

DPZ Staff Presentation

ROUTE 28 TRANSIT STATION AREA-SOUTH
WORKING GROUP

September 5, 2012

Land Use Mix

2

Initial Scenario E tested by original model run

- Jobs: 35,459
- Housing: 7,091 units
- Jobs/Housing Ratio: 5

New Scenario

- Jobs: 32,229
- Housing: 7,920 units
- Jobs/Housing Ratio: 4.1

Current Plan and Proposed Sub-Districts

3

Current Plan

- Based on radius from Metrorail.
- Additional numbered site specific land use recommendations.

Proposed Sub-Districts

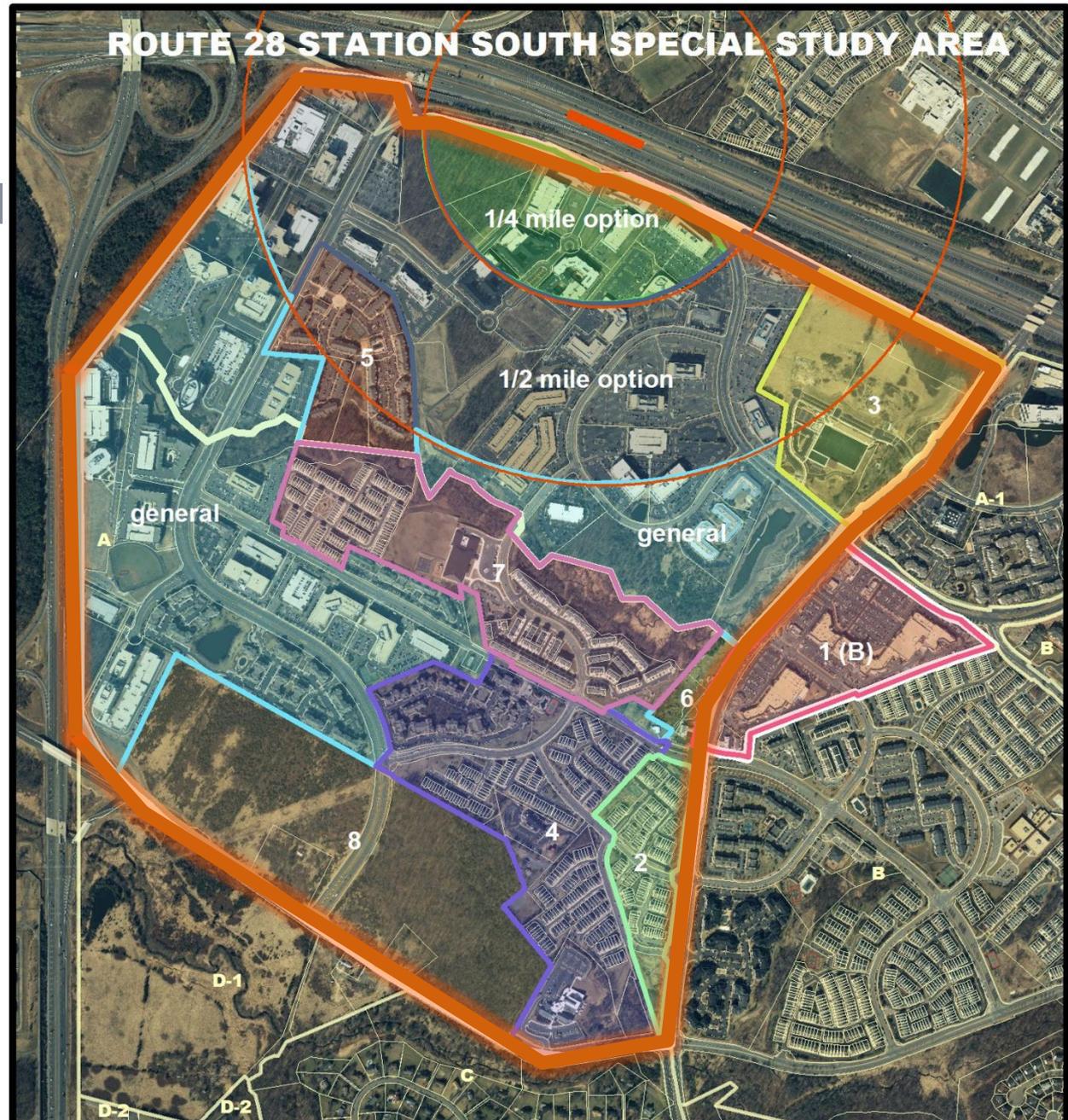
- Northern Core Area, based on radius from Metrorail
- Southern Area grouped into 4 sub-districts

Land Unit A Current Plan

4

General Guidance

- Mixed Use .50-1.0 FAR
- Tapering down of development intensity towards south and east.



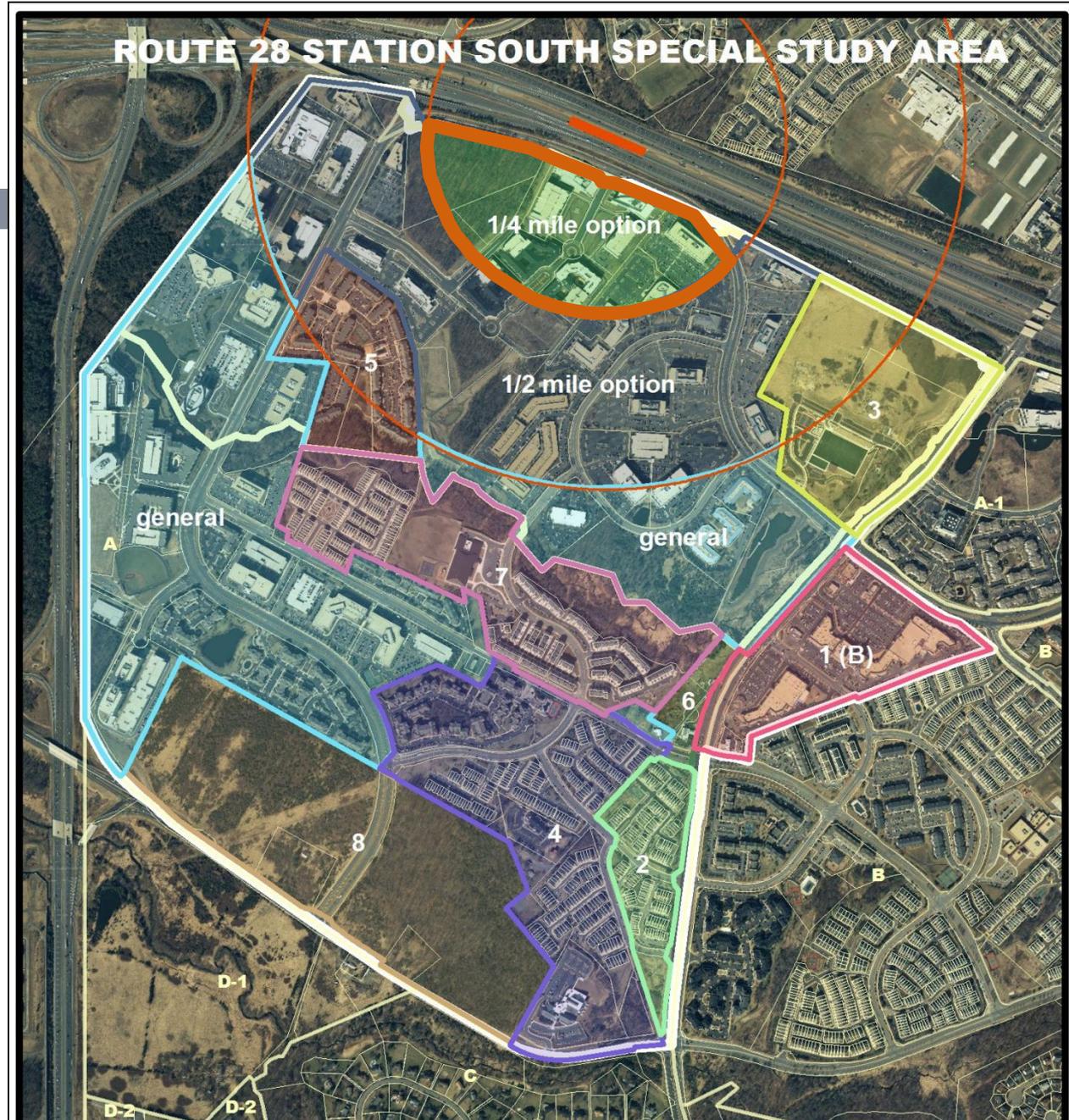
Land Unit A Current Plan

5

Core Area

1/4 mile option

- Office .75 FAR
- Mixed Use 1.5 FAR
- Hotel encouraged
- TDR option



Land Unit A Current Plan

6

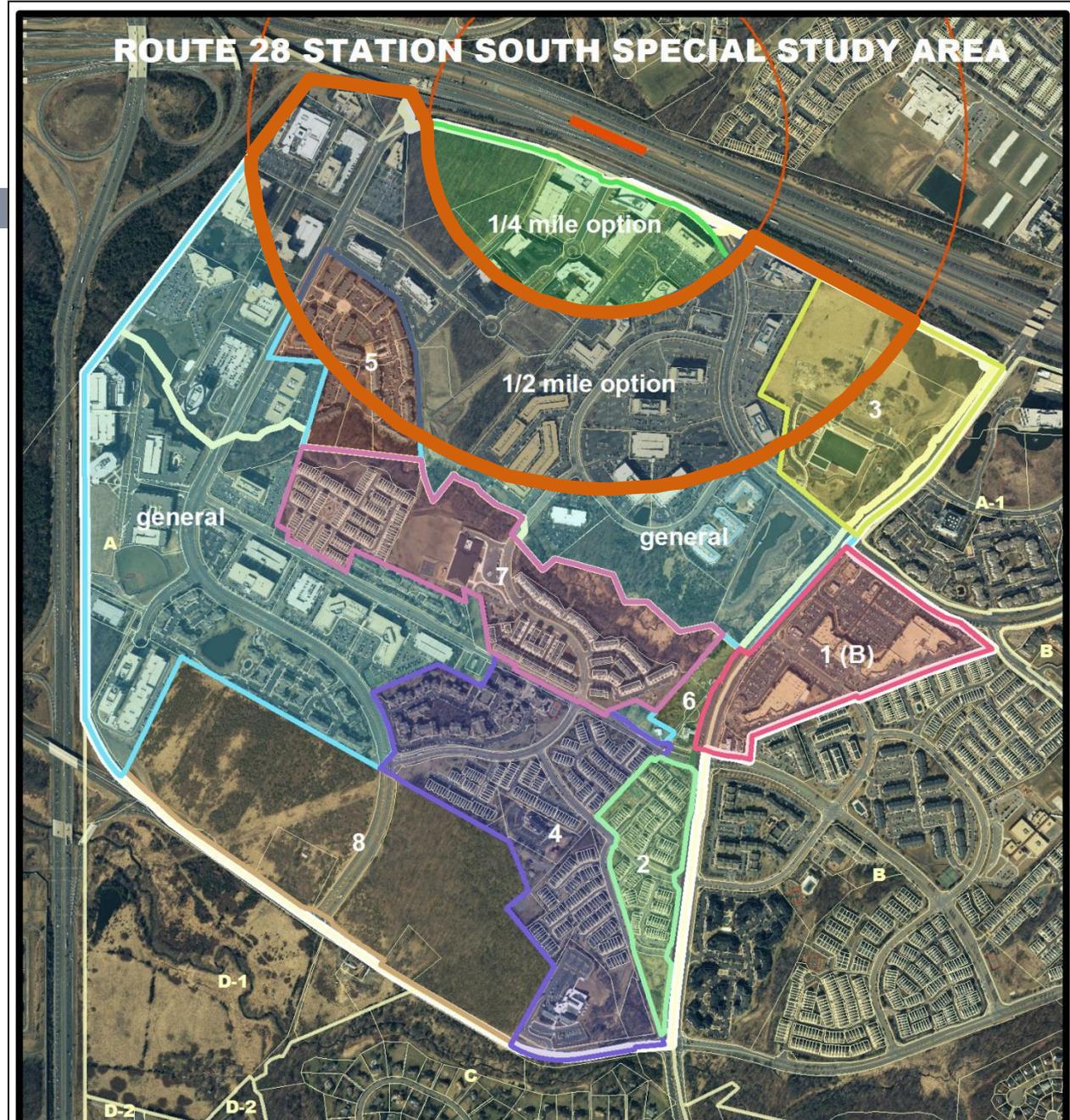
Core Area

1/2 mile option

Office .75
FAR

Mixed Use
1.25 FAR

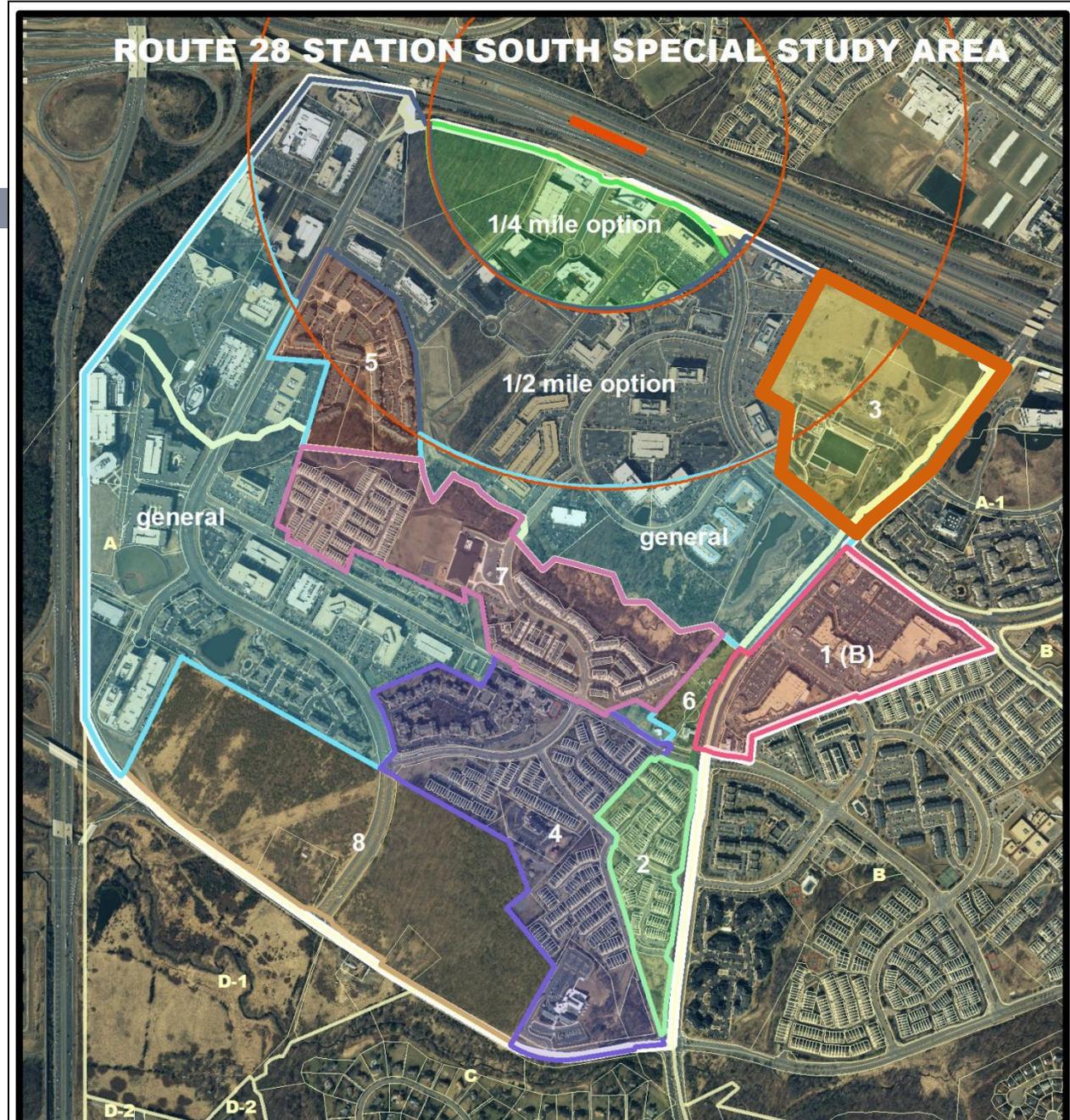
Hotel
encouraged



Land Unit A Current Plan

7 Recommendation #3

- Community Park
- If not a park, mixed use
.50 - 1.0 FAR

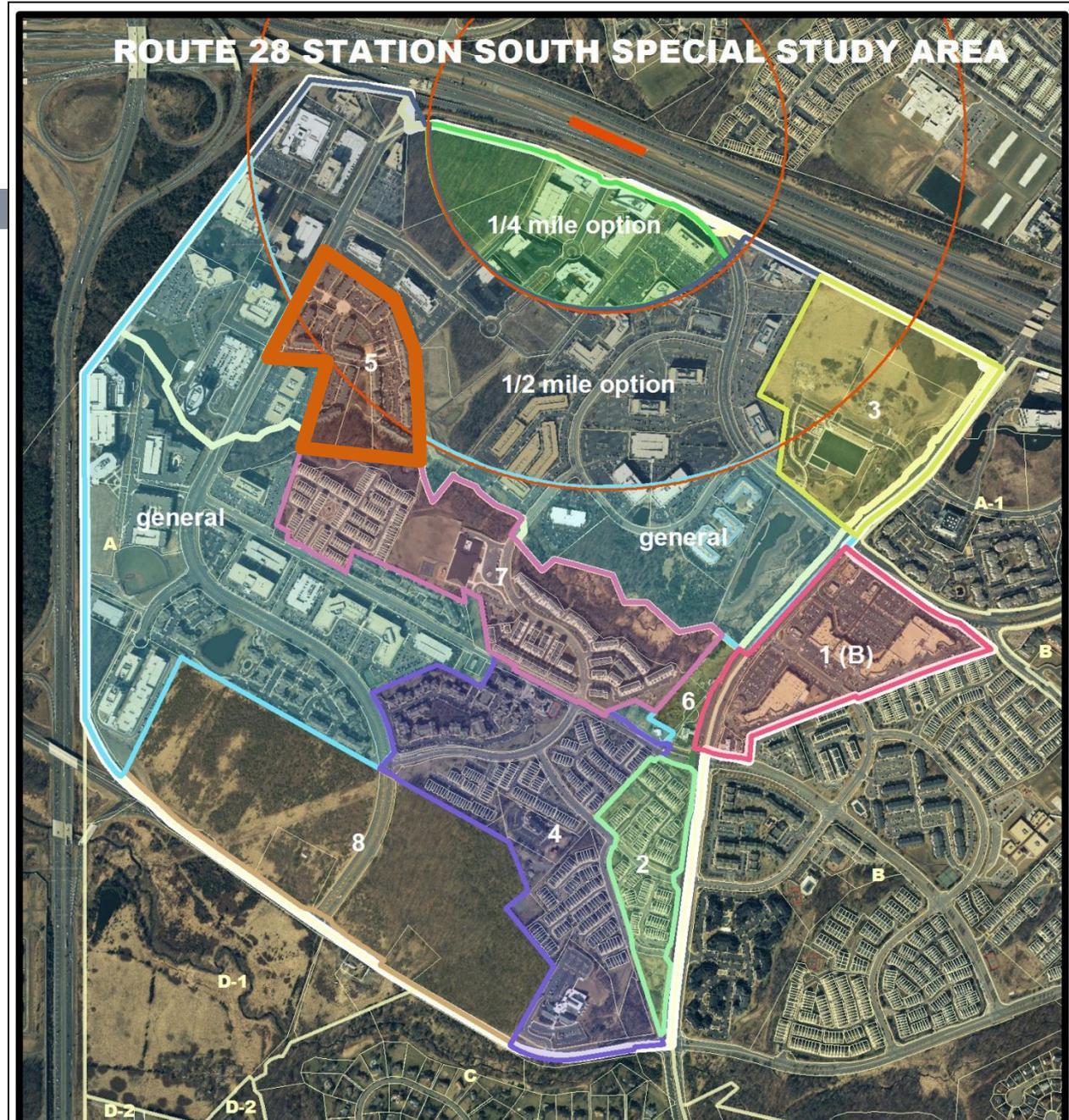


Land Unit A Current Plan

8

Recommendation #5

- Office at
.50-1.0 FAR
- Planned &
Developed as
Multi-family
16-20 du/ac



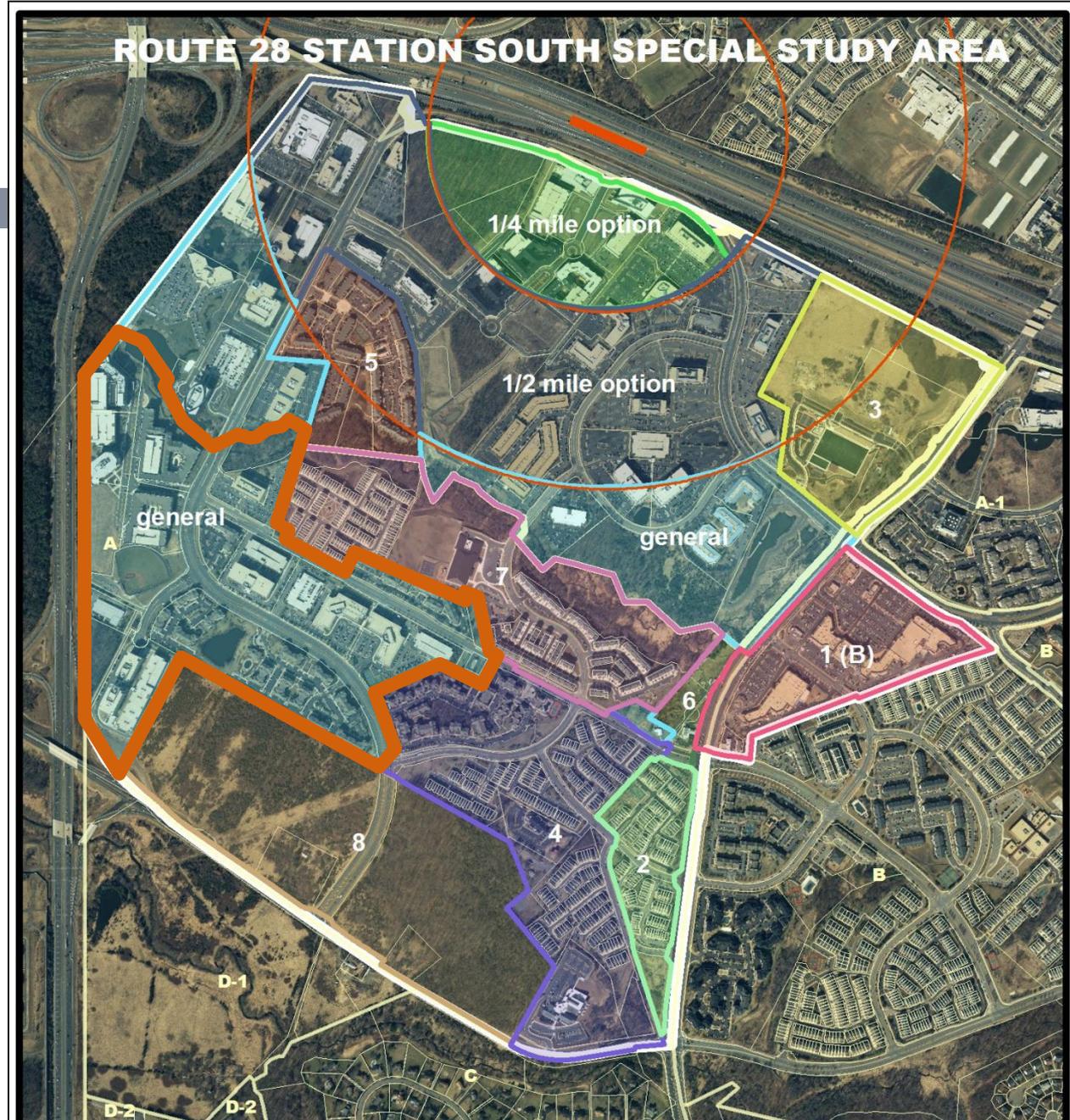
Proposed Sub-District: A-1



Land Unit A Current Plan

10

Area subject to
general Land
Unit A guidance.



Proposed Sub-District: A-2

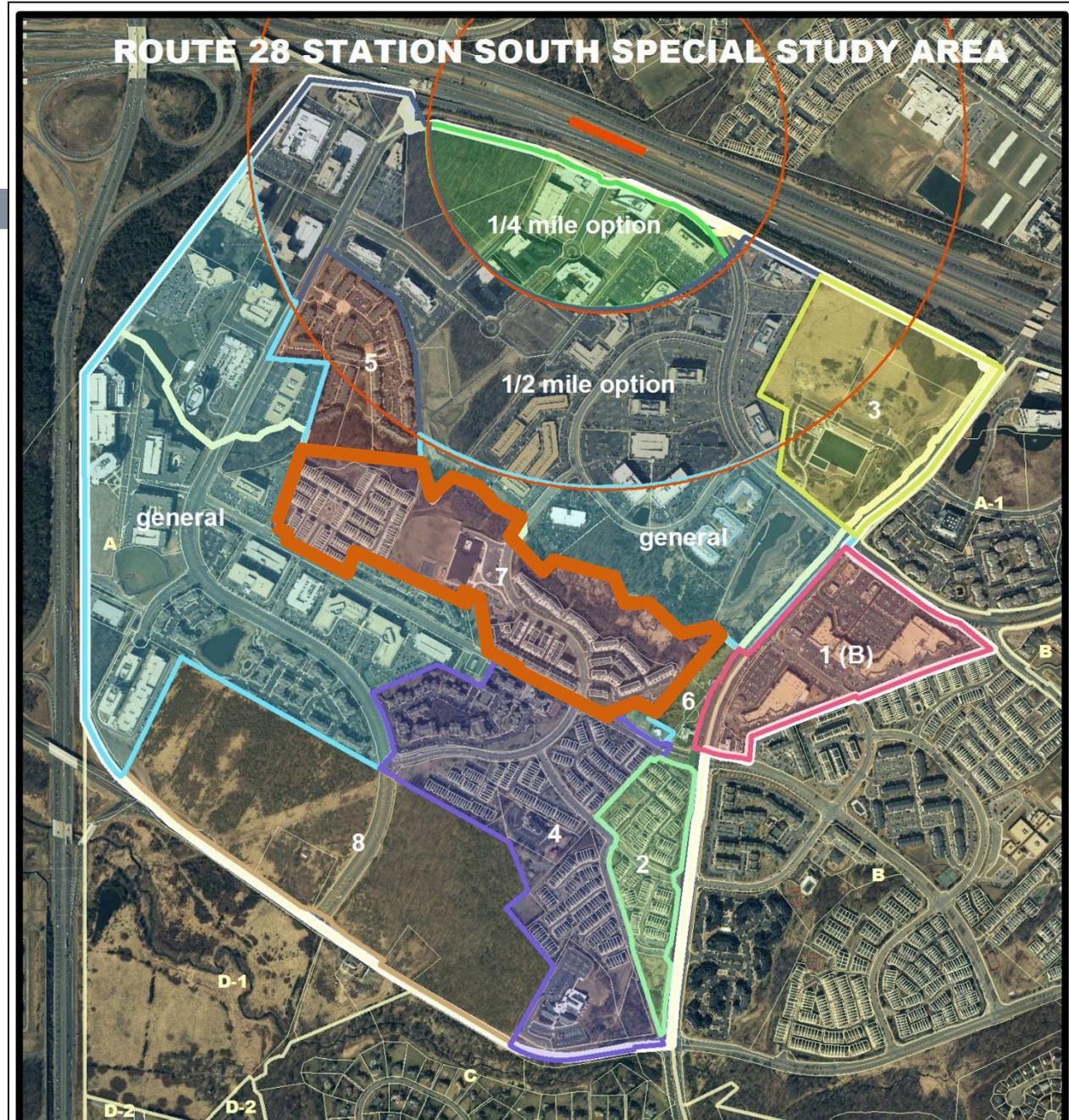


Land Unit A Current Plan

12

Recommendation #7

- Mixed Use .50-1.0 Far
- Planned and Developed 8-12 du/ac
- Coates Elementary
- Stream Valley Park

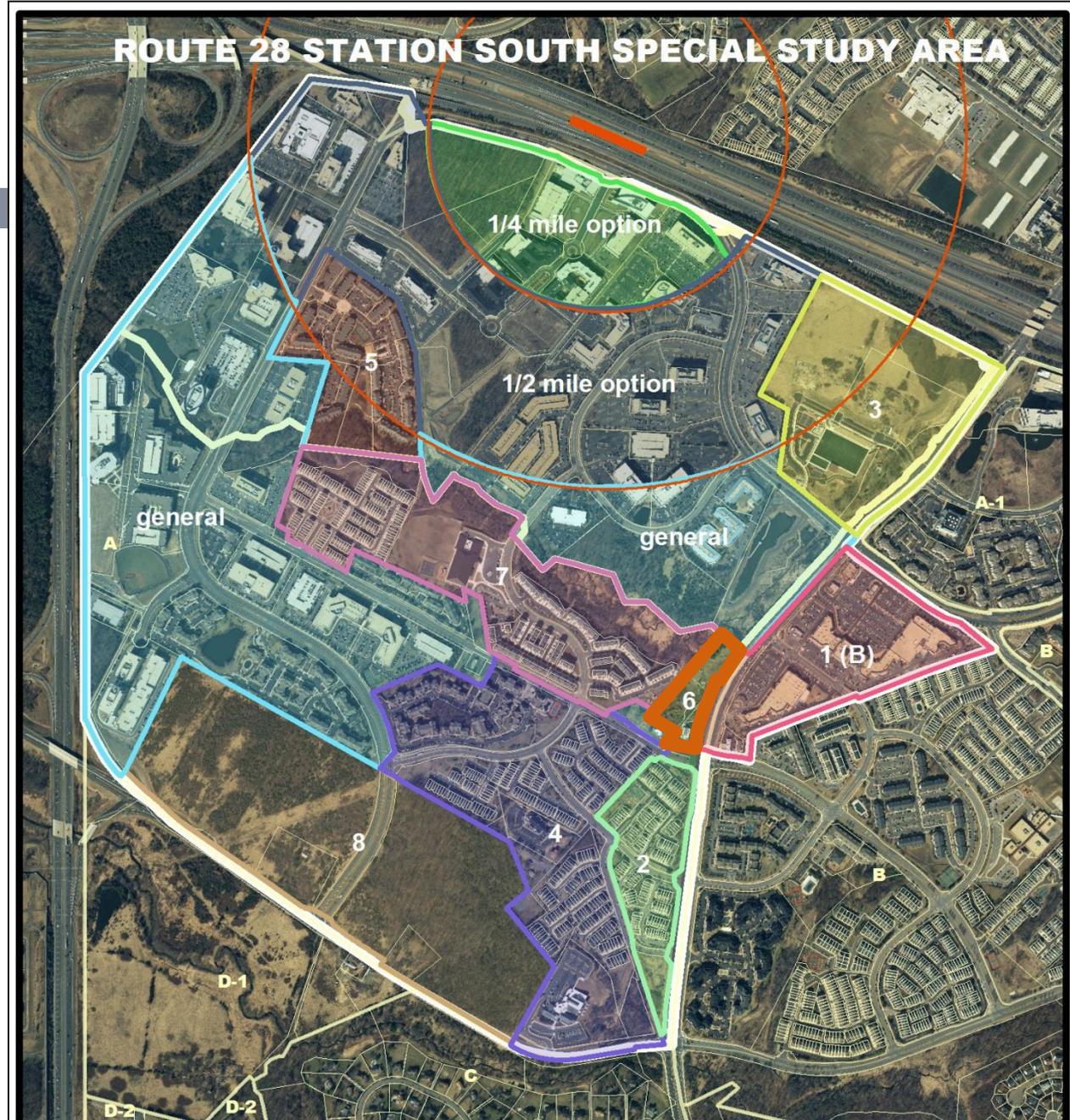


Land Unit A Current Plan

13

Recommendation #6

- Planned for mixed use office or hotel and retail
- .50-1.0 FAR



Proposed Sub-District: A-3

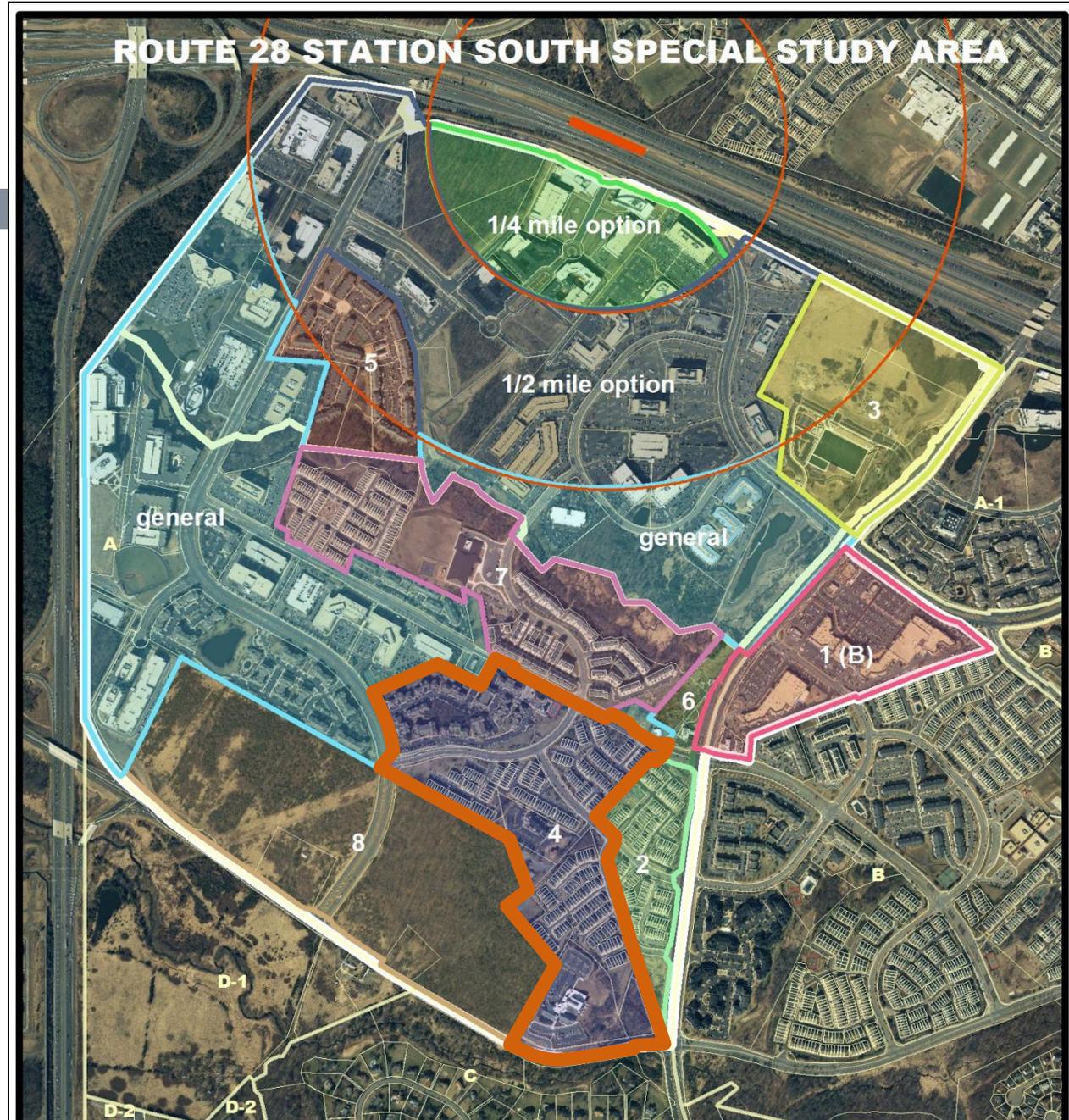


Land Unit A Current Plan

15

Recommendation #4

- Planned and Developed with townhouse and multi-family residential
- 12-16 du/ac



Land Unit A Current Plan

16

Recommendation #2

- Office or light Industrial
- .45 FAR



Proposed Sub-District: A-4

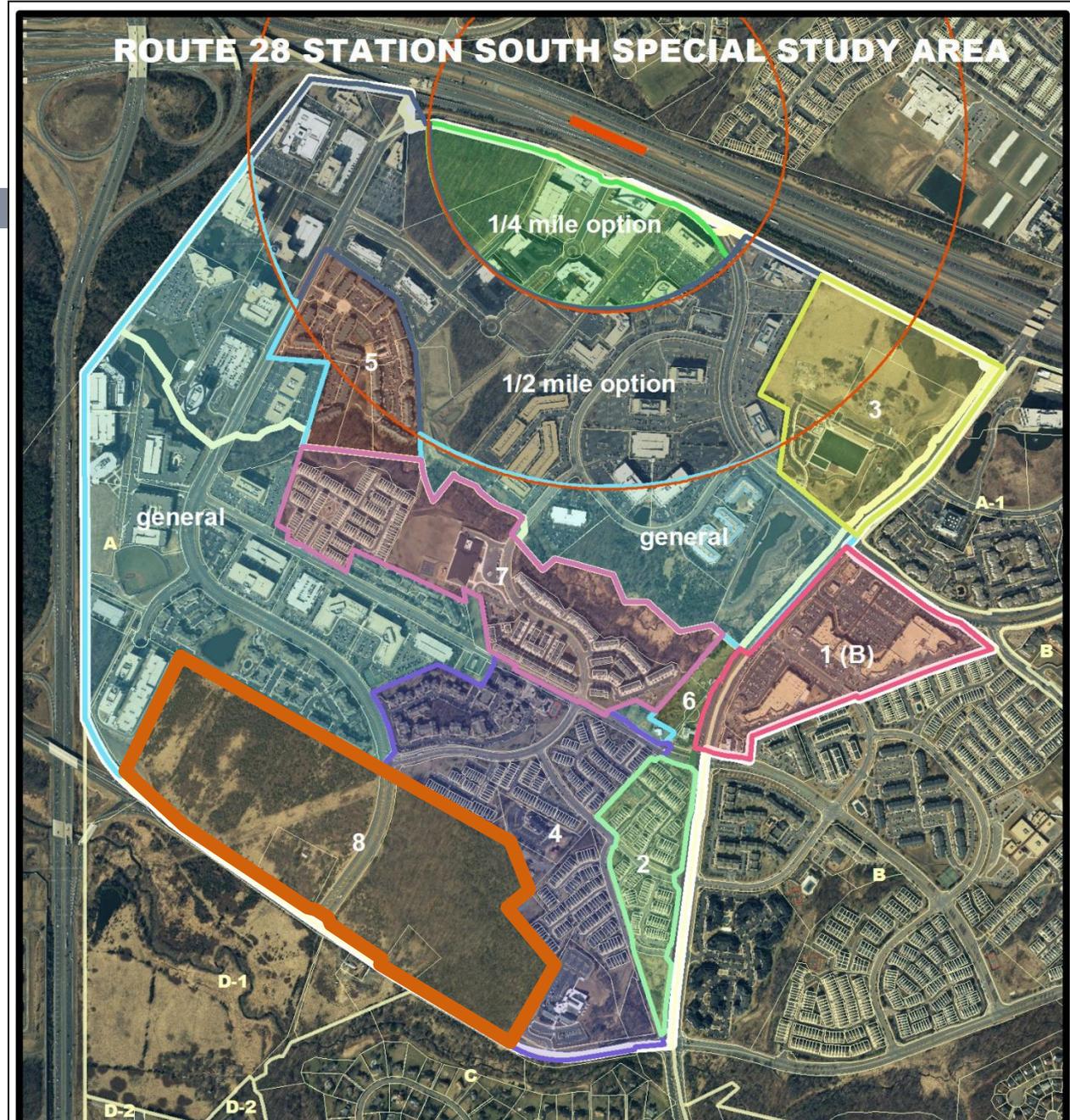


Land Unit A Current Plan

18

Recommendation #8

- Mixed Use
.50-1.0 FAR
- Maximum of
300,000 of
retail
- Provision of
land for
schools
facilities



Proposed Sub-District: A-5

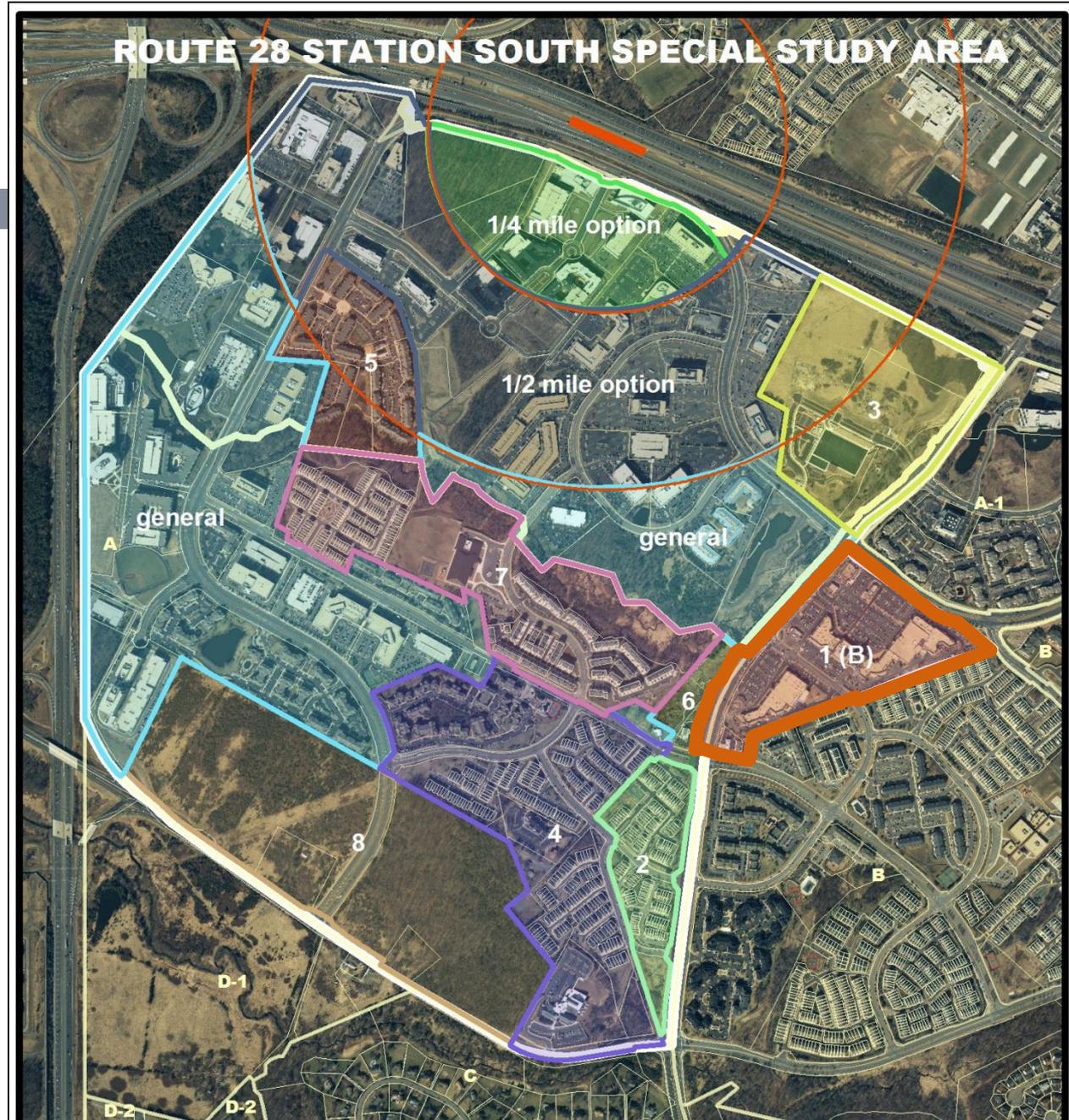


Land Unit B Current Plan

20

Portion of Land Unit B in Study Area

- Mix of uses
- Residential at 14 du/ac
- 327,000 sq. ft. office and retail



Proposed Sub-District: B-1

21



Next Steps

22

- Refine land use level and mix in the Transit Station Area with objective of improving forecast traffic.
- Develop Plan Text for Land Unit A and the Sub-Districts that address:
 - ▣ Land Use Mix and Intensity
 - ▣ Transportation Demand Management
 - ▣ Urban Design
 - ▣ Parks
 - ▣ Public Facilities

Route 28 Transit Station Area-South

23

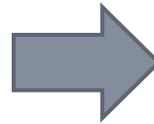
Work Group & Staff

Working Group finalize
land use level and mix

DPZ Provide Land Use Input
for 527

Develop Plan Text

Publish Staff Report



527 Analyses

Consultant 527
Transportation Analyses

VDOT Review of
Transportation Analyses

Planning Commission
Board of Supervisors