Rt 29 Solutions Hydraulic Planning Advisory Panel

April 27, 2017
Agenda Item 1:  Introductions

Hydraulic Planning Advisory Panel members

Technical Team members
Agenda item 2: Public Interaction and Feedback

Live Streaming

<table>
<thead>
<tr>
<th></th>
<th>Apr 11, 2017</th>
<th>Mar 23, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live Stream Viewers</td>
<td>13</td>
<td>11</td>
</tr>
</tbody>
</table>
Agenda item 2: Public Interaction and Feedback (continued)

For the period Mar 21 - Apr 24, 2017

• Email complimenting the Rio Road GSI project, stating that safe pedestrian crossings are needed on Route 29 at Hydraulic (including across Hydraulic), and a buffer area between Hydraulic Road and the sidewalk near Brandywine

• Email thanking VDOT for response to previous question and encouraging us to provide information to the President of the Greenbrier Neighborhood Association about public meetings and links where residents can continue the conversation and provide comments

• Email stating that having only 2 through lanes in each direction at Rio creates a slight bottleneck and that a GSI at Hydraulic should have 3 through lanes
Agenda item 2: Public Interaction and Feedback (continued)

For the period Mar 21 - Apr 24, 2017 (continued) Inbox

- Email stating that the writer supports an intersection at Route 29 and Hydraulic that is safe for all users including drivers, pedestrians, bicyclists, skateboarders, etc… - "unlike the existing intersection"
- Email stating that the writer is aware of three pedestrians that have been hit that the intersection of Route 29 and Hydraulic Road and that there needs to be a pedestrian bridge or tunnel
For the period Mar 21 - Apr 24, 2017

Website input

- Comment stating that the GSI at Hydraulic should include 3 through lanes in the southbound direction and 2 through lanes in the northbound direction

- Same commenter above questioned when the "advanced traffic light controls" will be installed within the City limits. States that it is currently possible to hit a red light at each intersection between Hydraulic and Ivy Road.
Agenda item 3: Response to Panel Feedback
Agenda item 4: Phase 1 Completed and Upcoming Tasks

To be complete by:

- PROJECT KICK-OFF MEETING  
  MAR 9 ✓
- INITIAL SITE RECONNAISSANCE  
  MAR 23 ✓
- SITE RECONNAISSANCE  
  MAR 31 ✓
- DATA COLLECTION, RESEARCH AND MAP REVIEW  
  APR 7 ✓
- PROJECT BASE MAP DEVELOPMENT  
  APR 7 ✓
- REVIEW OF RELEVANT STUDIES  
  APR 7 ✓
- SITE INVENTORY AND ANALYSIS SUMMARY  
  APR 7 ✓
- BEGIN LAND USE PLAN DEVELOPMENT  
  APR 7 ✓
- CLIENT CHARETTE  
  APR 11 ✓
<table>
<thead>
<tr>
<th>Agenda item 4: Phase 1 Completed and Upcoming Tasks (continued)</th>
</tr>
</thead>
<tbody>
<tr>
<td>To be complete by:</td>
</tr>
<tr>
<td>PUBLIC MEETING # 1</td>
</tr>
<tr>
<td>ALTERNATIVE LAND USE SCENARIOS</td>
</tr>
<tr>
<td>INTERNAL TRANSPORTATION INPUTS</td>
</tr>
<tr>
<td>EXTERNAL TRANSPORTATION INPUTS</td>
</tr>
<tr>
<td>CONCEPT SCREENING</td>
</tr>
<tr>
<td>EXTERNAL TRANSPORTATION INPUTS</td>
</tr>
<tr>
<td>CORE AREA PLAN</td>
</tr>
<tr>
<td>PUBLIC MEETING # 2</td>
</tr>
<tr>
<td>DRAFT SMALL AREA PLAN</td>
</tr>
</tbody>
</table>
Agenda item 4: Phase 1 Completed and Upcoming Tasks (continued)

To be complete by:

FINAL SMALL AREA PLAN     SEP 29
PROJECT ABSTRACT           SEP 29
COUNTY PLANNING COMMISSION  SEP (date tbd)
CITY PLANNING COMMISSION    SEP (date tbd)
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

Work completed since Mar 23 meeting

- April 11 Advisory Panel Charette
- Draft Inventory Report
- April 26 Public Meeting #1
  - Summary provided in item 6

Work currently underway

- Data collection, site reconnaissance, research, stakeholder input
- Commencement of land use plan development
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

- Charette follow-up
  - Feedback was very positive
  - Thinking long-term, sustainable development model
  - Focus on changing trends in housing, auto-dependency, and placemaking
  - Focus on walkability, transit, and other multi-modal solutions
  - Focus on range of housing solutions including affordable housing
  - Consider large area of surface parking as opportunity sites
  - Big ideas - transit hub, circulator bus or trolley, pedestrian bridges or tunnels
  - Emphasis on breaking down block structure and developing contiguous bike/ped paths and green infrastructure
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

- Inventory Phase Overview (Report Content)
  - Methodology
  - Study Area Context
  - Study Area Characteristics
    - Existing Land Use
    - Existing Zoning
    - Destinations and Barriers
    - Opportunities for Change
    - Transportation Facilities
    - Green Infrastructure
    - Planned Projects
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

• Inventory Phase Overview (continued)

  • Key Takeaways:
  • Lack of bicycle and pedestrian facilities
  • Suburban development patterns dominate
  • Recent development elevates quality of building design but still reflect suburban form
  • Route 29 is a barrier to connectivity and east-west is visually out of scale
  • Lack of branding and design vocabulary
  • Large inventory of residential units, but most situated around perimeter with poor connectivity
  • Large parks near study boundary, but small, urban scale public spaces are lacking
  • Over 100 acres of surface parking presents long-term opportunities to add height, density, and residential product
  • Good daytime employment base but the scale of existing large businesses challenge connectivity and block structure
GENERAL CHARACTERISTICS
- SUBURBAN DEVELOPMENT PATTERNS
- FOCUSING ON FACILITIES AND CONNECTIONS
- LIMITED URBAN LANDSCAPE OR STREETSCAPE
- SIGNIFICANT SERVICE/INSTITUTIONAL PARADES CHALLENGE CONNECTIVITY
- FEW OPPORTUNITY SITES WITHOUT REDEVELOPMENT
- STRONG POTENTIAL FOR CONNECTING RESIDENTIAL AREAS TO SHOPPING AND SERVICES
- LACKING CONNECTIVITY TO GATHERING SPACES
- NO UNIFIED IDENTIFYING ELEMENTS
- LACK OF CONNECTIVITY TO RESIDENTIAL AREAS EAST OF STUDY AREA
Agenda item 4: Phase 1 Study Progress and Work Underway (continued)

- Land Use Plan Approach
  - Alternative concept development will focus on key themes from charette:
    - Reduce block size for better connectivity
    - Integrate multi-modal systems
    - Increase residential product in core area
    - Plan for urban parking solutions
    - Provide opportunity for more height and vertical mix of uses
    - Develop updated street typology and improve quality of public realm
    - Study alternatives for safe crossings of Route 29
    - Consider long-term redevelopment of large office/institutional/light industrial parcels
    - Enhance connectivity between core area and existing residential neighborhoods and between uses
    - Promote integration of green infrastructure within core area, significant public gathering spaces
    - Explore transit opportunities including a potential transit hub
    - Big ideas - Grade separations for auto and/or pedestrians
Agenda item 5: Draft Vision Statement

WHAT WOULD YOU KEEP… ADD… REMOVE… TO GUIDE PLAN DEVELOPMENT?

The Hydraulic Small Area Plan should aspire to promote the best attributes and outcomes of vibrant, mixed-use development models to become a desirable destination with strong sense of place, irrespective of political boundaries. It should be an authentic, economically sustainable development with a mix of residential product supporting a diverse and a multi-generational cross-section for a live-work-play entertainment. The area must be a highly connected, pedestrian friendly center with good transit options and safe bicycle and pedestrian facilities for a multi-modal approach to moving through the area. The plan should balance land use with right-sized transportation systems to provide for a sustainable growth model that does not overwhelm public infrastructure. The land use plan should promote the area as a business destination and employment center, and serve as a model for suburban redevelopment resulting from visionary, political will and collaboration.
Agenda item 6: Public Meeting Re-cap
Agenda item 7: Review of Upcoming Phase 1 Tasks

To be complete by:

- ADVISORY PANEL MEETING: MAY 11
- ALTERNATIVE LAND USE SCENARIOS: MAY 15
- INTERNAL TRANSPORTATION INPUTS: MAY 15
- EXTERNAL TRANSPORTATION INPUTS: MAY 15
Rt 29 Solutions

Agenda item 8: Open Discussion and Future Agenda Items
Agenda Item 9: New business and wrap up

Agenda item 10: Adjourn
Rt 29 Solutions Hydraulic Planning Advisory Panel

April 27, 2017