

**Premier Circle ([ZMA202000011](#))**  
**Board of Supervisors Public Comments**  
**Piedmont Environmental Council**  
**February 17, 2021**

\*\*Comments to be verbally presented during public hearing portion of meeting\*\*

PEC supports smart growth policies and specific projects that promote inclusive, walkable, public transit-oriented communities. Albemarle's approach to housing should meet anticipated future demand while providing sufficient affordable housing inventory. In order to be truly affordable, that housing promise should be generational in scope, be located in growth areas, and within walking/biking distance to public transit, job centers, schools, and other essential services; otherwise, the total costs and stress of living there will prove to be anything but affordable.

PEC supports Premier Circle's updated proffers, as they address our previous concerns. More specifically:

- Pedestrian facilities (Proffer 1(d)): PEC supports the proffered, onsite sidewalk connectivity that will connect to the existing sidewalk system along Route 29 and the proffered, onsite transit stop.
  - In order for residents of this, and future, developments to safely maneuver along Route 29, pedestrian connectivity is paramount.
  - We are excited that the Zan Road bike/ped bridge was approved for SMART Scale funding, and we recommend that Albemarle County work more vigorously with VDOT to provide adequate pedestrian facilities at Greenbrier Drive to improve safety across Route 29.
- Private road status (Proffer 1(e)): PEC supports the proffer to amend the Premier Circle road maintenance agreement, including an upgrade of the private road to public road status.
  - We know their options are limited, given the 80% concurrence requirement in the road maintenance agreement.
- Onsite Public Transit (Proffer 2): PEC supports the proffered transit stop, and acknowledges that the County must request this stop be included. Utilizing JAUNT for onsite public transit is recommended during the initial period if Charlottesville Area Transit (CAT) is not able to immediately provide onsite services. The bus stop should be included in recurring schedules.

Affordable housing is integral to creating the vibrant community envisioned in Places 29. We ask the County to seek developments that prioritize affordable housing needs, creates pedestrian safety, provides public transit, all while creating livable communities. Thank you for taking the time to listen to PEC's comments this evening.