

Community Development Department
File# ~~ZMA 2013 0004~~
Approved by the Board of Supervisors
Date ~~10-1-11~~
Claudette Grant
Signature - Planner

REVISED
APPLICATION BOOKLET
FOR
CODE OF DEVELOPMENT
ZMA 201700005: A REVISION TO
~~REVISED~~ ZMA 201300004
ORIGINALLY REVISED FROM:
ZMA 01-20-2001 (AREA C)
“AT HOLLYMEAD TOWN CENTER”

Note: Any changes shown in black font were approved in a previous amendment (ZMA201300004). Any changes approved under this request (ZMA201700005) will be shown in red font.

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“AT HOLLYMEAD TOWN CENTER”

I. Introduction

Tax Map 32, Parcel 41D (**now 41L**) to be designated a Town Center will have a combination of Urban Density Residential, Mixed Use/Community Service and Mixed Use/ Regional Service land use classification. Timberwood West is intended primarily to provide an integrated mixed-use component to the Hollymead Town Center and should be viewed as one part of a much larger mixed-use development. Timberwood West will meet the twelve principles of the Neighborhood Model both by design and by its relationship to the larger neighborhood.

For Area C of the Hollymead Town Center, the following documents comprised the Code of Development (Code):

Application Plan

The Application Plan is a graphic depiction of the information set forth in the Code and it is the Code's tables, appendices and narrative, which regulate whether a site plan is in conformity with the intent of the rezoning. Therefore, roads, buildings, sidewalks, landscaping, grading, and utilities shown on the Application Plan may shift as long as they remain in general accord with the Application Plan and meet requirements set forth in the Code. In this regard, the Application Plan should be used as an interpretation tool.

Code of Development – Block Exhibit

The Block Exhibit delineates nine areas or blocks. These blocks are referenced in this Code's narratives, tables and appendices. It is expected that a block's size and shape may be altered slightly as Area C is developed. However, it is the developer's intention to develop this area in general accord with the Block Exhibit.

Code of Development – Narrative

The narrative sets forth the rules within which Area C shall be developed. The narrative provides a general description of important building and streetscape design features that are integral to the success of the development. It also provides design schematics that further illustrate these general descriptions. The Application Plan shall also be used to interpret the information contained in the tables and appendices of the Code of Development.

Code of Development – Tables and Appendices

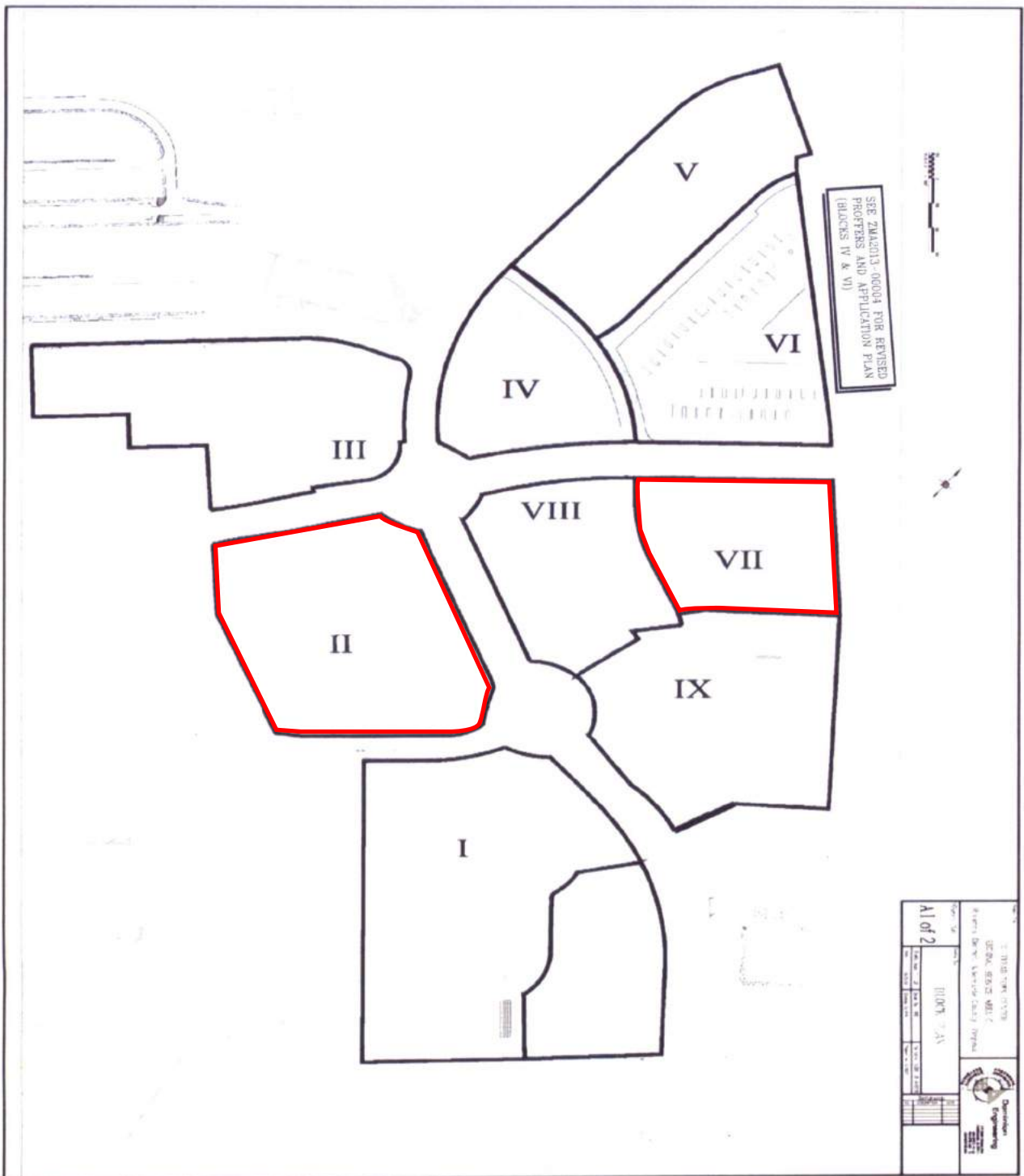
Tables A, B, C and the associated appendices that are attached to this document comprise the parameters within which Area C shall be developed. These tables and appendices set forth specific uses, amount of uses and description of amenities, typical street cross-sections, expected streetscape, proposed building's relationship to the street, and generally describe the architecture for the project.

Note: Any changes shown in black font were approved in a previous amendment (ZMA201300004). Any changes approved under this request (ZMA201700005) will be shown in red font.

Blocks II and VII (shown in red outline) are affected by this zoning request (ZMA201700005)



III. Block Exhibit



Blocks II and VII (shown in red outline) are affected by this zoning request (ZMA201700005)

IV. Code of Development – Narrative

Uses, Ratio of Uses, and Amenities– Table A

The Application Plan illustrates the likely distribution of uses and the probable amount of those uses within the Area C portion of the Hollymead Town Center. Table A and Appendices A and B regulate the allowable uses by block and set the minimum and maximum amounts of any particular use category within a given block. Table A is divided into two major use categories, residential and non-residential, with minimum and maximum square footages for non-residential uses and minimum and maximum numbers for residential dwelling units.

As an example, Table A defines the types of residential uses that are permitted by block – Attached Single Family or Multifamily. Then, Table A defines the minimum and maximum number of residential dwelling uses within a Block III – 5 to 10. Furthermore, Table A sets forth a minimum and maximum range of ~~50~~⁸⁰ to ~~120~~³⁷⁰ residential dwelling units for the entire development. Therefore, if 5 townhouses are proposed within Block III, then townhouses are permitted and they are within the acceptable range for Block III. Furthermore, these ~~five~~^{five} dwelling units shall count toward the minimum threshold for the entire development of ~~50~~⁸⁰ dwelling units. However, if upon site plan application of the final block, the developer has not met the minimum residential range of ~~50~~⁸⁰, then the site plan for the final block will have to provide a sufficient number of residential units to meet the minimum number of residential units, or the minimum number of residential units will need to be built elsewhere within the development.

With respect to non-residential uses, Table A sets forth the minimum and maximum amount of non-residential uses by block and for the entire development. This caps the amount of retail uses within a given block and within the entire development. Appendix A, which is referenced by Table A, delineates if a particular non-residential use is allowed within a specific block. Furthermore, the shaded uses within Appendix A define the uses considered to be “retail uses.” Thus, the square footage of a shaded use in Appendix A would count toward the maximum non-residential square footage and the maximum retail square footage. The unshaded use would count only toward the maximum non-residential square footage. Finally, Appendix B defines the blocks within which specific Special Use Permits can be applied for at some point in the future. The square footages for these uses, if applicable, shall be counted towards the minimum and maximums set forth in Table A.

For example in Table A, Block III lists a minimum of 18,000 square feet of non-residential uses. If in a site plan for this block, the developer has proposed 25,000 square feet of non-residential space, then the site plan would sufficiently meet the minimum amount of non-residential square footage required for Block III. Furthermore, at the time of Zoning Clearance, the square footage for a proposed retail user, for example a proposed hardware store, would be compared against the total square footage of the other non-residential users within the block and within the entire development. If the hardware store’s square footage would put the total retail square footage over the 20,000 maximum retail square footage in Block III, then it would not be allowed and a non-retail user would only be allowed. If the addition of a new non-retail user would exceed Block III’s 50,000 non-residential maximum or the entire development’s ~~300,000~~^{353,000} square foot maximum, then this new user would not be allowed.

The intent of these minimums and maximums is to ensure that the development will establish a mixture of uses. Appendix A provides a list permitted uses by block and Appendix B provides a list the potential uses by Special Permit.

Description of Amenities and other Important Features by Block

Block I

Block I will be divided into three parcels of approximately 1.5 acres each. Visual impacts to the Entrance Corridor will be mitigated through a variety of measures including, the structures themselves, planted earthen mounds, and/ or a variety of selected trees and shrubs. The structure on the front site (lot one) will accommodate a casual dining restaurant with a deck overlooking the pond. Mid-sized retailers will utilize lots two and three. This business mixture allows for better traffic flow into, and by their use, there will be staggered peak business hours reducing parking and traffic congestion. The buildings have been situated to offer a pleasing view from Rt. 29 as the site ascends in a tiered fashion up the hill, and many walkways to encourage shoppers to limit vehicular traffic and enjoy the pond. By utilizing a two-story structure on lot three, the design creatively addresses the grade differential of the topography eliminating the need for unsightly barrier walls as well as providing a "downtown style" street entrance on the second floor. .

The stormwater retention pond in Block I has been designed to enhance and compliment the project as an amenity. Design Schematic A provides a plan view of the potential landscaping and fountains that will be provided with the retention pond. Design Schematic B shows a stepped, stone retaining wall, a waterfall and recirculating fountains that will allow the stormwater facility to become a focal point that serves as a visually pleasing addition to both the development and to passersby. This approach to design greatly enhances the attractiveness of the project, creates an enjoyment feature for restaurant patrons and makes a statement about the commitment to creating quality projects in the county's entrance corridor. The retaining wall embodies artful stonework and a traversing sidewalk for travelers, patrons, neighbors and employees use, with convenient benches for relaxing conversation or enjoyment of the views. The vegetation surrounding the pond will be complimentary to the site, offering "glimpses" into the overall project. Photos are also included to illustrate how these concepts might appear.

DESIGN SCHEMATIC A

Design Schematic A - Plan View of Block I Pond



Design Schematic B



Up to 20
Retainin-
Wall



230' Retaining Wall

Photos Illustrating Conceptual Improvements Around Block I Pond



Photos Illustrating Conceptual Improvements Around Block I Pond



Block II

The buildings within Block II are designed to front on Timberwood Boulevard and turn the corner to front Access Road C. The building along Timberwood Boulevard starts with two stories and steps to a three-story building along Access Road C. This allows for the building to work with the grade while providing the appropriate mass to these two important streets. There is additional frontage available for future development of the block at the corner of Timberwood Boulevard and Access Road B. The parking lot is designed to allow the possibility of a parking deck that would accommodate this future infill development. Finally, there will be space for public art, benches, kiosks, and/or other features on all four the corner of Timberwood and Access Road C for the purpose of framing this important intersection and providing an improved pedestrian orientation.

Block III

Block III proposes a multi-story building that frames the corner of Timberwood Boulevard and Access Road C. Contained in the building at the corner of Timberwood Boulevard and Access Road D, there may be an apartment building. Townhouses are proposed to front onto Access Road D. Finally, there will be space for public art, benches, kiosks, and/or other features on all four the corner of Timberwood and Access Road C for the purpose of framing this important intersection and providing an improved pedestrian orientation.

Block IV

This block is the centerpiece of the north end of the Town Center. Buildings front all of the streets and surround a central plaza. The central plaza will be a pedestrian friendly area with benches, pavers, gardens, trees, and grassed areas with a fountain or covered gazebo type structure. The form and function of the central plaza is generally depicted in Design Schematics C and D. ~~Finally, there will be space for public art, benches, kiosks, and/or other features on all four the corner of Timberwood and Access Road C for the purpose of framing this important intersection and providing an improved pedestrian orientation.~~

Block V

This block is designed to accommodate two rows of townhouses, which will front onto Timberwood Boulevard and the street behind. The parking will be internalized between the townhouses in garages and with additional parking to be provided on the street that form the boundary to this block. The townhouse block will provide at least one semi-private green space internal to the block for the residents of this block.

Block VI

~~This block provides the parking for Block IV. The parking lot is designed in a manner to accommodate the future infill of additional buildings by either the County or other public user. Please see the proffers below for a further definition of the future infill possibilities. This lot could also act as a possible park and ride lot during weekday hours.~~

This block is designed to accommodate four rows of townhouses, which will front on and have entrances on Grand Forks Blvd, Meeting Street and Laurel Park Lane or internal green space. The parking will be internalized between the townhouses in garages and in driveways behind the townhouses. The townhouse block will provide at least one semi-private green space internal to the block for the residents of this block including a small recreation area (Tot Lot). The green space shall also act as the frontage for the townhouse lot parcels when not located on a public or private street.

Design Schematic C – Conceptual Plan View #1 of the Central Plaza



Design Schematic D – Conceptual Plan View #2 of the Central Plaza



TOWN PLAZA
SCHEMATIC DESIGN
HOLLYMEAD TOWN CTR.

This block proposes multi-story buildings with at least one building fronting Access Road C. The buildings may contain residential, non-residential, and retail uses so long as the unit count for residential uses does not exceed the maximum allowable outlined in Table A and the square footage dedicated to non-residential and retail uses does not exceed the maximum allowable square footage outlined in Table A.

Block VII

~~This block proposes a multi-story building that fronts Access Road C.~~

Block VIII

In Block VII, a 3 to 4-story building will defined this corner of Timberwood Boulevard and Access Road C. This corner will also have space for public art, benches, kiosks, and/or other features mentioned above on the other three corners. This block will also have a pocket park of approximately 6,500 square feet at the corner of Timberwood Boulevard and Access Road B. The principle intent of the pocket park is to add more greenery to the development. The pocket park will also provide, at a minimum, benches and a small flat area.

Block IX

This is the first block on the right upon entering Timberwood Boulevard from Route 29. The proposed buildings step up the grade with the ground floor facing towards Timberwood Boulevard and a second floor facing towards the parking lot in the rear

Architectural Guidelines – Table B

Table B sets forth Area C's design guidelines for its building's relationship to the street by providing the building height ranges, build-to line ranges, and limits on a single user's footprint. Appendix C generally defines features that should be included as part of the facades of the building within Area C. The photos and descriptions are included in Appendix C generally illustrate these features, but it is not the developer's intent to replicate the buildings in the photos. Building footprints will not be greater than fifty-five thousand (55,000) square feet and were generally will be much smaller. Buildings generally are between two and four floors. Variations and offsets to the building footprint line, variations for building heights, uses of materials and rooflines and materials should provide the quality, design and scale necessary to create an aesthetically pleasing environment and provide human scale development. Primary entries to those buildings along public or private streets should front the street to the extent possible.

Buildings will offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots will be configured to be functional and inviting with walkways conveniently tied to logical destinations. Special design features such as towers, arcades, porticos, colonnades, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulations ways and outdoor spaces will anchor pedestrians-ways.

The basic intent of these guidelines is to produce a consistent product reminiscent of mid-Atlantic historic areas such as Alexandria, Georgetown and Charleston, as well as historic portions of the Charlottesville Downtown Mall as related to non-residential uses. The Master Plan recognizes and promotes the twelve design principles identified in the Neighborhood Model with the ultimate goal of providing an aesthetically pleasing Town Center focusing on issues such as parking, building size and design, and street layout and design. The planned development of the Hollymead Town Center will ultimately protect and preserve the county's natural, scenic and historic resources with harmony and integration.

Transportation and Mobility – Table C

Streets and Alleys

The location of streets, alleys or access to parking areas, sidewalks and pedestrian paths are generally shown on the Application Plan. Table C provides proposed street cross-sections, sidewalks and streetscape design guidelines, and indicates whether individual streets are proposed as public or private.

The road layout as shown on the Application Plan indicates the intent of the design. Timberwood West is a major thoroughfare in the Town Center providing external connections to Airport Road and Route 29. The other major thoroughfare is Access Road C (a.k.a., Ridge Rd.), which provides an eventual interconnection between the Town Center and the North Fork Research Park via TMP 32-41. Access Road B provides access from Timberwood Boulevard and Area B.

Streetscape

In general, streetscape should be planted with a variety of trees, shrubs and perennials, with a drought-resistant turf grass such as turf-type tall fescue. Streetscape planting will be irrigated. When planting strip is wider than 5 feet, larger street trees will be used, when it is 5 feet, mid-sized trees will be used. Boulevard islands will use a combination of mid-size shrubs and trees on each end of the islands and large street trees in the center of the islands. Streetscapes should be appealing, but they should not compete for attention with the retail function of downtown businesses and should focus on a high degree of pedestrian comfort.

The minimum standards for streets trees shall be the following:

- On major streets or boulevards, large tree species should be used with a minimum spacing of 40 to 50 feet.
- On minor streets and alleys, medium tree species should be used with a minimum spacing of 30 to 35 feet.
- Where visible from the Entrance Corridor, ARB Guidelines will be met or exceeded.
- Medians will be planted with smaller street trees and shrubs and flowers where width permits.

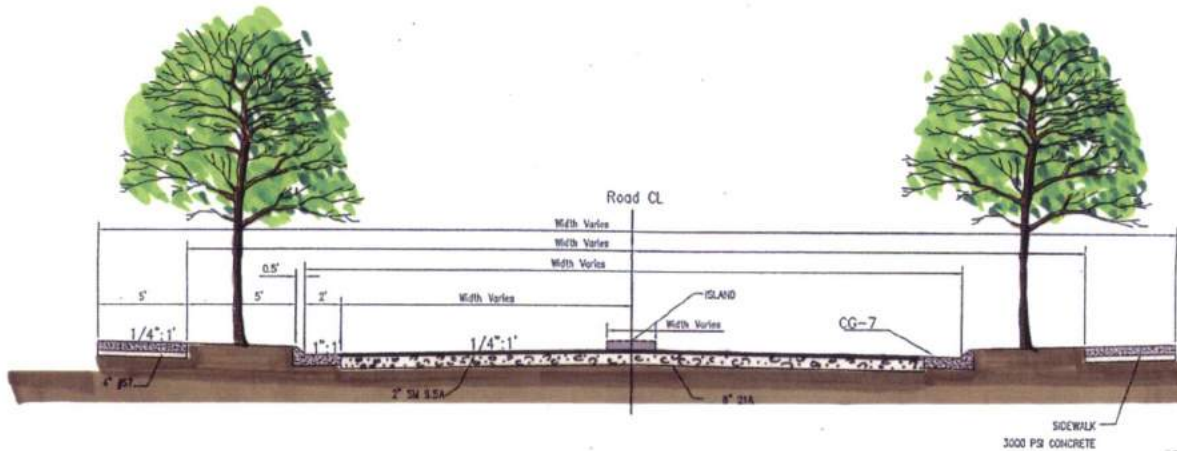
Typical cross-sections, and photos, as approved by Albemarle County for streetscapes are show on Design Schematics E, F and G. Planting materials will be selected from the approved planting list by Albemarle County.

Final design will be addressed in the Site Development Plan process.

DESIGN SCHEMATIC E

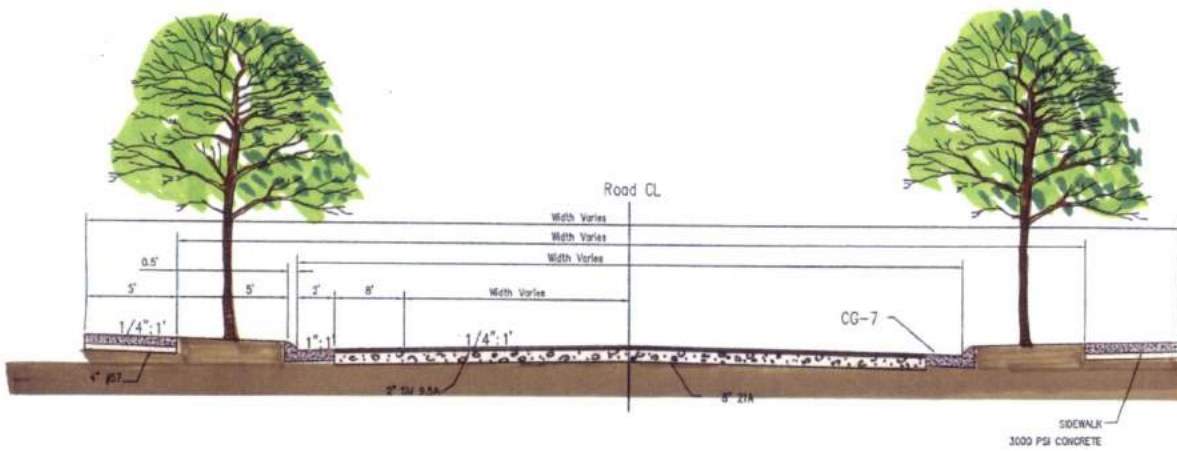


Design Schematic F – Conceptual cross-sections of Streetscape plantings



DESIGN SCHEMATIC F
STREETSCAPE
WITH MEDIAN

1 ROAD CROSS SECTIONS
S1 NOT TO SCALE



DESIGN SCHEMATIC F
STREETSCAPE
WITHOUT MEDIAN

1 ROAD CROSS SECTIONS
S1 NOT TO SCALE

Conceptual Photos of Streetscape



Conceptual Photos of Streetscape



Sidewalks

All crosswalks will be distinguished in a brick pattern style and sidewalks in front of buildings and pedestrian walks in the plaza will be constructed of various masonry materials, brick pavers, brick impressed concrete stained, stone pavers or impressed concrete to simulate stone. Access ways or walks around water features (water quality ponds) may be asphalt.

Sidewalks should be smooth poured-in-place concrete that will not distract pedestrians. Specific areas or crosswalks should use enhanced paving utilizing various patterns.

Light poles with banner brackets should be used to announce special events and promotions, which help with retail sales and the project will use full-cutoff fixtures.

The sidewalk design in the commercial areas shall include three distinct sidewalk zones;

The first zone closest to the curb, is the “**utility zone**” and contains most of the streetscape appurtenances: streetlights, trees, tree grates, benches, and handicapped ramps. The area also may contain raised planter, drinking fountains, parking meters, bicycle racks and parking signs.

The second zone is the “**thru way zone**.” This portion of the sidewalk is typically devoted to steady walking and many vary in width.

The third zone is the “**browsing zone**.” This is the two-to-three foot area right next to the storefronts and is generally outside of the right-of-way.

The sidewalk design for the residential area will be five feet wide.

Transit

Bus stops will be designated at various key intersections or at larger parking lots that may also serve as a park and ride lot.

Park and Ride

~~Opportunities will exist within Area C for park and rides. At present, Block VI has the possibility for park and ride areas.~~

Definition of Others Application Plan Issues

Grading

Topography at five (5) foot contour intervals and proposed grading are indicated on the Application Plan. The proposed grading as illustrated on the Application Plan ties into the proposed overall grading for the Town Center as illustrated on the Town Center Master Plan as well as the non-Town Center properties to the north. While not insignificant, site grading is minimized by accommodating grade changes through building design and placement.

Site Planning that Respects Terrain

Given the extensive rolling topography a great deal of emphasis has been put on the grade and alignment of the roads. The stair stepping of the building footprints is to provide a walk-able environment and good access to the front and rear of the buildings. Inter-building relationships combined with required grades for roads and parking lots determine the requirements necessary for the site design. Both stormwater management basins were located in natural drainage courses to again make use of the existing topography.

The Storm Water Management

Stormwater management will be accomplished with the construction of Stormwater basins and water quality swales. The basins are generally located on the Application Plan and have been sited in accordance with the County's Comprehensive Plan and the Hollymead Town Center Master Plan. The design provided to the County demonstrates that the facility will be designed to meet the county's detention and water quality requirements for this portion of the Hollymead Town Center.

The regional basin in Block I will serve the areas east of Access Road C (Blocks I, II, VII, VIII and IX) and a northern portion of Area B. The regional stormwater basin proposed on the Abingdon Place property, TMP 32-46, will serve Blocks III, IV, V and VI. The Abingdon Place basin will also accommodate stormwater requirements for the Airport Road improvements by VDOT, Laurel Hill Baptist Church, the Regional Post Office Distribution Center, the Wright property (TMP 32-41E) and a portion of Abingdon Place.

Water quality swales are proposed either within or along the lower edges of various parking lots in Blocks I, II, III, VI, VII, VIII and IX. These water quality swales will reduce the amount of uncontrolled and untreated runoff before it enters the water quality ponds. This will provide a higher degree of water quality treatment and increase the infiltration of rainfall into the ground. Internal parking lot landscape treatments also help to cool surface water during summer months creating a better environmental balance to the body of water in the pond.

Two locations of water quality swales are noted for their importance. These locations are the areas between townhouses and large surface parking lots. Special importance should be given to locating water quality swales at the edges of these parking lots to reduce the visual impacts of the parking lots on the residents of the townhouses.

Water and Sanitary Sewer

Schematic layouts of the utilities are shown on the plan with the final location to be determined by ACSA during their review process.

Service, Delivery and Storage Areas

For service, delivery, storage and disposal area, the following standards will be applied where feasible:

- Outdoor storage, trash collection and loading areas will be baffled with walls, screened, recessed or enclosed so as not to be clearly visible from adjoining neighborhoods or pedestrian ways or customer entrances. Screening materials will be complementary to primary structures.
- Locate loading docks and service areas a minimum of 20 feet from any public street and in areas of low visibility.
- Combine loading and service areas between multiple sites when feasible and screen from public view with fencing, walls and/or landscaping as appropriate.
- Clearly identify service entrances with signs to discourage the use of main entrances for deliveries.

Parking

In general, the required amount of parking will mostly be supplied within each block, however the overall parking will be provided in line with the PD-SC parking standards of 4.5 spaces per 1,000 gross leaseable floor area. Furthermore, the PD-SC standard shall be applied to all blocks within Area C of the Town Center, except for Block V where the residential standard of 2.25 spaces per unit shall apply. Portions of Blocks III and VI may incorporate some shared parking between the business uses and residential uses.

Within the parking areas the following landscaping standards shall apply:

- Large Deciduous Trees at the center and end of parking islands
- Larger internal islands will serve as supplemental bio-filters
- Inter-spaced with mid-sized and ornamental trees.
- Perimeter evergreen shrubs and mid-sized trees surround parking lots.
- Interior tree counts for parking lots shall meet or exceed the 1 tree for every 10 spaces requirement.

Relegation of Parking

In the Application Plan, a majority of the parking lots are screened from the major streets by buildings. Where it is impossible to relegate the parking with building, the plan will use a combination of landscaping, street

walls, and other mutually agreeable devices to reduce the visibility of the parking lots from the major streets. The major streets are defined as Timberwood Boulevard, Access Road C, and Access Road D. Where feasible, these techniques should be applied to Access Road B and the drive aisles within the parking lots themselves.

Redevelopment

Redevelopment has been considered for Area C. There are parking areas that are suitable for future parking structures or additional areas for building infill. Specifically, Block II, ~~Block VI~~ and Block IX are designed in a manner to accommodate parking structures and permit additional redevelopment of the site. Currently the site is designed to provide a FAR of .35.

Clear Boundaries with Rural Areas

There are no rural areas as designated in the Comprehensive Plan adjoining the boundaries of this property. Although some of the existing zoning of the adjoining properties is still shown as rural (RA) uses, they are intended for future commercial uses.

We have requested a series of waivers to allow for the overall grading and clearing, road construction to adjoining properties and adjust building and parking lot setbacks as shown on the application plan.

V. Code of Development – Tables and Appendices

Code of Development – Tables and Appendices									
TABLE A – USES TABLE									
	Non-residential Uses Permitted	Special Use Permit	Non-residential Square Footage Ranges			Residential Uses Permitted	Dwelling Unit Ranges		Amenities
			Min. Non-Res.	Max. Non-Res Total	Maximum Retail		Min	Max	
Block I	See Appendix A	See Appendix B	35,000	55,000 67,000	55,000	Not Permitted	--	--	Stormwater Management Structure Area
Block II	See Appendix A	See Appendix B	35,000 0	58,000	95,000*	Not Permitted Attached single-family or multi-family	-- 0	-- 130	
Block III	See Appendix A	See Appendix B	18,000	50,000	20,000	Attached single- family or multifamily	5	10	
Block IV	See Appendix A	See Appendix B	32,000 0	80,000	40,000	Attached single- family or multifamily	15	30	Central Plaza
Block V	Non-residential not permitted	See Appendix B	0	0	0	Attached single- family or multifamily	20	50	
Block VI	Residential permitted	See Appendix B	N/A	N/A	N/A	Attached single- family or multifamily	40	50	Green Space Pocket Park Tot Lot
Block VII	See Appendix A	See Appendix B	42,000 0	25,000	25,000	Not Permitted Attached single-family or multifamily	-- 0	-- 100	Pocket Park
Block VIII	See Appendix A	See Appendix B	80 Hotel Rooms	76,000	5,000	Not Permitted	--	--	
Block IX	See Appendix A	See Appendix B	20,000	40,000	40,000	Not Permitted	--	--	
Not to Exceed				275,000 353,000	200,000		80	120 370	

*95,000 SF max in Block II applies to Hotel use only. All other commercial uses are limited to 58,000 SF

Note: Changes proposed with ZMA201700005 are shown in red.

Note: Changes approved in 2009 variation are shown in blue.

Table B — Architectural Standards

DEVELOPMENT STANDARDS (TABLE B) ARCHITECTURAL STANDARDS TABLE				
	Min/ Max Number of Stories *	Build-to-line*	Max floor plate for a single user	References to Typical Building Elevations and Important Features (See Appn. C)
Block I	1-3	0-10 from edge of sidewalk	No limit	Regional Service District Style
Block II	2-4	0-10 from edge of sidewalk	No limit	Mixed Use/ Community Service District Style
Block III	2-5	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	20,000	Mixed Use/ Community Service District Style
Block IV	2-5	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	Not Applicable	Urban Residential Style
Block V	2-4	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential areas	Not Applicable	Urban Residential Style
Block VI	2-4	0-10 from edge of sidewalk) Green Space shall serve as frontage for the residential units	Not Applicable	*Urban Residential Style
Block VII	2-4	0-10 from edge of sidewalk in Mixed-Use Areas, 0-20 from edge of sidewalk in Residential Areas**	35,000	Mixed Use/ Community Service District Style
Block VIII	2-5	0-10 from edge of sidewalk	35,000	Mixed Use/ Community Service District Style
Block IX	2-4	0-10 from edge of sidewalk	40,000	Regional Service District Style

*Minimum stories and build-to lines do not apply to buildings on the Application Plan that are labeled/ shown below these standards
 **setbacks shall apply to construction of first building fronting on Access Road C, setbacks may be adjusted for subsequent construction

Table C – Intended Street Criteria

DEVELOPMENT STANDARDS (TABLE C)								
INTENDED ROAD CROSS-SECTION AND STREETScape TABLE								
Typical Street Section For	Right-of-way width	Curb-to-curb width	Total number of lanes	Lane Widths	Bike Lanes	On-street Parking	Median	Sidewalk widths
Timberwood - between Route 29 and 1st intersection	80'	56	5	11-12 foot	No	No	7.5	5
Timberwood - between 1st intersection and Ridge Road	80'	44	2-4	11-12 foot	Yes	No	10	10
Timberwood - between Ridge Road and Airport Road	70'	43	2	11-12 foot	Yes	Yes	No	5
Access Road B	60'	40	2	11-12 foot	No	some	No	5 to 10
Access Road C	80'	50	2-4	11-12 foot	Yes	Yes	No	10
Access Road D	--	45	2	11-12 foot	Yes	Yes	No	5 to 10
Drive aisles in commercial areas	--	24	2	12 foot	No	--	No	5

Appendix A – Permitted Uses By Block

Appendix A -- Permitted Uses*									
*The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A -- "Uses Table". X = Permitted uses by block	BLOCK I	BLOCK II	BLOCK III	BLOCK IV - Townhomes Plaza	BLOCK V - Townhomes	* BLOCK VI- Townhomes	MIXED USE BLOCK VII - Retail	BLOCK VIII - Hotel	BLOCK IX - adj to CVS
Administrative, professional offices.	X	X	X	X		X	X	X	X
Automobile laundries.	X								X
Automobile, truck repair shop, service station, excluding body shop.									
Antique, gift, jewelry, notion and craft shops.	X	X	X	X			X	X	X
Barber, beauty shops.	X	X	X	X			X	X	X
Building materials sales.									
Churches, cemeteries			X			X	X	X	
Clothing, apparel and shoe shops.	X	X	X	X			X	X	X
Clubs, lodges, civic, fraternal, patriotic (reference 5.1.2).			X	X		X			
Convenience stores.	X	X	X				X	X	X
Department store.	X	X					X	X	
Drug store, pharmacy.	X	X	X				X	X	
Eating establishment; fast food restaurants.	X	X	X	X			X	X	X
Educational, technical and trade schools.		X	X	X		X	X	X	X
Farmers' market (reference 5.1.36).						X			
Factory outlet sales - clothing and fabric.									
Feed and seed stores									
Financial institutions.	X	X	X	X			X	X	X
Fire extinguisher and security products, sales and service.									
Fire and rescue squad stations (reference 5.1.09).						X			

<p><i>*The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A – "Uses Table". X = Permitted uses by block</i></p>	BLOCK I	BLOCK II	BLOCK III	* BLOCK IV - Plaza Townhomes	BLOCK V - Townhomes	*BLOCK VI- Townhomes	MIXED USE BLOCK VII - Retail	BLOCK VIII - Hotel	BLOCK IX - adj to CVS
Florist.	X	X	X	X			X	X	X
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.	X	X	X	X			X	X	X
Funeral homes.									
Furniture and home appliances (sales and service).	X	X	X				X	X	X
Hardware store.	X	X	X				X	X	X
Health spas.	X	X	X	X			X	X	X
Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.		X					X	X	X
Hotels, motels and inns.		X					X	X	X
Indoor Theaters		X	X				X	X	X
Indoor athletic facilities.			X						X
Light warehousing.							X	X	
Laundries, dry cleaners.		X	X				X	X	X
Laundromat (provided that an attendant shall be on duty at all hours during operation).		X	X				X	X	X
Libraries, museums.						X			
Machinery and equipment sales, service and rental.									
Medical center.	X	X	X				X	X	X
Mobile home and trailer sales and service.									
Modular building sales.									
Motor vehicle sales, service and rental.									
Musical instrument sales	X	X	X	X			X	X	X
New automotive parts sales.									

<p><i>*The square footages for all uses shaded in this table shall count towards the retail non-residential maximum square footage limits set forth in the Code of Development's Table A -- "Uses Table". X = Permitted uses by block</i></p>	BLOCK I	BLOCK II	BLOCK III	BLOCK IV - Plaza	BLOCK V - Townhomes	BLOCK VI- Townhomes	MIXED USE BLOCK VII - Retail	BLOCK VIII - Hotel	BLOCK IX - adj to CVS
Newsstands, magazines, pipe and tobacco shops.	X	X	X	X			X	X	X
Newspaper publishing.									
Nurseries, day care centers (reference 5.1.06).			X				X	X	
Public uses and buildings						X			
Retail nurseries and greenhouses.									
Office and business machines sales and service.	X	X	X				X	X	X
Optical goods sales	X	X	X	X			X	X	X
Professional offices, including medical, dental and optical.	X	X	X	X			X	X	X
Photographic goods sales	X	X	X	X			X	X	X
Sporting goods sales	X	X	X				X	X	X
Sale of major recreational equipment and vehicles.									
Tailor, seamstress.	X	X	X	X			X	X	X
Temporary construction uses (reference 5.1.18).	X	X	X	X	X	X	X	X	X
Temporary nonresidential mobile homes (reference 5.8).	X	X	X	X	X	X	X	X	X
Visual and audio appliances sales	X	X	X	X			X	X	X
Wayside stands - vegetables and agricultural produce (reference 5.1.19).						X	X	X	X
Wholesale Distribution									

Appendix B– Potential Special Permit Use By Block

Appendix B -- Potential Special Use Permits									
X = Specifies blocks where a Special Use Permit may be applied for	BLOCK I	BLOCK II	BLOCK III	BLOCK IV	BLOCK V	BLOCK VI	BLOCK VII	BLOCK VIII	BLOCK IX
Stand alone parking and parking structures (reference 4.12, 5.1.41).	X	X	X	X	X	X	X	X	X
Medical						X			
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.	X	X	X	X			X	X	X
Drive-in windows serving or associated with permitted uses.	X	X	X	X			X	X	X
Nursing homes and convalescent homes			X	X	X		X		X
Auction houses	X	X	X				X		X
Warehouse facilities not permitted under section 24.2.1 (reference 9.0).									
Outdoor Amphitheatre				X		X			
Convention Center							X		

Appendix C – General Architectural Guidelines

GENERAL CHARACTER OF DEVELOPMENT:

The Hollymead Town Center's ultimate goal is to recognize and promote the twelve design principles identified in the Neighborhood Model and apply them to the "Master Plan." With this in mind the basic intent is to create a development with historic charm reminiscent of portions of Charlottesville's Downtown Mall, and/or Georgetown, Charleston and Alexandria. Design characteristics, pedestrian safety and comfort, aesthetic architectural detail, building size and proportion, relegated parking, landscaping, sidewalks, street layout, water features and walking paths contribute to the overall comprehensive approach used to make this an ultimate urban development that utilizes classic and traditional architecture. Finally, the plan aims to be appealing from the vantage point of the pedestrians. In general, masonry (brick and stone) will be the primary material for Blocks 1, 2, 8, and 9. Stucco is generally not an acceptable primary material for Blocks 1, 2, 8, and 9, but may be used as an accent material in those blocks. In the remaining Blocks, it is recommended that stucco be limited to use as an accent material and to create diversity.

REGIONAL SERVICE DISTRICT STYLE

Most buildings in this area will be one to two stories and will have mansard/parapet walls that provide screening for mechanical systems on flat roofs. Buildings within this district will be similar to or comparable with other lower story structures keeping contextual similarity within the Hollymead Town Center by using complimentary materials and architectural design. Variations will be expressed from building to building and at times from floor to floor by using different sized windows, setbacks, arcades and variations in the rooflines and façade treatments; however, an overall coordination of building designs will be achieved. Note: more than two changes of façade materials would seldom be appropriate.

MIXED USE/COMMUNITY SERVICE DISTRICT STYLE

Buildings within this area will respect the style throughout the development but will be two to four stories. The use of mansard/parapet walls on a different scale will again screen mechanical systems where necessary and will focus on aesthetic appeal of the overall development. The buildings will look more urban and vary between the various store/office fronts. This may be done through differing uses of materials, colors, window styles, rooflines and entrances. Note: more than two changes of façade materials would seldom be appropriate. The sidewalks in these areas will be pedestrian friendly by width and finish.

URBAN RESIDENTIAL DISTRICT STYLE

This area will largely consist of single-family attached homes that will be two to three stories with attached garages. Residential facades will be stepped two to four feet from unit to unit to create an individual identity of the unit thro masked in a block. This will provide for distinctive architectural features from unit to unit to allow a Georgetown style townhouse. Exteriors will again use hard materials that may vary from brick to stone, stucco or siding (not vinyl) Front stoops for each unit as well as on street parking in these locations will provide for ease of access as well as a rear travel way which accesses the private garage. Rooflines for these units will be more traditional and in keeping with a more typical residential hip or gable style roof.

The perspective view and photos following are intended to illustrate the form and massing of the buildings in this part of the Town Center.



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