

WEST END NEWSLETTER

CITY OF ALEXANDRIA, VIRGINIA

SPRING 2016

The West End Newsletter will be published by the City of Alexandria Planning & Zoning office three times a year. Projects featured in the newsletter are west of Quaker Lane in the City of Alexandria's West End.

THE EISENHOWER WEST SMALL AREA PLAN



The Eisenhower West Small Area Plan (EWSAP) was adopted in November 2015 by City Council after a 22-month long engagement process with the community and was recently recognized by the American Planning Association with a 2016 Excellence in Sustainability Award. The EWSAP guides the redevelopment of 244 acres of Eisenhower West over the next 25 years into a vibrant, sustainable, connected, transit-oriented, mixed-use community that leverages the Metrorail Station and becomes an integral part of the City of Alexandria's economic engine. In addition to establishing six distinct neighborhoods, the EWSAP proposes a new multi-modal transportation network including a grid of complete streets and blocks connecting to existing streets to improve mobility and connectivity. The EWSAP also revitalizes Backlick Run into a new greenway and proposes strategies for utilizing local infrastructure resources to address energy and water needs while providing economic and environmental benefits to the City. Implementation of the EWSAP began in March 2016 with City Council approving the formation of an Eisenhower West/Landmark/Van Dorn Implementation Advisory Group.

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CITY OF ALEXANDRIA WEST END TRANSITWAY

The City of Alexandria is proposing a Bus Rapid Transit (BRT) system to provide high-capacity transit service using a combination of dedicated and shared lanes and high quality stations with rider amenities. The West End Transitway will connect major transit facilities - Van Dorn Metro Station, Mark Center Transit Center, Shirlington Transit Center, and the Pentagon Transit Center - and several neighborhoods along the corridor - Van Dorn/Landmark, a redeveloped Landmark Mall, and Beauregard.

What is BRT?

Bus Rapid Transit (BRT) is a high-quality bus-based transit system that delivers fast, comfortable, and cost-effective services at metro-level capacities. It does this through the provision of dedicated lanes, with busways and iconic stations typically aligned to the center of the road, off-board fare collection, and fast and frequent operations. Because BRT contains features similar to a light rail or metro system, it is much more reliable, convenient and faster than regular bus services. With the right features, BRT is able to avoid the causes of delay that typically slow regular bus services, like being stuck in traffic and queuing to pay on board.

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CAMERON PARK



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Construction is underway at Cameron Park. The three phase development in Alexandria's West End will feature 66 townhomes with a community park, a senior living facility, and a mixed-use multi-family residential building. The senior living facility, owned by Brandywine, will be 5 stories tall and provide senior living apartments at various levels of care. The multifamily residential building will be 4 stories with ground level retail. The site is bound by South Pickett Street to the north, Cameron Station Boulevard to the west, Home Depot to the east and the Cameron Station neighborhood to the south.

THE GATEWAY AT KING AND BEAUREGARD

The Gateway at King & Beauregard was approved in November, 2015 as a mixed-use development located on a 5-acre site at the intersection of King Street and N. Beauregard Street, near the border with Arlington County. As proposed, the project will consist of 352 residential units, 71,000 square feet of office space, and significant ground-floor retail, including a new Harris Teeter grocery store. The development includes 74 dedicated affordable housing units, a new BRT stop, on-site public art, a Capital Bikeshare station. Construction is anticipated to begin in 2017.



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LANDMARK MALL



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The Landmark Mall redevelopment proposal was initially approved in June, 2013, and amended in June, 2015. As approved, the project will demolish the two-story central area of the mall and replace this portion with a mixed-use residential and retail complex with a traditional street grid, sidewalks, trees, and open space. This application calls for 250,000-300,000 square feet of retail and restaurants and 350-400 apartments and the developer, Howard Hughes Corporation, has been working in conjunction with adjoining property owners, Sears and Macy's. The next step will be applicant's submittal of the Final Site Plan for engineering.

For more information on other development projects happening in the City of Alexandria, visit <http://www.alexandriava.gov/Development>

