

WILLIAMS MULLEN

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December 20, 2023

Via email: oconnelld@charlottesville.gov

Dannan O'Connell
Senior Planner
City of Charlottesville
Neighborhood Development Services

Re: **2117 Ivy Road – Revised Proffer Statement**

Dear Mr. O'Connell,

I would like to take the opportunity to provide clarification on the specific terms of the revised proffer statement that I submitted to you yesterday afternoon in connection with the 2117 Ivy Road project.

As we discussed at the December 18th Council meeting, the applicant is able to commit to the full \$3,250,000 affordable housing payment based on the essential project design shown at the meeting and referenced in the proffer statement and PUD plan set, such that there are no material impacts on the final building design and project during the site plan review process that would prohibit the practical ability to achieve as many units or beds in the project as contemplated in the concept plan in the PUD plan set. The concept plan contemplates 634 bedrooms. As such, we have modified the proffer statement to provide that the full payment would be made provided that the approved final site plan and building permit will allow a minimum of 634 bedrooms. In the event that fewer bedrooms are able to be achieved, the payment would be calculated at 4.5 times that which is required by the affordable housing ordinance work sheet, without any cap on the amount. Given that the applicant's financial interests are in providing as many bedrooms as possible, this will facilitate the payment of the full \$3,250,000 amount, while ensuring that the project contains sufficient bedrooms to support the full amount.

We appreciate Council's understanding of this issue, and are pleased to incorporate Council's requested revisions into the proffer statement. Thank you again for your guidance and assistance with this application throughout the review process, and please feel free to contact me with any questions about the revised proffer statement or any other aspect of the application.

Sincerely,



Valerie Long

cc: RMD Properties, LLC

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