

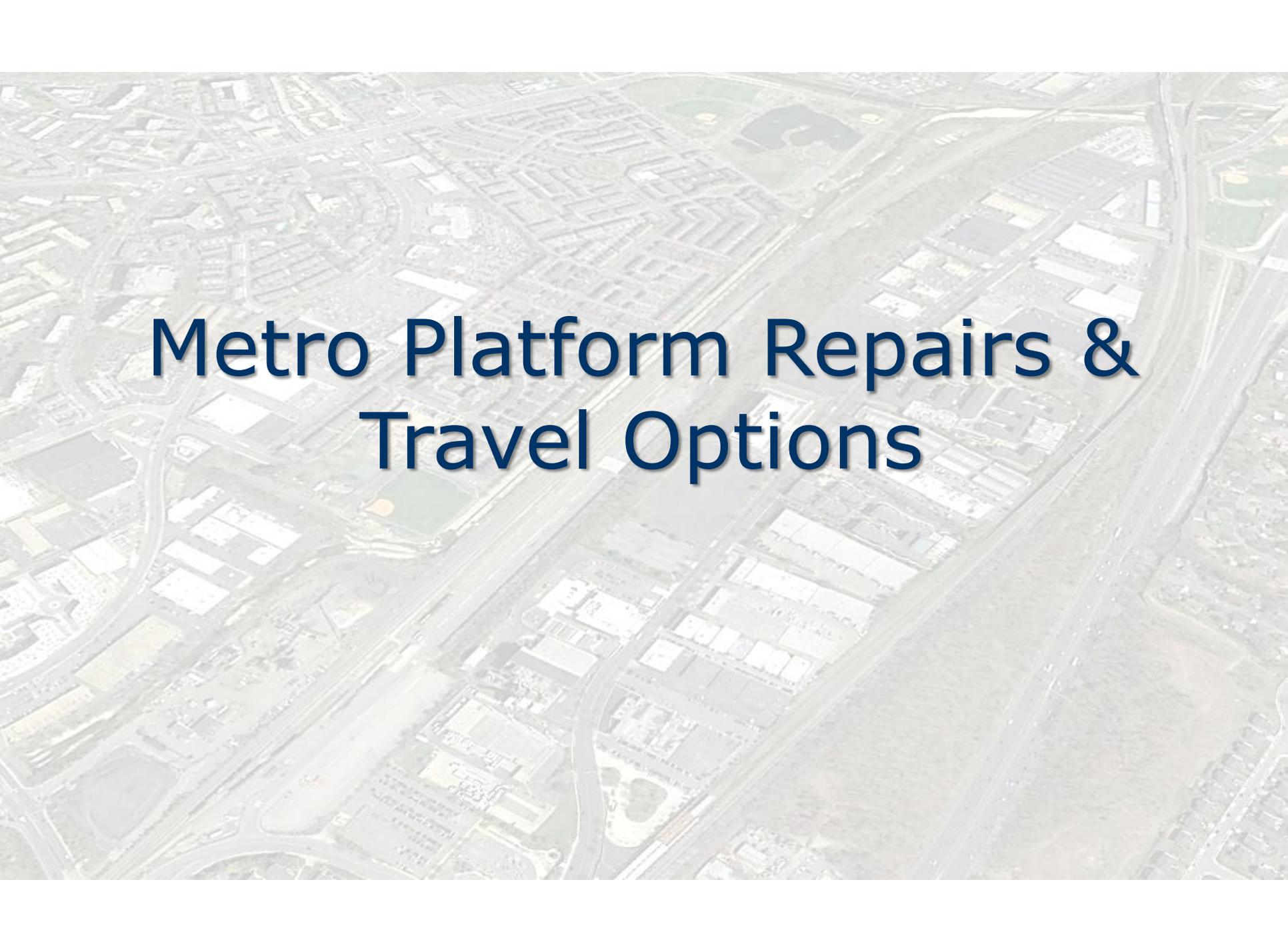
**EISENHOWER WEST/
LANDMARK VAN DORN
IMPLEMENTATION
Advisory Group**

22 May 2019



Agenda

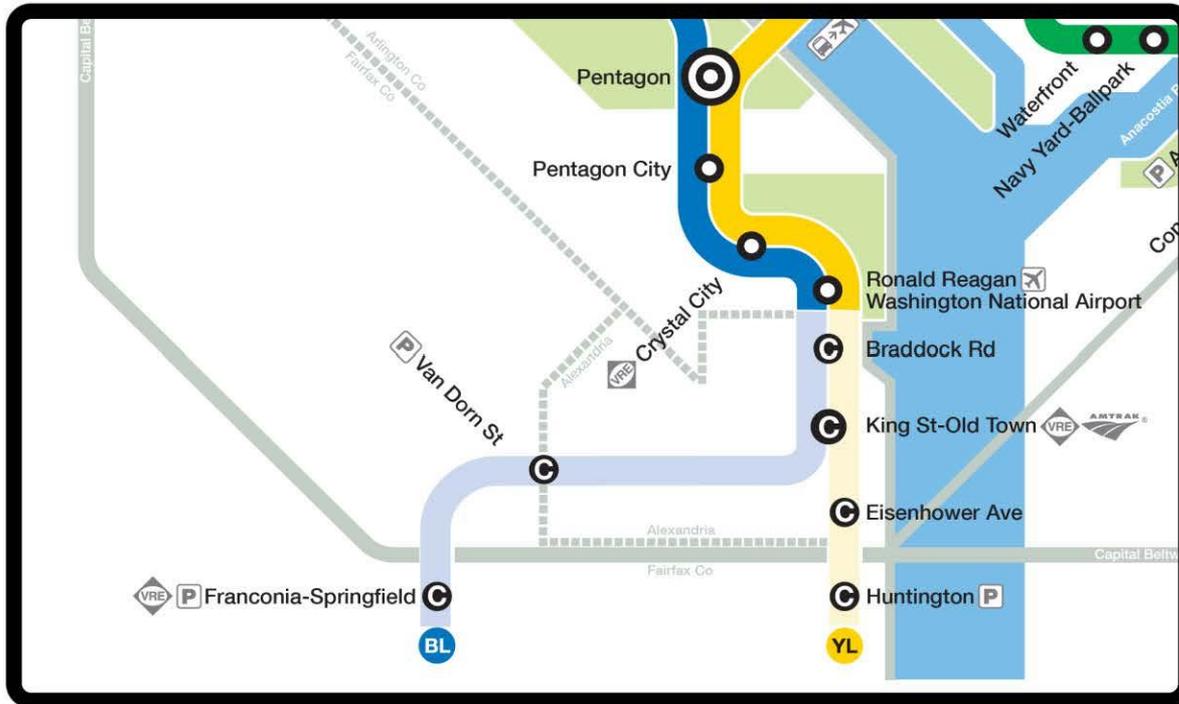
1. Welcome
2. Metro Platform Repairs & Travel Options
3. Greenhill South
4. Development Updates
 - a. Victory Center Rezoning
 - b. Landmark CDD
 - c. Vulcan Site
 - d. Virginia Paving SUP
5. Cameron Park Developer Contributions
6. Patrick Henry Update

An aerial photograph of a city, likely Los Angeles, showing a large stadium (Dolby Theatre) and surrounding urban development. The stadium is a large, rectangular structure with a distinctive roof. The surrounding area includes residential neighborhoods, commercial buildings, and a major highway (Interstate 10) running through the center. The text "Metro Platform Repairs & Travel Options" is overlaid in the center of the image.

Metro Platform Repairs & Travel Options

What's Happening?

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

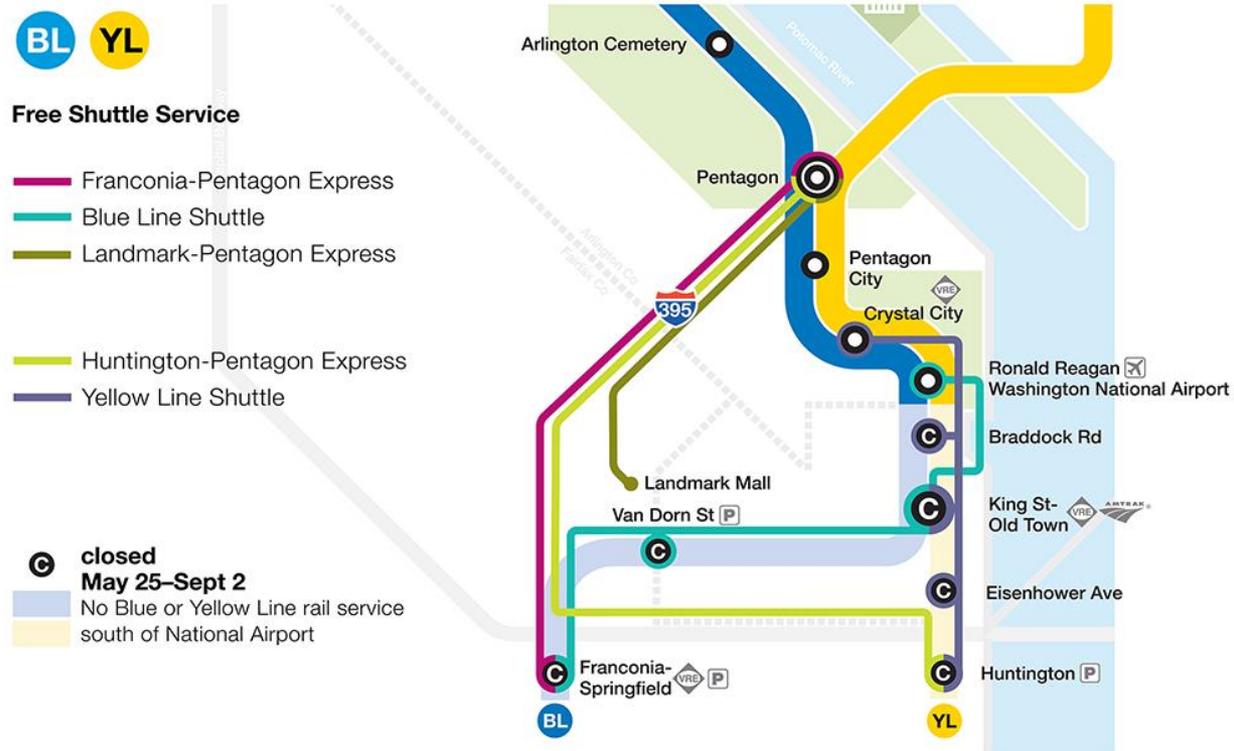


Van Dorn Station



WMATA Blue & Yellow Shuttle Service

- Landmark Mall Kiss & Ride for vanpools & shuttle



More Info:

<https://www.wmata.com/service/rail/PlatformProject/Alternative-Travel-Options.cfm>

<https://www.alexandriava.gov/goalex/info/default.aspx?id=109697>

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



Convenient Bus Options

metrobus \$2

8Z Bus service with stops between **Quaker Lane** and **Pentagon** Station

10A Bus service with stops between **Huntington** and **Pentagon** stations

10E Bus service with stops between **Hunting Point** and **Pentagon** Station

11Y Bus service with stops between **Mount Vernon*/Hunting Point** and **Potomac Park**
 *Service to **Mount Vernon** only during rush hours
 **\$4.25 fare during rush hours

21A Bus service with stops between **Landmark** and **Pentagon** station

M metroway \$2

Limited-stop bus service with stops between **Braddock Rd** and **Pentagon City** stations

C closed **May 25–Sept 2**

No Blue or Yellow Line rail service south of National Airport



More Info:

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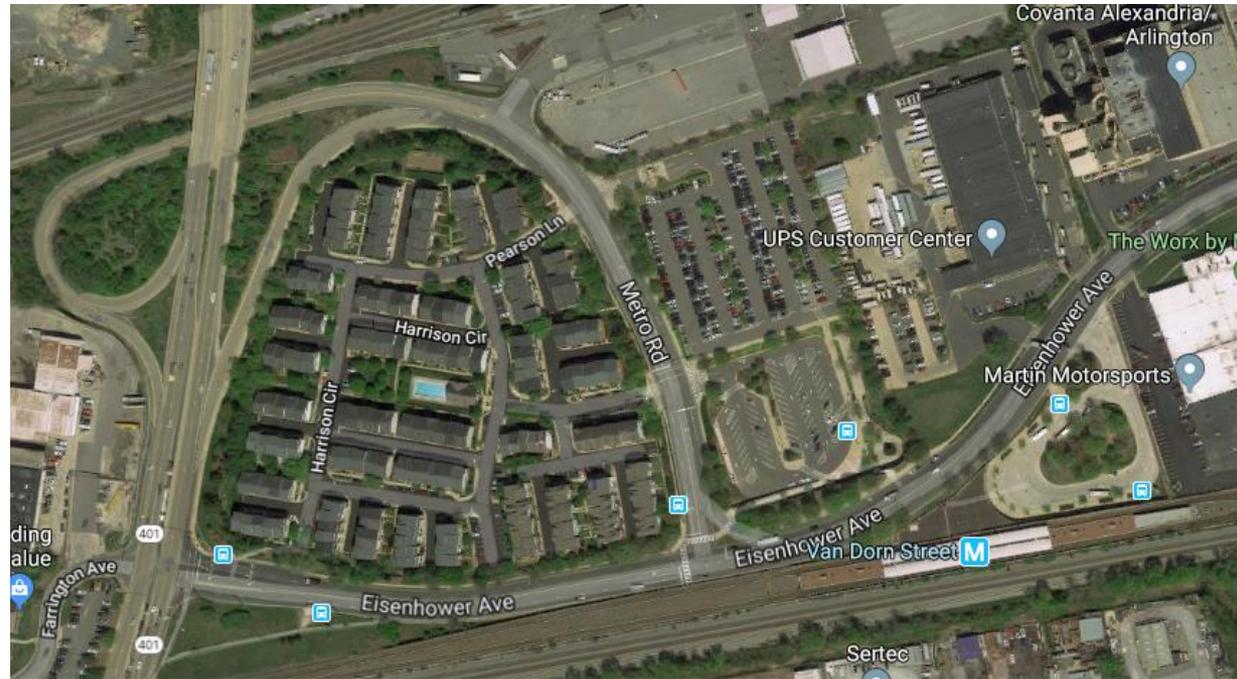
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Traffic Improvements to Van Dorn Street

- 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>

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Questions: goalex@alexandriava.gov



An aerial photograph of a suburban area, likely Greenhill South, showing a grid of streets, residential buildings, and green spaces. A prominent road runs diagonally across the center. The text is overlaid in the center of the image.

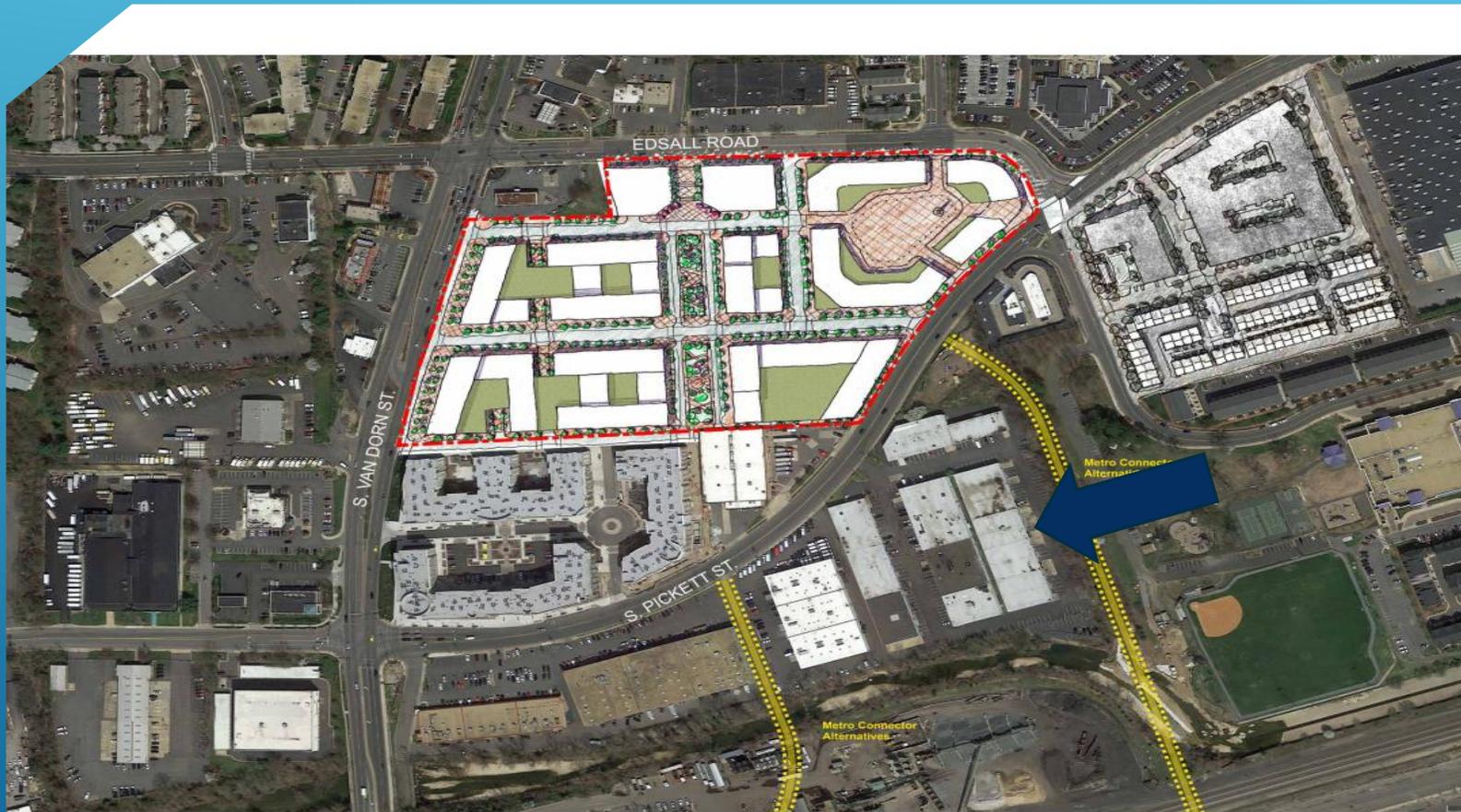
Greenhill South (Presentation by Applicant)

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

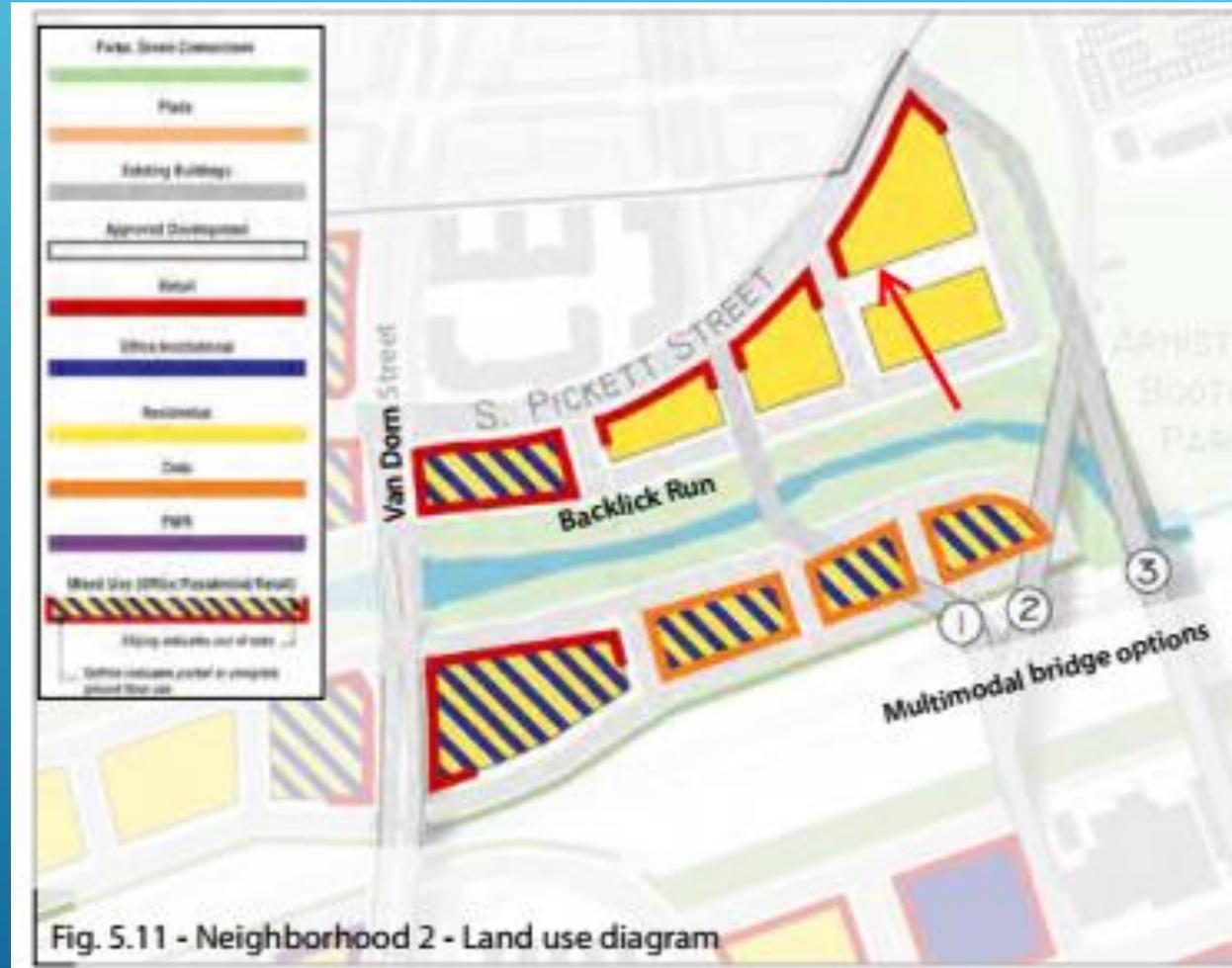


IMPLEMENTS THE VISION OF THE EISENHOWER WEST SMALL AREA PLAN FOR BACKLICK RUN NEIGHBORHOOD

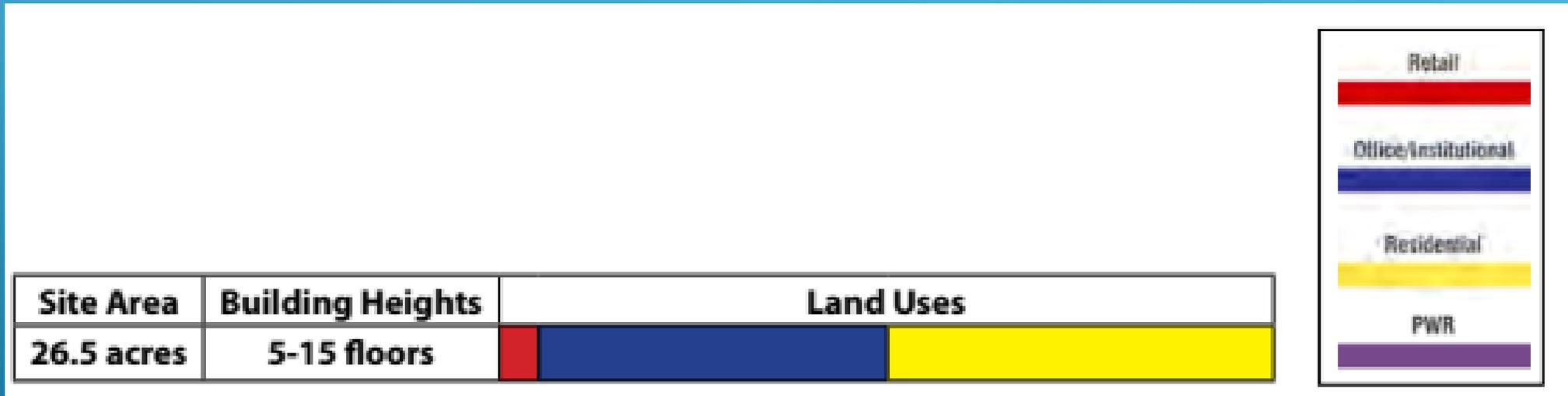


Fig.5.9 - Neighborhood 2 - Key plan

IMPLEMENTS THE LAND USES FOR BACKLICK RUN NEIGHBORHOOD

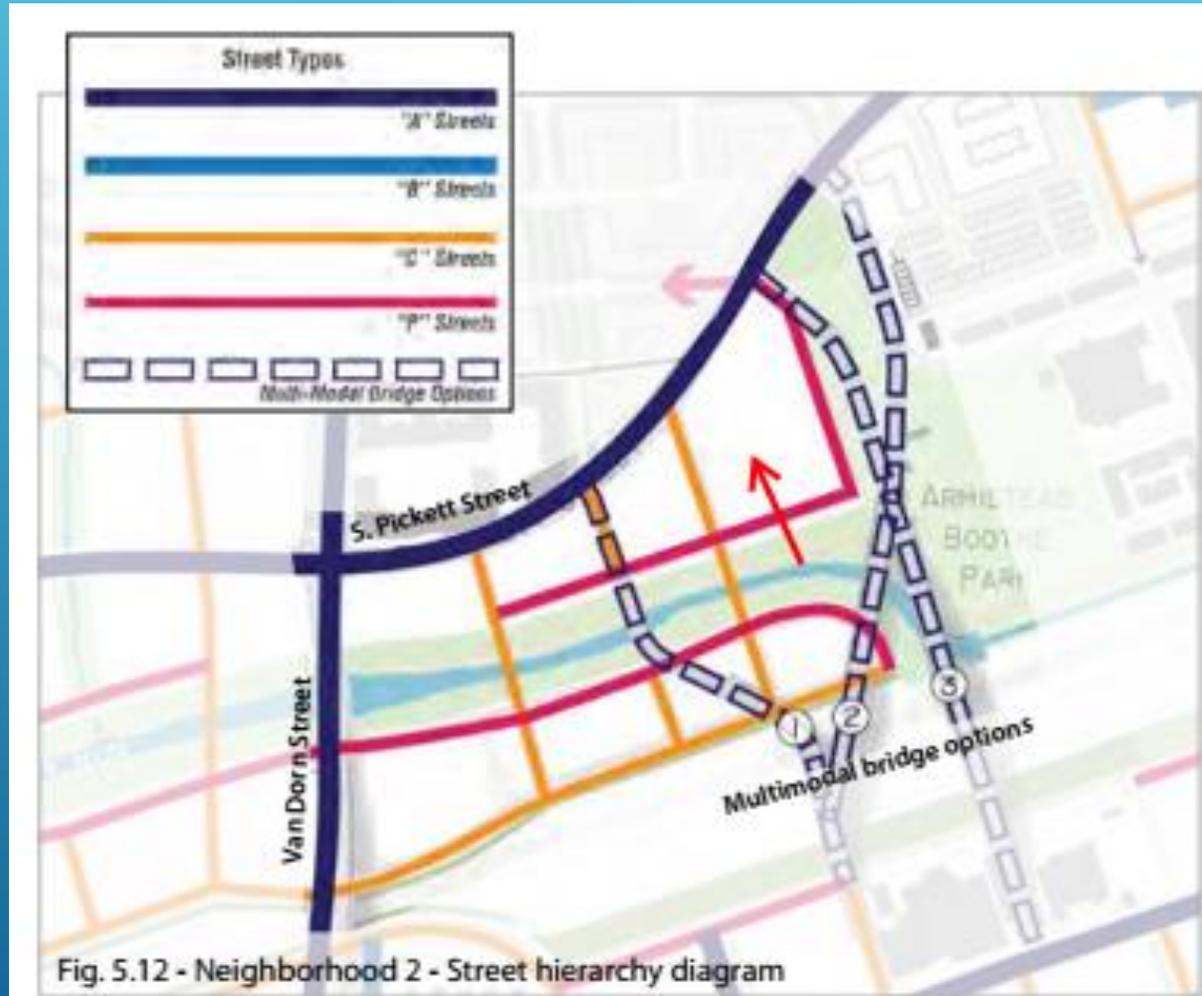


IMPLEMENTS THE BUILDING HEIGHTS FOR BACKLICK RUN NEIGHBORHOOD



IMPLEMENTS THE STREET GRID

FOR BACKLICK RUN NEIGHBORHOOD



IMPLEMENTS THE OPEN SPACE PLAN FOR BACKLICK RUN NEIGHBORHOOD



Fig. 5.14 - Neighborhood 2 - Parks and open space

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

	RETAIL/COMMERCIAL SPACE	OFFICE/COMMERCIAL SPACE	RESIDENTIAL#	ABOVE GRADE COVERED PARKING	TOTAL##
GROSS FLOOR AREA	19,900 GSF	0 GSF	901,700 GSF	52,000 SF	973,600 GSF

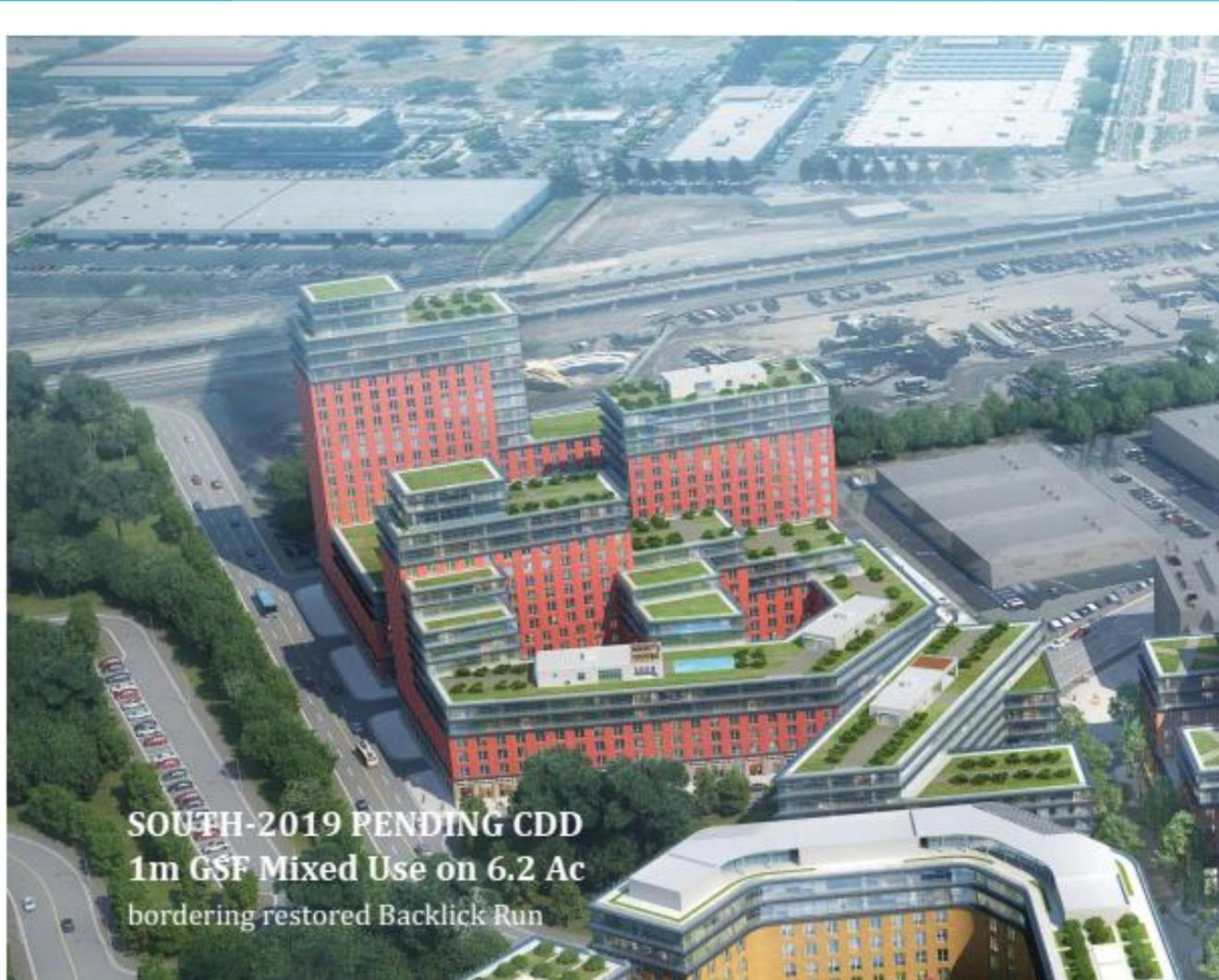
GREENHILL

PICKETT PLACE

ALEXANDRIA, VA

SOUTH-2019 PENDING CDD
1m GSF Mixed Use on 6.2 Ac
bordering restored Backlick Run

NORTH-2018 APPROVED CDD
2.15m GSF Mixed Use on 14.91 Ac
including 1,623,400 SF Residential
230,000 SF Retail
200,000 SF Office/Hotel/Civic
on 7 development blocks featuring 1/2 Ac Town Green



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

SOUTH-2019 PENDING CDD
1m GSF Mixed Use on 6.2 Ac
bordering restored Backlick Run



GREENHILL PROPERTIES SOUTH

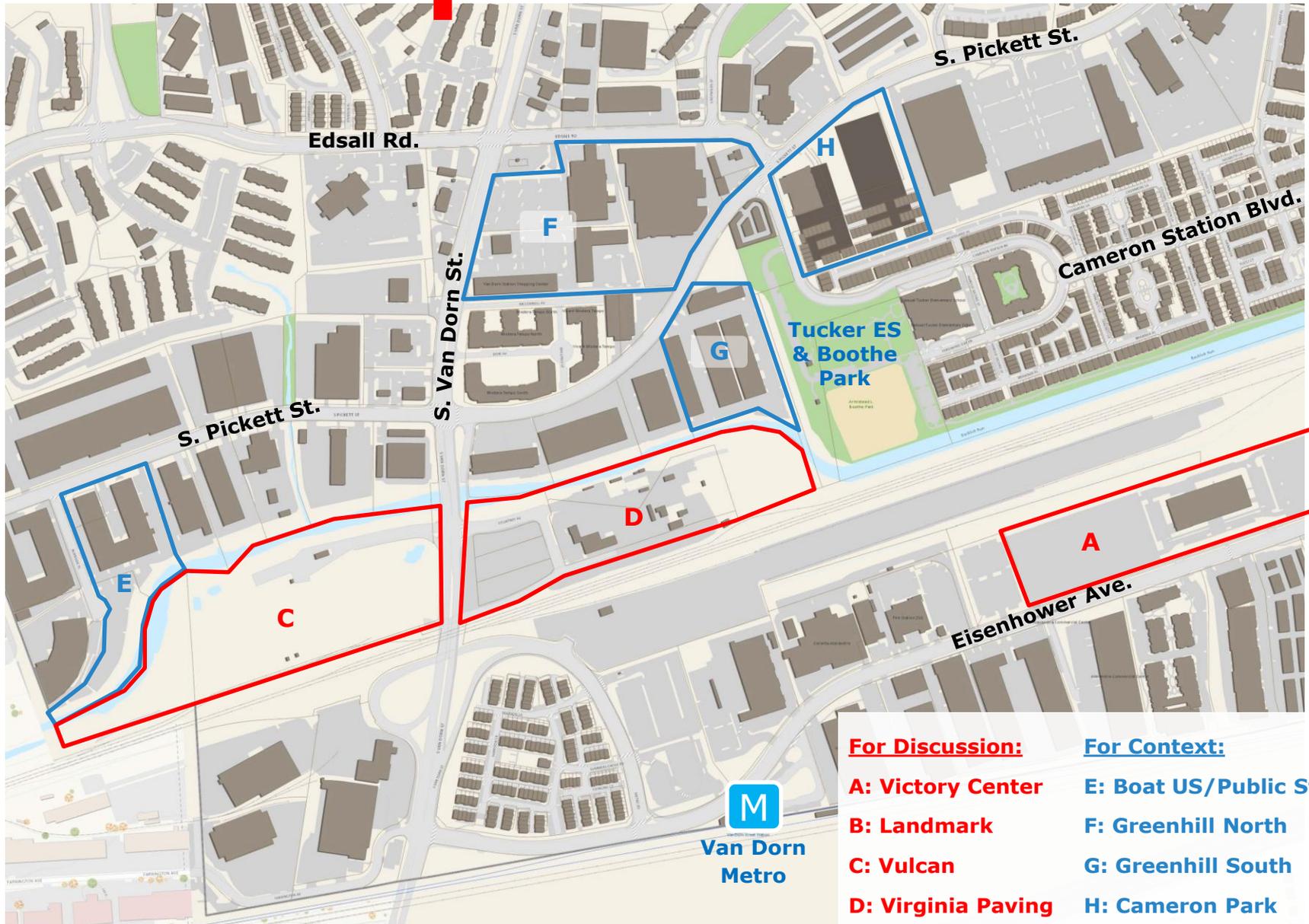
PLAN FOR REDEVELOPMENT

QUESTIONS/COMMENTS

An aerial photograph of a city, showing a dense network of streets, buildings, and green spaces. A semi-transparent, light-colored overlay covers the entire image. Centered on this overlay is the text "Development Updates" in a bold, dark blue font. The text is the primary focus of the image.

Development Updates

B: Landmark



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



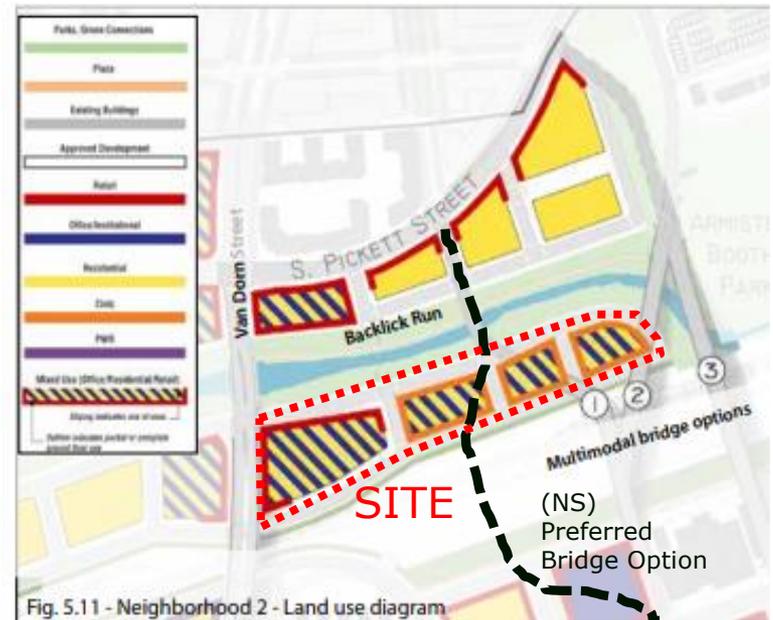
Virginia Paving: Condition #75

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...



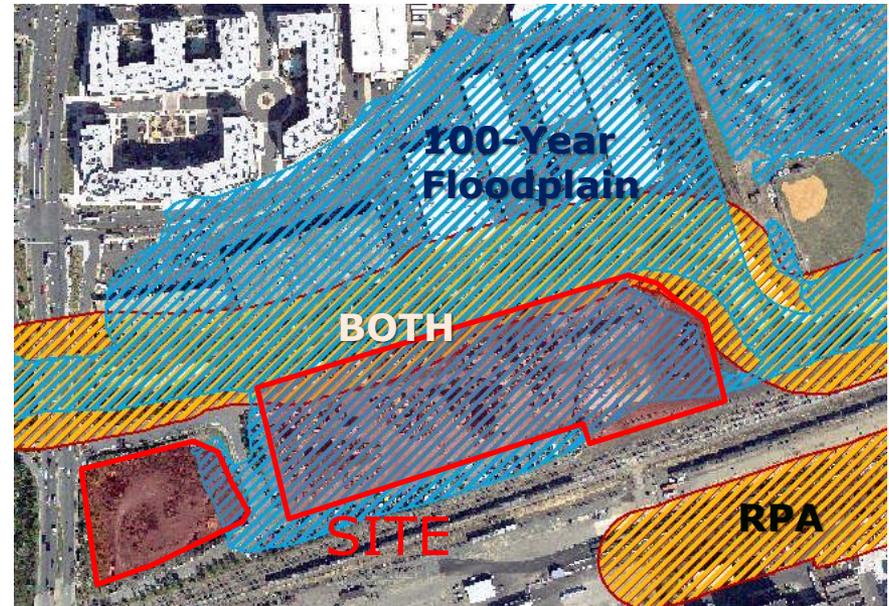
Virginia Paving: SAP

- 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



An aerial photograph of a suburban area, likely Cameron Park, showing a mix of residential streets, commercial buildings, and green spaces. The text "Cameron Park Developer Contributions" is overlaid in the center in a bold, blue, sans-serif font. The background is a faded, light-colored aerial view of the city, with various buildings, roads, and parks visible. The text is centered and occupies a significant portion of the middle of the image.

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*

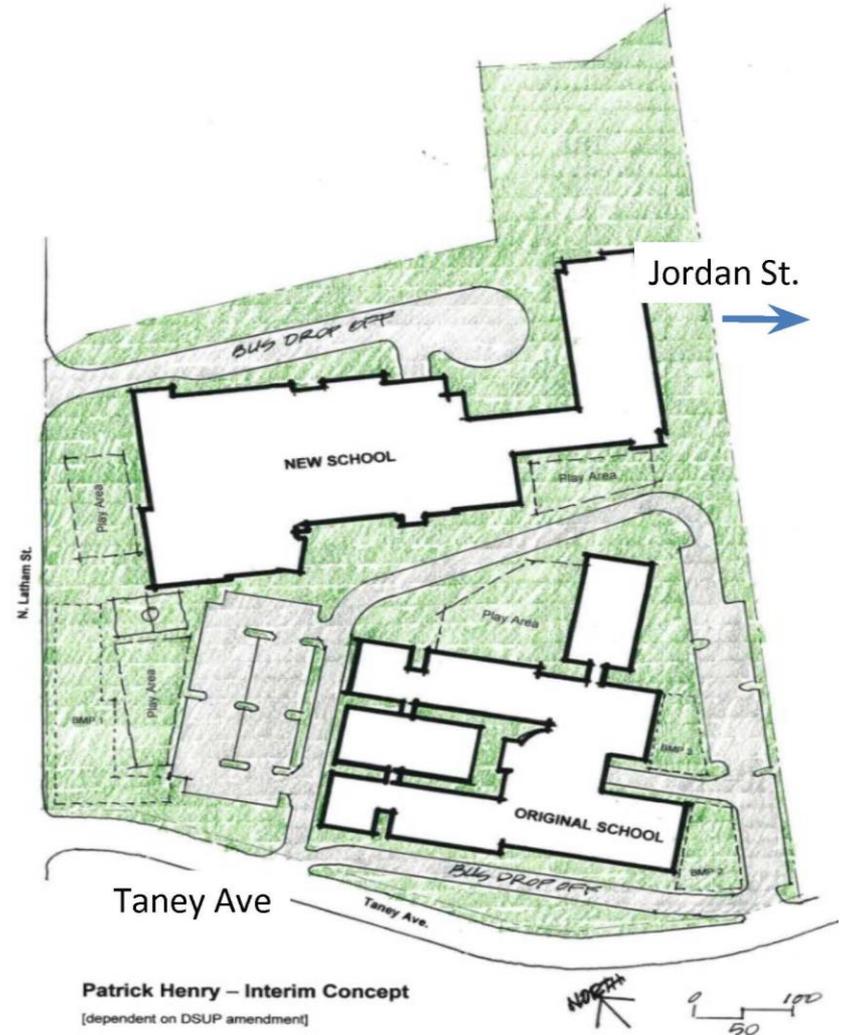


An aerial photograph of a large industrial or commercial development. The image shows a complex network of roads, numerous large industrial buildings with flat roofs, and several parking lots. There are also some green spaces and what appear to be sports fields or parks scattered throughout the area. The overall scene is a dense, organized industrial park.

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



An aerial photograph of a large industrial or commercial complex. The image shows a dense arrangement of buildings, parking lots, and roads. The text is overlaid on the center of the image.

Next Meeting TBD

Questions?