

INITIAL LAND USE ALTERNATIVE

The initial land use alternative will be modified through building massing, analysis of impacts, and community input.

Huntington Transit Development Area
 Penn Daw Community Business Center
 Beacon Groveton Community Business Center

Draft June 20, 2016

Land Units A, B, C

Proposed BRT Stations

Half-mile Boundary

Land Use Changes #

Map Key

HUNTINGTON TRANSIT DEVELOPMENT AREA						Residential
Total GSF	Office	Retail	Hotel	Non-Res. Total		
Existing Comp Plan	1,556,246	159,000	305,000	2,020,246		4,101,000
Initial Land Use Alternative	1,356,246	159,000	425,000	1,940,246		5,246,000
Scenario 2	775,500	316,400	-	1,091,900		3,952,000

PENN DAW COMMUNITY BUSINESS CENTER						Residential
Total GSF	Office	Retail	Hotel	Non-Res. Total		
Existing Comp Plan	556,250	675,750	0	1,232,000		1,700,000
Initial Land Use Alternative	501,000	299,500	120,000	870,500		3,620,000
Scenario 2	651,900	832,400	-	1,484,300		1,265,000

BEACON GROVETON COMMUNITY BUSINESS CENTER						Residential
Total GSF	Office	Retail	Hotel	Non-Res. Total		
Existing Comp Plan	2,265,788	681,759	448,000	3,395,547		3,186,000
Initial Land Use Alternative	1,474,000	368,300	240,000	2,082,300		4,589,000
Scenario 2	1,154,100	646,800	-	1,800,900		2,014,000

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HUNTINGTON TRANSIT DEVELOPMENT AREA (South)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU I	630,000	55,000	-	2054	630,000	55,000	120,000	2,854
LU E/F	250,000	30,000	220,000	600	250,000	30,000	220,000	600
LU L	51,000	34,000	85,000	600	51,000	34,000	85,000	600

Notes: Land Unit I assumes current plan amendment up to 4.0 FAR; Land Units E, F, L assumes current comp plan with no change

PENN DAW CBC (West)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU H-1	-	9,500	-	240	-	9,500	-	240
LU H-2	45,000	-	-	441	45,000	-	-	441
LU I	105,250	105,250	-	-	-	-	-	500

Note: Land Unit I assumes redevelopment for residential use approx. 50 du/ac

HUNTINGTON TRANSIT DEVELOPMENT AREA (North)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU C	200,000	-	-	451	-	-	-	796
LU D	8,246	-	-	-	8,246	-	-	-
LU G	417,000	40,000	-	396	417,000	40,000	-	396

Notes: Land Unit G assumes 345 MF units with Lennar Redevelopment - also includes Midtown Development

PENN DAW CBC (North)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU C	149,000	-	-	-	149,000	-	-	-
LU D	-	10,000	-	99	-	10,000	-	99
LU F-1	4,000	-	-	115	4,000	-	-	115
LU F-2	-	29,000	-	-	-	29,000	-	-

PENN DAW CBC (East)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU E	253,000	191,000	-	805	253,000	191,000	-	805
LU G	-	331,000	-	-	50,000	60,000	120,000	1050

Notes: Land Unit G assumes 2.0 FAR, including 340 proposed units by Novus, excluding Fairchild property

Transportation Improvements per Comp Plan states: "Sever the existing connection of South/North Kings Highway with Richmond Highway, concurrent with the provision of a new road connection between Richmond Highway and South Kings Highway in the general area, as redevelopment occurs, not as an extension of Fairview Drive"

BEACON GROVETON CBC (West)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU A-1	722,500	90,000	271,000	723	502,000	55,800	120,000	1,129
LU A-2	1,236,408	353,259	177,000	1,766	665,000	74,000	120,000	2,763
LU D	192,880	22,500	-	590	193,000	22,500	-	590

Notes: Land Units A-1 and A-2 assumes 2.5 FAR per 2040 Forecast; Land Unit D assumes 1.8 FAR (pt.) and .7 FAR (pt.) per Comp Plan

BEACON GROVETON CBC (East)								
Land Unit	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU B	114,000	36,000	-	107	114,000	36,000	-	107
LU C	-	130,000	-	-	-	130,000	-	-
LU E	-	50,000	-	-	-	50,000	-	-

Notes: Land Units B, C, and E assumes Comp Plan; no change

