

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

**28 November 2016**



# Meeting Agenda

- Welcome and Overview
- Updates
- Related Projects in Fairfax County
- Overview of West End Transitway
- Development Process and Greenhill Development Introduction
- Next Steps and Questions



# Update: Air Quality Analysis

- **Purpose:** To determine maximum air-quality-compliant heights for buildings planned for Van Dorn Metro Center neighborhood and investigate technically feasible mitigation options
- **Covanta Preliminary Study**
  - Used 2014 data
  - Studied buildings with up to 267 feet in height
  - Emissions brought into compliance when building height was reduced to 100 feet
  - Did not study mitigation strategies
  - Current COVANTA operations comply with all National Ambient Air Quality Standards (NAAQS)
- **Alexandria Study**
  - Will use 2015 data
  - Study various building heights
  - Evaluate potential mitigation strategies



# Update: Infrastructure Plan

- Purpose: To perform analysis to facilitate infrastructure/SAP implementation and coordination
  - Roadway conceptual design
  - Sanitary sewer analysis
  - Sequencing of projects
- Notice to Proceed anticipated Spring 2017
- Additional analysis to be conducted (other studies):
  - Multimodal Bridge preliminary concept (funded FY18)
  - Backlick Run stream restoration (TBD)
  - Farrington Connector preliminary concept (TBD)





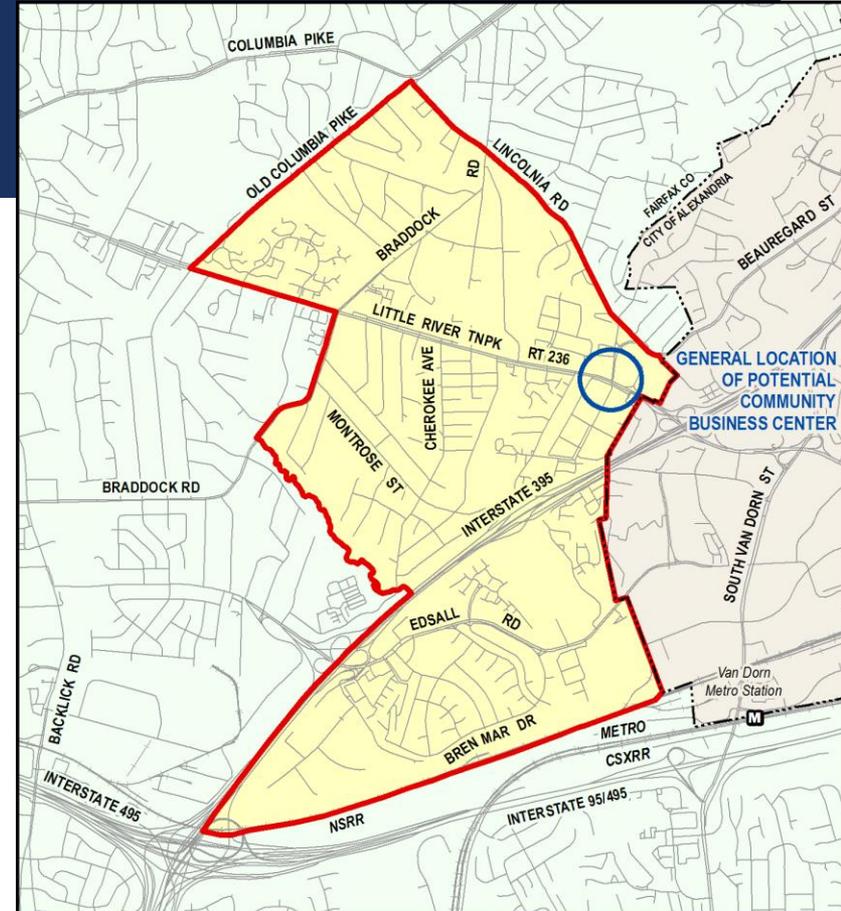
# LINCOLNIA PLANNING DISTRICT STUDY

UPDATE FOR THE EISENHOWER WEST SAP GROUP NOVEMBER 28, 2016



# STUDY AREA

- 2,000 acres abutting City of Alexandria and I-495
- Mostly residential neighborhoods
- More dense than most other areas of the county
- Diverse population (ethnic groups, race, language)
- Older commercial corridor along Route 236
- Industrial uses in the southwest
- Several stream valleys cross the area from west to east



## Lincolnia Planning District

Key

— Lincolnia Planning District Boundary

Prepared by Fairfax County Department of Planning & Zoning, April 2014

G:\projects\2014\20140401\_Lincolnia\_Plan\_District\Lincolnia\_Plan\_District\_Study.mxd

Study Area

Scope

Schedule

Get Involved

Upcoming Meetings

Contact

# SCOPE OF STUDY

- Why study Lincolnia?
  - To discuss establishing a community destination focused around a pedestrian-oriented town center or main street
  - To address traffic congestion and operations at the intersection of Little River Turnpike and N. Beauregard Street
  - To explore enhanced public transit
  - To discuss additional protections for existing residential neighborhoods
- Two phase study
  - Phase One was editorial & created existing conditions report (completed fall 2015)
  - Phase Two has begun with a Land Use College and in 2017 a community task force will review substantive changes

[Study Area](#)

**[Scope](#)**

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# SCOPE OF STUDY

- Review Comprehensive Plan guidance for Lincolnia Planning District
- Investigate potential Community Business Center (CBC) designation
  - Create a more intense node of mixed land uses around a pedestrian-oriented town center or main street?
  - If CBC designation is supported, establish supporting Comprehensive Plan guidance
- Investigate potential Community Revitalization Area (new proffer legislation)
- Establish development scenario & analyze
  - Depending on CBC outcome, investigate mitigating traffic congestion & operations issues near Route 236 / N. Beauregard St
- Develop in-depth Comprehensive Plan guidance

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# WHAT IS A COMMUNITY BUSINESS CENTER?



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# WHAT IS A COMMUNITY BUSINESS CENTER?



SERVES PEOPLE  
NOT CARS

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# STUDY SCHEDULE

## LINCOLNIA PLANNING DISTRICT STUDY PHASE 2 STUDY SCHEDULE

### KICKOFF!

The Lincolnia Planning District Study kicks off with a community meeting and the *Lincolnia Land Use College*; informational sessions for anyone interested in learning more about the county's land development process.

1. COMMUNITY MEETING
2. LAND USE COLLEGE



### CBC QUESTION

A community task force begins by focusing on the area near the intersection of Route 236 Little River Turnpike and Beauregard Street. Should the area be designated a Community Business Center (CBC), encouraging mixed uses in a pedestrian setting? \*

3. TASK FORCE REVIEW
4. COMMUNITY MEETING

\* 4a. If CBC guidance is recommended then additional steps may be introduced



### SCENARIO & ANALYSIS

Depending on the outcomes of the CBC question, staff will conduct analysis to help the task force understand how policy changes could impact local infrastructure and services. Proposals submitted by residents and stakeholders will be evaluated.

5. LAND USE & TRANSPORTATION ANALYSIS BEGINS
6. TASK FORCE INPUT ON LAND USE SCENARIO
7. DETAILED TRANSPORTATION ANALYSIS



### UPDATE PLAN TEXT

Following the analysis and citizen input, the task force and staff will draft preliminary changes to plan guidance for the Lincolnia Planning District. Citizens will continue to have the opportunity to provide feedback regarding proposed changes.

8. DRAFT COMP PLAN CHANGES
9. COMMUNITY MEETING  
present Task Force recommendations



### HEARINGS



The task force and staff's recommended Comprehensive Plan Text and Staff Report is tentatively scheduled to be published by **Spring 2019**, with **Planning Commission** and **Board of Supervisor Public Hearings** to follow. Public comments are welcomed the duration of the study concluding with the Public Hearings.

# HOW TO GET INVOLVED

- Get Study Information:
  - Lincolnia Land Use College
  - Community Task Force meetings (open to public)
  - Website: [www.fairfaxcounty.gov/dpz/lincolnia](http://www.fairfaxcounty.gov/dpz/lincolnia)
  - Email listserv
  - Staff (contacts on final slide)
- Give Information:
  - Community Task Force meetings (open to public)
  - Community Meetings
  - Staff (contacts on final slide)
  - Tonight

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# UPCOMING MEETINGS

- **Lincolnia Land Use College: Parks Planning & Implementing the Plan**
  - December 15th, 2016. 7 PM to 9 PM. Location : Holmes Run Middle School
- Community Task Force Meetings begin January or February

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# CONTACT US

- [www.fairfaxcounty.gov/dpz/lincolnia](http://www.fairfaxcounty.gov/dpz/lincolnia)
- Department of Planning & Zoning / Planning Division 703-324-1380
  - Faheem Darab, senior planner [faheem.darab@fairfaxcounty.gov](mailto:faheem.darab@fairfaxcounty.gov)
  - Michael Burton, planner [michael.burton@fairfaxcounty.gov](mailto:michael.burton@fairfaxcounty.gov)

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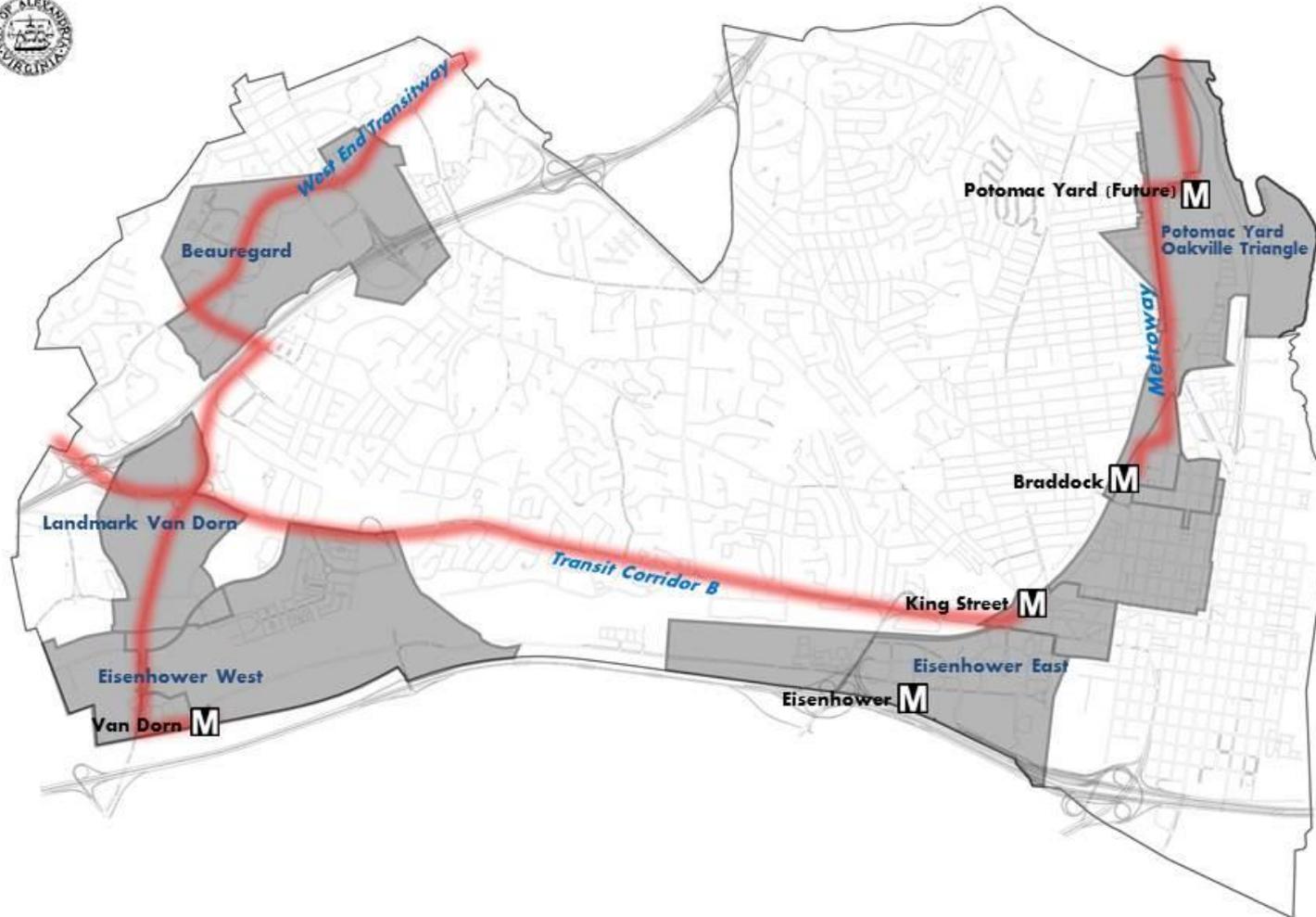


# WEST END TRANSITWAY

November 28, 2016



# Metro/BRT Corridors/Planning Areas



# What is BRT?

- BRT = Bus Rapid Transit
  - Frequent, reliable service
  - Will operate in dedicated lanes and mixed traffic
  - Full stations with amenities
    - Real time bus information
    - Shelter and seating
    - ADA accessible
    - Near-level boarding
    - Off-board fare collection
  - Signal improvements along the entire corridor
    - TSP (Transit Signal Priority) for buses
    - Signal coordination to improve general traffic flow



# Metroway – US 1 Corridor



# Stations Locations / Vital Connections

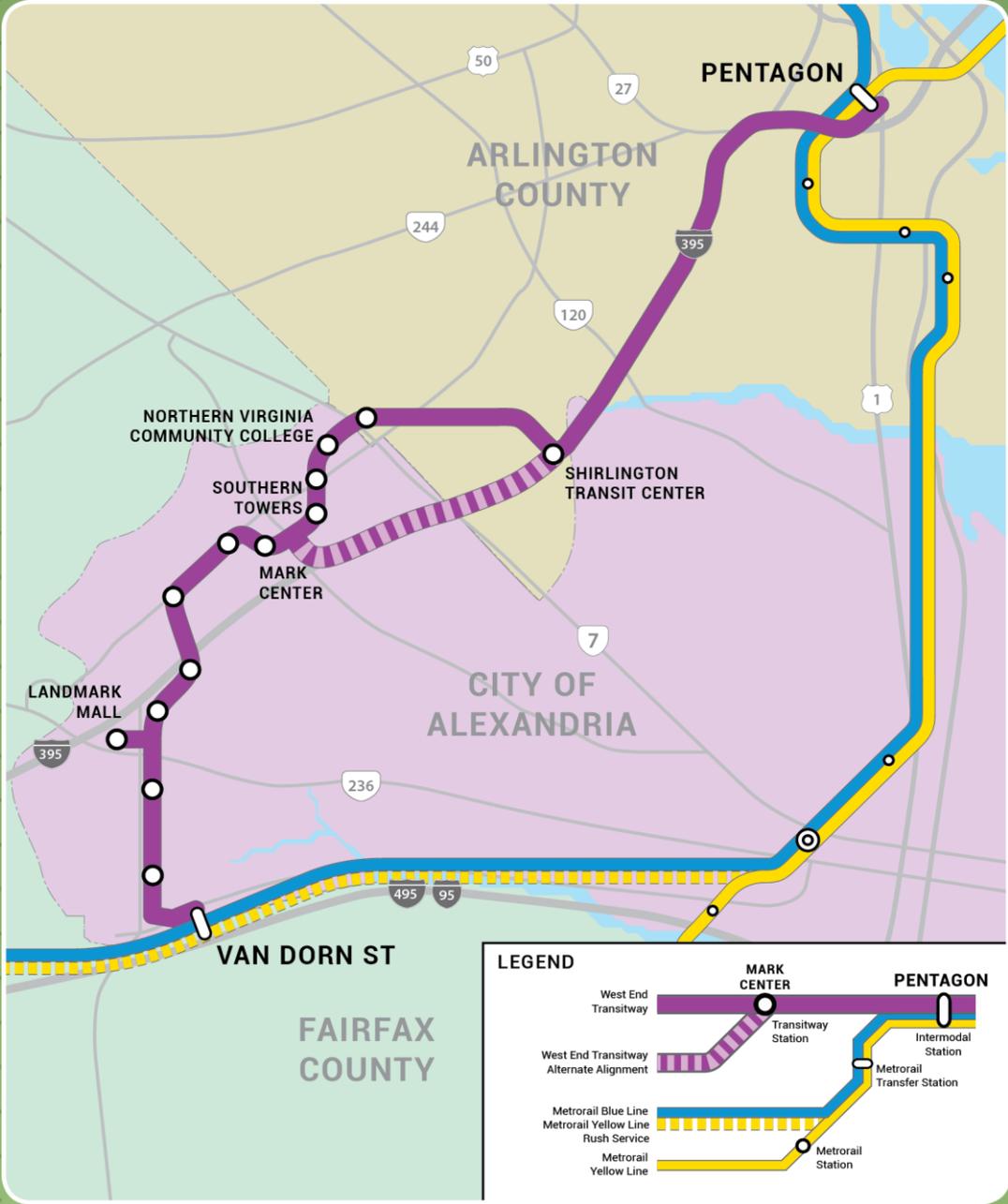
- Metro Stations
- Transit Centers
- Major Employment Centers
- Neighborhoods

## LEGEND

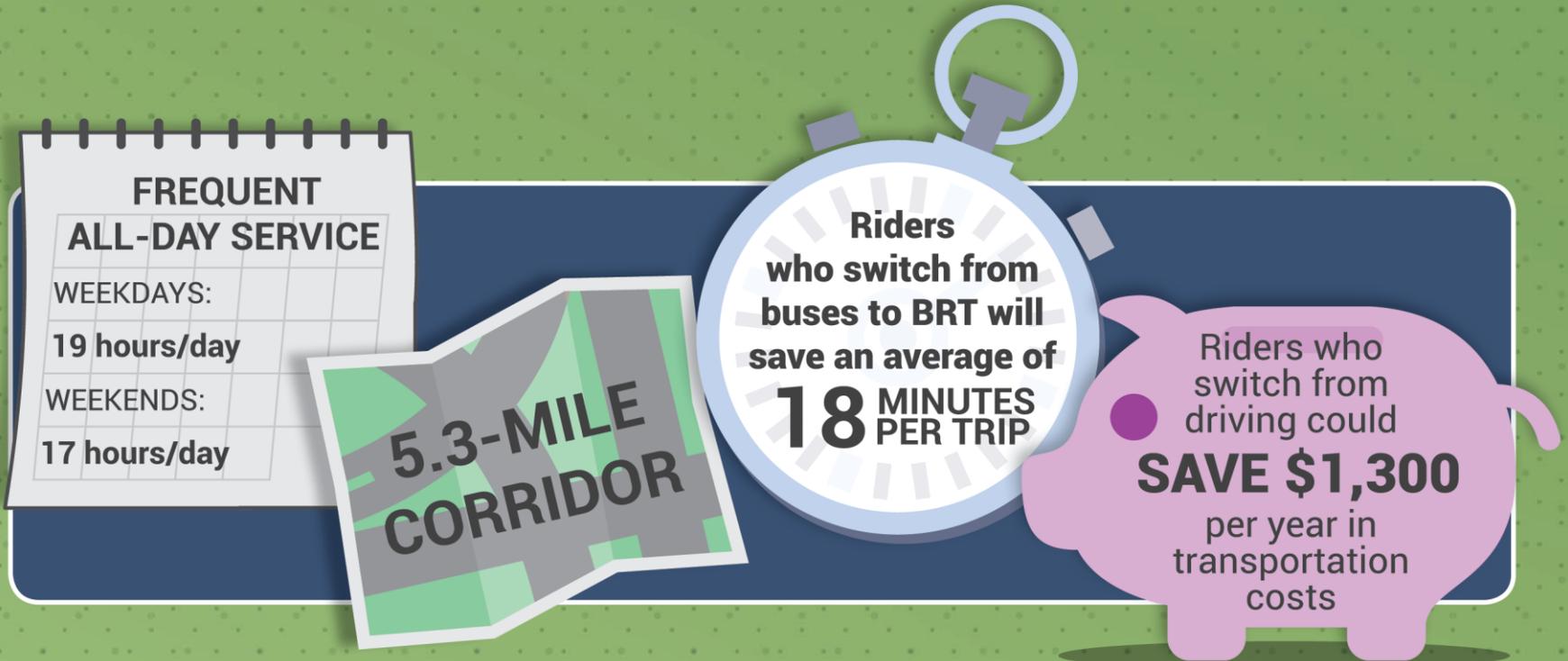
### West End Transitway

- Planned Station
- █ Dedicated Transit Lane in One Direction
- █ Dedicated Transit Lanes in Both Directions
- █ Transit in Mixed Traffic
- █ Transit in I-395 HOV Lanes (Peak Period)
-  Metrorail Station
- █ Metrorail Blue Line
- █ Metrorail Yellow Line





# By the Numbers





Better traffic operations at  
**18**  
INTERSECTIONS



**2.3** miles of sidewalk improvements



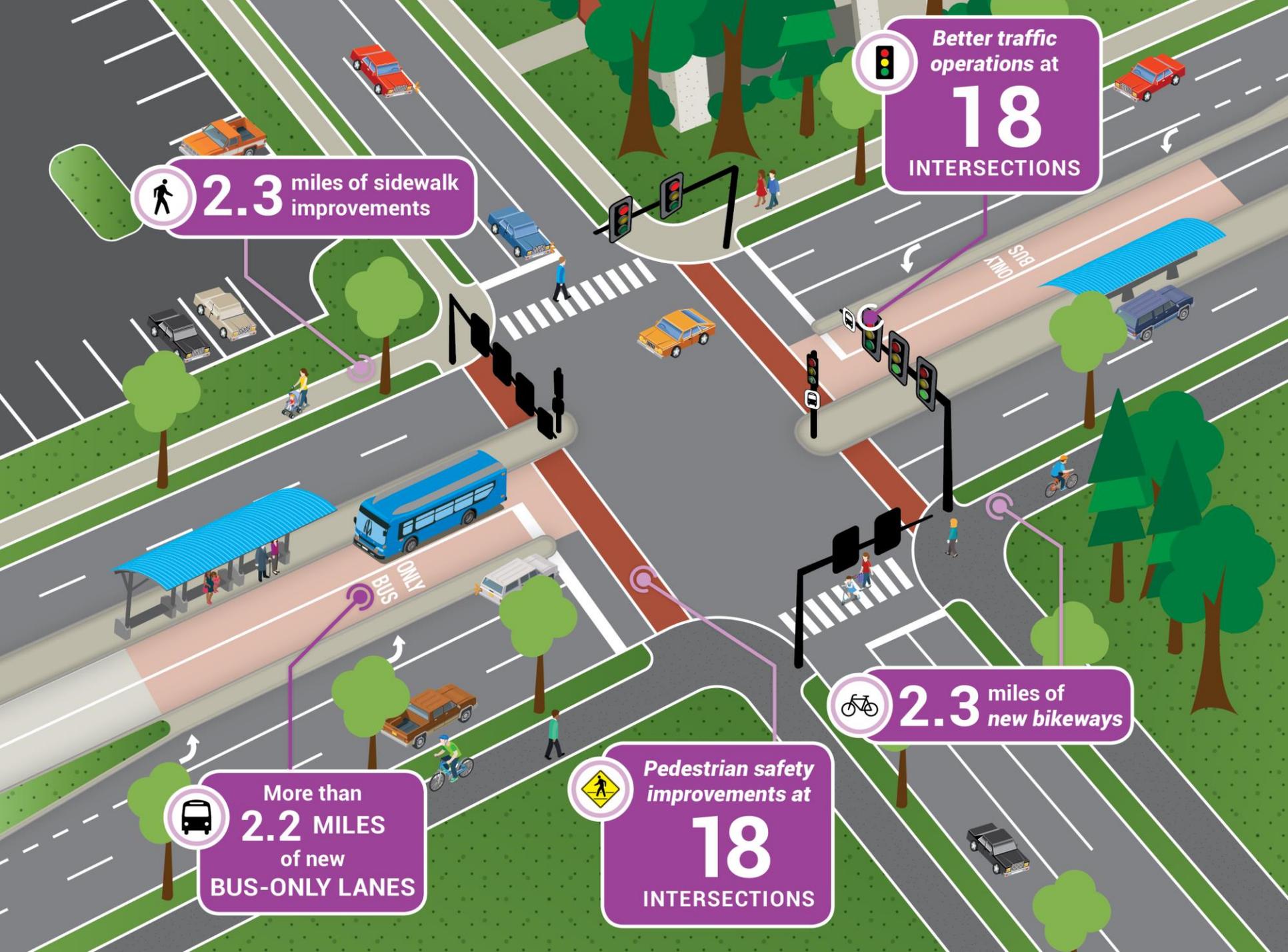
**2.3** miles of new bikeways



More than  
**2.2 MILES**  
of new  
**BUS-ONLY LANES**



Pedestrian safety improvements at  
**18**  
INTERSECTIONS

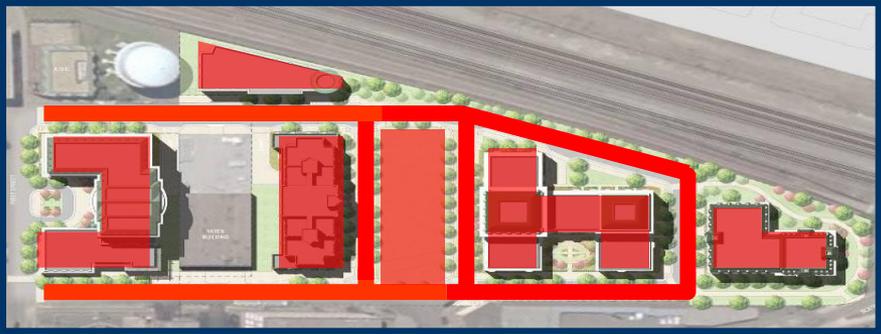


# Next Steps

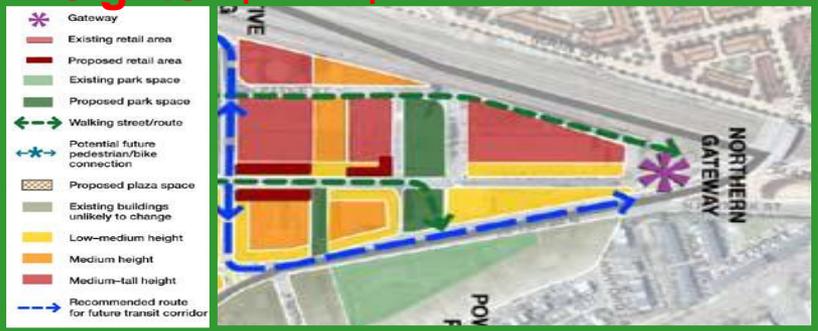
- Complete NEPA
- Coordination with FTA
- Procurement for Bridging Documents (30% Design)
- Project Funding Plan
  - Federal - FTA Small Starts
  - State – SMART SCALE
  - Regional
    - NVTA 70% Funds
    - 395 Express Lanes Toll Funding
  - Local – Developer Capital Contributions
  - Other – TIGER, grants, etc.



# Development Process 101



Heights, Open Space



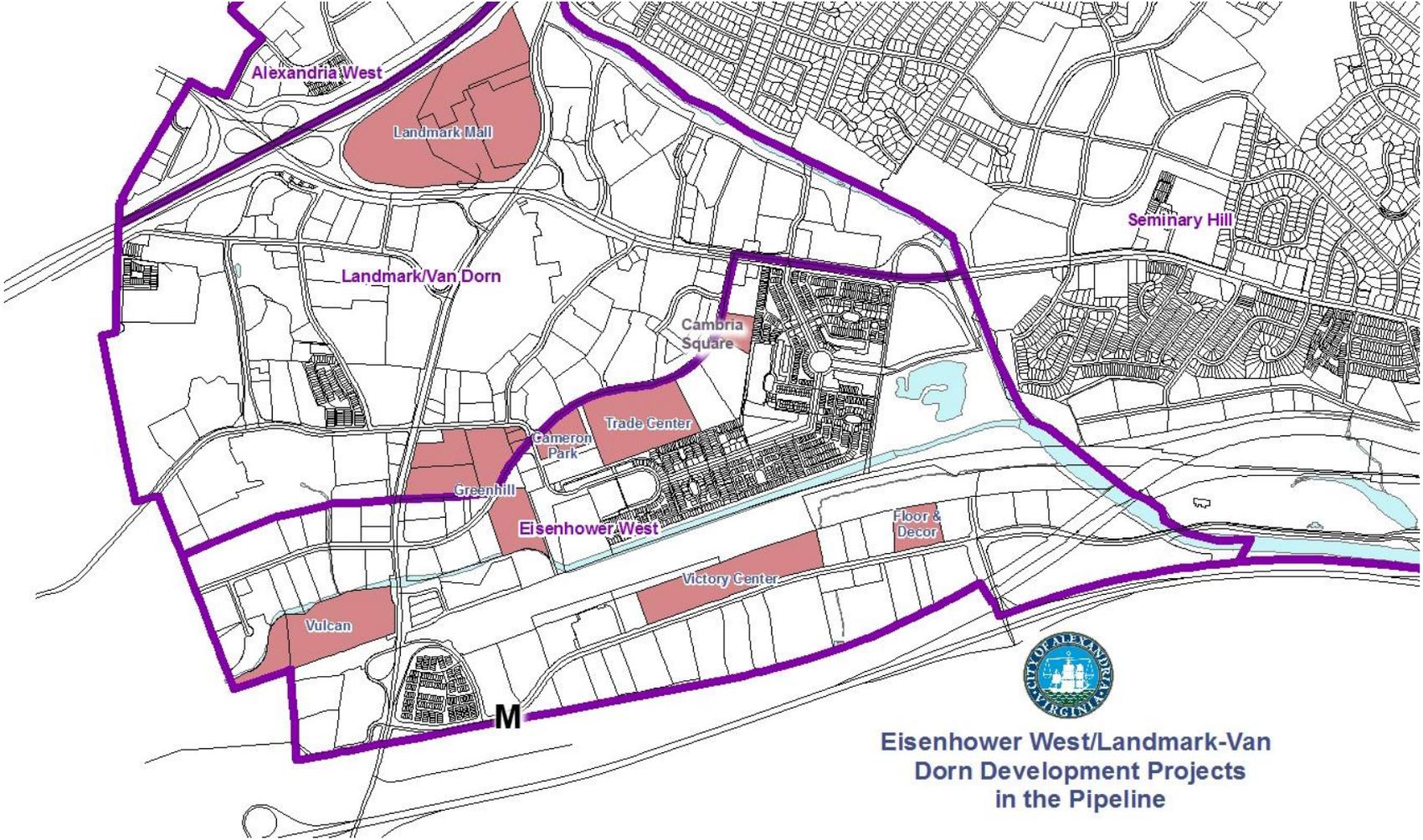
SUP

CDD

II Area Plan



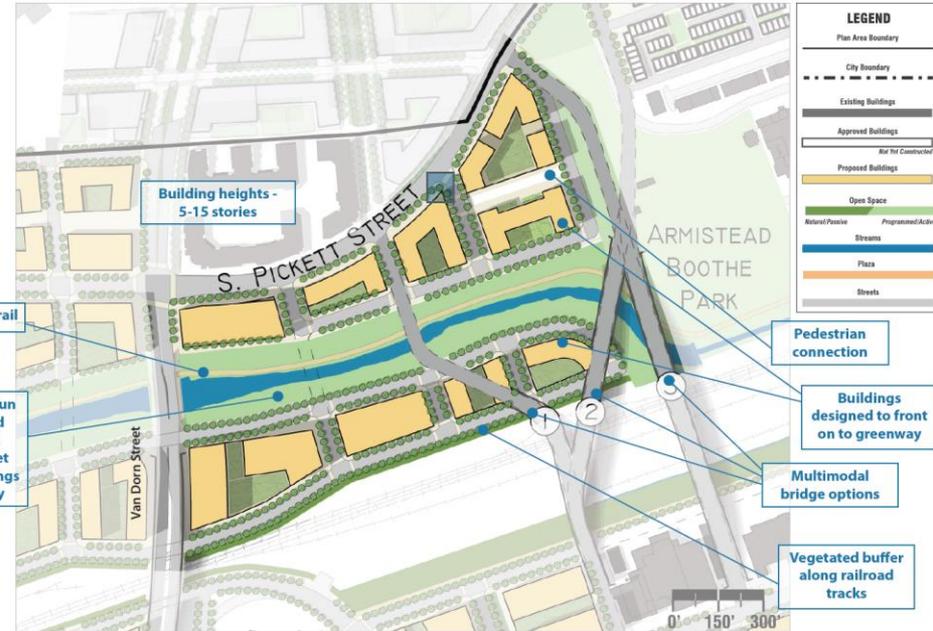
# Development Overview



# Pickett Place/Backlick Run



Landmark/Van Dorn Corridor



Eisenhower West

# Greenhill Concept



GREENHILL

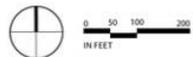
GREENHILL | ALEXANDRIA PROPERTIES ENTITLEMENTS  
4901 FAIRMONT AVE., SUITE 200, BETHESDA, MD 20814

Connector Scheme 1  
06.01.2016



WINSTANLEY  
ARCHITECTS & PLANNERS





**GREENHILL**

GREENHILL | ALEXANDRIA PROPERTIES ENTITLEMENTS  
4901 FAIRMONT AVE., SUITE 200, BETHESDA, MD 20814

Scheme 2 - Proposed Density/ Building Heights  
11.28.2016

MICHAEL WINSTANLEY  
ARCHITECTS & PLANNERS





# Next Steps & Questions

- Next Meeting: Early 2017