

Bird Street Commercial Rezoning and Special Use Permit for Multifamily Residential

I move to Approve the factory rezoning of 21 acres from Light Industrial and Heavy Industrial to Commercial, and to Approve the SUP for Multifamily Residential, per the application of Echelon Resources, subject to the conditions and proffers stated in the application and below.

Conditions for the Special Use Permit

- **Concept Matching.** That the site plan shall conform generally to the concept plan shown in the application.
- **Mixed Income.** Respecting the documented affordable housing needs in the Town Comprehensive Plan and the Thomas Jefferson Regional Housing Plan, and the proven success of federal incentive programs, the developer shall apply for the 4% Low Income Housing Tax Credit with a good-faith effort.
- **Dark Sky.** The scenic, environmental, and health benefits of a dark night sky being documented in Town, County, and regional environmental plans, the outdoor lighting fixtures emitting more than 3000 lumens used on the exterior and in public spaces shall have the [Seal of Approval from the International Dark Sky Association](#).
- **Biodiversity.** As biodiversity and the local natural heritage are important to the quality of life in town, the landscaping features in the development shall contain only plants indicated in the Albemarle County document *Piedmont Native Plants*.
- **Mixed Use.** Respecting the adopted economic development goals in the Town and County strategies, the Commercial zoned site shall reserve not less than 5,000 square feet of shell space for non-residential uses. For such non-residential space, the Town's parking requirements shall be waived. Such reserved space restriction shall expire on December 31, 2027.

Voluntary Proffers for the Rezoning

1. Applicant will contribute \$200,000 to the Town, to be used for construction of a sidewalk along Bird Street and/or to expand the Town's future trail network. Such payment shall be made upon the issuance of building permits for the project or on July 1, 2024, whichever is later.
2. Applicant will provide at least three electric vehicle charging stations.
3. Applicant will provide covered bicycle parking with at least 20 electrical outlets for charging bicycles.
4. Applicant proffers to maintain, for at least 10 years, that at least 20% of the apartment units shall have a monthly affordable rent to households earning 60% of the Area Median Income published by HUD for the Charlottesville MSA.