

EW EISENHOWER WEST
SMALL AREA PLAN

Steering Committee

08 September 2014



Meeting Agenda

- Welcome and Follow Up
 - Contact Information
- Eisenhower West Planning Context
- Draft Vision and Principles
- Community Meeting #3





FAIRFAX COUNTY UPDATE

EISENHOWER WEST SMALL AREA PLAN
STEERING COMMITTEE
SEPTEMBER 8, 2014



PLANNING DIVISION
FAIRFAX COUNTY DEPARTMENT OF OF PLANNING AND ZONING

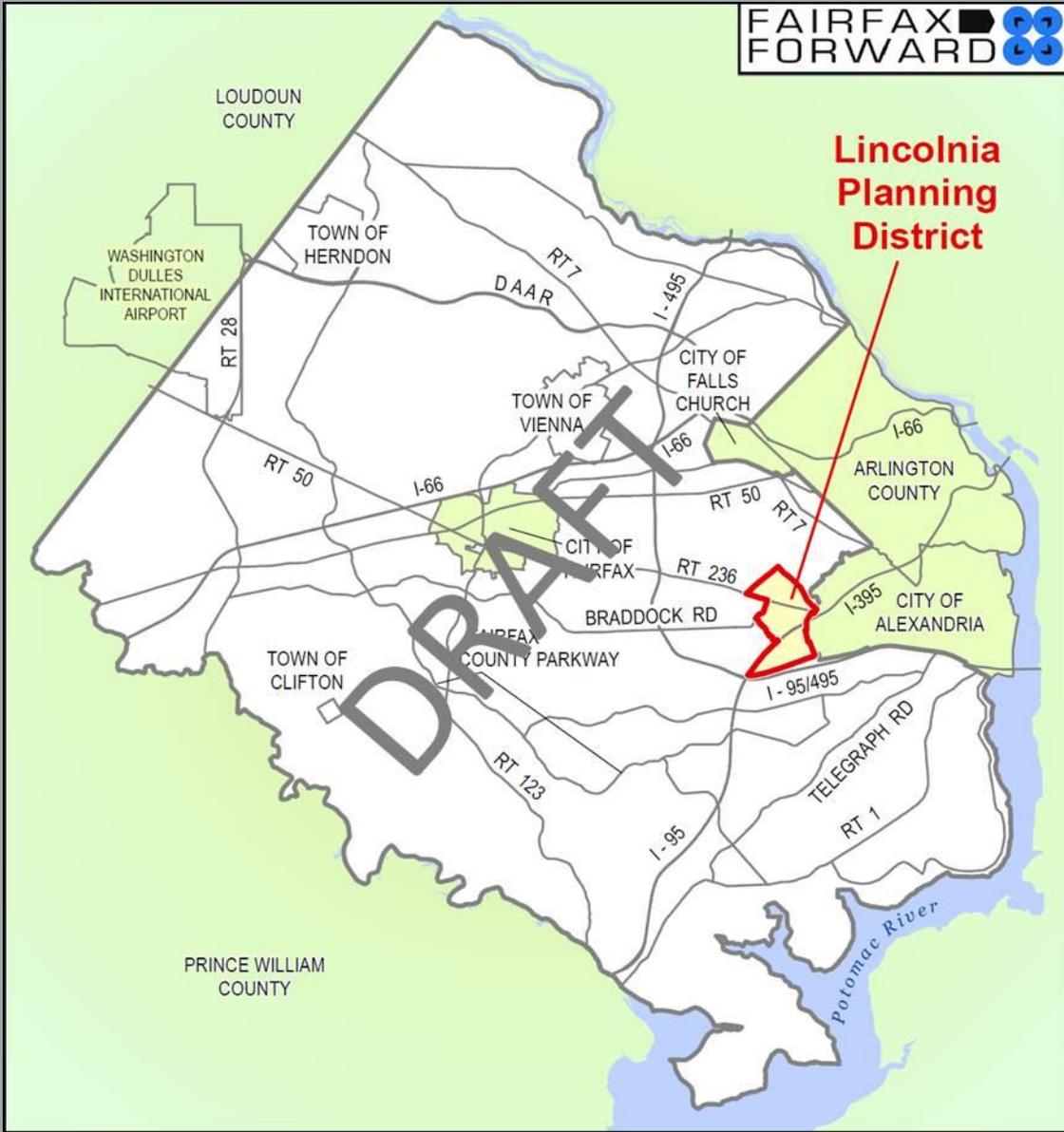
Jennifer Garcia – Tom Merce

Agenda

- ❑ Lincolnia Planning District Study
- ❑ Smoot Lumber/Plaza 500
- ❑ Farrington Avenue
- ❑ Van Dorn Transit Station Area
- ❑ Vine Street

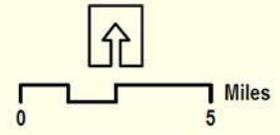
Lincolnia Planning District Study

- Authorized as a planning study when the [Pilot Comprehensive Plan Amendment Work Program](#) was adopted on July 9, 2013.
- Work Program schedules planning studies and proposed Plan amendments anticipated to begin 2013-2016.
- Updated when (1) the Board of Supervisors takes action on a study or amendment and/or (2) a Board member authorizes a new study.



**Lincolnia
Planning
District**

Lincolnia Planning District in Fairfax County



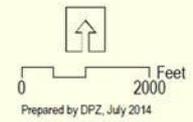
Prepared by DPZ, July 2014

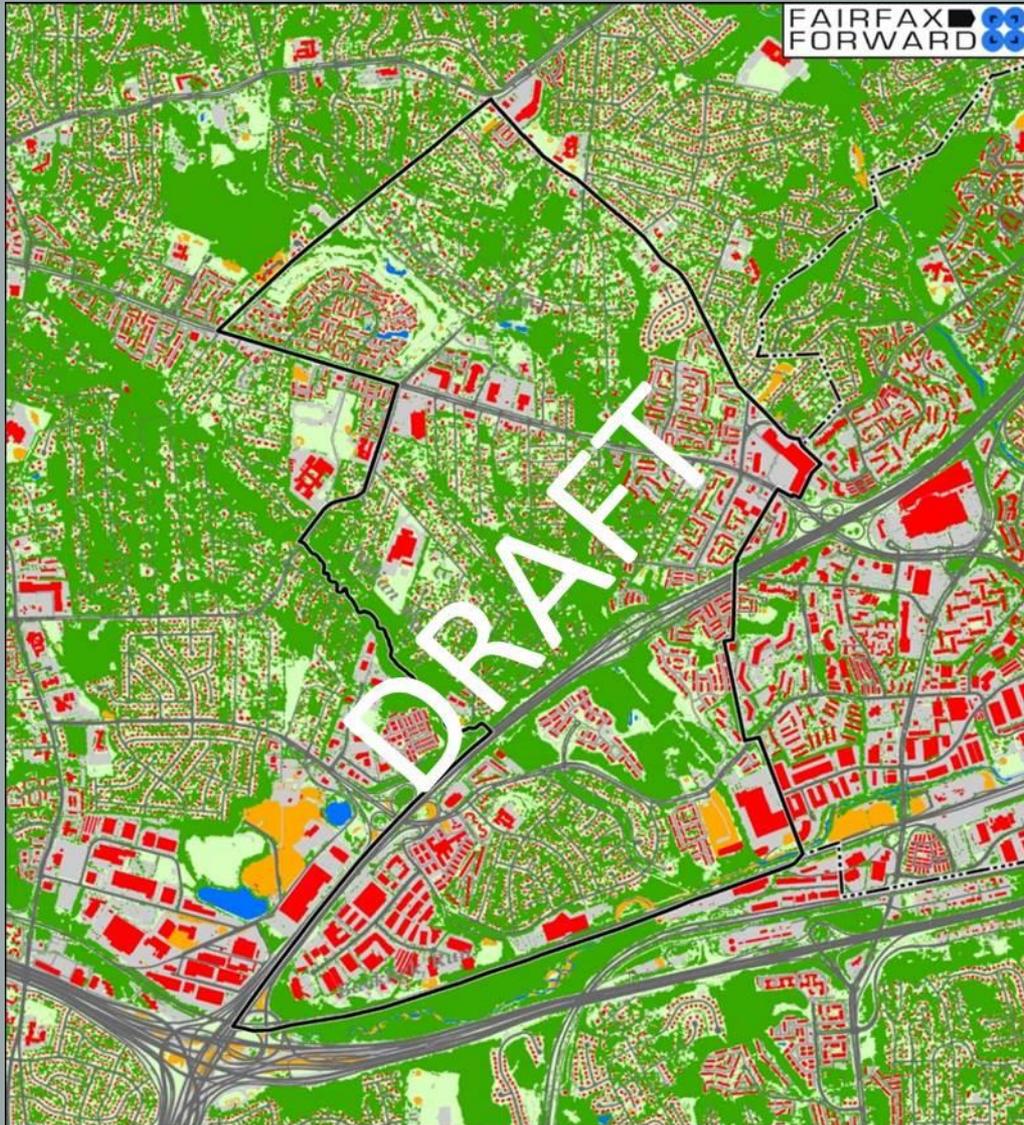


Aerial Map 2013

Lincolnia Planning District

Key
— Lincolnia Planning District Boundary





Landcover Lincolnia Planning District

Source: Urban Tree Canopy (UTC) Assessment for the greater Fairfax County region developed by University of Vermont Spatial Analysis Laboratory & Casey Trees, 2011.

Key	
	Bare Earth
	Tree Canopy
	Grass/Shrub
	Water
	Buildings
	Roads
	Other Paved Surfaces



Approach

Phase I

May 2014 –
July 2015

- Evaluate editorial changes to Plan text and maps.
- Consolidate Beltway South Industrial Area into one section of the Plan.

Phase II

Jan. 2016 –
July 2017

- Consider Community Business Center (CBC) designation.
- Evaluate alternatives for land use and/or intensity.

Timeline for Phase I



Plaza 500/Smoot Lumber



Plaza 500

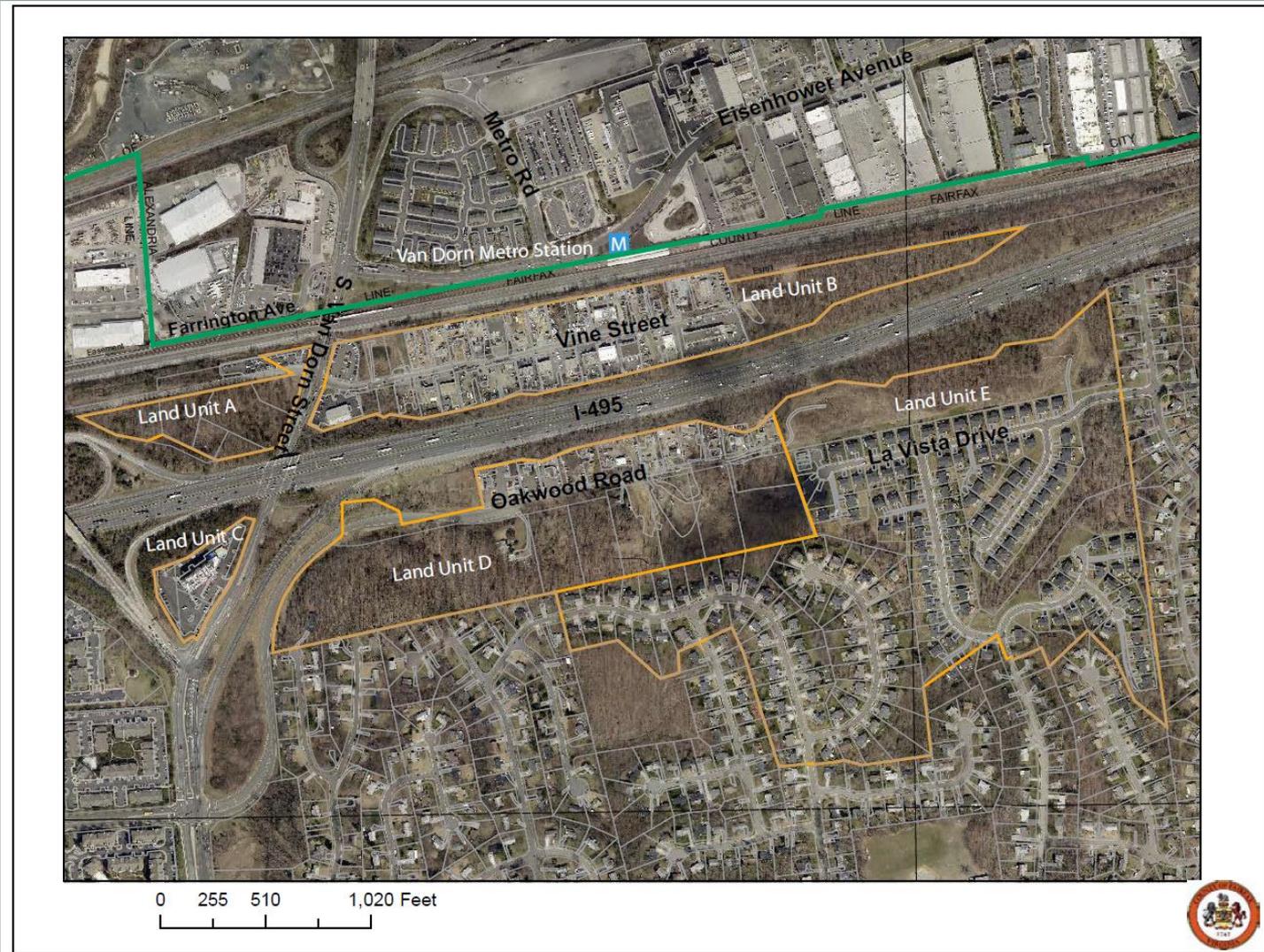
- Smoot Lumber is part of the 34-acre Plaza 500.
- Developed with ~500K sq. ft light industrial, warehouse, office uses (0.34 FAR).
- Planned for light industrial and Warehouse uses to 0.50 FAR.
- Plan amendment in 2009 proposed option for up to 2.5 million sq ft. of mixed use development.
 - ▣ Staff recommended retaining adopted Plan.
 - ▣ Nominator submitted a traffic impact analysis but withdrew the proposal prior to task force review and public hearings.



Farrington Avenue

- If redevelopment is again proposed for Plaza 500 or a new option for redevelopment is added to the Comprehensive Plan, further transportation analysis would be conducted to determine what types of improvements are needed, may include looking at Farrington Avenue.
- There are currently no recommendations to extend or otherwise improve Farrington Avenue in the adopted Comprehensive Plan.

Van Dorn Transit Station Area (TSA)



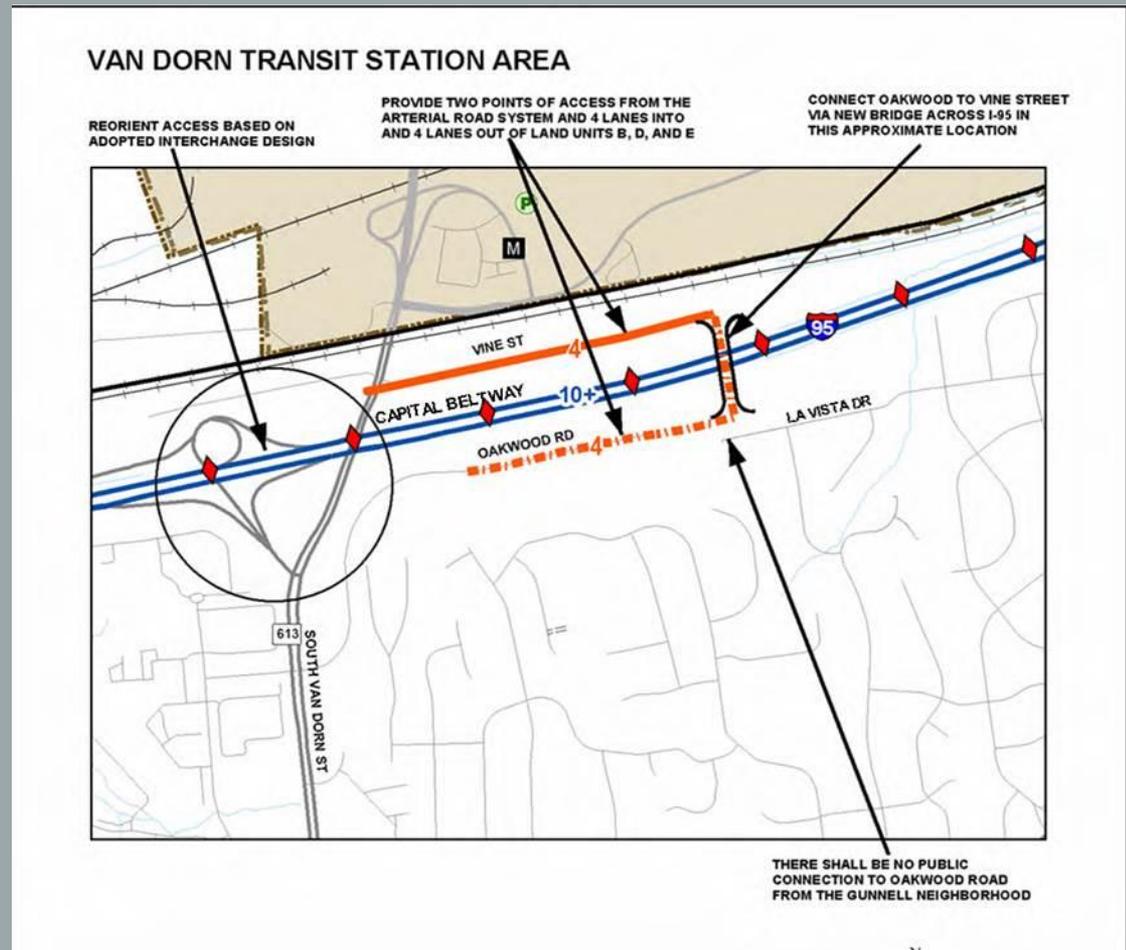
Van Dorn Transit Station Area Background

- Van Dorn TSA created in 1990-1991.
- A study of the TSA was authorized by the Board of Supervisors in Sept. 1999. Study recommendations were adopted by the Board in Oct. 2000, resulting in the Comprehensive Plan recommendations for the TSA that are present today.
- Since 2000:
 - ▣ By-right development of northern portion of Land Unit E in 2002 (single-family detached subdivision).
 - ▣ Only approved zoning actions were to correct existing violations.
- Long-term Plan review schedule estimates a study of the Van Dorn TSA to begin in mid-2016.

Current Transportation Plan Recommendations

- Development should be designed to promote the use of transit (bus, rail) as the primary mode of access.
 - Developers may be required to phase development and timing may be influenced by the ability to demonstrate roadway capacity exists or will exist in the short term.

Until additional capacity is determined and approved, only one-half of the total development potential recommended in Land Units B, D, E may be constructed



Vine Street Area

- Land Unit B, proposed focal point of the Van Dorn TSA.
- Option for office or hotel, office, residential up to 1.0 FAR with conditions, including:
 - Contribute towards design and construction of new bridge connecting Oakwood and Vine.
 - Demonstrate no worse than LOS“E” with redevelopment.
 - Provide pedestrian access to the Metro station.
 - Provide appropriate parking structure(s).
 - Extensive land unit consolidation and high quality site design.
- Option above 1.0 FAR with additional conditions, including:
 - Proposed uses minimize need for vehicular access and parking, encourages use of Metro.
 - Substantial contribution towards construction of bridge.

Questions?

Planning and Zoning:

Email: Jennifer.Garcia@fairfaxcounty.gov

Phone (direct): 703-324-1356

For Lincolnia study:

www.fairfaxcounty.gov/dpz/lincolnia

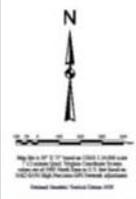
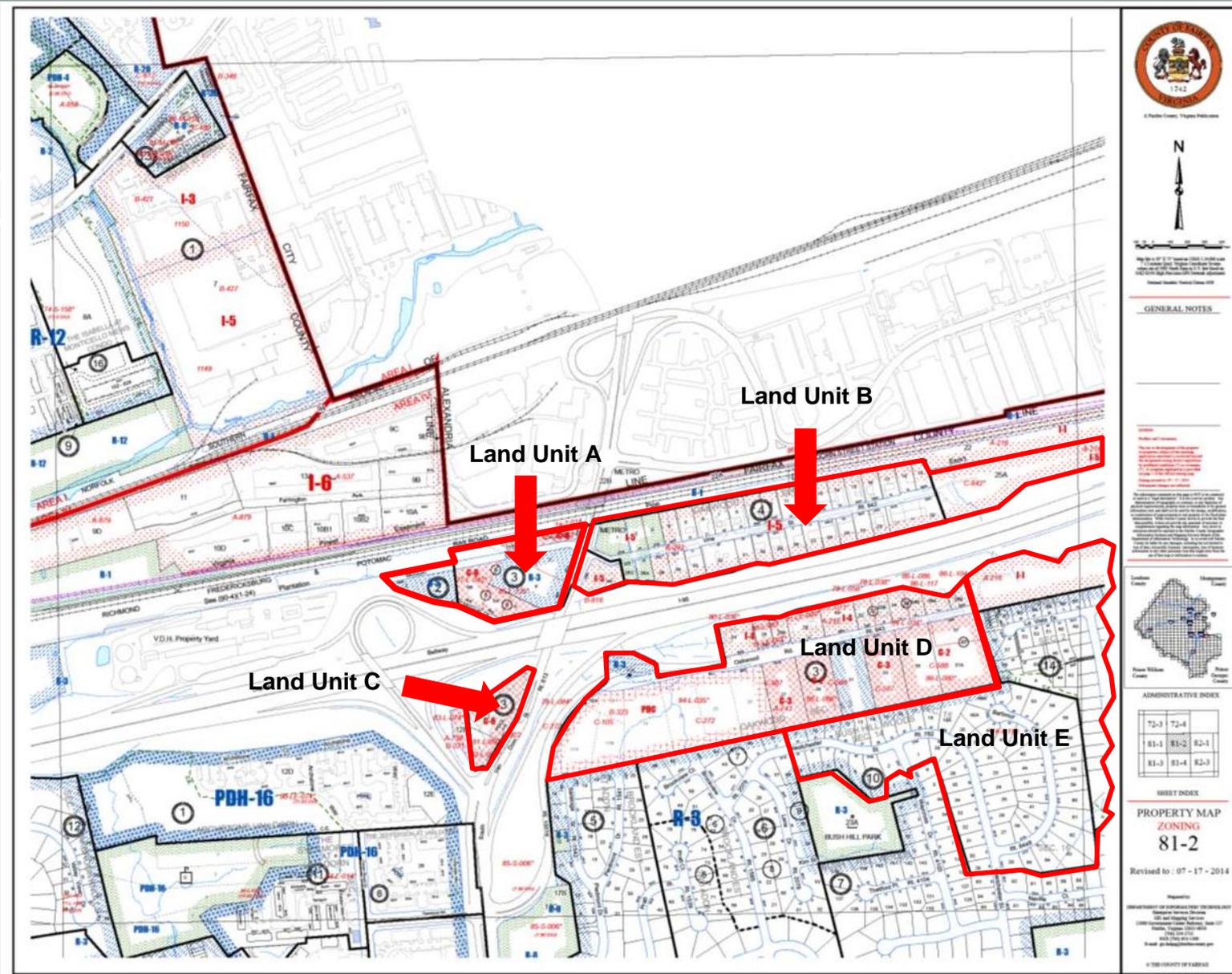
<http://www.fairfaxcounty.gov/email/lists/>

- Land Use & Development
- Lincolnia Planning Study News

Transportation:

Email: Kristin.Calkins@fairfaxcounty.gov

Phone (direct): 703-877-5710



GENERAL NOTES

1. This map is a preliminary map and is subject to change without notice.

2. The boundaries of the various land units are shown in red.

3. The boundaries of the various zoning districts are shown in black.

4. The boundaries of the various water bodies are shown in blue.

5. The boundaries of the various roads are shown in grey.

6. The boundaries of the various parks are shown in green.

7. The boundaries of the various schools are shown in yellow.

8. The boundaries of the various libraries are shown in orange.

9. The boundaries of the various community centers are shown in purple.

10. The boundaries of the various senior centers are shown in pink.

11. The boundaries of the various day care centers are shown in light blue.

12. The boundaries of the various health care facilities are shown in light green.

13. The boundaries of the various religious facilities are shown in light yellow.

14. The boundaries of the various cultural facilities are shown in light orange.

15. The boundaries of the various recreational facilities are shown in light purple.

16. The boundaries of the various public facilities are shown in light pink.

17. The boundaries of the various private facilities are shown in light blue.

18. The boundaries of the various industrial facilities are shown in light green.

19. The boundaries of the various commercial facilities are shown in light yellow.

20. The boundaries of the various residential facilities are shown in light orange.



ADMINISTRATIVE INDEX

72-1	72-4
81-1	82-1
81-3	82-3

SHEET INDEX

PROPERTY MAP ZONING
81-2

Revised to: 07-17-2014

Prepared by:
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Services Division
Map Design and Printing Section
11000 Sunrise Valley Drive, Suite 107
Fairfax, Virginia 22030
Map Date: 07-17-2014
Map No: 81-2
Project No: 07-17-2014-001
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Map Date: 07-17-2014

Landmark/Van Dorn Corridor Plan (2009)

Goals: From suburban to urban

- Transform the mall and beyond
- Emphasize local connectivity
- Leverage greatly improved transit
- Create urban parks and plazas
- Phase implementation

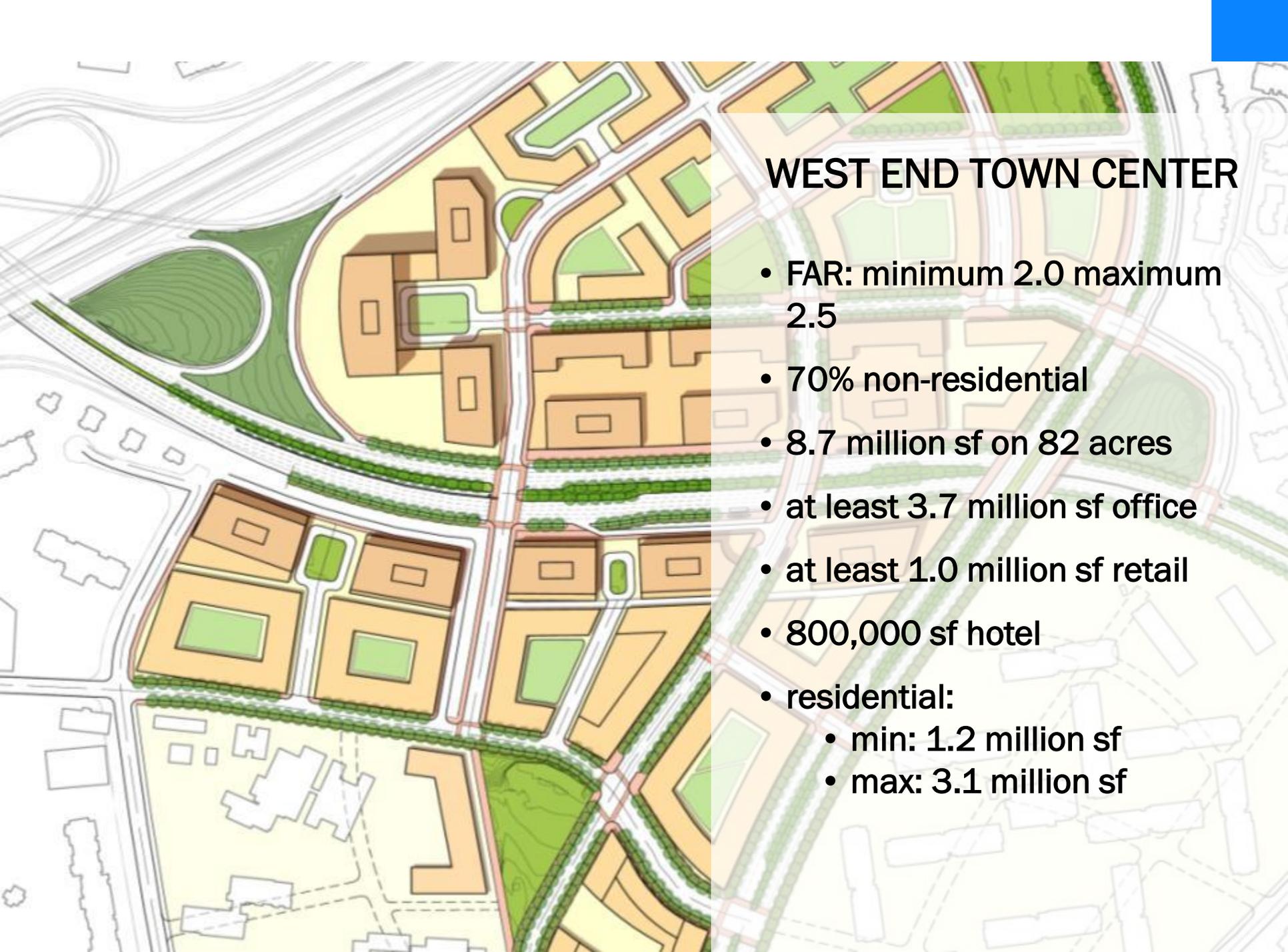


Landmark/Van Dorn Corridor Plan (2009)

Land Use Strategy

- Maximize office where the market will support it
- Provide retail and hotel to support office and meet community needs
- Permit sufficient housing to ensure redevelopment is feasible and succeeds over the long term
- Constrain overall development potential by transportation capacity





WEST END TOWN CENTER

- FAR: minimum 2.0 maximum 2.5
- 70% non-residential
- 8.7 million sf on 82 acres
- at least 3.7 million sf office
- at least 1.0 million sf retail
- 800,000 sf hotel
- residential:
 - min: 1.2 million sf
 - max: 3.1 million sf



VAN DORN PLAZA

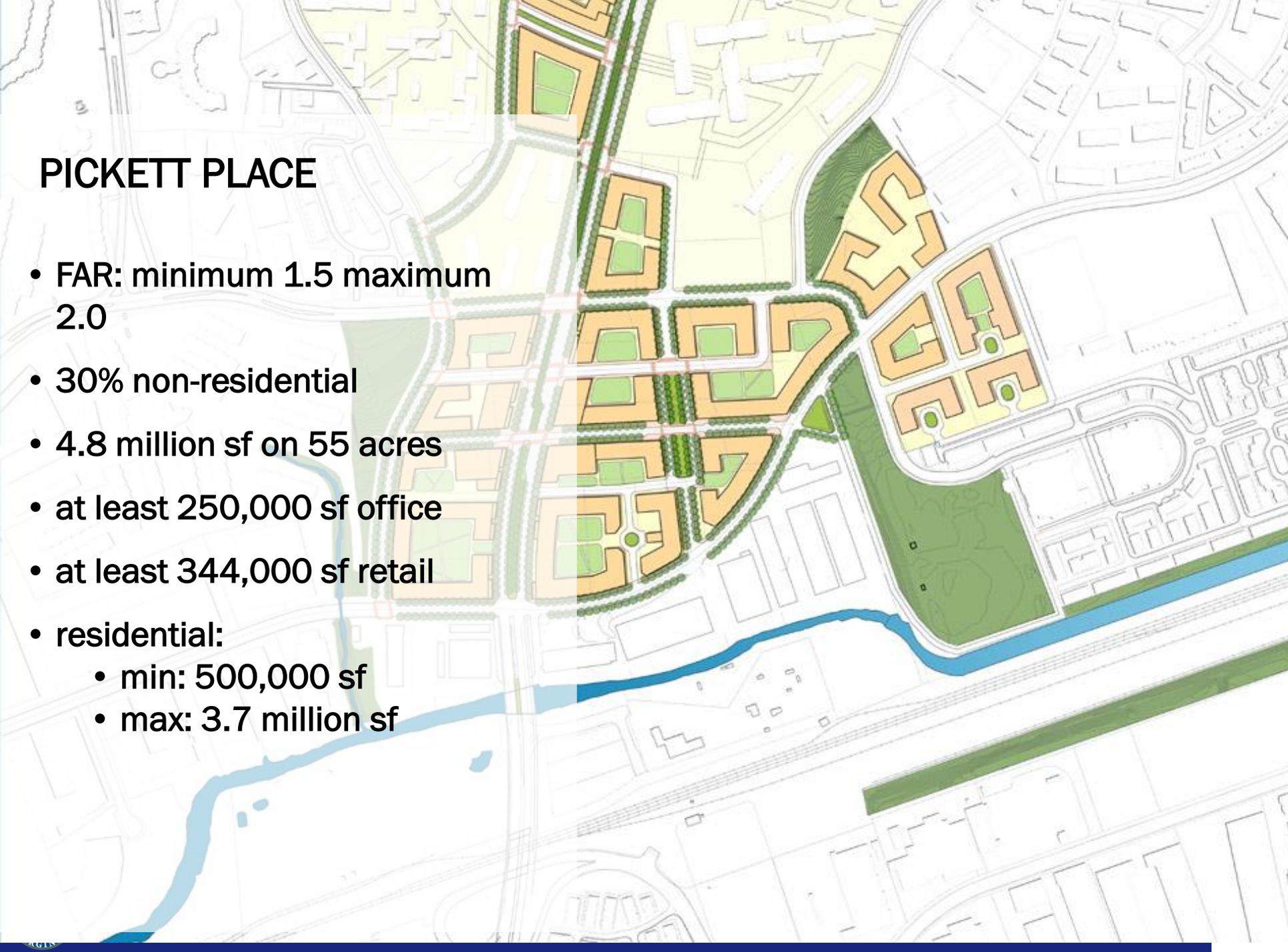
- Redevelop @ 2.0 FAR
- New high street park

EXISTING RESIDENTIAL DEVELOPMENT

- Plan does not encourage redevelopment of existing residential development
- Not recommended for increased density
- Phase developer contributions to affordable housing

PICKETT PLACE

- FAR: minimum 1.5 maximum 2.0
- 30% non-residential
- 4.8 million sf on 55 acres
- at least 250,000 sf office
- at least 344,000 sf retail
- residential:
 - min: 500,000 sf
 - max: 3.7 million sf



Landmark Mall Redevelopment



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Landmark Gateway/Modera Tempo



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Cameron Park



Questions



Draft Vision and Principles

- Vision Statement, Vision Narrative, or both?
- Is there a goal or thought that is missing?
- Is there anything that does not belong or should be removed?
- Are there one or two thoughts you would like to discuss further?



Vision Narrative

Imagine walking out your front door, grabbing coffee and the newspaper along lively Pickett Street. You cross onto the spacious sidewalk of the bridge that connects across the railroad tracks. You pause at the center of the bridge to take in the view of the expansive Eisenhower Valley and a naturalized Backlick Run. As you approach the end of the bridge, you see the bustling Van Dorn Metro station, full of people connecting to the greater Washington, DC metro area. You notice the bright blue buses of the West End Transitway as they approach the Metro station to drop off and collect passengers, you hear the sounds of water falling from a fountain, the chatter of people on their way to work and school, and the conversations as passengers purchase food from nearby vendors.

You feel the breeze of cyclists passing by on their journey from nearby trails along Backlick Run, Cameron Run, and Holmes Run to their work places along the green boulevard of Eisenhower Avenue, the hub of small-scale, creative manufacturing for Alexandria. Larger industries in the area are surrounded by a village of smaller industries focused on everything from creating devices that improve everyday technologies to food and drink production to marketing companies that promote the work of scientific innovation.

You take a stroll with your family along Backlick Run Trail, the green spine of the neighborhood that connects people to the innovation boulevard of Eisenhower Avenue. As you walk along the trail that leads to Ben Brenman Park, you describe to your children the science of industry through interpretive signage showcasing industrial uses, manufacturing technology, and stormwater management. You emerge from the park energized and pleased with this place you have chosen as home. Eisenhower West, a place to innovate, recreate, learn, and connect to the region.



Vision Statement

Building on its unique assets, Eisenhower West will showcase a variety of uses, including thriving commercial and light industrial businesses along Eisenhower Avenue, an active Van Dorn Metro station, a vibrant Pickett Street that includes retail, residential uses, and restaurants, and a better connected community through the West End Transitway. Residents and visitors will have access to cultural and civic amenities, high-quality parks and green spaces, active and passive recreation options, and a revitalized local stream system. Walkability and connectivity will be enhanced to allow community members to travel through a safe and pleasant environment to their daily destinations. The vision for Eisenhower West will be achieved through phased implementation, interim uses, and community amenities to attract future development. **Eisenhower West will provide a high quality of life for a culturally, economically, and generationally diverse community.**



Questions



Community Meeting #3 Structure

- Meeting Goals
 - To report back on results of Community Meeting #2
 - To present and get feedback on Draft Vision Statement and Goals
 - To present our Existing Conditions findings: Issues and Opportunities
 - To present and get feedback on 3 Conceptual Options
- Agenda
 - 6:30-7:00: Open House
 - 7:00-7:10: Welcome; Goals for this Meeting
 - 7:10-7:20: Report Back on Community Meeting #2
 - 7:20-7:40: Conceptual Options Presentation
 - 7:40-7:45: Questions for Clarification Presentation
 - 7:45-8:20: Interactive Feedback Exercises at Stations



MindMixer

- Engage groups that do not attend evening meetings
- Create opportunities for the community to be involved at their convenience
- Gain feedback on plan elements through online engagement
- Promote and spread awareness of EW planning efforts
- Will be housed on the Eisenhower West website

Welcome to Eisenhower West Small Area Plan.

We want to hear from you! Share your ideas for the Plan

[f Connect with Facebook](#)
 or
 [Sign Up with Email](#)

JOIN

Create an account and weigh in along with other members of our community.



[Sign Up to Participate](#)

CONTRIBUTE

Share your ideas and your perspective on how to make our community better.



[Explore Participant Activity](#)

CONNECT

Communicate directly with our local leaders to help the best ideas move forward.



[See Who's Listening](#)

Eisenhower West Small Area Plan

Share this site with your network!



EISENHOWER WEST



Interactive Feedback Exercise Options



Facilitated Stations with Boards – feedback is given/written at the board.



Facilitated Roundtable Discussions – copies of concepts are at each table, with reporting-out



Examples of Work Products for Community Meeting #3 – Conceptual Options

3 Concepts - A, B, C

- Each Concept has a Theme or “Big Idea”
- 2-3 Boards per Concept
- May place images on Concept Diagram and Illustrative Sketch Boards

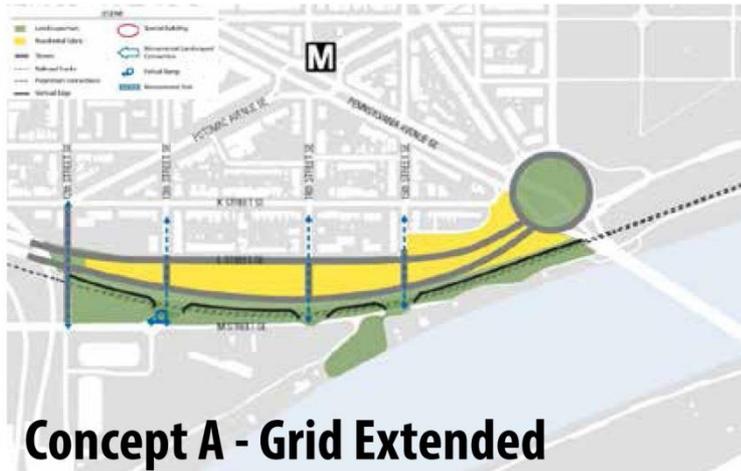
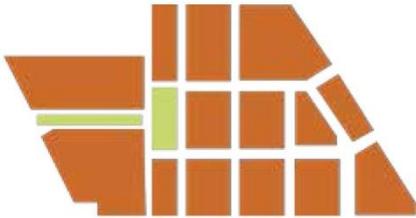
CONCEPT
DIAGRAM

ILLUSTRATIVE
SKETCH PLAN

IMAGE
BOARD



Examples of Concept Diagrams (from other projects)



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Community Meeting #3: Conceptual Options
September 29, 2014

SMITHGROUP JJR

Examples of Illustrative Sketch Plans (from other projects)



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SMALL AREA PLAN

Community Meeting #3: Conceptual Options
September 29, 2014

SMITHGROUP JJR



Examples of Image Boards (from other projects)

Concept A1 – Avenue

<p>STREET</p> <ul style="list-style-type: none"> • 4 lane boulevard at L Street level • Backs up to CSE ROW • Vehicular connections to existing streets • Bike lanes • Parking on north side 	<p>DEVELOPMENT</p> <ul style="list-style-type: none"> • Medium Density Residential • Multifamily and/or rowhouse • Row-idential on north side of boulevard only • Small amount of neighborhood commercial along 14th Street 	<p>SPECIAL PLACES/ SPACES</p> <ul style="list-style-type: none"> • New park at Boathouse Row • Recreation Center along M Street <p>BUS PARKING</p> <ul style="list-style-type: none"> • Potential bus parking under boulevard • Entry/exit points at 11th Street and Barney Circle only 	<p>CONNECTIONS TO WATERFRONT</p> <ul style="list-style-type: none"> • Pedestrian connections across CSX tracks to waterfront park at 11th, 14th and 15th • Monumental stair bridge connection to park at 14th Street • Vehicular connection at 12th Street
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Southeast Boulevard Technical Planning Assistance Study
Concept Alternatives Worksession – July 25, 2014

SMITHGROUP JJR

10th Street Energy Corridor

10th Street Corridor Concept Plan

SMITHGROUP/JJR



Examples of Work Products for Community Meeting #4

These will build on feedback from Community Mtg. #3 to refine the concepts

MASTER PLAN

3-D MODEL

Land Use	Parks and Public Spaces
Density and Heights	Street Network

TYPES OF PLAN
ELEMENT DIAGRAMS



Examples of Work Products for Community Meeting #4 (from other projects)



Master Plan



3-D Model



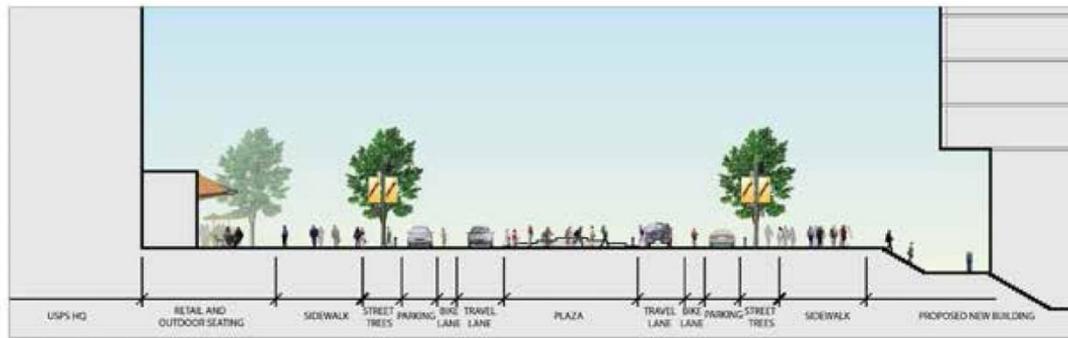
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Community Meeting #3: Conceptual Options
September 29, 2014

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Examples of Work Products for Community Meeting #4 (from other projects)



Component Plans (e.g., circulation; parks/ green space; stormwater; land use; density and height, etc.)



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Community Meeting #3: Conceptual Options
September 29, 2014

SMITHGROUP JJR



Questions



Upcoming Meetings

Community Meeting #3: Conceptual Options

- Monday, September 29th, 2014, 7:00-8:30 pm
- Location: Beatley Central Library

Steering Committee Meeting #6

- Date/Location: October TBD
- Feedback needed on multi-modal bridge alignments

