

Section 4 SITE ANALYSIS

OVERVIEW

As previously mentioned, several of the buildings at the existing Aquia Towne Center, namely the ten out-parcels along Route 1 and the 89,815 SF of office and 14,725 SF of ground-level retail currently under construction, would be incorporated into the redeveloped site. The remaining 224,447 SF of existing shopping center uses would be razed to accommodate a mixture of residential, office and retail uses, as detailed below:

- 350 Residential Condominiums,
- 289,130 square feet of General Office, and
- 333,803 square feet of General Retail.

The proposed residential, office, and retail components along with the existing office and retail components will provide a synergistic combination of live/work/entertainment venues.

PROPOSED CIRCULATION PLAN

Access to the existing Aquia Towne Center is provided by two full movement and one right-in/right-out access points on Route 1, and one full movement access point on Washington Drive. Based on VDOT's request, the southern-most full movement access point on Route 1 would be reconstructed as a right-in/right-out driveway as part of the redevelopment. The existing right-in/right-out driveway on Route 1 and the existing full access on Route 1 would continue to operate as such. Additionally, as under the existing conditions, only one full movement driveway on Washington Drive would be provide access to the redeveloped site.

TRIP GENERATION

Overview

The total number of trips generated by the proposed development would be comprised of both internal (occurring within the confines of the site) and external trips. The trip generation is summarized in Table 4-1 and is described in detail below.

Total Trips

The number of trips that would be generated by the proposed mixed-use development was estimated based on the Institute of Transportation Engineers' (ITE) Trip Generation¹¹ manual. The following Land Use Codes were utilized:

- General Office Building (Land Use Code 710),
- Residential Condominium/Townhouse (Land Use Code 230), and
- Shopping Center (Land Use Code 820).

Based on standard ITE rates/equations, the proposed mixed-use development would generate 903 total AM peak hour, 1,958 total PM peak hour, 2,126 total Saturday mid-day peak hour and 19,987 total average daily trips upon completion and full occupancy.