

SP201800021: Waldorf School
Planning Commission: March 19th, 2019
Staff: Tori Kanellopoulos, Planner

NEIGHBORHOOD MODEL ANALYSIS

Staff's analysis below addresses the applicable principles of the Neighborhood Model:

Pedestrian Orientation	This principle is met. Sidewalks are required as a condition and must be provided when adjacent properties redevelop. There is an existing greenway dedication to the County in the northwest area of TMP 61-170. Buildings and recreation areas in the site are accessible with sidewalks or pedestrian pathways. Additional pathways are proposed with this proposal.
Mixture of Uses	This principle is met. The proposal is near a designated Neighborhood Center. It is adjacent to and near other uses, including residential and other institutional uses. As nearby properties redevelop, this will continue to be a mixed use area.
Neighborhood Centers	This principle is met. While the property is not in a center, it is less than half a mile from a designated Neighborhood Service Center on TMP 61-167. The Urban Density Residential comprehensive plan designation encourages institutional uses to be located in or near centers in order to serve the community.
Mixture of Housing Types and Affordable Units	This principle is not applicable to this proposal.
Interconnected Streets and Transportation Network	This principle is met. As a condition, the school will provide sidewalks along Rio Road when adjacent properties redevelop. There is pedestrian connectivity for students throughout the school's property. Students can safely walk throughout the site. Given that this site is a school, additional vehicular connectivity is not needed and may not be suitable. The school previously dedicated a portion of its property to the County for a greenway.
Multimodal Transportation Options	This principle is met. There is an existing bus stop for Route 11 located at the entrance to the school. As a condition, the school will provide sidewalks along Rio Road when adjacent properties redevelop. The school previously dedicated area for a greenway in the northwestern edge of TMP 61-170 to the County.
Parks, Recreational Amenities and Open Space	This principle is met. There are no open space requirements with this use. The existing school has significant open space and recreation areas for the students. The school also previously dedicated area for a greenway along the northwestern edge of the TMP 61-170 to the County. Existing environmental features are preserved, including steep slopes.
Buildings and Spaces of Human Scale	This principle is not applicable to this request. There are no new buildings proposed at this time. Given that the use is a school, the buildings will generally be located away from the street, and the site will be overall more inward facing. This is appropriate for this use and for the safety of the students. The existing buildings appear to be appropriately scaled for the use and intensity of the proposal and existing school.
Relegated Parking	This principle is met. While not all of the parking lots are fully relegated, they are out of site from Rio Road and located away from adjacent owners. No new parking lots are proposed, and the previous parking requirement remains. There are sidewalks to provide safe access for pedestrians

	around the school's parking lots.
Redevelopment	This principle is met. The applicant's narrative states that the school intends to use existing buildings for the expansion of the school. Staff and the applicant acknowledge this may not be feasible if the buildings are not structurally capable of meeting building code standards. Regardless, the school is using existing developed parcels within the Development Area for this proposal. The condition for future sidewalks as adjacent properties redevelop also supports this principle.
Respecting Terrain and Careful Grading and Re-grading of Terrain	This principle is not applicable to this request. While there are managed and preserved slopes on the property, they will not be disturbed with this request.
Clear Boundaries between Development Areas and Rural Areas	This principle is not applicable to this request.