

Urban Design Analysis

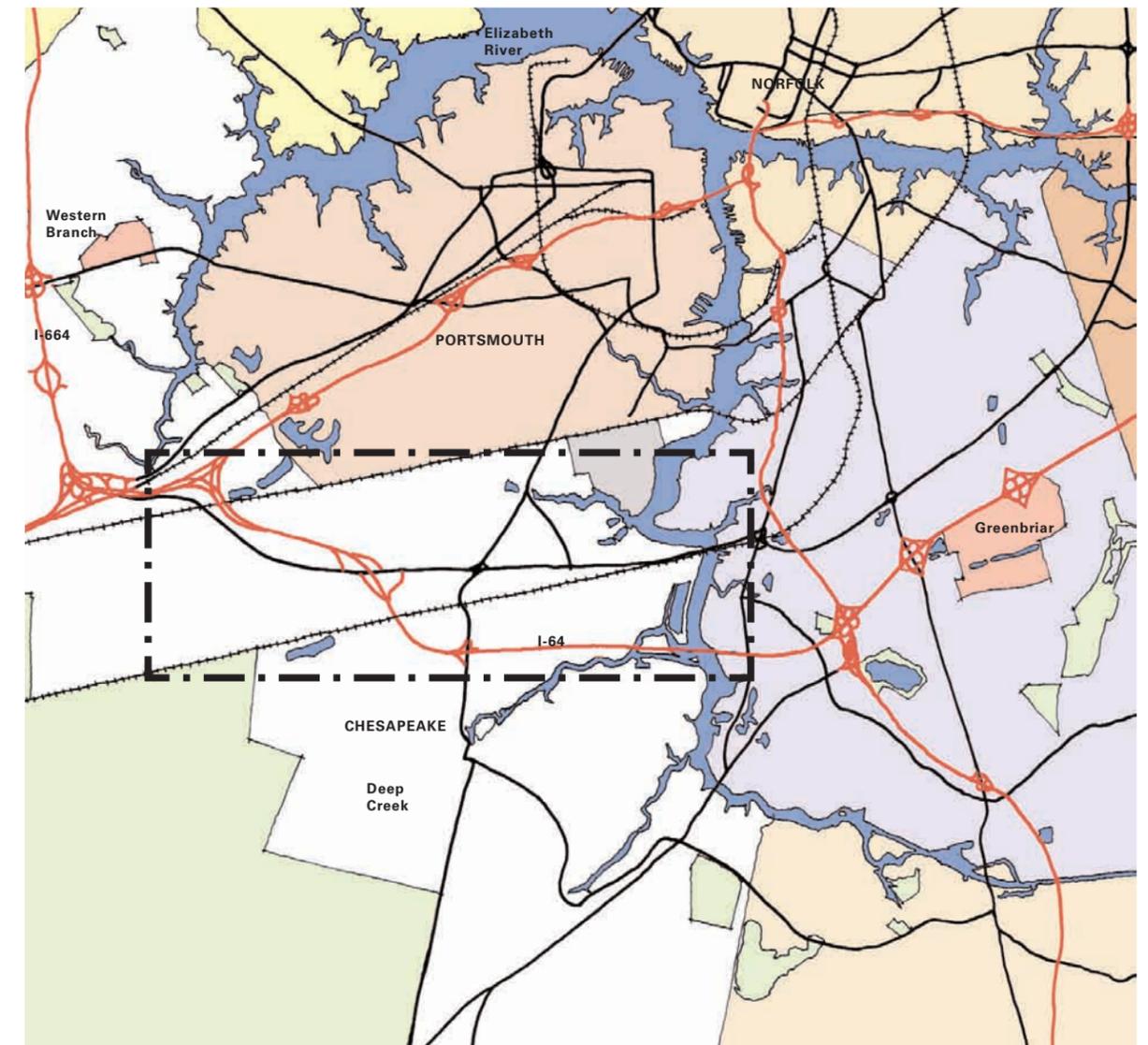
After the data gathering from the initial trip to Chesapeake in April 2005 was completed, the consultant team prepared an analysis of the physical conditions of the study area, as well as a summary of citizen input on the current strengths and weaknesses of Chesapeake and visions for its future. The following section includes the analysis drawings assembled from hard data, in the form of UDA X-Rays®, followed by a summary of the soft data from interviews, focus group meetings, and the public meeting.

The aerial photograph, shown on the following page, describes the existing conditions of the study area. The study area contains industrial, rural, commercial, and residential uses. The Corridor divides several neighborhoods and connects directly to the interstate system on the east and west ends.

The Study Area is located in the middle of Chesapeake, in the Hampton Roads/Tidewater metropolitan area. Greenbriar and western Branch, the closest commercial areas are both approximately 15 minutes away by car.

X-Ray Drawings

The consultant team collected and analyzed hard data to better understand the study area, as well as to illustrate to residents the assets and natural patterns of the community. A UDA X-Ray drawing isolates a physical element, such as streets, to illustrate patterns and opportunities difficult to perceive when combined with other uses in a single drawing. By studying natural and man-made systems, the underlying patterns, problems and opportunities of a project area are unveiled. Often from these patterns, the beginnings of strategies and solutions emerge.



Regional locator

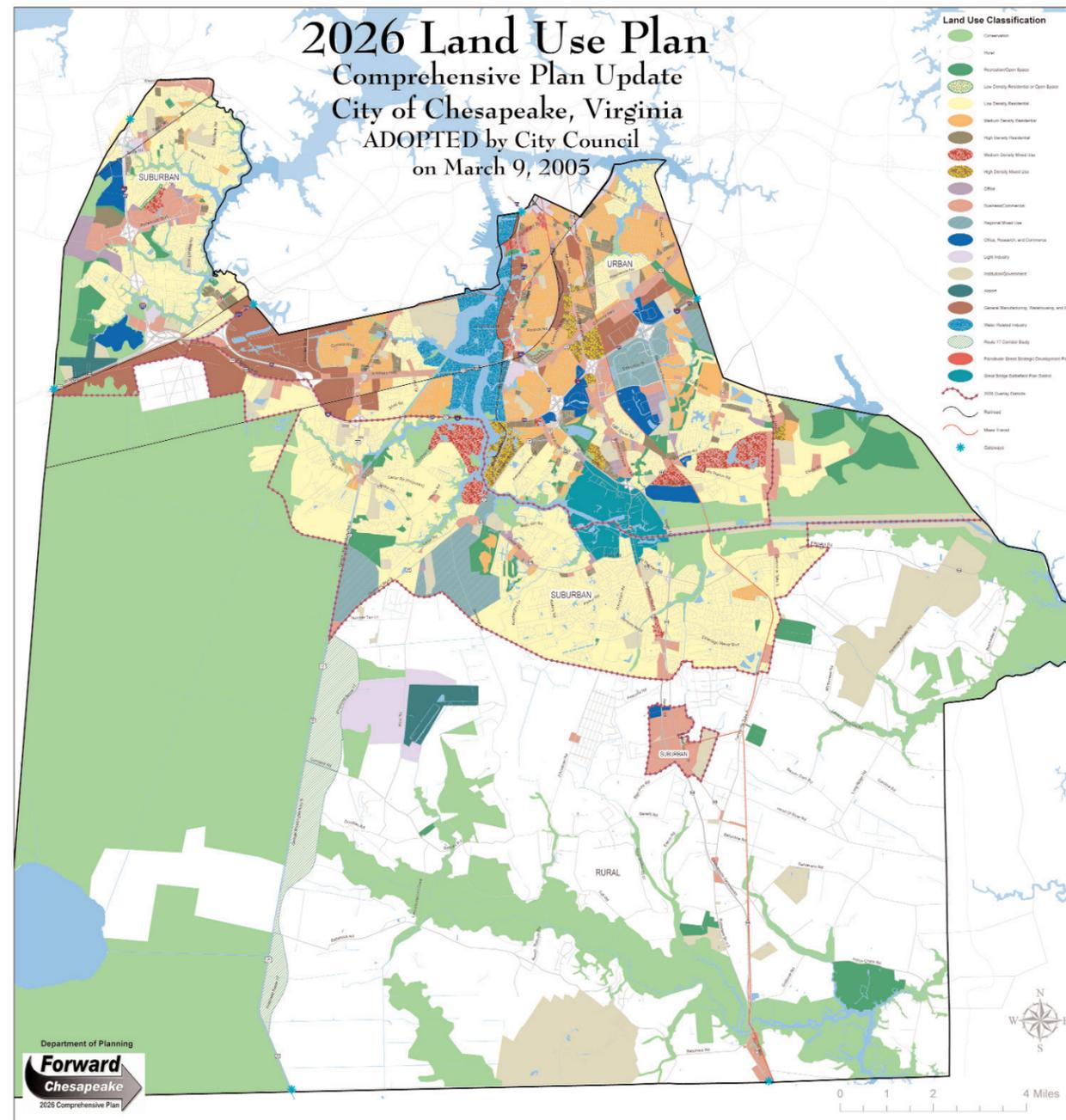
Previous Studies

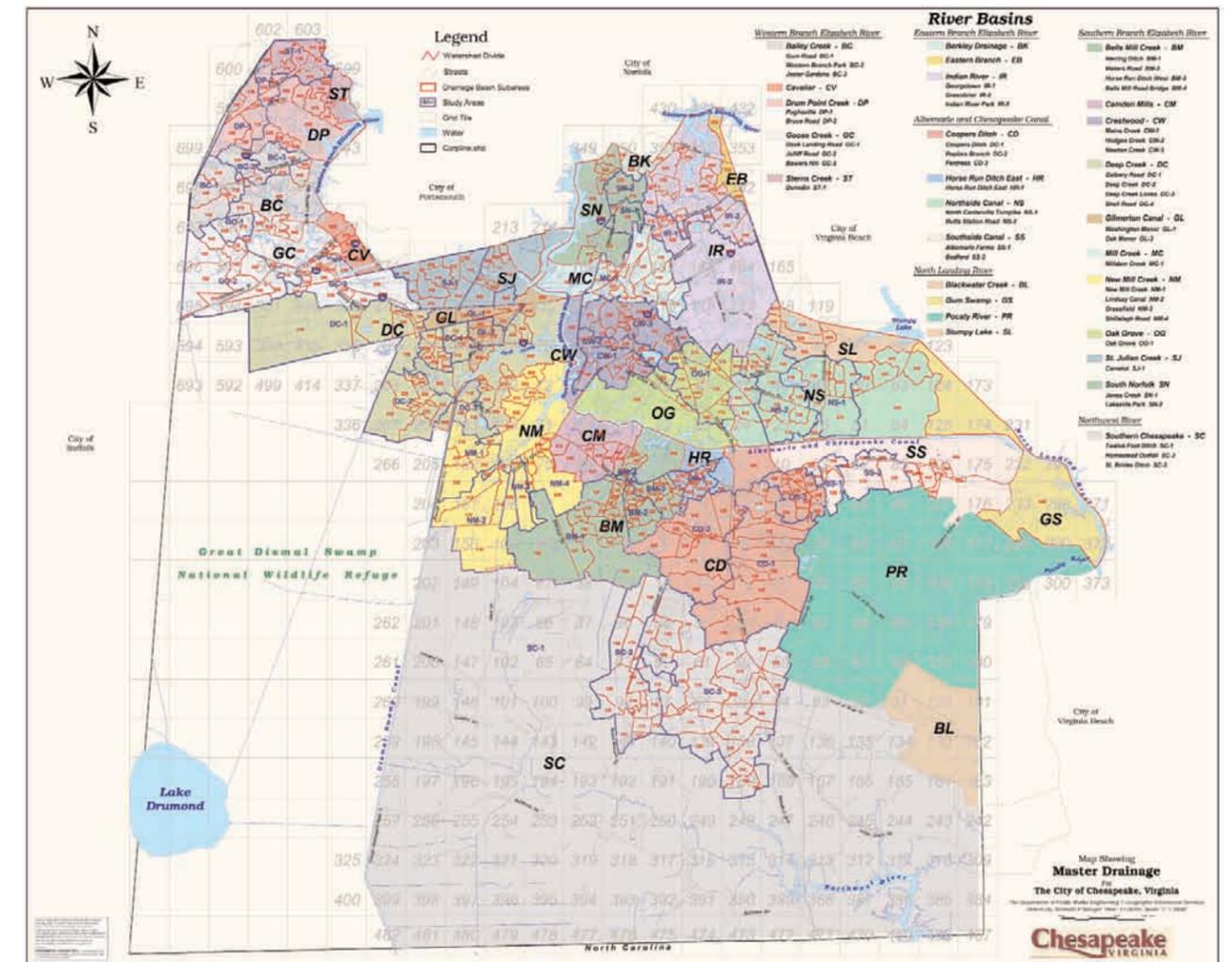
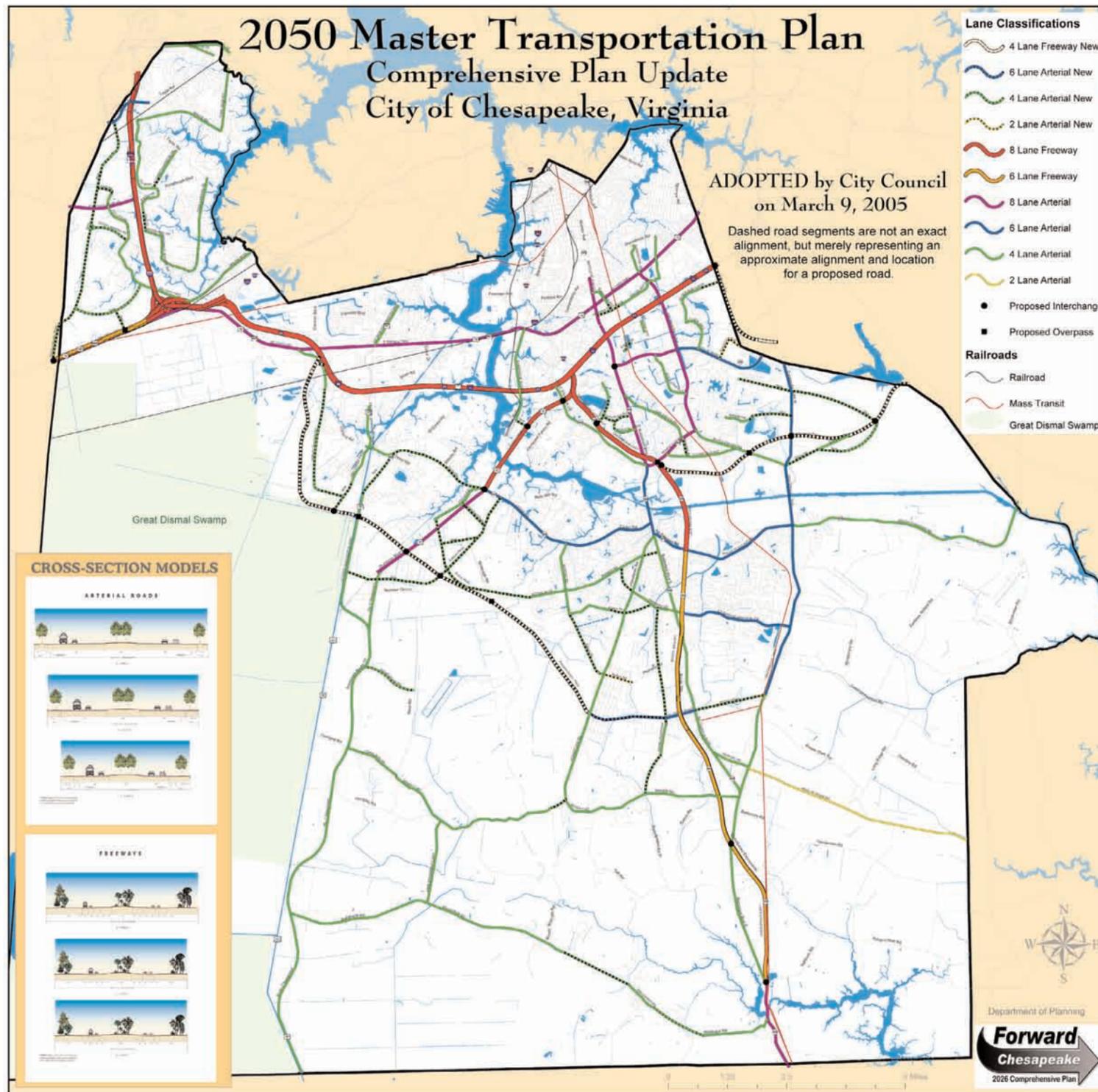
This Plan is firmly rooted in several studies and efforts that preceded it. Many of the ideas contained in this plan endorse or build upon initiatives from a range of stakeholders.

In February 2003, City Council established the South Military Highway Task Force. This Task Force was charged with studying the existing corridor and making recommendations for improvements along the corridor. The Committee forwarded several recommendations to City Council that are built upon in this Report.

The City's Comprehensive Plan, adopted in the Spring of 2005, establishes an aggressive growth policy that has wide ranging implications on the City as a whole and on the study area in particular. The Comprehensive Plan establishes a growth boundary that requires most new development be directed inward; to areas of the City that are already served with infrastructure. South Military Highway is one such location that is identified by the Comprehensive Plan as a future growth area.

In addition to the City's Comprehensive Plan, a Master Transportation Plan (MTP) for 2050, was adopted by City Council on March 9, 2005. The plan projects the future transportation demand for the City, and models proposed street sections to meet this future demand. The MTP reinforces the importance of South Military Highway as a regional transportation asset.



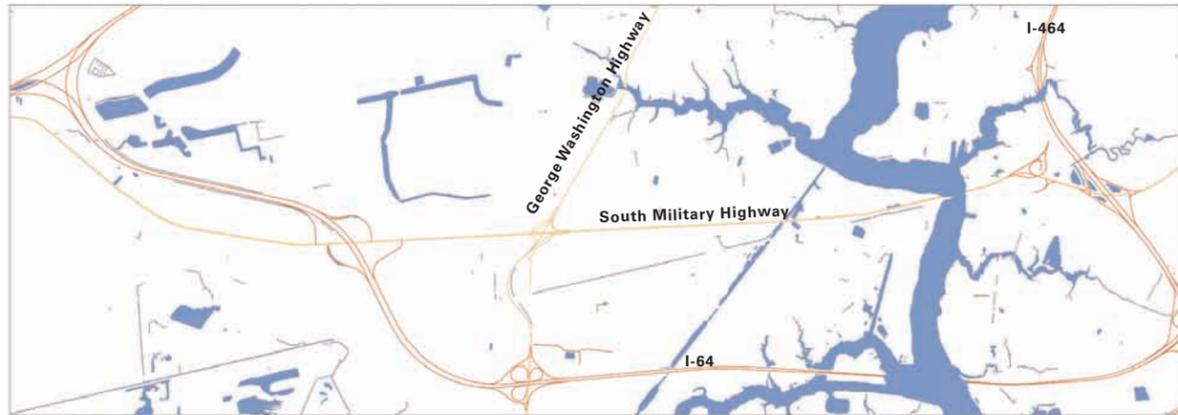


(LEFT) City of Chesapeake Master Transportation Plan (MTP) for 2050 that was adopted by City Council on March 9, 2005.
 (TOP) City of Chesapeake Master Drainage map for the City.

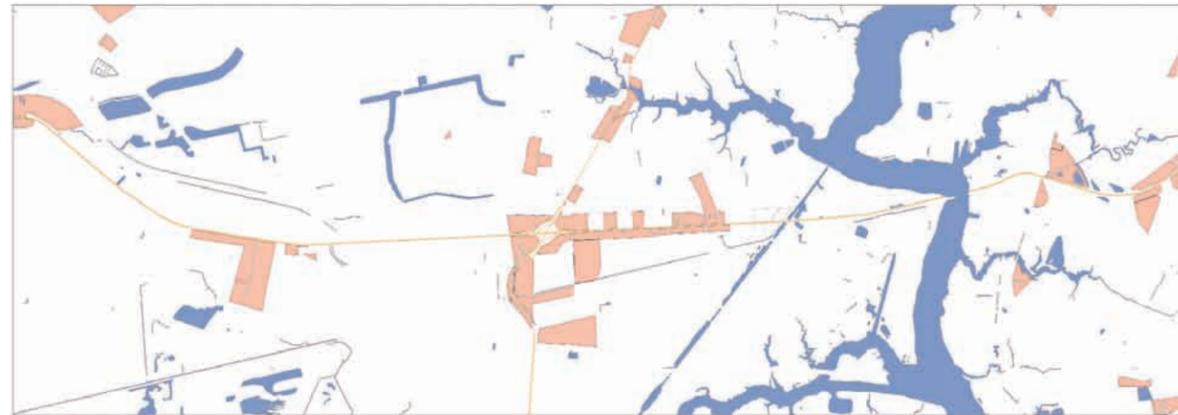


Existing conditions

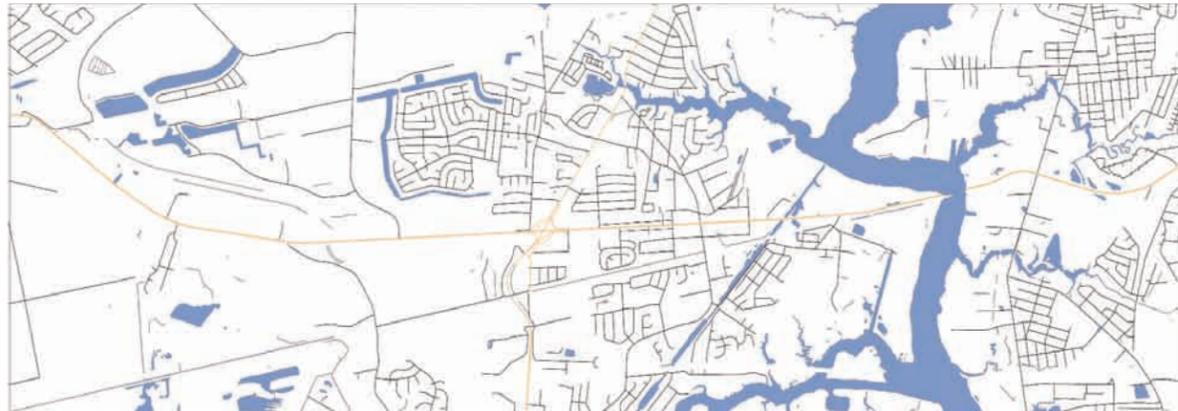




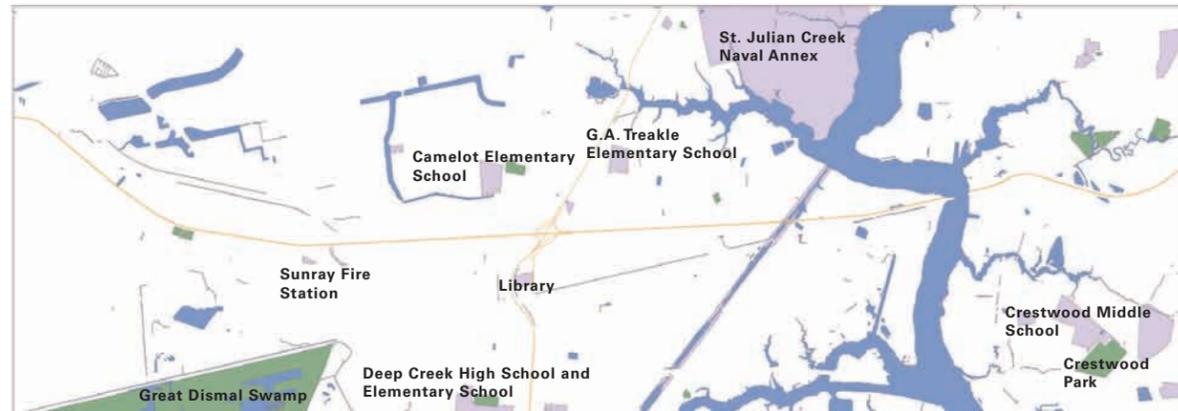
ARTERIALS AND HIGHWAYS Military Highway is parallel to the interstate with access on both ends; it is an alternate route when incidents occur on the interstate. South Military Highway serves both regional and local needs.



COMMERCIAL Commercial uses are congregated along Military Highway and George Washington Highway.



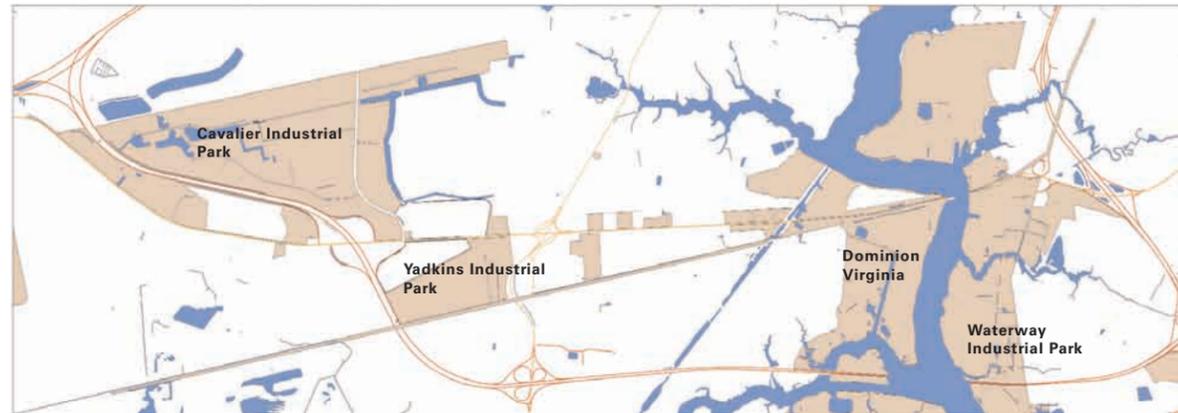
ARTERIALS AND STREETS Neighborhood street grids are discontinuous. The incomplete street network burdens Military Highway and George Washington Highway with all through traffic.



PARKS AND INSTITUTIONS There are very few parks serving the community.



RESIDENTIAL Residential neighborhoods are split by South Military Highway.



INDUSTRIAL Most industrial uses are located at the ends of the study area.