

SPECIAL EXCEPTION APPLICATION

DECEMBER 23, 2019 - **RESUBMISSION**

NOVEMBER 04, 2019

STONEFIELD BLOCK D1

ALBEMARLE COUNTY, VIRGINIA

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS



OWNER'S AGENT

O'CONNOR CAPITAL PARTNERS

Mr. Brett Buehrer
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New York, NY 10022
p. 212.308.7700
e. Bbuehrer@oconnorcp.com
<https://oconnorcp.com>

OWNER

OCT STONEFIELD PROPERTY OWNER LLC

240 Royal Palm Way, 2nd Floor
Palm Beach, FL 33480
p. 212.546.0899

ARCHITECT / APPLICANT

Mitchell/Matthews Architects

P.O. Box 5603
Charlottesville, VA 22905
p. 434.979.7550
f. 434.979.5220
www.mitchellmatthews.com

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M I T C H E L L
A R C H I T E C T S

M A T T H E W S
P L A N N E R S



November 4, 2019

Mr. David Benish
Chief of Planning
County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Stonefield - Block D1 - Application for Special Exception
Request for a Variation to the Albemarle Place Code of Development for Additional Stories
Albemarle County TMP 061W0-03-00-019A0

Dear David:

This letter and attachments comprise our request for a Special Exception to allow additional stories, above the 5 stories permitted by right under the Albemarle Place Code of Development (COD) for Block D1 (20A.5.i.5, page 22). The maximum allowed building height of Block D is 90 feet and the proposed building will stay within this maximum height limit.

Summary of Request

The parcel's significant topographical slope is central to the request for additional allowed stories. The subject parcel grade drops 25 feet diagonally across the site. The proposed building will appear as six (6) stories above grade along three of its bounding streets--Hydraulic Road, Bond Street, and Inglewood Drive.

Given the grade change, we are requesting permission to allow the project to be constructed as depicted in this application--up to six (6) stories above perceived grade on Hydraulic Road, Bond Street and Inglewood Drive; and up to eight (8) stories for a small portion of District Avenue.

Justifications for Request

* sheet numbers refer to accompanying graphics book

1. **[sheet 6]** For several buildings adjacent to Block D1, County has approved Special Exceptions applications to build in excess of five (5) stories. Some of these have architectural elements that approach seven stories in height.
 - a. Approved for (6) stories: the existing Hyatt Hotel, across Bond Street.
 - b. Approved for (6) stories: the future Hyatt House, at the intersection of Bond Street and District Avenue.
 - c. Approved for (6) stories: the future Christopher Cos. residential mixed-use building, at the intersection of Bond Street and Inglewood Drive
2. **[sheet 7]** The proposed building will be perceived as six (6) stories from the majority of vantage points around the building perimeter: along entire length of its two primary facades fronting Hydraulic Road and Bond Street; and also along Inglewood Drive.
3. **[sheet 8]** The cross slope on the parcel is approximately 25 feet--equivalent to two stories. It is reasonable to consider this condition when evaluating the actual versus perceived number of stories, as the building steps down the site.
4. **[sheet 8]** As the building steps down along District Avenue, a small portion exceeds seven (7) stories where the higher volume (shown in blue) overlaps the lower volume (shown in pink). This section is across from the service court access road to the Regal Cinemas with neither residences nor major public access points facing this side of the building.
5. **[sheet 6]** Code of Development allows buildings of greater stories in close proximity to the proposed project. A 90-foot, eight (8) story building height is allowed on the adjacent Block E. However, the anticipated greater height was not realized when Stonefield Commons (multifamily development) was built to only four (4) stories.
6. Allowing additional residential floors at Block D1 will provide housing options within walking distance to an array of commercial and retail venues. Appropriate building height and efficient residential development at this convenient location brings the most essential component of a viable mixed-use development: neighboring residents who can provide the vitality to Stonefield envisioned by the original Code of Development.

Stonefield Block D1

Special Exception Application

Page 2 of 5

Project Description

The applicant is pursuing approval of a Major Site Plan Amendment of Block D1 for a multifamily residential building at the southwestern corner of the Stonefield development. Notable adjacent buildings include the Hyatt Place Hotel and the Regal Stonefield Cinemas. **[sheet 2]**

The proposed development offers 234 apartment units. One half of the proposed building surrounds an open courtyard. The other half encloses a multi-level parking structure with 440 parking spaces. **[sheet 5]** A portion of these spaces will serve employees and customers of the greater Stonefield development. A breezeway at District Avenue will provide direct pedestrian access to the commercial and retail venues beyond. Convenient covered scooter parking is located in this breezeway, adjacent to private bike storage and maintenance space available to residents.

The ground floor main entry and flanking amenity spaces are designed to promote a vibrant streetscape. Functions at this street level include: Fitness Center, Cyber Cafe, Reception Area and Club/Game Area. Along these spaces, tall windows, at-grade entrances, and adjacent outdoor sitting areas are planned to encourage pedestrian interest and activity.

Narrative on Consistency with 18-8.5.5.3(c)(1-5)

Ordinance Section 18-8.5.5.3(c) states:

The director of planning is authorized to grant a variation upon a determination that the variation:

- (1) *is consistent with the goals and objectives of the comprehensive plan;*
- (2) *does not increase the approved development density or intensity of development;*
- (3) *does not adversely affect the timing and phasing of development of any other development in the zoning district;*
- (4) *does not require a special use permit; and*
- (5) *is in general accord with the purpose and intent of the approved application.*

Project Response:

- 1) *The requested variation is consistent with the goals and objectives of the Comprehensive Plan.*

a) Destination Center

Places29 Master Plan designates The Shops at Stonefield (formerly known as Albemarle Place) as one of five Destination Centers. Destination Centers are of a "regional scale" as defined in the Plan. This proposed multi-family project will provide a portion of the residential component that is essential to achieving "the dynamic activity of the Center by increasing pedestrian activity on the streets." This type of housing is appropriate for Destination Centers and is within safe and convenient walking distance to every amenity, restaurant, café, retail store and theater within the Stonefield development. The proposed project's larger building foot print and number of stories is also consistent with the residential building characteristics envisioned within Destination Centers.

Stonefield Block D1

Special Exception Application

Page 3 of 5

b) Urban Mixed Use

The proposed project as a component of the greater Stonefield development is consistent with the intention and character of the Comprehensive Plan, the Neighborhood Model urban design standards and the original Stonefield Code of Development. This future building provides the vital residential density and complementary blend of uses needed to create a viable mixed-use community. As originally envisioned, this proposed residential addition will add to the array of housing offerings available at Stonefield that are within walking distance to retail, restaurant, recreational and employment opportunities.

The requested variation does not increase the approved development density or intensity of development.

The proposed building does not increase the approved residential development density. The proposed 234 units, added to the Block Group "1" (Blocks A, B, C and D) existing and approved units, result in a total that is still below the density allowed by the Code of Development.

Additionally, the proposed project replaces surface parking with an internal garage wrapped by the building and concealed from street view. A designated number of spaces are allocated for public use by customers and employees of the greater Stonefield development.

The requested variation does not adversely affect the timing and phasing of development of any other development in the zoning district.

The requested Special Exception does not affect the timing and/or phasing of any other development in the zoning district.

The requested variation does not require a special use permit.

The requested Special Exception does not require a special use permit.

The requested variation is in general accord with the purpose and intent of the approved application.

The proposed project is harmonious and consistent with the original and approved vision for the residential component of the mixed-use character of Stonefield. The proposed residential building assists the overall plan by fulfilling the fusion of complementary uses originally envisioned for Stonefield in an urban, walkable context with immediately adjacent access to retail, restaurant, recreational and employment opportunities.

The COD stipulates several elements to be included within Block Group 1. The proposed building adheres to the elements that are applicable, such as conformance in size and location for the building, open space, street network, sidewalks, green space and hardscape area.

In essence, the proposed building is compatible with the approved Code of Development, with the sole exception of the eight stories along a portion of District Avenue. The 25-foot drop across the site cannot be eliminated and undercuts the ability to minimize the number of stories while achieving the needed units.

The perceived six (6) stories seen from the two primary streets--Hydraulic Road and Bond Street--and on Inglewood Drive, along with the massing, scale, and proportion of the proposed building are consistent with the context. This context includes the recently approved neighboring projects and with the existing Hyatt hotel directly opposite on Bond Street.

In consideration of the facts, the existing site constraints and the justification presented above, we ask for approval to allow the project to be built as currently designed, with up to eight stories along a portion of District Avenue.

We believe the justification to allow additional stories is reasonable and appropriate. However, if additional detail or further explanation of any aspect of this request would be helpful, we would be happy to provide it.

Sincerely,

John Matthews, AIA
Mitchell Matthews Architects & Planners

cc: Brett Buehrer, O'Connor Management, LLC



County of Albemarle
Department of Community Development

Alan Wong
Mitchell Matthews Architects
P.O. Box 5603
Charlottesville, VA 22905

RE: Special Exception Request: Block D-1 in Stonefield

Mr. Wong,

Staff has reviewed your resubmittal for a special exception request in Block D-1 of Stonefield. We have a few comments which we believe should be addressed before we can recommend favorably on your special exception request. We would be glad to meet with you to discuss these issues. Our comments are provided below:

Planning (Tori Kanellopoulos)

1. Open space (referred to as green and civic space in Stonefield) is important to provide spaces of human-scale and to be consistent with Neighborhood Model Principles. It can be a mitigating factor for larger-scale buildings. Staff recommends revising the loading area shown in the front of the building, as this could function as open space instead. This could be a space with seating that provides useable open space for residents of this buildings and others in Stonefield.

MM response: Refer to Table A on sheet 12 in this booklet.

Proposed Green Space and Civic Space calculated for Block D-1 amply exceed the block target areas as described in the Albemarle Place Site Plan Green Space / Civic Space diagram (dated March 21, 2011, Rev.1). Keeping the covered vehicle turn-off area will facilitate safer loading and unloading of passengers by keeping vehicles off Bond Street and potentially blocking traffic. This feature will be especially important car/ride sharing on the rise.

2. Provide a table with the total open and recreational space (square footage) provided with this development, and whether it is public or private. This should include at least the following: the courtyard area, the green area provided along the outside of the building, the indoor fitness area, and the rooftop amenities (if there are any).

MM response: Refer to Tables B & C on sheet 12 in this booklet.

- Table B shows that the proposed ratio of D-1 recreational area to D-1 total property area exceeds the approved ratio shown in the approved Albemarle Place documents, dated 3-21-2019, Rev.1. This approved ratio related total Stonefield development recreational areas to the development's total area.

- Table C shows that updated Stonefield development open space areas exceed areas shown in the approved Albemarle Place documents, dated 3-21-2019, Rev.1.

3. Clarify if the first floor would meet standards for potential future commercial or office uses. While this proposal is not mixed-use, the intent of Stonefield was to provide spaces for a variety of uses, and it would be helpful to know the future potential uses of this building.

MM response: Yes, modifications to the ground floor could be made in the future to accommodate commercial or office uses. Ground floor is at grade and no future accessibility issues are perceived.

4. The parking garage entrance/exit does not have a crosswalk and does not appear to provide safe pedestrian access, which is inconsistent with Neighborhood Model Principles. Three lanes, instead of two, also provides greater distance for pedestrians to cross. Consider revising to two lanes. A crosswalk (at minimum) will be required.

MM response: Refer to sheet 05 in this booklet for updated site plan showing crosswalk for safe pedestrian access. The proposed three (3) lanes were further reviewed and approved by the County Engineer during an in-person meeting at County offices on December 6, 2019.

5. Include a rendering sheet that shows Inglewood Drive, to show the proposed streetscape on Inglewood and how this proposed building relates to the existing townhouses across the street.

MM response: Refer to sheet 11 in this booklet for proposed streetscape on Inglewood. Note that the massing of the 6-story Christopher Cos. multi-family building is a general approximation only. Refer to Christopher Cos. documents for actual proposed building materials and color.

6. Confirm that the parking garage (structured parking) will be fully enclosed, so that no car headlights would shine into adjacent properties/buildings.

MM response: Parking structure will be fully concealed from street view, aside from pedestrian breezeway on District Avenue and vehicular entrance on Inglewood Drive. This feature was also reviewed by County Engineer during an in-person meeting at County offices on December 6, 2019.

7. Provide more information on the rooftop amenities and uses. Impacts to the adjacent residential units on Inglewood should be minimized. These would include lighting and noise. Staff also recognizes the benefits of providing these rooftop amenities for residents, especially as open space can be more urban in this type of development.

MM response: Rooftop amenities are currently planned to include: pool/spa, pool deck lounging area; shaded terrace seating areas; grilling areas; and covered small-game area (e.g. ping-pong & foosball). Full cut-off luminaires will be selected to control light spillover onto adjacent properties, as described in Section 4.17. The rooftop level will be well above the adjacent townhouses, minimizing the effect of unwanted noise and light. Moreover, building management will work to notify residents and enforce Albemarle County Zoning Ordinance Noise Regulations, as described in Section 4.18.

8. Please note that the Hydraulic Small Area Plan (Route29 Solutions, dated 04/03/18), contemplates a roundabout at Hydraulic Road and District Avenue. The exact location of the roundabout has not yet been determined, although the Plan shows a conceptual location. There is no requirement related to this application, and this is an advisory comment only.

MM response: Advisory noted.

Zoning (Rebecca Ragsdale)

1. The maximum height of the building must be limited to 90 feet. This includes any roof appurtenances, amenities, and/or equipment.

MM response: Maximum height will be limited to 90 feet.

ARB (Margaret Maliszewski)

1. The ARB will review the preliminary ARB submittal for this project during their December 16th meeting. Review comments will be provided after that meeting.

MM response: Review comments provided. Refer to response below.

2. While ARB approval is not required for the special exception request, it is required for site plan approval (Certificate of Appropriateness). Therefore, any relevant ARB comments on the preliminary ARB submittal should be considered relative to both the special exception.

MM response: The ARB has no objection to the request for the Special Exception. The Board unanimously voted to forward this recommendation to the agent for the Site Review Committee.

Fire/Rescue (Shawn Maddox)

1. The following comment is advisory only: Our main concern would be a least one contiguous side must provide unobstructed aerial fire apparatus access. This would be a minimum of 26' of travel width and no trees, or utilities, that would interfere with operations on that side.

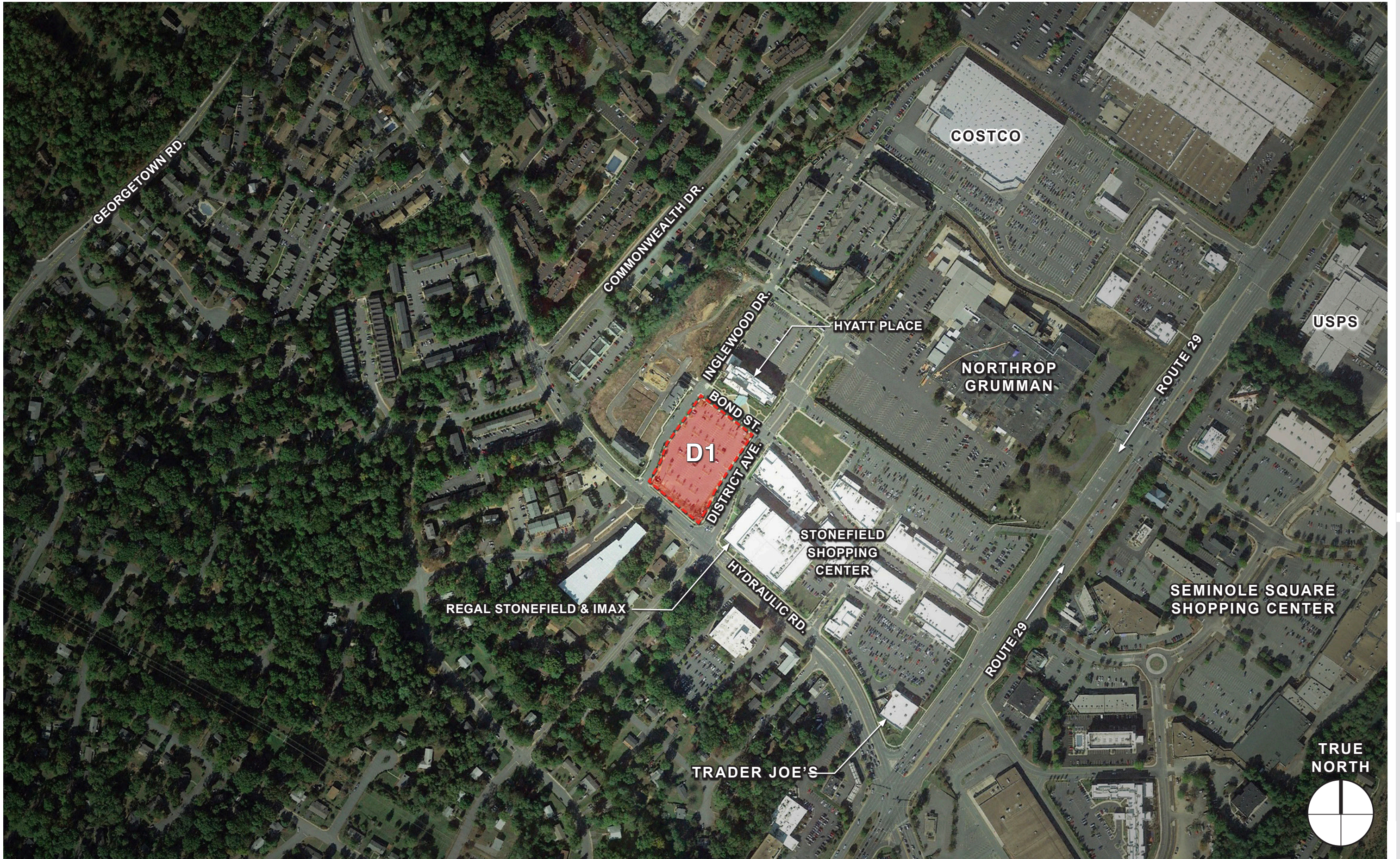
MM response: Advisory noted.

Please let me know if you have any questions, or would like to meet, or need additional information.

Best,

Tori Kanellopoulos
Planner
Community Development
434-296-5832 ext. 3270
vkanellopoulos@albemarle.org

* Mitchell/Matthews (MM) responses in RED.



SPECIAL
EXCEPTION
ALBEMARLE
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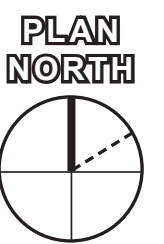
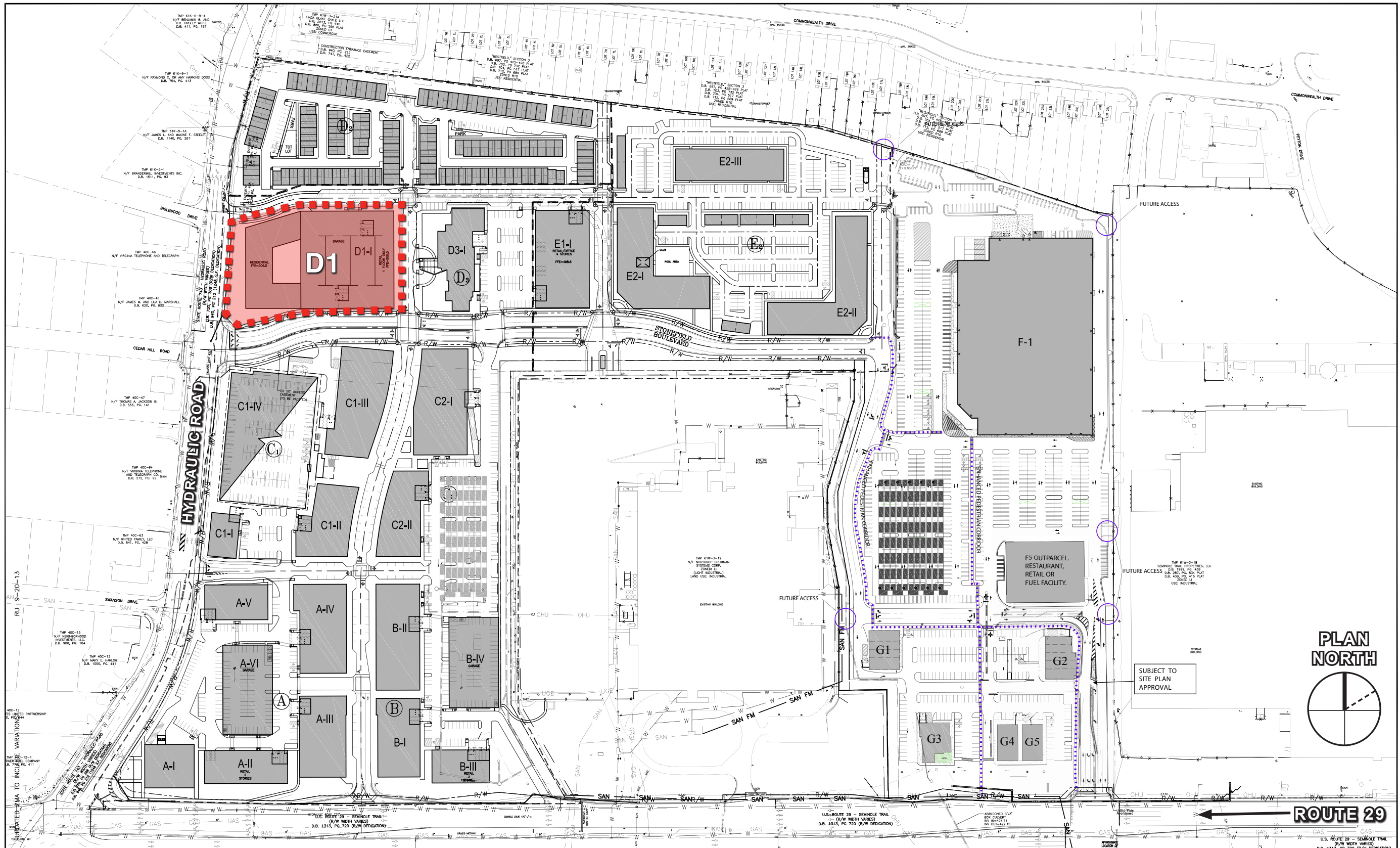
VICINITY

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STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

02
2019.12.23

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SUBJECT TO SITE PLAN APPROVAL

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

DESIGNED BY: RU	PROJECT: ALBEMARLE PLACE TOWN CENTER ALSO KNOWN AS: STONEFIELD ALBEMARLE COUNTY, VA	SET REV. NO. 1
DRAWN BY: REG	TITLE: AMENDED APPLICATION PLAN - FULL BUILD EXHIBIT A	DRAWING NUMBER: C-1
CHKD BY: HFW	FILE NAME: 304211C-ZMA_XHB72.dwg	SHEET NUMBER: 1 of 1
WWA NUMBER: 213042.11	DISCIPLINE: CIVIL	SCALE: H: 1"=100' V: N/A
	DATE: 10-21-2013	

SPECIAL EXCEPTION
ALBEMARLE COUNTY

EXISTING DEVELOPMENT SITE D1 PLAN

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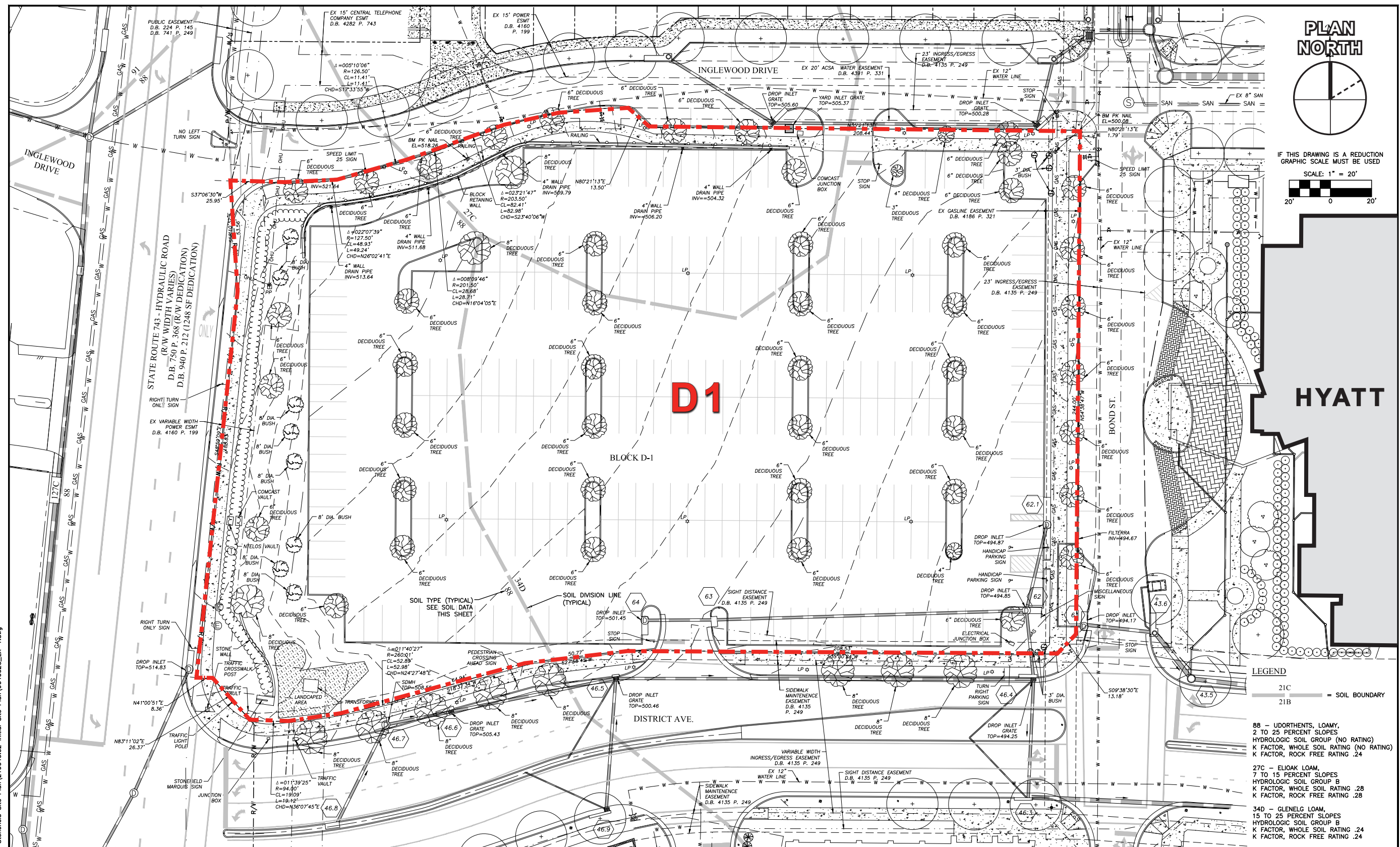
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

03
2019.12.23



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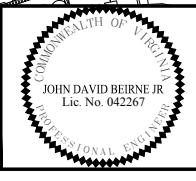
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20' 0 20'



- LEGEND**
- 21C — SOIL BOUNDARY
 - 21B — SOIL BOUNDARY
 - 8B — UDORTHERENTS, LOAMY, 2 TO 25 PERCENT SLOPES HYDROLOGIC SOIL GROUP (NO RATING) K FACTOR, WHOLE SOIL RATING (NO RATING) K FACTOR, ROCK FREE RATING .24
 - 27C — ELIOAK LOAM, 7 TO 15 PERCENT SLOPES HYDROLOGIC SOIL GROUP B K FACTOR, WHOLE SOIL RATING .28 K FACTOR, ROCK FREE RATING .28
 - 34D — GLENELG LOAM, 15 TO 25 PERCENT SLOPES HYDROLOGIC SOIL GROUP B K FACTOR, WHOLE SOIL RATING .24 K FACTOR, ROCK FREE RATING .24

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NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB
DRAWN BY: KTM
DHR BY: HFV

PROJECT: STONEFIELD BLOCK D-1
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

TITLE: EXISTING CONDITIONS

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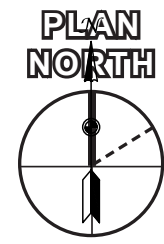
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ALBEMARLE COUNTY**

SITE PLAN - EXISTING

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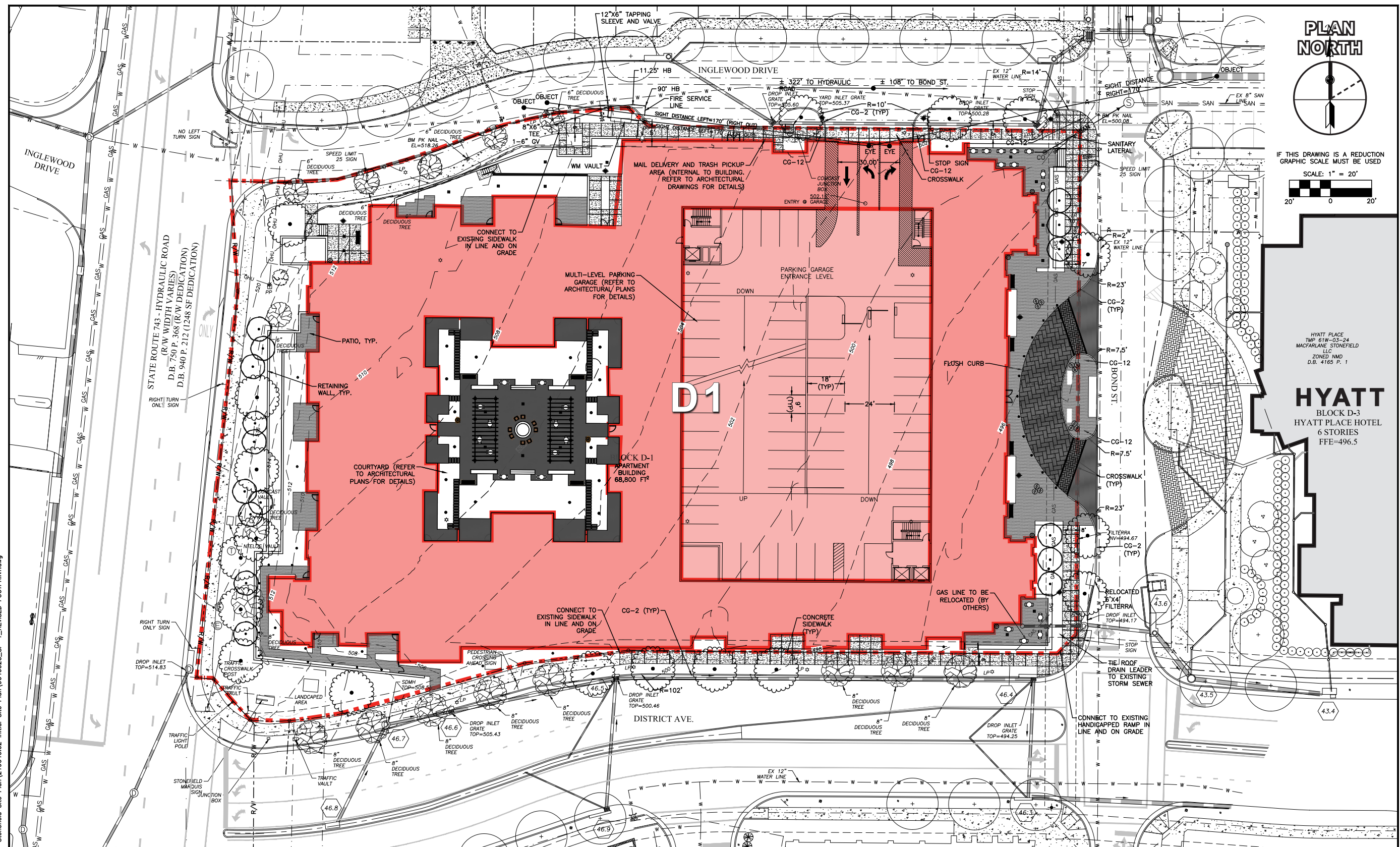
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA



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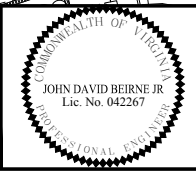
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HYATT
BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5



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1	REVISED BUILDING FOOTPRINT	JDB	12/19/19				



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DIR BY: HFV	FILE NAME:	904002C_SP-1_REVISED FOOTPRINT.dwg	SHEET NUMBER: 8 of 11
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**SPECIAL
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ALBEMARLE
COUNTY**

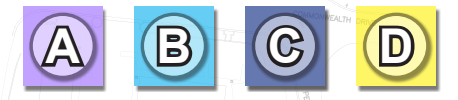
SITE PLAN - PROPOSED

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STONEFIELD BLOCK D1
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2019.12.23

STORIES ALLOWED BY CODE OF DEVELOPMENT



90' TALL / 5 STORIES

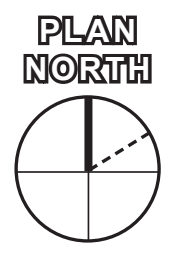
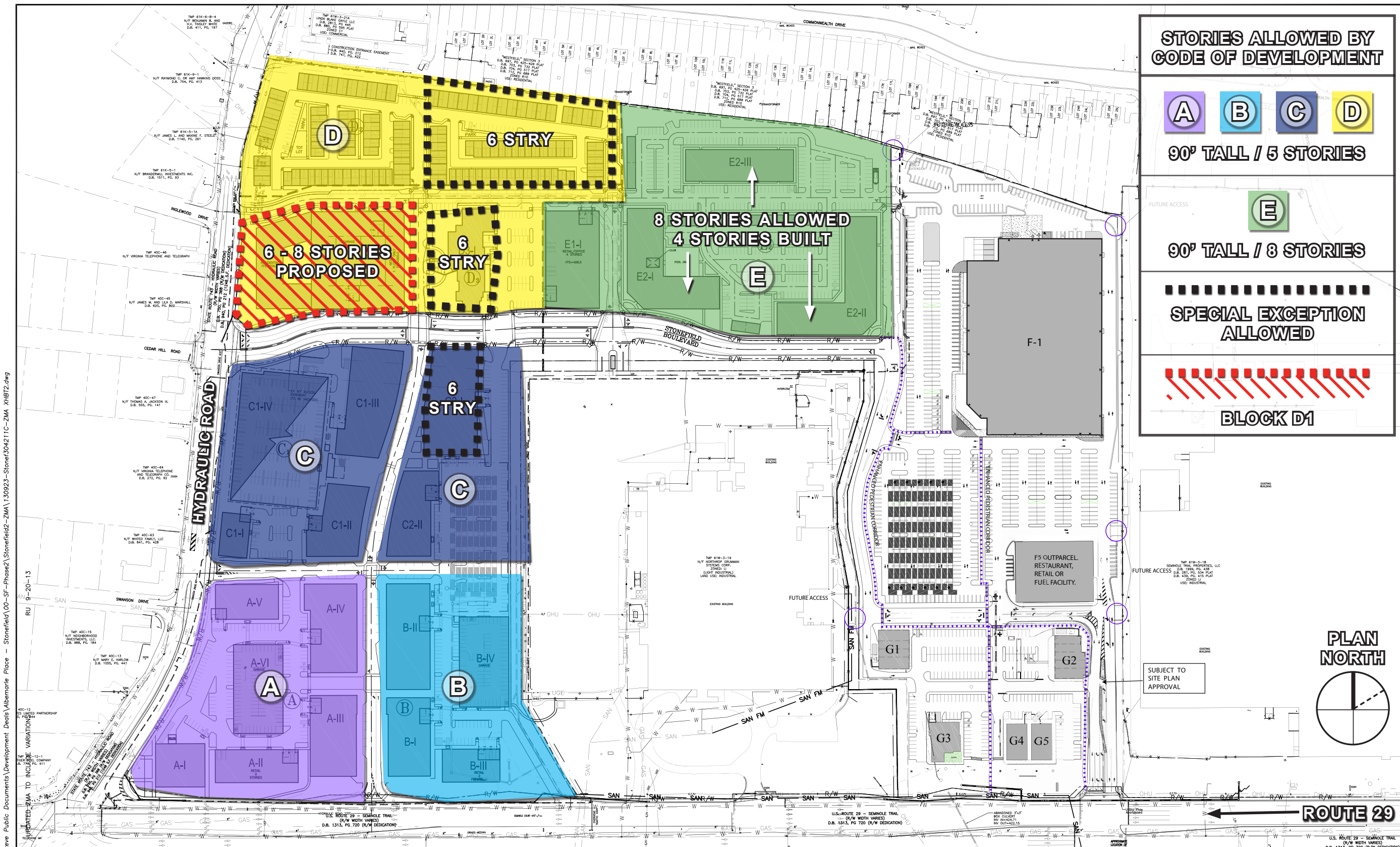


90' TALL / 8 STORIES

SPECIAL EXCEPTION ALLOWED



BLOCK D1



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**SPECIAL EXCEPTION
ALBEMARLE COUNTY**

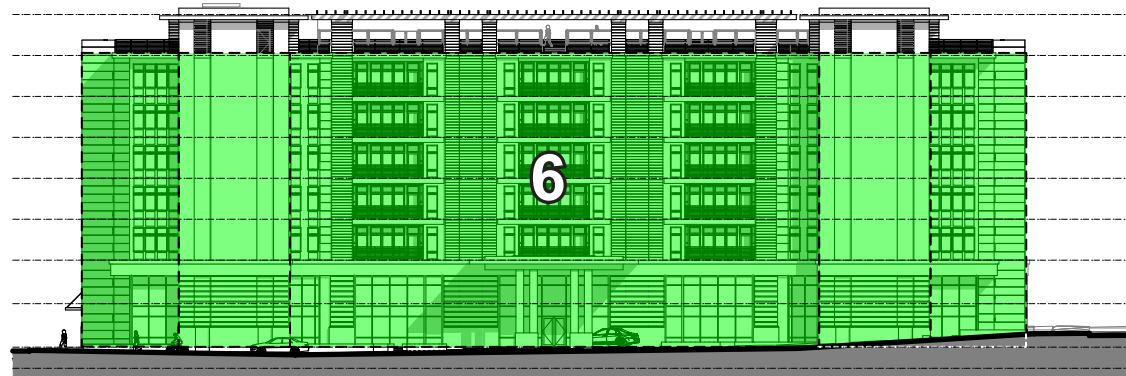
CONTEXTUAL BUILDING STORY DIAGRAM

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ALBEMARLE COUNTY, VA

06
2019.12.23

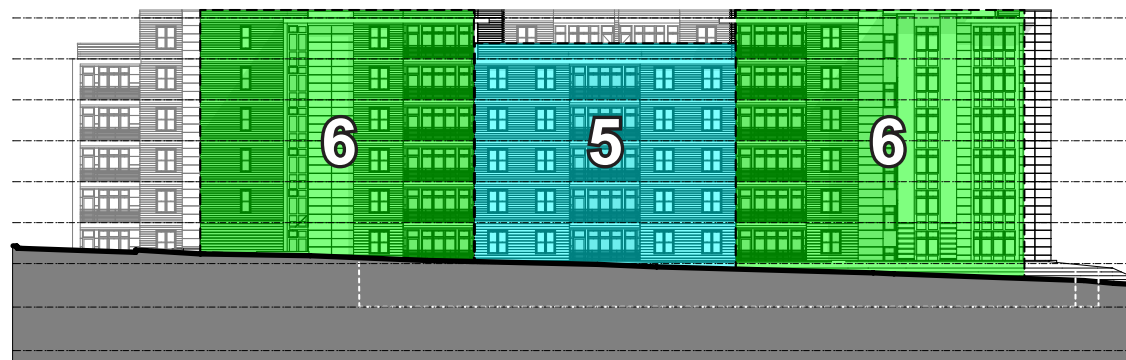
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- 6 STORIES
- 7 STORIES
- 8 STORIES



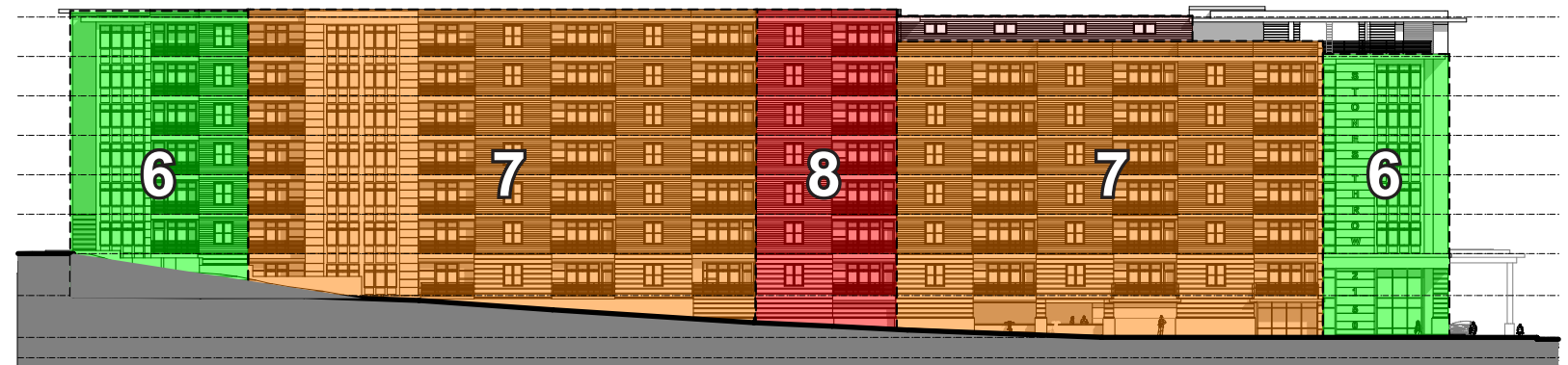
BOND STREET



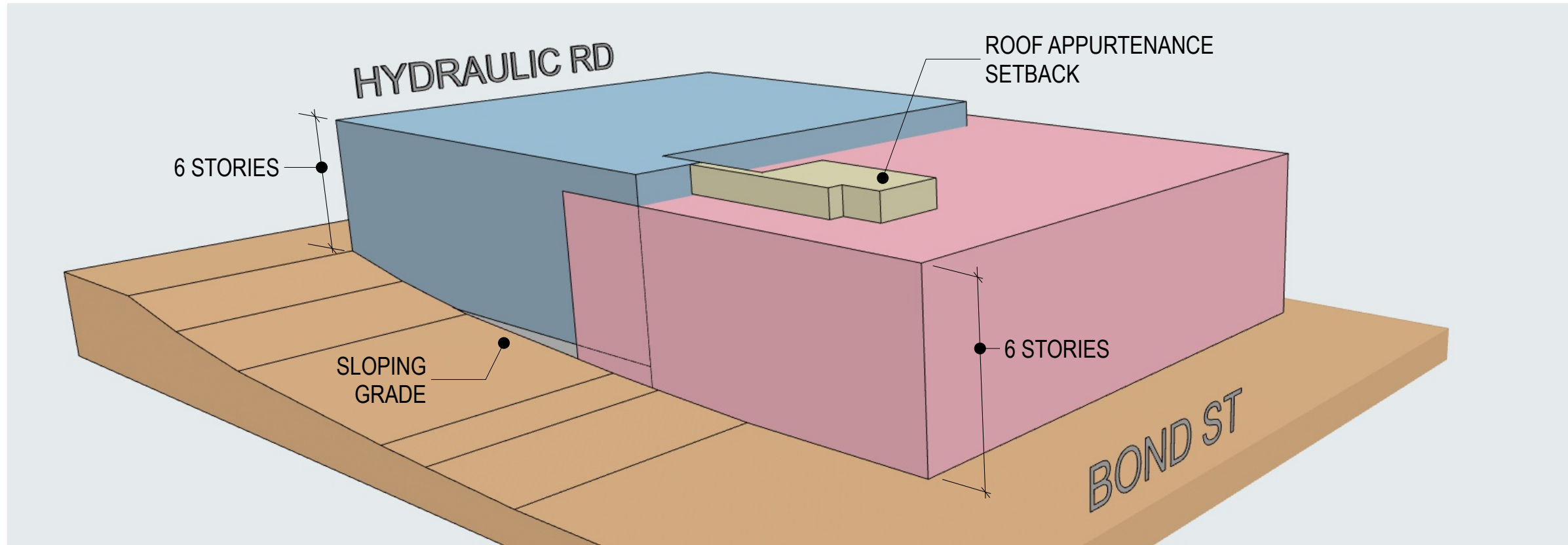
INGLEWOOD DRIVE



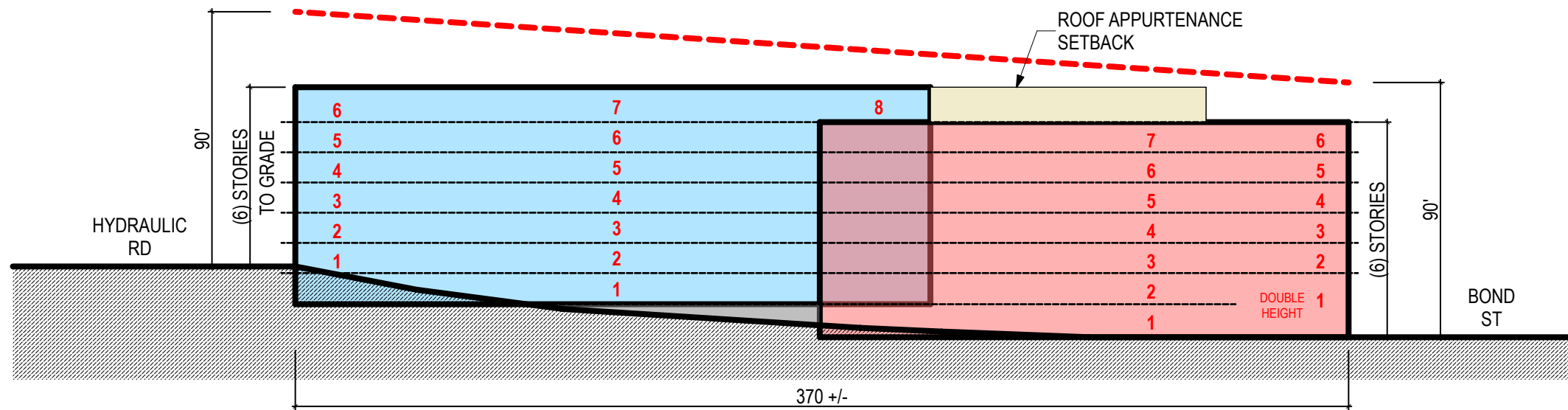
HYDRAULIC ROAD



DISTRICT AVENUE



BLDG OVERLAP AT SLOPING GRADE (@ District Avenue)





STORIES

6

5

4

3

2

1

BOND STREET

SPECIAL
EXCEPTION
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COUNTY

BOND ST & DISTRICT AVE PROPOSED

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STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

09

2019.12.23



STORIES

6
5
4
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1

SPECIAL
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HYDRAULIC RD & DISTRICT AVE PROPOSED

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**SPECIAL
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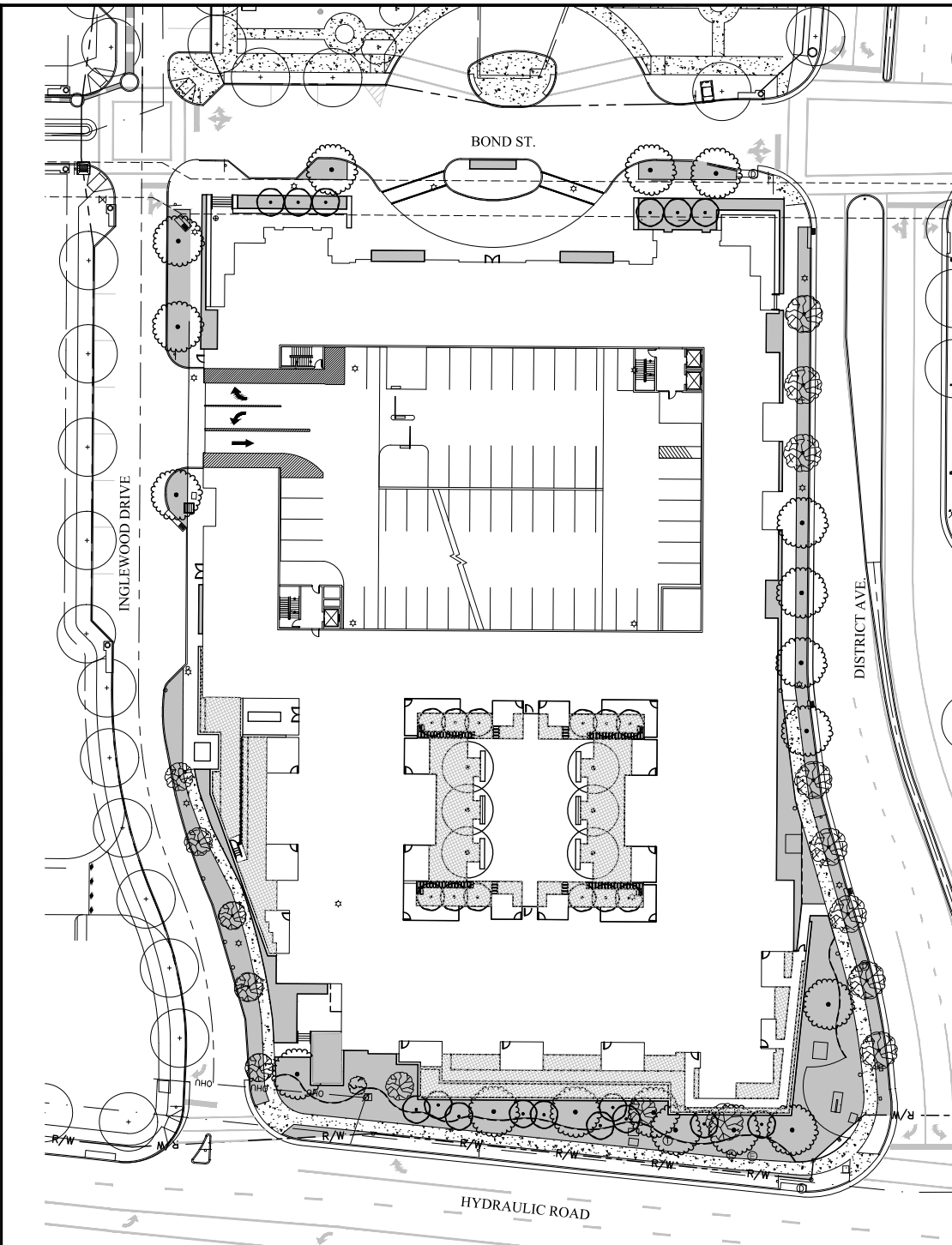
INGLEWOOD DR & BOND ST PROPOSED

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STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

11
2019.12.23

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BLOCK D-1 GREEN SPACE

LEGEND

- PUBLIC AREA
- PRIVATE AREA

TABLE A: BLOCK D-1 OPEN SPACE AREAS

ITEM	² PROPOSED AREAS (SF)	¹ APPROVED AREAS (SF)
GREEN SPACE	+/- 22,867	+/- 18,111
CIVIC SPACE	+/- 16,919	+/- 11,843
OPEN SPACE = GREEN + CIVIC	+/- 39,786	+/- 29,954

SUMMARY: PROPOSED GREEN AND CIVIC SPACE AREAS EXCEED APPROVED AREAS.

TABLE B: RECREATIONAL SPACE (RS) RATIOS

ITEM	² PROPOSED AREAS (SF)
BLOCK D-1: RECREATIONAL SPACE (PUBLIC + PRIVATE)	+/- 5,358
PUBLIC	+/- 0
PRIVATE	+/- 5,358

PROPOSED RS RATIO OF BLOCK D-1 AREA
(AREA / 108,029 SF BLOCK D-1 AREA) +/- 4.96%

TARGET RS RATIO OF AGGREGATE RS OVER TOTAL DEVELOPMENT³ +/- 1.67%

SUMMARY: PROPOSED RATIO OF RECREATIONAL TO PROPERTY AREA EXCEEDS APPROVED RATIO FOR OVERALL STONEFIELD DEVELOPMENT.

TABLE C: STONEFIELD DEVELOPMENT OPEN SPACE AREAS

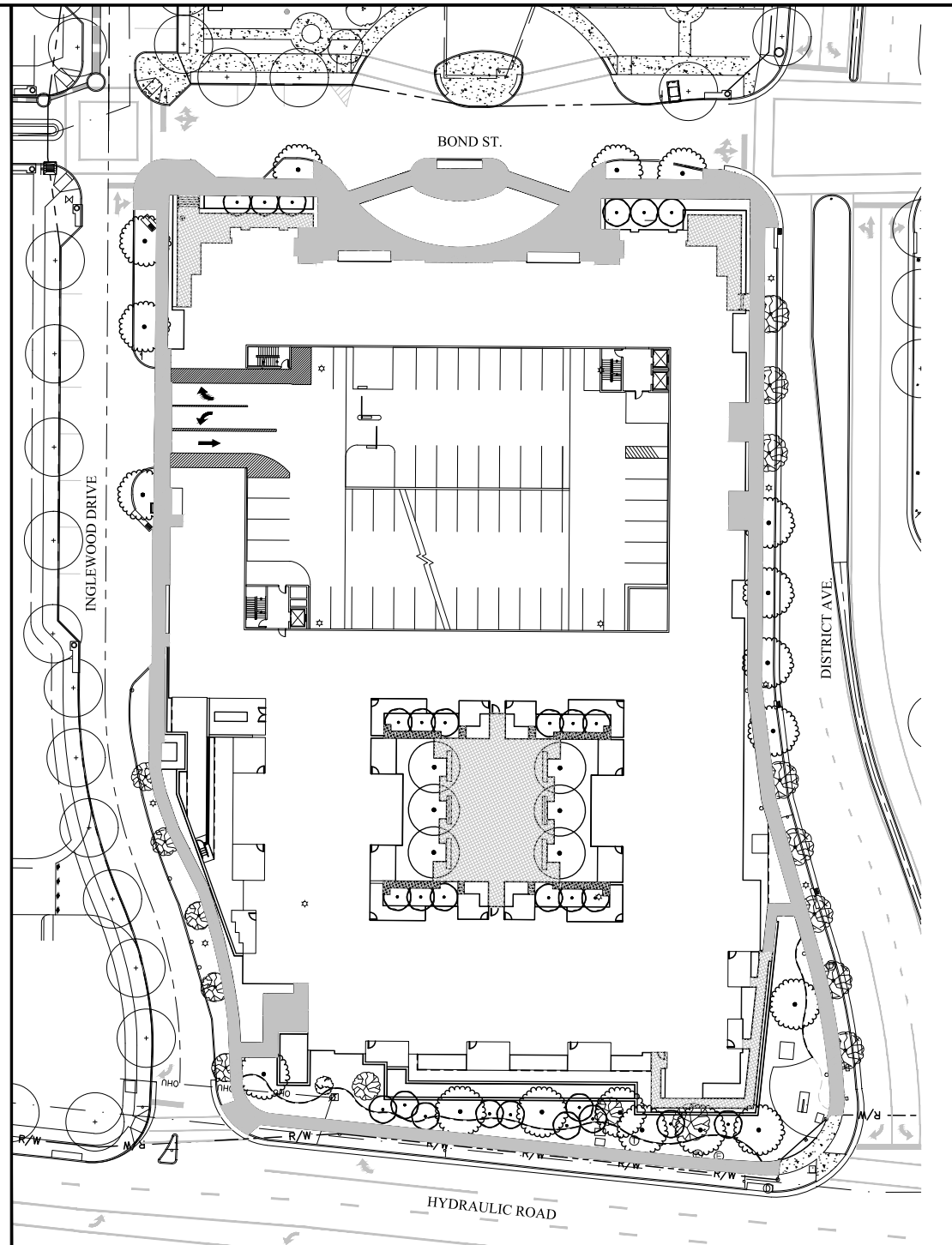
ITEM	² PROPOSED AREAS (AC)	³ APPROVED AREAS (AC)
GREEN SPACE	+/- 6.54	+/- 6.43
% OF THE TOTAL SITE (AREA / 43.29 AC)	+/- 15.11%	+/- 14.85%

GREEN SPACE NOTES:
 - THE OPEN SPACE REQUIREMENT IN CODE 18.4.7 WAS WAIVED AND REPLACED AS SPECIFIED IN THE CODE OF DEVELOPMENT.
 - DOES NOT INCLUDE TREE PITS WHICH ARE INCLUDED IN CIVIC SPACE.

ITEM	² PROPOSED AREAS (AC)	³ APPROVED AREAS (AC)
CIVIC SPACE	+/- 5.12	+/- 5.00
% OF THE TOTAL SITE (AREA / 43.29 AC)	+/- 11.83%	+/- 11.55%

CIVIC SPACE NOTES:
 - THE OPEN SPACE REQUIREMENT IN CODE 18.4.7 WAS WAIVED AND REPLACED AS SPECIFIED IN THE CODE OF DEVELOPMENT.
 - CIVIC SPACE AND GREEN SPACE AREAS OVERLAP AS INDEPENDENT ENTITIES.

- NOTES FOR TABLES A, B, C**
- ¹ AS DOCUMENTED IN APPROVED ALBEMARLE PLACE PRELIMINARY SITE PLAN / GREEN AND CIVIC SPACE - ULTIMATE PLAN, DATED 3-21-2011, REV. 1
 - ² ALL PROPOSED AREAS SHOWN ARE PROVIDED FOR SPECIAL EXCEPTION APPLICATION; AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - ³ AS DOCUMENTED IN APPROVED ALBEMARLE PLACE PRELIMINARY SITE PLAN, ULTIMATE PLAN, DATED 3-21-2011, REV. 1.



BLOCK D-1 CIVIC SPACE

LEGEND

- PUBLIC AREA
- PRIVATE AREA

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 ALBEMARLE COUNTY, VIRGINIA	SET REV. NO. -
DRAWN BY: JDB	TITLE: GREEN SPACE/OPEN SPACE EXHIBIT	DRAWING NUMBER: EXH-1
DHR BY: HFW	WVA NUMBER: 219040.03	SHEET NUMBER: 1 of 1
FILE NAME: 904003C_EXH-1.dwg	DISCIPLINE: CIVL	SCALE: H: 1"=30' V: N/A
DATE: 12/18/19		

SPECIAL EXCEPTION
ALBEMARLE COUNTY

CALCULATIONS: CIVIC, GREEN, OPEN & RECREATIONAL SPACES

MITCHELL • MATTHEWS
ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA