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February 1, 2006

VIA HAND DELIVERY

Members of the Board of Supervisors
Albemarle County
401 McIntire Road
Charlottesville, VA 22902

Re: February 8 North Pointe Work Session

Dear Members of the Board of Supervisors:

On behalf of our client Great Eastern Management Company, I would like to thank each of you for the thoughtful comments you shared with us at the January 4th work session on the North Pointe project. We look forward to continuing this discussion at the final work session on February 8th, and I have enclosed several items that you requested for that meeting as well as several others that I hope will be of interest to you. They are as follows:

1. A "blackline" version of the proffers, reflecting all of the changes since the draft of October, 2004.
2. A summary of the changes to the proffers since October, 2004, as the blackline is somewhat difficult to read.
3. A comprehensive summary of all of the proffers (not just the changes since 2004).
4. Two color exhibits showing the various phases of Road Improvements. Exhibit A shows one option for the order in which the Road Improvements will be constructed, and Exhibit B shows an alternative.
5. An exhibit demonstrating the line of sight from vehicles traveling on Route 29 north looking into North Pointe to address the issue of the 25-foot buffer area along the Entrance Corridor.
6. A "cut sheet" or "section" exhibit showing the views along the library block.

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7. A color exhibit demonstrating the issue regarding the design of the library block. This is a side-by-side comparison of how the block is shown on the Application Plan and how the staff would prefer that it be designed.

8. An exhibit showing a hand-drawn sketch of a portion of the project that was the consensus design reached by the Board-appointed ad-hoc committee in 2004. Above this sketch is a portion of the North Pointe plans from January, 2004. This exhibit demonstrates the evolution of the project's design. The current design (shown on Sheet B of the Application Plan) closely tracks that agreed to by the committee.

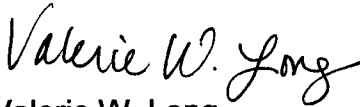
9. A spreadsheet with data regarding projected retail space demand. While it had been our understanding that the Board has previously decided to allow the market forces to play out on this issue, we have nevertheless included this information in the hopes that it would be helpful to the Board. Please keep in mind that this data does not include the retail space that would be necessary to capture the sales "leakage" that currently goes to other jurisdictions such as Richmond and northern Virginia.

To follow up on several items from the January 4th work session, the applicant participated in a meeting on Monday, January 30th at VDOT with VDOT representatives, Mark Graham and a representative of the University of Virginia Foundation to discuss the various issues regarding road improvements to Route 29. It did not appear to the applicant that VDOT shares staff's concerns for the issue of a temporary situation where there is a change in the number of lanes along the southbound lanes. In addition, VDOT is looking into whether it can provide the Applicant with a letter confirming that the right of way can be used for construction improvements.

Finally, the current draft of the special use permit conditions includes an overlot grading plan requirement. The Applicant is agreeable to such a condition generally, but feels strongly that the terms of the condition should mirror those which were agreed to with the Blue Ridge Homebuilders, rather than the terms of the current draft condition.

Should any of you have any questions or comments regarding the enclosed materials or any other aspect of the North Pointe project, please do not hesitate to contact me at any time at 977-2545 (work) or 293-8407 (home). I sincerely appreciate your thoughtful consideration of these materials, and will look forward to a productive discussion on February 8th.

Sincerely,


Valerie W. Long

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Enclosures

cc: Great Eastern Management Company

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