



# Rio/29 Small Area Plan

- Senior Statesmen of Virginia
- June 14, 2017





# BACKGROUND







# INTRODUCTION TO THE **RIO / 29** **SMALL AREA PLAN**

# PROCESS

## Phase I - Vision

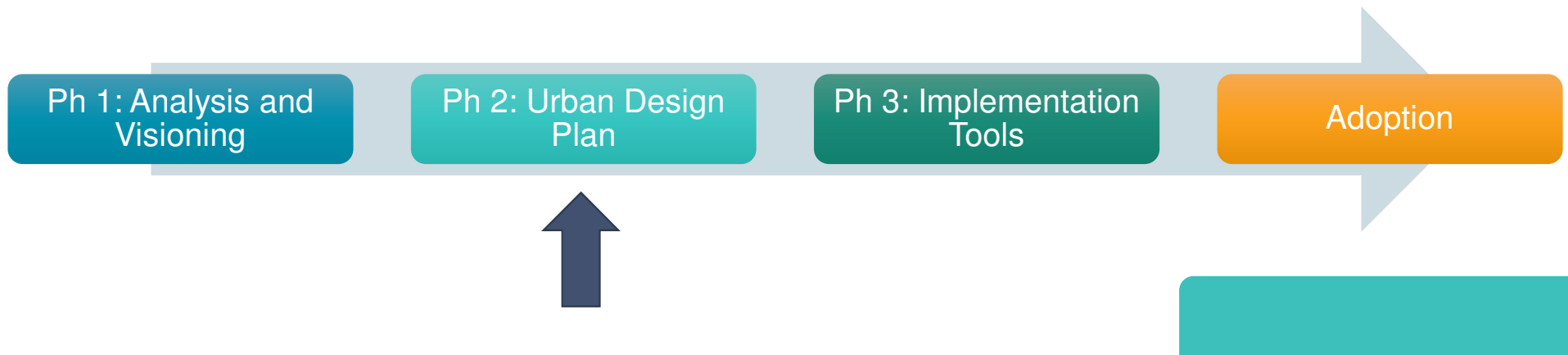
- By April 2017, Board adopts desired vision as an early outcome of the small area plan process.

## Phase II – Design

- By October 2017, Board receives recommendations to increase opportunities for by-right development that meets urban form established in Comprehensive Plan through proactive rezoning and improves balance between commercial, industrial and residential tax base.

## Phase III – Implement

- By May 2018, present draft ordinance to implement Rio/29 vision and encourage by-right implementation of desired urban land use form.



# WHERE ARE WE NOW

## Key Takeaways from Phase I

1. The future vision for Rio/29 is Transformational – not a continuation of current trends.
2. The key concept for this transformational vision is the “15 minute walkable community”
3. This concept organizes future development/redevelopment into walkable centers
4. This phase defined 3 potential centers with principle center on Rio/29

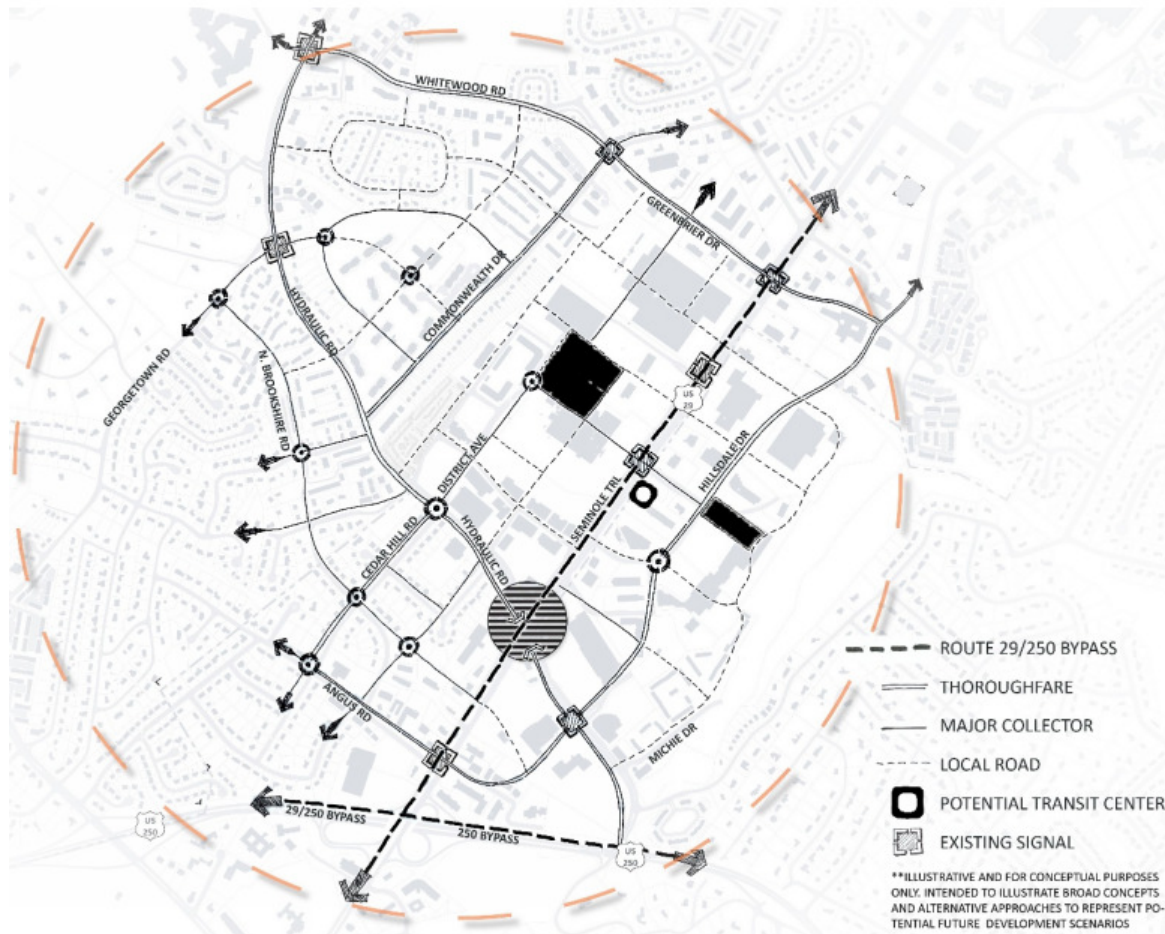
## Questions to be Answered Phase II

1. The detailed design of the Rio/29 area
2. The transportation strategy
3. What land uses are appropriate here
4. Plan for public amenities and infrastructure





# HYDRAULIC SMALL AREA PLAN





# Economic Development

- What types of businesses do you think would attract economic activity to the Rio/Route 29 area?
- What would encourage you to patronize this area for your business needs?
- What amenities do you think would encourage businesses, including non-retail, to locate in this area?

## Uses, amenities, “mission”

Think about how this area would need to function and feel for you to want to live/work/play here...

- What types of housing would you like to see here?
- What types of land uses and public amenities would be appropriate?
- What purpose should this area serve for the County?
  - ex: the County’s main center or “uptown”, the main center for Route 29 , one of many centers along Route 29?



# Transportation and interconnectivity

- Where and how should we provide for pedestrians and bicyclists to get across Route 29?
- How can we better connect the four “quadrants” around the Rio/29 intersection?
- How can we encourage people to walk/bike/use transit when traveling to and within this area?

