Attachment 5 – SP2023-00003 Mill Creek Lot 11

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	No sidewalks exist along either Stoney Ridge Road or Five Springs Road. However, the applicant proposes to construct a sidewalk connecting either façade of the building, providing some pedestrian connectivity internal to the site. This principle has been met.
Mixture of Uses	The proposed new building will include both a by-right industrial use (warehousing) and the special use of an independent office, providing a mixture of uses in the structure. This principle has been met.
Neighborhood Centers	This property is not located within a designated center. However, the proposed uses will provide additional employment activity for the Mill Creek area. This principle has been met.
Mixture of Housing Types and Affordability	This principle does not apply to this proposal. No dwelling units are proposed with this application.
Interconnected Streets and Transportation Networks	The subject property is at the termini of two dead-end streets. A sidewalk is proposed to connect each side of the building, providing some pedestrian interconnection on the site. This principle has been met.
Multi-modal Transportation Opportunities	There are no multi-modal opportunities on this site, as no sidewalk or bike/multi-use paths exist along the two dead-end streets of Five Springs Road or Stoney Ridge Road. In addition, transit does not serve this area. The nearest transit stop is on Avon Street. This principle does not apply to this site.
Parks, Recreational Amenities, and Open Space	This property is located within an industrial park, so there are limited opportunities for parks and recreational spaces in the surrounding area. However, there will be areas of landscaping on the eastern side of the property where there are significant managed steep slopes. This principle has been met.
Buildings and Space of Human Scale	The applicant has indicated that the proposed new building will be two stories. Since it will be constructed on a slope, each side of the building will have a ground-level entrance. This building is not expected to be out of scale with human experiences or with the other nearby buildings. This principle has been met.
Relegated Parking	The applicant intends to include parking on both sides of the proposed building. As a double-frontage lot, the parking will not be relegated behind the

	building on either side. However, due to the slope of the site, it is expected that the grade of the land and the required landscaping from the site plan ordinance will screen the parking proposed for the independent office use. This principle has been met.
Redevelopment	This property is the only undeveloped parcel remaining in the Mill Creek industrial PUD. Although an independent office use is currently proposed for a portion of the proposed building, this space could potentially be renovated to accommodate other uses at a later time. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	There are managed steep slopes on this property. The applicant must follow all grading and design guidelines found in the Zoning Ordinance when developing this property. This principle has been met.
Clear Boundaries with the Rural Area	This principle does not apply. This property is not adjacent to the Rural Areas.