



June 16, 2021

County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902-4596

Re: Stonefield Block C2-1
Special Exception – Residential Units

The purpose of the Special Exception is to request the transfer of 73 allotted residential units at Stonefield from Block E to Blocks A through D. The transfer of the allotted units will permit for the construction of a new 112 unit residential building on Block C2-1.

The Land Use Table (Table 1) on Page 48 of the Code of Development for Stonefield establishes the maximum number of allowable residential units within the designated blocks. Blocks A through D have a designated maximum of 475 allowable residential units. Block E has a designated maximum of 450 allowable residential units. A chart is provided below displaying the number of residential units that have been constructed/approved and the units remaining for Blocks A through E at this time.

Stonefield Residential			
Area	Units Constructed/Approved	Units Allocated	Units Remaining
-- Block D1	227		-
-- Block D2	209		-
Blocks A – D (Total)	436	475	39
Block E	250	450	200

There are 39 remaining residential units allocated for Blocks A through D. As initially stated we are requesting the transfer of 73 residential units from Block E to Blocks A through D to allow for the construction of a new 112 unit residential building on Block C2-1. We offer the following justification for this request:

1. The construction of a residential component at this location with the proximity to the existing commercial uses meets the intent of the Code of Development and the neighborhood model.

2. The proposed residential building will offer uniformity and compliment the height of the existing and soon to be construction buildings at the intersection of Bond Street and District Ave.
3. The total number of residential units are necessary to obtain the proper size for business operational and development purposes.

Please do not hesitate to contact us if you have any questions regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "John D. Beirne, Jr.", with a stylized flourish at the end.

WW Associates, Inc.

John D. Beirne, Jr., P.E.
Senior Associate



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Re: Stonefield Block C2-1
Special Exception - Building Height

Section 20A.5.i.5 on Page 22 of the Code of Development for Stonefield states that the maximum number of stories for buildings located within the area designated as Block C shall have a maximum of 5 stories. We are requesting a special exception from this requirement to increase the maximum number of stories to 7 to allow for the construction of proposed 112 unit residential development on Block C2-1. We note that the proposed development will comply with the maximum building height for residential and mixed-use structures of 90 feet. We offer the following justification for this request:

1. The existing Hyatt building and the approved Stonefield D1 building, located on the opposite side of District Ave., are both 6 stories in height on Bond Street. The Stonefield D1 building ranges between 6 and 8 stories along District Ave.
2. The proposed residential building will offer uniformity and compliment the height of the existing and soon to be construction buildings at the intersection of Bond Street and District Ave.
3. The total number of floors is necessary to allow for 5 stories of residential units above 2 stories of parking to accommodate the parking requirements.
4. The total number of stories and residential units are necessary to obtain the proper size for business operational and development purposes.

Please do not hesitate to contact us if you have any questions regarding this request.

Sincerely,



WW Associates, Inc.

John D. Beirne, Jr., P.E.
Senior Associate

STONEFIELD BLOCK C2 - I

CONCEPTUAL DENSITY STUDY

OPTION 2: 5 OVER 2 PODIUM

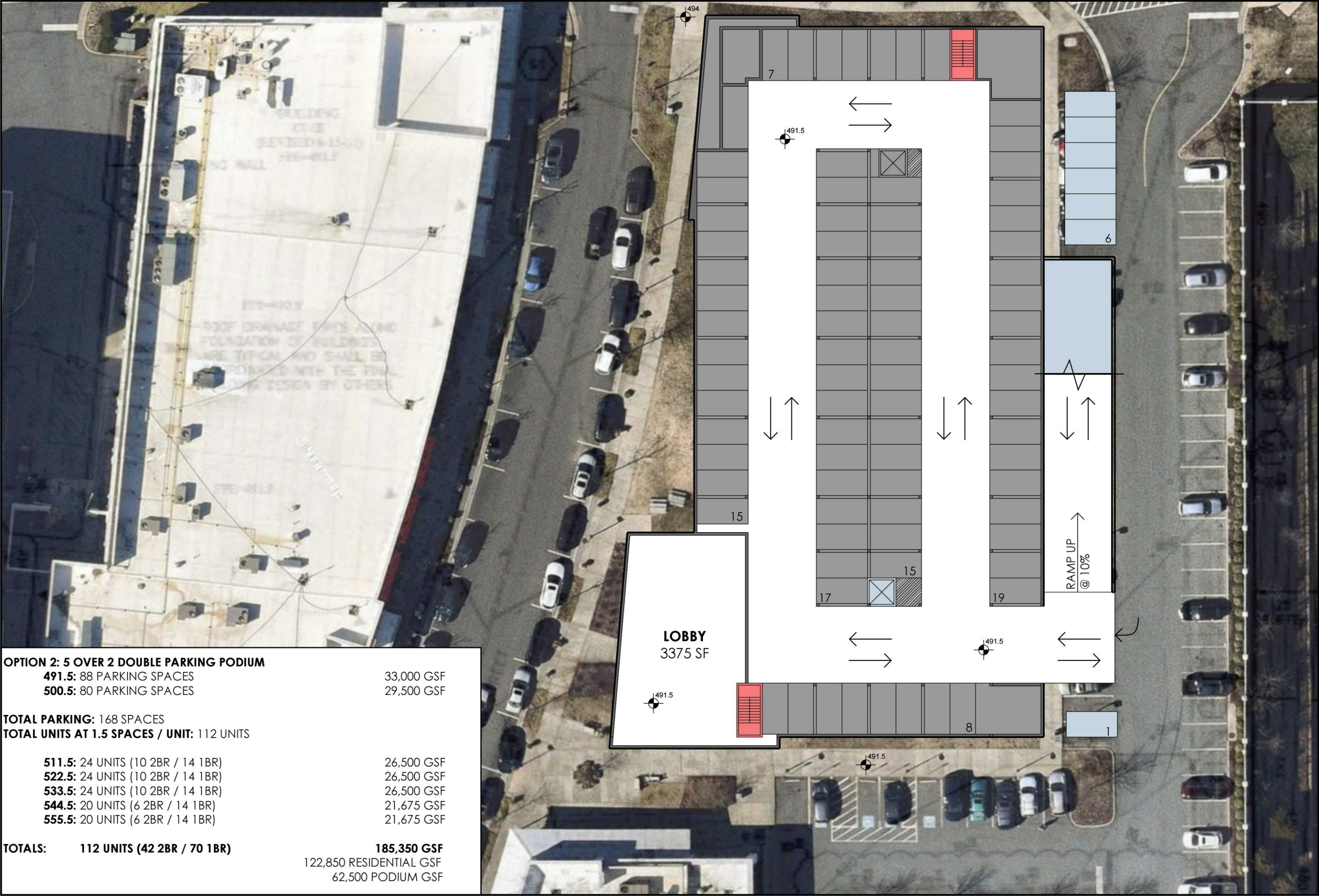
TOTAL PARKING: 168 SPACES
TOTAL UNITS: 112 UNITS (42 2BR / 70 1BR)

TOTAL GSF: **185,350 GSF**
- 122,850 RESIDENTIAL GSF
- 62,500 PODIUM GSF

TOTAL HEIGHT: 73'

THIS STUDY IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AS THE PROJECT REFINES. ALL SF, UNIT COUNTS, PARKING COUNTS, AND HEIGHTS ARE APPROXIMATES.





OPTION 2: 5 OVER 2 DOUBLE PARKING PODIUM		
491.5:	88 PARKING SPACES	33,000 GSF
500.5:	80 PARKING SPACES	29,500 GSF
TOTAL PARKING: 168 SPACES		
TOTAL UNITS AT 1.5 SPACES / UNIT: 112 UNITS		
511.5:	24 UNITS (10 2BR / 14 1BR)	26,500 GSF
522.5:	24 UNITS (10 2BR / 14 1BR)	26,500 GSF
533.5:	24 UNITS (10 2BR / 14 1BR)	26,500 GSF
544.5:	20 UNITS (6 2BR / 14 1BR)	21,675 GSF
555.5:	20 UNITS (6 2BR / 14 1BR)	21,675 GSF
TOTALS:	112 UNITS (42 2BR / 70 1BR)	185,350 GSF
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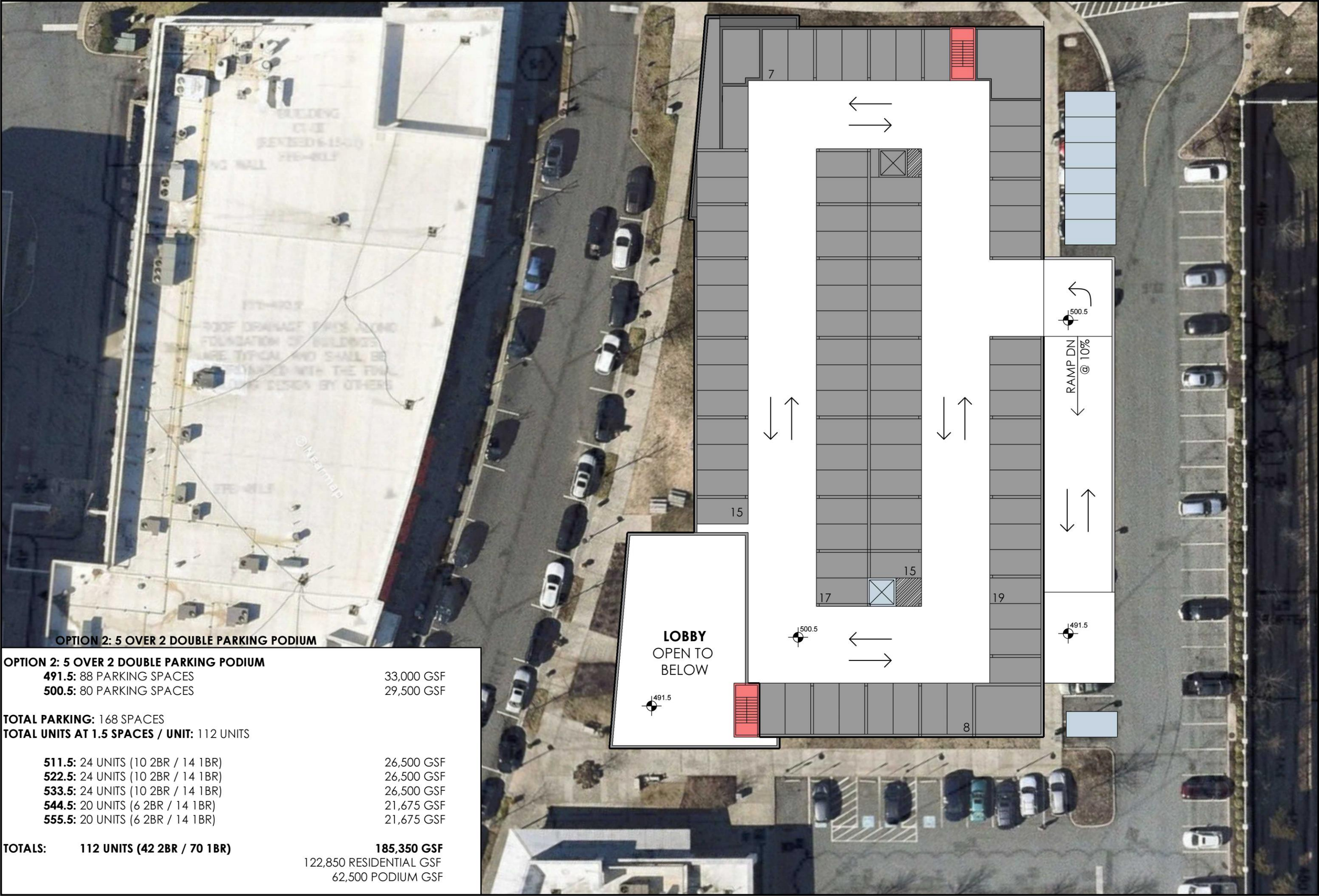
STONEFIELD BLOCK C2 - I
CONCEPTUAL DENSITY STUDY

BOB PINEO, RA
434-806-8365
418 E. MAIN STREET
CHARLOTTEVILLE, VA

02/09/2021

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DESIGN
DEVELOP



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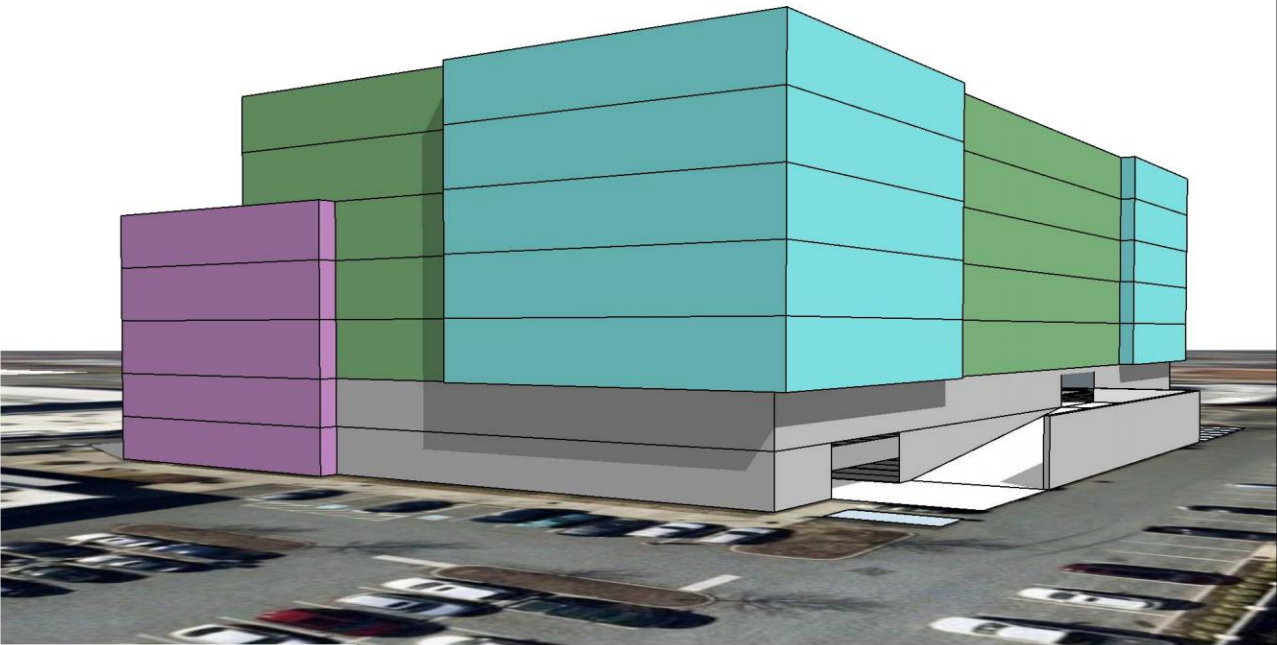
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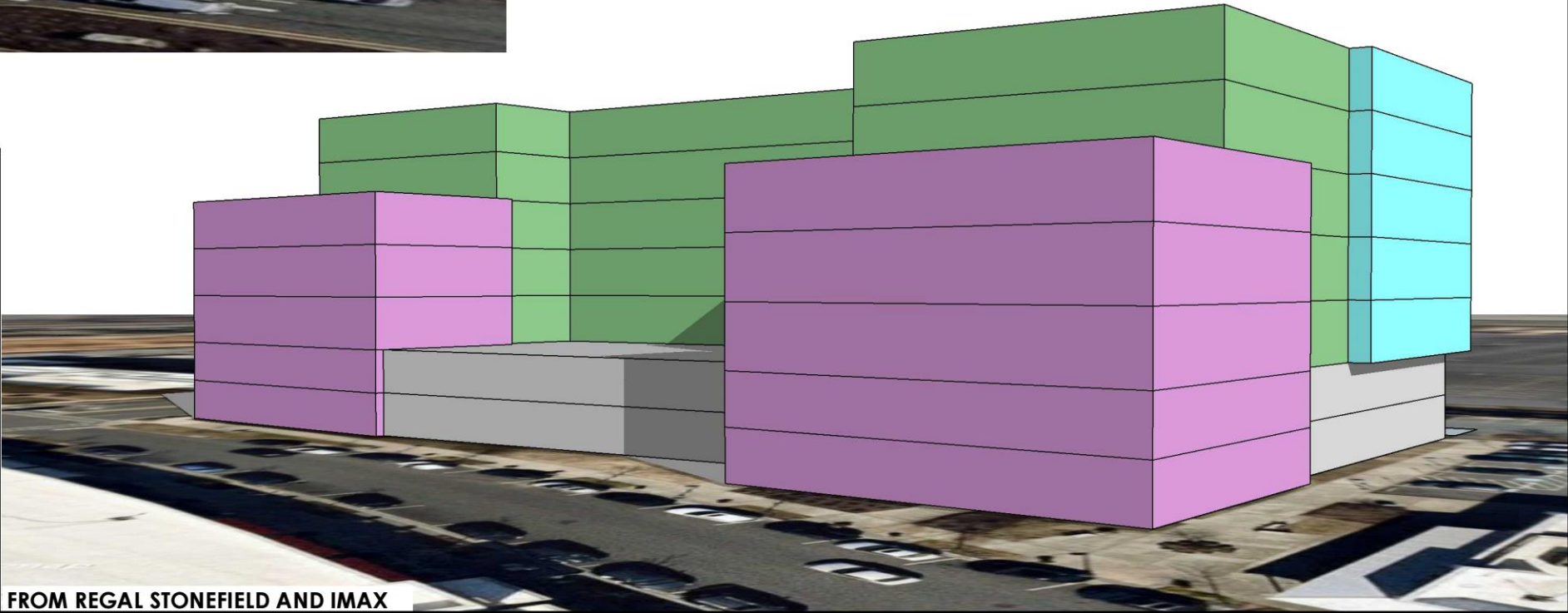
DEVELOP



FROM BOND AND DISTRICT STREETS



FROM REAR PARKING LOT



FROM REGAL STONEFIELD AND IMAX

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