

Embark Richmond Highway Advisory Group Meeting #9

July 18, 2016



Presentation Outline

- Project schedule
- Update on draft Richmond Highway Cross Section
- Draft land use alternative for Huntington, Penn Daw, Beacon/Groveton BRT station areas
- Upcoming events
 - July 25: Community Meeting #2
 - July 28: Ask Fairfax! Online Q+A

I. PROJECT SCHEDULE

Recent Advisory Group Activities

April 2016

Criteria for developing land use alternative
Initial evaluation of land use data
Conceptual grids for Penn Daw, Beacon Hill, Hybla Valley BRT station areas

July – September 2016

Community Meeting #2
Review draft land use alternative and conceptual building placement for BRT station areas
Refine Richmond Highway cross section
Updates on transportation analysis



End of 2015 – March 2016

Existing conditions assessments
Plan amendment schedule
Draft revisions to Plan guidance (Countywide and Richmond Highway Corridor)

May – June 2016

Community Meeting #1
Draft cross section for Richmond Highway
Conceptual grid Woodlawn BRT station area
Transportation analysis status

October – December 2016

Community Meeting #3
Finalize land use alternative
Finalize cross section for Richmond Highway
Review draft cross section for North Kings Highway

II. UPDATE ON DRAFT RICHMOND HIGHWAY CROSS SECTION

Cross Section – Original Concept

Richmond Highway – 178 feet

DRAFT Proposal

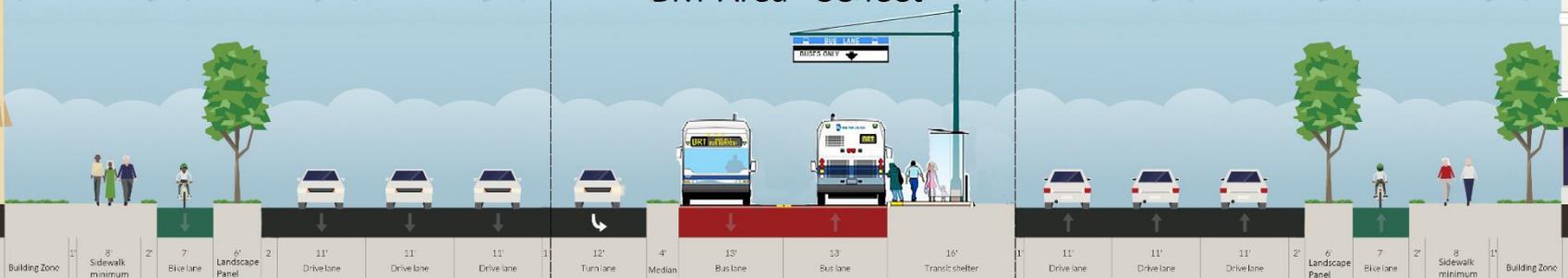
Notes:

This section matches the current Comprehensive Plan section right-of-way with updated VDOT trail (shared use path) standards.

Right-of-way width could change depending upon location of street lights and utilities.



BRT Area - 58 feet



Cross Section – Revised Concept

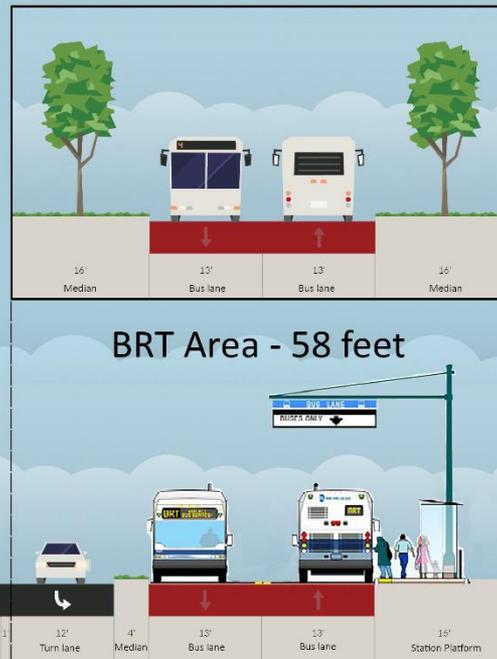
Richmond Highway (178 feet)

DRAFT Proposal

Notes:

This section matches the current Comprehensive Plan section right-of-way with updated VDOT trail (shared use path) standards.

Right-of-way width could change depending upon location of street lights and utilities.



Comparison of Concepts

Original



Revised



Cross Section – Revised Concept

Richmond Highway (178 feet)

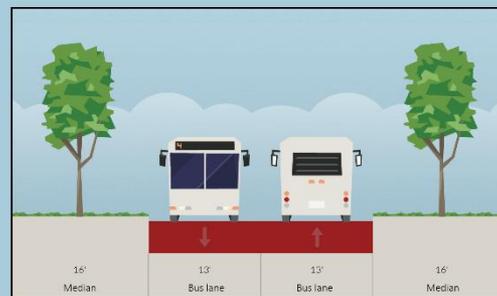
DRAFT Proposal

Notes:

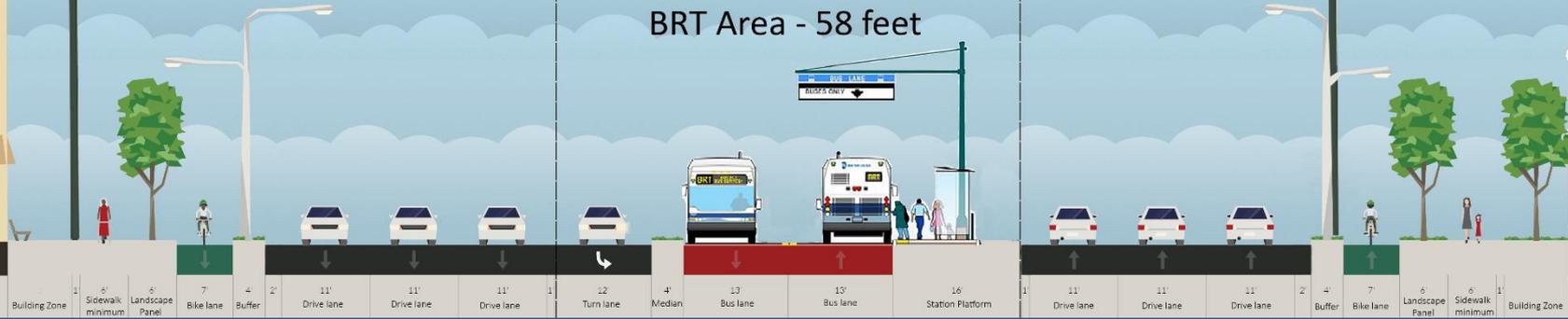
This section matches the current Comprehensive Plan section right-of-way with updated VDOT trail (shared use path) standards.

Right-of-way width could change depending upon location of street lights and utilities.

Location of the street light and utility poles will be determined with the design of the road.

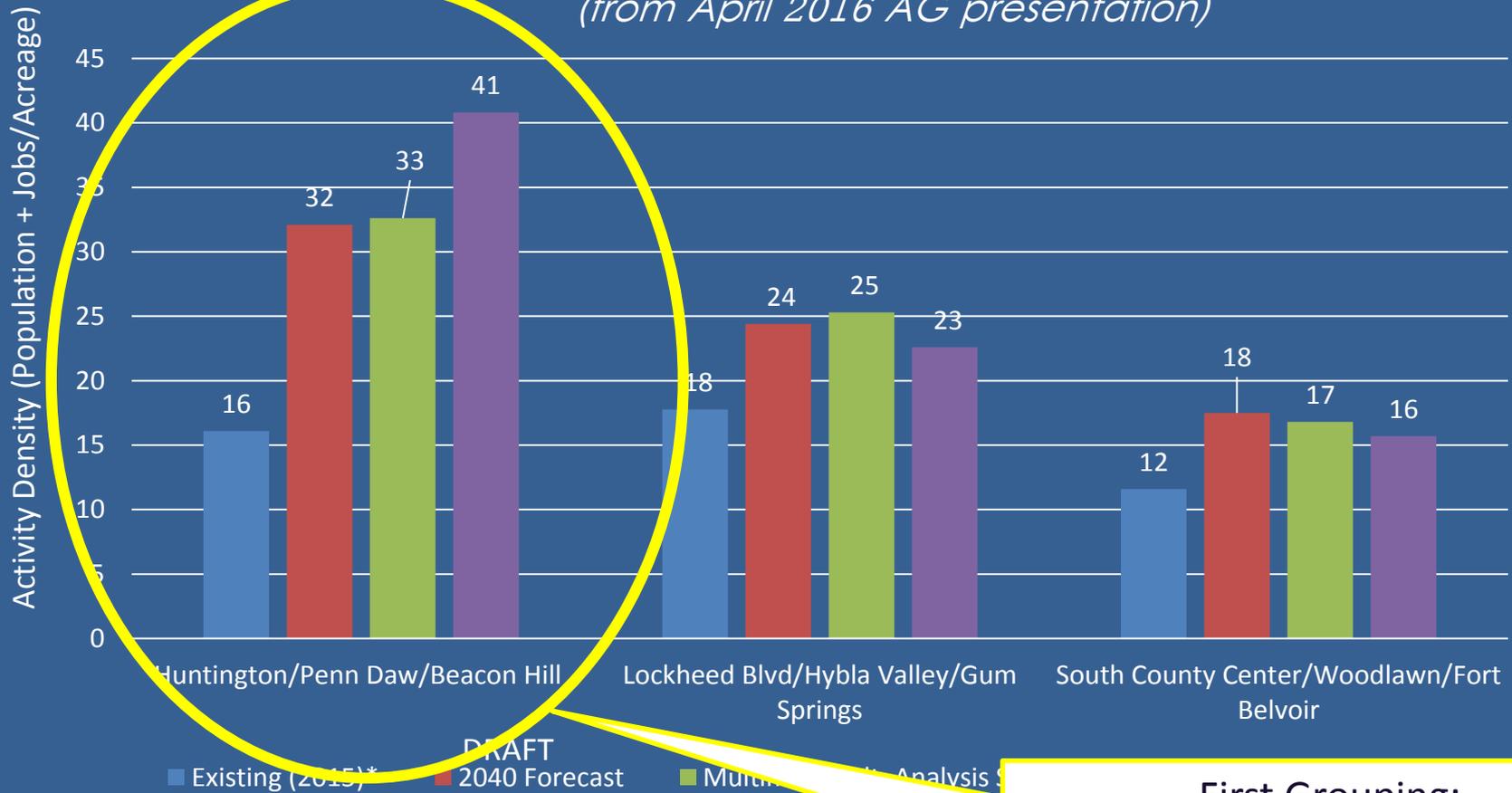


BRT Area - 58 feet



III. DRAFT LAND USE ALTERNATIVE FOR HUNTINGTON, PENN DAW, BEACON/GROVETON BRT STATION AREAS

Activity Density Comparison for BRT Station Area Groupings (from April 2016 AG presentation)



* 2015 forecast for population and jobs
 ** Assumes "reasonable increment of growth above 2035 forecast resulting from new development, rapid transit and county policies that promote transit-oriented development.

First Grouping:
 Huntington TDA
 Penn Daw CBC
 Beacon Groveton CBC



Draft Factors for Developing Land Use Alternative

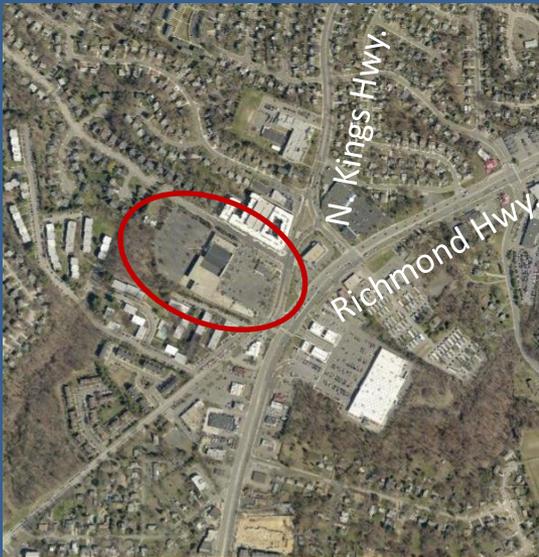
Land use alternative would include increased density and/or a different mix of uses to support BRT.

(from April 2016 AG presentation)

- Location within 10-minute walk of a proposed BRT station – supports BRT ridership
- Ability to create a grid pattern and walkable blocks
- Ability to protect/restore enviro. sensitive areas
- Ability to establish effective transitions along edges of station areas
- Ease of parcel assemblage and configuration
- Ownership patterns

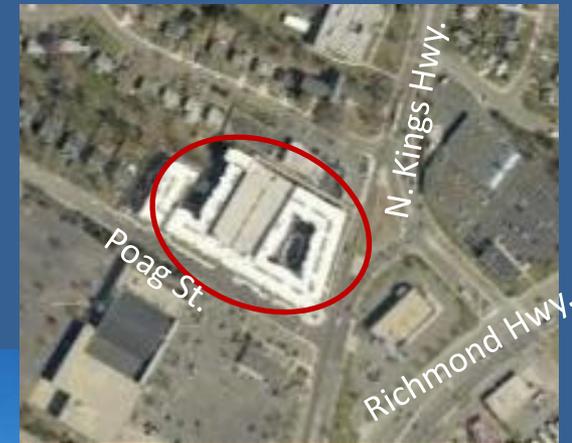
Land Use/FAR Examples

- South Alex – 10.45 acres
- West-side of North Kings Hwy., South of Poag St.
- 1.34 FAR – 400 MF units, 41 townhouses, 45,500 SF retail uses
- 3 buildings – maximum five stories multifamily units (65 feet) wrapping five-story parking garage; townhouses behind MF



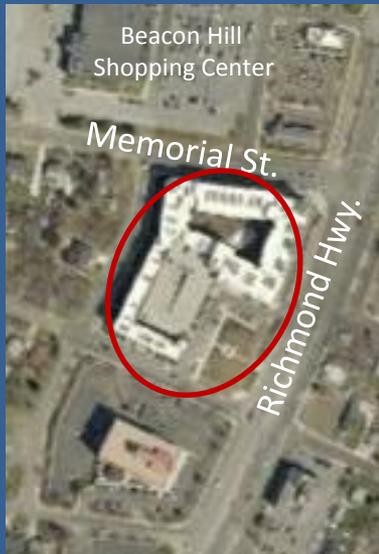
Land Use/FAR Examples

- The Shelby Apartments – 3.38 acres
- West-side of N. Kings Hwy., North of Poag St.
- 1.74 FAR – 245 units
- Maximum four stories (50 feet) stepping to 3 stories (40 ft), 5-level garage wrapped



Land Use/FAR Examples

- Beacon at Groveton – 4.6 acres
- West-side of Richmond Hwy., South of Memorial St.
- 1.8 FAR – 290 units; 20,000 SF retail use; 50,000 SF office use
- Maximum seven stories (85 feet) tapering to four stories; five-story wrapped parking garage



Land Use/FAR Examples

- Huntington Ave. Properties (A+R Huntington Metro) – 1.04 ac.
- South-side of Huntington Ave., East of Biscayne Dr.
- 2.99 FAR – 139 units; app. 3,500 SF retail uses max.
- Maximum seven stories (80 feet) tapering to 36 feet, Semi-podium parking, one level below grade

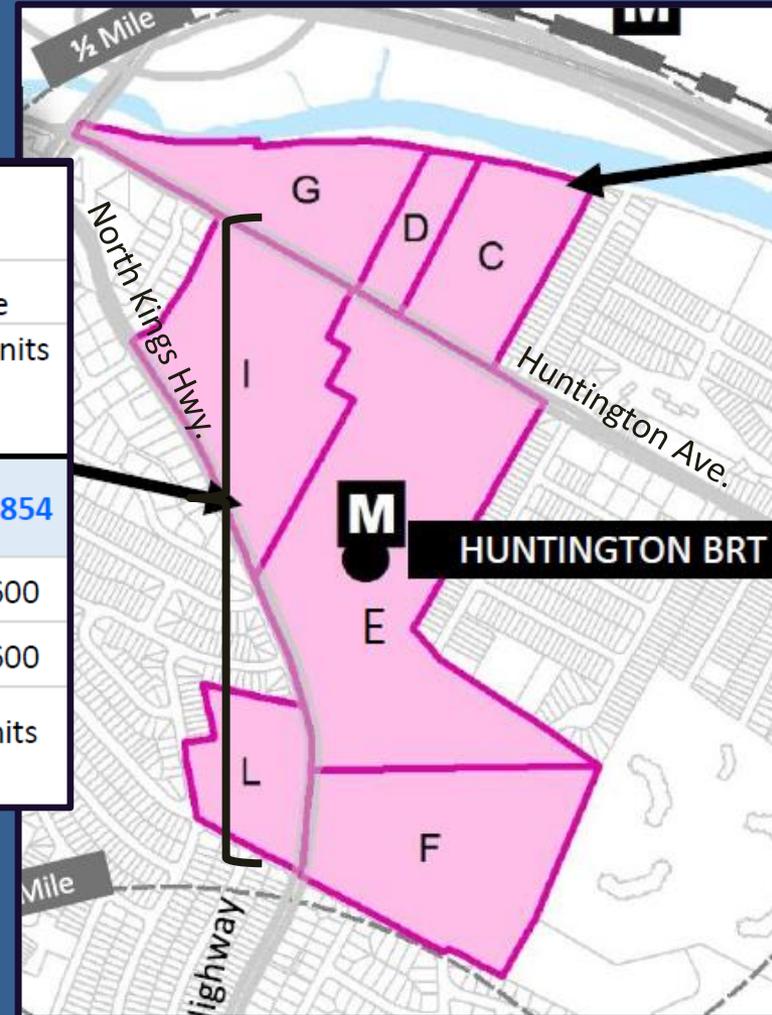


Land Use/FAR Examples

- 400 North Washington, Falls Church, VA – 0.65 FAR
- 3.90 FAR – 111,000 SF office use (incl. 8,000 sf retail)
- 6 story office/retail building (ground floor retail + office above)
- Three levels of below grade parking, 78' building height



Huntington Transit Development Area (TDA) – South

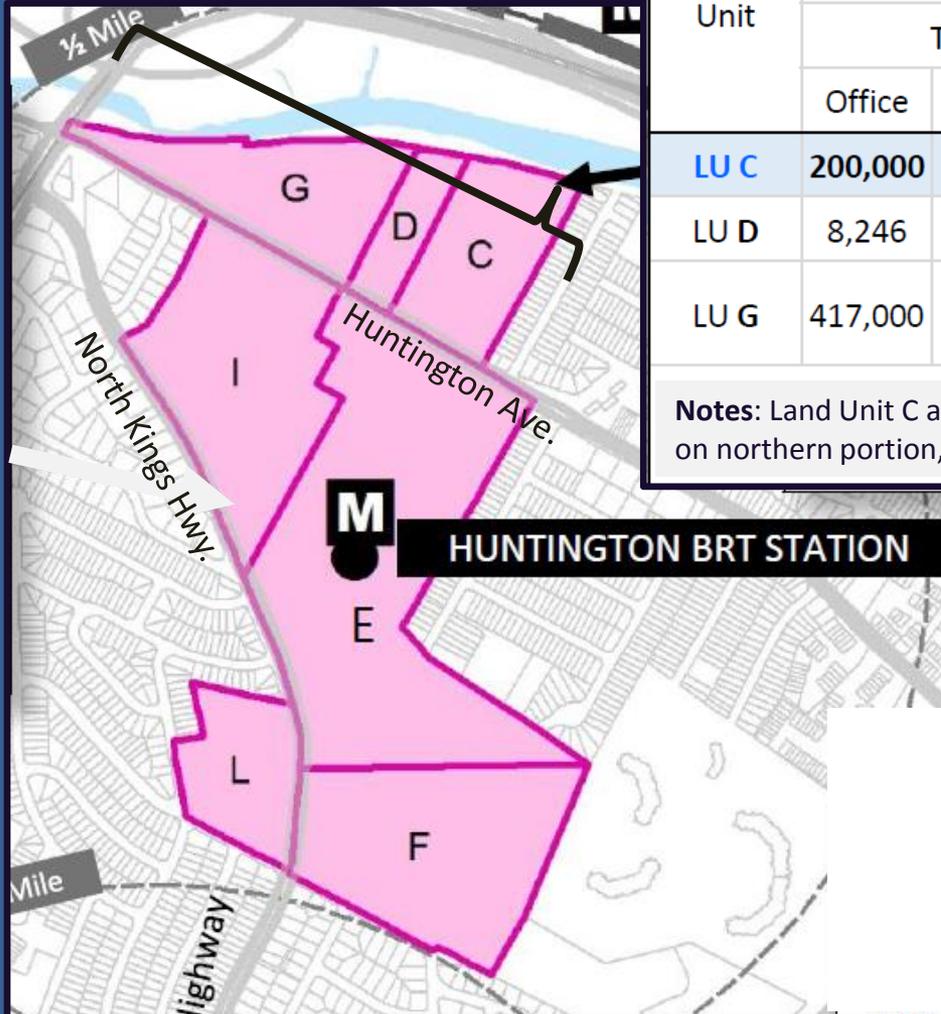


HUNTINGTON TRANSIT DEVELOPMENT AREA (South)

Land Unit	HUNTINGTON TRANSIT DEVELOPMENT AREA (South)							
	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

Huntington TDA – North



Land Unit	HUNTINGTON TRANSIT DEVELOPMENT AREA (North)							
	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

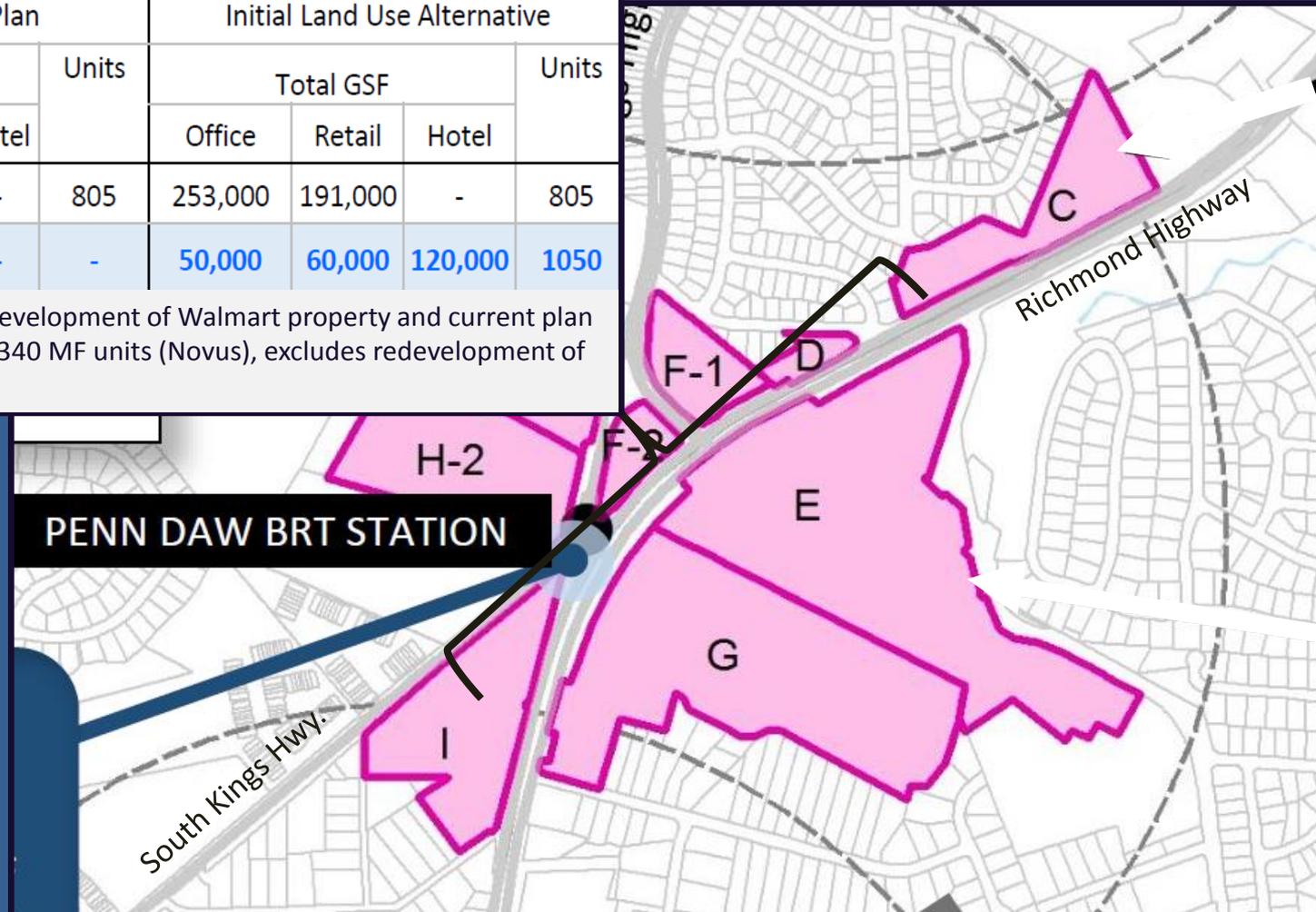
Notes: Land Unit C assumes current plan amendment for 345 MF units redeveloped on northern portion, in addition to Midtown redevelopment

Penn Daw Community Business Center – East

PENN DAW CBC (East)

Land Unit	PENN DAW CBC (East)							
	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

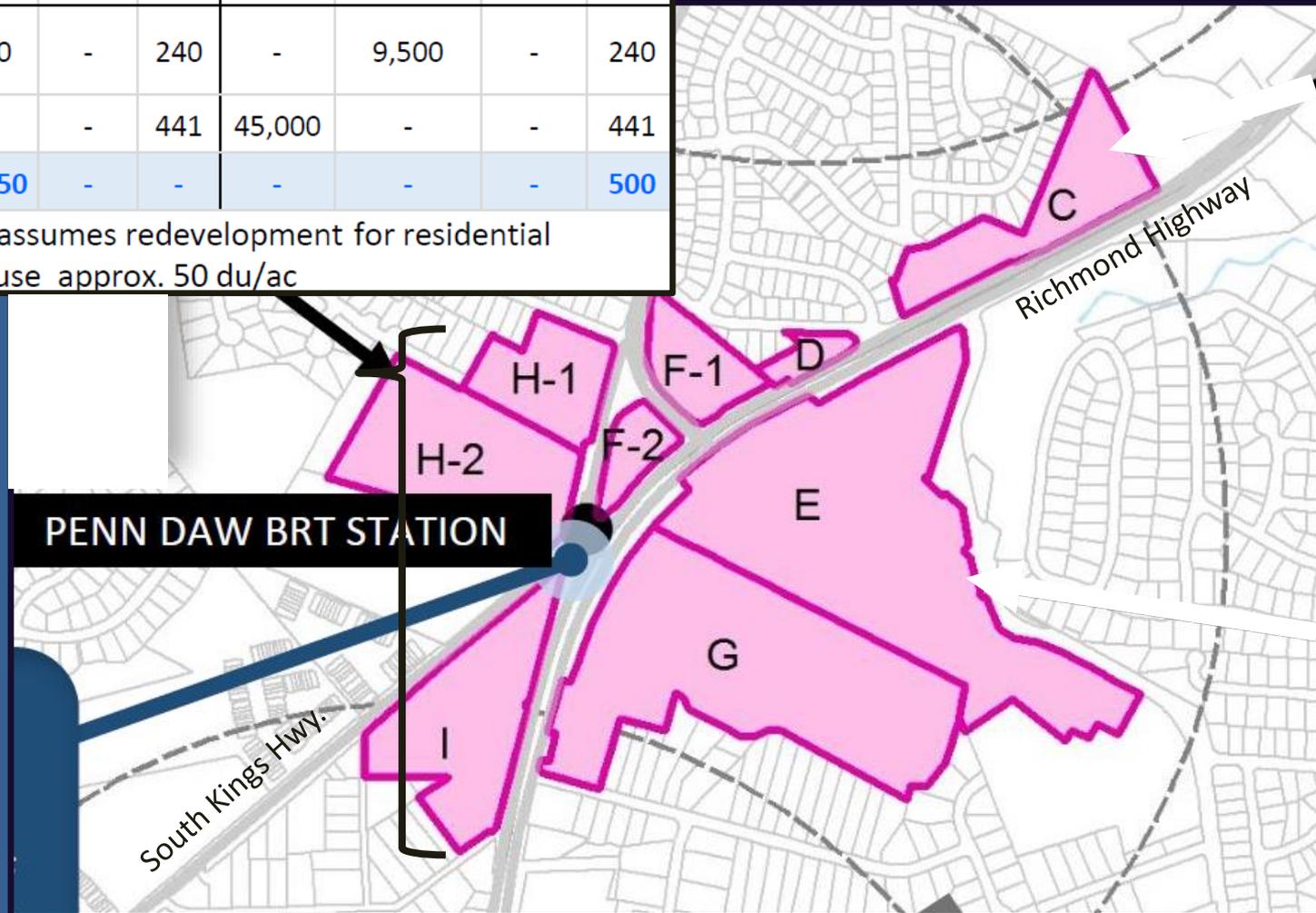
Notes: Land Unit G assumes redevelopment of Walmart property and current plan amendment for app. 2.0 FAR or 340 MF units (Novus), excludes redevelopment of Fairchild property.



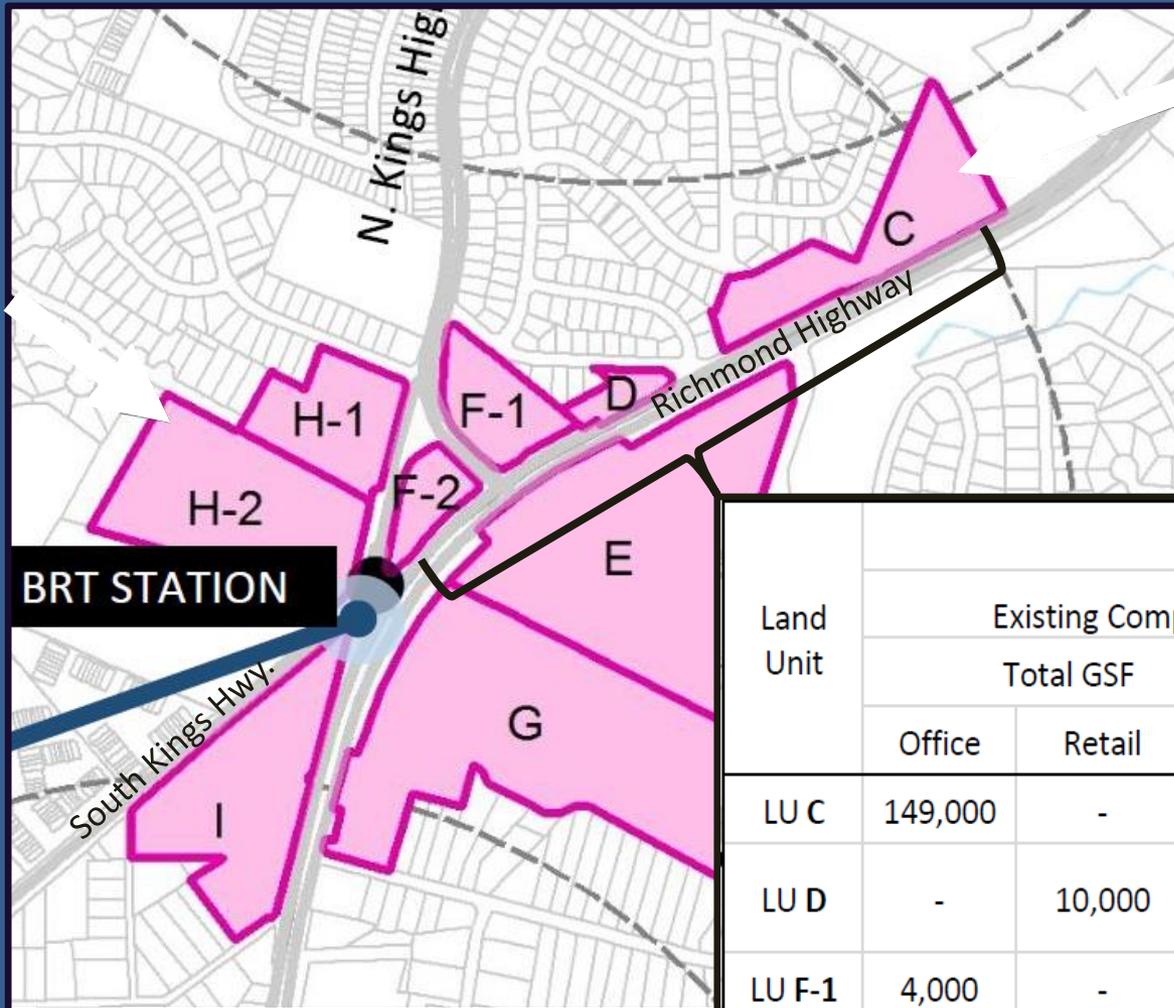
Penn Daw CBC – West

Land Unit	PENN DAW CBC (West)							
	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



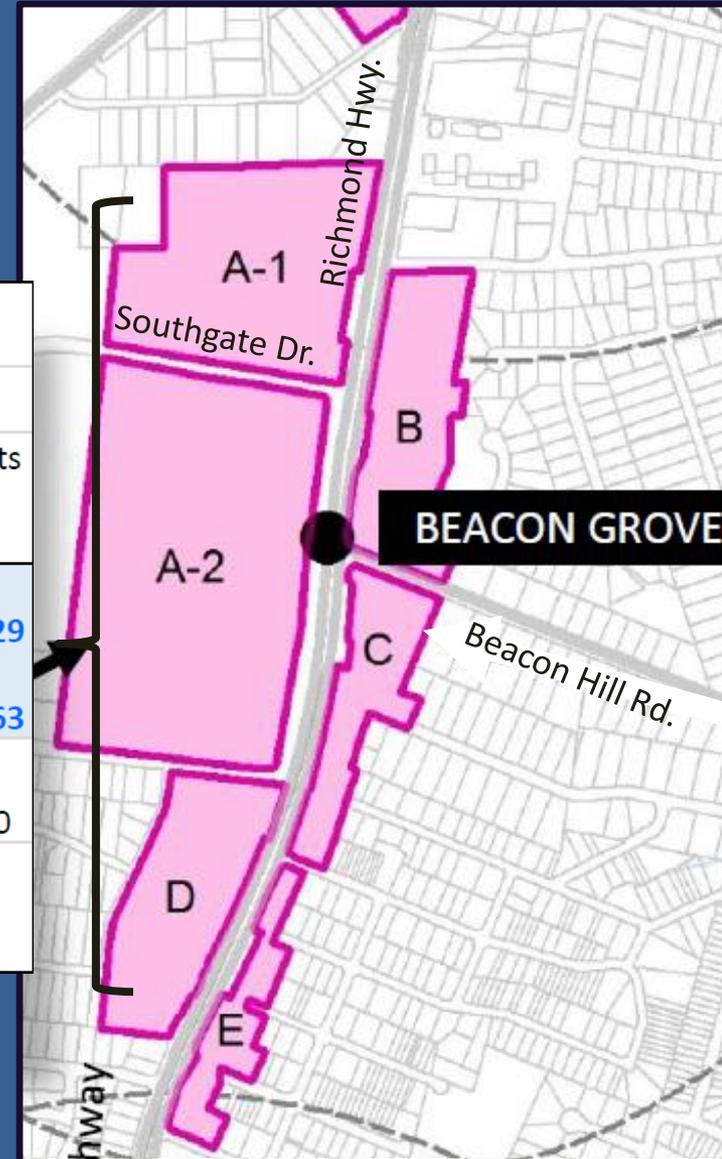
Penn Daw CBC – North



PENN DAW CBC (North)

Land Unit	Existing Comp Plan			Units	Initial Land Use Alternative			Units
	Total GSF				Total GSF			
	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	-	-

Beacon Groveton Community Business Center – West

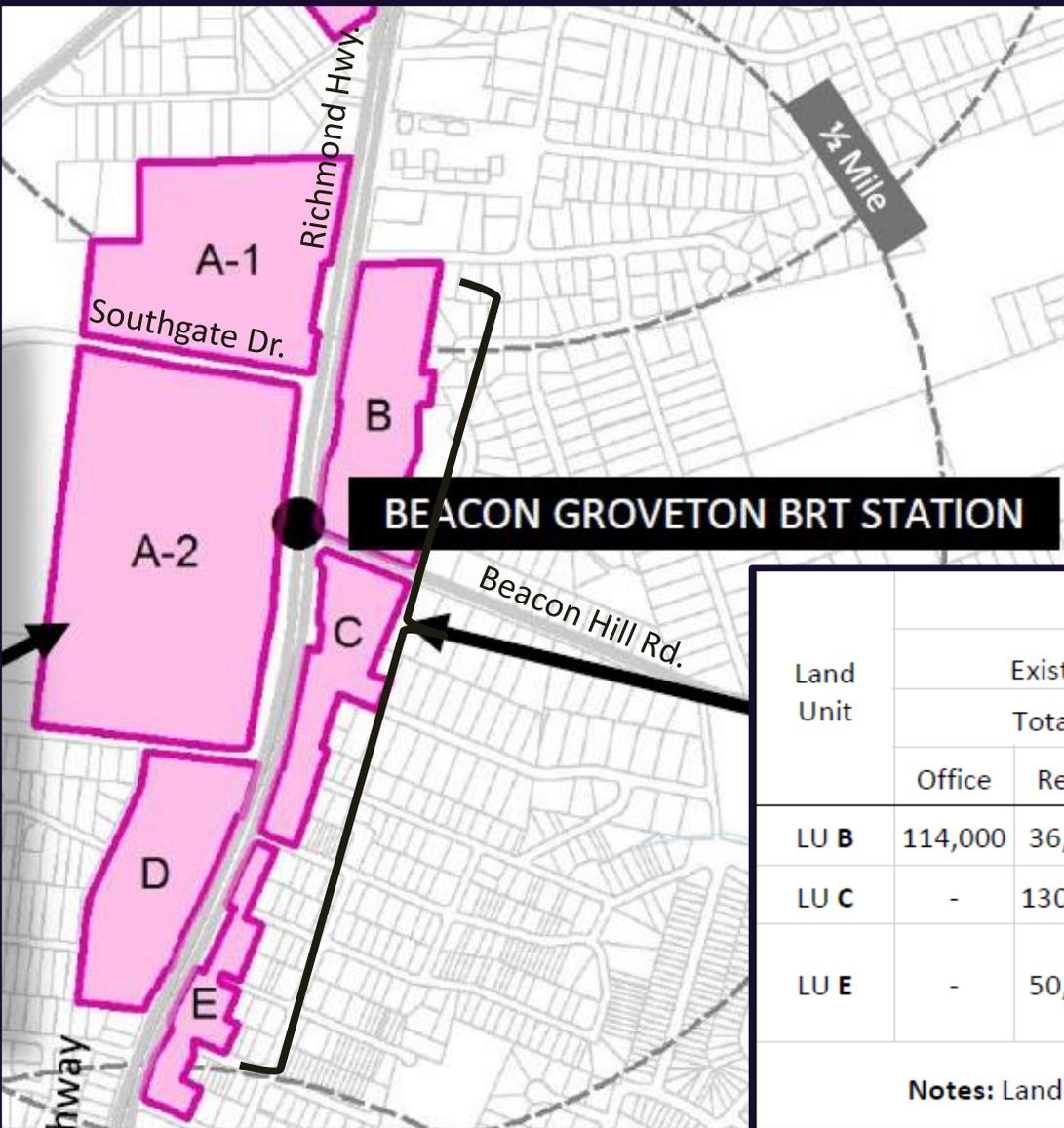


BEACON GROVETON CBC (West)

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
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



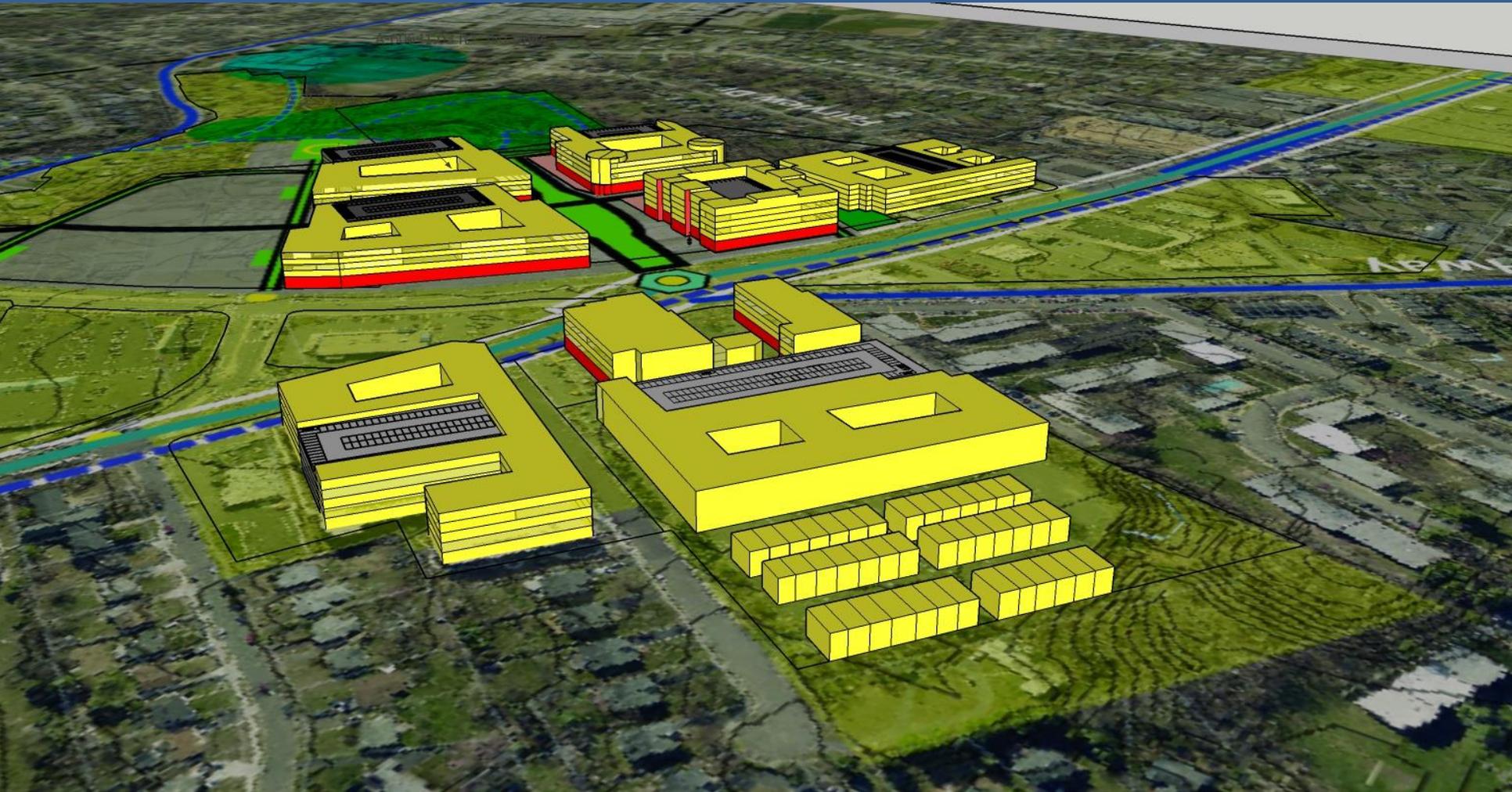
Land Unit	BEACON GROVETON CBC (East)							
	Existing Comp Plan				Initial Land Use Alternative			
	Total GSF			Units	Total GSF			Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU B	114,000	36,000	-	107	114,000	36,000	-	107
LU C	-	130,000	-	-	-	130,000	-	-
LU E	-	50,000	-	-	-	50,000	-	-

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

Conceptual Building Diagram



Conceptual Building Diagram



Conceptual Building Diagram



IV. UPCOMING EVENTS

Community Meeting #2

Monday, July 25

7:00 pm

West Potomac HS

- Introductory remarks from Supervisors Storck and McKay
- Overview of transportation analysis
- Summary of May 9th community input
- Guiding principles for urban design and conceptual road network
- Draft Richmond Highway cross section
- Question + Answer
- Open House

Community Meeting #2



Spring Bank Arts Center
(Presentation, Q+A)

Cafeteria
(Open House)

West Potomac
High School

Quander Road

Beacon Hill Road

Radcliffe Dr

Cavalier Dr

Cavalier Dr

Quander Rd

Stokes Ln

Stokes Ln

Stokes Ln

Anthony St

Kenyon Dr

Beacon Hill Rd

Phillips Dr

Emmett Dr

Mt Calvary
Baptist Church

Pulley Career Center

Google

Ask Fairfax!

Thursday, July 28

11:00 am

<http://www.fairfaxcounty.gov/askfairfax>

- Choose the topic “*Learn about the Embark Richmond Highway Initiative*”.
- Questions may be submitted in advance and will be answered live for one hour.
- Live questions may also be asked during the hour.
- If similar questions are submitted, we will choose one that best represents the spirit of the question.
- Thank you for participating!

End of Presentation

Advisory Group Meeting #10
August 22
7–9 pm

www.fairfaxcounty.gov/dpz/embarkrichmondhwy