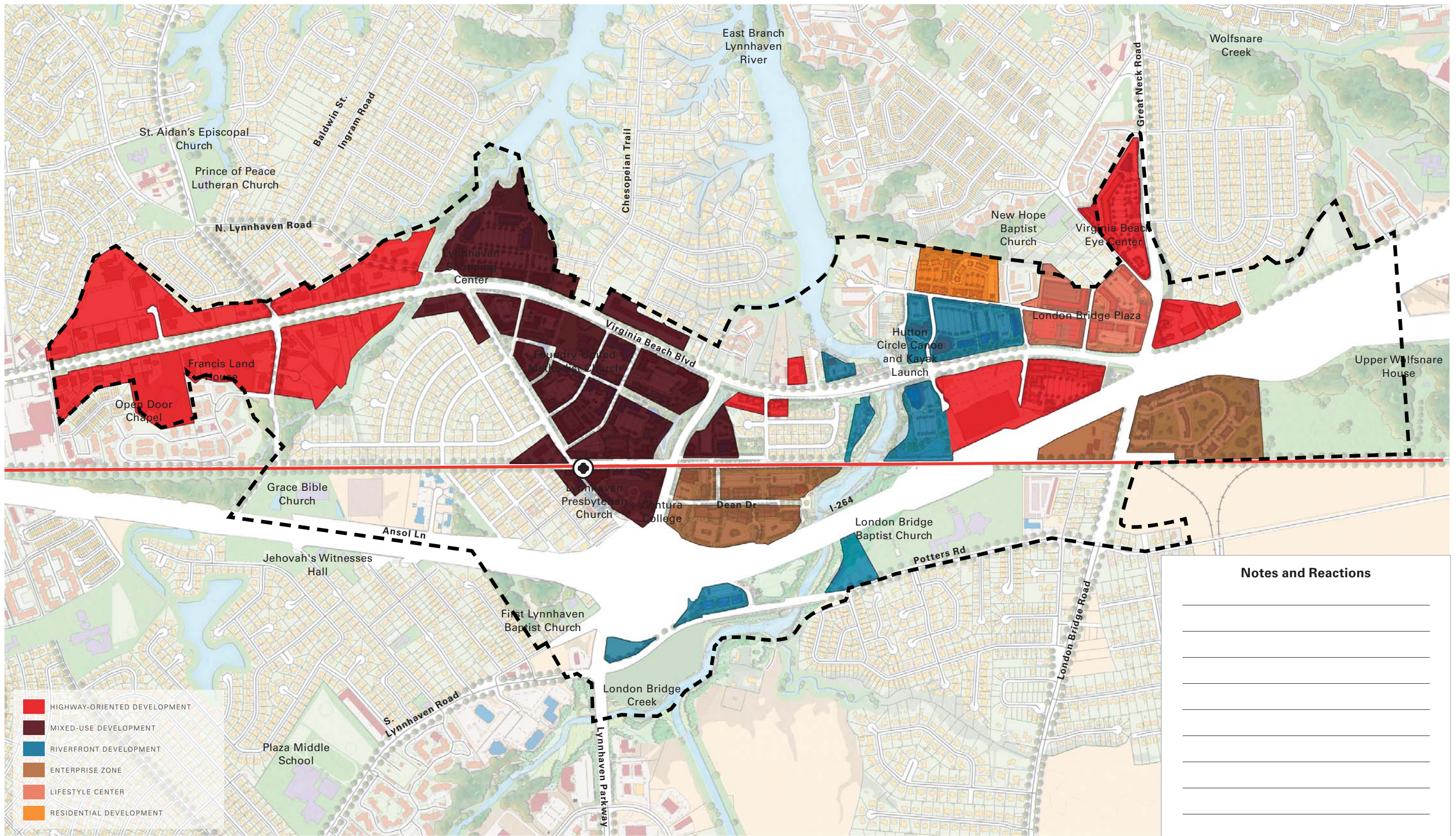




PREFERRED MASTER PLAN



CHARACTER AREAS

URBAN DESIGN ASSOCIATES

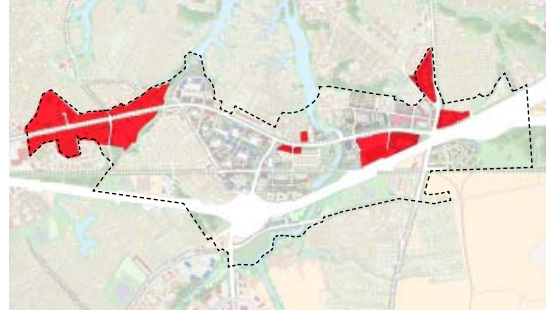
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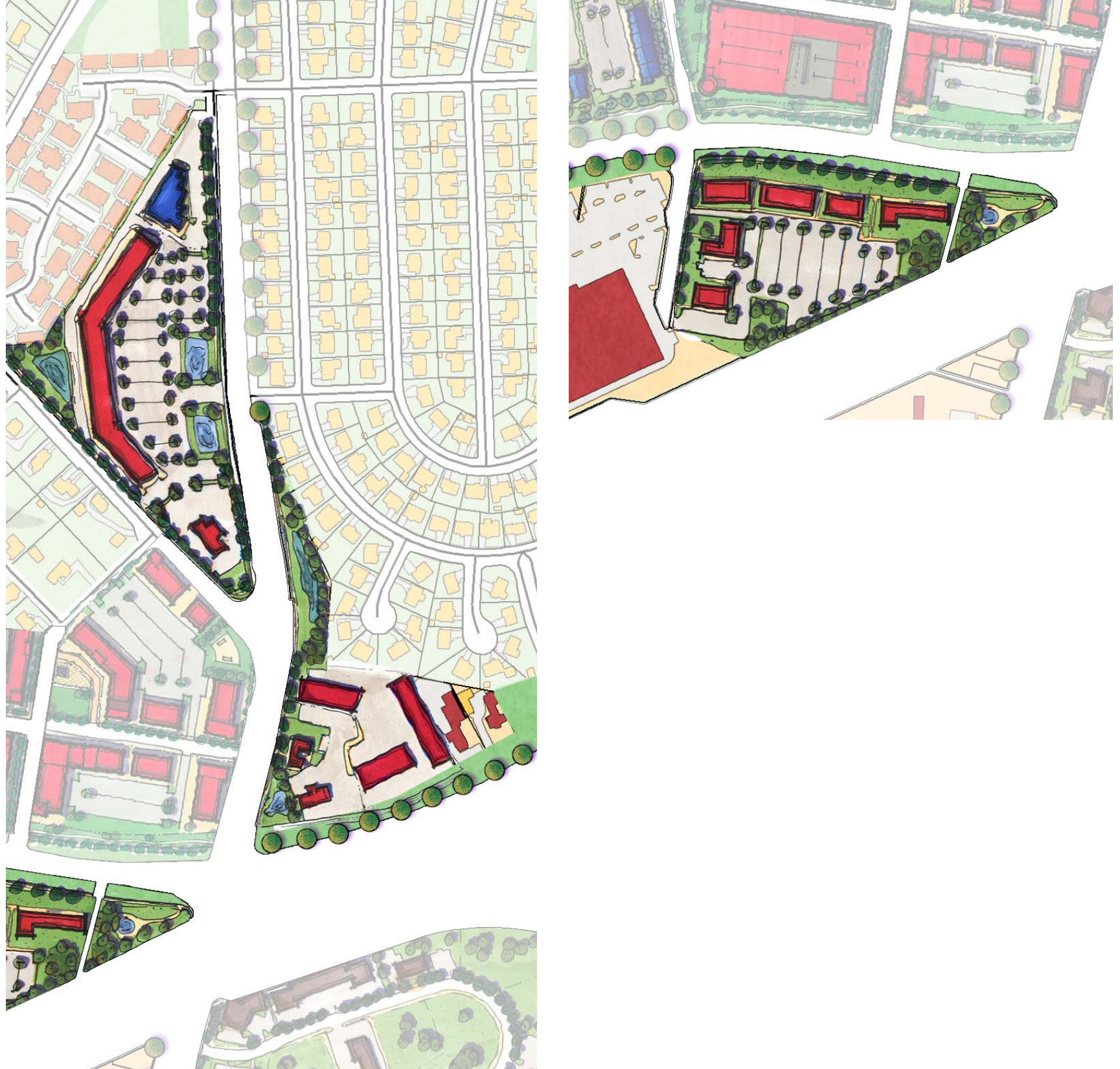


Master Plan and Character Areas
 Lynnhaven SGA | Virginia Beach, Virginia

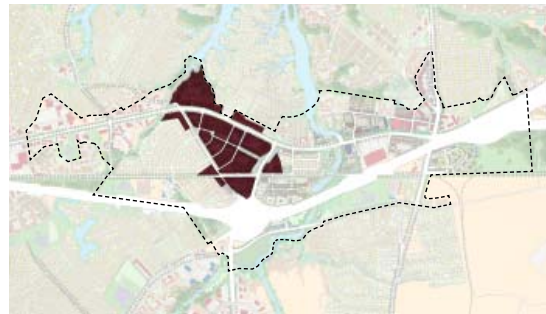
HIGHWAY-ORIENTED DEVELOPMENT



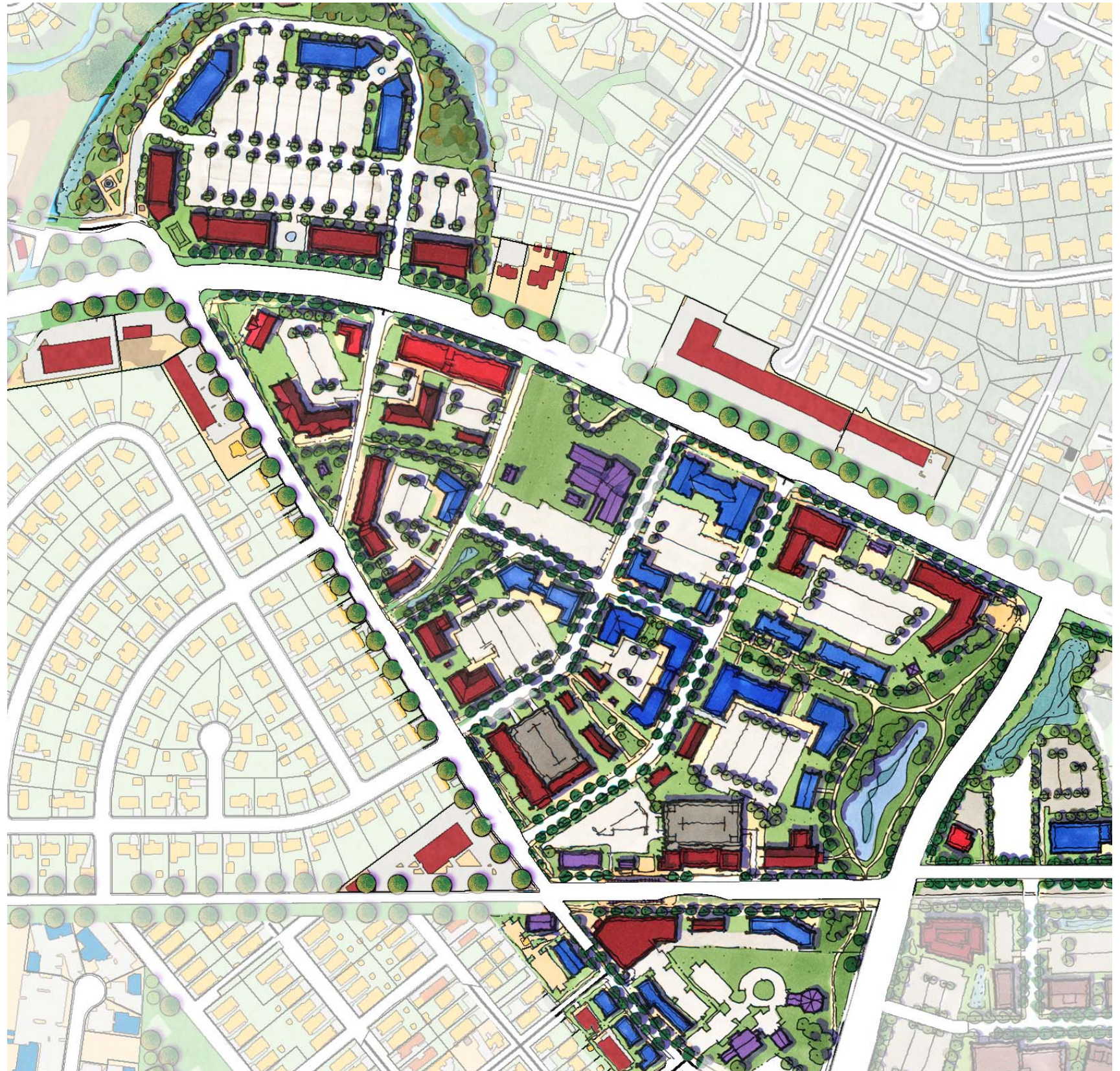
Notes and Reactions



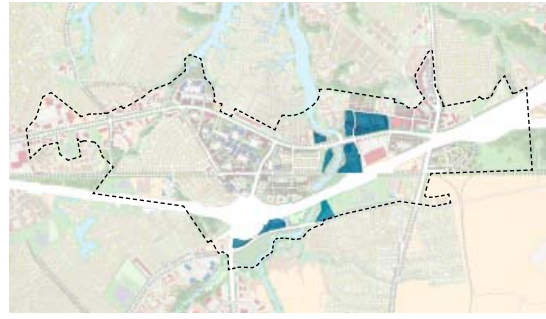
MIXED-USE DEVELOPMENT



Notes and Reactions



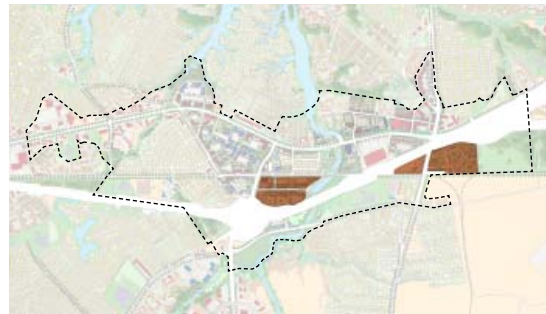
RIVERFRONT DEVELOPMENT



Notes and Reactions



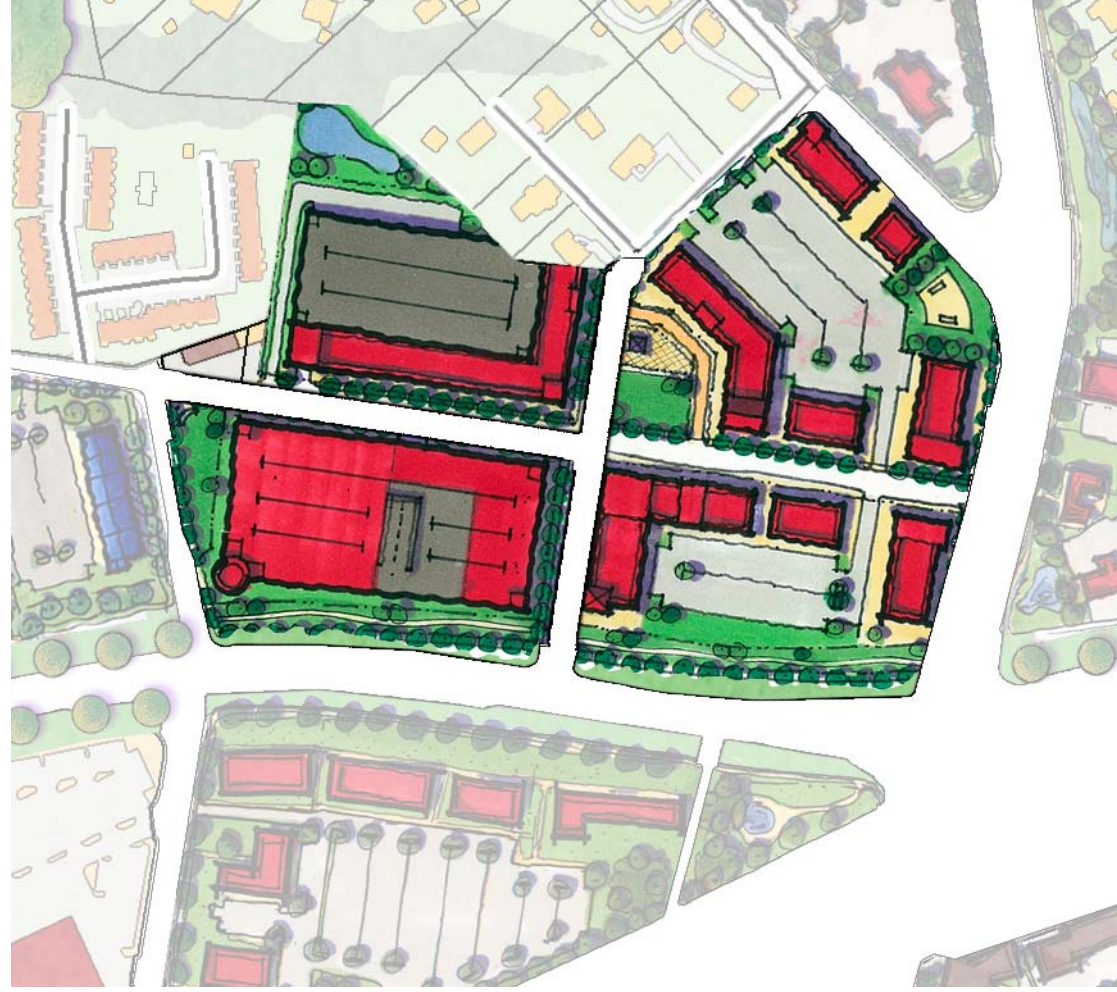
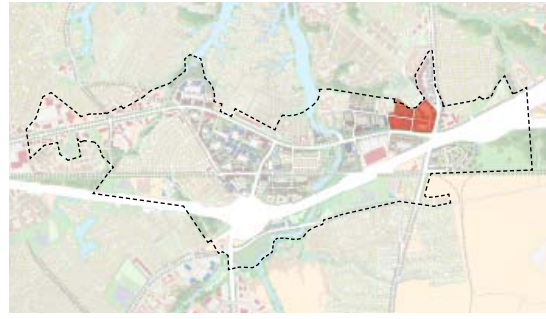
ENTERPRISE ZONE



Notes and Reactions



LIFESTYLE CENTER



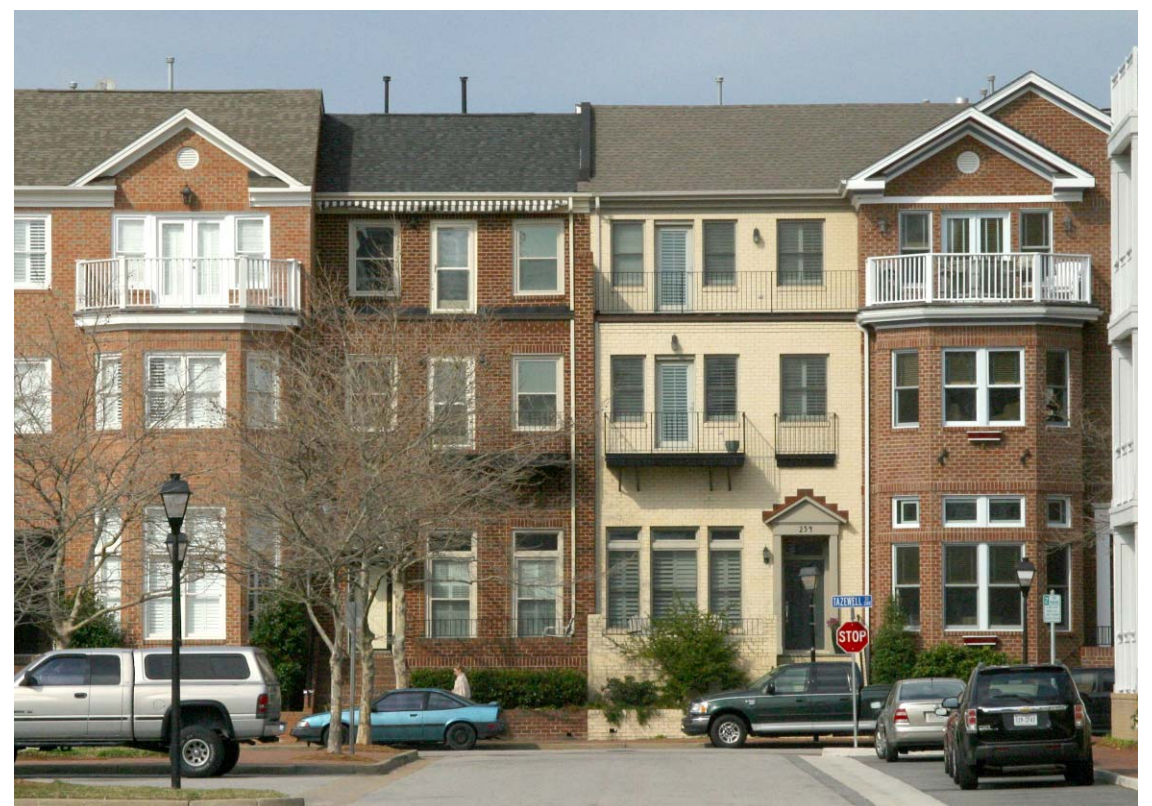
Notes and Reactions

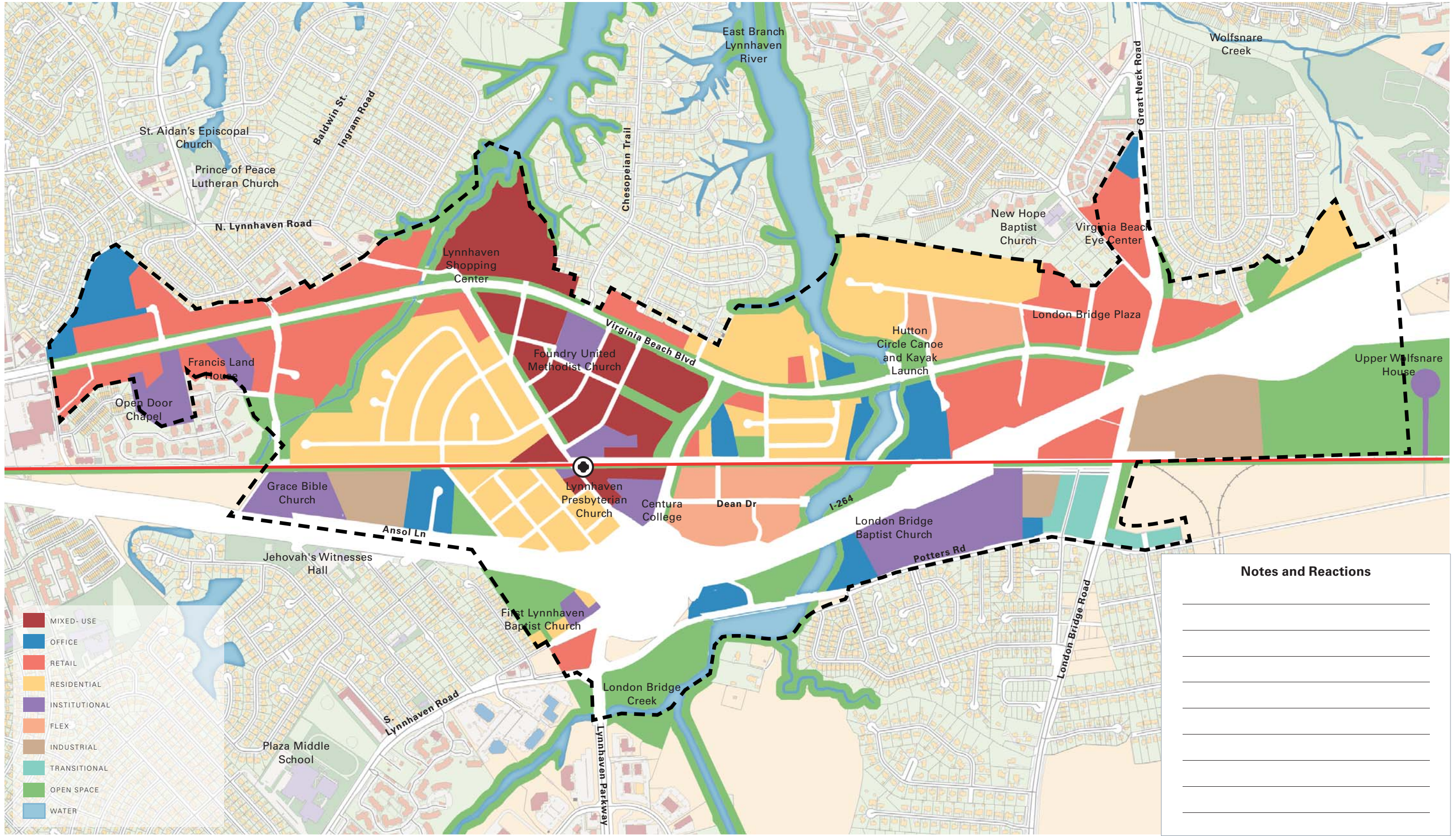


RESIDENTIAL DEVELOPMENT



Notes and Reactions





PROPOSED LAND USE

Lynnhaven SGA Land Use Plan Areas					
Use	(% of Total)	Area (ac.)	Projected FAR	Total Buildable SF	Residential Units/ ac
Mixed-Use	13%	66.1	1.5	4,322,127	-
Office	8%	38.9	1.0	1,693,670	-
Retail	25%	124.1	0.5	2,703,427	-
Residential	26%	131.9	-	-	10,12, and 18
Institutional	11%	53.2	0.5	1,158,621	-
Flex	7%	34.4	0.5	748,228	-
Industrial	8%	34.9	0.5	760,081	-
Transitional	2%	9.3	-	-	-
Total	100%	492.8 Acres	-	11,386,153 sf.	-

100.6 Acres of Open Space and Lynnhaven River



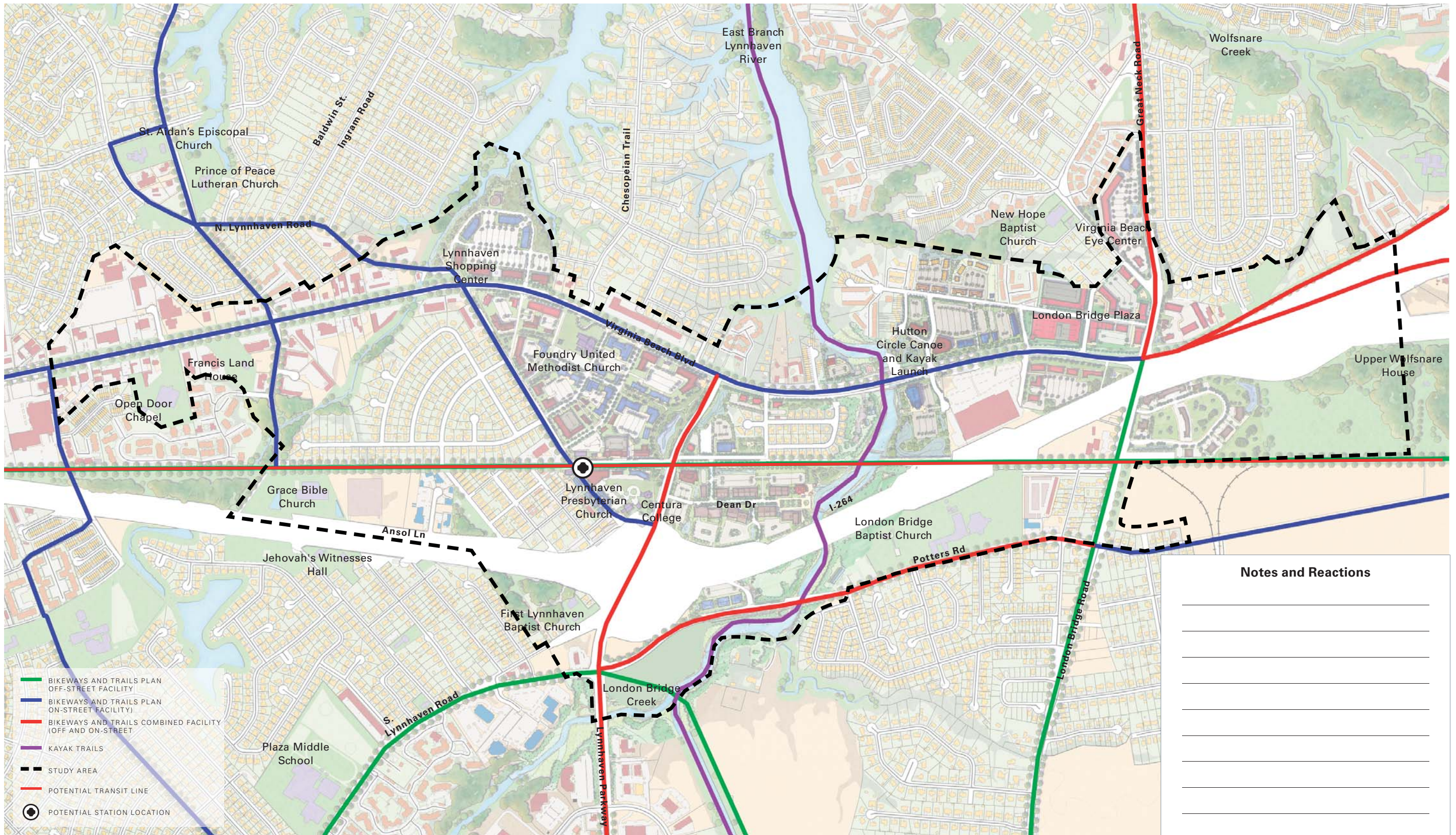
EXISTING ZONING





Notes and Reactions

OPEN SPACE NETWORK



Notes and Reactions

TRAIL NETWORK

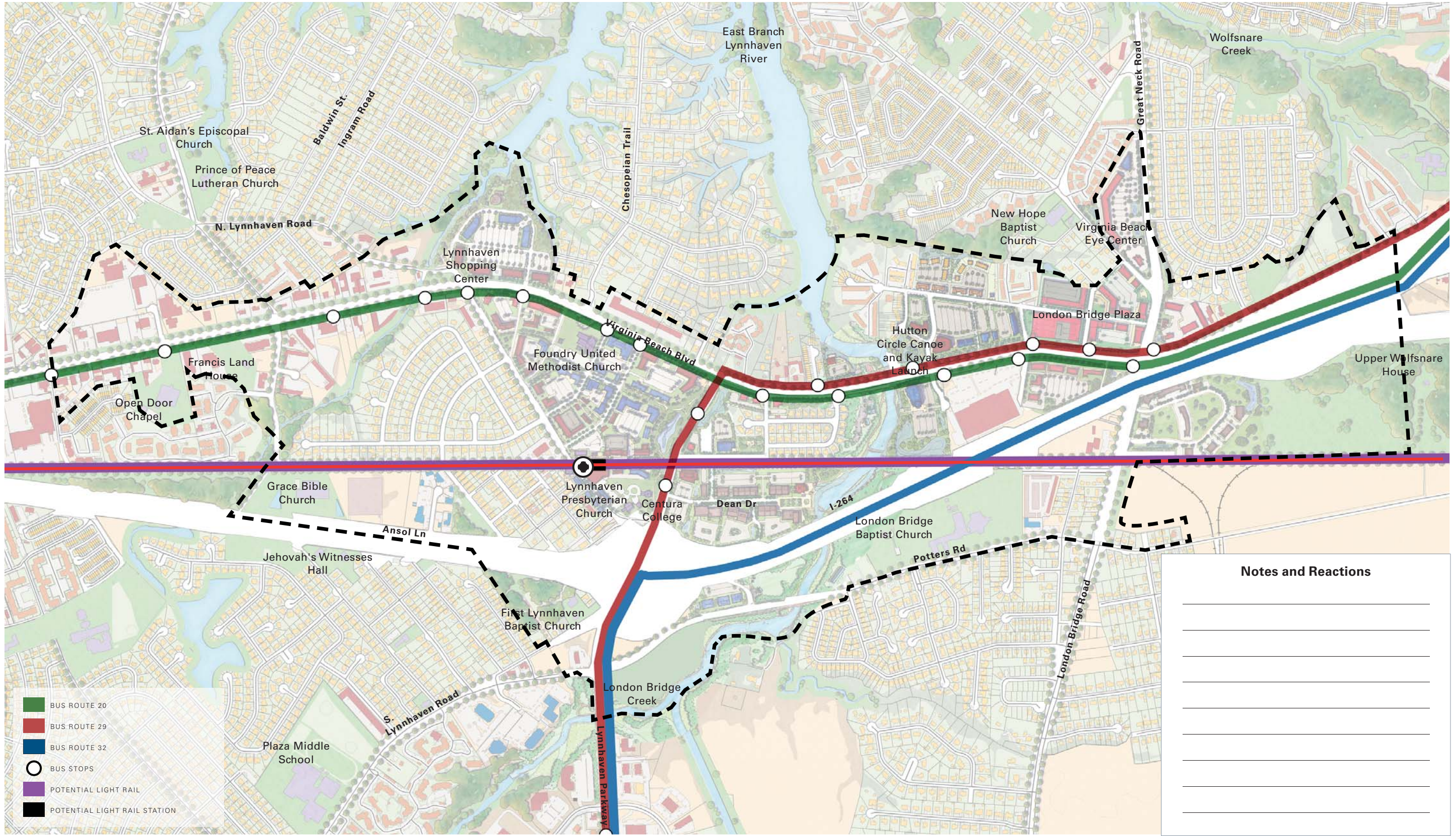
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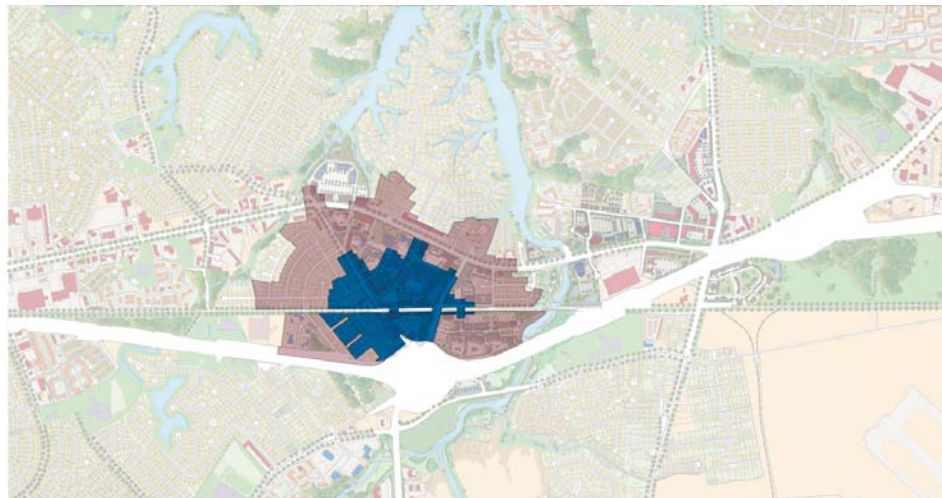
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Open Space, Parks, and Trails
 Lynnhaven SGA | Virginia Beach, Virginia

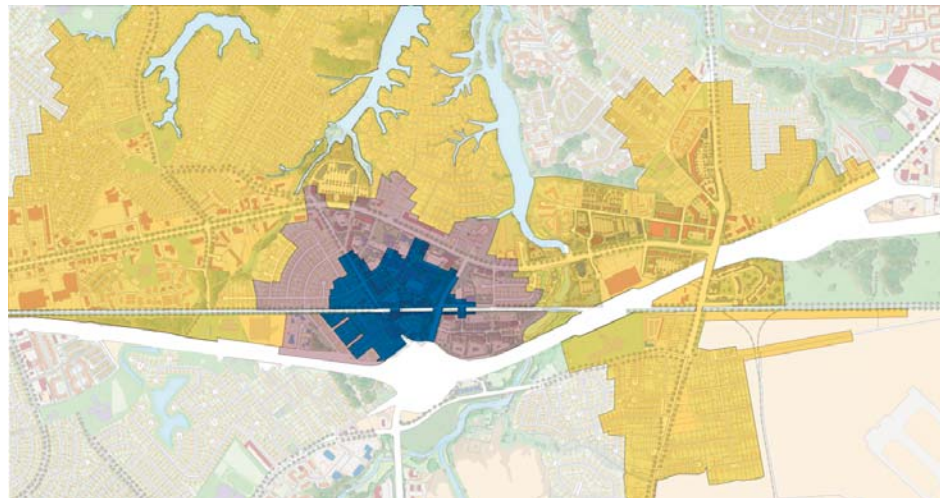


PROPOSED TRANSIT NETWORK



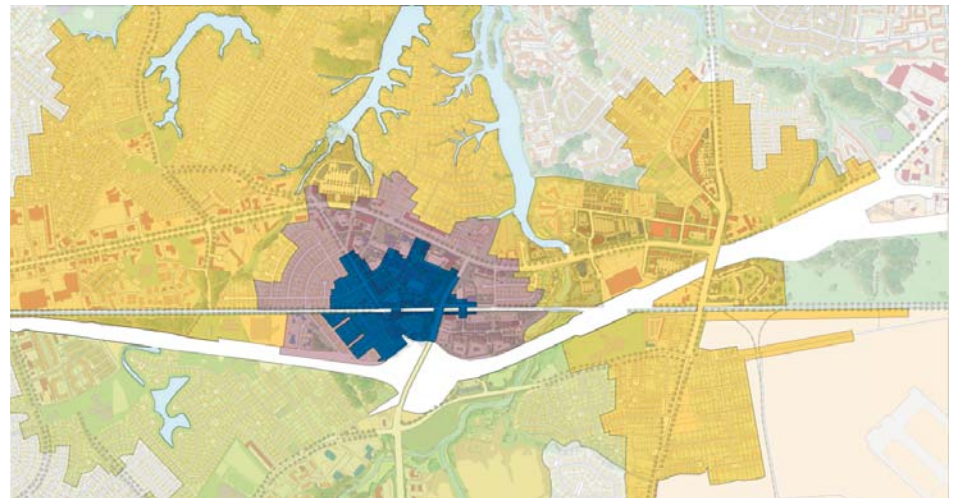
PROPOSED TRANSIT STATION WALKING ACCESS

- 5-MINUTE WALK
- 10-MINUTE WALK



PROPOSED TRANSIT STATION WALKING ACCESS WITH BIKE CONNECTIONS

- BIKING ACCESS WITH EXISTING OR APPROVED INTERCHANGE
- BIKING ACCESS WITH URBANIZED INTERCHANGE



PROPOSED TRANSIT STATION WALKING ACCESS WITH BIKE CONNECTIONS AND URBANIZED LYNNHAVEN PARKWAY AND I-264 INTERCHANGE



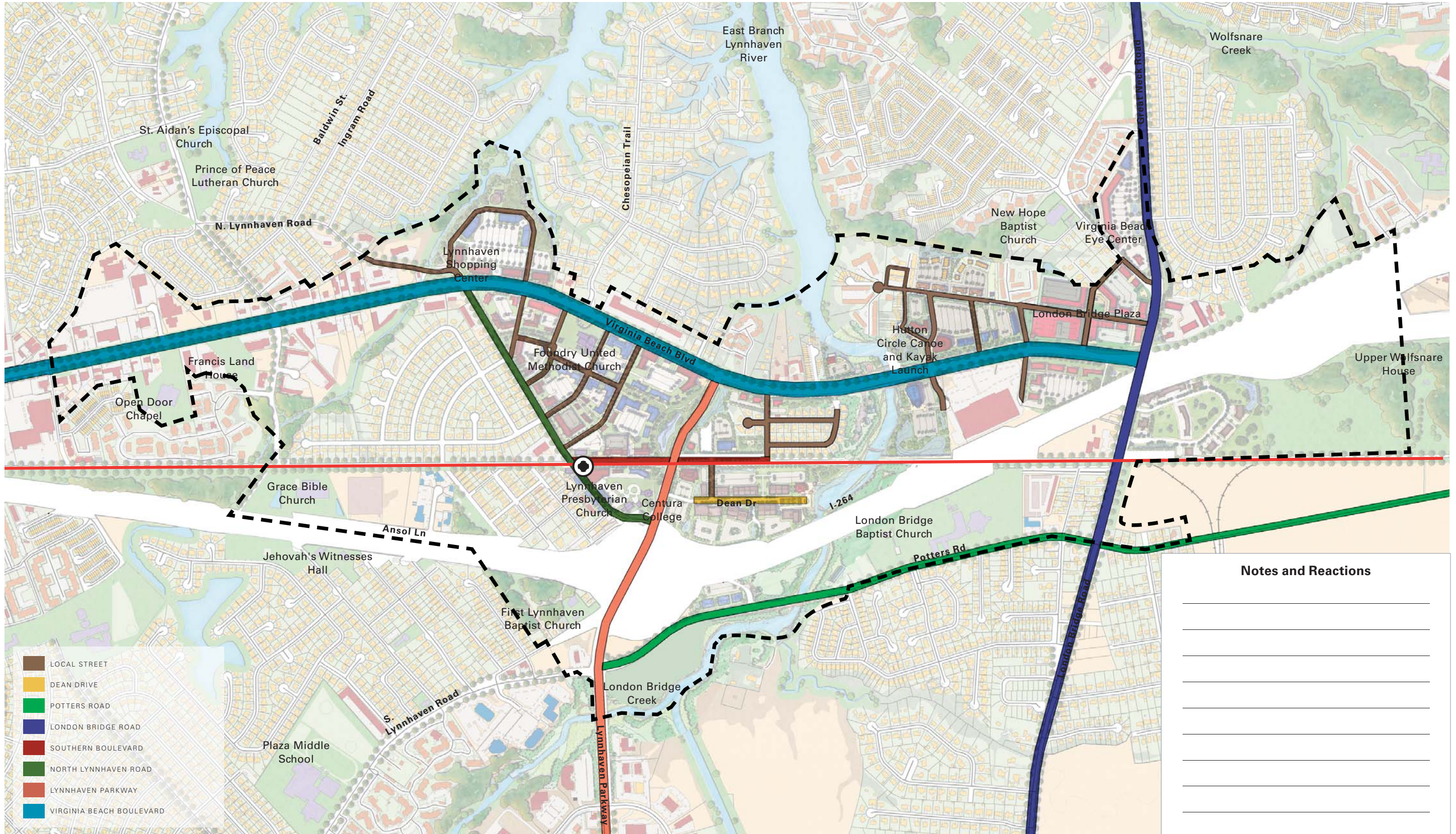
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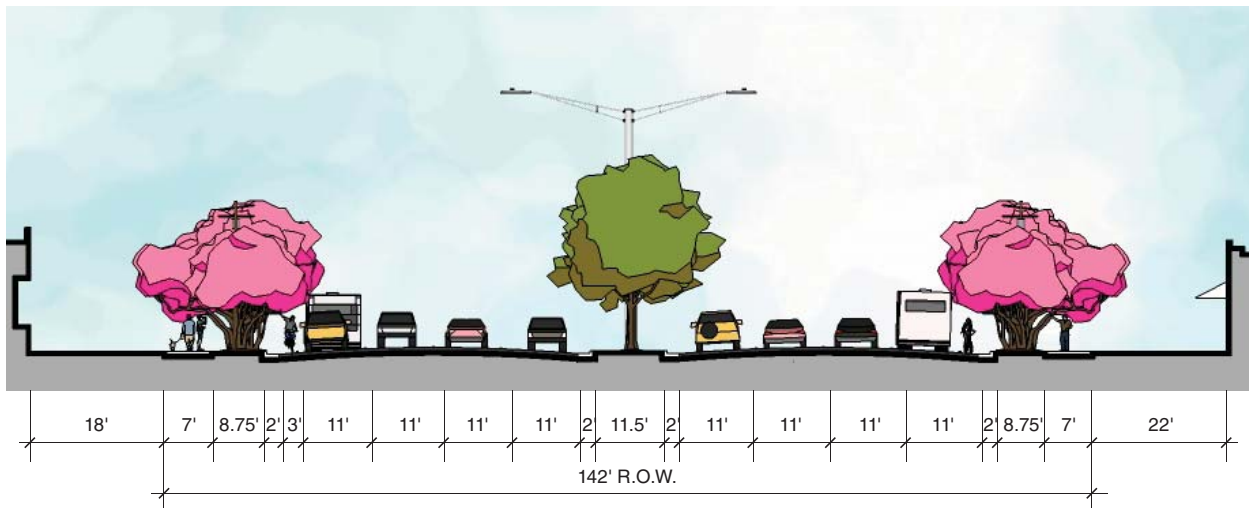
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Transportation
 Lynnhaven SGA | Virginia Beach, Virginia

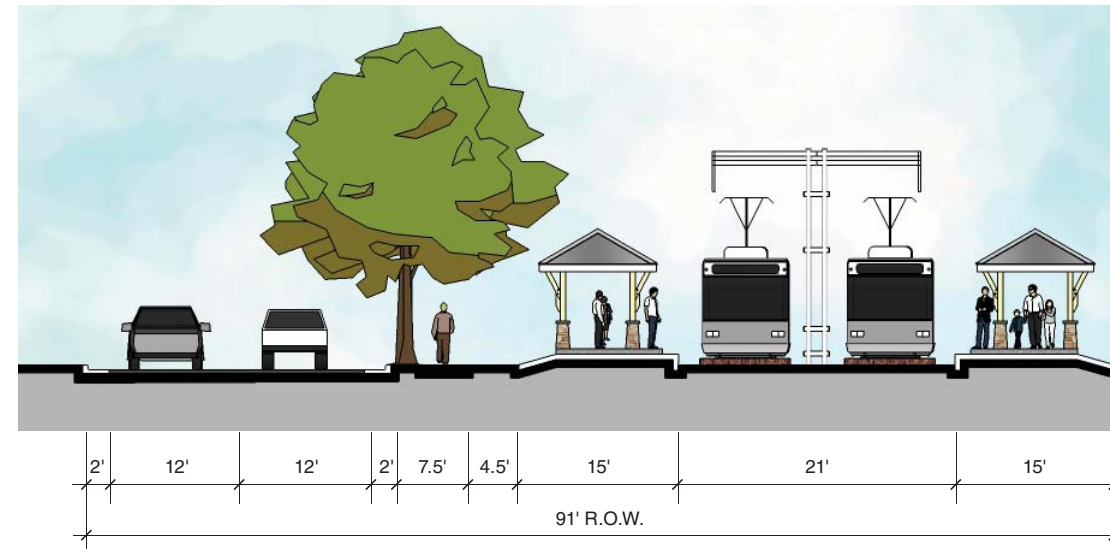


STREET TYPES

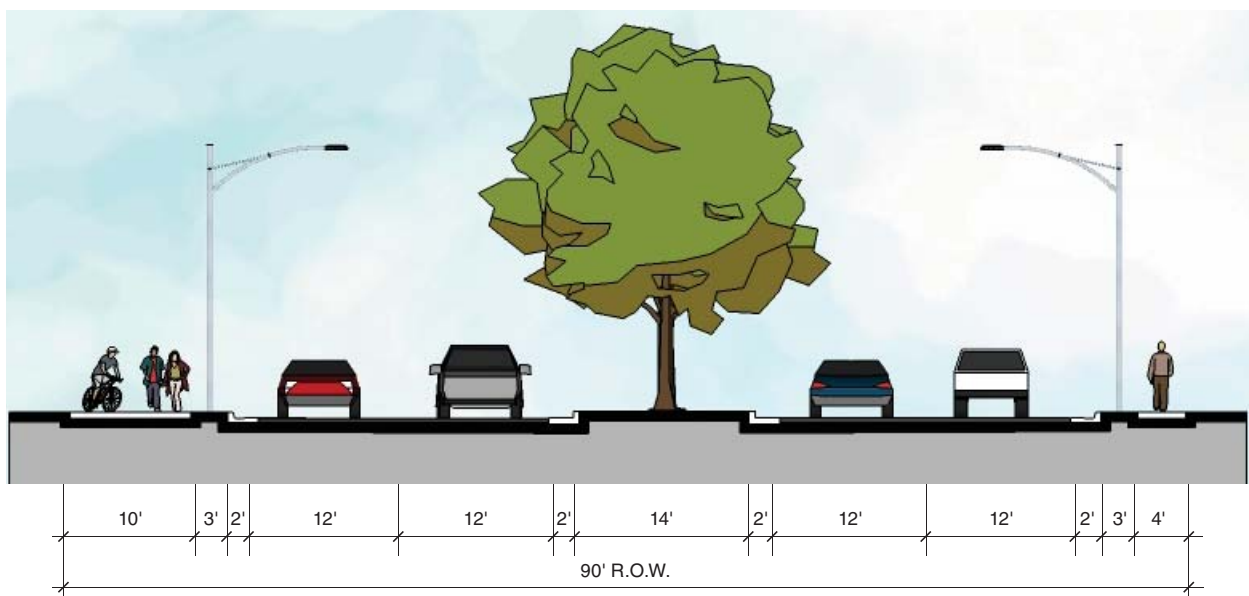
VIRGINIA BEACH BOULEVARD: POTENTIAL SECTION (PENDING FURTHER STUDY)



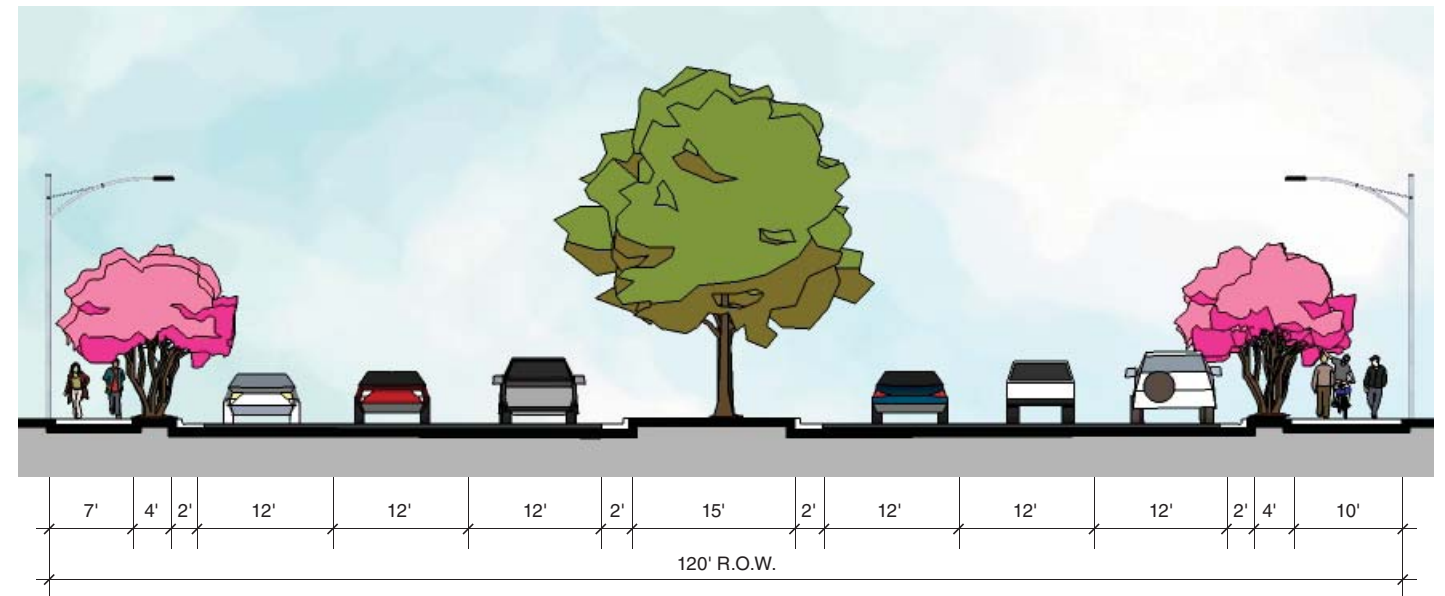
SOUTHERN BOULEVARD: PROPOSED STREET SECTION FACING NORTH, (PENDING FURTHER STUDY)



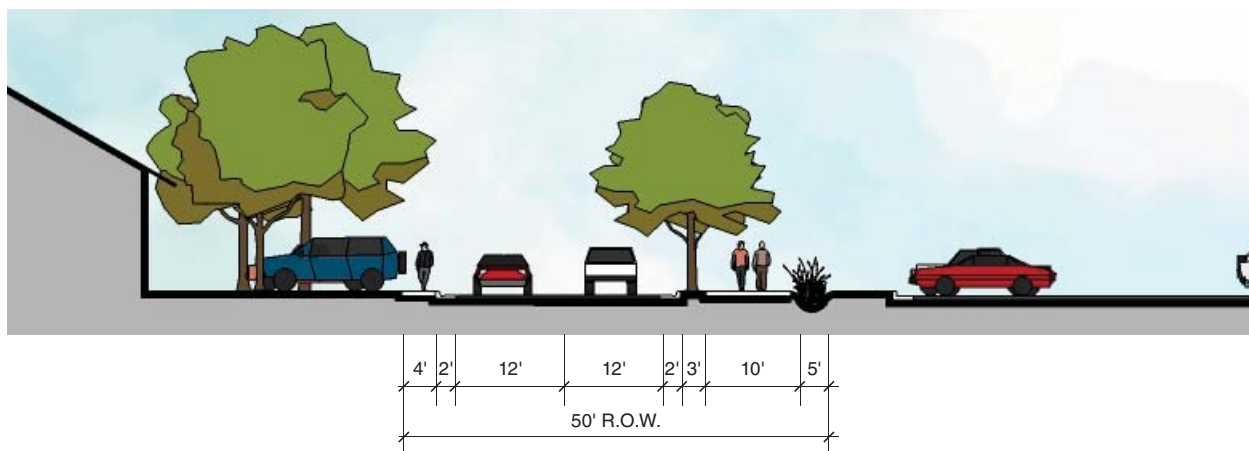
LYNNHAVEN ROAD: PROPOSED STREET SECTION FACING NORTH, (PENDING FURTHER STUDY)



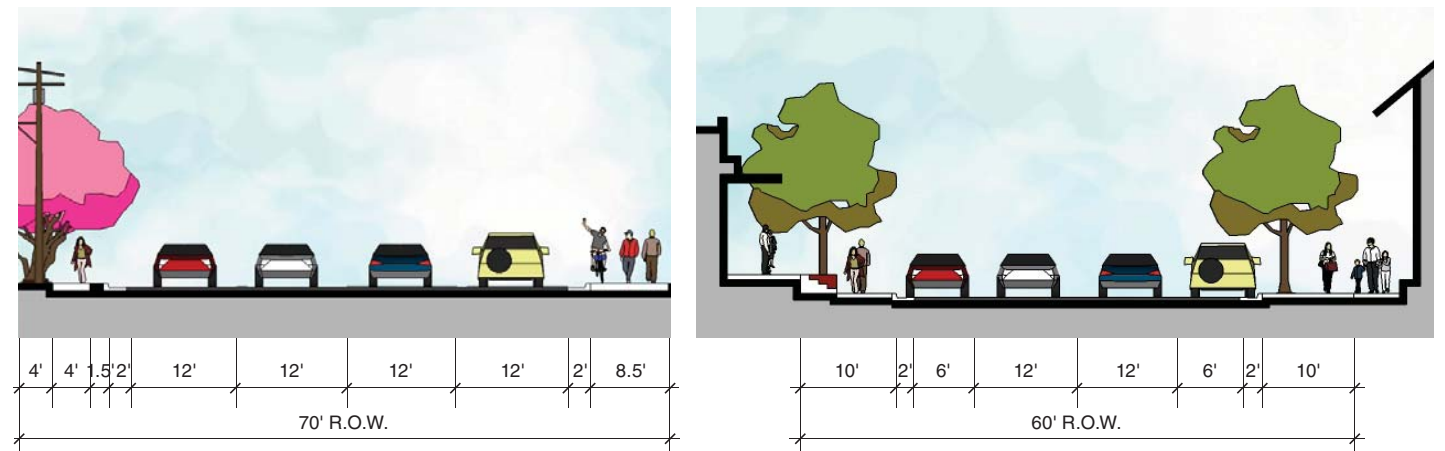
LONDON BRIDGE ROAD: PROPOSED STREET SECTION FACING NORTH, (PENDING FURTHER STUDY)



NORTH LYNNHAVEN ROAD: PROPOSED STREET SECTION FACING NORTH, (PENDING FURTHER STUDY)



POTTERS ROAD (LEFT) AND DEAN DRIVE (RIGHT): PROPOSED STREET SECTION FACING NORTH, (PENDING FURTHER STUDY)

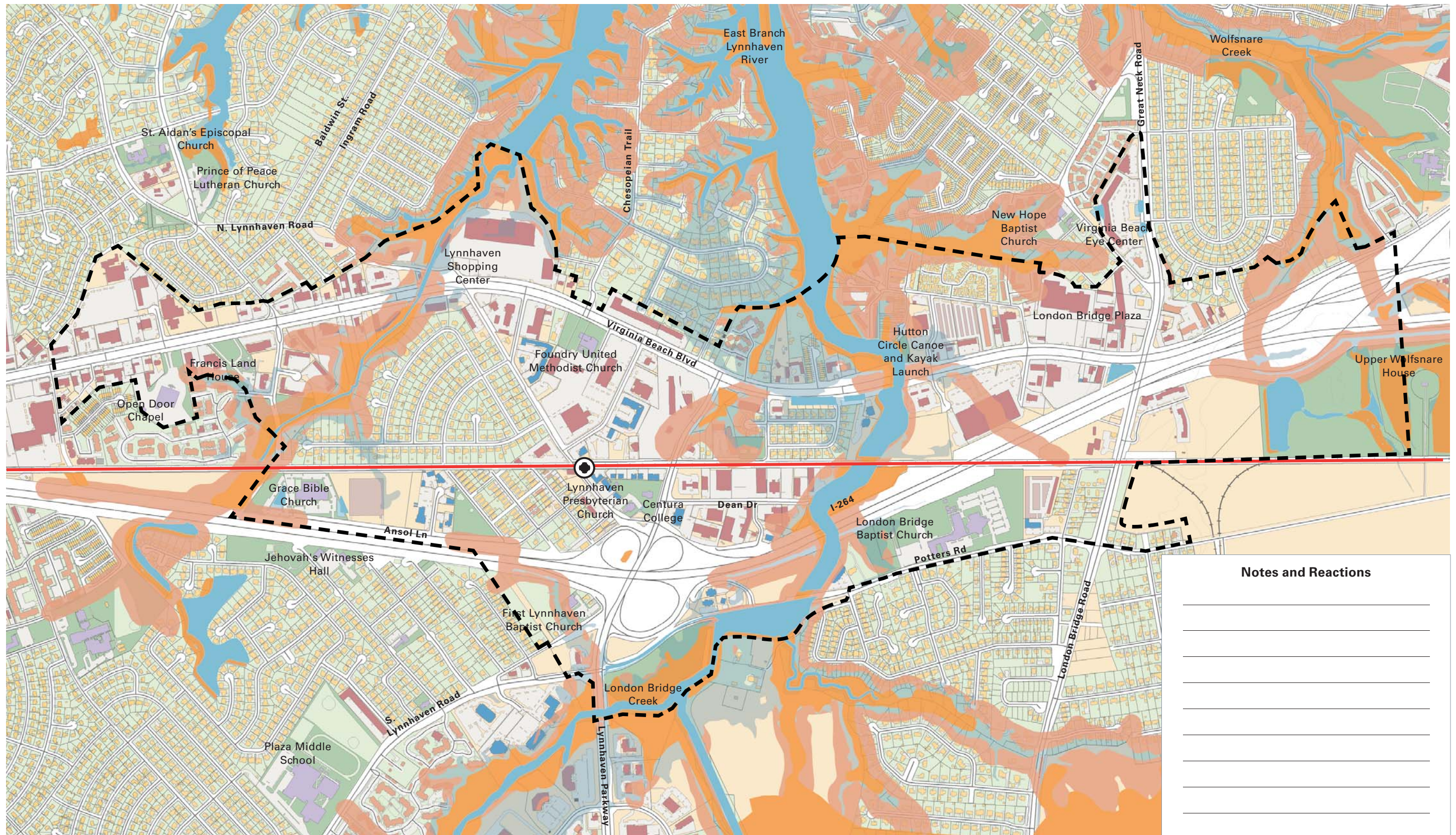


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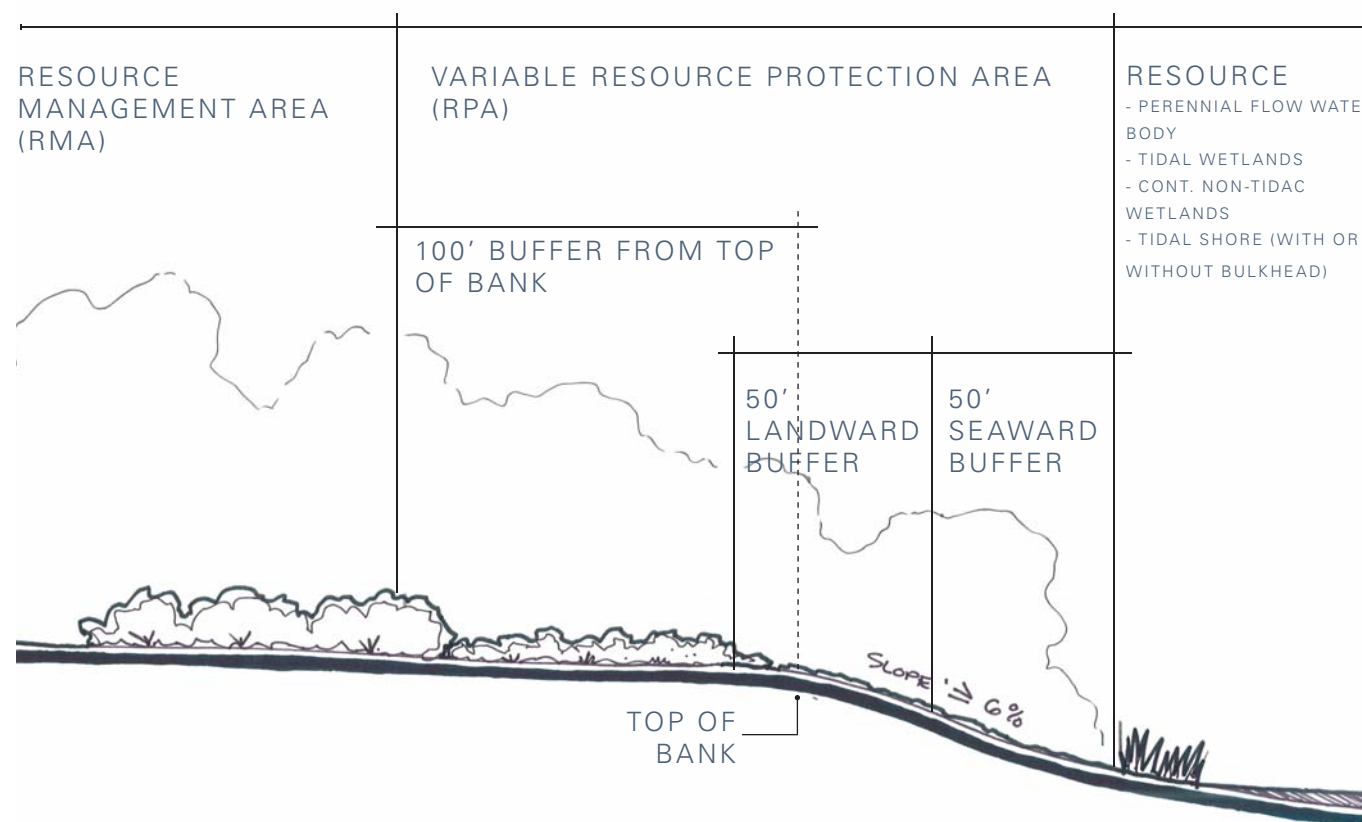


STORMWATER MITIGATION

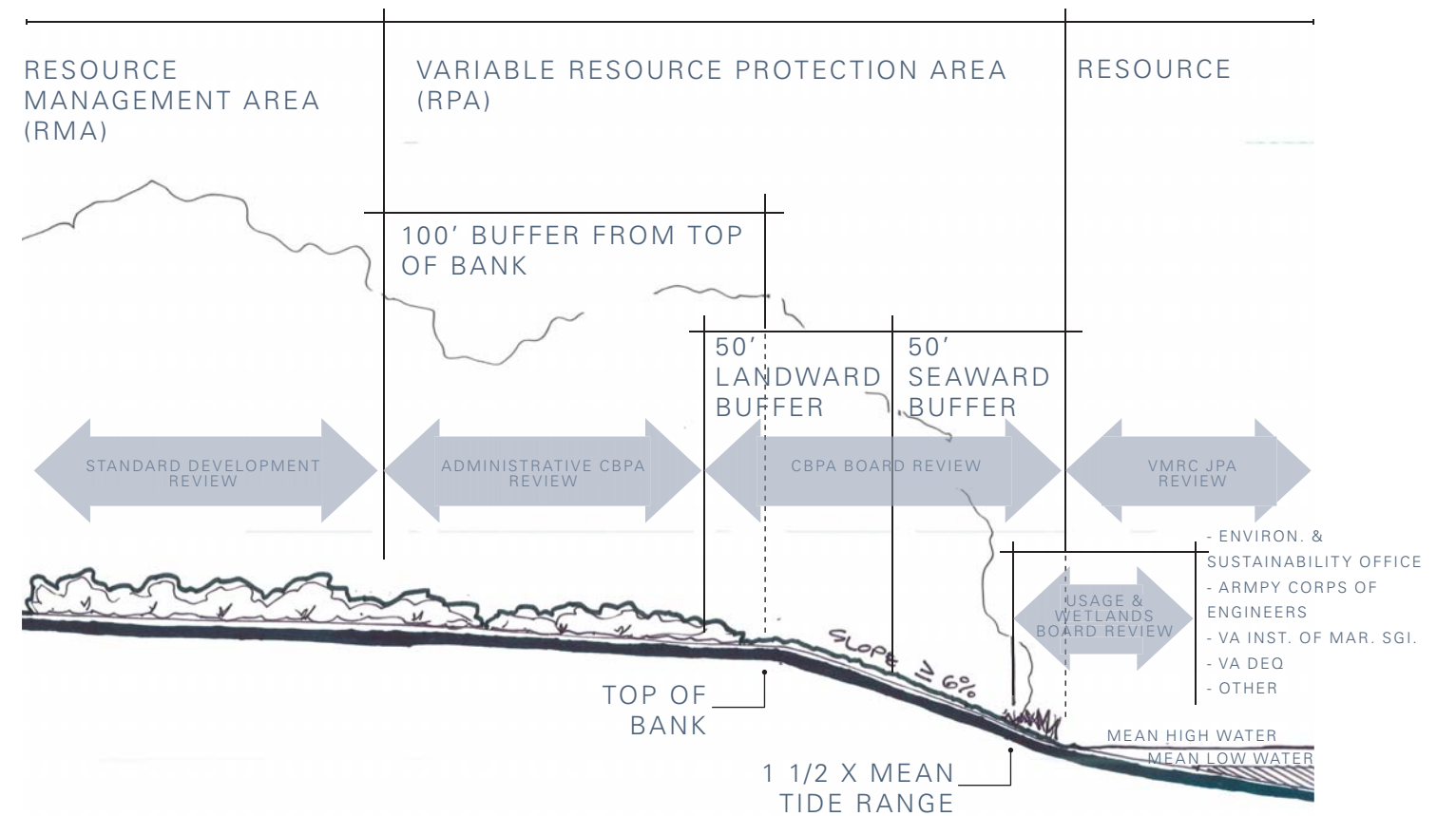
Condition	Lift of Site	Replace Wetlands	Stormwater		Schedule/ Special Permits	No Action Taken
			Quality Measures	Volume Measures		
FLOODPLAIN	●			more stringent	● (3-6 months)	no development
CBPA			mitigating on site to higher standard		● (6-9 months)	no development
WETLAND		3:1 replacement ratio OR mitigation bank	more stringent		● (6-12 months)	no development
Remaining Land			20% reduction	pre-development levels		development permitted

(Schedule timeframes are approximate and based upon recent development trends, actual permitting timeframes vary by project.)

CBPA DELINEATION



SHORELINE DELINEATION



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Stormwater Management
Lynnhaven SGA | Virginia Beach, Virginia



STORMWATER MASTER PLAN

