

## Developing Community Principles to Guide Redevelopment

The following statements represent common themes within the topics of *Character and Design*, *Land Use*, and *Open Space* that have emerged over the course of the first two meetings. As a first step in developing principles to guide future development, staff has synthesized the common themes below from the community feedback provided at the meetings. Please review, and if you believe any common themes are missing or have been mis-captured, please send your comments to Amy Friedlander at [amy.friedlander@alexandriava.gov](mailto:amy.friedlander@alexandriava.gov). The June 2 and June 23 meetings will be opportunities to further shape the principles below, as well as develop principles around the additional topic area of *Connectivity*. Future meetings will address additional topics, including *Community Amenities*, *Affordable Housing*, and *Sustainability*.

### Character and Design

- Expect high-quality built environment and streetscape
- Consider identity of site, unique qualities and relationship to surrounding neighborhoods
- Consider incorporating industrial heritage into future design
- Reflect some identifiable characteristics of adjacent communities (streets, building scale) in new development

### Land Use

- Explore retaining some existing tenants/uses
- Explore neighborhood-serving retail uses
- Consider predominately residential, ground-floor retail and commercial uses on Route 1
- Future uses should be compatible with adjoining residential neighborhood
- Concerns about large-format retail should be addressed
- Explore greater building heights on Route 1, with scale transitions to existing neighborhoods

### Open Space

- Consider retaining naturalistic character of Mt. Jefferson Park
- Consider widening Mt. Jefferson Park, or consider adding open space buffer along the Oakville border
- Improve safety of Mt. Jefferson Park with “eyes” on the park
- Plan for improvements for Mt. Jefferson Park, including drainage
- Provide on-site open space
- Consider other types of open space, including community gardens and dog parks