Attachment D – CCP202300002, So. Feeder Pattern Ele. School

Staff Analysis of Consistency with Neighborhood Model Principles.

Pedestrian Orientation	The intent is to provide sidewalks and pedestrian connectivity to existing walkways, surrounding areas and within the site. This principle will be met.
Mixture of Uses	The area is designated for Institutional uses. The current uses in the area are almost exclusively public/institutional uses (2 other public schools, 1 private school, fire station, ACSA water tank and future yard, one health facility). This is the first use to be located on vacant property owned by the county. The remaining portion of that property could be developed with other types of uses that could create a greater mix of uses (no other uses are currently proposed for the area). Recent approval and construction of the Galaxie Farm Development will add to the mix of use this in this immediate area. The proposed use does not add to the mix of use of uses, but the desired mix of uses for this recommended "Center" area has not been determine and school facilities were assumed to be a likely part of the mix of uses.
Neighborhood Centers	This area is identified as a Center in the Master Plan. As noted above in Mixture of Uses, school uses, have always been assumed to be part of the mix of uses within this Center area. The recommended collaborative community process has not yet been undertaken to further inform the development of this center; however, use of this portion of land area for the school will not significantly impede the ability to do useful collaborative community planning for the remaining area. This principle is partially met. School uses are consistent use within this designated Center, but the Collaborative Planning process for this area has been completed at yet. (See the above Neighborhood Center comments).
Mixture of Housing Types and Affordability	N/A to this request.
Interconnected Streets and Transportation Networks	Founders Place is being extended for access to school site. Reservation of space/right of way is being made on the property to accommodate the future extension of the road to Rt. 20. Development of this use as proposed will not impede the extension/interconnection of this road. The design consultant is designing the road and the road will be bid as an add on component. If bids are favorable the road may be constructed with the project. Sidewalks and crosswalks would be installed to the site with development and trails to adjacent areas would be provided with development or in the future, when feasible. This principle will be met.

Multi-modal Transportation Opportunities	New sidewalks, trails and schools bus service will be provided to access opportunities to the site/school. This principle will be met.
Parks, Recreational Amenities, and Open Space	Fields and play areas typical of elementary schools will be provided; however, these facilities will be concentrated in the Avon Street corridor along with the nearby Mountain View Elementary and MHS. These facilities will not be conveniently provided to other parts of the southern urban neighborhoods with this location (Fifth Street corridor). This principle is not fully met.
Buildings and Space of Human Scale	Public school buildings by nature are large and building plans and site planning have not been completed to date, so final information on building design and massing are not known, beyond the total maximum building size (72,500). The building may be two stories. The space provided for the future public extension will be of adequate width to provide for sidewalks, bikelanes, street trees and tree lawns. Efforts will be made to address this issue to the extent feasible, and this principle can be reasonably meet given the nature of the facility.
Relegated Parking	The site and building have not been designed, but will generally oriented towards the street. The needs related to short-term and all-day parking, car drop-off, and bus loading area, and related security issues make it difficult to fully relegate parking on a school site. Efforts will be made in the design of the site address relegation of parking, to the extent feasible. Consistency with this principle cannot be determined at this time
Redevelopment	The site is currently undeveloped. This principle is not applicable to the request.
Respecting Terrain and Careful Grading and Re-grading of Terrain	No areas within the development are designated as Preserved Steep Slopes. There are very small pockets of managed slopes, most appear to be outside the area of development. Site planning and grading plans have not been completed or submitted for this project to date. Based on available information at this time, this principle will be met.
Clear Boundaries with the Rural Area	This proposal is not located near any boundaries with the Rural Area. This principle is not applicable to the request.