

**Please complete both sides of this application.**



**Site Plan Preliminary Application**  
Please return to: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone: 434-970-3182 Fax: 434-970-3359

**Fees: \$500 (Administrative Review) \$750 (Planning Commission Review); \$150 administrative fee for Stream Buffer Mitigation Plan review; \$150 administrative fee for Conservation Plan approval; checks payable to the City of Charlottesville.**

**DEADLINE IS 10:00 A.M. ON WEDNESDAY SUBMITTAL DAYS.**

Project Name FRIENDSHIP COURT  
Tax Map and Parcel 280112000 Existing Zoning DE  
Special Overlay Zoning:      ADC (Architectural Design Control) or      ECH (Entrance Corridor Historic Overlay District)  
Physical Street Address/Location 418 GARRETT STREET, CHARLOTTESVILLE, VA 22902  
Project Description FRIENDSHIP COURT REDEVELOPMENT  
Total Project Area 511,830 sq. ft Residential Use 350-500 UNITS Non-Residential Use 17,000 - 60,000  
Is the project site located in the 100-foot Stream Buffer Zone? NO If Yes, then applicant must submit a Stream Buffer Mitigation Plan and \$150 administrative fee. *Comm/ Bus mess/ Assembly*

Contact Person John Wilson, Timmons  
Address 608 PRESTON AVENUE #200 City CHARLOTTESVILLE State VA Zip 22903  
Day time Phone (434) 295-5024 Fax 434-295-1800 E-mail John.Wilson@timmons.org  
Owner of Property NHTE Piedmont GARRETT SQUARE LP Contact Name Scott L. Kline  
Address 1101 30TH STREET, NW Ste. 100A City Washington State DC Zip 20007  
Daytime Phone (202) 333-8931 Fax NOT FOUND E-mail skline@nhtinc.org  
Applicant Piedmont Housing Alliance Contact Name Sunshine Mathon or Beth Kennan  
Address 682 Berkmar Circle City Charlottesville State VA Zip 22901  
Daytime Phone (434) 422-4057 Fax 434-817-0064 E-mail smathon@predmonthousing.org and bkennan@predmonthousing.org

**Right of Entry- Property Owner Permission**  
I, the undersigned, hereby grant the designated officer Of the City of Charlottesville the right to enter my property for the purpose of the inspection and monitoring for Compliance with the approved Site Plan for this project.  
Signature [Signature] Print SCOTT L. KLINE Date 6/11/2018

**For Office Use Only**  
Site Plan Received:      Drawing Date      Revision Date      Approved       
Amount Received:      Date Paid      Check #       
Submitted By      Receipt #      Application #

## Fees Schedule & Calculation

**Fees:**

Administrative Site Plan Review	\$ 500
Planning Commission Site Plan Review	\$ 750
Stream Buffer Mitigation Plan	\$ 150
Conservation Plan	\$ 150



June 13, 2018

Brian Haluska, Neighborhood Planner  
Neighborhood Development Services  
City of Charlottesville  
610 East Market Street  
Charlottesville, VA 22902

Dear Mr. Haluska,

Piedmont Housing Alliance is pleased to submit to the City of Charlottesville a preliminary site plan application for the redevelopment of Friendship Court. This is a big step towards the redevelopment and preservation of affordable housing within the central downtown area of the City.

This preliminary site plan is being submitted in response to the City's request that a plan be provided which sets forth an overview of the proposed redevelopment of the entire Friendship Court property, prior to filing specific final site plans for any particular portion of the property. In prior discussions, city staff indicated that they would be comfortable receiving a preliminary site plan that is conceptual in nature showing generalized building envelopes and providing ranges for the number of residential units and density. The city's principal interest was that such a preliminary plan illustrates in a generalized manner: the anticipated network of streets and pedestrian walkways; provisions for utilities; and an ability to address stormwater management for the overall project. The preliminary site plan hereby submitted is in keeping with these understandings.

More detailed design and engineering will be provided with later final site plan submissions for each phase. It is requested that Piedmont Housing Alliance be permitted to file any traffic impact analysis which may be required, in conjunction with the final site plan process.

Much greater than fifteen percent of all proposed residential units within this project will qualify as affordable housing under the City's guidelines. Therefore, expedited review of this plan as provided for under Section 34-823 of the City's zoning ordinance is hereby requested.

We look forward to working with you and city staff to secure approval of this conceptual preliminary site plan.

Sincerely,

Sunshine Mathon, Executive Director  
Piedmont Housing Alliance

# memo

## **Piedmont Housing Alliance**

To: Neighborhood Development Services, City of Charlottesville  
From: Sunshine Mathon, Executive Director – Piedmont Housing Alliance  
CC: Beth Kennan  
Date: 12 June 2018  
Re: Friendship Court: Site Plan Preliminary Application - Additional Contacts

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Comments: In addition to John Wilson of Timmons Group, please include the following as primary contacts in correspondence on the above referenced application. Thank you.

Beth Kennan  
Project Manager  
Piedmont Housing Alliance  
682 Berkmar Circle  
Charlottesville, VA 22901  
Ph. 434. 422.4837  
[bkennan@piedmonthousing.org](mailto:bkennan@piedmonthousing.org)

Maynard Sipe  
Boyd + Sipe  
A 126 Garrett St  
Charlottesville, VA 22902  
Ph. 434.249.9134  
[maynard@boydandsipe.com](mailto:maynard@boydandsipe.com)

CITY OF CHARLOTTESVILLE  
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



**RECEIPT**

**\*\*NOTE\*\* This is a receipt only - not a Building Permit. This does not authorize work to begin the project.**

**RECEIPT NUMBER:** R18001525  
**DATE:** 6/13/2018  
**TIME:** 9:39:56 AM  
**CUSTOMER:** TIMMONS GROUP  
**APPLICANT:** JOHN WILSON  
**OWNER:** NHTE PIEDMONT GARRETT SQUARE LMT PART

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**TOTAL ACTIVITY FEE DETAILS:**

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P18-0113	\$500.00	SITE PLAN PRELIMINARY MIXED USE

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**RECEIPT TRANSACTIONS:**

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
Check	\$500.00	15112

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**RECEIPT AMOUNT DUE: \$500.00**  
**RECEIPT AMOUNT PAID: \$500.00**

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