

218 West Market Street

Special Use Permit: Modification of Stepback

City of Charlottesville Public Hearing: City Council

August 7, 2023



218 West Market Street

CONTEXT & PREVIOUS MEETINGS:

- This property has an APPROVED SUP with a heavily deliberated set of conditions. City Council, at the time of approval, acknowledged (paraphrasing) that I was:
 - adding more affordability than required
 - doing better than other developers offer
 - doing triple the cost of what the developer could otherwise do
 - Showing that economics do not make it capable to build more ADU

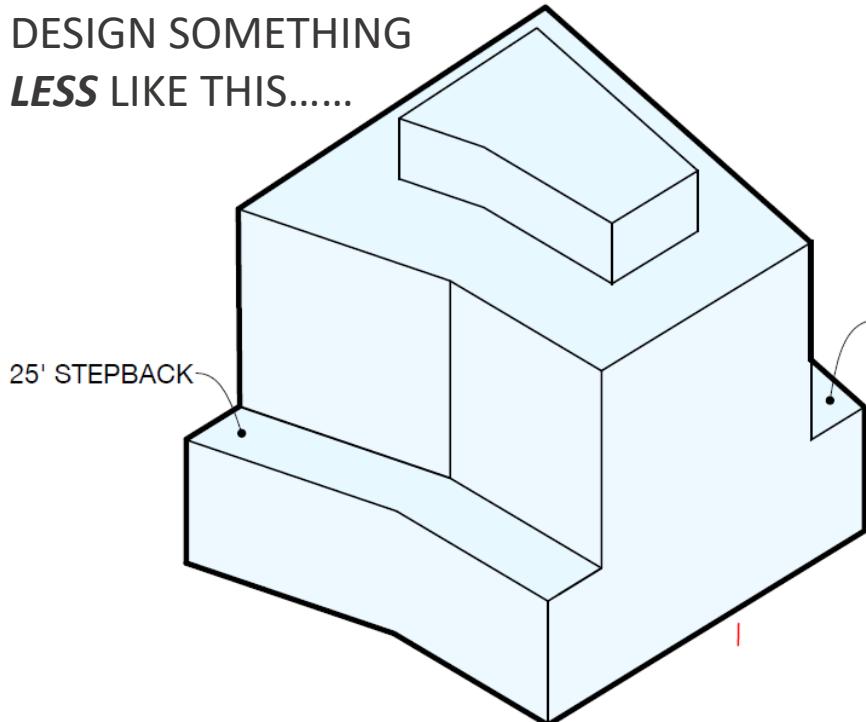
DEEPER AFFORDABILITY AND LONGER AFFORDABLE TERM (portions at 60% AND 50% AMI, 16 YEARS)
DISCOUNTED COMMERCIAL SPACE FOR NON-PROFIT (700sf @ 50% Rent)

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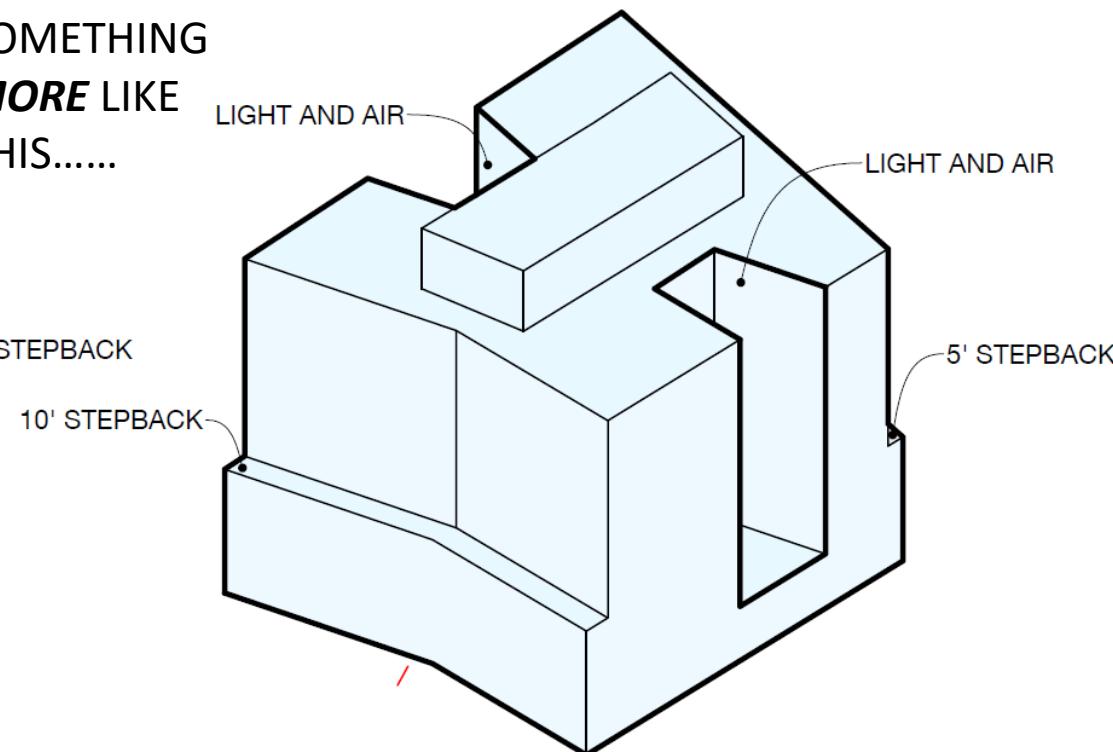
What this application is about:

REDISTRIBUTION OF SQUARE FOOTAGE

REQUESTING TO
DESIGN SOMETHING
LESS LIKE THIS.....



AND DESIGN
SOMETHING
MORE LIKE
THIS.....



Better Unit layout, good design, flexibility with the architecture advancement and the BAR process.

218 West Market Street

CITY OFFICIALS AGREE:

“focus on appropriate building stepback requirements....aligns with City Council Vision Statements” – NDS STAFF

NDS RECOMMENDS APPROVAL

“Not only does it NOT have an adverse impact, I think it actually improves the potential volume and massing of the building by giving the architect a little more flexibility with the floor plate” – BAR MEMBER

BAR UNANIMOUS SUPPORTING VOTE

“I trust you guys know how to build it” – PLANNING COMMISSIONER MEMBER

PC UNANIMOUS SUPPORTING VOTE

No comments relative to stepbacks by 4 City Councilors present at the July joint hearing; other than:

“Seems like a good project” – City Councilor

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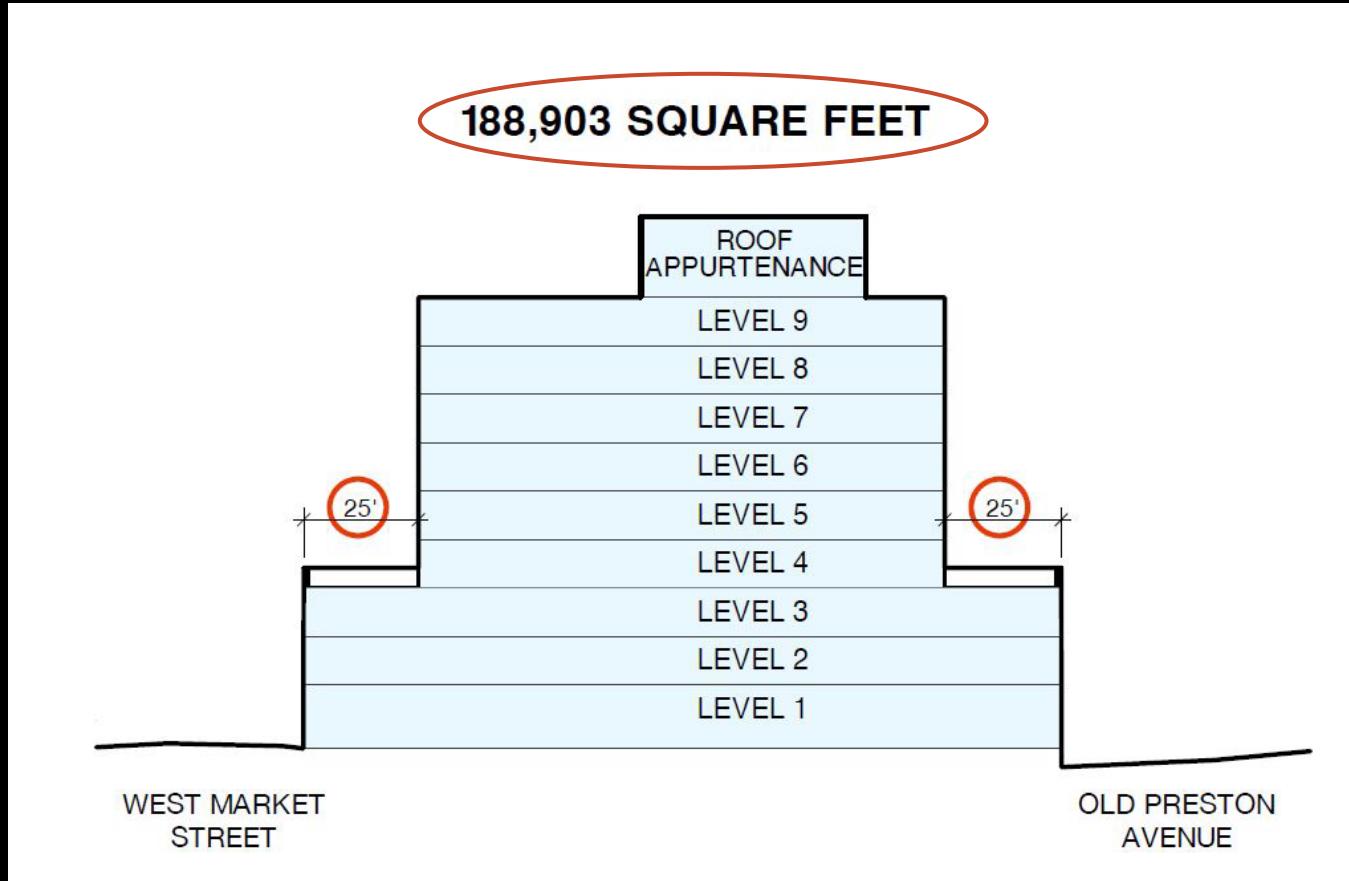
CITY COUNCIL CONCERN:

Developer “getting more”; City “giving more” if Stepback reduction approved

THUS, WE ADDRESSED THAT CONCERN

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What can be built **AS OF RIGHT** per existing SUP and an APPROVED Preliminary Site Plan Approval



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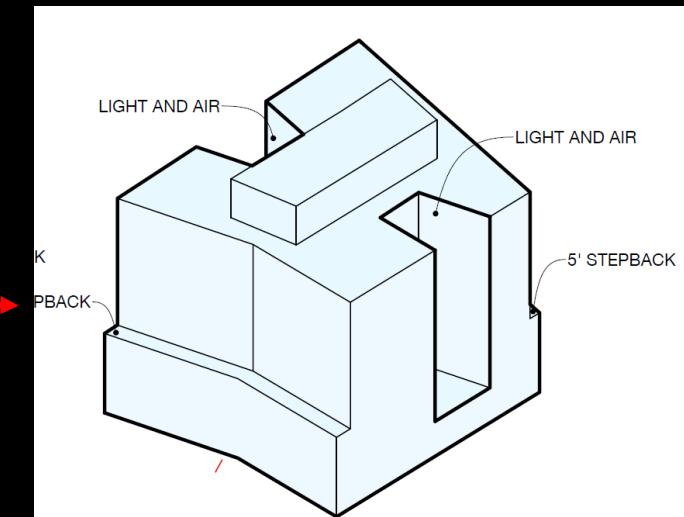
Response to concern:

An additional condition to the SUP stating:

“The building shall contain no more than 188,903 gross buildable square feet above grade.”

I.E. ***SAME SQUARE FOOTAGE AS PERMITTED NOW***

NOTE: The preliminary SF of preferred design has 194,718 SF; 5,815 SF more than voluntarily conditioned



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NO ADDITIONAL MARKET RATE UNITS

NO REDUCTION OF ADU/COMMUNITY BENEFITS (actually IMPROVED – pedestrian access)

NO ADDITIONAL HEIGHT (STORIES)

NO ADDITIONAL SQUARE FOOTAGE

NO DEPARTURE FROM PRECEDENT ZONING

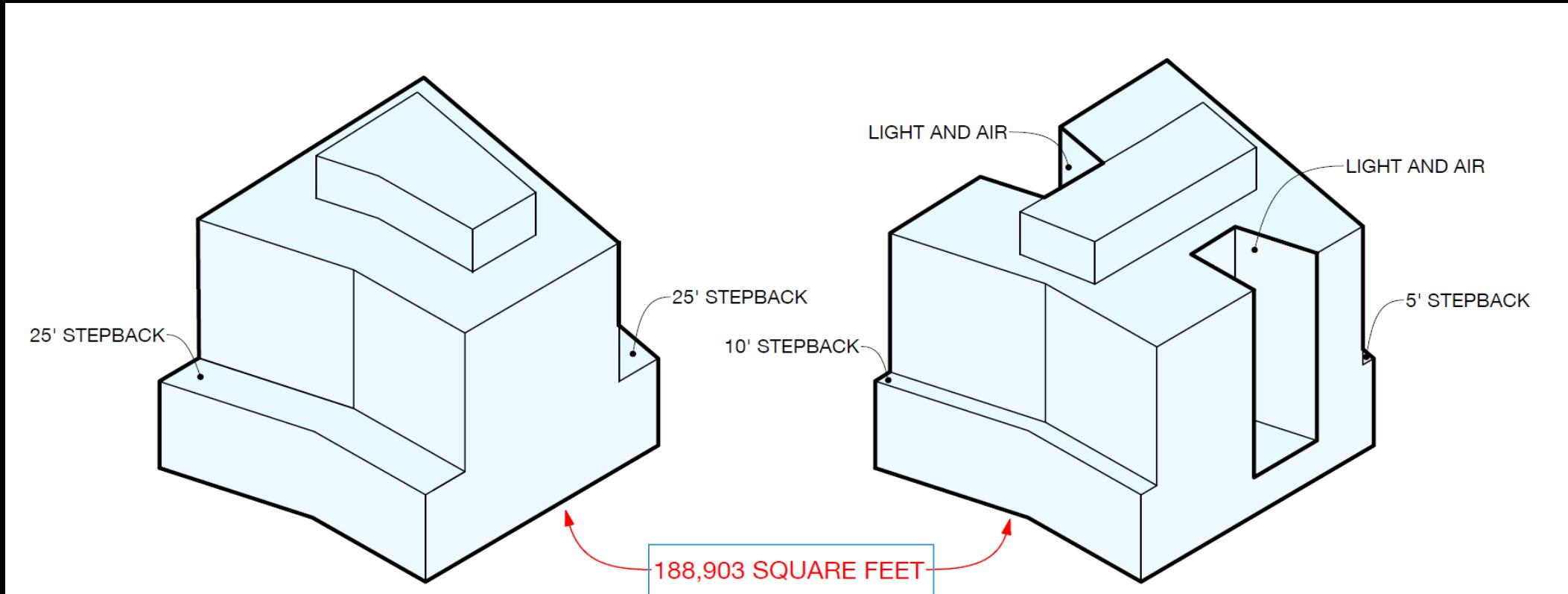


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CONCLUSION:

No terms of the original APPROVED SUP are requesting to be changed
(actually, stricter on developer)

This is about **smart design** and **quality housing product** (nothing more)



Questions and Comments

