

**ZMA202000009 – Forest Lakes PDSC Amendment
Staff Analysis of Neighborhood Model Principles
Planning Commission October 6, 2020**

Pedestrian Orientation	<u>This principle is met.</u> Pedestrian connectivity is provided along Worth Crossing, internally through the site, and connects to the existing shopping center. An area for future right of way for the future multiuse path along Route 29 is shown.
Mixture of Uses	<u>This principle is met.</u> This proposal is part of an existing Planned District with a variety of uses.
Neighborhood Centers	<u>This principle is met.</u> The proposal is located within a Community Center in the Places29 Master Plan. The area has an existing mixture of residential and non-residential uses. The proposal would increase the allowable square footage for commercial, retail, and office uses, and provide opportunities for additional development, employment, and gathering spaces. A small civic open space is provided, which should be further developed when the adjacent parcel (TMP 46B4-4) develops in the future.
Mixture of Housing Types and Affordability	<u>This principle is not applicable.</u> There are no dwelling units proposed within the PDSC.
Relegated Parking	<u>This principle is met.</u> No parking is permitted along Worth Crossing. The application plan shows parking relegated behind building areas and in a location consistent with the existing parking lot for the shopping center.
Interconnected Streets and Transportation Network	<u>This principle is met.</u> Connections are shown to Route 29, the existing shopping center, and Worth Crossing. A connection between Route 29 and Worth Crossing is also shown in the Places29 Master Plan and is achieved with this application plan.
Multimodal Transportation Opportunities	<u>This principle is met.</u> The asphalt path along Worth Crossing is extended along the frontage of the site. An area of future right of way reservation is shown along Route 29 for a future multiuse path.
Parks, Recreational Amenities, and Open Space	<u>This principle is met.</u> A civic open space area with outdoor seating is provided on the edge of the site, adjacent to TMP 46B4-4. The Places29 Master Plan calls for Centers to have at least one open space of at least 0.25 acres. The civic open space in the Master Plan is shown mostly on TMP 46B4-4. Therefore, once TMP 46B4-4 develops, a cohesive and larger open space should be created that connects to the open space provided with this development. This should be a more urban space that allows for gathering.
Buildings and Spaces of Human Scale	<u>This principle is met.</u> Sheet 3 of the Application Plan includes supplemental architectural or landscape requirements. The building facades along Worth Crossing on this site must either have at least two material treatments, at least 6 percent transparency, and a first-floor ceiling height of at least 12', or must have a landscape buffer consistent with the

	<p>existing landscape buffer behind Food Lion. The preferred form of development is to meet the Buildings and Spaces of Human Scale recommendations per the Neighborhood Model Principles, which includes avoiding blank walls along the street. However, given that the shopping center is already partially developed, staff also finds extending the landscape buffer to be an acceptable mitigating element if the architectural building form requirements are not provided. The proposed maximum building footprints and building heights are consistent with the Places29 Master Plan recommendations. A setback is required for buildings of 4 or more stories or 40' or more in height.</p>
Redevelopment	<p><u>This principle is met.</u> This parcel is part of an existing planned district and shopping center. This proposal provides additional commercial, retail, and office development opportunities on a parcel already zoned for a variety of non-residential uses. The proposal is located within a Center and is intended to have a mix of uses and provide for both employment and public gathering/shopping opportunities. The civic open space provides a smaller gathering place to start, and should be enhanced with future development of the adjacent parcel.</p>
Respecting Terrain and Careful Grading and Regrading of Terrain	<p><u>This principle is met.</u> The site has already been graded and has no environmental features. There are no significant slopes.</p>
Clear Boundaries between the Development Areas and the Rural Area	<p><u>This principle is not applicable.</u></p>