



# What's new in the West End?

WATERGATE AT LANDMARK CONDOMINIUM

Monday, February 25, 2013

7:00 pm

Watergate at Landmark  
Terrace Lounge



# PRESENTATION SUMMARY

- Landmark/Van Dorn Corridor Plan
  - Landmark Mall Redevelopment Update
  - Choi Property
  - Landmark Gateway
  - Edsall Road Gas Station
  - Stevenson Condos
- Other upcoming development projects
  - The Delaney
  - Cameron Park
- Beauregard Small Area Plan
- Potential Eisenhower West Small Area Plan
- City Transitway Initiative



# LANDMARK/VAN DORN CORRIDOR PLAN

APPROVED FEBRUARY 2009

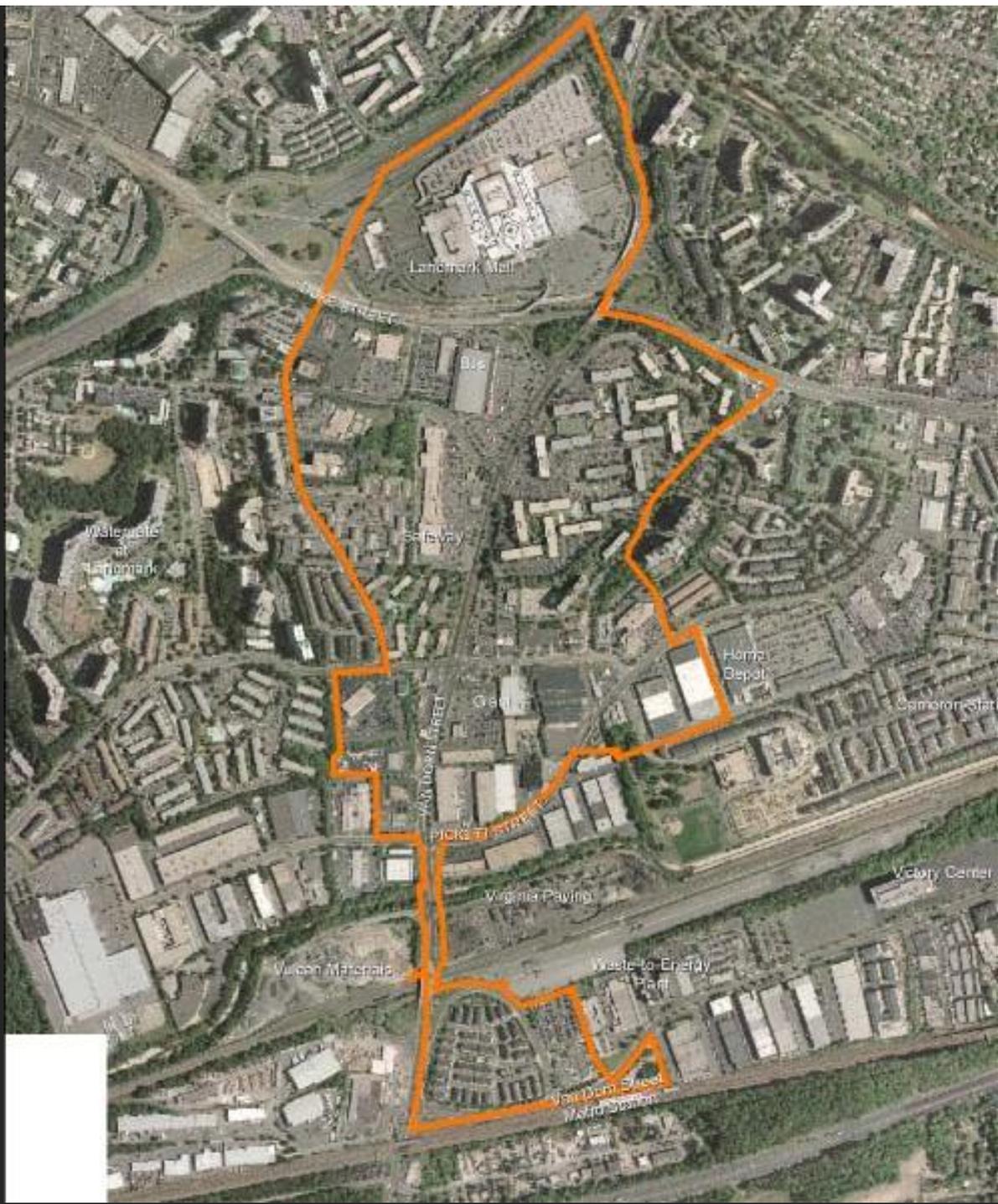
# LANDMARK/VAN DORN

## *From suburban to urban*

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

# LANDMARK/VAN DORN CORRIDOR

## *Plan area*



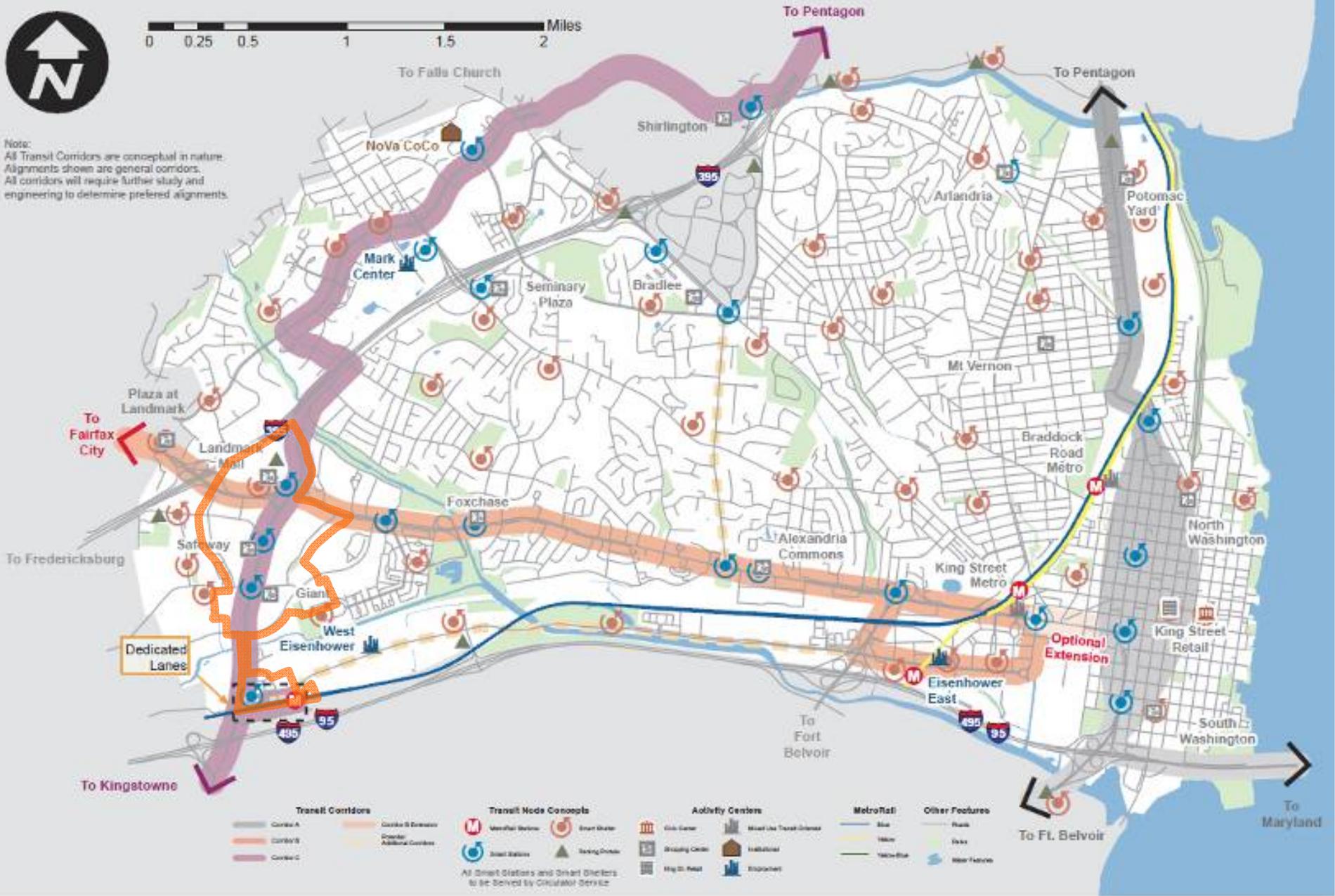
# LANDMARK/VAN DORN

## *Land use strategy*

- Maximize office where the market will support it
- Provide retail and hotel to support office and meet community needs
- Permit sufficient housing to ensure redevelopment is feasible and succeeds over the long term
- Constrain overall development potential by transportation capacity



Note:  
All Transit Corridors are conceptual in nature.  
Alignments shown are general corridors.  
All corridors will require further study and  
engineering to determine preferred alignments.



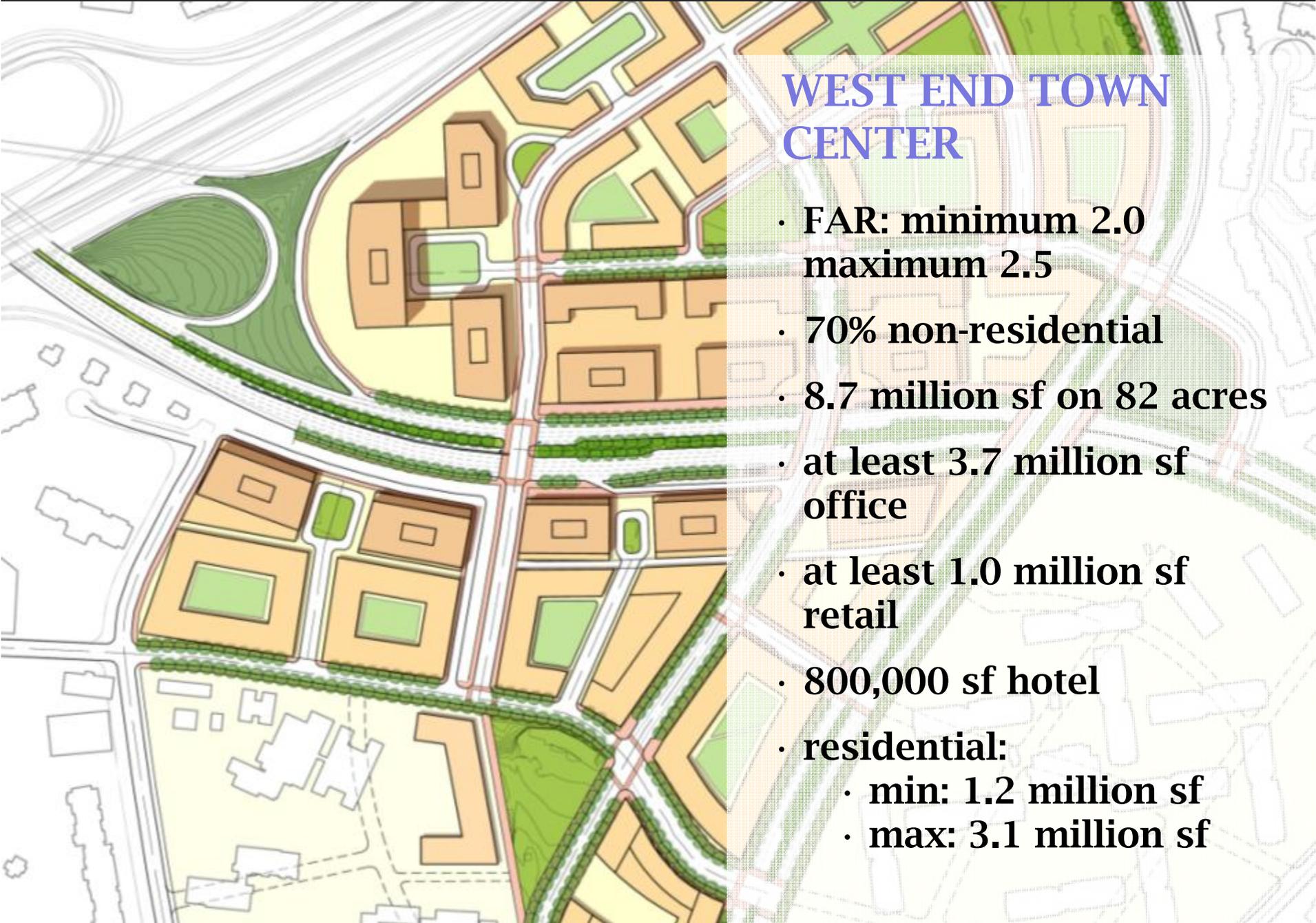


# TRANSFORM THE MALL AND BEYOND

I-395 frontage  
is high visibility

Transit center

The bluff -  
highest  
elevations,  
high visibility,  
existing tall  
buildings

An architectural site plan for the West End Town Center. The plan shows a grid of streets with various building footprints in shades of orange and brown. There are several green spaces, including a large circular park area on the left and smaller rectangular green spaces interspersed among the buildings. The overall layout is a mix of residential and commercial structures.

## WEST END TOWN CENTER

- FAR: minimum 2.0  
maximum 2.5
- 70% non-residential
- 8.7 million sf on 82 acres
- at least 3.7 million sf office
- at least 1.0 million sf retail
- 800,000 sf hotel
- residential:
  - min: 1.2 million sf
  - max: 3.1 million sf

# WEST END TOWN CENTER



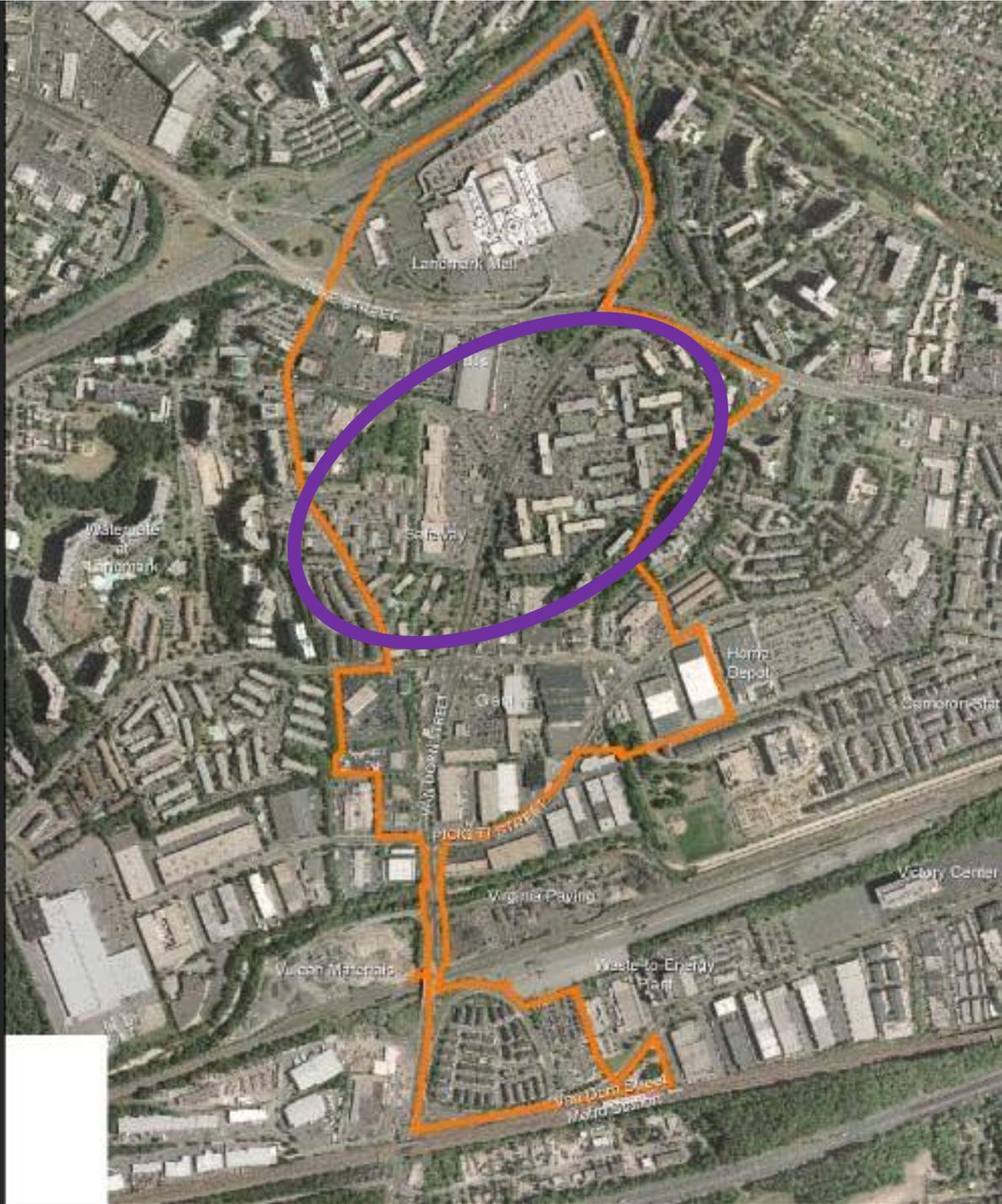
VIEW OF CENTRAL PLAZA

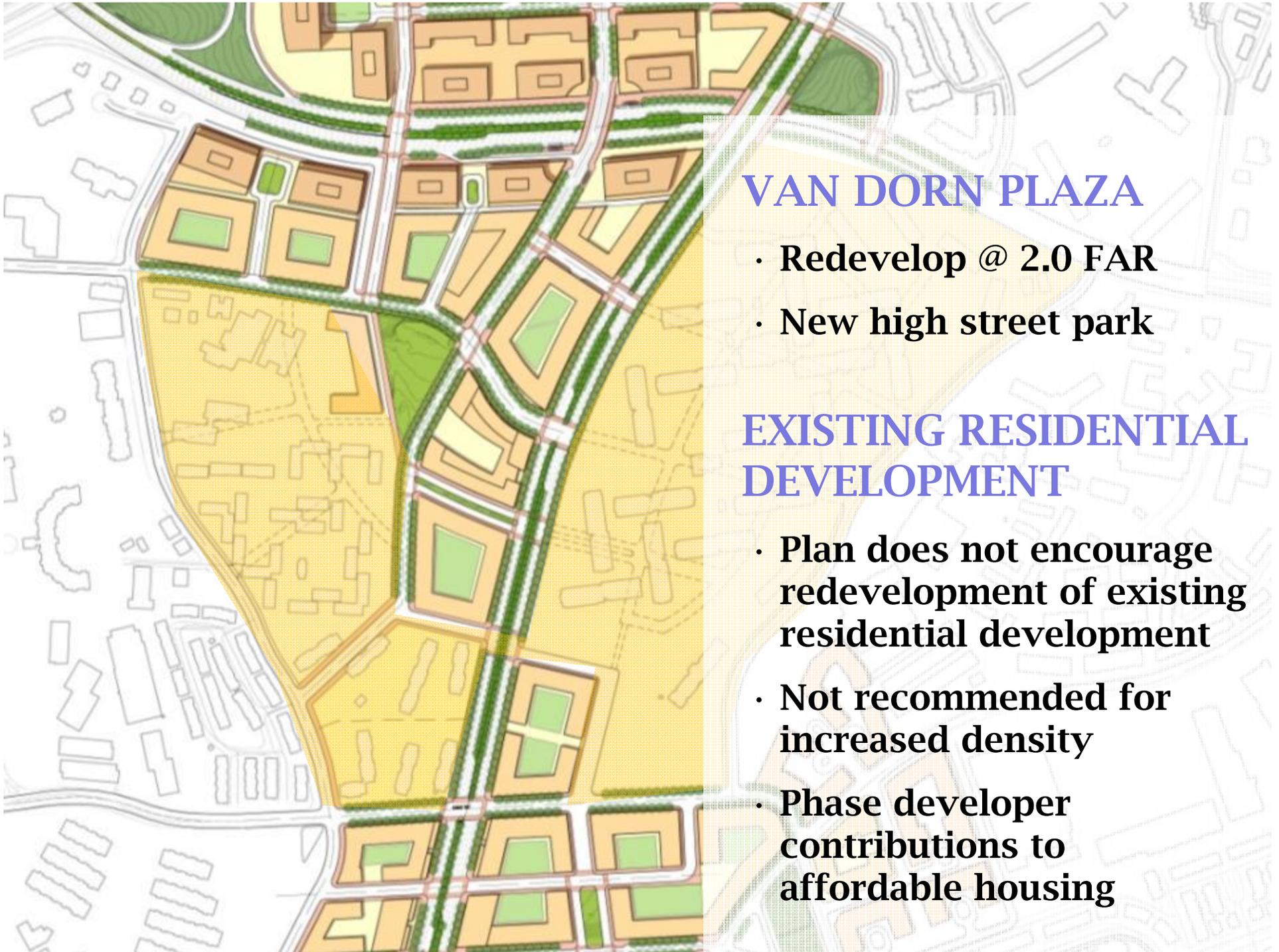
# WEST END TOWN CENTER



DUKE STREET AND WEST END TOWN CENTER BRIDGE

LANDMARK/VAN DORN CORRIDOR  
*Plan area - Van Dorn Plaza/EOS-21*





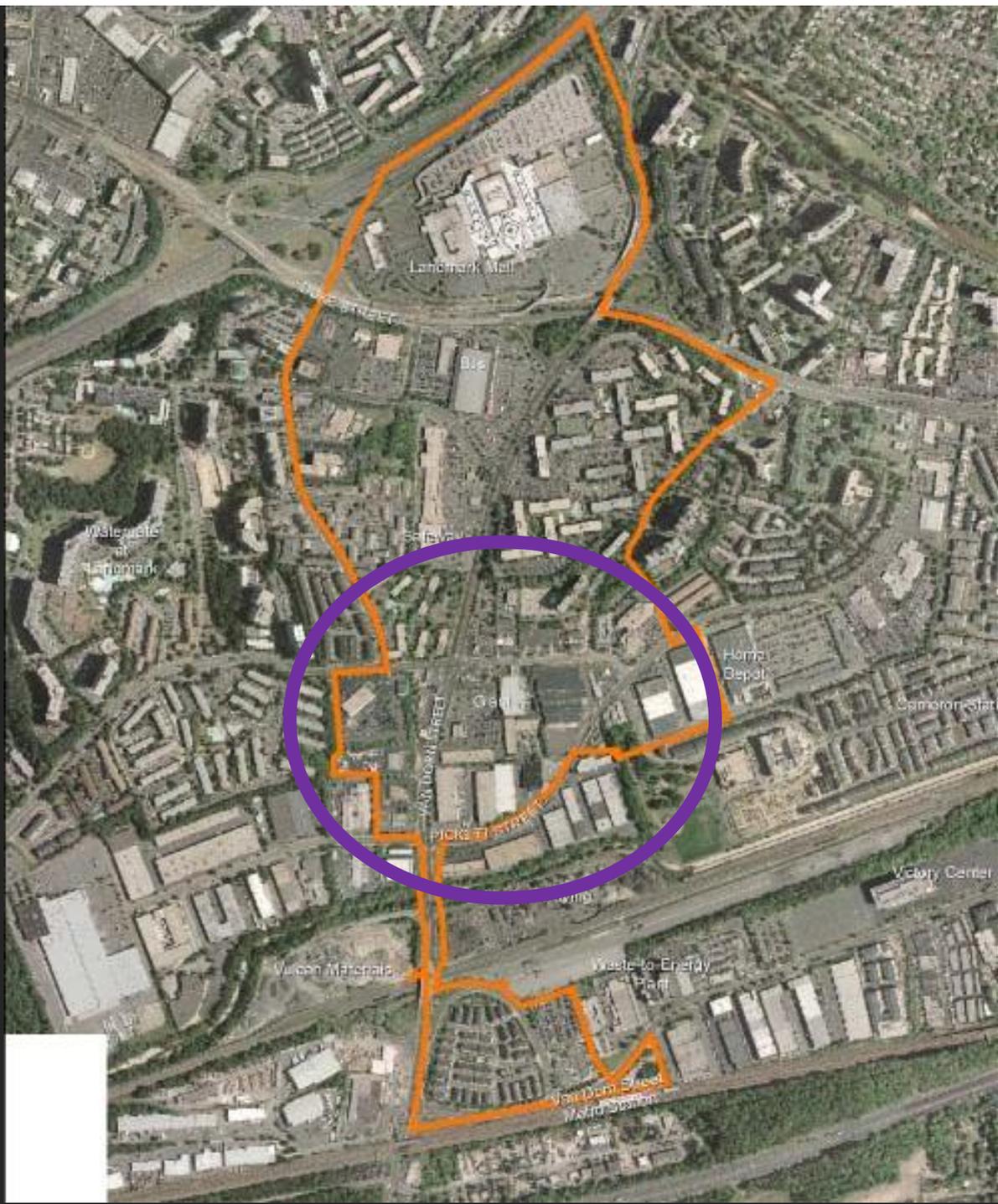
## **VAN DORN PLAZA**

- Redevelop @ 2.0 FAR
- New high street park

## **EXISTING RESIDENTIAL DEVELOPMENT**

- Plan does not encourage redevelopment of existing residential development
- Not recommended for increased density
- Phase developer contributions to affordable housing

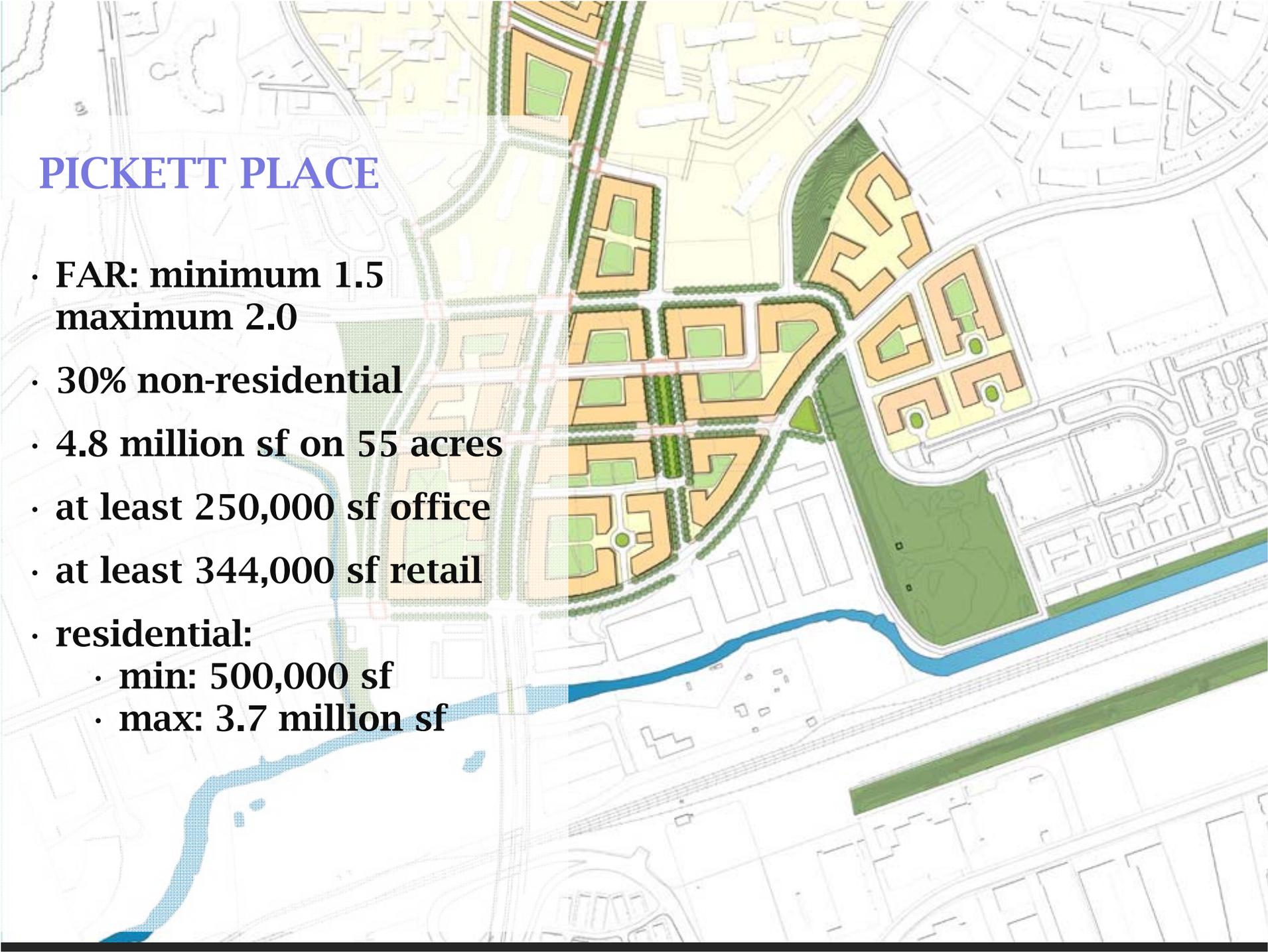
LANDMARK/VAN DORN CORRIDOR  
*Plan area - Pickett Place*



# PICKETT PLACE

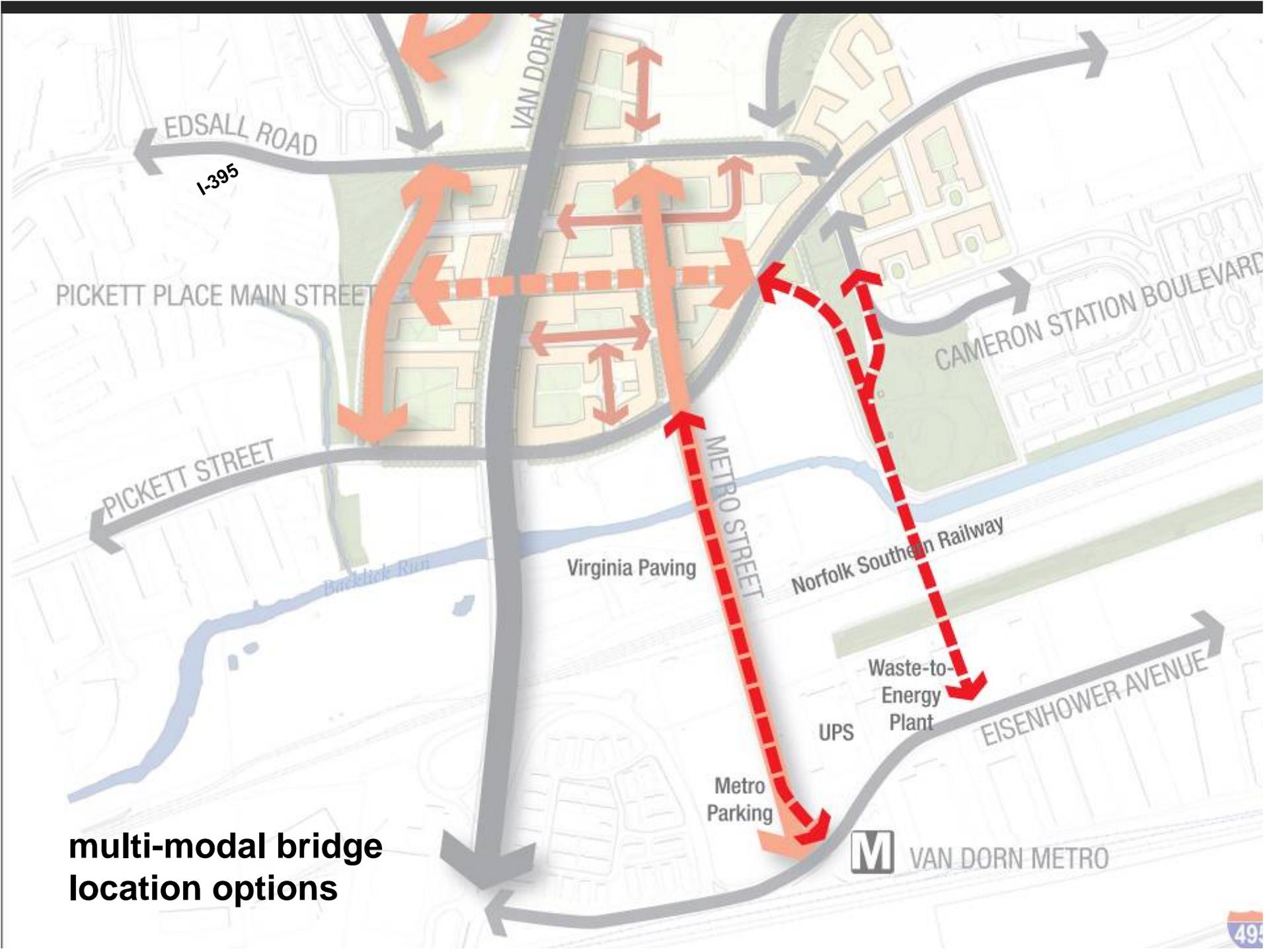


VIEW OF MAIN SHOPPING STREET



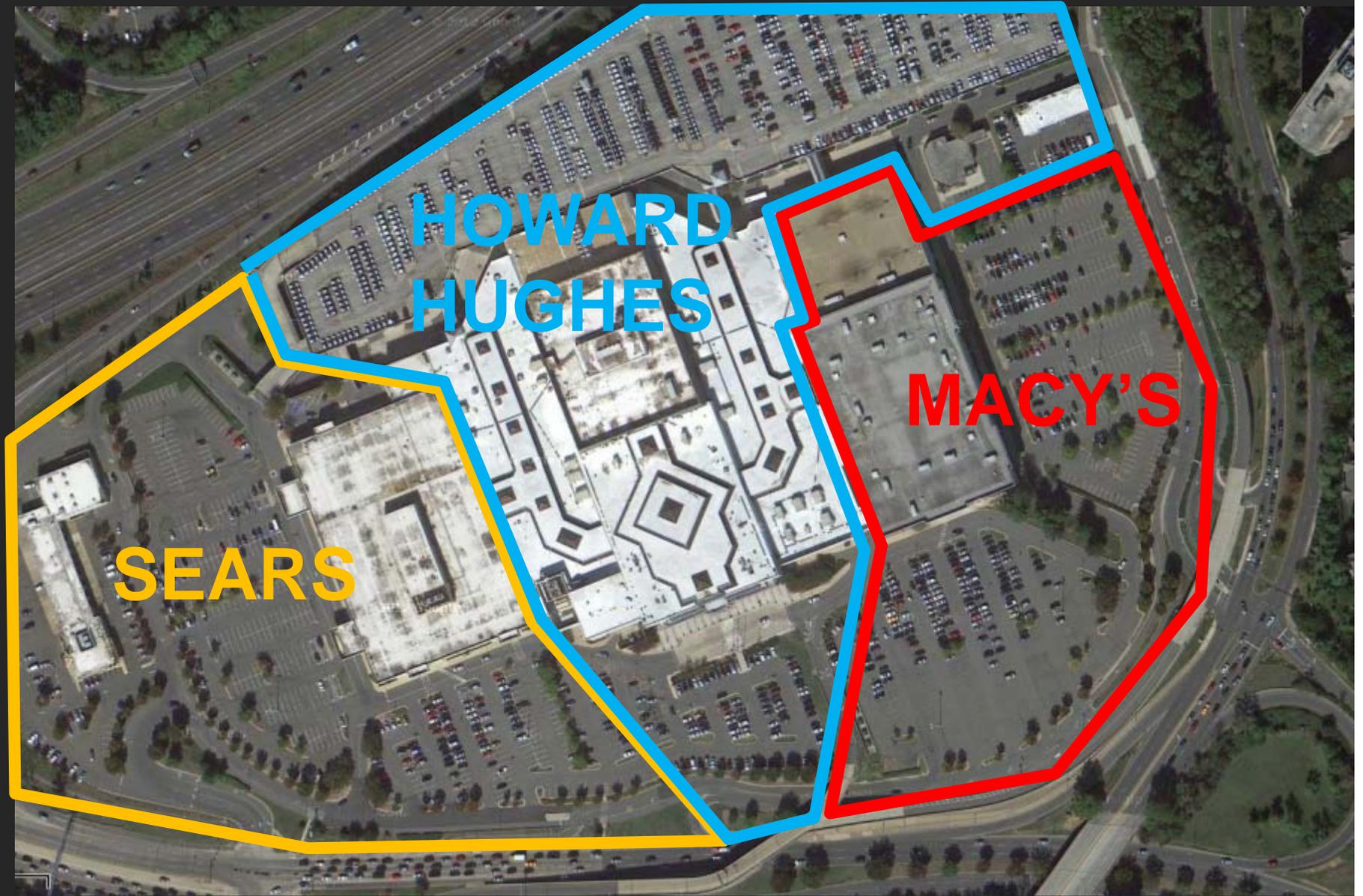
## PICKETT PLACE

- **FAR: minimum 1.5  
maximum 2.0**
- **30% non-residential**
- **4.8 million sf on 55 acres**
- **at least 250,000 sf office**
- **at least 344,000 sf retail**
- **residential:**
  - **min: 500,000 sf**
  - **max: 3.7 million sf**



**multi-modal bridge  
location options**

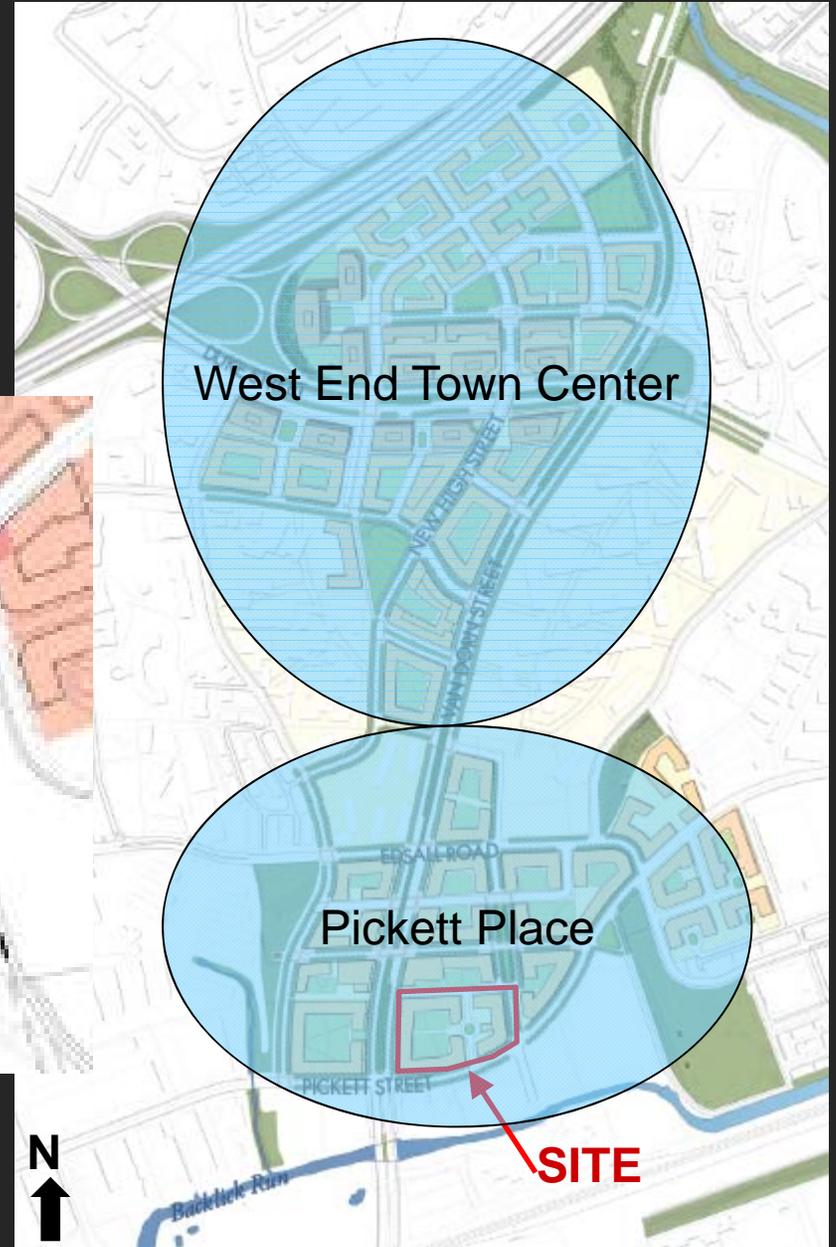
# LANDMARK MALL REDEVELOPMENT UPDATE



# CHOI PROPERTY REDEVELOPMENT UPDATE



# LANDMARK GATEWAY REDEVELOPMENT UPDATE



# LANDMARK GATEWAY REDEVELOPMENT UPDATE



# LANDMARK GATEWAY REDEVELOPMENT UPDATE

- 3 five-story (60 ft) buildings with 3 new streets
- 492 residential units
- 15,000 sf Retail



# LANDMARK GATEWAY REDEVELOPMENT UPDATE



*Van Dorn  
and Pickett*

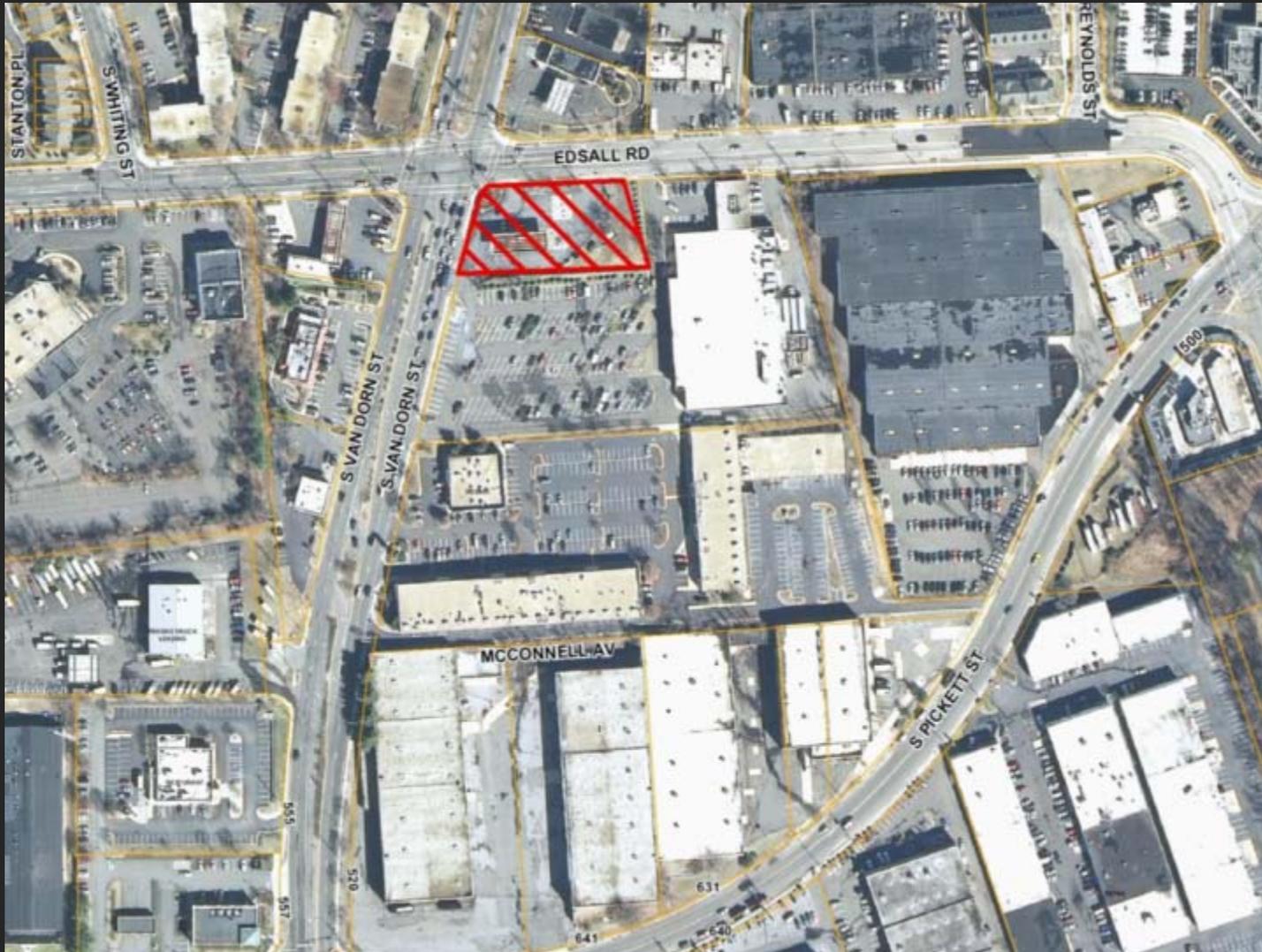


*Pickett  
Street*



*Pickett  
and  
new  
street*

# EDSALL ROAD SHELL STATION REMODELING/RENOVATION



# EDSALL ROAD SHELL STATION REMODELING/RENOVATION



Remodel Analysis - Image Date: August 2004

# EDSALL ROAD SHELL STATION REMODELING/RENOVATION

- 3,000 sf convenience store
- 1,000 sf car wash facility
- Reoriented canopy and 6 fuel pumps
- Dedication of 30' along South Van Dorn Street
- Improved on-site landscaping and streetscaping
- On-site stormwater management and mitigation
- Parking reduction

# EDSALL ROAD SHELL STATION REMODELING/RENOVATION



# STEVENSON CONDOS REDEVELOPMENT UPDATE



# STEVENSON CONDOS REDEVELOPMENT UPDATE



*Perspective View from Stevenson Avenue*



*Perspective View from Yoakum Parkway*

# THE DELANEY REDEVELOPMENT UPDATE



## SITE CONTEXT

# THE DELANEY REDEVELOPMENT UPDATE



EXISTING CONDITIONS

# THE DELANEY REDEVELOPMENT UPDATE



BUILDING DESIGN

# THE DELANEY REDEVELOPMENT UPDATE

- Approximately 230,000 sq. ft. mixed use building
- Approximately 9,000 sq. ft. retail
- 189 residential units
- 23 on-site affordable units
- 43% open space
- Equivalent of LEED Certified and LEED Silver



# CAMERON PARK REDEVELOPMENT PROPOSAL





# BEAUREGARD SMALL AREA PLAN

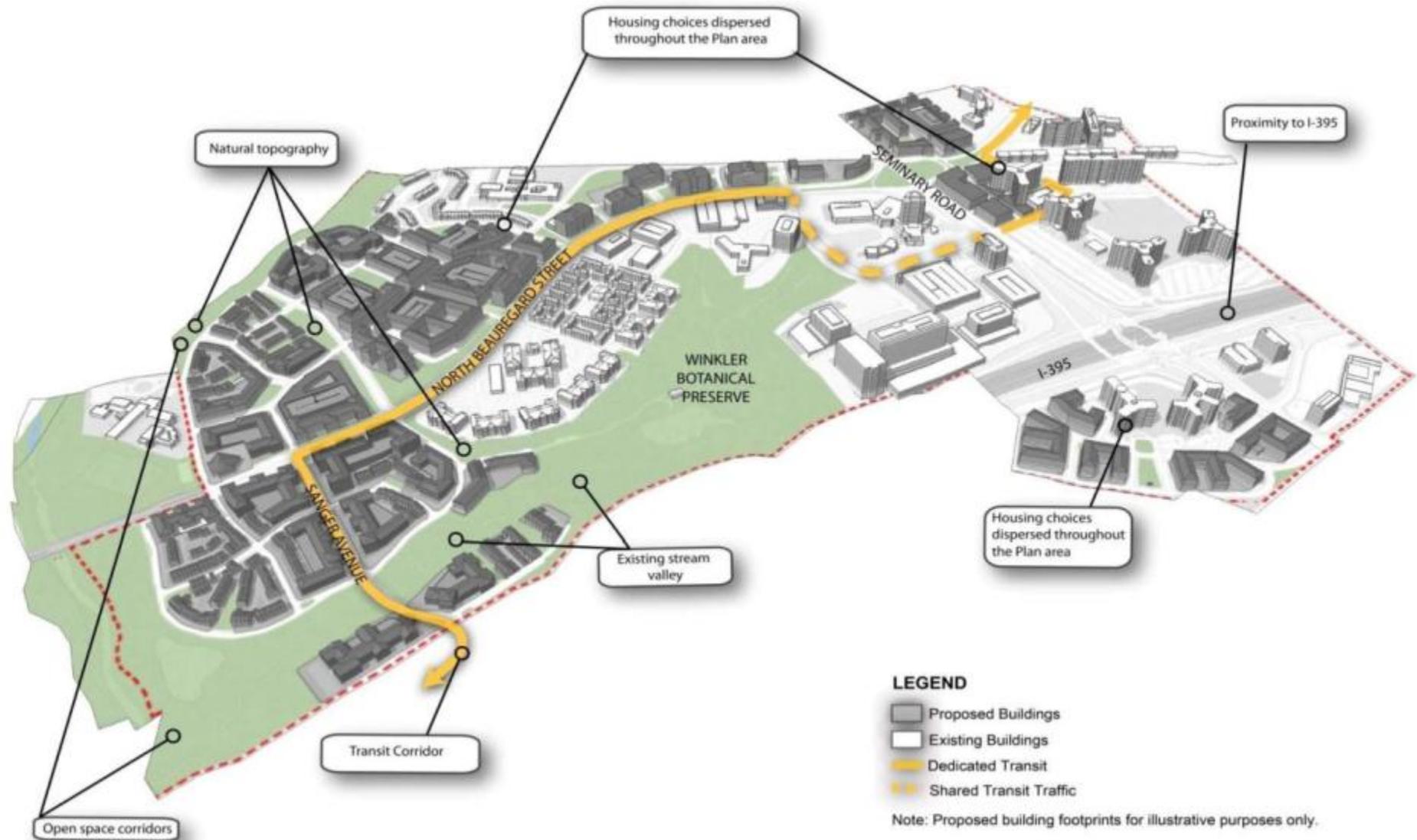
APPROVED JUNE 2012

# BEAUREGARD SMALL AREA PLAN EXISTING AND PLANNED



# BEAUREGARD SMALL AREA PLAN

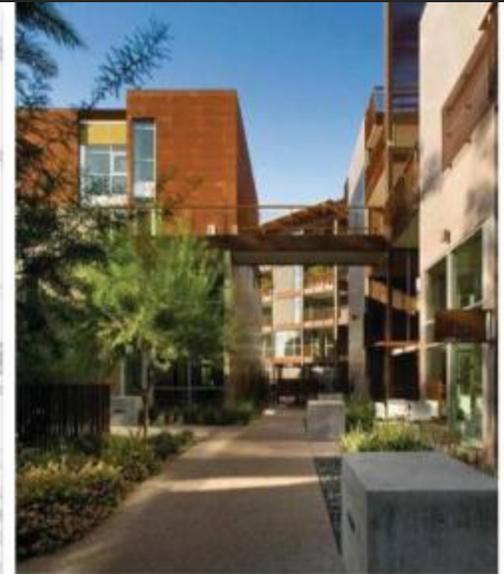
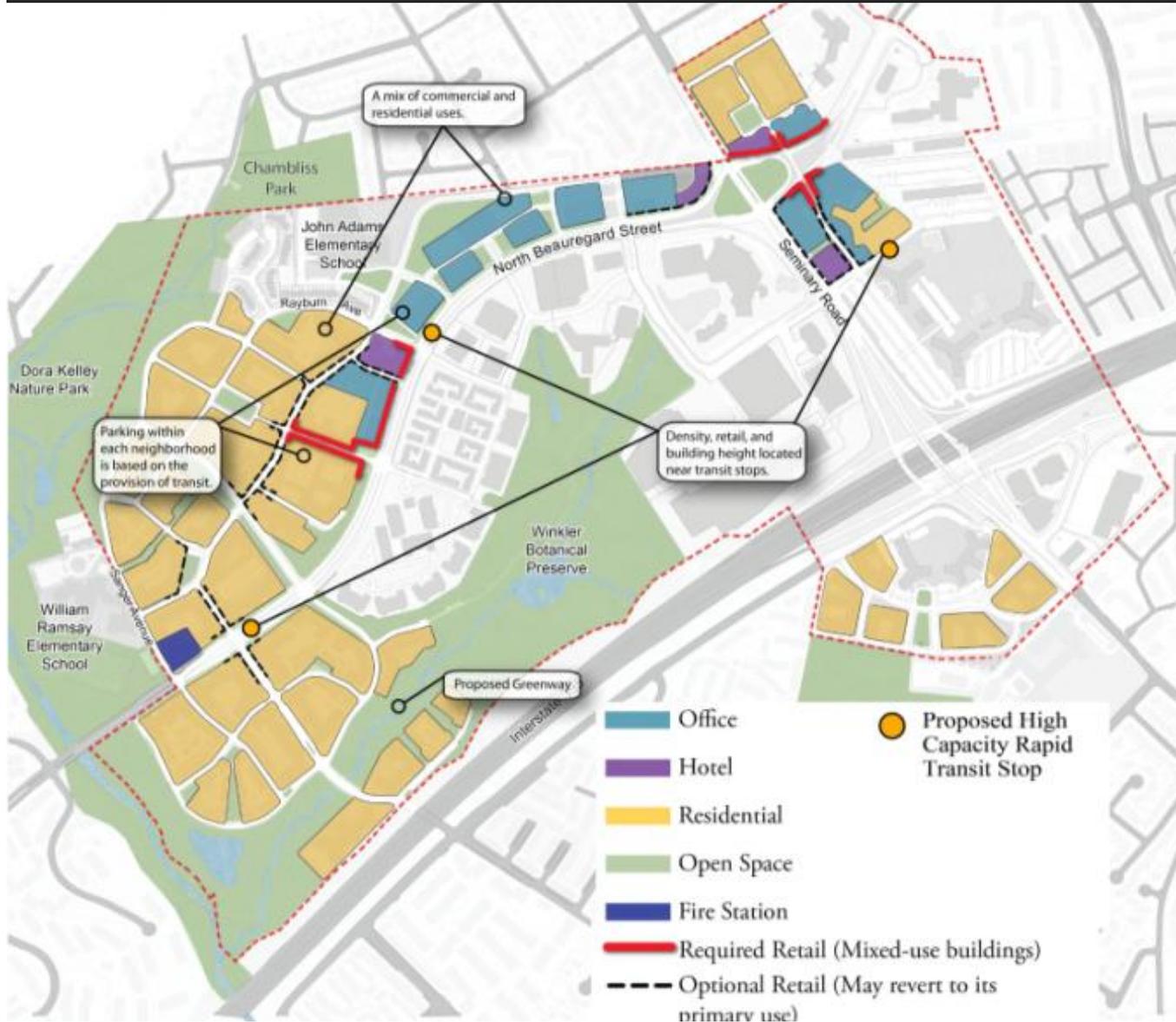
## PLAN OVERVIEW





# BEAUREGARD SMALL AREA PLAN

## LAND USES



# BEAUREGARD SMALL AREA PLAN REVIEW AND APPROVAL PROCESS



# BEAUREGARD SMALL AREA PLAN

## NEXT STEPS

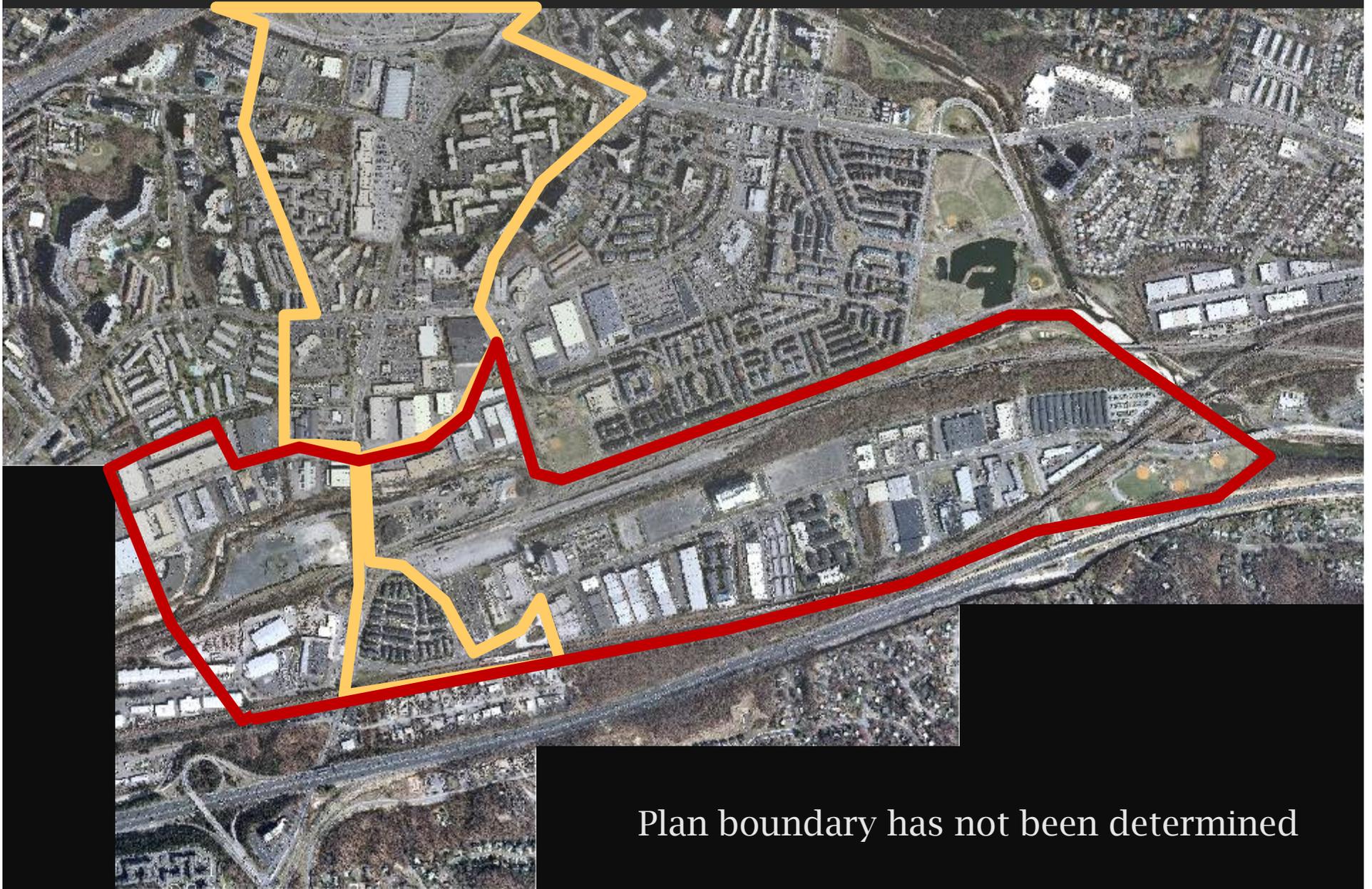
- **Beauregard Rezoning Advisory Group**
  - February 28, 2013 at 7pm
  - 5750 Sanger Ave, Jerome “Buddie” Ford Nature Center
- **Affordable Housing Advisory Committee (AHAC)**
- **Planning Commission Public Hearing**
  - April 2, 2013 at 7:30pm
  - City Council Chambers, 301 King St
- **City Council Public Hearing**
  - April 13, 2013 at 9am
  - City Council Chambers, 301 King St



# EISENHOWER WEST

## FUTURE SMALL AREA PLAN

# EISENHOWER WEST SMALL AREA PLAN



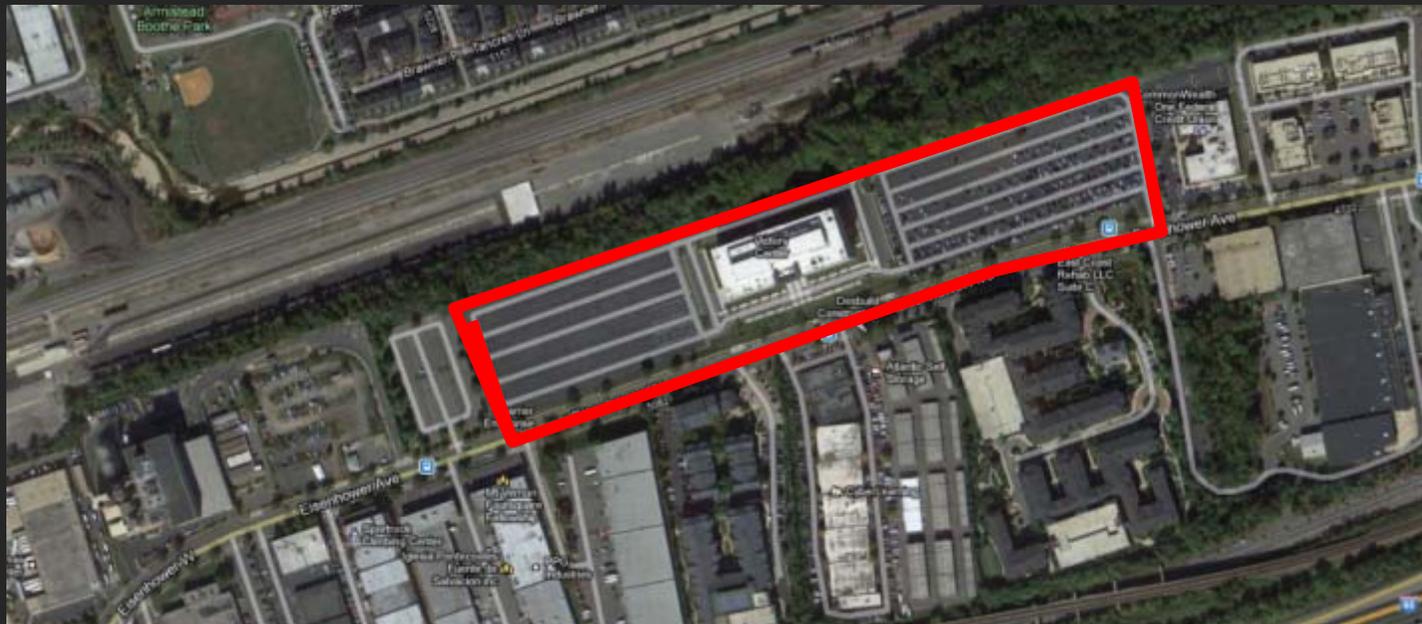
Plan boundary has not been determined

# EISENHOWER WEST

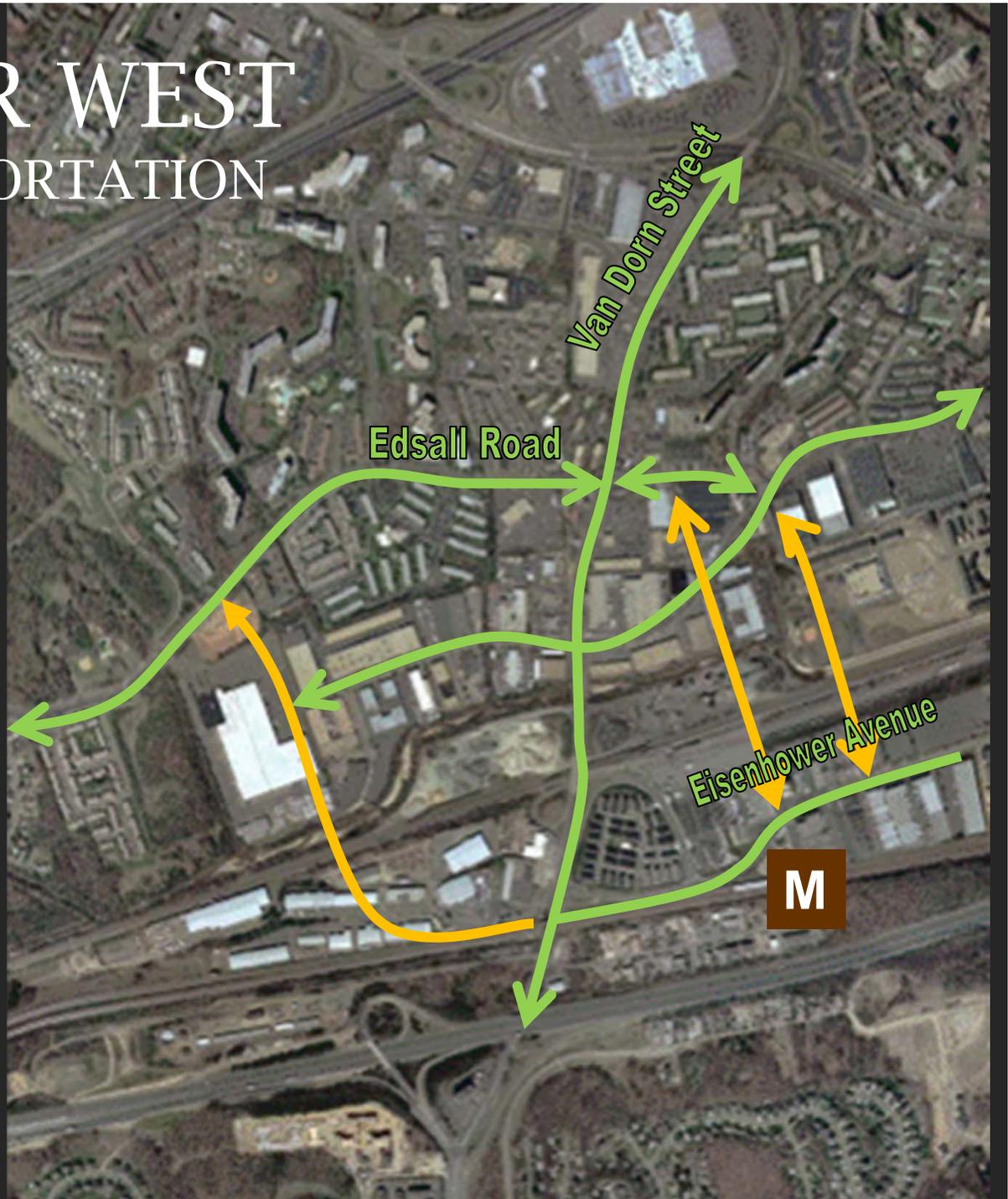
## EXISTING INDUSTRIAL USES



# EISENHOWER WEST VICTORY CENTER



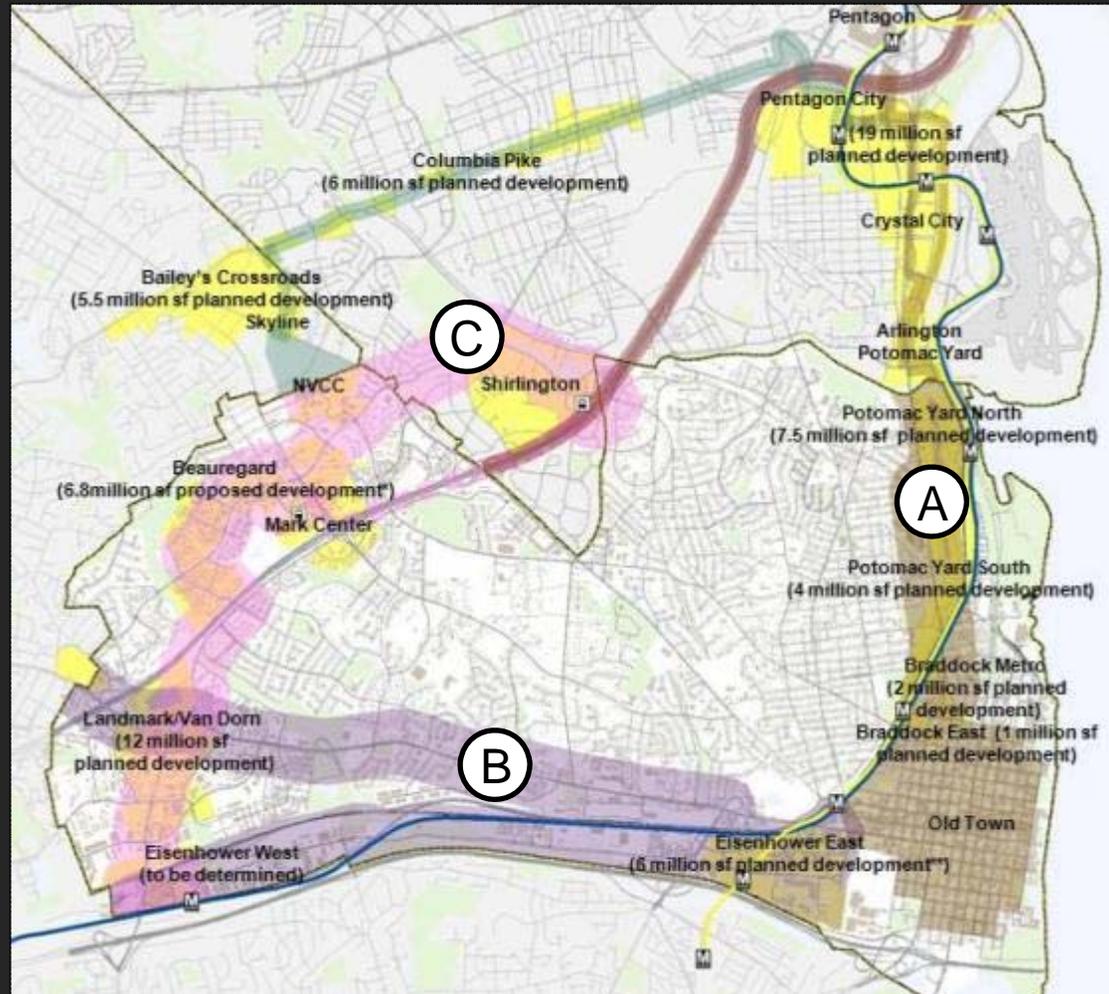
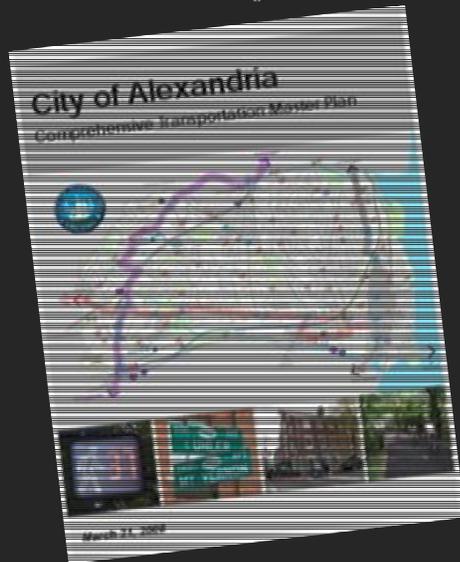
# EISENHOWER WEST POTENTIAL TRANSPORTATION CONNECTIONS



# CITY TRANSITWAY INITIATIVE

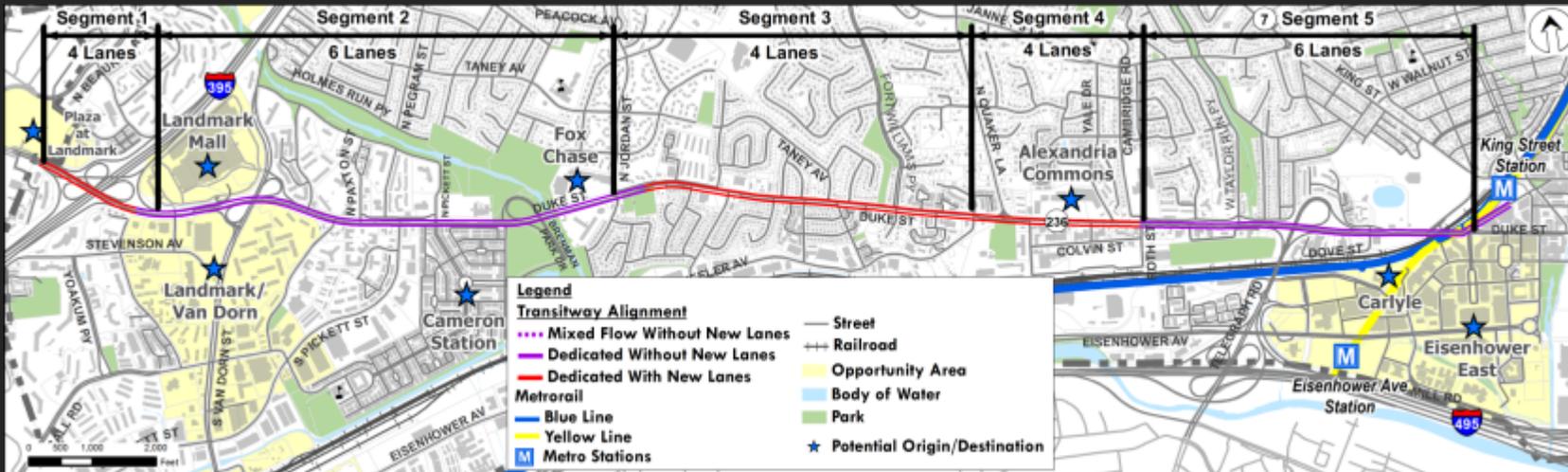
- Vision for Transit
  - Reliable and convenient
  - Integrated with land uses and transportation
  - Travel time savings
  - Advanced technology / Passenger amenities
  - Connectivity with regional network

# CITY TRANSITWAY INITIATIVE



# CORRIDOR B

## Alternative 3: Curb Running in Dedicated Lanes with Reversible Lane



- Alternative 3a – Without Bike Lanes
- Alternative 3b – With Bike Lanes
- Transit running along curb
- Transit in dedicated lanes for segments with 6 lanes
- Reversible lane (Jordan to Wheeler) for general purpose traffic (Peak flow)
- Transit in dedicated lanes in other areas based on peak flow
- Requires widening in 4-lane segments (2 miles total)
- Impacts to property and frontage roads

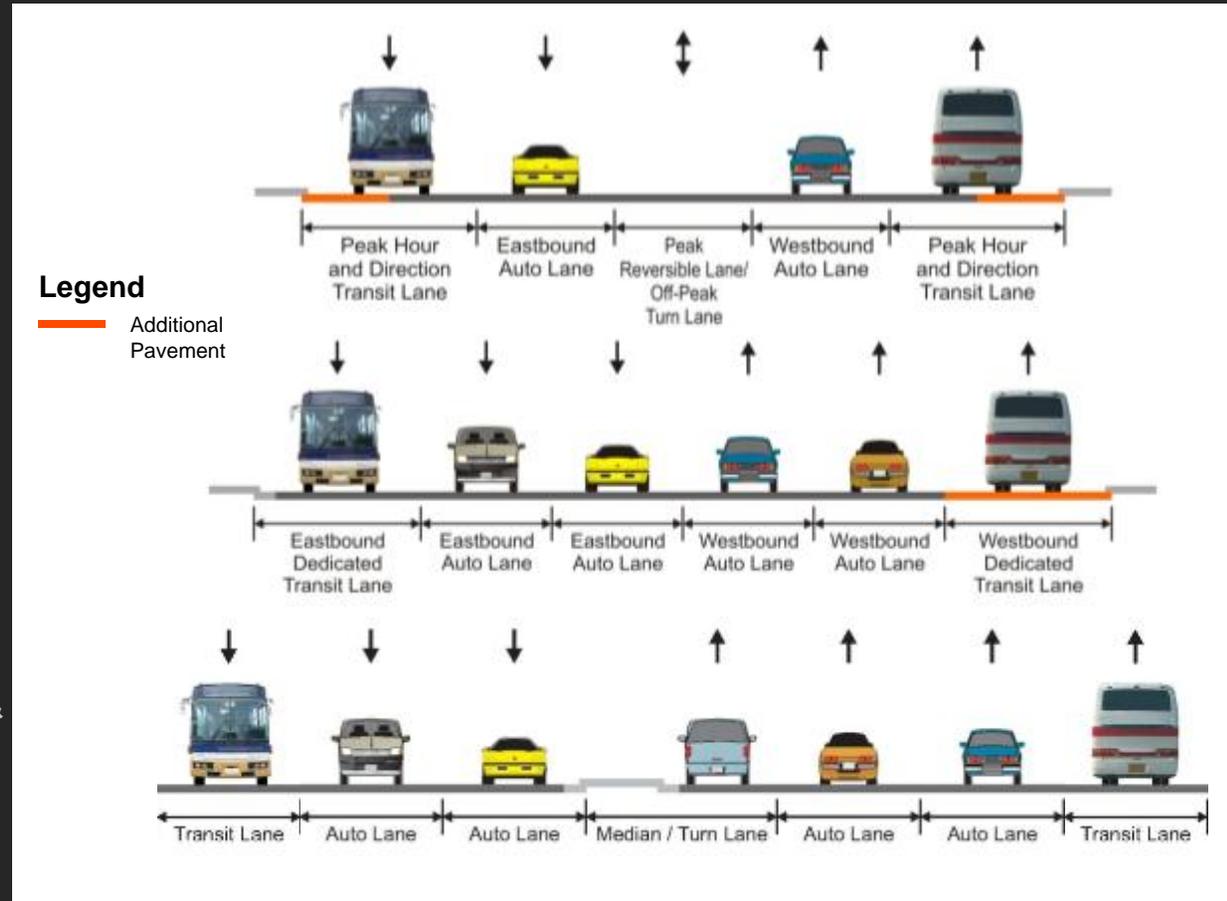
# CORRIDOR B

## Alternative 3c

Jordan St. to Wheeler Ave.

S. Quaker Lane to Roth Street  
(Alexandria Commons Area)

Landmark Mall to Jordan Street,  
Wheeler Avenue to S. Quaker Lane &  
Roth Street to King Street Metro



- Travelway widened to approximately 61 feet between Jordan Street and Wheeler Avenue (same width as existing section between Wheeler Avenue and Roth Street)
- Travelway widened to 72 feet between S. Quaker Lane and Roth Street (adds lane to accommodate heavy traffic flow from Quaker Lane to Telegraph Road)
- No left-turn lane during peak periods between Jordan Street and Wheeler Avenue
- Off- and on-corridor bicycle accommodation
- Pedestrian improvements corridor-wide

# CORRIDOR B

## Alternative 3c – Costs and Characteristics

### Planning-Level Cost Estimate

- Capital: \$39 million
- Fleet (25-year): \$16 million
- ROW: \$4 million
- Operating (25-year): \$60 million

### Physical Characteristics

- Low-floor BRT vehicles
- Dedicated (curbside) lanes
- Off-board fare collection
- Service specific branding and identity
- Substantial transit stations

### Operational Characteristics

- Transit signal priority at intersections
- Real-time service information
- 7.5-minute peak period headways
- 15-minute off-peak headways
- 18 hours of service (Monday through Saturday)
- 12 hours of service on Sunday
- Peak period travel time of 19 minutes (one-way from Landmark Mall to King Street Metrorail Station)
- 2035 Weekday Ridership estimate of 9,000 to 13,000 riders per day

# CORRIDOR C

## Bus Rapid Transit in Dedicated Lanes from Van Dorn Metro to Pentagon

### Planning-Level Cost Estimate

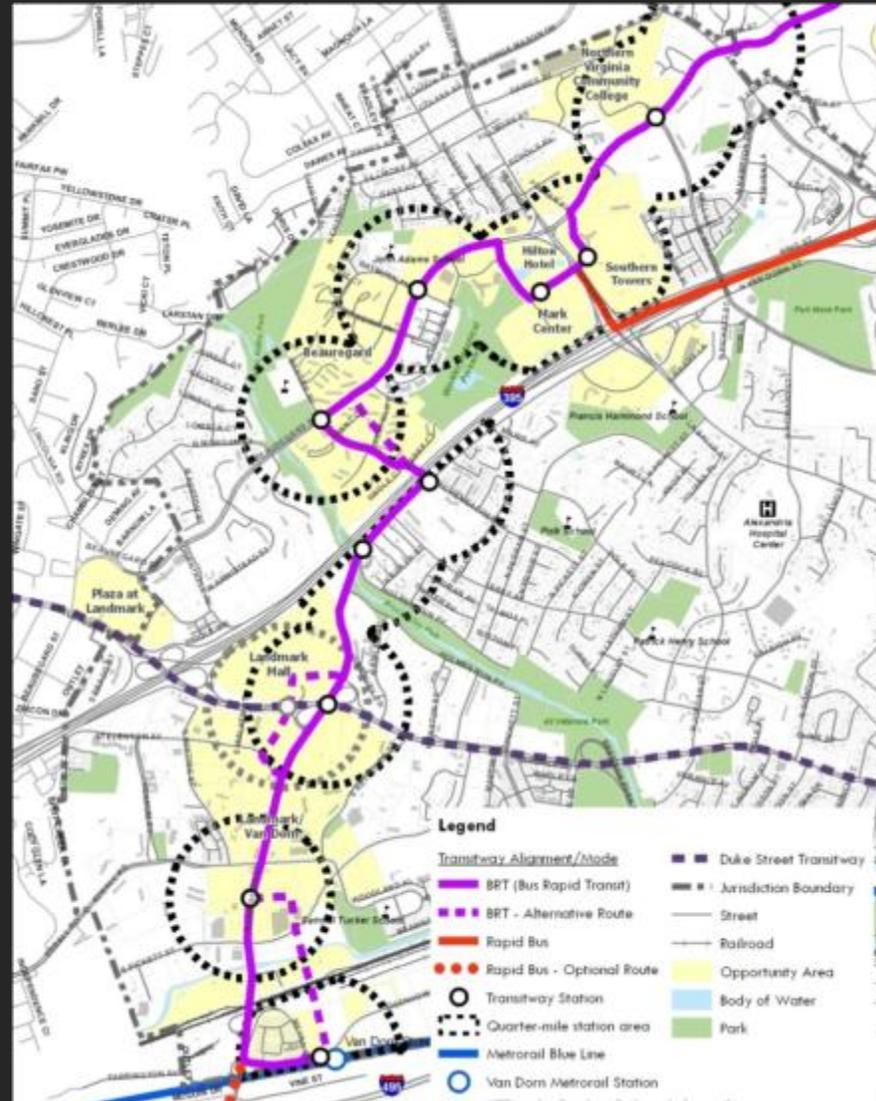
- Capital: \$45 million +
- Fleet (25-year): \$20 million
- ROW: \$33 million
- Operating (25-year): \$60 million

### Physical Characteristics

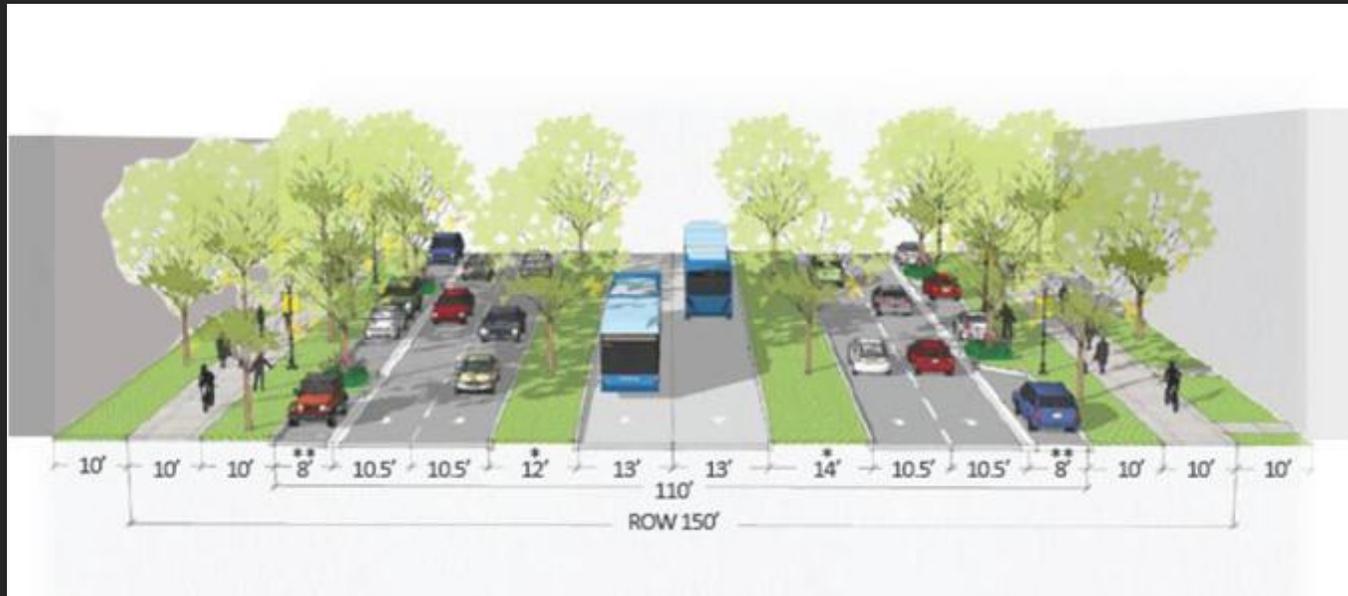
- Low-floor BRT vehicles
- Dedicated lanes (~80% to 90% of corridor)
- Off-board fare collection
- Service specific branding and identity
- Substantial transit stations

### Operational Characteristics

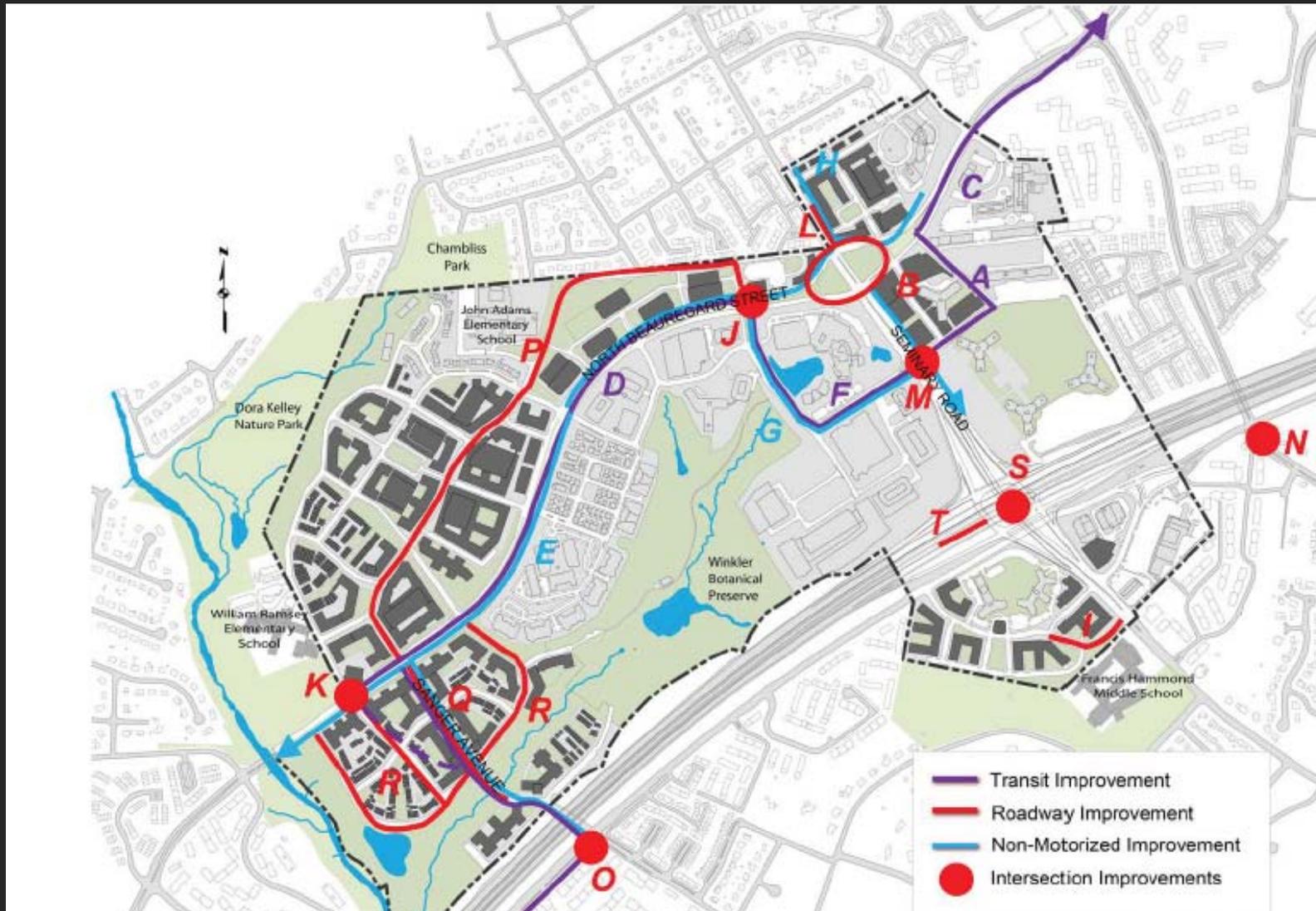
- Transit signal priority at intersections
- Real-time service information
- 7.5-minute peak period headways
- 15-minute off-peak headways
- 18 hours of service (Monday through Saturday)
- 12 hours of service on Sunday
- 2035 Weekday Ridership estimate of 12,500 to 17,500 riders per day



# CORRIDOR C



# BEAUREGARD SMALL AREA PLAN TRANSPORTATION IMPROVEMENTS



# BEAUREGARD SMALL AREA PLAN

## TRANSPORTATION PHASING

- **Each block to provide:**
  - Access and circulation for all modes
  - Required adjacent roadway / trail improvements
- **Transitway required at 1.5 million sq. ft.**
- **Ellipse required at 2.4 million sq. ft.**
- **Phasing plan will be updated with each subsequent application**

# NON-MOTORIZED CIP PROJECTS

## Edsall / S. Pickett Improvements

- New crosswalks, ramps, bike facilities on Pickett and Cameron Station Blvd.
- \$120,000 (VDOT/Grants)
- At 30% Design
- Construction begins Spring 2014

## Duke Street (Oasis to Walker) Pedestrian Improvements

- Upgrade to concrete sidewalks, curb ramps, guardrails, signage, cross-walks
- \$750,000 (Grants)
- Design now thru Spring 2014
- Construction begins July 2014

## Holmes Run Greenway (Trail)

- Reconstruct trail under I-395 and Ripley Crossing where flooding occurs, and connection to Holmes Run Pkwy.
- \$5.6m (Grants and City)
- Design begins Summer 2013

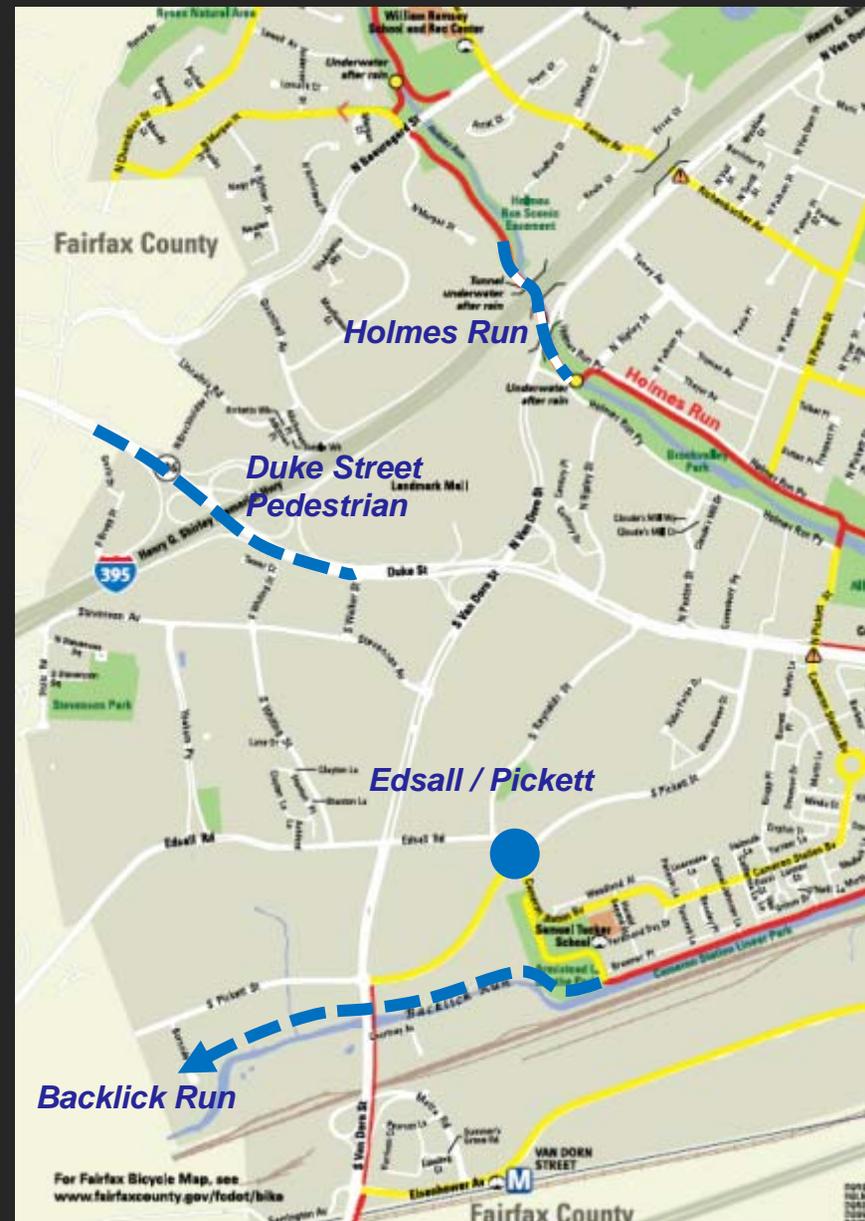
## Backlick Run Trail

- Construct trail from Boothe Park to Van Dorn Street and potentially Fairfax Co.
- \$3.2m (City)
- Design begins in 2017

Contact:

Carrie Sanders – 703-746-4088

[Carrie.sanders@alexandriava.gov](mailto:Carrie.sanders@alexandriava.gov)





# What's new in the West End?

WATERGATE AT LANDMARK CONDOMINIUM

Monday, February 25, 2013

7:00 pm

Watergate at Landmark  
Terrace Lounge

