MINUTES OF THE PLANNING COMMISSION WORK SESSION
Wednesday, May 15, 2019
10th Floor City Council Conference Room
2400 Washington Avenue
Newport News, Virginia

PRESENT: Daniel L. Simmons, Jr., Chairman; Sharyn L. Fox; Mark W. Mulvaney; Michael F. Carpenter; Elizabeth W. Willis; N. Steve Groce; (Staff: Sheila McAllister, Director of Planning; Flora Chioros, Assistant Director – Current Planning; Rhonda Russell, Assistant Director – Comprehensive Planning; Latara Rouse, Neighborhood Revitalization Coordinator; Saul Gleiser, Senior Planner; Angela Hopkins, Senior Planner; Johnnie Davis, Planner; Brian Pierce, Planner II; Carolyn Poissant, Planner II; Lynn Spratley, Deputy City Attorney; Nyoka Hall, Zoning Administrator)

ABSENT: Katie Stodghill, Vice-Chairwoman; Willard G. Maxwell, Jr.; and Zachary E. Wittkamp

Mr. Simmons opened the work session at 2:00 P.M.

Mr. Simmons introduced the first item on the agenda: Denbigh-Warwick Area Plan Presentation.

Ms. Hopkins gave a brief presentation of the Denbigh-Warwick Area Plan (copy attached to record minutes).

Ms. Fox asked what is the definition for “natural systems.” Ms. Hopkins stated natural systems are our waterways, such as Stoney Run and Lucas Creek.

Ms. Fox asked if there would be any emphasis on creating additional recreation areas and utilizing the assets that are in the area. Ms. Hopkins stated we will be working with the Department of Parks, Recreation and Tourism to make sure that we cover what is existing and how connections are made before we incorporate something new. She stated a key is to provide linkages to some of the areas that we already have, such as the Denbigh Community Center. Ms. Fox stated Denbigh has a boat ramp that could be a big part of the plan for that area. She stated the boat ramp and the opportunities around it might want to be more prominently brought out. Ms. McAllister stated it has been discussed but Ms. Hopkins is only presenting a synopsis of the plan today.

Ms. Willis asked if the Denbigh-Warwick Area Plan Citizen’s Advisory Committee (CAC) will meet with Hampton Roads Transit (HRT). She stated the transportation to get from one part of Newport News to another takes hours for some people, so a meeting with HRT would be important so they could ask for more bus routes and stops. Ms. Hopkins stated there is a mobile workshop summit coming up, and she will send information to the CAC about it. Ms. McAllister stated to keep in mind that when talking to HRT, you are really talking to the city. She stated they are in the process of doing a feasibility
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study and re-evaluating all of their routes. Mr. Mulvaney stated if we could get an update on the Multi-Modal Transportation Center (MMTC) that would actually feed into HRT because you would have a centralized location for all of the buses to adapt to new schedules. Ms. McAllister stated the MMTC is really for Amtrak. Mr. Mulvaney stated yes, but it is also going to have an HRT bus component which could be used as a potential hub to be more efficient in their routes because it is a centralized station. Ms. Fox stated we need to know where the buses need to go first. Mr. Mulvaney stated we also need to have accessible bus stops that make it more appealing to use mass transit. Ms. Hopkins stated they are looking at on-demand bus service and other options.

Ms. Willis asked if the goals under “Next Steps” will be broken down into short-term and long-term. Ms. Hopkins stated yes, when the plan is publicized there will be a portion that breaks that information down. Ms. Willis asked if the CAC will continue to be involved in those goals. Ms. Hopkins stated yes, the plan should be looked at every 5 years to keep it updated. Ms. Willis stated you could get people meeting more often than once or twice a year to help meet short-term goals and get businesses involved in a Citizen’s Working Committee.

Mr. Mulvaney stated this is a great plan; however, it is not an adaptable plan because 90% of the real estate is privately owned. He stated if we look at what we can effectively change within the next 1 to 3 years, then you can have a better opportunity to get the private industry buy-in to help make improvements. Mr. Mulvaney stated we can control transportation and the K-Mart shopping center parcel, the movement of the library, the Denbigh Community Center and the boat ramp.

Ms. Fox asked how will short-term and long-term goals be prioritized. Ms. McAllister stated it will be based on the implementation part of this plan which will inform the Capital Improvement Plan (CIP).

Mr. Mulvaney asked if the plan for Stoney Run has been adopted into the Denbigh-Warwick Area Plan. Ms. McAllister stated yes.

Ms. Willis asked if “expanding the uses along the corridor” would create an overlay. Ms. McAllister stated no. She stated that refers to expanding services in areas where there are not any right now, such as across from Oakland Industrial Park and Fort Eustis.

Ms. Willis asked what is “place making.” Ms. McAllister stated it is to create a place where people want to gather.

Ms. Willis asked if the plan has identified the “major entrances to Denbigh-Warwick to create a consistent set of welcoming gateways”. Ms. McAllister stated there are six identified in the plan.

Mr. Mulvaney asked if the major thoroughfares will have the street lights changed to LED lights to help reduce visual pollution. Ms. McAllister stated yes, that is the plan.
Mr. Simmons thanked Ms. Hopkins for her presentation.

There being no further business, the meeting adjourned at 3:05 P.M.

[Signatures]
Recording Secretary  
Executive Secretary
DENBIGH-WARWICK AREA PLAN

TODAY'S AGENDA

CONTEXT
Plan Objective
Project Boundary

EXISTING CONDITIONS
Overview

PLAN VISION AND GOALS
Overview

BIG MOVES + DEVELOPMENT CONCEPTS
Core area catalyst site concepts

NEXT STEPS
WHERE ARE WE IN

THE PROCESS?

CONTEXT

OVERARCHING OBJECTIVE
The goal of the DWAP is to define a long-term vision for Denbigh-Warwick that establishes an identity for the area, improves health and safety, enhances the quality of life, and stimulates economic and investment activity along the Warwick Boulevard corridor.

PROJECT BOUNDARY
The study area spans 7 miles along Warwick Boulevard, running east to the CSX tracks, west to the Warwick River, south to Oyster Point Road/Deep Creek and north to Oakland Industrial Park. It does not include City Farm.
AN INITIAL GLANCE

**AREA & POPULATION**
- **12.46 square miles**
- **48,579 people**
- **187,396 population**
- **2.5 people per square mile**
- **309 houses per square mile**
- **12.46% female household population**
- **13.3% families in poverty**
- **2.63 average household size**
- **3.12 average family size**

**DEMOGRAPHICS**
- **45% White**
- **10% Other**
- **5% Asian**
- **40% Black**
- **12% Migrant population on the rise**
- **35.1 median age**
- **13% 65 & older**
- **8.6% families in poverty**

**EMPLOYMENT & INCOME**
- **$57,560 median household income**
- **$52,373 median income**
- **4.6% unemployment rate**
- **8.6% families in poverty**
- **14.3% average household size**

**HOUSING**
- **19,693 housing units**
- **1978 median year housing built**
- **55% owner**
- **38% rent**
- **$210,773 median home value**
- **$964 median rent**
- **79.1% drive alone**
- **3.5% walk**
- **0.3% bike**
- **4.1% work elsewhere**

**COMMUNITY**
- **19,000 live in Denbigh-Warwick**
- **739 homes and 32 walks**
- **2010 U.S. Census data**
- **One library serves Denbigh-Warwick**
- **3 fire stations & one community center**

**DATA SOURCES**
- U.S. Census Bureau
- Virginia Department of Education
- Virginia Department of Housing and Community Development
- Virginia Department of Planning and Community Development
ECONOMIC CONDITIONS

COMMERCIAL ACTIVITY
Warwick Boulevard and Denbigh Boulevard are the main commercial corridors. Numerous vacancies present opportunities for adaptive reuse and/or redevelopment.

ENTERPRISE ZONE
In effect since 2015, the Enterprise Zone allows new and existing businesses to receive state grants for job creation and real property improvements.

ECONOMIC ANCHORS
Fort Eustis and the Oakland Industrial Park provide opportunities for growth and expansion of supportive services.

A LOOK AT CONNECTIVITY
Places where people want to be tend to have parks, trails, and a high level of walkability, making them attractive to investment.

PARKS & RECREATION
Denbigh Community Center and Stoney Run Athletic Complex are neighborhood assets to build upon.

BIKE & PEDESTRIAN TRAILS
Explore ways to enhance and expand existing network.

OTHER AMENITIES
Consider ways to create connections between schools, libraries, commercial corridor, and other services.
EXISTING

LAND USE

LARGE RESIDENTIAL AREAS
Preserve character of existing neighborhoods and improve entrances and connections.

TRANSITIONING TO OTHER USES
Look into ways to expand types of uses along commercial corridors.

COMMUNITY ENGAGEMENT

STAKEHOLDER INTERVIEWS • FOCUS GROUPS • COMMUNITY MEETINGS • COMMUNITY SURVEY • COMMUNITY WORKSHOP

PLAN THEMES

HEALTH AND SAFETY • PLACEMAKING • CONNECTIVITY • ECONOMIC REVITALIZATION • NATURAL SYSTEMS
KEY FINDINGS

MAKE MORE REASONS TO COME TO DENBIGH - WARWICK
A craft brewery, diverse restaurants, an art and music venue, and family friendly-entertainment are just a few ideas.

DON'T FORGET THE NORTH END
Every day services and amenities and even housing near Shellbarger Drive and Oakland Industrial Park are much needed.

WHERE WOULD YOU INVEST?
1 - NATURAL SYSTEMS 185,000
2 - ECONOMIC REVITALIZATION 170,000
3 - PLACE MAKING 157,000
4 - HEALTH AND SAFETY 142,000
5 - CONNECTIVITY 132,000

OUR VISION

Denbigh-Warwick is a:

- Diverse and welcoming community
- Tree-lined neighborhoods
- Lively town center
- Series of village hubs
- An entrepreneurial vibe
- Blossoming food scene, arts and cultural events, parks and trails
VISION AND GOALS

HEALTH AND SAFETY

GOALS

1. Improve overall appearance and sense of safety
2. Establish a modern police, fire, emergency, and community services facility
3. Foster a healthy environment for residents of all ages with access to quality health care
4. Build on the area's agricultural history by integrating a farm stand or market

VISION AND GOALS

PLACEMAKING

GOALS

1. Establish a series of pedestrian-friendly, mixed-use village centers along Warwick Boulevard
2. Define and enhance character areas throughout Denbigh-Warwick
3. Identify major entrances to and within Denbigh-Warwick and create a consistent set of welcoming gateways
VISION AND GOALS

CONNECTIVITY

GOALS

Reduce traffic congestion, improve connectivity, and create transit choices

Improve pedestrian and bike connections for residents between neighborhoods and community amenities

Ensure that all neighborhoods are within a 10-minute walk of a park or green space

VISION AND GOALS

ECONOMIC REVITALIZATION

GOALS

Support local small business growth and encourage expansion of existing home-based businesses

Create opportunities for new job creation, education, and training that allow community interaction

Encourage new supportive uses within and near Oakland Industrial Park that cater to employee needs

Ensure a wide range of housing options
VISION AND GOALS

NATURAL SYSTEMS

GOALS

- Preserve green corridors and a natural buffer
- Strive to provide a park or green space within 10-minute walk (1/2 mile) of all neighborhoods
- Encourage new development and significant redevelopment to incorporate resilient design

NATURAL SYSTEMS

CONNECTIVITY
BIG MOVES

PLACEMAKING

GATEWAYS
These are areas of arrival, marking major entrances and points of interest in Denbigh-Warwick.

1. ENTERPRISE DRIVE
2. FORT EUSTIS BLVD
3. ATKINSON WAY
4. DENBIGH BLVD
5. BLAND BLVD
6. OYSTER POINT RD

VILLAGE CENTERS
These are centralized character areas and locations of activity accessible to the community.

1. SHELLABARGER DR
2. DENBIGH COMMUNITY CENTER
3. SMART SITE
4. SHERWOOD SITE
5. COLONY RD
BIG MOVES

PLACEMAKING CONCEPT

DEVELOPMENT CONCEPTS

CREATING A CATALYST FOR CHANGE

CONCEPTUAL REDEVELOPMENT PLAN FOR CORE AREA

SITE PLAN LEGEND

- RESIDENTIAL TOWNHOUSE
- RESIDENTIAL - MULTI-FAMILY
- FUTURE RESIDENTIAL
- MIXED USE RESIDENTIAL
- COMMERCIAL/RETAIL
- COMMERCIAL/Office
DEVELOPMENT CONCEPTS

"DENBIGH TOWN CENTER"

A VIBRANT MIXED-USE GATHERING PLACE

» Pedestrian-friendly development with a Main Street and Town Green to generate activity
» Stoney Run Greenway becomes a focal point with a multi-use trail running along the edge
» Strengthened connections to Old Courthouse Way, Courthouse Green, and Denbigh Community Center
» Poised to take advantage of increased traffic from I-64

DEVELOPMENT PROGRAM*

» 650+ RESIDENTIAL UNITS
» 60,000 SF RETAIL SPACE
» 2 ACERS GREEN SPACE
» EDA OWNED LAND ONLY

DEVELOPMENT LEGEND

- RESIDENTIAL TOWNHOME
- RESIDENTIAL MULTI-UNIT
- COMMERCIAL/RESIDENTIAL
- TECHNICAL/COMMERCIAL
- COMMERCIAL RETAIL
- GROUNDBREAKING
- FUTURE TRAIL SYSTEM

DEVELOPMENT CONCEPTS

KMART SITE

SITE PLAN LEGEND

- RESIDENTIAL TOWNHOME
- RESIDENTIAL MULTI-UNIT
- SUITES
- RESIDENTIAL/COMMERCIAL
- COMMERCIAL/RETAIL
- FUTURE TRAIL SYSTEM
SHERWOOD SITE

AN INVITING COMMUNITY HUB

- A beautiful new front door to the community offers a one-stop location for municipal services
- Police have a more visible presence
- The corridor edge is enhanced with attractive facades on Warwick Boulevard
- A civic green frames the Lucas Creek corridor
- The Grissom Library could be housed here and anchor the hub
- Office and residential spaces may also be integrated

DEVELOPMENT PROGRAM
- 60 RESIDENTIAL UNITS (DEVELOPED AFTER GRISSOM MOVES TO PERMANENT LOCATION)
- 63,000 SQ FT RETAIL SPACE
- 67,500 SQ FT OFFICE SPACE
- 55,500 SQ FT POLICE STATION (ACCESS TO WARWICK BLVD. AND OLD COURTHOUSE WAY)
- 10,000 SQ FT MUNICIPAL SERVICES
- 1 ACRE TOWN GREEN

DEVELOPMENT CONCEPTS

SHERWOOD SITE

SITE PLAN LEGEND
- RESIDENTIAL - MULTI FAMILY
- COMMERCIAL/RETAIL
- COMMERCIAL/OFFICE
- CIVIC/MUNICIPAL
- POLICE
- LIBRARY
- FUTURE TRAIL SYSTEM

BRAZOS VALLEY BUSINESS INCUBATOR

MULTI-USE TOWN GREEN

FUTURE LUCAS CREEK TRAIL
IMMEDIATE NEXT STEPS

- Joint Meeting
- Planning Commission Public Hearing
- City Council Public Hearing

STAY CONNECTED
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