Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Meeting Agenda

6:30-7:00 Open House
7:00-7:10 Welcome, Introductions, and Meeting Goals
7:10-7:30 What We Heard at Community Meeting #3 / Framework Plan
7:30-7:35 Questions
7:35-7:50 Concept Land Use Options + Exercise Explanation
  • New Neighborhoods
  • Recreation & Natural Resource Focus
  • Great Street
  • Incubator + Employment Center
7:50-8:25 Land Use Concept Options Small Group Exercise
8:25-8:50 Report Out from Groups
8:50-9:00 Closing Remarks, Next Steps, and Dot Exercise
Meeting Goals

• **Explain**: Where We Are Now and Where We Are Headed
• **Recap**: Community Meeting #3
• **Feedback**: Framework Plan
• **Feedback**: Concept Land Use Options
Community Meeting #4: Framework Plan + Land Use Concepts

December 8, 2014
SCHEDULE

• **Today**: Community Meeting #4: Conceptual Land Use Options

• **December 2014 - February 2015**: Refine Options, Online Engagement

• **February 9, 2015**: Community Meeting #5

• **March 2015**: Planning Commission and City Council Work Sessions

• **Summer 2015**: Final Draft Plan

• **Fall 2015**: Plan Adopted by City Council
GIVE US MORE FEEDBACK!

- **Tonight:** Boards and Handouts
- **After Tonight:** Online at AlexEngage
- Which concept has the best big idea?
- What do you like/dislike about each concept?
- Which individual elements of each concept is the strongest?
What We Heard at Community Meeting #3 / Framework Plan
Land Uses and Building Heights

Sub-Area 1
High-Rise
1. Residential
2. Office
3. Retail/Neighborhood Services
4. Restaurants
5. Light Industrial

Sub-Area 2
Mid-Rise
1. Residential
2. Retail/Neighborhood Services
3. Restaurants
4. Light Industrial
5. Senior Living

Sub-Area 3
High-Rise
1. Residential
2. Office
3. Restaurants
4. Hotel
5. Retail/Neighborhood Services

Sub-Area 4
Mid-Rise
1. Residential
2. Office
3. Retail/Neighborhood Services
4. Large Format Retail
5. Restaurants
Community Meeting #4: Framework Plan + Land Use Concepts

December 8, 2014

Parks and Public Spaces

Sub-Area 1
1. Trails and Pedestrian Connections
2. Pocket Parks
3. Bicycle Facilities
4. Passive Green Space
5. Civic Plaza

Sub-Area 2
1. Trails and Pedestrian Connections
2. Bicycle Facilities
3. Playground
4. Civic Plaza
5. Passive Green Space

Sub-Area 3
1. Trails and Pedestrian Connections
2. Civic Plaza
3. Bicycle Facilities
4. Passive Green Space
5. Pocket Parks

Sub-Area 4
1. Trails and Pedestrian Connections
2. Stream Access
3. Bicycle Facilities
4. Passive Green Space
5. Civic Plaza
Streetscape and Amenities

Sub-Area 1
1. Connectivity
2. Transit Access
3. Street Trees
4. Sustainable Landscaping
5. Outdoor Café Seating

Sub-Area 2
1. Connectivity
2. Transit Access
3. Street Trees
4. Outdoor Café Seating
5. Sustainable Landscaping

Sub-Area 3
1. Connectivity
2. Transit Access
3. Outdoor Café Seating
4. Street Trees
5. Sustainable Landscaping

Sub-Area 4
1. Connectivity
2. Street Trees
3. Sustainable Landscaping
4. Transit Access
5. Outdoor Café Seating

Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Community Meeting #3: Locating Centers + Connections
Composite Frameworks from 8 Groups  →  Framework Plan
What is a Framework Plan?

Centers/Nodes:
• A few nodes/centers
• Largest node at Van Dorn Metro station
• Smaller nodes at Victory Center and along Pickett Street

Connections:
• Medium-scaled grid
• Allow for a few new streets throughout the plan area
• Finer grain of blocks in some key areas
• More bike and pedestrian connections over the train tracks

Green Connections:
• Connecting the existing parks through new trails
• Creating a greenway along Backlick Run for recreation opportunities and connectivity
Synthesis - Draft Framework Plan
Synthesis - Draft Framework Plan - variation
Land Use Concept Options Exercise
Land Use - Retail

Big Box, Mosaic District

Ground Floor Retail, Reston Town Center

Neighborhood Retail, King Street

Neighborhood Retail, Slaters Lane

Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Land Use - Office

Offices, Duke Street, Alexandria

Carlisle Office Building, Alexandria

Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Land Use - **Residential**

- Carlyle Residential
- Cameron Station Multi-Family Housing
- Summers Grove Single Family Homes
Land Use - Industrial

Van Dorn Metro Business Center
Bluejacket Brewery, Southeast DC
Union Kitchen, Northeast DC
Land Use - Civic

Montgomery College Cultural Arts Center, Silver Spring MD

Arlington Mills Community Center, Arlington VA
Land Use - Institutional

NoVa Community College, Alexandria Campus

Inova Fair Oaks Hospital
Land Use – Parks/Green Space

Park Space, Carlyle Alexandria

Crispus Attucks Park, DC

4-Mile Run, Alexandria VA
Concepts

A - New Neighborhoods
B - Natural Resource Focus
C - Great Street
D - Incubator/ Employment Center
Concept A – New Neighborhoods

OVERALL CONCEPT
New residential neighborhoods with neighborhood-serving retail in small, dispersed mixed-use nodes

NODES/ CENTERS
- Major mixed-use nodes at Metro
- Secondary mixed-use at Eisenhower Connector
- Smaller, dispersed mixed-use nodes with neighborhood-serving retail

GREEN SPACES
- Straightened Backlick Run becomes active linear park, creates more developable blocks
- Ped/bike bridges over tracks to Boothe and Brenman Parks

LAND USES
- Residential as primary land use
- Mixed-use including residential, office, and retail concentrated at Metro

SCHOOL LOCATIONS
- General Location: WEST of multi-modal bridge
Concept B – Recreation & Natural Resource Focus

OVERALL CONCEPT
Mixed-use activity center linking Pickett Place/Landmark-Van Dorn Plan to Metro and Eisenhower Avenue, supported by surrounding residential fabric

NODES/ CENTERS
- Major mixed-use nodes at Metro and south of Pickett Place, linking to Landmark-Van Dorn Plan

GREEN SPACES
- “Green fingers” knit existing and future green spaces
- Backlick Run is naturalized and enhanced
- New park at west end of the plan
- Multiple ped/bike bridges over tracks

LAND USES
- Mixed-use residential, office, and retail at metro and north of tracks connecting EW to Pickett Place
- Primarily residential to east and west of Metro area

SCHOOL LOCATIONS
- General Location: EAST of the multi-modal bridge
Concept C - Great Street

- OVERALL CONCEPT: Eisenhower Avenue as a great boulevard lined with ground-floor retail and mixed-use nodes anchoring either end.

- NODES/ CENTERS:
  - Major mixed-use nodes at Metro and Clemmont
  - Smaller node at Trade Center

- GREEN SPACES:
  - Backlick Run enhanced west of Booth Park
  - New park and stormwater management feature
  - New park at west end of the plan
  - Ped/bike bridges over tracks connect to Booth and Brennan Parks

- LAND USES:
  - Focus at Eisenhower Avenue as mixed-use retail street
  - Office uses at either end and Victory Center
  - Residential fills in west end of the plan

- SCHOOL LOCATIONS:
  - General Location: WEST of the multi-modal bridge

Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Concept D – Incubator/Employment Center

- **OVERALL CONCEPT**: A focus on generating employment and preservation of industrial/warehouse uses

- **NODES/ CENTERS**: Major mixed-use nodes at Metro and Clement

- **GREEN SPACES**: Enhance existing waterways and green spaces. Ped/bike bridges over tracks connect to Boothe and Brennan Parks

- **LAND USES**: Focus on preservation of industrial/warehouse uses west of Van Dorn. Mixed residential, office, retail, institutional uses at major nodes. Civic use at highly-visible Van Dorn-Pickett intersection.

- **SCHOOL LOCATIONS**: General Location: WEST of the multi-modal bridge

Community Meeting #4: Framework Plan + Land Use Concepts
December 8, 2014
Small Group Exercise
Small Group Exercise
Next Steps:

- **Dot Exercise** - *As you leave today! Thank you!*

- **Stay Tuned-Continuing Online Discussion** about the concept land use options discussed today:
  

- **Synthesis of your Feedback** by Planning & Zoning and Consultant Team

- **Testing and Analysis of Composite Land Use Concept** by Planning & Zoning and Consultant Team

- **Community Meeting #5: February 9, 2015**
  
  - Presentation of Composite Land Use Concept
  - Feedback Exercises