ALBEMARLE COUNTY
PLANNING STAFF REPORT SUMMARY

Project Name: ZMA201900012 Hollymead Corner	**Staff:** Andy Reitelbach, Senior Planner
Planning Commission Public Hearing: May 19, 2020	**Board of Supervisors Public Hearing:** To Be Determined
Owner: Hollymead Corner LLC, c/o Peadar N. Little; HTC Hotel LLC; Smith Farm Enterprises LLC; Post Office Land Trust, Charles Wm. Hurt and Shirley L. Fisher, Trustees	**Applicant**: Hollymead Corner LLC
Acreage: Area C overall – 37.13 acres; Block I – 6.76 acres	**Rezone from:** PD-MC to PD-MC (amendment to proffers and code of development)
TMP(s): 032000000041D3; 032000000041D4; 032000000041D5; 032000000041D6 **Location:** Property on the south side of Timberwood Boulevard between its intersections with Connor Drive and Seminole Trail (Route 29), within Hollymead Town Center, Area C, Block I	**By-right use:** Area C – Mixed-use commercial and residential development in accordance with the Code of Development; Block I – 35,000-67,000 sq. ft. of non-residential uses and no residential
Magisterial District: Rio	**Proffers**: Yes
Proposal: Request to amend proffers and code of development to increase range of allowed square footage of non-residential development in Block I of Area C of Hollymead Town Center.	**Requested # of Dwelling Units:** No dwelling units proposed.
DA (Development Area) – Hollymead-Places 29 Master Plan	**Comp. Plan Designation:** Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, in the Hollymead-Places29 Master Plan.
Character of Property: Area C – a mixed-use development that is partially constructed, with townhouses, assisted living, fast-food, hotel, and vacant parcels. Block I – fast-food restaurant, hotel under construction, stormwater management pond, vacant parcel.	**Use of Surrounding Properties:** Target shopping center, vacant parcels, offices, hotel, Route 29
Affordable Housing: Yes ☐ No ☒	**AMI (Area Median Income): N/A –** No dwelling units proposed or currently permitted.

Factors Favorable:	**Factors Unfavorable:**
1. The request is consistent with the uses and land use designation recommended by the Places29 Master Plan. 2. The amendments to the Code of Development and the proffer statement would maintain the overall plan and vision for Area C.	1. Additional traffic will likely be produced with the increase in non-residential square footage; however, the existing capacity of the nearby street system is sufficient, and the planned extension of Berkmar Drive to Airport Road will provide additional capacity in the future.
RECOMMENDATION: Zoning Map Amendment: Staff recommends approval of ZMA201900012 Hollymead Corner.	

STAFF CONTACT: Andy Reitelbach, Senior Planner
PLANNING COMMISSION: May 19, 2020
BOARD OF SUPERVISORS: To Be Determined

ZMA201900012 Hollymead Corner

PETITION

PROJECT: ZMA201900012 Hollymead Corner
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 032000000041D3; 032000000041D4; 032000000041D5; 032000000041D6
LOCATION: Property on the south side of Timberwood Boulevard between its intersections with Connor Drive and Seminole Trail (Route 29), within Hollymead Town Center, Area C, Block I
PROPOSAL: Amend the Code of Development, the proffers, and the application plan for Hollymead Town Center Area C to increase the maximum non-residential square footage allowed in Block I of Area C by 25,000 square feet and to increase the overall "not to exceed" maximum non-residential square footage for Area C by 25,000 square feet.
PETITION: Request to amend the Code of Development, the proffers, and the application plan associated with ZMA200100020, ZMA201300004, and ZMA201700005, Hollymead Town Center Area C, to increase the maximum non-residential square footage permitted in Block I by 25,000 square feet from 67,000 square feet to 92,000 square feet and to increase the maximum "not to exceed" non-residential square footage for Area C by 25,000 square feet from 353,000 square feet to 378,000 square feet. Block I of Area C contains 6.76 acres, and all of Area C contains 37.1 acres. No change to the zoning district is proposed. No dwelling units are proposed for Block I. Sections 25A and 8.5.5.3(e) of the Zoning Ordinance.
ZONING: PD-MC, Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre); ZMA200100020, ZMA201300004, and ZMA201700005.
OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area
PROFFERS: Yes
COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan.

CHARACTER OF SURROUNDING AREA

This rezoning application is for Block I of Hollymead Town Center, Area C, which is centered on Timberwood Boulevard. Area C consists of nine (9) blocks total. Block I is in the southeast corner of Area C, south of Timberwood Boulevard, between Connor Drive and Seminole Trail (Route 29), and is adjacent to the Target shopping center (see Attachment 1 – Location Map). Block I totals 6.76 acres and consists of four parcels, with a Bojangles fast-food restaurant, a hotel under construction, a stormwater management pond, and one remaining vacant parcel. All of Block I is zoned PD-MC, Planned Development – Mixed Commercial (see Attachment 2 – Zoning Map). These parcels are located within the Airport Impact Area and Entrance Corridor overlay districts and include small areas of Managed Steep Slopes.

The other blocks of Hollymead Town Center, Area C, consist of a mix of residential and commercial uses, including an assisted-living community, a hotel, single-family attached dwelling units, and several vacant parcels. Directly to the south of Block I is the Target shopping center, which is also zoned PD-MC. Across Route 29 to the east are additional strip-style shopping centers and

associated outparcels, which include banks and other fast-food restaurants. These areas are zoned HC, Highway Commercial.

PLANNING AND ZONING HISTORY

There have been several prior actions taken for the property that composes Hollymead Town Center Area C.

1) August 6, 2003 – ZMA2001-00020 Hollymead Town Center, Area C: This application was the original rezoning request for Area C to the current zoning district of PD-MC, which was approved by the Board of Supervisors. Included with this rezoning was the approval of a waiver to reduce the required setbacks for any properties adjacent to RA-zoned parcels, as it was determined that any adjacent RA-zoned properties are within the development area and would likely develop in the future.
2) August 6, 2003 – SP2003-00030: This special use permit was approved simultaneously with the rezoning request. This SP allows for residential uses in Area C by permitting residential in designated blocks in the Planned Development – Mixed Commercial zoning district. Residential units are not permitted in Block I.
3) March 9, 2009 – Variation to ZMA2001-00020: This approved variation permitted the exchange of 12,000 square feet of non-residential space between Blocks I and II. The maximum square footage of non-residential space increased from 55,000 to 67,000 sq. ft. in Block I and decreased from 70,000 to 58,000 sq. ft. in Block II. The applicant now proposes to increase the maximum square footage of non-residential uses permitted in Block I by an additional 25,000 square feet, for a total of 92,000 square feet of non-residential.
4) October 1, 2014 – ZMA2013-00004: This rezoning request amended the COD to permit residential units in Block VI with a range between 40 and 50 units and to eliminate the requirement to build 32,000 sq. ft. of non-residential space in Block IV.
5) January 15, 2020 – ZMA2017-00005: This rezoning request amended the proffers and Code of Development to change the minimum and maximum non-residential square footage allowed in Blocks II and VII, as well as increase the overall total “Not to exceed” square footage limit for non-residential uses in Area C to 353,000 square feet. It amended the Code of Development to permit a range of 0 to 130 residential units in Block II and a range of 0 to 100 residential units in Block VII, with an increase in the overall “Not to exceed” total of residential units in Area C to 370. It amended the Code of Development to change the architectural standards table pertaining to build-to lines for Blocks II and VII. It amended the application plan to reflect the proposed change in non-residential square footage amounts and the permitted location of residential units in Blocks II and VII.
6) SDP2020-00034: An initial site plan has been submitted to permit the construction of 101 single-family attached dwelling units spread across Blocks II, III, and VII. This initial site plan is still under review. Block II is to the west of Block I, across Connor Drive.

DETAILS OF THE PROPOSAL

The applicant is the owner of one parcel (TMP 32-41D6) within Block I of Hollymead Town Center Area C (see Attachment 3 – Project Narrative). This parcel is the only remaining undeveloped parcel located within Block I without either an existing building or an approved site plan. The current Code of Development for Area C of Hollymead Town Center (which was first approved with ZMA2001-00020 and subsequently amended by ZMA2013-00004 and ZMA2017-00005) permits a minimum of 35,000 square feet of non-residential uses and a maximum non-residential total of 67,000 square feet in Block I. The Bojangles restaurant and the approved hotel, which is currently under construction, together total approximately 50,000 square feet, leaving 17,000 square feet available

for development on TMP 32-41D6. The applicant is interested in developing a 40,000-sq. ft., two-story building on the parcel, which is approximately 23,000 square feet larger than what would be permitted on the site under the existing Code of Development.

The applicant proposes to amend "Table A – Uses Table" in the Code of Development for Hollymead Town Center Area C to increase the maximum total allowed for non-residential square footage in Block I to 92,000 square feet, for an increase of 25,000 square feet greater than what is currently permitted. This increase of 25,000 square feet would provide enough available non-residential square footage in Block I to allow the applicant's proposed 40,000-sq. ft. building. In addition, the applicant proposes to increase the overall maximum "not to exceed" non-residential square footage for all of Hollymead Town Center Area C by the same 25,000 square feet, from the existing 353,000 square feet to a new total of 378,000 square feet. This amendment would take into account the proposed increase in Block I, allowing for consistency in the permitted non-residential square footage ranges to remain among all nine blocks of Area C and ensuring that the proposed change in Block I does not take away development potential in the other eight blocks of Area C. (See Attachment 5 – Revised Application Booklet for Code of Development for the applicant's proposed amendments to the Code of Development for Hollymead Town Center Area C.)

The applicant is not requesting any changes in the uses permitted in Block I. The existing permitted uses for Block I found in Appendix A of the Code of Development would remain the same. The applicant has indicated that the proposed two-story building would likely consist of some combination of office, retail, and restaurant spaces to serve the Hollymead community.

The applicant also proposes to amend proffer #1 of the proffer statement that was originally approved with ZMA2001-00020 and later amended by ZMA2013-00004 and ZMA2017-00005. This proffer amendment is only to reference the proposed new Code of Development with the increase in non-residential square footage in Block I. All other proffers will remain the same. (See Attachment 4 – Draft Proffer Statement for the proposed proffer amendment.)

The applicant has also requested a parking reduction of 35% with this zoning map amendment, due to a shared parking agreement and differing peak hours with the approved hotel on the adjacent parcel. Zoning division staff have reviewed this initial request and have expressed no concerns at this time with the parking reduction proposal. However, the final determination on a parking reduction request will be made by the Zoning Administrator at the time of site plan review based on the proposed uses of the site and the submittal of a legal instrument, recorded with the Clerk of the Circuit Court, assuring the continuation of any shared parking arrangements.

Although the applicant owns only TMP 32-41D6 and the increase in permitted non-residential square footage is proposed to be utilized on that parcel, all four parcels located in Block I are included in this rezoning. As a planned district, the proposed zoning map amendment for Block I affects all four parcels in that block, since the Code of Development prescribes regulations by block, not by individual parcel. The maximum permitted non-residential square footage, along with the other requirements for Block I, is shared among all four parcels, so they must be rezoned together. With the other parcels in Block I already having site plan approvals, it is not expected that the proposed increase of 25,000 square feet would be utilized by those parcels; however, if redevelopment of Block I were to occur in the future, the permitted non-residential square footage could be redistributed among the parcels. The range of minimum and maximum square footage, however, could not change without another zoning map amendment. The property owners of all four parcels will have to sign the final version of the proffer statement, referencing the new Code of Development, prior to approval by the Board of Supervisors.

COMMUNITY MEETING

A community meeting for this project was held on September 19, 2019, at the Places29-North Community Advisory Committee (CAC) meeting at the Hollymead Fire Station. The applicant presented the proposal to the community. Concerns were raised regarding the height of the building and the potential uses. The applicant indicated that those elements of the code of development were not proposed to be amended and would follow what is permitted in the existing code of development. There was also a question asked about access to the property. The applicant answered that access would be reviewed by the Virginia Department of Transportation (VDOT) at the site plan stage, but that Connor Drive would provide the likely only full intersection, with a limited-access entrance off of Timberwood Boulevard. There would also be an access easement with the other parcels in Block I.

COMPREHENSIVE PLAN

The Places29 Master Plan calls for Area C of Hollymead Town Center to be developed in accordance with the Urban Mixed Use (in Centers) and Commercial Mixed-Use land use classifications. All four of the parcels in Block I are designated as Commercial Mixed-Use in the master plan. (See map inset below, with subject properties highlighted. Red is Commercial Mixed-Use, and the pink and white stripes identify the Urban Mixed-Use (in Centers) designation.)



Commercial Mixed-Use: This designation calls for primary uses of community and regional retail, commercial service, auto commercial service, and office uses, with secondary uses of office, research and development, flex space, residential, open space, and institutional uses. This designation is for areas that have already been either developed or approved to be developed as commercial shopping areas for areas around Centers. It is intended for the eventual conversion of these areas to a more

mixed-use development type that would support the adjacent mixed-use centers, with the ability to integrate non-retail uses, such as multi-family housing, with the nearby centers. New commercial mixed-use areas should not be designated.

Block I is designated as Commercial Mixed-Use, which overlaps with Area C and other portions of the larger Hollymead Town Center area. The Target shopping center and properties on either side of Route 29 near the intersection with Timberwood Boulevard are designated as Commercial Mixed-Use. The amendment to the Code of Development proposes increasing the permitted amount of non-residential square footage. This proposal for additional non-residential space is in accordance with the intended primary uses for Commercial Mixed-Use of retail, commercial service, and office uses. With the proposed increase of 25,000 square feet, approximately 40,000 square feet of non-residential square feet would be available for development of one or more of these uses, providing the potential for the intended goal of a more mixed-use development type in the area and with the ability to support the adjacent Urban Mixed-Use Center area of Hollymead Town Center Area C, which is across Connor Drive directly to the west of Block I and the applicant's parcel, TMP 32-41D6.

The Neighborhood Model: Staff has not done a full review of the neighborhood model principles as this rezoning application proposes to amend the code of development for a mixed-use area that was reviewed against the NMD principles during its initial rezoning hearing in 2003. The proposed change to increase the permitted square footage of non-residential space, in an area already zoned and designated for non-residential, continues to meet the neighborhood model principles. In addition, the introduction to the Code of Development on page 2 states that this area "will meet the twelve principles of the Neighborhood Model both by design and by its relationship to the larger neighborhood," indicating the intent for these principles to be followed during the continued development of Area C.

Relationship between the application and the intent and purposes of the requested zoning district:

The purpose and intent of the PD-MC, Planned Development-Mixed Commercial, zoning district is to:

- Provide for large-scale commercial areas with a broad range of commercial uses under a unified planned approach;
- Be established on major highways in the urban areas and communities; and
- Be oriented toward an internal road system with carefully planned intersections to existing public roads.

The original rezoning approved in 2003 for the Area C property proffered a Code of Development to provide this unified planned approach to the development that allowed a mix of commercial uses and residential dwelling units on 37.13 acres along Route 29, one of the County's major highways, with internal orientation toward streets such as Timberwood Boulevard, Berkmar Drive, and Connor Drive. The proposed amendment to the Code of Development does not change this approach or the site's relationship with the purpose and intent of the PD-MC zoning district.

Anticipated impact on public facilities and services:

Streets:
Area C of Hollymead Town Center is centered on Timberwood Boulevard from its intersection with Route 29 northwest to near its intersection with Lockwood Drive, including intersections with Connor Drive, Laurel Park Lane, and Berkmar Drive. This layout provides for a gridded system that serves Area C and allows connections with other nearby areas, including the Target shopping center, nearby existing residential areas, commercial spaces along and across Route 29, as well as the Charlottesville-Albemarle Airport by way of Timberwood's extension to Airport Road. In addition,

Berkmar provides a second direct route south to the Rio29 area parallel to Route 29. The public street network is already well-established in this area, and there are future County plans to extend Berkmar Drive farther north to intersect with Airport Road, providing additional interconnectivity near Area C.

The proposal has been reviewed by VDOT and the County's Transportation Planner. Although the proposed increase in non-residential square footage will likely produce additional traffic, the existing capacity of the roads and intersections, including roundabouts, around Area C is sufficient to handle any potential increase in trips. In addition, the planned extension of Berkmar Drive to Airport Road, when it occurs, would provide additional capacity to the area's street network. VDOT expressed no concerns with the proposal.

The COD's requirements for street and sidewalk construction are not being amended with this application, and they would continue to be in force when future development in Block I eventually occurs.

Schools:
This proposal includes no dwelling units, and therefore would create no impacts to, and requires no services from, Albemarle County Public Schools.

Fire & Rescue:
ACFR has reviewed this rezoning application and has no objections at this time. There is a fire station nearby on Airport Road (the Hollymead Fire Station) that would provide service to this area. Issues such as adequate access and water availability will be reviewed by Albemarle County Fire-Rescue at the site plan stage and will have to meet Fire-Rescue requirements before those plans can be approved by the County.

Utilities:
This project is in the Albemarle County Service Authority (ACSA) water and sewer service jurisdictional area, and water and sewer are currently available to the property. A utilities construction plan will be required, with capacity certification, subject to ACSA approval, prior to the approval of a site plan by the County at the development stage.

Anticipated impact on environmental, cultural and historic resources:

There are no known cultural or historic resources on these parcels. There are managed steep slopes in Block I, and any disturbance of those slopes will be reviewed by the County Engineering staff during the development phase of the project. Any increase in stormwater runoff above what is currently allowed for Area C will be reviewed by County Engineering Staff during the development phase of the project as well. Any stormwater facilities will be designed in accordance with the Virginia Stormwater Management Program (VSMP) regulations administered by the Virginia Department of Environmental Quality (DEQ).

Anticipated impact on nearby and surrounding properties:

Use of the property as proposed is not anticipated to have significant impacts on nearby and surrounding properties.

Public need and justification for the change:

The County's growth management policy says that new development should occur in the designated Development Areas where infrastructure and services are provided, rather than in the Rural Area.

This development is adjacent to a Center (Block II of Hollymead Town Center Area C, which is across Connor Drive from Block I, is in a Center). This proposal will continue to contribute to a mixed-use development around a Center area, allowing for a mix of commercial and residential uses in the surrounding area, and providing for a denser, walkable environment in Hollymead Town Center.

The Economic Development Office (EDO) reviewed the Project Narrative and Code of Development for this application. Economic Development supports this proposal.

The Project Narrative states the owner plans to construct a two-story building (40,000 sq. ft. total) and "the majority of the space will be office with some complementary retail and restaurant uses." Commercial real estate data in our area indicates there is a low vacancy rate for professional office space. Additionally, EDO staff believes the existing and planned amenities adjacent to the proposed professional office space would be desirable to several target industries identified in the Comprehensive Plan and Project ENABLE.

Finally, the applicant may be interested to review a recent analysis of the County's retail space provided by Retail Strategies (here). The Board of Supervisors received this report at their meeting on May 6, 2020.

PROFFERS

Proffers are contained in the Draft Proffer Statement (Attachment 4). As only Proffer #1 is being amended from the original proffer statement approved by the Board of Supervisors in 2003, only the change in that proffer is summarized below. Proffers 2-6 are not being amended and will remain the same as approved with ZMA2001-00020.

- **Proffer #1 (Code of Development):** The Draft Proffer Statement is a revision to the original proffer statement from 2003, with a change to Proffer #1 to include the name of the revised code of development as the document that guides development standards in Area C of Hollymead Town Center.

SUMMARY

Staff has identified the following factors which are favorable to this request:

1. The request is consistent with the uses and land use designation recommended by the Places29 Master Plan.
2. The amendments to the Code of Development and the proffer statement would maintain the overall plan and vision for Area C.

Staff has identified the following factors which are unfavorable to this request:

1. Additional traffic will likely be produced with the increase in non-residential square footage; however, the existing capacity of the nearby street system is sufficient, and the planned extension of Berkmar Drive to Airport Road will provide additional capacity in the future.

RECOMMENDED ACTION

Based on the findings described in this staff report and factors identified as favorable, **staff recommends approval of zoning map amendment ZMA201900012 Hollymead Corner**.

POSSIBLE PLANNING COMMISSION MOTIONS for ZMA2019-00012

A. Should a Planning Commissioner **choose to recommend approval** of this zoning map amendment:

I move to recommend approval of ZMA201900012, Hollymead Corner.

B. Should a Planning Commissioner **choose to recommend denial** of this zoning map amendment:

I move to recommend denial of ZMA201900012, Hollymead Corner. *(State reasons for denial.)*

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Zoning Map
Attachment 3 – Project Narrative / "Zoning Map Amendment Application, Hollymead Corner, ZMA 2019-00012 Project Narrative," dated August 19, 2019, revised December 16, 2019.
Attachment 4 – Draft Proffer Statement, ZMA2019-00012 Hollymead Town Center Area C Block I
Attachment 5 – Revised Application Booklet for Code of Development for ZMA2019-00012: A Revision to ZMA2017-00005, Previously Revised from ZMA2013-00004, Originally Revised from: ZMA01-20-2001 (Area C) "at Hollymead Town Center," dated February 18, 2020.

Attachment 1 - ZMA2019-00012 Hollymead Corner Location Map

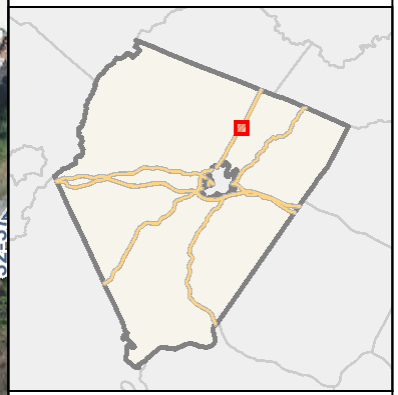


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- ☐ Parcels



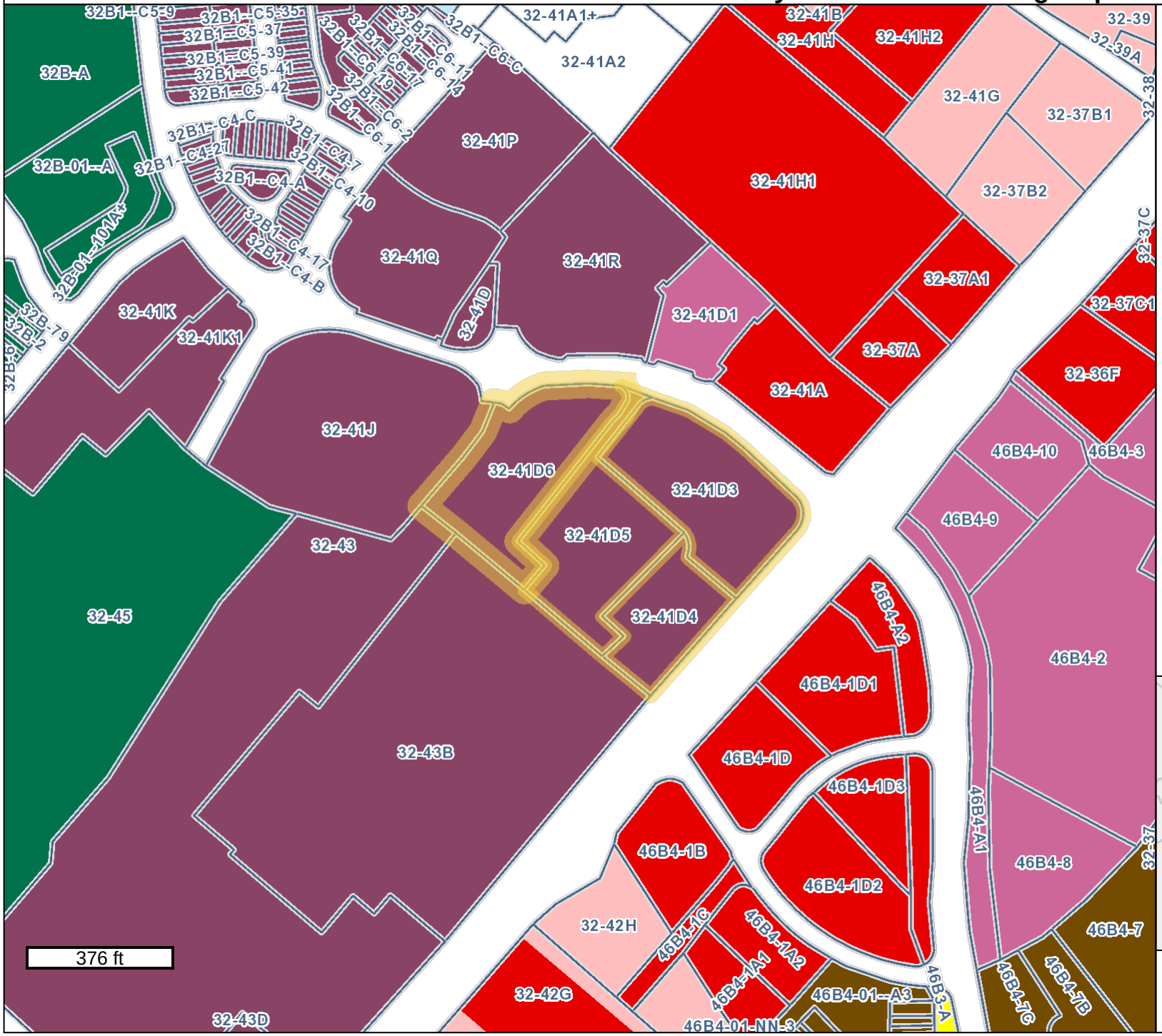
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Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

May 7, 2020

Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

Attachment 2 - ZMA2019-00012 Hollymead Corner Zoning Map



Legend

(Note: Some items on map may not appear in legend)

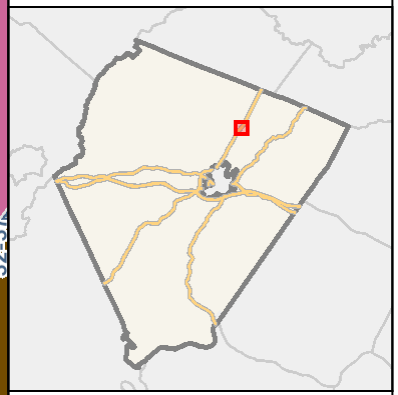
Parcel Info

- Parcels

Zoning Info

Zoning Classifications

- Rural Areas
- Village Residential
- R1 Residential
- R2 Residential
- R4 Residential
- R6 Residential
- R10 Residential
- R15 Residential
- Planned Unit Development
- Planned Residential Development
- Neighborhood Model District
- Monticello Historic District
- C1 Commercial
- Commercial Office
- Highway Commercial
- Planned Development Shopping Ctr.
- Planned Development Mixed Comm.
- Downtown Crozet District
- Light Industry
- Heavy Industry
- Planned Development Industrial Par
- Town of Scottsville



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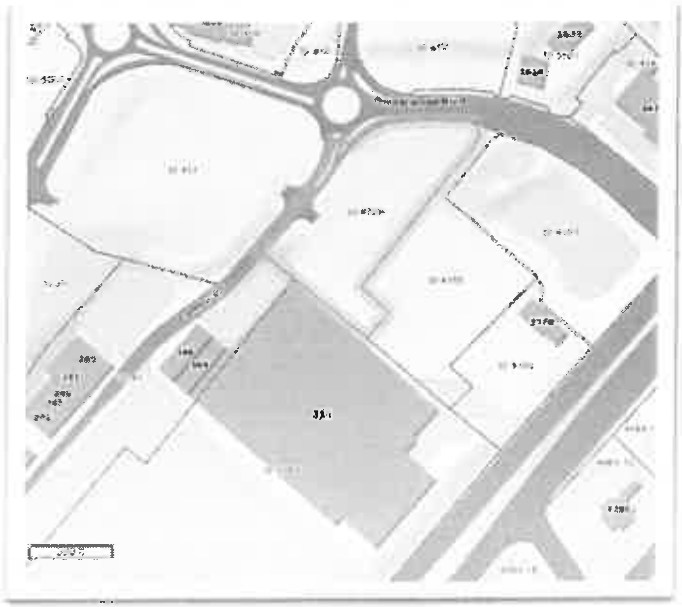
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ZONING MAP AMENDMENT APPLICATION
HOLLYMEAD CORNER
ZMA 2019-00012
PROJECT NARRATIVE

HOLLYMEAD TOWN CENTER – AREA C – BLOCK 1
TAX MAP 32-41D6
OWNER: HOLLYMEAD CORNER, LLC
AUGUST 19, 2019
REVISED DECEMBER 16, 2019

PROPERTY INFORMATION:
TAX MAP: 32-41D6
ZONING: PD-MC
SITE AREA: 1.92 AC.
MAGISTERIAL DISTRICT: RIO



PROPERTY LOCATION MAP

ENGINEER:

MICHAEL MYERS, PE, CFM
30 SCALE, LLC
434-242-2866
MIKE@30SCALE.COM

PROJECT NARRATIVE

COMPREHENSIVE PLAN AREA – HOLLYMEAD – PLACES 29
COMPREHENSIVE PLAN LAND USE – COMMERCIAL MIXED USE

SUMMARY OF PROPOSAL: The owner of TMP 32-41D6 is requesting to increase the maximum non-residential square footage of Area C – Block 1 by 25,000 sf for a total maximum allowable of 92,000 sf. No other changes to the Code of Development are proposed. The intent is to obtain approval of a total of 40,000 sf to be used on TMP 32-41D6 for the development of a Commercial Building. The uses will be in accordance with the allowable Block 1 uses listed in Appendix A of the COD. The owner anticipates the majority to be office space with some complementary retail/restaurant. The owner also anticipates a two-story building to be constructed, with approximately 20,000 sf per floor.

PUBLIC NEED: There is currently high demand for new office space based on our conversations with Albemarle County Economic Development. Also, since the site also will support other commercial uses such as retail/restaurant, the growing residential population in the Hollymead area will benefit directly from approval of this ZMA. As evidence of this growing population are ongoing construction of over 100 Stanley Martin townhouses in Blocks 4 and 6, and concurrent rezoning of Blocks 2 and 7 with ZMA 2017-0005, currently under review.

SURROUNDING PROPERTIES: The property is the northernmost parcel in Area C – Block 1, and is bounded by Timberwood Parkway on the east, which is a limited access divided four lane roadway, Connor Drive to the North, which is an access road into the Hollymead Town Center shopping center. Target is located to the west of the site. To the south is the site of a future 3-story, 86-room hotel and an existing SWM facility. The site is currently undeveloped with grass cover.

A **35% parking reduction** is being requested concurrently with the ZMA Application since the proposed commercial uses have offsetting peak hour parking demands from the adjacent hotel. The two owners already have a shared parking agreement.

STORMWATER MANAGEMENT has been provided for this site with the existing SWM pond located in Block 1. This regional SWM pond was designed as part of the Hollymead Town Center Area C project and it provides controls for all of Block 1. In the event that supplementary controls are required for water quality compliance, separate facilities such as filter boxes and bio-retention may be provided onsite. Compliance with the Stormwater Management Code will be provided during the Site Plan/Virginia Stormwater Management Program permitting phase of the project.

Analysis of the proposal's consistency with the Comprehensive Plan:

The property is part of the Hollymead Town Center Master Plan for Area C, and is located in Block 1. The Comprehensive Plan indicates Commercial Mixed Use for the property. Retail is a primary land use in this designation while office and residential are secondary uses. Residential uses are recommended above office or retail uses. Some open space may be dedicated for use as a pocket park/active recreation area. The plan proposes commercial uses in line with the Comprehensive Plan and the installation of an approximate 1,000-sf pocket park near the right-in/right-out site entrance on to Timberwood Parkway.

Impact on Public Facilities and Infrastructure

The proposed development was included within the original ZMA Master Plan and Code of Development. As part of the ongoing development, infrastructure serving the site has been installed, including roads, utilities and SWM.

Storm Drainage/SWM

As mentioned above, the SWM facility located on Block 1 south of the property was designed to provide coverage for the developed property. The Storm drainage pipe outfall to the pond has been constructed and extended to the property.

Sanitary Sewer

There is an existing 8"-diameter sanitary sewer traversing the site. No new construction of a public main is anticipated with this development. The plans indicate a private sanitary sewer lateral connection to the existing sewer main. As part of the site plan development, the owner will need to obtain a sewer capacity letter from the ACSA. The capacity letter has been required on previous projects in HTC during the site plan process.

Watermain

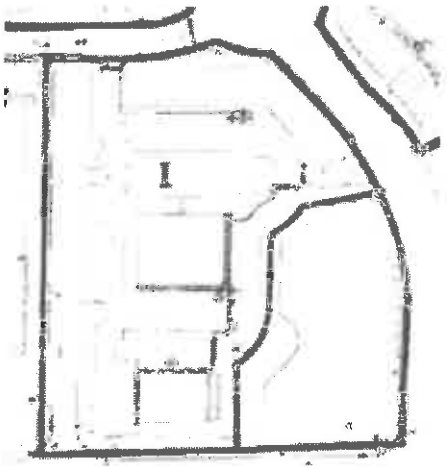
There is also an 8" waterman located on the site. The owner will propose to connect to this watermain with a private domestic service and water meter. New construction of a fire hydrant may also be required to meet Fire Marshal flow requirements.

Traffic

It has been previously determined that no additional Traffic Impact Study is required for this development due to the relatively low additional traffic volume generation. Trip Generation counts have been included on the Application Plan as requested.

Police and Fire

The developer proposes a minor increase to the overall density of Hollymead Town Center, resulting in a negligible impact on police and fire services. It should be noted that the proposed development is nearly congruent with the original Mater Plan, so the increase may only be academic as it relates to the future planning of police and fire resources. The property is also located approximately 0.8 miles from the Hollymead Fire Station. In lieu of monetary contribution, the development proposes to complete the alternate connection between Connor Drive and Seminole Trail in the event there is an incident along Timberwood Drive from the Connor Drive intersection to the Seminole Trail intersection.



Original Master Plan for Block I

Impact on Environmental Features

No adverse impacts on environmental features are anticipated. Prior to any land clearing activities, the applicant will need to obtain a VSMP Permit to ensure compliance with the Virginia Erosion and Sediment Control and Stormwater Management Code.

SHARED PARKING AGREEMENT WITH HOTEL

To Whom This May Concern,

On behalf of Hollymead Corner, LLC, owner of Hollymead Town Center Parcel # 03200-00-00-041D6, permission is hereby granted to the adjacent lot owner, HTC Hotel, LLC, to enter on to our property, to make the following improvements and we grant the following easements:

Waterline and waterline easement

-Sanitary line, manhole, and sewer easement

-ACSA Blanket Easement (for where the waterline and sanitary line are close in proximity)

-Sidewalk

-Dumpster and dumpster pad

-Parking light fixture

Allee elm (1)

-Sycamore (1)

-Prague Viburnum (7)

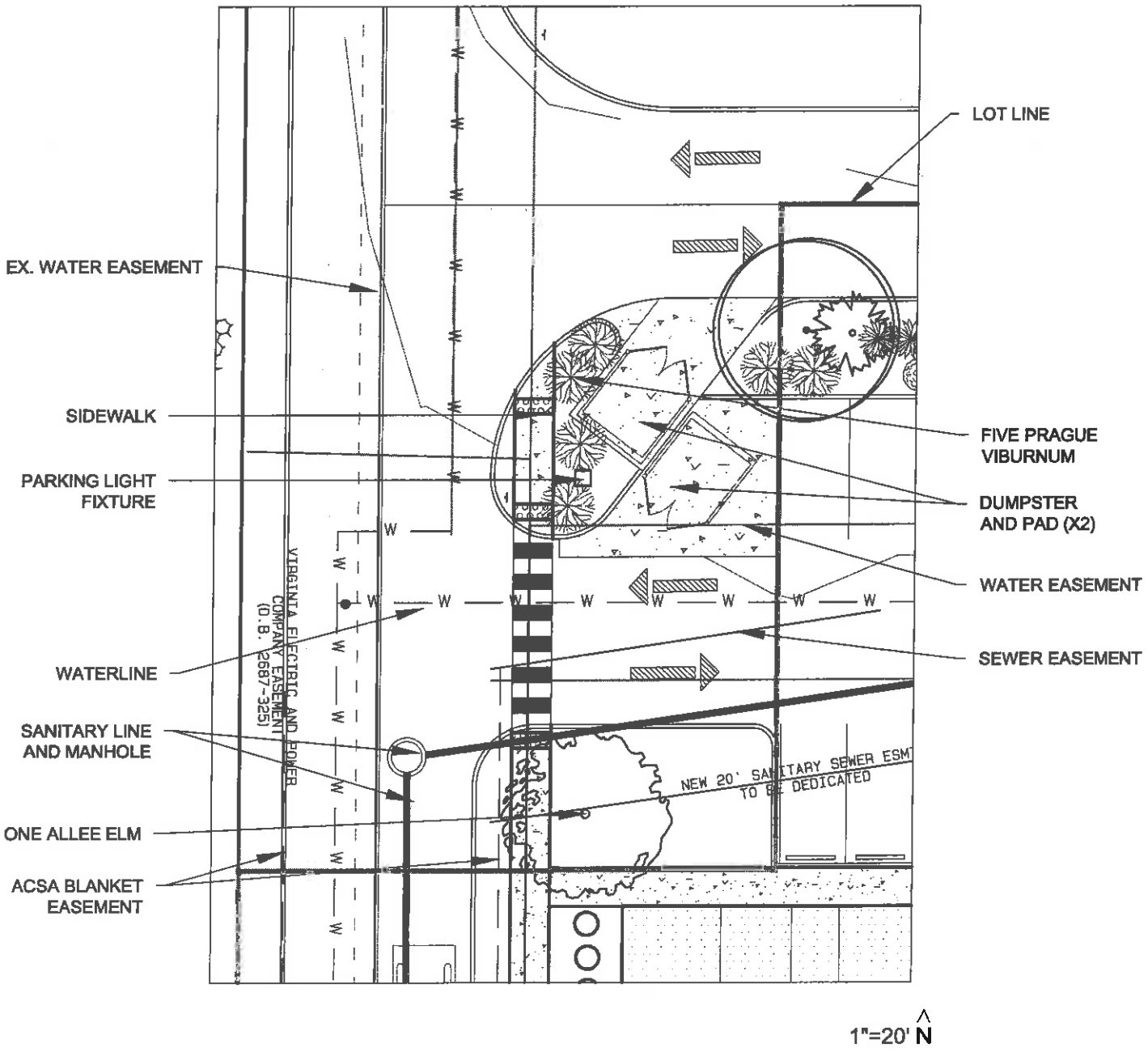
In addition, HTC Hotel, LLC, is hereby granted access to our lot for the construction, use, and maintenance of four (4) parking spaces. Said parking spaces may be used (in addition to our own use) by any future hotel guests, employees and others using the HTC Hotel, LLC lot at Hollymead Town Center.

Simon J. Stapleton

Member, Hollymead Corner, LLC.

Date: 7.30.2018

HTC HOTEL: ADJACENT PARCEL IMPROVEMENTS



SHIMP ENGINEERING, P.C.

ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

201 E MAIN ST, STE M PHONE: (434) 227-5140

CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP-ENGINEERING.COM

SHARED ACCESS EASEMENT LANGUAGE
DB 3085 PG 361

Section 1.32 "Supplementary Declaration" shall mean and refer to any declaration which may be executed and recorded by the Declarant, its successors or assigns, which extends the provisions of this Declaration to additional real property and/or which contains such complementary or modifying provisions as are not inconsistent with the concept of this Declaration; provided any Supplementary Declaration affecting the Block C1 Lots or any Parcels comprising the same shall only be made and effective with the written consent of the Owner of the Block C1 Lots and the Parcels affected thereby.

Section 1.33 "Townhouse Lot" shall mean and refer to any plot of land designated as a lot upon any recorded plat of any Block or Parcel or portion thereof intended for residential development as townhouses or townhomes, including a condominium unit (vertical condominium unit or otherwise) under a condominium regime.

Section 1.34 "Utility Lines" shall mean and refer to those facilities and systems for the transmission of utility services, including the drainage and storage of surface water. "Common Utility Lines" shall mean those Utility Lines which are installed to provide the applicable service to two or more Parcels. "Separate Utility Lines" shall mean those Utility Lines which are installed to provide the applicable service to a single Parcel. The portion of a Utility Line extending between a Common Utility Line and a Building shall be considered a Separate Utility Line.

ARTICLE II
EASEMENTS

Section 2.01 The Declarant hereby establishes for the benefit of all of the Parcels, and their respective Owners, occupants and Permittees, in common with others entitled to use the same, permanent, reciprocal and non-exclusive licenses and easements for the purpose of passage and parking of vehicles over and across the parking and driveway areas of each Parcel, as the same may from time to time be constructed and maintained for such use, and for the passage and accommodation of pedestrians over and across the parking, driveways and sidewalk areas of each Parcel, as the same may from time to time be constructed and maintained for such use. The easements herein established shall be appurtenant to and for the benefit of each Parcel, and shall be binding on, enforceable against and burden each Parcel. Such easement rights shall be subject to the following reservation as well as the other applicable provisions contained in this Declaration: each Owner reserves the right to temporarily erect or place barricades in and around areas on its Parcel which are being constructed and/or repaired in order to insure either safety of persons or protection of property.

Section 2.02 In addition to the general easement specified in Section 2.01, the Declarant hereby establishes for the use of all Owners, in common with others entitled to use the same, a non-exclusive, perpetual easement (or until publicly dedicated to and accepted by any Governmental Authorities, if sooner) for the passage and accommodation of pedestrians and vehicles (but not for parking purposes unless parallel parking is made available by Declarant in accordance with the Master Plan or any Approved Site Plan) upon, over and across that portion of the Property designated as access roads on the Master Plan (provided no access roads

DRAFT FOR REVIEW

Original Proffers _____
Amendment _____X_____

PROFFER STATEMENT

ZMA Number and Name:	ZMA2019-00012 Hollymead Town Center Area C Block I
Tax Map and Parcel Number(s):	03200-00-00-041D6 (TMP 32-41D6) 03200-00-00-041D5 (TMP 32-41D5) 03200-00-00-041D4 (TMP 32-41D4) 03200-00-00-041D3 (TMP 32-41D3)
Owner(s) of Record:	Hollymead Corner, LLC HTC Hotel LLC Smith Farm Enterprises, LLC Post Office Land Trust
Date of Proffer Signature:	

Rezone 6.76 acres (TMP 32-41D6, TMP 32-41D5, TMP 32-41D4, and TMP 32-41D3) from Planned Development Mixed Commercial to Planned Development Mixed Commercial.

Hollymead Corner, LLC is the owner of Tax Map and Parcel 32-41D6, HTC Hotel, LLC is the owner of Tax Map and Parcel 32-41D5, Smith Farm Enterprises, LLC is the owner of Tax Map and Parcel 32-41D4 and Post Office Land Trust is the owner of Tax Map and Parcels 32-41D3. Fur the purposes of these proffers, Hollymead Corner, LLC, HTC Hotel, LLC, Smith Farm Enterprises, LLC and Post Office Land Trust are collectively referred to herein as (the "Owner").

Tax Map and Parcels 32-41D6, 32-41D5, 32-41D4 and 32-41D3, are collectively referred to herein as (the "Property").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owners hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this proffer statement. This proffer statement amends the proffers applicable to the Project that were accepted in conjunction with ZMA2001-00020, Hollymead Town Center Area C.

These conditions are proffered as part of the requested zoning and it is agreed that: 1) the rezoning itself gives rise to the need for the conditions; and 2) such conditions have a reasonable relation to the rezoning request:

1. Development shall be in general accord with the Application Plan entitled Rezoning Application Plans for Hollymead Town Center Regional Service Area C, (Sheets A-1, A-2, only), prepared by Rivanna Engineering & Surveying, PLC, revised, last revised July 7, 2003 with plan revisions to Sheet A-2 prepared by Shimp Engineering, P.C. dated December 18, 2019 (collectively, the "Application Plan"). The standards of development and central features and major elements within the Property essential to the design of the development shall be in general accord with the Block Exhibit, the Code of Development's Narrative, and the Code of Development's tables and appendices set forth in the attached Application Booklet, entitled "Revised Application Booklet for Code of Development ZMA201900012: A Revision to ZMA2017-00005, Previously Revised from ZMA 2013-00004, Originally Revised from ZMA01-20-2001 (Area C) 'At Hollymead Town Center"' dated February 18, 2020. The Owners have presented, as part of their rezoning application, a number of conceptual plans and illustrations for various purposes, but principally to provide justification for the rezoning actions they are seeking. Unless specifically referenced in these proffers, all plans and illustrations submitted as part of the Applicant's rezoning

application, other than the Application Plan as defined above, shall be deemed illustrative only, and such plans and illustrations shall not be deemed proffers. The Owners reserve the right to reconfigure the internal block improvements, consisting of buildings, parking and drive aisles and drive-through window features and as shown on the Application Plan in order to: i) comply with conditions imposed by Special Use Permits, and ii) assure compliance with ARB requirements and iii) and provide all necessary storm water management and BMP's as necessary.

2. The Owners of Area C, as shown on the Application Plan (the "Owner") shall cause completion of the following road improvements that shall be roads constructed to VDOT standards and either be accepted by VDOT or be bonded for VDOT's acceptance as follows:

   A. Construction of Timberwood Boulevard, as depicted on the Application Plan and further described as follows: i) from the intersection at US Route 29 to a new terminus within Hollymead Town Center that is shown at the extension of the VDOT future road improvement project of Airport Road, this will provide the connection to Airport Road from Route 29 as previously proffered as part of ZMA-94-08. The constructed improvements shall include two Eastbound lanes in conjunction with the improvements designed for TM 32 Parcels 41Dl and 41A to the first dual lane roundabout at access road B and Westbound lanes of dual left lanes; one thru lane and one continuous right turn lane-from the roundabout at access road B to the intersection with Route 29, from the roundabout at access road B a two lane section shall be constructed to the VDOT extension, with additional turn lanes at intersections located in Area C pursuant to road plans approved by the Virginia Department of Transportation ("VDOT") and the County as part of the Area C site plan.

   B. Construction of dual left turn lanes at the intersection of Route 29 and Timberwood Boulevard, from northbound Route 29 into Timberwood Boulevard. The turn lane and taper lengths will be determined with final road plans to be reviewed and approved by VDOT.

   C. Signalization at Timberwood Boulevard and Route 29 shall include reconstruction at the Forest Lakes Subdivision entrance location, as scheduled in coordination with VDOT. All turn movements shall be signaled at the intersection of Route 29 and Timberwood Boulevard, as approved by VDOT. The existing intersection exiting Forest Lakes shall be reconstructed to maintain the dual left lanes, the continuous right turn lane and add a through lane according to the final design in the previous paragraph.

   D. The Owner proffers to dedicate land and construct a third through lane on Route 29 (consisting of lane width, shoulder and drainage improvements) southbound from the entrance road, (Timberwood Boulevard) at the Property's Northern boundary. The Owner also shall dedicate land or cause to be dedicated and construct: i) a continuous through lane 500-feet to the Southern boundary of Area C, ii) a taper lane consisting of a 200 foot taper beginning at the Southern boundary and Route 29 (in the event area B is not rezoned and their proffers accepted), and iii) a continuous right turn lane starting at the right-in at the Northern boundary of TM 32 Parcel 4lA to the right-in at the Southern entrance of AreaC.

   E. Construction of one additional continuous right turn Northbound lane starting 1090 feet south of Timberwood Boulevard at the location of the beginning of the turn and taper of Worth Crossing and Route 29, and terminating at Timberwood Boulevard.

   F. Access Road C, between Area A and its intersection with Timberwood will be built or bonded before the issuance of the first certificate of occupancy within Area B. If bonded, the road will be constructed for acceptance by VDOT within one year of the first certificate of occupancy.

   The road improvements listed in proffer 2A, 2B, 2C, 2D, 2E and 2F above shall be constructed, in accordance with road plans submitted by the Owner and approved by VDOT. All of the foregoing improvements shall be i) constructed to VDOT design standards

pursuant to detailed plans agreed to between the Applicant and VDOT, and ii) accepted by VDOT for public use or bonded for VDOT's acceptance as a condition for issuance of any certificate of occupancy for Area C improvements (except as otherwise provided in proffer 2F). The width, length, location, (inside median or outside existing pavement), type of section (e.g., urban vs. rural), and geometrics of all lane improvements shall be as required by VDOT design standards and detailed plans submitted by the Owner and approved by VDOT.

3. All road improvements listed in proffer 2 above shall be substantially completed prior to the issuance of the first Certificate of Occupancy in Area C; notwithstanding the foregoing, the road proffers described in proffer 2 above shall be satisfied if the Owner has submitted plans for all such road improvements for review by VDOT, and although such improvements are not fully completed by the issuance of a Certificate of Occupancy for Area C, sufficient bond has been supplied to satisfy all costs to complete such improvements in accordance with plans approved by VDOT. Substantially complete for the purposes of these proffers shall mean approved sub-base gravel, curb and gutter, intermediate surface and necessary storm water management improvements and satisfactory completion of road improvements required for public safety, and signalization; but shall not include final activated signals which are subject to testing and synchronization according to VDOT inspection. All proffers to make road improvements contained in proffer 2 of these proffers are conditioned upon VDOT's approval of an entrance permit at the Timberwood Boulevard intersection with Route 29 as shown on the Application Plan. The Owner shall submit to VDOT plans for such road improvements within 30 days of the rezoning and shall diligently pursue such approvals from VDOT.

4. Upon request of the County, the Owner shall contribute $10,000.00 to the County or VDOT for the purposes of funding a regional transportation study for the Route 29 Corridor. The $10,000.00 contribution shall be made within 30 days after requested by the County after the first final site plan or subdivision plat is approved in Area C and, if not expended for such purposes within three years from the date the funds were contributed such funds shall be refunded to the Owner.

5. The Owner shall contribute $200,000.00 (the "total contribution") to the County for the purpose of funding capital improvements related to the Hollymead Town Center. The contribution shall be paid as follows: $100,000.00 shall be contributed to the County within 30 days after the first final site plan or subdivision plat containing dwelling units is approved in Area C; the remainder of the contribution shall be paid on a pro rata basis at the time a certificate of occupancy is issued for each dwelling unit; the pro rata contribution shall be based upon the number of dwelling units approved as part of the first final site plan or subdivision plat. If five years after the date of approval of the first final site plan or subdivision plat the total contribution has not been fully paid, the Owner shall contribute the unpaid balance within 30 days upon the request of the County. If the fund is not exhausted within 10 years from the date the last contribution is made, such unexpended funds shall be refunded to the Owner.

6. Upon the request of the County, for any parcel used for non-residential purposes in the portion that is currently zoned Light Industry that will be rezoned to PDMC the Owner shall petition for and consent to a Community Development Authority ("CDA") established pursuant to Section 15.2-5152, et seq. of the Code of Virginia ("Code") to be created for the purpose of financing, funding, planning, establishing, constructing, reconstructing, enlarging, extending or maintaining Route 29 and roads and other improvements associated therewith, which shall include, but may not be limited to improvements to Route 29 from the South Fork of the Rivanna River to Airport Road, the extension of Ridge Road as depicted on the Master Plan, to the South and across the Rivanna River to connect to Berkmar Drive.

The undersigned Owner hereby proffers that the use and development of the Property shall be in conformance with the proffers and conditions herein above. This document shall supersede all other agreements, proffers or conditions that may be found to be in conflict. The Owner agrees that all proffers shall be binding to the property, which means the proffers shall be transferred to all future property successors of the land.

WITNESS the following signatures:

OWNER:
Hollymead Corner, LLC

_____

By:
Title:

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____2020 by Hollymead Corner, LLC.

My commission expires: _____ _____
Notary Public

OWNER:
HTC Hotel, LLC

_____

By:
Title:

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____2020 by HTC Hotel, LLC.

My commission expires: _____ _____

Notary Public

OWNER:
Smith Farm Enterprises, LLC

_____

By:
Title:

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____2020 by Smith Farm Enterprises, LLC.

My commission expires: _____ _____
Notary Public

OWNER:
Post Office Land Trust

_____

By: Dr. Charles Hurt
Title: Trustee, Post Office Land Trust

OWNER:
Post Office Land Trust

_____

By: Shirley Fisher
Title: Trustee, Post Office Land Trust

COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____2020 by Post Office Land Trust.

My commission expires: _____ _____
Notary Public

REVISED APPLICATION BOOKLET FOR CODE OF DEVELOPMENT FOR **ZMA2019-00012**

A REVISION TO ZMA2017-00005, PREVIOUSLY REVISED FROM ZMA2013-00004, ORIGINALLY REVISED FROM ZMA01-20-2001 (AREA C)

"AT HOLLYMEAD TOWN CENTER"

FEBRUARY 18, 2020

NOTE: ANY CHANGES APPROVED UNDER THIS REQUEST (ZMA 2019-00012) ARE INDICATED WITH A

BOXED BOLD FONT

REVISED APPLICATION BOOKLET FOR CODE OF DEVELOPMENT FOR **ZMA2019-00012**

A REVISION TO ZMA2017-00005, PREVIOUSLY REVISED FROM ZMA 2013-00004, ORIGINALLY REVISED FROM ZMA01-20-2001 (AREA C)

"AT HOLLYMEAD TOWN CENTER"

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):

II. 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.

III. 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.

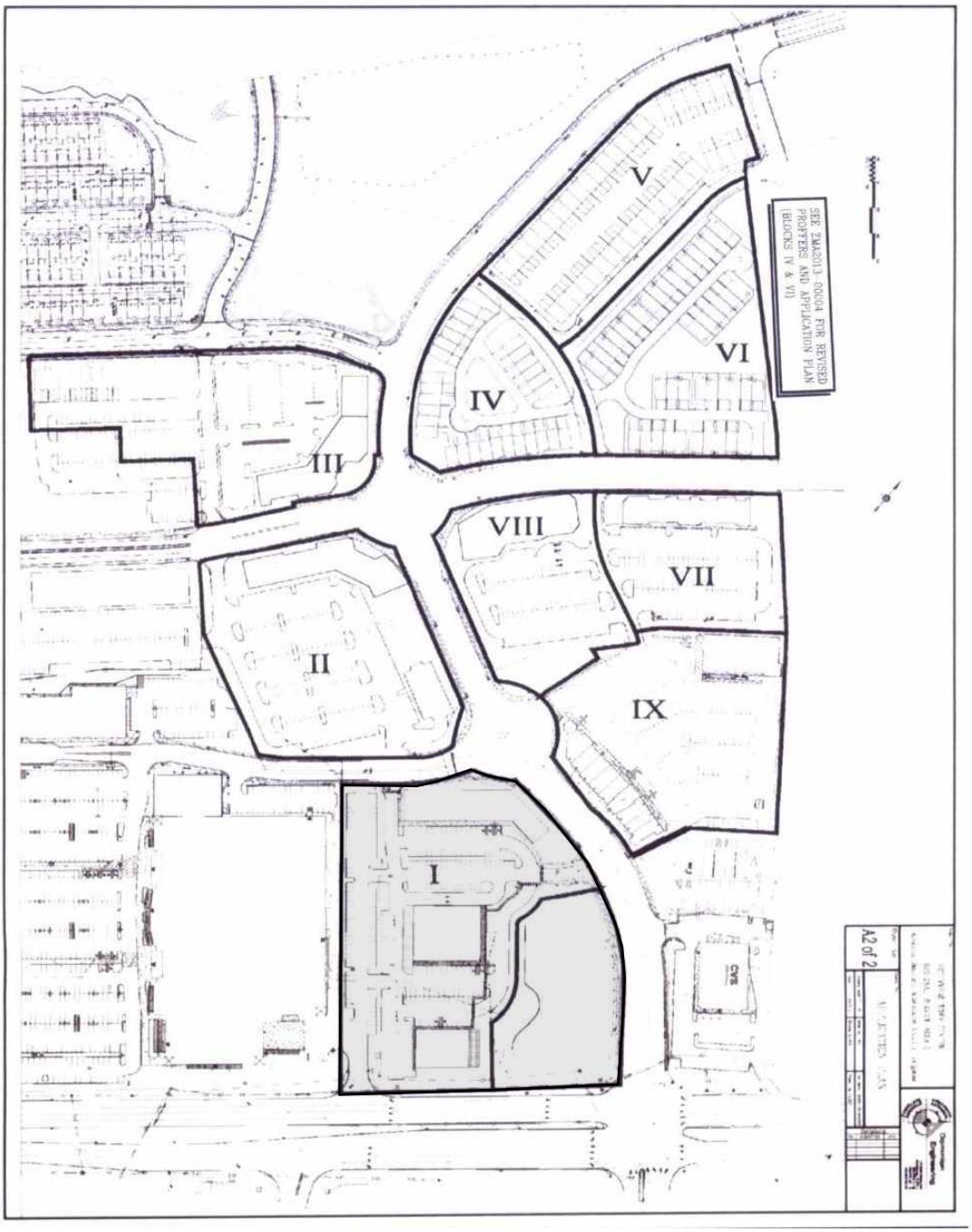
IV. Code of Development - Narrative

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.

V. Code of Development - Tables & Appendices

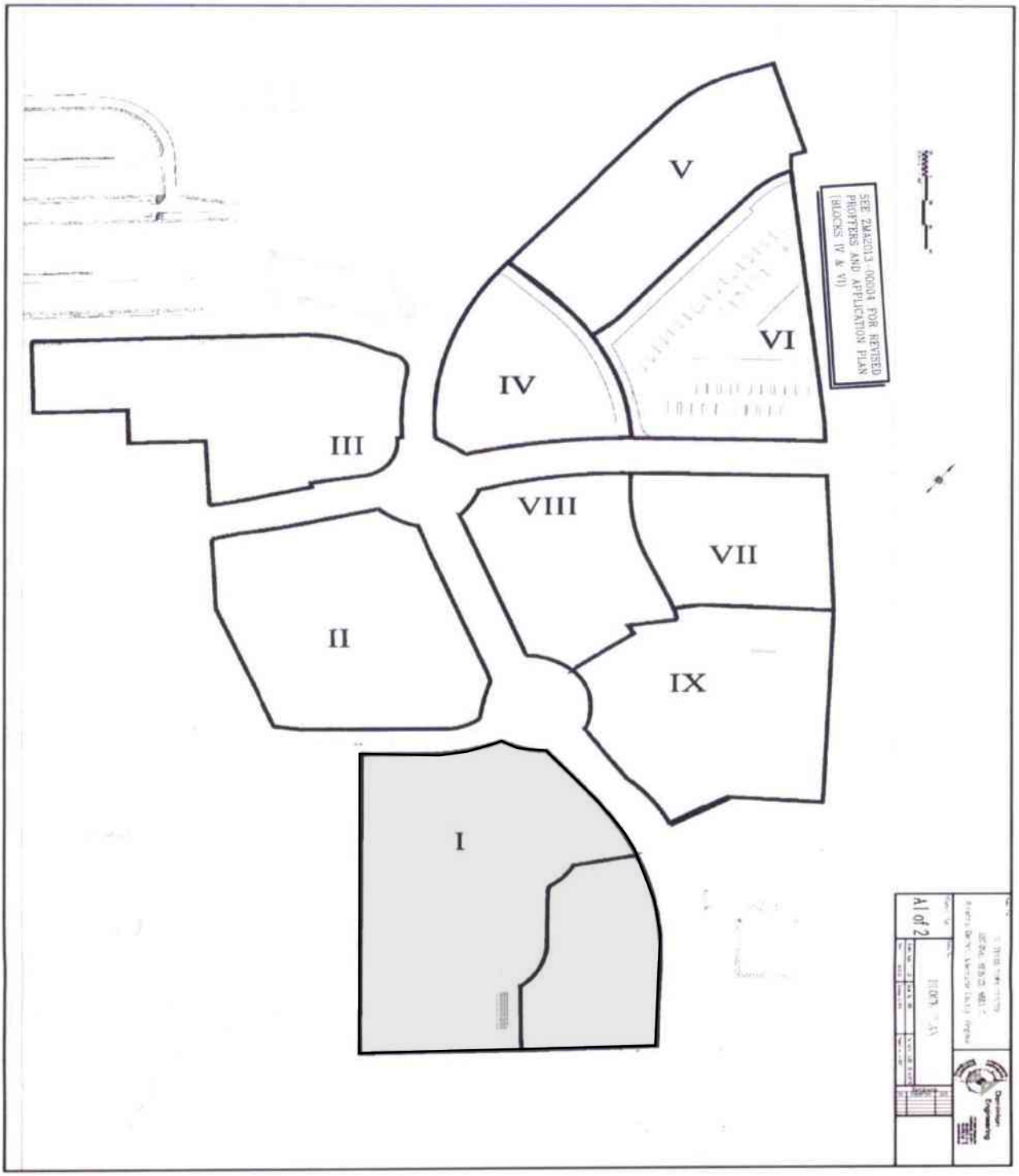
Tables A, B, C and the associated appendices that are attached to this document comprise the parameters within which Area C shall be developed. These tables and appendices set forth specific uses, amount of uses and description of amenities, typical street cross-sections, expected streetscape, proposed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

II. APPLICATION PLAN



Block I (shown shaded hereon) is affected by this zoning request (ZMA2019-00012)

III. BLOCK EXHIBIT



Block I (shown shaded hereon) is affected by this zoning request (ZMA2019-00012)

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 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 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, 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

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)



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.

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. Finally, there will be 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.

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 provides the parking for Block IV. The parking lot is designed in a manner to accommodate the future infill of additional buildings by either the County or other public user. Please see the proffers below for a further definition of the future infill possibilities. This lot could also act as a possible park and ride lot during weekday hours.

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 multiple single family attached dwellings fronting Access Road C, the possibility 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 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, 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.

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 were 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.

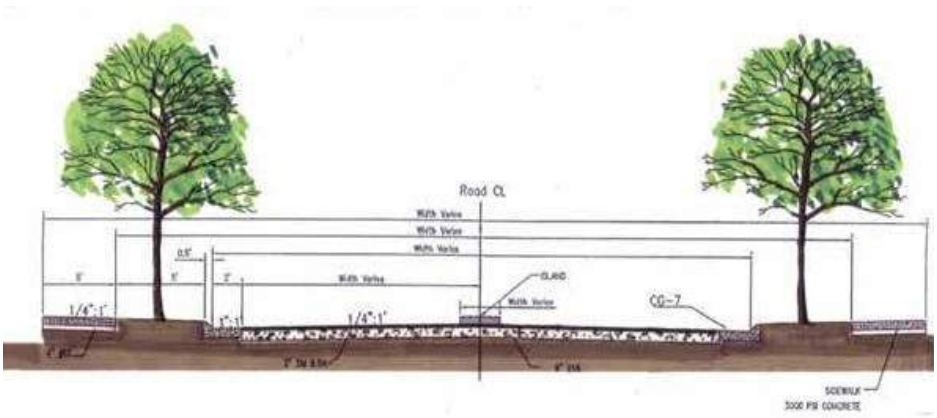
Typical cross-sections, and photos, as approved by Albemarle County for streetscapes are shown on Design Schematics E, F, and G. Planting materials will be selected from the approved planting list by Albemarle County.

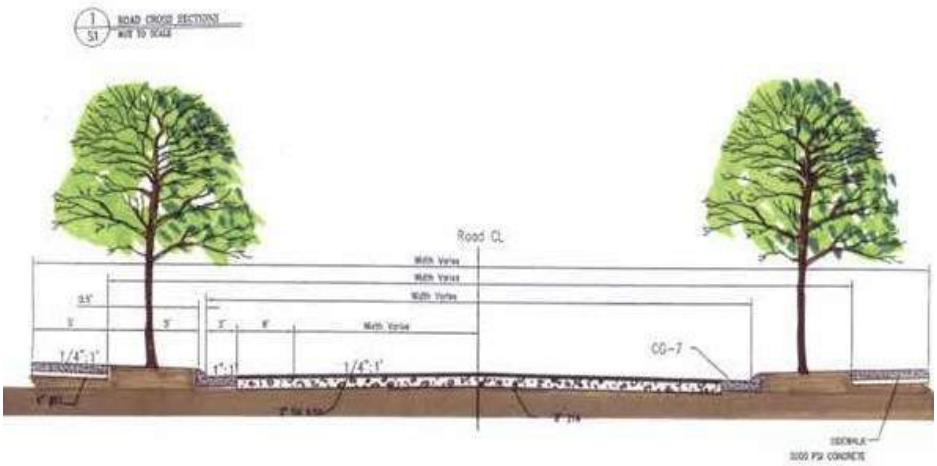
Final design will be addressed in the Site Development Plan process.

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 leasable 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 and VI may incorporate some shared parking between the business uses and residential uses.

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	~~55,000~~ ~~67,000~~ **92,000**	55,000	Not Permitted	--	--	Stormwater Management Area
II	See Appendix A	See Appendix B	0	~~70,000~~ ~~58,000~~ 95,000	50,000	~~Not Permitted~~ Attached single-family or multi-family	0	130	Pocket Park Tot Lot
III	See Appendix A	See Appendix B	18,000	50,000	20,000	Attached single-family or multi-family	5	10	
IV	See Appendix A	See Appendix B	~~32,000~~ 0	80,000	40,000	Attached single-family or multi-family	15	30	Central Plaza
V	Non-Residential Not Permitted	See Appendix B	0	0	0	Attached single-family or multi-family	20	50	
VI	Residential Permitted	See Appendix B	N/A	N/A	N/A	Attached single-family or multi-family	40	50	Green Space Pocket Park Tot Lot
VII	See Appendix A	See Appendix B	~~12,000~~ 0	25,000	25,000	~~Not Permitted~~ Attached single-family or multi-family	0	100	Pocket Park Tot Lot
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	40,000	40,000	Not Permitted	--	--	
Not to Exceed				~~275,000~~ ~~353,000~~ **378,000**	200,000		80	~~120~~ 370	

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.

3) Items shown with a strikethrough font indicate values from previous ZMA cases and are shown for historical purposes only.

DENOTES PROPOSED REVISION TO TABLE "A" WITH ZMA 2019-00012

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/Communinity 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/Communinity 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 shhall sereve as frontage for 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	20,000	Mixed Use/Communinity Service District Style
VIII	2-5	0-10 from edge of sidewalk	35,000	Mixed Use/Communinity Service District Style
IX	2-4	0-10 from edge of sidewalk	40,000	Regional 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 Inteded 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**
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									
Churckes, 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**
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 appliances (sales and service)	X	X	X				X	X	X
Hardware Store	X	X	X				X	X	X
Health Spa	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 facilties			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**
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
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 Use 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 amphitheater				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.

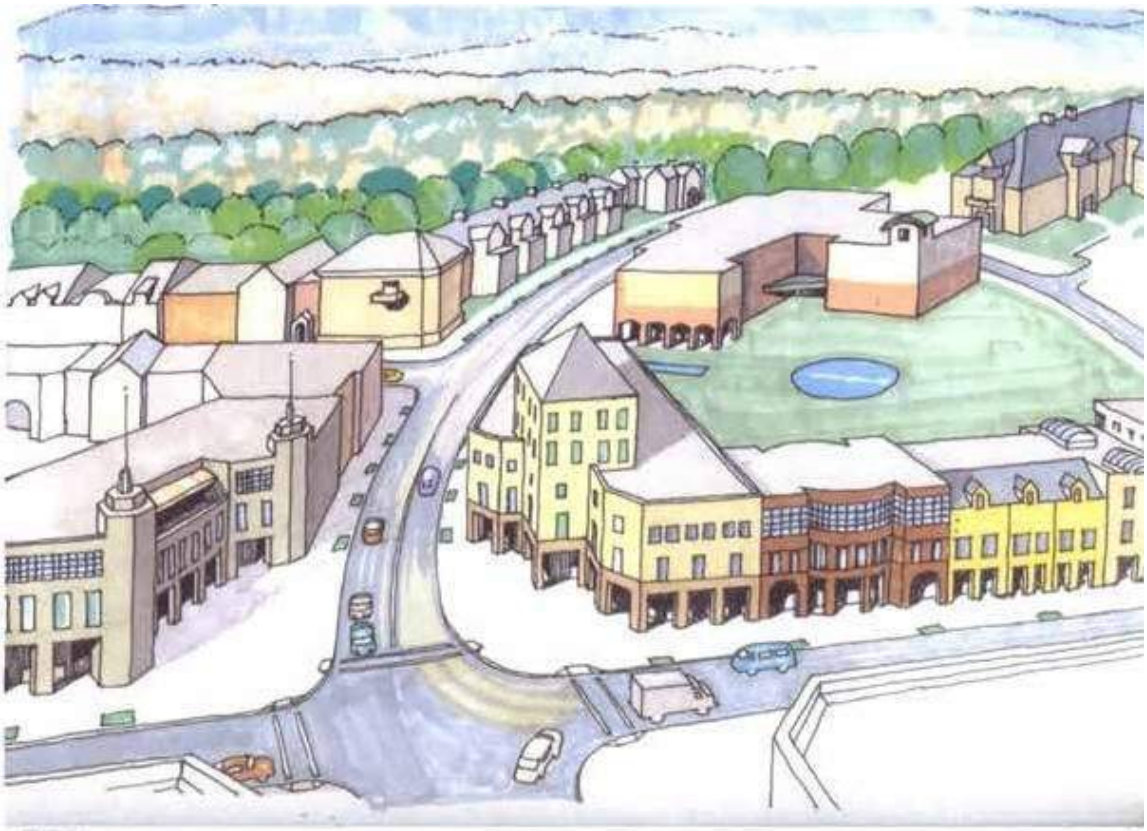
Mixed Use/Community Service District Style

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 development. 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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