



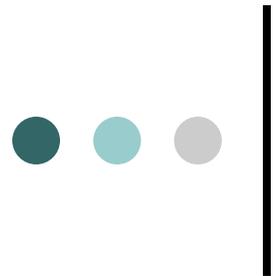
Penn Daw Special Study ST10-IV-MV1

Task Force Meeting #1

December 2, 2010

Meghan Van Dam, FCDPZ

Matt Flis, FCOCCR



Task Force Meeting #1

- Introductions & Procedures
- Overview of Special Study & Purpose
- Background on Comprehensive Plan
- Current Plan & recent history
- Site walk-through
- Development typologies
- Brainstorming



Study Purpose

Evaluate future vision of study area, as recommended in the Comprehensive Plan:

- Land use:
Residential, office, retail
- Intensity: <1.5 FAR
- Site design
- Amenities

Study Process:

Site analysis

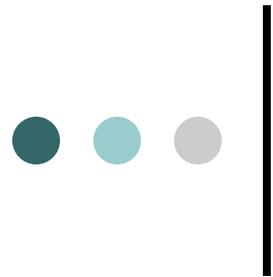
↳ Brainstorming

↳ Develop Preferred Alternative

↳ Impact Analysis

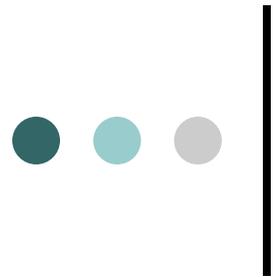
↳ Recommendation – Plan change?





The Comprehensive Plan

- **Role:** A GUIDE for decision-making about the County's land use
 - Promote public health, safety and welfare
 - Manage growth, change and renewal of community
 - Ensure a continued high quality of life for residents
 - Balance diverse community goals
- **Scope:** Anticipate change over the next 20-30 years
- **Statutory mandate:** required by the Code of Virginia to shape the orderly development of the county



Planning vs. Zoning

COMPREHENSIVE PLAN

- GENERAL LAND USE GUIDANCE

- ✓ Residential Industrial Mixed Use
- ✓ Retail Institutional Public Open Space
- ✓ Office Parks

ZONING ORDINANCE

- REGULATIONS TO IMPLEMENT THE PLAN

- ✓ Residential districts: R-C, R-1, R-12
- ✓ Commercial districts: C-1, C-2, C-5
- ✓ Industrial districts: I-3, I-4, I-5
- ✓ Planned Development districts: PDC, PDH

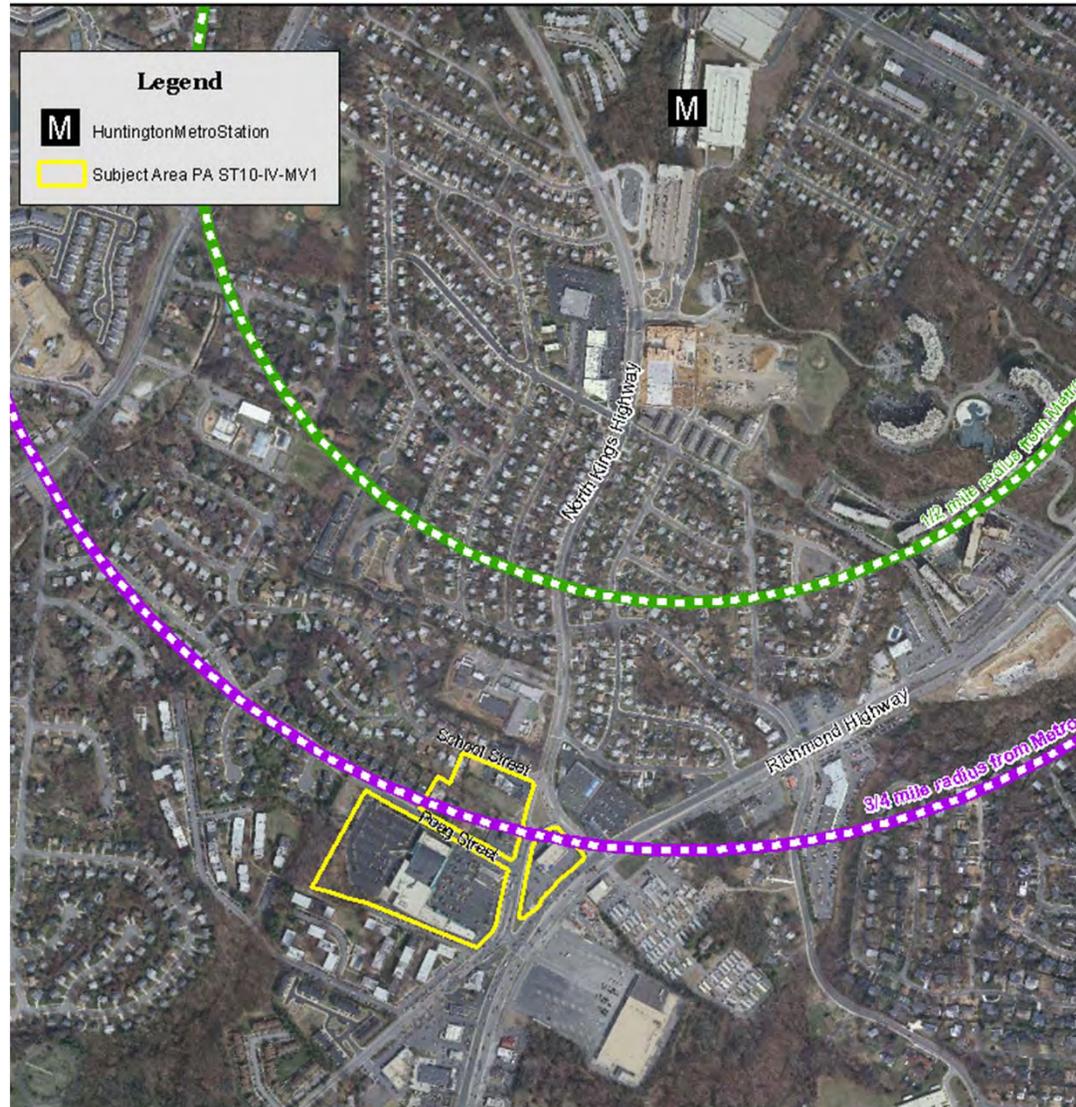


Study Area: Existing Conditions



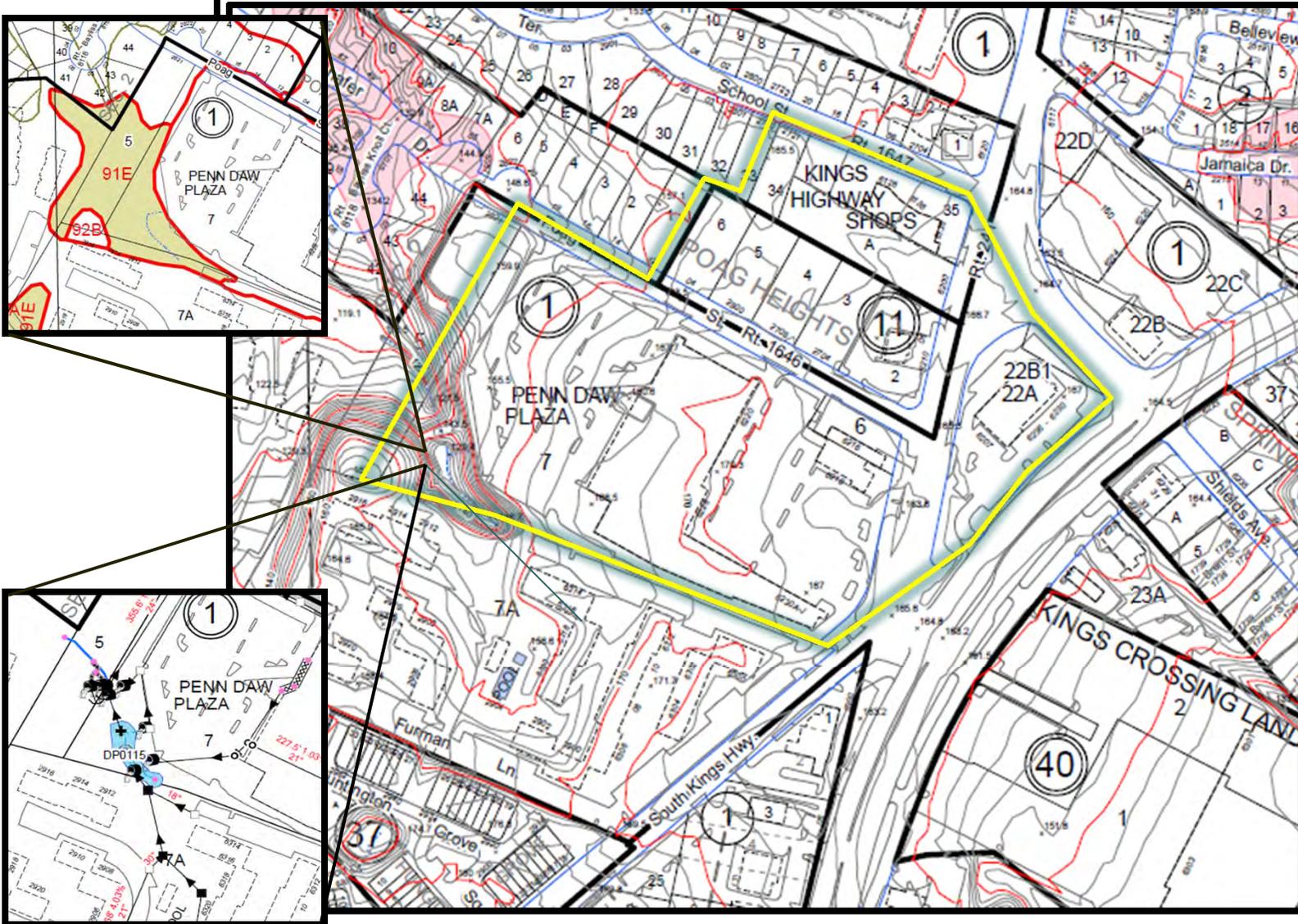


Proximity to Metrorail





Environmental Conditions



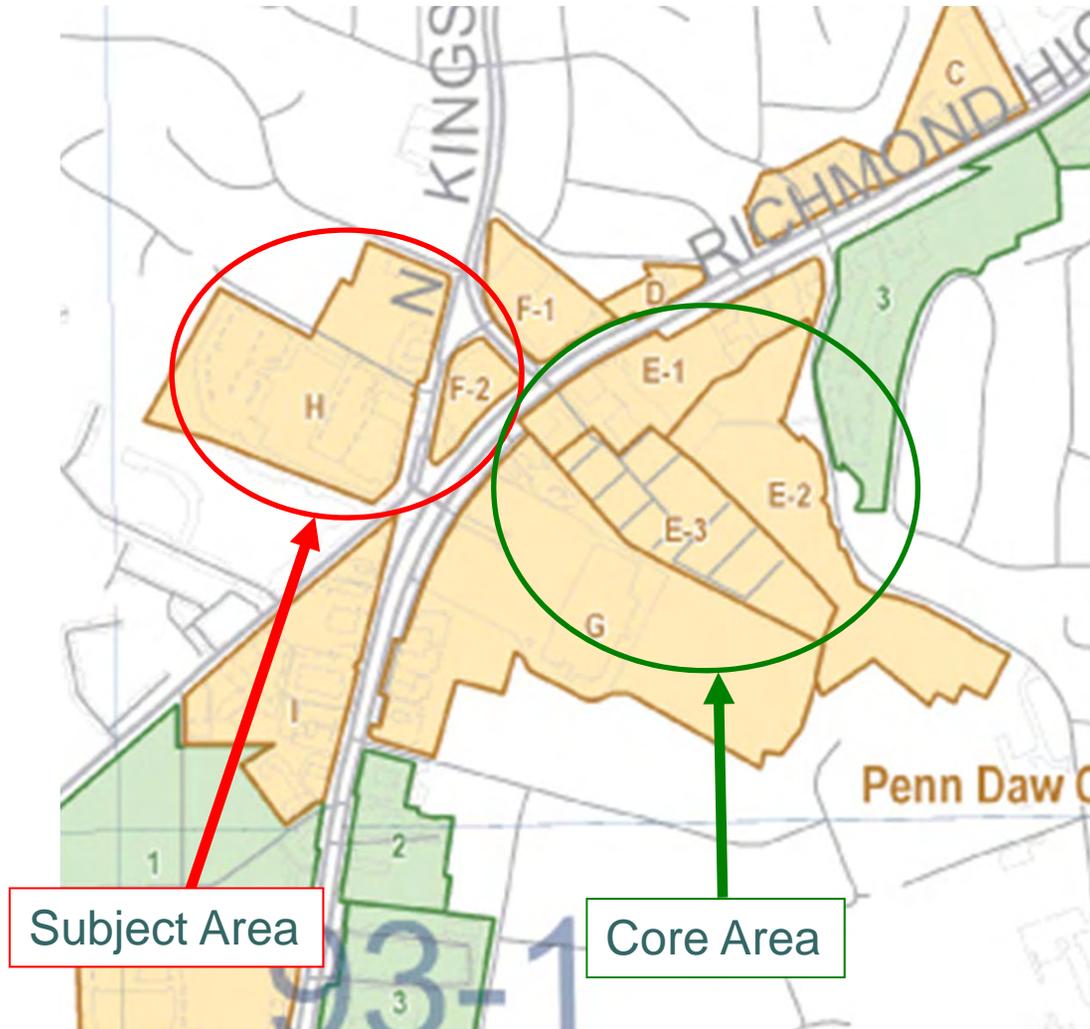


Current Plan



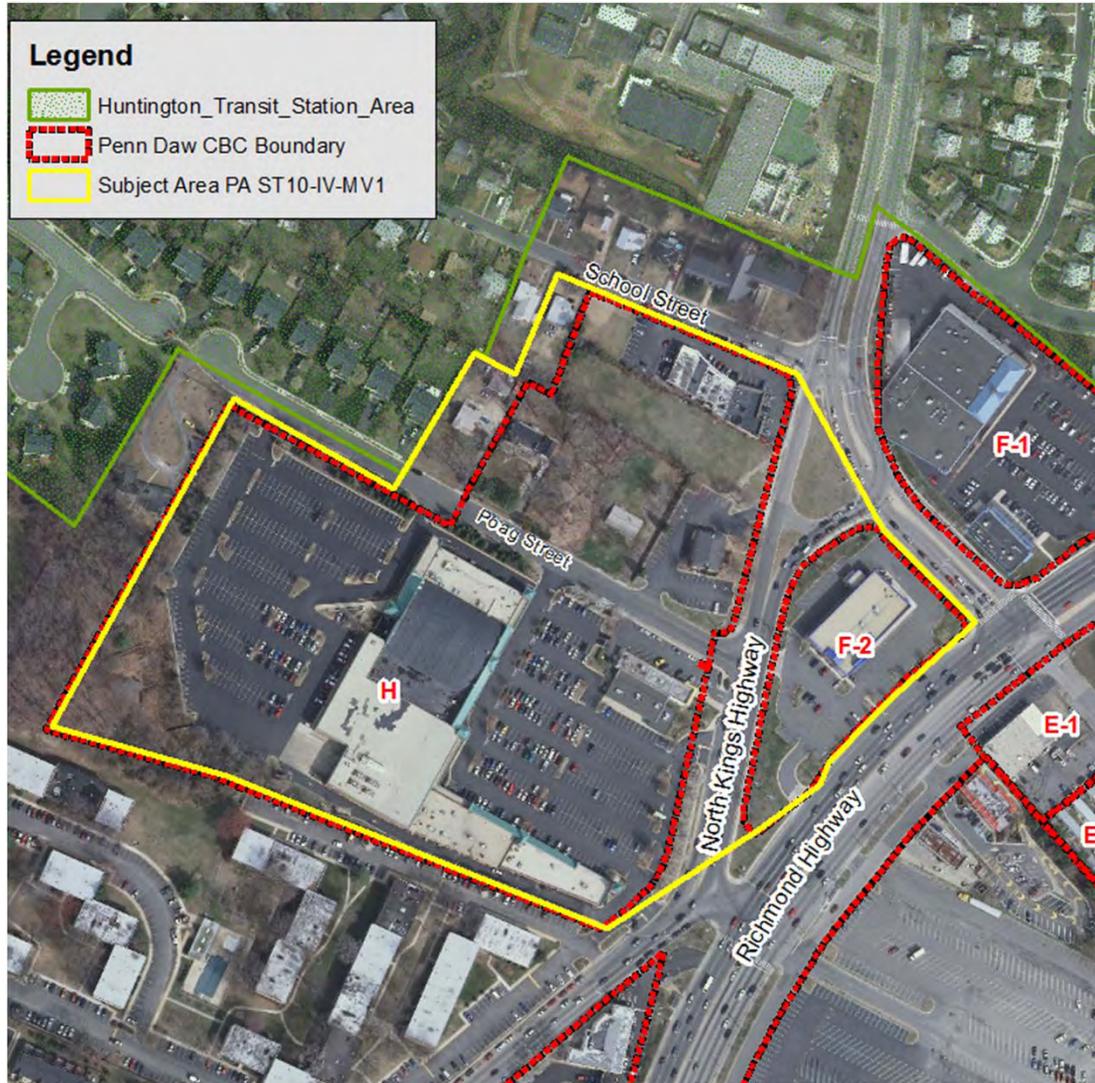


Current Plan





Current Plan





Study Area Walk-through



APR# 09-IV-22MV: Penn Daw Plaza



10.8 acres

Existing:

Penn Daw Shopping Center - 135,000 SF Retail

Current Plan:

Retail use up to 0.35 FAR - 165,000 SF

Proposed Plan

Mixed-use up to 1.55 FAR - 728,000 SF:

- 90-93% Residential use (596 mid-rise units)
- 7% Retail use (52,000SF)
- 0-3% Office use (21,000 SF)



Spicer/ Lee Property

4.5 acres

Existing:

Shopping Center-9,500 SF

Office building- 31,000 SF

4 Single Family Homes

Current Plan:

Low-rise office or

institutional <0.25 FAR

Residential use 3-4 du/ac

Proposed Plan

Multi-family residential

and/or retail use





Sub-unit F2

~2 acres

Existing:

Vacant retail use

Current Plan:

Retail use <0.35 FAR

– 29,000 SF





DEVELOPMENT TYPOLOGIES



Single Family Detached

- 1 to 3 stories
- Self-parked
- Suburban type





Townhomes

- 2 to 3 stories
- Self-parked
- Suburban type





Live-Work / Professional Office

- 1-4 stories
- Surface or self-parked
- Small tenants
- Urban type





Garden Apartment

- 2 to 5 stories
- Surface parked
- Common suburban type





Wrapped Apartment

- 4 to 5 stories
- Structure parking lined with units
- Suburban or urban type





Mixed-Use Podium

- 5 to 6 stories
- Structured parking
- More urban type
- Includes ground-floor retail, office or residential above





Mid-Rise Residential

- 6 to 8 stories
- Structured or limited surface parking
- Urban type
- Includes ground floor retail/commercial





Commercial / Retail

- 1 to 4 stories
- Surface or structure parking
- Suburban or urban type
- Retail and may include office





Urban Large-Scale Retail (Urban Big-Box)

- 2 to 3 stories
- Structure or limited surface parking
- Urban type



Mid-Rise Office

- 4 to 6 stories
- Surface or structured parking
- Suburban or urban type
- May include ground floor commercial / services





Urban Open Spaces

- Plazas, pocket parks
- Common greens
- Town Center spaces





Buffers & Transitions

- Landscaping
- Fencing / walls





Parking

- On-street
- Parking Lots
- Parking Garages
- Underground Parking





Brainstorming!

- Mix of Uses
 - Residential? Retail? Office?
- Building height & scale
- Site design & layout
- Transitions to Neighbors
- Amenities
 - Parks & Plazas
- Transportation & Connectivity
 - Street grid
 - Pedestrian crossings

