

# City of Alexandria, Virginia

## MEMORANDUM

DATE: MAY 15, 2019

TO: MEMBERS OF THE TRANSPORTATION COMMISSION

FROM: JEFFREY FARNER, DEPUTY DIRECTOR, PLANNING AND ZONING

SUBJECT: AGENDA ITEM #6 – EISENHOWER EAST SMALL AREA PLAN UPDATE

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**ISSUE:** Overview of the 2019 Eisenhower East Small Area Plan (SAP) Update process, schedule and mobility principles.

**RECOMMENDATION:** That the Transportation Commission provide feedback on the proposed mobility principles for the SAP.

**BACKGROUND:**

The City's continued goal for Eisenhower East is for it to be one of the City's key economic development engines due to its proximity to the Eisenhower Avenue Metrorail Station. The intent of the 2019 update is to build on the 2003 vision for a transit-focused, urban mixed-use community while addressing changing market conditions. This update will consider enhanced flexibility of land uses and building heights, two walkable neighborhoods, distinct nodes of entertainment and retail, and potential locations for additional development. The update will build upon the Plan's existing goals for a balance of residents and employees for a busy 18-hour environment, expanded mobility and connectivity, enhanced pedestrian safety and accessibility, and a network of connected, multi-functional open spaces and trails for all to enjoy.

The community process for updating the 2003 Eisenhower East SAP began in February 2019. To date, the City has held two community open houses, and staff has conducted additional outreach with stakeholders in the area, including coordination with many of the Eisenhower East property owners. On May 21 and June 27, 2019, the City will hold open houses presenting preliminary and final recommendations. Public hearings are planned for September.

**DISCUSSION:**

Building on the Transportation Master Plan, Complete Street Design Guidelines, Vision Zero Action Plan, and the Environmental Action Plan, as well as feedback from community open houses, staff has been working to develop mobility principles for the planning area. Staff will be developing recommendations that include prioritizing a safe environment for all people moving in and around Eisenhower East and beyond. Feedback from the community has generally focused on expanding bicycle and pedestrian safety and connectivity in the area and have included concrete examples of locations where enhancements are desired. A traffic study is underway to analyze the impacts of additional development on the existing and proposed street

network in the Plan area and surroundings. Results of the traffic study will be shared next month and will inform the Plan recommendations.

The preliminary principles that will guide the mobility recommendations in the SAP are provided below.

**Eisenhower East Small Area Plan Proposed Mobility Themes**

1. Recommend land use and density to maximize the benefits of the Metrorail Station.
2. Explore a potential northern Metrorail Station entrance to enhance access to the blocks north of Eisenhower Avenue.
3. Improve internal circulation with a framework plan that completes an interconnected street grid.
4. Enhance the pedestrian crossing at the Metrorail Station with an interim improvement in the near-term and a permanent improvement in the longer-term.
5. Upgrade pedestrian and bike facilities to be consistent with the City’s Complete Streets Guidelines, Vision Zero Action Plan and the 2016 Bicycle and Pedestrian Plan update to the Transportation Master Plan.
6. Expand bike facilities within the area and connecting to the broader network outside of the plan area.
7. Integrate bus transit consistent with the recommendations of the Transit Vision Plan and best practices for safe, accessible, and efficient bus service.
8. Explore expanding the existing tunnel into a concourse connection at Mill Road under the rail line.

The presentation includes preliminary proposals for implementing these principles.