

# URBAN DEVELOPMENT IN OYSTER POINT

## CITY OF NEWPORT NEWS

VDOT PLANNING FORUM 2 JUNE 2016

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# NEWPORT NEWS

## WHO WE ARE

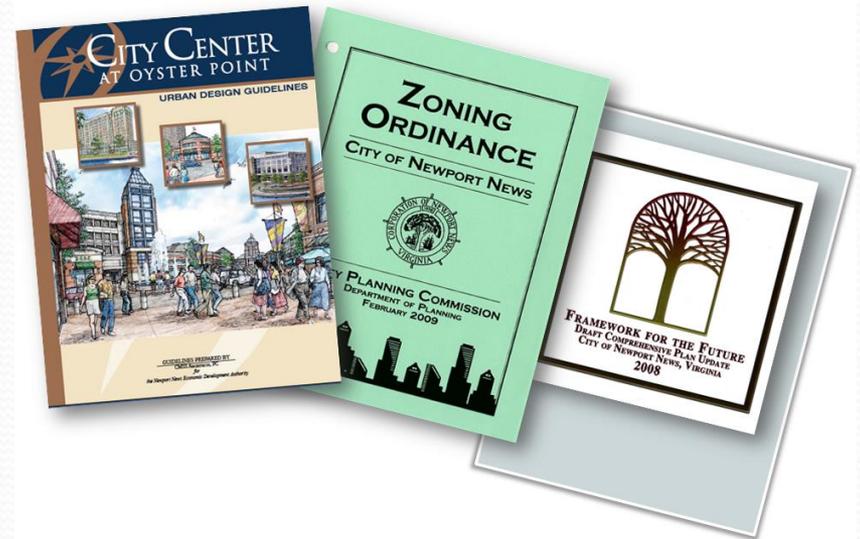
- **5<sup>TH</sup> MOST POPULOUS CITY IN VIRGINIA**
  - **183,400 RESIDENTS**
- **120 SQUARE MILES\***
  - **ONLY 69 SQUARE MILES OF LAND**
- **SERVED BY I-64 & I-664**
- **46 CURRENT LAP PROJECTS**
  - **UCI MEMBER**
- **NEARING 100% BUILDOUT**



# NEWPORT NEWS

## DEVELOPMENT OR REDEVELOPMENT?

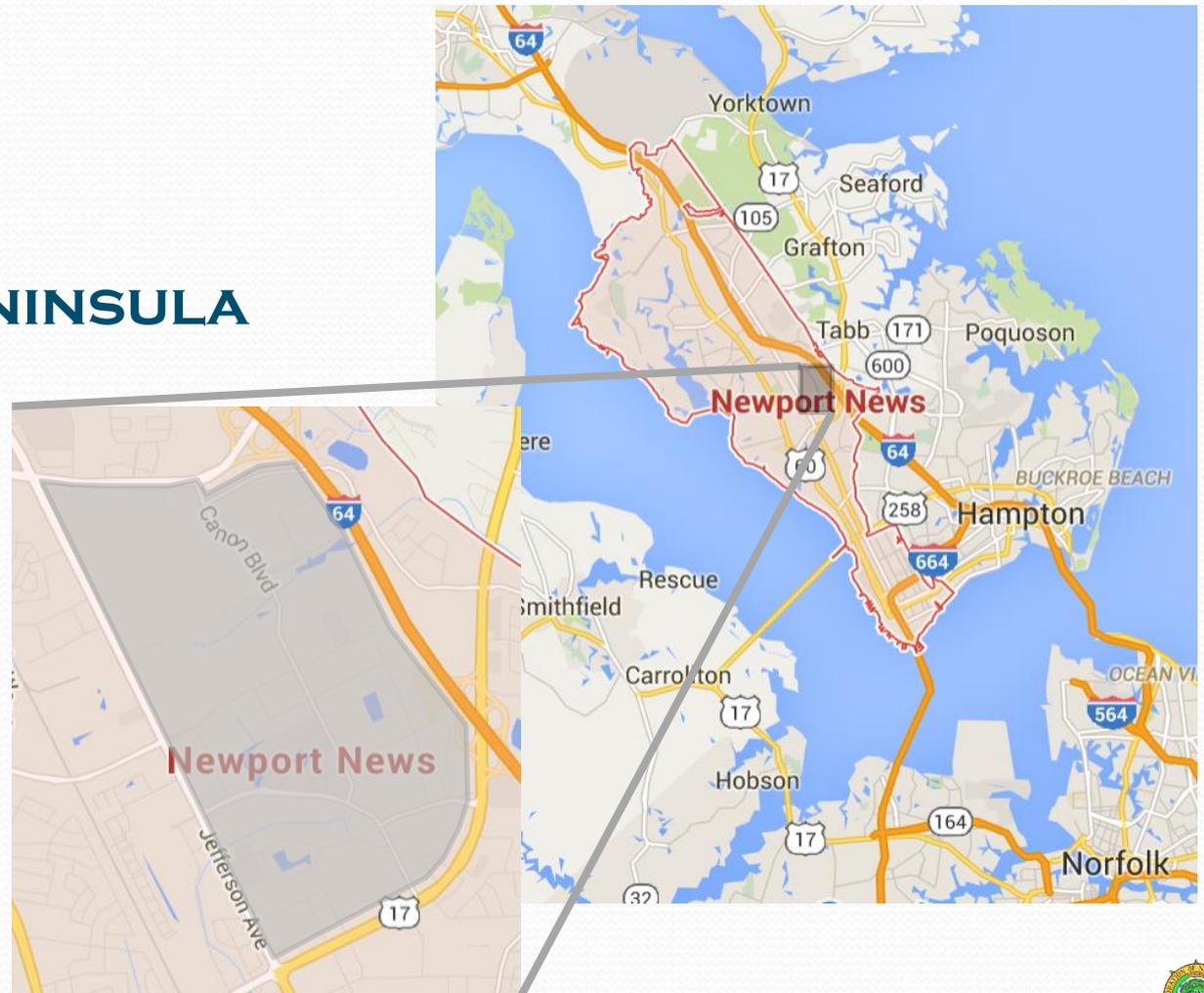
- **BEST USE OF AVAILABLE LAND**
  - **WILLING INVESTORS**
  - **CONSTRUCTABILITY**
- **TRENDS IN DEVELOPMENT**
  - **NEW URBANISM**
  - **NEO-TRADITIONAL**
  - **TRANSIT ORIENTED**



# OYSTER POINT

## LOCATION

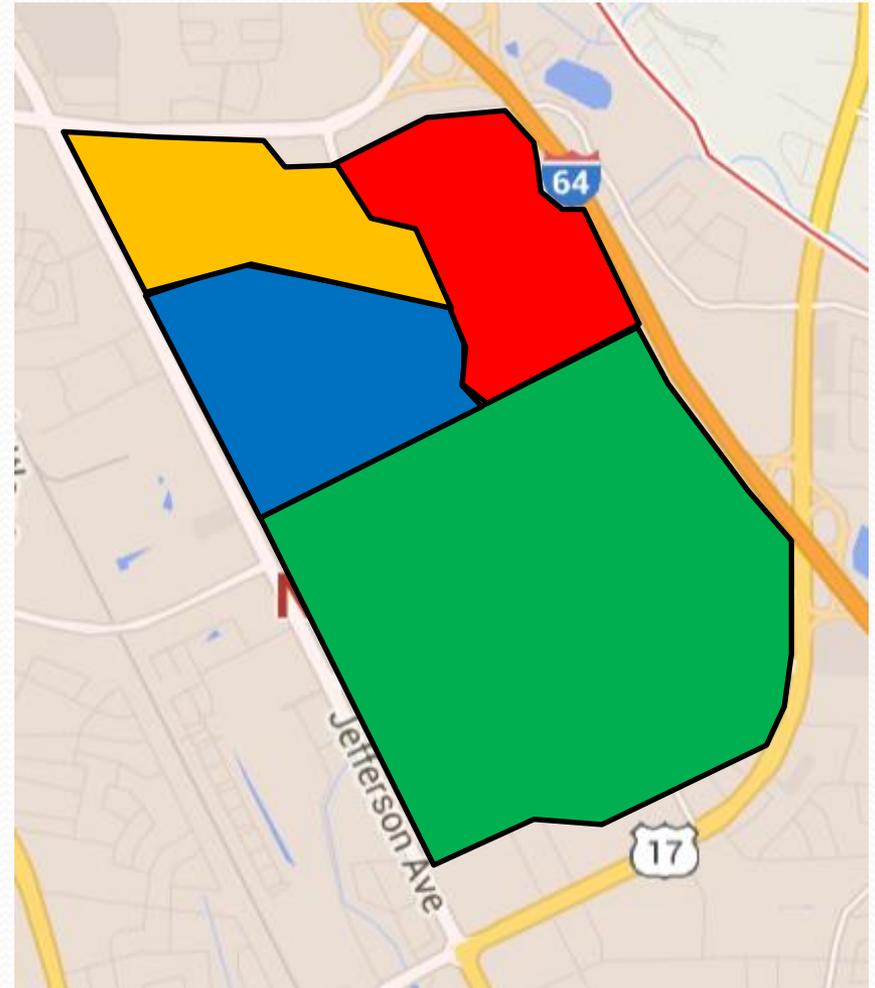
- CENTRAL
  - IN THE CITY
  - ON THE PENINSULA



# OYSTER POINT

## FOUR DISTINCT AREAS

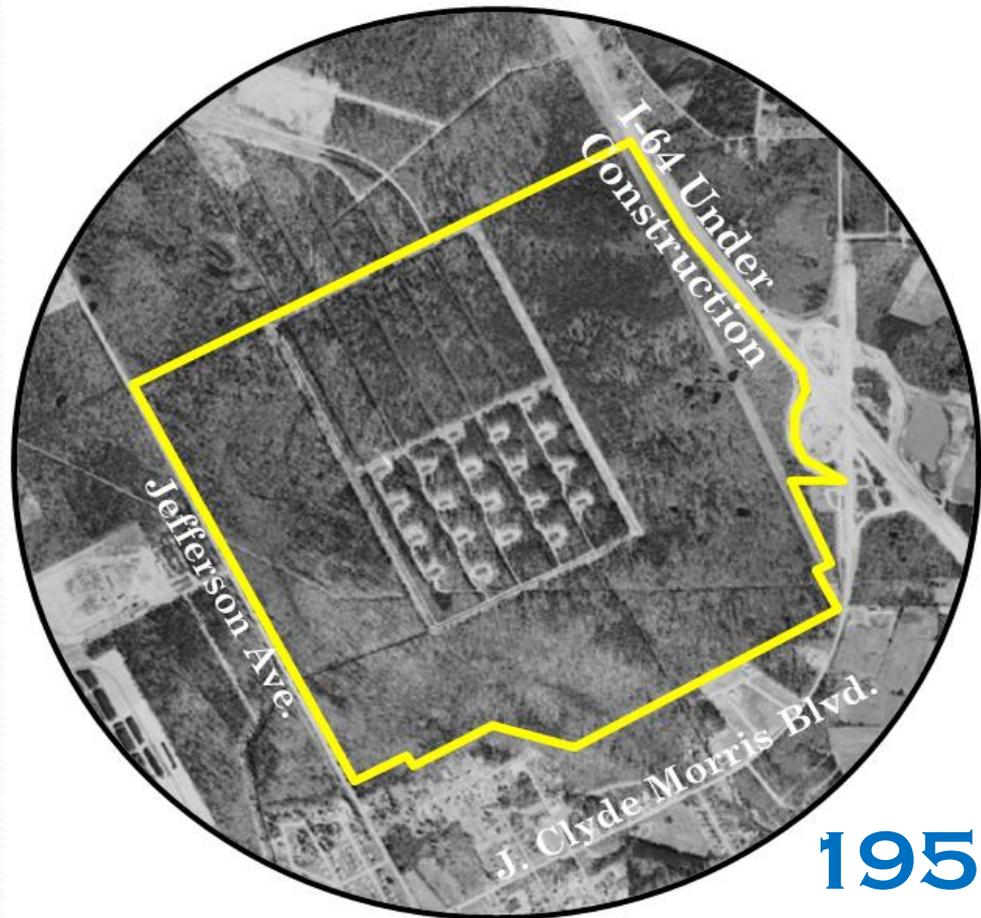
- OYSTER POINT CENTRAL BUSINESS DISTRICT
- CANON VIRGINIA, INC.
- JEFFERSON LAB
- TECH CENTER



# OYSTER POINT BUSINESS PARK

## FROM BUNKERS TO BUSINESS

- 700 ACRES OF FEDERAL SURPLUS LAND ACQUIRED BY CITY IN 1970's
- BECAME OYSTER POINT BUSINESS PARK IN THE 1980's



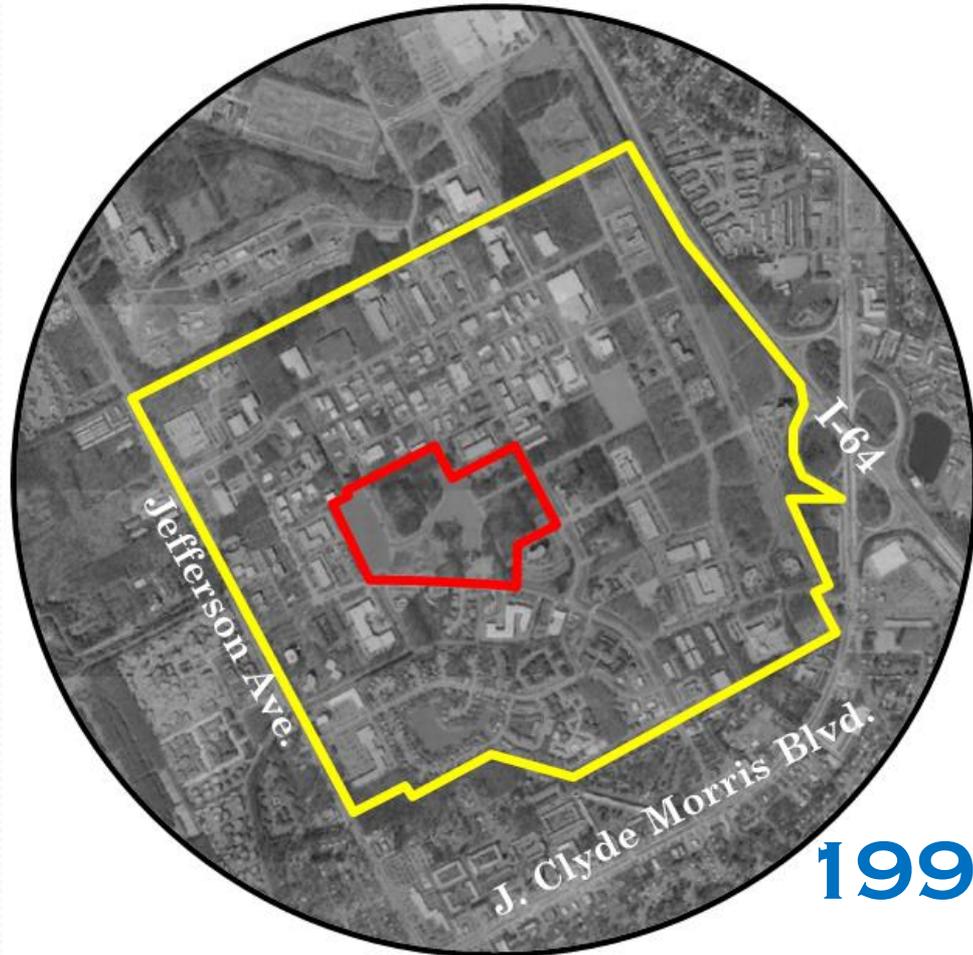
1959



# EVOLUTION AT OYSTER POINT

## BUSINESS PARK TO MIXED USE

- MANAGING PRIVATE BUSINESS DEVELOPMENT
- OYSTER POINT CENTRAL BUSINESS DISTRICT



1995



# CITY CENTER AT OYSTER POINT

## FULL BUILD CONCEPTS



# CITY CENTER AT OYSTER POINT

## CURRENT BUILD

- 52 ACRE DEVELOPMENT WITH 532,500 SQ. FT. OF CLASS A OFFICE SPACE, 161,600 SQ. FT. OF RETAIL SPACE, 256-ROOM MARRIOTT HOTEL AND CONFERENCE CENTER, 600 RESIDENCES AND THREE PARKING GARAGES (3,437 SPACES)
- MORE THAN 2,100 PEOPLE WORK AT CITY CENTER
- INTERNAL ROAD SYSTEM, CENTRAL PARKING, LOCAL BUS SERVICE
- FULL BUILD HAS THE POTENTIAL FOR INCREASED DENSITY.



# CANON VIRGINIA, INC.

## MANUFACTURING FACILITY

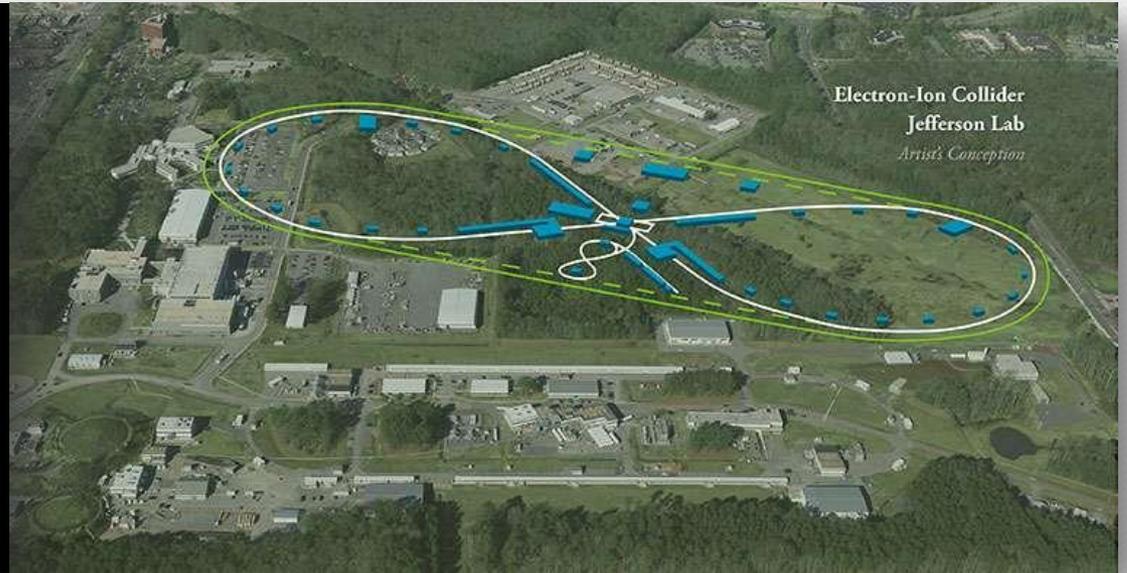
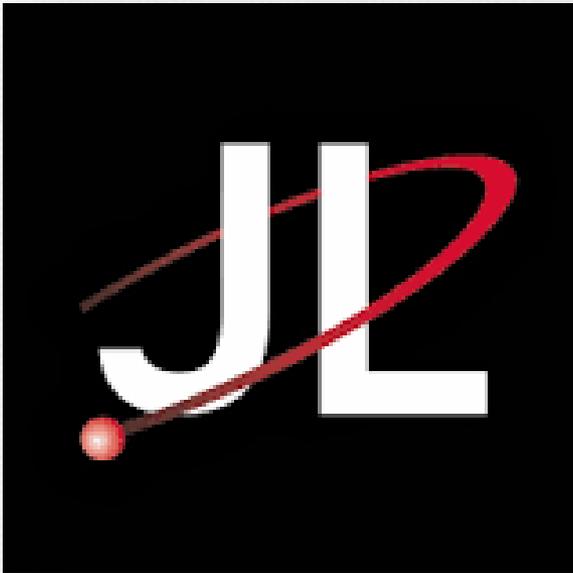
- 2008 \$650 MILLION EXPANSION
- 2016 \$100 MILLION EXPANSION



# JEFFERSON LAB

## NUCLEAR RESEARCH FACILITY

- **COMPETING FOR A NEW COLLIDER WITH THE POTENTIAL TO ADD 60 RESEARCH JOBS TO THE FACILITY. CURRENT FULL TIME STAFF IS 700.**



# TECH CENTER AT OYSTER POINT

## NEW PHASED DEVELOPMENT

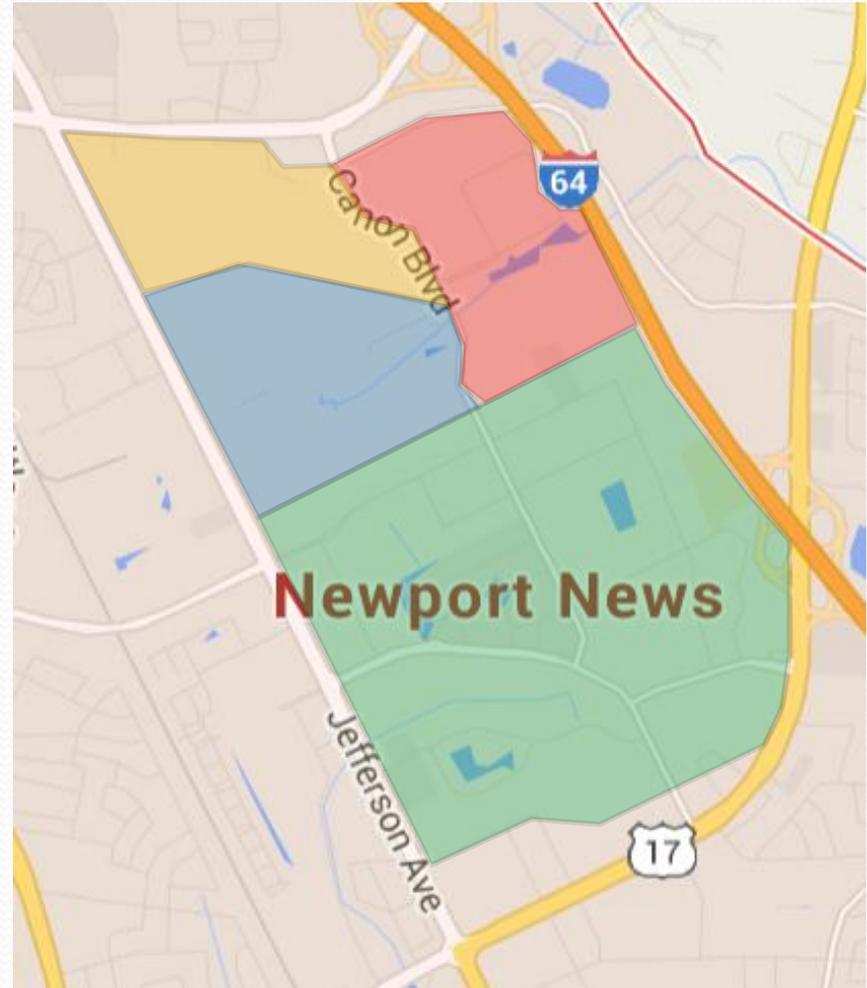
- 1,000,000 SF OF RESEARCH & OFFICE SPACE
- SUPPORT ACTIVITY FOR JEFFERSON LAB



# OYSTER POINT TRAFFIC NETWORK

## THE INTERNAL NETWORK SERVES:

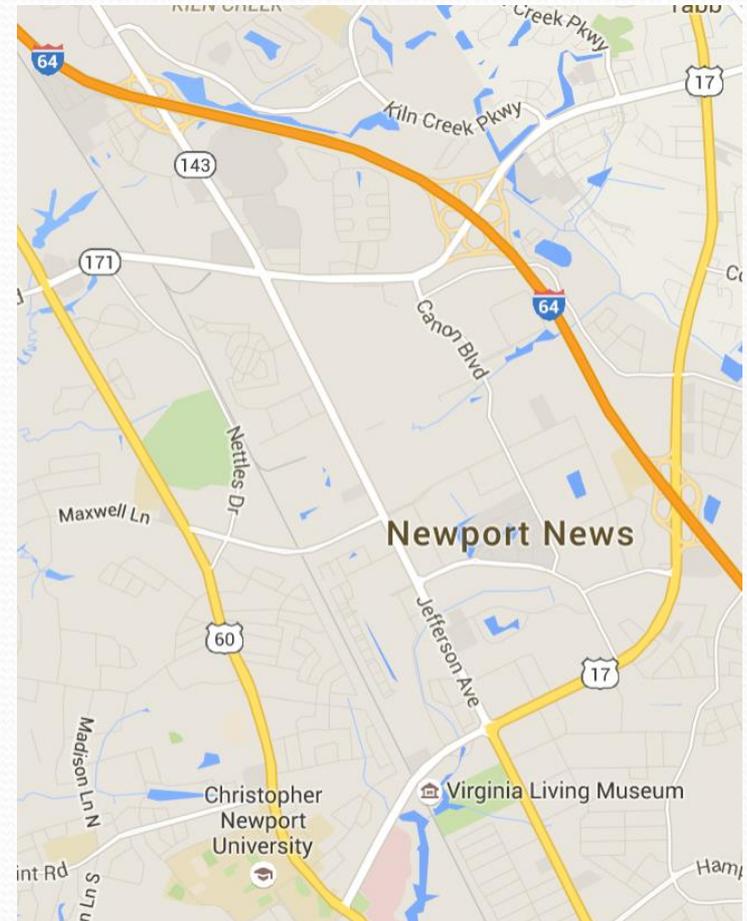
- OYSTER POINT CENTRAL BUSINESS DISTRICT
- JEFFERSON LABS
- CANON VIRGINIA, INC.
- TECH CENTER



# ADJACENT CITY STREETS

## AREA CONGESTION

- **JEFFERSON AVENUE**
  - 49,000 ADT
- **OYSTER POINT ROAD**
  - 43,000 ADT
- **J CLYDE MORRIS BOULEVARD**
  - 38,000 ADT
  
- **JEFFERSON AVENUE NORTH OF OYSTER POINT (EXIT 255)**
  - 76,000



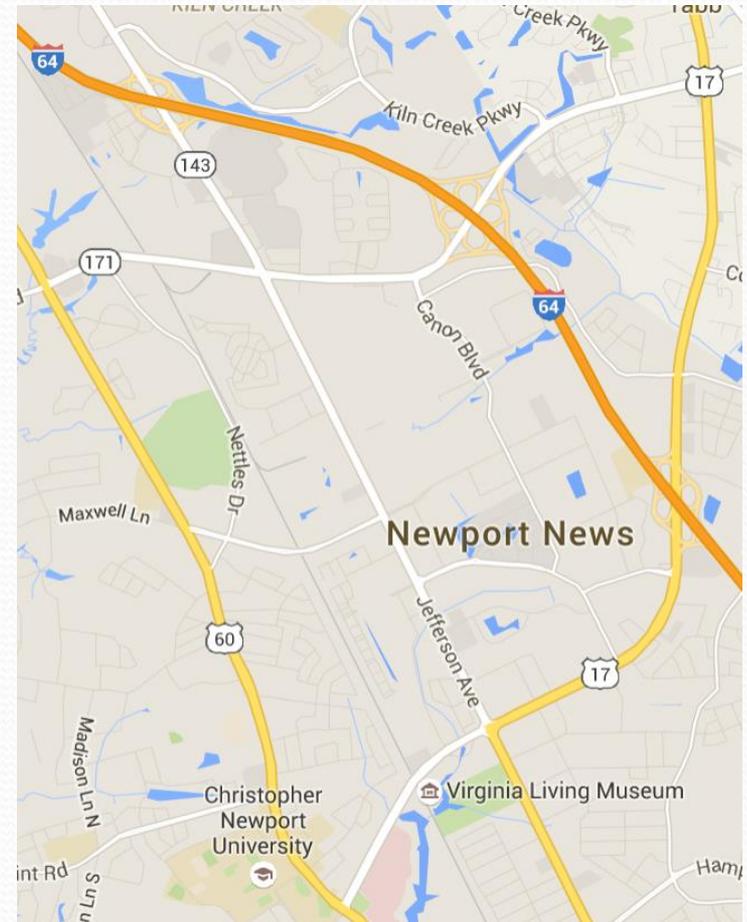
# ACCESS TO OYSTER POINT

## LOCAL STREETS

- ARTERIALS
- COLLECTORS
- INTERSECTIONS
- PROFFERED IMPROVEMENTS

## I-64 CORRIDOR

- EXIT 255
- EXIT 256
- EXIT 258



# THE FUTURE NETWORK

## ROADWAY IMPROVEMENTS

- LIMITED ABILITY TO WIDEN ROADS
- OPERATIONAL IMPROVEMENTS

## TRANSIT IMPROVEMENTS

- PENINSULA FIXED GUIDEWAY STUDY

## PEOPLE IMPROVEMENTS

- IMPROVE WALKABILITY, ACCESSIBILITY, MOBILITY
- BREAK THE COMMUTER MINDSET



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