Planning for the Future

Braddock Road Metro Area Plan
City Council Sets Vision

Alexandria is a vibrant city with multiple urban villages that provide places to live, work, shop and recreate.

Department of Planning and Zoning Mission Statement

To create a common VISION for the future of Alexandria through a pro-active community planning effort that involves all stakeholders in a consensus building process ... and assures that all new development reflects the community’s VISION
Plans Establish Balance and Consensus

The Department balances the interests and seeks consensus.

The Department utilizes an interdepartmental team approach.

T&ES
Rec and Parks
Code.Fire
Police
OMB
Housing

Interdepartmental Input & Review

Community Involvement

Stakeholder Input

Planning Commission Hearing & Recommendation

City Council Hearing and Adoption

Balance & Consensus

The Commission reviews the Plan, listens to the Community and recommends to the City Council.

The Council listens to the Community, shapes the future of the City through the adoption of the Plan.
1992 Master Plan

Braddock Road Metro Small Area Plan

- Strengthen the residential areas by retaining the existing residential zoning
- Ensure height and density transitions between established low scale residential areas and more intense development
- Provide for mixed use zoning to promote 16/7 activity
- Improve east-west vehicular and pedestrian connections and access to Metro Station
We Shape the Future by:

• Involvement of the community in creating a shared vision
• Directing and managing change to meet the community’s vision
• Creating public benefits
• Ensuring redevelopment is coordinated
• Establishing predictability for residents and property owners
Without Planning

- Haphazard, unrelated developments
- Available properties are developed or operated to meet short-term economic objectives
- Obsolescence, reinvestment are not addressed until whole neighborhoods fail
- Public benefits of mutually supportive uses and projects are not realized
Plans Provide Public Benefits

- Create a sense of place
- Pedestrian environment
- Mix of residential, retail and office uses
- Usable public open space
- Establish and preserve neighborhoods
- Transit and pedestrian connections
- Affordable housing
- Building size and height to create neighborhoods

Royal Street Tot Lot
**Eisenhower East**

- Grid of streets
- Balance and Mix of Uses
- Retail Focus areas
- Lively 16 hr/7 day environment
- Integrated public spaces

- Developer and community certainty
- Traffic reduction and coordinated management
Eisenhower East
Braddock Metro Small Area Plan

- Update to 1992 Small Area Plan
- Community Involvement 2005-2006
Planning Issues

- Compatible New Development
  - Appropriate Building Heights, Mass, Scale
- Mix of Land Uses
  - Balance between Residential and Office
  - Appropriate Locations for Retail
- Streetscape Character
- Transit/Pedestrian Safety and Connections
  - To neighborhoods, Metro and Across Route 1
- Public Open Space
- Quality of Life – Safety
Potential Redevelopment Areas

Full Buildout
3.1 million sq ft

Existing development
1.1 million sq ft
Development Sites

Current Development Concepts

Just under one million square feet
49% of potential development
Braddock’s Future
Visioning Session in June

- What do you like about your neighborhood?
- What things would you like to see changed?
- Are there areas that should be protected or preserved?
- What are the strengths that should be built on?
- If you could look at your neighborhood 20 years from now, what would you like to see?