

WILLIAMS MULLEN

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December 13, 2023

Via email: oconnelld@charlottesville.gov

Dannan O'Connell
Senior Planner
City of Charlottesville
Neighborhood Development Services

Re: **2117 Ivy Road - Revisions to PUD Application Package**

Dear Mr. O'Connell,

Following the City Council meeting on December 4, 2023, we have taken steps to implement the feedback we received at the meeting. Julie Filges of Dwell Design Studio, the architect of record for the project, met with Alice Raucher, University Architect, and Collette Sheehy, Senior Vice President of Operations on the afternoon of Friday, December 8th to discuss the project and building design. They are scheduled to meet again on Wednesday, December 13th. We appreciate the time and feedback that Mss. Raucher and Sheehy afforded during an already busy week for the University when it hosted meetings of its Board of Visitors.

The Applicant's design team has also worked to identify project modifications that could further improve the streetscape along Ivy Road and increase the Applicant's affordable housing contribution. Based on that evaluation, the Applicant proposes the following changes to the application:

1. Revise the proffer statement in the following ways:
 - a) Increase the affordable housing cash-in-lieu amount from \$2,750,000 to \$3,250,000, a \$500,000 increase.
 - b) Add proffer #2 to reflect proposed project design changes as described below.
2. Revise the project design along Ivy Road in the following ways:
 - a) The size of the green zone and the sidewalk have been increased to match the dimensions of the green zone and sidewalk the University is constructing along Ivy Road. The green zone has been increased to 8 feet, and the sidewalk increased to 10 feet.
 - b) Floors 1-2 will be recessed at least 2 additional feet from Ivy Road. Combined with the increases in the green zone and the sidewalk, this change will further improve the project's pedestrian infrastructure and streetscape.

- c) Floors 3-8 will be recessed 4 additional feet from Ivy Road, which will help to open up the viewshed along Ivy Road.
- d) Floors 9-10 will be recessed by 2 feet from the front of floors 3-8, such that floors 9-10 will be recessed 6 feet from Ivy Road.
- e) The rooftop architectural trellis will be recessed 10 feet from the edge of the rooftop of Floor 10, such that when combined with the 6 feet of recess for the lower floors, will result in the trellis being setback a total 16 feet back from Ivy Road. This will help reduce its visibility from some vantage points and help reduce the massing effect overall.
- f) A note has been added to Exhibit A to the proffer statement providing that street tree species will be coordinated with City staff, the Entrance Corridor Review Board, and the University, with a goal of creating relatively consistent plantings along Ivy Road.

While each of these design modifications individually are fairly modest, the combined effect will help to reduce the massing effect of the building, further improve the pedestrian infrastructure, and maintain a consistent sidewalk and green space area along the Ivy Road corridor, all without creating a material impact on the economic viability of the project. In addition, the increase in the affordable housing commitment will further the City's affordable housing goals, and combined with the design modifications, makes for an improved overall application. The Applicant and its design team will continue to engage with interested community members, including the University, on the project as it moves through site plan and Entrance Corridor review.

Thank you,



Valerie Long

Enclosures

cc: RMD Properties, LLC

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