

TABLE OF CONTENTS

| | |
|--|-------|
| CITY OF VIRGINIA BEACH PLANNING COMMISSION & CITY COUNCIL | i |
| ACKNOWLEDGEMENTS | ii |
| EXECUTIVE SUMMARY | ES-1 |
| CHAPTER 1 – PLANNING AREAS | 1-1 |
| Section 1.1 – Planning Areas/Planned Land Use Map | 1-2 |
| Section 1.2 – Urban Areas (Strategic Growth Areas) | 1-3 |
| • Strategic Growth Area Locator Map..... | 1-5 |
| • Guiding Principles for Strategic Growth Areas..... | 1-6 |
| • Strategic Growth Area Development Incentives..... | 1-13 |
| • Interim Use Policy..... | 1-13 |
| • Strategic Growth Area (SGA) Master Plan Summaries | |
| ○ Burton Station SGA..... | 1-15 |
| ○ Centerville SGA..... | 1-20 |
| ○ Newtown SGA..... | 1-25 |
| ○ Pembroke SGA..... | 1-30 |
| ○ Rosemont SGA..... | 1-37 |
| ○ Lynnhaven SGA..... | 1-42 |
| ○ Hilltop SGA..... | 1-47 |
| ○ Resort Area SGA..... | 1-52 |
| Section 1.3 – Suburban Area | 1-58 |
| • Guiding Principles for Suburban Area..... | 1-60 |
| • Southern Watershed Subject to Special Drainage Considerations..... | 1-65 |
| • Suburban Focus Areas (SFAs) | 1-67 |
| ○ Suburban Focus Area Locator Map..... | 1-68 |
| ○ Shore Drive Corridor..... | 1-69 |
| ○ North Courthouse/South Holland..... | 1-73 |
| ○ Historic Kempsville Area..... | 1-80 |
| ○ Virginia Aquarium & Owls Creek Area..... | 1-82 |
| ○ General Booth Campgrounds..... | 1-85 |
| ○ First Colonial Medical Corridor..... | 1-87 |
| ○ Sandbridge | 1-89 |
| ○ North Beach (North End) | 1-91 |
| ○ Military Highway Corridor..... | 1-93 |
| ○ Historic Seatack and Vicinity | 1-95 |
| Section 1-4 – Princess Anne Commons & Transition Area | 1-99 |
| • Natural Resources Planning & Protection | 1-100 |
| • Southern Watershed Subject to Special Drainage Considerations..... | 1-101 |
| • Princess Anne Commons | 1-102 |
| ○ Interfacility Traffic Area (ITA) | 1-103 |
| • Transition Area | 1-106 |

- General Recommendations..... 1-108
 - Development and Uses..... 1-108
 - Design Principles..... 1-109
 - Open Space and Recreation..... 1-110
 - Transition Area Open Space and Trails Network Map ... 1-111
 - Infrastructure 1-112
- Section 1.5 - Rural Area..... 1-113**
 - Rural Area Locator Map 1-114
 - Rural Land Elevation Map..... 1-116
 - Rural Area Conservation and Protected Lands Map (including Floodplains) 1-117
 - Southern Watershed Area Map..... 1-119
 - Rural Area Vision and Preservation Plan..... 1-121
 - Southern Watershed Subject to Special Drainage Considerations..... 1-126
 - Rural Villages 1-127
 - Planning Guidelines for Pungo Rural Village 1-127
- Section 1.6 – Military Installations & Support..... 1-130**
 - The Military Presence Today 1-131
 - Air Installations Compatibility Use Zones (AICUZ) and Local Land Use Planning 1-137
 - Air Installation Compatible Use Zones (AICUZ) and Sub-Area Maps.... 1-140
 - Special Economic Growth Areas 1-144
 - City-Navy Cooperation 1-144
 - Partnerships 1-145
- CHAPTER 2 – CITYWIDE ELEMENTS 2-1**
 - Section 2.1 – Master Transportation Plan..... 2-2**
 - Citywide Transportation Policies/Complete Streets..... 2-5
 - Roadways 2-6
 - Primary Roadway Network Plan Map 2-8
 - Typical Section Standard Drawings..... 2-9
 - Access Controlled Roadways 2-13
 - Regional Transportation Plan Highway Network..... 2-14
 - Roadway Safety 2-14
 - Transit..... 2-16
 - Regional Transit Planning..... 2-16
 - Intercity Passenger Rail 2-16
 - Regional/City High Capacity Transit Network..... 2-17
 - Light Rail Extension Project Overview Map..... 2-19
 - Virginia Beach High Capacity Transit Extensions Map..... 2-20
 - Regional and Local Bus Transit..... 2-21
 - Proposed Bus Feeder Network Map 2-23
 - Active Transportation..... 2-25
 - South Hampton Roads Trail Concept Map..... 2-28
 - Other Modes of Regional Transportation 2-29
 - Air Travel..... 2-29

- Ports.....2-31
- Other Maritime2-33
- Freight.....2-33
- Transportation Demand Management (TDM)2-34
- Intelligent Transportation Systems (ITS)2-36
- Section 2.2 – Environmental Stewardship Framework.....2-40**
 - Guiding Principles for Environmental Stewardship2-40
 - A Community Plan for a Sustainable Future2-41
 - Water Resources Protection and Management2-42
 - Surface Water2-43
 - Groundwater2-43
 - Parks and Conserved Lands2-45
 - Green Infrastructure2-46
 - Living Resources and Ecosystem Protection Management2-49
 - Urban Forestry2-49
 - Living Shorelines2-50
 - Unique Plant and Animal Habitats2-52
 - Sea Level Rise, Recurrent Flooding, and Hazard Mitigation.....2-53
 - Land Development and Stormwater Management2-57
 - Southern Watershed Subject to Special Drainage Considerations.....2-58
 - Energy Resources Management and Alternative Energy Development2-59
 - Noise, Light, and Air Pollution Management2-61
 - Solid Waste Management.....2-63
- Section 2.3 – Housing & Neighborhoods2-65**
 - Vision for Housing & Neighborhoods2-65
 - Existing Characteristics and Trends in Housing.....2-66
 - Guiding Principles and Recommendations for Housing and Neighborhood Planning2-70
 - Safe Housing and Neighborhoods2-72
 - Affordability and Equal Housing Opportunity2-73
 - Quality Design and Energy Efficiency.....2-75
 - Stability, Preservation, Renewal, and Enhancement2-77
 - Compatible Redevelopment2-78
 - Housing with a Range of Affordability in Strategic Growth Areas2-78
 - Adequate Infrastructure and Transportation Connectivity.....2-79
- Section 2.4 – Economic Vitality2-80**
 - Vision.....2-80
 - Current Reality and Trends2-81
 - Economic Vitality Framework and Recommendations2-82
 - Special Economic Growth Areas (SEGs)2-84
 - Special Economic Growth Area Locator Map.....2-84
 - SEGA 1 – East Oceana/Recommendations2-86
 - SEGA 2 – West Oceana/Recommendations.....2-88

- SEGA 3 – South Oceana/Recommendations2-89
- SEGA 4 – Princess Anne Commons/Recommendations.....2-91

CHAPTER 3 – PLAN IMPLEMENTATION3-1

- Implementing the Plan and Monitoring Progress3-1
- Agenda for Future Action Summary Table.....3-3

LIST OF MAPS

- Planning Areas/Planned Land Use Map 1-2
- Strategic Growth Area Locator Map 1-5
- Suburban Focus Area Locator Map..... 1-68
- Transition Area Open Space and Trails Network Map..... 1-111
- Rural Area Locator Map 1-114
- Rural Land Elevation Map 1-116
- Rural Area Conservation and Protected Lands Map (including Floodplains) 1-117
- Southern Watershed Area Map 1-119
- Air Installation Compatible Use Zones (AICUZ) and Sub-Area Maps 1-141
- Primary Roadway Network Plan Map 2-7
- Light Rail Extension Project Overview Map..... 2-18
- Virginia Beach High Capacity Transit Extensions Map..... 2-19
- Proposed Bus Feeder Network Map..... 2-22
- South Hampton Roads Trail Concept Map..... 2-27
- Special Economic Growth Area Locator Map..... 2-82

APPENDICES

- Reference Handbook
- Technical Report