

Laurel Island P.U.D. Key Components

Following are key components in the proposed Laurel Island PUD that cannot be altered without future review and approval by Planning Commission and City Council:

Workforce Housing

The amount (20%), the period (50% permanent, 50% for 10 years, commencing upon obtaining a certificate of occupancy), and the benchmarks for compliance as required by the Planning Commission cannot be changed.

Height Districts

The areas, locations, and maximum building height limits are to remain as indicated.

Street Grid and Types

The overall layout and placement of the street grid will remain as indicated, allowing for view corridors to the water and public access along the waterfront. The general design of the street types, particularly those with dedicated bicycle lanes, are to remain as indicated.

Usable Open Space

The public Usable Open Space amount (39.2 acres), general locations, and types (ballfields, trails, docks, parks) are to remain as indicated.

Uses

The existence of multifamily units, commercial offices, and retail space, as required by Planning Commission, 10% of the proposed retail square footage and 10% of the proposed office square footage must be constructed once specified amounts of the proposed residential units have been constructed (roughly half), ensuring a diverse mix of uses on the property.

Density Defined by Traffic

The development's density cannot exceed certain thresholds (approximately 30% and 60%) without completing the required traffic improvements (roadway improvements on and offsite, construction of bridge, intersection improvements, stormwater improvements, etc), as defined in the PUD and annexed traffic study.

Laurel Island Review Board (LIBAR)

The intent is for the LIBAR to work in a similar manner to the City's BAR: the meetings will be publicly advertised and open to the public; the procedures will follow those of the BAR; the perview will be similar (design of buildings, landscape, signage, etc.), and the members will be required to have similar backgrounds of the BAR. Appeals from the LIBAR are heard by the BAR-L.

Publicly Accessible Streets

There will be no gates restricting public access the development.

Following are key items not specifically defined in the PUD that may be revised as development occurs:

Final Street Design and Block Sizes

Minor changes to the final placement and dimensions of the streets may be made as specific site conditions are more understood and the site is engineered. More streets and alleyways may be added to the current grid as the property develops in order to better serve future conditions.

Final Land Use Locations

The intent is for the site to develop organically based on future needs and conditions in order to create a true mix of uses similar to elsewhere on the peninsula. As such, there are no specifically-defined residential, office, or retail areas in the Plan.

Final Park Design

The Plan indicates the general locations and amount of the Usable Open Space. Similar to the final street design and block sizes, the final configurations and specific sizes of the parks shown will be designed once the specific site conditions are better known.

Singleton Park

Singleton Park is owned by Dominion Energy and is not included in the PUD. However, it is intended that Dominion will locate future substation needs on the PUD and/or developer owned property. This would negate the need for Singleton Park to be of that use and allow for the City to take ownership and provide for the property to remain a public park.