LANDMARK / VAN DORN CORRIDOR PLAN

City of Alexandria, Planning & Zoning
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EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS
• Updated framework plan
• Land use, density, heights, open space diagrams
• Public streets and open spaces
• Mall access options
Framework Plan

- Landmark Mall Site at West End Town Center
- The Bluff at West End Town Center

- Pickett Place
- Van Dorn Metro
Proposed Land Use

30% Residential
70% Office/Retail

30% Retail/Office
70% Residential

- Office
- Residential/Office
- Residential
- Retail

Van Dorn St
Duke St
Eisenhower Ave
1995
## Land Use Comparisons

<table>
<thead>
<tr>
<th>Location</th>
<th>Residential</th>
<th>Office</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>West End Town Center</td>
<td>30%</td>
<td>70%</td>
<td>0%</td>
</tr>
<tr>
<td>Pickett Place</td>
<td>30%</td>
<td>70%</td>
<td>0%</td>
</tr>
</tbody>
</table>

### Percentages

- **50%**
- **25%**
- **62%**
- **60%**
- **35%**
- **29%**
- **39%**
- **56%**
- **55%**
- **5%**
- **5%**
- **5%**
- **5%**
Existing Allowable Heights

Existing Zoning:
Maximum Height with Special Use Permit
- 40 feet or less
- 40 - 50 feet
- 77 feet
- 150 feet
- 50+ varies or with special conditions
Proposed Heights

Note: Each height district will require a variety of heights, not just a single maximum height.
Major Streets and Open Spaces

Duke Street
New High Street
Stevenson Park
Van Dorn Street
Pickett Place Main Street
Pickett Place Square
Park Road
Street Hierarchy

A STREETS
- Important addresses for commercial uses
- Green boulevards
- No loading/parking entry
- Highest design standards

B STREETS
- Residential addresses
- Some commercial uses permitted, at specific locations

C STREETS
- Loading/parking entry permitted
- Some design standards
Van Dorn Street South of Edsall Road

160' ROW

24' Sidewalk

112' Cartway

24' Sidewalk

12' Bike
12' Transit
11' One-Way Traffic
11' Median
11' Left Turn
11' Left Turn
11' One-Way Traffic
11' One-Way Traffic
12' Transit
12' Bike
Van Dorn Street North of Edsall Road

12' Bike
12' Transit
11' One-Way Traffic
11' One-Way Traffic
15' Median
11' Left Turn
11' One-Way Traffic
11' One-Way Traffic
12' Transit
6' Bike

24' Sidewalk
102' Cartway
24' Sidewalk

150' ROW
Mall Access Option 1 - The Bridge
Mall Access Option 1 - The Bridge
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Mall Access Option 1 - The Bridge