



# FRAMEWORK FOR GOALS AND PRINCIPLES VAN DORN VISION

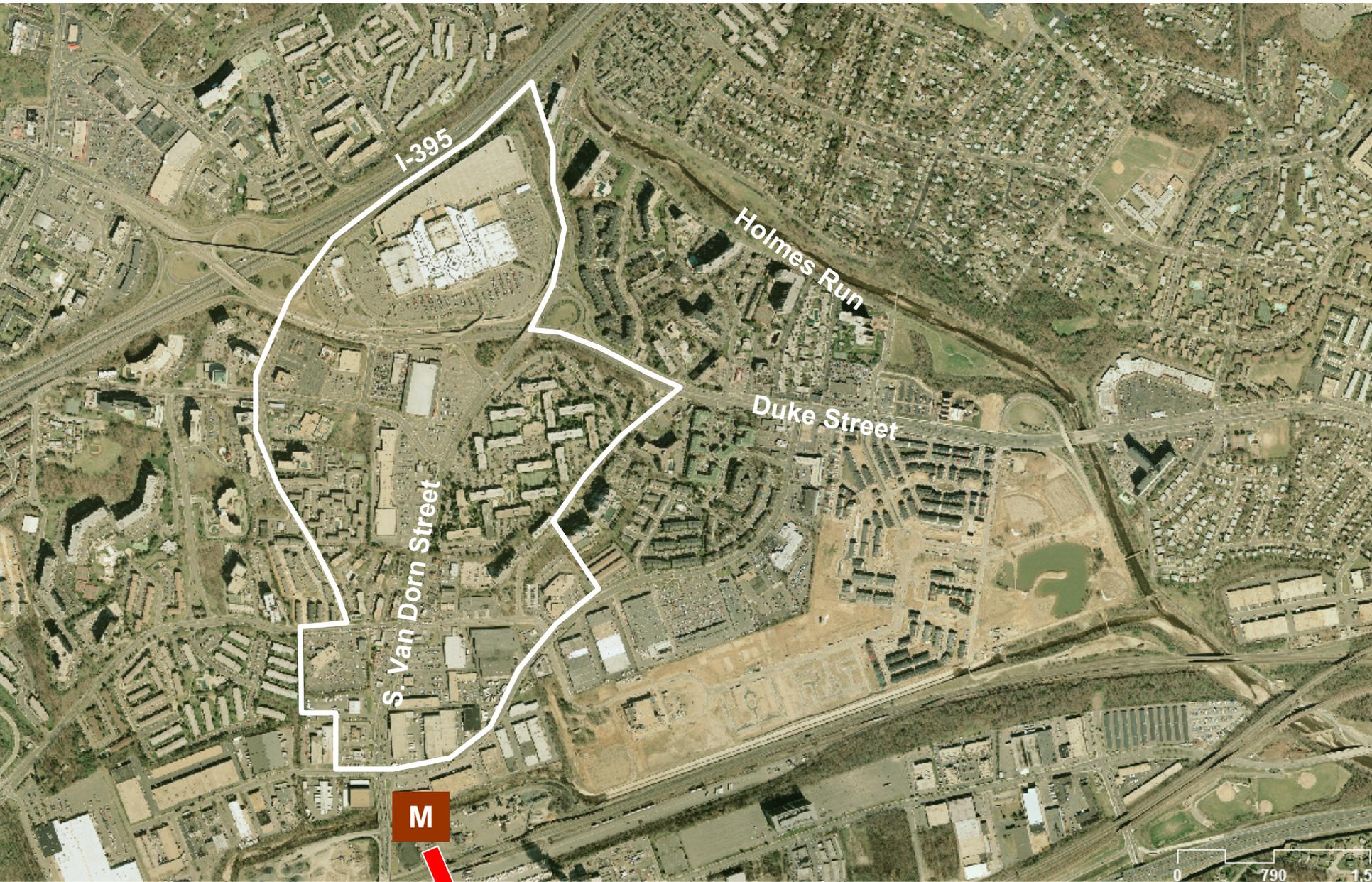
City of Alexandria, Planning & Zoning  
April 21, 2008



PATTON, HARRIS RUST AND ASSOCIATES

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

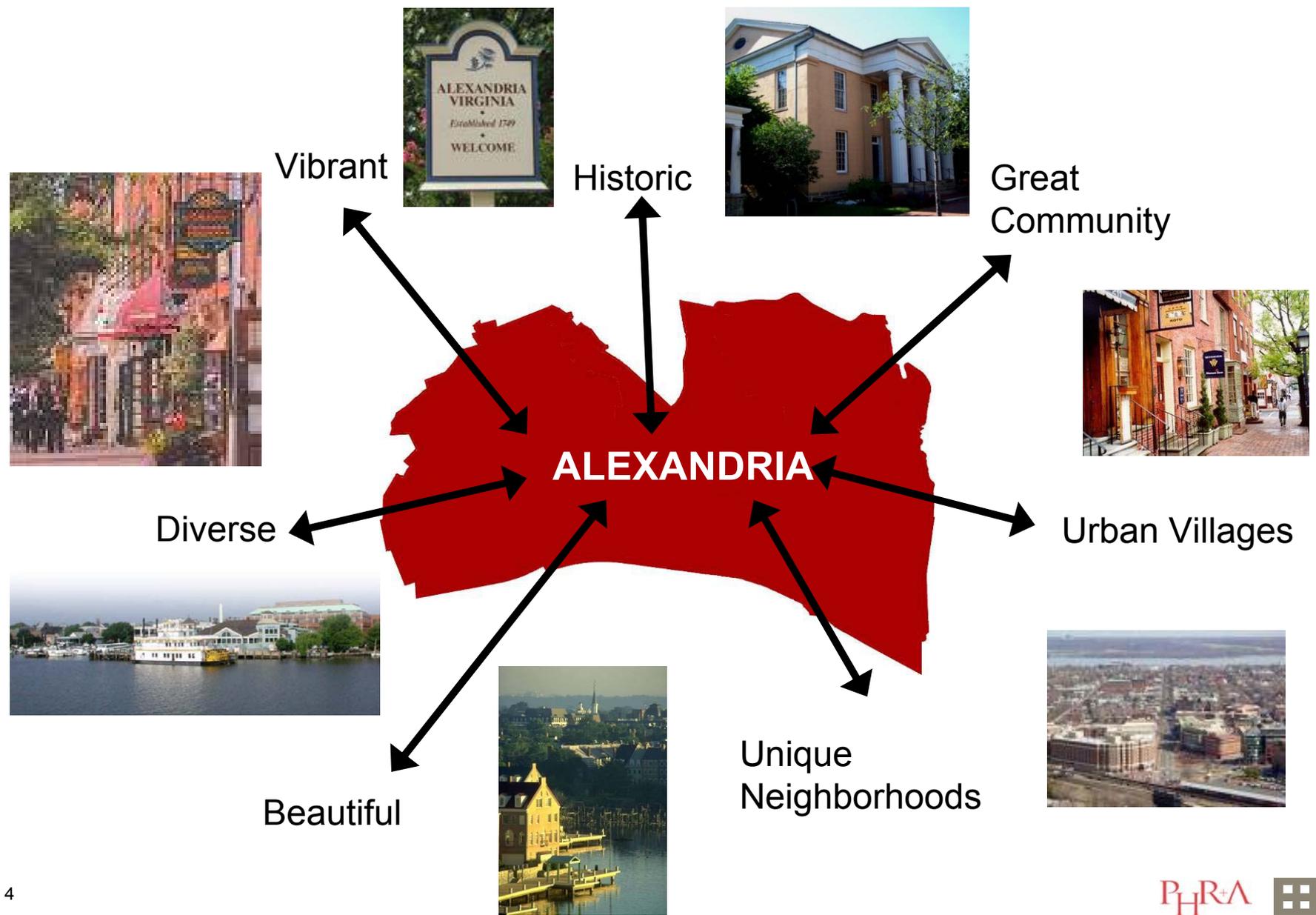
# Planning Area



- **City Planning Principles**
- **Transit & Transportation**
- **Housing, Development & Neighborhood Enhancement**
- **Open Space & Civic Amenities**
- **Environment & Sustainability**
- **Implementation & Fiscal Sustainability**

# City Planning Principles

GOAL: Build on the Seven Principles of the City of Alexandria Strategic Plan.



## ISSUES & OPPORTUNITIES

- Zoned for single uses
- Auto-dominated
- Few walkable streets
- Heavy through-traffic



Auto-dominated public realm



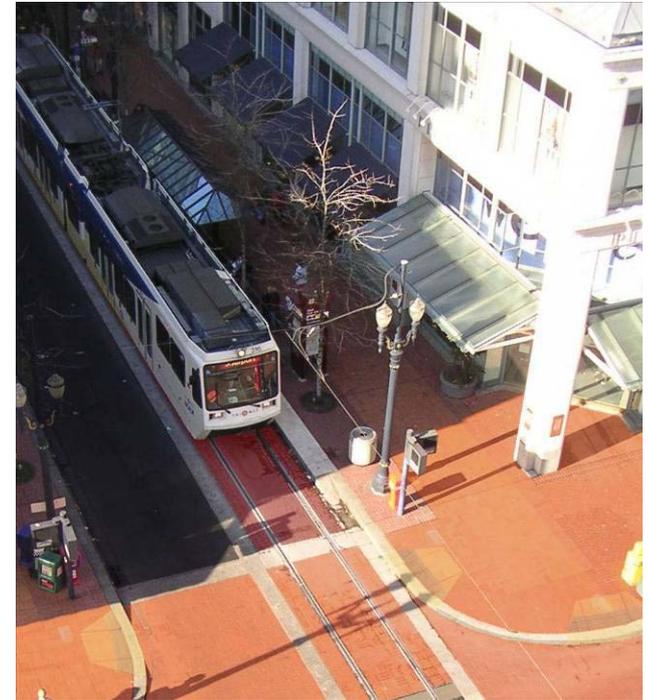
No defined street edge or street life

## GOALS

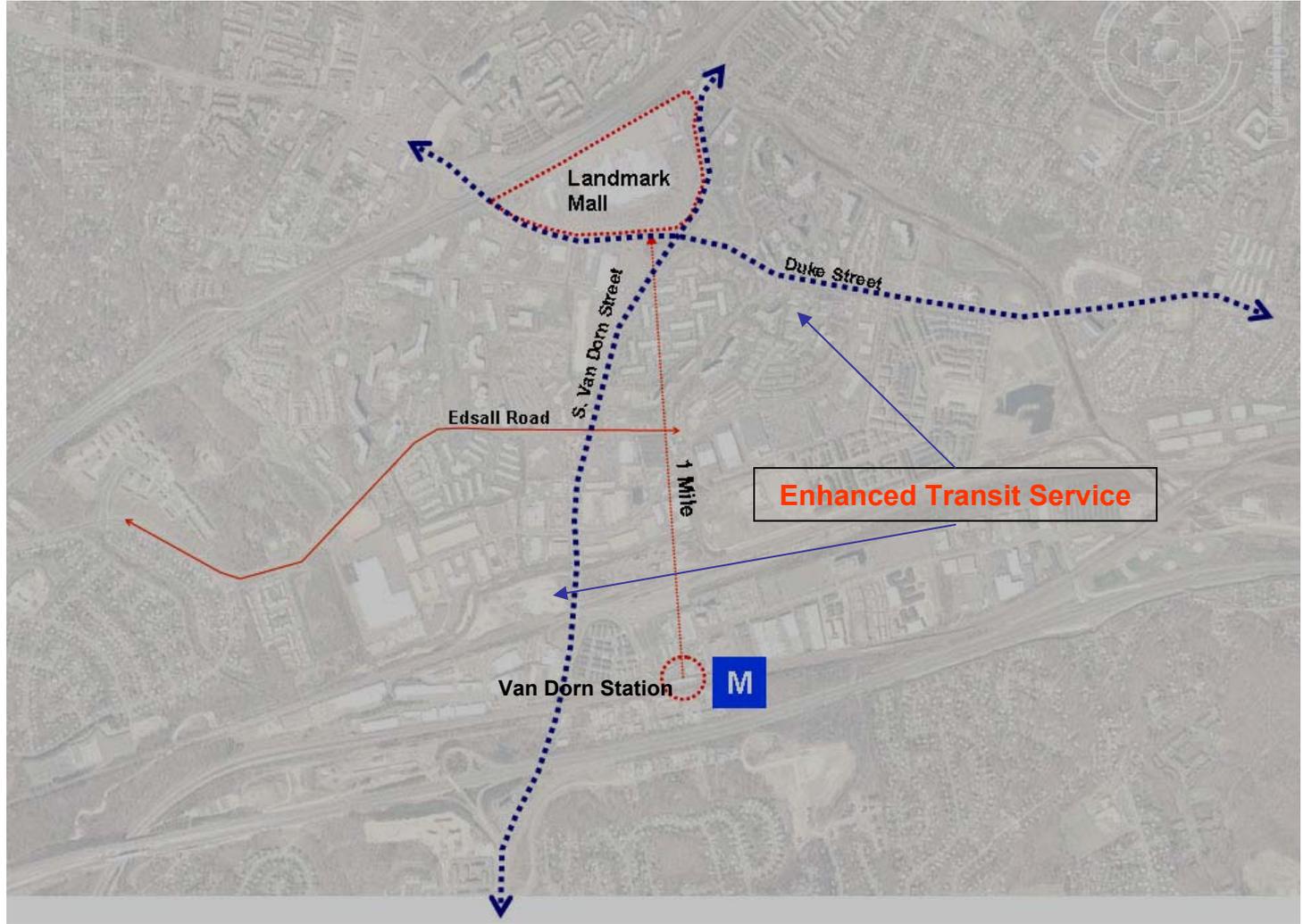
Provide convenient access to a multimodal transportation system with choices for access to local activities and to activities throughout the region.

Enhance walking access to local facilities and services and to transportation choices from each neighborhood.

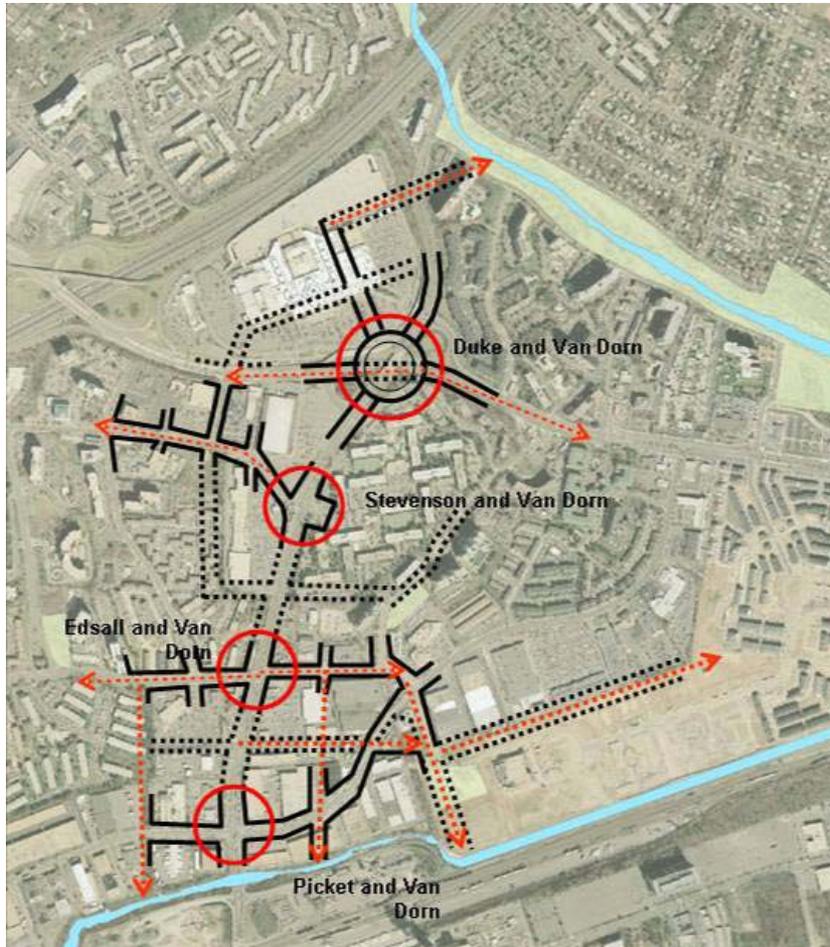
Promote a mix and intensity of uses in corridors and centers that can provide and sustain a high level of public transportation service.



**EX. PRINCIPLE** Redesign S. Van Dorn from Van Dorn Street Metro Station to Landmark Mall to improve walking and transit access to regional public transportation systems.



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## ISSUES & OPPORTUNITIES

- Preservation and enhancement of existing neighborhoods
- Affordable housing
- Single-use, older retail mall/strips
- Little sense of place



## GOALS

Plan for places with distinct “neighborhood character” that provide a wide range of goods and services, housing types, jobs, and opportunities for cultural enrichment for the diverse population it serves.

Provide walkable neighborhoods with convenient access to open space, community facilities, and local shopping and services.

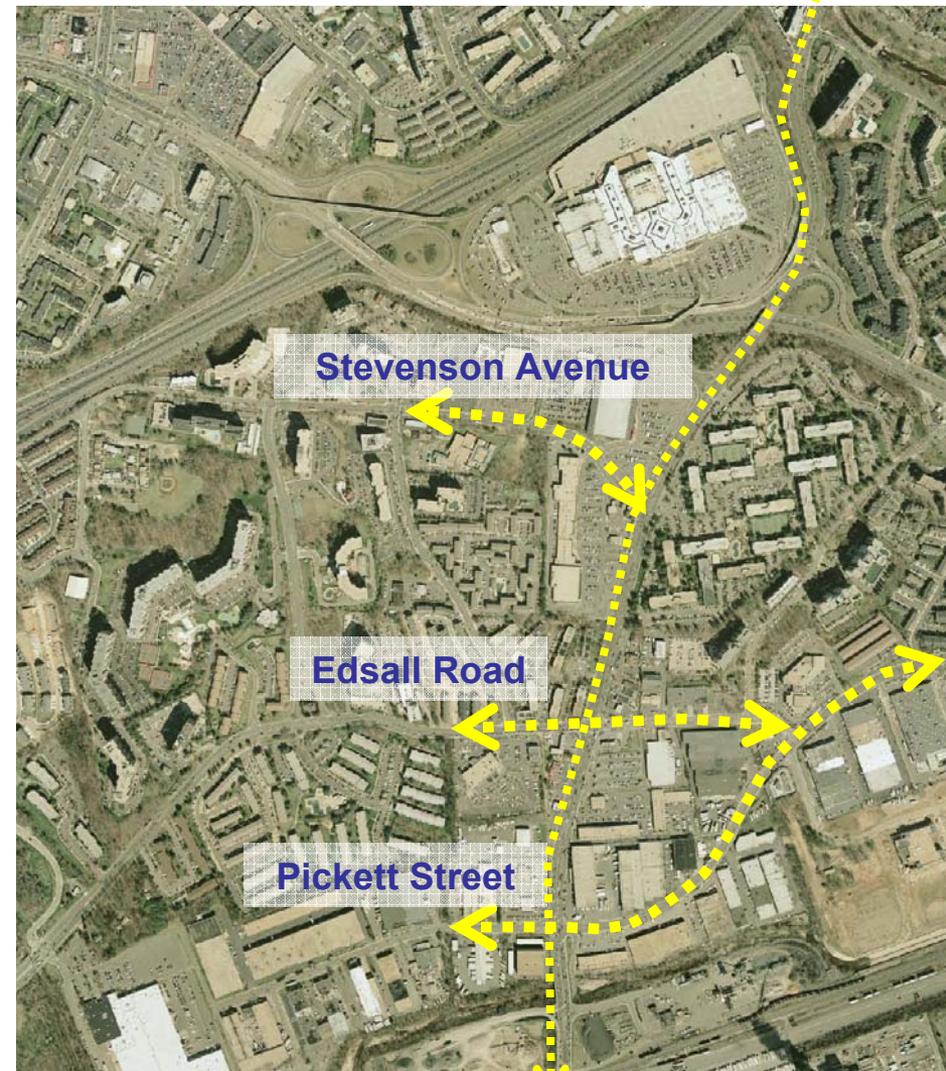
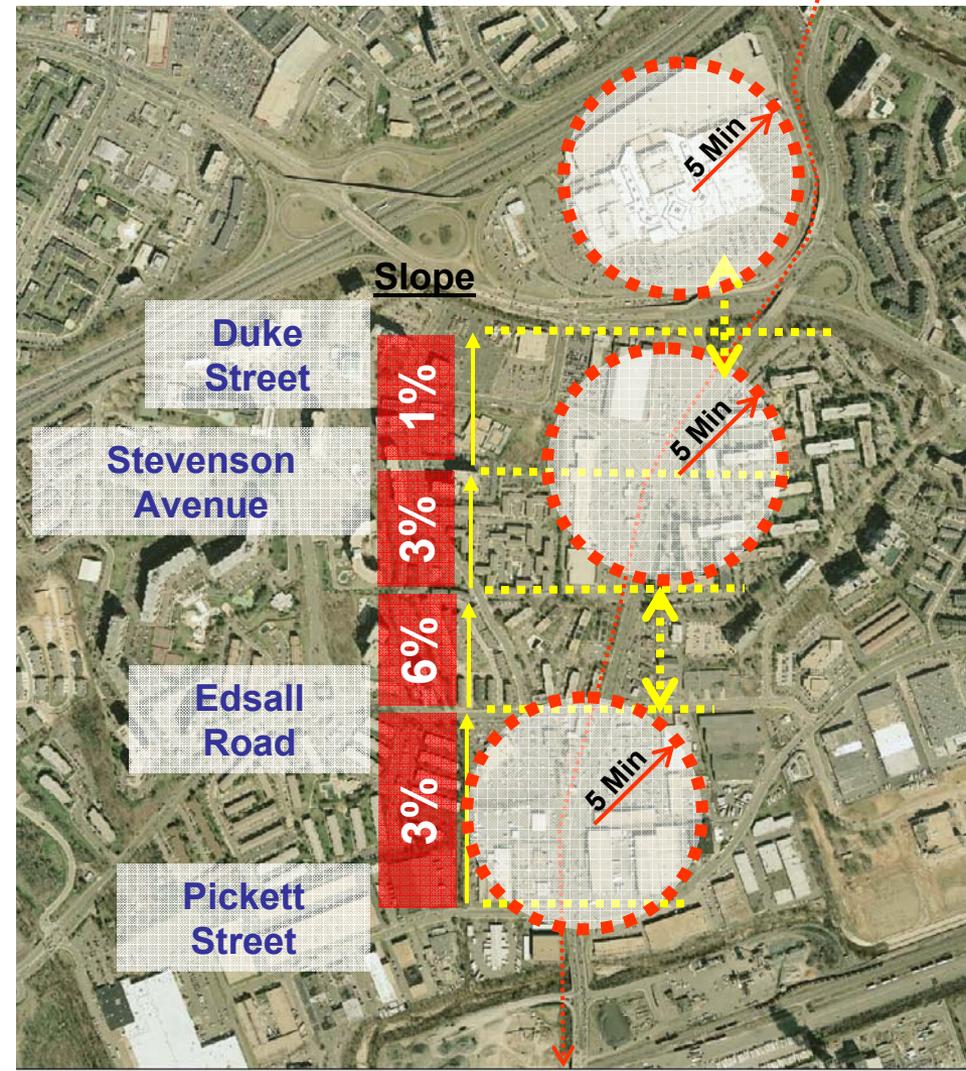
Require mixed-use developments on all larger parcels to minimize the need for auto trips.

Construct buildings, public facilities and infrastructure that are built to last, but are flexible in response to changes and can be readily maintained and enhanced as conditions, needs and desires change.



# Housing, Development & Neighborhood Enhancement

**EX. PRINCIPLE** Use natural slopes and man-made street edges at Duke Street, Stevenson Ave., Edsall Road, and Pickett Street to define nodes for development of recognizable, walkable, mixed-use neighborhoods.



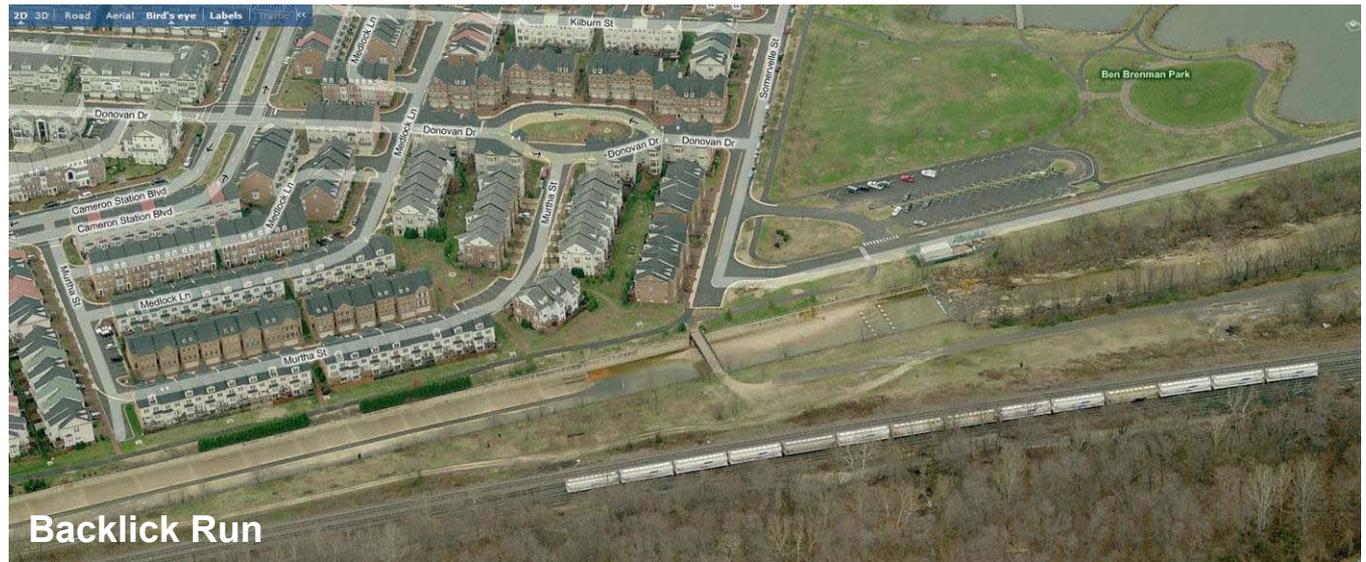
# Housing, Development & Neighborhood Enhancement

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## ISSUES & OPPORTUNITIES

- Lack of active and passive recreation facilities
- Community services and facilities
- Disconnected park spaces
- Need for spaces for formal and informal public gathering



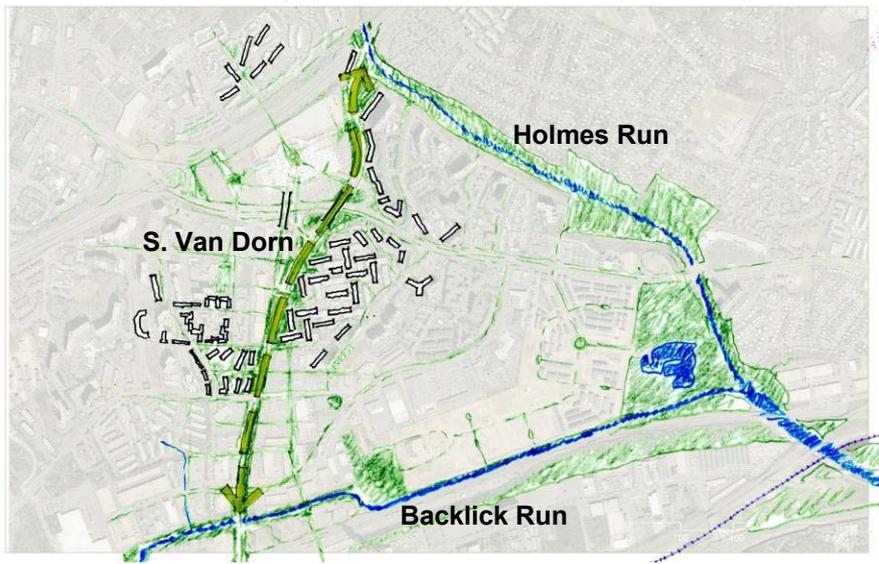
Backlick Run

## GOALS

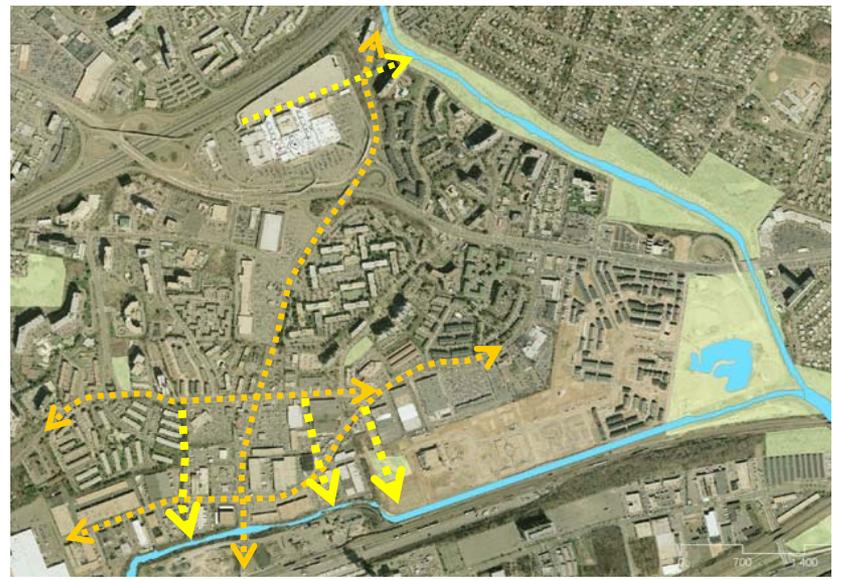
Provide an interconnected open space system with a variety of scales and types of open spaces (parks, town squares, and diverse street types) spaced widely throughout the community, including tree-lined walking streets and safe play areas for young children where families can gather.

Minimize surface parking, except where used along streets to create a protected pedestrian environment and successful retail streets.

Plan for both quiet places and active, vibrant, busy places.



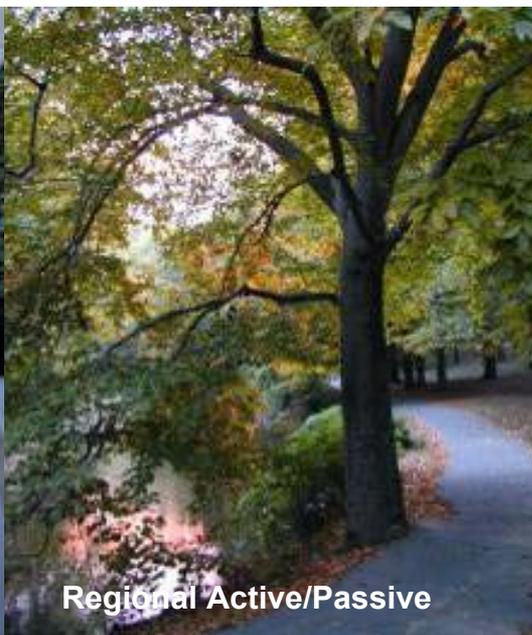
Re-establishing Backlick Run as a natural environment with S. Van Dorn as a green boulevard.



# Open Space & Civic Amenities



Urban Pocket Park



Regional Active/Passive



Sports Fields



Public Square



Commercial Plaza



Recreation Path

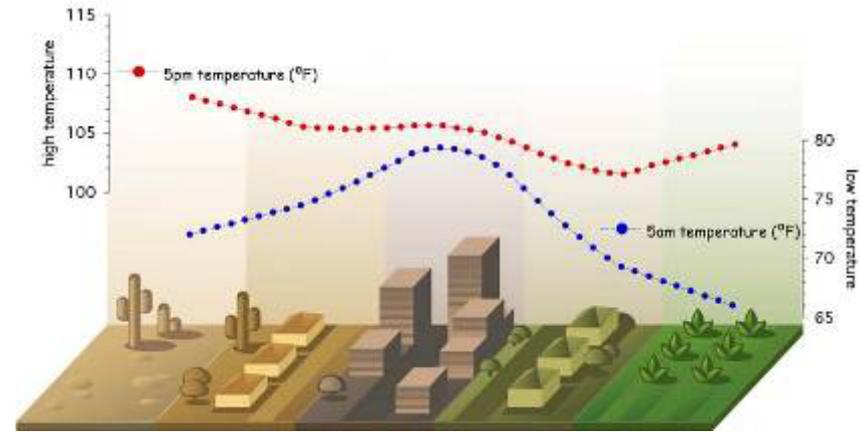
# Open Space & Civic Amenities

**EX. PRINCIPLE** Transform Landmark Mall into a beautiful and fun town center that is well-connected to its surroundings and becomes a center of community life.



## ISSUES & OPPORTUNITIES

- Degraded or hidden natural systems and linkages
- Auto-oriented land use
- Large areas of impervious paving



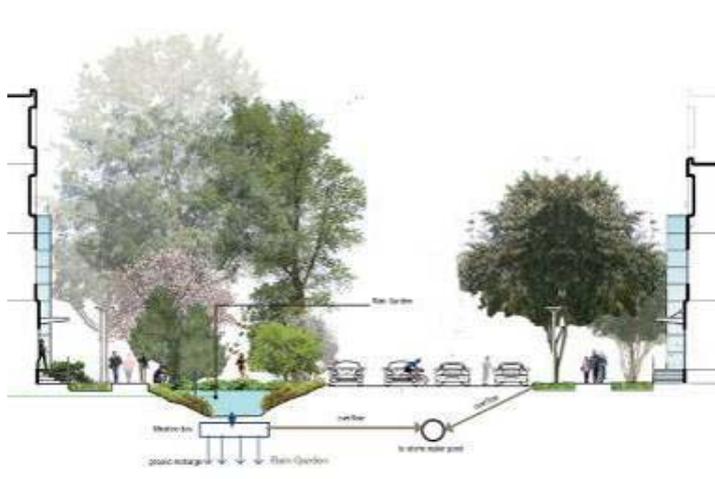
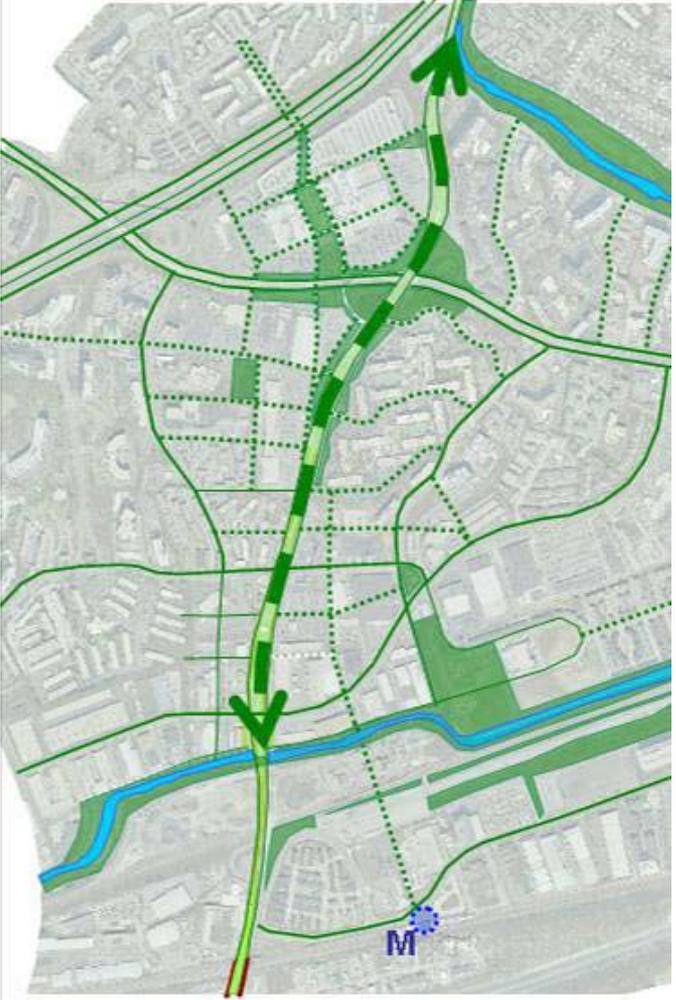
## GOALS

Develop and enhance natural corridors and water to sustain plant communities and wildlife and bring nature into the community.

Conserve land, energy and natural resources by having resource-conserving site and building design and support systems, and by supporting effective alternatives to the single-occupant motor vehicle.



**EX. PRINCIPLE:** Counteract the Urban Heat Island Effect by recreating South Van Dorn Street as a green urban boulevard utilizing reflective/light colored materials, the installation of green roofs, sustainable storm-water management and the planting of additional trees and vegetation.



## ISSUES & OPPORTUNITIES

- Public/private financing
- Infrastructure improvement needs
- Zoning changes for planned redevelopment
- Tax base improvements



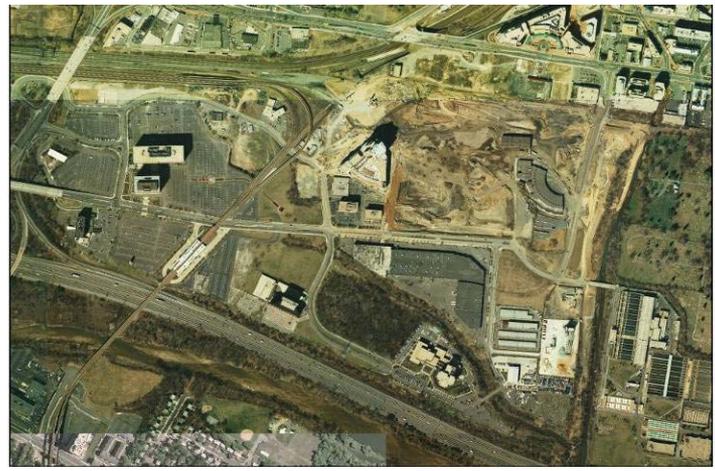
## GOALS

**Create a vibrant community that can sustain itself over time** via a healthy level of economic activity, providing continuing value to support public facilities and services through local revenues.

**Provide a diversity of functions** including shopping, jobs and a variety of living environments that make the area less susceptible to cycles of change than single-purpose areas that appeal to only one social or economic group.

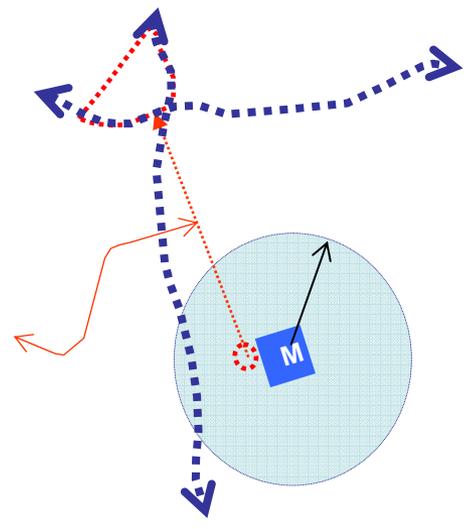


**EX. PRINCIPLE:** Use the corridor from Landmark Mall to Van Dorn Metro as a spine for the phased development of projects, linked with infrastructure improvements, containing diverse functions such as residential, retail and office.



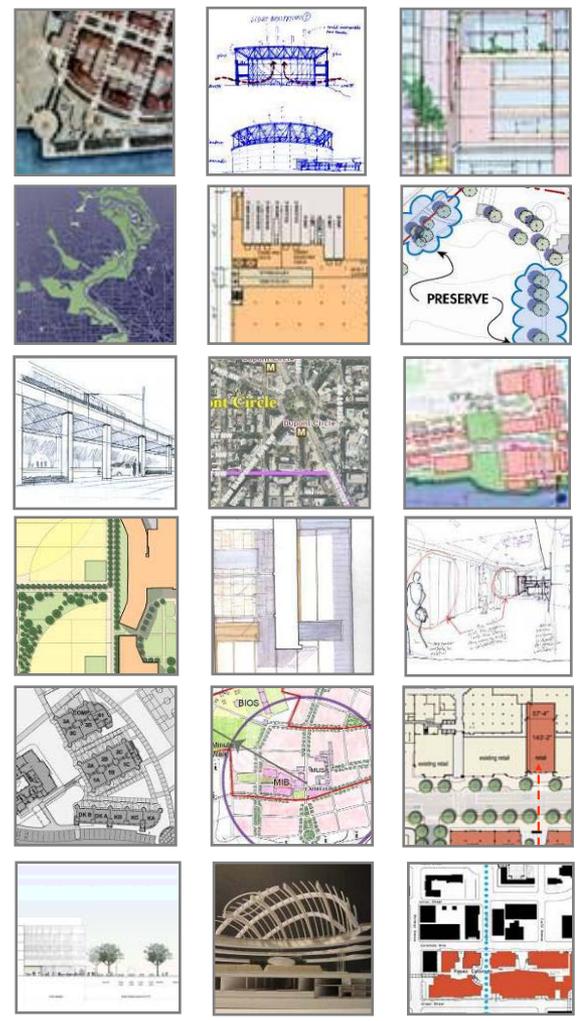
## 1 ANALYSIS

- policies
- goals
- constraints
- community issues
- economic parameters
- Physical conditions



DESIGN PRINCIPLES

## 2 OPTIONS



3 OPTIONS

## 3 CONCEPT PLAN



DRAFT PLAN

## **PART 1: BREAK OUT INTO GROUPS TO DISCUSS –**

- Transit & Transportation
- Housing, Development & Neighborhood Enhancement
- Open Space & Civic Amenities
- Environment & Sustainability
- Implementation & Fiscal Sustainability

GROUPS PRESENT FINDINGS

## **PART 2: BREAK OUT INTO 5-6 GROUPS TO DISCUSS BROAD DESIGN IDEAS**

GROUPS PRESENT FINDINGS

## **PART 3: BENEFITS OF THIS PROJECT**

OVER-ALL GROUP DISCUSSION FORMAT