

STONE PORT NEIGHBORHOOD CONCEPTS





EXISTING

KEY

- 1. Walmart
- 2. Wendys
- 3. Bojangles
- 4. Altitude (Student Housing)
- 5. Office building
- 6. Commercial building
- 7. Dental office
- 8. Bank
- 9. Office



PHASE 1 STREET GRID OPTION - Concept to create more compact street blocks that improves walkability

KEY

- 1. Primary neighborhood street
- 2. Park
- 3. Pedestrian promenade
- 4. Stone Spring Pedestrian and Bicycle Trail
- 5. New street

STONE PORT CONCEPT

Stone Port is defined by the intersection of Stone Spring and Port Republic roads, with future development gradually moving west towards Peach Grove Avenue along a new compact street grid. Neighborhood parks are supported by new development and pedestrian promenades that link the major streets of Stone Port to the interior development blocks.

SITE PLAN - FIRST PHASE: WEST OF PORT REPUBLIC ROAD

Objective: Establish Stone Spring Road as the main addressing street and improve overall walkability.

As a possible neighborhood center, locate a library or civic building with a park at the center of the development site. Connect the civic building and park to Stone Spring Road with a pedestrian promenade.

KEY

1. Existing commercial building
2. Civic Building (amenities may be conceptual or built by other private or non-profit entities)
3. Park
4. Pedestrian promenade
5. Architectural emphasis at corner
6. Residential emphasis
7. Pedestrian walkway
8. Striped crosswalks
9. Add sidewalks at all locations where missing as part of the first phase, including, street trees and pedestrian street lights



NEIGHBORHOOD EXAMPLES

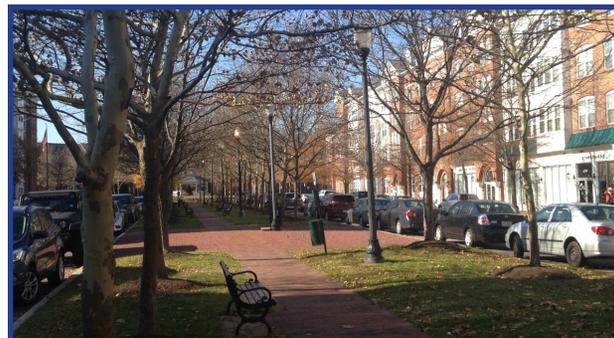


Image 1: Pedestrian promenade



Image 2: Library with outdoor park plaza



STONE PORT - SECOND PHASE - STONE SPRING AND PORT REPUBLIC INTERSECTION CONCEPT

KEY

1. Promote the Stone Spring and Port Republic intersection as a key development opportunity.
2. New development should emphasize the intersection with greater verticality. Parking should be placed behind the building.
3. Implement sidewalks that are currently missing, and add street trees and pedestrian street lights.
4. Improve pedestrian connectivity through developed blocks with pedestrian pathways.
5. New Park
6. New Civic Building
7. Proposed commercial development



STONE PORT - THIRD PHASE - STONE SPRING AND STONE PORT FRONTAGE CONCEPT

KEY

1. Promote the Stone Spring frontage and the gateway into the development site at Stone Spring Road and Stone Port Drive.
2. Complete Stone Spring frontage with parking located behind the buildings.
3. Emphasize the corners into the Stone Port development site with a plazas, enhanced landscape or articulated architecture.
4. Frame the park edges with active development frontage.
5. Connect Stone Spring Road to park areas with pedestrian promenades.
6. Proposed commercial development
7. New park
8. New Civic Building



FUTURE PHASE - EAST OF PORT REPUBLIC ROAD CONCEPT

KEY

1. Provide for mixed-use or commercial with parking behind the building.
2. Provide for townhomes (T3 Transition Zone).
3. Maintain visibility through the site or provide pedestrian pathway.
4. Emphasize the corners at the intersection with future development.
5. Promote development along the south edge of Stone Spring Road.
6. Realign Albert Long Drive for a more feasible development footprint.
7. Create a linear park-like experience to organize development.
8. Create new development opportunities, where feasible, add new sidewalks and street trees where missing.
9. Articulate entries into the Stone Port development site with pedestrian plazas
10. Existing office and health center buildings to remain.



FUTURE PHASE - WEST OF STONE PORT DRIVE CONCEPT

KEY

1. Create a primary neighborhood road with linear park-like experience.
2. Place buildings close to the street with the parking encapsulated.
3. Plan for the future extension of the primary neighborhood street.
4. Place buildings close to Stone Spring Road frontage with the parking placed behind.
5. Create pedestrian plazas or walkways out of space between buildings and align with new/existing roads, plazas or with other green space beyond.
6. Create opportunities for parklets from undeveloped areas.
7. Articulate entries into the Stone Port development site along Stone Spring Road with landscape, public art or pedestrian plazas.



STONE PORT - ALBERT LONG DRIVE ALIGNMENT CONCEPT

Realign Albert Long Drive, connecting State Route 895 to Port Republic Road, integrating the Stone Spring Pedestrian and Bicycle Trail concept, continuous sidewalk with street trees, and a neighborhood park. See Page 40 - Stone Spring Pedestrian and Bicycle Trail at Reservoir Street for enlarged plan and section.

KEY

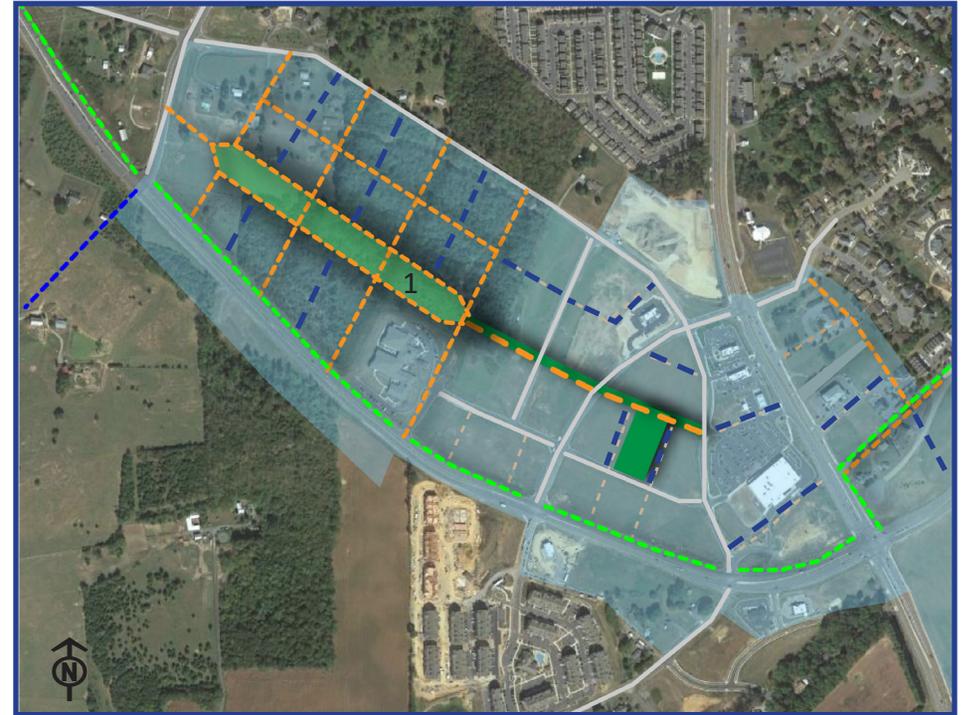
1. Realign Albert Long Drive to connect to Port Republic Road.
2. Existing Albert Long Drive termination.
3. Integrate the Stone Spring Pedestrian and Bicycle Trail Concept with the realigned Albert Long Road.
4. Emphasize the Port Republic and Stone Spring intersection with future development.
5. Provide for enhanced pedestrian crosswalks with sidewalk bulb-outs.
6. New development should be placed close to the property line to frame the intersection. A vertical element (such as a tower), set back to accommodate a plaza or public art should be considered.
7. Provide for through block pedestrian walkways, where possible.
8. Provide for commercial or mixed-use with parking located behind the building.
9. Provide for townhomes (T3 Transition Zone).
10. Design new development to meet the design and streetscape guidelines of the Stone Spring UDA Plan.
11. Provide for a new neighborhood park, based on the realignment of Albert Long Drive.
12. Parking for commercial use.
13. Existing office buildings to remain.



FUTURE STREET GRID EXTENSION - CONCEPT #1

KEY

1. Develop the Stone Spring Pedestrian and Bicycle Trail concept, linking Stone Ridge and Stone Port neighborhoods.
2. Realign Albert Long Drive to connect with Port Republic Road.
3. Create a new neighborhood park as part of the phase 1 development of Stone Port.
4. Extend the primary neighborhood street as a way to organize contiguous development blocks.
5. Create a neighborhood park as part of future grid extension.
6. Create pedestrian promenades or pathways (blue dash) by promoting walkability between development sites and to parks, open space and the Stone Spring Pedestrian and Bicycle Trail concept.



FUTURE STREET GRID EXTENSION - CONCEPT #2

KEY

1. Extend the primary neighborhood street as a couplet with a neighborhood linear park at its center to organize development parcels. Organize pedestrian promenades or pathways to connect back to the neighborhood linear park.

LEGEND

- — — — Primary Neighborhood Street
- — — — Secondary Neighborhood Street
- — — — Pedestrian Promenade
- — — — Collector Street
- — — — Peach Grove Avenue Extension
- — — — Stone Spring Pedestrian and Bicycle Trail

