials will be complementary to primary structures.
- Locate loading docks and service areas a minimum of 20 feet from any public street and in areas of low visibility.
- Combine loading and service areas between multiple sites when feasible and screen from public view with fencing, walls and/or landscaping as appropriate.
- Clearly identify service entrances with signs to discourage the use of main entrances for deliveries.

Parking

In general, the required amount of parking will mostly be supplied within each block, however the overall parking will be provided in line with the PD-SC parking standards of 4.5 spaces per 1,000 gross leaseable floor area. Furthermore, the PD-SC standard shall be applied to all blocks within Area C of the Town Center, except for Block V where the residential standard of 2.25 spaces per unit shall apply. Portions of Block III may incorporate some shared parking between the business uses and residential uses. Block IX will provide a minimum of 2 spaces per residential unit.

Within the parking areas the following landscaping standards shall apply:

- Large Deciduous Trees at the center and end of parking islands.
- Larger internal islands will serve as supplemental bio-filters.

- Inter-spaced with mid-sized and ornamental trees.
- Perimeter evergreen shrubs and mid-sized trees surround parking lots.
- Interior tree counts for parking lots shall meet or exceed the 1 tree for every 10 spaces requirement.

Relegation of Parking

In the Application Plan, a majority of the parking lots are screened from the major streets by buildings. Where it is impossible to relegate the parking with building, the plan will use a combination of landscaping, street walls, and other mutually agreeable devices to reduce the visibility of the parking lots from the major streets. The major streets are defined as Timberwood Boulevard, Access Road C, and Access Road D. Where feasible, these techniques should be applied to Access Road B and the drive aisles within the parking lots themselves.

Redevelopment

Redevelopment has been considered for Area C. There are parking areas that are suitable for future parking structures or additional areas for building infill. Specifically, Block II, ~~Block VI~~ and Block IX are designed in a manner to accommodate parking structures and permit additional redevelopment of the site. Currently the site is designed to provide a FAR of .35.

Clear Boundaries with Rural Areas

There are no rural areas as designated in the Comprehensive Plan adjoining the boundaries of this property. Although some of the existing zoning of the adjoining properties is still shown as rural (RA) uses, they are intended for future commercial uses.

We have requested a series of waivers to allow for the overall grading and clearing, road construction to adjoining properties and adjust building and parking lot setbacks as shown on the Application Plan.

V. Code of Development - Tables & Appendices

Table A - Uses Table									
Block	Non-residential uses Permitted	Special Use Permit	Non-residential Square Footage Ranges			Residential Uses Permitted	Dwelling Unit Ranges		Amenities
			Min. Non-Res.	Max Non-Res. Total	Maximum Retail		Min	Max	
I	See Appendix A	See Appendix B	35,000	67,000	55,000	Not permitted	-	-	Stormwater Management Structure Area
II	See Appendix A	See Appendix B	0	58,000 95,000[1]	50,000	Attached single-family or multifamily	0	130	Pocket Park Tot Lot[2]
III	See Appendix A	See Appendix B	18,000	50,000	20,000	Attached single-family or multifamily	5	10	
IV	See Appendix A	See Appendix B	0	80,000	40,000	Attached single-family or multifamily	15	30	Central Plaza
V	Non-residential not permitted	See Appendix B	0	0	0	Attached single-family or multifamily	20	50	
VI	Residential permitted	See Appendix B	N/A	N/A	N/A	Attached single-family or multifamily	40	50	Green Space Pocket Park Tot Lot
VII	See Appendix A	See Appendix B	0	25,000	25,000	Attached single-family or multifamily	0	~~100~~ 44	Pocket Park Tot Lot[2]
VIII	See Appendix A	See Appendix B	80 Hotel Rooms	76,000	5,000	Not permitted	-	-	Pocket Park
IX	See Appendix A	See Appendix B	~~20,000~~ 0	40,000	40,000	~~Not permitted~~	-	96	Pocket Park Tot Lot[2]
Not to Exceed					200,000		80	~~370~~ 410	

Attached single-family or multifamily

1.) 95,000 SF max in Block II applies to Hotel use only. All other commercial uses are limited to 58,000 SF

2.) Amenities to be provided for any site plan and/or subdivision plat containing residential use. Amenity substitutions may be proposed at site plan stage and must be approved by the director of planning and community development, or its designee, provided they offer a recreational amenity equivalent to the facilities listed in Table A, and are appropriate to the needs of the residents.

Table B - Development Standards Architectural Standards Table				
Block	**Min/Max Number of Stories***	**Build-To Line***	**Max Floor Plate for a Single User**	**References to Typical Building Elevations & Important Features (See Appendix C)**
I	1-3	0-10 from edge of sidewalk	No limit	Regional Service District Style
II	2-4	0-10 from edge of sidewalk in Mixed Use Areas, 0-20 from edge of sidewalk in Residential Areas	No limit	Mixed Use/Community Service District Style
III	2-5	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	20,000	Mixed Use/Community Service District Style
IV	2-4	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	Not applicable	Urban Residential Style
V	2-4	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	Not applicable	Urban Residential Style
VI	2-4	0-10 from edge of sidewalk/Green Space shall serve as frontage for the residential units	Not applicable	Urban Residential Style*
VII	2-4	0-10 from edge of sidewalk in Mixed Use Areas, 0-20 from edge of sidewalk in Residential Areas	35,000	Mixed Use/Community Service District Style
VIII	2-5	0-10 from edge of sidewalk	35,000	Mixed Use/Community Service District Style
IX	2-4	0-10 from edge of sidewalk in Mixed Use Areas/0-20 from edge of sidewalk in Residential Areas	40,000	~~Regional Service District Style~~ Mixed-Use/Community Service District Style

*Minimum stories and build-to lines do not apply to buildings on the Application Plan that are labeled/shown below these standards

Table C - Development Standards Intended Road Cross-Section & Streetscape Table								
Typical Street Section For	Right-of-Way Width	Curb-to-Curb Width	Total Number of Lanes	Lane Widths	Bike Lanes	On-Street Parking	Median	Sidewalk Widths
Timberwood - between Route 29 & 1st intersection	80’	56’	5	11-12’	No	No	7.5’	5’
Timberwood - between 1st intersection & Ridge Road	80’	44’	2-4	11-12’	Yes	No	10’	10’
Timberwood - between Ridge Road & Airport Road	70’	43’	2	11-12’	Yes	Yes	No	5’
Access Road B	60’	40’	2	11-12’	No	Some	No	5-10’
Access Road C	80’	50’	2-4	11-12’	Yes	Yes	No	10’
Access Road D	-	45’	2	11-12’	Yes	Yes	No	5-10’
Drive aisles in commercial areas	-	24’	2	12’	No	-	No	5’

Appendix A - Permitted Uses*									
"The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A - "Uses Table." X = Permitted uses by block	Block I	Block II - Mixed Use	Block III	Block IV - Townhomes Plaza	Block V - Townhomes	Block VI - Townhomes	Block VII - Mixed Use	Block VIII - Hotel	Block IX - ~~Adjacent to CVS~~ Mixed Use
Administrative, professional offices	X	X	X	X		X	X	X	X
Automobile laundries	X								~~X~~
Automobile, truck repair shop, service station, excluding body shop									
Antique, gift, jewelry, notion and craft shops	X	X	X	X			X	X	X
Barber, beauty shops	X	X	X	X			X	X	X
Building materials sales									
Churches, cemeteries			X			X	X	X	
Clothing, apparel and shoe shops	X	X	X	X			X	X	X
Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2)			X	X		X			
Convenience stores	X	X	X				X	X	X
Department store	X	X					X	X	
Drug store, pharmacy	X	X	X				X	X	
Eating establishment; fast food restaurants	X	X	X	X			X	X	X
Educational, technical and trade schools		X	X	X		X	X	X	X
Farmers' market (reference 5.1.36)						X			
Factory outlet sales - clothing & fabric									
Feed & seed stores									
Financial institutions	X	X	X	X			X	X	X
Fire extinguisher & security products, sales and service									
Fire & rescue squad stations (reference 5.1.09)						X			
Florist	X	X	X	X			X	X	X

Appendix A - Permitted Uses*									
"The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A - "Uses Table." X = Permitted uses by block	Block I	Block II - Mixed Use	Block III	Block IV - Townhomes Plaza	Block V - Townhomes	Block VI - Townhomes	Block VII - Mixed Use	Block VIII - Hotel	Block IX - ~~Adjacent to CVS~~ Mixed Use
Food & grocery stores including such specialty shops as bakery, candy, milk dispensary and wine & cheese shops	X	X	X	X			X	X	X
Funeral homes									
Furniture & home applicanes (sales and service)	X	X	X				X	X	X
Hardware store	X	X	X				X	X	X
Health spas	X	X	X	X			X	X	X
Home & business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services		X					X	X	~~X~~
Hotels, motels, and inns		X					X	X	X
Indoor theaters		X	X				X	X	X
Indoor athletic facilities			X						X
Light warehousing							X	X	
Laundries, dry cleaners		X	X				X	X	X
Laundromat (provided that an attendant shall be on duty at all hours during operation)		X	X				X	X	X
Libraries, museums						X			
Machinery and equipment sales, service and rental									
Medical center	X	X	X				X	X	X
Mobile home and trailer sales and service									
Modular building sales									
Motor vehicle sales, service and rental									
Musical instrument sales	X	X	X	X			X	X	X
New automotive parts sales									
Newsstands, magazines, pipes and tobacco shops	X	X	X	X			X	X	X

Appendix A - Permitted Uses*									
"The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A - "Uses Table." X = Permitted uses by block	Block I	Block II - Mixed Use	Block III	Block IV - Townhomes Plaza	Block V - Townhomes	Block VI - Townhomes	Block VII - Mixed Use	Block VIII - Hotel	Block IX - ~~Adjacent to CVS~~ Mixed Use
Newspaper publishing									
Nurseries, day care centers (reference 5.1.06)			X				X	X	
Public uses and buildings						X			
Retail nurseries and greenhouses									
Office and business machines sales and service	X	X	X				X	X	X
Optical goods sales	X	X	X	X			X	X	X
Professional offices, including medical, dental and optical	X	X	X	X			X	X	X
Photographic goods sales	X	X	X	X			X	X	X
Sporting goods sales	X	X	X				X	X	X
Sale of major recreational equipment and vehicles									
Tailor, seamstress	X	X	X	X			X	X	X
Temporary construction uses (refrence 5.1.18)	X	X	X	X	X	X	X	X	X
Temporary nonresidential mobile homes (reference 5.8)	X	X	X	X	X	X	X	X	X
Visual and audio applicanes sales	X	X	X	X			X	X	X
Wayside stands - vegetables and agricultural produce (reference 5.1.19)						X	X	X	X
Wholesale distribution									

Appendix B - Potential Special Permit Use By Block									
X = Specifies blocks where a Special Use Permit may be applied for	Block I	Block II	Block III	Block IV	Block V	Block VI	Block VII	Block VIII	Block IX
Stand alone parking & parking structures (reference 4.12, 5.1.41)	X	X	X	X	X	X	X	X	
Medical						X			
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls	X	X	X	X			X	X	X
Drive-in windows serving or associated with permitted uses	X	X	X	X			X	X	X
Nursing homes and convalescent homes			X	X	X		X		X
Auction houses	X	X	X				X		X
Warehouse facilities not permitted under section 24.2.1 (reference 9.0)									
Outdoor amphitheatre				X		X			
Convention center							X		

Appendix C - General Architectural Guidelines

General Character of Development

The Hollymead Town Center's ultimate goal is to recognize and promote the twelve design principles identified in the Neighborhood Model and apply them to the "Master Plan." With this in mind the basic intent is to create a development with historic charm reminiscent of portions of Charlottesville's Downtown Mall, and/or Georgetown, Charleston and Alexandria. Design characteristics, pedestrian safety and comfort, aesthetic architectural detail, building size and proportion, relegated parking, landscaping, sidewalks, street layout, water features and walking paths contribute to the overall comprehensive approach used to make this an ultimate urban development that utilizes classic and traditional architecture. Finally, the plan aims to be appealing from the vantage point of the pedestrians. In general, masonry (brick and stone) will be primary material for Blocks 1, 2, 8, and 9. Stucco is generally not an acceptable primary material for Blocks 1, 2, 8, and 9, but may be used as an accent material in those blocks. In the remaining Blocks, it is recommended that stucco be limited to use as an accent material and to create diversity.

Regional Service District Style

Most buildings in this area will be one to two stories and will have mansard/parapet walls that provide screening for mechanical systems on flat roofs. Buildings within this district will be similar to or comparable with other lower story structures keeping contextual similarity within the Hollymead Town Center by using complimentary materials and architectural design. Variations will be expressed from building to building and at times from floor to floor by using different sized windows, setbacks, arcades and variations in the rooflines and facade treatments; however, an overall coordination of building designs will be achieved. Note: more than two changes of facade materials would seldom be appropriate.

Mixed Use/Community Service District Style

Buildings within this area will respect the style throughout the development but will be two to four stories. The use of mansard/parapet walls on a different scale will again screen mechanical systems where necessary and will focus on aesthetic appeal of the overall deveopment. The buildings will look more urban and vary between the various store/office fronts. This may be done through differing uses of materials, colors, window styles, rooflines and entrances. Note: more than two changes of facade materials would seldom be appropriate. The sidewalks in these areas will be pedestrian friendly by width and finish.

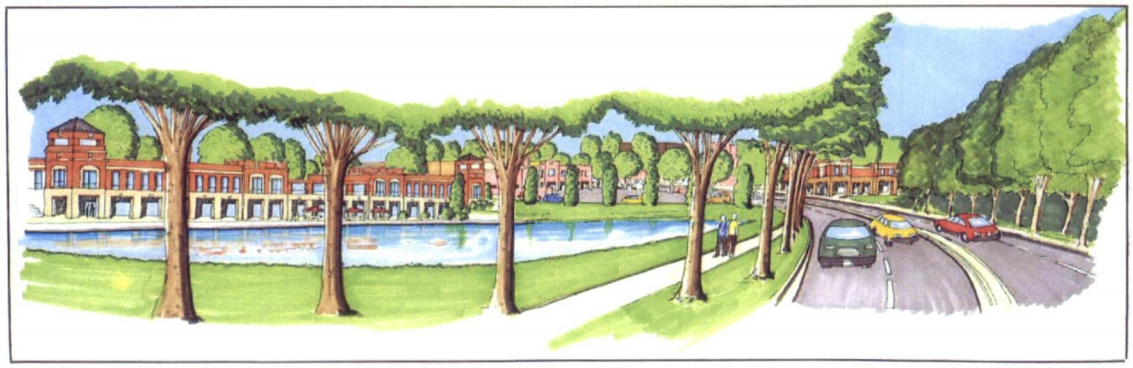
Urban Residential District Style

This area will largely consist of single-family attached homes that will be two to three stories with attached garages. Residential facades will be stepped two to four feet from unit ot unit to create an individual identity of the unit thro masked in a block. This will provide for distinctive architectural features from unit to unit to allow a Georgetown style townhouse. Exteriors will again use hard materials that may vary from brick to stone, stucco to siding (not vinyl). Front stoops for each unit as well as on street parking in these locations will provide for ease of access as well as a rear travel way which accesses the private garage. Rooflines for these units will be more traditional and in keeping with a more typical residential hip or gable style roof.

The perspective view and photos following are intended to illustrate the form and massing of the buildings in this part of the Town Center.







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