

# ROBERTS ROAD

VISION PLAN

02.12.2018





# WHAT IF WE CREATED A NEIGHBORHOOD...

WHERE THE HOME IS *MORE THAN A HOUSE*

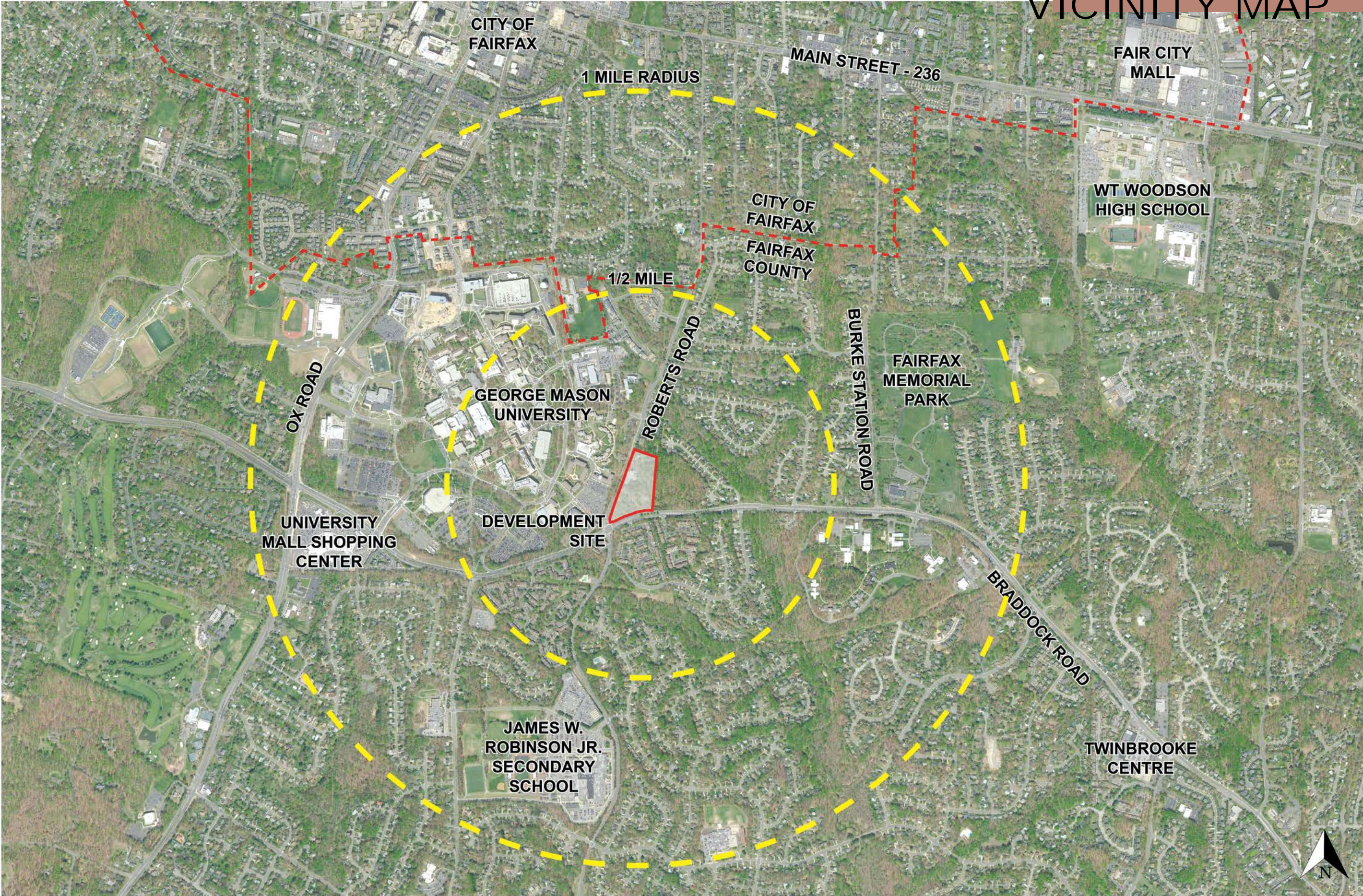
THAT ENCOURAGES NEIGHBORS TO *COME TOGETHER* TO *FORM* THE FOUNDATIONS OF *A HEALTHY LIFESTYLE*

WHERE *CULTURE AND NATURE* ARE *CLOSE*, AND THE *COMMUNITY RELATIONSHIPS* YOU BUILD ARE *CLOSER*

WHERE *EVERYONE* REVOLVES AROUND *COMMON* OPEN SPACE *AMENITIES*, AND THE *CONNECTIONS* YOU CREATE *LAST A LIFE TIME*



# VICINITY MAP





# COMMUNITY RELATIONSHIPS



COME HOME TO A NEIGHBORHOOD **ROOTED** IN **TRADITION** THAT **NURTURES** COMMUNAL **EXPERIENCES**



# ILLUSTRATIVE PLAN



SITE PLAN RENDERING



# CHARACTER PLAN



TREE LINED ENTRY DRIVE

OPEN LAWN RECREATION AREA

ROBERTS ROAD DECORATIVE SCREENING WALL

CORNER PARK AND NEIGHBORHOOD ENTRANCE

TOT LOT

COMMUNITY GARDEN

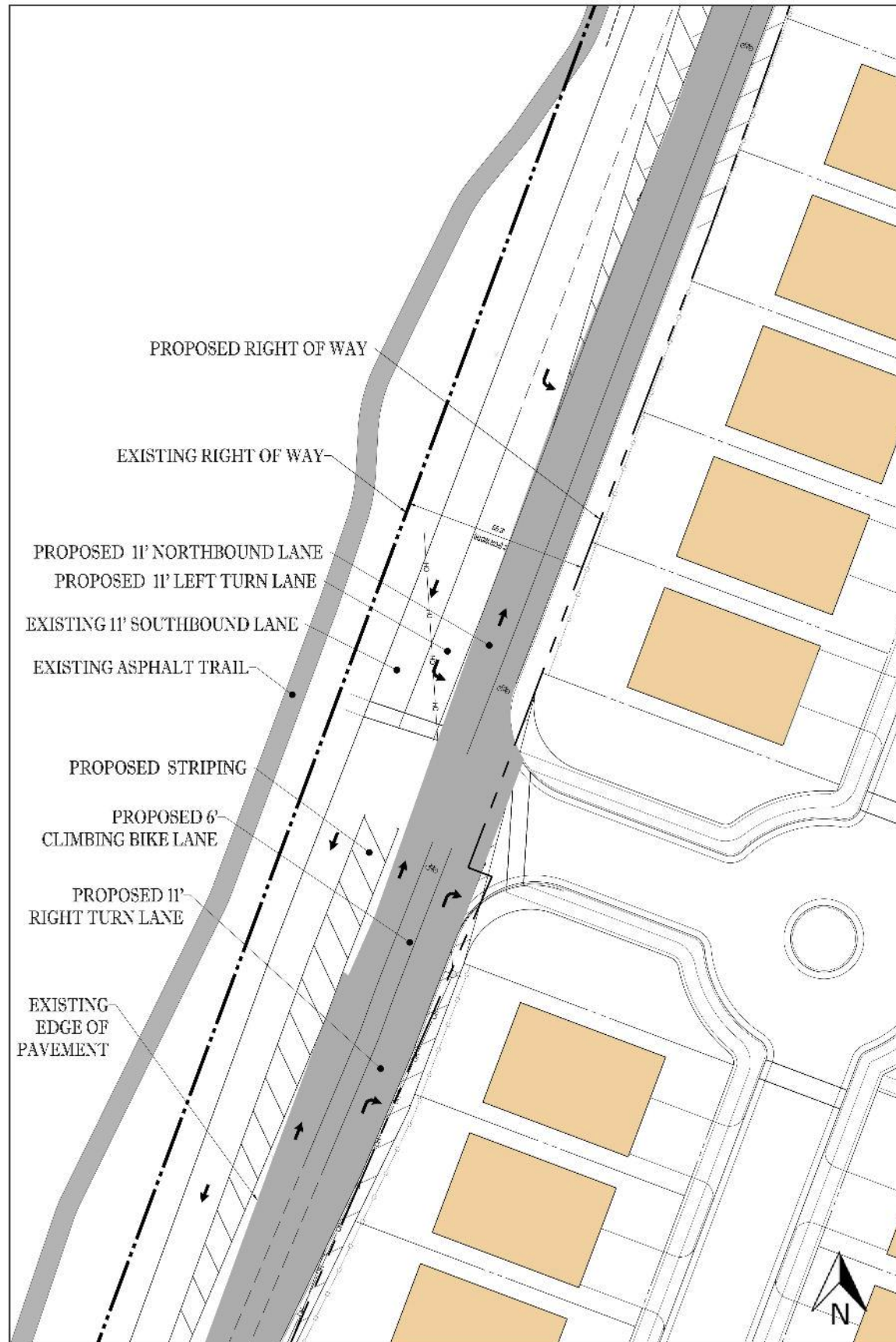
BRADDOCK ROAD SCREENING FENCE

UNIVERSITY PARK

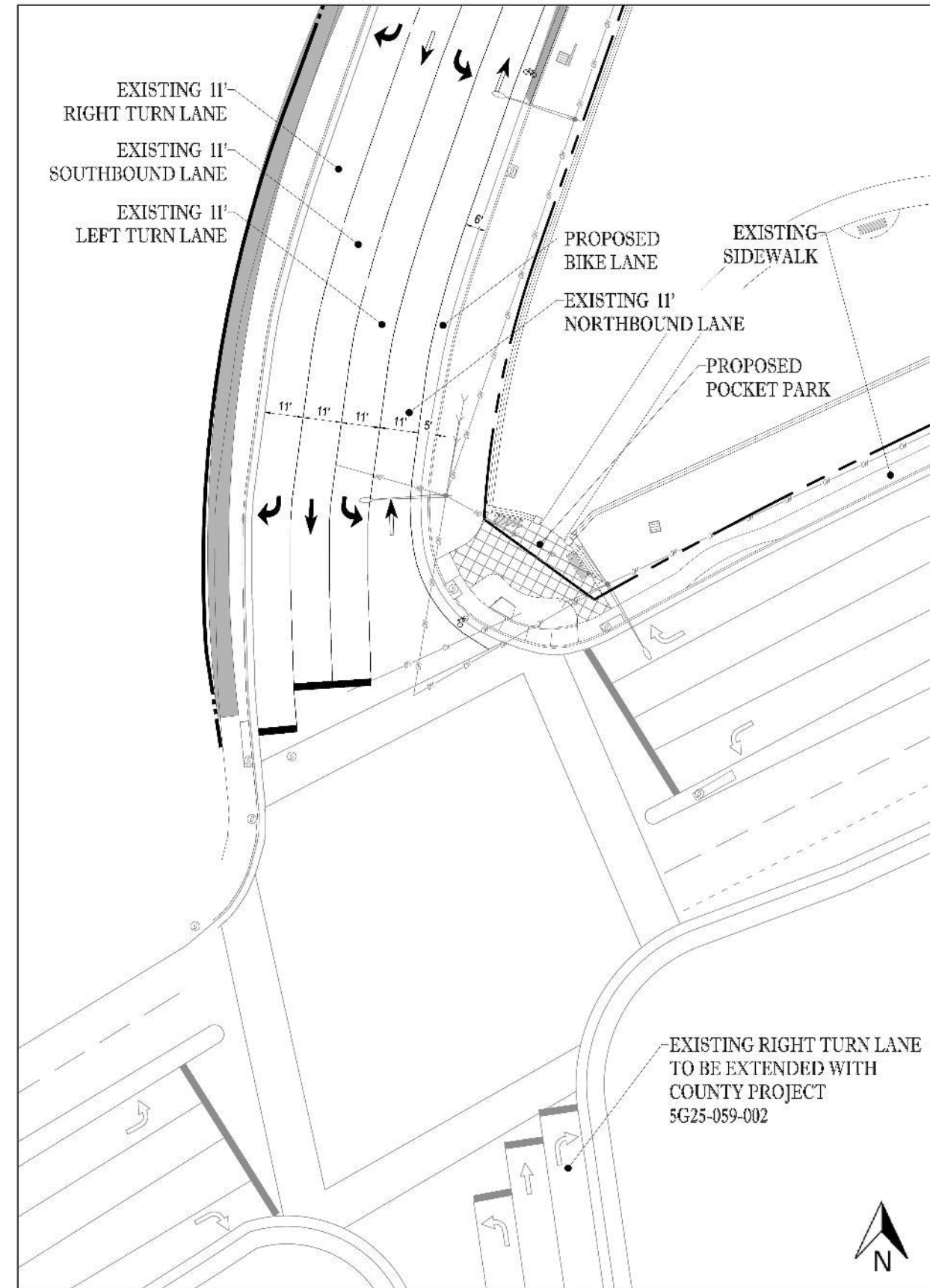
CONCEPTUAL NEIGHBORHOOD DESIGN IMAGERY



# ENTRANCE & INTERSECTION PLAN



ROBERT'S ROAD ENTRANCE PLAN



ROBERT'S ROAD INTERSECTION PLAN

# Roberts Road

## Transportation Overview

### A. Traffic Volumes

- Minimal site traffic added (28 AM trips and 43 PM trips)
- Site traffic accounts for 1.1% or less of the intersection volume at Roberts Road & Braddock Road

### B. No perceptible increase in delay or queue

### C. Site Access

- Exceeds VDOT spacing standards

### D. Pedestrian and Bicyclist Improvements

### E. Southbound queues do not block site driveway



ITE Land Use Code			Quantity	AM Peak Hour			PM Peak Hour			Weekday
<i>Trip Generation, 9th Ed.</i>				In	Out	Total	In	Out	Total	Daily
<b>Current Zoning (R-1, 1 DU/AC)</b>										
Residential	210	Single-Family Housing	9 du	4	12	16	8	4	12	115
<b>Proposed Development</b>										
Residential	210	Single-Family Housing	49 du	11	33	44	35	20	55	545
<b>Difference (Proposed - Current Zoning)</b>				<b>7</b>	<b>21</b>	<b>28</b>	<b>27</b>	<b>16</b>	<b>43</b>	<b>430</b>

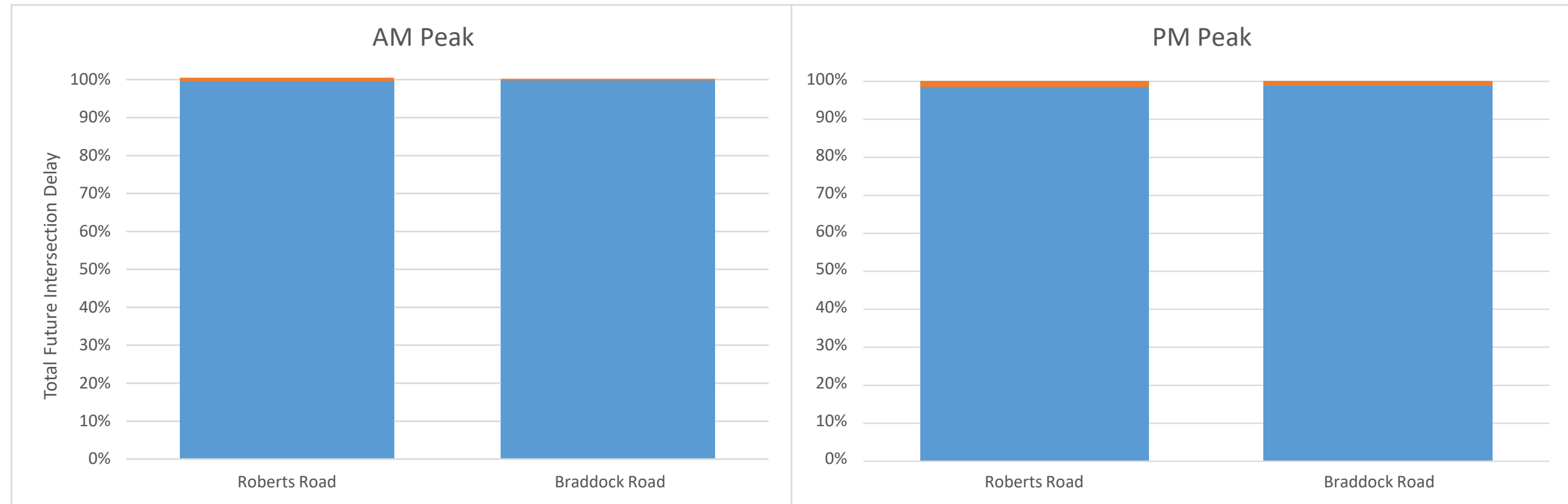
Intersection	Site Trips per Intersection (2020)	
	AM	PM
1 Roberts Road & Braddock Road	1.0%	1.1%

### **Roberts Road & Braddock Road**

Site Trips



# Delay Comparison



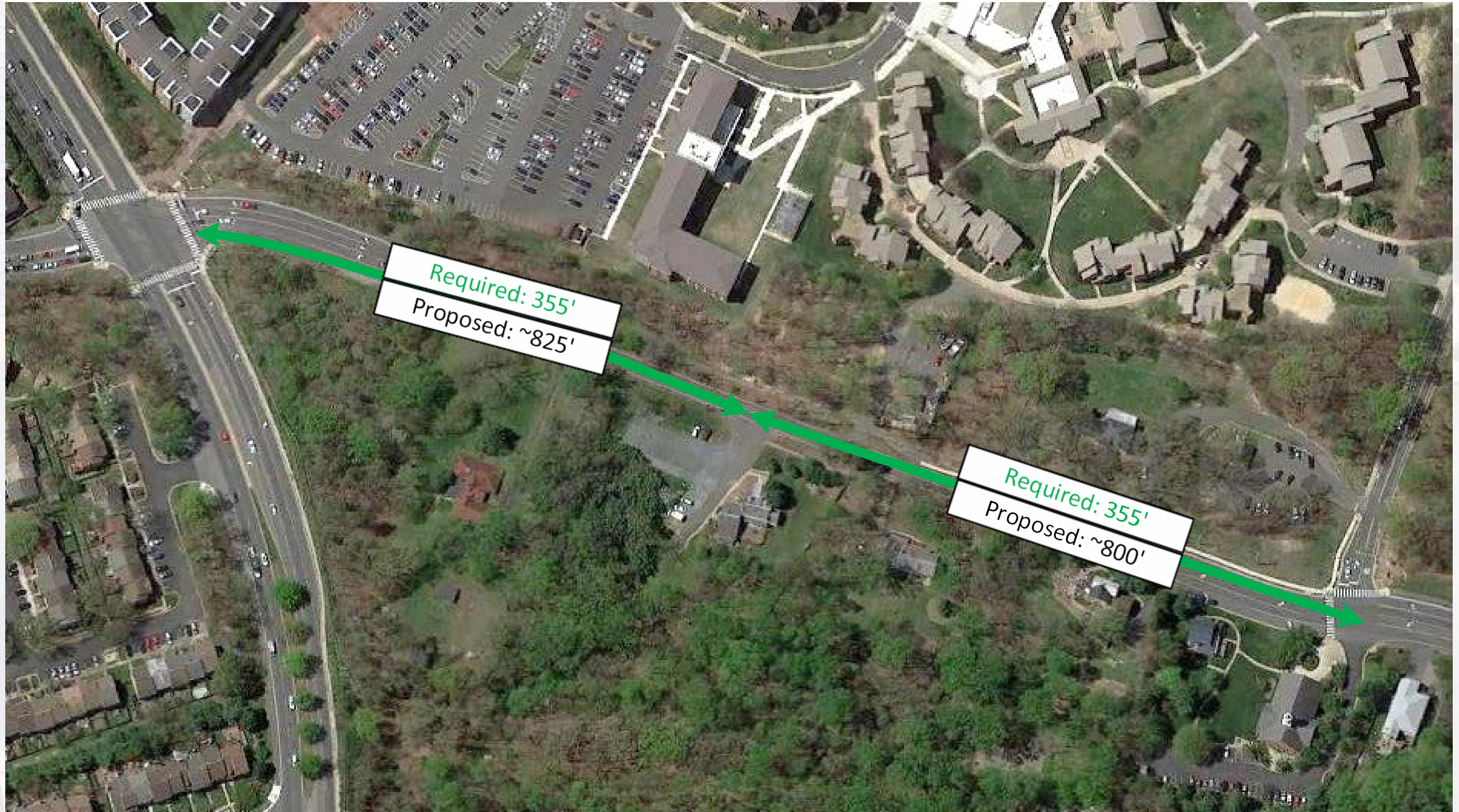
## Legend

- Future delay excluding site traffic
- Site traffic delay

## **Roberts Road & Braddock Road**

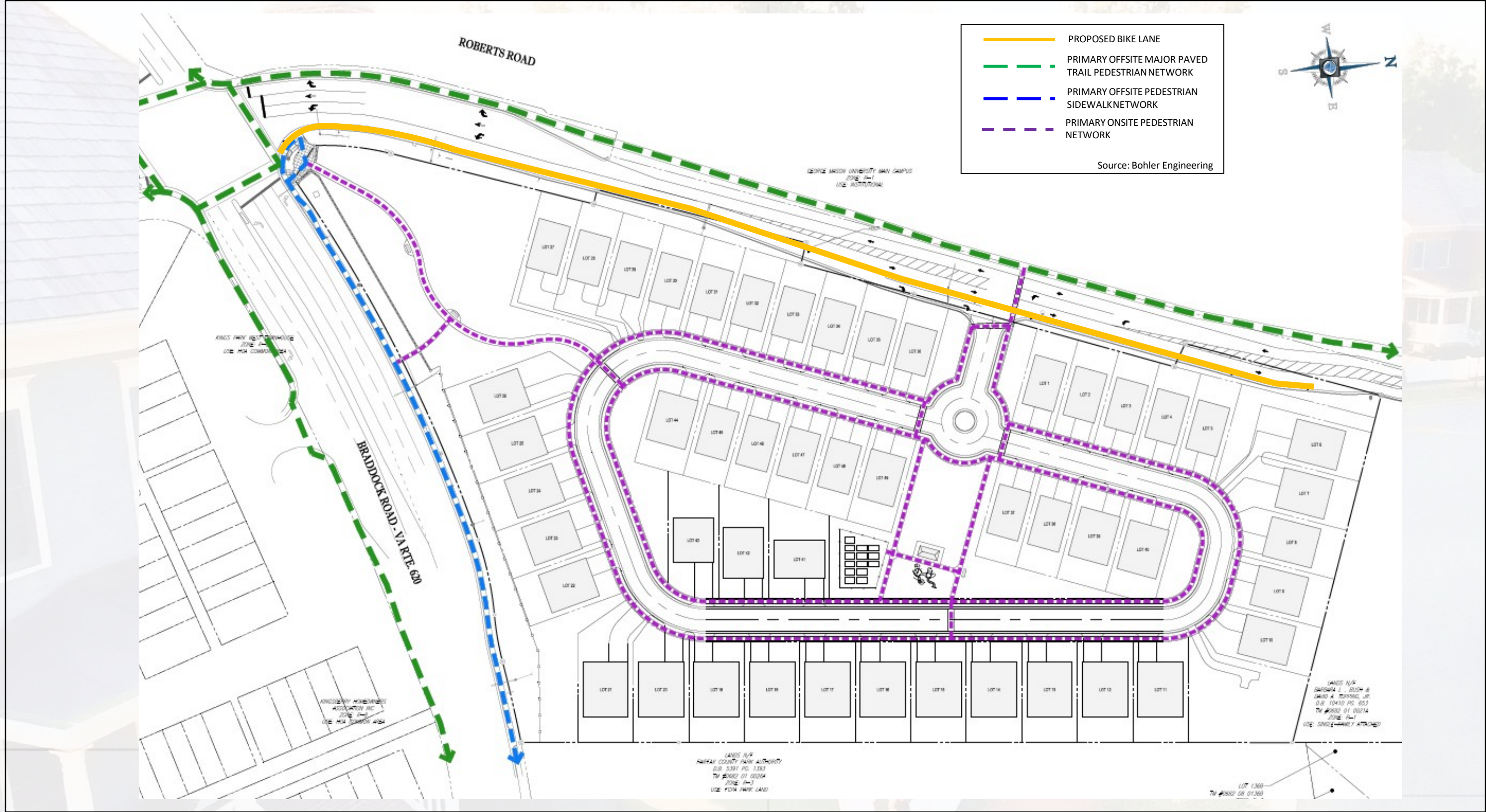
Delay Comparison





**Roberts Road**  
Entrance Spacing

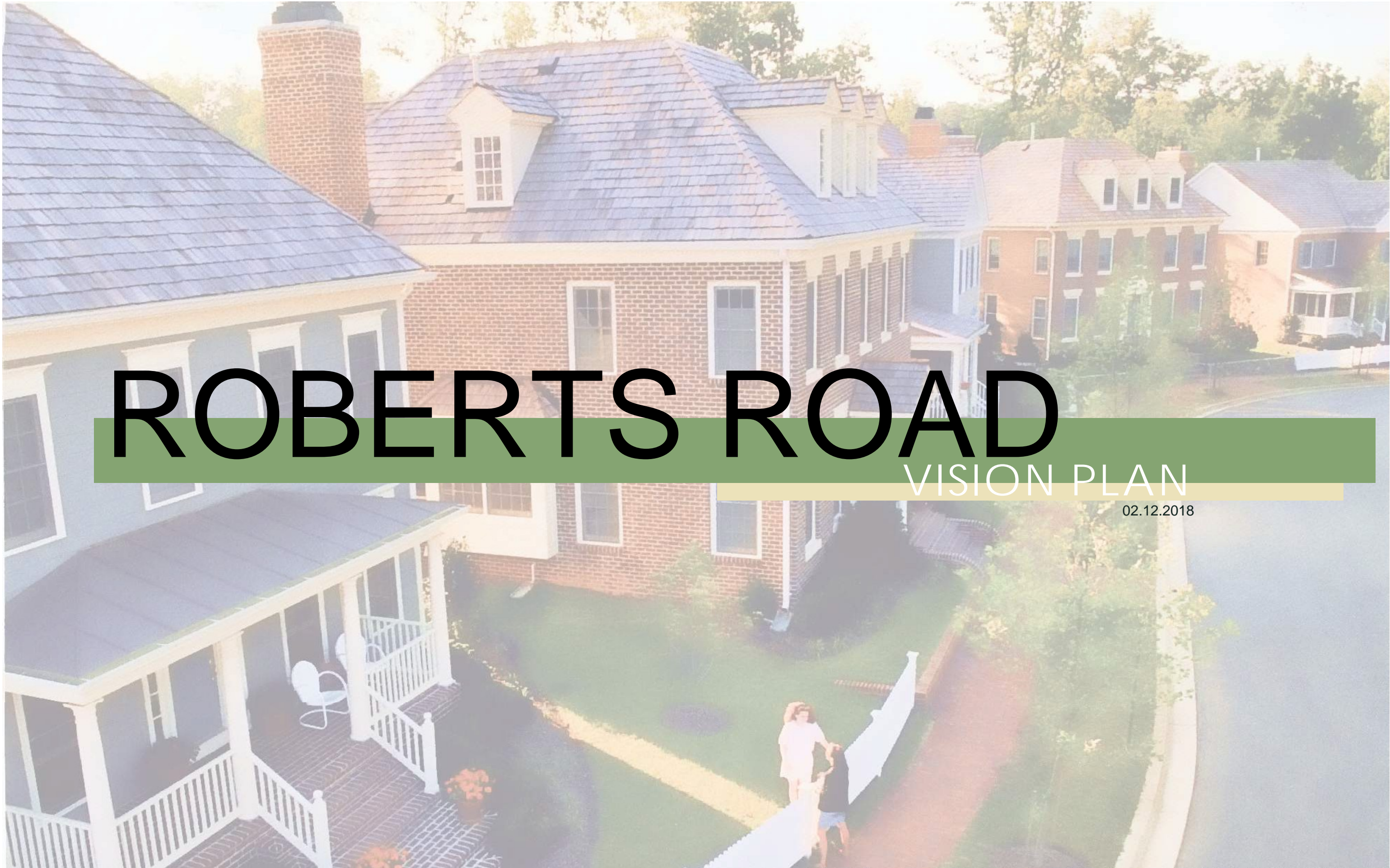




**Roberts Road & Braddock Road**  
 Pedestrian and Bicyclist Accommodations







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