



HUNTING CREEK AREA PLAN

City of Alexandria Department of Planning and Zoning, September 8, 2005

Why Plan?

- Construction of the Woodrow Wilson Bridge has changed the character of the area.
- Potential sale of the Hunting Towers and Hunting Terrace parcels makes redevelopment of one or both a strong possibility.
- Creates an opportunity to plan for the potential redevelopment of the Hunting Creek area.



Planning Process

- Advisory Group representing
 - Area residents (3)
 - Affordable Housing Advisory Committee
 - Old and Historic Alexandria District Board of Architectural Review
 - Southwest Quadrant Civic Association
 - Federation of Civic Organizations (through Old Town Civic Association)
 - VDOT
- Community meetings



Advisory Group Site Tour

Planning Area



Planning Area



A Vision for Hunting Creek

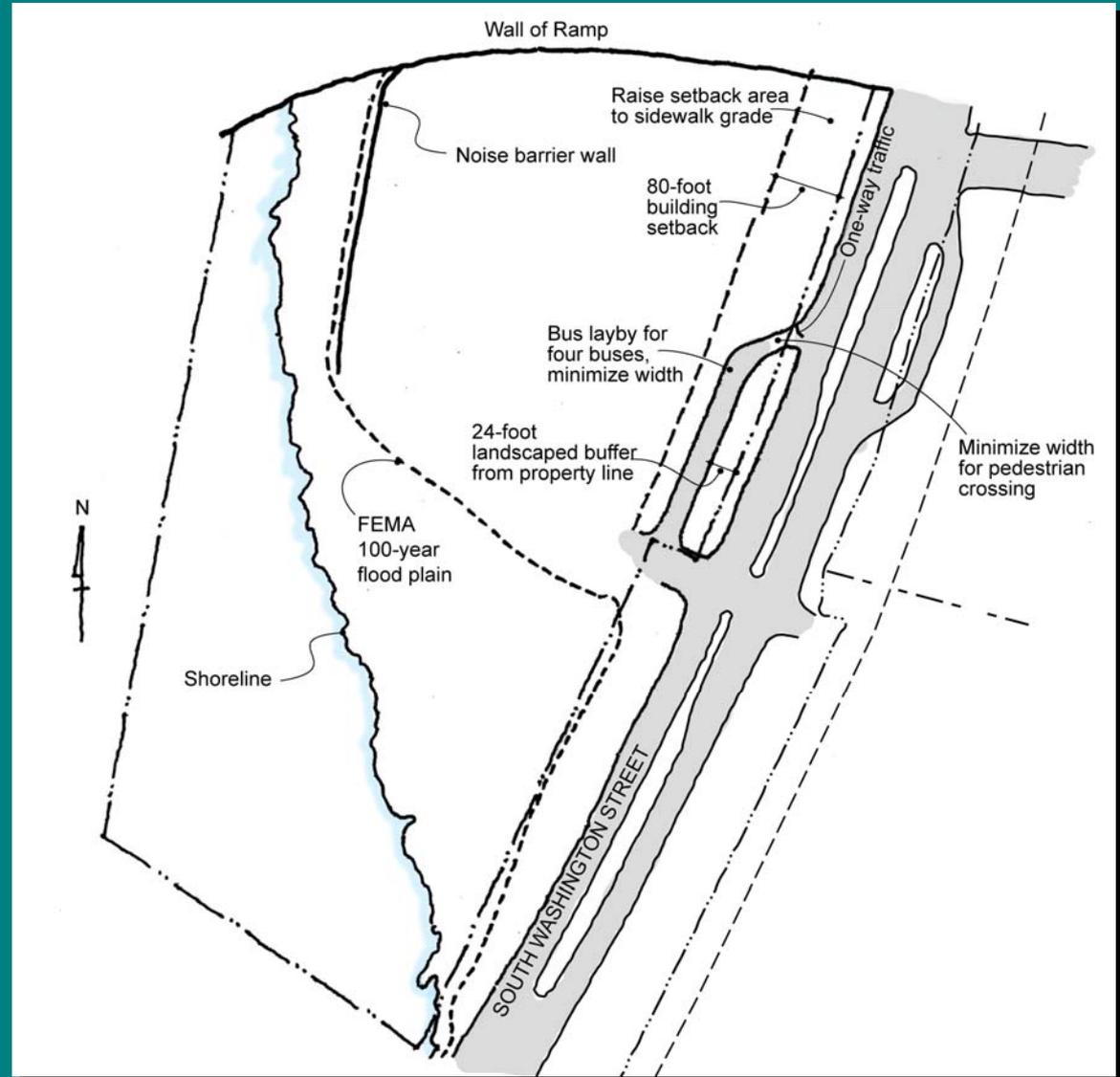
- An urban neighborhood with strong connections to the community.
 - Urban form with buildings on a broad, tree-lined boulevard.
 - Character reflects Old Town.
 - Strong pedestrian connections into the community.
 - Internal community spaces and activities.

A Vision for Hunting Creek

- An area that reflects the historic and memorial character of George Washington Memorial Parkway.
 - A broad, tree-lined boulevard.
 - A transition from the wide spaces south of Alexandria, to somewhat lesser setbacks on South Washington Street, to the close urban character of the core of Old Town.
 - A strong statement of the entry into Alexandria and passage on to Old Town.

Design Guidelines

- 80-foot setback from Washington Street
- Bring adjacent areas up to grade of street
- Broad Parkway appearance with street trees.



Parkway Character

Greater setback, buildings at the setback, retain space between buildings.

Rows of street trees in side median and center median, broader medians

Lower buildings, greater setback, buildings at the setback line, front area raised to grade of street.



George Washington Parkway looking north at Alfred Street



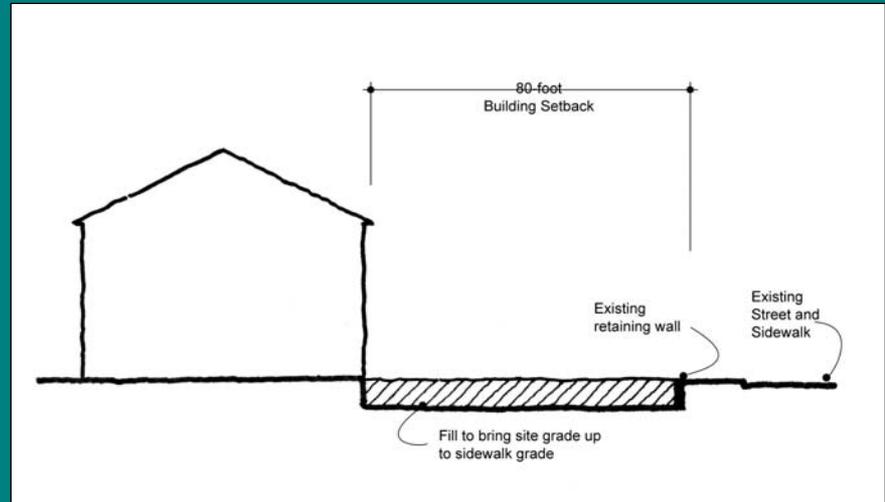
Gunston Hall Apartments looking south on Washington Street.



Looking north on George Washington Parkway approaching Alexandria along the Potomac.

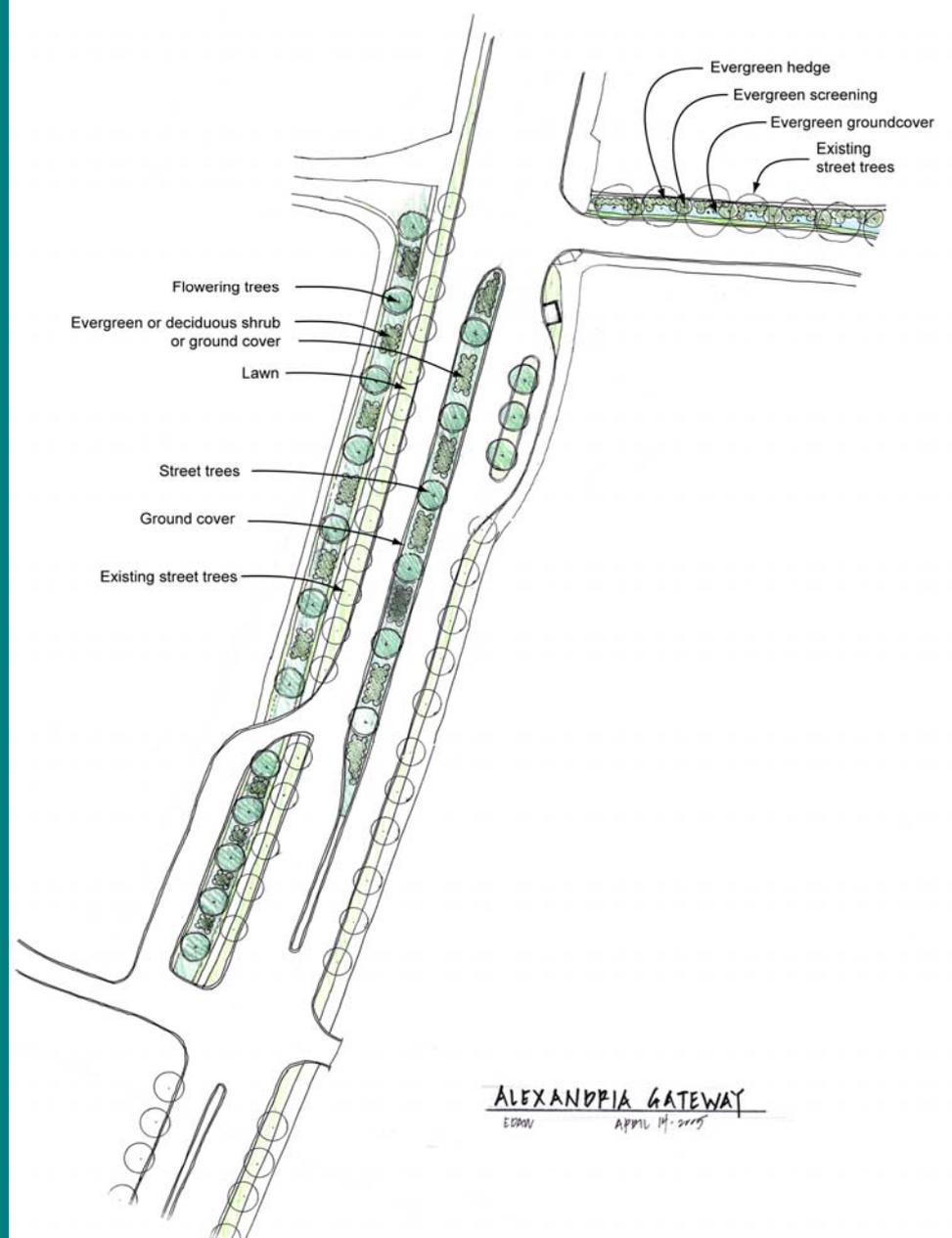
Design Guidelines

- Bring setback area up to grade for broad parkway appearance and better pedestrian access



Landscape Guidelines

- Carry gateway landscaping theme between Hunting Creek bridge and urban deck.



A Vision for Hunting Creek

- Creates a neighborhood that connects to and feels more a part of Old Town through pedestrian linkages and open space linkages.
 - A broad, tree-lined boulevard that provides an open space and pedestrian connection to Old Town.
 - A trail connection through wetlands and open spaces to Jones Point Park, Royal Street and Union Street.
 - Visual and physical connections to Hunting Creek wetlands and open space.

Connections

- Boulevard link to Old Town.
- Trail link to wetlands and Jones Point.
- Pedestrian link to Royal Street and Union Street.
- Visual and physical links to Hunting Creek open space and views.



A Vision for Hunting Creek

- Retains workforce housing through partnership with Alexandria Housing Development Corporation or other nonprofits.
 - Partnership in rehabilitation or redevelopment.
 - Opportunities for affordable housing in redevelopment.



Hunting Terrace wetland mitigation area – opportunities to preserve views and access