

Attachment 4
CCP202100001 Planning Commission Work Session
Assessment of Proposal's Consistency with Relevant Community Facility Objectives

Objective 1 provides overall strategies relevant to all types of Community Facilities.

Objective 1: Continue to provide public facilities and services in a fiscally responsible and equitable manner.

The following are strategies for this Objective that are relevant to this project and the CCP review process. Staff's assessment of this project's consistency with these strategies is provided below each.

Strategy 1c: Continue to design all buildings, structures and other facilities to permit expansion as necessary.

Staff comment: This site can accommodate future expansion.

Strategy 1d: Continue to locate related or complementary services and facilities together when possible and when other goals of the Comprehensive Plan can be met.

Staff comment: This site can accommodate joint training opportunities between ACSA and Albemarle County Fire/Rescue. The Monticello Fire Rescue Station is located directly across the street (Founders Place). The site will also have conference facilities and space for Incident Command.

Strategy 1g: Ensure that all government facilities conform to County regulations, site development standards, and policies.

Staff comment: While this project is not a true 'government facility', it is owned and operated by a public utility. This project will need to meet all applicable Zoning Ordinance requirements and related requirements (including stormwater management) during site plan review.

Strategy 1i: Continue to design and construct public facilities that are energy efficient and environmentally responsible.

Staff comment: While this property is not owned by the County, the applicant has stated that they would consider energy efficient options such as solar panels, LEED building standards, and the use of native plants. The applicant intends to retain as many existing trees as possible on the site. Additionally, the applicant provided information that the vehicle rinse station would be low-flow and hand operated (not automatic) and have a catch basin with an oil-water separator.

Strategy 1k: Ensure that public buildings and spaces provided in the Development Areas conform to the principles of the Neighborhood Model.

Staff comment: This project will largely meet the Neighborhood Model Principles which are applicable to public facilities as noted below. See Attachment 3 of the Staff Report for a complete assessment of the project's consistency with the Neighborhood Model Principles.

The following Neighborhood Model Principles are applicable to public facilities and services: Note: “It is understood that, due to physical constraints, or the nature of the facility and/or service(s) provided, not every County facility will be able to meet all of these principles. Efforts should be made, however, to meet as many of those principles as possible.”

All public facilities should be designed and/or located to accommodate multimodal transportation options, including walkways, bike facilities, and transit access, if available or proposed.

Staff comment: There are existing sidewalks along Founders Place, which will be retained with this development. There are planned sidewalks along Avon Street Extended. The planned sidewalk project is part of a larger sidewalks capital project with VDOT Revenue Sharing and is currently out for bid. This site will not be publicly-accessible; therefore public access through the site is not appropriate. The project will not impede planned multimodal transportation efforts in this area.

Recreational and natural areas are amenities and should be sited so that residents and workers can walk to a public park, use greenway trails, experience preserved natural areas, and enjoy public gathering spaces.

Staff comment: Given the nature of this proposed facility and the associated security needs, having parks and/or trails within the site would likely not be appropriate. However, the applicant intends to retain trees and natural areas within the site where construction and grading is not planned.

Building size and orientation on the site (and to the street and neighborhood) should be in keeping with the character of the neighborhood to the extent possible and appropriate. As a general rule, buildings should have their front entrance oriented to the street, with parking relegated internal to the site and away from the street.

Staff comment: Given the nature of this proposed facility and the associated security and storage needs, the typical Neighborhood Model building and parking orientation considerations are not applicable. The maintenance building and training area and associated equipment must be kept secured and are not accessible to the general public. The site requires a parking area large enough to store equipment and materials when needed. The proposed building height is two stories, which is keeping in character with surrounding neighborhoods and uses.

Take existing and proposed density of nearby areas into account with public building locations. Avoid sprawling site development, which underutilizes sites and does not create or contribute to compact, walkable neighborhood development.

Staff comment: See above comment regarding site layout.

Recognize that public facilities contribute to the mixed-use character of neighborhoods. Therefore, strategic location and siting of facilities can contribute to mixed-use neighborhoods.

Staff comment: Given the nature of this proposed facility and the associated security needs, additional uses on this parcel would likely not be appropriate. However, there are opportunities for joint training sessions with other Albemarle County staff, such as Fire Rescue. There are

also nearby opportunities on County-owned and County School-owned properties for these types of active uses.

Provide for sidewalk systems to give pedestrians an easy walk to many destinations, to provide alternative routes for traffic, and to reduce the number and length of car trips.

Staff comment: Given the nature of this proposed facility and the associated security needs, there will not be public pedestrian access through this site. However, there will be pedestrian access around this site on Founders Place and Avon Street Extended (see previous multimodal comments).

Create on street parking and place parking lots behind buildings so pedestrians do not have to cross major parking areas when walking along sidewalks to reach facilities.

Staff comment: Given the nature of the proposed facility and associated security needs, the site will not be accessible to the general public. The large parking area is needed to accommodate storage of ACSA vehicles and ACSA equipment and supplies, such as pipes for repairs.

Consider whether mixing housing and public building would be appropriate with new building construction...

Staff comment: Given the nature of the proposed facility and associated security needs, housing would not be appropriate on this site.

Reuse and/or redevelop existing sites.

Staff comment: This property has been owned by ACSA since 1987. There are an existing water tank and cell tower on the site. While the proposed maintenance and training facility would be new, the site has already been used for ACSA services for several decades.

When planning new facilities or modifying existing sites, work with rather than against the natural grade to the greatest extent feasible. This principle should be given strong consideration in site selection and site/building design. Even though grading and site alterations will occur with facility construction, efforts need to be made to seek a sustainable balance between better grading and preserving natural topography. Protecting important environmental resources, such as steep slopes along streams, stream buffers, significant wooded areas, wetlands, and the like, is important. The character of the finished grading should avoid massive and tall retaining walls and take into account the ability to maintain slopes and vegetation, and to avoid erosion.

Staff comment: There are no preserved steep slopes on the property or any streams. There are small pockets of managed steep slopes on the site, and the applicant will need to meet all grading and managed slope disturbance requirements during site planning.

Maintain a clear boundary between the Development Areas and the Rural Area when public facilities are located at the boundary between the Development Areas and the Rural Area.

Staff comment: This proposal is located within the Development Area and is not adjacent to the Rural Area.

Establish public facilities as neighborhood centers (when possible) to bring diverse activities to a neighborhood. Public facilities may be established and function as neighborhood centers or open space areas; parks, libraries, and schools are obvious choices for such centers, but facilities like fire departments and county offices may also serve as centers because of their meeting rooms and public gathering function. New public facilities will be encouraged to locate in existing neighborhoods centers, if feasible.

Staff comment: Given the nature of this proposed facility and the associated security needs, additional uses on this parcel would likely not be appropriate. However, there are opportunities for joint training sessions with other Albemarle County staff, such as Fire Rescue. There are also nearby opportunities on County-owned and County School-owned properties for these types of active uses.