






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}

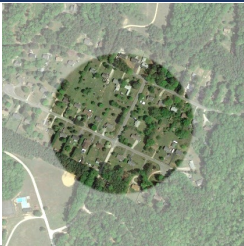
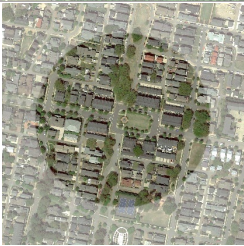






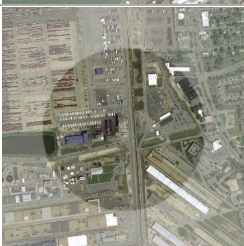
Code and Name		Examples		Size ⁶	DU/Acre	FAR	People / Acre	Jobs / Acre	Description
RC	Rural Cluster			25 ac.	.1-.5	-	.3-1.3	0-.1	Small cluster housing development surrounded by undeveloped rural lands
CN	Compact Neighborhood			16 ac.	3-5	.1-.3	8-13	0-.3	Mixed housing neighborhood with small lot singles 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.