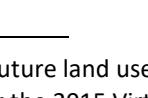
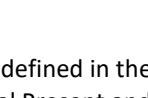


DRAFT Place Types for Regional Connectors Study

March 29, 2019

Part 1. Place Types for 2015 Virtual Present and 2045 Virtual Future¹

| Code and Name ² | | Examples | | DU/Acre Range | FAR Range | People / Acre ³ | Jobs / Acre | Description | |
|----------------------------|----------------------------|---|---|---------------|-----------|----------------------------|-------------|--|--|
| RR | Rural Residential |  |  | 0.1-9 | - | 0.4-3 | 0 | Very large lot single family homes in a rural context interspersed with some agricultural uses | |
| RLD | Low Density Residential |  |  | 1-3 | - | 4-10 | 0 | Large lot single family homes in a low-density suburban context | |
| RMD | Medium Density Residential |  |  | 4-12 | - | 10-36 | 0 | Attached homes and small lot single family homes in a moderate density suburban or urban context | |
| RHD | High Density Residential |  |  | 13+ | - | 37+ | 0 | Multifamily apartments and condominiums in a high density urban or suburban context | |
| CN | Neighborhood Commercial |  |  | - | .1-3 | - | 5-10 | Limited scale shopping, business, or trade activity | |
| CL | Local Commercial |  |  | - | .1-3 | - | 11-20 | Inter-neighborhood shopping, business, or trade activity | |
| CR | Regional Commercial |  |  | - | .4+ | - | 21+ | Regional shopping, business, or trade activity | |
| IL | Light Industrial |  |  | - | .05-3 | - | 7-15 | Light industrial uses (Research & Development, warehousing, service, etc.) | |
| IH | Heavy Industrial |  |  | - | .05-8 | - | 15+ | Heavy industrial uses with possible adverse environmental impacts (manufacturing, etc.) | |
| IPA | Port/Aviation Industrial |  |  | N/A | N/A | N/A | N/A | Port, General and Commercial Aviation related industrial operations | |
| MCR | Mixed Use Comm/Res |  |  | 4+ | 0.6+ | 10+ | 20+ | Commercial/ residential mixed use activity | |
| MCI | Mixed Use Comm/Ind |  |  | 5+ | 0.6+ | 12+ | 30+ | Commercial/ industrial mixed use activity | |
| MM | Military |  |  | N/A | N/A | N/A | N/A | Military related facilities | |
| IU | Utilities |  |  | - | - | - | 1-3 | Utility facilities | |
| IP | Public/Semi-Public |  |  | - | - | 5-10 | 30-60 | Government/Educational/Religious/Social or healthcare facilities | |
| IT | Transportation Network |  |  | - | - | - | - | Transportation facilities | |
| AA | Agriculture |  |  | .01-1 | - | .03-3 | .03-3 | Agricultural operations | |
| V | Vacant |  |  | - | - | - | - | Vacant developable lands | |
| NP | Parks and Recreation |  |  | - | - | - | - | Open space and recreational uses | |
| NC | Resource Conservation |  |  | - | - | - | - | Conservation lands | |
| NH | Historic/ Cultural |  |  | - | 0.1+ | 3-5 | 6-12 | Historic Preservation / Cultural uses | |

¹ These are the existing and future land uses defined in the Hampton Roads Regional Land Use Map document from HRPDC.

² Note that all Place Types for the 2015 Virtual Present and 2045 Future are assumed to be single land uses (except for the Mixed-Use ones) and 1-acre in size.

³ Population and employment density/intensities were developed by sampling place types in localities throughout the region and averaging the results but are expressed in a range of densities and intensities.

Part 2. New Place Types for the Greater Growth Alternative Scenarios ^{4,5}

| Code and Name | | Examples | | Size ⁶ | DU/Acre | FAR | People / Acre | Jobs / Acre | Description | |
|---------------|----------------------------|---|---|-------------------|---------|--------|---------------|-------------|--|--|
| RC | Rural Cluster |  |  | 25 ac. | .1-.5 | - | .3-1.3 | 0-.1 | Small cluster housing development surrounded by undeveloped rural lands | |
| CN | Compact Neighborhood |  |  | 16 ac. | 3-5 | .1-.3 | 8-13 | 0-3 | Mixed housing neighborhood with small lot singles and attached housing around community amenities | |
| BR | Boulevard Residential |  |  | 9 ac. | 15-30 | .3-1.0 | 40-80 | 5-20 | High density multifamily developments along major arterials designed to front on walkable streetscapes | |
| BC | Boulevard Commercial |  |  | 9 ac. | - | .3-2.0 | - | 14-90 | Mixed retail, office and mixed use along major arterials designed to front on walkable streetscapes | |
| STC | Suburban Town Center |  |  | 49 ac. | 15-30 | .3-2.0 | 40-80 | 14-90 | High density walkable mixed-use center in a suburban context | |
| UTC | Urban Town Center |  |  | 49 ac. | 20+ | .4+ | 30+ | 50+ | Very high density walkable mixed-use center in an urban context | |
| TOC | Transit Oriented Center |  |  | 25 ac. | 40+ | 1.0+ | 100+ | 100+ | High density mixed use urban center with walkable access to premium transit station | |
| RIC | Regional Industrial Center |  |  | 100 ac. | - | .1-.4 | - | 5+ | Large site industrial center with regional market | |
| PI | Port Industrial |  |  | 100 ac. | - | .1-.3 | - | 5+ | Port related industrial development | |

⁴ Place Types for the Greater Growth Scenarios will be used to allocate growth in addition to the 2045 Baseline scenario. Note that the same Place Types for 2015 and 2045 can be used to allocate growth beyond 2045. However, the Greater Growth Place Types were developed as additional ones to reflect potential new community types in the Greater Growth Scenarios.

⁵ The Greater Growth Place Types will need to relate to the Greater Growth Alternative Scenarios, and they may be modified or adjusted to ensure that they fit the economic narratives and drivers for each of these alternative scenarios.

⁶ Note that Place Types for the Greater Growth Scenarios are larger than the 1-acre land use types used for the Virtual Present and Future. They are composite community types or small neighborhoods often with a mixture of uses that describe potential future communities.

Part 3. Potential Examples of the New Place Types for the Greater Growth Alternative Scenarios⁷

| Code and Name | Location | Aerial |
|---------------|---|---|
| RC | Rural Cluster Belmont Drive, Toano |  |
| CN | Compact Neighborhood East Beach, Norfolk |  |
| BR | Boulevard Residential Jefferson Estates, Jefferson Ave. Newport News |  |
| BC | Boulevard Commercial Columbus St. & Constitution Dr. Virginia Beach |  |
| STC | Suburban Town Center Oyster Point City Center, Newport News |  |
| UTC | Urban Town Center Virginia Beach Town Center |  |
| TOC | Transit Oriented Center Downtown Norfolk |  |
| RIC | Regional Industrial Center Newport News Shipbuilding |  |
| PI | Port Industrial Port of Virginia, Norfolk |  |

⁷ These represent existing places throughout the region that are potential examples that are similar to these new Place Types. They are not meant to be exact depictions of the new Place Types but general representations of density/intensity and land use mix. Detailed visualizations and quantitative summaries will be prepared for these new Place Types once they are affirmed.