Rail-Volution 2010
Building Livable Communities with Transit

Linking Strategic Land Use Planning and Transit

Presented by:
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Senior Transit Planner
Virginia Beach Experience

- Virginia Beach: More Than Just a Resort
- Impacts From Suburban Growth
- Linking Transit to Growth Management
- Examples
- Conclusion

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Virginia Beach, VA
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Virginia Beach, VA

- 307 total sq. miles
- 59 sq. miles of water
Population Growth

- 1960: 84,215
- 1970: 172,106
- 1980: 262,199
- 1990: 293,069
- 2000: 425,257
- 2009: 435,000

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Impacts of Growth

- Decreasing developable land
  - 13,000 acres to 4,400 acres
- Increasing multi-family housing
  - 26% to 28% of stock (170,000 total units)
Increasing Traffic Congestion
Growth Management Strategies

- Green Line
- BRAC
- Comprehensive Plan
  - Strategic Growth Areas
Goals of Strategic Growth Areas

- Provide opportunities for continued physical and economic growth
- Help prevent urban sprawl
- Protect our established residential neighborhoods and rural areas from incompatible development due to growth pressures
- Maximize infrastructure efficiency
- Create unique and exciting urban destinations
Desired Characteristics of SGA

- **Higher density** residential uses, including multi-family and attached dwellings
- Variety of **complementary, non-residential** uses that enhance economic and cultural quality of life
- **Absence of single-family detached units.** Housing stock may be new or rehabilitated, owner-occupied, as well as rental units
- Housing to accommodate a **variety of income levels**
- **Option of walking or bicycling** to stores, schools, play areas and work places
- **Choice of safe, convenient and cost-effective public transportation systems**
Strategic Growth Areas
Link Between SGAs and Transit
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Virginia Beach Transit Extension Project

- Alternatives Analysis/Supplemental Draft Environmental Impact Statement
- Transit alternatives for use of the 10.6 mile NSRR ROW (Newtown Road to Oceanfront)
  - BRT/LRT
- Extension of HRT’s TIDE service in Norfolk
- 30-36 months to complete
Virginia Beach Transit Extension Study Goals

- Provide a cost-effective, efficient travel option that connects residential and employment areas as well as recreational venues.
- Implement service that helps manage growth in vehicle miles traveled and supports the development of sustainable and livable communities.
- Support Virginia Beach economic development activities consistent with the City’s Comprehensive Plan and related land use strategies.
- Support the tourism industry of Virginia Beach and the Hampton Roads region by providing an alternative to travel on congested roadways.
### Transportation
- Bus service connectivity
- Potential for Park & Ride
- Connected street grid
- Pedestrian and bicycle accessibility

### Land Use
- Comprehensive Plan
- Serve activity centers
- Development potential
- Neighborhood compatibility
- Equitable access
- Lower environmental impacts
Final Station Locations

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Pembroke Strategic Growth Area

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Pembroke Strategic Growth Area

Current Land Development Pattern
Efficient Use of Land Resources
Full Use of Urban Services
Compatible Mix of Uses
Transportation Opportunities
Detailed Human Scale Design
Environmental Stewardship
Pembroke Strategic Growth Area

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Resort Area Strategic Growth Area
Resort Strategic Action Plan
Resort Strategic Action Plan Strategies

- Create great districts with distinctive identities
- Improve transit and pedestrian connections between destinations
- Connect the Oceanfront through Town Center to Norfolk
- Develop Convention Center and Dome Sites
- Emphasize development benefits from transit
Resort Strategic Action Plan

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Conclusions to Take Home

1. Recognize when suburban land form is no longer sustainable for your community
2. Know, understand, and use long term planning tools that are available
3. Set achievable goals
4. Leverage strategic resources
5. Be patient
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