

The Neighborhood Model

The following describes how the proposed development for ZMA2018-00002 Hansen Road Office meets or does not meet the principles of the Neighborhood Model

Pedestrian Orientation	<i>Sidewalks appear to be provided as shown on the application plan and will connect to other existing sidewalks adjacent to the site. Assuming the existing and deteriorating asphalt path along Rolkin Road will be upgraded to concrete sidewalk. The applicant is proposing a proffer to improve the existing asphalt path along Rolkin Road. <u>This principle is met</u></i>
Mixture of Uses	<i>This site would consist of institutional and offices uses, creating an on-site nonresidential use mix. The larger plan development was approved as a primarily suburban scale commercial site consisting of retail, service and office uses. Carriage Hill apartments are located near this site, and with the development proposed on this site, a mix of uses is created in this immediate area. <u>Partially met, but consistent with prior zoning approval.</u></i>
Neighborhood Centers	<i>The Rivanna Ridge Shopping Center area, including a portion of this site, is considered an Urban Center.</i>
Mixture of Housing Types and Affordability	<i>This proposal is consistent with the prior approved Planned Development, which called for non-residential uses in this area.</i>
Interconnected Streets and Transportation Networks	<i>This proposal is using existing street system approved with the prior Planned Development approval. No further interconnections are needed nor reasonably feasible given topography of this site and need to preserve wooded/vegetated areas adjacent to the rear of shopping center building. <u>This principal is met.</u></i>
Multi-modal Transportation Opportunities	<i>The shopping center site is currently served by CAT. <u>This principal is met.</u></i>
Parks, Recreational Amenities, and Open Space	<i>No amenity space is proposed. The Pantops Master Plan recommends to "preserve the green space behind the Rivanna Ridge shopping center and provide a pocket park at scenic spots, potentially along the western edge of the shopping center, along with a central green element." Wooded/vegetation area adjacent to the shopping center building property needs to be retained to the extent feasible for screening purposes. <u>This principle has been addressed.</u> <u>A portion of the area next to the shopping center is proposed to remain as wooded and a proffer is proposed to improve the asphalt path that is adjacent to this wooded area and to a possible County park location on a nearby parcel.</u></i>
Buildings and Space of Human Scale	<i>Buildings are oriented to the street as required by maximum setback requirements. The proposed 25,000 sq. ft. (max.)/12,500 footprint are an acceptable scale. Topography of site and level of development/parking proposed will require an up to 6 foot tall retaining wall along the frontage of the office building will have this building raised above the street frontage. <u>Partially addressed.</u></i>
Relegated Parking	<i>Parking is largely relegated or under building. Parking along Hanson Road should be screened from the road to reduce visibility of the parking area. <u>This principal is met.</u></i>
Redevelopment	<i>N/A. This is one of the last remaining undeveloped properties within the Plan Development.</i>
Respecting Terrain and Careful Grading and Re- grading of Terrain	<i>The combination of size/shape of the property, the existing topography, and the total level of development proposed for the site will result in extensive use of retaining walls in order to develop the site as proposed. <u>The by-right development proposed shows multiple retaining walls that follow the design regulations for managed slope disturbance.</u></i>
Clear Boundaries with the Rural Area	<i>N/A</i>