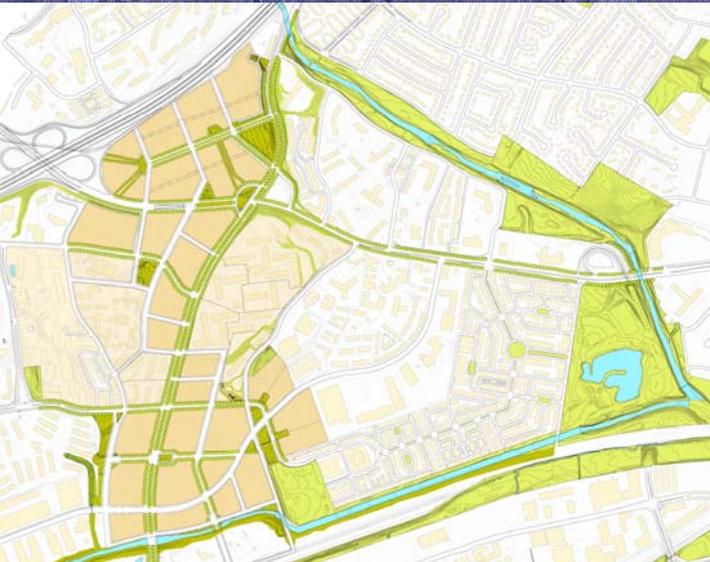




VAN DORN VISION – LANDMARK MALL

City of Alexandria, Planning & Zoning

June 30th, 2008



PATTON, HARRIS RUST AND ASSOCIATES

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

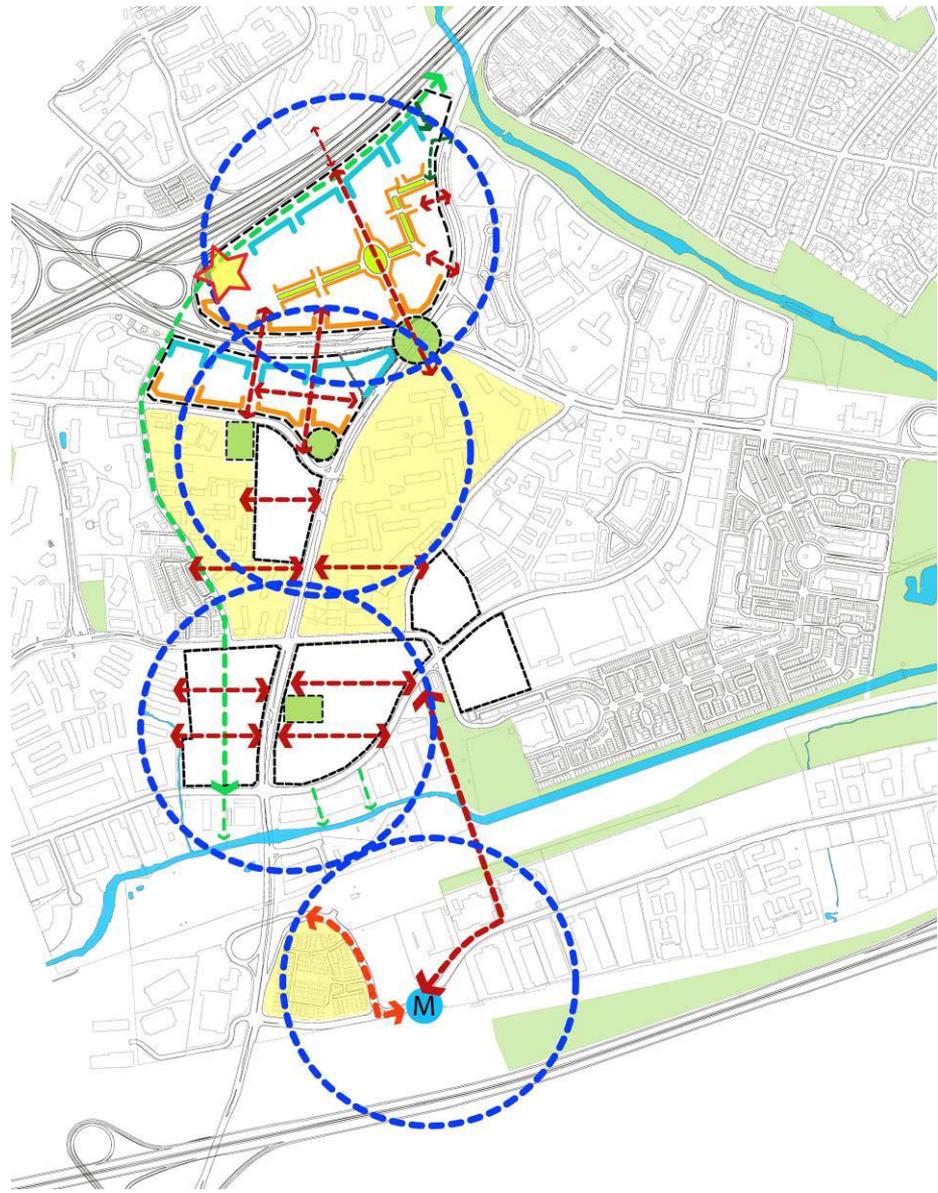


1. Summary diagram
2. Design principles
3. Sub-areas
4. Draft design principles for sub areas
5. Overview

Van Dorn Vision Plan Boundaries



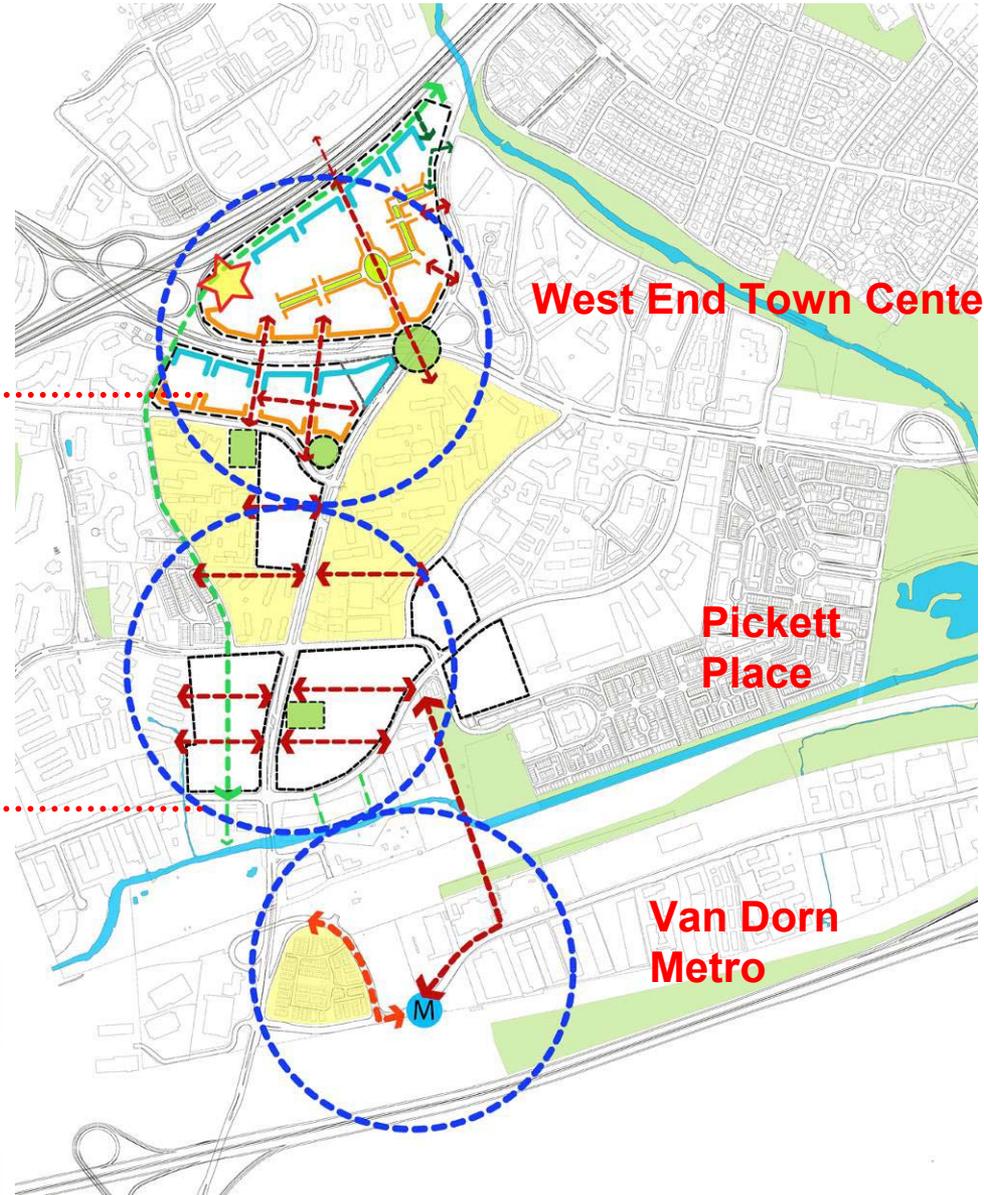
Summary diagram from community workshops





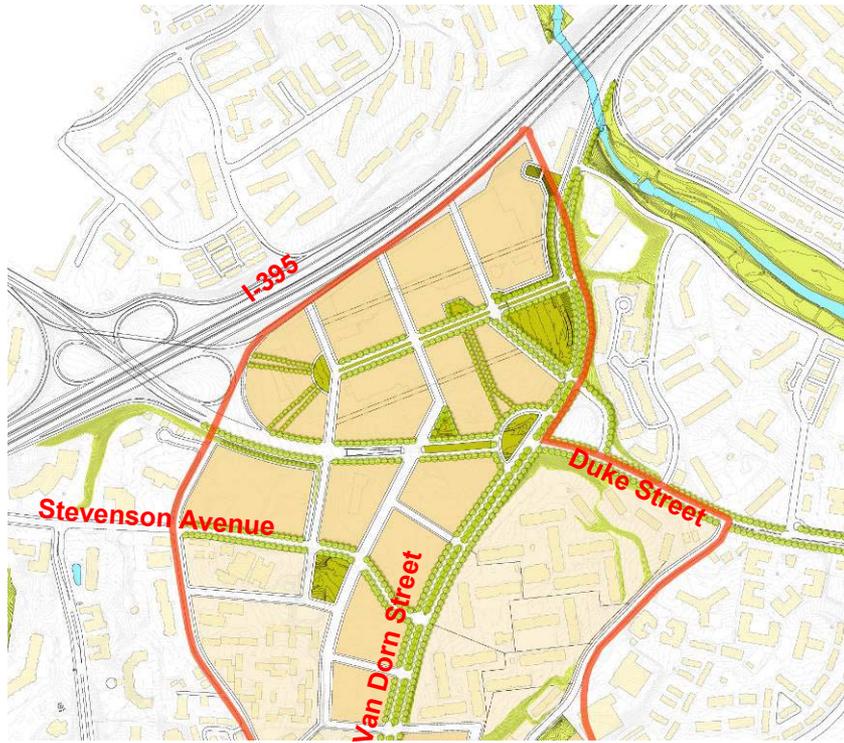
1. Establish Van Dorn Street as a Boulevard, with unique sub-centers
2. Allow frequent, multi-modal connections across Duke Street to a new Town Center for the West End
3. Create distinctive character for development nodes within the study area
4. Establish a framework for convenient future connections to Van Dorn Street Metro
5. Enhance and connect the area's natural assets, such as Holmes Run and Backlick Run
6. Create distinct sub-areas within the planning area, that are well integrated with surrounding developments through a walkable, compact street grid within the large, contiguous parcels along Van Dorn

Sub-areas within the Landmark/ Van Dorn planning area





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1. Establish convenient, multi-modal, at-grade connections to the Town Center at Walker Street, at the BJ's Site, and at the Van Dorn/ Duke Street crossing; and create smaller, walkable blocks at the BJ's, CompUSA and Safeway sites
2. Leverage high visibility along Duke Street and I-395 by creating new "frontage streets" along Duke Street and by creating a distinctive skyline along I-395
3. Encourage designs that use the natural topography of the area to create a distinctive street edge with retail "build-to edges" and landscaped setbacks
4. Connect to Holmes Run by using a green spine that links through the Town Center, and takes advantage of viewsheds to the south
5. Create a civic space near Duke Street and Van Dorn Street that is activated by street fronting retail, a potential transit center and a state-of-the-art park environment
6. Create a central gathering place within the Town Center for Alexandria's West End
7. Create a park using natural open space between Walker and Van Dorn, off Stevenson Avenue
8. Establish strong regional office and retail presence at West End

Design principles for West End Town Center

1. Establish convenient, multi-modal, at-grade connections to the Town Center at Walker Street, at the BJ's Site, and at the Van Dorn/ Duke Street crossing; and create smaller, walkable blocks at the BJ's, CompUSA and Safeway sites



2. Leverage high visibility along Duke Street and I-395 by creating new “frontage Streets” along Duke Street and by creating a distinctive skyline along I-395



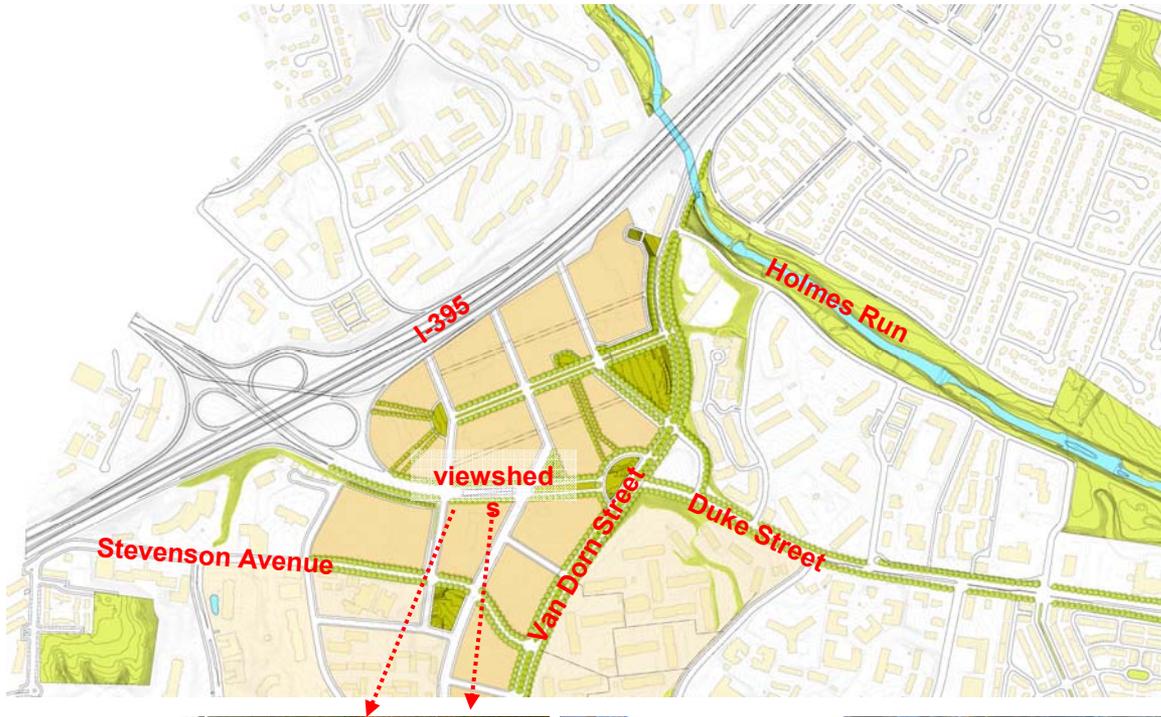
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Design principles for West End Town Center

4. Connect to Holmes Run by using a green spine that links through the Town Center, and takes advantage of viewsheds to the south



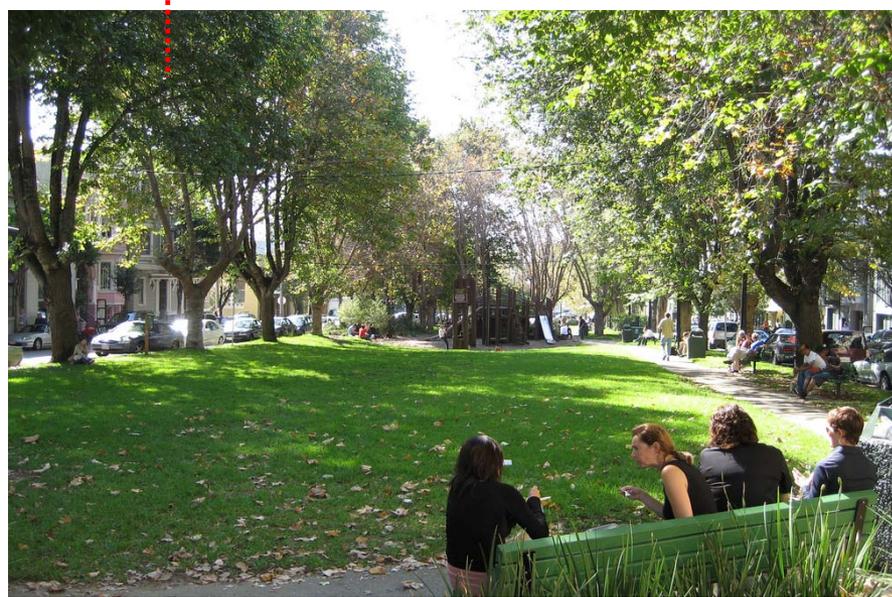
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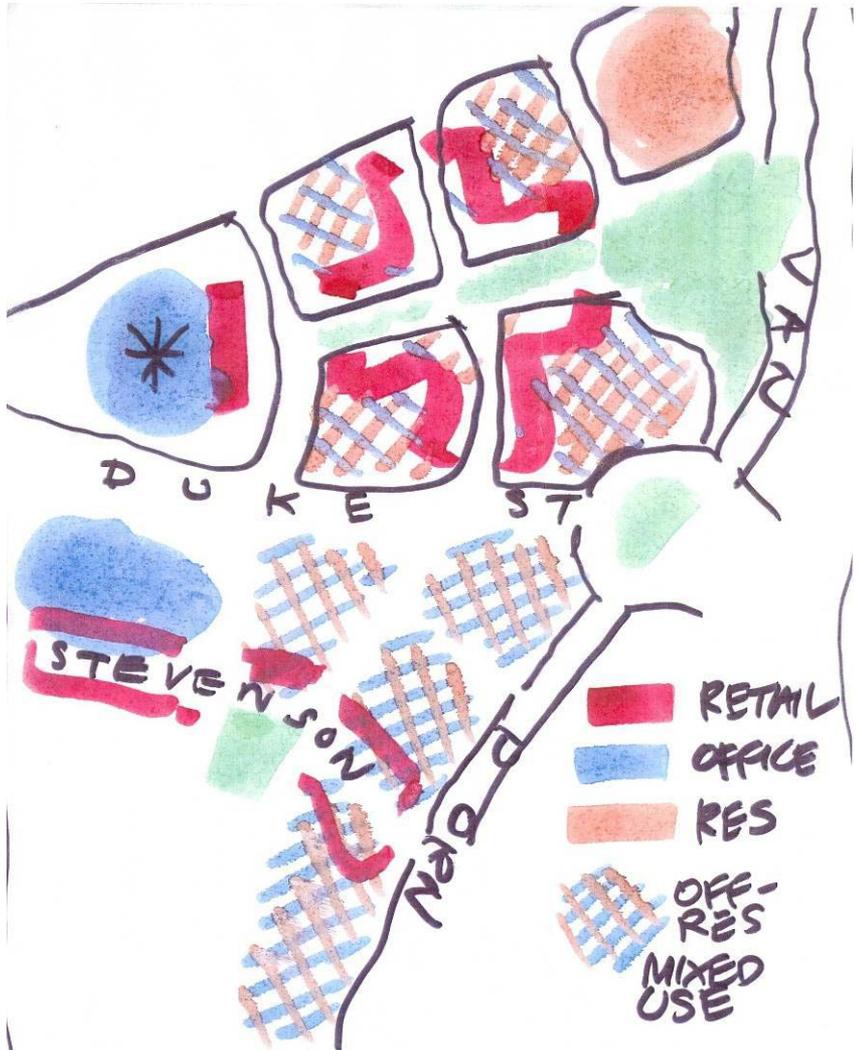
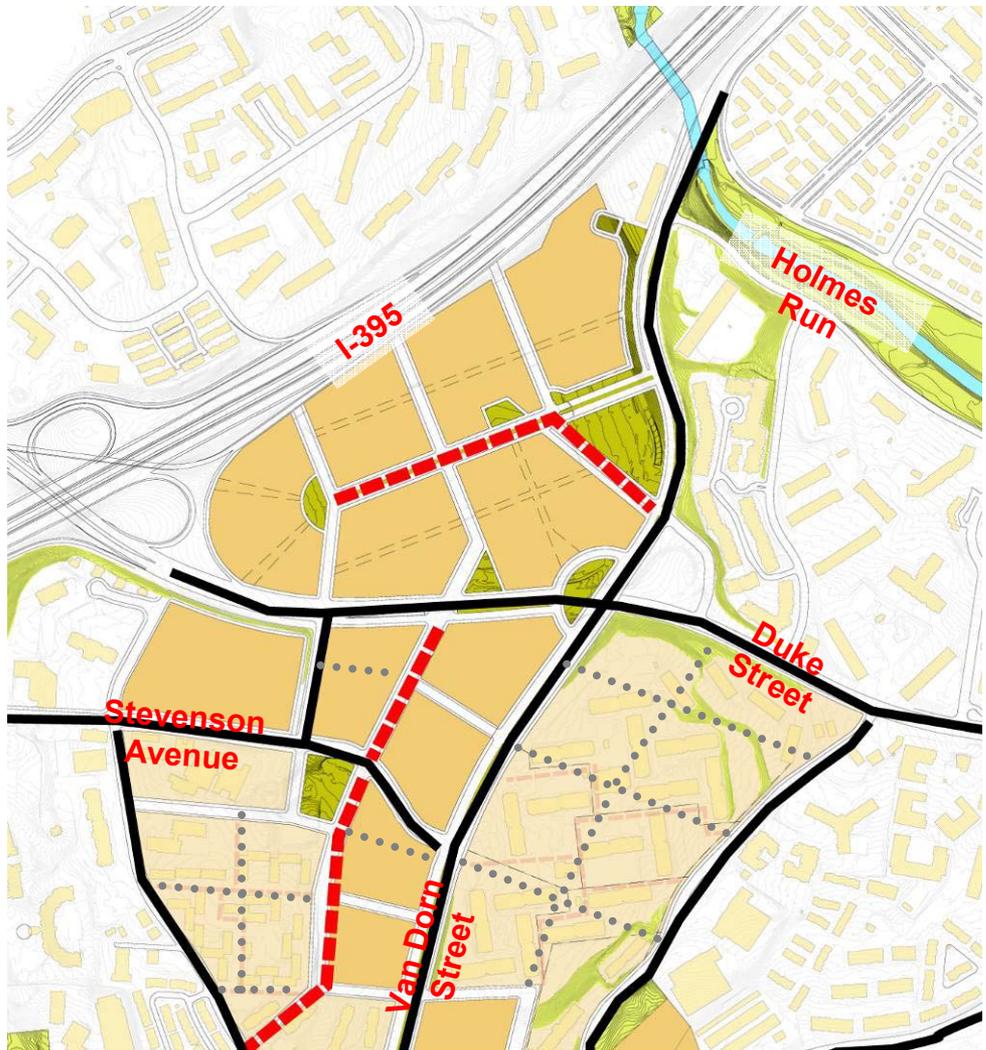


Design principles for West End Town Center



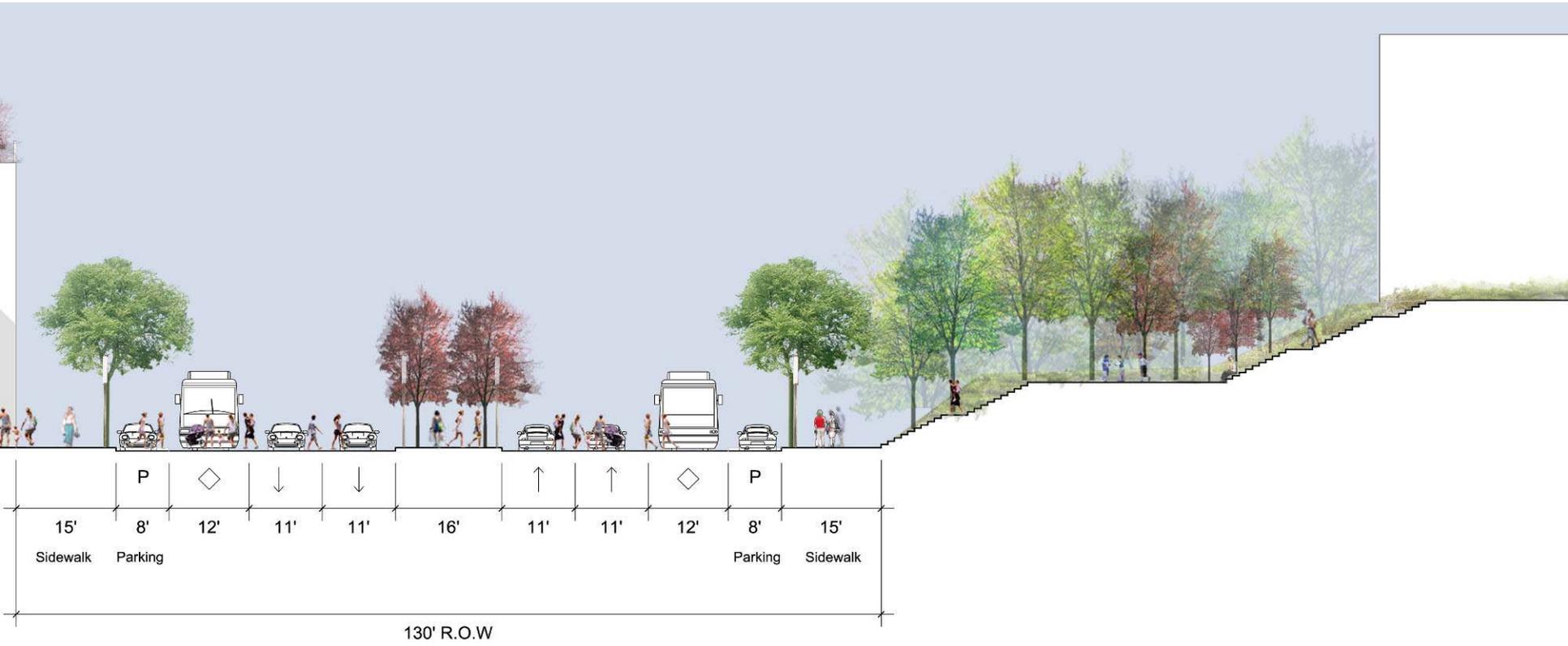
6. Create a “central gathering place” within the Town Center for Alexandria’s West End. Enhance the natural open space between Walker and Van Dorn, off Stevenson Avenue to create a neighborhood space





- Existing Streets
- Illustrative Framework Streets

The public realm – Van Dorn



The public realm – West End Town Center neighborhood space

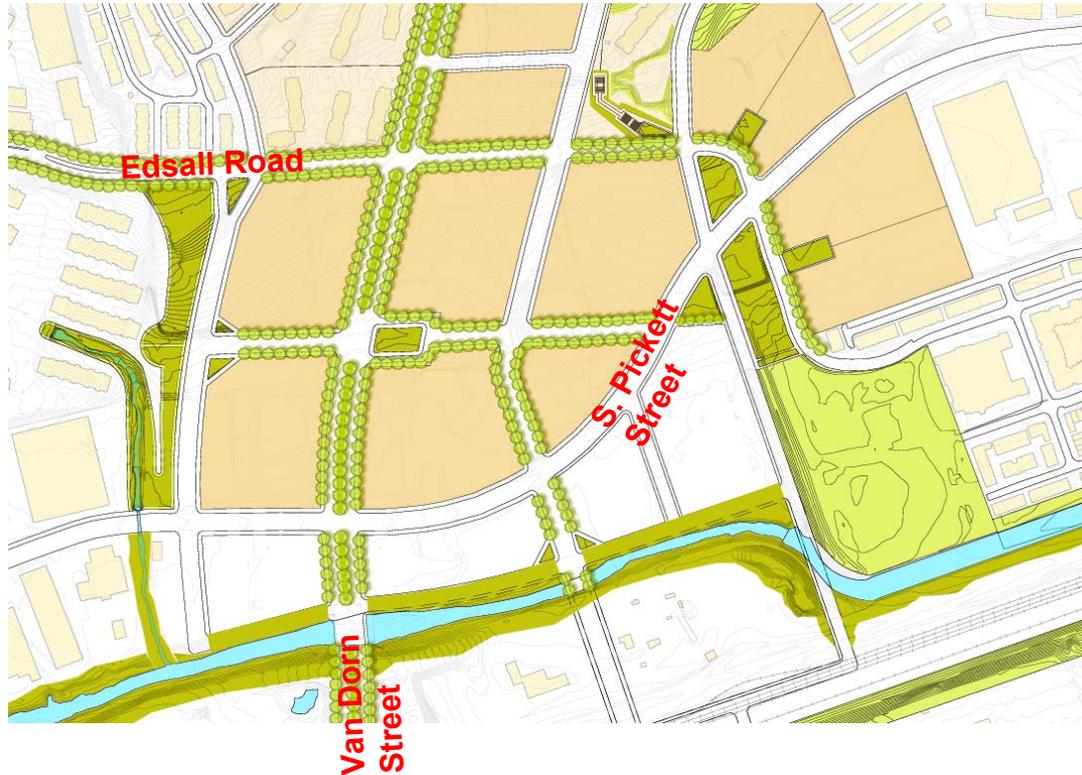




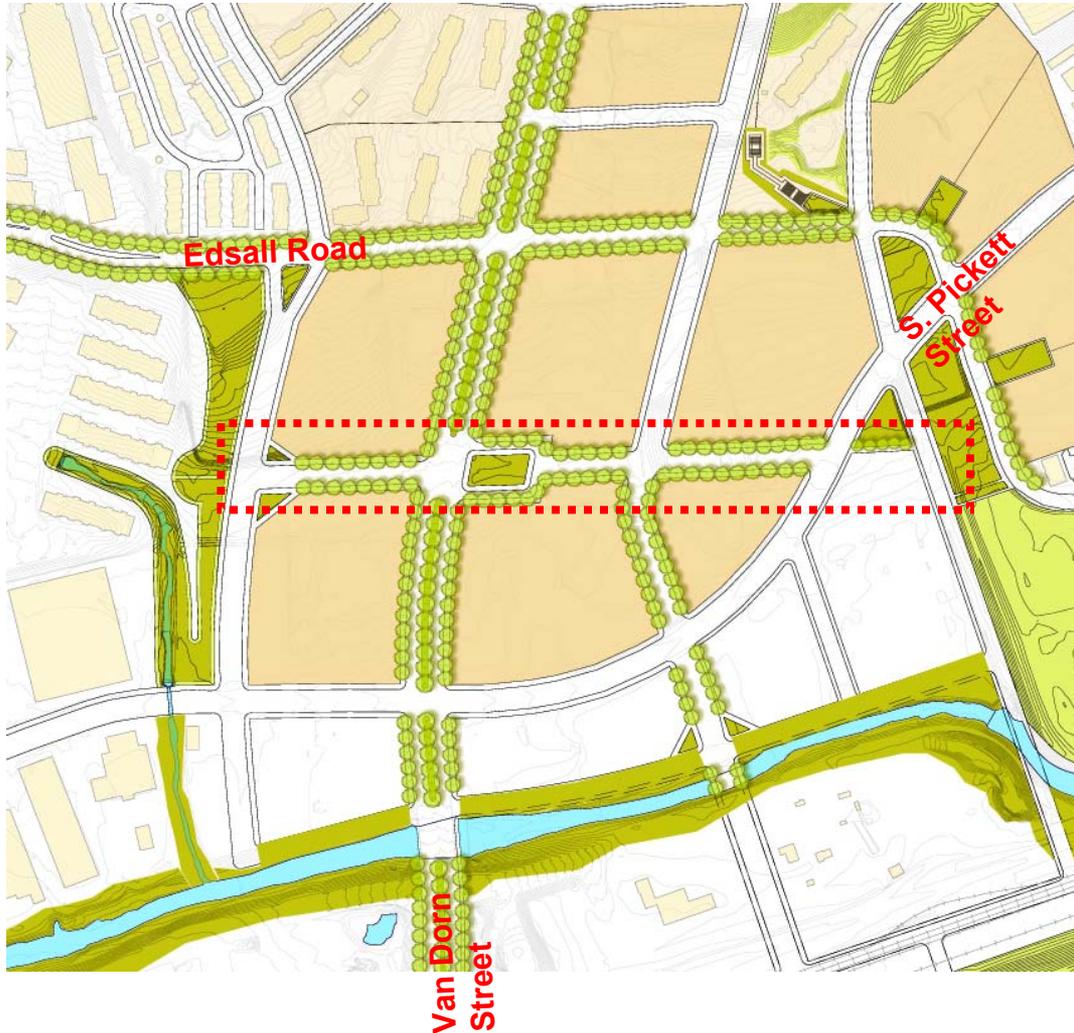


1. Create smaller, walkable blocks between Edsall Road and Pickett Street
2. Create a central main street that connects Van Dorn with the intersection of Edsall and Pickett
3. Create a “four corners” retail intersection at Van Dorn and the new Main Street, that is anchored by a significant neighborhood open space
4. Link Cameron Station with Pickett Place
5. Plan for a new street connection from Pickett Place to Van Dorn Metro

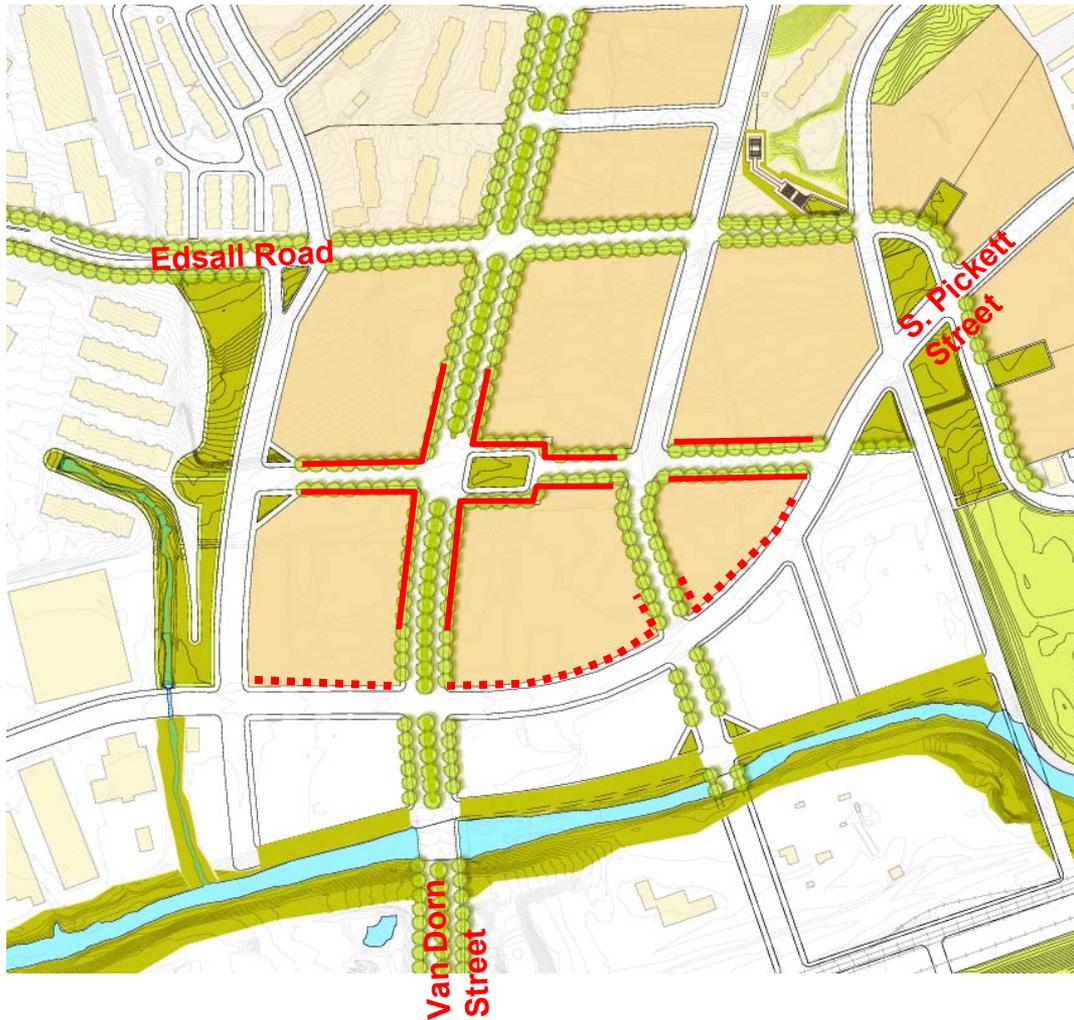
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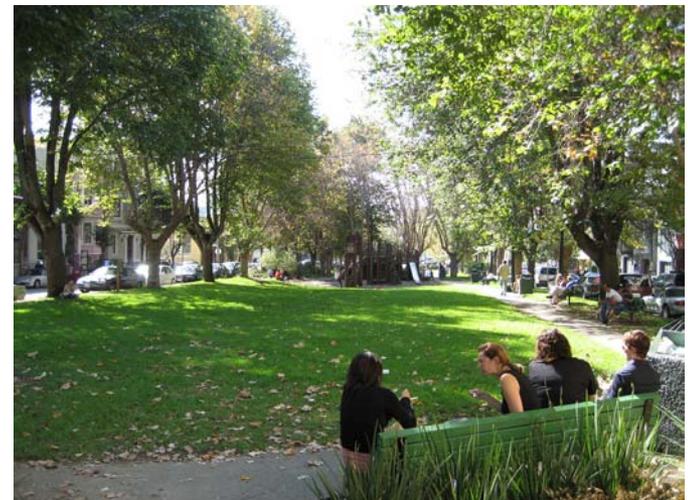
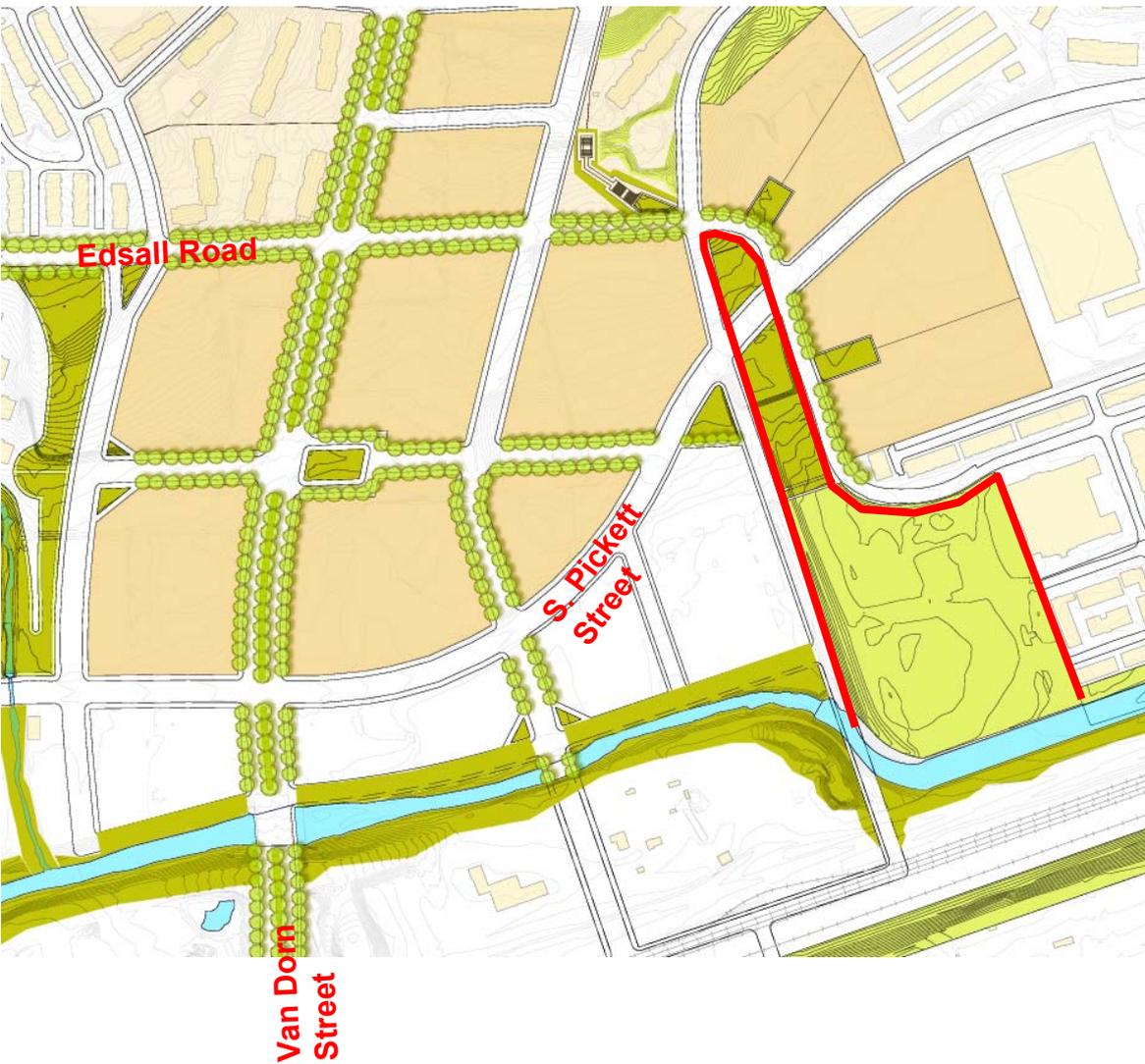


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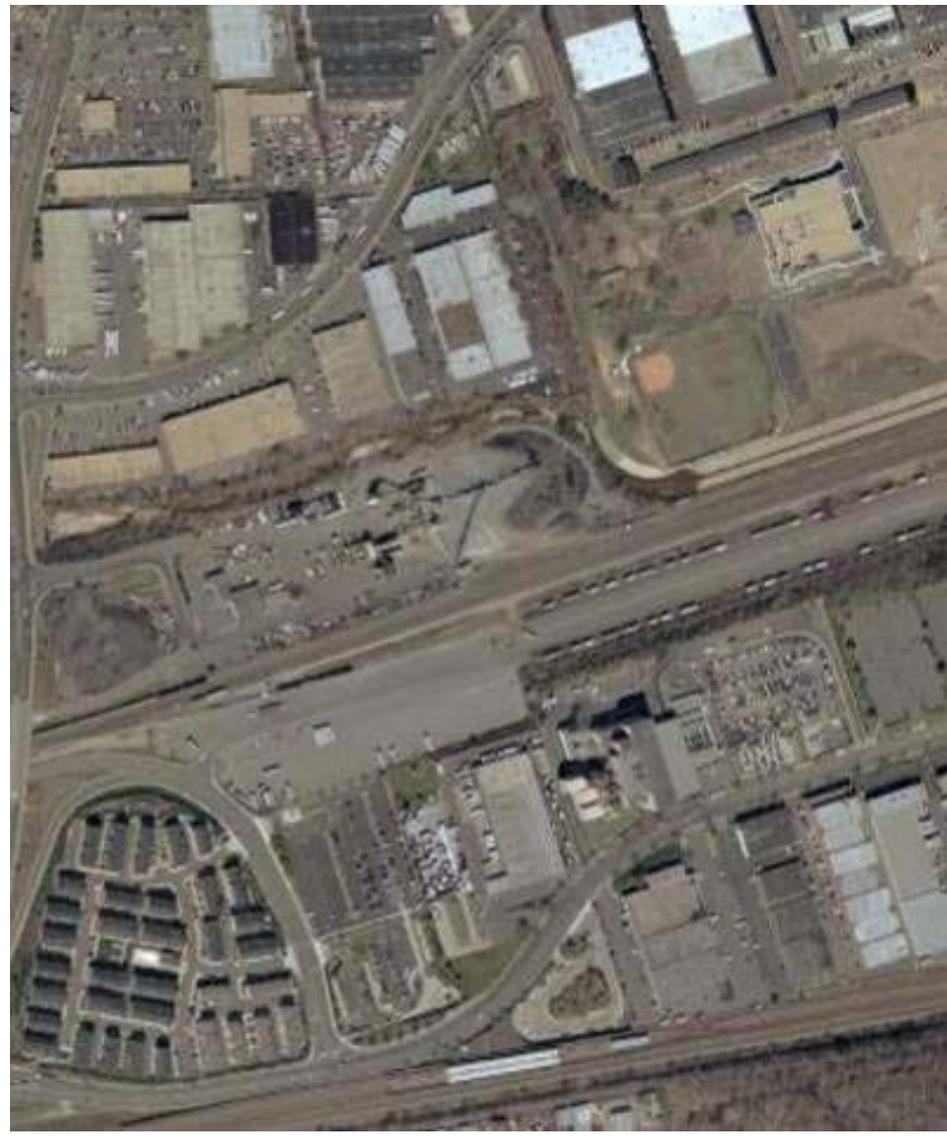
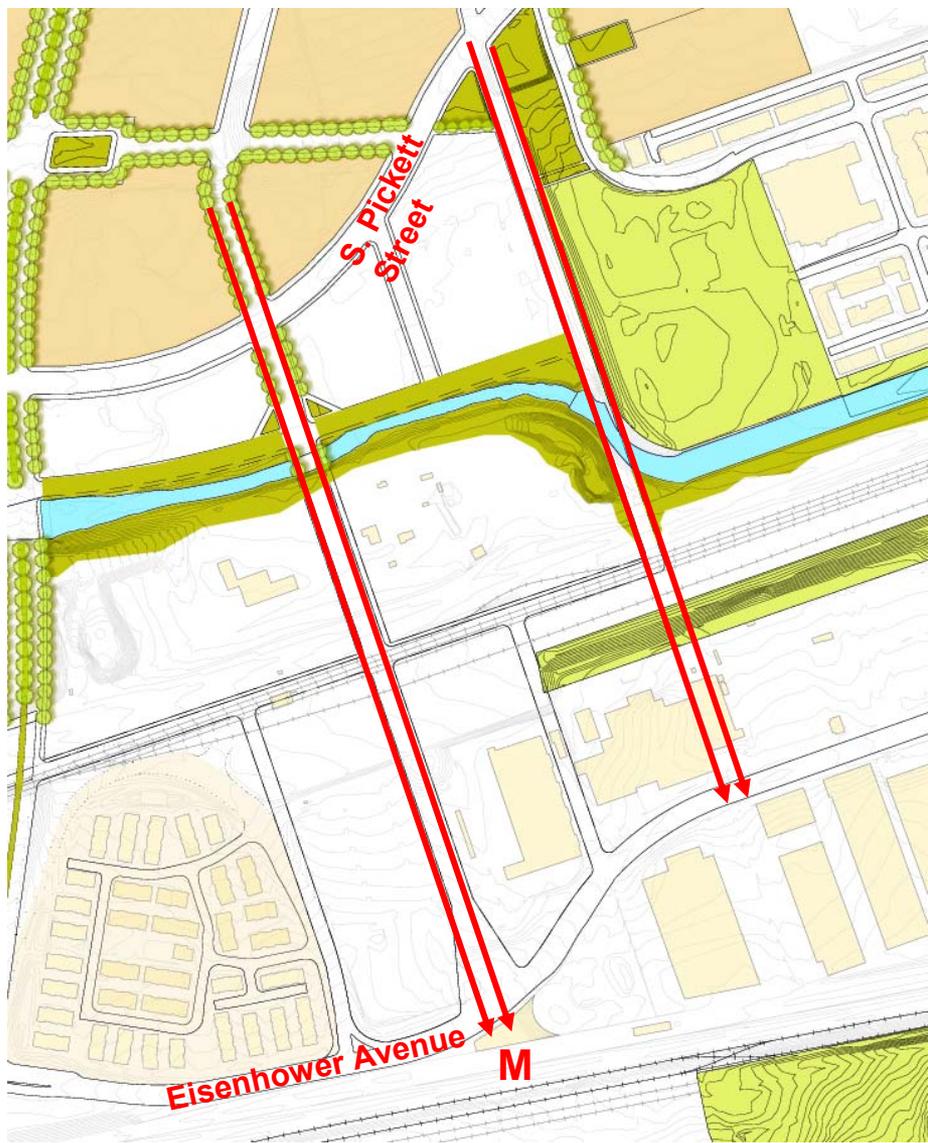


4. Integrate Cameron Park with Pickett Place

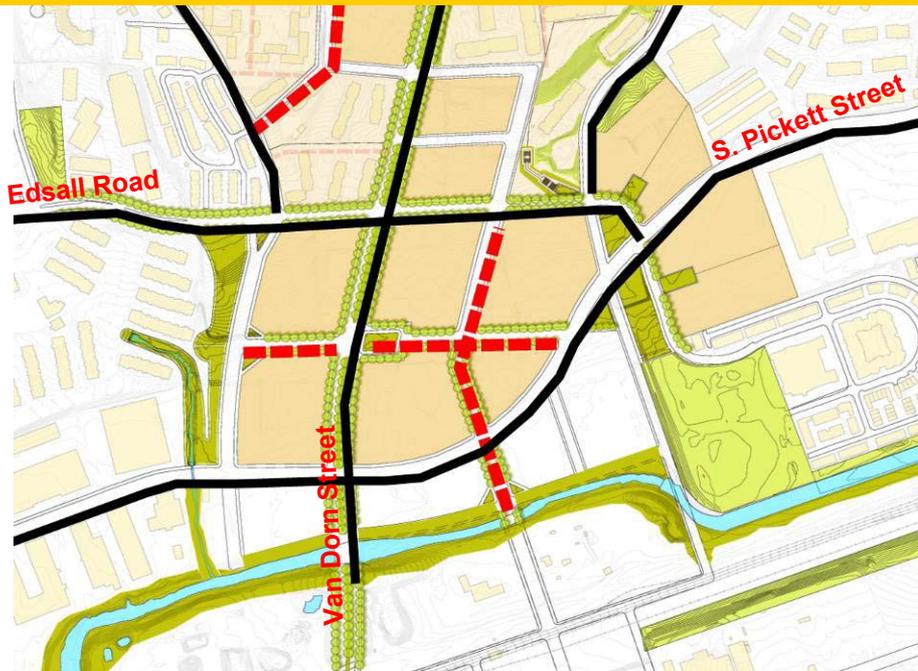




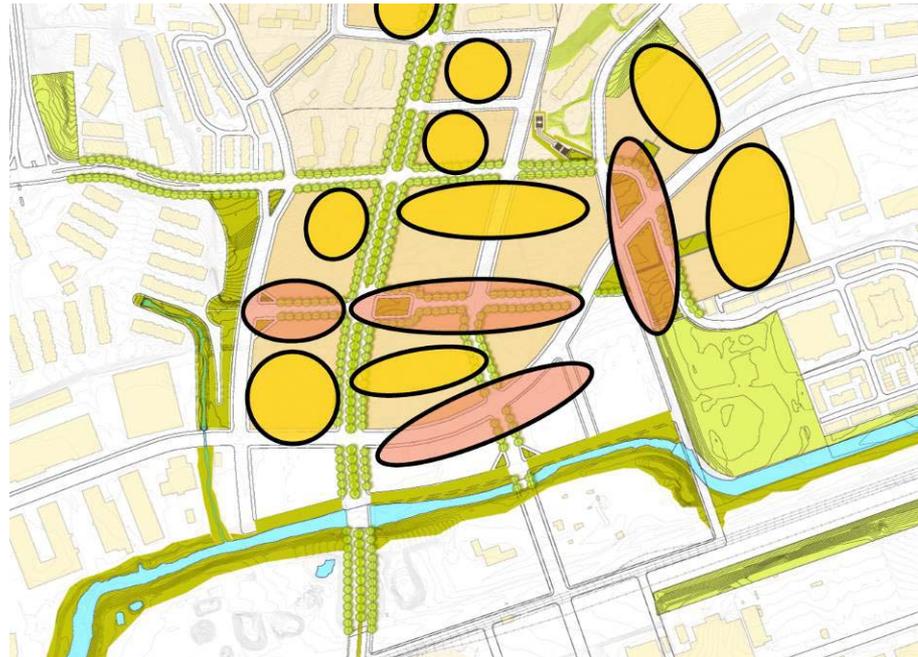
5. Plan for a new street connection from Pickett Place to Van Dorn metro



Design principles for Pickett Place - Streets Grid and Uses



- Existing Streets
- Illustrative Framework Streets
- Future Connections

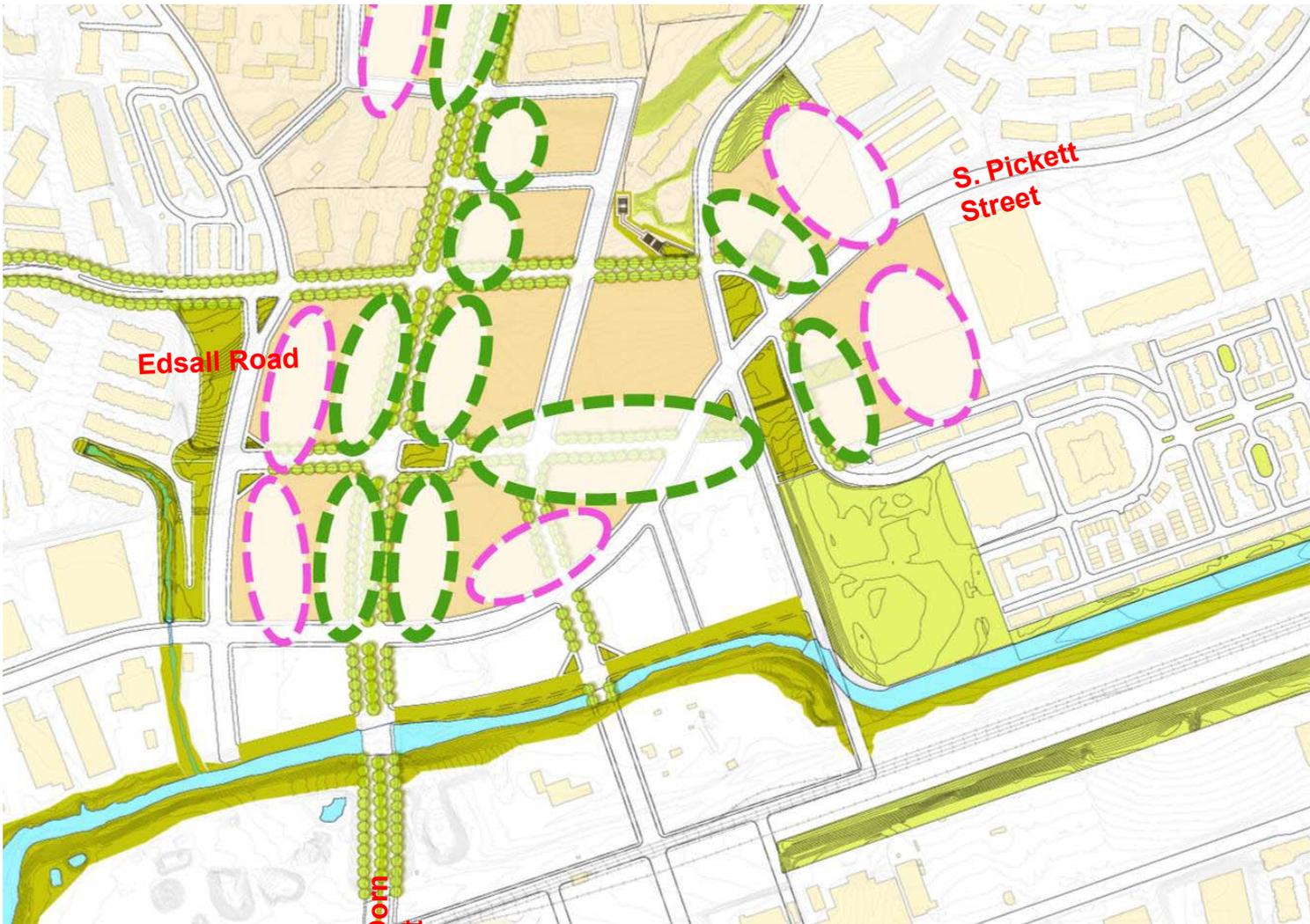


- Residential
- Office/ Retail
- Retail/ Residential

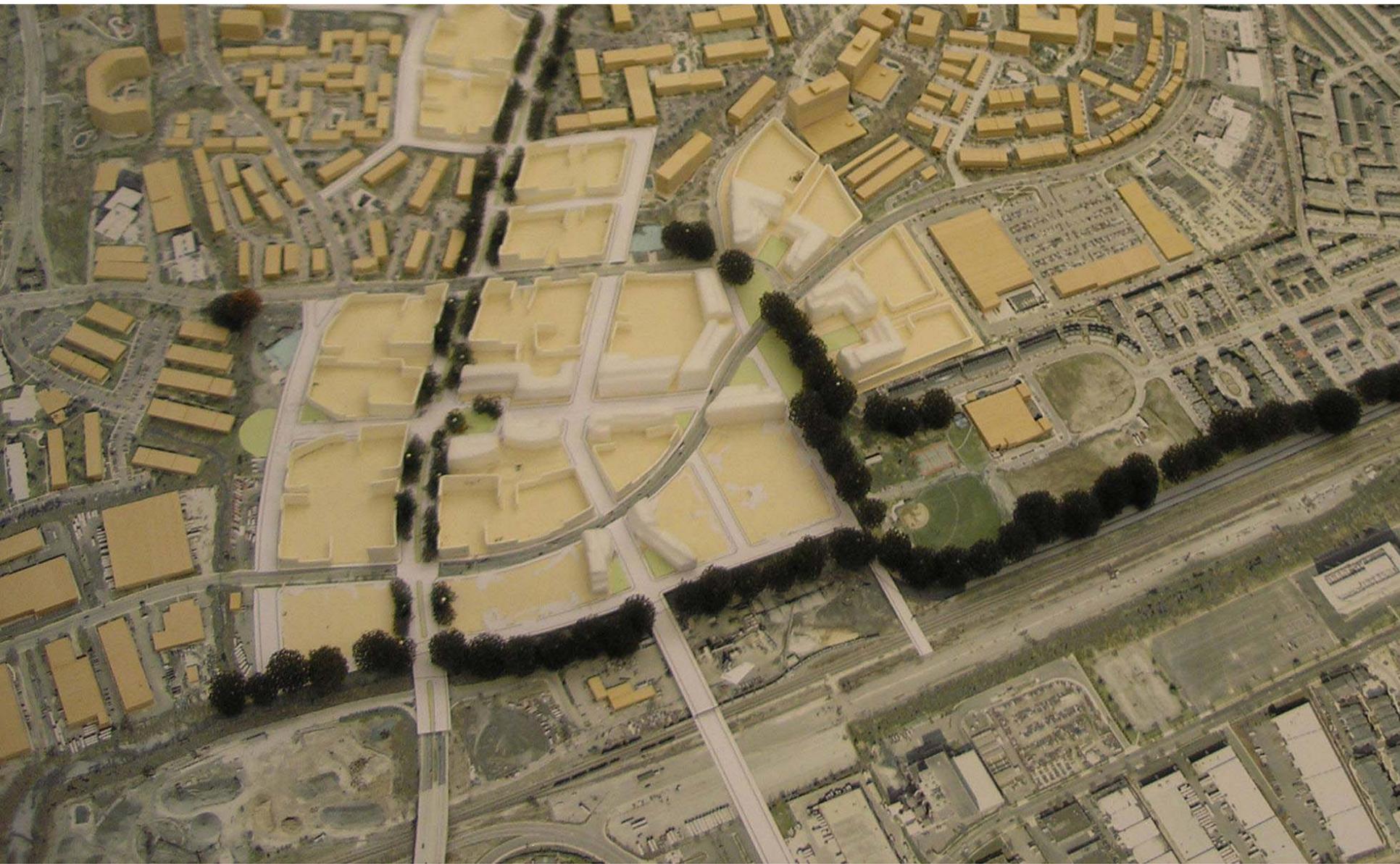
The public realm – Pickett Place neighborhood space

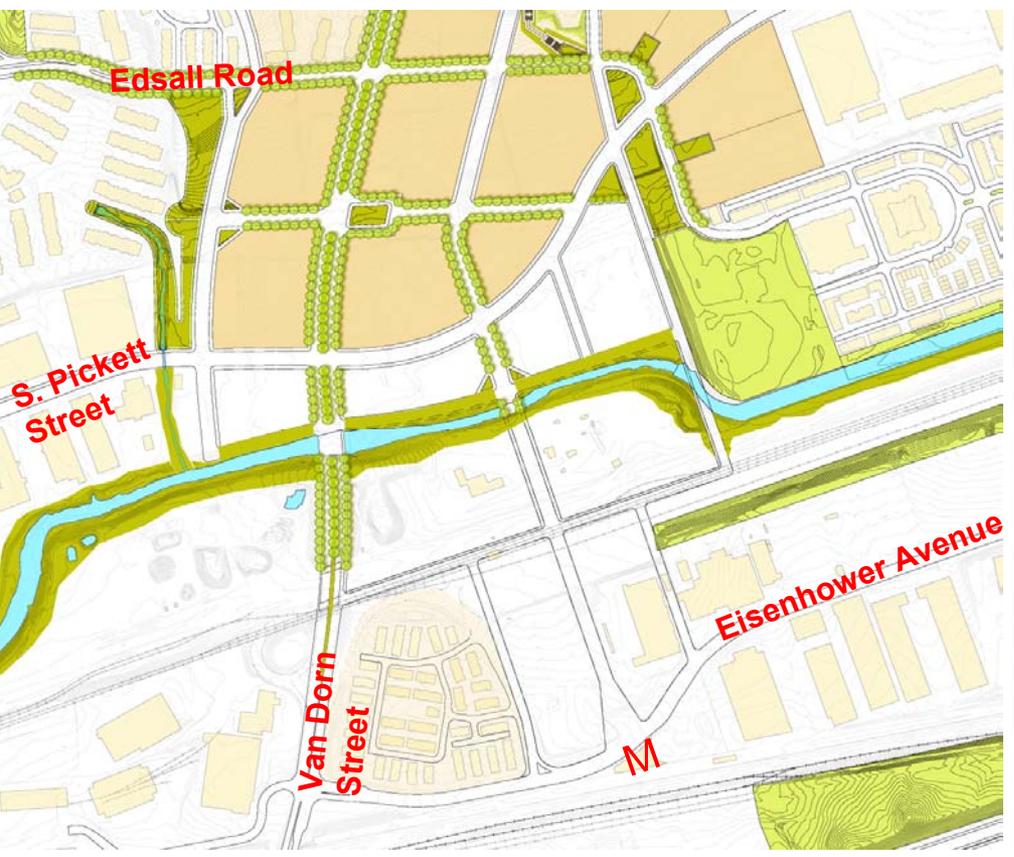


Design principles for Pickett Place - Heights



-  4-8 Floors
-  3-5 Floors

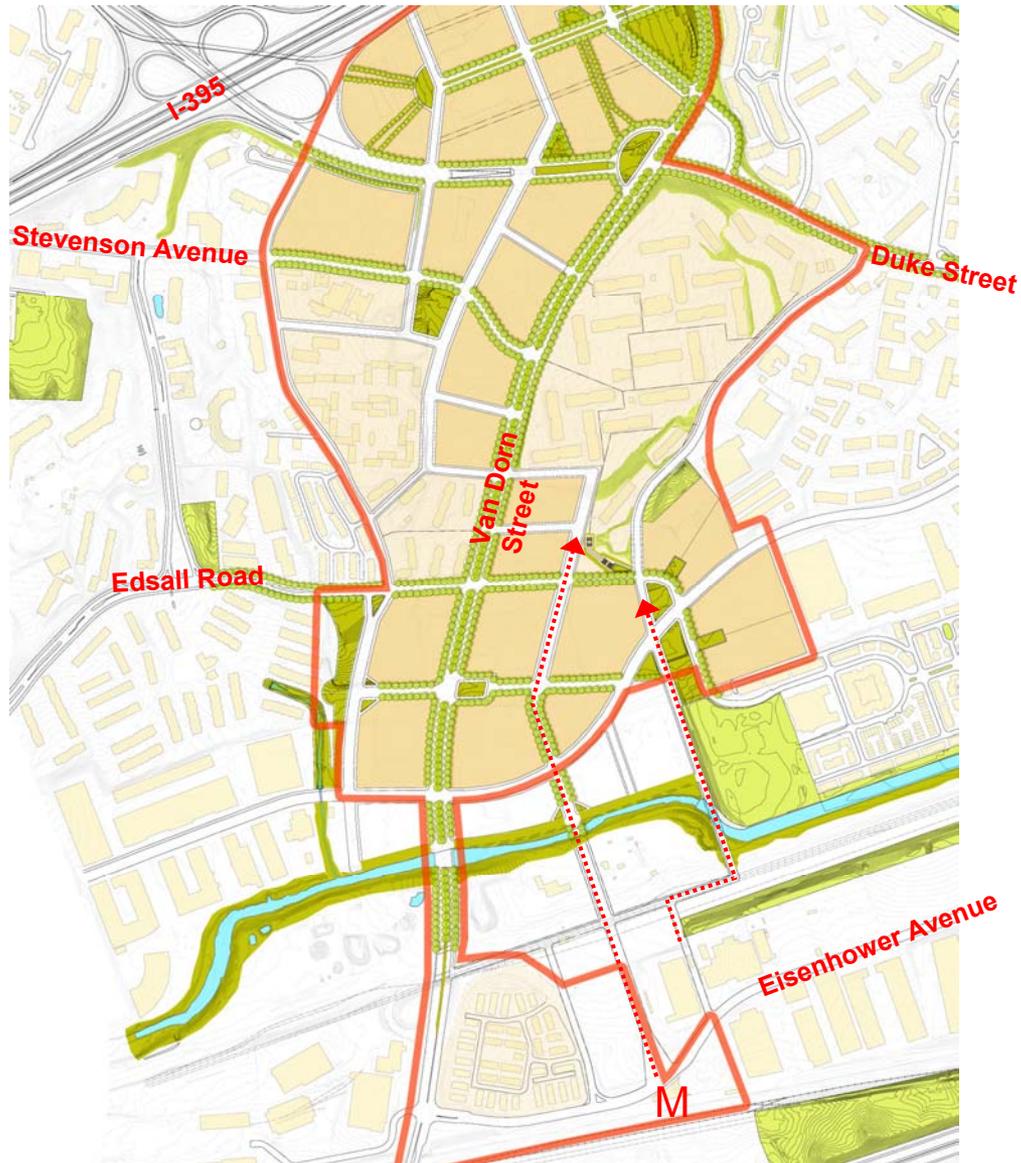




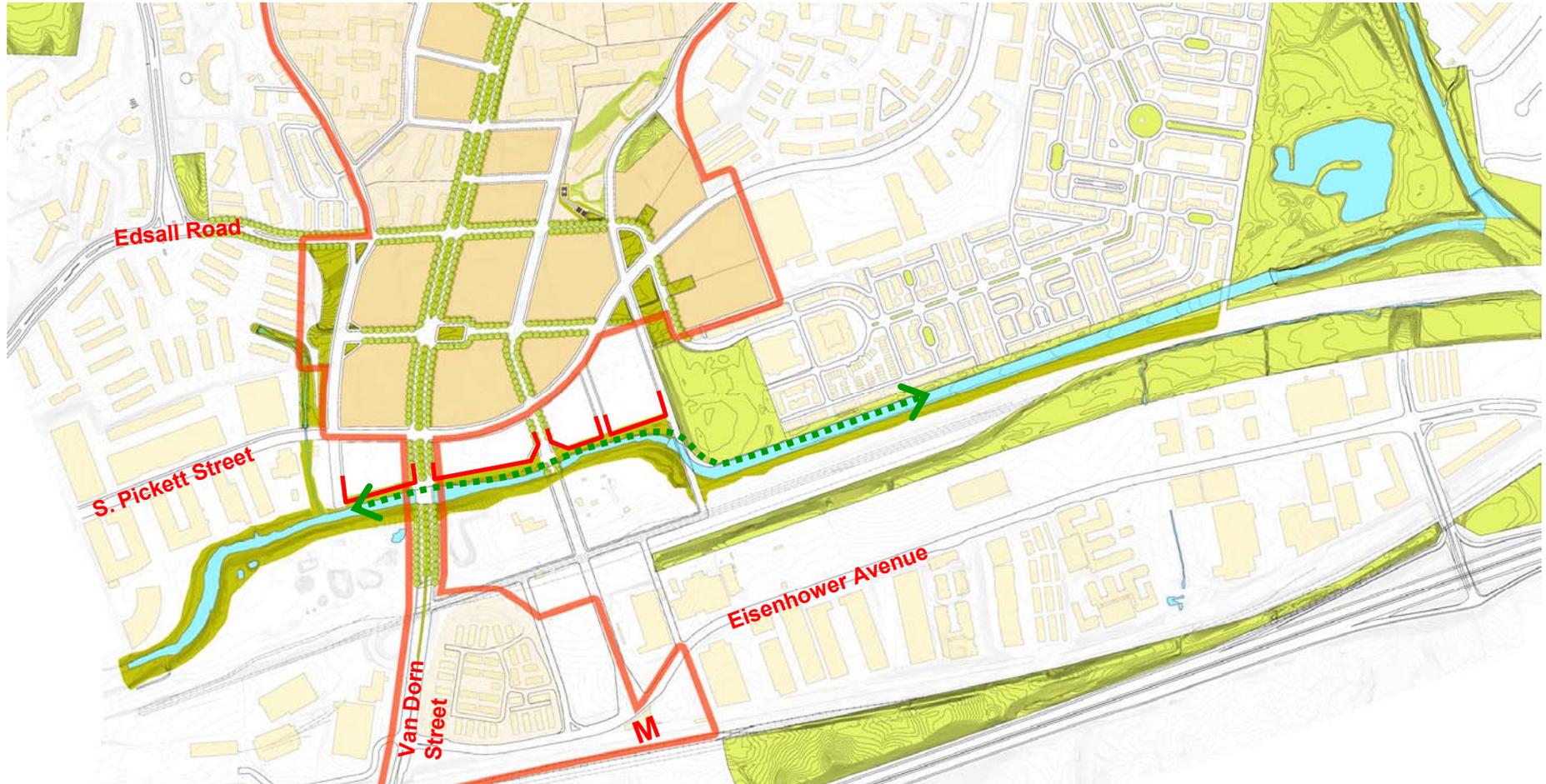


1. Create a framework for direct connections between Van Dorn Metro and the neighborhoods to the north
2. Encourage ways to recover Backlick Run as a natural asset

1. Create a framework for direct connections between Van Dorn Metro and the neighborhoods to the north



Encourage ways to recover Backlick Run as a natural asset





1. Establish Van Dorn Street as a Boulevard, with unique sub-centers
2. Allow frequent, multi-modal connections across Duke street to a new Town Center for the West End
3. Create distinctive street edge conditions along Van Dorn and Duke Street
4. Establish a framework for convenient connection to Van Dorn Metro
5. Enhance, preserve and connect to the area's natural assets, such as Holmes Run and Backlick Run
6. Create distinct sub-areas within the planning area, that are well integrated with surrounding developments through a walkable, compact street grid within the large, contiguous parcels along Van Dorn