Attachment 6 – ZMA2023-00012 Holly Hills

Staff Analysis of Application's Consistency with Neighborhood Model Principles

Pedestrian Orientation	There are several pedestrian facilities provided, including a shared-use path proposed to be constructed along Archer Avenue. There is also an existing shared-use path along the Route 29 frontage of this property. Sidewalks are proposed throughout the development to connect the various residential areas. In addition, sidewalks will be required along the new public streets proposed. A Class B Primitive Trailway is proposed through the open space in the stream buffer area to allow residents the opportunity to recreate along the stream. This principle has been met.
Mixture of Uses	Only residential uses, with associated green space and amenities, are proposed. The proposal remains consistent with the Places29 land use recommendation for Urban Density Residential, with housing as the primary use. However, there are commercial uses located several hundred feet to the north, along Hollymead Drive, as well as the large Hollymead Town Center area approximately ½ mile to the north on Route 29. This principle has been met.
Neighborhood Centers	Strategy 2f in Chapter 8 of the Comprehensive Plan identifies neighborhood centers as having four components: 1) a centralized park or outdoor amenity which is surrounded by 2) a ring of commercial or mixed uses with 3) surrounded by medium to high density residential uses and a final 4) outer ring of low density residential. Amenity areas have been provided throughout the development, ensuring no resident is far from such spaces. This principle has been met.
Mixture of Housing Types and Affordability	The proposal provides for a mixture of housing types, including both multi-family units and single-family attached units. There are also single-family detached houses located in the surrounding neighborhoods of Forest Lakes and Hollymead. The applicant proposes to provide affordable housing consistent with the County's affordable housing policy at the time the application was submitted, with 15% of the total number of units constructed designated to be affordable, up to 80% of area median income for a period of ten years. This principle has been met.

Interconnected Streets and Transportation Networks	The proposed extension of Archer Avenue will connect the Archer North (RST) development with Route 29 and provide a road parallel to Route 29 all the way south through Brookhill to Polo Grounds Road. There are also three areas designated for future inter-parcel connections in the northern section of the development that could be used in the future as the neighboring parcels are developed. This principle has been met.
Multi-modal Transportation Opportunities	This development appears to be mostly automobile-centric. However, there are several pedestrian pathways and improvements proposed to be constructed throughout the site, such as the shared-use path along Archer Avenue and the Class B Primitive Trail through the open space areas along the stream channel. Sidewalks will also be constructed throughout the site and along the public streets. The applicant also proposes to install bike racks in several locations around the property as shown on the application plan. In addition, space is reserved for a transit stop adjacent to the central amenity area if transit service is expanded to this area in the future. This principle has mostly been met.
Parks, Recreational Amenities, and Open Space	PRD requires a minimum of 25% of the site be designated as open space. The proposal provides more than the required minimum, at approximately 40.5% of the site, or about 12.5 acres. These open space areas include vegetative and landscaping buffers around the perimeter of the site, recreational facilities in three amenity areas located throughout the project, and the preservation of wooded areas in most of the stream buffer area. The amenity areas will allow for recreational facilities required by Section 4.16 to be provided. Any substitutions of recreational facilities requested at the site planning stage must be comparable or superior to what is required and must be approved by the Planning Director. This principle has been met.
Buildings and Space of Human Scale	The buildings appear to be consistent with recommended building heights, with a maximum of four stories. A waiver has been requested for the stepback requirement of the buildings. It does not appear that this requested waiver will have a negative impact on the human scale and experience and pedestrian orientation. This principle has been met.

Relegated Parking	The parking areas appear to be largely relegated behind or to the side of the multi-family buildings, especially those along Archer Avenue and those closest to Route 29. A forested buffer along Route 29 will screen parking areas, and Amenity Space #2 helps to screen some of the parking lots along Archer Avenue. This principle has been met.
Redevelopment	The requested rezoning will permit redevelopment of the property. This principle has been met.
Respecting Terrain and Careful Grading and Re-grading of Terrain	The property contains areas of Preserved Steep Slopes throughout the site, as well as a WPO stream buffer that runs through the middle of the property. The applicant intends to disturb about 0.83 acres of Preserved Slopes, as well as two segments of the stream buffer, to construct the public streets in this development, including the extension of Archer Avenue. Box culverts will be used for crossing the stream channels, as recommended by the Engineering Division. These disturbances will be reviewed further at the site and WPO planning stage to ensure all requirements are met and that no lots or parking areas are located within the stream buffer. All grading will follow the requirements of Virginia state code and will require the review of a VSMP plan during the site planning stage. This principle has partially been met.
Clear Boundaries with the Rural Area	The subject property is not located adjacent to the Rural Areas. This principle does not apply.