Charlottesville
Redevelopment and Housing Authority
Phase IV Draft Master Plan

Submitted to **Charlottesville Redevelpement and Housing Authority**

Submitted by **Wallace Roberts & Todd**
with
Duvernay + Brooks, LLC
Gilmore Kean, LLC
Kimley Horn & Associates, Inc.
Real Estate Strategies, Inc.

November 24, 2009

Table of contents

EXECUTIVE SUMMARY

CHAPTER 1
REVIEW OF EXISTING CONDITIONS
1

CHAPTER 2
SITE AND UNIT PLAN OPTIONS
& VISUAL PREFERENCES
31

CHAPTER 3
COMMUNITY ENGAGEMENT
35

CHAPTER 4
ANALYSIS OF SITE AND UNIT PLAN OPTIONS;
& VISUAL PREFERENCES
39

CHAPTER 5
BUILDING A MULTI-YEAR
DEVELOPMENT PLAN
59

CHAPTER 6
NEXT STEPS
77