

ITA and Vicinity Master Plan Update



PHASE 3
OCTOBER 10 & 11, 2017

Project Team

Prepared For:



Prepared By:

- Urban Design Associates
- WPL
- VHB
- The Miles Agency

Three Phase Process

Phase 1 - Understanding

October 13th Public Meeting

Phase 2A - Exploring Ideas

November 17th Public Meeting

Phase 2B - Developing Plan

December through August

Phase 3 - Deciding

Public Meetings - September 27th and

October 10th 2017

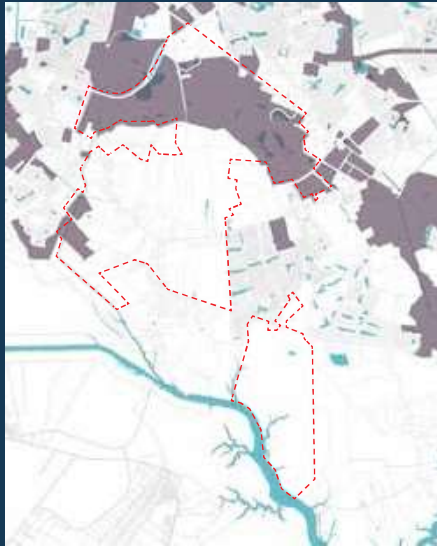


2010 to 2016 What has Changed?



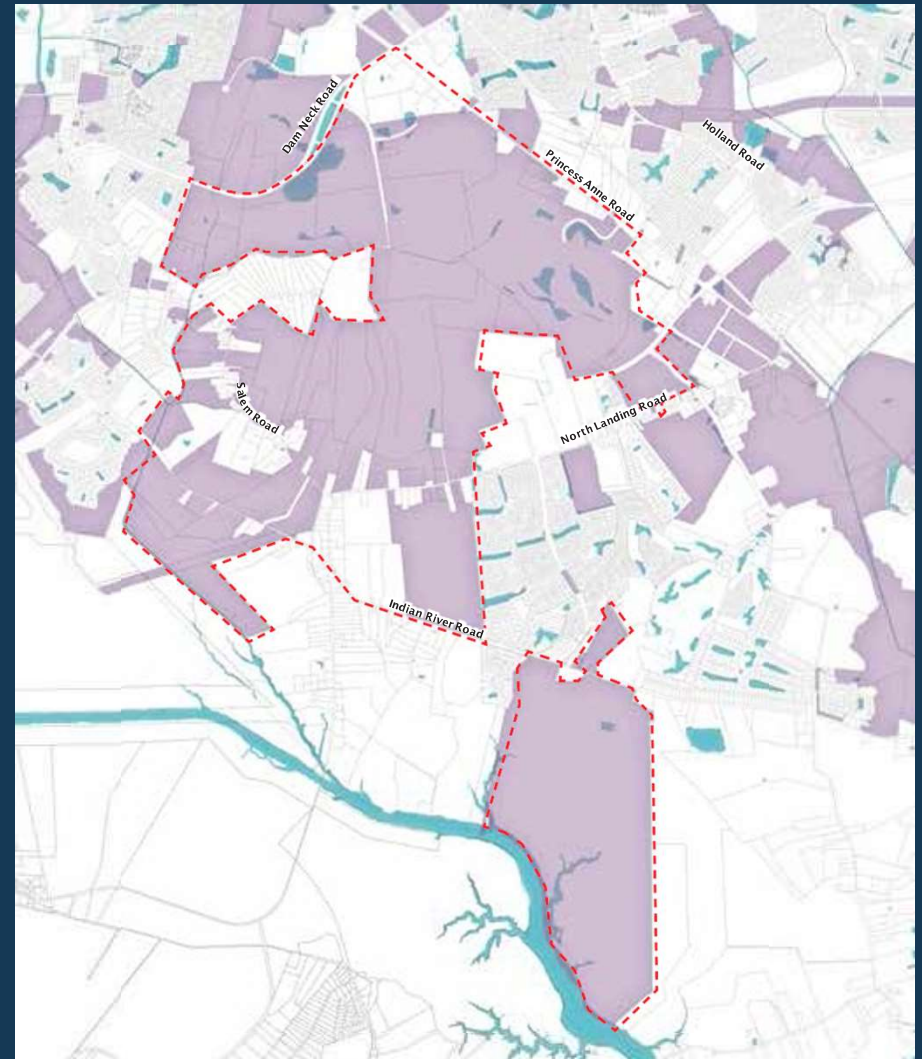
- Ownership/City-Owned Property
- Market and Economic Conditions
- City Priorities
- Major Stakeholders
- Planned/Implemented Projects
- Increasing need to focus on Stormwater and Flood Resiliency

City-Owned Property



- The city has been active in acquiring property in the ITA and Transition Area.
- The majority of the study area is City-owned.
- This provides a great opportunity for a coordinated approach to development and preservation.

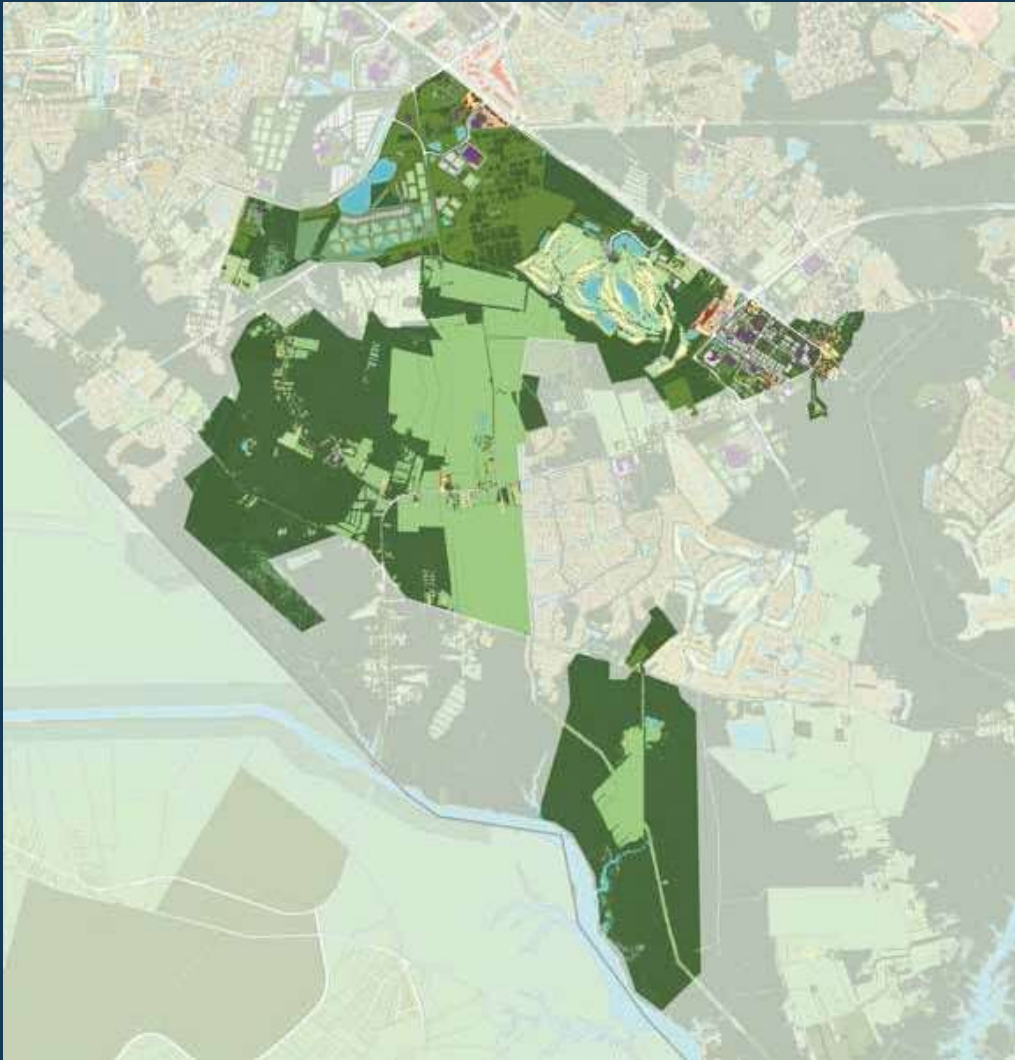
CITY-OWNED PROPERTY (2010)



CITY-OWNED PROPERTY 2016

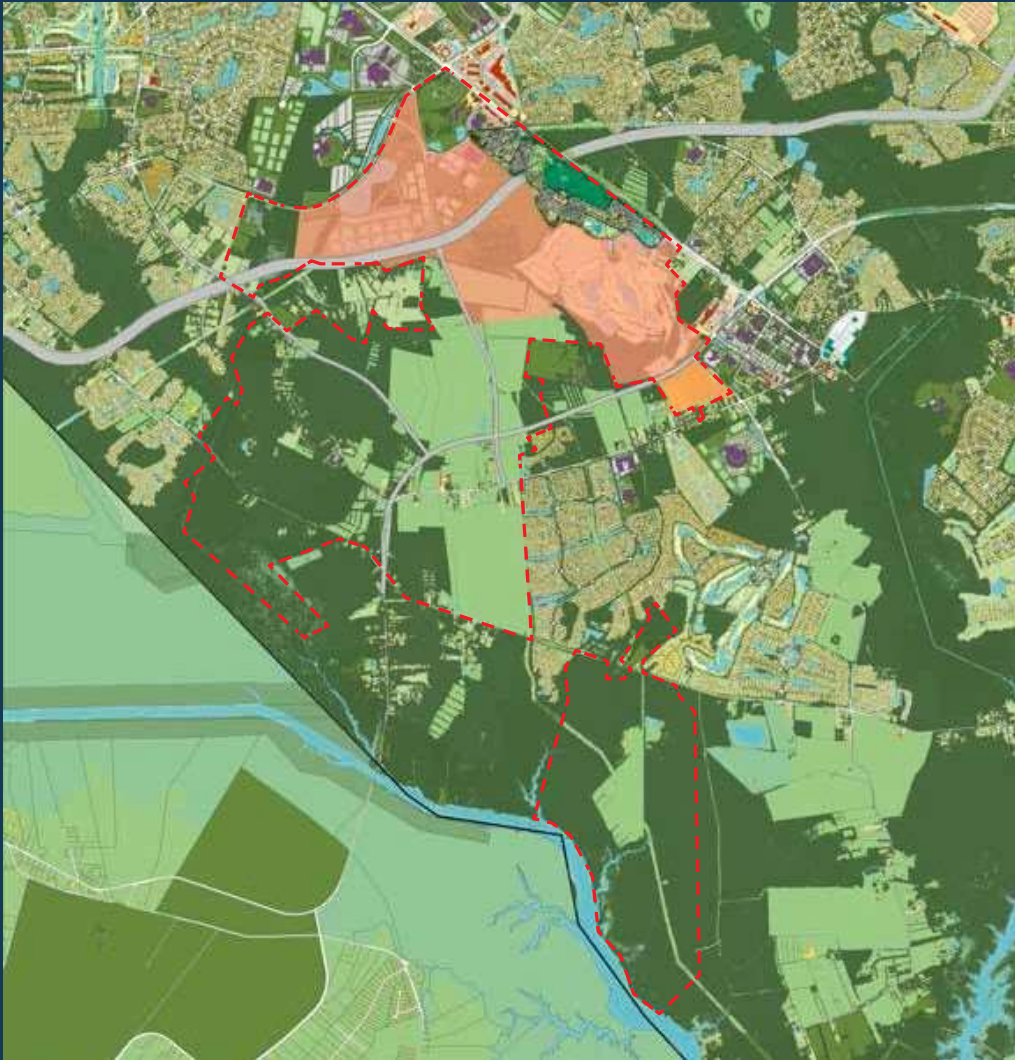


ITA, Courthouse East and Vicinity



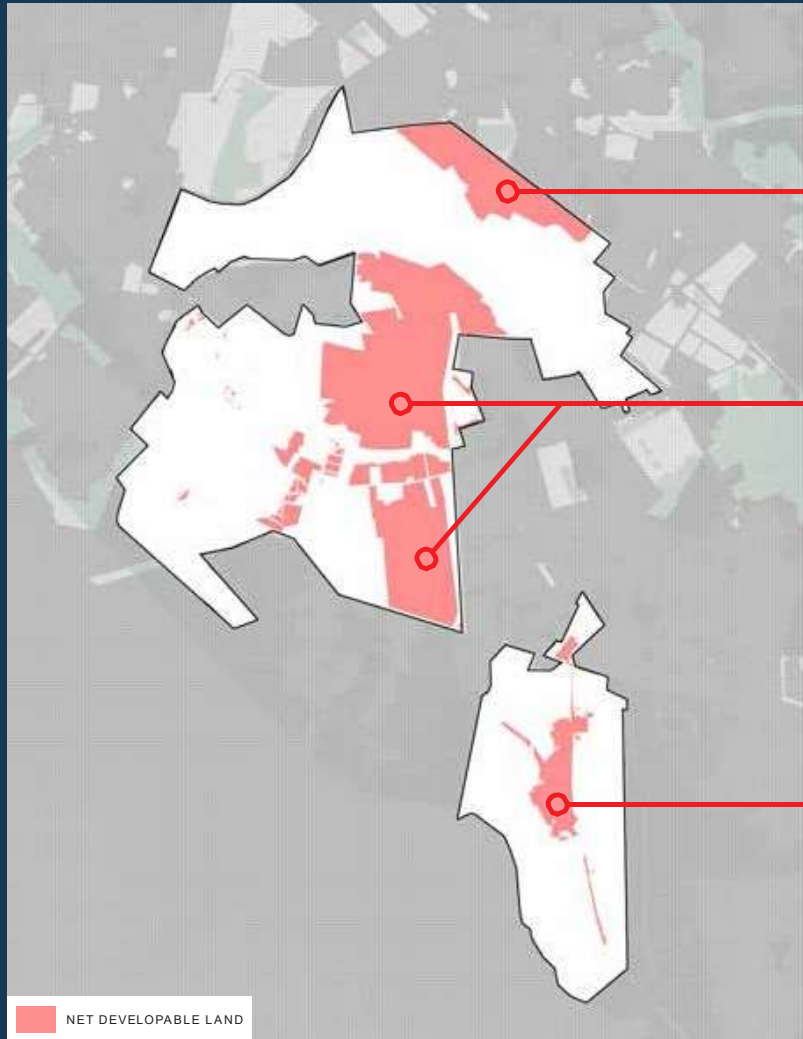
- The Portrait of Existing Conditions shows the current land uses in the study area
- The study area now includes the former Rock Church property and Courthouse East
- Much of the land is agricultural, undeveloped, and rural

Current Projects in the ITA



- Expansion of the Princess Anne Athletic Complex
- Biotech Campus along Princess Anne Road
- Development adjacent to the Historic District
- Veterans Care Center
- Infrastructure improvements

Developable Land Analysis



Bio-Medical Park (~155 ac.)

Brown + Brenneman Farms (~590 ac.)

North Landing Park (~77 ac.)

Net Developable Land = ~822 acres

Illustrative Master Plan



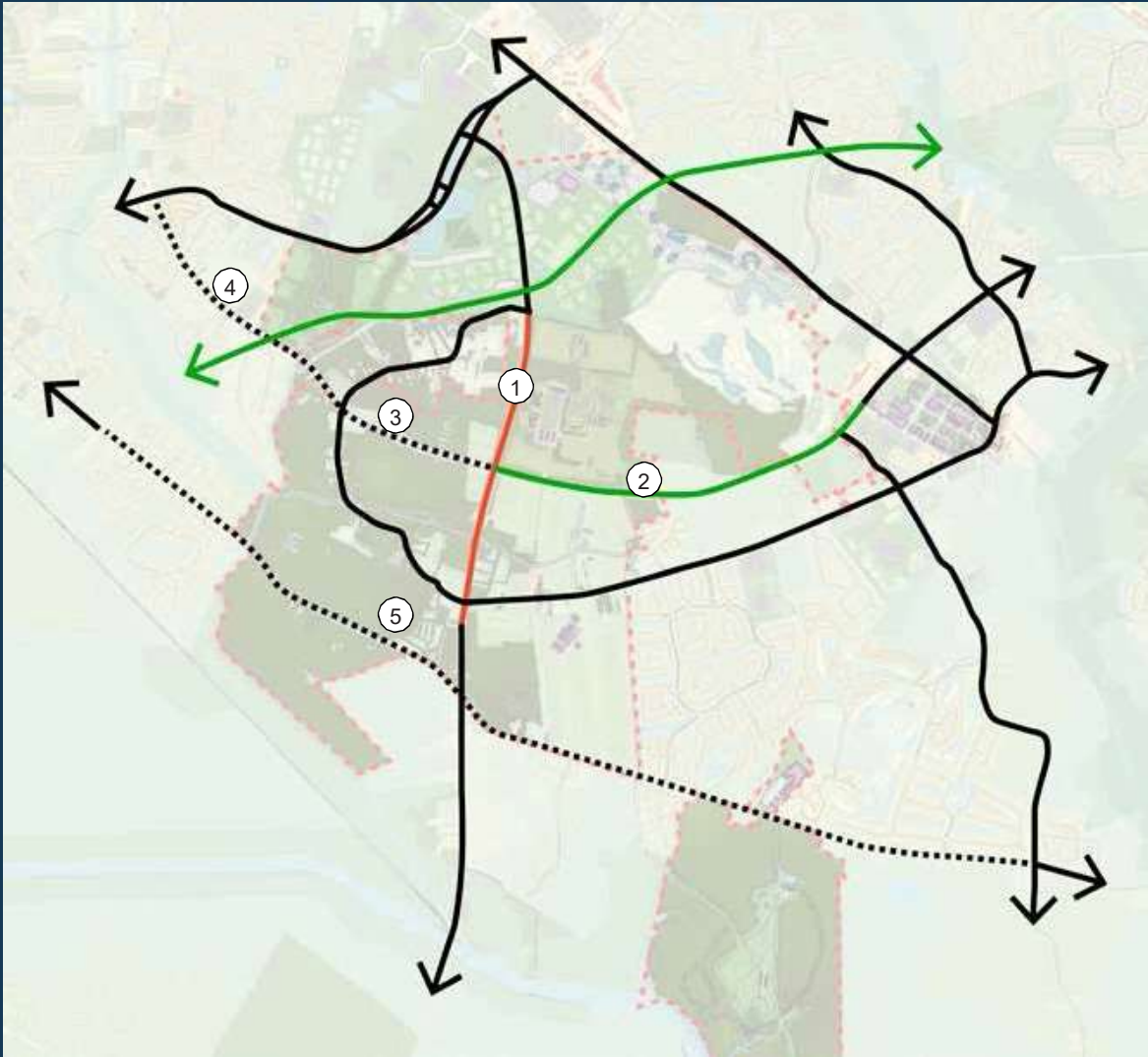
ILLUSTRATIVE PLAN

- Protect the operational viability of Oceana and Fentress
- Build an extensive open space network.
- Expand and improve the road infrastructure.
- Improve storm resiliency using advanced storm water management techniques.
- Concentrate commercial development around urbanized areas in the north.
- Build a consolidated Municipal Services Campus for the city.
- Create an agricultural research facility.
- Create an environmental research center focused on the Albermarle watershed.
- Preserve and enhance the historic, cultural, rural and natural heritage of the area.

Frameworks: Roads and Stormwater Management



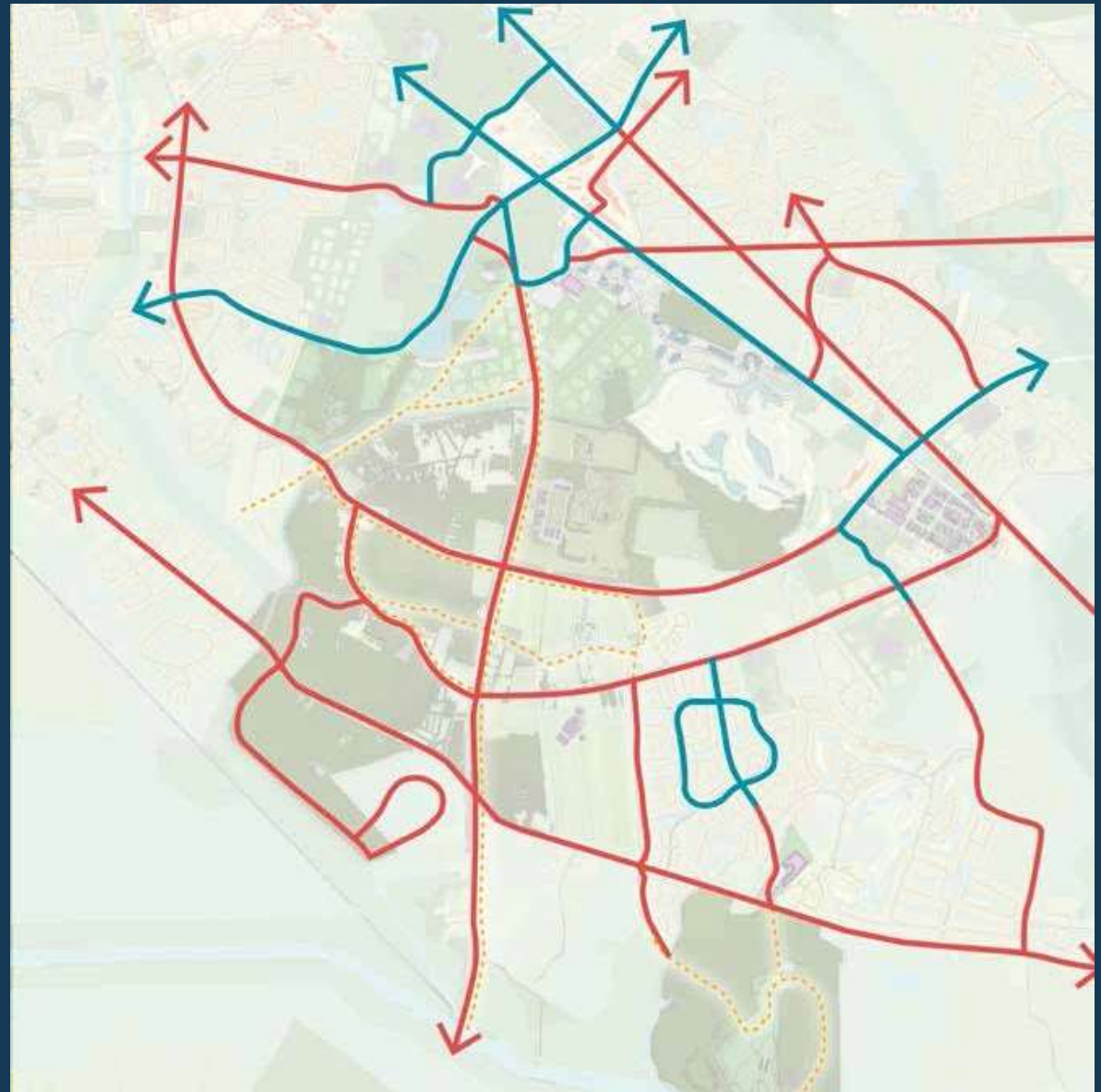
Road Frameworks Plan



1. Landstown Road Extension
2. Nimmo Parkway Extension to Landstown Road
3. Nimmo Extension to Salem Road
4. Salem Road Improvements
5. Indian River Road Improvements

Trail Network

- Existing Trail Network
- Planned Trail Network Extension
- Proposed Additional Extensions



Stormwater Management Objectives for the Plan

- Increase Resiliency to Sea Level Rise, storms, and wind-driven tides
- Exceed the latest Stormwater Regulations with public infrastructure to incentivize development
 - Water Quality
 - Water Quantity
- Utilize cutting edge stormwater solutions to maximize public education opportunities
 - Natural Channel Design/Stream Restoration
 - Constructed Wetlands
 - Wet Swales
 - Bio-retentions
 - Wet Pond Level 1 and 2
 - Permeable Pavements

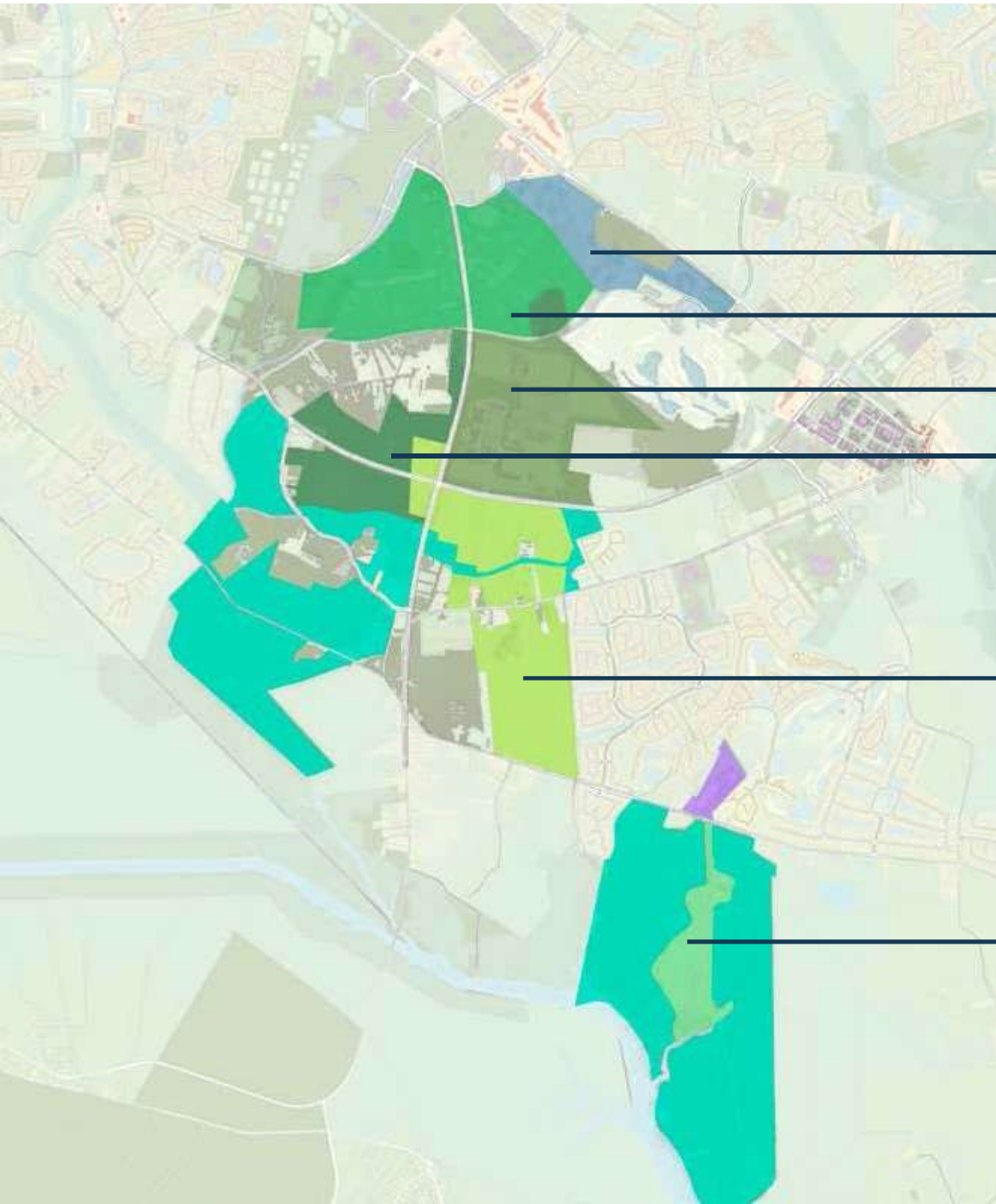




Initiative Areas



Land Use Plan



Bio-Tech Park

Sports Center

Municipal Services Facilities

Preservation and Passive
Recreation

Agricultural Production

North Landing Park

Bio-Tech Park and Sports Center Plan



Preservation and Passive Recreation



- Design the area for recreational canoeing, kayaking, fishing, hiking, and ornithology.
- Use stormwater facilities to expand wildlife habitats.
- Increase tree, shrub, and plant life.
- Build trails for equestrian, bicycling, and hiking.
- Design stormwater facilities capable of storing water during storm events.

City Municipal Services Campus



- SPSA Transfer Station (currently located at Rosemont Road and Concert Drive)
- Public Works Operations and Maintenance
- Public Utilities Operations and Maintenance
- Citizen Waste & Recycling Drop-Off
- Storage and Mulching of Debris After Storm Events

Agricultural Production



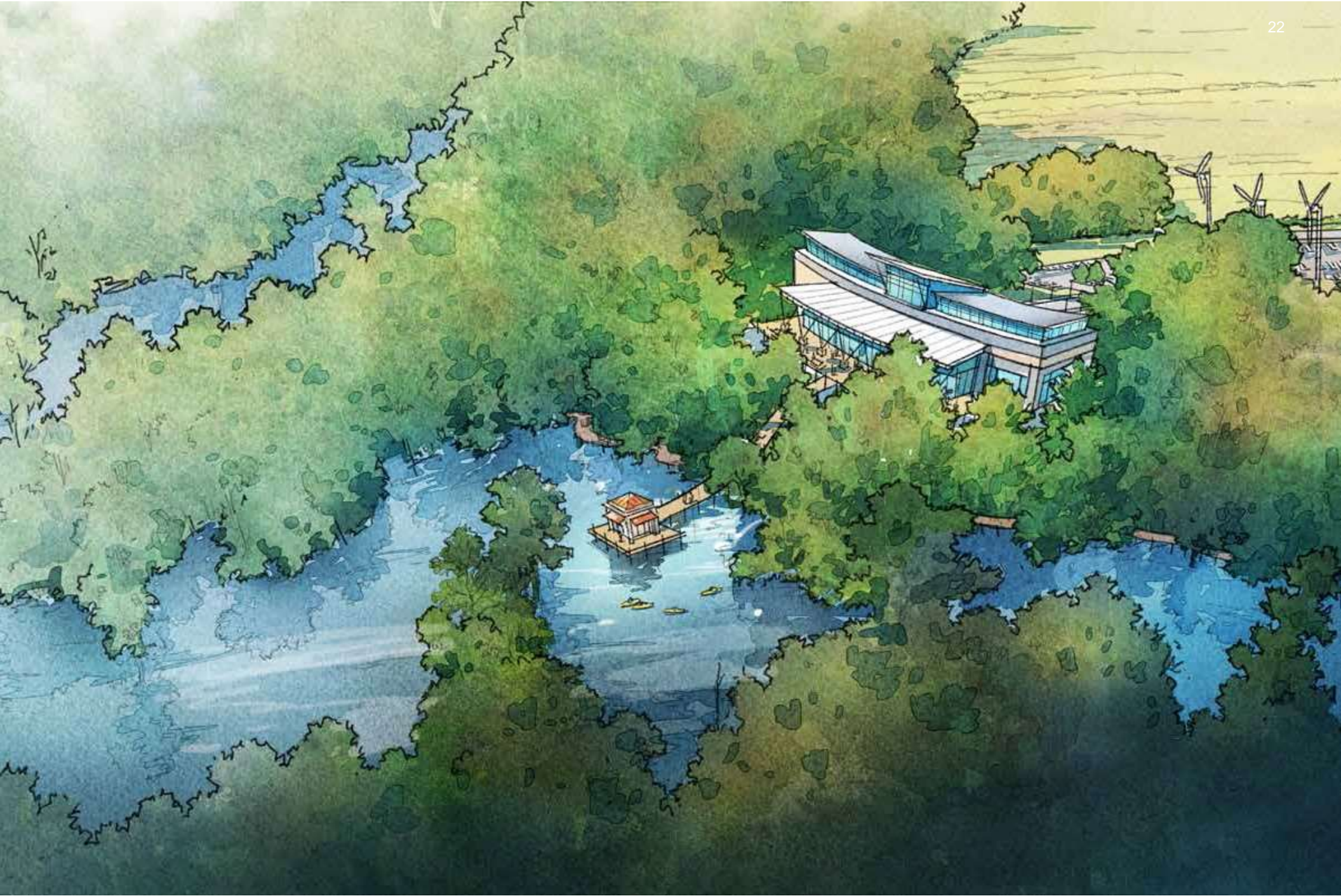
- Agricultural land preservation
- Crop experimentation and testing
- Nursery Stock
- Value-added processing
- High-value crops
- Industry Partnerships
- Distribution methods and opportunities
- Educational outreach
- Small-farm economic viability
- Training young farmers
- Test kitchen and farm-to-table restaurant

North Landing Park



- 792-acre property with ~77 usable acres
- Passive Recreation focus:
 - Adventure ropes course
 - Walking, Running, and Equestrian Trails
 - Wildlife Observation
 - Kayak Launch Points, Fishing Access
 - Picnic Areas
 - Camping and Chickees
- Albemarle Conservation Center













Municipal Center



- Structure parking to free up land for mixed use development.
- Introduce a mix of residential units and provide attainable housing for City workers.
- Line streets with mixed use buildings to create a consistent pedestrian friendly network.

	EXISTING MUNICIPAL BUILDINGS
	NEW MUNICIPAL INFILL BUILDINGS
	EXISTING COMMERCIAL BUILDINGS
	NEW COMMERCIAL INFILL BUILDINGS
	NEW MULTI-FAMILY RESIDENTIAL
	NEW SINGLE-FAMILY RESIDENTIAL
	PARKING GARAGES
	AICUZ 65 DNL LINE

ILLUSTRATIVE PLAN



Historic Princess Anne Center

- Create a commercial center at the intersection of Princess Anne Road and North Landing Road.
- Provide services for nearby office workers and residents



PRINCESS ANNE HISTORIC DISTRICT



HISTORIC PRINCESS ANNE GATEWAY

