

# Embark Richmond Highway Advisory Group Meeting #4

February 18, 2016



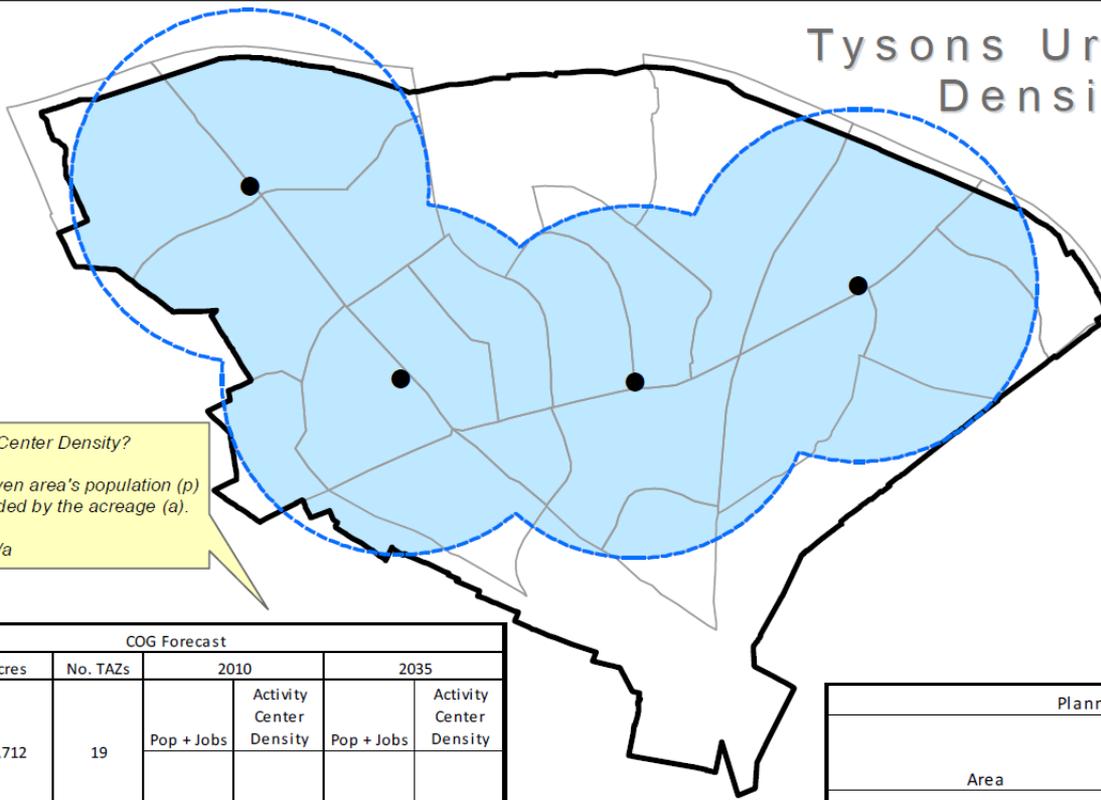
# VDRPT Route 1 AA: Land Use Measurement = Activity Density

$$\text{Activity Density (AD)} = \frac{\text{Population + Jobs}}{\text{Acreage}}$$

Planned Activity Density Examples:



# Tyson's Urban Center Density Analysis



What is Activity Center Density?

The sum of a given area's population (*p*) and jobs (*j*), divided by the acreage (*a*).

$$\text{Density} = (p + j)/a$$

### Corresponding Legend for Tables

- Metro Stations
- ▭ Urban Center Boundary
- ▭ 1/2 Mile Station Buffer
- ▭ Area within Buffer and Center
- ▭ TAZs within 1/2 Mile Buffer

COG Forecast						
Area	Acres	No. TAZs	2010		2035	
			Pop + Jobs	Activity Center Density	Pop + Jobs	Activity Center Density
TAZs within 1/2 mi. station buffer	1,712	19	79,328	46	176,042	103

Source: MWCOG Round 8.2

Planned Build-Out			
Area	Acres	Pop + Jobs	Activity Center Density
Within buffer and Center	1,561	225,000	144

Source: Comprehensive Plan, Tysons, p. 6.

Created by : Kristen Hushour  
 For: Marianne Gardner  
 September 17, 2014  
 Projection: NAD 1983 StatePlane Virginia North FIPS 4501 Feet



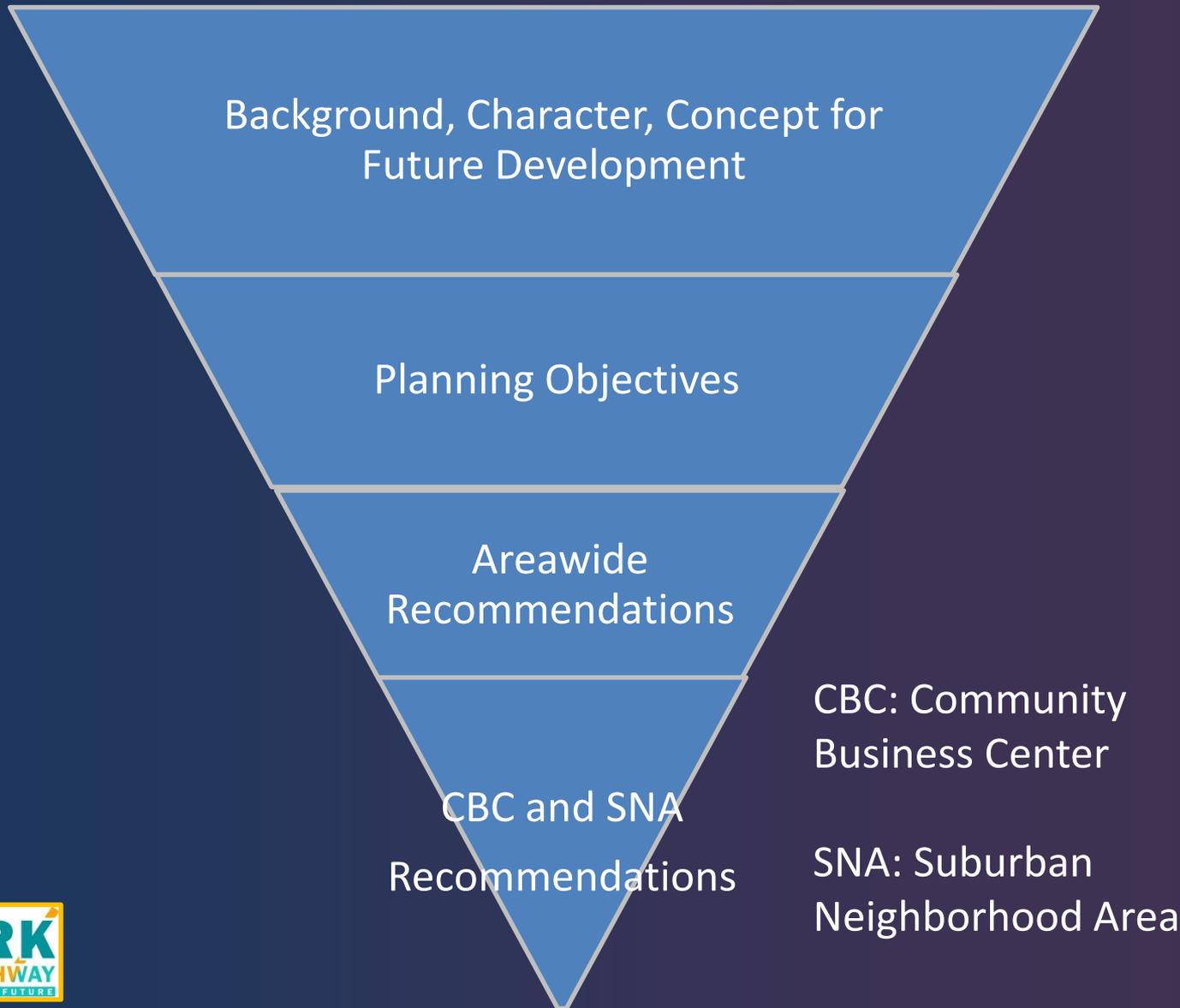
1 inch = 2,000 feet

# Presentation Outline

- Richmond Highway Corridor Current Comprehensive Plan Structure
- Revised Planning Objectives
- Revised Areawide Recommendations
- Next Steps
- Questions and Answers

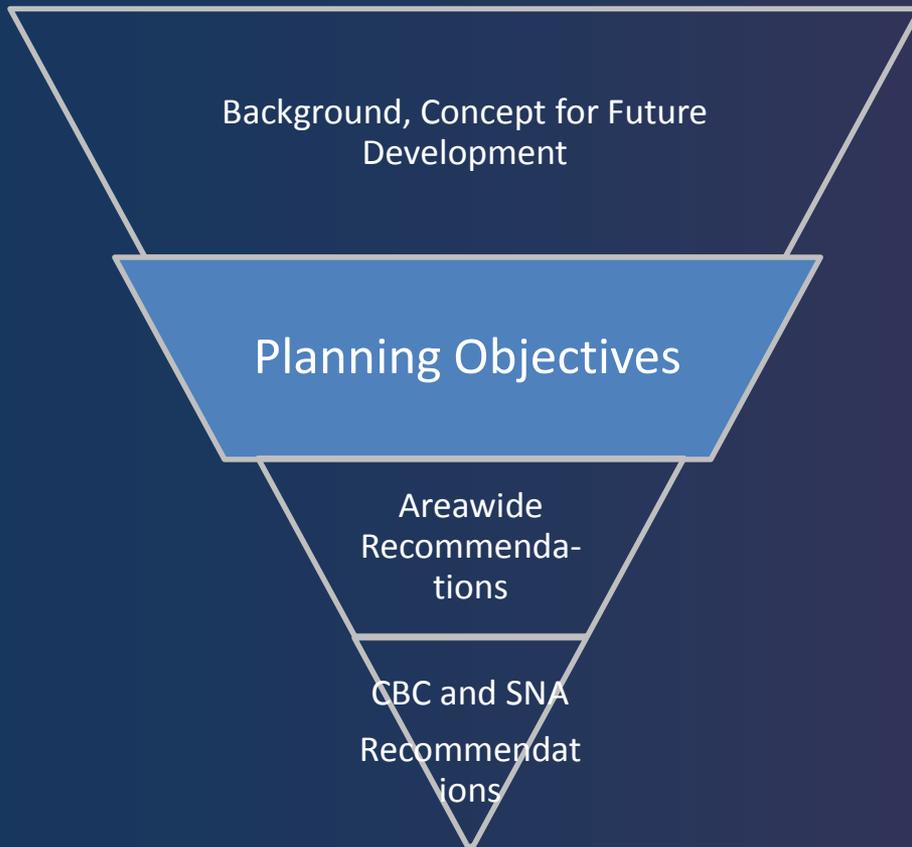
# I. RICHMOND HIGHWAY CORRIDOR CURRENT COMPREHENSIVE PLAN STRUCTURE

# Richmond Highway Corridor Comprehensive Plan Structure



## II. REVISED PLANNING OBJECTIVES

# Revised Planning Objectives



Proposing seven objectives that describe planning priorities for the corridor

- Revitalization
- Active Living
- Transportation Options
- Development Phasing
- Economic Success
- Community Stability
- Natural Environment

# Revised Planning Objectives

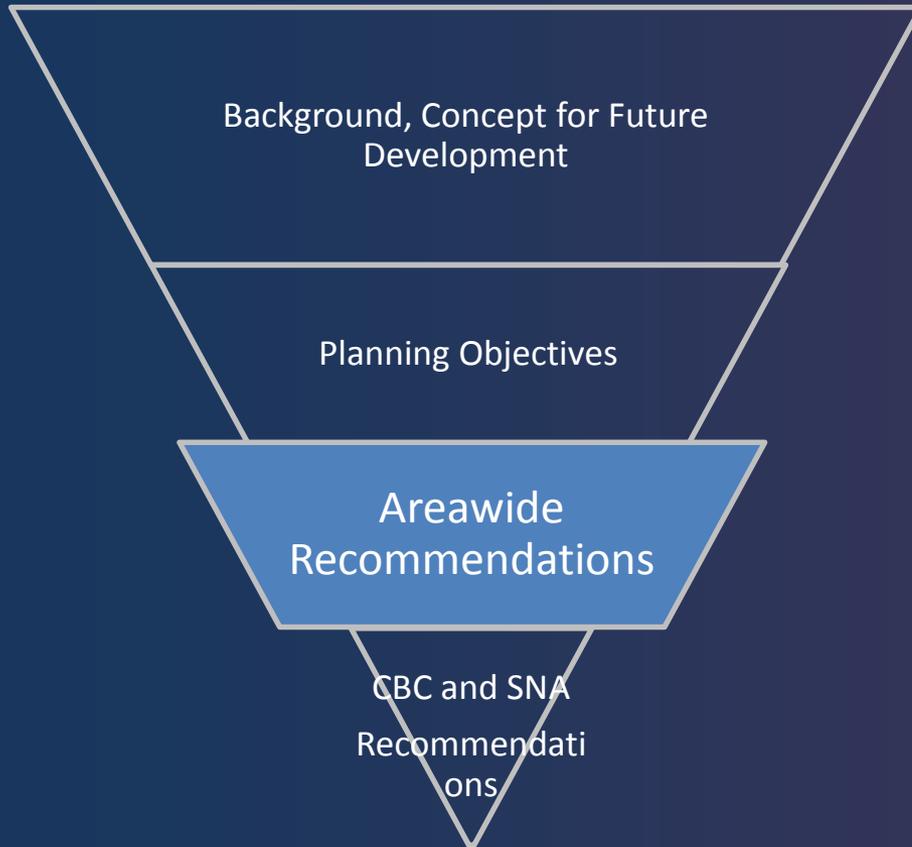
- Promote revitalization along the Richmond Highway Corridor that enhances the quality of life by encouraging the creation of attractive, functional and vibrant CBCs;
- Ensure that the health and leisure needs of residents, visitors, and employees are well-provided for and integral to any future growth and development;
- Provide a variety of transportation options that improve connectivity, including the implementation of a bus rapid transit system from the Huntington Metrorail station to Accotink Village, Fort Belvoir and a Metrorail Yellow Line extension from the Huntington Metrorail station to Hybla Valley;
- Balance the timing of development with supportive transportation improvements and public facilities;

# Revised Planning Objectives

- Support the economic success of the corridor by creating an environment conducive to the retention and expansion of existing employers, and attraction of new employers;
- Maintain the primarily residential nature of stable communities surrounding the CBCs; and
- Preserve, enhance and restore the natural environment by using environmentally sustainable practices and innovative, green technology in development.

# III. REVISED AREAWIDE RECOMMENDATIONS

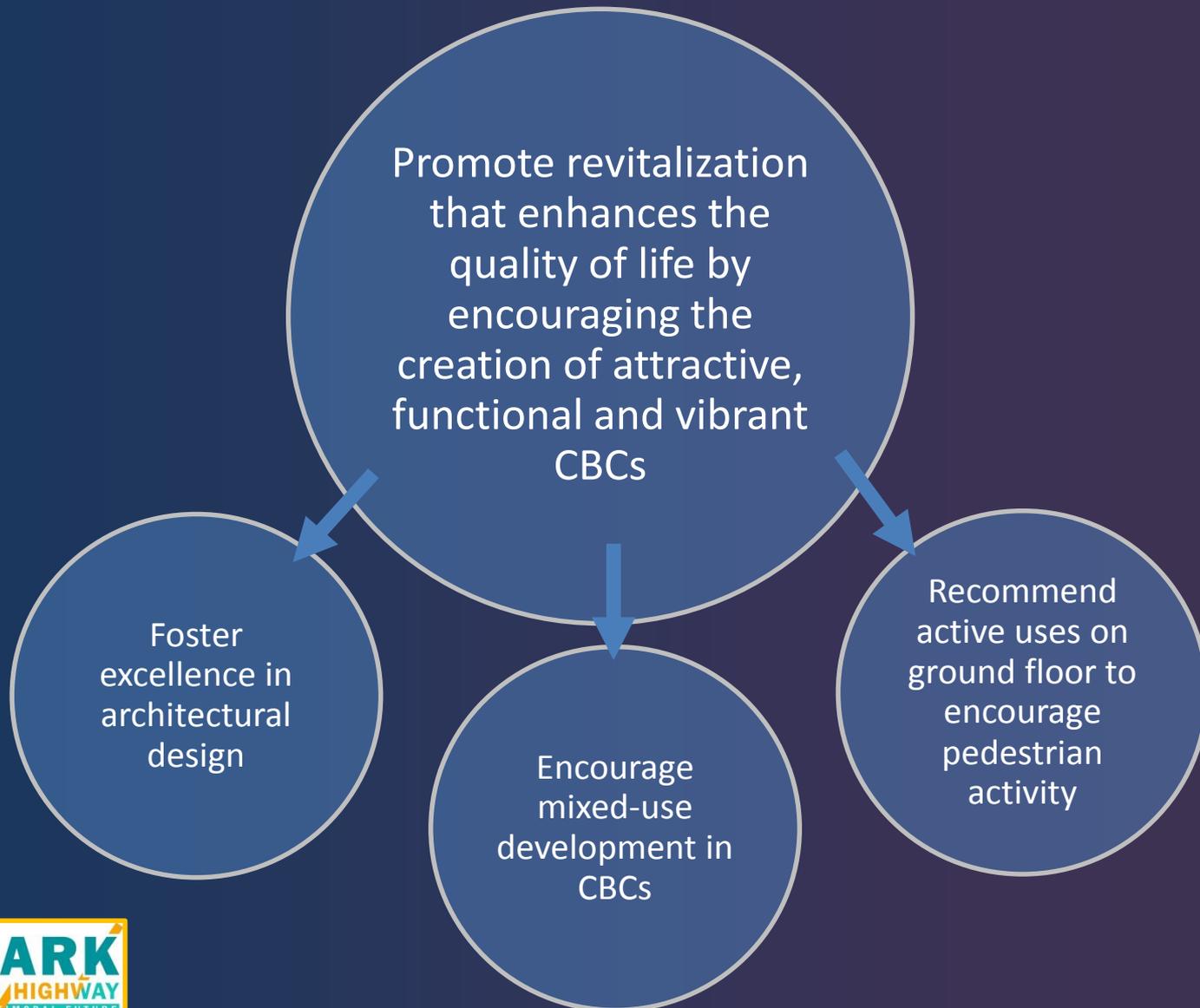
# Revised Areawide Recommendations



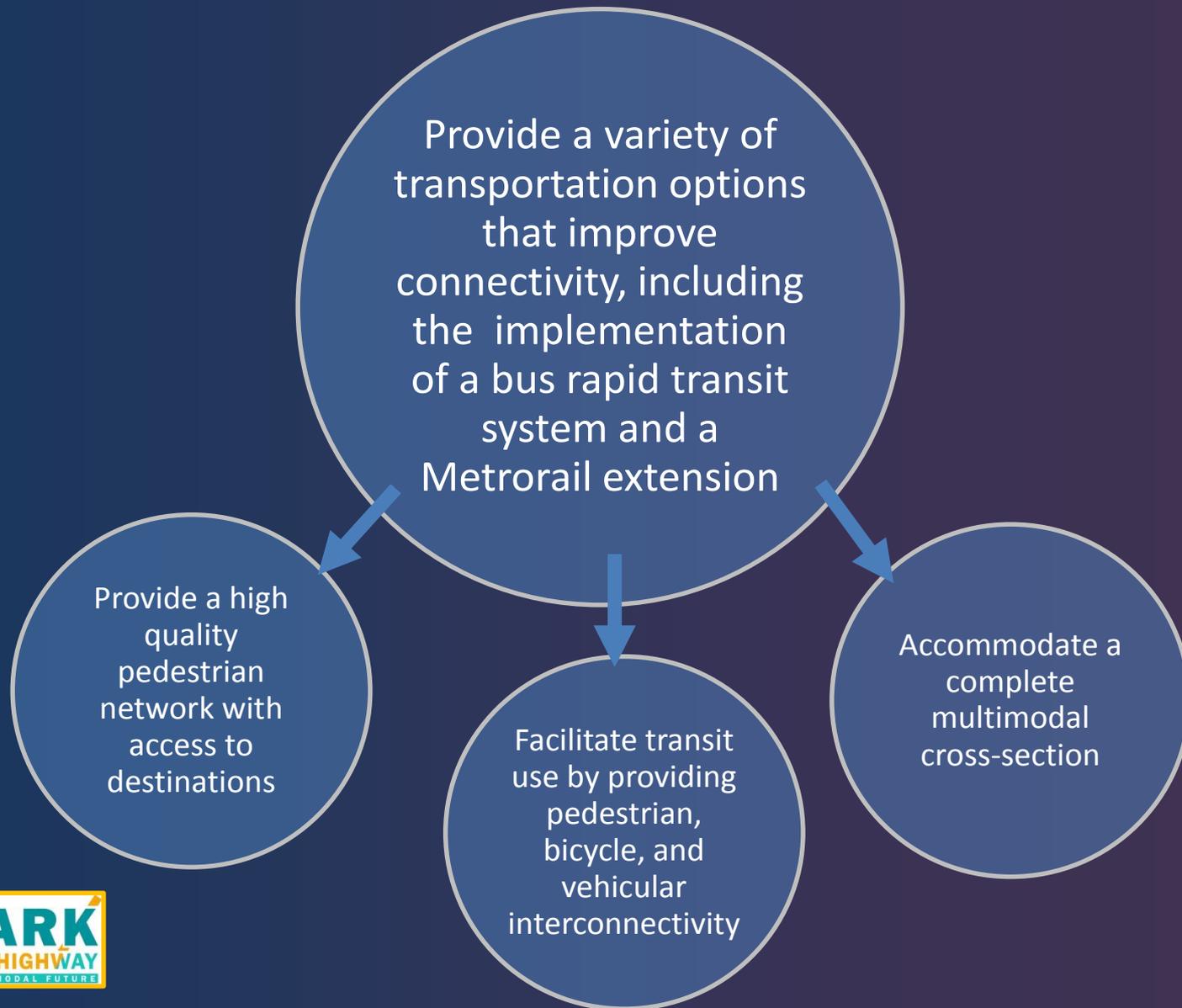
Proposing 26 areawide recommendations that describe how to achieve the planning objectives

- Land Use
- Transportation
- Urban Design
- Economic Development
- Parks and Recreation
- Affordable Housing
- Environment
- Heritage and Cultural Resources

# Relationship between Planning Objectives and Areawide Recommendations



# Relationship between Planning Objectives and Areawide Recommendations



## IV. NEXT STEPS

# Next Steps and Deliverables

March  
2016

- AG provides additional comments on planning objectives and areawide recommendations
- AG meeting
  - Staff provides revised text
  - Staff presents remaining existing conditions

April-May  
2016

- AG meeting
  - Staff provides land use scenario to be tested in transportation analysis
  - Discussion of public outreach strategies

Spring  
2016

- Public Meeting
  - Project background
  - Present existing conditions
  - Present land use scenario before testing

# V. QUESTIONS AND ANSWERS

*Website:*

[www.fairfaxcounty.gov/dpz/embarkrichmondhwy](http://www.fairfaxcounty.gov/dpz/embarkrichmondhwy)

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select “news and information for the Embark  
Richmond Highway Study”

*Fairfax County Land Use Planning Facebook Page:*

[www.facebook.com/fairfaxlanduse](http://www.facebook.com/fairfaxlanduse)

