

# BOYERS CROSSING NEIGHBORHOOD CONCEPTS



## BOYERS CROSSING

Boyers Crossing is the transition zone to the more established residential areas to the south. Development should be 1 to 3 levels and the setbacks should be reduced to 20 feet along Boyers Road.

Two primary development zones are defined by the large expanse of undeveloped parcels: Boyers Crossing West and Boyers Crossing East.

**LEGEND**

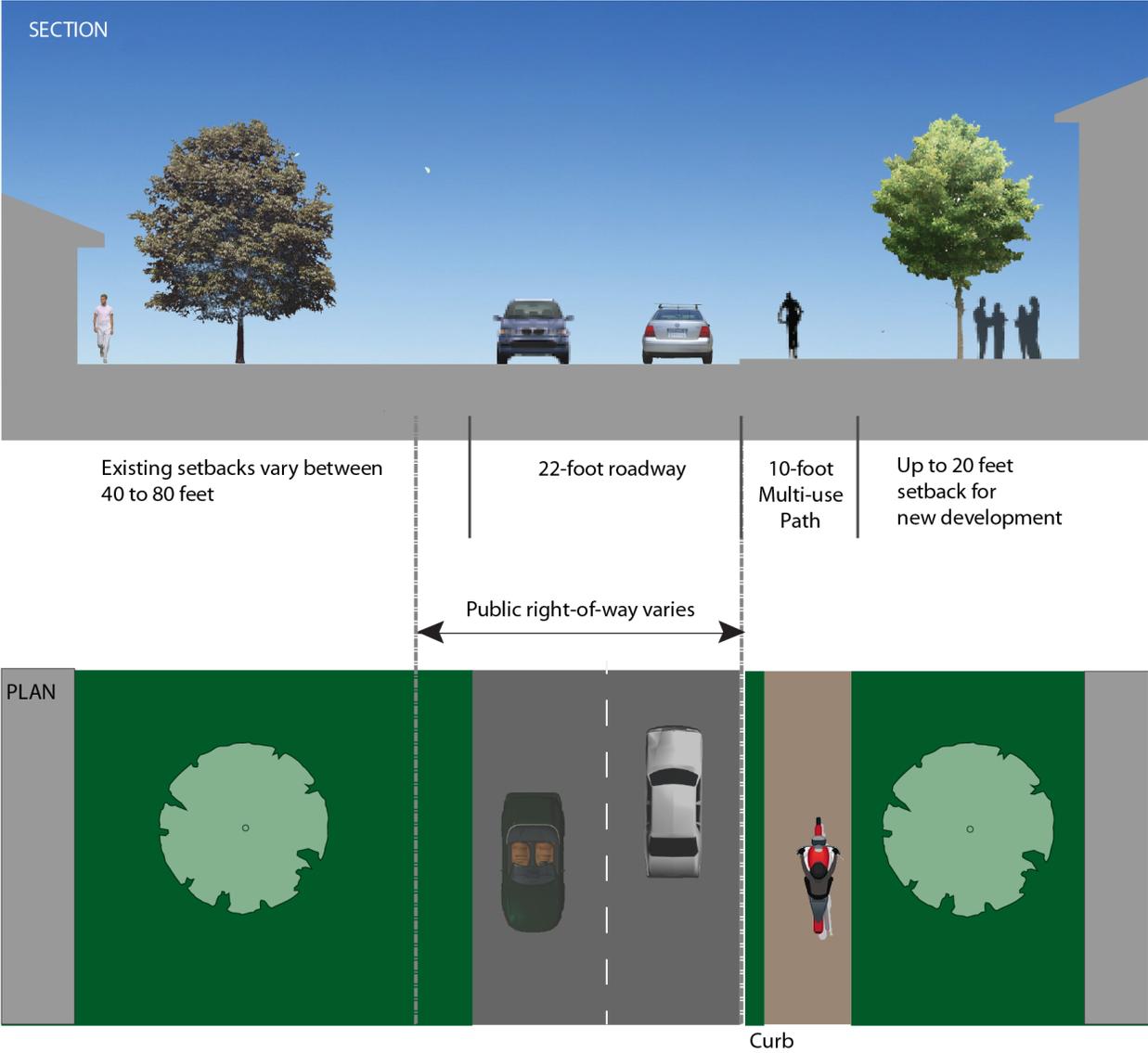
- BOYERS CROSSING FOCUS AREA
- Collector Street
- Neighborhood Street
- Pedestrian Pathway
- Multi-use Trail



# CONCEPTUAL BOYERS CROSSING SECTION

Establish a Multi-Use Pathway along Boyers Road that will connect the Stone Spring Pedestrian and Bicycle Trail with the Port Republic Multi-Use Pathway. The path will require easements where the pathway is located within private property. The right-of-way fluctuates between 0 to 45 feet.

Setbacks for new development should be reduced from 45 feet to 20 feet for a more effective transition zone that maintains street character. In addition, new development along the street frontage should face and be accessible from the street.



# BOYERS CROSSING WEST NEIGHBORHOOD CENTER



# CONCEPTUAL BOYERS CROSSING WEST

Located at the intersection of Boyers Road and Port Republic Road, Boyers Crossing West is planned with a neighborhood park with development located within a quarter-mile walking distance. Commercial use line the frontage along Port Republic Road, with residential, single family and rowhomes located within its interior.

### KEY

- 1. Neighborhood Park
- 2. Boyers Multi-Use Path connecting Port Republic Road with Stone Spring Road
- 3. Pedestrian path to Boyers Multi-Use Path and Sentara RMH Medical Center
- 4. Corner gateway pedestrian plaza to the Boyers Crossing neighborhood. Development should emphasize the intersection of Boyers Road and Port Republic Road
- 5. Pedestrian plaza
- 6. Surface parking behind the building
- 7. Sentara RMH Medical Center Mixed Use Campus Buildings
- 8. Sentara RMH Medical Center Campus Plaza Area
- 9. Rowhomes
- 10. Linear parklet concept
- 11. Commercial emphasis and conceptual form and placement of buildings
- 12. Fire Department location option
- 13. New roadway
- 14. Port Republic Multi-Use Path (existing)
- 15. Traffic calming feature
- 16. Sentara Property Boundary (blue dash)



Image 1: Surface parking located within the block's interior



Image 2: Mix of single-family and townhomes along the street frontage, with reduced setbacks



Image 3: Commercial at the street frontage, parking located behind the building



Image 4: Compact single-family residential development with reduced setbacks between 15 to 20 feet



# CONCEPTUAL BOYERS CROSSING EAST

Located at the interior of Boyers Road, Boyers Crossing East is more residential with a concept for school located along the main frontage.

### KEY

- 1. Neighborhood park
- 2. Linear park connecting Boyers Road to the neighborhood park
- 3. Pocket park to accomodate topography
- 4. Boyers Road Multi-Use Path linking Port Republic Multi-Use Path with the Stone Spring Bicycle and Pedestrian Path. Multi-Use Path located on the west side of Boyers Road up until Cullison Creek, and then crosses the road to the east side and continues to Preston Lake Blvd
- 5. Pedestrian pathway connecting Preston Lake Development with Boyers Multi-Use Path and Sentara RMH Medical Center
- 6. New sidewalk
- 7. Development block with new sidewalk, curb and gutter (typical)
- 8. Parking behind the building
- 9. Rowhomes
- 10. Linear park between rowhome frontages
- 11. Single family
- 12 New roadway
- 13. Traffic calming device to protect neighborhood
- 14. Proposed developments approved or in construction
- 15. Preston Lake Development



Image 1: Townhomes with entries directly from the street



Image 2: Neighborhood Park with residential beyond



Image 3: Compact single-family homes with reduced 10-foot setbacks



Image 4: Compact single-family residential development with reduced setbacks between 15 to 20 feet

