EISENHOWER WEST/LANDMARK VAN DORN IMPLEMENTATION
Advisory Group

22 May 2019
Agenda

1. Welcome
2. Metro Platform Repairs & Travel Options
3. Greenhill South
4. Development Updates
   a. Victory Center Rezoning
   b. Landmark CDD
   c. Vulcan Site
   d. Virginia Paving SUP
5. Cameron Park Developer Contributions
6. Patrick Henry Update
Metro Platform Repairs & Travel Options
Entire Blue & Yellow line from National Airport south will be shut down May 25 - September 8 for station platform reconstruction and upgrades
State of Platforms

Braddock Road Station

King St Station

Van Dorn Station
WMATA Blue & Yellow Shuttle Service

- Landmark Mall Kiss & Ride for vanpools & shuttle

Free Shuttle Service:
- Franconia-Pentagon Express
- Blue Line Shuttle
- Landmark-Pentagon Express
- Huntington-Pentagon Express
- Yellow Line Shuttle

More Info:  
https://www.wmata.com/service/rail/PlatformProject/Alternative-Travel-Options.cfm  

Questions:  
goalex@alexandriava.gov
WMATA Bus Options

- Increased Service:
  - Midday services added: 8Z, 10A, 11Y, 21A
  - Peak service added: 8Z, 10A
- Landmark Mall Kiss & Ride for vanpools & shuttle
- Metroway

More Info: https://www.wmata.com/service/rail/PlatformProject/Alternative-Travel-Options.cfm

Questions: goalex@alexandriava.gov
Traffic Improvements to Van Dorn Street

- Restriping Metro Rd. north of Eisenhower Ave. is complete
- Signage at north end of Metro Rd. that says “Slow Down”
- Temporary bus platforms
- Tents and signage
Other Travel Options

- Regional Supplemental Service (DASH, Fairfax Connector, OmniRide, VRE, Amtrak, etc.)
- Carpools & Vanpools (Waze Carpool, Enterprise Rideshare, OmniMatch, Vanpool Alliance)
- New Ride hailing option (Via)
- Water Taxi Service
- Capital Bikeshare & Scooters

More Info:  
https://www.wmata.com/service/rail/PlatformProject/Alternative-Travel-Options.cfm

Questions:  
goalex@alexandriava.gov
Greenhill South
(Presentation by Applicant)
GREENHILL PROPERTIES SOUTH
PLANNING FOR REDEVELOPMENT

Eisenhower West/Landmark Van Dorn Advisory Group
May 22, 2019
GREENHILL PROPERTIES SOUTH
GREENHILL PROPERTIES SOUTH
IMPLEMENTING THIS PART OF THE EISENHOWER WEST SAP
IMPLEMENTS THE VISION OF THE EISENHOWER WEST SMALL AREA PLAN FOR BACKLICK RUN NEIGHBORHOOD
IMPLEMENTS THE LAND USES FOR BACKLICK RUN NEIGHBORHOOD
IMPLEMENTS THE BUILDING HEIGHTS FOR BACKLICK RUN NEIGHBORHOOD
IMPLEMENTS THE STREET GRID FOR BACKLICK RUN NEIGHBORHOOD
IMPLEMENTS THE OPEN SPACE PLAN
FOR BACKLICK RUN NEIGHBORHOOD
GREENHILL PROPERTIES SOUTH

REQUESTS INCLUDE:

1. REZONING TO CREATE NEW CDD
2. CDD CONCEPT PLAN
CDD CONCEPT PLAN FOR NEW CDD

PROPOSED HEIGHTS – 5-15 STORIES

<table>
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<tr>
<th>GROSS FLOOR AREA</th>
<th>RETAIL/COMMERCIAL SPACE</th>
<th>OFFICE/COMMERCIAL SPACE</th>
<th>RESIDENTIAL</th>
<th>ABOVE GRADE COVERED PARKING</th>
<th>TOTAL **</th>
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<tr>
<td>19,900 GSF</td>
<td>0 GSF</td>
<td>901,700 GSF</td>
<td>52,000 SF</td>
<td>973,600 GSF</td>
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GREENHILL PROPERTIES SOUTH
PLANNING FOR REDEVELOPMENT

NEXT STEPS

- Community Mtg – Tuesday, May 28th, 6:30 p.m.
  510-F S. Van Dorn Street (In Van Dorn Station)
- Planning Commission – June 25, 2019
- City Council – July 9, 2019
GREENHILL PROPERTIES
SOUTH

PLAN FOR
REDEVELOPMENT

QUESTIONS/COMMENTS
Development Updates
For Discussion:
A: Victory Center
B: Landmark
C: Vulcan
D: Virginia Paving

For Context:
E: Boat US/Public Storage
F: Greenhill North
G: Greenhill South
H: Cameron Park
Virginia Paving: Location
Virginia Paving: Background

- Asphalt plant has operated at site since 1960 SUP approval
- SUP amendment for new overnight hours in 2006
  - Included dozens of new conditions, including requirements for mitigation of impacts including noise, odors, landscaping, community outreach/complaints
  - Included Condition #75 requiring Council review of the consistency of the plant with Eisenhower West SAP and with development in the area about three years after SAP adoption
  - If Council determines use is inconsistent with both parts, it would still be allowed to continue operating for additional time
- SUP minor amendment approved in 2010 to allow cleaner-burning natural gas as a fuel option. All previous conditions carried forward.
- Eisenhower West Small Area Plan approved late 2015
Virginia Paving: Condition #75

City Council shall review this SUP, conduct a public hearing, and determine if the continued operation of this use is inconsistent with the Eisenhower West Small Area Plan (SAP) and implementing zoning amendments, anticipated for adoption in 2009, and with the ensuing and foreseeable development and redevelopment in the area. Such public hearing shall be held, and determination made, on or about three years after adoption of the SAP. In the event Council does not determine that the continued operation of the use is inconsistent with such SAP, implementing zoning and development or redevelopment, the use may continue, subject to the terms and conditions of this SUP, including a new or revised sunset date. In the event Council determines that the continued operation of the use is inconsistent with such SAP, implementing zoning and development or redevelopment, the use, and all related and tenant operations on or within the site after expiration of the current lease (which is in 2016), shall terminate at such time as the Council shall determine, which shall not be sooner than seven years after adoption of the SAP nor longer than the applicable amortization period under Zoning Ordinance Section 12-214 as demonstrated by the Applicant. Investments made subsequent to this SUP Amendment will not be included in such an amortization analysis....
Virginia Paving: SAP

- EWSAP recommends the redevelopment of this site and other heavy industrial sites to a more compatible land-use (page 32)
- Mix of uses including residential, office, recreational / civic
- Medium-high buildings recommended (five to 15 stories)
- New street grid anticipated
- Preferred option for the multimodal bridge would bisect the site
- Plan-wide recommendations for:
  - Recreational trail
  - Stream restoration
  - Stormwater improvements
  - Reducing RPA encroachments
Virginia Paving: Considerations

- Eisenhower West Small Area Plan guidance
  - Redevelopment recommendations
  - Multimodal bridge
- Impacts on the surrounding community
- Air quality study
- Developability of the site
  - Economic conditions
  - Floodplain and RPA
- Encroachment issue
- Employment
Virginia Paving: Next Steps

- SUP review has been scheduled for Fall 2019
- Resolution of encroachment issue
- Formulation of staff’s preliminary recommendation
- Additional outreach to EW/LVD Advisory Group and other community groups
Cameron Park Developer Contributions
Cameron Park Developer Contribution

• $100,000 - Received
  – Allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Ben Brenman Park, and Cameron Station Linear Park.

• Current Status
  – Community Meeting: September 13, 2018
  – Solicited community comment fall 2018 via community survey
  – Community survey resulted in preference to install trail lights along Backlick Run between the two bridges (consistent with Citywide Park Plan)
Cameron Park Developer Contribution

• Next Steps
  – Park & Recreation Commission (PRC) endorsement of community recommendation on June 20, 2019
  – Following PRC endorsement, implement community recommendation
Patrick Henry Updates
Patrick Henry Swing Space Update

• Site work continues for the construction of the Latham St. amenities:
  – Recreation Tot Lot
  – Intermediate Playground
  – Basketball Court
  – Fitness Equipment

• Completion of Latham St amenities
  – August 2019

• ACPS and City staff continue to coordinate DSUP Amendment for the Patrick Henry site
Next Meeting TBD

Questions?