

172 South Pantops Drive  
Charlottesville, VA 22911

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DDRVA.com

November 29, 2006

Mr. Dennis S. Rooker, Chairman  
Albemarle County Board of Supervisors  
401 McIntire Road  
Charlottesville, VA 22902

Re: **Haden Place Rezoning Application** (ZMA 2005-0007)

Dear Mr. Rooker:

At your regular Board meeting on October 11, Mr. Gibson's proposal to rezone 6.7-acres in Crozet to a Neighborhood Model District was presented to your Board in a public hearing. Although the application came before you with a Staff recommendation of approval and unanimous support from the Planning Commission, there were several issues that arose during your deliberations which led to Mr. Gibson's request for a deferral. Haden Place is scheduled to come back before your Board on December 13, and the purpose of this letter is to address the concerns that were discussed on October 11.

**1. Connectivity to Ballard Fields and Old Trail neighborhoods:**

Beights Development Corporation has provided Mr. Gibson an agreement in writing stating that the land will be provided for a connection to Summerford Lane if Mr. Gibson will provide all of the construction necessary for said connection. Mr. Gibson will proffer to build this offsite connection to Summerford Lane.

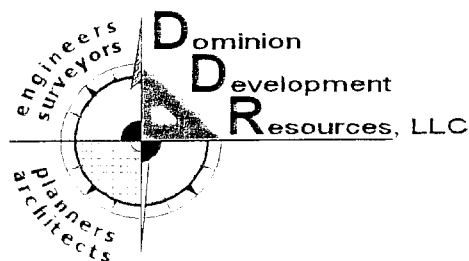
**2. Deficiencies of Haden Lane:**

In addition to proffering a second entrance with offsite improvements to Summerford Lane, improvements to the existing Haden Lane have been proposed to the satisfaction of the County Engineer and the Virginia Department of Transportation.

**3. Deficiencies of Jarman's Gap Road:**

It is important to note that this development is being proposed in close proximity to Jarman's Gap Road, which is second on the County's priority list (behind the Meadowcreek Parkway and ahead of Georgetown Road) for improvements. This means that practically every other development project, whether or not rezonings are involved, is happening on substandard roads that are not prioritized for any improvements. Eighty-two thousand dollars is proffered toward improvements to Jarman Gap Road. This is the first (and only) proffer that we are aware of that has been made toward this road project to date.

11/30/06



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**4. Defficiencies of Killdeer Lane:**

Several residents on Killdeer Lane and the adjoining owner of the Ballard Fields parcel have asked that no improvements be made to Killdeer Lane. VDOT and the County Engineer have also urged that no additional traffic should be allowed on Killdeer Lane until the site distance is improved at its intersection with Jarman's Gap Road. Mr. Gibson is proposing that no offsite improvements shall be made on Killdeer Lane and that vehicular access to Haden Place be limited to the Summerford Lane connection and Haden Lane. The County Engineer has expressed a desire for a potential future vehicular interparcel connection to the west and County Staff and members of the Board have expressed a desire for pedestrian and bicycle connections to Killdeer Lane. Mr. Gibson has agreed to provide these connections as well as the potential for a future vehicular connection.

**5. Timing of Affordable Units:**

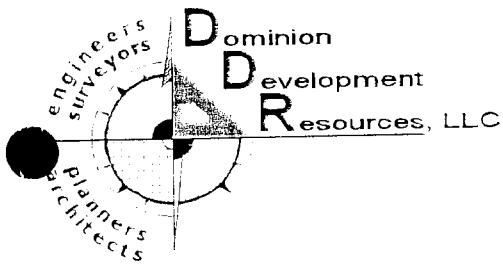
Mr. Gibson is proposing that the 6 affordable cottages shown on the application plan shall be built at the same time as the 14 townhomes on Haden Place. To accomplish this, Mr. Gibson is proffering that at least 2 of the affordable units shall be under construction (or completed) at the same time that each of the 3 townhome blocks is under construction.

**6. Cash Proffer Value:**

The cash value of Mr. Gibson's proffers is equal to \$ 397,000 or \$14,178 per market rate unit. This value was computed in the following manner:

Cash Proffer for mitigation of traffic impacts	\$ 82,000
Cash Value for offsite improvements to Haden Lane	\$ 32,000
Cash Value for offsite construction of Summerford Lane connection	\$ 25,000
Cash Value for contribution of affordable single family detached lots	<u>\$ 258,000</u>
 Total Cash Value of Haden Place proffers	 \$ 397,000

The fair market value of one affordable, single family detached lot in Haden Place is \$90,000 and the cost to construct a 1,200 square foot cottage on said lot is \$ 144,000 which creates a fair market value for each cottage of \$ 234,000. Because the proffered sales price of said units shall not exceed \$191,000, the sale price of the lots must be reduced by a minimum of \$ 43,000. This burden is unique to the Haden Place application plan, where the entire 15% affordability requirement (6 units) are being proffered as "for sale" single family detached products. Other developments which have proffered accessory rental units actually increase the sale price of the product.



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7. "It's a Wonderful Plan, but..."

Mr. Slutzky made a strong argument on October 11 in favor of supporting "good plans in the growth areas". Mrs. Thomas made an argument against that policy for this particular plan. I encourage the Board to follow a uniform policy of reviewing applications throughout the County, allowing that policy to evolve in a manner that creates fair markets, sustainable growth, adequate funding, and direction for all our citizens.

Please consider these points when Mr. Gibson comes back before you on December 13.

Sincerely,

J. Kelly Strickland  
Dominion Development Resources, LLC  
172 South Pantops Drive  
Charlottesville, VA 22911

Cc: Albemarle County Board of Supervisors  
Rebecca Ragsdale, Senior Planner  
Wendell Gibson

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