

SP201800011: The Regents School of Charlottesville – Reservoir Road

Attachment 10 – Staff Analysis of Neighborhood Model Principles

Pedestrian Orientation	Sidewalks and crosswalks are shown within the proposed private school campus. Street trees are shown along the improved edge of Reservoir Road along the majority of the front property line. A pedestrian interparcel connection is proposed with the adjoining property to the east (Trinity Presbyterian Church) to facilitate shared parking (subject to future agreement). <i>Principle is met.</i>
Mixture of Uses	The proposed use is a private school. The future land use designation is Neighborhood Density Residential, which primarily calls for Residential uses (at a density of 3-6 units/acre), and which supports private schools as a secondary use. The future land use plan does not call for mixed uses in this location. <i>Principle is partially met, as this proposal would result in a school being located in a residential area. However, this principle is not fully applicable to this proposal or location.</i>
Neighborhood Centers	The proposed project is a private school, which does not appear to have any direct association with, or impact (positive or negative) on, the recommended future Centers. The applicants stated during the community meeting (8/30/2018) that they intend to rent the gymnasium, athletic field, and/or possibly other facilities to community groups or other organizations, potentially to include providing use of facilities at reduced costs or for no cost. If any such rental/use is allowed, the private school would serve some community purpose beyond its main intended use (private school). But even this extended use would not establish the private school as a “neighborhood center” as defined in the Master Plan. <i>Principle is not immediately applicable.</i>
Mixture of Housing Types and Affordability	This principle is not immediately applicable – the proposed project is a private school and no dwelling units are proposed. <i>Principle is not applicable.</i>
Interconnected Streets and Transportation Networks	The applicants stated during the community meeting (8/30/2018) their intention to provide a future pedestrian interparcel connection to Trinity Presbyterian Church, which adjoins the subject properties to the east. This proposed pedestrian connection is shown on Sheet C6 of the Concept Plan (which is denoted as being “For Illustrative Purposes Only”). A vehicular interparcel connection does not seem critically important in this location, and the existing conditions (most notably topography) result in such a connection having relatively low feasibility. <i>Principle is partially met.</i>
Multi-modal Transportation Opportunities	This private school proposal includes school bus services. Bicycle racks on the site should be provided in order to support and advance the use of alternative transportation modes. Staff acknowledges the comment response letter which states that “the inclusion of bike racks on the site may be explored during site plan.”

	<i>Principle is partially met.</i>
Parks, Recreational Amenities, and Open Space	Staff acknowledges the “Undeveloped Residue” area proposed for approximately 31% of the site (or approximately 6 acres). This area would include all of the lands designated for “Parks and Green Systems” future land use, plus some additional areas. Staff further acknowledges the proposed five (5) foot minimum setback from the edge of the “Undeveloped Residue” area, which will provide an additional grading buffer to help protect trees and other resources within the “Undeveloped Residue.” Additionally, the proposal includes recreational amenities such as a lighted ball field, a school green, and courtyards between school buildings. <i>Principle is met.</i>
Buildings and Space of Human Scale	Staff acknowledges that increasing the spatial enclosure and architectural presence along Reservoir Road (by increasing the building elevation or utilizing a higher finished floor elevation) would result in increased impacts to the Interstate 64 Entrance Corridor. Additionally, the proposal does not represent a development that is overwhelming in scale or appearance. <i>Principle is partially met.</i>
Relegated Parking	The Illustrative Plan and Concept Plan do not show any parking between primary buildings and the public right of way. <i>Principle is met.</i>
Redevelopment	The subject property is currently undeveloped. <i>Principle is not applicable.</i>
Respecting Terrain and Careful Grading and Re-grading of Terrain	Staff has previously expressed concerns about the extensive proposed cut and fill operations that would create an unnaturally large plateau of relatively flat ground (or a “pad”) in order to accommodate almost all of the “School Facilities Area” program at a similar finished floor elevation. Staff continues to encourage the applicants to explore opportunities during the site plan process to utilize grading, terracing, or similar practices throughout the site (and not just at the edge of the proposed “pad”) in order to better situate this campus into this hilly site without creating such an extensive pad surrounded by retaining walls and constructed steep slopes. However, staff also acknowledges that the proposed conceptual grading and site layout would contain all development and land disturbing activity within the “School Campus,” and would leave approximately 6 acres of “Undeveloped Residue” in a “Preservation Area.” Staff further acknowledges the proposed five (5) foot minimum setback from the “Undeveloped Residue” in order to limit grading near Preserved Steep Slopes and other sensitive features. <i>Principle is partially met.</i>
Clear Boundaries with the Rural Area	The subject property is not adjacent to a Rural Area boundary. <i>Principle is not applicable.</i>