

Westlake Hills Homeowners – Comments on Oak Bluff Development

Introduction:

- Homeowners of the Westlake Hills Community and as members of our Homeowners Association

Purpose:

- Raise awareness of the Westlake Hills homeowners and HOA community concerns
- Present recommendations for incorporation into the redesign of the Oak Bluff development

Our Concerns

- **240/250 Eastern Ave. Connector** not part of development project
- **Merging of neighborhood HOAs** along Westhall Drive
 - New road added to Westhall Drive never anticipated by home owners
- **Environmental Impact** to waterways, wetlands, and protected slopes
- **Significant increase in density R1 to PRD**
 - ~200+ cars added to neighborhood roads
 - New zoning request more than doubles max unit height to 65'
- **Inconsistent with the character of the surrounding community**
 - Only 10' buffer between HOAs

Oak Bluff North Site Plans

Westlake HOA

10' buffer

Oak Bluff HOA



Westlake HOA Entrance

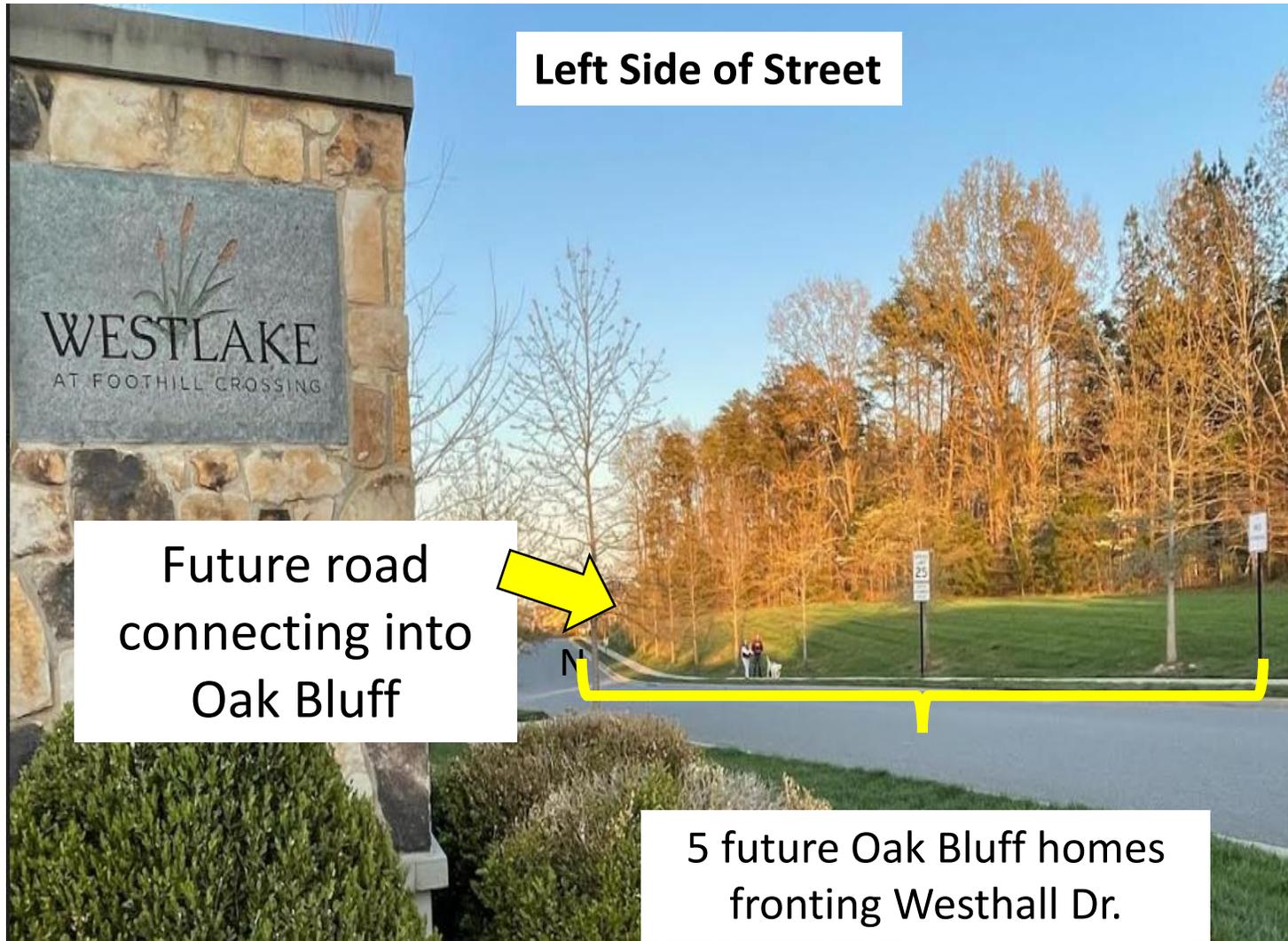
Westhall Drive

New road on Westhall Dr.

240/250 Connector not part of Plan

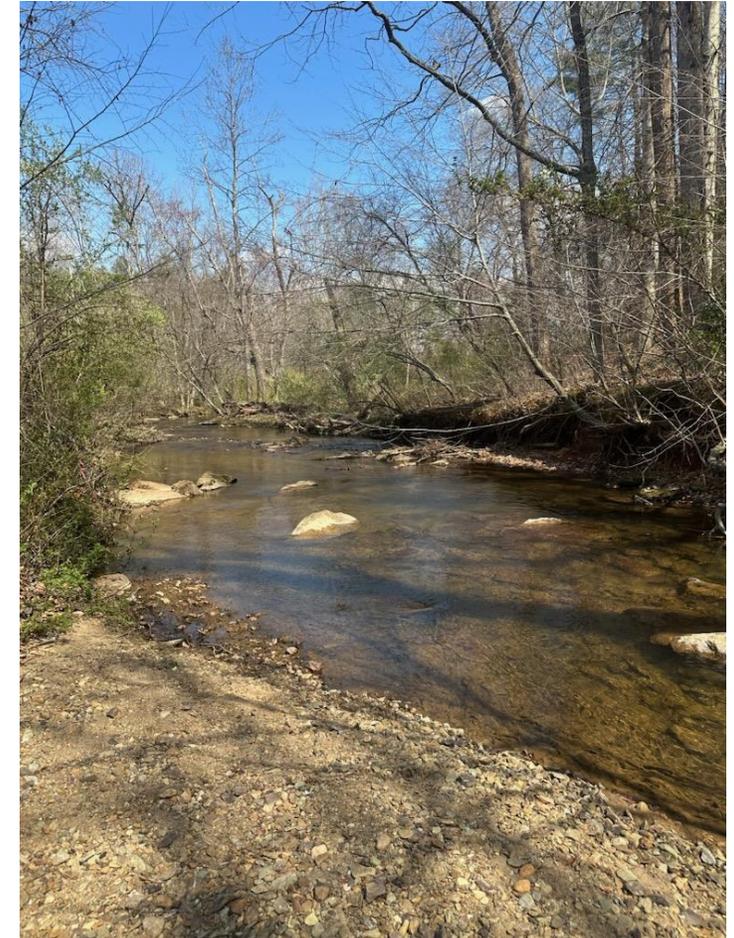


Future Oak Bluff Development on Westhall Drive



Environmental Impact

- **Lickinghole Creek is an impaired stream** – It flows into Mechums River which feeds into the South Fork Rivanna River Reservoir
 - This is the primary drinking water source for the City of Charlottesville
- Water runoff from construction and residential activities will further pollute waterways and wetlands
- Building on protected slopes should be examined closely



Oak Bluff Recommendations

1. Complete 240/250 Eastern Avenue Connector before a single lot is sold in Oak Bluff development
2. Perform a traffic study to understand impact to traffic volume
3. Eliminate new road proposed within Westlake Hills HOA on Westhall Drive
4. Add more greenspace between Westlake Hills HOA and Oak Bluff
5. Conduct independent environmental impact study
6. Maintain the previously allowed density and zoning

Our Ask to the CCAC

We ask the CCAC make a resolution stating the opposition to the Oak Bluff Development proposal in its current state, and request Riverbend to incorporate the presented recommendations in a redesign of Oak Bluff Development.