

**Generalized Study Area Map
Richmond Highway Corridor**

HUNTINGTON TRANSIT DEVELOPMENT AREA
(HUNTINGTON METRO STATION)

PENN DAW CBC

BEAACON GOVETON CBC

HYBLA VALLEY / GUM SPRINGS CBC

SOUTH COUNTY CBC

WOODLAWN CBC

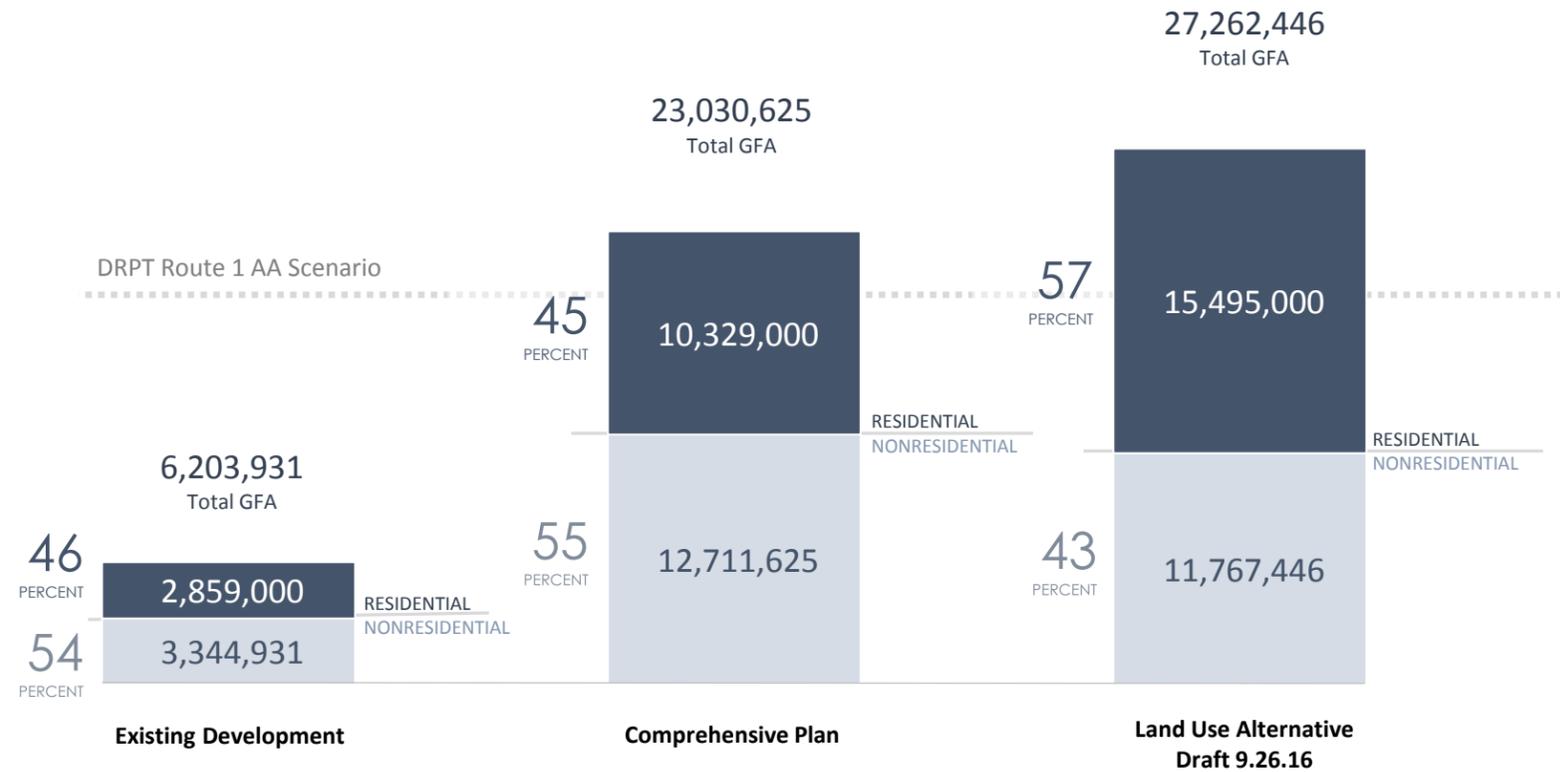
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The land use alternative may be modified through conceptual building massing, analysis of impacts, and community input.

CORRIDOR-WIDE LAND USE COMPARISON

Data calculated by Gross Square Feet (GSF)



Corridor-wide CBCs	Office	Retail	Hotel	Industrial	Institutional	NonRes Total	Res Total	Total Res and NonRes
Existing Development	476,199	2,400,251	84,066	130,795	253,620	3,344,931	2,859,000	6,203,931
Comp Plan	7,271,322	3,875,573	1,292,522		272,208	12,711,625	10,329,000	23,030,625
Land Use Alternative	5,842,694	4,787,073	865,471		272,208	11,767,446	15,865,000	27,632,446

Scenario 2 hotel grouped with retail

LAND USE ALTERNATIVE 9.26.16

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

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

Draft September 26, 2016

Land Units A, B, C

Proposed BRT Stations

Half-mile Boundary from BRT Station

Land Use Changes #

GSF – Gross Square Feet

Map Key

HUNTINGTON TRANSIT DEVELOPMENT AREA

	Total GSF	Office	Retail	Hotel/Inst.	Total Non-Res.	Total Residential
Existing Dev.	58,000	48,707	20,538	127,245	1,312,000	
Comp Plan	1,556,246	159,000	305,000	2,020,246	4,101,000	
Land Use Alternative	1,356,246	159,000	425,000	1,940,246	5,261,000	

PENN DAW COMMUNITY BUSINESS CENTER

	Total GSF	Office	Retail	Hotel/Inst.	Total Non-Res.	Total Residential
Existing Dev.	10760	31890	57708	109374	342000	
Comp Plan	556,250	675,750	0	1,232,000	1,700,000	
Land Use Alternative	456,000	464,500	0	920,500	3,620,000	

BEACON GROVTEON COMMUNITY BUSINESS CENTER

	Total GSF	Office	Retail	Hotel/Inst.	Total Non Res.	Total Residential
Existing Dev.	171,598	564,747	32,101	768,446	296,000	
Comp Plan	2,315,544	631,986	447,568	3,395,098	3,186,000	
Land Use Alternative	1,006,880	838,500	240,000	2,085,380	5,201,000	

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Land Unit	HUNTINGTON TRANSIT DEVELOPMENT AREA (South)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. 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 Unit	PENN DAW CBC (West)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. 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

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"

Land Unit	BEACON GROVETON CBC (West)							
	Comp Plan 2040				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU A-1	407,800	150,000	120,000	1,129	400,000	200,000	120,000	1,129
LU A-2	559,000	180,000	120,000	2,763	300,000	400,000	120,000	3375
LU D	192,880	22,500	-	590	193,000	22,500	-	590

Notes:

Land Unit	HUNTINGTON TRANSIT DEVELOPMENT AREA (North)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. Units
	Office	Retail	Hotel		Office	Retail	Hotel	
LU C	200,000	-	-	451	-	-	-	811
LU D	8,246	-	-	-	8,246	-	-	-
LU G	417,000	40,000	-	396	417,000	40,000	-	396

Notes: Land Unit G assumes 360 MF units with Lennar Redevelopment - also includes Midtown Development

Land Unit	PENN DAW CBC (North)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. 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	-	-

Land Unit	PENN DAW CBC (East)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. 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	180,000	-	1050

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

Land Unit	BEACON GROVETON CBC (East)							
	Comp Plan				Land Use Alternative			
	Total GSF			Res. Units	Total GSF			Res. 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:

