

Kline Community Presentation

Mid County Civic Association

August 16, 2018



Summary of Plan Changes

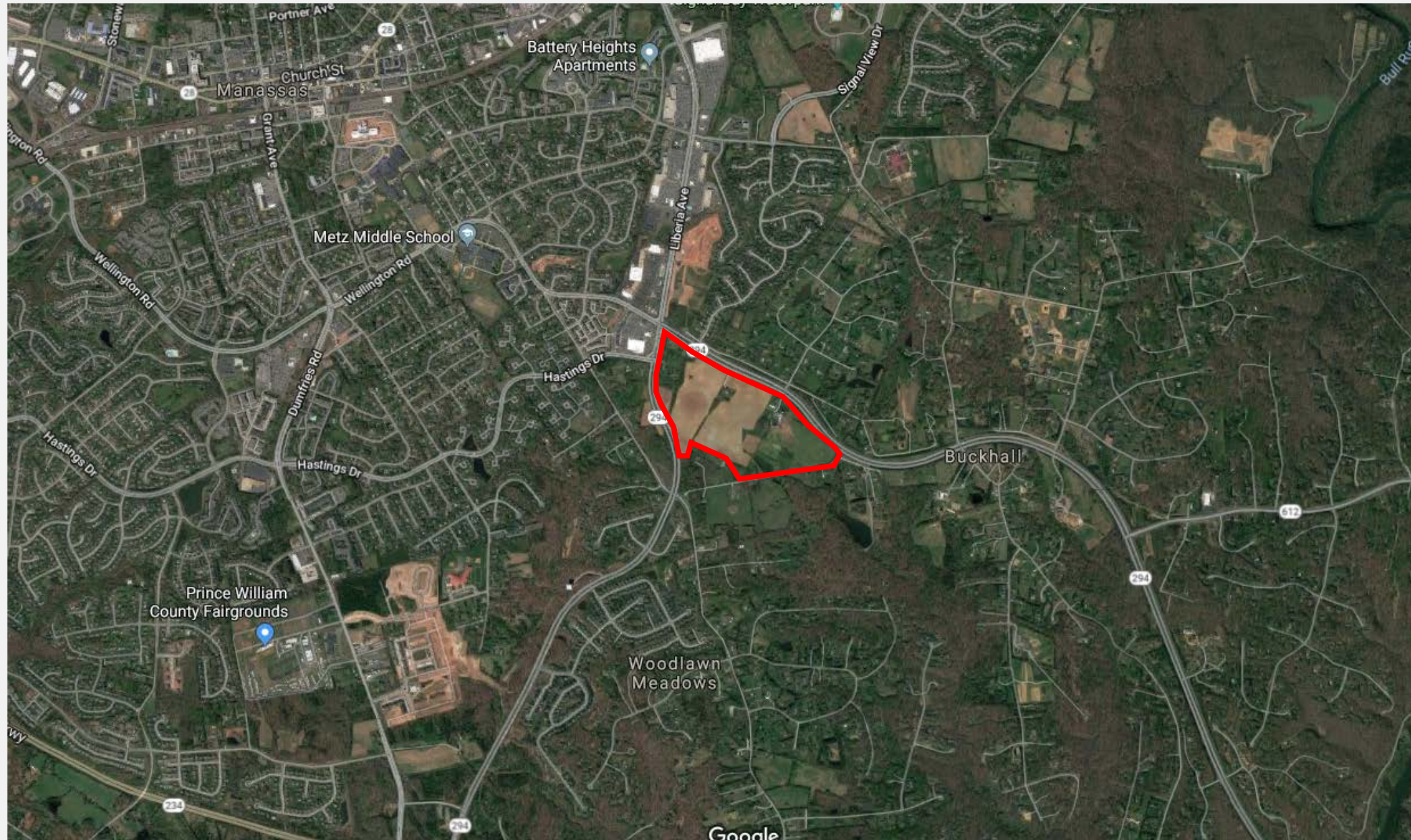
	2017 Submittal	2018 Submittal
Total Property Acreage	±100.45	±92.19
Commercial acreage	± 25.57	±20.10
Residential acreage	± 74.88	±72.09
Total Commercial Building sq. ft.	±400,000	±145,000
Total Residential dwellings	392	310 (21% reduction overall)
Special Use Permits		
	Self-storage Center	No longer included
	Motor Vehicle Fuel	No longer included
	Restaurant with drive-up window	No longer included
	Pharmacy with drive-up window.	Pharmacy with drive-up window.
Buffers and landscaping		
Residential and Parkway	100 feet	100 feet
Commercial and Parkway	50 feet	50 feet
Design Guidelines	Yes	Same
Recreational Areas and Open Space within Development area	Yes	Yes
Recreational Use/Institutional Use Dedication	Yes	Yes

Additional changes include:

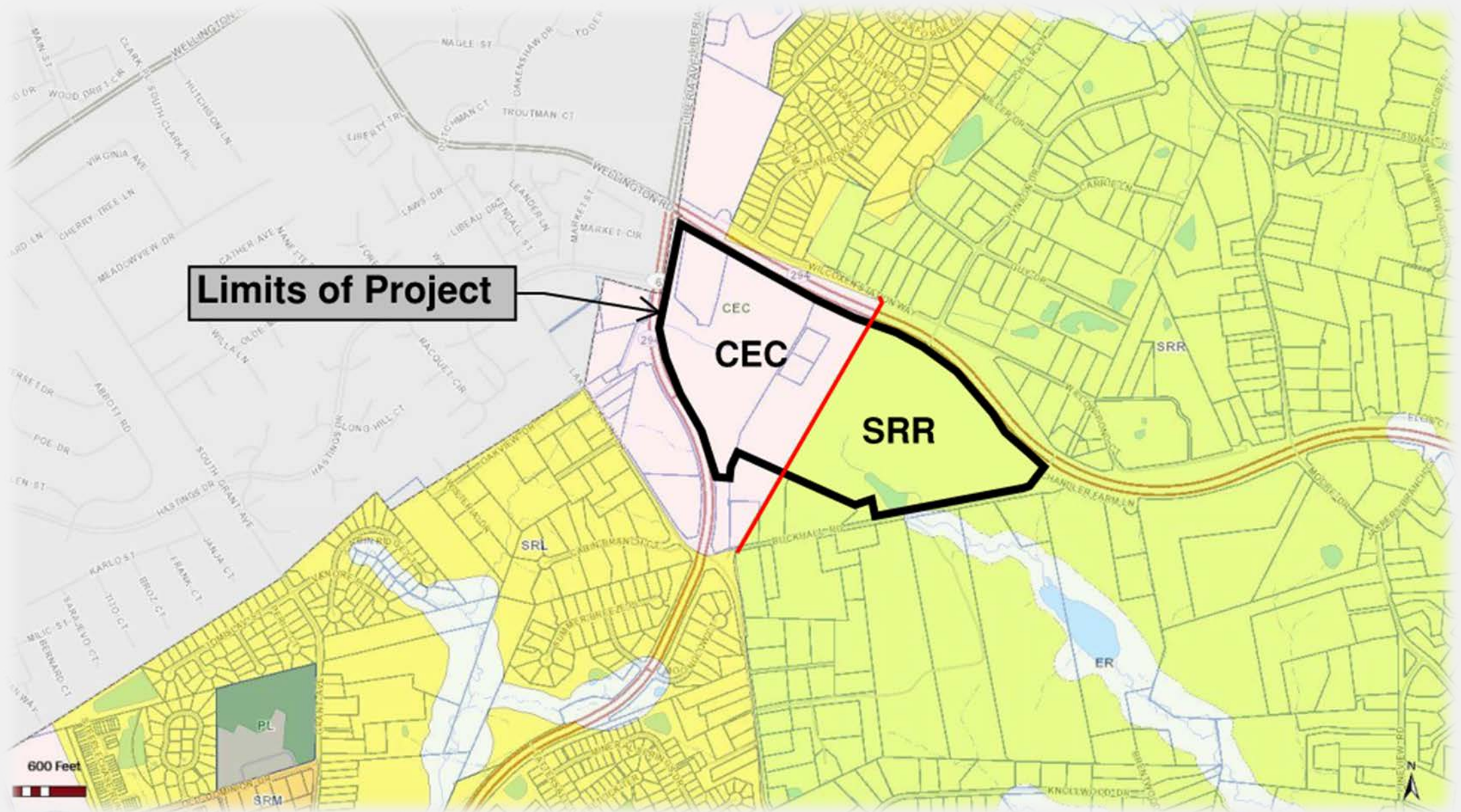
- Semi-Rural Land use honored through new design including only 18 single family detached homes in SRR which eliminates the need for a comprehensive plan amendment.
- Proposed Transportation Impacts: 40% reduction in overall average daily trips.
- Neo-traditional street grid pattern using rear load garage dwelling designs.
- All homes within 5 minute walk of commercial node.
- Greater variety of housing types.
- Revised street design to provide opportunity to preserve trees and silos along main streets (Roads B & C).
- Enhanced streetscape variety through additional hierarchy type within the residential area.

Average Daily Trips Commercial	2,019	1,464 (27% reduction)
Average Daily Trips Residential	13,461	7,073 (47% reduction)
Average Daily Trips Public Use (recreational/institutional)	0	877
Total Average Daily Trips	15,480	9,414 (39% reduction overall)

Community Location



Comprehensive Plan



Overall Community Plan



Project Components





Commercial Area



DEVELOPMENT PROGRAM:

Approximately 140,000 gross square feet of commercial building area is programmed throughout the commercial component of Kline. These areas shall develop pedestrian nodes/plazas and encourage connection of non-residential spaces. All pedestrian circulations shall comply with the ADA standards.



Residential Area

Single family detached examples:



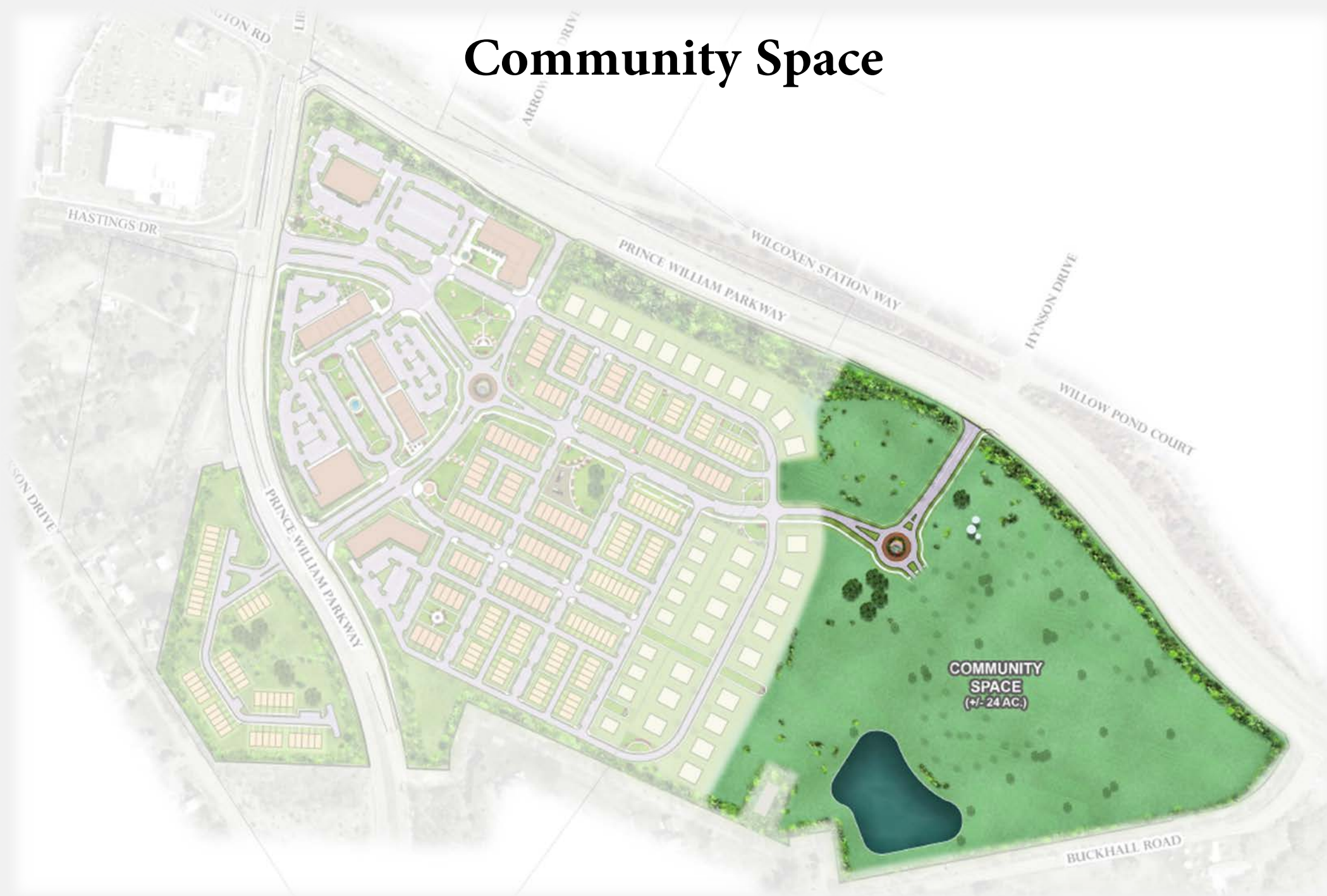
Townhome examples:



Stacked Townhome- multi-family examples:



Community Space



Elementary School



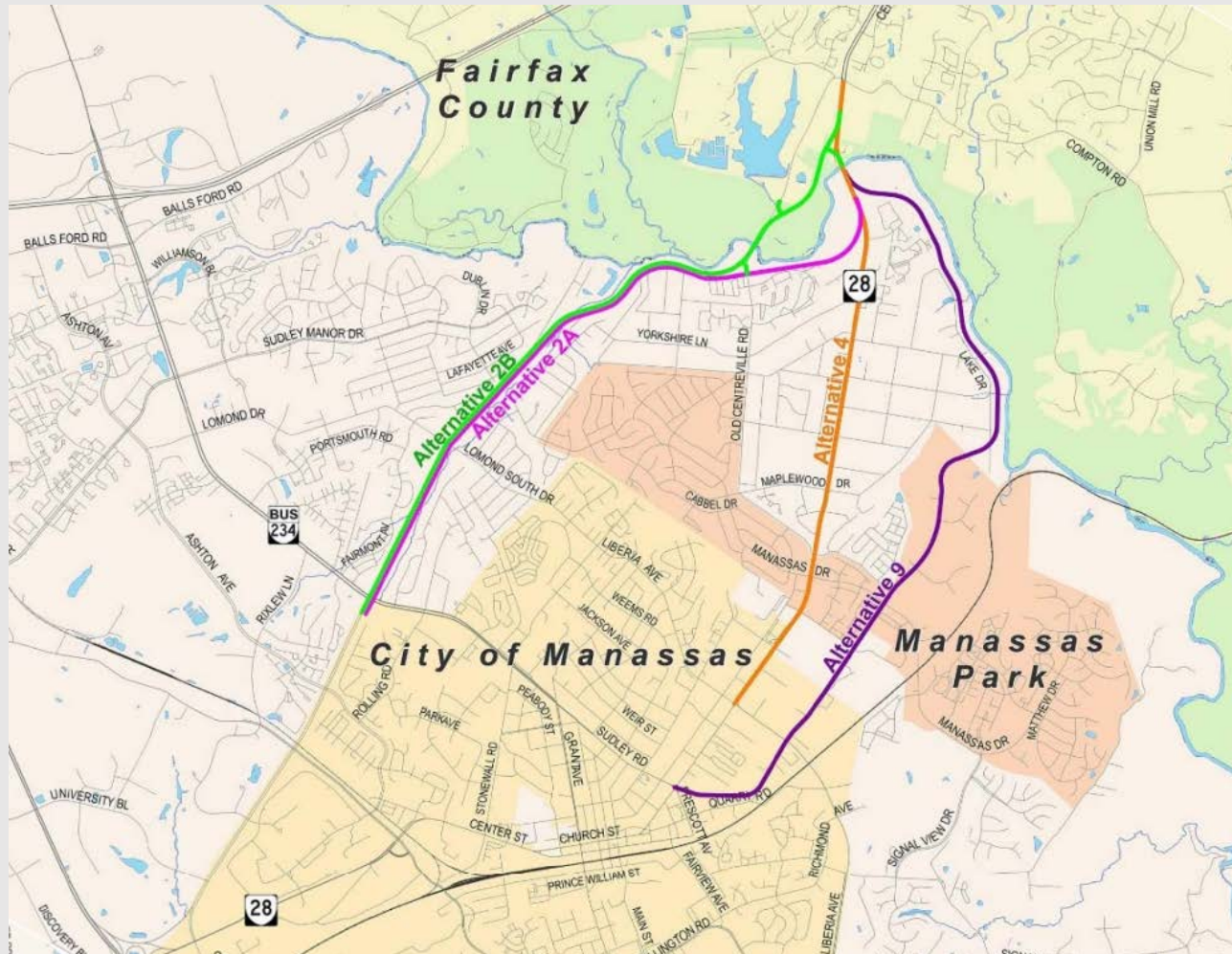
Soccer / Lacrosse Park



Combined Elementary School and Soccer / Lacrosse Park



Route 28 Corridor Feasibility Study



Alternative 2B was ranked the highest due to being:

- The alternative with the greatest project benefits including:
- Greatest reduction in traffic in Historic Manassas
- Shortest Travel time between Godwin Drive and Route 29 in 2040.
- Greatest travel time savings on Future Business Route 28 in 2040.
- The alternative with the second least environmental impacts.
- The alternative with the least socioeconomic and right-of-way impacts and no required business relocations.
- The alternative with the lowest estimated cost

Exhibit 2. Potential Project Schedule



Note: Dates subject to change as the project progresses through the project development process.

NVTA Route 28 Funding



NORTHERN VIRGINIA TRANSPORTATION AUTHORITY

FY2018-2023 Six Year Program

44 Projects; Adopted on June 14, 2018

Project Number	Agency	Project Title	NVTA Funding
2018-001-0	Arlington	ART Operations and Maintenance Facilities	\$39,027,000
2018-003-0	Arlington	Crystal City Metrorail Station East Entrance and Intermodal Connections	\$5,000,000
2018-004-0	Arlington	Pentagon City Multimodal Connections and Transitway Extension	\$28,850,000
2018-005-0	Arlington	Intelligent Transportation System Improvements	\$10,000,000
2018-006-1	Fairfax	Route 1 Widening (Mount Vernon Memorial Highway to Napper Road)	\$127,000,000
2018-007-0	Fairfax	Richmond Highway Bus Rapid Transit - Phases I & II	\$250,000,000
2018-009-1	Fairfax	Frontier Drive Extension and Intersection Improvements	\$25,000,000
2018-010-2	Fairfax	Route 28 Widening: Route 29 to Prince William County Line	\$16,000,000
2018-012-0	Fairfax	Richmond Highway (Route 1)/CSX Underpass Widening	\$12,000,000
2018-014-1	Fairfax	Rolling Road Widening: Hunter Village Drive to Old Keene Mill Road	\$11,111,000
2018-016-2	Fairfax	Fairfax County Parkway Widening from Ox Road to Lee Highway includes a grade separated interchange at the intersection of Popes Head Road	\$67,000,000
2018-017-0	Fairfax	Rock Hill Road Bridge	\$20,604,670
2018-021-0	Loudoun	Route 15 Bypass Widening: Battlefield Parkway to Montresor Road	\$54,000,000
2018-022-0	Loudoun	Northstar Boulevard - Shreveport Drive to Tall Cedars Parkway	\$64,805,000
2018-023-0	Loudoun	Extend Shellhorn Road: Loudoun County Parkway (Route 607) to Randolph Drive (Route 1072)	\$16,000,000
2018-024-0	Loudoun	Route 28 Northbound Widening –between the Dulles Toll Road and Sterling Boulevard	\$20,000,000
2018-026-0	Loudoun	Prentice Drive Extension: Lockridge Road (Route 789) to Shellhorn Road (Route 643)	\$76,230,000

2018-027-0	Loudoun	Route 9 Traffic Calming	\$12,112,000
2018-028-0	Loudoun	Dulles West Boulevard Widening: Loudoun County Parkway to Northstar Boulevard	\$47,800,000
2018-029-0	Loudoun	Evergreen Mills Road Intersection Realignment – Watson Road and Reservoir Road	\$14,000,000
2018-030-3	Prince William	RT28 corridor improvements (Fitzwater Dr to Pennsylvania Ave)	\$15,000,000
2018-031-1	Prince William	Route 28 Corridor Feasibility Study - Environmental Impact Statement (City of Manassas to Fairfax County)	\$3,500,000
2018-032-1	Prince William	Construct Route 28 Corridor Roadway Improvements	\$89,000,000
2018-034-0	Prince William	Construct Interchange at Route 234 and Brentsville Road	\$54,900,000
2018-035-0	Prince William	Construct Interchange at Prince William Parkway and University Blvd	\$24,200,000
2018-036-0	Prince William	Summit School Rd Extension and Telegraph Rd Widening	\$11,000,000
2018-039-0	Prince William	Construct Interchange at Prince William Parkway and Clover Hill Road	\$1,900,000
2018-040-1	Alexandria	West End Transitway: Northern Segment (Phase 1)	\$2,200,000
2018-041-0	Alexandria	Alexandria ITS Projects	\$1,195,491
2018-042-1	Alexandria	Alexandria Bus Network ITS	\$150,000
2018-043-0	Alexandria	DASH Transit Service Enhancements and Expansion	\$11,933,161
2018-045-2	Alexandria	Alexandria Duke St Transitway	\$12,000,000
2018-046-0	City of Fairfax	Jermantown Road Corridor Improvements Project	\$21,000,000
2018-047-0	City of Fairfax	Intersection Improvements at Eaton Place/Chain Bridge Road	\$10,750,000
2018-048-0	City of Fairfax	Old Lee Highway Multimodal Improvements Phase 1	\$5,000,000
2018-049-0	City of Fairfax	Roadway Network Northfax West	\$2,500,000
2018-051-0	City of Falls Church	West Falls Church & Joint Campus Revitalization District Multimodal Transportation Project	\$15,700,000
2018-053-1	Town of Dumfries	Widen Route 1 (Fraleigh Blvd) to six lanes between Brady's Hill Rd and Dumfries Rd (RT234)	\$44,860,000
2018-054-2	Leesburg	Construct Interchange at Route 7 and Battlefield Parkway	\$25,000,000
2018-055-2	Leesburg	Interchange Improvements at Route 15 Leesburg Bypass and Edwards Ferry Road	\$5,400,000
2018-056-0	Leesburg	Construct Interchange at Route 15 Bypass and Battlefield Parkway	\$2,000,000
2018-057-0	Vienna	Mill St NE Parking Garage	\$2,300,000
2018-058-1	VRE	VRE Crystal City Station Improvements	\$4,000,000
2018-062-0	NOVA Parks	Falls Church Enhanced Regional Bike Routes (W&OD)	\$3,244,959
NVTA Funding Total:			\$1,285,273,281