

# THE RENEWAL OF THE MILITARY CIRCLE CORRIDOR

May 10, 2017



RENAISSANCE  
PLANNING





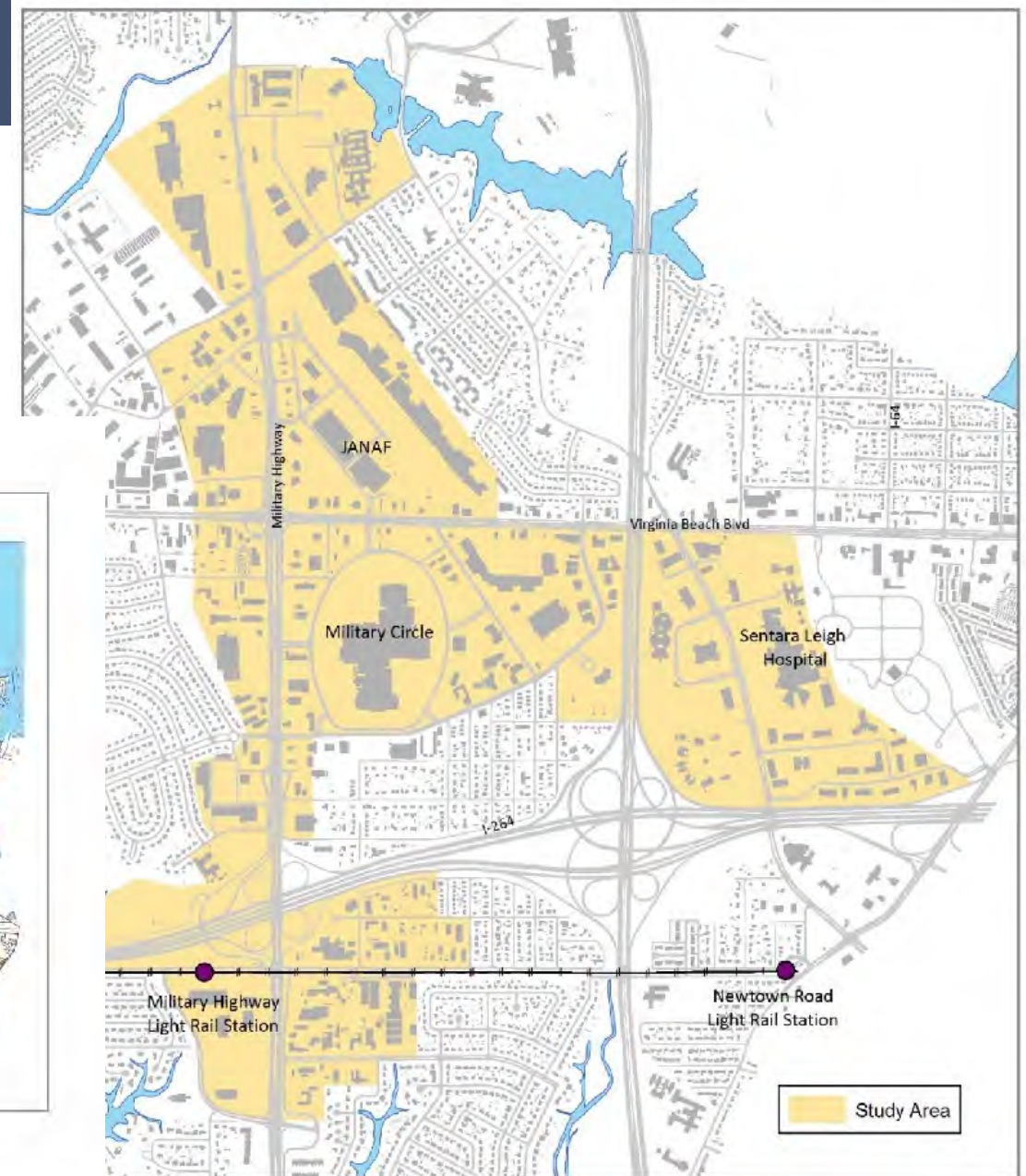
# WHAT IS THIS PROJECT?





# BACKGROUND

- State provided a funding to better plan for linking land use and transportation
- Opportunity to re-envision the Military Circle Area





# SETTING THE STAGE FOR A NEW VISION





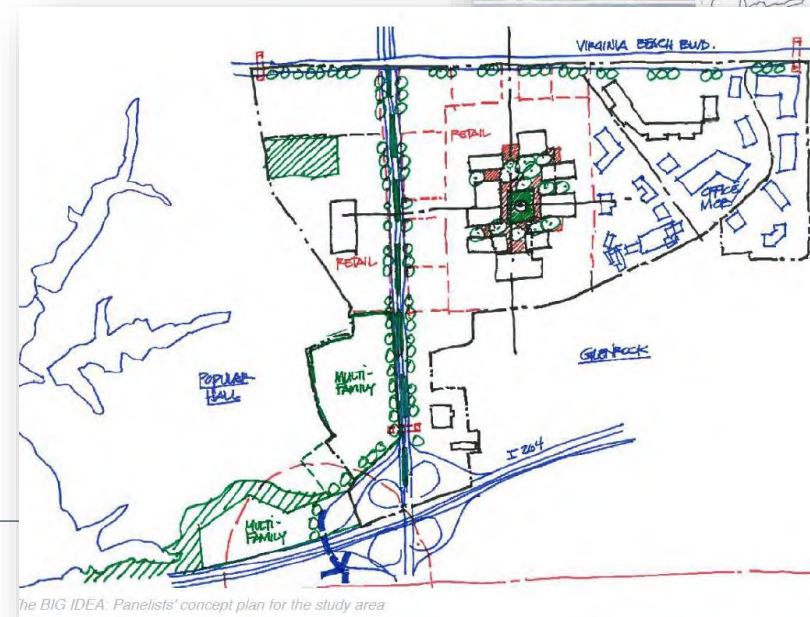
# CURRENT VISION FROM ULI TAP

- Technical Assistance Panel (2012) looked at ways to revitalize the corridor—general recommendation was “de-malling” and adding other uses such as office and residential
- Changes since 2012:
  - Mall foreclosure and loss of all anchors
  - Shifting focus from retail
- Elements from ULI going forward:
  - Multi-use opportunity
  - Light rail and nearby Sentara as catalysts
  - Increase density to support future development

## ULI REPORT

ULI Urban Land Institute  
Hampton Roads

A Technical Assistance Panel (TAP) Report



The BIG IDEA. Panelists' concept plan for the study area



# WHY STUDY THIS AREA?

## OBSOLETE AND UNDERUTILIZED LAND USES





# WHY STUDY THIS AREA? EXISTING TRANSPORTATION NETWORK

the crossroads of the  
Region:

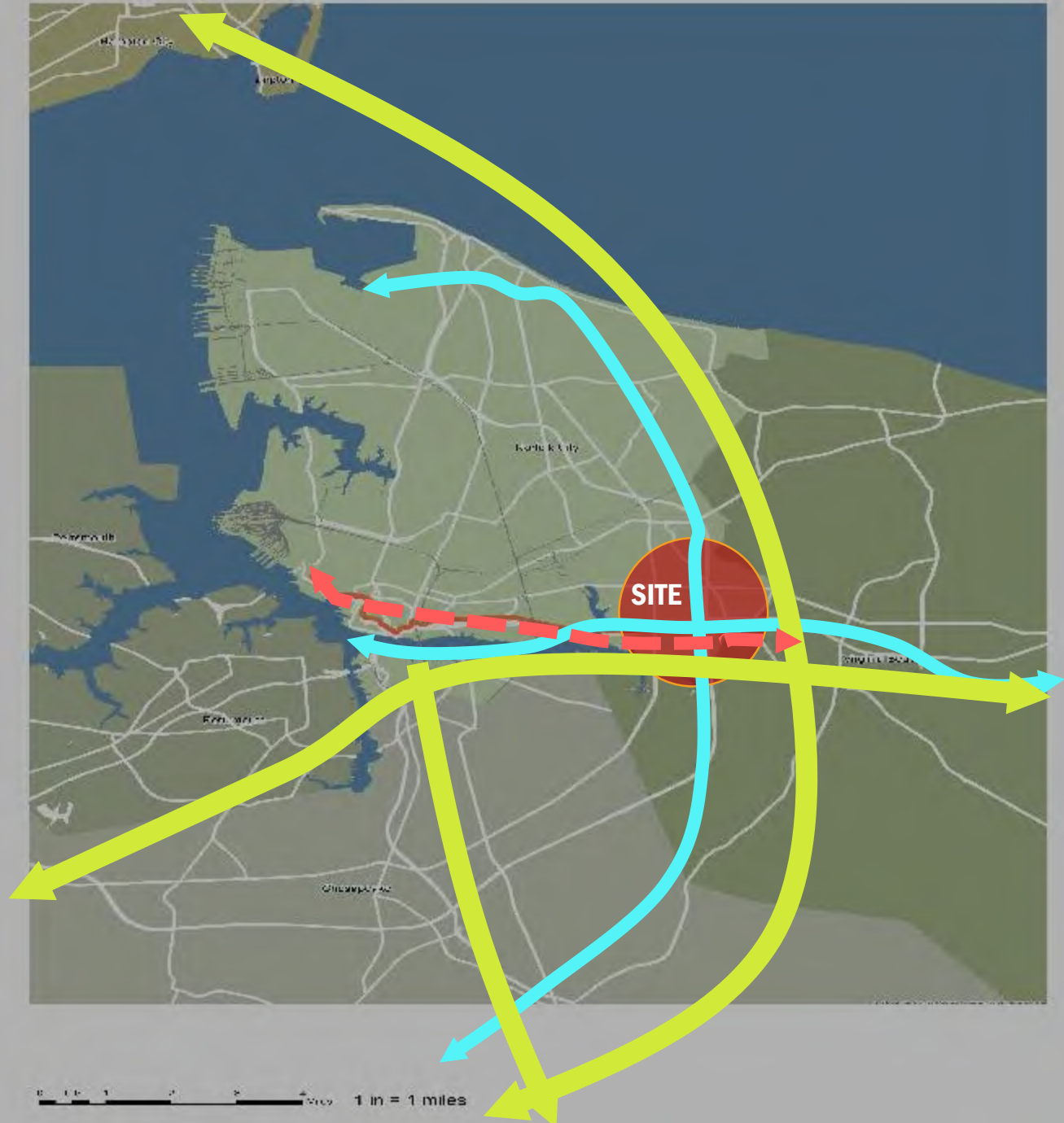
BOULEVARDS



INTERSTATES



LIGHT RAIL

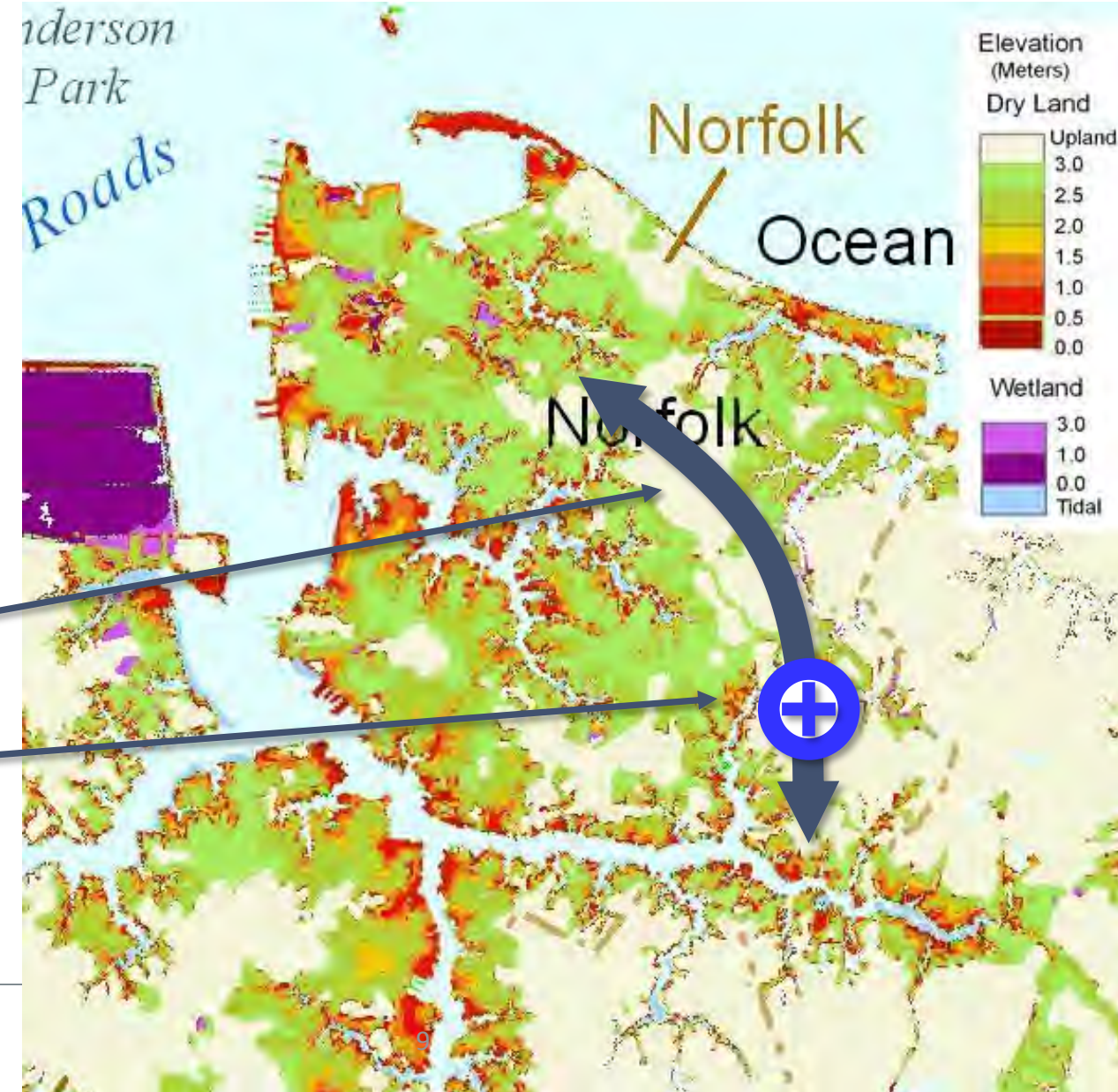






# WHY STUDY THIS AREA?

## CHANGING ENVIRONMENT SEA LEVEL RISE AND RECURRENT FLOODING



SPINE OF HIGH GROUND

Lighter areas on map projected to be safer from recurrent flooding

STUDY AREA



# QUICK OVERVIEW OF PROCESS





# PUBLIC INPUT

PUBLIC

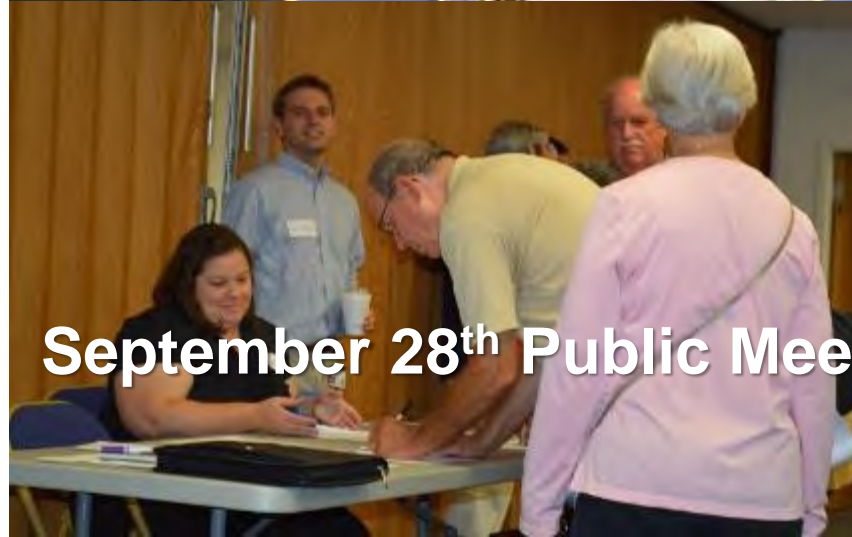
ADVISORY  
COMMITTEE

STAFF

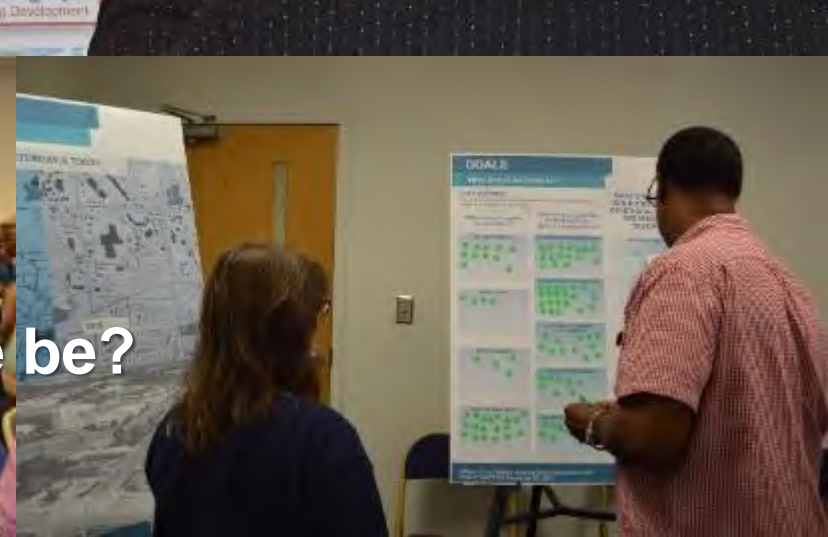
STAKEHOLDERS/  
CIVIC LEAGUES



March 1<sup>st</sup> Public Meeting – Review Draft Vision



September 28<sup>th</sup> Public Meeting – What should the future be?



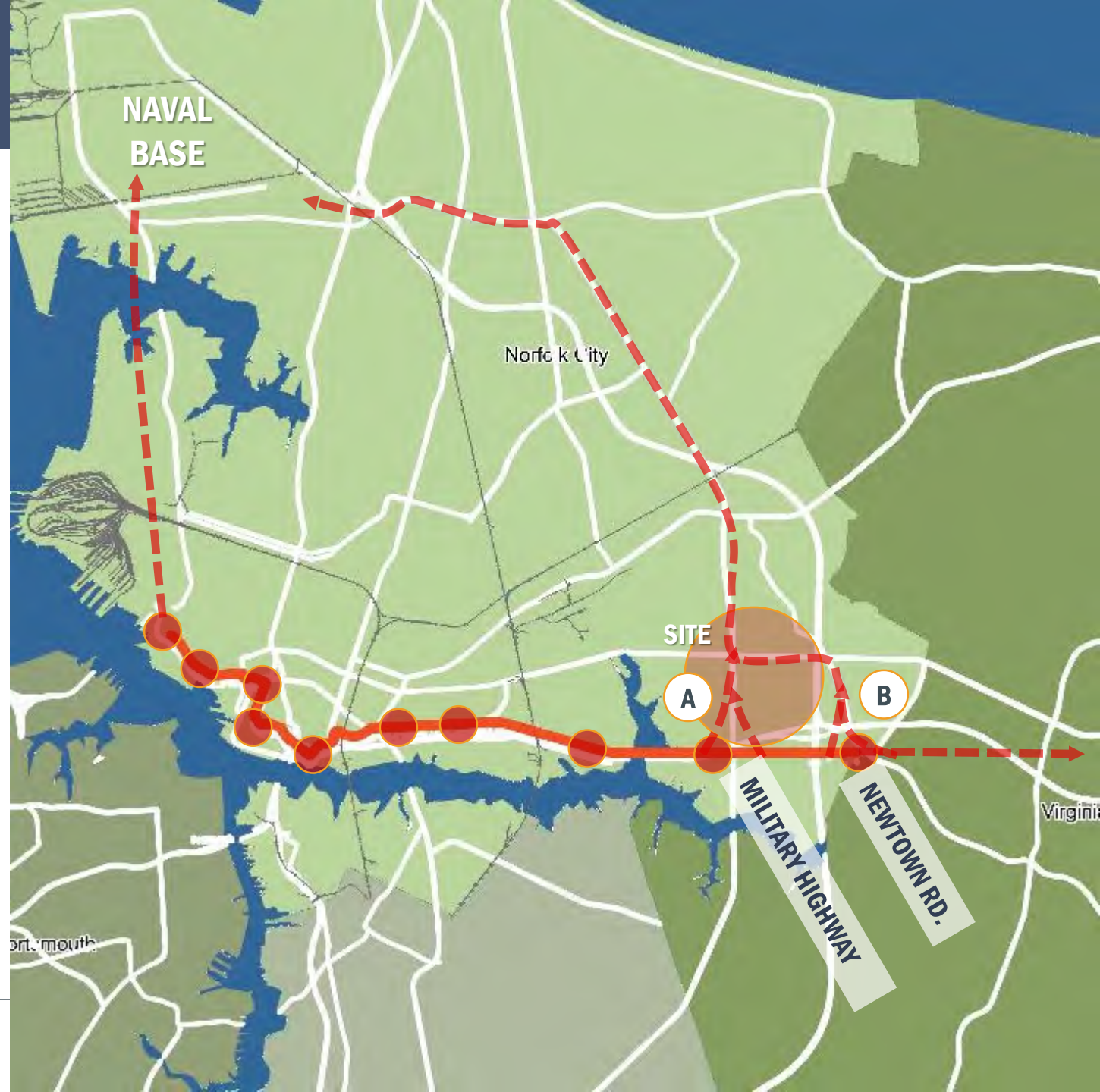


# LIGHT RAIL OPTIONS

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

- A** North from Military Highway Station
- B** North from Newtown Road Station

Source: NSN Transit Extension study - February 2015





# LIGHT RAIL OPTIONAL ALIGNMENTS

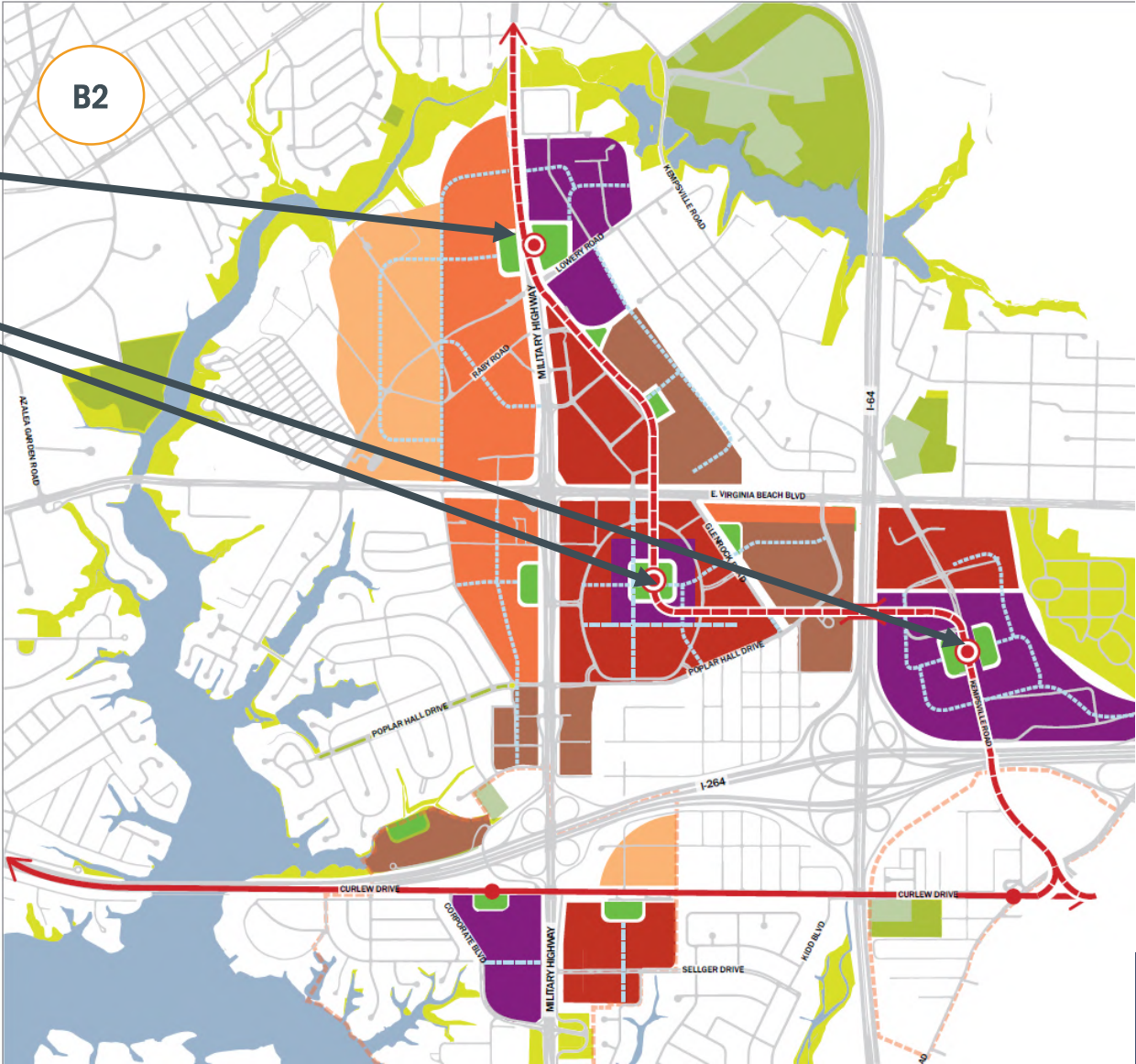
Focused on two options – A.2. and B.2. because they are most transformative





# OPTION B.2 — Maximize TOD

3 STATION AREAS

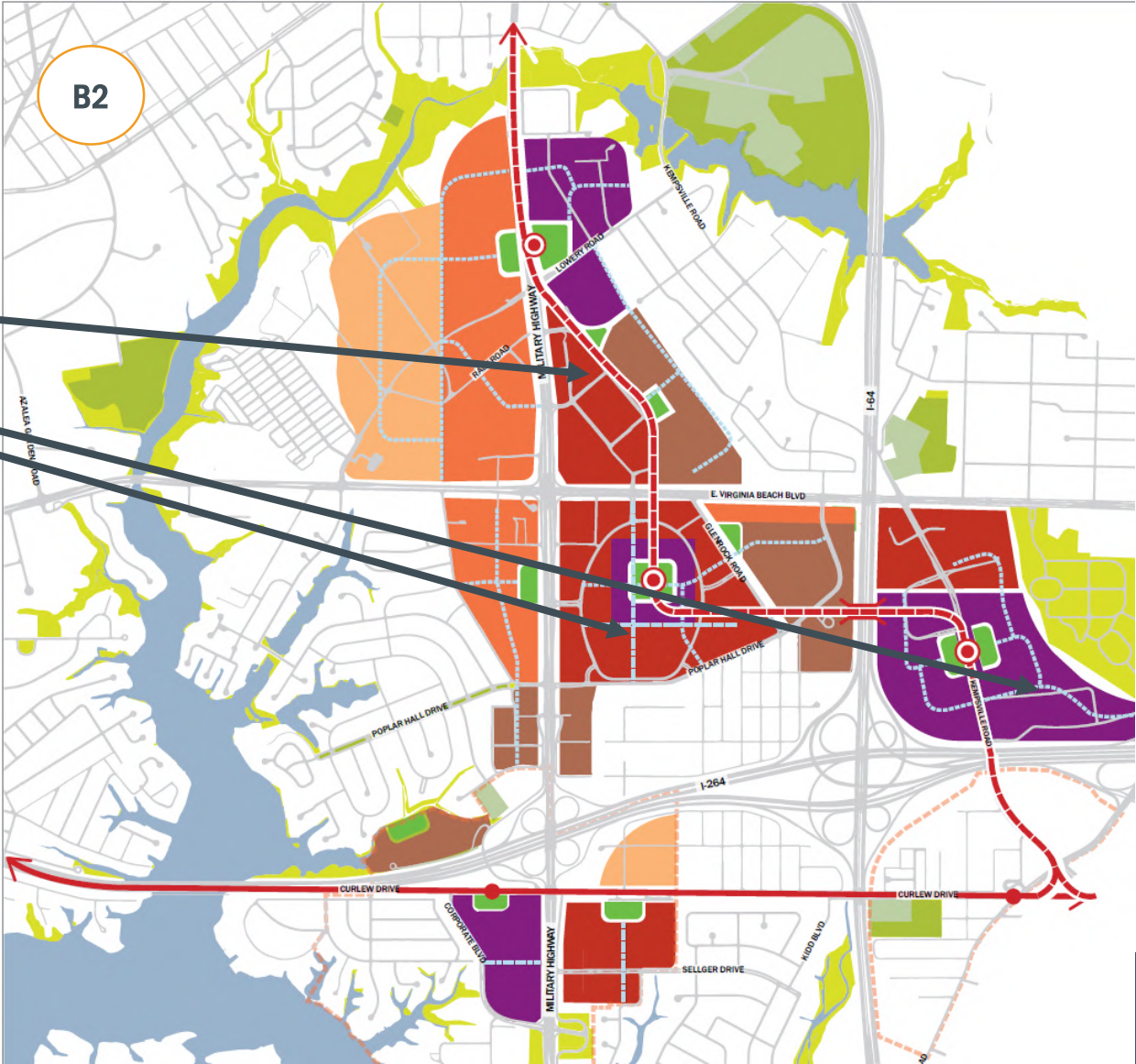




# OPTION B.2— Revitalize

3 STATION  
AREAS

2 RETAIL CENTERS  
AND HOSPITAL



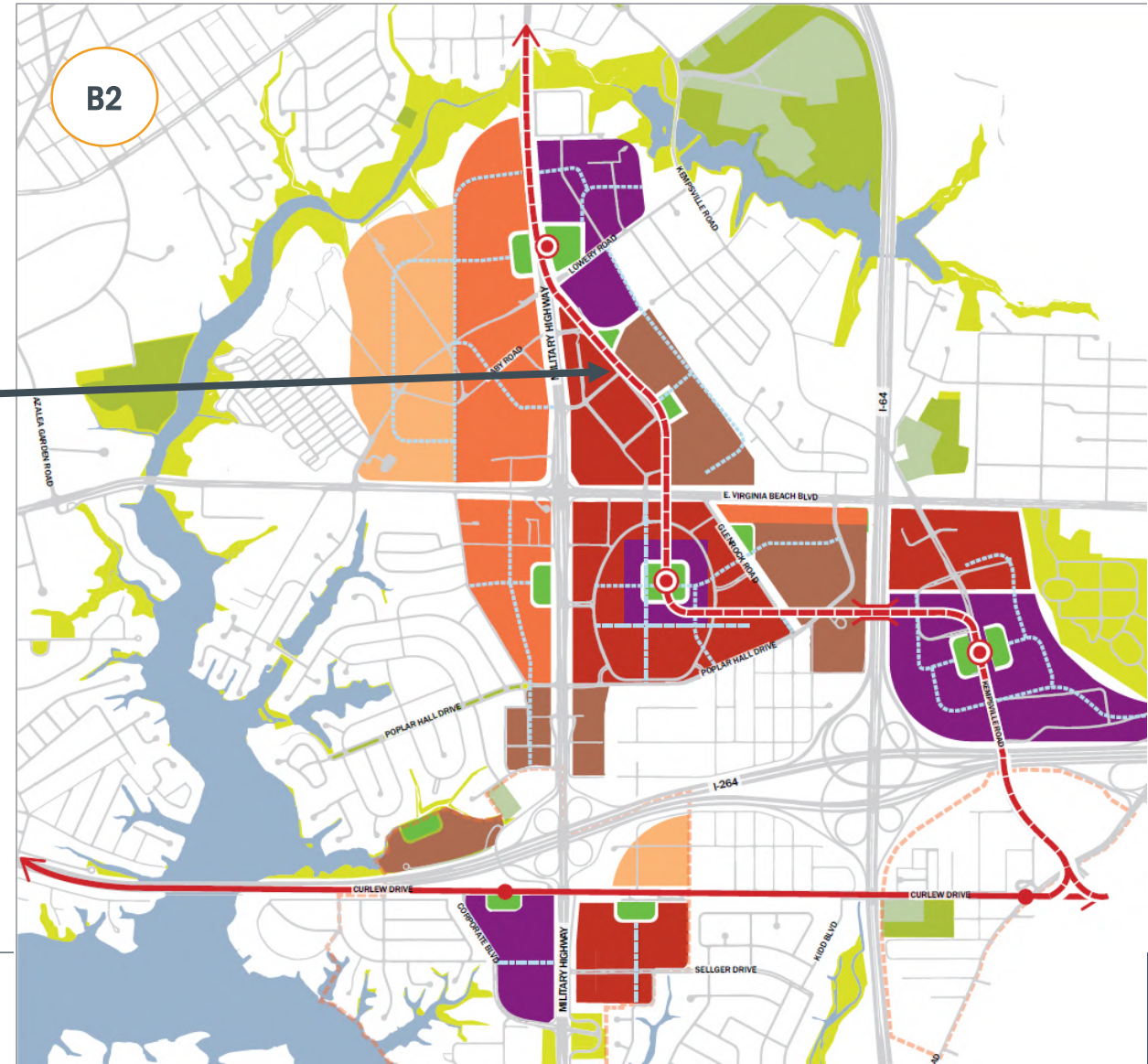


# OPTION B.2— Connect

3 STATION  
AREAS

2 RETAIL CENTERS  
AND HOSPITAL

NEW TRANSIT  
BOULEVARD





VISION

**A 50-year  
Transformation**





# VISION HIGHLIGHTS

- Potential for over 6,000 housing units and 16 million square feet of non-residential development
- Transit oriented mixed use development with a variety of residential options
- Institutional and civic uses as anchors
- Urban streetscapes, pocket parks and urban plazas with walkable and bikeable streets





# 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



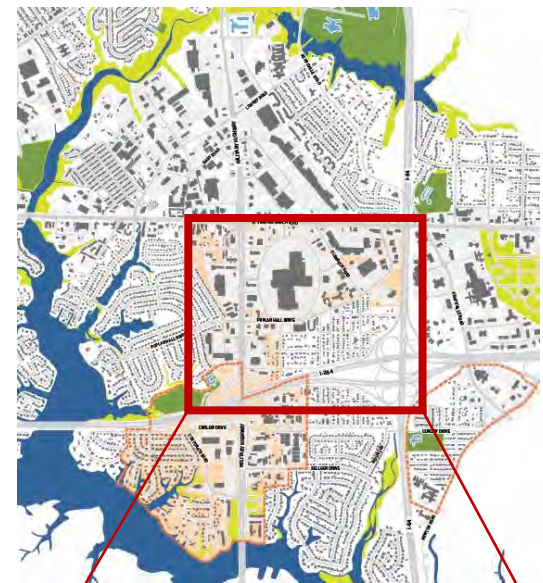


# WHAT COULD THIS LOOK LIKE?





# MILITARY CIRCLE AREA



Corridor  
Retail/Residential  
along Highways

Dense Urban Center  
Office/Institutional  
Redevelopment

Pocket Parks &  
Plazas

Residential Mixed  
Use & Density  
Neighborhoods



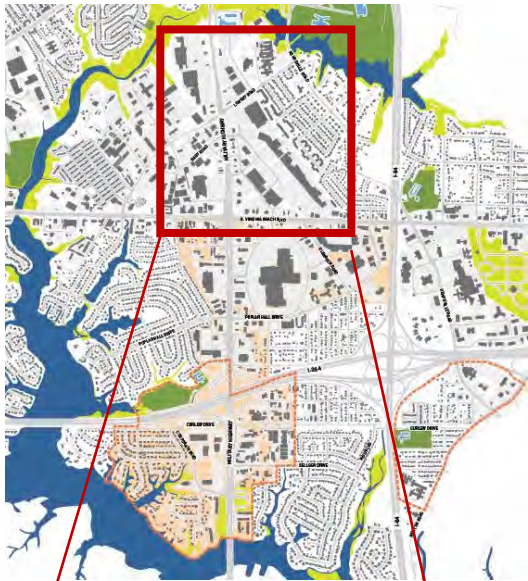


# WHAT COULD THIS LOOK LIKE?





# JANAF AREA

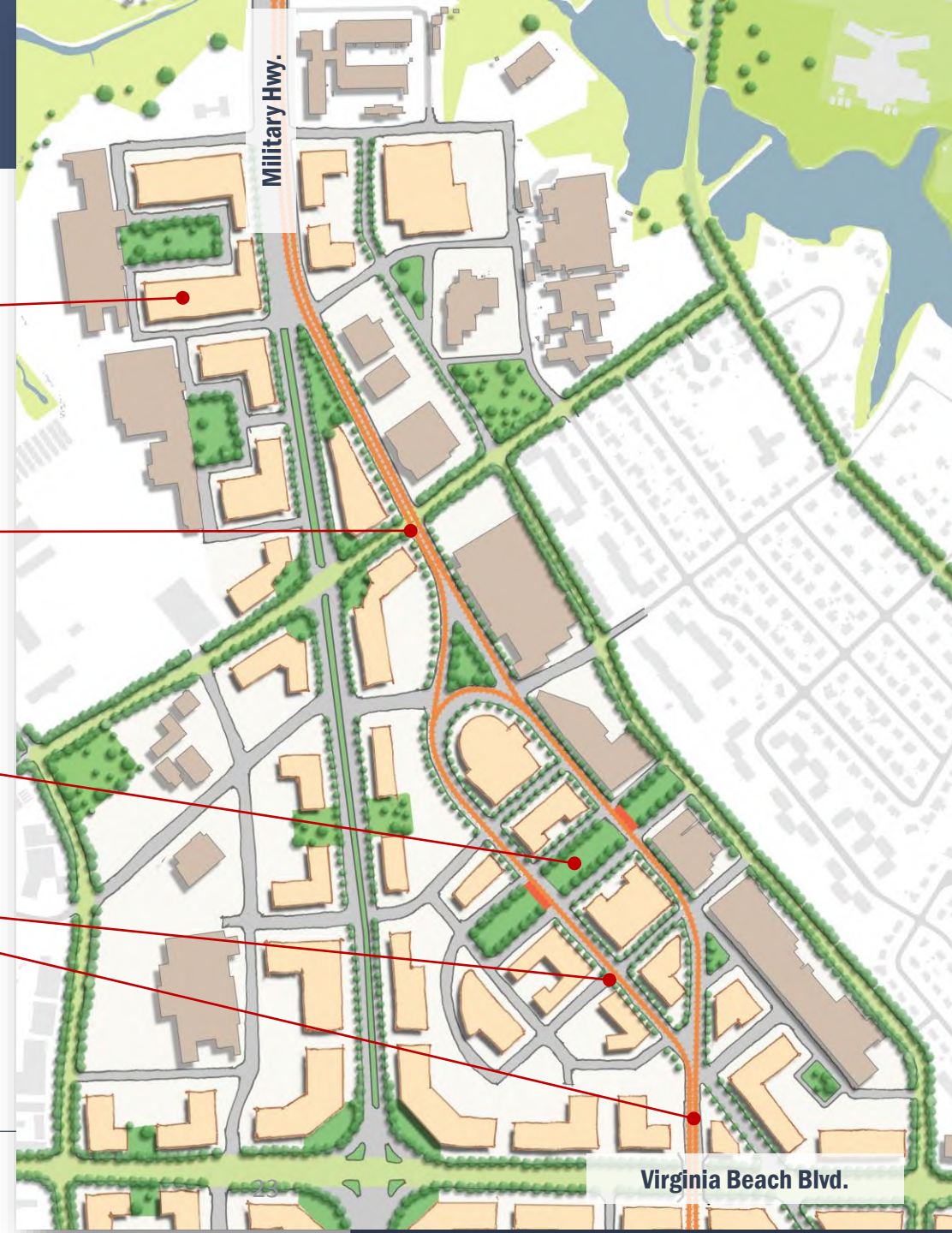


Existing Big Box retail converted to Mixed Use  
“Lifestyle Centers”

Mixed Office &  
Residential along new  
Transit Boulevard

New Urban Center at  
Station Area

Off Peak Circulator  
Trains between the two  
Centers



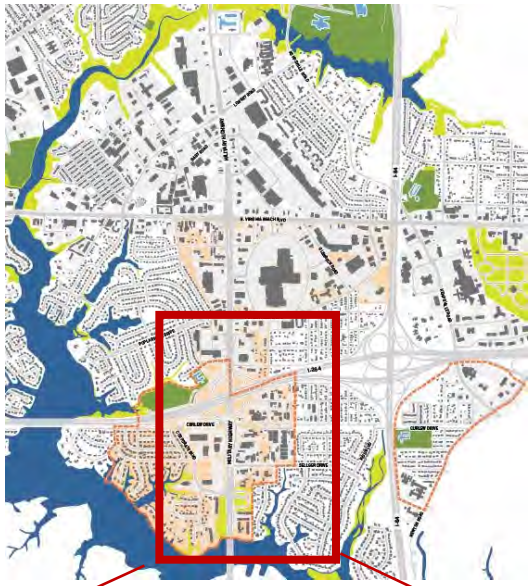


# WHAT COULD THIS LOOK LIKE?





# CURLEW DRIVE AREA



Corridor  
Retail/Residential  
along Highways

Office/Institutional  
Redevelopment

Pocket Parks &  
Plazas



Existing Development

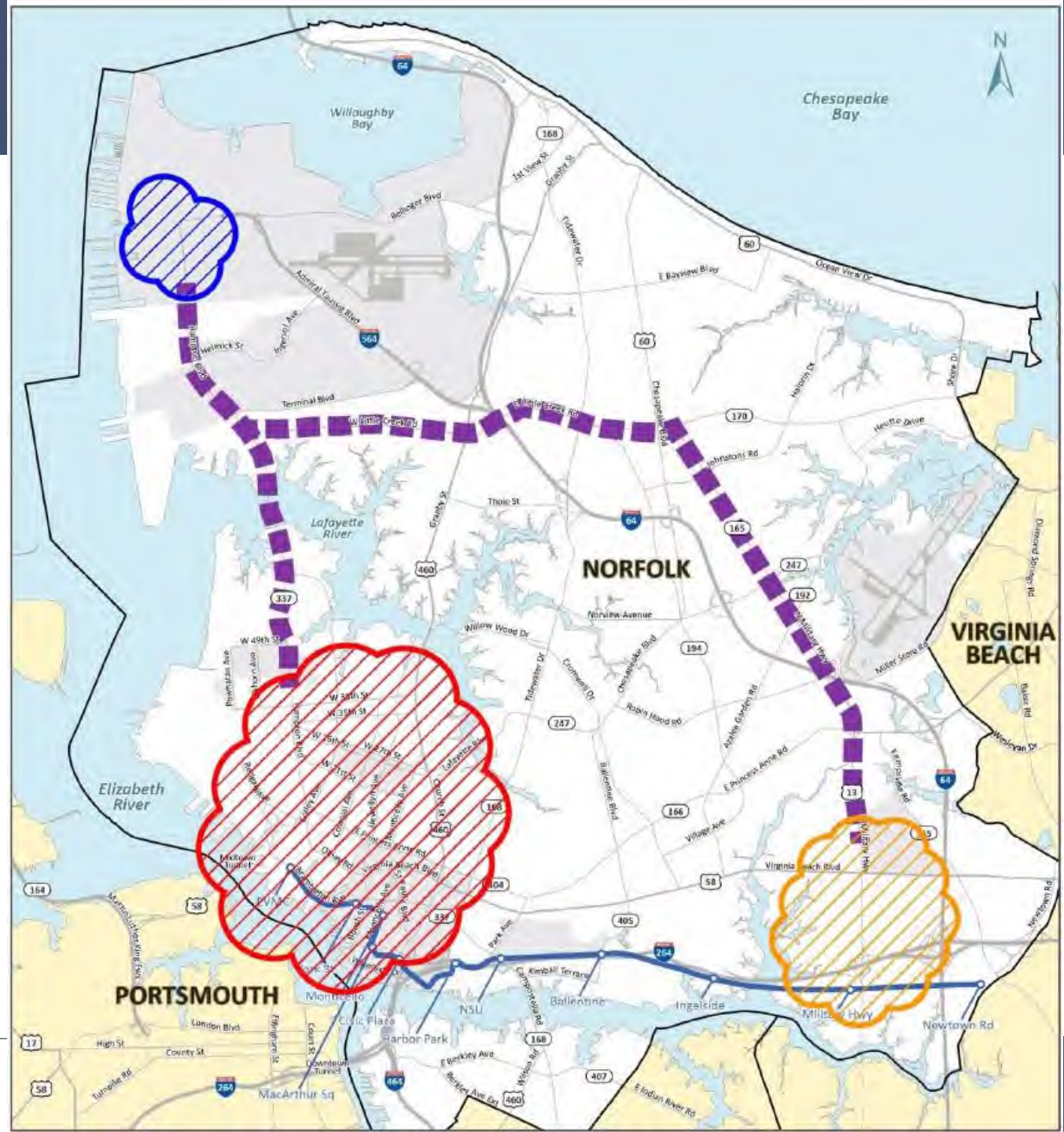
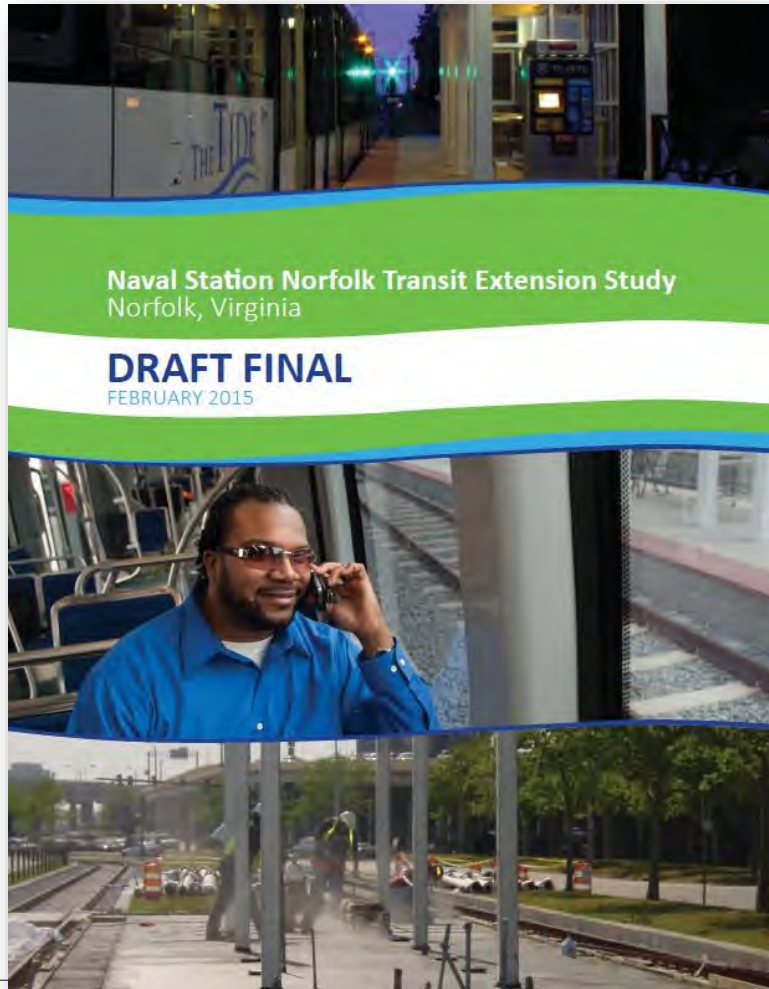


Next Steps:  
WHERE DO WE GO FROM HERE?





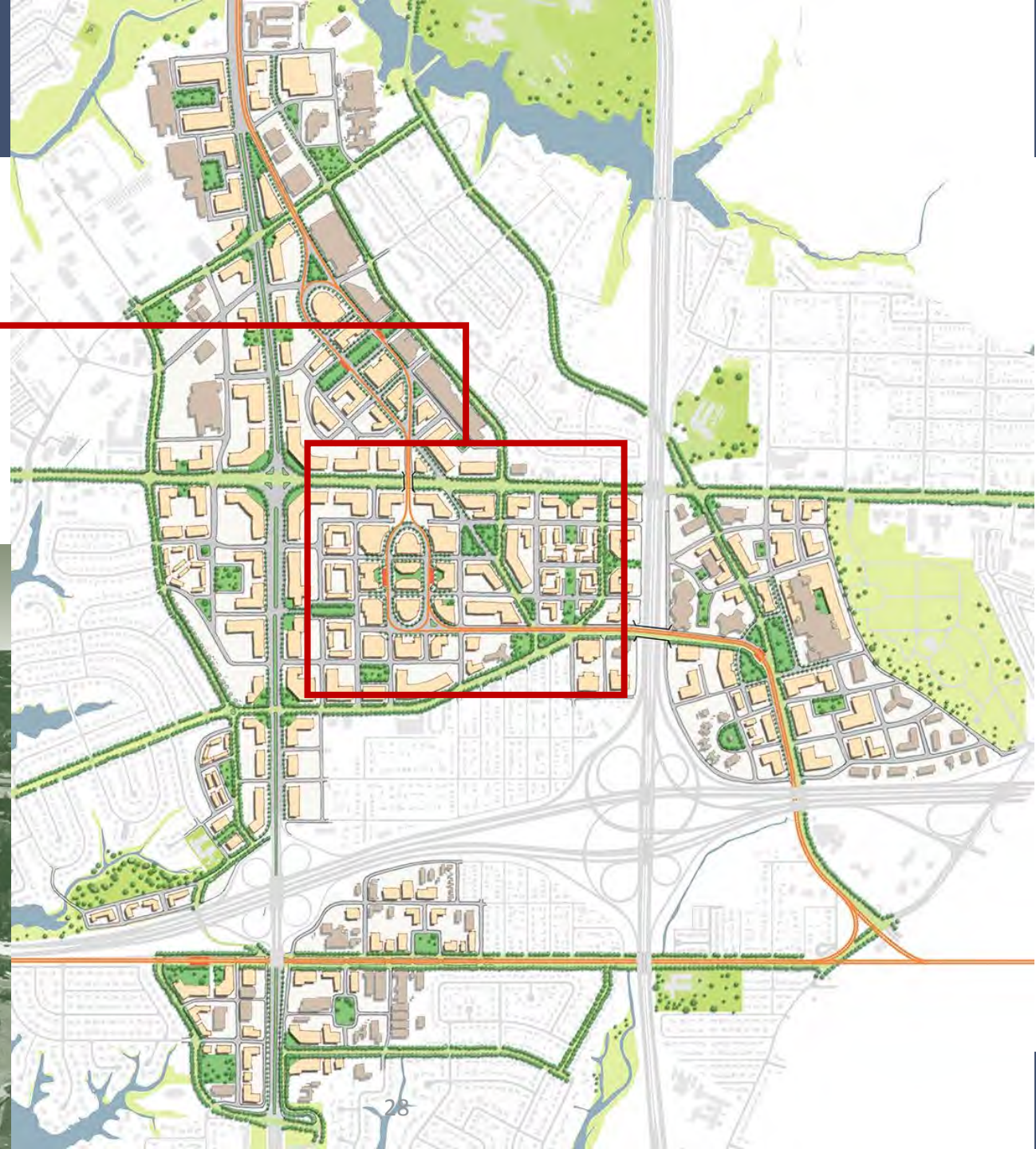
# LIGHT RAIL EXTENSION





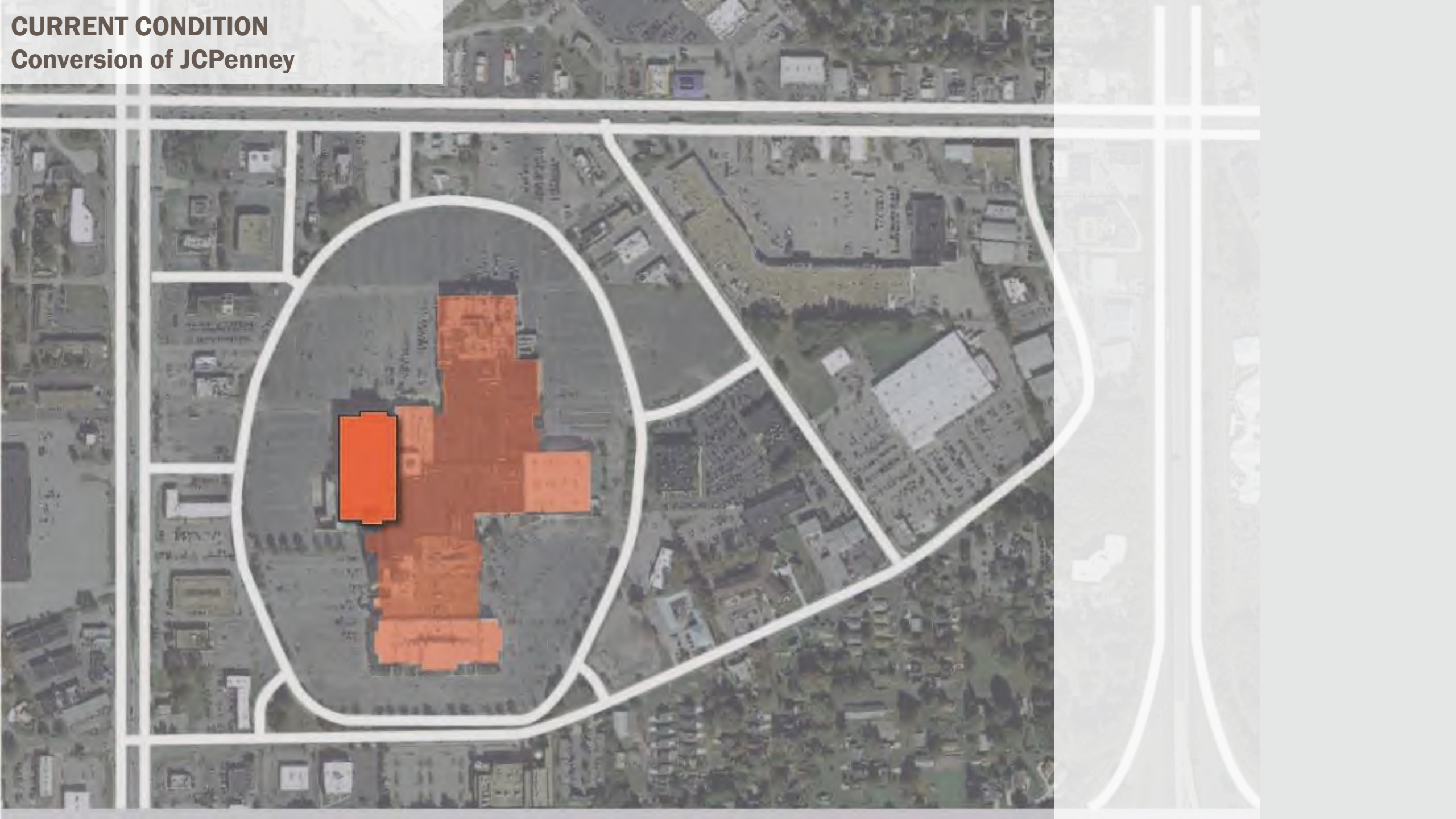
# GRADUAL IMPLEMENTATION

Military Circle Mall Area



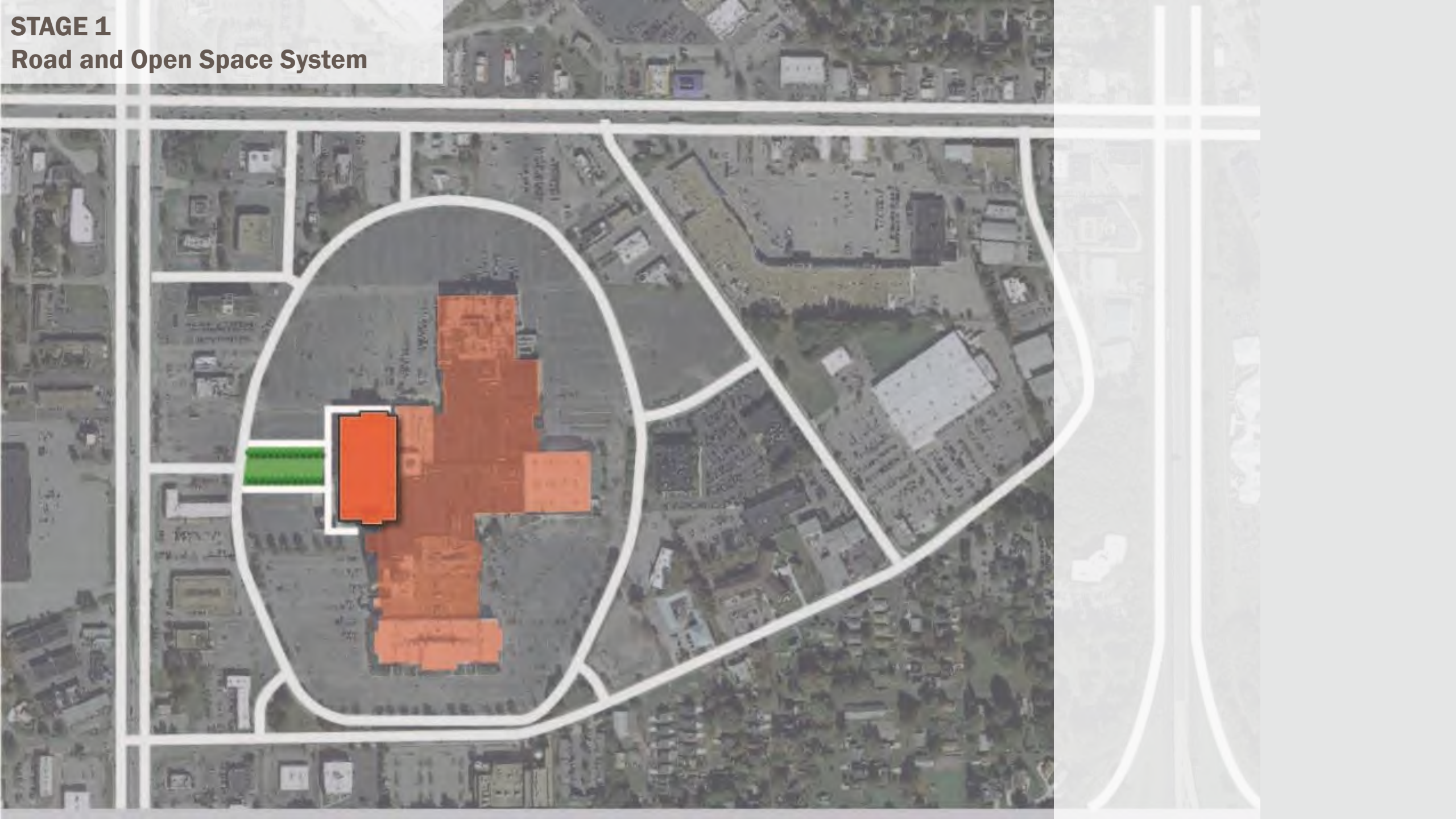


**CURRENT CONDITION**  
**Conversion of JCPenney**



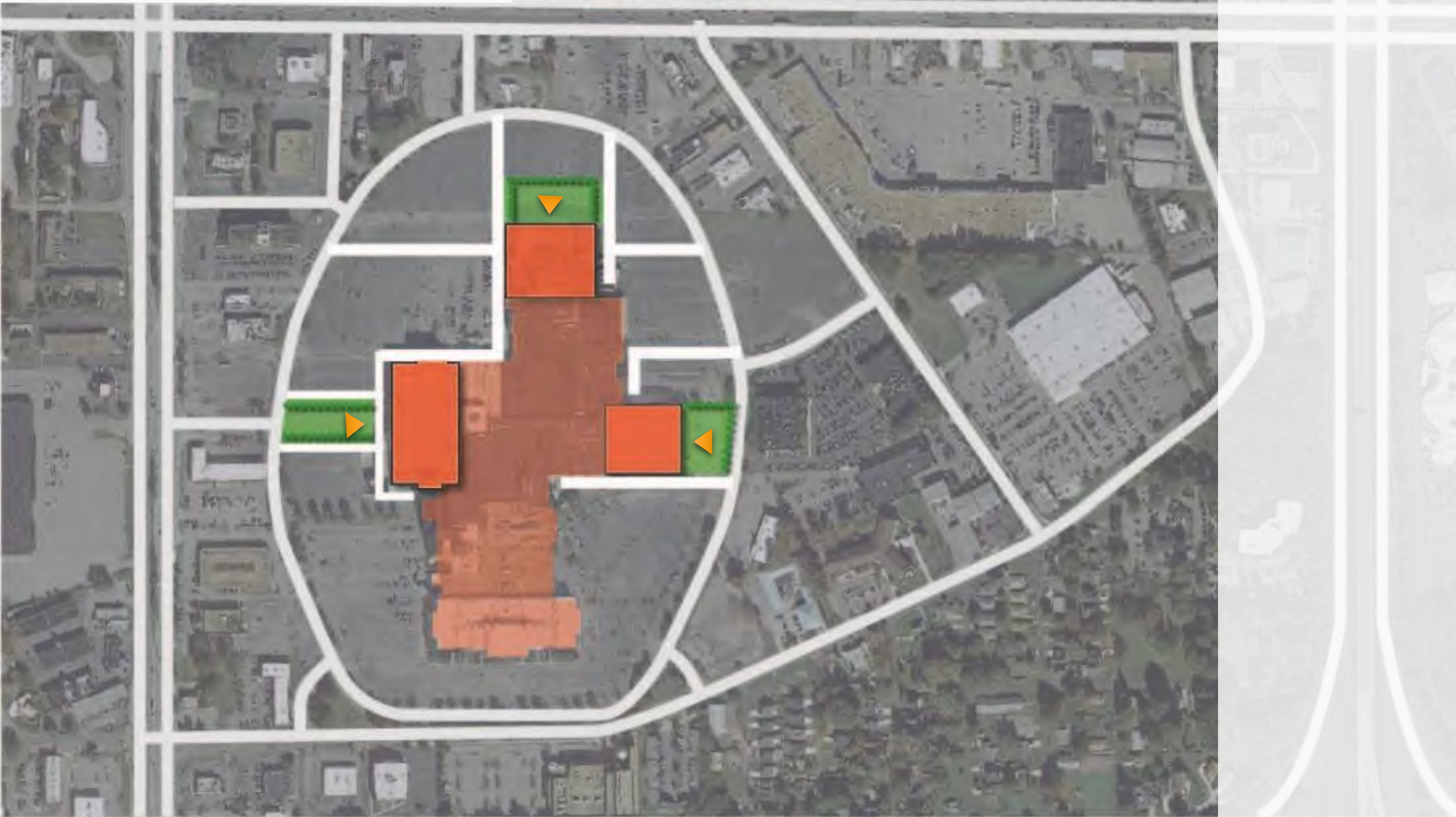


**STAGE 1**  
**Road and Open Space System**





**STAGE 2**  
**Convert Other Mall Anchors, Face**  
**Outward, Continue Road Network**





**STAGE 3**  
**Demolition of Mall, Introduction of**  
**New Office Buildings**



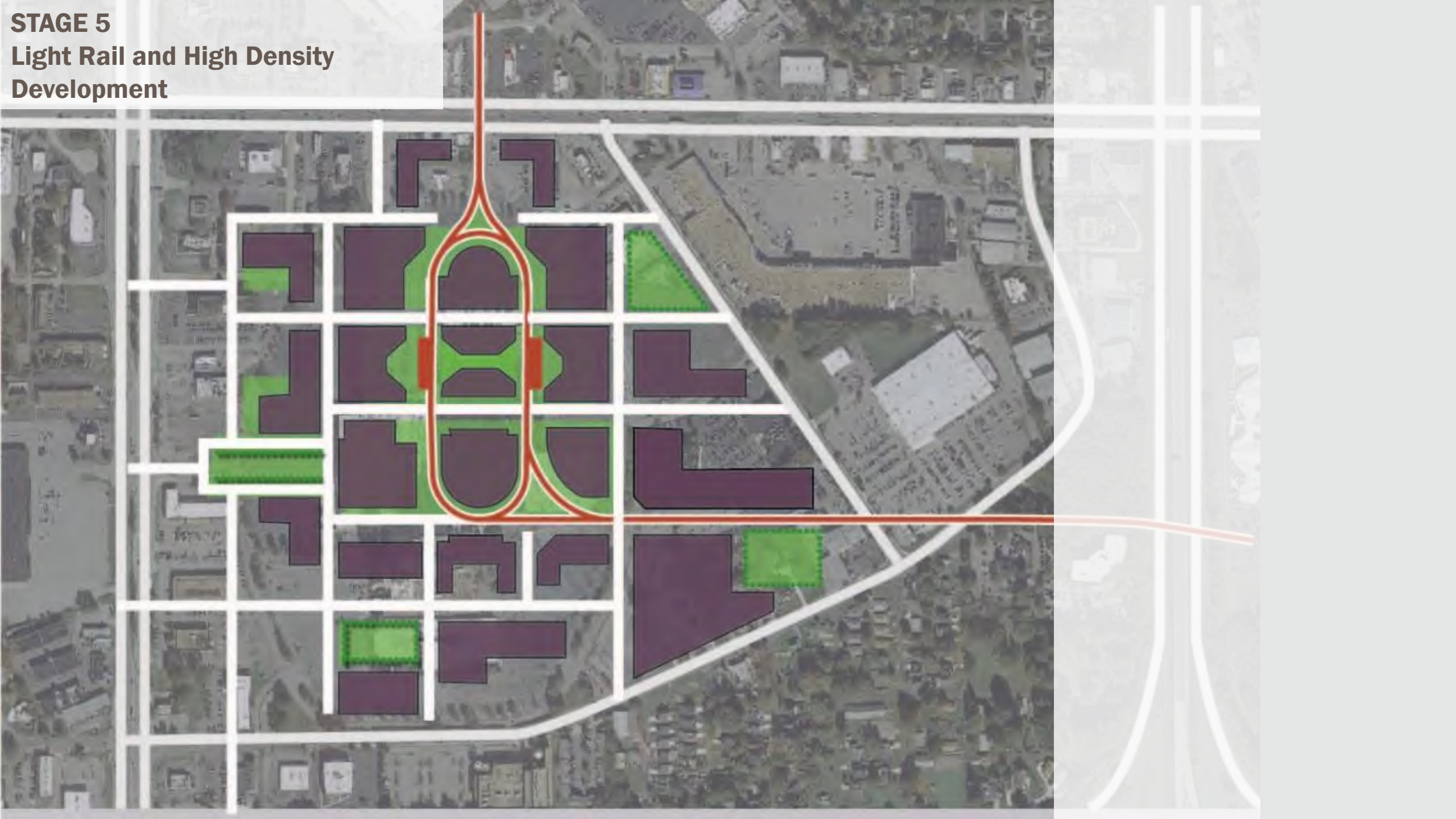


**STAGE 4**  
**Redevelopment of Anchors**



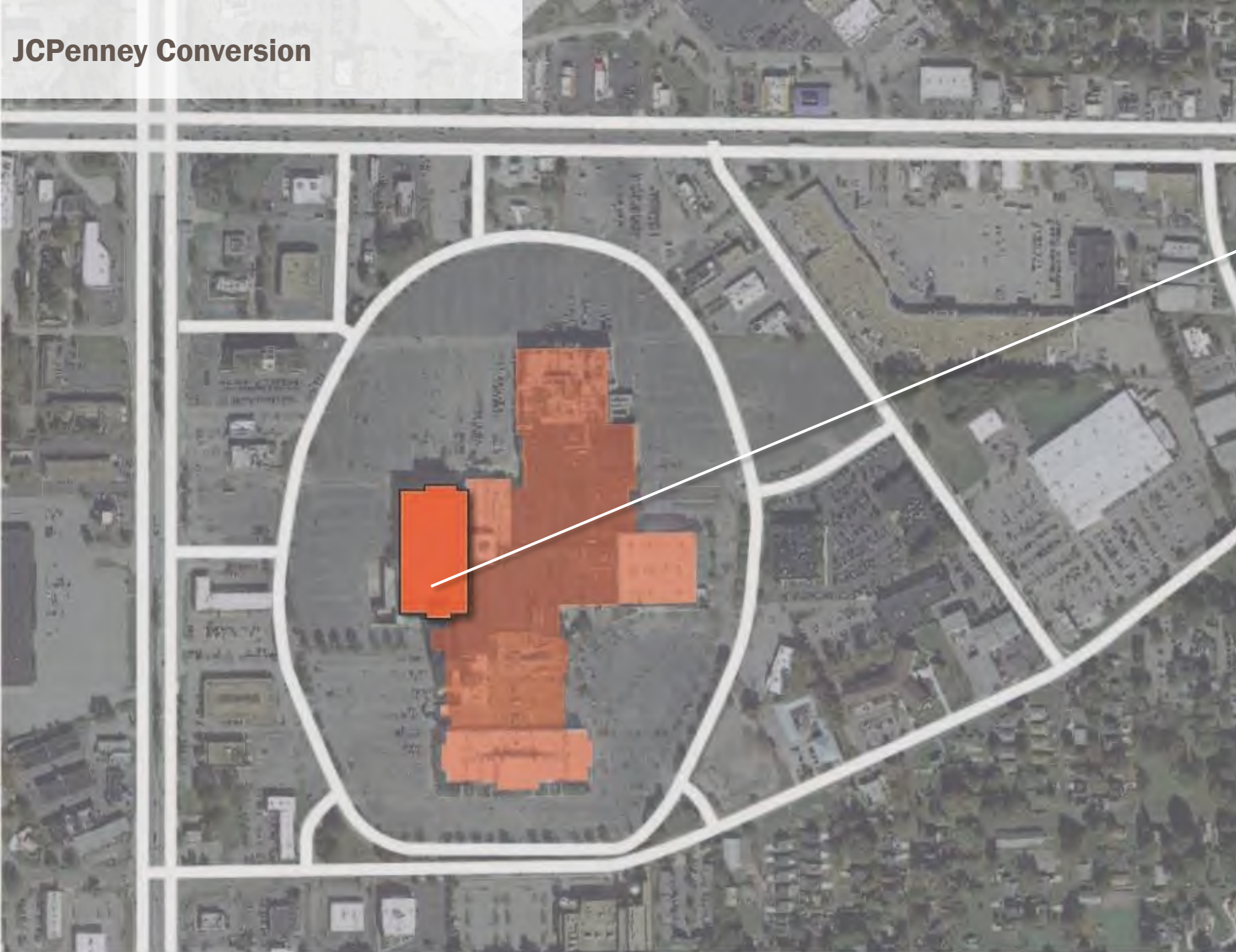


**STAGE 5**  
**Light Rail and High Density**  
**Development**





# JCPenney Conversion



Conversion of JCPenney store into office space



# JCPENNEY CONVERSION

















# ADDITIONAL INFORMATION

[www.norfolk.gov/militarycirclestudy](http://www.norfolk.gov/militarycirclestudy)

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