

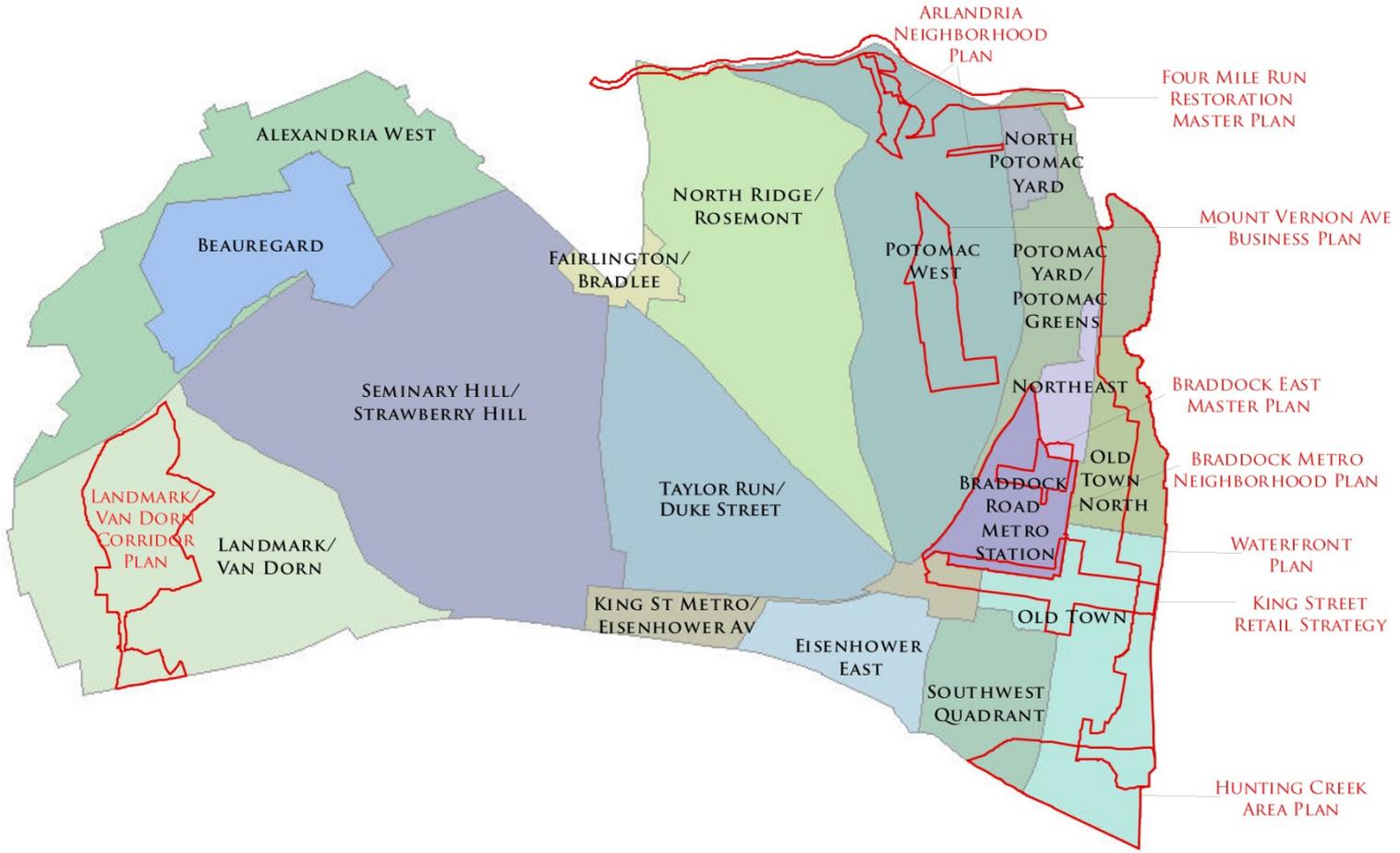
EW EISENHOWER WEST SMALL AREA PLAN

Park and Recreation Commission

October 15, 2015



CITY OF ALEXANDRIA, VIRGINIA MASTER PLAN



 OVERLAY PLANS

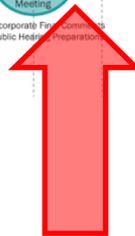
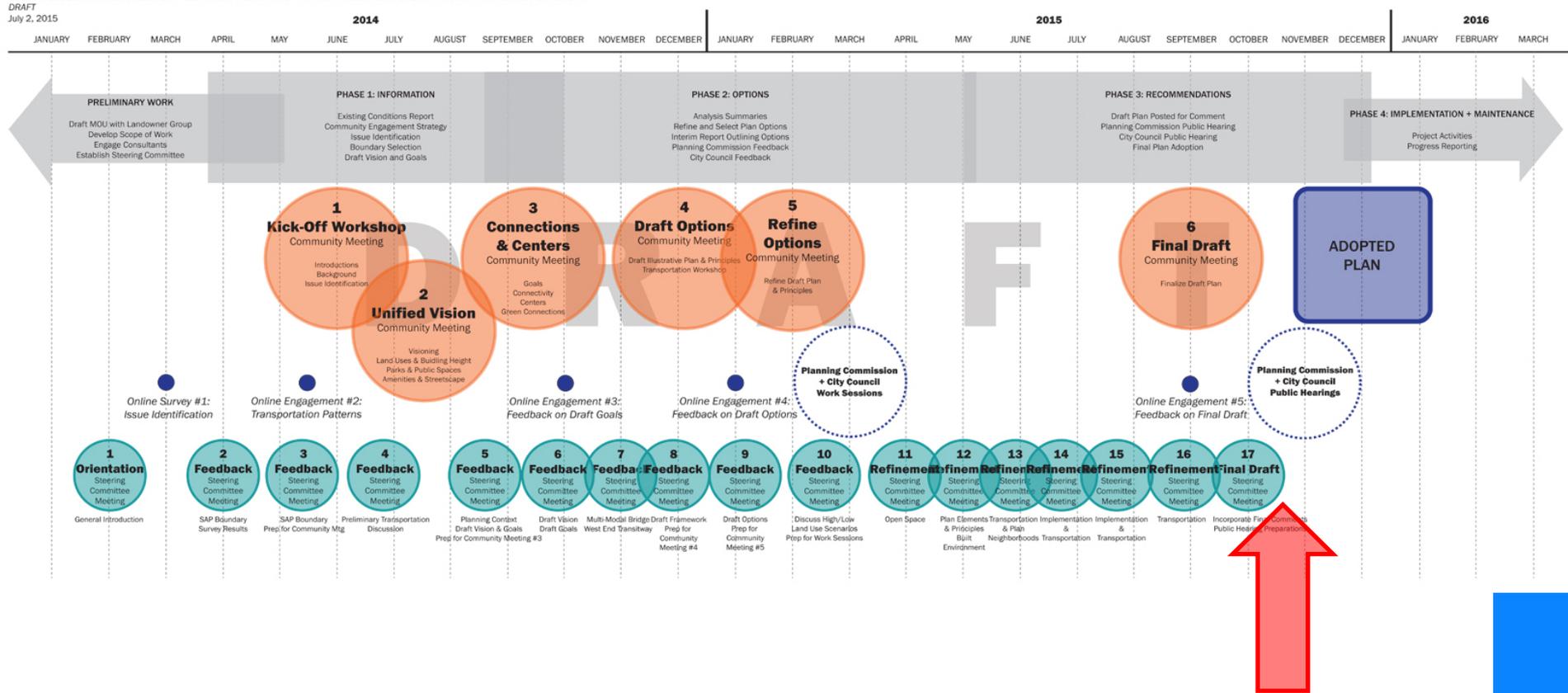
Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, then the underlying Small Area Plan applies.



Work Program: Phasing, Key Meetings, & Online Engagement



DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM



Draft Plan Goals

EISENHOWER WEST GOALS

The goals for Eisenhower West focus on creating, over time, a vibrant, sustainable, connected, transit-oriented community that contributes to the City's economic development goals while providing opportunities for living, working, learning, and recreating.



1. Eisenhower West will be an integral part of the City's Eisenhower Valley economic engine in which economic development and employment opportunities are maintained and promoted by capitalizing on the Van Dorn Metrorail Station, proximity to the Capital Beltway, and the opportunity provided by the presence of large land holdings.



2. Eisenhower West will have a vibrant mix of uses achieved through phased implementation, including a mix of residential and employment opportunities, and the new mix of uses are able to co-exist with industrial uses remaining in the area long term.



3. Eisenhower West will be a transit-oriented community, with density focused around transit nodes and corridors.



4. Eisenhower West will have safe, efficient, and linked pedestrian, bicycle, transit, and vehicular mobility thereby providing better access locally and citywide to the future amenities of the area.



5. Eisenhower West will be more pedestrian-friendly by humanizing Van Dorn Street, Pickett Street, and Eisenhower Avenue so that they become safer for pedestrians and more attractive to residents and shoppers.

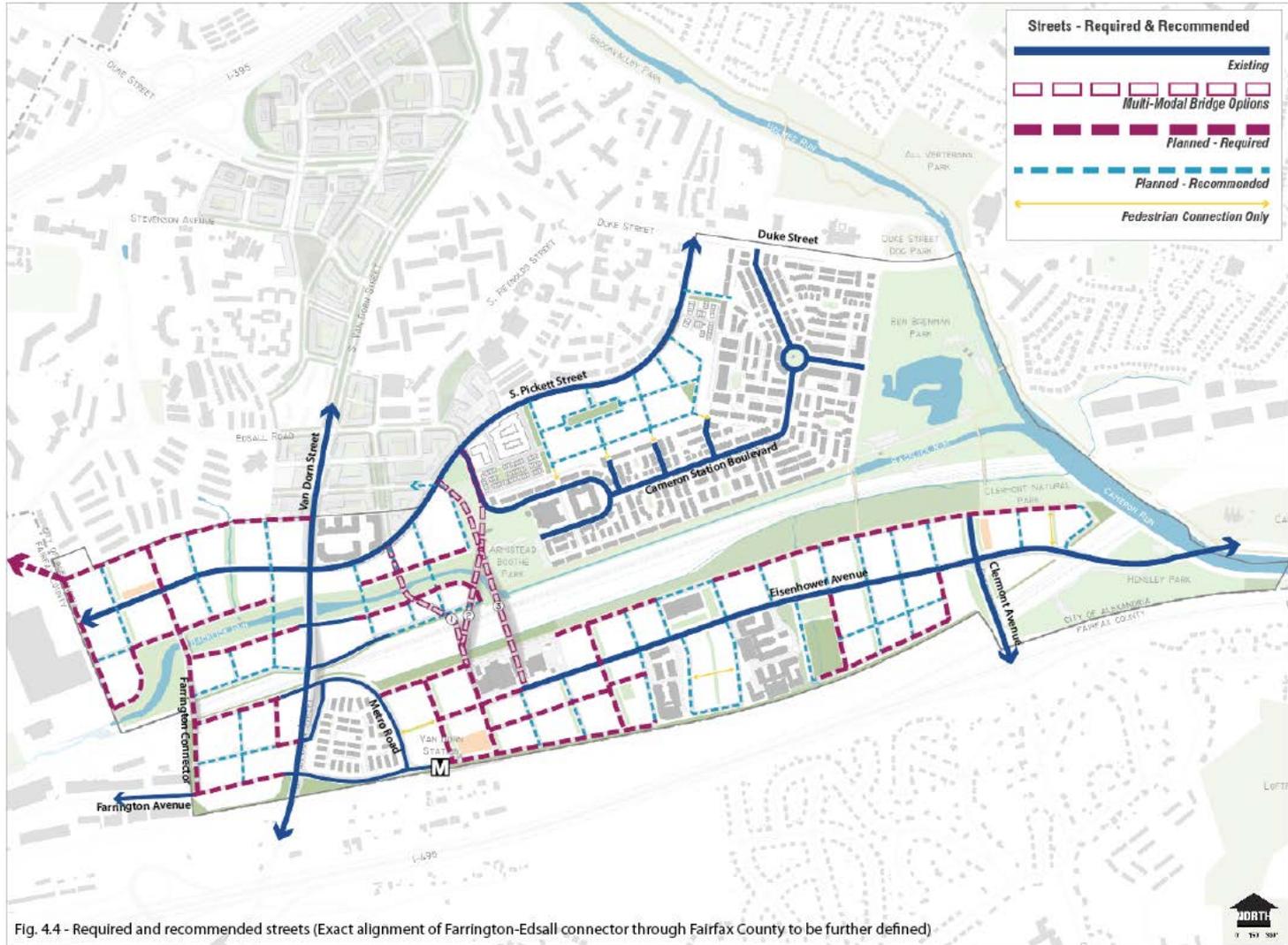


6. Eisenhower West will have a connected, accessible, and identifiable park and open space system that serves local and citywide recreational needs.

Draft Plan: Concept



Draft Plan: New Streets



Draft Plan: Land Use

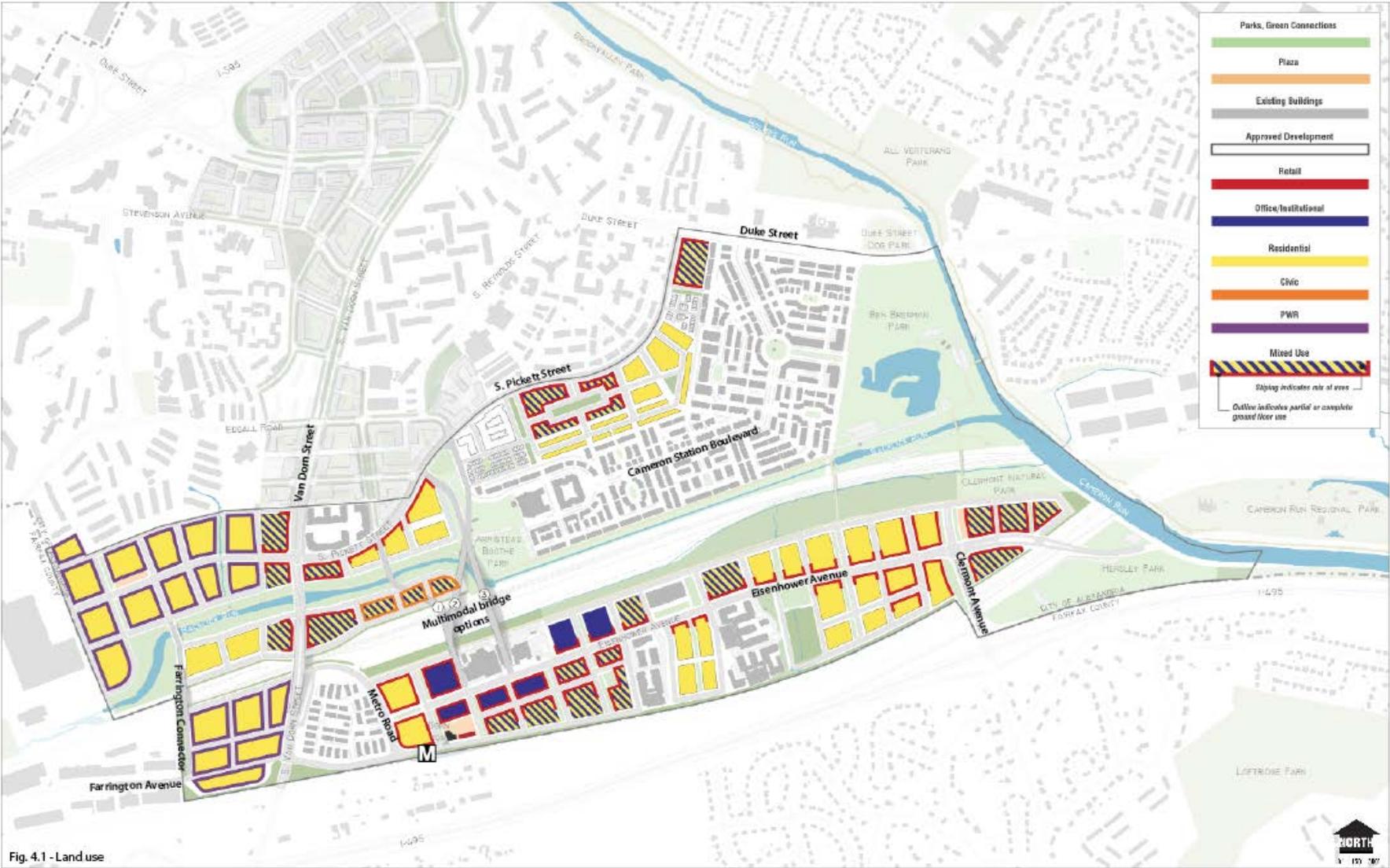


Fig. 4.1 - Land use



Draft Plan



Draft Plan: Neighborhoods



EISENHOWER WEST



Draft Plan: Parks & Open Space





Chapter 4.3: Land Use-Parks and Open Space *(Page 44)*

Future redevelopment of properties in Eisenhower West will bring new residents and workers to this area, requiring the addition of new parks and open spaces. All portions of the Eisenhower West area will be within a five to ten minute walk of accessible open space. Accessible open space will include neighborhood parks which are multi-use spaces oriented to the surrounding neighborhood.

1. Create an open space network in new development areas.
2. Protect, expand, and connect stream valleys and other environmentally sensitive areas.
3. Link and expand the pedestrian, bicycle and trail system in Eisenhower West.
4. Protect and enrich existing parks.
5. Provide residents with access to appropriate recreational opportunities.
6. Create and enhance public gathering spaces including plazas, streetscapes and nodes.
7. Increase tree cover throughout Eisenhower West.
8. Integrate public art with public spaces created near the Van Dorn Metrorail station.
9. Protect area historic resources.



Chapter 4.1: Land Use-Community Facilities

(Page 31)

Community facilities include a school and recreation center that is an identified need, and is compatible with adjacent plan area goals, including the Landmark/ Van Dorn Corridor Plan. The City of Alexandria Recreation, Parks & Cultural Activities Strategic Master Plan prioritizes recreation programming space that supports a multi-generational indoor recreation center and specifically proposes one additional neighborhood center in the western portion of the City, where density levels are high. The Landmark/Van Dorn Corridor Plan called for one in that area. The Citywide Parks Improvement Plan identifies Ben Brenman Park as a location for a multigenerational center. A neighborhood recreation center could be co-located with a school or even be located in an office building, particularly in one of the areas designated for institutional use. More work will be needed to identify the location for this recreation center somewhere in the West End.

1. Co-locate community facilities with each other and with other desired uses such as affordable housing.
2. Where opportunities exist, consider placing recreational facilities on top of buildings. Ensure that these facilities are clearly visible, inviting to the public, and easily accessible.



Post-Adoption Action Items

- Detailed Air Modeling Analysis Near Metro
- Infrastructure and Funding Plan (Includes LMVDC Plan Area)
 - Curb/ROW to 20-20% design
 - Multimodal Bridge alignment
 - Farrington alignment
 - Widening Van Dorn Street bridge analysis
 - Sewer upgrades
 - Design guidelines
 - Developer contribution study and detailed phasing analysis
 - Establish a task force to guide study
- Analysis with Norfolk Southern on Crossings
- Backlick Run Restoration Master Plan
- Combined Heat Study
- Reclaimed Water Study
- Recreation Center/School Site Analysis
- Open Space Fund and Contribution Formula



What's Next

Consideration of Plan Adoption

- Thursday, November 5th, Planning Commission
- Saturday, November 14th, City Council



Questions





