

Military Circle / Military Highway Urban Development Area PRESENTATION

FEBRUARY 29, 2016



RENAISSANCE
PLANNING



VISION



DRAFT VISION

PRESENTATION OVERVIEW

1 What is this Project?

2 Background

3 Alternatives

4 Draft Vision for the Future

5 Your Input! (Open House Format)

WHAT IS THIS PROJECT?

- This study is funded by a **grant** (from Virginia Office of Intermodal Planning & Investment)
- The grant is intended to help plan **Urban Development Areas:**
 - Designated Growth Areas in the Comprehensive Plan
 - Places for Traditional Neighborhood Design:
 - Walkable
 - Mixture of uses
 - Travel choices
- Opportunity for Norfolk to develop a **vision for the future** of the Military Circle / Military Highway area

No City Funds
Expended

Purpose is Good
Planning

Opportunity to
Develop a Vision



WORK PROGRAM

12 month process:

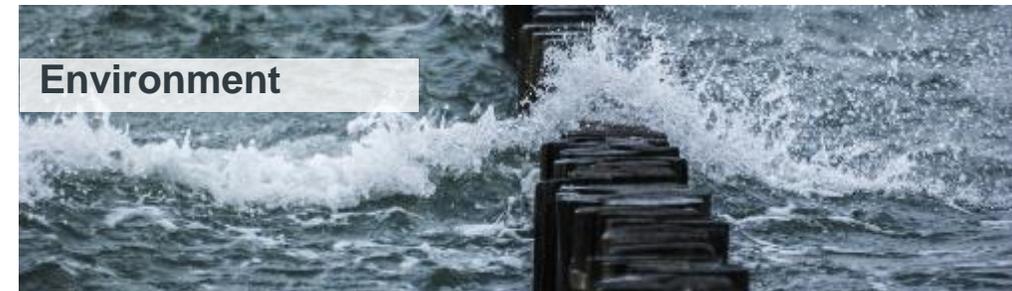
WHERE WE ARE IN THE PROCESS



WHY DO WE NEED A NEW VISION FOR THIS AREA?



CHANGING:



Dominant Age Groups in America



Boomers (1946-64)

Millennials (1983-01)



Say affordable & convenient transportation **ALTERNATIVES TO THE CAR** are at least somewhat important in deciding where to **LIVE AND WORK**



81% of Millennials



77% of Active Boomers

Local Trends & Projections



GROWTH

500-1,000 annual net housing growth in Norfolk recently

source: City Permit data

PROSPERITY

In the combined market area, households earning over \$75,000 per year are forecasted to go from 36% to 53% of the total

source: Woods & Poole projections

CHANGE

Market Area becoming more AFFLUENT – more FAMILIES & EMPTY NESTERS

LONG TERM RESILIENCE

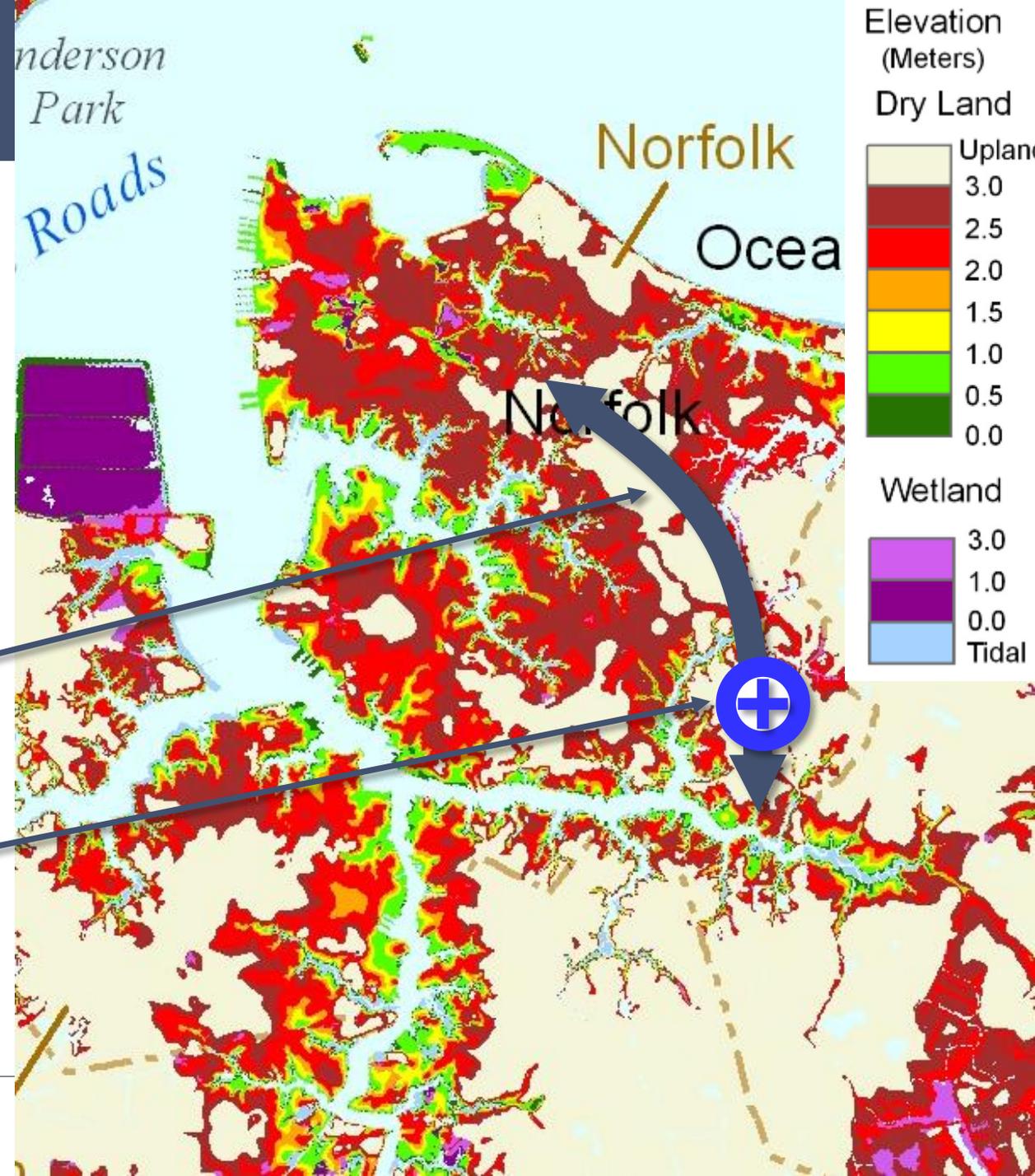


SPINE OF HIGH
GROUND

Lighter areas on map
projected to be safer
from recurrent flooding

PROJECT AREA

Source: [Sea Level Rise Maps for Virginia](#)



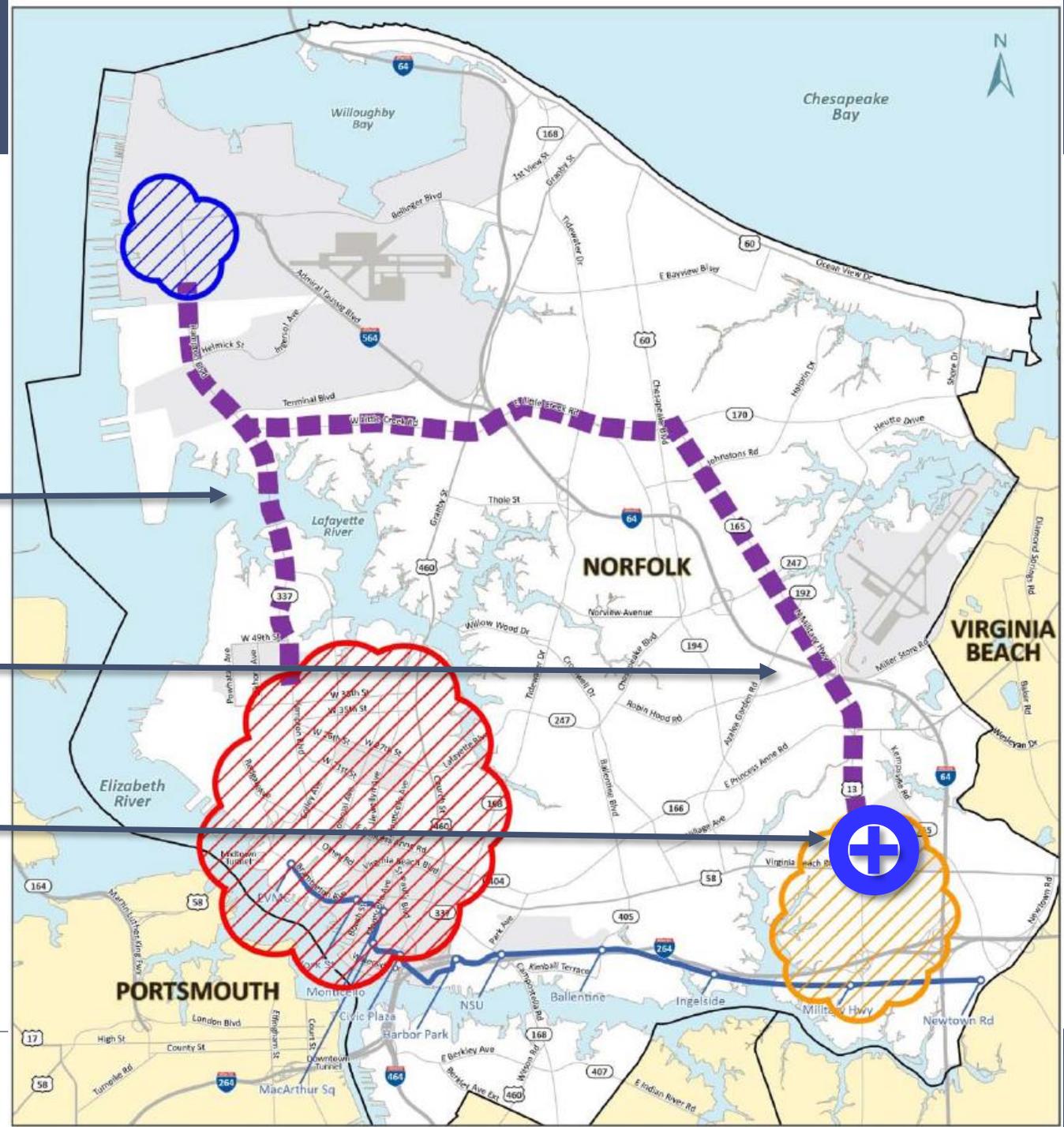
POTENTIAL TRANSIT CORRIDORS

WESTERN ALIGNMENT

EASTERN ALIGNMENT

PROJECT AREA

Source: Draft Final Report - Naval Station Norfolk
Transit Extension Study

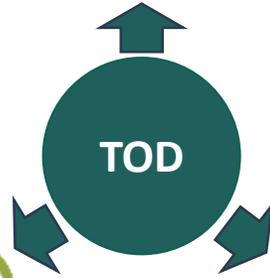


WHAT IS TRANSIT ORIENTED DEVELOPMENT?

The value of property rezoned for TOD has shown an annualized increase of **36%-143%**

BENEFITS OF TOD

ECONOMIC DEVELOPMENT



LIVABLE COMMUNITIES



TRAVEL CHOICES



BACKGROUND – WHERE WE’VE BEEN



INPUT SO FAR

PUBLIC

ADVISORY
COMMITTEE

STAFF

STAKEHOLDERS/
CIVIC LEAGUES



GOALS

PROJECT GOALS

INCREASE SAFETY & SECURITY

REVITALIZE SURROUNDING AREA

BUILD FOR RESILIENCE

CONNECT & UNIFY THE AREA

ATTRACT ECONOMIC DEVELOPMENT



PROCESS GOALS

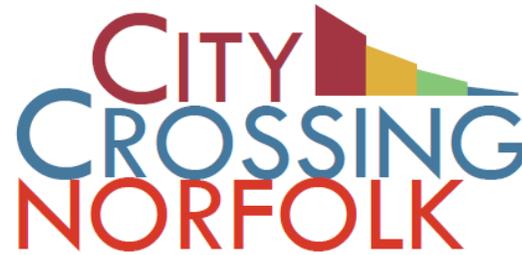
DON'T SIT ON A SHELF

BE TRANSPARENT

BE SUSTAINABLE

BE INCLUSIVE

IDEAS FOR 'BRANDING'



ALTERNATIVES



REGIONAL TRAVEL MARKETS

the crossroads of
the Region:

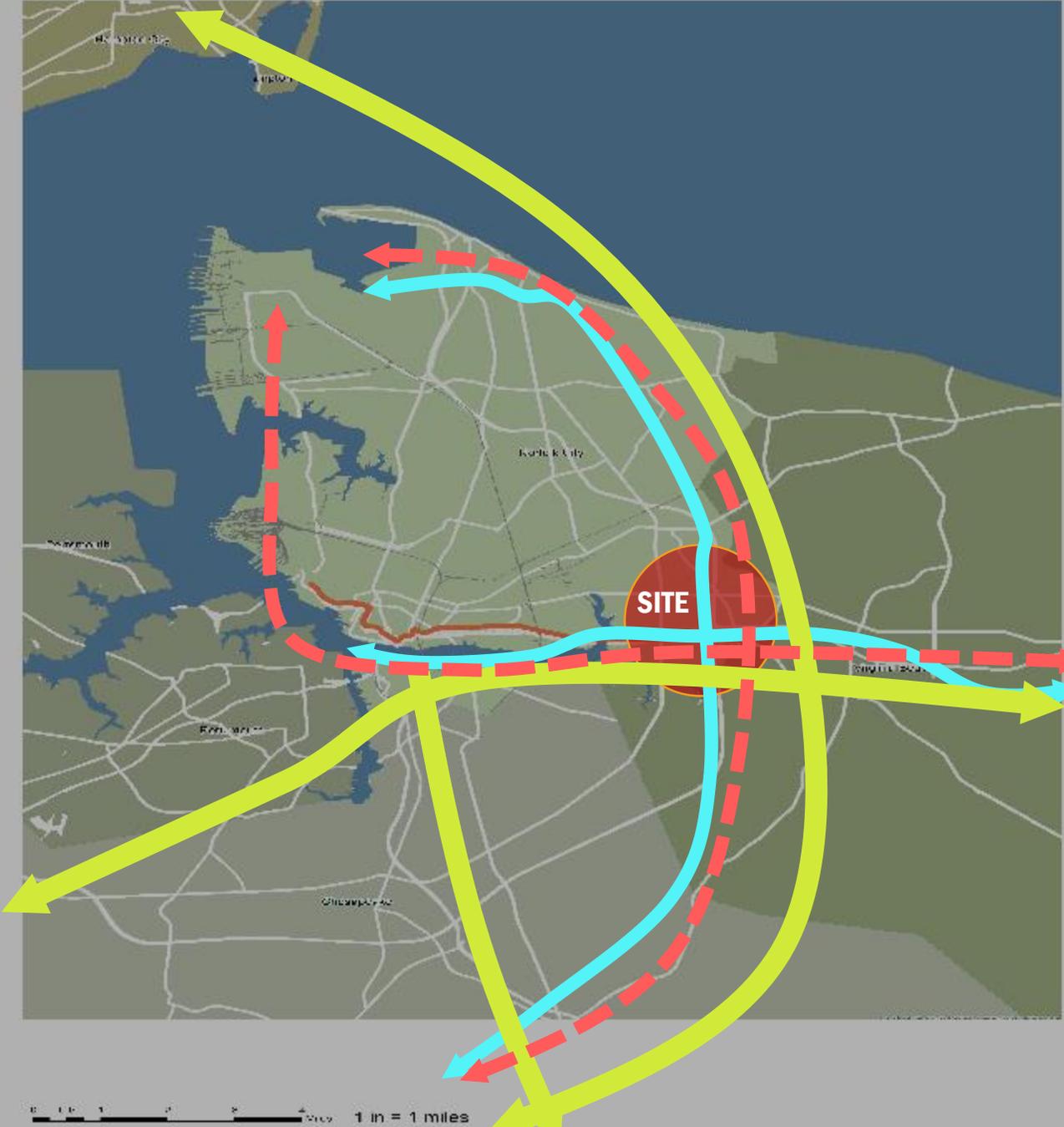
PAST



PRESENT



FUTURE

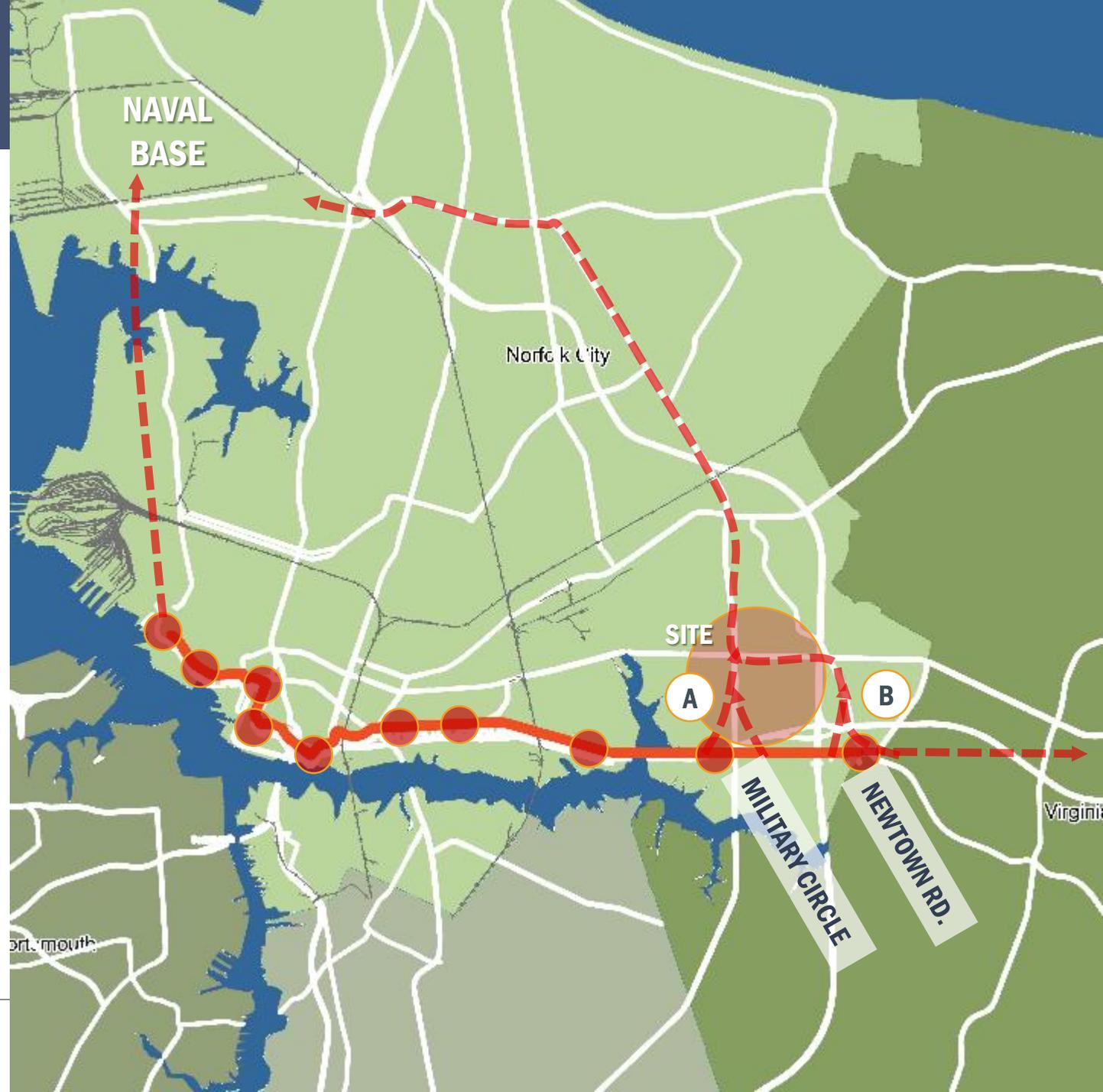


LIGHT RAIL OPTIONS

Options from the 2015 Naval Base Study - options may include:

- A** Split off at or near Curlew Dr. Station to follow Military Hwy. (6 & 7a from NSN Study)
- B** Split off at or near Newtown Rd. Station to follow Kempsville Rd. (7b from NSN Study)

Source: NSN Transit Extension study - February 2015



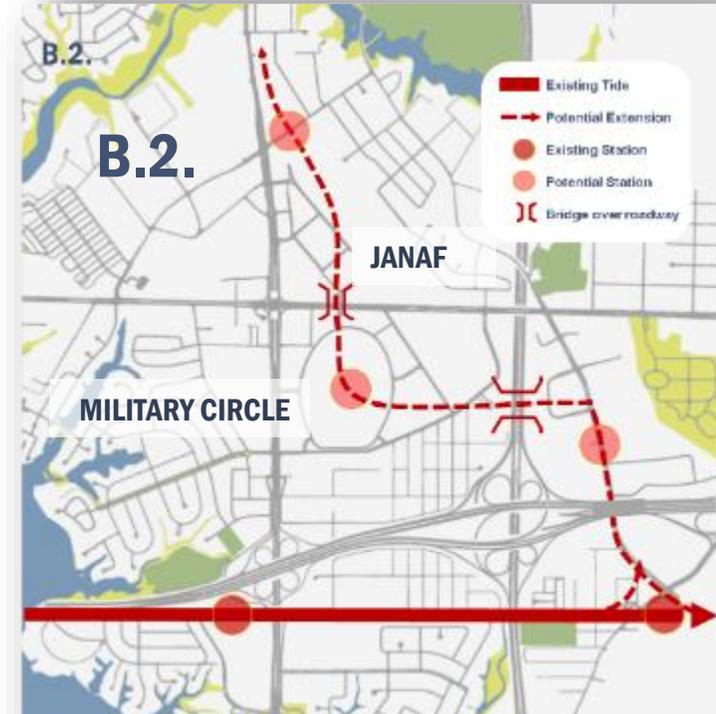
NEW POTENTIAL ALIGNMENTS

Focused on two NEW options because they maximized potential for meeting project goals –

Catalyze economic development through **TOD opportunities**

Connect & **Unify the Area**

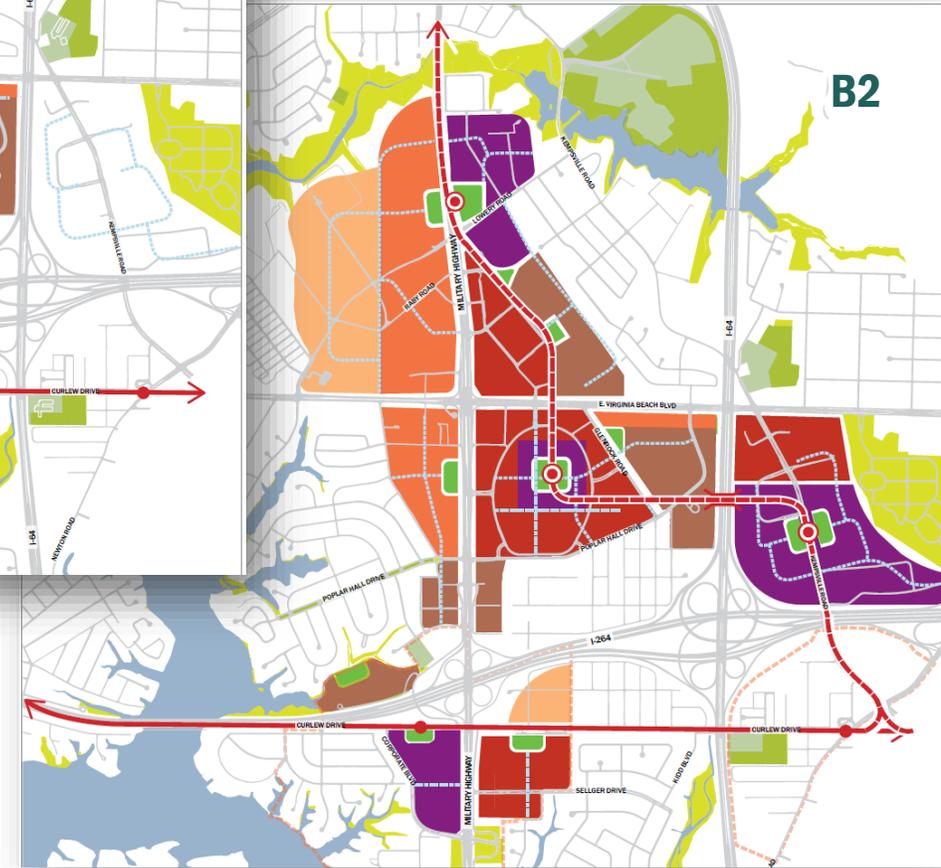
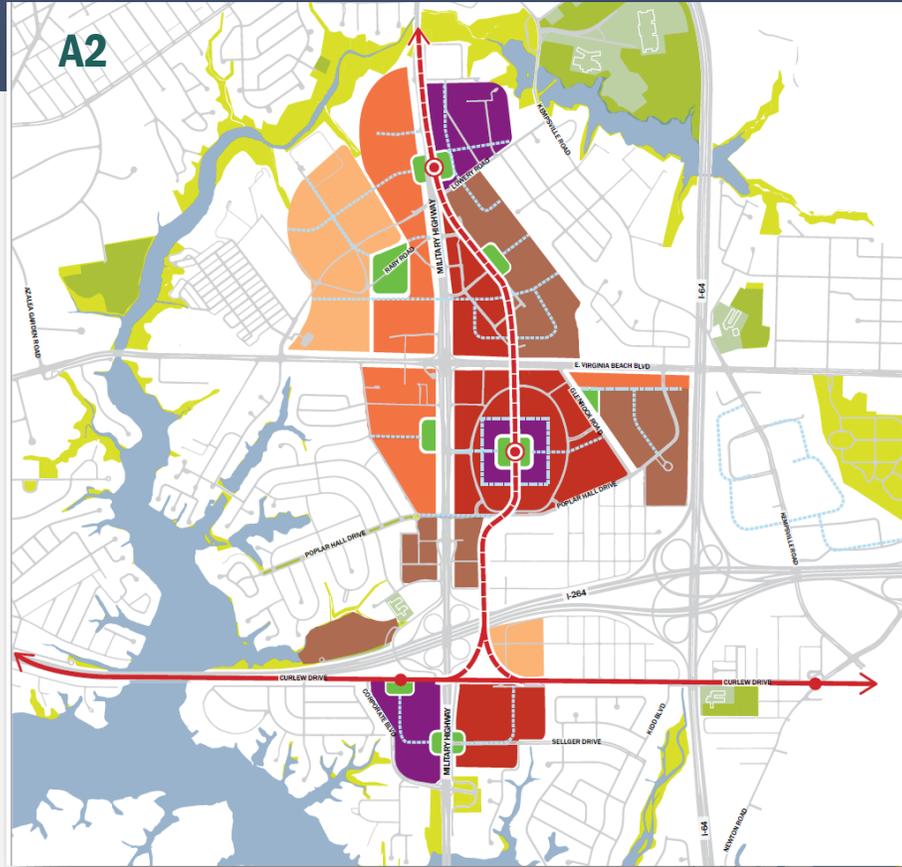
Revitalize Military Circle & JANAF development core areas



LAND USE ALTERNATIVES



Opportunity to develop new
TRANSIT BOULEVARD



FROM ALTERNATIVE TO DRAFT VISION

A2

3 Station Areas = more TOD potential

2 Mall areas + Hospital = more economic potential

New Transit Boulevard to unify the area

2 Bridges & 1 Underpass

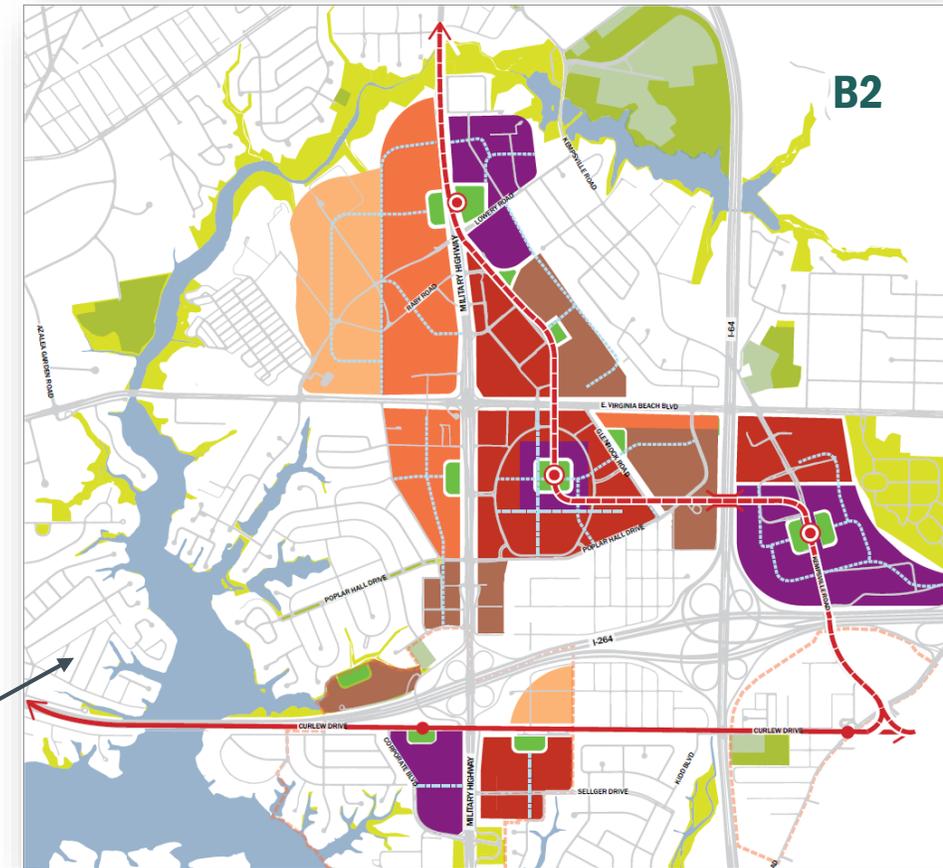
Relies on new development on Mall site

Relies on Private Investment

BUILDOUT POTENTIAL

(note Full Buildout may take 40-50 years or more)

Acres	Dwelling Units	Retail Space	Office Space	Institutional Space
852.9	8,136	2,276,263	3,886,280	1,745,890

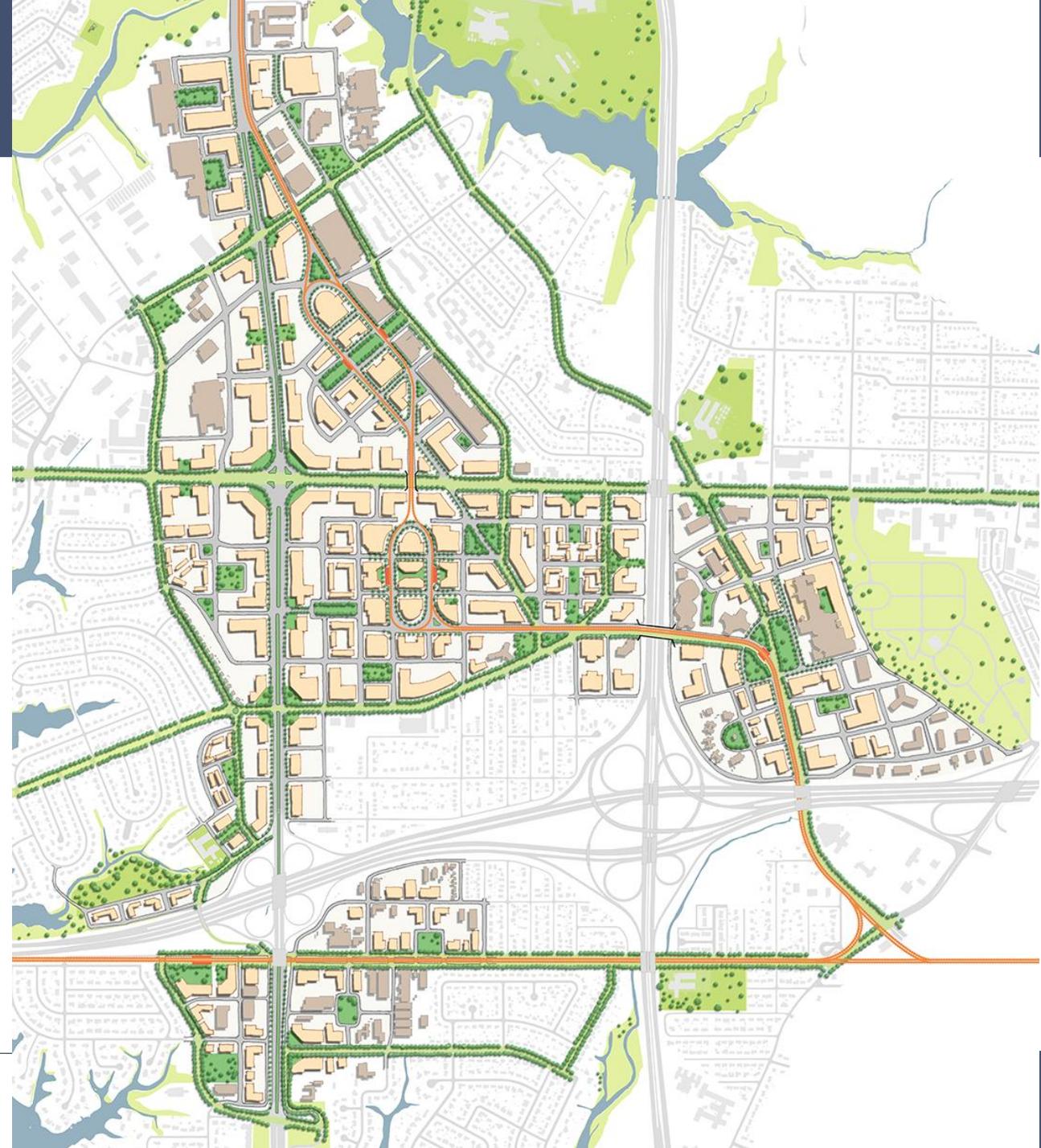


DRAFT VISION FOR THE FUTURE

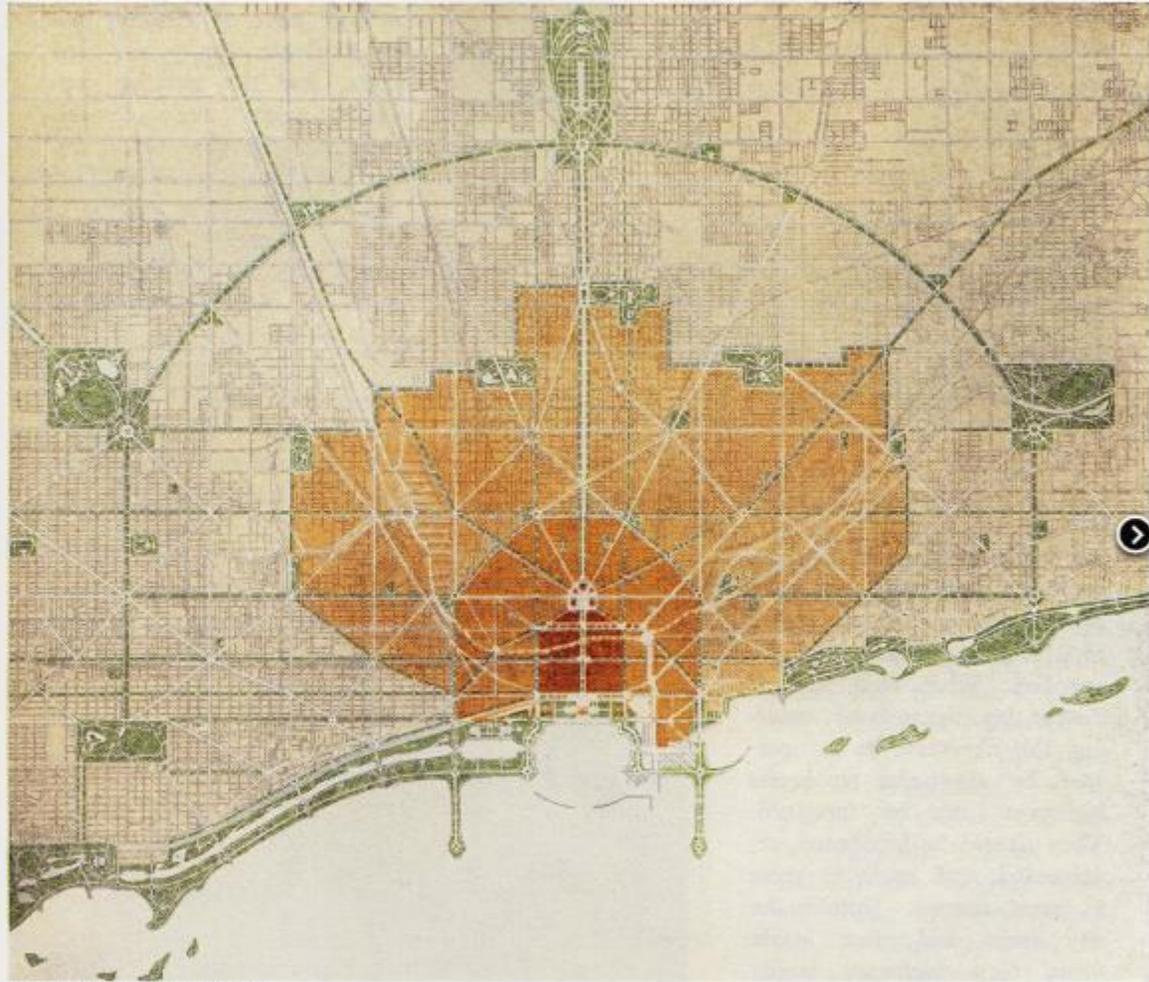


DRAFT VISION

**A 50-year
Transformation**



ADVICE FROM DANIEL BURNHAM:



COPYRIGHT, 1889, BY DOMESTIC CLUB OF CHICAGO

CHICAGO. PLAN OF THE CITY, SHOWING THE GENERAL SYSTEM OF BOULEVARDS AND PARKS EXISTING AND PROPOSED.

The boulevards are planned to form a continuous system of circulation; the parks are related closely to the boulevard system, and are located, wherever possible, in connection with them.

Make no little plans

they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency



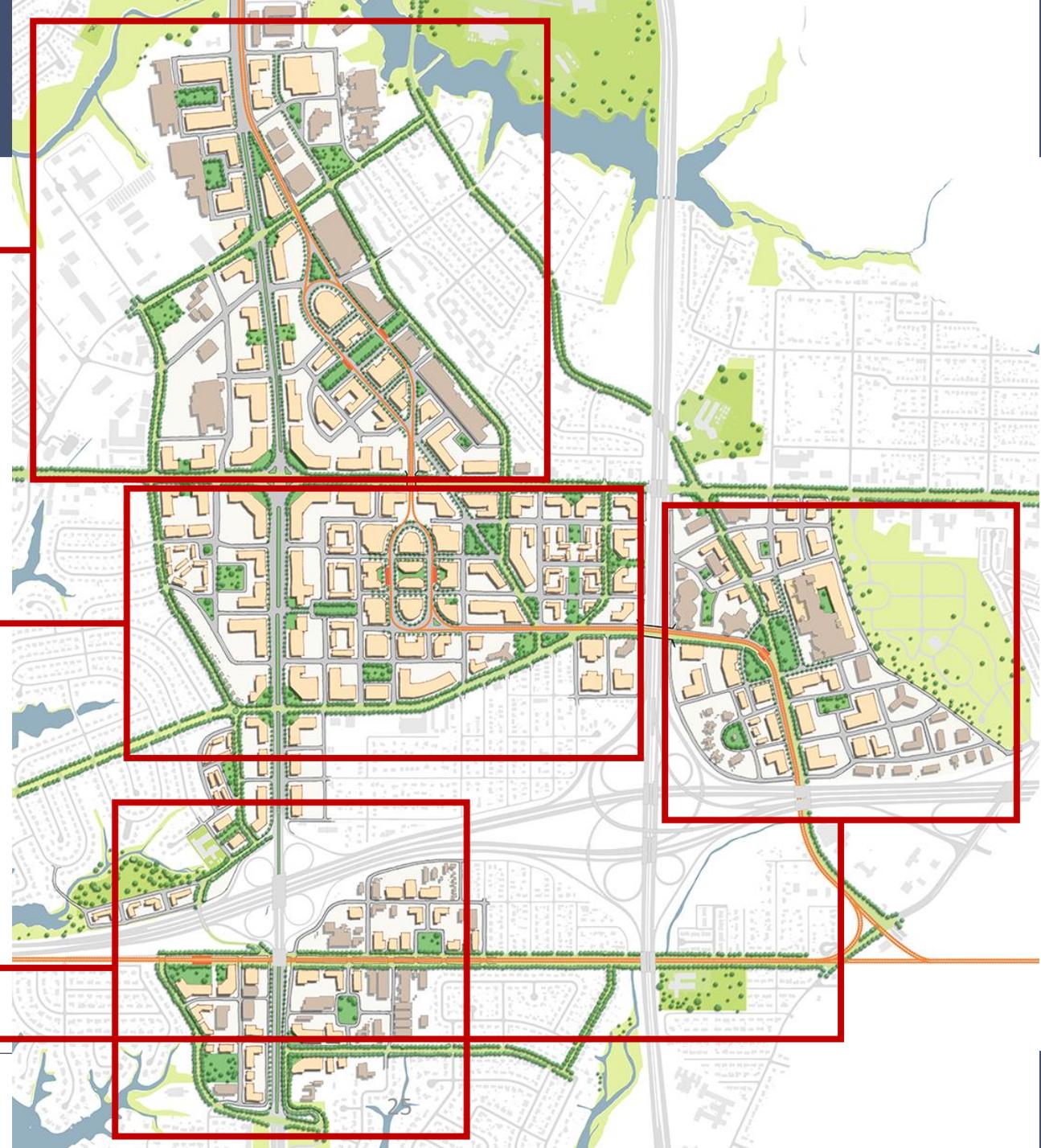
DRAFT VISION

JANAF
Area

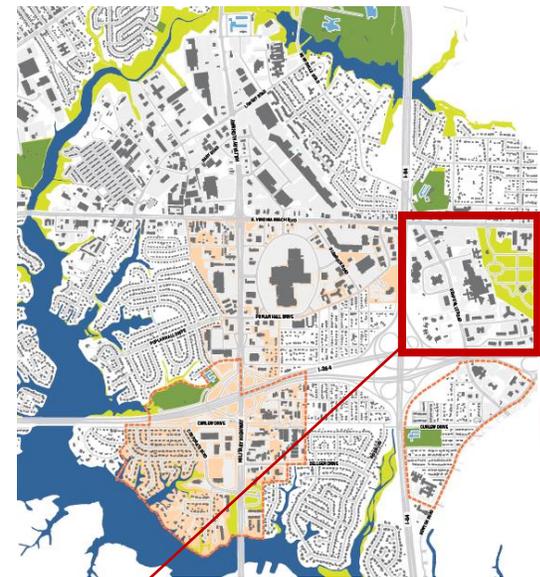
Military
Circle
Area

Curlew
Drive
Area

Kempsville
Road
Area



DRAFT VISION – KEMPSVILLE ROAD AREA



Potential mixed elderly housing or medical suites

New Light Rail station park/plaza

Existing institutional uses – denser & more walkable in future

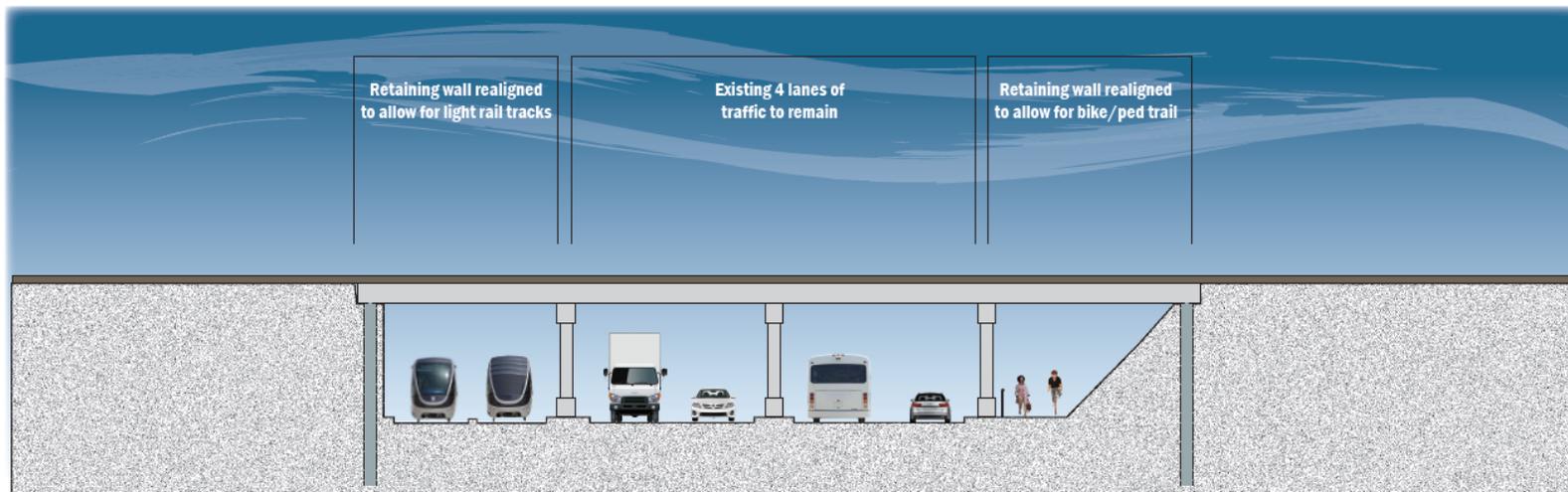
Multi-modal Kempsville Rd. – newly landscaped with Light Rail along west side



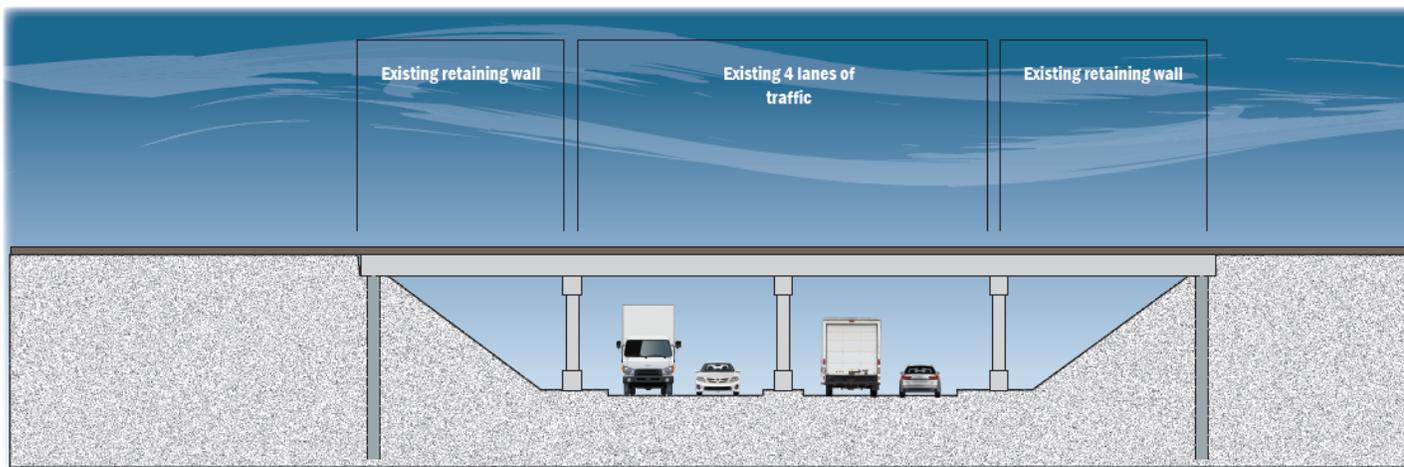
WHAT COULD THIS LOOK LIKE?



KEMPSVILLE ROAD CONCEPT

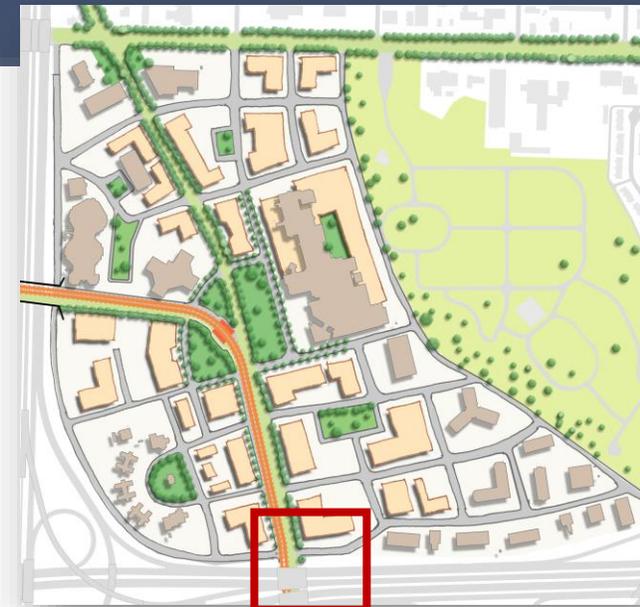


POTENTIAL REDESIGN TO WIDEN UNDERPASS FOR LIGHT RAIL



EXISTING CONDITION

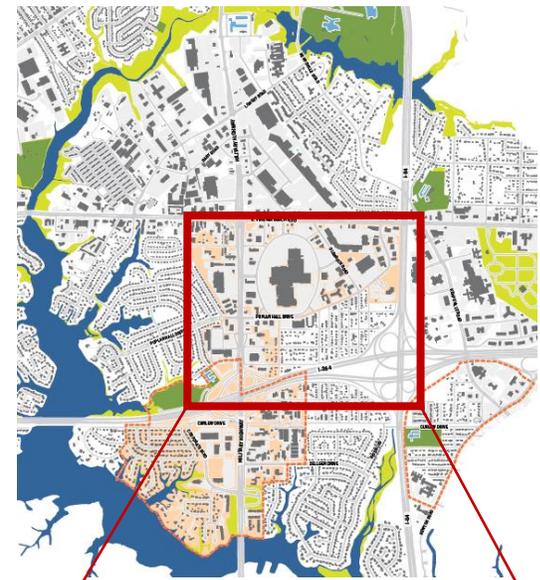
Area that could potentially be expanded to make room for Light Rail



POTENTIAL PHASING



DRAFT VISION – MILITARY CIRCLE AREA



Existing Development

Corridor
Retail/Residential
along Highways

Dense Urban Center
Office/Institutional
Redevelopment

Pocket parks &
Plazas

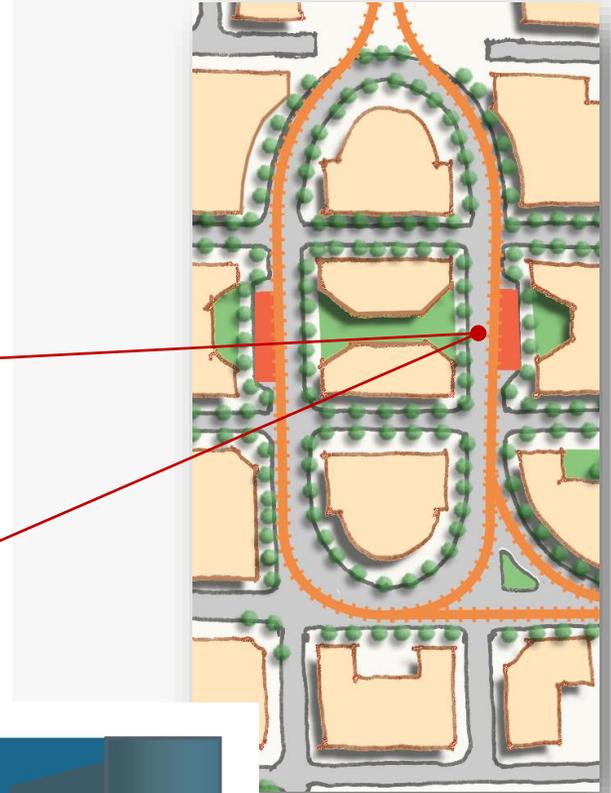
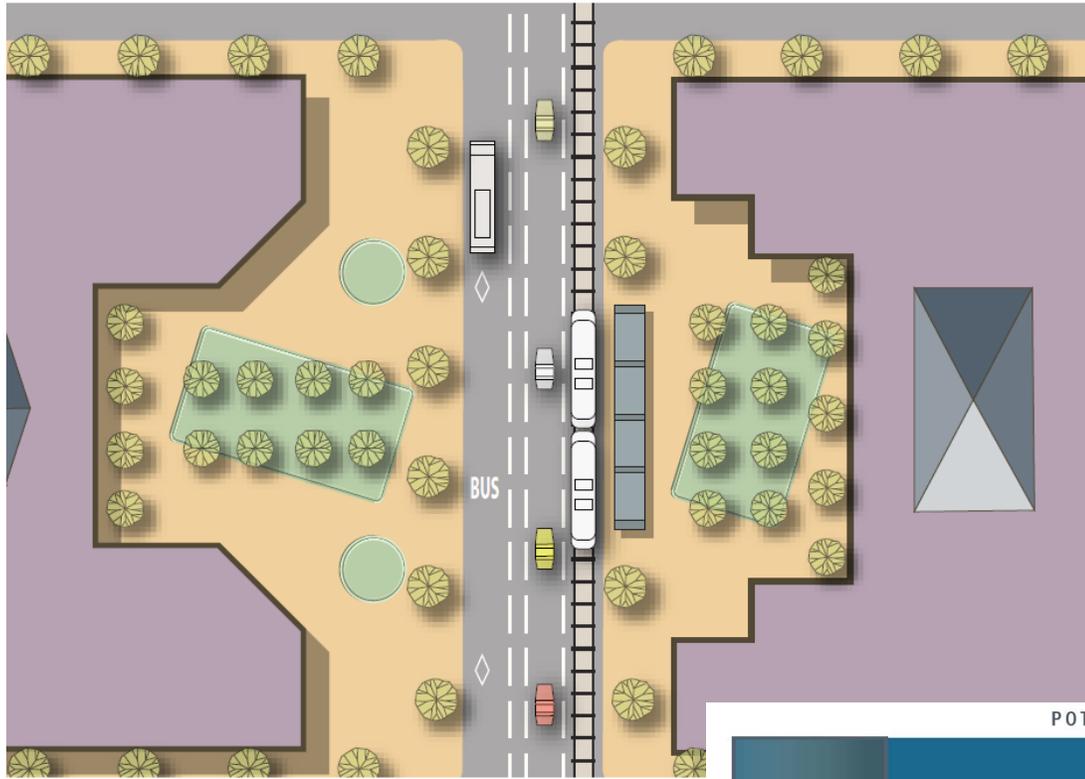
Residential Mixed
Use & Density
Neighborhoods



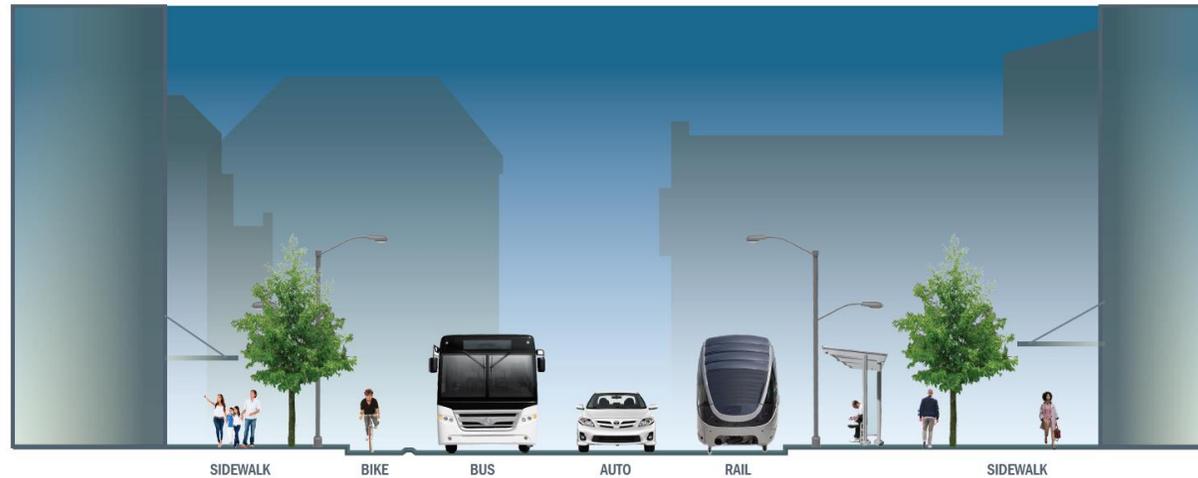
WHAT COULD THIS LOOK LIKE?



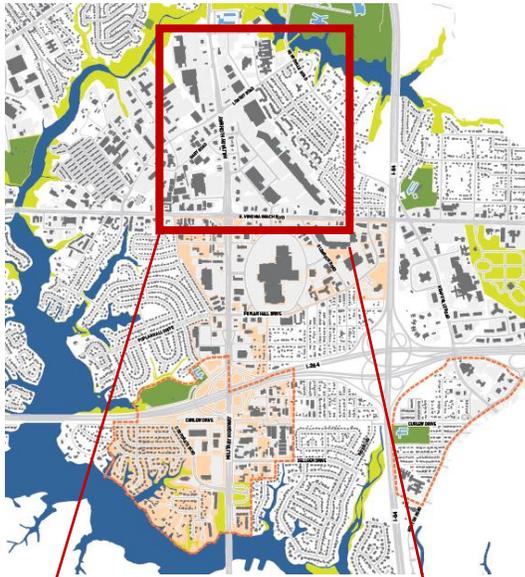
WHAT COULD THIS LOOK LIKE?



POTENTIAL CROSS SECTION THROUGH STATION AREA



DRAFT VISION – JANAF AREA

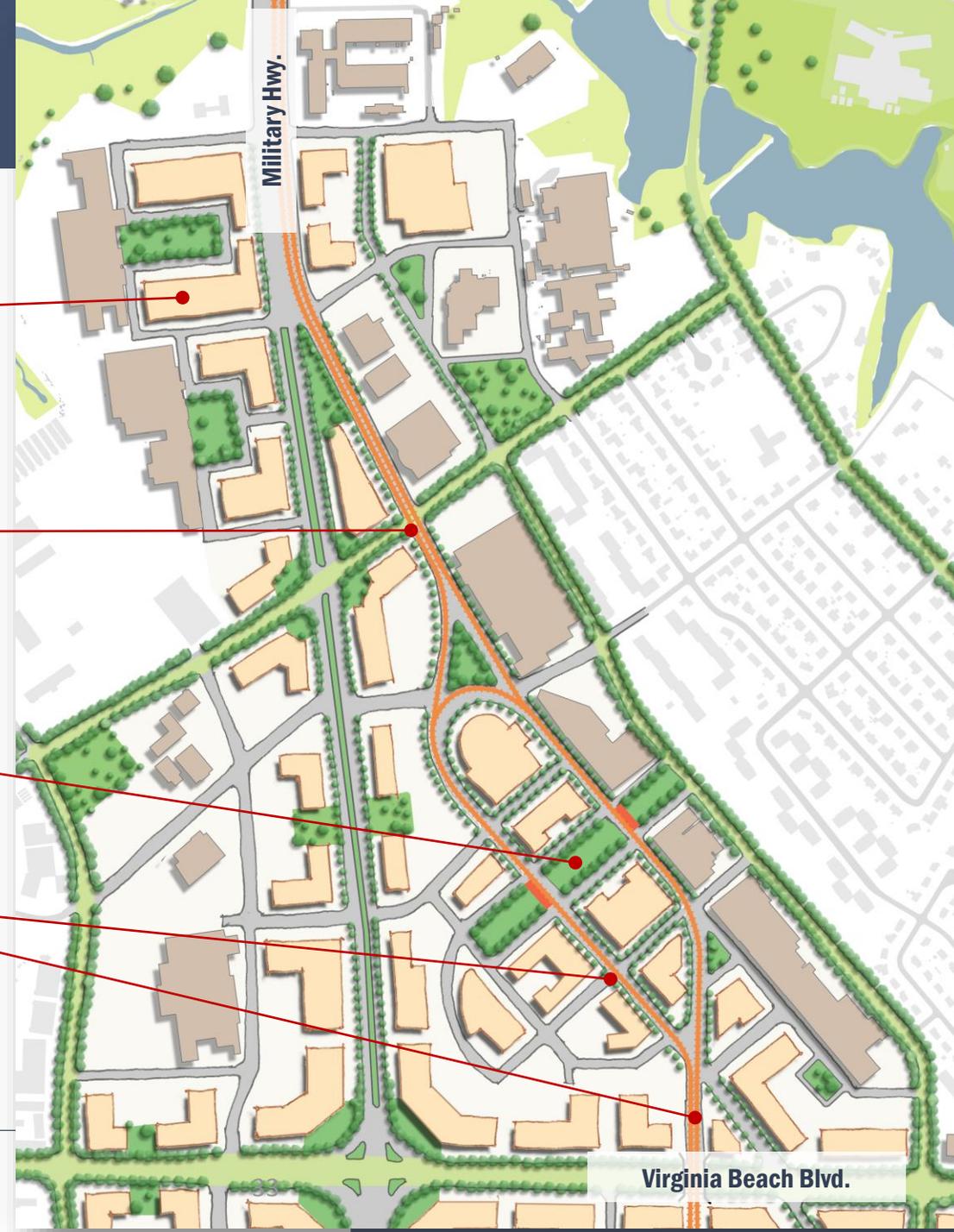
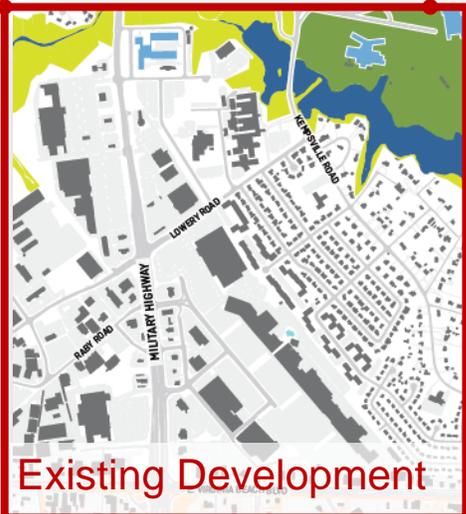


Existing Big Box retail converted to Mixed Use “Lifestyle Centers”

Mixed Office & Residential along new Transit Boulevard

New Urban Center at Station Area

Off Peak Circulator Trains between the two Centers



Existing Development

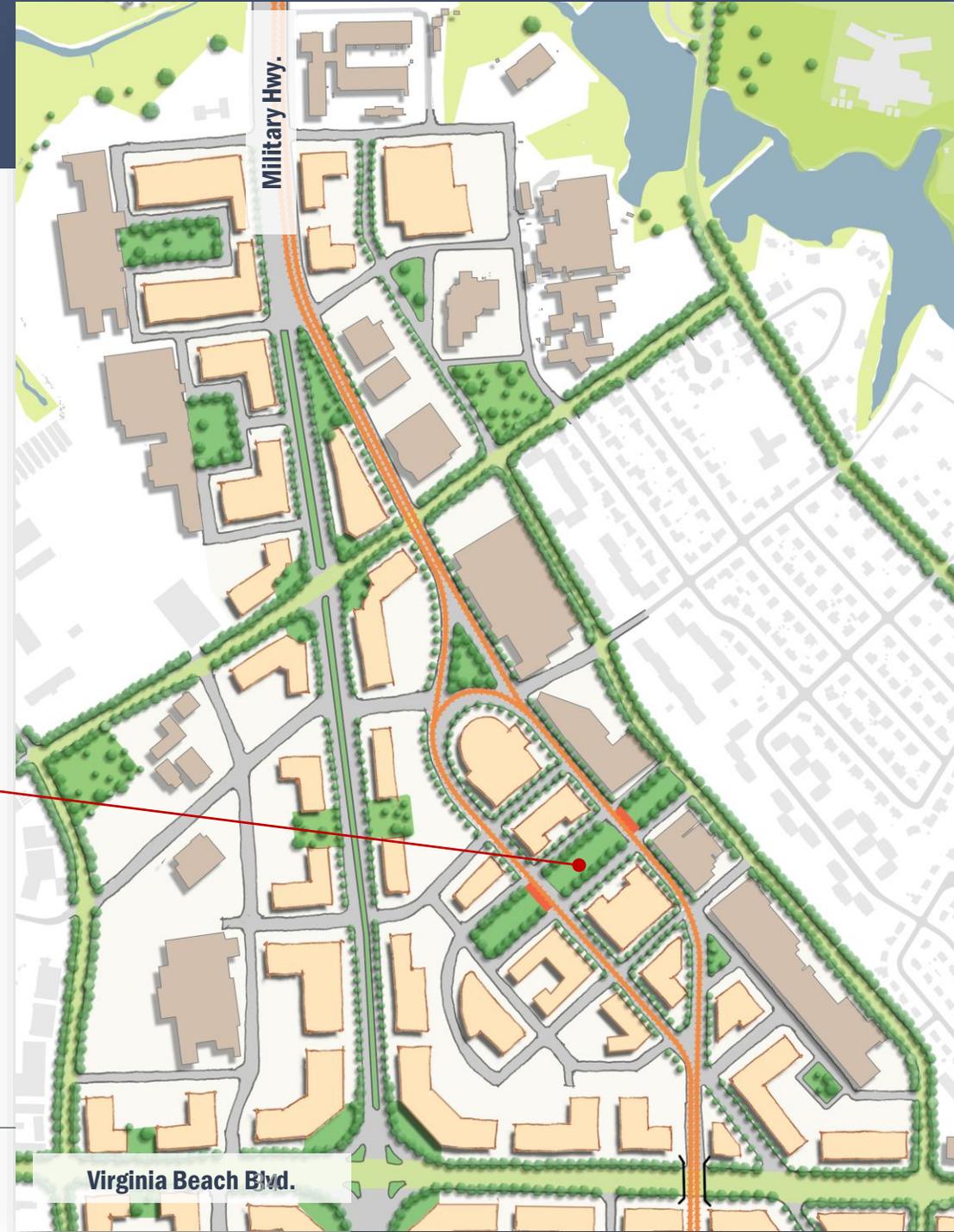
Virginia Beach Blvd.

WHAT COULD THIS LOOK LIKE?

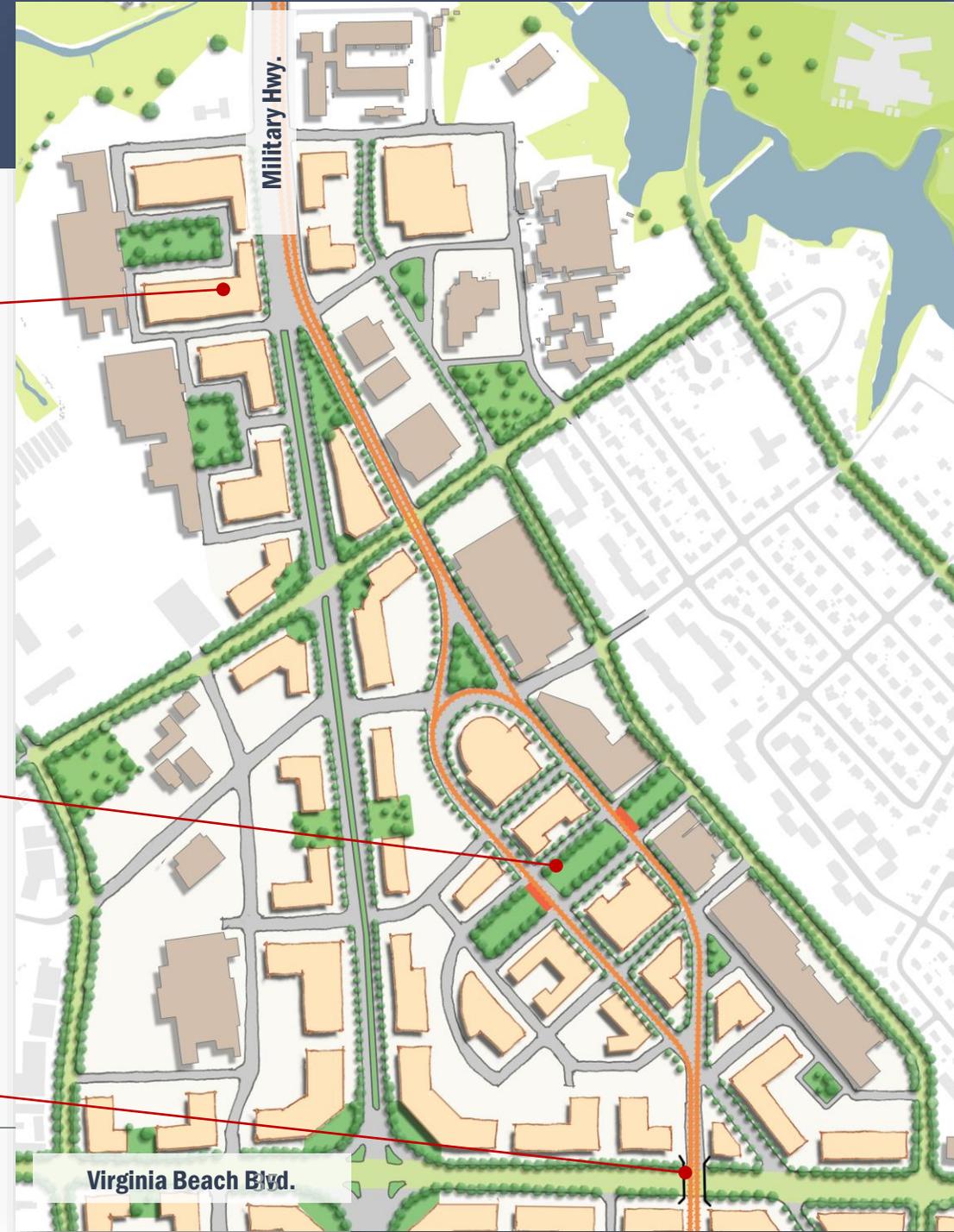
Potential for repurposed Big Box Building & new Mixed Use Development



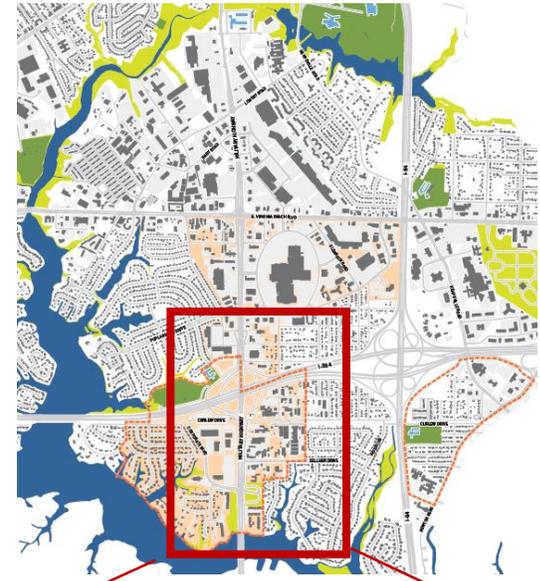
7th St. Station – Charlotte, NC



WHAT COULD THIS LOOK LIKE?



DRAFT VISION – CURLEW DRIVE AREA



Corridor
Retail/Residential
along Highways

Office/Institutional
Redevelopment

Pocket parks &
Plazas



Existing Development



Military Hwy.

Curlew Dr.

36

REMEMBER - A PHASED APPROACH

MILITARY CIRCLE AREA TOMORROW?



Amenities



Travel options



Mixture of uses



Complete streets

