Attachment 5 – SP2020-00016 Claudius Crozet Park

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	The applicant is proposing several new sidewalls and pedestrian paths around the park to connect the park's various amenities with one another and to connect the park with the surrounding neighborhoods. This principle has been met.
Mixture of Uses	The subject property is used for a community park only. However, there is a wide range of amenities that either currently exist in the park or are proposed to be in the park that serve the community, including athletic fields, tennis courts, pedestrian paths, basketball courts, a community center, an outdoor pool, and an indoor pool. This principle has been met.
Neighborhood Centers	Claudius Crozet Park acts as a center for the greater Crozet community and will continue to do so with the requested SP amendment, as an expanded community center is proposed. This principle has been met.
Mixture of Housing Types and Affordability	No dwelling units are proposed with this application for a community center and swimming club. This principle does not apply to this proposal.
Interconnected Streets and Transportation Networks	New streets are not proposed with this application. However, the applicant is proposing to construct several new sidewalks and pathways throughout the park to better connect the park's facilities with the surrounding neighborhood. This principle has been met.
Multi-modal Transportation Opportunities	The applicant is proposing to construct several new pedestrian paths throughout the park to better connect the park's facilities with one another and with the surrounding neighborhood. These additions will promote better pedestrian connections with the Crozet community. There do not appear to be any additional bike facilities proposed with this application, however. This principle has been mostly met but could be strengthened.
Parks, Recreational Amenities, and Open Space	This application is for community center and swimming club uses at an existing community park, designated as Greenspace in the Crozet master plan. This principle has been met.

Buildings and Space of Human Scale	The applicant has indicated that the proposed new community center and pool building will be two stories tall and within the height limits of the Rural Areas zoning district. Sidewalks are provided on three sides of the new building and pool area. There is, however, a large expanse of parking to the south of the new community center, creating a significant amount of pavement in this area. This principle has been mostly met but could be strengthened.
Relegated Parking	The parking areas are proposed to be enlarged and to surround the new community center and pool facilities on three sides. The parking lots are largely relegated from the Hill Top and Indigo frontage; however, there is no relegation proposed from the Park Road frontage of the park. This principle is partially met and could be strengthened.
Redevelopment	The existing park facilities are proposed to be expanded with a larger community center and a new indoor pool. These new facilities are proposed to be located on the site of the existing community center and adjacent to the existing pool. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There is a small area of preserved steep slopes on this property, as well as a Water Protection Ordinance (WPO) stream buffer around the pond on the property. The applicant is not proposing any development within the areas of preserved steep slopes or the WPO buffer. The County Engineer has reviewed this application and has no objections. Grading and stormwater management review will be required at the site planning stage and must meet all state and County requirements. This principle has been met.
Clear Boundaries with the Rural Area	Although the subject property is largely zoned RA (Rural Areas), it is located within the Community of Crozet development area and is not adjacent to any lands designated as Rural Areas in the comprehensive plan. This principle does not apply.