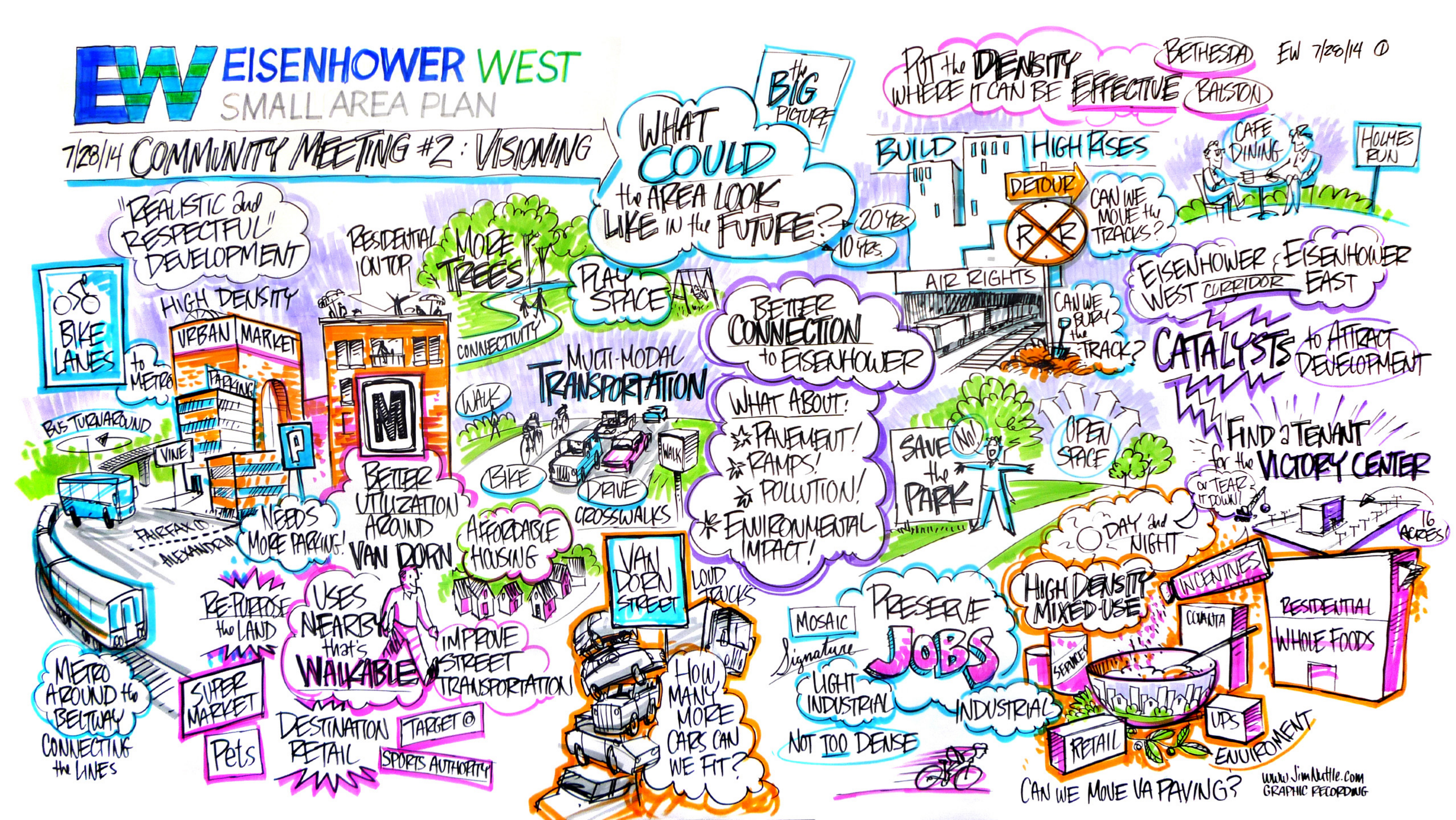
EW EISENHOWER WEST
SMALL AREA PLAN
7/28/14 COMMUNITY MEETING #2: VISIONING
EW 7/28/14 ①
"REALISTIC and RESPECTFUL" DEVELOPMENT
the BIG PICTURE
WHAT COULD the AREA LOOK LIKE in the FUTURE?
20 YRS
10 YRS
PUT the DENSITY WHERE IT CAN BE EFFECTIVE
BETHESDA
BALTSON
BUILD HIGH RISES
DETOUR
CAN WE MOVE the TRACKS?
AIR RIGHTS
CAN WE BURY the TRACK?
CAFE DINING
HOLMES RUN
EISENHOWER WEST CORRIDOR EISENHOWER EAST
CATALYSTS to ATTRACT DEVELOPMENT
FIND a TENANT for the VICTORY CENTER
OR TEAR IT DOWN!
16 ACRES
BIKE LANES
to METRO
HIGH DENSITY
URBAN MARKET
PARKING
BUS TURNAROUND
VINE
FAIRFAX
ALEXANDRIA
NEEDS MORE PARKING!
RESIDENTIAL ON TOP
MORE TREES
CONNECTIVITY
PLAY SPACE
BETTER UTILIZATION AROUND VAN DORN
MULTI-MODAL TRANSPORTATION
WALK
BIKE
DRIVE
WALK
CROSSWALKS
BETTER CONNECTION to EISENHOWER
WHAT ABOUT:
PAVEMENT!
RAMPS!
POLLUTION!
ENVIRONMENTAL IMPACT!
SAVE the PARK
NO!
OPEN SPACE
DAY and NIGHT
HIGH DENSITY MIXED-USE
INCENTIVES
COMMUNITY
RESIDENTIAL
WHOLE FOODS
SERVICES
RETAIL
UPS
ENVIRONMENT
CAN WE MOVE VA PAVING?
RE-PURPOSE the LAND
SUPER MARKET
Pets
USES NEARBY that's WALKABLE
IMPROVE STREET TRANSPORTATION
DESTINATION RETAIL
TARGET ◎
SPORTS AUTHORITY
METRO AROUND the BELTWAY
CONNECTING the LINES
AFFORDABLE HOUSING
VAN DORN STREET
LOUD TRUCKS
HOW MANY MORE CARS CAN WE FIT?
MOSAIC
Signature
PRESERVE JOBS
LIGHT INDUSTRIAL
INDUSTRIAL
NOT TOO DENSE
www.JimNuttle.com
GRAPHIC RECORDING