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THE GREENBRIER PLANNED UNIT DEVELOPMENT

GENERAL GUIDES AND STANDARDS

The Ervin Company as the developer of Greenbrier has expressed several basic goals for the development and its effects on the City of Chesapeake. Before establishing general guides or standards in Greenbrier, it may be well to redefine these basic goals.

- One: Greenbrier must be economically viable.  
As a private developer, Ervin must work to insure that the Greenbrier development effort is profit making. It cannot be a drain on the Company's assets.
- Two: Greenbrier must be a credit to the Company and the Community. The Ervin Company is concerned with the image Greenbrier conveys to the public because it reflects on the Company and affects its ability to participate successfully not only in the Tidewater market but in markets throughout Virginia and the Southeast.
- Three: Greenbrier should be not only a visual credit to the City but an economic asset as well. Rather than constituting a drain on City services and revenues it is considered of major importance to balance uses and scheduling to eliminate adverse economic effects on the City of Chesapeake.
- Four: The natural environmental assets of Greenbrier should be considered as a basic input to the planning process and should be preserved if at all possible as part of the development effort.

It is not the intention of The Ervin Company to build all or even a majority of the structures that will ultimately make up Greenbrier. Many different builders will be involved in the process. When viewed in this perspective, it becomes most important to provide some type of linking mechanism in the planning of Greenbrier, to preserve its integrity as a planned community.

The Ervin Company plans to utilize several techniques to insure that this coordinated linking mechanism is present:

- One: Unified treatment of major roadway elements in Greenbrier. This unified treatment to include street-side lighting, furniture, signing and landscaping.
- Two: Formation of an Architectural Review Committee to review and approve site and architectural plans for all buildings constructed in Greenbrier, with appropriate design standards developed for each use.

It is not the intention of The Ervin Company to dictate a single architectural style or theme for Greenbrier, rather it is the Company's intention to use the Architectural review process as the means of insuring harmonious visual relationships between individually designed structures and groupings of structures. Particular attention will be devoted to adequate transitioning of sharply distinctive architectural styles.

- Three: Development of an eighteen hole golf course that will form a unifying element for 2/3's of the residential areas developed.
- Four: Development of a unified walkway system, either through the development efforts of The Ervin Company or through requirements placed on individual builder-developers.

and,

- Five: Development of a system of lakes and natural Greenways that will serve as an additional part of the linking system. This system will be maintained by a series of Neighborhood Home Owners Associations (as defined later in these Guides and Standards). The lake system will be developed by The Ervin Company and the natural greenways will be developed jointly by Ervin and the Builder-developer groups.

The intent of the overall plan as presented is to establish three major employment centers in addition to the Volvo Complex. The Industrial and Business Park north of Interstate 64 is the largest of the three. The Battlefield Boulevard Office & Business Center and The Regional Commercial Center are the other employment concentrations. In addition to the three employment centers, four residential villages are planned each containing from 1000 to 1600 units. Each of these villages relate to a core of community service facilities, (religious center, convenience commercial center, day care facilities, school).

Within these villages it is intended to define neighborhoods that, although varying in size up to 300 units, will form place identification for residents. It is also intended to cluster units within the residential neighborhoods. These clusters will vary from 10 to 30 units depending on type of unit but will form a nucleus for residential interaction.

In addition to the linking role defined by Ervin Company actions, the City will also have a major input in the coordination effort. Before any building permit may be issued in Greenbrier for individual buildings or groups of buildings, a Preliminary Subdivision and Land Use Plat and Development Criteria for the section including the permitted uses, must be approved by the Planning Commission and detailed Final Subdivision Plats and Site Plans must be approved by the Planning Department or Planning Commission where designated by ordinance.

A variety of land uses are proposed in the Greenbrier Land Use Plan. In order to clarify the general expectations of the Ervin Company for these use areas, the following definitions are presented:

**Residential Uses:**

... Low - Areas designated as low are planned for a residential density of from 0 to 3 dwelling units per acre. In general, it is expected that these areas will be developed for single family detached units ranging in price from \$35,000 to \$75,000.

- ... Low-Cluster - Areas so designated are planned for a residential density of from 3 to 5 dwelling units per acre. These areas will probably be used for "for-sale" single family attached and detached units. It is likely that the condominium sale approach will be used in some of these areas. Prices are expected to range from \$30,000 to \$60,000.
- ... Low-Medium - Areas designated for this use classification are planned for densities of from 5 to 8 units per acre. In general these areas will be used for attached townhouse units that will be either rented or sold. Sale prices are intended to range from \$30,000 to \$50,000 and rents from \$200 to \$350 per month.
- ... Medium - These areas are planned for residential densities of from 8 to 15 units per acre. As a general rule Medium density areas will be used for garden apartment development with units renting from \$150 to \$225 per month. A few of these areas may be used for condominium development.
- ... High - The areas denoted for this type of residential use are planned for mid-rise (3 to 6 story) apartment or condominium use ranging in density from 15 to 25 units per acre. Sale prices are planned to range from \$25,000 to \$70,000 and rents from \$175 to \$300 per month.

Employment Centers:

- ... Commercial - Areas noted for this use are planned primarily for retail sale related development. Commercial designated areas will range in size from small village convenience shopping areas (2 to 5 acres) to a regional commercial center of over 120 acres. The architectural treatment and design of the village and convenience centers shall be compatible with the surrounding residential areas.

... Business-Office - Areas so designated on the Land Use Plan are planned for a range of uses from office centers to combination office/wholeselling/distribution areas. The particular character of the individual areas will be defined in the Development Criteria for individual sections.

... Industrial - Areas shown for industrial use are planned primarily for rail and heavy truck related manufacturing and wholeselling activities as listed in the M-1 section of the Zoning Ordinance.

Institutional:

... Schools - Areas noted for this use are intended for and are being reserved for public elementary and secondary schools.

... Religious Centers - Areas designated for this use are planned for future churches, synagogues, or other religious use.

... Day Care Center - Sites shown for day care use are planned for pre-school age schools or child care facilities.

Open Space:

... Lakes - This category of open space represents water areas at normal elevations. The majority of these lakes will be excavated to meet on-site drainage needs.

... Golf Course - This use area represents that portion of the Greenbrier tract to be used for the Greenbrier Golf & Tennis Club. This area will be owned and operated as a business by The Ervin Company or its successors. It is planned that access easements will be included paralleling the golf fairways for walking and bike-ways for Greenbrier residents.

... Natural Greenways - Areas designated for this use will be held in perpetuity as common open space accessible to all residents of the Greenbrier community. These areas will ordinarily be dry but during heavy rains or severe storms they will serve for water storage

until the regular lake and drainage system can pick up the extra water flow.

- ... Neighborhood Parks - These areas are planned as smaller open space areas that will be available to all residents of the individual neighborhood affected. Individual builder-developers in all low-cluster, low-medium, medium, and high density areas will be required to provide such park areas.

Utilities:

- ... These areas are owned by the Virginia Electric and Power Company and are used for major electricity transmission lines or substation use. All new distribution wiring in residential and commercial areas shall be underground.

Major Roadways:

- ... This category includes all arterial and major collector roads that will be transversing the Greenbrier development.

Conditional use permits will be necessary when required for all districts in the Zoning Ordinance or as determined by the Director of Planning in cases where such permits are required only in specific districts.

The following <sup>o</sup> <sup>t</sup> ~~ex~~ <sup>er</sup> <sup>p</sup> <sup>s</sup> from the January 18, 1974 letter from The Ervin Company to Milton Perry, Director of Planning, define the structure the Company intends to use for maintaining and developing open space areas in Greenbrier:

Ideally, the Association to which a resident of a community lives should be small. These is so in order that each individual will feel that his Association is responsive to his needs and the character of his particular neighborhood, and that he has a significant voice in its operation. In a large community, the character of neighborhoods vary, often as a result of different markets originally approached by the overall developer. To the extent possible, an Association should serve a community of similar interests.

On the other hand, an Association needs to be large enough that it can own and service the facility or facilities that it was primarily designed to administer, and large enough to provide some economy of size.

Another postulate is that residents should not, unless absolutely necessary, be required to be members of more than one mandatory Association or be assessed more than one maintenance fee.

Based on the above, it is our objective to ask the Planning Commission to sanction the following criteria for structure of the Homeowner's Associations in Greenbrier.

Each resident of a dwelling unit in the residential section of Greenbrier shall be required to be a member of one Association formed to own and administer the common areas within his neighborhood. The developer shall be responsible to propose to the Planning Commission, as each phase of development is in the planning stage, a comprehensive plan for the common areas in the stage being planned. One Association should be proposed for that planning unit. The Planning Commission shall insure that the proposed Association meets the needs of the Homeowners in the planning stage as part of its approval of the overall plan.

As an example, one development might feature a better than usual tennis facility as an amenity. This facility would be the primary expense of the Association for that particular neighborhood, although it might also own parks, lake frontage and walking paths, and purchasers in that community would purchase knowing that their higher assessment would pay for the right to use such facilities. On the other hand, a community in a nearby phase might be established whose Association would only own and maintain the required open spaces and walking paths. The purchase price of these homes and the maintenance assessments would obviously be significantly less, and would be the result of an entirely different marketing approach. It would not be very practical to put these two communities under one large Association.

There are several community services in the Greenbrier residential area that are common to each area and need to be provided for. These are the walking paths and green areas, canal and lake water cleanliness.

In order to understand the proposed plan, a clear distinction between use rights and obligations of maintenance need to be made. It is generally good to equate use rights to maintenance responsibilities, but where there are overriding concerns, this is not necessary. The walking paths throughout the residential area should be generally available to all residents as well as the general public. As a practical matter, exclusion of the general public from these areas would be impractical. In order to insure a continued right of access to these walkways by all residents of Greenbrier, as each phase is platted and placed on record, the developer and the Planning Commission would insure that an agreement was recorded that specifically granted to all residents of the PUD a right of access on those areas designated "walkways" and "common open space" that would appear on the recorded plat. The Planning Commission would not approve a plat for record until the plat had such designations in the locations approved. Maintenance of the walking paths would be the requirement of the specific Association that had jurisdiction in the community in which the paths were built. Of course, the Planning Commission would require that the paths be put in by the developer before plan approval. The common open spaces not accepted by the City as public parks would also be maintained by the appropriate Association.

Each Association would be charged with maintaining the waterfront lying in its jurisdiction. The canals and lakes often will be the dividing line between Associations, therefore, each Association will maintain its water frontage. All Associations bordering a lake (usually two, but maybe in a rare instance, three or more) will be required by an agreement between Associations to share pro-rata the cost of policing the waters and maintenance of the lake banks. This should be a rather minor expense relative to other items in the



Association budgets, and should not cause a problem in administration. Again, such an agreement would be executed between the developers of each side of a canal before the final plans are approved and construction started. This agreement would be then passed on to the Associations formed by the developers.

Each purchaser would be required to either form one or more Associations to administer the common areas using a form of Association provided by us (pre-approved by you) or as you would approve their request; or all residents of the tract that is purchased would be required to be a member of an Association covering that area and other areas that had been approved by you. In other words, if a tract of land were sold too small to conveniently constitute the area for an Association, that developer would have to submit that area to being part of a larger Association. If the tract were large enough, he would have to seek the same approvals as we would had we retained the property.

In due course, we propose to provide the Planning Commission with a form of documentation for the Homeowner's Association that we would prefer to use. Also, we would provide the Commission with a form that would be acceptable to the FHA and VA. On any contract of sale for a tract, we would specify that the purchaser's Association must be one or the other unless the Planning Commission permits another form. We would also propose to provide you with a form of easement agreement for the common open spaces mentioned above and an agreement respecting lake and canal maintenance.

Within Greenbrier, site design shall provide for efficient, safe, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside of buildings to intended uses and structural features and the following general guidelines shall apply:

1. Streets, drives and parking and service areas shall provide safe and convenient access to dwelling units and project facilities, and for service and emergency

vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the development on minor streets, nor occupy more land than is required to provide access as indicated, nor create unnecessary fragmentation of the development. In general, block size shall be the maximum consistent with the use and shape of the site and the convenience and safety of the occupants.

2. Vehicular access to streets: Greenbrier vehicular access to off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which will minimize marginal traffic friction and promote free, safe flow of traffic on streets without excessive interruptions from driveways and entrances to parking areas.
3. Pedestrian access; vehicular use of walkways: Walkways shall be provided forming a logical, safe and convenient system for pedestrian access to all dwelling units and project facilities and to principal off-site pedestrian destinations. Maximum horizontal distance for occupant pedestrian travel from parking spaces and from areas for deliveries and trash and garbage service shall not exceed 150 feet to the nearest entrance of the residential structure involved, or to a covered or enclosed walkway leading to the entrance. Where walkways are likely to be used by substantial numbers of children as play areas or as routes to school or other destinations, they shall be so located and safeguarded as to minimize contacts with normal automotive traffic. Street crossings shall be held to a minimum on such walkways, located and designed as to provide pedestrian safety, and appropriately marked and otherwise safeguarded. Pedestrian ways appropriately located, designed and constructed may be combined with other easements and used by emergency service, or special purpose vehicles, but shall not be used by other automotive vehicles.
4. Protection of visibility - traffic and pedestrians: No substantial impediment to visibility between the heights of 30 inches and 8 feet shall be allowed

to be created or maintained which would obscure mutual visibility of drivers approaching the intersection of any streets within Greenbrier or the intersection of any driveway or vehicular entrance or exit from any parking area with any street within the planned development, within triangular areas described as follows: Beginning at the intersection of the edges of the driving surface (as projected if corners are rounded) thence 25 feet along both intersecting edges, and thence along a line connecting these points. Where there is pedestrian access to streets, either in the form of pedestrian ways or across yards or other open space where there is no barrier to pedestrian access to such streets (and particularly where there is no barrier to access by children) there shall be no substantial impediment to visibility between the heights of 30 inches and 8 feet within such areas as seems required in the circumstances of the case.

Density:

Density is the relationship of a given number of people to a measurement of ground area. Preliminary Subdivision and Land Use Plats and Development Criteria shall demonstrate that with respect to any use within Greenbrier that open space, recreation space, parking, loading and service areas are appropriately located, scaled and distributed in relation to building sites; but this provision is not intended to require that such spaces and areas be included in their entirety within building sites as identified.

Recreation Space:

Recreation space is open space for both passive and active recreation and available to residents of Greenbrier. Passive recreation areas include outdoor sitting areas, with design and location varying from sundecks, balconies or roof gardens to shaded areas along walkways or paved areas overlooking pleasant views. Active recreation areas can include pedestrian ways so located or landscaped as to invite strolling or jogging, tennis courts, swimming and boating areas, shuffleboard courts, bike paths, playlots, playgrounds, and playfields. Areas for both passive and active recreation space shall be provided in size, location and number appropriate to the needs of the residents and the location of residential structures.

1. Location of recreation space in relation to dwellings: Insofar as is reasonably practicable, recreational areas intended for general use and for pedestrian access shall be so located as to be accessible from dwelling units without crossing streets, or with a minimum of street crossings, and walkways and recreational areas shall form an interconnected system, serving also accessways to schools, churches, other probable major pedestrian destinations, and the recreational and walkway system shall be oriented away from exposure to automotive traffic.

Parking:

Parking space sufficient for residents and guests, and for storage of residents' boat trailers and other vehicles, shall be provided. Parking spaces shall be provided off-street, shall be available to occupants without time limits, and shall be so located that maximum horizontal distance for pedestrians travel from an occupant automobile parking space to the nearest entrance of the residential structure involved, or to a covered walkway leading to the entrance, shall not exceed 150 feet. The number and design standards for parking shall be in accord with those required by the Chesapeake Zoning Ordinance.

The following table summarizes minimum open space requirements for different use areas in Greenbrier and defines the methods of computation of each category of open space required:

<u>Use</u>	<u>Max Building<sup>1</sup> Coverage</u>	<u>Max. Building<sup>2</sup> &amp; Parking Coverage</u>	<u>Min. Common<sup>3</sup> Open Space</u>
. Residential			
. Low	-	-	-
. Low-Cluster	20%	45%	7%
. Low-Medium	25%	48%	10%
. Medium	30%	52%	12%
. High	35%	58%	15%
. Employment Centers			
. Commercial	45%	80%	
. Office	45%	80%	
. Wholesale/ Distribution	50%	85%	
. Industrial	50%	85%	

- (1) Maximum Building Coverage - percent of lot area that may be covered by structures.
- (2) Maximum Building & Parking Coverage - percent of lot area that may be covered by building or vehicular-related paving.
- (3) Minimum Common Open Space - total lot area that must remain in non-vehicular open space that is available to all residents of the neighborhood for use.

Creditable open space shall account for 15.8% of the total acreage of the Greenbrier Planned Unit Development devoted to residentially related uses. Natural Greenways, Neighborhood Parks, and those portions of school sites dedicated to the City of Chesapeake shall receive 100% credit. Acreage devoted to lakes and the Greenbrier Golf and Tennis Club shall be credited at 50%.

These General Guides and Standards and the basic statement of intent for the Greenbrier New Town as expressed in this paper, constitute a broad development policy to be followed in the course of planning design and construction. These Guidelines will be refined as development proceeds and will be detailed as individual sections are planned and development criteria are written.

Submitted by:

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Approved by:

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