

Update on MJH Redevelopment

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Upcoming Events

MJNA Easter Egg Hunt

Saturday, April 16, 3:00 pm

737 Locust Ave.

Rain date: April 23

All are welcome! Bring a plate of cookies or a snack to share.

Spring Picnic & General Meeting

Sunday, May 15, 5:00 pm

609 Locust Avenue

Bring a dish to share and join us to meet new neighbors, hear updates on the MJNA Board, and elect the Board for the coming year.

More details are emerging about the plans of Octagon Partners, the new owner of the principal MJH site. Mr. J.P. Williamson, of Octagon Partners, recently met with the MJNA Board to give an overview of some of Octagon's more definite plans.

The largest single "adaptive re-use" of the old MJH buildings will be office space for a major tenant, as yet officially unnamed but likely to be an already-established organization in the Charlottesville community. The emergency room and mechanical building facing the employee parking lot will be demolished. Other new features include a potential 100-room hotel (Cardwell Building) and approximately 30 residential apartments with 20% set aside for affordable rental housing (Rucker Building). Taylor Walk would be preserved and additional green space on the site is likely. Octagon plans to leave the present "streetscape" and tree canopy along Locust Avenue unchanged.

Assuming that Octagon meets the fairly stringent benchmarks of a "Performance Agreement" with the city —such as jobs (minimum 400), average salary (\$75,000), new capital investment (\$40 million) and completion date (January, 2016)—the partnership will receive a 50% grant-back over a 10-year period on the real property tax revenues the new development will generate. This arrangement is similar to the tax rebate given to a Water St. project in 2010 and should help make the redevelopment financially viable.

The MJNA Board was especially interested in the "affordable rental housing" provision. In practice, the provision means that one-fifth of the apartments would be rented to households with income at or below the city's median income level. The Board will continue to monitor this and other provisions of the "performance agreement" as the project moves forward.

Maplewood Cemetery Stewardship

The Martha Jefferson Neighborhood Association is proposing a project to help maintain and restore Maplewood Cemetery, which is one of the most important historic resources in the neighborhood as well as the city. While we are aware of the city's routine maintenance of the cemetery, we hope to build on these efforts to help prevent further vandalism to the headstones and to discourage loitering by working closely with Parks and Recreation. We hope to enhance the security of the cemetery by installing more security lighting; to encourage better stewardship of the cemetery by organizing neighbors to help keep watch over the cemetery and to help maintain it by picking up litter, reporting loitering or vandalism, and to increase public awareness of the importance of and the unique character of the cemetery in part by the installation of new, larger signs identifying and describing the cemetery.



MJH Property Sale

On Feb. 23, those properties owned by Martha Jefferson Hospital in our neighborhood not already purchased by Octagon Partners were officially put on the market by commercial real-estate firm CB Richard Ellis. Detailed information on all of the properties can be found at the firm's website.

Although MJH, through CBRE, is advertising most of the 26 properties in multi-lot parcels, MJH is happy to receive any and all offers, including bids on individual lots within multi-lot parcels. The deadline for offers to be submitted is April 20, 2011.

We are pleased that many of the properties now on the market are contributing structures to the Historic District and are eligible for historic tax credits. Because the Martha Jefferson Historic Conservation District was established in the fall of 2010, the Board of Architectural Review has oversight of significant changes to older structures, new development, and review of any proposed demolition of a contributing structure. In 2008 Martha Jefferson Hospital publicly committed to preserving 5 historic houses on Locust Avenue that they own in order to ensure that the historic character and charm of the streetscape would be preserved.

Please visit www.mjna.org for the latest news about issues and events in the neighborhood.

Neighborhood of the Year

The Charlottesville Planning Commission recently gave out its Tenth Annual Planning Awards and we're delighted to announce that our neighborhood received two awards!

Charlottesville Tenth Annual Planning Awards

Neighborhood of the Year: Martha Jefferson Historic Conservation District

In recognition of this neighborhood's revitalization efforts and their positive ability to adapt to and embrace the changes that are taking place in their community.

Outstanding Neighborhood Effort: Martha Jefferson

In recognition of this neighborhood's attention to the progression of the Martha Jefferson Hospital relocation.

Congratulations to all our residents for this recognition!

Traffic and Transport News

Locust Ave. traffic calming options, the hospital redevelopment, and proposed CAT bus route changes all have the potential to impact our neighborhood.

MJH redevelopment. The city's economic development department estimates that there will be a significant reduction in overall daily traffic around the former hospital site once redevelopment is complete. Even with a major office complex, a hotel, and residential apartments—all the result of planned adaptive re-use of the existing hospital buildings—the city estimates more than a 50% drop in trips generated compared to present hospital operations, and lower peak-hour volumes along Locust and Lexington Avenues and East High St. Only time will tell, of course.

Locust Ave. traffic calming. In cooperation with MJNA's streets and traffic committee (contact: Bruce Odell at cvilleodell@gmail.com), the city's traffic engineer is considering various steps to slow traffic along Locust Ave., especially at and near the dangerous Locust Ave./Rte. 250 Bypass bridge. One possibility—assuming neighbors' OK—is installing "Your Speed Is" electronic signs north and south of the bridge. Also, MJNA and the city are exploring narrowing the traffic lanes (including possibly adding a north-bound bike lane) and adding trees to create a better canopy that psychologically signals drivers to slow down. Longer term, the city may want to consider alterations to the bridge structure to counter very poor visibility there. If you have comments or ideas on traffic calming options, please email Bruce.

Possible CAT bus route changes. The CAT bus service and City Council are actively considering dropping the 2A service that winds through Locust Grove and down Locust Avenue, in favor of a new "to and from" route along Locust Avenue that would terminate at the new Martha Jefferson Hospital on Pantops and the downtown station. As now proposed, service intervals would remain hourly, although direct access to Pantops would be a new feature. The Locust Grove neighborhood would be impacted more, with service along Park St. and North and St. Clair Avenues dropped. Final City Council approvals are expected later this spring.

2010-2011 MJNA Board

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Special Thanks to Joe Aust of the
Downtown Office of Real Estate III
for printing the newsletter!

MJNA Board Update

We are happy to announce that Kristin Clarens of Lexington Ave. has joined the MJNA Board, filling the term of Lori Stahl. We appreciate your contribution to the Board, Lori, and look forward to working with you, Kristin!

The MJNA Board is always looking for new members who are interested in getting involved. We will elect a new Board at our Spring picnic in May. If you are interested in becoming more involved in your community at a very local level, email us at info@mjna.org.

Membership Form

Name(s) _____ Address _____



Contact Information

We want to be able to reach you!

Phone numbers: (indicate home (H), mobile (M), work (W), emergency (E)).

Email address(es): _____

- Email is a good way to reach me. If we know we can reach you by email, we can reduce paper use.
- I'm hooked into social media, e.g. Twitter, Facebook. Please specify:



Membership Directory

We will put out a new membership directory soon. Please update your entry.

Children's Names/Birthdates:

If anyone in your family would like to be included in the list of neighbors doing babysitting, lawn/yard work, pet walking, or other service, please list name(s) and type of service:

- Opt out. Omit me from the directory.
- Partial opt out. Add only my name. Optionally specify other information to add: _____



Dues

Dues are \$10 every two years per household. If your dues are due, please enclose payment with this form. Make check out to MJNA.

- I'm not ready to join, but put me on the MJNA email list. Email address: _____

Please mail the completed form in the provided envelope to Mary Odell, 857 Locust Ave., Charlottesville, VA 22902, or bring it to the Membership Table at the upcoming Spring Picnic.