

Attachment 3
CCP202100001 Planning Commission Work Session
Staff Analysis of Neighborhood Model Principles

Pedestrian Orientation	<u>This principle is met.</u> The proposed use is not in conflict with the ongoing Avon Corridor projects, including the planned sidewalk on the east side of Avon Street Extended. There are existing sidewalks along Founders Place. Due to the security needs of the site, additional public pedestrian connections through the site would not be appropriate.
Mixture of Uses	<u>This principle is met.</u> There are a variety of existing and proposed uses in this area, including residential, commercial, and institutional (including public uses).
Neighborhood Centers	<u>This principle is not applicable.</u> The proposal is not located within a Center. Due to the security needs of this site, it would not be an appropriate public destination.
Mixture of Housing Types and Affordability	<u>This principle is not applicable.</u> No housing is proposed with this application.
Relegated Parking	<u>This principle is met/not fully applicable.</u> The proposed parking area would not be visible from Avon Street Extended. The parking area would be naturally buffered by topography for properties to the south. Due to the needs of the site, a more pedestrian-oriented development with fully relegated parking is not feasible. Large trucks with equipment and materials will need to navigate the site and have space to store these materials (such as pipes needed for repairs). There will be security fencing around the site and much of the existing mature vegetation will be retained.
Interconnected Streets and Transportation Network	<u>This principle is met.</u> The primary ingress/egress for this site will be Founders Place, with the option to use Avon Street Extended when needed. There are existing sidewalks along Founders Place, and an ongoing VDOT Revenue Sharing project will provide sidewalks along Avon Street Extended. Public access through the site, vehicular or otherwise, would not be appropriate. Development of this proposal will not impede any vehicular or bike/ped extensions/connections in this area.
Multimodal Transportation Opportunities	<u>This principle is met.</u> Sidewalks are existing along Founders Place and will be provided along Avon Street Extended.
Parks, Recreational Amenities, and Open Space	<u>This principle is met/not fully applicable.</u> This proposal will not be accessible to the public, and therefore will not provide any public open space or amenities. The proposal will not

	conflict any recommended or planned parks/trails/open space projects in the area.
Buildings and Spaces of Human Scale	<u>This principle is met.</u> The proposed building would be two stories, which is consistent with the range of building heights within the immediate vicinity. The building will not be accessible to the general public; therefore additional scale considerations are not applicable.
Redevelopment	<u>This principle is not applicable.</u> The site is mostly undeveloped. There are an existing water tower and cell tower on the site, however the proposed development would be entirely on the undeveloped area of the site and would not affect these existing uses. The existing access road would be extended to fully connect through the site.
Respecting Terrain and Careful Grading and Regrading of Terrain	<u>This principle is met.</u> There are no preserved steep slopes on the site. There are very small pockets of managed slopes. Site planning and grading have not been completed or submitted for this project to date. Proposed retaining walls will need to meet Engineering and Building standards. The applicant has indicated that they will develop this site as sensitively to the topography and existing vegetation as feasible. Based on available information at this time, this principle is met.
Clear Boundaries between the Development Areas and the Rural Area	<u>This principle is not applicable.</u> The property is not adjacent to the Rural Area.