

For the period ending March 3, 2005

1) I am wondering if you are looking for a design-build type of commitment or if this is an ideas competition only?

URBAN HABITATS is an ideas competition in search of models that provide sustainable, affordable, multifamily housing. Habitat for Humanity of Greater Charlottesville is not obligated to build the winning projects. Because Habitat for Humanity uses both skilled and unskilled volunteer labor to build their partner family houses, one of the primary goals of the competition is to determine how your submission will use design/build methods. In other words, we are interested in the construction process question, not just in the image of a final building.

Note: While no party is obligated to use any of the ideas or designs submitted, Habitat for Humanity of Greater Charlottesville and Charlottesville Community Design Center reserves the right to use any of the ideas presented to promote the agenda of sustainable affordable housing with other relevant agencies towards the implementation of the project.

2) I cannot find the name of the state in the competition website. Is Charlottesville in Virginia?

Charlottesville is centrally located in the state of Virginia.

3) What is the overall acreage of the site?

The site measures 2.3 acres.

4) Will this competition focus primarily on the building prototypes themselves or is the overall site design (inclusive of mixed use elements, street networks, etc.) equally important?

Entries will be judged for program compliance and the level of response to the following challenges:

- *Design a vibrant, attractive urban neighborhood within the constraints of the suggested program*
- *Generate culturally and climatically responsive architecture*
- *Implement a sustainable continuum from site development to energy efficient unit operation using EarthCraft House®*
- *Create a community that integrates mixed-income and mixed-use principles within the guidelines of the Charlottesville Planned Unit Development Zoning Ordinance.*
- *Design a diverse range of market rate housing and commercial space using compact floor plans*
- *Develop and utilize economical innovative building technologies*

We consider all of these goals equally important to the long-term success of the community. Entrants are encouraged to develop the appropriate strategies that take on these challenges.

5) Are site maps (to scale) and aerials of the site and surrounding context available?

Yes, site maps and aerial photographs are available upon registration.

6) Is this an international competition?

This is an open competition, which means that both international and national entrants as well as professionals and students are eligible to register for the competition.

7) I am part of a team of two students and two professionals. Do we need to register at the professional rate or can we register at the student rate?

The intention of a student rate is to make it possible for students to enter with a discount. In a case where the students are able to join a professional team, the professionals on that team should register the entire team at the professional rate and pay the entry fee themselves - an even better way for students to avoid undue financial burden. If the students are in a studio being advised by a professor, then they should register as students using student(s)' name(s) only. Students are encouraged to get advice from anyone they like. Once a professional (including faculty) is listed as a team member, the registration must reflect the professional status.

8) As you may know, the US and Canada are applying a Free Trade Agreement which simplifies the shipment of goods between our two countries. We frequently send display boards (through FedEx) to US competitions and never had any problem in the past. Therefore, I would like to recommend that you allow the Canadian students to register at the regular "Student" fee (US\$50 – Early Registration).

Entrants from outside the United States may choose to ship Display Boards and register as a regular Professional or Student Entrant. However, an alternative submission process is provided for international entrants concerned with the potential delay of sending display boards through US Customs. A certified vendor has been designated to print and mount all international submissions submitted in electronic form on CD-ROM. The additional charges of US\$125 required for international registration covers the direct cost of printing and mounting the two required display boards. Shipping charges will be greatly reduced. Detailed instructions follow in the Submissions Requirements section.

If you choose to ship printed and mounted display boards, do not register as an International Entrant. Register as a regular Professional or Student, pay the regular entry fee and follow the general Submission and Presentation Requirements.

9) Does the registration fee apply to each individual person entering the competition, or each individual entry?

The registration fee applies to each individual entry, not the individual team members.

10) What type and number of drawings are required, i.e., plans, sections, elevations, perspectives and isometrics for individual buildings, blocks and streets, the entire site)?

One (1) plan of the site showing the relationship between the proposed design and existing features of the site at a scale of 1 inch = 30 feet, with Carleton Avenue oriented at the top.

One (1) floor plan for each housing unit type and commercial/office space at the scale of your choice.

In addition, any drawings, diagrams, images or photographs of models illustrating how your design concept addresses the program initiatives and achieves the objectives of the competition should be included at the discretion of the entrant.

A written statement in English of no more than 250 words clarifying the design concept and integrated into the overall composition of the presentation. The word count does not include titles and call-outs. The type must be a minimum of 18 points in size.

For the period ending March 10, 2005

11) If the participant from foreign countries cannot participate in the site tour is the disadvantage large?

We are in the process of creating a Virtual Site Tour that will be available soon after the scheduled Site Tour on Saturday, March 26, 2005. We will notify the registered entrants by email concerning its availability for download.

12) If I am not able to participate in the Site Tours will there be a resource provided that will, at the very least, show pictures of the site and/or CAD drawings of the site, parcels, etc.

SEE QUESTION 11. Registered entrants will have access to high-resolution images that include maps, plans, numerous site photos and documentation. See the Image page in the PROGRAM section of the URBAN HABITATS website preview those images.

13) Under the "Affordable Housing" heading, the Habitat subtotal given (36) is not equal to the sum of the individual totals (18+8+4=30). Could you please clear up the discrepancy?

The individual affordable housing totals are minimum 18, minimum 8, and minimum 4 with a maximum of 36. This allows the applicant to distribute the remaining six units among the three affordable housing types, if they choose to do so.

14) Could you please increase the resolution of the site plans on the website?

Only registered entrants will have access to high-resolution files of the images shown in the PROGRAM section of the website.

15) I have recently registered for this competition and I have downloaded the zip files, however when I try to open any of them I can't. I was wondering what version of Acrobat you used to create the files?

The files were created using Adobe Acrobat 6.0 Professional and were tested on both PC and Macintosh operating systems. Try downloading the newest version of Adobe Reader at: <http://www.adobe.com/products/acrobat/readstep2.html>

16) I've recently graduated, with a bachelors of science in architecture, and I plan attending graduate school in the fall of this year. Would I still be considered a student? Since, technically I'm not a professional yet.

Unless you are currently enrolled as a student at the time of registration, you will be considered a professional and should register as a professional. If you are currently enrolled as a student you must also submit a copy of your valid student identification.

17) Will you send back an official receipt after the payment if we do this payment by credit card on line?

Through the online PAYPAL process a registered entrant will be sent an email receipt that he/she can print and use for his/her files. Note that the 5pm, July 1, 2005 deadline is *not a postmark deadline*; the actual competition entry must be delivered to BOX, LLC, c/o URBAN HABITATS, 395 Reas Ford Road, Suite 140, Earlysville, VA 22936, USA by this date and time.

18) Is it possible for a foreign student to register as "student" with a US \$50 fee and then send his/her boards through the mail?

SEE QUESTION 8. Entrants from outside the United States may choose to ship Display Boards and register as a regular Professional or Student Entrant. *If you choose to ship printed and mounted display boards, do not register as an International Entrant. Register as a regular Professional or Student, pay the regular entry fee and follow the general Submission and Presentation Requirements.*

19) Under Rules> Identification Number, it states that the number must be located in the lower right hand corner of each display board. Under Rules> Presentation requirements, it states that the ID number is to be located in the lower left hand corner of each board. Please clarify location of the Identification Number.

Follow the diagram provided under RULES-Presentation Requirements that shows the identification number located in the lower left hand corner of each display board.

20) Why no nationally recognized planners on the jury?

We have both nationally and locally recognized jurors with expertise in urban planning. J. Max Bond, Jr., FAIA, Partner, Davis Brody Bond, served as a New York City Planning Commissioner from 1980 to 1986 before merging his firm with Davis Brody Bond in 1990. Mr. Bond taught at Columbia University's Graduate School of Architecture and Planning for sixteen years, with four years as Chair. Kendra Hamilton, Charlottesville City Council, was named the Rose Hill "Neighborhood of the Year" and "Citizen Planner of the Year" by the Charlottesville Planning Commission. In addition, William Morrish, who has a multidisciplinary appointment in Urban Planning, Architecture and Landscape Architecture, is an advisor for the competition.

21) Will jurors visit the site?

The judging process will begin with a tour of the site and the City of Charlottesville in order to provide the jurors with necessary context and background.

22) Will entries be judged in person or remotely as PDFs?

The entries will be judged in person in order to encourage debate and discussion among the jurors.

23) Is the Award amount split evenly between the three finalists?

Award funds in the amount of \$25,000 will be distributed at the discretion of the jurors. This means the award amount may be split evenly among the finalists but may be divided up in any other way. For example, one outstanding entry may receive \$15,000 and the other two receive \$5,000 each.

For the period ending March 20, 2005

24) Will the information about climatic characteristics of the region/city (such as bioclimatic table / sun geometry, etc.) be available after registration?

There is a background information packet that is available to registered entrants that has information about the Charlottesville Area climate as well as links to pertinent websites concerning this topic. If you are interested in researching the climatic characteristics of Charlottesville, VA further, the latitude and longitude of Charlottesville is 38.029N and -78.476W respectively.

25) Can we be informed with more information about the standards for the sustainable development in the Charlottesville Region? The Earthcraft website does not have any specific information about the region.

The EarthCraft House® green building program is the new standard for sustainable development in the Charlottesville region. The recently developed EarthCraft House® multifamily housing guidelines will serve as the baseline for the sustainable aspect of the competition program. Included in the download kit available to registered entrants is a .PDF EarthCraft House® Multi-Family Worksheet as well as links to pertinent websites concerning this to topic.

26) Can I either obtain or purchase a hard copy of the 233 page HFH manual that is included as part of the download package? I do not have the resources to print that many pages.

We are only able to offer you a .PDF document of the HFH manual. Because a large part of the manual may be extraneous information, we recommend that you print only the necessary chapters of the HFH manual.

27) Can you please supply competitors with the elevation (facade) drawings of existing buildings to remain on site?

Drawings of the elevations will not be supplied, but included in the download kit available to registered entrants photographs of the elevations of the existing buildings are available for download.

28) Can competitors work with metric scales instead of US scales with inch-foot system? It is easier for international competitors to work in metric system.

The submission requirement states that the site plan must use the inch-foot system. All other drawings should use this same US scale. You may work in any scale you feel most comfortable with but for the purpose of submission, the final drawings must be converted into inches and feet.

29) Can you supply a map indicating the bus stops nearby the competition site?

In the Belmont Neighborhood, a stop for Bus Route 3 is located on the southwest corner of Carlton Avenue and Carlton Road and a stop for Bus Route 21 is located on the southeast corner of Carleton Avenue and Nassau Street. The bus that runs during the day is Route 3 and in the evening is Route 21. The intersection is within walking distance (~.2 mile) from Sunrise Trailer Court. You may research this further in the Public Transportation section of the City of Charlottesville website:
<http://www.charlottesville.org/default.asp?pageid=52C347BC-30B1-47B2-B256-70C4DD97D694>

- 30) Can the affordable and/or market rate housing units be designed as row houses as attached units? Or should they be detached type units?**

There have been no requirements made about building configuration. Any building configuration proposed for the site must comply with the program requirements.

- 31) The program states that the number of housing units given in the program (Total 72 units) is a minimum baseline. What is the maximum number of units allowed on competition site? Can we propose 140 units on 3-4 floors for example?**

For the competition, the number of units on the site must not exceed 72. The individual affordable housing units are minimum 18, minimum 8, and minimum 4 with a maximum of 36 units.

- 32) What is meant by Commercial Office-Retail in the program? Program states 10,000sf of area requirement. Is this area to be designed as only one space to be divided later? Or can it be a collection of offices/retail units of varying sizes and shapes?**

There have been no specific requirements made about the retail space other than the square footage. This is up to registered team or individual to determine.

- 33) How are the new housing units and office-retail spaces going to be heated? Is there a need for cooling also? Should we provide a technical room to accommodate HVAC units, etc? If yes, what is the size?**

This is up to registered team or individual to determine. Refer to EarthCraft House® Multi-Family Worksheet included in the download kit along with links to pertinent websites concerning this topic.

- 34) Is the site tour is mandatory to all entrants? In other words can we register and not attend any site tour?**

The Site Tour is not required for participation in the competition. In order to provide the residents a level of privacy that we are trusting the entrants will respect, we are requesting that individuals do not visit the site independently.

- 35) My firm has occasionally worked for Piedmont Housing Alliance doing architectural design and consulting projects of a minor nature. The rules for the competition state: "Paid employees and consultants for Charlottesville Community Design Center, Piedmont Housing Alliance and Habitat for Humanity of Greater Charlottesville, as well as their immediate family members, are not eligible to enter the competition." Does this mean that any architect, engineer, designer, professional firm, etc., that has done work for, and been paid by, one of the three listed organizations is strictly ineligible to enter the competition? Is there a threshold of amount of work or payment, or time frame of engagement?**

It would be inappropriate to be a paid consultant for any of the organizations and an Urban Habitats competitor simultaneously. In other words, the issue is not whether you have worked for any of the sponsoring organizations in the past or may reasonably expect to do so in the future – that would be fine. The rule applies to those firms or individuals who are currently consulting during the period of the competition – more specifically, February 28, 2005 through July 1, 2005.

36) What is number of participants in each team?

There is no limit to the number of members per team. You may enter up to six names in the online registration form. However, if your team is comprised of more than six members, please send us an email with the names and professional discipline of each additional team member along with your Identification Number. We will forward you an addendum for those additional team members to sign and include in your Submission Forms when you submit your entry.

37) Do I need to send a copy of my payment and registration form, or is that requisite only for those paying via check/money order?

Registered entrants do not need to mail us a copy of their payment. Regardless of the method of payment, the registration form must be printed out, signed by all team members and included with the final submission. Note: Registered student entrants must also submit a copy of their valid student identification with the final submission.

38) Can you supply floor plans of existing trailer homes at competition site?

We are unable to provide this information. Floor plans of trailer homes may be obtained from trailer manufacturers.

39) I wanted to know if there was any way possible a group of architecture students who will be attending summer school classes could submit in late July or maybe middle of July. I noticed on the website that the Final submission deadline is July 1st. I really want the students to get the most of the competition and what its purpose is intended, but I feel like a month's time is not sufficient enough. I know that it must be a lot to ask, but I really think this would set up a great class and bring a lot of ideas to your competition.

The competition program may be used as an exercise in any academic setting extending the work period, as you deem necessary. You will need to complete the registration process to receive the base documents and background files.

However, the calendar for the competition is set. Entries are due on July 1, 2005. Late entries will be disqualified. Judging will take place in early July and Finalists will be announced publicly at the beginning of September. All of the entries will be posted to the website with the announcement of the Finalists.

40) We are an international architecture firm taking advantage of your printing service. If we send the required CD, should we schedule more time for you to print the documents so that our submission arrives before July 1, 2005? If this is the case, how many days do you need for the printing?

Adequate time for printing and mounting has been scheduled between the submission deadline and the judging. The deadline for all entries is July 1, 2005 before 5pm.

41) We want to register but there are eight of us and only six entrants are allowed on the form. What should we do about that?

SEE QUESTION 36.

For the period ending March 31, 2005

- 42) We are both non-us citizens, but live in New York City. Could we still register as international attendants to take advantage of the included printing and mounting service?**

The service of printing and mounting is provided for international entrants whose entries must pass US Customs.

- 43) Do you expect any proposals from the competitors regarding the infrastructure of the proposed design? (E.g. waste water line plans, electricity, sewer lines beneath the surface of the site)**

EarthCraft House® defines the following areas for consideration: site planning, building envelope and systems, lighting and appliances, resource design and building materials, waste management, indoor air quality, indoor and outdoor water management, construction and user operations. A map showing public utilities for the Sunrise neighborhood from the Charlottesville Department of Public Works is posted on the download page.

- 44) I just read about the competition through c2c-home website. As one of the participants of c2c-home competition, will you consider a discount for c2c-home participants?**

Discounts are provided for students only.

- 45) Could you please clarify the actual building setbacks? Will the 20 ft. min. front yardage in Division 2 Section 34-457 of Article IV in the Zoning ordinance be enforced? Overall, how important is it to adhere to the zoning ordinances. Will deviation be grounds for disqualification?**

Please refer to Article V. Planned Unit Development Districts Division 2. Development Standards Sec. 34-501 Context (b).

- 46) Are the square footages listed in the program narrative gross or net?**

When we say a unit is 1200sf, it is the net square footage or total useable square feet.

- 47) The rental units are described as one-story units. So for example, does that mean that it can only be a one-story building or can it be a building with 2 or 3 stories with a one-story unit on each floor?**

The rental units are to be accessible and would ideally have direct entrances from the ground floor. They could be located under any of the other units in a multi-story building.

- 48) The Habitat Homeowners Units are specified to be 1 - 2 stories. Can there be two 1 - 2 story units resulting in a 3 - 4 story building, or are the height limitations of the structures 1 - 2 stories?**

The term story, as indicated in the program, refers to the unit type and not building height.

- 49) **What is the minimum frequency of curb cuts allowed along the streets around the competition site for the parking entries? Can individual units have curb cuts for car entry creating multiple cuts along each street surrounding the site?**

It is best traffic engineering practice to keep the number of curb cuts on any given street to the minimum possible. There is no guidance in the zoning ordinance regarding curb cuts. Minimum curb cuts on Carlton Avenue would allow for maximum curbside parking. However, the number of curb cuts should be looked at in a comprehensive manner.

- 50) **Is the one Sanborn the only available? It shows tons of detail of downtown, but very little info of immediately adjacent lots. I would be led to believe there is nothing around, and the streets just dissolve. Please help clarify?**

Sanborn Fire Insurance maps were created starting in the 1870s until the 1950s. The 1920 Sanborn provided was selected because it shows the site and surrounding context. In 1920, the area we are concerned with was rural.

- 51) **Regarding the 1106 Carlton building, can the Habitat, etc. buildings encroach on this building? How much space needs to remain surrounding 1106 Carlton? Can this be used in the plan or is it a privately owned building? The plot surrounding 1106 Carlton is not shaded, does that mean it is free to use?**

The land surrounding the 1106 Carlton Building is included in the development and can be used for new construction. Please refer to [Article V. Planned Unit Development Districts Division 2. Development Standards Sec. 34-501 Context \(b\) \(1\)](#) for suggested setbacks.

For the period ending April 7, 2005

- 54) **Is it necessary for professional submissions to have a registered architect on the team?**

It is not necessary for any team to have a registered architect included.

- 55) **While we will present our final design in feet, we have converted the Auto-CAD file you sent into metric measurements in order to develop our design. Since we are unable to survey the site, we would like to be sure that our conversions are accurate as this plan is the foundation upon which we build our design. Is it possible for you to revise this plan and tell us if it is accurate?**

In a CAD program, a drawing is scale-less or a 1:1 scale. You can manually choose what will be your unit, meters or feet, in the CAD program. When you print out or format your plan you should have it scaled to the required 1 inch = 30 feet (30 feet ~ 9.14 meters). The final submission drawings must be in US inches = feet.

- 56) **While it included the constructions themselves, the Auto-CAD file did not include the areas around the constructions to remain which are not to be modified, while the Photoshop file did. Is it possible for you to add these areas into our Auto-CAD file or are we to use the Photoshop file as a guide and do it ourselves?**

Please use the .PDF document as a guide and transfer the information you need.

- 57) **We would like to be clear on the differences between the affordable Habitat homeowner units, affordable Habitat rental units, affordable condominiums and the market rate condominiums. Beyond the economic conditions behind each class of housing are there other architectural differences, outside of differences in square footage that would differentiate the standards used for designing each class of housing. For example: Should the market rate condominiums have a common space common only to those units? Could they have small yards that the affordable units would not have? We would like to understand more specifically the architectural ways in which the different classes of housing differ. Or, if these specific differences are open to our interpretation, we would like to be sure of that.**
These specific differences are open to your interpretation.
- 58) **As an international student, can I send my entry in printed form and not mounted but get registered as a regular student entrant?**
Just the two options are offered: You may either ship boards that are printed and mounted or have the boards printed and mounted here.
- 59) **Will there be a separate jury or marking of student and professional entries?**
There will not be a separate jury for student and professional entries. All of the entries will be judged together by the one jury.
- 60) **Has the site been rezoned for mixed use (PUD)? Or do we have to adhere to the existing lot lines and zoning on the map you sent us? It would be nice to rearrange eliminating residual space but would be difficult to do with the setbacks on each lot. Also, should we call the city to find out height restrictions and like information?**
Habitat for Humanity of Greater Charlottesville will be applying for rezoning as a PUD. You should only acknowledge those areas that are not included in the site as well as the half timbered house, which is designated to remain on the site. See the [Planned Unit Development Ordinance Division 2 Section 34-500 to 34-501](#) include in the download kit for information on height restrictions.
- 61) **Are separate laundry facilities required for the affordable housing units and if so how many machines should they accommodate, or should space be provided within each unit, including rental units for washer/dryers?**
Every unit should have its own washer and dryer.
- 62) **What provisions for trash storage should be provided?**
It is up to the designer to decide whether there is a large receptacle for the entire development or different smaller receptacles for various building types and/or clusters.
- 63) **How many bathrooms should be provided for each unit type?**
There should be a minimum of one bathroom for a one bedroom unit. For a two bedroom unit there should be a minimum of one and a half bathrooms. For a three bedroom unit there should be a minimum of two bathrooms.

- 64) How many parking spaces should be dedicated for the commercial component of the competition and are these in addition to the 90 spaces mentioned in the program?**

The parking requirement was calculated at 1.25 cars per unit. This allows one space per unit plus a number of spaces for visitors and commercial use. Curbside parking along both sides of Carlton Avenue can also be used for extra parking over the 90 spaces designated for housing, commercial and visitor parking.

- 65) Are contractors to build the market rate units? And if so does this require that the market rate and affordable (to be built by volunteers) units be separate from one another or is it reasonable to assume that volunteers can build affordable units that are attached to the market rate units?**

The issue of how the units will be constructed, either by paid contractor or volunteer, should be explored by the registered entrant.

- 66) Can the 2 or 3 parking spaces currently being used in front of the timber house be counted toward the 90 count for on site parking?**

On street parking should not be counted as part of the 90 required parking spaces.

- 67) I see that your latest FAQ posting dated through March 31st does not include questions from the first site visit on March 26th. Will you be issuing any site visit summaries/lists of relevant questions, etc?**

All questions from Site Tour 1 on March 26th were posted in the March 31st Q+A.

- 68) Will you send me any certification letter supporting my participation in the competition? I might need it for future job opportunities.**

Please use the email registration confirmation as proof of your participation.

For the period ending April 9, 2005

- 69) We have a question about the new topographic map with the tree survey layer. How are we supposed to consider these trees? Are they treated as some kind of natural preservation or is this meant just as information about the typical species to be used in our program suggestions?**

The tree survey was provided for information about existing plants on the site. We are looking for your recommendations about their preservation or replacement.

- 70) We have a dilemma with the private road which crosses the trailer park: can we ignore it completely or is it somehow important for the site?**

Internal site circulation should be configured specifically for your proposed scheme.

- 71) In the Program Requirements Section, there is an "On-site Parking" requirement of 90 spaces; however the Program Narrative states, "Curbside parking, sufficient for commercial uses, may be added along both sides of Carlton Avenue." Are the 90 on-site spaces meant to be in addition to whatever parking we provide along Carlton?**

The 90 required spaces must be located on-site. Street parking is in addition to the required parking and should not be included in the parking count.

- 72) I'm wondering if there are any height restrictions on the buildings at this area and also like to know the maximum stories that could be built.**
Height restrictions as described in the PUD Ordinance are noted on the .PDF file Topographic Map of Site. Please refer to Article V. Planned Unit Development Districts Division 2. Development Standards Sec. 34-501 Context (a)(1) and (2) for a detailed written description of height restrictions on the site.
- 73) For the market rate housing, are 18 of the 2 bedroom and 18 of the 3 bedroom the minimum number of units?**
The total required affordable and market rate housing units cannot exceed 72 units. It is up to the designer to determine if he/she wants to supply the minimum required affordable housing units in order to increase the total market rate housing units.
- 74) The program requirements of 90 cars does not meet zoning code requirements. I.e. (1 car per 72 dwellings = 72 spaces) + (3.5 spaces/1000 GLA for 10,000 SF commercial = 35 spaces) or total of 107 spaces. Has the 90 spaces been predetermined to meet the allowable exceptions by cooperative uses, bus stop access, bicycle lockers, and van parking space?**
The 90 spaces have been predetermined to meet the allowable exceptions by cooperative uses, bus stop access, bicycle lockers, and van parking spaces.
- 75) Do the handicap parking spaces have to serve the various mixed uses in PUD? I.e. Commercial parking of 35 cars requires 2 handicap spaces. The 8 handicap accessible 600 SF dwellings require 8 spaces. Each building would have its own requirement in this arrangement.**
The handicap parking spaces should serve the various mixed uses stated in the program requirements.
- 76) What defines open space? How is it calculated? Are the front, side, and rear yards of the various buildings plus community open space totaled to meet the open space requirement?**
Please refer to Article V. Planned Unit Development Districts Division 1. Generally Sec. 34-493 Required Open Space for a detailed, written description of required open space on the site. Please refer to Article V. Planned Unit Development Districts Division 1. Development Standards Sec. 34-502 Landscaping for a detailed, written description of required green space on the site.
- 77) Would you be able to indicate the direction of prevailing winds in this particular area?**
In Charlottesville, prevailing winds in the winter are generally from the northwest, prevailing winds in the summer are generally from the southwest. For additional information, you may refer to the National Weather Service telecommunications center website: <http://weather.noaa.gov/weather/current/KCHO>

For the period ending April 22, 2005

- 78) What are the city plans for Midland Street and Nassau on the south and east sides of the property? The right of way is 60ft, but neighboring streets, Vine and Hampton, have curbs that look around 40ft. Since Midland is not a continuous street, can we assume that the city will allow parking in the right of way? The developers could ask the city to narrow the street or allow the excess land to be purchased. Narrow smart growth streets reduce traffic speeds and safety.**

This is an issue that would be addressed through the PUD process. As this is an ideas competition, the designer is free to make a proposal for street parking.

- 79) What are the plans for 1106 Carlton? Does its use as residential or commercial count into the development plans?**

Habitat currently plans to maintain 1106 Carlton Avenue as a residential duplex.

- 80) Can curbside parking count as part of the required parking using permit parking? Perhaps using corner sidewalk bulbouts to create a pedestrian friendly streetscape?**

Curbside parking may not be used to meet the requirement of the 90 on-site parking spaces. If you see an opportunity to create a more pedestrian friendly environment, please propose it.

- 81) It was said somewhere that we must assume the low-income housing will be built by volunteers, even those living on the site currently. Therefore we should design housing simple enough to be built by novices. Having done some building myself, I realize that it is harder to build a three-story building than it is to build a two-story building. Can we propose 3-4 stories even though it is more difficult, dangerous and expensive to build?**

The local Habitat affiliate has experience with volunteer construction up to two stories. Any of the Habitat structures to be built exclusively by volunteer labor can be as high as two-stories in height and may have a basement. However, it is up to the designer to determine how the buildings will be constructed in relation to the constraints of the building height. Refer to Article V. Planned Unit Development Districts Division 2. Section 34-500 to 34-501 included in the download kit for information on height restrictions.

- 82) The problem that I have been having is that when I scale the buildings on the CAD-Compatible (CC) Site Plan and compare those dimensions to the building dimensions indicated on the Roudabush, Gale, and Associates, Inc. (RGA) Site Plan that you provided, I find that they do not match and are in fact out of proportion to the dimensions given on the RGA plan. For example the dimensions for the Timber Frame House on the RGA plan are 33.25' x 33.9'. The scaled dims for the same building on the CC plan are 37.75' x 42.30'. Are the buildings on the CC plan not to be referenced for scale or does this imply that all of the information in the CC plan is out of proportion. I tend to believe it is the latter because when I insert the CC plan over property lines that I laid out based on the coordinates and dims given in the RGA plan, the resulting alignment does not match the proportions between roads, buildings and property lines as indicated on the RGA plan. It would be helpful if the property lines were included in the CC plan.**

According to the surveyor, the .dwg file is the most accurate. On the .dwg file, the buildings were field located and are accurate to within one-quarter inch. The other drawings are accurate to within 10 feet. As this is ideas competition and not for construction, using either drawing file will suffice.

For the period ending April 29, 2005

- 83) Regarding the downloaded .pdf's, could you provide a version that is compatible with older versions of Adobe Illustrator or Photoshop?**
Adobe Systems (telephone number 1-206-675-6304) agrees that a .pdf of any version should be able to be opened in any version of Adobe Illustrator or Photoshop. Another option would be to open the .pdf in Acrobat Reader, save it as an older version and then open it in Adobe Illustrator or Photoshop.
- 84) Can you provide the download .pdf images as .tif files so they can be imported into vector based cad programs?**
The .pdf may be opened in a vector based CAD program by saving it as a .dwg file in Adobe Illustrator.
- 85) I downloaded the Autocad siteplan for the competition...I noticed it was in decimal units...so I convert the drawing to architectural units (feet & inches) and then had to scale the drawing up to match the dimensions on the PDF...but the cad drawing does not match the dimensions on the PDF. So now what? Is the PDF with dimensions accurate or the autocad drawing? Do i get penalized or anything if the drawing isn't accurate to the PDF? Is there any way for you guys to send me a drawing already scaled in feet and inches so I know it is accurate? Looking for a prompt response.**
Please see QUESTION 82 above.
- 86) When determining the edge of the required front setback in all parcels, does one start measuring from the edge of pavement, the closest sidewalk edge or the property line?**
Please refer to Article V. Planned Unit Development Districts Division 2. Section 34-501 (b) (1) – (5).
- 87) Are we correct to assume that each line represents one foot?**
There is a two-foot change in elevation between each contour line on the topographic survey.
- 88) I was looking at the survey map of the site including parcel 84, 85.1, 85.2, 86.1, 86.2 and 86.3. Some are zoned R-2, others B-2 or B-3. The required front setback for these zones varies between 20' and 25'. When determining the setback for the new buildings, do you start measuring from the property line or the edge of pavement? This would make a difference especially on Midland Ave, where the property line lies about 20' behind the dashed edge of pavement.**
Habitat for Humanity will apply for rezoning of the site through the Planned Unit Development process. The relevant sections of the PUD code are included in the competition kit for your information and use. Through the PUD process, the site will be reviewed, not as six separate parcels, but as one contiguous parcel. Please refer to QUESTION 86 above regarding the specific section of the code discussing setback requirements.

For the period ending May 8, 2005

89) Is there a large commercial area near the site or is it small?

The vicinity map in the download kit notes all significant commercial properties adjacent to or near the site. For more detailed information please refer to the Charlottesville Zoning Map:

<http://www.charlottesville.org/default.asp?pageID=66727EFB-3FF0-4BFB-B218-311142E05C48>

90) Is it necessary to have underground parking?

All on-site parking must be at grade, either in open lots or under second story construction.

91) Is it necessary to preserve the mobile homes on the site?

No, it is not necessary to preserve the mobile home units on the site.

92) I am an international student; can you send me the virtual site tour through the mail?

We will notify all registered entrants when the virtual site tour is posted online.

93) Can we mix affordable housing with the market rate housing?

The program requires that a diverse mix of unit types be incorporated on the site. Their configuration must be proposed by your entry.

94) Where is the industry in the city?

The vicinity map in the download kit notes all significant industrial properties adjacent to or near the site. For more detailed information please refer to the Charlottesville Zoning Map: <http://www.charlottesville.org/default.asp?pageID=66727EFB-3FF0-4BFB-B218-311142E05C48>

95) Where can I find aerial photographs of the city?

For the complete set of aerial photographs of Charlottesville please refer to:

<http://www.charlottesville.org/default.asp?Pageid=EC6FE3EB-96CB-40B5-813D-BBE791E9CB4E>

96) Is the 15 percent total community landscape required public or private?

See QUESTION 76. On the issue of ownership please refer to the [Article V. Planned Unit Development Districts Division 1. Generally Sec. 34-494 Ownership of Land; common areas.](#)

97) In the submission requirements, will I need to send a PDF (50 mb) and JPEG format and an A4 size?

A CD containing digital files of the Display Boards must accompany all submissions. Clearly label the CD with the registration Identification Number. Each CD must have .PDF format files (no larger than 50mb per Display Board) of the display boards (include font files for display boards); the display boards in .TIF or .JPG or .PSD format, 24 inches x 36 inches (60cm x 90cm) @ 200dpi; the 250-word written statement in .DOC or .PDF format; an A4 hard copy proof of each display board.

98) Does one need to keep in mind the type of existent birds in the area for placing nests or something?

A list of bird sightings was provided for information about birds seen around the site. We are looking for your recommendations about extending the wildlife habitat through landscape design.

99) Can the street in the middle of the site be demolished?

See QUESTION 70.

100) What exactly are "condominiums"?

In condominium buildings, individuals own apartments rather than a single landlord. Apartments are occupied by residents who either live there full-time or part-time. Condominium ("condo") owners own their individual residential unit, and also have a right to use the common areas in the development, which are owned by the condominium association. The association maintains the property, pays taxes and insurance, and deals with improvements. A condominium owner will usually pay association fees in addition to mortgage payments to support the costs of maintenance and upkeep of the property.

For the period ending May 26, 2005

101) I was confused by the response to Question #73, related to the number of affordable and market-rate units. It appears from the program that the affordable units can be somewhere between 30 and 36 units, while the market-rate units was set at 36 units. Question #73's response seemed to imply that the 6 "floating" units could be either affordable OR market-rate, to be determined by each entrant. Please clarify.

There is to be a maximum of 36 market rate units and a minimum of 30 affordable units, with a maximum total of 72 units. At your discretion, an additional six units may be added and assigned to either the affordable or market rate units.

102) Will the renovated duplex at 1106 Carlton Avenue count toward the total number of housing units on the site? If so, what category would it fall under?

The housing units at 1106 Carlton Avenue do not count toward the total number of housing units on the site.

103) Will Habitat be the property manager for the rental units? If so, will there be space needed for the management office on-site?

Habitat plans to manage the rental units. Space for an on-site management office is not a program requirement.

104) The cost analysis (Sunrise Park Investments and Outcomes) shows different assumptions than the program does, in terms of costs to construct and sales. (For instance, a total of 62 units instead of the stated 66 minimum.) I assume this has to do with conservative budgeting, but can we interpret the program accordingly?

The cost analysis made by Habitat was a first attempt to define the general size and scope of the project. Please follow the URBAN HABITATS program requirements and not Habitats cost analysis for the competition.

105) Is there a Habitat for Humanity Restore or another construction recycling outlet in the area?

The Charlottesville Habitat Store is a retail outlet for new and salvaged building materials. To date, they have been able to divert approximately 160 tons of building materials, as well as some furniture, out of the waste stream and back into the community. All proceeds from the store contribute to the construction of local Habitat for Humanity homes.

106) The term "curbside" parking is unclear to me. Does this mean that 90 degree or angled parking off of the streets cannot be included in the 90 required parking spaces if created by our design?

Curbside parking refers to increased parallel street parking along Carlton Avenue. On street parking may not be included in the requirement of 90 on-site spaces. The manner in which the 90 required on-site, at grade parking spaces are configured (90 degree or angled) is at your discretion.

107) What will happen with the trailers? Are there any plans to salvage parts or will they be sold whole? What about appliances?

The trailers are too old to be relocated to any other trailer park. They will most likely be salvaged for materials and parts, and then recycled to the extent possible.

108) What are the requirements of "staging" the design process? What will happen to current trailer residents during construction?

For the purpose of the competition, the project is to be built in one phase and that residents will be housed temporarily off site during construction.

109) What is the difference between "Condo" and "Townhouse"?

The term condominium defines a type of property ownership. The units are typically on one floor in multi-story buildings. See QUESTION 100. Townhouses are a series of residential units of two or more stories that share common walls with the adjacent units, but stand on individual lots and have private ground floor entrances. Owners have title to the unit and lot that they occupy. The common areas and the building exteriors are owned jointly.

110) Setback from property line (if this is use-specific, please state the explicit uses and setbacks accordingly).

Appropriately scaled commercial uses may be located adjacent to and facing similar existing uses along Carlton Avenue and Rives Street. Refer to [Article V. Planned Unit Development Districts Division 2. Sec. 34-501 Context](#).

111) Height limits (if this is use-specific, please state the explicit uses and setbacks accordingly).

Height regulations as described in the PUD Districts Zoning Ordinance are noted on the Topographic Map of Site. The height limits are left to interpretation on the central portion of the site. Refer to [Article V. Planned Unit Development Districts Division 2. Development Standards Sec. 34-501 Context](#) for a detailed description of height regulations.

112) What are the explicit requirements for fire lanes for commercial properties? Can parking lot access suffice for fire lane purposes?

For the purpose of the competition, parking lot access will be sufficient.

113) I was wondering what shall be seen as the actual boundary of the plot. The on your plans indicated property line or the line of the curb minus pavement. See QUESTION 115 below.

114) It appears from the surveys in the downloads package ('Survey Map' and 'Topographic Map') that the lot associated with #504 Rives St., which is part of the project site, does not extend to the street edge. There is another .pdf file that does show access to Rives St. ('tree survey'). I would assume there would be access to Rives St. but can you please verify?
See QUESTION 115 below.

115) At the southern and eastern side of the plot is about a 16 feet zone between curb and property line. Can that zone be taken in account for the design to determine setbacks or use it to create parking lots/carports for example or is the property line the determining one. If so, who would own the land between property line and pavement?
The property line does sit well back from the existing curb and sidewalk on three sides of the property. For the purpose of the competition, development may extend to the existing curb line. Through the PUD process, Habitat for Humanity will negotiate with the city on the treatment of the development perimeter.

For the period ending June 10, 2005

118) Is there any phasing planned for the project? Would the current residents be relocated while the project is being built?
See QUESTION 108.

119) The portion of the site that extends towards Rives Street appears to touch the sidewalk at Rives Street on the drawing 'Topo Map of Site 1in=20ft.pdf' and not to touch it in drawing 'Survey map of site 1in=40ft.pdf.' Can you clarify the situation for the purposes of the competition?
See QUESTION 115.