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TOMORROW**

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Development Digest: Developer plans nine-story building on Artful Lodger site



EMILY HAYS

@amihatt

5 MIN READ

Friday, August 23, 2019, at 10:19 AM



Heirloom Development has submitted an application to build up to nine stories on West Market Street. The plan has no architectural details yet.

Credit: Submitted rendering

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A nine-story building may join the Omni Charlottesville Hotel at the western end of the Charlottesville Downtown Mall.

Heirloom Development has submitted an application with Milestone Partners to build up to 134 apartments or condominiums at the site of the Artful Lodger furniture store on West Market Street.

The application argues that the building would increase Charlottesville's housing supply and would be within walking distance of new office spaces like the Center of Developing Entrepreneurs, which is under construction at the former Charlottesville Ice Park site.

"This will continue to enhance the vibrancy of the downtown mall and balance the residential, retail, restaurant, entertainment, office, and hospitality that exists today," the application reads.

The team has already partnered to build the upscale apartment complex Six Hundred West Main, which is projected to open in mid-September, and has applied to start a second phase of that complex.

The team already has a permit to demolish the Artful Lodger building, contingent on the Charlottesville Board of Architectural Review's approval of its replacement.

- address: 218 W. Market St.
- scale: 134 studio to two-bedroom apartments or condominiums, with ground-floor commercial space, 101 feet tall
- amenities: green roof, shared parking
- next steps: Charlottesville Planning Commission work session on Sept. 24



The plan for the new Southwood neighborhood scales down from a four-story mixed-use entrance on Hickory Street to primarily residential neighborhoods near Biscuit Run Park.

Credit: Submitted rendering

Albemarle votes unanimously for Southwood rezoning

More than 12 years after purchasing Southwood, Habitat for Humanity of Greater Charlottesville has the right to begin redevelopment of the mobile home park.

The Albemarle County Board of Supervisors voted unanimously on Wednesday evening to rezone vacant land between Old Lynchburg Road and the existing mobile homes.

A dozen Southwood residents spoke during the four-hour public hearing, some speaking Spanish with English translations or through letters read by University of Virginia students.

Several residents referred to a memo by the Albemarle Planning Commission that requested more information from Habitat and expressed concerns about potential segregation, displacement of low-income residents and other potential failings of the project.

Maria Jimenez told the supervisors in English that she had been meeting about the plan every Thursday for over two years. She then introduced a UVA student to read a letter on her behalf.

“Keep in mind that we have ideas too, and we have the capacity to think and to have opinions and to develop many things for the future, for our own children as well as other children, and for the whole country too,” the letter read.

Supervisor Rick Randolph asked detailed questions of Habitat, many related to the commission’s memo. Ultimately, through facilitation by Supervisor Ann Mallek, the board decided that any remaining concerns were either already covered the county’s performance agreement with Habitat or would be handled by county staff during the site plan review process.

- address: 699 Old Lynchburg Road
- scale: maximum of 450 units on 34 acres
- price points: minimal income-based rent to \$400,000 houses
- next steps: county staff review of site plans for “villages” designed by residents of roughly 50 homes



Bird's eye view of the first phase of the Barnes Lumber redevelopment and the proposed public plaza

Credit: Milestone Partners and Mahan Rykiel Associates

County clears way for new Crozet downtown

The Albemarle Board of Supervisors unanimously approved the rezoning of the first phase of Milestone Partners' Barnes Lumber redevelopment project.

The hearing was much shorter than the Southwood hearing at approximately half an hour, but the project has also had a long trajectory. Milestone Partners has been meeting with Crozet residents about what they want in their downtown since roughly 2015.

Mallek said that the Crozet community is looking forward to the "Main Street" and public plaza associated with the project. Like Habitat, Milestone Partners has a performance agreement with the county that incentivizes these components of the project.

- address: 5755 The Square, Crozet
- scale: 52 units, 58,000 square feet of retail space and hotel and office space, on 6 acres



Greenscape Development Partners is proposing to build a four-story apartment building on Rio Road West across from The Daily Progress.

Credit: Greenscape Development Partners

Rio West apartment and storage complex approved

Utah-based Greenscape Development Partners has won approval to build a four-story apartment and storage complex on Rio Road near the Northside Library.

Originally proposed as just a storage facility, the project became mixed-use to meet the vision of the Rio29 Small Area Plan.

GDP plans to build the storage facility first, but the Board of Supervisors has been concerned that the developer could walk away without building the apartment complex, which flanks Rio Road and is key to the Rio29 vision.

On Wednesday, the supervisors voted in favor of a compromise. If GDP does not start construction of the apartment complex within two years after the storage facility's completion, the developer will pay the county \$10,000 every year until the apartment building is done.

- address: 664 W. Rio Road
- scale: up to 112 apartments, 3.3 acres



The Charlottesville Board of Architectural Review approved final details on the Belmont Bridge replacement design.

Credit: Kimley-Horn

Belmont Bridge design finalized

Construction of the long-delayed replacement of Charlottesville's Belmont Bridge could start as soon as next year.

The Charlottesville Board of Architectural Review approved the final design and Certificate of Appropriateness for the bridge on Tuesday, including several details that had been concerns for the board previously and a few additions.

The project began in 2003 with concerns about the deterioration of the bridge, but the folding of the first business in charge of the project, along with public opposition to initial designs, has delayed the process. Funding for the project is secure.

- location: Avon Street over Water Street and the Buckingham Branch Railroad
- cost: \$24.7 million with almost \$6 million in local funding
- next steps: purchase of right of way and construction



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Development Digest: Martha Jefferson apartments on Pantops close to becoming reality



EMILY HAYS

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4 MIN READ

Friday, August 30, 2019, at 2:25 PM



The six, four-story Presidio Apartments would be located across the Peter Jefferson Parkway from the Sentara Martha Jefferson Hospital.

Credit: Submitted rendering

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Plans to build 250 apartments next to the Sentara Martha Jefferson Hospital on Pantops are close to becoming reality with construction projected as soon as this spring.

The zoning allowing the apartments has been in place [since 2003](#), and Riverbend Development purchased the property from the hospital for \$5.5 million in July 2018.

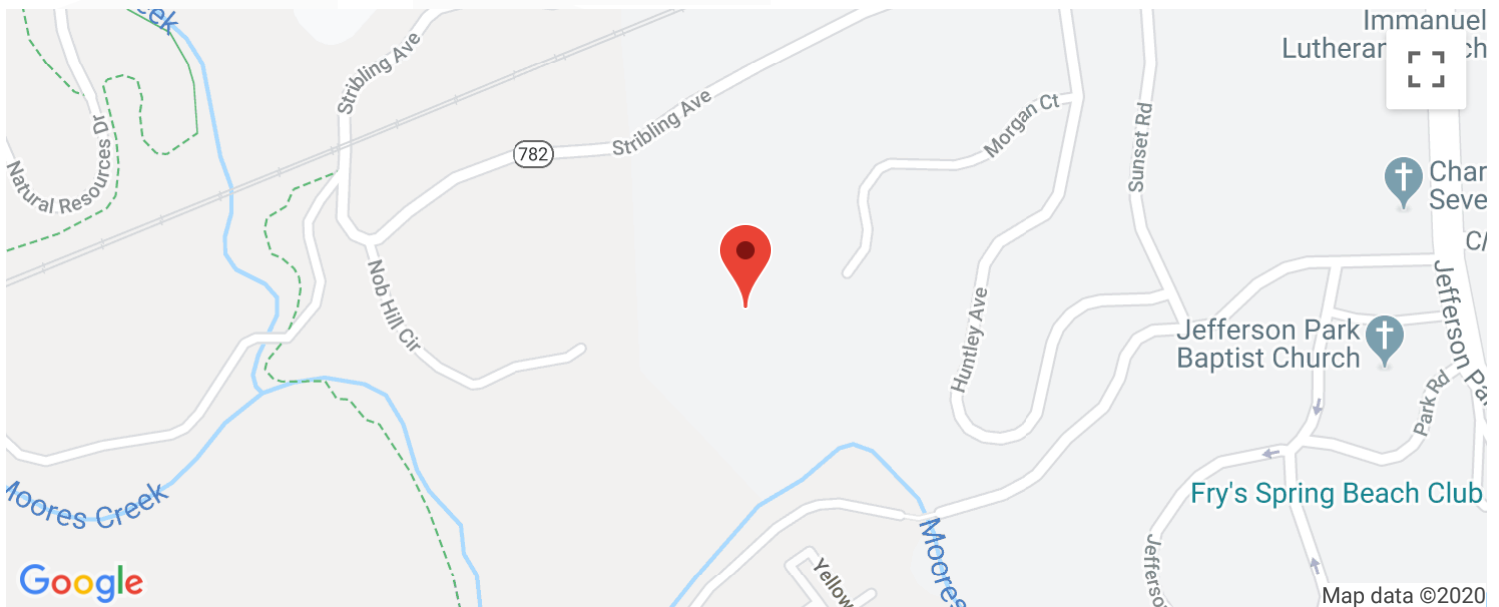
The six, four-story Presidio Apartments are now working their way through the Albemarle County Architectural Review Board process and have to return to the board for a final site plan approval. The ARB offered suggestions on what to include in that final site plan during a review of the designs on Aug. 5.

Ashley Davies, vice president of Riverbend Development, said that the apartments are intended to be “best in class” for Charlottesville, with beautiful views and a large pool and gym.

“There’s a large employment base in both State Farm and the hospital, and we imagine that employees of both these and the surrounding businesses will be likely residents,”

Davies said.

- location: south of Peter Jefferson Parkway
- scale: 250 apartments in six, four-story buildings
- amenities: pool, gym, views
- next steps: final site plan review by the Architectural Review Board, construction potentially next spring or summer



Southern Development looks for right density on Stribling Avenue in Fry's Spring

Southern Development is looking for guidance on what kind of housing is appropriate on Stribling Avenue in Charlottesville's Fry's Spring neighborhood.

Neighbors asked the Charlottesville Planning Commission on Tuesday to consider that Stribling Avenue does not have sidewalks.

The commissioners agreed that this area of Fry's Spring was ideal for more population density because residents could walk to several large employment centers. Additionally, higher density zoning often creates smaller and more affordable kinds of housing than the single-family housing that can be done under current zoning.

Some commissioners encouraged Southern Development to apply for more density in exchange for providing housing to low-income Charlottesville residents. Planning commission chairwoman Lisa Green focused on solutions to the neighborhood's infrastructure issues.

Southern Development plans to revise its initial application and return to the planning commission at a later date.

- address: 240 Stribling Ave
- scale: 68 houses, including duplexes, rather than 42 single-family, detached homes
- next steps: Charlottesville Planning Commission work session



Downtown Scottsville

Credit: Emily Hays/Charlottesville Tomorrow

Community shares hopes for Scottsville tire factory

The Hyosung Tire Plant building has sat empty in Scottsville since 2009 when the plant closed and [106 employees](#) lost their jobs.

A dozen Scottsville residents gathered on Thursday at the Town Office to discuss what they would like in that space. Some focused on job opportunities, like technology, education or defense companies, and there was some debate about a desire for more affordable housing while balancing the small-town feel of the area.

Several residents expressed a desire to create a place where the 15,000 people who live in the surrounding area would want to stay or relax. A small business consultant, Kelly Carver, pitched the idea of a recreation center that would have a movie theater, bowling alley and small studios for artists to appeal to a wide variety of people.

The Town of Scottsville has a \$30,000 planning grant from Virginia and has hired Waukeshaw Development, which specializes in the renovation of historic but abandoned buildings, to analyze which redevelopment ideas for the tire plant and western downtown area would work financially. Scottsville could then use zoning and grants to help make the vision happen.

Thomas Jefferson Planning District Commission and Timmons Group are also part of the planning team.

Resident feedback is also being gathered through an [online survey](#).

- location: Bird Street, Scottsville
- next steps: initial results shared at community meeting on Sept. 16

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Development Digest: Ridgewood Mobile Home Park sold to Virginia Beach-based developer



EMILY HAYS

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6 MIN READ

Thursday, November 21, 2019, at 3:44 PM



Annette and Jerry Trombley live in the Ridgewood Mobile Home Park and are figuring out their next steps now that the park has been sold.

Credit: Emily Hays/Charlottesville Tomorrow

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Homeowners have one year to relocate

DEVELOPMENT DIGEST

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Annette and Jerry Trombley are less worried about themselves than their neighbors.

The couple said that they have been living in the Ridgewood Mobile Home Park in northern Albemarle County for around two decades and knew that the owner, Gary Howie, was trying to sell the park for much of that time.

“The [‘For Sale’] sign has been up there for 10 years, I think,” Annette Trombley said. “I was just hoping it wouldn’t happen until 2021.”

Howie finalized the sale of the park and a related property to Virginia Beach-based RST Development on Oct. 15 for a total of \$6 million.

The Trombleys own land near Farmville and plan to retire there in 2021. Jerry Trombley said that he was not sure his neighbors would be so lucky. Some are more elderly and are on fixed incomes, he said, and even the cost of moving the trailer might be prohibitive.

Howie said that he chose a purchaser that had relatively low rents on other properties and that respected his wish to give families a year to find other housing. Howie is also keeping his office open to help families sell or move their mobile homes or find other places to rent.

The park is almost as old as he is, and he’s 75, he said. Continuing to maintain the park with its old septic system was not feasible at his age.

“We have good people there. I wish I were 40 years younger,” Howie said.

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[DEVELOPMENT DIGEST: FIRM RHODESIDE AND HARWELL CHOSEN TO SOLVE CHARLOTTESVILLE HOUSING PROBLEMS](#)

The park accounted for 68 of the roughly 1,094 mobile homes in the urban areas of Charlottesville and Albemarle County, according to the recent [housing needs assessment](#), completed for the Central Virginia Regional Housing Partnership. The study identified displacement of mobile homeowners as a key issue for the region.

Habitat for Humanity of Greater Charlottesville has stepped in to prevent displacement in two other mobile home parks in the region, including Southwood in southern Albemarle. Howie did offer to sell Ridgewood to Habitat, but Habitat CEO Dan Rosensweig said that was in 2010 and the asking price was far too high above the assessed value to be feasible for the organization.

Rosensweig said that Habitat is redeveloping Southwood because of the failing infrastructure and aging trailers but that other models like land trusts are possible at other sites. Cooperative resident ownership of the parks work as well, he said, as practiced by the nonprofit ROC USA.

High area rents and the possibility of saving more of their incomes prompted the Trombleys to decide to live in Ridgewood, Jerry Trombley said. Annette manages food services at Henley Middle School and Jerry has now retired from managing a dining hall at the University of Virginia.

The couple is still finalizing their plans for the next year. They may stay some months at Ridgewood and then camp in their travel trailer or rent somewhere nearby before they both retire and move to Farmville.

- address: 2883 Seminole Trail

- scale: 68 mobile homes and 10 efficiency apartments on 19.5 acres
- sale price: \$6 million
- current rent prices: \$390-400 per lot per month or \$450-875 per month to rent a trailer and lot



Soccer Organization of Charlottesville Area Executive Director Matt Wilson (left) breaks ground on SOCA's new headquarters on Wednesday, Nov. 20 with others behind the project.

Credit: Emily Hays/Charlottesville Tomorrow

SOCA breaks ground on new indoor facility off Rio Road

One of the largest youth athletic organizations in the area has broken ground on its new home.

The groundbreaking ceremony for the Soccer Organization of Charlottesville Area's new headquarters took place on Wednesday afternoon in the Belvedere neighborhood. SOCA's facility will include offices for the staff of 15 and an indoor soccer field. Later

phases will include a field with seating and concessions for championships and several smaller fields.

At the same event, developer Steve Krohn, of New Belvedere, dedicated 31 acres of riverfront property along the Belvedere neighborhood to Albemarle County to use for walking and biking trails.

One in five children in Charlottesville and Albemarle play soccer with SOCA, according to the organization. The games are particularly important for the refugee community as a way for newcomers to form social networks, SOCA Executive Director Matt Wilson said.

- location: near the Village Green on Belvedere Boulevard
- scale: 10-12 soccer games per weekend in spring and fall, 40-60 games per weekend in winter
- registration fee: roughly \$100 per season with full scholarships awarded
- cost of construction: \$5 million
- amenities: fitness and training rooms, locker rooms, cafe and snack bar
- next steps: expected to open September 2020



The Charlottesville City Council considered Southern Development's request to allow more housing on Maury Avenue on Monday, Nov. 18.

Credit: Mitchell-Matthews Architects and Planners

City supports higher density near Scott Stadium

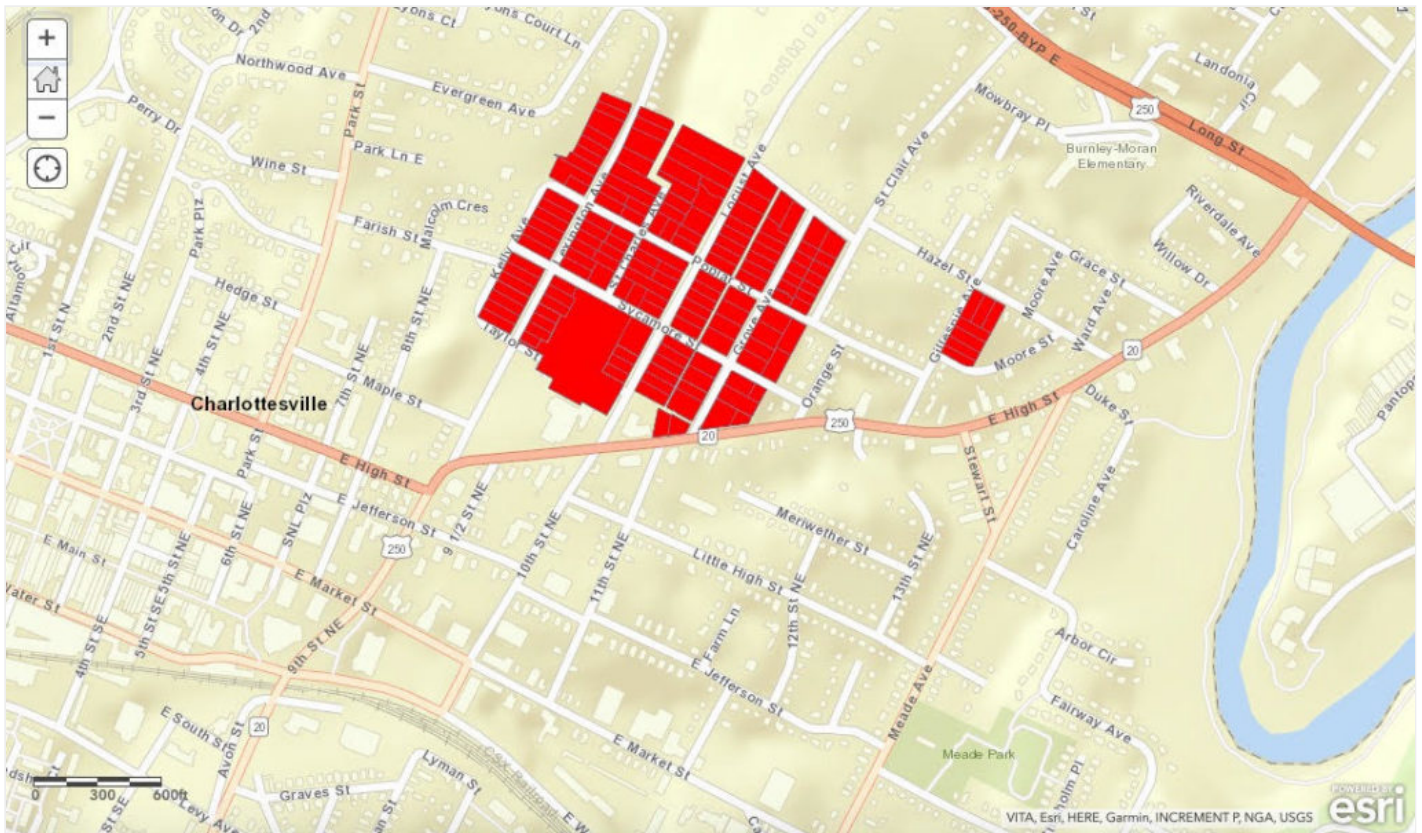
On Monday, the Charlottesville City Council considered Southern Development's request to allow more housing on Maury Avenue.

The council voted, 4-1, to change the property in the city's Comprehensive Plan from low density residential to high density residential, with Mayor Nikuyah Walker opposed. The council also moved Southern Development's rezoning proposal to a future consent agenda to be approved or denied without further discussion.

Councilor Heather Hill supported the rezoning and the change in the vision document, saying it was a good area for more housing with its proximity to the University of Virginia. Councilor Kathy Galvin was hesitant about approving the amendment outside of a normal

Comprehensive Plan update cycle, but Hill said it would be some time before the [consultant-led update](#) is complete.

- address: 209 Maury Ave.
- scale: up to 33 apartments or other residences, up to 45 feet tall
- affordability requirement: yes, to rent 15% of floor area on-site as affordable or build up to five affordable units elsewhere within Charlottesville
- next steps: Charlottesville City Council vote to approve or reject consent agenda



The 1897 deed for these properties near Locust Avenue included a clause that forbade African Americans from purchasing the properties.

Credit: Courtesy of Jordy Yager

Heritage Center invites community to help map city racial covenants

Journalist Jordy Yager has been working with the Jefferson School African American Heritage Center to map property deeds that prohibited the sale of land in Charlottesville to African Americans or anyone who was not Caucasian.

Yager has found one of the earliest racial covenants in the country occurred at Locust Grove in Charlottesville in 1897. He has also documented where the city invested in infrastructure and where it turned down those requests, such as by Black-owned Kellytown in 1917 near the base of today's Booker T. Washington Park.

Yager presented the project to the Charlottesville City Council on Monday. Mayor Nikuyah Walker said that this history of who has and has not been legally allowed to accumulate and maintain wealth is why she insists on a holistic rezoning of the city rather than request by request. Councilors Kathy Galvin and Mike Signer said that this information will be crucial for how neighborhoods look at the Comprehensive Plan update and [what residential density goes where](#).

The Heritage Center is training community members on Saturday to analyze deeds for their own or other neighborhoods. In the evening, the center is screening activist Tanesha Hudson's new film "A Legacy Unbroken" about stories of Black Charlottesville often left out of narratives of the city.

- address: 233 Fourth St. NW, 2nd floor
- scale: 150,000 pages of Charlottesville property records, dated 1888-1968
- next steps: 10-minute trainings on Saturday, 10 a.m.-2 p.m.

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