

Neighborhood Development Services **NEWS & NOTES**



*City of Charlottesville • Building Inspections
Engineering • Planning • Zoning*

A Quarterly Review
April 2010
Volume 1, Issue 2

Message from the Director

I'm sure everyone is glad for warmer weather and sunshine—maybe even rain instead of snow! The arrival of spring also brings construction activity. Crews will be busy building new sidewalks throughout the City and the local construction industry continues building new homes for new neighbors throughout the area. Enjoy whatever projects you might be undertaking this time of year. If it's a garden, maybe we'll see you at the City Market!

Jim

James E. Tolbert, AICP

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NDS Mission:

To sustain a high quality of life for the Charlottesville community through progressive customer service, planning, engineering and code enforcement.

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What's Happening in our Neighborhoods?

- The Woodhayven neighborhood just received two new gateway signs on Holmes Avenue and Agnese Street. The signs were designed in a collaborative effort between neighborhood advocate Spencer Pushard, city staff, and Gropen Inc., who also installed the signs.
- NDS staff received the special use permit application for the new PetCo store which will be located next to World Market at 1615 Emmet Street. The permit would give PetCo the ability to provide limited veterinary, grooming, and training services for pet customers. The Planning Commission will take this item up at their April meeting.
- Rose Hill neighbors swiftly reported suspicious activity to city staff that resulted in a probation violation arrest. The suspect was apprehended for allegedly harassing neighbors for directions at a late hour and asking for money. Should neighbors continue to see this sort of activity, do not hesitate to call the police and report the matter.
- NDS staff received a site plan from the U.Va. Foundation for a water line extension that will run from Lee Street north along 11th Street and under the railroad tracks. Construction is anticipated to begin early this summer, and will result in periodic closings of 11th Street.
- Planning staff is undertaking a comprehensive review of the land uses in residential, commercial and mixed-use districts. To see a presentation on the proposed changes, click on the March 9th Planning Commission meeting at http://charlottesville.granicus.com/ViewPublisher.php?view_id=2 and scroll ahead to 5:25:17 in the meeting.



street; north side)

5. Florence Avenue (from Rives Street to Nassau Street; north side),
6. Holmes Avenue (from North Avenue to Elizabeth Avenue near the creek; east side)
7. Lewis Mountain Road (from Emmet Street to Alderman Road; south side)
8. Meadowbrook Heights Road (from Kenwood Lane to King Mountain Road; west side)

Construction is almost complete on Holmes Avenue and Lewis Mountain Road. Work is expected to start along Brandywine Drive in May. Residents will be notified in advance of construction activities so please stay tuned.

New Sidewalks to be Constructed in 2010

1. Brandywine Drive (from Yorktown Road to Hydraulic Road; east side)
2. St. Anne's Road (at the intersection with Grove Road)
3. High Street (from Grove to Long Street; east side)
4. Little High Street (from Meade Avenue to 13th

Planning Awards

On Tuesday night, March 9th, the Planning Commission handed out their annual planning awards. The awards given were as follows:

OUTSTANDING NEIGHBORHOOD EFFORT:

The Belmont Neighborhood

Over an extended period of months, members of the neighborhood brought energy and focus to the discussion of ordinance modifications for items related to the Downtown Belmont commercial area. Noise, definitions of use, and public safety/pedestrian concerns were

noted at public hearings regarding a rezoning application on Hinton Ave. These issues continued to be discussed after the close of the particular rezoning effort, with enough interest and energy to prompt City Council to initiate a special research project for the improvement of public space and ordinances associated with small commercial mixed use zones adjacent to low density neighborhoods. By keeping these issues before the Council, the neighborhood has helped develop a series of studies and concepts for the Downtown Belmont area that will help resolve similar issues in other parts of the City in the future.

OUTSTANDING PLAN OF DEVELOPMENT:

Fry's Spring Service Station (tie)

Built in 1931, Fry's Spring Service Station is a neighborhood icon that operated as a garage until 2009, when the new owners rehabilitated the building for a future restaurant. The new owners preserved the original design, which uniquely references the local Jeffersonian architectural vocabulary. The site plan includes an outdoor dining area and a new sidewalk that allows for neighborhood-requested crosswalks on busy JPA.

Sunrise Court (Midland St. PUD) (tie)

For setting the standard for affordable housing redevelopment and creation with an innovative design that fosters new community links within the neighborhood while preserving the ability of existing residents of the redevelopment area to stay rooted in their neighborhood (if they so choose.) With a mix of housing types, mixed income targets, and open space, this infill development wears many hats while achieving its primary goal of creating new affordable housing the City and its residents can be proud of.

NEIGHBORHOOD OF THE YEAR:

Carlton neighborhood

For its participation in public hearings regarding the Hinton Avenue rezoning; for following up by taking part in planning sessions for Downtown Belmont NCC; and for participation in community meetings that provided input leading to the application to rezone the Sunrise Trailer Court.

OUTSTANDING SUSTAINABLE DEVELOPMENT:

ECoMod/EcoRemod

The ecoMOD4 and ecoREMOD projects were developed from one City lot within the Ridge Street ADC district. The lot contained an existing historic home in

need of repair. The large lot was divided into two lots. 608 Ridge Street will contain one near zero energy output unit. The project allowed architectural and engineering students at U.Va. to be actively involved in the design and process of rehabilitating a historic building with elements of sustainable design. Different preservation techniques will be implemented on different parts of the house as a demonstration of how to assess and prioritize energy improvements. EcoMOD4 was developed with a new single family home, designed to use sustainable materials and building techniques. Their structures are built by students in cooperation with Habitat for Humanity.

CITIZEN PLANNER OF THE YEAR:

Kay Slaughter

For providing comments on the critical slope discussions on behalf of the Southern Environmental Law Center.

HERMAN KEY JR., ACCESS TO THE DISABLED AWARD:

Pedestrian Safety Committee.

Worked to forward accessibility citywide through the placement of new crossing signals and structural improvements.

THE ELDON FIELDS WOOD DESIGN PROFESSIONAL OF THE YEAR:

John Quale

John Quale is an Assistant Professor at the School of Architecture at U.Va., and ecoMOD Project Director. He has overseen successful sustainable projects on 7 1/2 Street SW (new construction), 4th Street SW (rehab of a historic house and new construction behind it - the Seam house), the ongoing rehabilitation of a historic house at 608 Ridge Street, and the ecoMOD4 new construction behind it at 104 Elliott Avenue. John has successfully demonstrated that new sustainable ideas can be complementary and harmonious with the City's preservation goals.

NDS STAFF MEMBER OF THE YEAR :

Brenda Weatherford

For all the behind the scenes work she does for the Planning Commission. Brenda processes applications and legal notices, notifies neighborhoods, processes permits and provides customer service for all of NDS.

Planning Commission Update and Upcoming Sessions

Tuesday May 11, 2010

4:30 PM -- Planning Commission Agenda Review

5:30 PM -- Planning Commission Regular Meeting Items

Planning Commission

*Meets on the Second
Tuesdays of the Month*

Text amendments: Restaurants and Neighborhood Commercial Corridor, Streetwall adjustments and Residential Zoning Matrix

Special Use Permit – 850 Estes Street

Rezoning - 834 Prospect Avenue

Azalea Park Master Plan Presentation

Critical Slopes Discussion

Upcoming Planning Commission Work Sessions
April 27, 2010 – Residential Matrix Workshop, Presentation by Rivanna River Basin Commission

May 25, 2010 – Work Plan Discussion, Redevelopment Presentation by Housing Authority

June 22, 2010 – Capital Improvement Program Planning
July 27, 2010 – Work Session

Comprehensive Plan Process, Entrance Corridor Review
Guideline Review process

Future Planning Commission Agenda items

Special Use Permits – 1147 Rose Hill Drive and 1111

Wellford Street

Conservations District Initiation – Martha Jefferson

Neighborhood

Site Plan – Longwood Drive PUD

Board of Architectural Reviews (BAR) for April

Certificate of Appropriateness Applications:

- BAR 07-12-04
112 W. Market Street
Tax Map 33 Parcel 254
Thomas Jefferson Area Coalition for the Homeless, Applicant/ First Street Church Project, LLC, Owner
Garden project with five raised beds and cool weather cover
- BAR 10-04-02
113 West Main Street
Tax Map 33 Parcel 259
Charles Hendricks, The Gaines Group, Applicant/ West Mall, LLC,
Charles Lewis, Owners
Stair tower, painting, vegetation screens, canopy
- BAR 10-04-01
611 Park Street
Tax Map 53 Parcel 1
Rebecca Treakle, Applicant/ James E and Rebecca Treakle, Owners
New driveway, site work, patio, replace existing deck
- BAR 10-04-04
215 East High Street
Tax Map 33 Parcel 74

Altenergy Incorporated,
Applicant/ Quartz LLP,
Owner

Installation of photovoltaic modules on the Village School roof

- BAR 10-04-05
705 Park Street
Tax Map 52 Parcel 58
Kate Snider, Alloy Workshop, Applicant/ Greyson and Ariana Williams, Owners
Construction of new exterior stairs and landscaping

Preliminary Discussion:

- BAR 10-04-06
301 5th Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work
- BAR 10-04-03
1901 East Market Street
Tax Map 55A Parcel 149
David L Puckett/FPW, Applicant/ Jon Fink, Owner
Move historic shed, Shed/porch/addition demoli-

BAR

Meets on the Third Tuesdays of the Month

For actions on specific applications, please go to

BAR Past Agendas/Actions at
<http://www.charlottesville.org/Index.aspx?page=2305>

Major Development Projects

Jefferson Scholars Building (pictured below)

The new 3 building U shaped structure at 112 Clark Court (permit address was 124 Maury Ave.) has had approved final inspections from the new construction inspectors and Fire Marshal Steve Walton. Engineering is still waiting for site work to be completed. The building will be LEED certified and is a beautiful light filled structure with an open courtyard in the center. The 2nd story offers incredible views of Carters Mountain and Scott Stadium.



Gleason Building

Located at 200 Garrett Street, R E Lee is working quickly to complete a list of items to allow occupancy for one tenant by the end of this month. It has 2 levels of parking, 2 levels of office use and 3 levels of residential use. It surrounds the old Gleason Building and likewise has tremendous views of the downtown mall area and mountains to the west and south. Wintergreen's ski slopes are visible from the top floors.

Help Emergency Response Help You

Property Maintenance

Your address is important! It has been found that within the City of Charlottesville there are many homes and buildings that do not display proper address numbers. The improper display or the lack of address numbers can limit the response time of Emergency Services to your building or home. In accordance with Section 304.3 of the 2006 Virginia Maintenance Code, *address numbers shall be plainly legible and visible from the street or road fronting the property. In addition, these numbers shall contrast with their background, and be a minimum of four*

(4) inches in height. Should you notice that your house or building does not display address numbers, or is displaying them improperly, please take the necessary steps to correct them. Keep it visible!



Hazards in a GREEN city! City code 5-149 states that *it shall be unlawful for the owner of any parcel of real estate to allow thereon any hedge, shrub, tree or other vegetation, the limbs, branches or other parts of which overhang, extend or protrude into any street, sidewalk or public alley in a manner which obstructs or impedes the safe and orderly movement of persons or vehicles thereon...* Please make sure that all greenery is trimmed clear of the streets and sidewalks that front your property. A minimum 7' vertical clearance is required along sidewalks to ensure the safe passage of pedestrians.

NDS Staff Lend a Hand to Show Commitment to Affordable Housing

During the spring and early summer months of last year, more than a dozen NDS staff volunteered their time to work on a Habitat for Humanity duplex (pictured below) located at 2210 North Berkshire Road. The home, which was finished and dedicated in late December 2009, is located on land which was paid for with grant funding and donated to Habitat for Humanity by the City of Charlottesville.

Multiple NDS personnel, as well as other City employees, volunteered to help during the construction phase and NDS staff also worked to provide timely permits and inspections to keep construction moving as quickly as possible. By getting involved at this level, NDS and the City of Charlottesville have let their actions speak louder than their words. Being committed to furthering affordable housing options is more than just a slogan for the City of Charlottesville – in fact, it is a matter of sweat equity for NDS staff.

Working with the City’s Housing Advisory Committee over the last year, NDS staff helped research and write a document known as the “2025 Goals for Affordable Housing”. The City Council then affirmed their commitment in February 2010 by adopting the goal of increasing affordable housing units by fifteen percent between now and the year 2025. Working together, NDS knows that it is possible to increase affordable housing and enhance people’s lives at the same time. We encourage everyone to find a way to get involved and to help the City meet its goal of 15% by 2025.



Courtesy Deck Inspections

Although it’s time to get outside, plant flower boxes, remove the outdoor furniture covers and enjoy a picnic on the back porch, deck failures due to aging and/or improperly constructed decks can occur. In order to minimize the harm caused by such failures, the City’s building inspection staff will be conducting courtesy deck inspections during the first week in May. If obvious hazards are noticed, you will be alerted to further steps to take for enhanced safety. If you are a homeowner in the City, please contact our front desk at 434-970-3182 and leave your name, address, and phone number. Inspections will be scheduled during business hours 8am—4pm from May 3-7 on a first call/first served basis. For additional information regarding deck safety specifications, please go to **1 & 2 Family Deck Details and Information** at <http://www.charlottesville.org/Index.aspx?page=1337>