

Attachment 10 – ZMA2023-00006 Woodbrook Apartments

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	There are several pedestrian facilities provided, including a pedestrian path proposed to be constructed through the site connecting the two entrances. The applicant also proposes to construct a sidewalk along the Woodburn Road frontage of the property, as well as a pathway directly connecting this development and the adjacent Agnor-Hurt Elementary School. The exact location of that pathway will be determined in coordination with ACPS at the site planning stage. The applicant has also proffered \$10,000 to contribute to the County's Capital Improvement Program for construction of a crosswalk and pedestrian signal at the nearby, though off-site, intersection of Woodbrook Drive and Berkmar Drive. <u>This principle has been met.</u>
Mixture of Uses	Only residential uses, with associated green space and amenities, are proposed. The proposal remains consistent with the Places29 land use recommendation for Urban Density Residential, with housing as the primary use. However, there are other uses nearby, including commercial properties, single-family detached houses, the SPCA, and Agnor-Hurt Elementary School. <u>This principle has been met.</u>
Neighborhood Centers	Strategy 2f in Chapter 8 of the Comprehensive Plan identifies neighborhood centers as having four components: 1) a centralized park or outdoor amenity which is surrounded by 2) a ring of commercial or mixed uses with 3) surrounded by medium to high density residential uses and a final 4) outer ring of low density residential. A central amenity area of about half an acre has been provided in the development. <u>This principle has been met.</u>
Mixture of Housing Types and Affordability	The proposal provides for only one type of residential unit (multi-family apartments); however, there are other housing types, including single-family detached houses and single-family attached houses on nearby parcels, providing a mix in the overall area. The applicant proposes to provide affordable housing consistent with the County's affordable housing policy, with 15% of the total number of units constructed designated to be affordable, up to 80% of area median income for a period of ten years.

	<u>This principle has been met.</u>
Interconnected Streets and Transportation Networks	The internal travelways of the development provide access from Woodbrook Drive through the site to Woodburn Road. Although these travelways will be privately owned (as subdivision is not proposed), they allow residents of the development to use either entrance and reach all sections of the site. There is also an area designated for a future inter-parcel connection in the northwest corner that could be used in the future as neighboring parcels are redeveloped. <u>This principle has been met.</u>
Multi-modal Transportation Opportunities	This development appears to be mostly automobile-centric. However, there are several pedestrian pathways and improvements proposed to be constructed throughout the site, as mentioned in the “Pedestrian Orientation” section, in addition to the proffered cash contribution for the crosswalk at Berkmar Drive. The applicant also proposes to install bike racks in several locations around the property as shown on the application plan. In addition, there is transit located nearby on Berkmar Drive. There are both northbound and southbound CAT stops located along Berkmar Drive, both to the north of its intersection with Woodbrook Drive and to the south of its intersection. <u>This principle has been met.</u>
Parks, Recreational Amenities, and Open Space	PRD requires a minimum of 25% of the site be designated as open space. The proposal provides the required minimum, which is approximately 1.82 acres of the site, with areas for recreation and other open space, including vegetative buffers. These areas will allow for recreational facilities required by Section 4.16 to be provided. Any substitutions of recreational facilities requested at the site planning stage must be comparable or superior to what is required and must be approved by the Planning Director. <u>This principle has been met.</u>
Buildings and Space of Human Scale	The buildings appear to be mostly consistent with recommended building heights, of three to four stories. However, one building is proposed to be five stories. A waiver has been requested for the stepback requirement of the buildings. It does not appear that this requested waiver will have a negative impact on the human scale and experience. Although the one building proposed to be five stories is higher than what is recommended in the Places29 Master Plan, this building is located in the

	interior of the site, surrounded by parking lots and closest to the adjacent commercial buildings, minimizing its impact on neighboring properties. <u>This principle has mostly been met.</u>
Relegated Parking	The parking areas appear to all be relegated behind or to the side of the buildings fronting on Woodburn Road. Street landscaping is also proposed along Woodburn to screen those parking areas located to the sides of the buildings. <u>This principle has been met.</u>
Redevelopment	The requested rezoning will permit redevelopment of the property. <u>This principle has been met.</u>
Respecting Terrain and Careful Grading and Re-grading of Terrain	The property does not contain any areas of Steep Slopes. All grading will follow the requirements of Virginia state code and will require the review of a VSMP plan during the site planning stage. <u>This principle has been met.</u>
Clear Boundaries with the Rural Area	The subject property is located within Neighborhood 1 of the Places29 Master Plan area. It is adjacent to the Rural Area boundary, which is across Woodburn Road. Woodburn Road helps to create a clear boundary with the Rural Areas. <u>This principle has been met.</u>