

The favorable and unfavorable features/factors of the direct connection to Rio Road as shown on the preliminary site plan are as follows:

### **Direct Connection to Rio Road**

#### **Favorable:**

- The full length of the connection can be designed and constructed to meet the standards of the Ordinance for private streets or travelways.
- Does not have abutting parking.
- Includes an adjacent sidewalk to facilitate pedestrians.

#### **Unfavorable:**

- Adds another vehicular entrance onto Rio Road, causing potential traffic conflicts.
- Requires the construction of a road through a currently vacant parcel that may in the future be developed in a manner that requires its reconstruction.
- Requires disturbance of existing forested parcel that would otherwise be delayed until the parcel is developed.
- Does not lessen the development's traffic impacts to the Rio/29 intersection.
- Could encourage more u-turn movements at the Albemarle Square/Rio intersection.

### **Construction of the Access up to Albemarle Square**

#### **Construction of the Access to Albemarle Square.**

Access to Albemarle Square is not shown because there is a proposed second point of access to a public street through a new access easement to Rio Road as shown on the preliminary site plan. The owners of Albemarle Square have not agreed/declined to give an access easement through their property.

### **Construction of Pedestrian/Bike Access to the Albemarle County Lagoon Project.**

An informal system of trails currently crosses the Arden Place property. These trails link the Mallside development with Gardens Shopping Center and Woodbrook. The trails appear to be regularly used. The informal system of trails demonstrates that connectivity will be utilized if it is incorporated into the Arden Place development.

Current Development is requesting that the Planning Commission consider Pedestrian/Bike access that would connect Albemarle Square to the adjacent Albemarle County property. The pedestrian/trail access from Arden Place would connect to the Albemarle County Lagoon Project as shown below [Figure 2]. The construction of the access would be consistent with the Neighborhood Model for development and the 2008 Citizen Survey. The pedestrian/bicycle access would facilitate access to a public open space area.

## FIGURE 2: ALBEMARLE COUNTY WOODBROOK LAGOON PROJECT



The Neighborhood Model describes the more "urban" form of development desired for the Development Areas. It establishes the 12 Principles for Development that should be adhered to in new development proposals. These first 3 principles are:

- Pedestrian Orientation
- Neighborhood Friendly Streets and Paths
- Transportation Networks and Interconnected Streets

The 2008 Citizen Survey ranked "Provide safe places to walk and bike where you want to go" and "Ensure safety for walkers and bicyclists" with moderate importance. Providing trails across the Arden property is consistent with the results of the Citizen Survey. Staff is aware that Woodbrook residents have raised concerns about providing a pedestrian trail in the Arden Place development that would connect to the Woodbrook Subdivision. The proposed trail(s) will link to the Albemarle County Lagoon project. Staff recommends that the current trail(s) on the ground be made permanent within the Arden Place development and then have the trail(s) connect to a public space.