

GROUP ACTIVITY: DEFINING ISSUES SUMMARY

Eisenhower West Small Area Plan

Kick-Off and Community Meeting #1 | Monday, June 16th, 2014

ACTIVITY LENGTH: 45 minutes

REPORT OUT: 15 minutes

GOAL: Discussion regarding topic areas and key issues within topics that need to be addressed in the small area plan process (Reminder: these issues do not need to be resolved at this time, just raised so that staff is aware of all the topic areas and issues.)

DIRECTIONS: Review the proposed topic areas identified in the work program that will serve as the basis for the Eisenhower West Small Area Plan. Discuss and list the key issues within each of the topic areas that need to be addressed and resolved. Discuss whether there are additional topic areas relevant to Eisenhower West that should be addressed.

1 LAND USE AND BUILDING HEIGHT

- Land Use Mix
 - Improve quality/balance mix of uses while increasing economic vitality
 - Mix of uses in a single structure, multifunctional shared spaces
 - Neighborhood serving retail and services
 - Mixed use will be difficult with existing heavy industry
 - Maintain part of the industrial uses long term
 - Maintain the recycling center
 - Schools, daycare, parks, police, and fire will be needed for new development and more families
 - Increase affordable housing
 - Places for diverse groups to gather (Farragut Park, Franklin Square)
- Density and Height
 - Potential for more affordable housing with additional height
 - Building heights should not be taller than the Washington Monument
 - Avoid fat, blocky buildings
 - Taller buildings should require more green space
 - This area is a lower point in the City, taller buildings will have less impact
 - 6-8 FAR near Metro
 - Look at Landmark's height requirements
 - Keep density within a ½ mile of Metro
 - Density should not be limited to transit-rich areas
- Use and Area Identity
 - Create a unique mix of uses to give the area a unique identity
 - Build on Sport Rock and Parkour as a theme
 - Explore the creation of a brewery/entertainment district
 - Heavily landscape new uses like the shopping center, office buildings, gas stations
 - Learn from the success/problems of Carlyle
 - Interim uses for vacant/unrented spaces
 - Promote modern architecture
 - Wrap or underground parking structures
 - Retail street frontage

2 COMMUNITY AMENITIES

- Funding structure (proffer, transfer of development rights, bonus densities)
- Public art
- Enhanced streetscapes to increase walkability
- Meeting spaces/Recreation Center
- Schools
- Libraries
- Public pools and spray parks
- Create green links between developments
- Expanded bikeshare
- Replace strip retail with retail amenities like Pentagon Row (cafes, locally owned restaurants, and a specialty grocery like Trader Joes, Mom's)
- Amenities for kids
- Better lighting near Metro
- Keep Home Depot
- Improve and enhance trails and natural links along the stream/rail corridor
- More recreation choices
- Gas stations
- Senior Center/Elder Housing

3 INDUSTRY

- Industry is a sub-topic of land use, not a separate topic
- Transform the ethanol transloading facility into a VRE station
- Virginia Paving is a community asset and good neighbor, what is the future for their site?
- Maintain industrial uses, they provide a diverse base of jobs, which is important to the City
- Incorporate industrial uses with new development
- Provide incentives for the market to change and initiate the industrial use transformation and redevelopment
- Industrial uses should decrease in size and be better neighbors or leave
- Make industrial uses less visually intrusive

4 ENVIRONMENT (Sustainability, Open Space, Stormwater Management)

- Remediation solutions for contaminated land
- Integrate stormwater issues into the planning process at the site, neighborhood, city, and regional scales
- Integrate alternative energy concepts like electric vehicles or incentives to use cleaner fuel
- More parks and green space such as a nature preserve or passive/active open space
- Connect parks to each other through more trails and increased walkability
- Strategically design and locate parks to encourage people to stay and spend money
- Improve Hensley Park
- More street trees and benches/outdoor seating, especially along Holmes Run
- Require green roofs in new development

5 TRANSPORTATION (Street Grid, Pedestrian Environment, Bicycle Accessibility, Transit, Automobiles)

- Create more connectivity

- Connect to the east side of the City and the NSF
- Create a grid system west of Van Dorn
- Explore alternative connectors at the east end of the plan area
- Create pedestrian connections to the Van Dorn Metro, on Pickett and Van Dorn Streets, to Cameron Station
- Work jointly with Fairfax County and VDOT to improve Van Dorn Street and Edsall Road
- Create a better connection from Reynolds Street to the park and school
- Make Eisenhower Avenue a grand boulevard
- Bridge across the railroad and have trains tunnel underground (Metro air rights)
- Make streets narrower and sidewalks wider
- Multimodal bridge should accommodate BRT, pedestrians, and bikes
- Improve bike connections to the Van Dorn Metro station
- Add bike lanes on Duke Street
- Limit curb cuts
- Transit
 - Improve mass transit options
 - Combine shuttle bus service into circulator bus routes for more complete service
 - Fund Corridor C and make it rapid transit
 - Connect to the regional bus system
 - Improve end-of-day commuter routes home
 - Do not duplicate transit connections with King Street
 - Study whether residential community shuttles are necessary with improved transit service
 - Improve traffic flow on Duke and Van Dorn Streets
- Van Dorn Metro Station
 - Make it a hub for transit where different modes connect
 - Improve access to Metro to improve development
 - Improve parking at the station; and look at shared parking concepts and public/private partnerships
 - Explore the WMATA parking lot
 - Improve bus congestion
 - Define appropriate uses/densities around the station, including in Fairfax County

6 COMMUNITY BUILDING/SENSE OF COMMUNITY

- No sense of community or place
- Brand the area to create cohesiveness and harmony
- Integration with Eisenhower East
- Make Eisenhower West a destination
- Alexandria brand of a dog-friendly city

7 ADDITIONAL TOPICS

- Parks and Recreation
- Affordable Housing
- Aesthetics
- Statistically Accurate Survey
- Schools and Infrastructure
- Phasing and Interim Uses (Big Box Retail)
- Economics and Incentives
- Senior Accessibility