Eisenhower West Small Area Plan

Steering Committee

July 27, 2015

City of Alexandria, Virginia
Meeting Agenda

• Welcome
• Meeting Goals & Schedule
• Transportation & Connectivity
  – Multimodal Bridge
  – Truck Traffic
  – Street Typologies
• Neighborhood Guidelines
• What’s Next
• Community Comments & Questions
Meeting Goals

• Receive updates
• Provide feedback on transportation & connectivity elements
• Provide feedback on neighborhood guidelines
• Review what’s next
Work Program: Phasing, Key Meetings, & Online Engagement
Schedule

- **Today**: Steering Committee Meeting #15: Transportation, Connectivity, Neighborhood Guidelines
- **September 9th**: Steering Committee Meeting #16: Transportation, Implementation
- **September 19th**: Community Meeting #6: Final Draft Plan
- **October 26th**: Steering Committee Meeting #17: Final Comments
- **Late 2015**: Plan Adopted by City Council
Eisenhower West SAP Plan Structure

**Fall 2014**

- **VISION + GOALS**

**Fall 2014**

- **EXISTING CONDITIONS**

**Summer 2014—Summer 2015**

- **PLAN DEVELOPMENT PROCESS + COMMUNITY ENGAGEMENT**

**Spring/Summer 2015**

- **URBAN DESIGN FRAMEWORK**

**PLAN ELEMENTS**

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**SUB AREAS AND CHARACTER DISTRICTS/NEIGHBORHOODS**

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<th>2 - BACKLICK RUN</th>
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<th>5 - BUSH HILL</th>
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*Descriptions, character defining elements, guidelines, strategies...*

**IMPLEMENTATION**

*Phases including interim land uses, timing of development and infrastructure, funding, and zoning*
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**TODAY**

**IMPLEMENTATION**
Multimodal Bridge Evaluation

- Initially identified seven alternatives
- Conducted initial analysis and removed two alternatives due to their poor walkability / bikeability
- Analyzed remaining alternatives using more detailed criteria
- Each alternative evaluated independently against the criteria
- Additional discussions and analysis are needed with Norfolk Southern before a preferred alternative can be identified
- The evaluation was a tool to help inform the decision on the preferred alignment of the multimodal bridge
Options Analyzed
Multimodal Bridge Next Steps

- The plan will include all alignment options for the future bridge
- City to continue to have meetings with Norfolk Southern to address technical issues
- More detailed engineering is needed to inform the selected alignment
Enhanced Transit Service Examples

• Greater passenger capacity
  – Larger buses or more frequent service

• Enhanced headways / frequency of service
  – Service at more frequent intervals
  – Greater span of service (including morning, evening and weekend)

• Greater reliability than existing service
  – Improved shelters
  – Real time information
  – On-time service through transit signal priority and off-board fare collection
Covanta Truck Access
Covanta Truck Access

- Approximately 180 trucks access Covanta per day
- Most deliveries are weekdays between 5am and 9am
- Survey on a Wed/Thurs showed approximately half of trucks come from direction of Van Dorn Street (111 / 123), and half from direction of Clermont Avenue or Eisenhower East (78 / 74)
- On busy days, trucks line up on driveway almost to Eisenhower Avenue
- Eisenhower Avenue is the design street for large trucks including refuse vehicles
- Parallel road will have residential and recreational uses
Covanta Truck Access

• Virginia Code 46.2-1304 allows the City to regulate truck routes “except for the purpose of receiving loads or making deliveries on certain designated streets under their jurisdiction”

• If a parallel road is proposed and built, truck access to the plant from the east may be signed using a ‘haul route’ approach

• Contingent on major reconfiguration to plant to allow ingress and egress for trucks

• Consideration must be given to projected cross section of planned parallel road and adjacent uses
Covanta Preliminary Air Quality Monitoring

- City/Covanta working to identify relationship between plant emissions, height of future buildings near facility
- Covanta currently exceeds all environmental standards
- Preliminary modeling shows that buildings taller than 100 feet near the plant could interfere with dispersions of emissions, air quality
- City performing a third party review of Covanta analysis to better inform plan language on:
  - Building Height
  - Mitigation
- More detailed analysis required in future
Proposed Streets: Required and Recommended
Proposed Streets: Complete Streets Typologies
Eisenhower Avenue: Mixed Use Boulevard

*Complete Streets Guidelines*
South Pickett Street: Commercial Connector

(Complete Streets Guidelines)
South Van Dorn Street: Commercial Connector with Transit (Complete Streets Guidelines)
Frontage Park Road
(Complete Streets Guidelines)
Service/Park Road
*(Complete Streets Guidelines)*
Mixed Use Main Street
*(Complete Streets Guidelines)*
Main Street
*(Complete Streets Guidelines)*
Feedback & Discussion

• Is there anything in the proposed street classifications that you would add, remove, or change?
Eisenhower West SAP Plan Structure

Fall 2014

VISION + GOALS

EXISTING CONDITIONS

Plan Development Process + Community Engagement

Urban Design Framework

Plan Elements

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<th>Overall Principles</th>
<th>Overall Guidelines</th>
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<td>Built Environment</td>
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Sub-Areas and Character Districts/Neighborhoods

| 1 - Van Dorn Innovation District | 2 - Backlick Run | 3 - South Pickett | 4 - Van Dorn Metro Center | 5 - Bush Hill | 6 - Clermont Exchange |

Today

Implementation

Spring/Summer 2015
Neighborhood Guidelines
Neighborhood Guidelines

- Land Use
- Transportation & Connectivity
- Buildings & Building Character
- Building Height
- Parks & Open Space
What’s Next

Steering Committee Meeting #16: Transportation & Implementation
• Wednesday, September 9th, 7:00 pm
• Location: Cameron Station Clubhouse Great Room

Community Meeting #6: Draft Plan
• Saturday, September 19th, 10:00 am
• Location: Samuel Tucker Elementary School

Steering Committee Meeting #17: Final Comments
• Monday, October 26th, 7:00 pm
• Location: TBD