

Loudoun County



Largest Equine Industry in Virginia



Most Wineries and Breweries in Virginia



Tremendous History



Fastest Growing and Highest Family Income



70 % of World's Internet
\$160 Million in Tax Revenue



Home of Redskins Park

Good Design Matters – Design Cabinet

To promote high-quality, environmentally sustainable, and culturally respectful architectural and landscape design

SIGNATURES OF LOUDOUN

Recognized projects that best demonstrate design excellence

Fostered crucial public design awareness



DESIGN CHARRETTES

Complimentary half-day design charrettes for communities/groups to consider a variety of options for solving design-related challenges.



Design Challenges/Opportunities

- **Changing from Rapidly Growing Community to a Maturing One**
- **Nearly 67 % Of County Designated for Rural Uses and Large Lot Residential**
- **Two Cents of Tax Rate Dedicated to Transportation System Improvements**
- **Need for New Plan – Envision Loudoun**
- **Affordability of Housing (More Families in Townhomes)**
- **Great Place For Families (School Needs)**

We Need To Attract More Than Families - New Employees - The Millennials



We Need a Knight in Shining Armor?



Knight In Shining Armor? Silver Line Metro Stops in Loudoun - 2020



Maximize Tax Revenue for Metrorail operations



Desirable Land Use Patterns

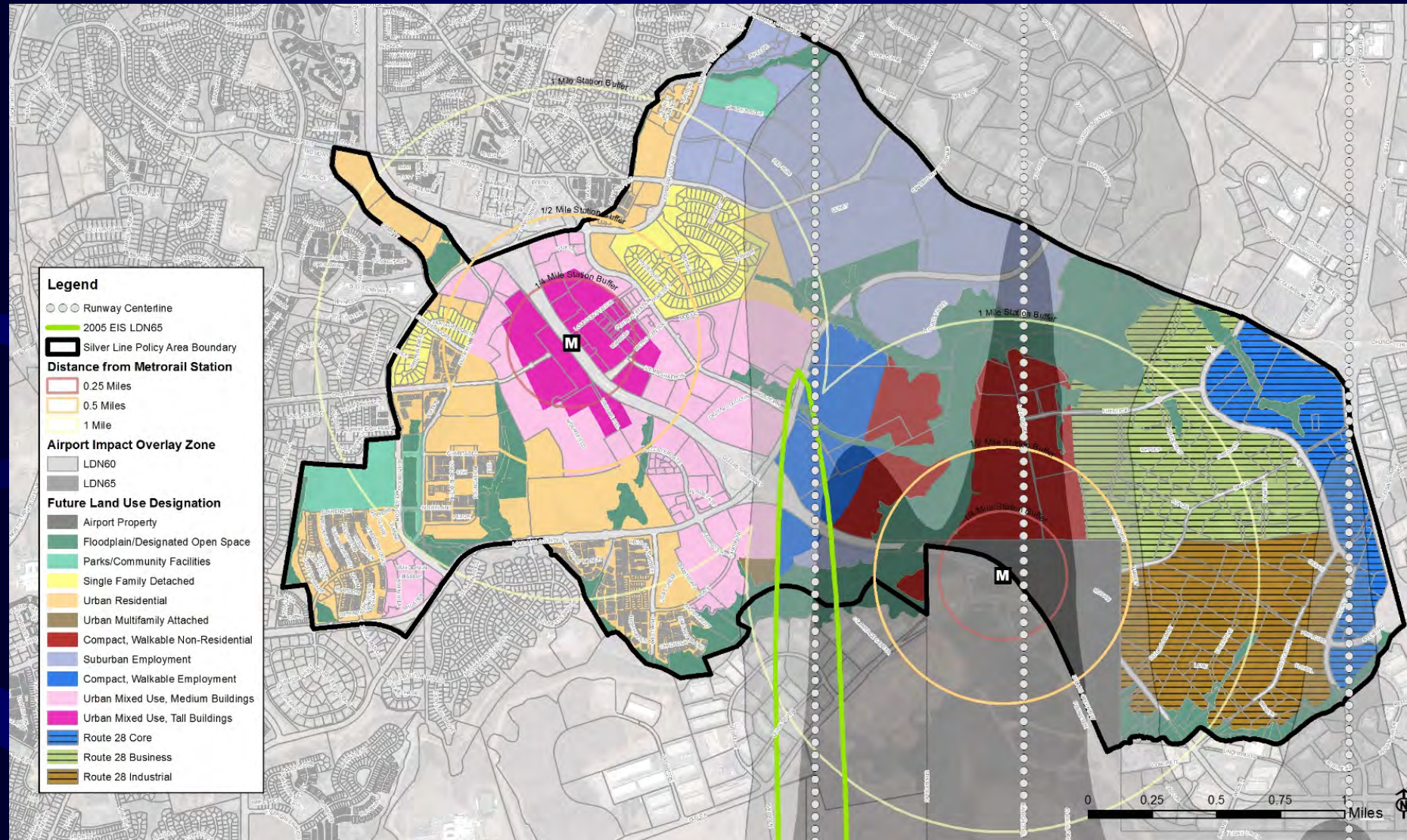
Next stop, the 'smart city'



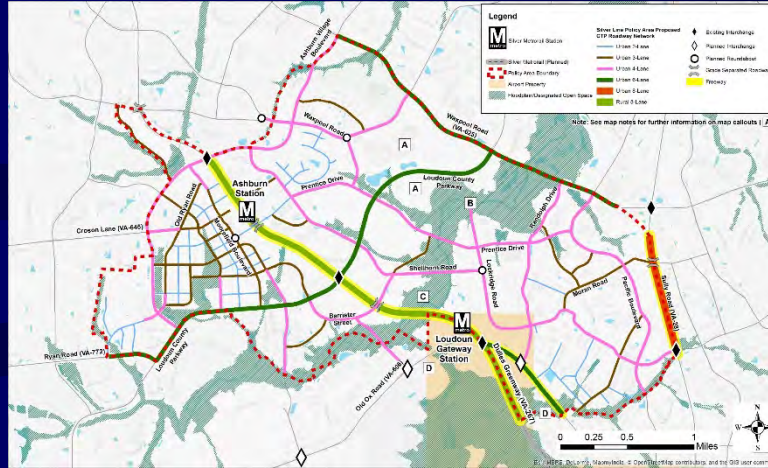
\$500 Million Investment on 16 Acres; 2.5 Million Square Feet of Mixed Use (Microsoft) – A Wedding of Technology and Real Estate

Courtesy of Polleo Group and 22 Capital Partners

Silver Line Comprehensive Plan



Flexibility, Design, Connection



Richmond Highway

remaking a commercial corridor

1

Barbara.Byron@fairfaxcounty.gov

www.fcrevit.org

The Richmond Highway Corridor Today

2

- 7.5 miles from the Capital Beltway to Fort Belvoir
- Predominantly free-standing commercial uses, small to larger shopping centers, garden apartments and to a lesser degree, townhomes
- Rt. 1 planned as a six-lane highway
- Currently, 190,000 bus riders monthly
- 187,000 population within 10 min. drive of Beacon Groveton CBC
- 58% of households own their own home
- Strong employment base, including 26,000 at Fort Belvoir and 1,200 at M
Vernon Hospital



A Corridor in Transition

3

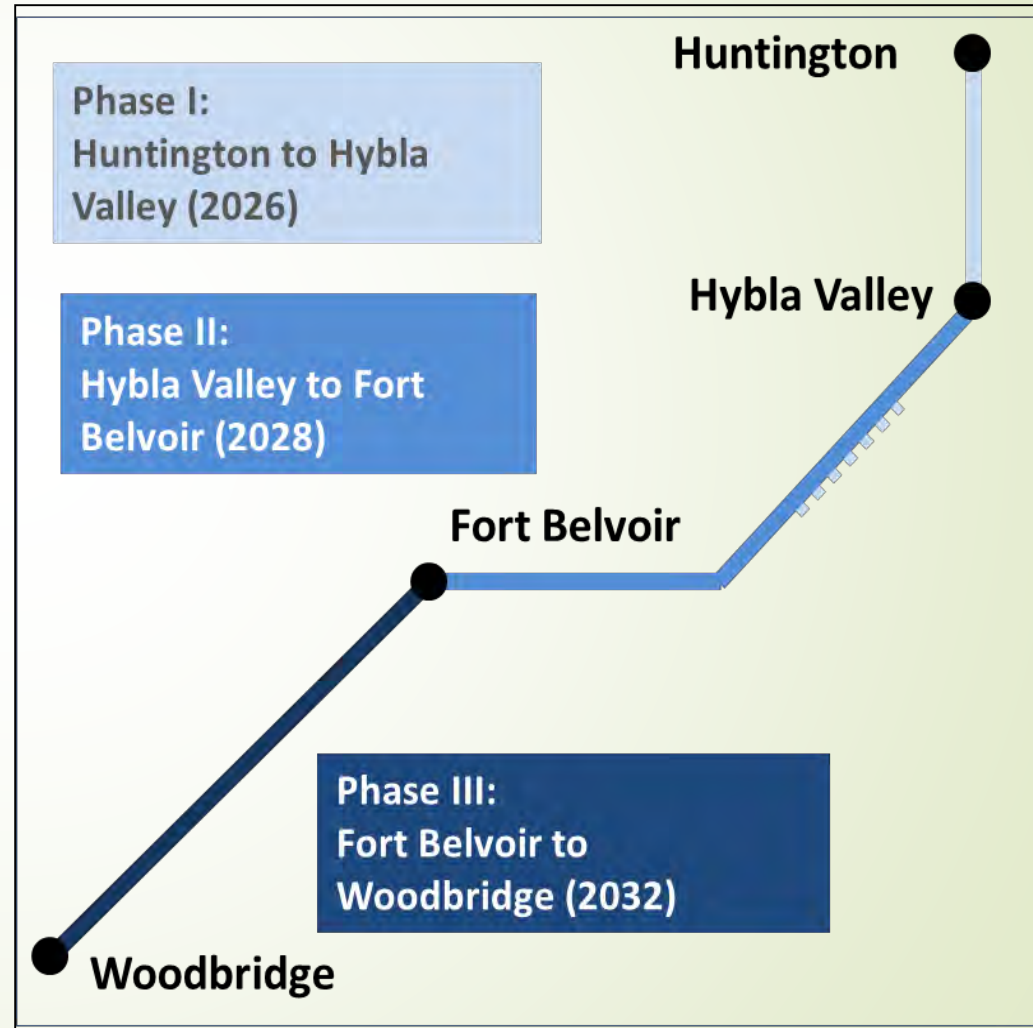


Embark Richmond Highway

Multiple Components

4

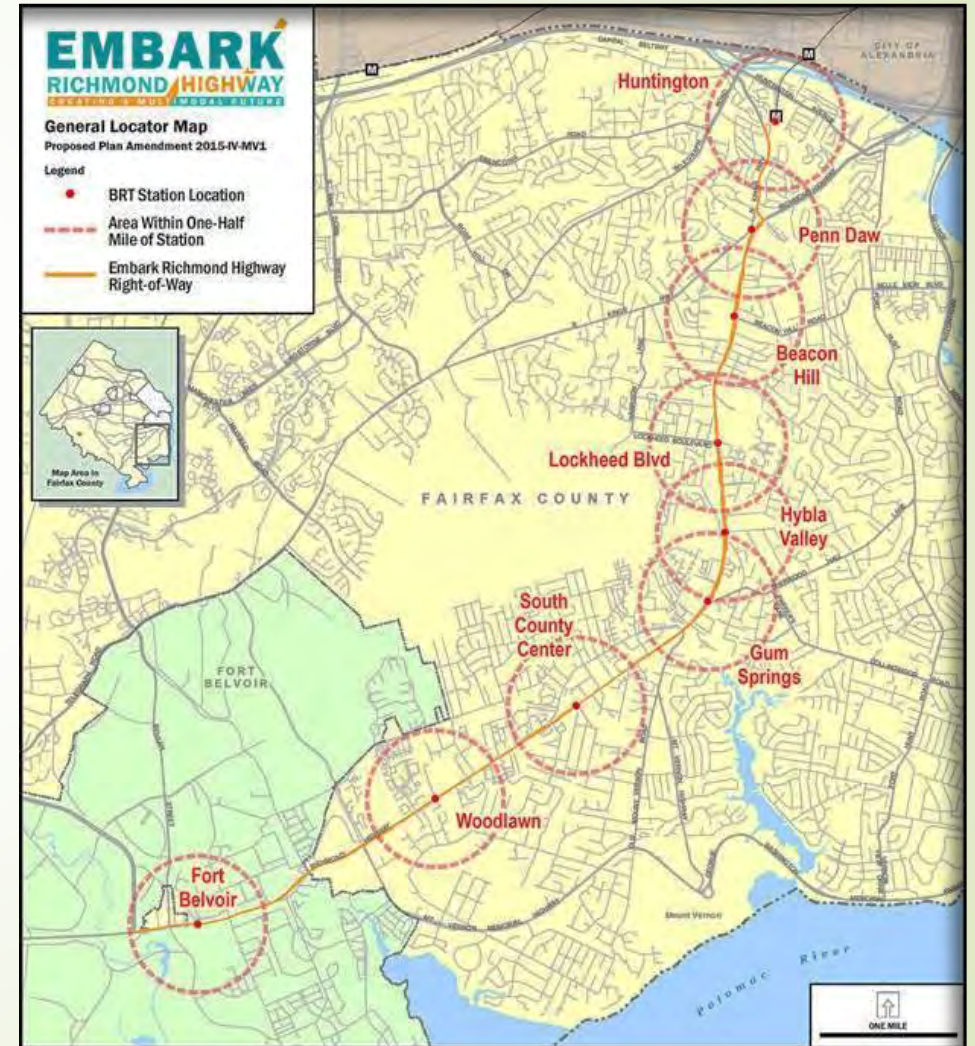
- Comprehensive Plan Amendment
- Urban Design Guidelines
- Roadway widening to six lanes
- Fairfax County's first BRT System in three phases
- Phase IV - extension of the Metrorail Yellow line to Hybla Valley



Planning for

5

- Median running BRT
- 9 mixed-use development nodes (20-25 million square feet)
- Greatest intensity within ½ mile of future BRT/Metro stations
- Finer grid of streets
- Multi-modal – transit, pedestrian and bicycle emphasis
- Integration of public facilities
- Environmental protection and enhancement
- Hierarchy of park spaces
- Preservation of historical resources and viewsheds



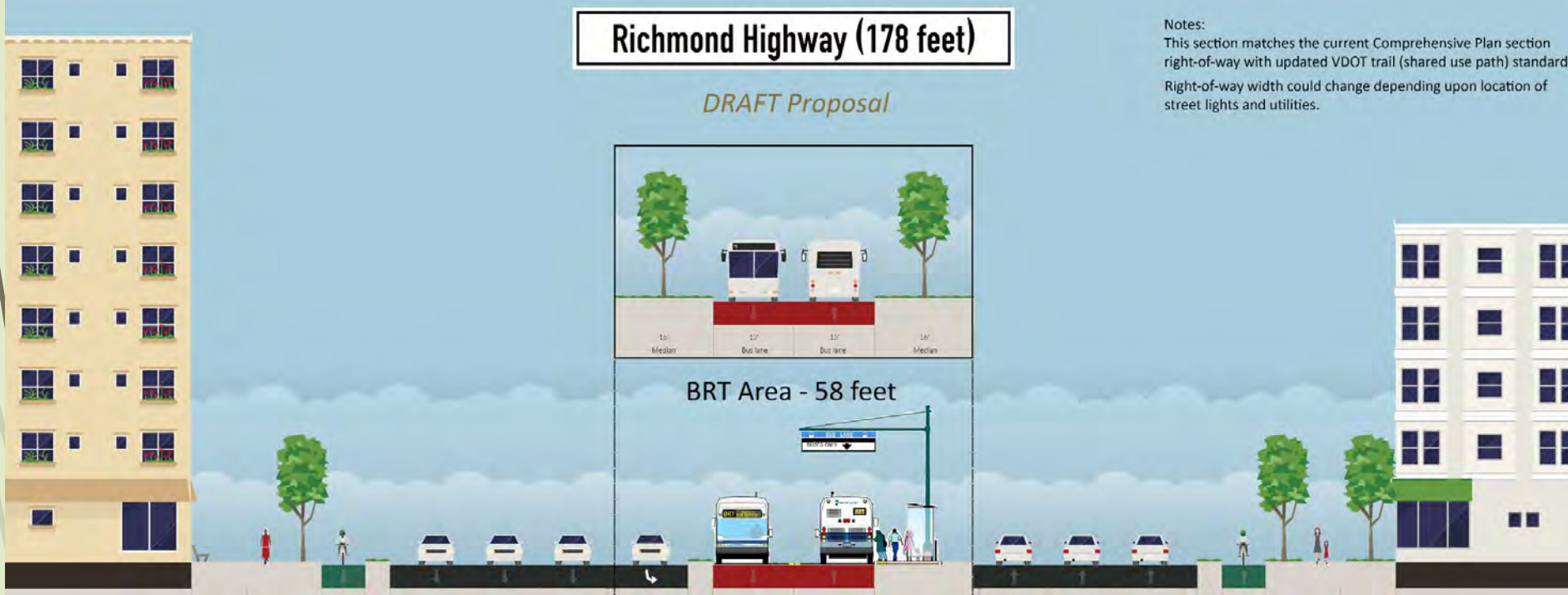
Richmond Highway Cross-section

6

Richmond Highway (178 feet)

DRAFT Proposal

Notes:
This section matches the current Comprehensive Plan section right-of-way with updated VDOT trail (shared use path) standards.
Right-of-way width could change depending upon location of street lights and utilities.



Conceptual Grid of Streets and Building Form

7

Beacon Groveton

- Office
- Retail
- Residential Units
- Hotel
- Urban Parks



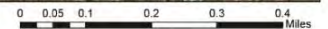
PHASE 1- Mid-rise + Structured parking + Public realm

PHASE 2- High-rise + Podium parking + Office

Beacon Hill/ Groveton



S:\GIS\Project Folders\EMBARC Base Maps\EMBARC\BeaconGroveton.mxd





Innovations in Development

PERSPECTIVES FROM LOCAL GOVERNMENTS

Prince William County

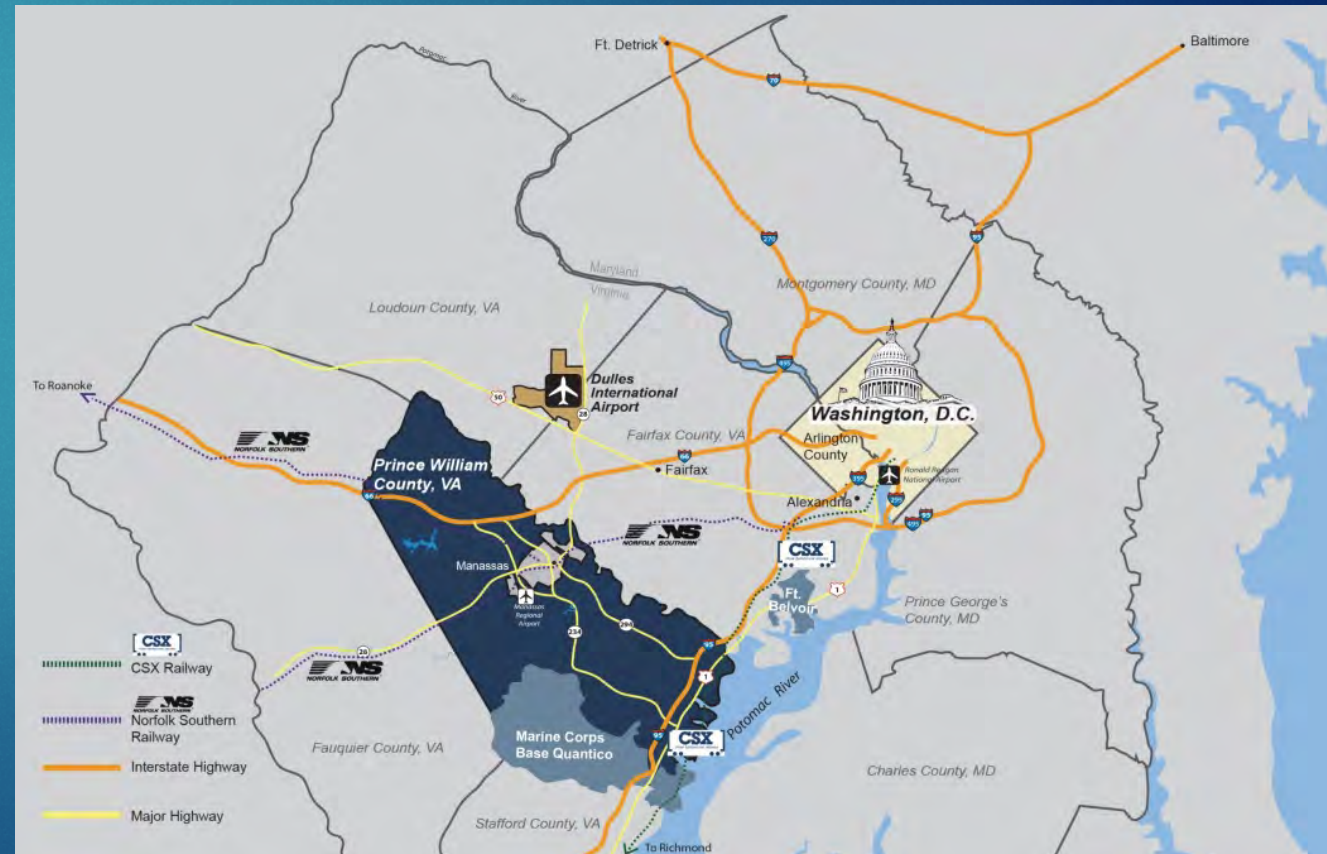
Rebecca Horner, AICP, CZA

Director, Planning Office

(703)792-6854

RHorner@pwccgov.org

- ▶ Second largest county in Virginia
- ▶ Fast-growing
- ▶ Low vacancy rates
- ▶ Lower land prices
- ▶ Lower commercial lease rates
- ▶ Lower median home price
- ▶ 52% of land area is in Rural Area



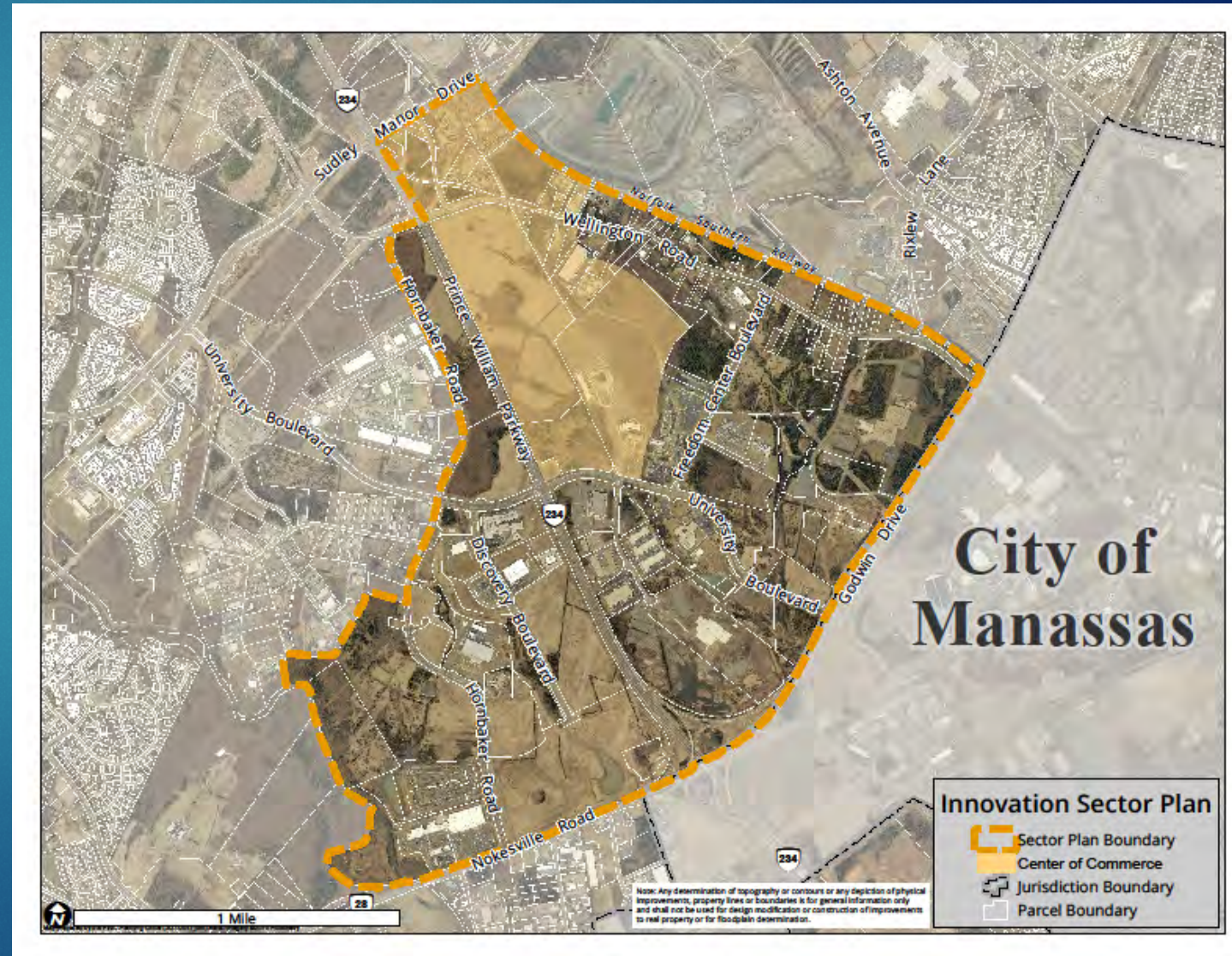
Innovation Technology Park

- ▶ Established 2000
- ▶ 1,758-acre University-based technology park
- ▶ 540 acres developed
- ▶ Nearby Virginia Gateway
- ▶ PW Science accelerator
- ▶ Innovation Town Center
- ▶ Data centers



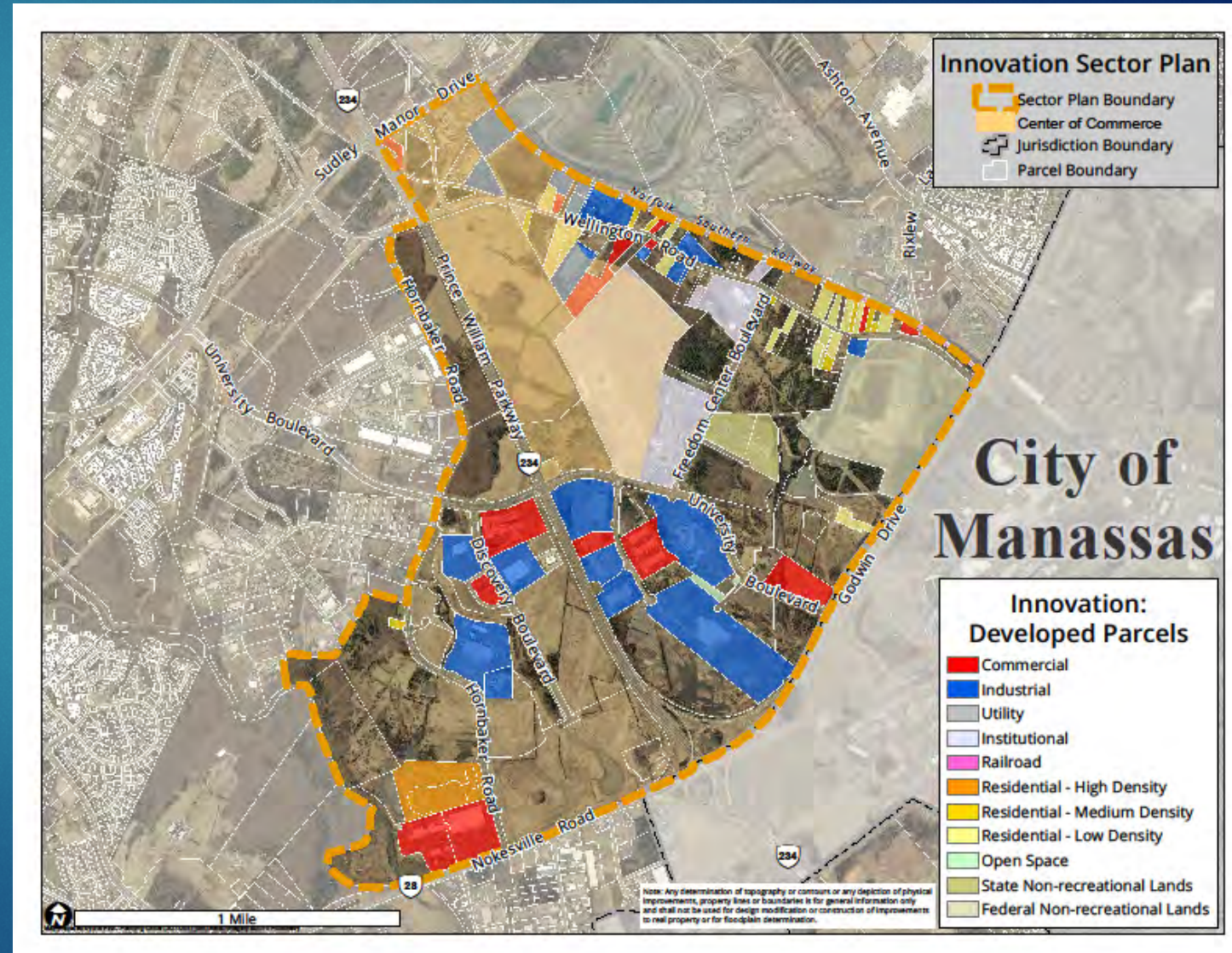
Innovation Technology Park

- ▶ Two-Silos brewery
- ▶ Berkley Net corporate headquarters
- ▶ Advanced biomedical research lab



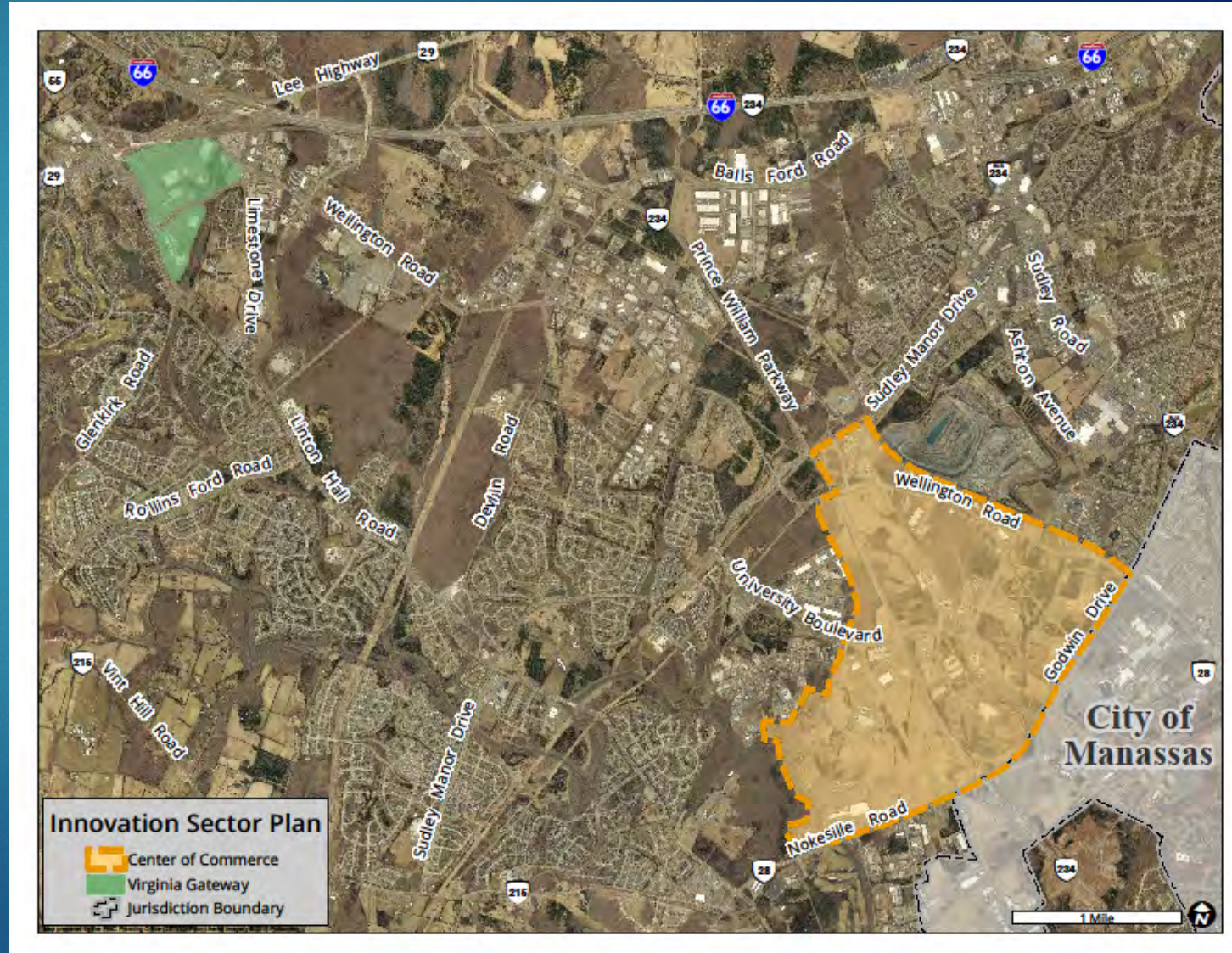
Innovation Technology Park

- ▶ Manufacturing, office, R&D
- ▶ Advanced logistics



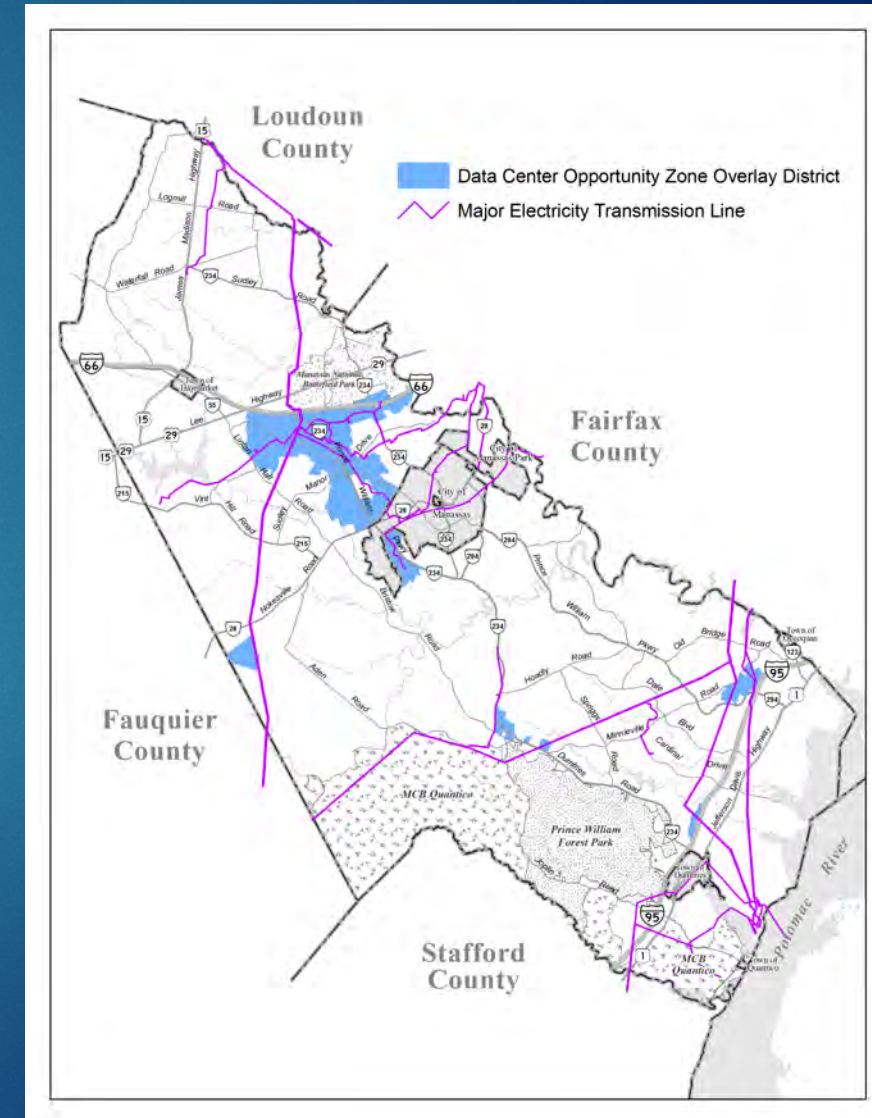
Innovation Technology Park

- Proximity to Virginia Gateway



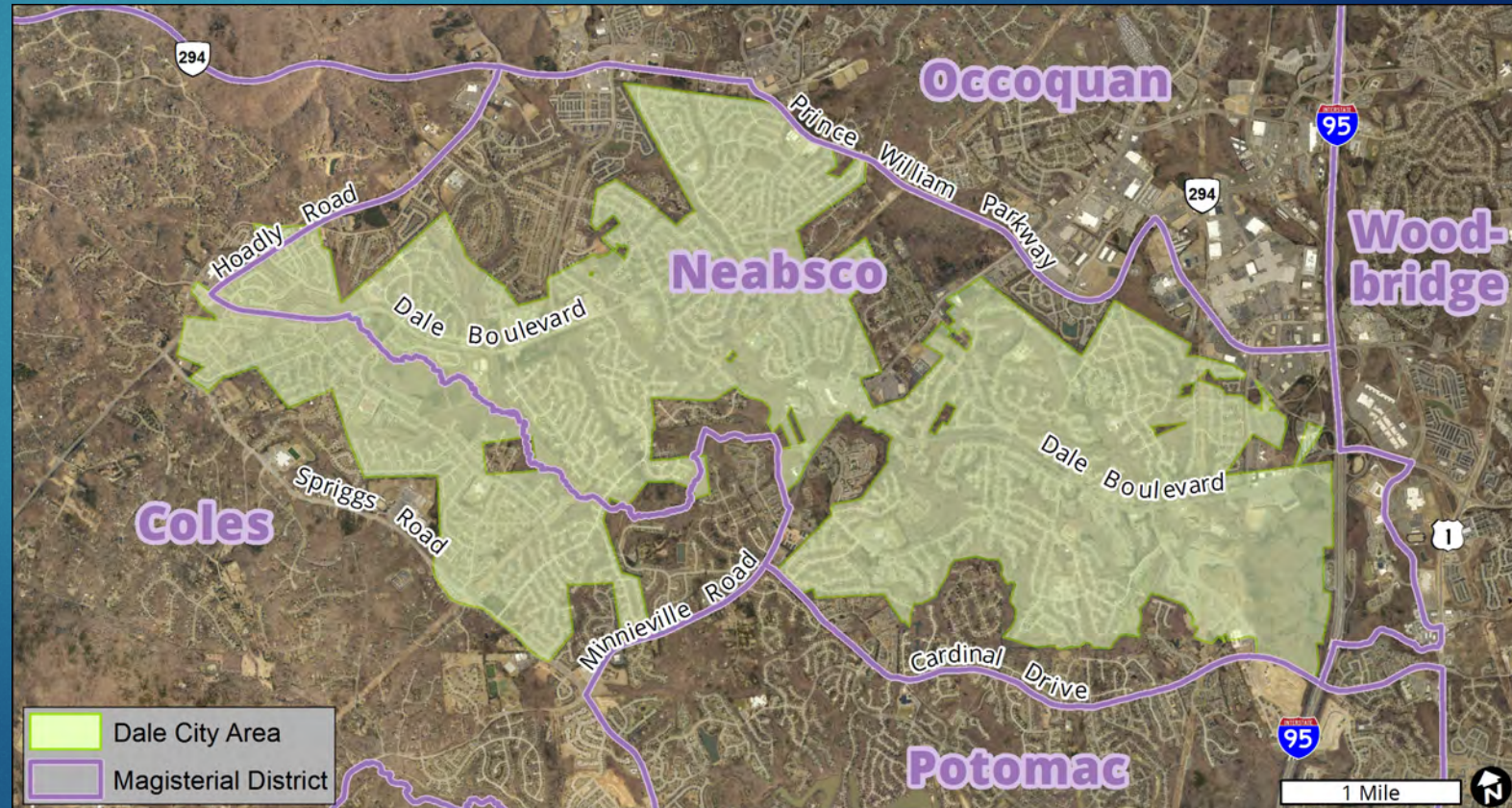
Data Center Opportunity Overlay

- ▶ Land throughout PWC pre-selected as prime locations for data centers
- ▶ By-right use in the Data Center Opportunity Overlay
- ▶ Expedited review process for substations



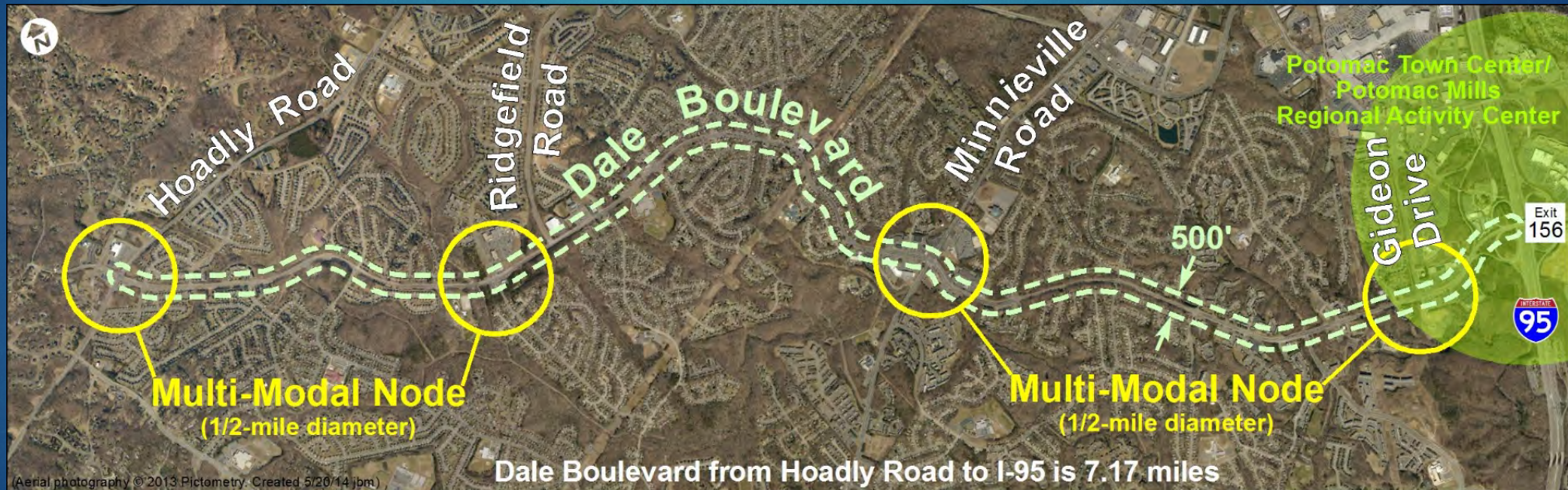
Dale City

- ▶ One of the oldest planned communities in the US
- ▶ Actively managed by the family of the original developer
- ▶ Population capped by density: 1,100 units remaining
- ▶ Non-residential: 700,000 square feet remaining

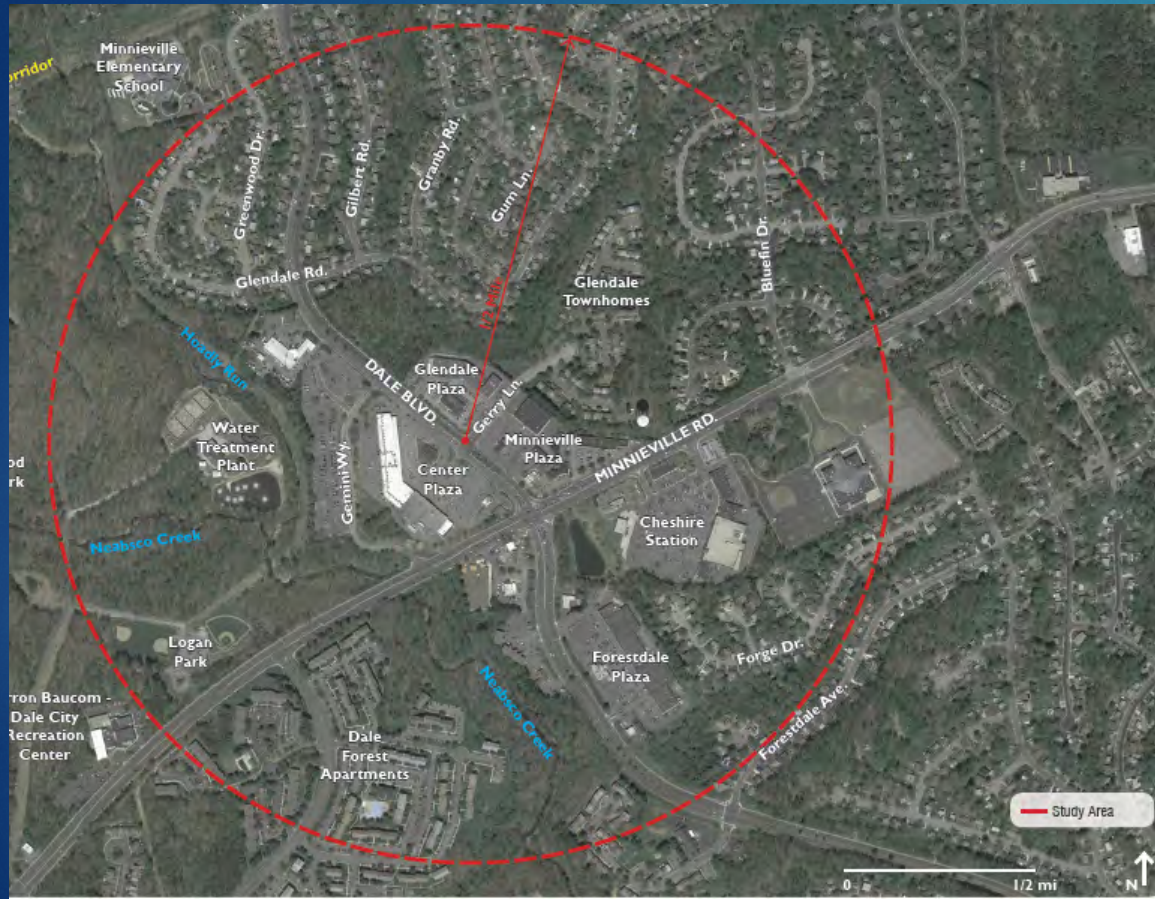


Dale City

► Dale City SDAT



Dale City



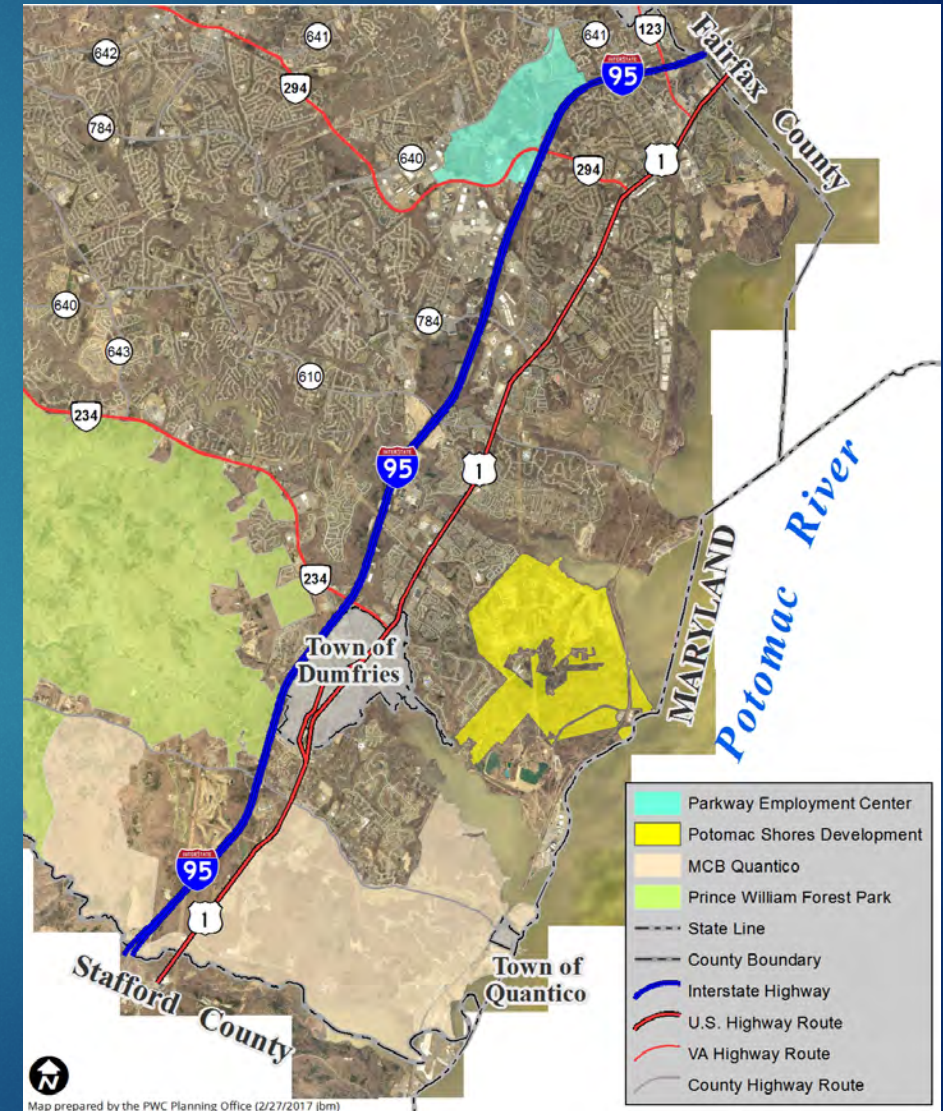
Dale City

► Dale City TLC



Eastern PWC

- ▶ Route 1 VDOT/PWC projects
- ▶ Transit service improvements: “transportation triangle”
- ▶ Potomac Communities Design Guidelines
- ▶ Potomac Shores
- ▶ Parkway Employment Center
- ▶ Quantico Marine Corps Base



PWC: Open for Business

- ▶ Economic Development Department connection to Planning Office
- ▶ Expedited review process for non-residential development
 - ▶ Single round review
 - ▶ Dual advertising
- ▶ Targeted industry status
- ▶ Concurrent processing of rezoning, site plan and building plan
- ▶ Commercial Development Review Committee
- ▶ Strategic Plan goals

URBAN

DESIGN + RESEARCH

INNOVATIONS IN DEVELOPMENT – SESSION II

ARLINGTON COUNTY'S

CENTER FOR URBAN DESIGN + RESEARCH

1 MARCH, 2017

Kris Krider, AICP Planning Supervisor

Department of Community Planning, Housing and Development
Planning Division
Urban Design and Research Section





Palmanova, Italy







Pentagon Row

SUPPORT

Respond to demographic and development research requests from the Arlington Community.

PLAN

Address complex planning issues through Interdivisional and Interdepartmental teams.

ADVOCATE

Support strategies and plans for improving the urban environment and public realm.

ENGAGE & PROMOTE

Facilitate community education and engagement and advocate for place making.

URBAN

DESIGN + RESEARCH

REVIEW + DESIGN

Urban Design, Architecture, and Landscape Architecture Review

RESEARCH

Prepare demographic and development information, forecasts, trends and tracking reports..

STUDY

Undertake special short term Planning and Urban Design and Research Studies.

URBAN DESIGN : ENVISION COURTHOUSE SQUARE

URBAN
DESIGN + RESEARCH





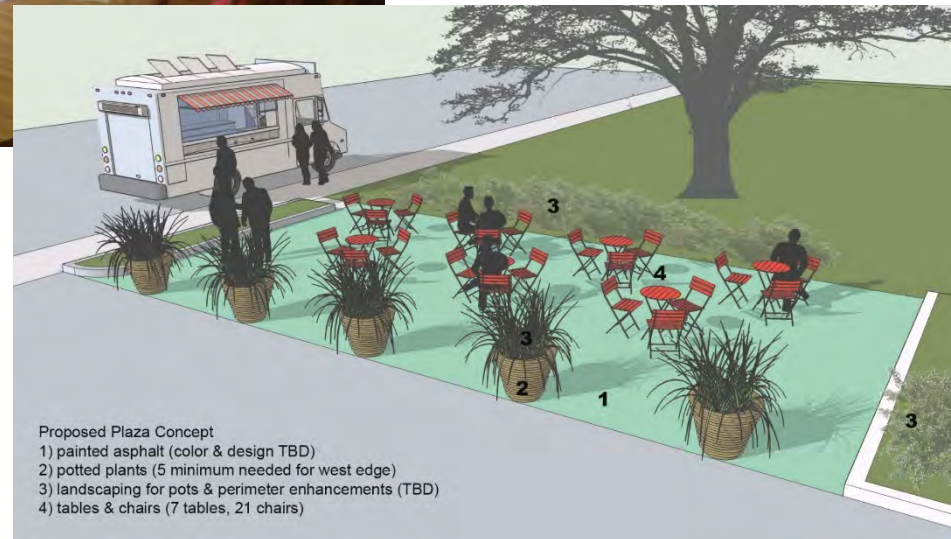
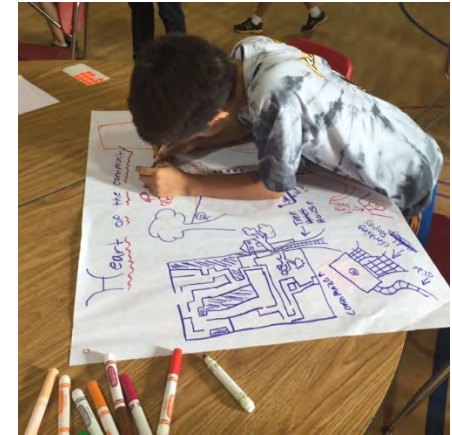
View from The Grove



Shared Street

Architectural rendering signature

IN-HOUSE DESIGN : POP-UP PLAZA



- Proposed Plaza Concept
- 1) painted asphalt (color & design TBD)
 - 2) potted plants (5 minimum needed for west edge)
 - 3) landscaping for pots & perimeter enhancements (TBD)
 - 4) tables & chairs (7 tables, 21 chairs)



Pop-Up Plaza Day 1



Pop-Up Plaza Day 3

DESIGN GUIDANCE: BALLSTON PED BRIDGE

URBAN
DESIGN + RESEARCH



BRIDGE DESIGN – STREET VIEW

DESIGN GUIDANCE: BALLSTON PED BRIDGE

URBAN
DESIGN + RESEARCH



BRIDGE DESIGN – STREET VIEW



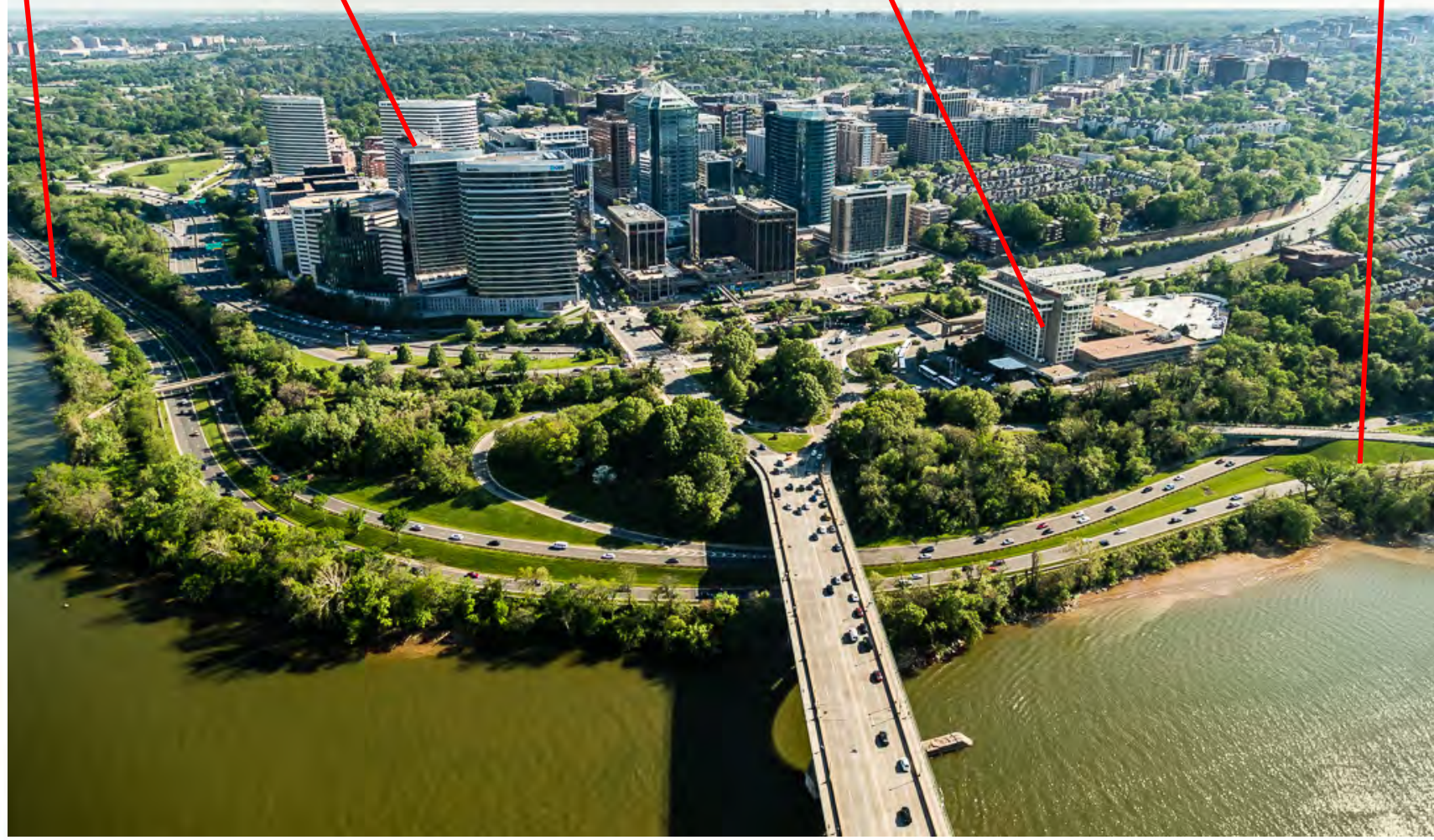
EDUCATION: ROSSLYN WATERFRONT STUDIO

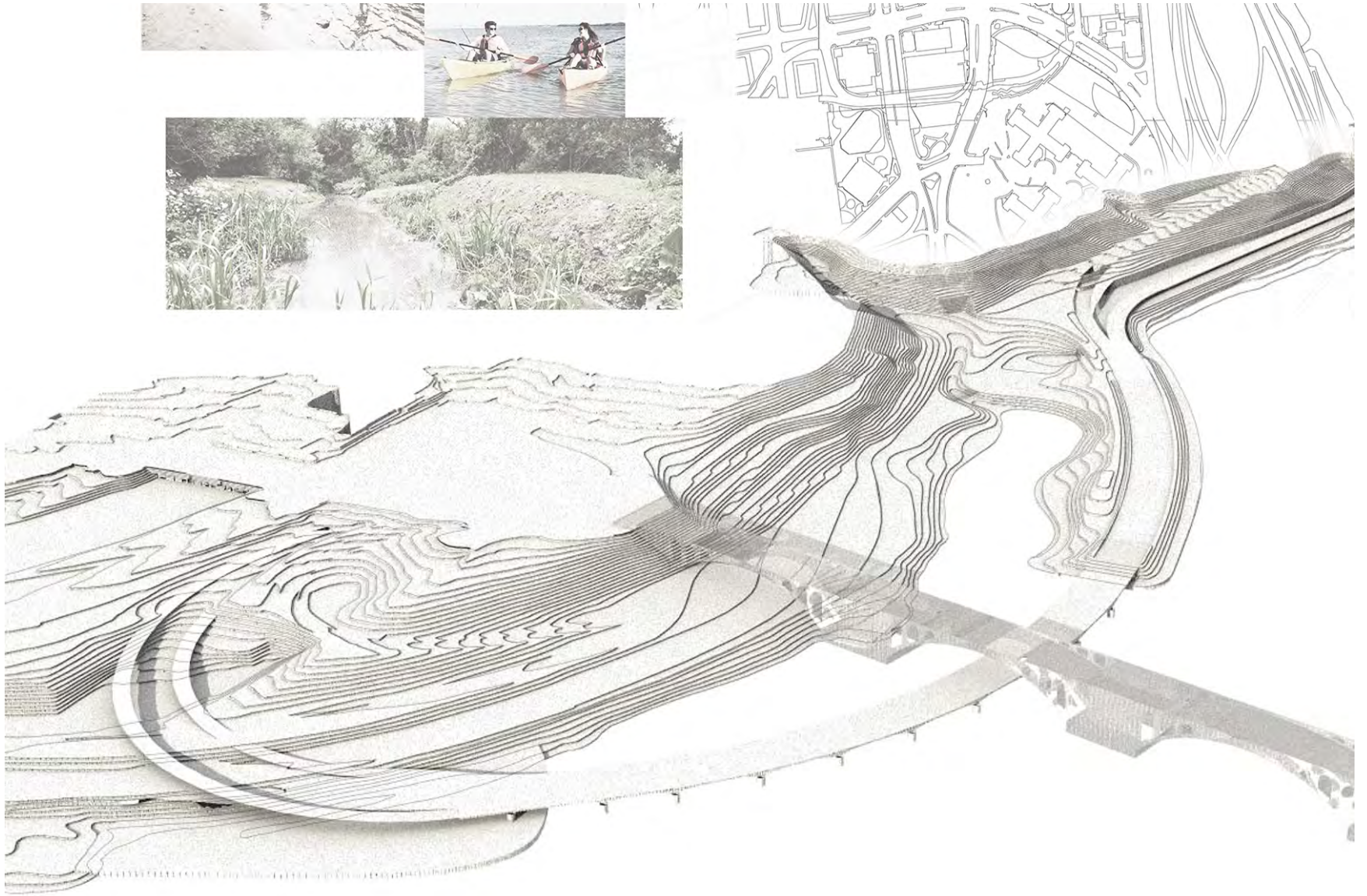
Mt. Vernon
Memorial Parkway
(GWMP South)

Rosslyn

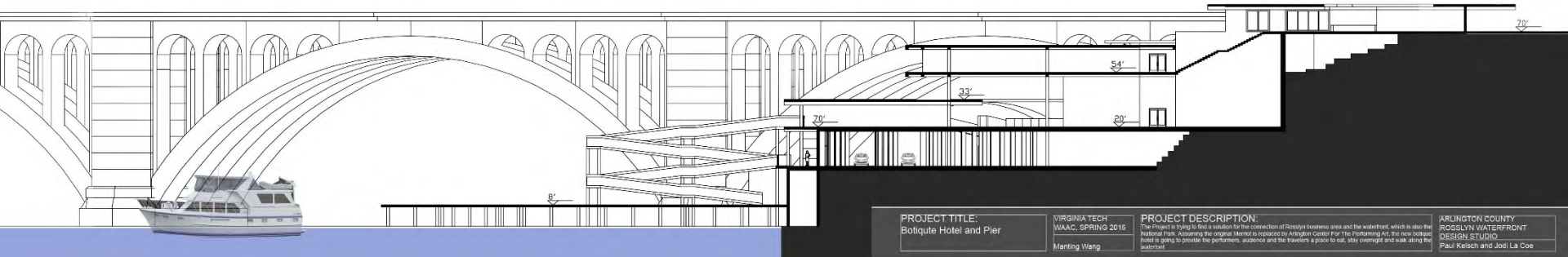
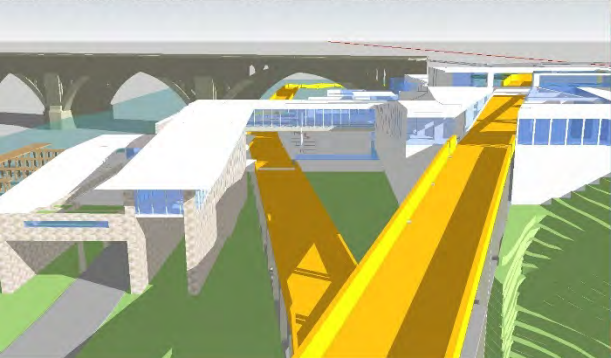
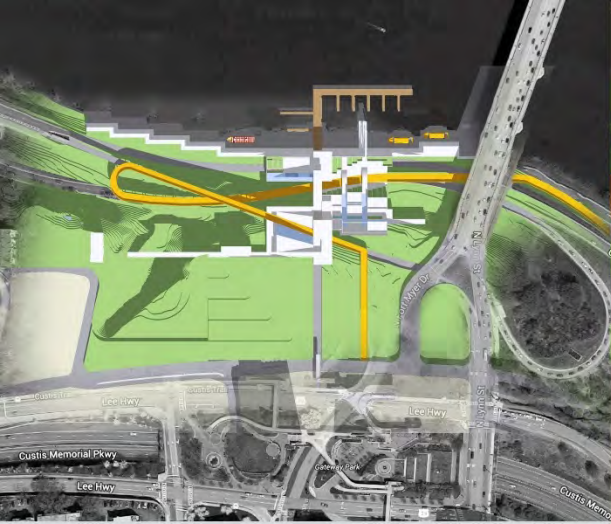
Key Bridge Marriott

George Washington Memorial
Parkway - North

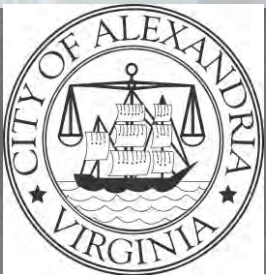




Ian Hunter



Manting Wang



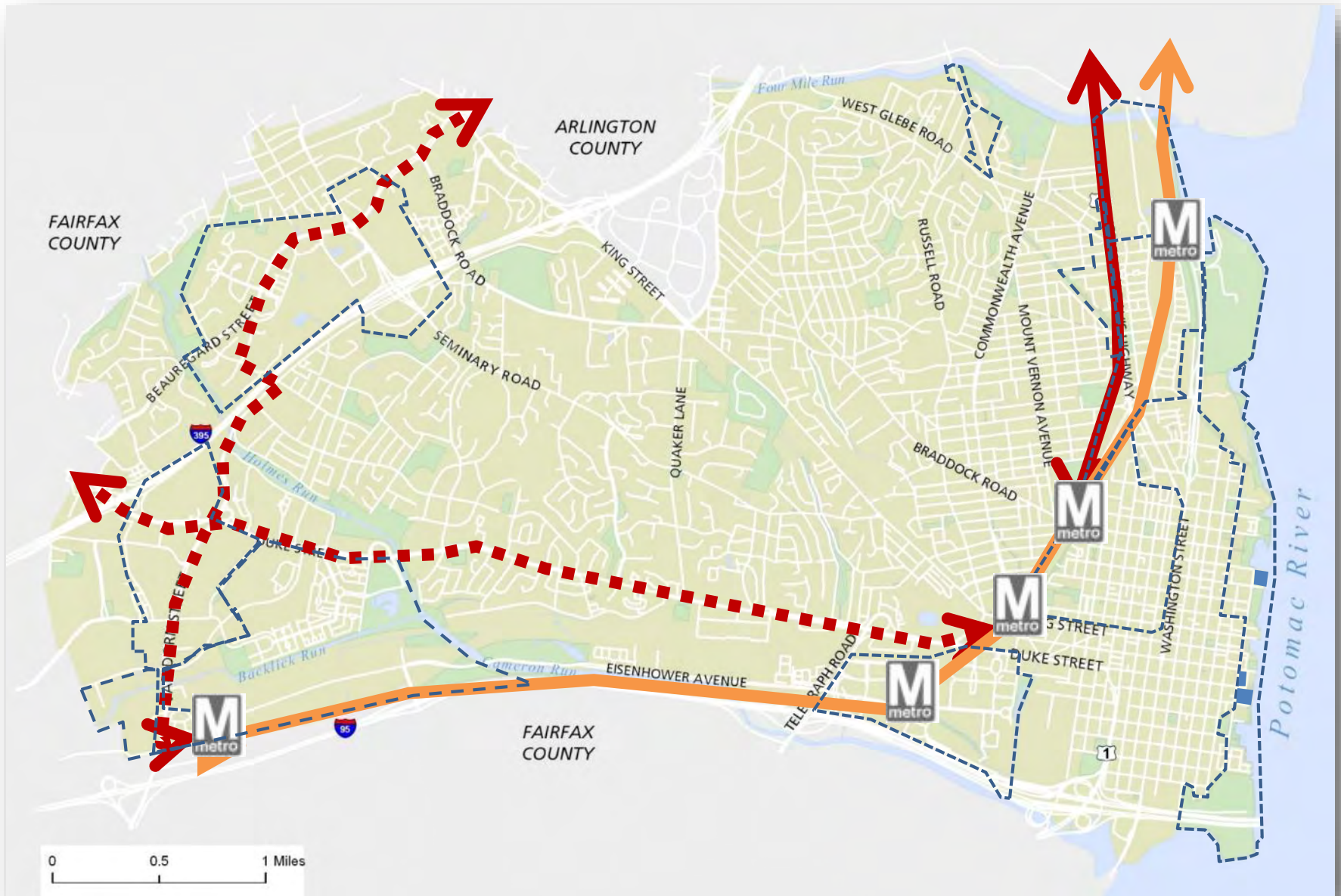
City of Alexandria

Transit Oriented Development

NAIOP - MARCH 2017

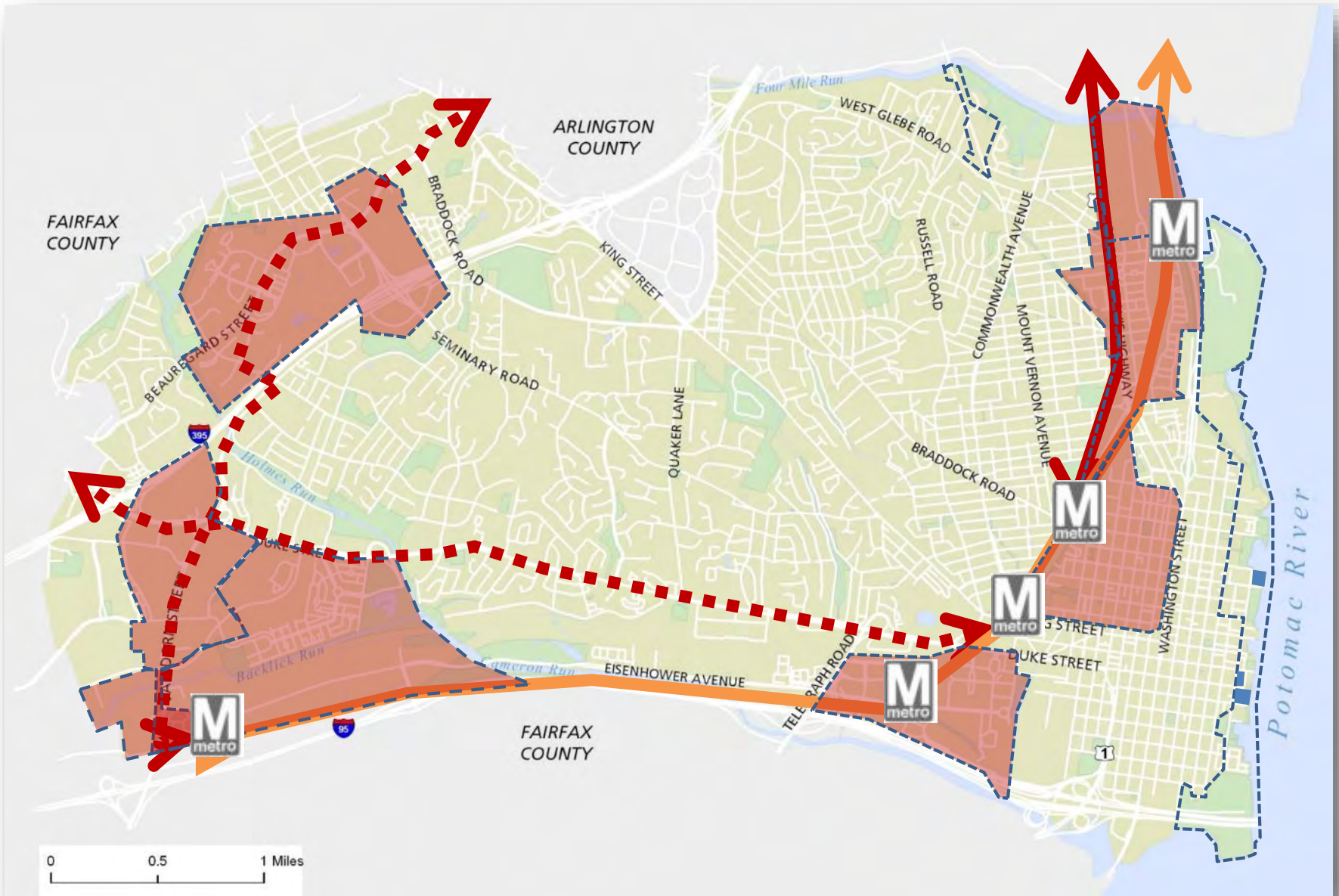
Transit-Oriented Development in Alexandria

2008 Transportation Master Plan



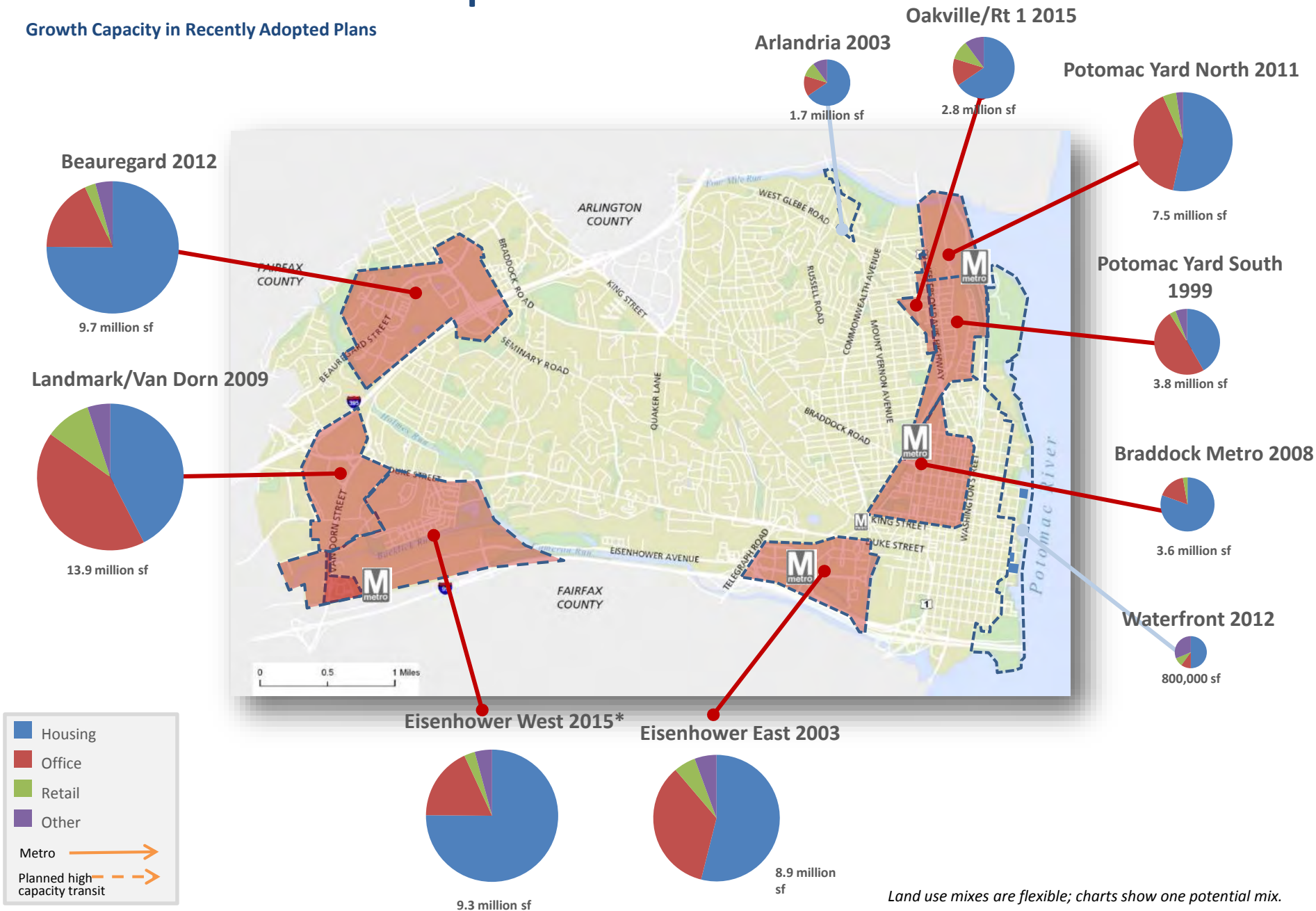
Transit-Oriented Development in Alexandria

2008 Transportation Master Plan



Transit-Oriented Development in Alexandria

Growth Capacity in Recently Adopted Plans



Potomac Yard



Braddock Metro Neighborhood



OLD TOWN NORTH

NRG

Old Colony Inn

Edens

800 N Washington St

The Kingsley/Harris Teeter

Towne Motel

Bus Barn

The Oronoco

Cotton Factory

ARHA

Robinson Terminal
North



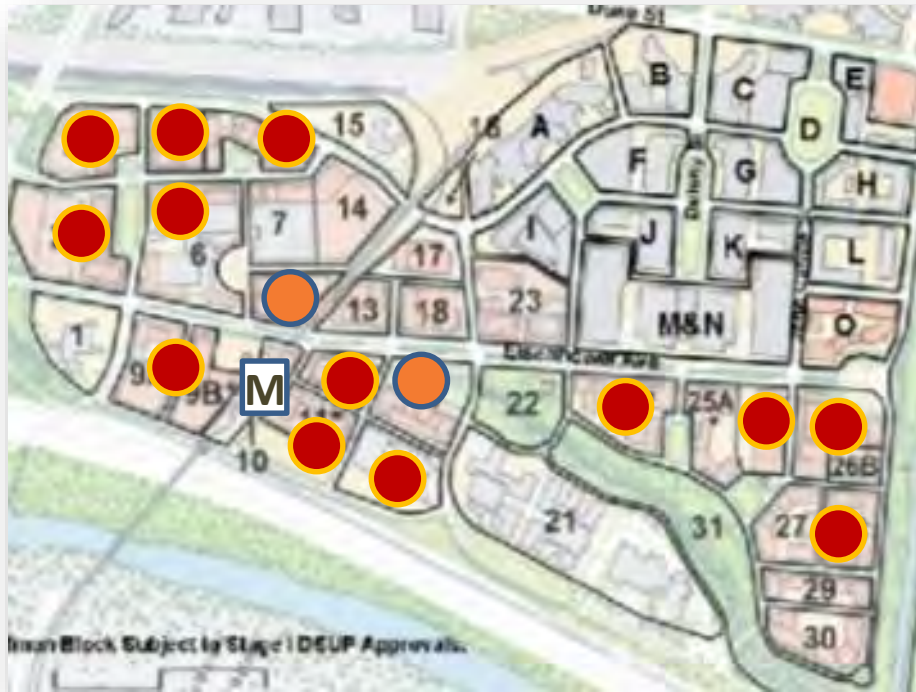
Carlyle / Eisenhower East



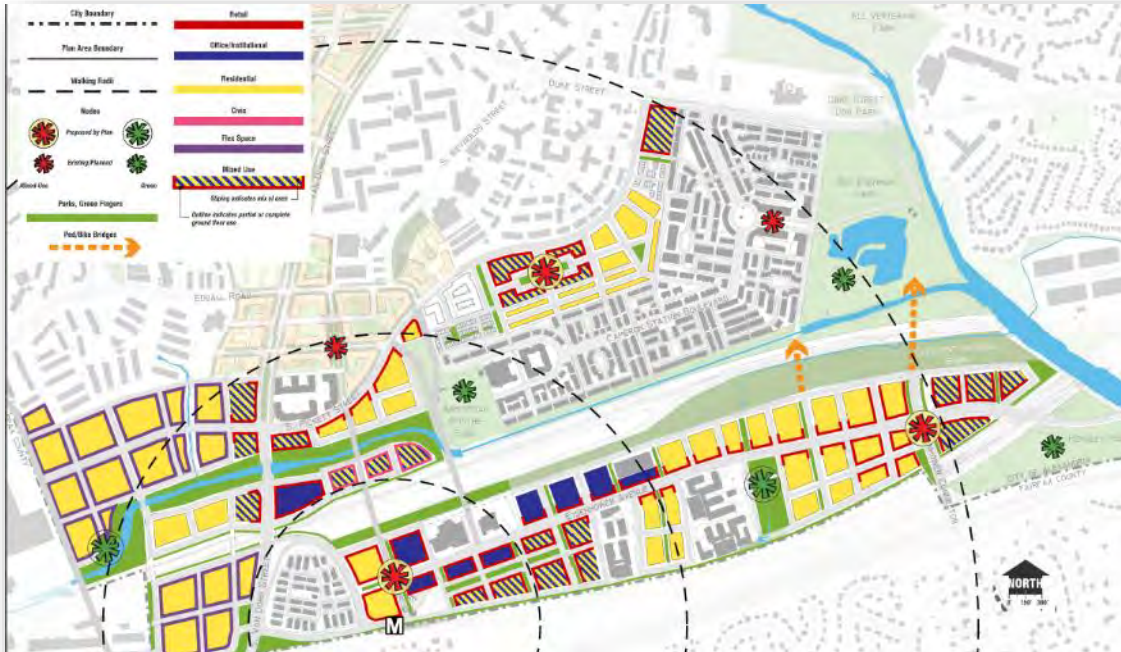
Carlyle / Eisenhower East



Carlyle / Eisenhower East



Eisenhower West



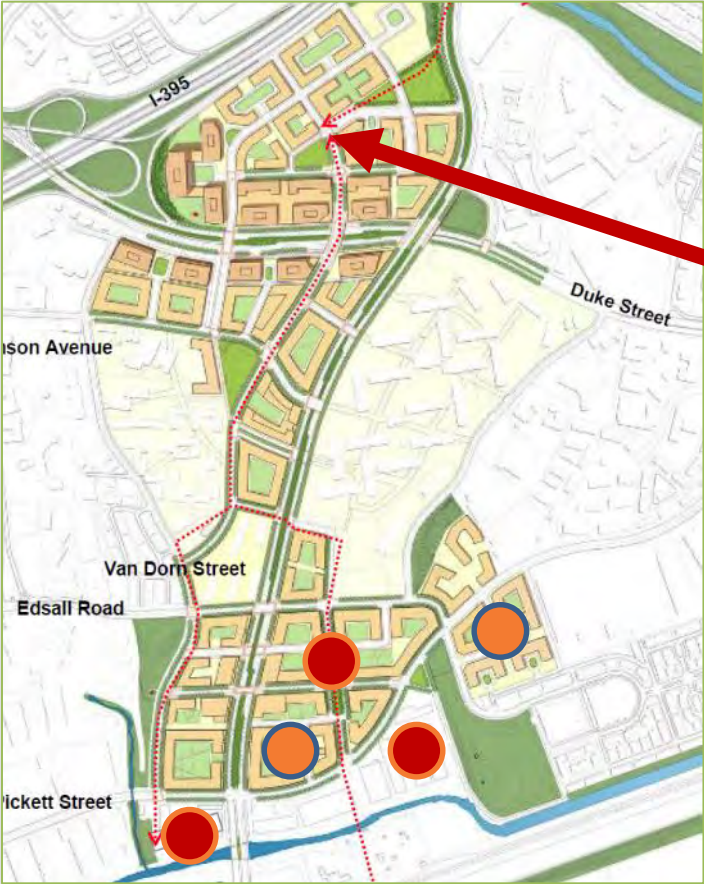
Eisenhower West

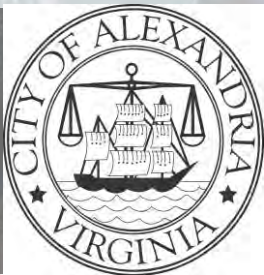


Landmark/Van Dorn Corridor



Landmark/Van Dorn Corridor





City of Alexandria

Transit Oriented Development

NAIOP - MARCH 2017



CITY OF FALLS CHURCH

Innovations in Development NAIOP Northern Virginia

March 1, 2017

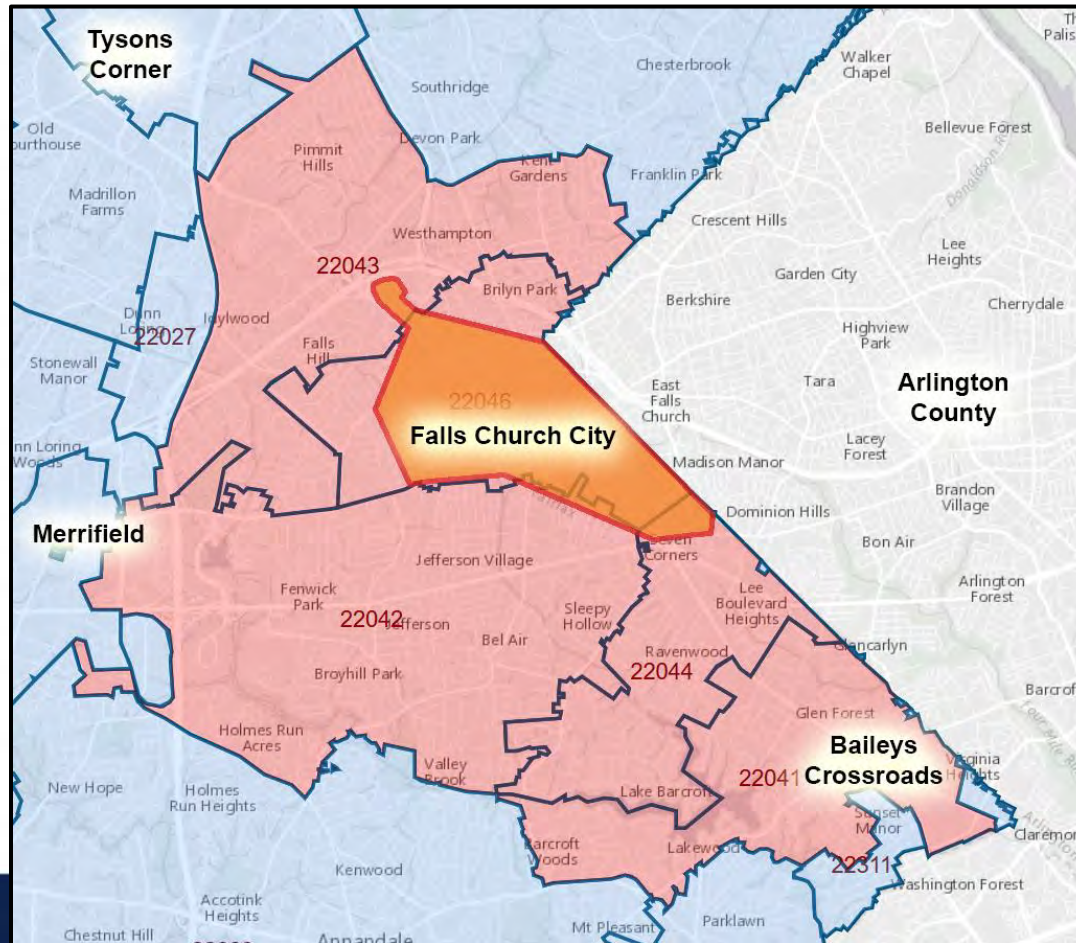
JAMES SNYDER

Director of Planning & Development Services, City of Falls Church

Regional Context: *Where is the Little City?*

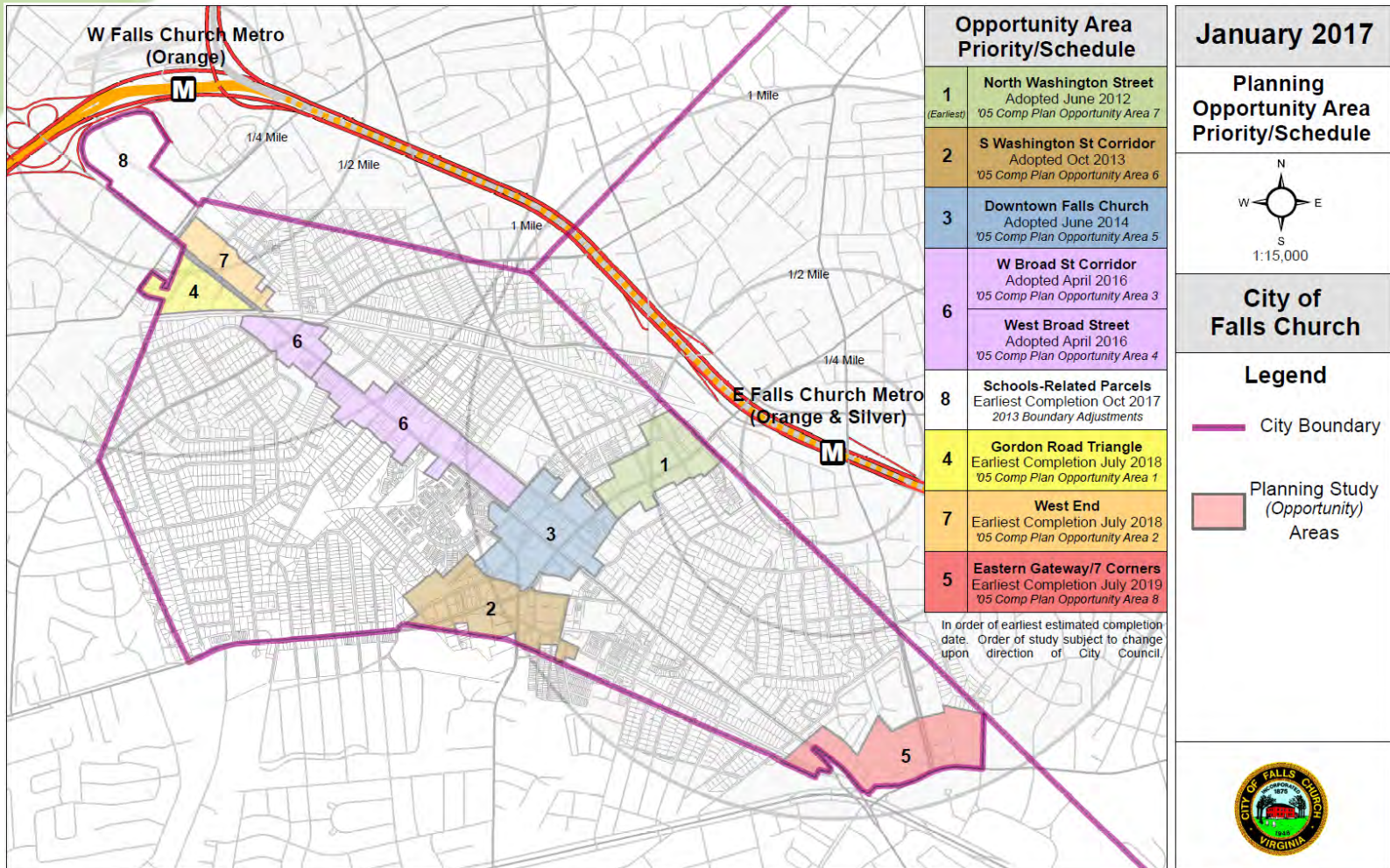
Greater Falls Church has nearly 120,000 residents according to the US Census

The Little City proper is 14,000 people



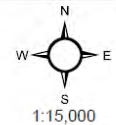
The Little City's Plan for Planning

Making the Most of Eight (8) Opportunity Areas





January 2017

Planning Opportunity Area Priority/Schedule



City of Falls Church

Legend


-  City Boundary
-  Planning Study (Opportunity) Areas




Four (4) Approved Small Area Plans

*Providing a Vision for Transforming
West Broad Street (Rt 7) & Washington Street (Rt 29)*

City of Falls Church
Planning Opportunity Area 1




North Washington Street
A Guide to Development Supporting the City's Comprehensive Plan




June 11, 2012

N Washington St

S Washington St Corridor
Planning Opportunity Area 2



South Washington Street Corridor
Planning Opportunity Area 2




October 28, 2013



South Washington Street Corridor



Downtown Falls Church
Planning Opportunity Area 3




Downtown Falls Church
The Heart of the City


ADOPTED June 23, 2014

Downtown Falls Church

West Broad Street
Planning Opportunity Area 4



West Broad Street
Connecting Falls Church



ADOPTED April 11, 2016

West Broad Street



Celebrating Waterways

4 Mile Run

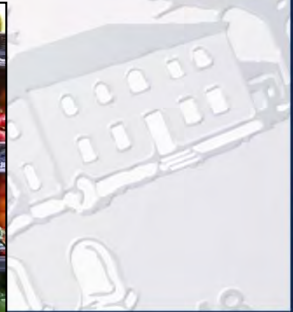


Tripps Run



New Vibrancy in Downtown

301 W Broad St – 61,000 sf Harris Teeter & 286 apts



Tinner Hill Revival!

*Lincoln at Tinner Hill 40,000 sf of retail & 224 apts
Historic Heritage Walk & Public Plaza*

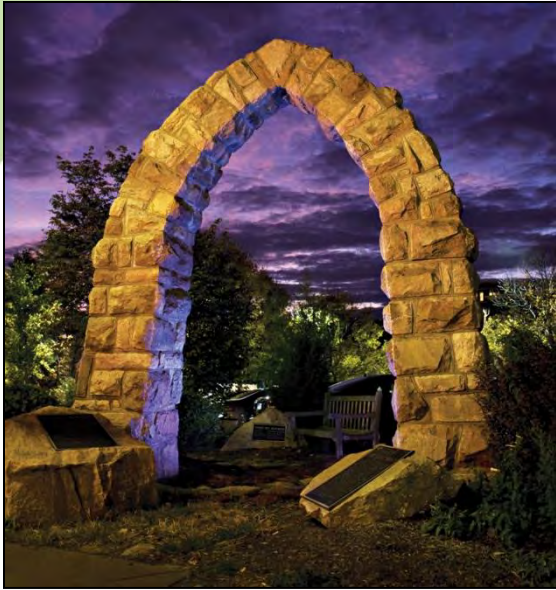
Before → Now Leasing



Public Art & Monuments

Celebrating History, Arts, & Culture

Tinner Hill Arch



New Gallery For Falls Church Arts at The Kensington

(104 Assisted Living Units replaced Former Burger King)



Revitalizing Small Businesses

Proactive Planning, Zoning & Permitting

Vacant historic structure transformed
into **Northside Social Restaurant**

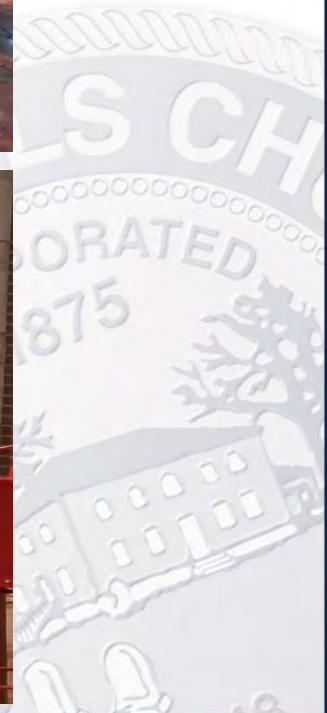


Dogwood Tavern



**Alley Parking Spaces replaced
with outdoor dining patio and
upper deck**

The Falls Church tree lined streetscapes create a strong community identity!



Falls Church is Investing in Itself!



Investing In Mobility

Capital Bikeshare

- \$2 million grant
- 16 stations planned in the next year



“Little City” Bus Shelters

- 6 installed
- 6 shelters planned for Spring 2017



W&OD Master Plan

- Master Plan approved
- Plazas and street crossings planned



Bicycle Sharrows & Wayfinding



“The Little City” – Permission to Walk “Relax...Slow Down...It’s Falls Church”

10,000 steps (5 miles) a day will go far in The Little City - *and* make for a healthy community

Invest in sidewalks! In 2040 there may be driverless cars *but* humans from 2 to 92 will still be pedestrians.....

