

Date	Meeting or Item	References to Trees	References to Affordability	Other Relevant Information	Huntley/Other
March 8, 2001	CPC mtg	[T]his road design was intended to serve this number of lots with as little disturbance as possible to the property. She[C]ity planner presenting project) mentioned that on the first plan they had seen there were utilities going away from the road, down ravines, etc., which they felt were causing more non-useful disturbance than necessary. She termed the terrain "challenging," and noted that there were some exceptional trees and natural areas	These homes, he [Mr. Hickman] said, would be in the area of \$200,000 to \$400,000	The proposal, he said, was for approximately 119 residential units over some three phases of construction: First, the top portion, the second portion off to the right and the third portion being Huntley and the homes wrapping around that.	that the applicants were very interested in working with the neighbors to find a profitable use for the historic structure that would also fit well with the neighborhood.
October 8, 2002	Jt. Public Hearing-Petition to Rezone	<p>The preliminary plans show 30 percent of the land being open space and approximately 20 percent of each lot uncleared</p> <p>Mr. Barton also asked if a survey had been done of the site regarding existing tree cover. The applicant stated there had not. Mr. Barton asked if one would be done. Mr. Hickman explained that they had known which specific, narrow section would lose trees but they did not feel a need to survey everything that would not be disturbed.</p> <p>Mr. Barton expressed concern over the drawings not giving any detail about the description of where trees are or what the species are.</p> <p>Ms. Johnson Harris asked if there would be a sufficient amount of trees left in the topography if the Charlottesville Planning Commission did not make him mark trees. Mr. Higgins explained that there would be plenty of trees; however, the concern was over the amount of heritage trees that would be affected.</p> <p>Mr. Barton stated his desire to see more detail. He also stated he would like the Charlottesville Planning Commission to defer this until more information was provided. Mr. Hickman stated he had no problem with that but wanted to know how best to present the information. Mr.</p>	<p>Mr. Key asked if they were at the price range point. Mr. Hickman felt that phase one would be around 350,000 and phase two, being more custom designed, would be higher. Phase three would be under 200,000.</p> <p>Mr. Barton further stated his feeling that the CPC should be giving the applicant some guidance about affordable housing. Mr. Key concurred with Mr. Barton's statements.</p>	<p>Ms. Damon sought clarification on comments by the public regarding the Homeowners Association and the greenways issue. Mr. Hickman stated they could possibly put some things regarding trails and easements in perpetuity in the HOA covenants.</p> <p>Ms. Lewis sought clarification regarding an open space to access the creek or natural area in phase two. Mr. Hickman showed the area on a diagram. Ms. Lewis asked that that be presented in better detail.</p> <p>SUMMARY: Hickman and Mr. Beyer to come back to the Charlottesville Planning Commission at the next meeting with more information on access points to the open space, curb cuts to the driveways, more information on what trees would be removed and tree preservation, how public easements to trails would be handled, and the possibility of affordable units, specifically looking at mixture of square footage of the units, to try to present the plan in one continuous drawing, and the location of parking pads, and to</p>	<p>. Huntley Hall would be restored/renovated for residential use or possibly some neighborhood-related commercial use. Phases one and two are firmmed up in terms of the sizes and location of the road and the number of units. Phase three includes three different sizes of buildings which include houses and garages/outbuildings for those houses, and four units which would be possible community office space. Mr. Wood sought clarification that the four office space units would be for the residents of the PUD.</p> <p>Ms. Damon asked when the Huntley Hall phase would be started. Mr. Hickman stated he would like to start work on the mansion next spring [Spring 2003.]</p>

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		Barton stated he wanted a more typical site plan showing the specificity of driveways and parking pads. He wanted to know which mature trees would be felled as a result of the development.		calculate the number of on street parking spaces.	
November 12, 2002	CPC Meeting-Follow up to Oct 8 meeting	. Mr. Higgins gave the staff report updating those things which had been asked about. He had new to-scale drawings for the commissioners. Mr. Higgins also provided the commissioners with photographs of the trees on site. The property is heavily wooded. Mr. Higgins also presented an updated drawing to show access to trails and the Green Belt . He also stated that Mr. Hickman had been looking at options for affordable housing.	Mr. Key sought Mr. Hickman's insights in terms of affordability. Mr. Hickman stated he had had several conversations with Commissioners. He further stated that he and Mr. Beyer had talked about taking five lots and split them to build two units on each which would be \$160,000 a side.		
July 3, 2003				The PUD was approved by City Council with conditions in December, 2002.	Mr. Barton sought clarification as to what was to become of Huntley Hall. Mr. Hickman explained it was to be a National Historic restoration. It has six or seven units and will be rental property for med school students and their families.
Jan 5, 2004	Appl for Major Subdivision Plat Need page 2			There will be one short section of public trail, maintained by the City, located between lots 24 and 25 in Phase 1, connecting the existing Moore's Creek trail to Huntley Avenue. This public trail will allow hikers on the Moore's Creek trail to continue through the subdivision on public sidewalks and out to Strbling Ave. The remaining trails, located as shown on the original PUD documents, will be maintained by the homeowners' association.	
Feb. 26, 2004	Letter Barbara Venerus, DNDS to Tom Hickman referencing	Items requested include "LANDSCAPE/LIMITS OF CLEARING: The contractor shall provide a survey of the Huntley property that		"...all unstabilized soil on the site shall be temporarily seeded and strawed in accordance with State	

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	stop work order	illustrates the as-built clearing limits of the site. If the as-built conditions are found to be different than the proposed site plan for this project then a tree planting plan shall be submitted by the contractor that addresses this difference (street trees do not count toward addressing discrepancies). In addition, the as-built survey shall contain trees of one-foot diameter and larger at the edges of the clearing limits on the site.”		Sediment and Erosion Control regulations.”	
March 17, 2004	E-mail between B. Venerus and Tom Hickman	The trunks of a number of larger trees on the site have been buried with soil between a foot to four feet in depth; this type of regrading will exterminate a tree. The contractor shall provide a landscape plan that addresses each tree that fits into this category and a plan to protect these trees from casualty. ” ... the clearing limits should be copied and the surveyed limits of as-built clearing applied as an overlay so that it could easily be seen where the limits had been cleared further than previously reviewd/approved. . . . I was shocked to see [the new plan] inserted into the copies of the overall Huntley plan”			
		”As a result of the site visit today . . you [may] start back to work...the one contingency ... the letter regarding tree replacement per your discussion on site today.			
March 19, 2004	Letter from Tom Hickman to Jim Tolbert	We agreed to replace that number of trees. In lieu of planting new trees, it was suggested and agreed that we would replace those trees with retention of existing trees still approved to be cleared but have not been. . . . we sectioned off an area that was approximate 20% more than that cleared and counted all trees that exceeded 4 inches. This figure came to 20 and they are clearly marked with yellow caution tape for your review. Mr. Beyer and I are willing to double the agreed upon amount and retain and/or replace 40 trees, 4 inches or greater.”			

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September 2006	E-mail from Jim Tolbert to K. Kellett	I have taken the time to visit the site again and search the files. We have explained to the developer that he is killing trees by piling dirt on them and have indicated that he must submit us a replacement plan. //The area we visited and that is mentioned in the hickman correspondence is the strip between the two roads. That is where they will be required to add an additional 40 4 inch caliper trees.			