

# RIVERSIDE VILLAGE

Neighborhood Model District



Albemarle County, Virginia

# Four Items of Concern

from Albemarle County Staff

1. Block 1: Residential over Commercial Space?
2. Block 2: A Private Street for Pedestrian Traffic?
3. Block 5: A Riverfront Mixed-Use Plaza?
4.
  - a. Cash Proffer Amount?
  - b. Technical Language of Proffers?
  - c. Technical Language of Code of Development?



## Block 1: Residential over Commercial Space



What value does this provide to Albemarle County?

## Block 2: Pedestrian Muse



*Street Frontage?*

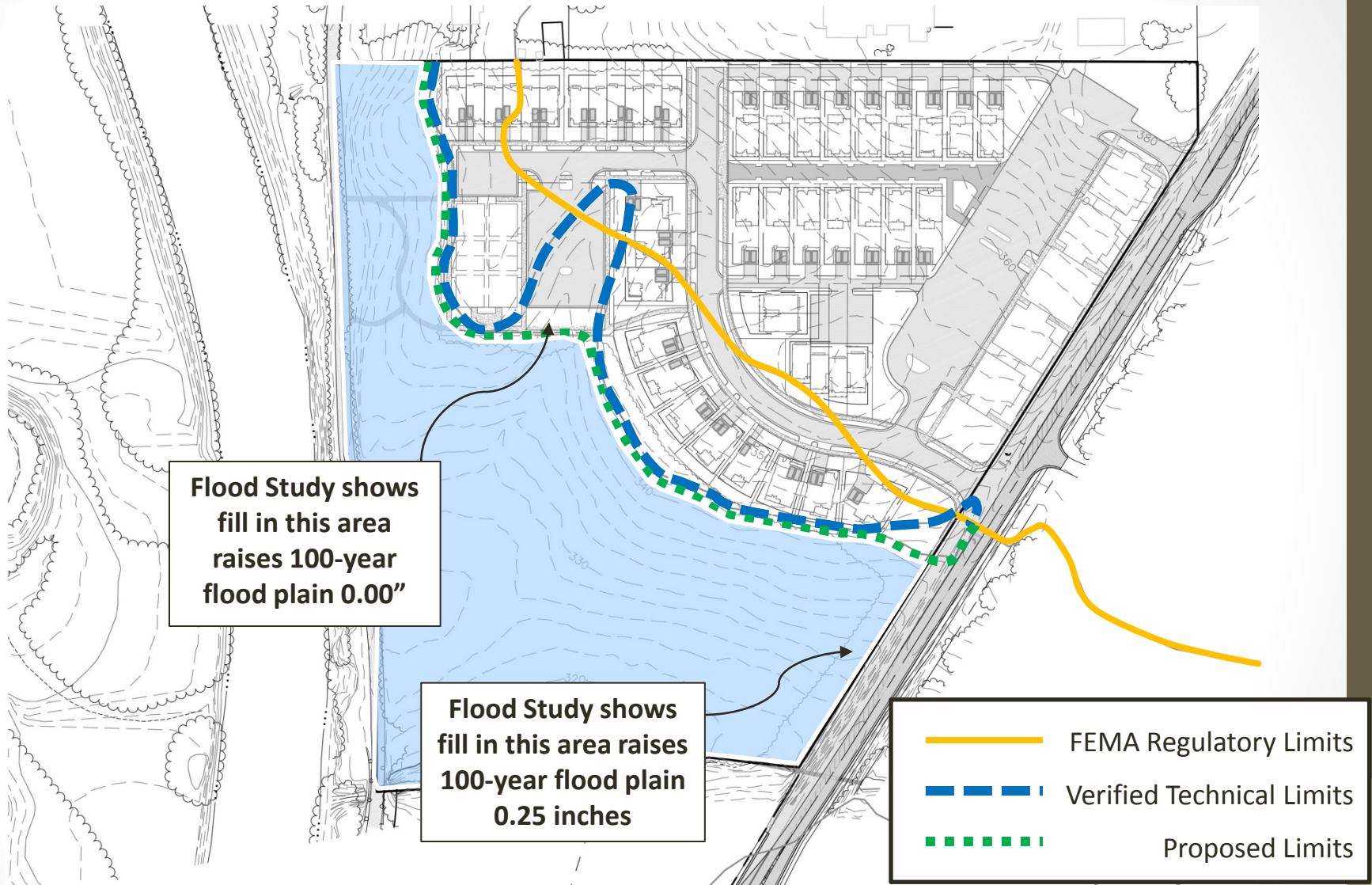


## Block 5: Mixed-Use Building



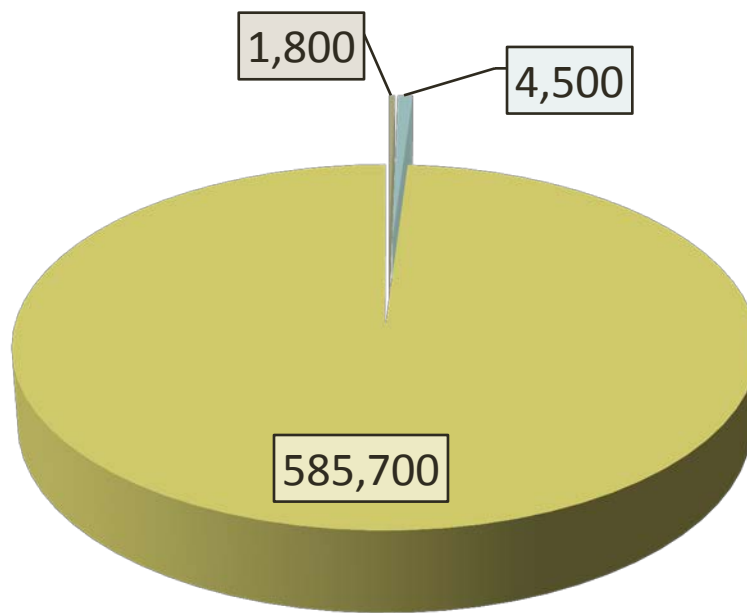
How should a development address the Rivanna River Corridor?

# Floodplain Map



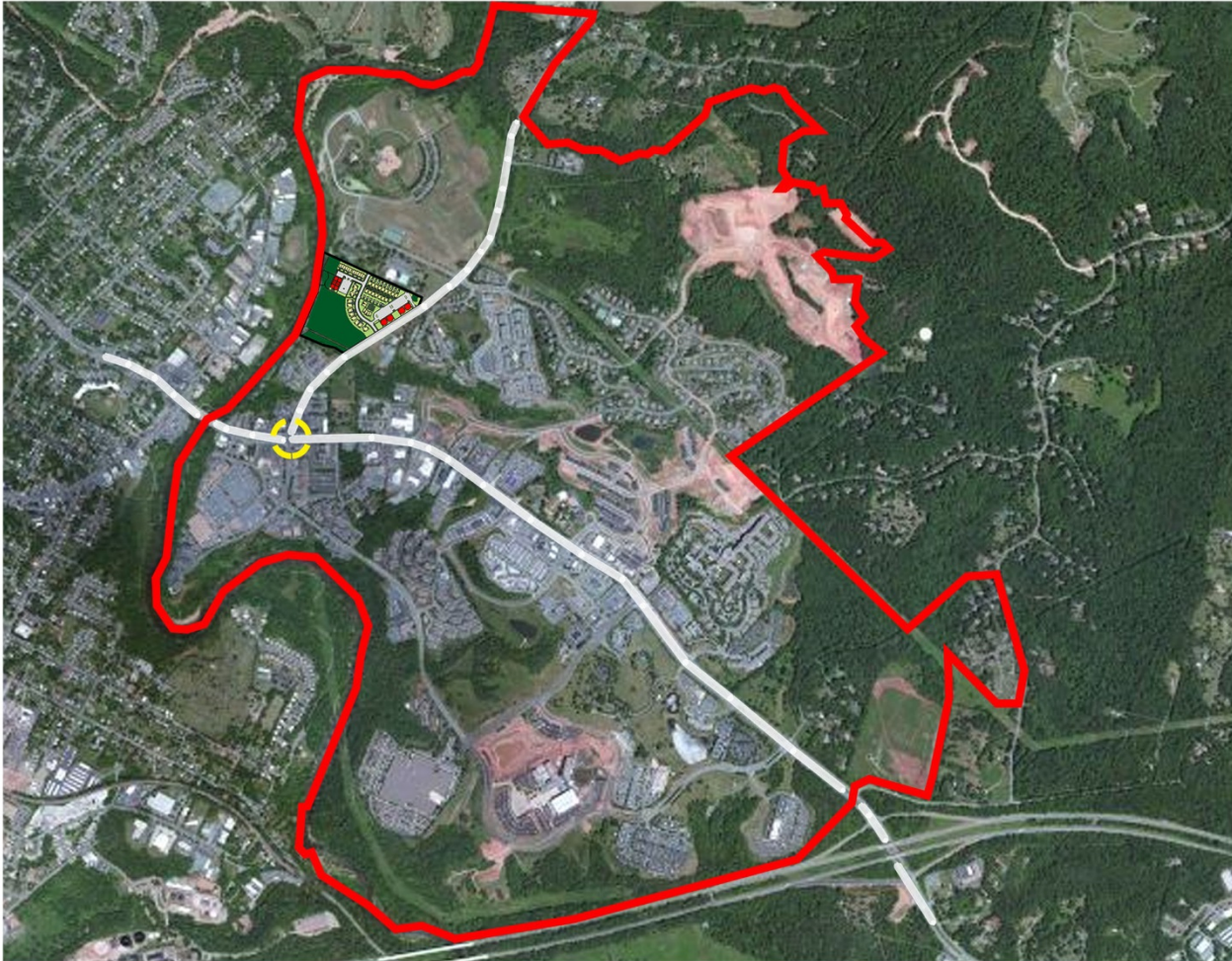


# Volume of Fill in Floodplain (cubic yards)



- Volume of fill in Mixed-Use Block 5
- Volume of Fill on Stony Point Road Improvements
- Undisturbed Volume of Floodplain along Rivanna frontage

## Cumulative effect of development on traffic



If not here, where?



# Riverside Village Neighborhood Model District



Does this Application meet the objectives of the  
Albemarle County Comprehensive Plan?