



**NEWCASTLE**  
DEVELOPMENT GROUP

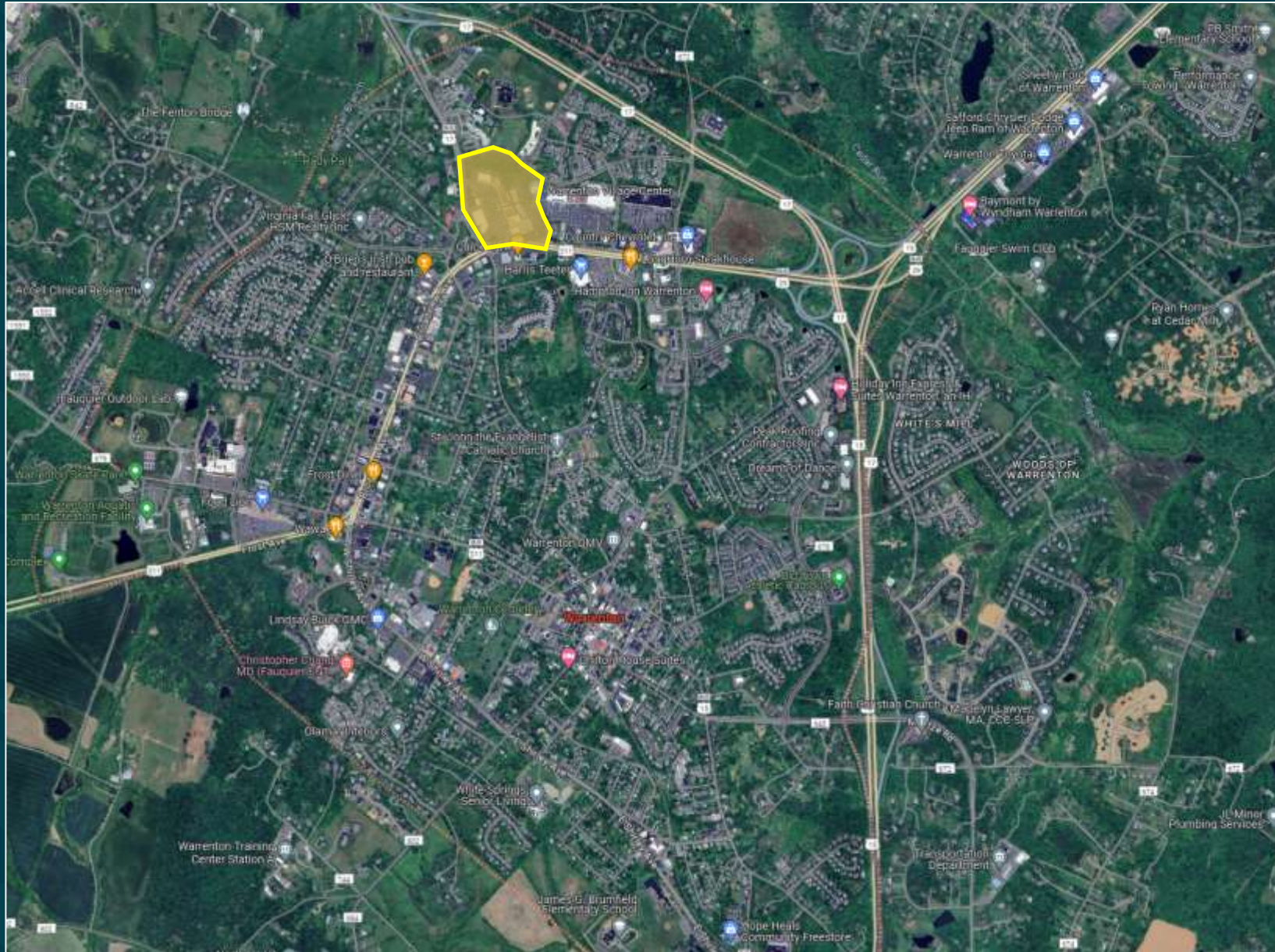
**SPECIAL USE PERMIT  
#SUP 22-5**

**WARRENTON VILLAGE CENTER**

**PLANNING COMMISSION WORK SESSION  
MARCH 19, 2024**



# LOCATION



**Warrenton  
Village Center**  
Built in 1959

**West Lee Hwy.**  
Warrenton, VA 20186

**218,000 SF**  
Existing Commercial Space

**~6.5 acres**  
Currently Vacant Land

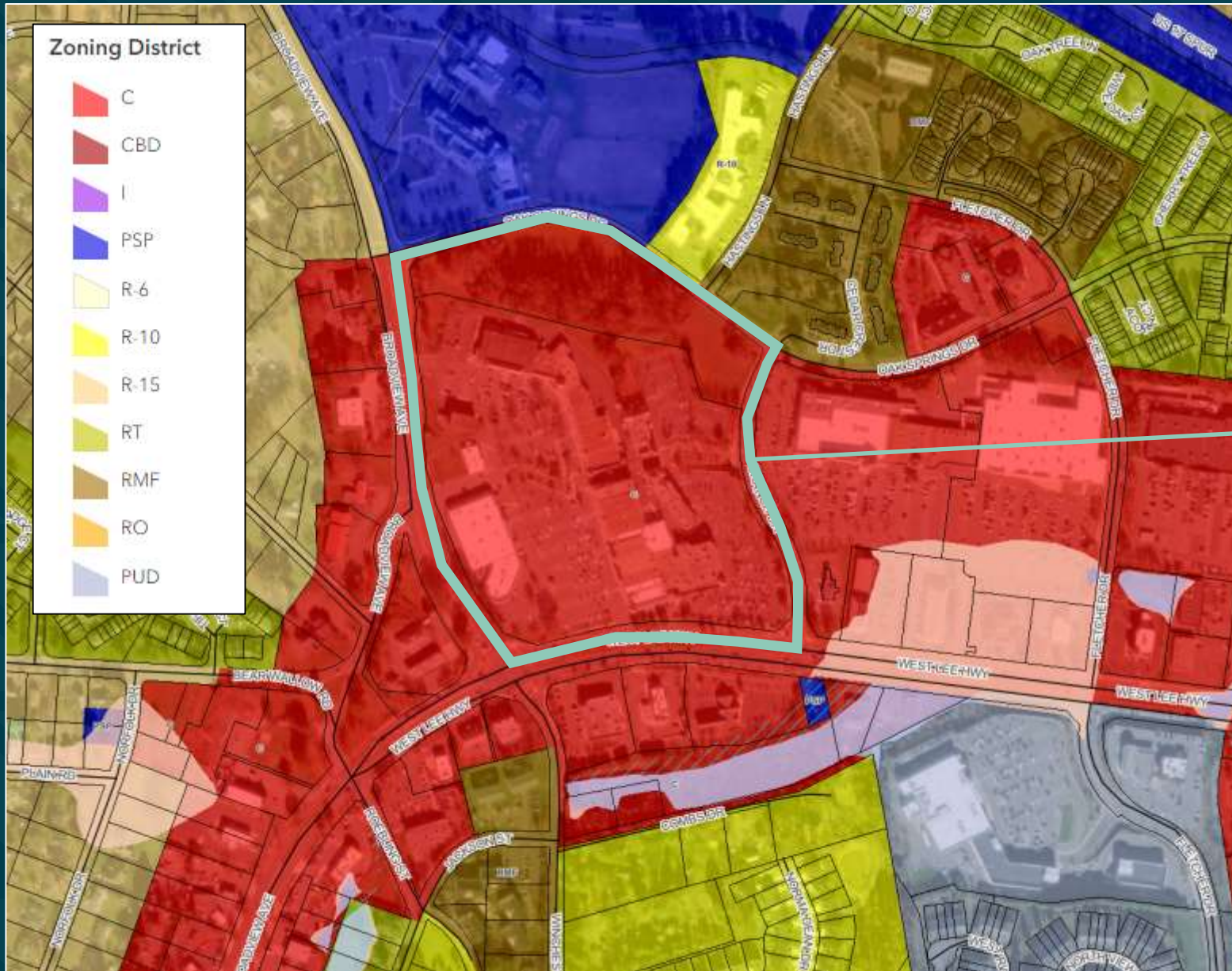
# EXISTING CONDITIONS



**Proposed  
Development  
Area**

**Existing  
Commercial  
Center**

# ZONING



**Commercial (C)**



# COMPREHENSIVE PLAN



# PLAN WARRENTON 2040

ADOPTED COPY APRIL 13, 2021



# FUTURE LAND USE MAP

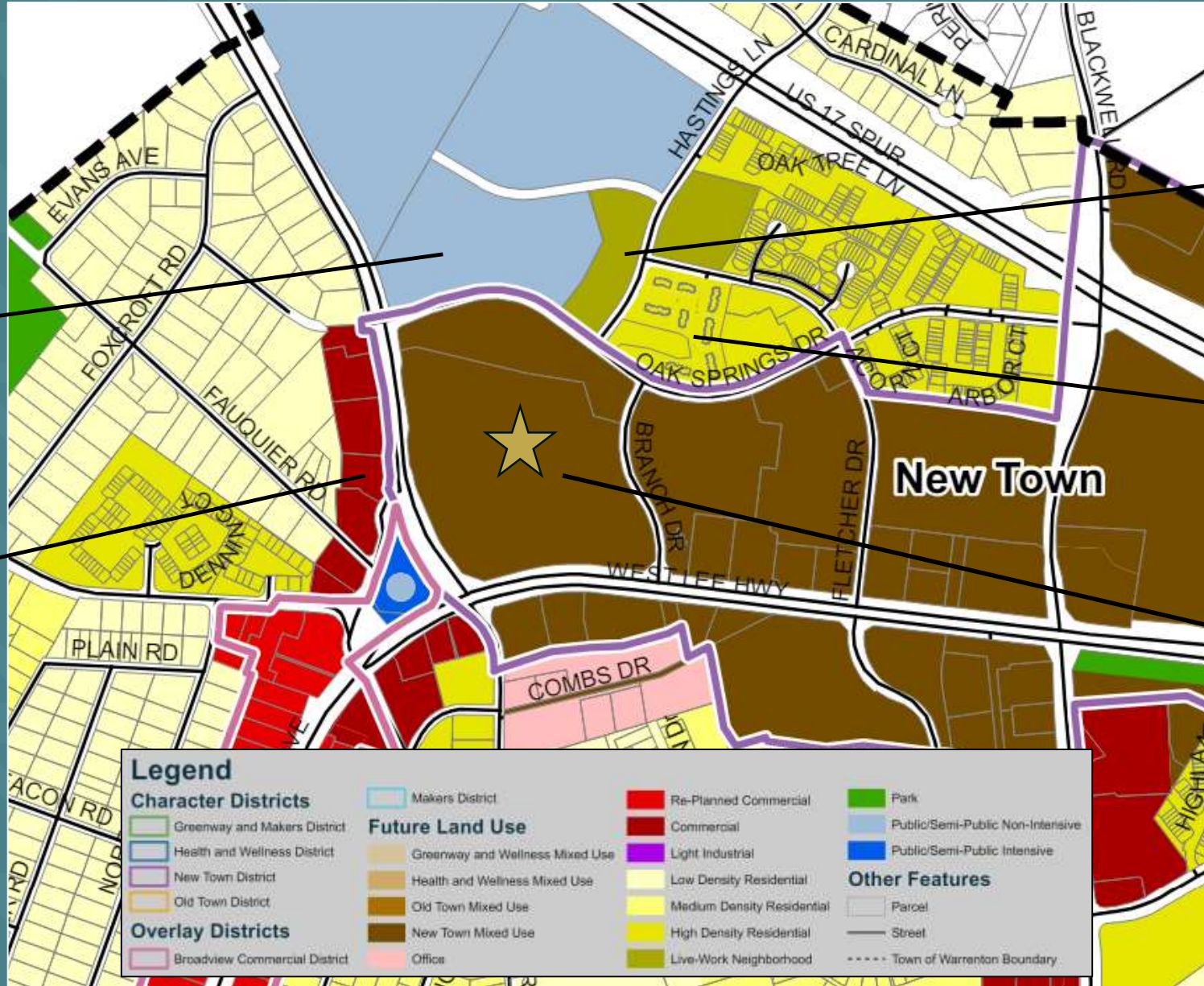
Public/Semi-Public  
Non-Intensive

Commercial

Live-Work  
Neighborhood

High Density  
Residential

New Town  
Mixed Use





# CHARACTER DISTRICTS



New Town Warrenton District

With large lots, direct access from Route 29, and high visibility, this district could be a location for a signature office/jobs center; with greater intensity of mixed use and strong live, work, and play options. A mix of uses could be organized around an internal street network and public amenities, such as civic spaces, parks, green space, and public gathering areas.

## THE TEN GUIDING PRINCIPLES FOR CHARACTER DISTRICTS

- 1. A discernible center.** Every neighborhood should have a discernible center that is walkable within a quarter-mile radius. The center can accommodate programmed or spontaneous events, or simply be a place people relax or meet friends. The center is often a hardscaped plaza or a green or park space; sometimes it can even be a busy street corner or a main street.
- 2. Connected sidewalks with a clear pedestrian path, street trees, and lighting.** Streets within the Character District form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination. There is an interconnected street grid network that disperses traffic and eases walking.
- 3. Buildings that are placed close to the street to create a sense of place.** All buildings are directly accessible with front doors from the street.
- 4. Parking placed behind buildings and away from street frontages.** Interior access roads to services and parking are designed into the site plan.
- 5. Complete streets create a balance between cars, pedestrians, and bicyclists.** Complete Streets have no singular design prescription. Each one is unique and responds to its community context; however, complete streets are designed to balance drivers, pedestrians, and bicyclists.
- 6. Compact street blocks encourage walking.** Compact street blocks that are 200 to 400 feet wide and up to 600-feet deep provide a comfortable neighborhood scale that facilitates a fine-grain development pattern and walking experience. For blocks that exceed the maximum recommended length of 600 feet, a mid-block pedestrian path is recommended to allow for passage.
- 7. A park, trail, or activity center is within a half mile walking radius.** Linkages to pedestrian amenities can be made with continuous sidewalks, street trees, and through-block pedestrian pathways.
- 8. A variety of dwelling types accommodates a wide range of family sizes and income levels and commercial activity.** The variety provides synergy among uses and creates an immediate critical mass to sustain retail and commercial uses.
- 9. Neighborhood identity connects district wayfinding and identification with a larger marketing effort to bring private investment to the neighborhood.** Neighborhood identity provides the brand and image of the area, and a basis for a marketing strategy to promote businesses, events, and future development opportunities.
- 10. The neighborhood edge provides the means of transition from the Character District to adjoining properties.** The edge would transition to adjacent established neighborhoods and future land-use categories and exhibit compatibility in scale, massing, and setback with existing and planned developed on adjacent land.



# COMPREHENSIVE PLAN

PLAN WARRENTON 2040 Your Town. Your Neighborhood. Your Plan.

## WHAT CAN NEW TOWN WARRENTON DISTRICT BE IN THE YEAR 2040?



Internal walkable streets and hardscaped plazas that can accommodate events and pedestrian activity.



Multi-purpose public areas can accommodate annual and regional events.



A mix of employment, residential, and commercial uses can be designed around public amenities.



The development along the neighborhood edge is compatible with adjoining neighborhoods.



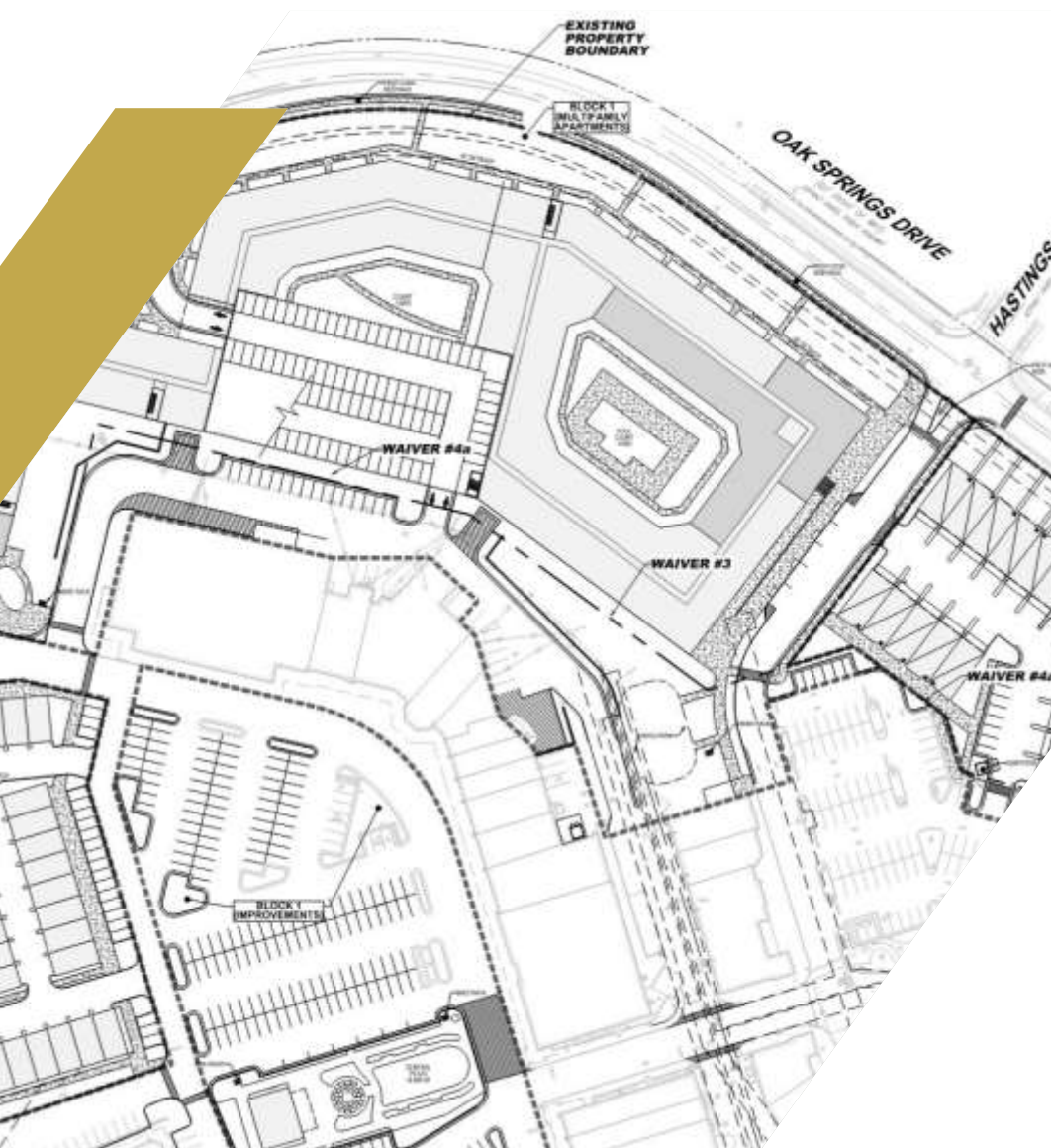
Daylighting flood plains (as a flood control project) provides an opportunity to create park with pedestrian amenities. Carroll Creek Park. Frederick, MD



Create residential communities with visual sight lines through the development, and where possible, with pedestrian pathways.



# ■ SUP MODIFICATION & WAIVERS



- **Waiver Request #1:** Increase density to 386 units or 13.28 per acre
- **Waiver Request #2:** Decrease minimum setback to 14' along Broadview Avenue
- **Waiver Request #3:** Decrease side/rear yard setbacks to 0'
- **Waiver Request #4a:** Decrease buffer width between commercial and residential uses to 0'
- **Waiver Request #4b:** Decrease rear buffer width for residential uses from public ROW to 14'
- **Waiver Request #5:** Increase height limit for dwellings as follows:
  - 54' max height for Block 1, Oak Springs Drive Frontage
  - 36' max height for Block 1, Broadview Drive Frontage
  - 45' max height for Block 2
  - 36' max height for Block 3



# BENEFITS OF PROPOSAL

## PLAN 2040

Advances all goals of Plan 2040 Character Districts

## HOUSING SUPPLY

Provides much needed additional housing supply near retail and other services/facilities via infill development and not urban sprawl

## HOUSING TYPES

Provides much needed housing types unique to the Town, including “missing middle” townhomes, 2-over-2s and the first new multifamily community in decades

## AFFORDABLE HOUSING

10% of units within each residential block will be dedicated as Affordable Dwelling Units, restricted to residents with household incomes below 80% AMI at restricted rental rates

## PEDESTRIAN ACCESS

Provides new and improved, safe pedestrian access to and circulation within Warrenton Village Center for new residents and existing neighbors

## PUBLIC SPACES

The Central Plaza will be the new centerpiece of the Center, featuring activity and eating areas and a splashpad; a new dog park and picnic area will also be open to for public use

## INCREASED PATRONAGE

New resident supply will provide increased patronage to all of Warrenton’s existing businesses

## ECONOMIC IMPACT

\$46,100 projected annual surplus for the Town of Warrenton

# RESIDENTIAL BLOCK 1

## Multi-Family Apartments

- Location: Vacant land on north side of the Center along Oak Springs Drive
- Units: Up to 320 total units
- Types: 1-, 2-, and 3-bedroom apartment units
- Parking: Internal 4-level parking garage
- Amenities:
  - 10,000 square foot leasing and amenity center
  - Central Plaza
  - East & West “Entrance” Plazas
  - Dog Park & Picnic Area
  - Pedestrian connectivity and circulation





# RESIDENTIAL BLOCK 1



# RESIDENTIAL BLOCK 1



*South facing elevation from Oak Springs Drive (left side)*



*South facing elevation from Oak Springs Drive (right side)*



# RESIDENTIAL BLOCK 1

*Leasing entrance at intersection of Oaks Springs Drive & Hastings Lane*



# RESIDENTIAL BLOCK 1

*View from intersection of Oaks Springs Drive & Hasting Lane  
\*Block 1 (Apartment Bldg.) on right; Block 2 (2-Over-2s) on left*



# RESIDENTIAL BLOCK 1

*View from intersection of Oaks Springs Drive & Broadview Avenue*





# RESIDENTIAL BLOCK 1

*View from Broadview Avenue entrance into Warrenton Village Center*





# RESIDENTIAL BLOCK 1

*View from Hastings Lane out towards Oaks Springs Drive entrance  
\*Block 1 (Apartment Bldg.) on left; Block 2 (2-Over-2s) on right*





# RESIDENTIAL BLOCK 1

*View from within Center out towards Broadview Avenue entrance  
\*Block 1 (Apartment Bldg.) on right; Block 3 (Townhomes) on left*



# RESIDENTIAL BLOCK 2

## Multi-Family 2-Over-2

- Location: Vacant land at northeast corner of the Center at intersection of Oak Springs Drive and Branch Drive
- Units: Up to 36 total units
- Widths: Units currently proposed with 24' widths, yielding a plan count of 34 units. Proposal is up to 36 total units to account for width flexibility, which could impact total unit count.
- Types: 2-story, 3-bedroom “condo” units
- Parking: Each unit has one internal parking garage and one dedicated exterior surface space





# RESIDENTIAL BLOCK 2



# RESIDENTIAL BLOCK 2



*View from Oak Springs Drive*

# RESIDENTIAL BLOCK 3

## Multi-Family Townhomes

- Location: West side of the Center along Broadview Avenue, currently occupied by Summit Community bank and a vacant commercial bank building
- Units: Up to 30 total units
- Widths: Units currently proposed with 20' widths, yielding a plan count of 29 units. Proposal is up to 30 total units to account for width flexibility, which could impact total unit count.
- Types: 3-story, 3-bedroom townhome units
- Parking: Each unit has two internal parking garages and two dedicated exterior surface spaces





# RESIDENTIAL BLOCK 3







# RESIDENTIAL BLOCK 3



*View from Broadview Avenue*

# RESIDENTIAL BLOCK 3



*View of townhomes from within the Center*



# PROJECT IMPROVEMENTS

## CENTRAL PLAZA

A new vehicular and pedestrian hub that will function as the heart of the Center and is sized, programmed, and planned to allow for community activities as well as everyday use

## EAST & WEST PLAZAS

Smaller public plazas are proposed at the Broadview Avenue entrance and the Hasting Lane entrance to serve as “doorways” into the Center and enhance walkability between uses

## DOG PARK / PICNIC AREA

New off-leash, fenced dog park and picnic areas will be accessible to the public.

## OAK SPRINGS CROSSWALKS

Two crosswalks are proposed on Oak Springs Drive—one at Hastings Lane and one at the Highland School entrance, which will provide safe access for neighbors to the north

## SIDEWALK RING COMPLETION

Proposal will complete a full ring of sidewalk around the entire Center, including the addition of a missing section of sidewalk behind Galaxy Strike Bowling

## HASTINGS LANE EXTENSION

New vehicular and pedestrian entrance into the Center is proposed at the Oak Springs Drive and Hastings Lane intersection

## MODIFIED ALLEY

Will serve as a secondary vehicular ingress/egress into the garage, as well as provide both residential and commercial loading and trash pickup areas

## PEDESTRIAN CIRCULATION

Proposal includes an enhanced system of sidewalks, crosswalks and wayfinding to improve the safety and ease of pedestrian access the Center’s businesses

# PROJECT IMPROVEMENTS – TRAFFIC

**Oak Springs Entrance**

**Modified Alley**

**Secondary Garage Entrance**



**Oak Springs Crosswalks**

**Hastings Lane Entrance**

# PROJECT IMPROVEMENTS – PUBLIC SPACE

West Plaza

Central Plaza

Pedestrian  
Circulation

East Plaza

Dog Park &  
Picnic Area



# PROJECT IMPROVEMENTS



*Bird's eye view of Central Plaza*



# PROJECT IMPROVEMENTS



*Alternate bird's eye view of Central Plaza (Note Blocks 1 & 2 in background)*

# PROJECT IMPROVEMENTS



*Ground level view of Central Plaza*





# PROJECT IMPROVEMENTS



*Ground level view within Central Plaza (Note Blocks 1 & 3 in background)*

# PROJECT IMPROVEMENTS



Ground level view of pedestrian access to Central Plaza (Note Block 3 in background)



# PROJECT IMPROVEMENTS





# PROJECT IMPROVEMENTS



*Ground level view of West Plaza*



# PROJECT IMPROVEMENTS



*Ground level view of East Plaza*