

November 17, 2023

City of Charlottesville
Neighborhood Development Services
c/o Matt Alfele
P.O. Box 911
Charlottesville, VA 22902

RE: Revisions to PUD Application Package

Dear Mr. Alfele,

Enclosed you will find revised materials for the proposed VERVE Charlottesville PUD following the October 10, 2023 Planning Commission Joint Public Hearing. The revised massing focuses on reductions near the main entry at the northwestern corner of the property where the prior building design has been modified to express two separate buildings. The mass of the lower eastern building remains largely unchanged, although redesign of the exterior façade has occurred throughout. Another area of focus was stepping back the façade at the southwest corner of the property near the intersection of Montebello Circle and Stadium Road. We believe these changes along with other subtle revisions benefit the overall project and bring the project in line with the commentary at the October 10 Planning Commission Joint Public Hearing.

A. Summary of Revisions from the September 25, 2023 PUD Plan

1. The enclosed revisions resulted in a net reduction of approximately 70,000 gross square feet and approximately 175 bedrooms.
2. The 12-story building has been separated into 2 buildings at the northwestern corner of the property (Stadium Road and Emmet Street), with a 2-story connection at the primary corner containing active residential and non-residential uses. The 12-story building along Emmet Street has been extended to include the northeastern corner of the property (Emmet Street and Jefferson Park Avenue).
3. The building setback at the southwest corner of the property (Stadium Road and Montebello Circle) was increased by an additional 6'-8" to now be approximately 25' minimum from the property line at Montebello Circle for the first 3 levels. Additionally, levels 4-11 fronting Montebello Circle at the southwest corner have been stepped back by approximately 15' for an overall distance from the property line of approximately 40' minimum.
4. Residential units have been added through a 5-story volume spanning the interior courtyards, matching the height of the lower eastern and southern masses that front Jefferson Park Avenue and Montebello Circle.
5. A non-residential space has been added at the corner of Stadium Road and Emmet Street intended for a future neighborhood-scale retail use such as a market or coffee shop.
6. A secondary residential entrance has been located at the corner of Jefferson Park Avenue and Emmet Street in lieu of the bicycle entrance, and the bicycle entrance has been shifted south along Jefferson Park Avenue.
7. Approximately 17 parking spaces have been added to the drop-off area along Stadium Road to better accommodate ride-share services, food and package deliveries, prospective residents, etc.
8. Previously, the PUD Plan denoted a "potential curb cut for trash pickup" off Montebello Circle at the southwest corner of the building. This trash location has been formally included due to the separation of the buildings and the need for additional trash facilities to serve this portion of the building.

B. Affordable Housing


1. A separate Proffer Statement has been prepared and included.
2. The Applicant is now Proffering a cash contribution equal to four times that which would be required under City Code Section 34-12(d)(2) based on the approved final site plan, up to a maximum of Six Million Dollars (\$6,000,000.00).
3. An updated Affordable Dwelling Unit Ordinance Worksheet has been included.

C. PUD Development Plan

1. T1 – Title Sheet
 - a. Updated project cover image to reflect the revisions outlined in Section A.
 - b. Relocated Project Metrics to T3.
 - c. Added Land Use Plan Regulations for the PUD density, dimensional, and parking regulations.
 - d. Revised Implementation of Planned Unit Development Regulations statement to “The PUD shall be administered in accordance with Article V of the Charlottesville Code of Ordinances.”
 - e. Removed Affordable Housing statement in its entirety. A separate Proffer Statement has been included as outlined in Section B.
2. T2 – Zoning Information
 - a. Revised Use Matrix to address public health and service uses, houses of worship, amateur radio antennas, parking uses, and maximum residential density, etc.
 - b. Removed Use Matrix (Draft Zoning).
 - c. Removed Proposed Draft Zoning aerial.
3. T3 – Zoning Information & Metrics
 - a. Added Project Metrics.
 - b. Revised Project Metrics to reflect the revisions outlined in Section A.
 - c. Revised Dimensional Regulations to Comparison of Proposed Land Use Plan Regulations with Zoning Ordinance. The PUD Regulations are now outlined in the Land Use Plan Regulations on T1.
 - d. Updated Comparison of Proposed Land Use Plan Regulations with Zoning Ordinance to reflect the revisions outlined in Section A.
 - e. Removed Zoning Lot Regulations (Draft Zoning).
 - f. Removed Building Regulations (Draft Zoning).
4. T4 – Conceptual Site Diagrams
 - a. Updated Potential Option for Property Line Realignment Diagram to reflect the revisions outlined in Section A.
 - b. Updated Pedestrian and Bike Facility Diagram to reflect the revisions outlined in Section A.
 - c. Updated Open Space Diagram to reflect the revisions outlined in Section A.
5. C4 – Critical Slope – Site Overlay
 - a. Background revisions only.
6. C6 – Conceptual PUD Site Development Plan
 - a. Background revisions only.
7. C7 – Conceptual PUD Utility Plan
 - a. Background revisions only.
8. C8 – Conceptual PUD Grading and Stormwater Management Plan
 - a. Background revisions only.

9. C9 – Conceptual PUD Road Sections
 - a. Background revisions only.
10. L501 – Conceptual Landscape Plan
 - a. Background revisions only.
11. A0 – Conceptual Development Plan
 - a. Updated plan to reflect revisions outlined in Section A.
12. A1 – Conceptual Floor Plans
 - a. Updated plan to reflect revisions outlined in Section A
13. A2 – Conceptual Floor Plans
 - a. Updated plan to reflect revisions outlined in Section A
14. A3 – Conceptual Floor Plans
 - a. Added sheet.
 - b. Updated plan to reflect revisions outlined in Section A.
15. A4 – Conceptual Exterior Elevations
 - a. New Sheet number due to additional floor plan sheet.
 - b. Updated elevations to reflect the revisions outlined in Section A.
16. A5 – Conceptual Exterior Elevations
 - a. New Sheet number due to additional floor plan sheet.
 - b. Updated elevations to reflect the revisions outlined in Section A.
17. A6 – Conceptual Exterior Elevations
 - a. New Sheet number due to additional floor plan sheet.
 - b. Updated building sections to reflect the revisions outlined in Section A.
18. A7 – Conceptual Building Sections
 - a. New Sheet number due to additional floor plan sheet.
 - b. Revised building sections to reflect the revisions outlined in Section A.
19. A8 – Conceptual Building Sections
 - a. New Sheet number due to additional floor plan sheet.
 - b. Revised building sections to reflect the revisions outlined in Section A.
20. A9 – Conceptual Renderings
 - a. New Sheet number due to additional floor plan sheet.
 - b. Revised renderings to reflect the revisions outlined in Section A.

Sincerely,



Dylan Lambur
Development Manager
Subtext