

Notes from the second meeting with the neighbors of Hinton Avenue UMC held on 12/3/2018

Charlottesville Apartment Project at Hinton Avenue United Methodist Church-preliminary concept for a rezoning request

By the Vision Team, the Charlottesville District of the United Methodist Church

We invited neighbors to Hinton Ave. United Methodist Church sanctuary to present our apartment project concept. After the Vision Team's presentation, questions and the Team's responses were as follows:

- One neighbor stated that she could not support the project without proffers. She wanted the proffers to include height restrictions and guarantees that the property would not be used for anything other than apartments and a place of worship.
- The NCC zone has a height restriction of 45' and the existing sanctuary is higher than that. The height of the planned addition will be well within the 45' limitation.
- Another neighbor asked if we were going to pursue a Special Use Permit. We are only considering applying for the zoning change to NCC. *Ken--do you remember what this ref. to a SUP was regarding?*
- Insufficient parking was still a concern, with particular attention to Sunday mornings. By the end of the meeting, however, the general feeling was that providing 28 spaces on site should be adequate.
- One person's comment was that the city code (parking) requirements are minimal requirements and often give very little consideration to being respectful of the neighbors. The hope is that our project will give greater consideration to neighbors' concerns.
- The Vision Team explained once again why we are not planning to have more than four to six units to be occupied by individuals with developmental disabilities. We plan for a unit ratio rather than a resident ratio. So each of those 4-6 units will be occupied by at least one individual with a developmental disability.
- One person asked if there were going to be more affordable units, other than the (4-6) units to be occupied by individuals with developmental disabilities? We explained that although we have considered having additional, or even all, units be affordable, we are concerned about the financial viability of doing so. We do not seek to make a profit, but it is highly important that we do not financially jeopardize the church. At this point in our planning, only those four to six units are to be the affordable units. If a safe way to offer additional affordable units becomes apparent, we will be happy to consider it.
- One person's comment was that we need to be as transparent as possible by publishing the details of our planning in various ways including using the NextDoor social media application. We noted the extensive amount of information that has been provided at several neighborhood meetings and on the Charlottesville District of the United Methodist Church website (web address provided at the meeting: <http://charlottesvilledistrictumc.org/archives/4069>).

- One person suggested that this neighborhood meeting was not properly advertised to all neighbors. It was noted that letters advertising this meeting were mailed to all property owners of the 137 addresses on the list of neighboring properties provided by the City of Charlottesville Dept. of Neighborhood Services.
- Will all of the apartments be handicap accessible? Yes. This is to accommodate those with developmental disabilities as well as others who would benefit from accessibility including, potentially, the elderly.
- How will site stormwater drainage be handled? Flow rates and water quality will be addressed within the site, as per city requirements, probably utilizing rain-garden space/on site storage. It was noted that the planned drainage will be much better than the drainage from the current parking area.
- The project is to include laundry facilities? Yes.
- There were some worries about the location of and the noise from the mechanical systems. Some components may be located on the roof. If so, we can plan for visual and acoustical buffers. We are not at the stage of designing mechanical systems, but Andy said that today's split system type heating and cooling systems are much quieter than they once were.
- There was also some concern that the some parts of the building might be open to the public. There will be entry locks/controls, such as a coded entry system or possibly even some kind of fingerprint recognition technology at each entrance. As planned, the courtyard in the center of the project will generally only be accessible by residents and church members.
- One person asked how will we protect residents with developmental disabilities from being taken advantage of? The balance between providing for safety while still adhering to fair housing practices is difficult. The involvement of case managers will enhance safety, as will technologies such as cameras. We will research how other similar facilities handle these concerns. We intend to develop a plan for safety in conjunction with our future partner(s), who will have expertise in housing and/or serving people with developmental disabilities.
- We will be able to restrict the number of residents per apartment as any property owner has the right to.
- One person suggested that we should try to set the addition as far back from Hinton Avenue as possible and still stay within the 10' maximum setback requirements of the NCC zone. This way the end of the building won't look so stark at the edge of the property.
- Where will the handicap access to the building be located? It will probably be from the parking lot entrance.
- Will there be an on-site property manager? How the property will be managed is to be determined with our future partner(s).
- Where will service providers be located within the building? The service providers will be from other organizations that work with people with disabilities. Although they will be in their clients' homes frequently, they may or may not have permanent office space in the building. This is another matter that we will decide with our future partner(s). (I don't actually remember this question coming up at the meeting, so I don't remember how I answered it. This is the answer that I can think of today. If any of you remember how I or someone else answered it at the meeting, please adjust the answer here accordingly).

- Two attendees expressed the feeling that the use of NCC zoning within the Belmont community has not been successful. The stated intention of the zoning is for commercial development that will support the community and provide for diversity of use. With the creation of all of the restaurants within the zone, developers seem to be more concerned about making money than considering the impact on the neighborhood. This has created some real angst among some residents. One person felt that our statement that the NCC zone is in "nearby downtown Belmont" is incorrect, because it is not really nearby and that by stating in our proposal that we are requesting the zoning change to be in keeping with the already existing NCC zoning in Belmont is not a real selling point for our project.
- *Charlottesville's adoption of the a Land Use Planning Portal might result in "upzoning", which would allow for the construction of larger buildings and potentially more options for how to use properties. (Ken—I suggest that we not include this side discussion on the Comprehensive Plan Process. Does not seem specifically relevant to our project.)*