

## Developing Community Principles to Guide Redevelopment

The following statements represent common themes within the topics of *Character and Design*, *Land Use*, and *Open Space* that have emerged over the course of the first two meetings. As a first step in developing principles to guide future development, staff has synthesized the common themes below from the community feedback provided at the meetings. Please review, and if you believe any common themes are missing or have been mis-captured, please send your comments to Amy Friedlander at [amy.friedlander@alexandriava.gov](mailto:amy.friedlander@alexandriava.gov). This list includes additions from the June 2 meeting (topics underlined). The future late summer/early fall meetings will be opportunities to further shape the principles below. The June 23 meeting will be an opportunity to begin developing principles around the additional topic area of *Connectivity*. Future meetings will address additional topics, including *Community Amenities*, *Affordable Housing*, and *Sustainability*.

### Character and Design

- Expect high-quality built environment and streetscape
- Consider identity of site, unique qualities and relationship to surrounding neighborhoods
- Consider incorporating industrial heritage into future design
- Reflect some identifiable characteristics of adjacent communities (streets, building scale) in new development

### Building Heights Discussion - June 2

- Heights as shown on heights map shown at the June 2 community meeting generally satisfactory with consideration of the following:
  - Solar/azimuth and sightline study, including view from Potomac Yard, comparisons of building heights to nearby examples
  - More study and information of the “transition areas”
  - Variation in building heights and facades
  - Potential reduction of heights along the western portion of the north side of Calvert Street adjacent to existing residences to 25-35’ or 20-35’ with no setback or 30-45’ with setback due to less buffer area
  - Appropriate location of 90’ max height buildings
  - Potentially increasing heights in central portion of “medium” height zone, particularly along Swann Avenue with step down
  - Potential additional setback at intersections

### Land Use

- Explore retaining some existing tenants/uses
- Explore neighborhood-serving retail uses
- Consider predominately residential, ground-floor retail and commercial uses on Route 1
- Future uses should be compatible with adjoining residential neighborhood
- Concerns about large-format retail should be addressed
- Explore greater building heights on Route 1, with scale transitions to existing neighborhoods

### Open Space

- Consider retaining naturalistic character of Mt. Jefferson Park
- Consider widening Mt. Jefferson Park, or consider adding open space buffer along the Oakville border
- Improve safety of Mt. Jefferson Park with “eyes” on the park
- Plan for improvements for Mt. Jefferson Park, including drainage
- Provide on-site open space
- Consider other types of open space, including community gardens and dog parks

### Open Space Discussion - June 2

- Explore the following:
  - Character of park: pedestrian/commuter path, neighborhood serving, type of use
  - Physical characteristics of park
    - Naturalistic
    - Increased width
    - Wooded buffer area along western edge
    - Nature-path buffer area along eastern edge
    - Stormwater design solutions along eastern edge
    - Gathering places, benches
    - Retaining topography as additional buffer
    - Path material: natural, gravel, brick or grass pavers for EVE, hardscaped, etc.
  - Potential street along eastern portion of park
    - Narrow, quiet
    - Accessible sidewalk, bike path along street
  - Addressing safety concerns: access, lighting, character, type of buildings along eastern edge of park (Oakville site)