

COMMUNITY REMARKS

TO: Albemarle County Community Members

FROM: Kyle Redinger

RE: Proposed Adelaide Development CCAC Resubmission Discussion

DATE: April 20th, 2016

I appreciate the opportunity to share updates about Adelaide and our resubmission with the Crozet community. We've made a number of changes which address various neighbor concerns, address planning commission concerns, fully comply with Albemarle County staff recommendations, and improve the design of what will be an addition to the community that reflects the character of the Crozet Development Area.

As you may know, I grew up and attended public schools in the Crozet area. As a Crozet native, I have witnessed the changes first hand over the last 30 years. My family, and, I would imagine, many other people in this room, have greatly enjoyed the benefits of these changes: an invigorated downtown, convenient trips to Harris Teeter, beautiful preserved rural landscapes, and many new, and interesting community members. Promises to this area include an extensive park system, additional connecting sidewalk systems, and traffic calming devices to enhance an already attractive Albemarle County community.

Crozet and Albemarle are highly desirable places to live because our county has a strong commitment to thoughtful community design, high quality schools, and the preservation of its scenic-character. Growth continues to be a necessary result of our joint efforts, and it's important to note that nearly 1,500 new people move here every year. We are able to protect the rural areas of Albemarle because we designate areas for growth. By not growing in Development Areas, not only do we put increasing pressure on developing more rural areas, we create larger income disparities in our community.¹

Crozet has enjoyed the benefits of being a designated growth area. For instance, over \$14 million dollars,² or 40% of County-wide Capital Improvement Program neighborhood improvement and library spending has been allocated to Crozet. Investments in infrastructure such as sidewalks, sewer, stormwater management and road improvements have been made in Crozet. It's important to realize that these benefits are a result of growth and the continued support of the Master Plan, a plan which has been in effect for over a decade.

¹https://www.whitehouse.gov/sites/default/files/page/files/20151120_barriers_shared_growth_land_use_regulation_and_economic_rents.pdf

²https://www.albemarle.org/upload/images/forms_center/departments/Budget/forms/FY16/FY16_Adopted_Budget_R_Capital_Improvement_Program.pdf

As we speak, the revitalization of downtown Crozet is happening. Downtown Crozet needs residents from all over Crozet, not just the relatively few homes in its immediate vicinity, to support its vibrancy. To support businesses like retail shops, specialty shops, restaurants, and other merchants common to revitalized downtowns like Charlottesville's downtown mall, we need both people and a community that welcomes a diverse population.

Our workforce needs affordable places to live. Smaller starter homes are often located in areas allowing higher density. We hope to provide a diverse housing stock to appeal to a wider range of residents that want to be part of our community.

As part of this growth, Albemarle County has planned growth to reflect the Neighborhood Model³, which designs "pocket communities" around density centers including those listed in the Crozet Master plan, such as the Clover Lawn / Harris Teeter center.⁴ Neighborhood Model developments appear different than developments like Cory Farm, because the Neighborhood Model is more urban-like with the requirement for sidewalks, street trees, curb and gutter and new regulations for stormwater management. Furthermore, the Neighborhood Model⁵ encourages a mixture of housing to "fit the lifestyles and budgets of retirees, single parents, and others." As stated before, this we hope to provide.

Crozet, in recent times, has seen many by-right and high end developments created, resulting in a need to provide more affordability in the housing stock available. According to 2015 MLS data, new construction home prices have soared to well over \$500,000, far out of the price range of a median family in Albemarle County that earns \$68,000 per year. We hope to provide for this market of home buyers by sensitively and efficiently reflecting the goals of the Crozet Master Plan. Our goal is to make sure that the community designed is a mixed affordable community.

We have talked with various members of the community about affordability or the difficulties of finding a house in Crozet. We have heard that it's very difficult, unless your income is far above the \$68,000 median income or you are an existing land owner.

Adelaide was also guided by researching other similar approved projects, designated under the same "Neighborhood Density" 3-6 Unit designation. These similar projects include Spring Hill, Out-of-Bounds, and Riverside Village which all fell under their master plans for "Neighborhood Density" 3- 6 Units.

³https://www.albemarle.org/albemarle/upload/images/forms_center/departments/community_development/forms/Neighborhood_Model/Fitting_the_Pieces_Together_The_Transect_Concept%20.pdf

⁴http://www.albemarle.org/upload/images/Forms_Center/Departments/Community_Development/Forms/Crozet_Master_Plan/Chapter_4-Land_Use_10-13-10.pdf

⁵https://www.albemarle.org/albemarle/upload/images/forms_center/departments/community_development/forms/Neighborhood_Model/Neighborhood_Model_Principle09.pdf

Here's what we found: Out-of-Bounds is a 56 unit community on 9.4 Acres of developable area, with 100% of the units designated as attached with density at 5.9 units per acre. It was developed immediately adjacent to a development of 1/3rd acre home sites. Riverside Village is a 69 unit community on 9 developable acres, with 65% of the units designated as attached with density at 7.66 units per acre. Spring Hill is an 80 unit community on 12.63 acres, with 62.5% of the units designated as attached with density at 6.33 units per acre. None of these sites are as close as Adelaide is to a robust commercial center like Clover Lawn/ Harris Teeter.

We are happy to note that the walkability aspect of the Neighborhood Model has encouraged a retrofit to Adelaide's neighbor Cory Farms. A sidewalk will be constructed to allow the Cory Farm residents to walk to Clover Lawn.

We heard several concerns related to Adelaide from the community, staff and the planning commission. In summary, we heard that our original unit count didn't have enough single family homes, that it was too dense, and that we needed to do a better design.

It's important to note that we've done a variety of designs throughout the review process, and that some of the initial designs had the unit count well above 100 units. We have been continually revising our plans and have made major improvements to respond to concerns that we heard.

Our current plan has reduced the unit count from 93 to 80 units; this includes 40 single family detached homes (up from zero); park size has increased and the layout now places detached homes adjacent to the Cory Farms subdivision and complies with the expectations of the County.

Additionally, County Staff reviewed our application to determine if the density was appropriate for our site. County Staff concluded⁶:

If the impacts of the development, compatibility of building type, and the Neighborhood Model principles are appropriately addressed, staff would support development at the higher end of the density range. Approval of development at the higher end of the density range could also help provide balance with nearby by-right development that is occurring well below the recommended density range in the Master Plan.

We agree with staff's assessment of this site.

We also have heard that the traffic impact of the site will be substantial. In addition to various discussions with VDOT, we had EPR, P.C., a third-party certified traffic engineering firm, conduct a study of our proposed rezoning.

The findings of this study and traffic impact can be summarized as follows:

⁶http://www.albemarle.org/upload/images/forms_center/departments/community_development/forms/PC_Reports/2016/ZMA-15-8_Adelaide_feb_23_Staff_Report.pdf

- During peak hours, **we would add only about one car every two minutes** in either direction
- According to VDOT data, 11,000 and 9,100 cars pass the schools and the Harris Teeter/ Clover Leaf centers every day, and adding 371 cars will increase the traffic by 4% or less
- According to the study's author "the impact by the proposed Adelaide Development on the traffic operation will be minimal"

Additionally, a brief study was conducted and found that the frontage along Adelaide has relatively low accident rates, compared with other stretches along 250, particularly the frontage in front of the gas stations and the schools.

Involvement in this process highlights how difficult it is to experience and anticipate change. But in the past 10 years or so, we all might agree that the changes in Crozet include some things that we all enjoy, new restaurants, a new library, new sidewalks and sometimes new neighbors. Throughout the process we've listened to staff, to the community, to the planning commission and we've researched existing precedent and used this knowledge to create the final design for Adelaide.

Thank you for your time and understanding.

With Kind Regards,

Kyle Redinger