Meeting Agenda

• Welcome and Updates
• Meeting Goals
• Draft Concept Plan + Transportation Modeling
• What’s Next
• Community Comments & Questions
Meeting Goals

• Receive updates on follow up tasks
• Provide feedback on draft concept plan and transportation modeling
• Provide feedback on future meetings
Work Program: Phasing, Key Meetings, & Online Engagement
Schedule

- **Today**: Steering Committee Meeting #10: Draft Concept Plan + Transportation Modeling
- **March 11th**: Planning Commission Work Session
- **March 24th**: City Council Work Session
- **Spring 2015**: Test, Analyze, and Draft Plan; Continue Steering Committee Meetings Focused on Specific Topics
- **Summer 2015**: Final Draft Plan Presented at Community Meeting #6
- **Fall 2015**: Plan Adopted by City Council
Updates/Follow Up

• Straightening Backlick Run
• Draft Plan Outline
• Working with Fairfax County
• Upcoming Outreach:
  o Federation of Civic Associations
  o AEDP Board
  o Cameron Station Walking Tour
Draft Concept Plan + Transportation Modeling

Community Meeting #5: Refined Concept Plan
February 9, 2015

Facilities
- Mixed-use Nodes
- Green Nodes
- Walking Distances
- Parks, Green Fingers
- Ped/Bike Bridges
- Retail
- Residential
- Office/Institutional
- Civic
- Flex Space

Park Implementation as discussed on previous slide

Walkways:
- ¼ mile – 5 minute walk
- ½ mile – 10 minute walk
- 1 mile – 20 minute walk

February 23, 2015 Eisenhower West Steering Committee
What we have been hearing

• Land use mix was reflective of feedback
• Flex/Residential concept was well received, but more information is needed
• Participants agreed with high-rise (20+ stories) near Metro, mid-high-rise (15 stories) ½-mile from Metro, mid-rise (5+ stories) beyond ½-mile from Metro
• More definition of green fingers is needed
• Funding/maintenance strategies for new parks
• Multimodal transit focus is needed beyond Metro (protected bike lanes, bridge analysis, etc.)
• The importance of an interim plan
Transportation Modeling

- 2014 Existing conditions
- 2040 baseline
- 2040 Draft Concept Plan
- Depending on the results, another scenario will be modeled
2040 Baseline

- Based on COG 8.3 forecast
- Some development forecast to 2040
- Regional traffic growth
- Transportation Improvements
  - Multi-modal bridge
  - Farrington connector
  - Corridors B & C (Transitways)
  - High Street and Picket Place Grid (Landmark/Van Dorn Corridor Plan)
2040 Draft Concept Plan

• Buildout of proposed land uses
• 75% of development achievable
Modeling Process

- Plan area broken down by Transportation Analysis Zones (TAZs)
- Total square footage
- Square footage by land use
## Development Potential of Small Area Plans (Approved FY 1999-FY2010)

<table>
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<tr>
<th>FY</th>
<th>Plan Name</th>
<th>Development</th>
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<tr>
<td>1999</td>
<td>Potomac Yard CDD</td>
<td>3,871,300</td>
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<td>2001</td>
<td>Upper Potomac West Task Force Report (June)</td>
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<td>2003</td>
<td>A Long Term…Plan for Arlandria Neighborhood (May 2003)</td>
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<td>2003</td>
<td>Eisenhower East Small Area Plan (Spring 2003)*</td>
<td>8,931,761</td>
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<td>2005</td>
<td>Mount Vernon Avenue Business Area Plan (May 2005)</td>
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<td>2006</td>
<td>Hunting Creek Area Plan (October 2005)</td>
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<td>2008</td>
<td>Braddock Metro Neighborhood Plan (March 2008)</td>
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<td>2008</td>
<td>Braddock East Master Plan (October 2008)</td>
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<td>2009</td>
<td>Landmark/Van Dorn Corridor Plan (February 2009)</td>
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<td>2010</td>
<td>Potomac Yard North (May 2010)</td>
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<td>2012</td>
<td>Waterfront Plan</td>
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<td>2012</td>
<td>Beauregard Plan</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>51,419,621</strong></td>
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Plan Area: Existing

640
Total Acres

247
Developable Acres
4 Sub-Areas
Sub-Area 1: West of Van Dorn District

- Vertical mix of residential with office or flex on ground floor; strengthens employment base; opportunities to maintain and integrate existing light industrial uses

- Land Use Mix:
  - Retail: 5%
  - Office/Institutional: 10%
  - Residential: 65%
  - Flex: 20%

* Staff proposes testing a development scenario for private land shown as green on the land use concept that includes full buildout so as to not preclude any option for these sites.
Sub-Area 2: South of Pickett District

- Primarily residential with mixed use areas that include neighborhood-serving retail/services with office and/or residential above
- Land Use Mix:
  - Retail: 20%
  - Office/Institutional: 25%
  - Residential: 55%
  - Flex: 0%

* Staff proposes testing a development scenario for private land shown as green on the land use concept that includes full buildout so as to not preclude any option for these sites.
Sub-Area 3: Van Dorn Metro Station District

- High density, mixed use development
- Land Use Mix:
  - Retail: 10%
  - Office/Institutional: 60%
  - Residential: 30%
  - Flex: 0%

* Staff proposes testing a development scenario for private land shown as green on the land use concept that includes full buildout so as to not preclude any option for these sites.
Sub-Area 4: Clermont District

- Primarily residential with mixed use areas that include neighborhood-serving retail/services with office and/or residential above
- Land Use Mix:
  - Retail: 15%
  - Office/Institutional: 35%
  - Residential: 50%
  - Flex: 0%

* Staff proposes testing a development scenario for private land shown as green on the land use concept that includes full buildout so as to not preclude any option for these sites.
Potential Building Heights

- High: 15-20 floors, 155-270 feet*
- Medium-High: 8-15 floors, 85-200 feet*
- Medium: 4-8 floors, 45-110 feet*

*Floor height varies by land use
Questions

• Is the land use mix reflective of feedback received?
• Are the heights reflective of input received?
• Are there other assumptions we should make? If so, what?

• Next Steps: Developing square footages and number of units to match land uses and heights.
Work Sessions

• Please attend!
• Recap previous community meetings
• Describe draft concept plan
• Share key feedback from community and stakeholders
• Seek input
• Next steps
Spring/Summer 2015

- Feedback from Work Sessions
- Plan Contents
- Density Transfer
- Parks/Recreation Strategy
- Community Facilities
- Transportation and Multimodal Bridge
- Public Art
- Affordable Housing
- Industrial Study
- Utilities Infrastructure
- Architecture
- Phasing/Implementation
What’s Next

Planning Commission Work Session

• Wednesday, March 11\textsuperscript{th}, 6:30 pm
• Location: City Hall Council Chambers

City Council Work Session

• Tuesday, March 24\textsuperscript{th}, 7 pm
• Location: City Hall Council Chambers