

BROOKHILL NEIGHBORHOOD MODEL

ZONING MAP AMENDMENT PREFACE TO APPLICATION

June 15, 2015

Revised: August 1, 2016

I. VISION

Brookhill is a proposed community based upon the principles of Albemarle County's Neighborhood Model. Located in the Northern Growth Area of Albemarle County, Brookhill's planned residential community will emanate from a vibrant village town center while preserving over 100 acres of natural, open space. Miles of trails, sidewalks, and bike paths will foster walkability and a neighborhood-friendly atmosphere throughout. Brookhill's well-designed greenway system, parks, pedestrian-scaled, and interconnected roads will create an attractive and yet calming land and streetscape consistent with the fostering of a pedestrian experience and neighborhood-friendly atmosphere.

The community is named for the historic Brookhill Plantation, an early 19th century working plantation. The surviving manor house, which dates to the early 1800's will be preserved and fully integrated as part of the new community.

The Brookhill town center will feature coexisting, residential and commercial uses. A central element of the small town center will be a community space to include a pool, meeting areas, and a linear park. Retail and mixed use buildings will overlook these amenities, creating a lively, urban area where the neighbors and visitors may gather for social activities.

The land surrounding the town center will be developed at a Neighborhood Residential Density, consistent with the adjacent neighborhoods in this part of the County's designated Growth Area, and in accordance with the County's vision for the area. The community's design will be sensitive to the existing topography of the entire landscape. A community of interconnecting, smaller neighborhoods Brookhill's design respects the natural terrain of the property. Many of the home sites will overlook green spaces, which will be treated as amenities, and the careful planning and design of Brookhill will preserve the stream corridors and environmentally sensitive areas within the property.

A variety of types of residential housing within Brookhill will create a neighborhood that is blended together through careful planning and thoughtful architecture. Affordable housing shall be provided within Brookhill, consistent with the Albemarle County guidelines and requirements.

II. Consistency with the Comprehensive Plan and Places29

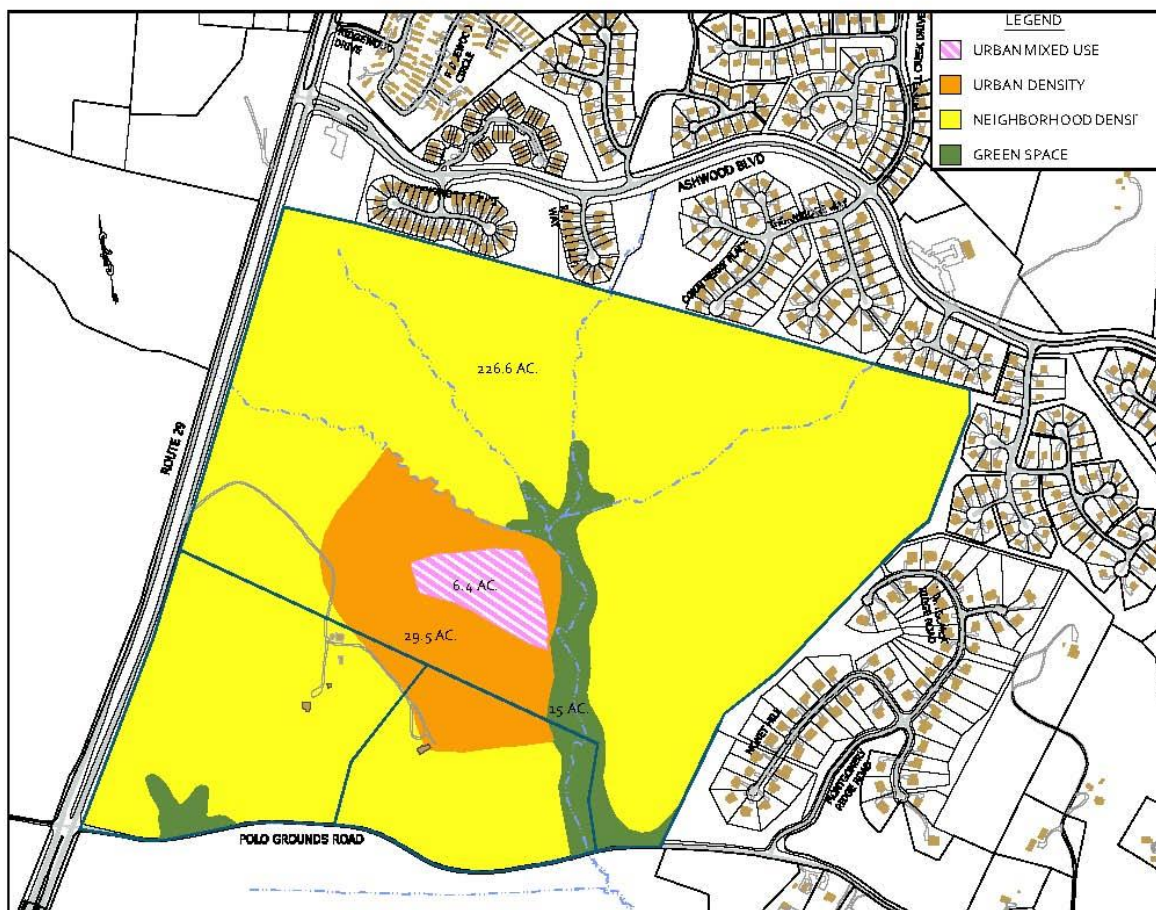
The Places29 Master Plan is a master plan that was approved and adopted by the Albemarle Board of Supervisors to become a part of the Comprehensive Plan for the Northern portion of the Growth Area of the County. Within the Places29 Master Plan, guiding principles are given for the development of the properties within this Northern Growth Area. Figure 1, below shows the Future Land Use on the Brookhill property, as contemplated in the Places29 Master Plan. The majority of the property is proposed as Neighborhood Density, as shown in yellow, and the Neighborhood Density recommendation accounts for the majority of the property. A small Urban Mixed Use center is recommended by the Places29 Master Plan, surrounded by an Urban Density district. These areas are shown in the cross-hatched red/white and in the orange colors, respectively. The Urban Mixed Use center recommended on the Places29 Master Plan is approximately 6.4 acres and the Urban Density

district is approximately 29.5 acres. Figure 7 in the COD Appendix shows the land use designations proposed by this Application, and below is a comparison of the land uses recommended in the Places29 Master Plan and those proposed by this Application. The Brookhill proposed land use make up is consistent with the land use make up recommended by the Places29 Master Plan.

Table 1: Land Plan and Acreage Comparison

Land Plans	LAND USE DISTRICTS			
	Neighborhood Density	Urban Density	Urban Mixed Use (in Centers)	Greenway
PLACES29 MASTER PLAN	226.6 Acres	28.3 Acres	6.4 Acres	15.0 Acres
BROOKHILL REZONING PLAN	175.8 Acres	36.1 Acres	12.0 Acres	53.6 Acres

Figure 1: Brookhill Comprehensive Plan



The Places29 Master Plan also emphasizes the guiding principles of the Neighborhood Model, which are also evident throughout the design of Brookhill.

The Places29 Master Plan lists a number of transportation improvement recommendations for the Northern Growth Area. The primary road improvements include upgrades to the Route 29 corridor and improvements to a network of parallel roads including Berkmar Drive, Meadow Creek Parkway, and Hillsdale. With these improvements now under construction, the necessary transportation improvements as recommended in the Places29 Master Plan have been addressed.

The Places29 Master Plan also recommends a local neighborhood collector road to be constructed through the Brookhill property, connecting Polo Grounds Road to Ashwood Boulevard. This recommendation is also addressed in the road network design for Brookhill, as shown the Application Plan.

Transit, pedestrian, and bicycle connections are important aspects of the Places29 Master Plan. The Brookhill design has included these principles in the design of the overall pedestrian and transportation network. As noted in the transportation section of the Code of Development, a bus shelter shall be incorporated into the town center for a future transit stop. Sidewalks shall be included along the streets, and dedicated bicycle lanes shall be incorporated in the design of the collector roads through the neighborhood. Pedestrian trails and multi-purpose trails are also designed throughout the Greenway areas and open space, connecting neighborhoods together and providing a pedestrian connection to the town center and its amenities. These trails are consistent with the trails recommendation in the Places29 Master Plan.

III. Compliance with the Neighborhood Model District Principles

1. Pedestrian Orientation

The vision for Brookhill has been to promote an enhanced pedestrian experience throughout the community. From inviting streetscapes to interconnecting trails and sidewalks, Brookhill has been carefully planned to promote the pedestrian and the bicyclist experience.

2. Neighborhood Friendly Streets and Paths

Travelways designed for both the pedestrian and bicyclist, as well as vehicles will provide a neighborhood-friendly and sensitive atmosphere. Connector roads through the community will feature dedicated lanes for bicyclists, and the portions of the connector roads within the town center will have on-street parking to provide additional buffering between the pedestrian from the travelways. Streets and travelways shall have sidewalks and street trees. In addition, pedestrian trails and pathways will link the neighborhoods within the Brookhill property together, helping to creating a pedestrian network throughout the community where pedestrians are prioritized and protected.

3. Interconnected Streets and Transportation Network

The Brookhill vision places a strong emphasis on interconnectivity, while at the same time respecting the terrain and environmentally sensitive areas. Connections to Polo Grounds Road, Route 29, and Ashwood Boulevard shall be the main access points in and out of the property. Brookhill will also connect to the existing Montgomery Ridge neighborhood with a vehicular and pedestrian connection. The neighborhood streets within the community have been designed to accommodate all modes of transportation, to direct traffic onto the local collector roads, and to minimize dead end streets.

4. Parks and Open Space

Over one-third of the Brookhill property shall be dedicated to open, Green Space. Within this greenway system, upland parks, linear parks, schools, and pocket parks will provide outdoor amenities and recreational areas that are within an easy walking distance to all residents in the community.

5. Neighborhood Centers

Brookhill envisions a town center within the Urban Mixed-Use block of the community. This area is designed to allow higher density residential and non-residential uses to create a lively, village center. Neighborhood retail services, live/work opportunities, community spaces, recreational amenities, and central gathering areas will co-exist within the town center, creating a sense of place and a well-defined neighborhood center.

6. Buildings and Spaces of Human Scale

The Brookhill Code of Development establishes development guidelines in each of the land use districts to create a spatial enclosure along the streetscape that fosters the pedestrian experience and yet remains proportional to the proposed densities in each of the land use blocks. Tighter spatial enclosures within the town center create a more vibrant pedestrian environment, while the blocks designated for lower levels of density shall be more spacious and open.

7. Relegated Parking

The Brookhill Code of Development also establishes development guidelines for relegated parking. These guidelines will help create attractive streetscapes that enhance the pedestrian experience.

8. Mixture of Uses

Brookhill has been planned and designed to create a neighborhood that not only will promote a variety and mixture of uses, it will embrace the blending of uses together through an emphasis on compatible architecture. The Code of Development allows for a variety of residential and non-residential uses. Within the town center, the non-residential uses will co-exist with the residential uses to create a vibrant village center. Moving away from the town center, the uses will transition to a predominately neighborhood residential use -- yet with a mixture of housing types.

9. Mixture of Housing Types and Affordability

The Brookhill Code of Development specifies a range of allowable housing types within the neighborhood. This mixture of housing will provide a community that will offer many different options for housing. In addition, 15% affordable housing will be achieved, as stated in the proffers.

10. Redevelopment

Does not apply to this Rezoning Application.

11. Site Planning that Respects the Terrain

The design of Brookhill respects the natural topography of the site. All the natural stream corridors and preserved steep slopes have been avoided, except for critical locations for roadway crossings to allow interconnectivity. Land planning and the street network follows the varying topography. Over 100 acres of Green Space has also been created, encompassing and enhancing the significant natural features on the property.

12. Clear Boundaries with the Rural Areas

The Brookhill property is located within the Albemarle County designated Growth Area. The development of this property is consistent with the County's Comprehensive Plan and strategies for development. Buffers along the property will create a distinctive boundary between Brookhill, and the rural areas, located across Polo Grounds Road and Route 29.

IV. Development Impacts

As stated above, Brookhill is located within the Albemarle County growth area, and the property is designated for Residential Neighborhood and Urban development. The property is also located within the jurisdictional area for County water and sewer service. The existing 18" waterline along Route 29 will provide water and fire flow protection to accommodate the proposed density of uses. As part of the creation of the Forest Lakes neighborhood, north of the Brookhill property, sanitary sewer was extended through Brookhill, and the sewer was sized appropriately for Brookhill's future development. The existing water and sanitary sewer utilities are adequately sized to accommodate the proposed Brookhill development.

A Traffic Impact Analysis report is included with the ZMA Application for Brookhill. The report includes the analysis and distribution of the traffic generated from the Brookhill development. The report also outlines the proposed roadway improvements to mitigate the traffic impacts from the fully-completed development and improve the overall flow of traffic. These improvements include upgrades to the intersection of Polo Grounds Road and Route 29, improvements along Polo Grounds Road adjacent to Brookhill, a connector road and connection to Ashwood Boulevard, and a connection to Route 29. See the "Traffic Impact Analysis for Brookhill Neighborhood" document for more information.

Over 100 acres of natural open space area is included in Brookhill, adding to the overall public open space within Albemarle County. Floodplain, streams, wetlands, and steep slopes are included in the open space area that is being protected as part of the design for Brookhill. This open space will be enhanced with pedestrian and multi-purpose trails throughout the area, and will be a public amenity for the community. The upland park and trailhead will give members of the general public access to the multi-purpose trail, which will extend south for a future connection to the Rivanna Trailway system, creating a trailway network which may extend from Brookhill to downtown Charlottesville.

Proffers are included with the Brookhill ZMA Application to offset other impacts of the development, including Schools, Fire Rescue, and other County services.

V. Conclusion

The realization of the Brookhill community will provide the County a quality residential neighborhood for the anticipated, future growth in the area. The property is located in an area that is currently served by public infrastructure which can fully accommodate the envisioned uses within Brookhill. Brookhill's mixture of housing, neighborhood service town center, housing affordability, interconnected transportation system, preservation of open space, and other public improvements, create a neighborhood consistent with the County's Comprehensive Plan and Places29 Master Plan for the area and is therefore, far much more beneficial to the County than the by-right residential development of the property.