Urban Development in Oyster Point

City of Newport News

VDOT Planning Forum 2 June 2016
Bryan Stilley
Newport News Department of Engineering
bstilley@nnva.gov
Newport News

Who We Are

- 5th Most Populous City in Virginia
  - 183,400 Residents
- 120 Square Miles*
  - Only 69 Square Miles of Land
- Served by I-64 & I-664
- 46 Current LAP Projects
  - UCI Member
- Nearing 100% Buildout
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Development Or Redevelopment?

- **Best Use of Available Land**
  - Willing Investors
  - Constructability

- **Trends in Development**
  - New Urbanism
  - Neo-traditional
  - Transit Oriented
Oyster Point

Location

- Central
- In the City
- On the Peninsula
Oyster Point

Four Distinct Areas

- Oyster Point Central Business District
- Canon Virginia, Inc.
- Jefferson Lab
- Tech Center
Oyster Point Business Park

From bunkers to business

- 700 Acres of Federal Surplus Land acquired by City in 1970’s

- Became Oyster Point Business Park in the 1980’s
Evolution at Oyster Point

Business Park to Mixed Use

- Managing Private Business Development
- Oyster Point Central Business District

1995
City Center at Oyster Point

Full Build Concepts
City Center at Oyster Point

Current Build

- 52 acre development with 532,500 sq. ft. of class A office space, 161,600 sq. ft. of retail space, 256-room Marriott Hotel and Conference Center, 600 residences and three parking garages (3,437 spaces)
- More than 2,100 people work at City Center
- Internal road system, central parking, local bus service
- Full build has the potential for increased density.
Canon Virginia, Inc.

Manufacturing Facility
- 2008 $650 Million Expansion
- 2016 $100 Million Expansion
Jefferson Lab

Nuclear Research Facility

- Competing for a new Collider with the potential to add 60 research jobs to the facility. Current full time staff is 700.
Tech Center at Oyster Point

New Phased Development

• 1,000,000 SF of Research & Office Space
• Support Activity for Jefferson Lab
Oyster Point Traffic Network

The Internal Network Serves:
- Oyster Point Central Business District
- Jefferson Labs
- Canon Virginia, Inc.
- Tech Center
Adjacent City Streets

Area Congestion

- Jefferson Avenue
  - 49,000 ADT
- Oyster Point Road
  - 43,000 ADT
- J Clyde Morris Boulevard
  - 38,000 ADT

- Jefferson Avenue north of Oyster Point (Exit 255)
  - 76,000
Access to Oyster Point

Local Streets

- Arterials
- Collectors
- Intersections
- Proffered Improvements

I-64 Corridor

- Exit 255
- Exit 256
- Exit 258
The Future Network

Roadway Improvements

• Limited ability to widen roads
• Operational Improvements

Transit Improvements

• Peninsula Fixed Guideway Study

People Improvements

• Improve walkability, accessibility, mobility
• Break the commuter mindset
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