

Attachment # 2

Recommended Changes in Comprehensive Plan Language

Land Unit F-2

Penn Daw/Kings Crossing CBC

Sub-unit F-2

Interim land uses for the land units located at Kings Crossing and Penn Daw CBC are not appropriate because they may delay achievement of the overall desired redevelopment goals.

Penn Daw CBC and Kings Crossing require a centrally located rapid transit bus station. This station will provide a commuter transit terminal for movement along Richmond Highway, South Kings Highway and North Kings Highway for the purpose of further reducing the congestion on this major corridor.

~~Parcels within this sub-unit include 83-3((1))22A and a portion of Parcel 22B and are planned for retail use up to .35 FAR. If substantial land is required for interchange improvements, the remaining property should also be acquired for use as a gateway park to provide a focal point for the Penn Daw Community Business Center.~~

Parcels 83-3 ((1)) 22A and 22B in land unit F-2 should be purchased by the county and transformed into a centralized Rapid Transit Bus Station (similar in nature and design to that which is located in the Shirlington Bus Station). This terminal will offer commuters, visitors and neighborhood citizens with a convenient means to travel Richmond Highway, South Kings Highway and North Kings Highway and connect to the Huntington Metros upper platform. A small amount of surface parking should be provided. Pedestrian cross walks should be clearly identified and perhaps marked by brick or stamped pavement. Secure bicycle storage should also be provided.

This stations inclusion in the Penn Daw CBC and residential area of Mount Vernon and Lees Districts will transform this area into a Transportation Oriented Community therefore supporting the increase in FAR.