



Eisenhower West Small Area Plan

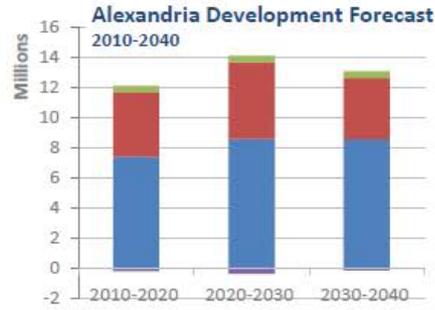
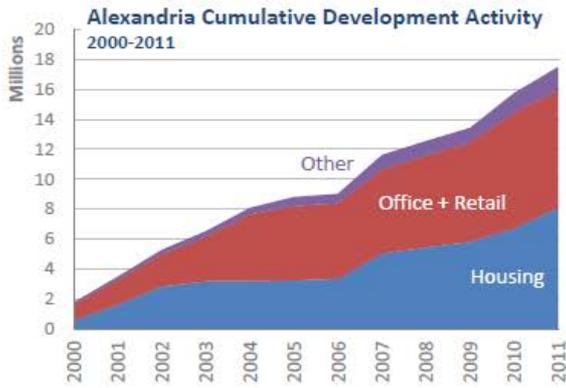
Eisenhower Partnership Annual Meeting
Wednesday, November 13, 2013
5:30-7:30 pm



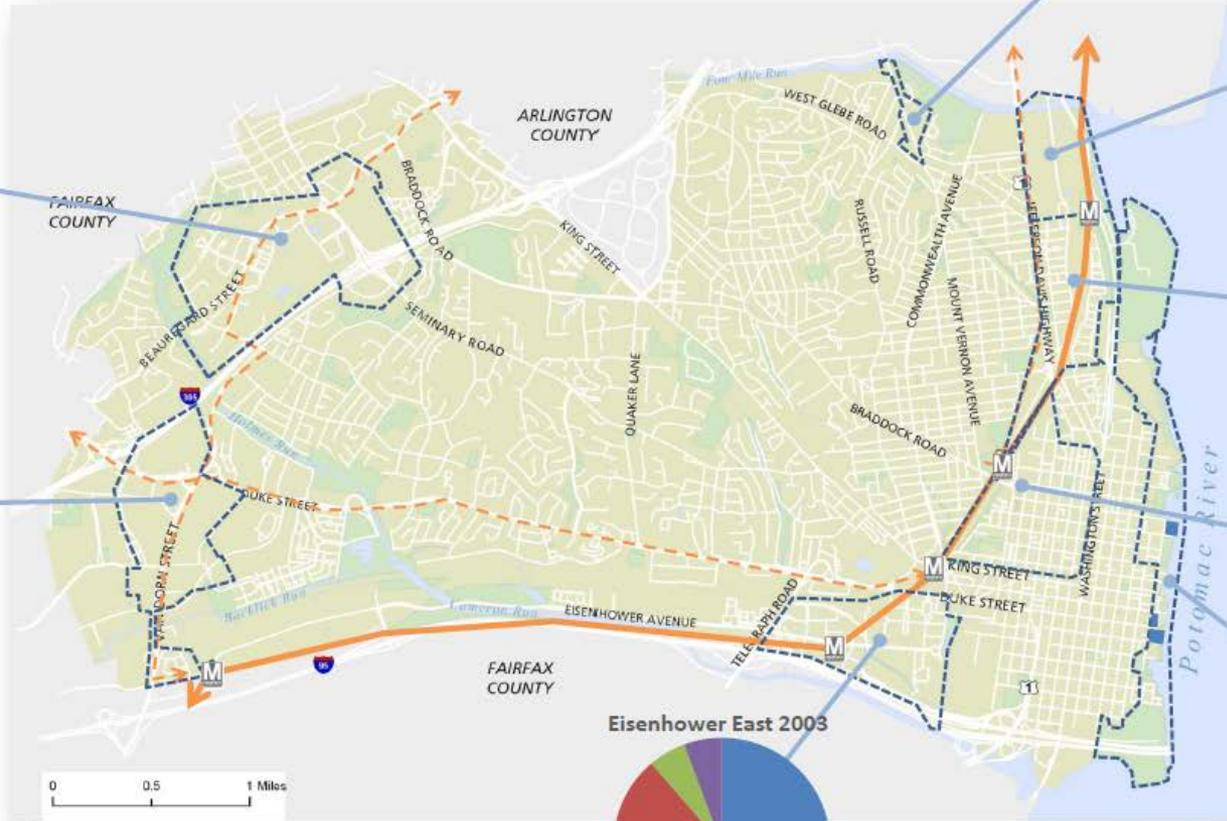
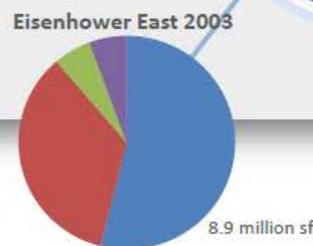
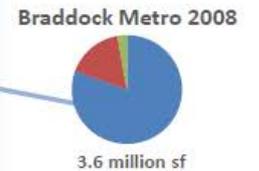
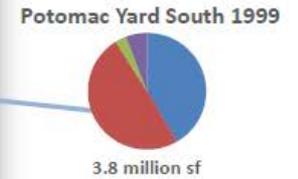
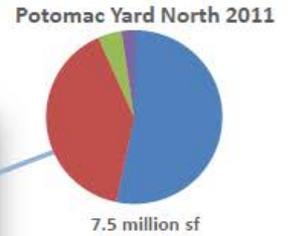
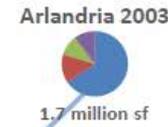
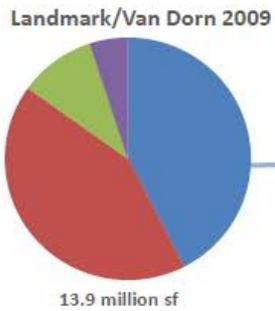
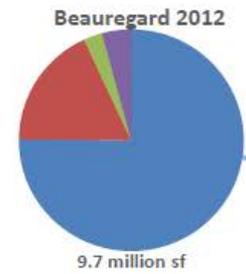
Presentation Summary

- Citywide Growth
- Relevant Plans + Studies
 - Landmark/Van Dorn Small Area Plan (1992)
 - Landmark/Van Dorn Corridor Plan (2009)
 - Eisenhower West Industrial Use Study (2009)
- Eisenhower West Process/Timeline
- Steering Committee
- Transportation Study
- Questions

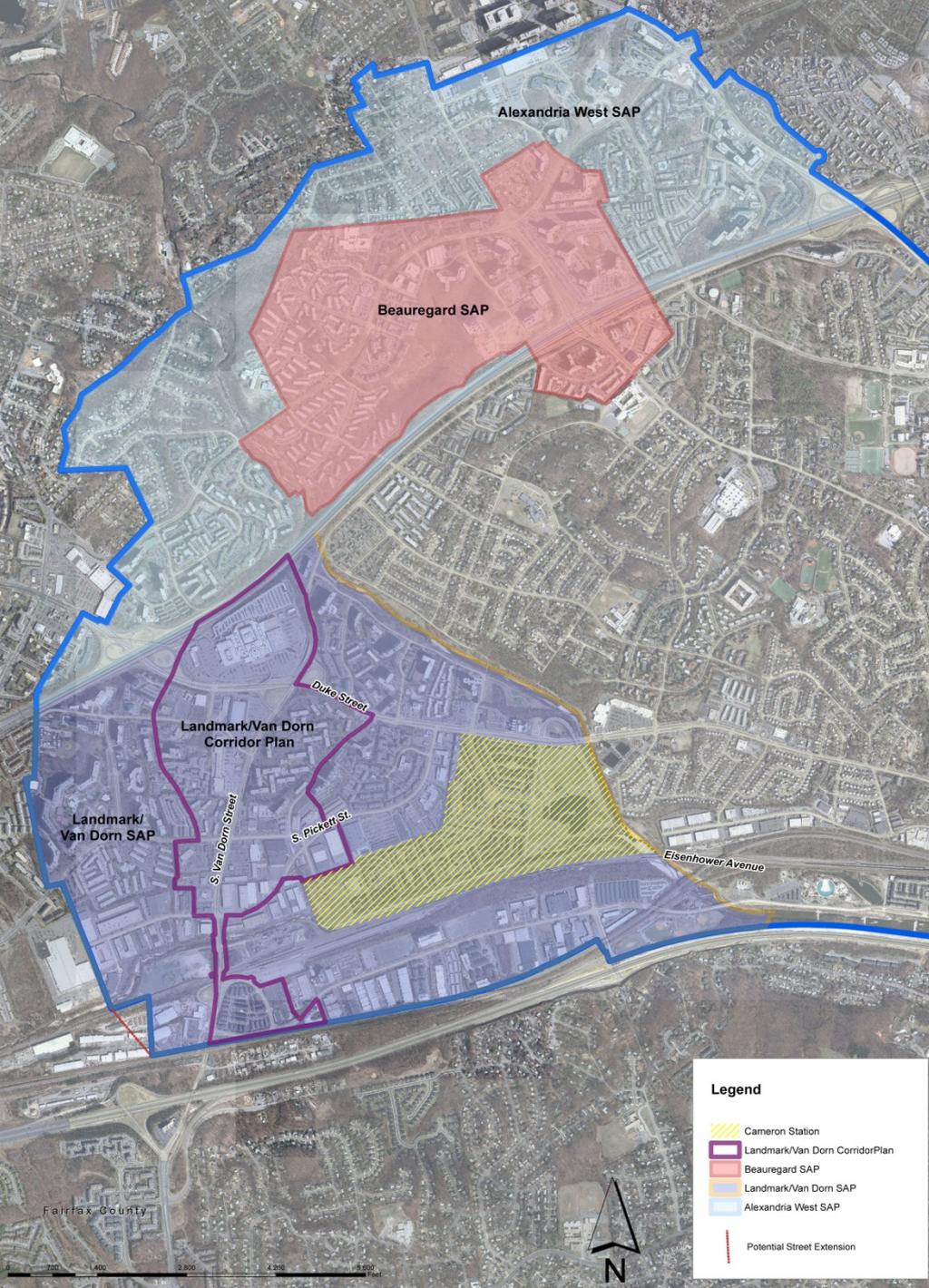
Planning for Growth in Alexandria



Growth Capacity in Recently Adopted Plans



Land use mixes are flexible; charts show one potential mix.



Legend

- Cameron Station
- Landmark/Van Dorn Corridor Plan
- Beauregard SAP
- Landmark/Van Dorn SAP
- Alexandria West SAP
- Potential Street Extension

Fairfax County



Landmark/Van Dorn Corridor Plan (Approved in 2009)





Landmark/Van Dorn Corridor Plan Goals:

From suburban to urban

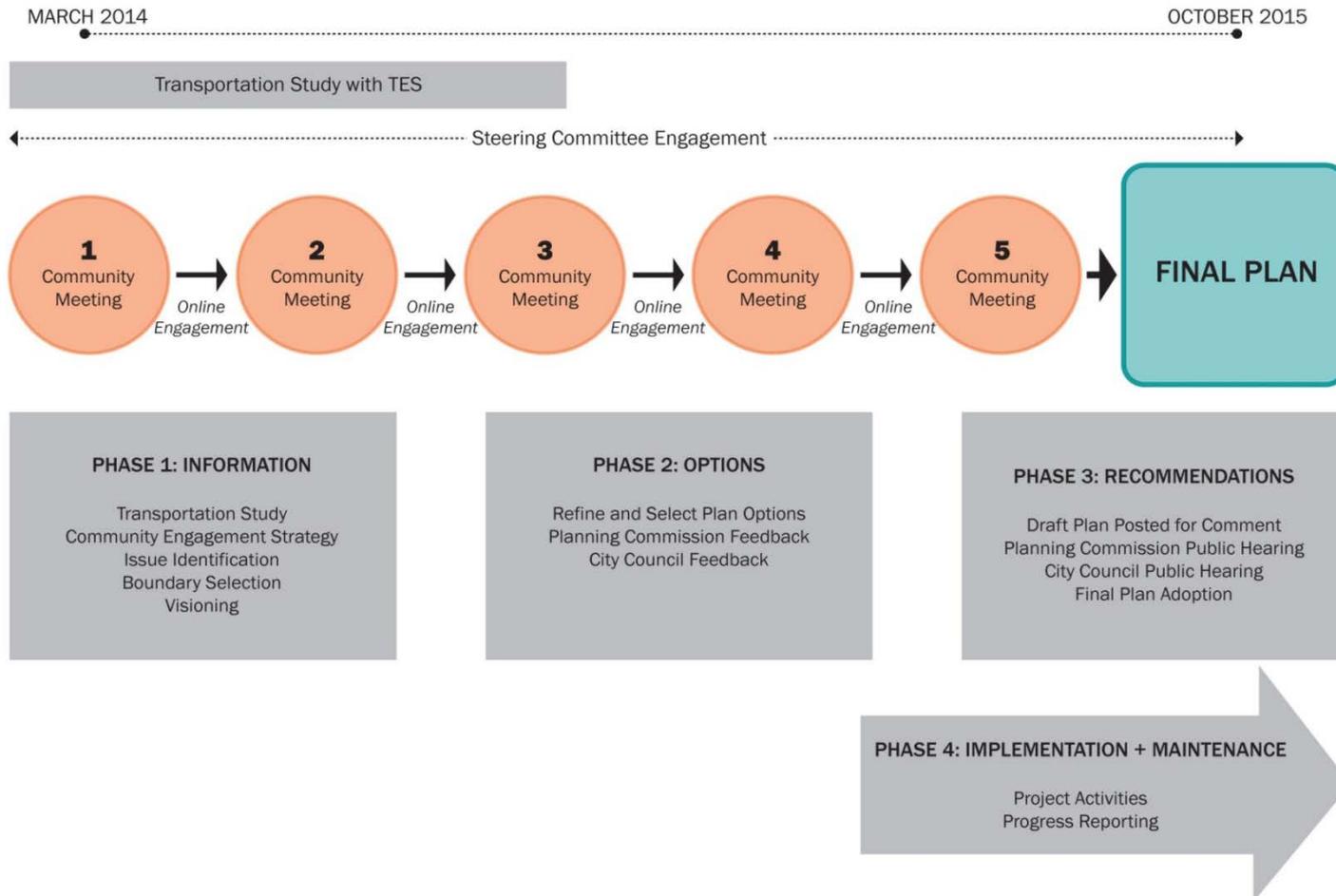
- Transform the mall and beyond
- Emphasize local connectivity
- Leverage greatly improved transit
- Create urban parks and plazas
- Phase implementation



Eisenhower West Industrial Use Study (2009): Key Findings

- Market pressure supporting short term redevelopment is weak
- Significant constraints to redevelopment exist
- If hurdles facing the development of all or a portion of the sites are overcome, there could be fiscal and economic benefits to development
- Even in the long term, comprehensive redevelopment would likely require substantial City involvement

Eisenhower West Small Area Plan: Draft Framework and Timeline





Steering Committee

- Provide guidance on process related issues, including:
 - Review and input on the proposed engagement process
 - Small area plan boundary
 - Tools and strategies for engagement
 - Agenda setting
 - Community outreach and communications
- Weigh in on technical content elements, such as:
 - Project scopes
 - Development scenarios for consideration in the transportation study
- City Council will review and vote on the Steering Committee late this year



Eisenhower West Transportation Study (to begin early 2014)

- Serve as the transportation element/analysis of the Small Area Plan
- Conduct additional analysis of the multi-modal bridge concept recommended in the Landmark/Van Dorn Corridor Plan (2009) to determine a more specific alignment
- Conduct additional analysis of the need for an extension of the Clermont Connector between Eisenhower Avenue and Duke Street



Questions