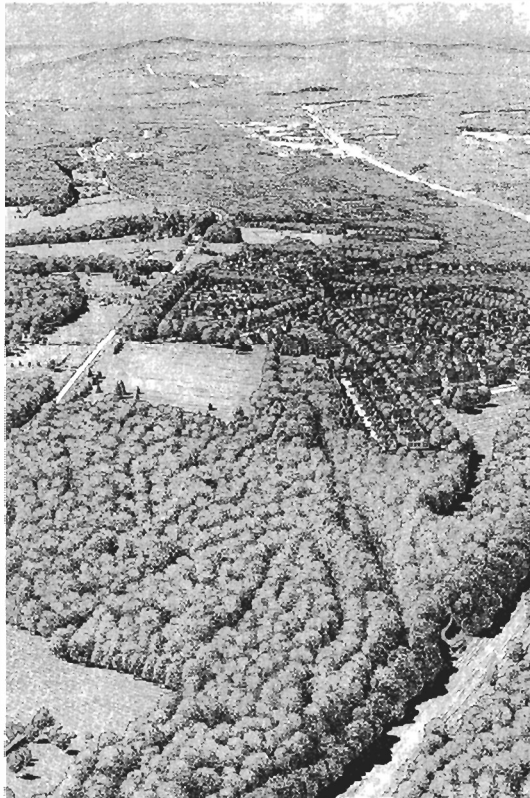




County of Albemarle
Department of Planning and Community Development
Development Area Initiatives Steering Committee (DISC)

THE NEIGHBORHOOD MODEL: BUILDING BLOCK FOR THE DEVELOPMENT AREAS



Torti Gallas And Partners • CHK, Inc.
Dodson Associates
Center for Watershed Protection
McGuire Woods Battle and Boothe, LLP.

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THE TRANSECT CONCEPT

The Neighborhood Model, as well as these two styles, uses the concept of the “Transect,” or a continuum of density and activity moving out from a core. The Transect is a “cross-section” of the ideal neighborhood. As the structure within which the development pieces fit, it is the basis for detailed planning and design decisions within each Neighborhood. For example, it can guide the Master Planning process as well as zoning decisions.

Figure (3.5) illustrates the Transect. This drawing shows how various development elements — such as density, use, building size, street design, lot dimensions and siting, and formality of landscaping — reflect whether the project is in the center, in the general area, or on the edge of the Neighborhood.

The Transect, as defined in *The Lexicon of the New Urbanism*, prepared by D/P-Z, Inc., the foremost architectural firm associated with the New Urbanist movement, uses an urban-to-rural continuum to appropriately site the elements of community form. As a system of classification, the Transect has the potential to be a critical tool in the generation of a Master Plan. Four categories are relevant within Albemarle County’s Development Areas:

- 1) Edge,
 - 2) General Area,
 - 3) Center, and
 - 4) Core.
- A fifth category (Rural Area) lies beyond the Development Areas.

The Core, the area of greatest intensity, deserves special emphasis. A core represents even greater density and formal design than the Center. It can lie at the junction of two neighborhoods, or at major intersections, or be an existing hub. In the case of Albemarle County, the City of Charlottesville serves as a core for adjoining areas of the County. Core areas are not appropriate for Villages and may not even be appropriate in all Development Areas.

Edges are formed where two neighborhoods abut, where a neighborhood abuts the City of Charlottesville at a river or slope, and where the Development Area meets the Rural Area. When the Edge is not clearly defined, as with R-1 zoning, the end result is a sprawling development form. Edges are further described in Section 5.

Centers are nodes of activity. They are further described throughout the document as well as in Section 5. The distance from the Center to the Edge of the transect is 1/4 mile. This distance represents the ideal walk time from one destination to another.

Table 7.1 (Appendix) describes the placement of uses according to the Transect.

The transect describes the neighborhood, the most important of the elements that make up a Development Area. Other components are the district and the corridor.

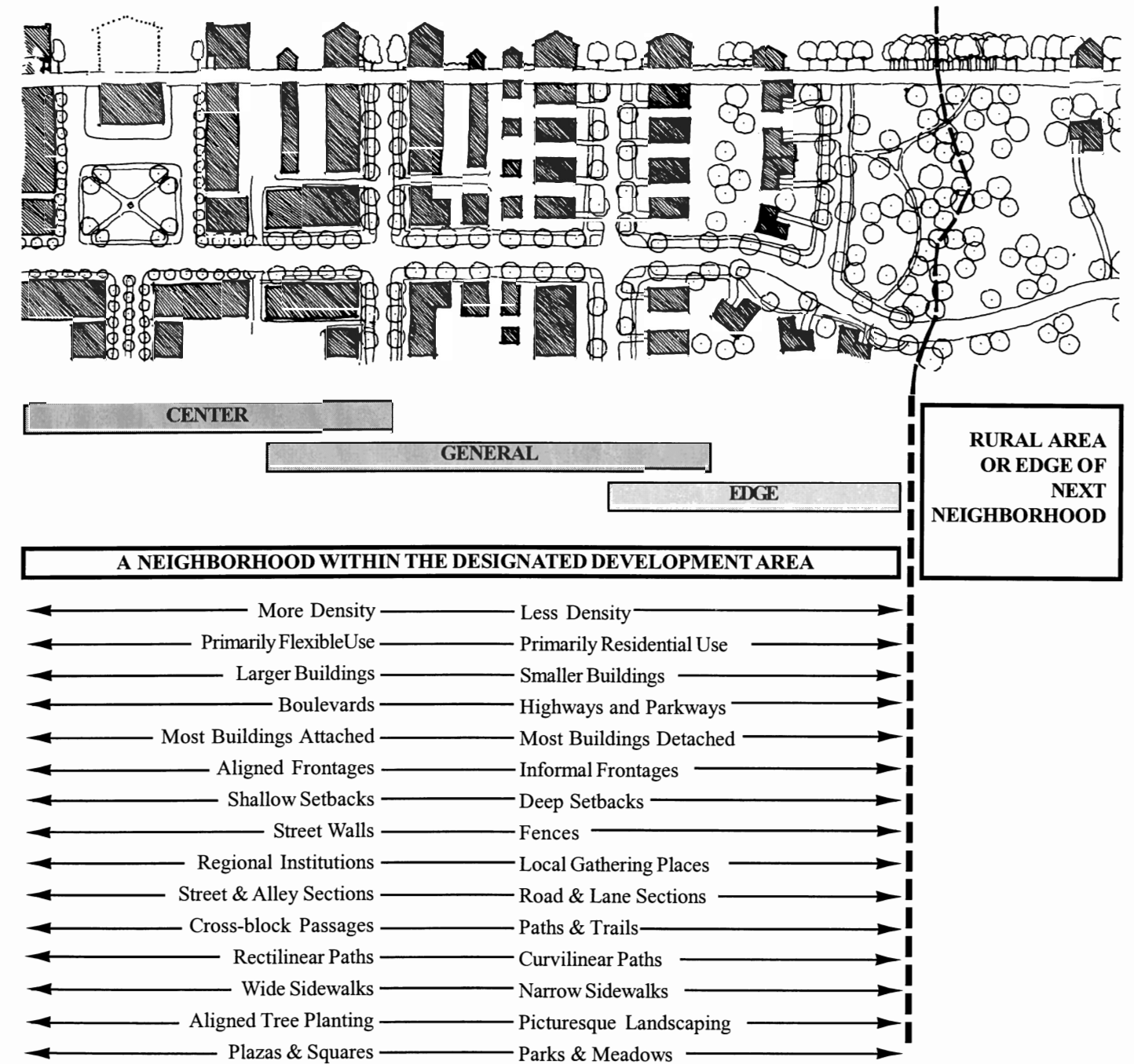


Figure 3.5. Diagram of the Transect. Modified by permission from the Lexicon of the New Urbanism, Duany, Plater-Zyberk, Architects.

Table 7.1 The Transect Applied to: LAND USE

		Residential	Lodging	Office
Neighborhood Edge	Restricted Use	Restricted Residential: Detached house permitted with one other dwelling in an ancillary structure.	Restricted Lodging: Guest cottage permitted in ancillary structure.	Restricted Office: Home office permitted within ancillary structure and additional parking must be provided.
Neighborhood General	Limited Use	Limited Residential: Houses and row houses permitted. Accessory dwellings permitted in ancillary structures.	Limited Lodging: Bed and breakfast inns are permitted.	Limited Office: Home office permitted on first floor of principle structure or in ancillary building. Parking must be provided.
Neighborhood Center and Core Zone	Open Use	Open Residential: Apartment buildings, houses and row houses permitted. Accessory dwellings permitted. Apartments above retail are encouraged.	Open Lodging: Hotels are permitted.	Open Office: Corporate offices and neighborhood offices are permitted. Parking requirement may be reduced by Employer sponsored programs.

- Specialized Use** - shall be permitted only by special use permits at designated districts.
- Regional Retail** - including "Big-Box" and others with parking lots in front of stores.
- Gasoline Service Stations.**
- Industrial** - emanating noise, vibration or smell beyond the boundary of its site.
- Prisons** except as accessories to Police Stations.
- Terminals** for large scale transportation including airports.
- Depots** for large scale storage or distribution of goods.
- Scrap yards** for the processing, storage, and disposal of waste materials, with the exception of recycling collection centers.
- Automotive sales**, but not service and repair.
- Golf Courses** and other large open spaces including nurseries.
- Drive through commercial uses** where patrons remain in automobiles, except service stations.
- Billboards.**

Retail/Entertainment	Manufacturing/Distribution	Civic Use
Restricted Retail: Corner store permitted on first floor at corner locations. No more than one store per 300 dwelling units.	Restricted Manufacturing: Not permitted.	Restricted Civic Uses: Schools are encouraged.
Limited Retail: Child care, coffee house and neighborhood convenience store permitted at corner locations. Parking requirement is negotiated.	Limited Manufacturing: Home workshops, artist studios, woodworker shops, bicycle repair, pottery making, furniture refinishing, etc. are permitted in ancillary structures only.	Limited Civic Uses: All civic uses are permitted.
Open Retail: Shop front stores are permitted. Parking minimum and maximum requirement set by County Ordinance. Parking may be shared between uses and between adjoining sites.	Open Manufacturing: Warehouses and light manufacturing permitted and encouraged in center zones of specialized neighborhoods (districts). R&D encouraged in all center and core zones.	Open Civic Uses: Schools not permitted. All other uses are permitted and encouraged.

Table 7.2

The Transect Applied to: NET DENSITY

The Transect Applied to: SPATIAL ENCLOSURE

		Residential	Commercial	Max Height	Building height and width	Notes:
Neighborhood Edge	Lowest Density	Up to 5-units/acre. (Small lot-single family houses)	(only as ancillary activity)	3 Floors	Max ratio 1:4 Min ratio 1:6	Spatial enclosure by tree canopy must be at a ratio of at least 1:3.
Neighborhood General	Moderate Density	Up to 18-units/acre. (Town houses with tuck under parking)	Up to 0.5	3 1/2 Floors	Max ratio 1:3 Min ratio 1:4 Note: Floor heights should be limited to 14 ft. in order prevent the insertion of mezzanines.	When spatial enclosure falls below 1:3 then enclosure by tree canopy must be 1:2 except in front of retail establishments.
Neighborhood Center	High Density	Up to 36-units/acre (Multifamily buildings up to 4 stories, surface parking)	Up to 1.0 FAR (up to 4 story buildings, shared or reduced parking requirements)	4 Floors	Max ratio 1:2 Min ratio 1:4	When spatial enclosure falls below 1:3 then enclosure by tree canopy must be 1:2 except in front of retail establishments.
Core Zone	Very High Density	Up to 60-units/acre (Mid-rise multifamily buildings-structured parking)	Up to 2.0 FAR (Mid rise buildings – structured parking)	Determined by County	Max ratio 1:2 Min ratio 1:3	

The Transect Applied to: BUILDING SITING

STREETS

TERRAIN

Lot Types	Front Types	Side Street / Side Yard Setbacks	Types	Slope Conditions
Estate Lots Village Lots	Common Lawn Frontage Porch and Fence Frontage	5'-30' maximum	Parkways Drives Ways Roads	0-25% and above (by waiver)
Village Lots Cottage Lots Duplex Lots Retail Lots Townhouse Lots Live/work Lots	Common Lawn Frontage (only at thoroughfares with high design speeds) Arcade Frontage Dooryard Frontage/Uphill Dooryard Frontage/Downhill Porch and Fence Frontage	5'-20' maximum	Streets Ways Avenues	0-25%
Cottage Lots Duplex Lots Townhouse Lots Live/work Lots Plex Lots Multifamily Lots	Shop Frontage Arcade Frontage Dooryard Frontage/Uphill Dooryard Frontage/Downhill Stoop Frontage	0-15' maximum	Main Streets Streets Ways (Limited Use) Avenues Alleys	0-15%
All Commercial Lots Multifamily Lots Live/work Lots Townhouse Lots	Shop Frontage Arcade Frontage Stoop Frontage	0-8'	Boulevards Main Streets Streets Avenues Alleys	