

# Embark Richmond Highway Advisory Group Meeting #11

October 24, 2016



# Presentation Outline

## 1. Draft Conceptual Massings

- i. Hybla Valley CBC
- ii. Woodlawn CBC

## 2. Transportation Briefing

- i. Transportation Analysis Background
- ii. Existing Transportation Conditions
- iii. Transportation Funding
- iv. Utility Relocation

# 1. DRAFT CONCEPTUAL MASSINGS

# Lockheed Blvd/Hybla Valley/Gum Spring

9/3/2016



## Hybla Valley Community Business Center

121 ACRES



*“Building Community”*

# Hybla Valley Orientation and Color Scheme



Core Concentration



Urban Parks



Community

# Building Types and Intensities



10+ Story Office/Retail



7+ Story Res/Retail



4 Story Res/Retail



Town Homes and Duplexes

# Mix of Uses & Urban Form



Active Building Edges



Quality Streetscapes



Walkability

# Great Streets and the Public Realm



Rich Public Spaces that Facilitate Community, Commerce, and Accessibility



# Tapering and Buffering



# Environmental Sensitivity



+Stream Restoration + Stormwater Management + Revegetation



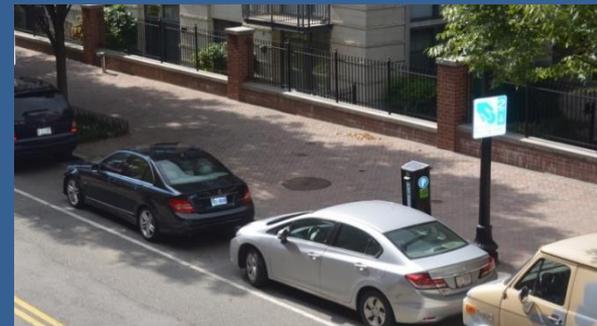
# Parking



Podium Parking



Underground Parking



On-Street parking



Precast Parking Decks

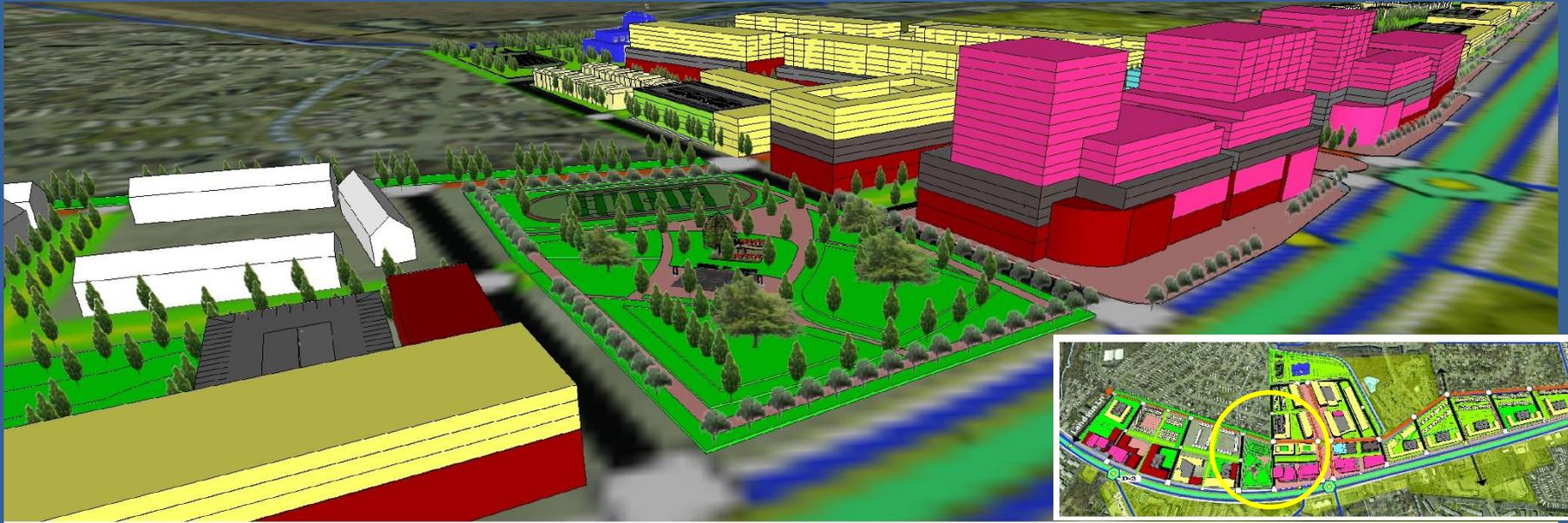
# Hybla Valley Central Core & Mix of Uses



Office + Retail + Residential + Open Space + Institutional

Looking West to Huntley Meadows

# Hybla Valley Parks and Recreation



Common Green Recreational Park



Landsom Lane

Gum Springs Station

# Hybla Valley Retail Strategy and Institutional Uses



8 acres of open space and Huntley Meadows



# Hybla Valley Discussion 10 minutes

# Woodlawn



S:\GIS\Project Folders\EMBARK Base Maps\EMBARKWoodlawn\_LargeFormat.mxd



# WOODLAWN COMMUNITY BUSINESS CENTER

65 ACRES



*"Building Community"*

# Woodlawn Orientation and Color Scheme

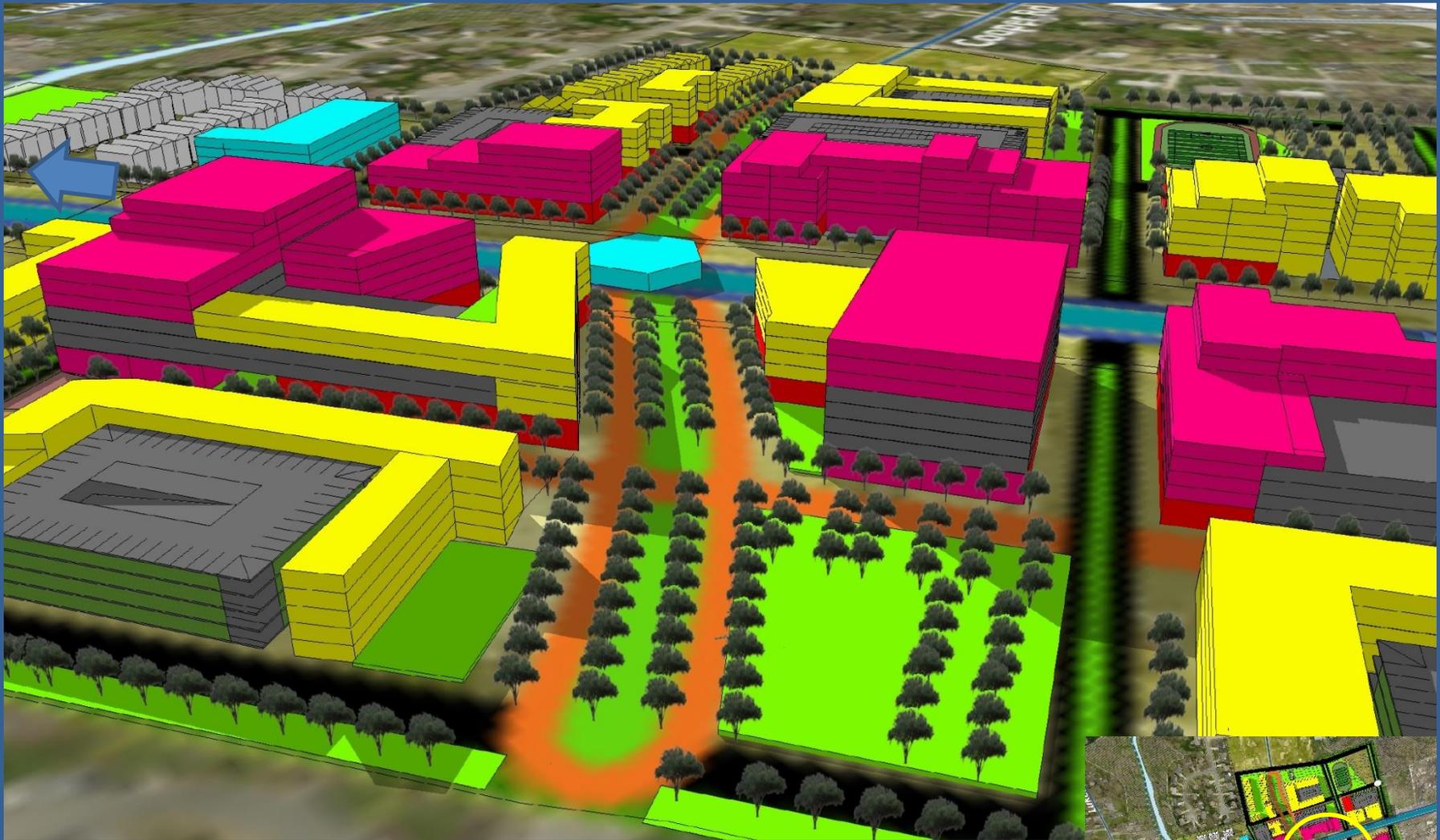


# WOODLAWN Character



Diversity of Housing and Lower Intensities

# WOODLAWN Central Core Mix of Uses

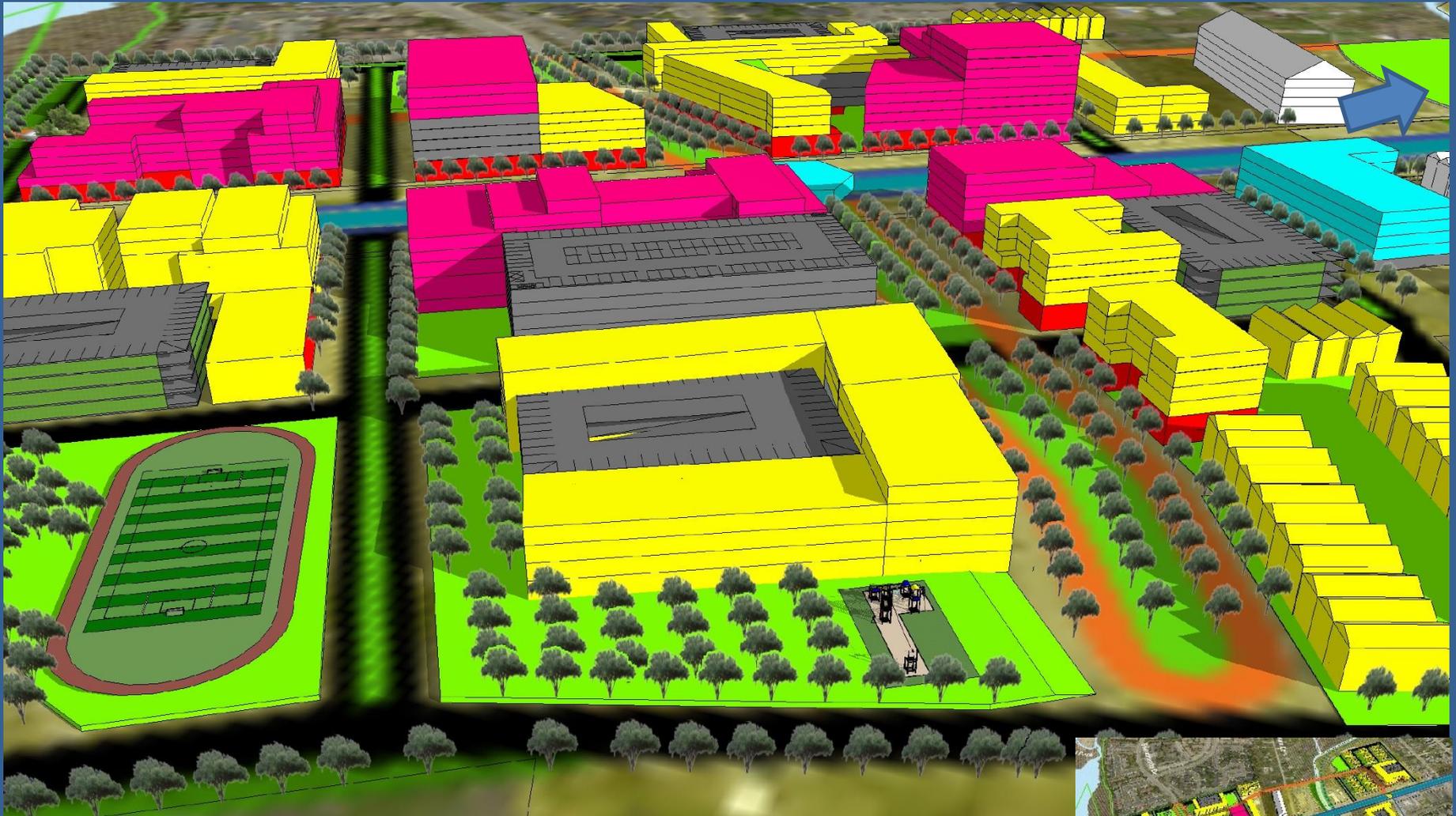


# WOODLAWN RPA, Edges, Avenue



Engleside Plaza  
Residential Node

# WOODLAWN Healthy Communities



Looking North from Cooper Rd



# WOODLAWN DISCUSSION 10 MINUTES

# SOUTH COUNTY CENTER CBC

# South County Center CBC



- Original Mount Vernon High School (B-2) - ongoing discussions with OMVHS project team about short term interim uses and longer term redevelopment options.

