

Objective:

What does the Martha Jefferson  
Neighborhood want from redevelopment  
of the hospital site?

- Current site/area zoning. Visit the city's website:  
[www.charlottesville.org/Index.aspx?page=1746](http://www.charlottesville.org/Index.aspx?page=1746).
- Hospital owned = all “commercial” zoned:
  - B3 – Patterson Wing
  - B1 – All other (21 dwelling units per acre)
  - Special Use Permit (SUP) – Main Property  
North of Taylor Walk
  - Entrance Corridor – Overlay Zoning
- Corridor Zoning:
  - High Street Corridor – Locust to “Free Bridge”
  - North Downtown Corridor – Locust to Lexington

## Aspects of “By Right” zoning.

- Fairly elaborate, fixed city regulations
- Commercial by right zoning at MJH permits 4 to 5 stories throughout the main site and on “Tarleton Oaks” parcel
  - 13+ acres of MJH sites would permit about 275 to 325 dwelling units under by right zoning
    - Retail or office space development would reduce the number of dwelling units

*“Where you stand is where you sit.”*

- Martha Jefferson Hospital interests
  - Partner with developer
  - Maximize return – short/long term
  - Avoid community resistance
- City interests
  - Larger tax base
  - Increase density, at least in places
  - Likely, city prefers a mixed-use PUD

# PUD = Planned Unit Development

## Key PUD principles:

- Flexible, fewer regulations
- Better quality design than “by-right” zoning
- Clustering in exchange for landscaped open space (at least 15% common space)
- City maintains design control, with input from community and neighbors
  - 75 ft. rule = height; no non residential use
  - Development must be “harmonious with existing uses/character of adjacent property

## “Where you stand...” (Continued)

- Neighborhood concerns/interests
  - Preserve historical structures
  - Site redevelopment harmonious with surrounding residential area
    - Appropriate density
    - Respect intent of zoning overlays
    - New amenities
    - Avoid worse traffic and noise

## More ideas from block meetings:

- Higher density, including retail and offices, towards High Street
- Residential north of Taylor Walk
- Traffic calming in and around site, including improving Lex/High intersection
- Restore the old street grid (Taylor, St. Charles)
- Better walkability/accessible green space
- Restore the old stream and/or rain garden
- On balance, PUD looks most appropriate
- Make sure the developer “listens” = appoint an ombudsman