

## Attachment 6 – Staff Analysis of Neighborhood Model Principles

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| <b>Pedestrian Orientation</b>                             | <p>The Application Plan includes the following elements that support and advance the Pedestrian Orientation principle:</p> <ul style="list-style-type: none"> <li>• Sidewalks and two crosswalks are proposed to provide safe, convenient pedestrian connection from the hotel to the sidewalk along State Farm Blvd. Sidewalks are also proposed around the entirety of the structure.</li> <li>• Street trees are proposed in the front yard setback area, between the sidewalk and the front drive aisle.</li> <li>• Landscape walls are proposed along a portion of the property's frontage, which should contribute to a sense of spatial enclosure and enhance the pedestrian orientation of the development.</li> </ul> <p><i>Principle is met.</i></p> |
| <b>Mixture of Uses</b>                                    | <p>The future land use designation of "Urban Mixed Use" anticipates a mixture of residential and commercial uses in this area including retail, office, and service. A hotel would contribute to a mixture of uses in this area.</p> <p><i>Principle is met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Neighborhood Centers</b>                               | <p>The development relates to the employment centers of State Farm Insurance and Sentara Martha Jefferson Hospital. Proposal includes pedestrian facilities to and from the front hotel entrance designed to contribute to safe, convenient pedestrian connectivity between the proposed hotel and nearby neighborhood centers in both directions of State Farm Boulevard.</p> <p><i>Principle is met.</i></p>                                                                                                                                                                                                                                                                                                                                                 |
| <b>Mixture of Housing Types and Affordability</b>         | <p>This principle is not immediately applicable. The proposed project is a hotel; there are no dwelling units being proposed.</p> <p><i>Principle is not applicable.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Interconnected Streets and Transportation Networks</b> | <p>The Application Plan provides a future interparcel connection to TMP #78-66 (to the southwest) to allow for future interparcel vehicular access and connectivity. This future interparcel connection will also allow for a shared access entrance (serving the subject property and other properties to the south) to be located on State Farm Boulevard in proper alignment with the existing intersection of Martha Jefferson Drive.</p> <p><i>Principle is met.</i></p>                                                                                                                                                                                                                                                                                  |
| <b>Multi-modal Transportation Opportunities</b>           | <p>One or more bicycle racks are included on the application plan.</p> <p><i>Principle is met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Parks, Recreational Amenities, and Open Space</b>      | <p>Portions of the rear areas of these two parcels are designated as "Parks" in the Pantops Master Plan. The Application Plan proposes minimal disturbance or development of the Managed Steep Slopes within the "Parks" future land use designation; and the majority of this "Parks" designated area would remain undeveloped.</p> <p>Additionally, the Application Plan designates an area in the rear portion of the</p>                                                                                                                                                                                                                                                                                                                                   |

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|                                                                         | <p>subject property as a “Proposed Easement for Future Park” in support of the “Parks” designation on the Future Land Use Plan. The Draft Proffer Statement contains this corresponding commitment to reserve that area for future dedication to the County: “The owner will reserve an easement over the northern 2.0 acres (final area to be determined at site plan). At time of certificate of occupancy, owner will transfer property to County for a future park.”</p> <p><i>Principle is met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Buildings and Space of Human Scale</b>                               | <p>When applied to this proposed project on the subject properties, this principle should be embodied by: a building situated close to, and having a spatial relationship with, the public ROW; a building with an articulated façade and non-monumental massing; and parking spaces relegated to the sides and rear of the building. Staff has made the following findings based on a review of the Application Plan (dated 4/15/2019) as well as supporting documentation:</p> <ul style="list-style-type: none"> <li>• The proposed height of the structure is compliant with ZO Sections 25A.6 and 21.4, which provide a maximum building height of sixty-five (65) feet.</li> <li>• The proposed structure is also compliant with ZO Sections 25A.6, 21.4, and 4.20(a), which require a minimum front setback of fifteen (15) feet for any story that begins above forty (40) feet in height or for each story above the third story, whichever is less.</li> <li>• The front setback requirements are satisfied through the location of the porte cochere relative to the front property line.</li> <li>• The landscape walls proposed along a portion of the property’s frontage are expected to contribute to a sense of spatial enclosure for sidewalk users and to otherwise enhance the pedestrian orientation of the project.</li> </ul> <p><i>Principle is met.</i></p> |
| <b>Relegated Parking</b>                                                | <p>Significant revisions have been made to the Application Plan (in response to staff comments made in connection with the pre-application meeting and subsequent review comment letters) to eliminate most of the originally-proposed parking between the primary structure and the public ROW.</p> <p>Specifically, the application plan dated 4/15/2019 retains three (3) universal access spaces and eight (8) additional spaces on the “hotel side” of the front drive aisle; but the parking spaces originally proposed on the opposite side of the front drive aisle (closer to State Farm Boulevard ROW) were eliminated, to allow the hotel to be sited closer to the street.</p> <p><i>Principle is generally met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Redevelopment</b>                                                    | <p>The subject property is currently undeveloped.</p> <p><i>Principle is not applicable.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Respecting Terrain and Careful Grading and Re-grading of Terrain</b> | <p>The rear portions of the parcels contain Managed Steep Slopes as well as a small portion of Preserved Steep Slopes overlay districts. No Preserved Steep Slopes are impacted. The proposal does not impact or disturb a significant portion of these Managed Steep Slopes, and terraced retaining walls are proposed for the portion which is disturbed. Proposed retaining walls and other improvements associated with the Managed Steep Slopes Overlay District will have to comply with the Design Standards specified in ZO Section 30.7.5.</p> <p><i>Principle is generally met.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| <b>Clear Boundaries<br/>with the Rural Area</b> | The subject property is not adjacent to a Rural Area boundary.<br><i>Principle is not applicable.</i> |
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