LANDMARK / VAN DORN CORRIDOR PLAN

City of Alexandria, Planning & Zoning

October 20th, 2008

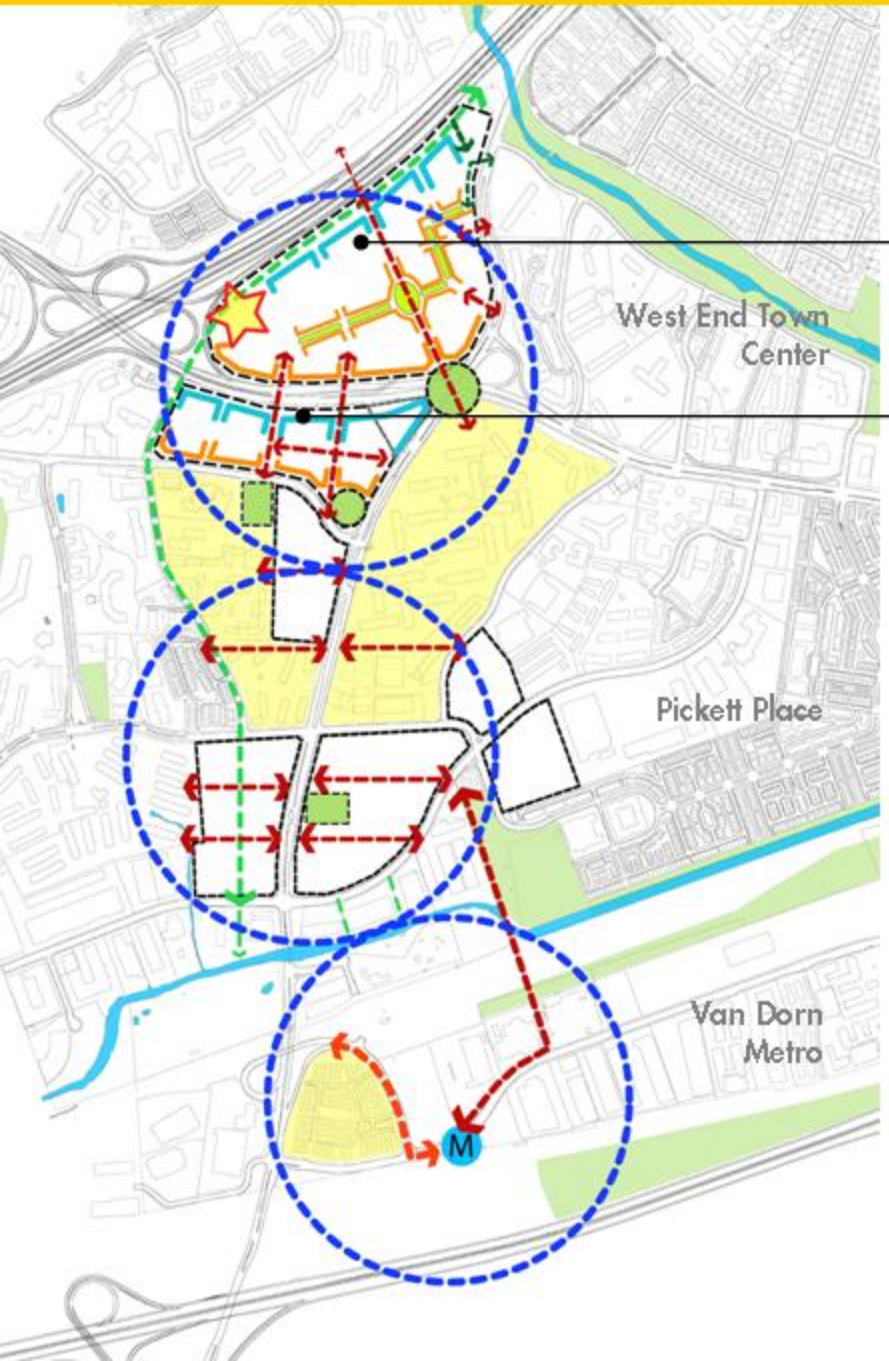
PATTON, HARRIS RUST AND ASSOCIATES

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

Agenda

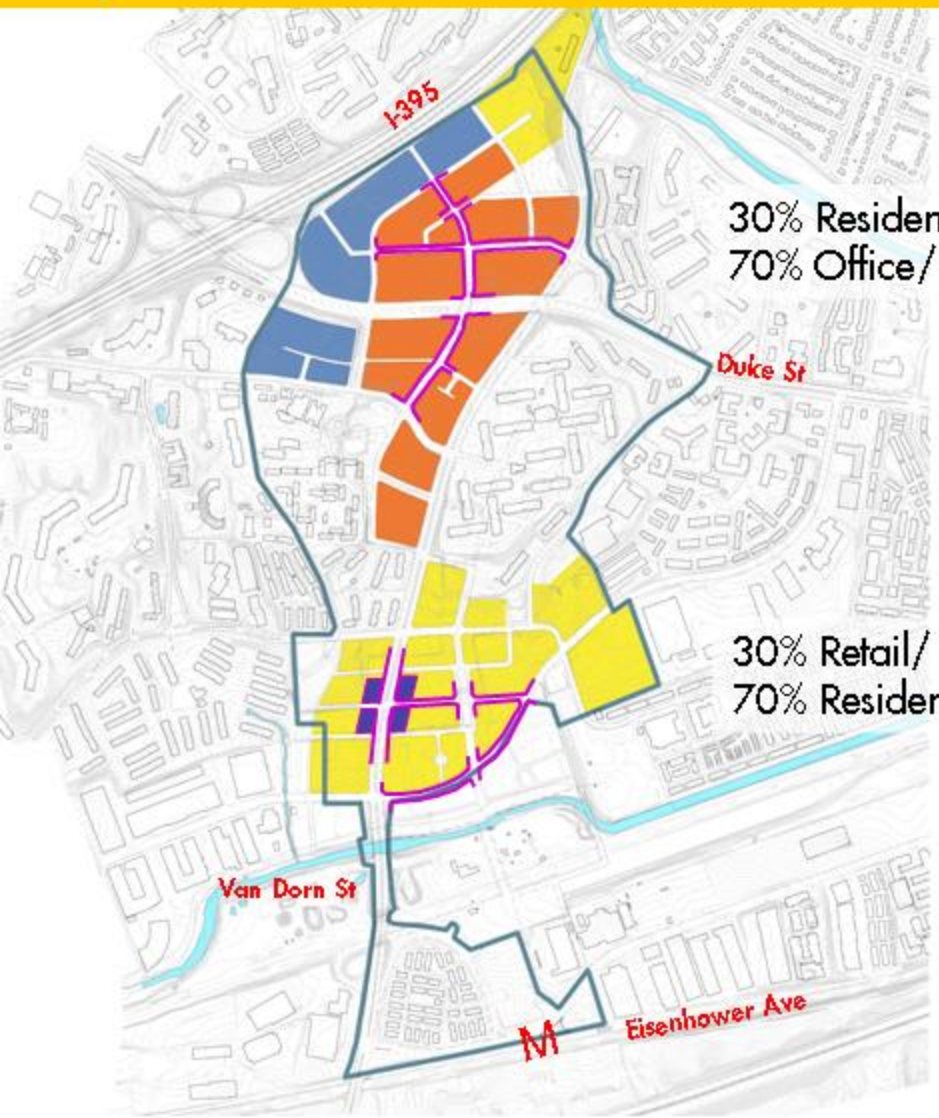
- Updated framework plan
- Land use, density, heights, open space diagrams
- Public streets and open spaces
- Mall access options

Framework Plan



Overview – Illustrative Plan

Proposed Land Use

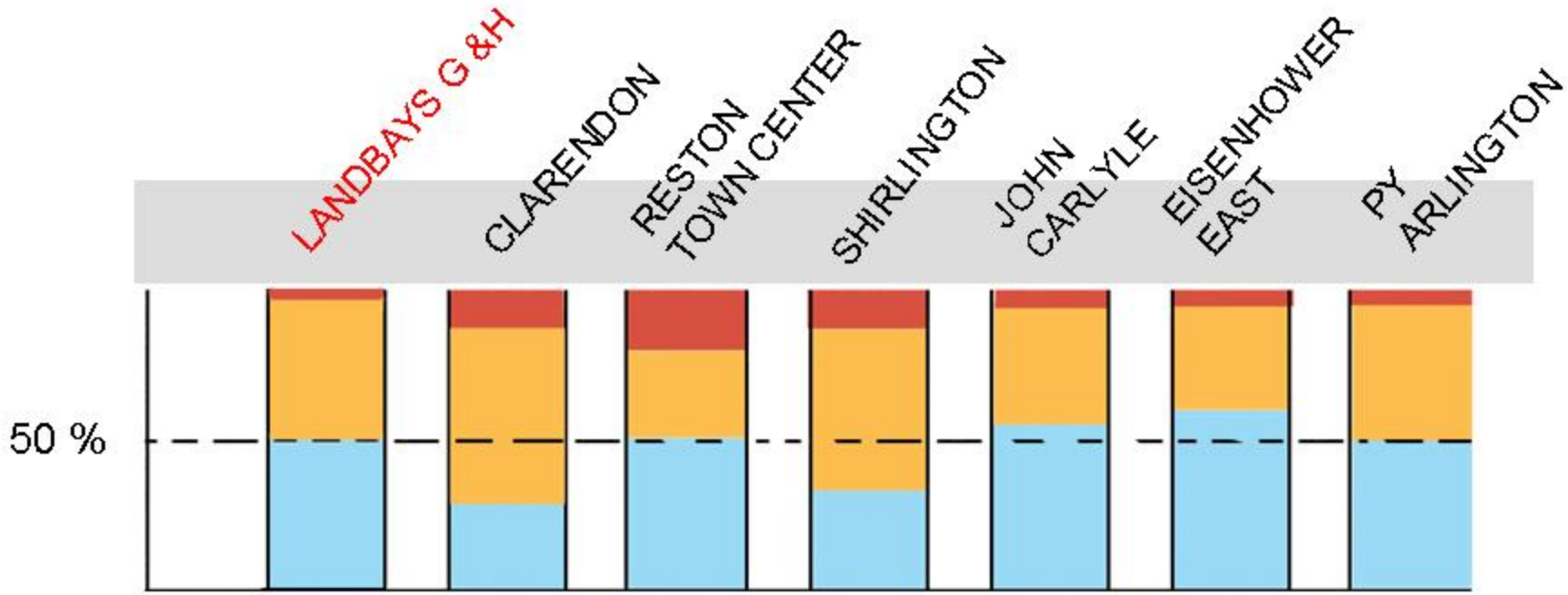


30% Residential
70% Office/ Retail

30% Retail/ Office
70% Residential

Office
Residential/ Office
Residential
Retail

Land Use Comparisons



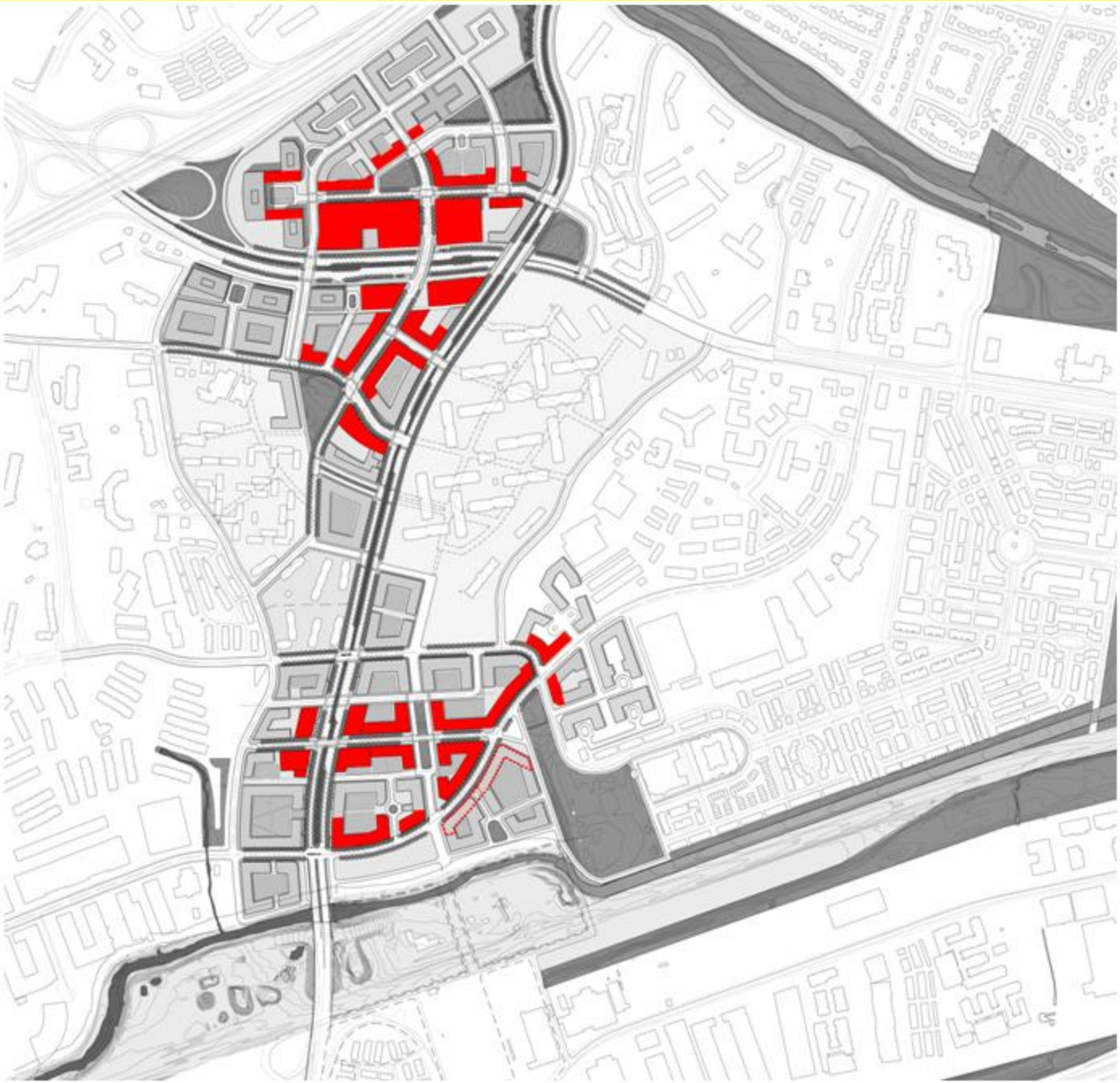
	LANDBAYS G &H	CLARENDON	RESTON TOWN CENTER	SHIRLINGTON	JOHN CARLYLE	EISENHOWER EAST	PY ARLINGTON
Retail	3 %	13 %	20 %	14 %	6 %	5 %	5 %
Residential	47 %	62%	29 %	56 %	39 %	35 %	45 %
Office	50 %	25 %	51 %	30 %	55 %	60 %	50 %

West End Town Center	30% Residential 70% Office/ Retail

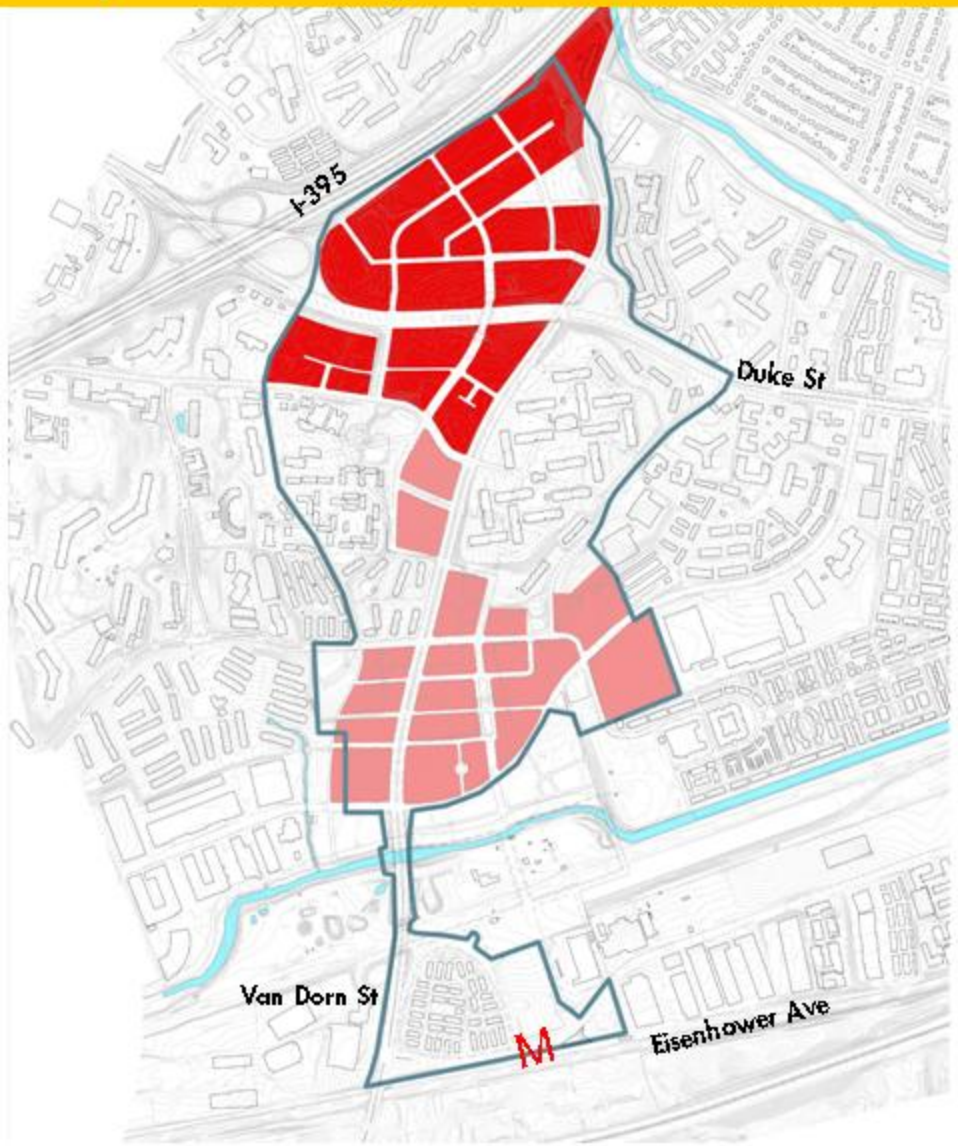
Pickett Place	30% Retail/ Office 70% Residential

Illustrative Land Use Mix

Retail Uses



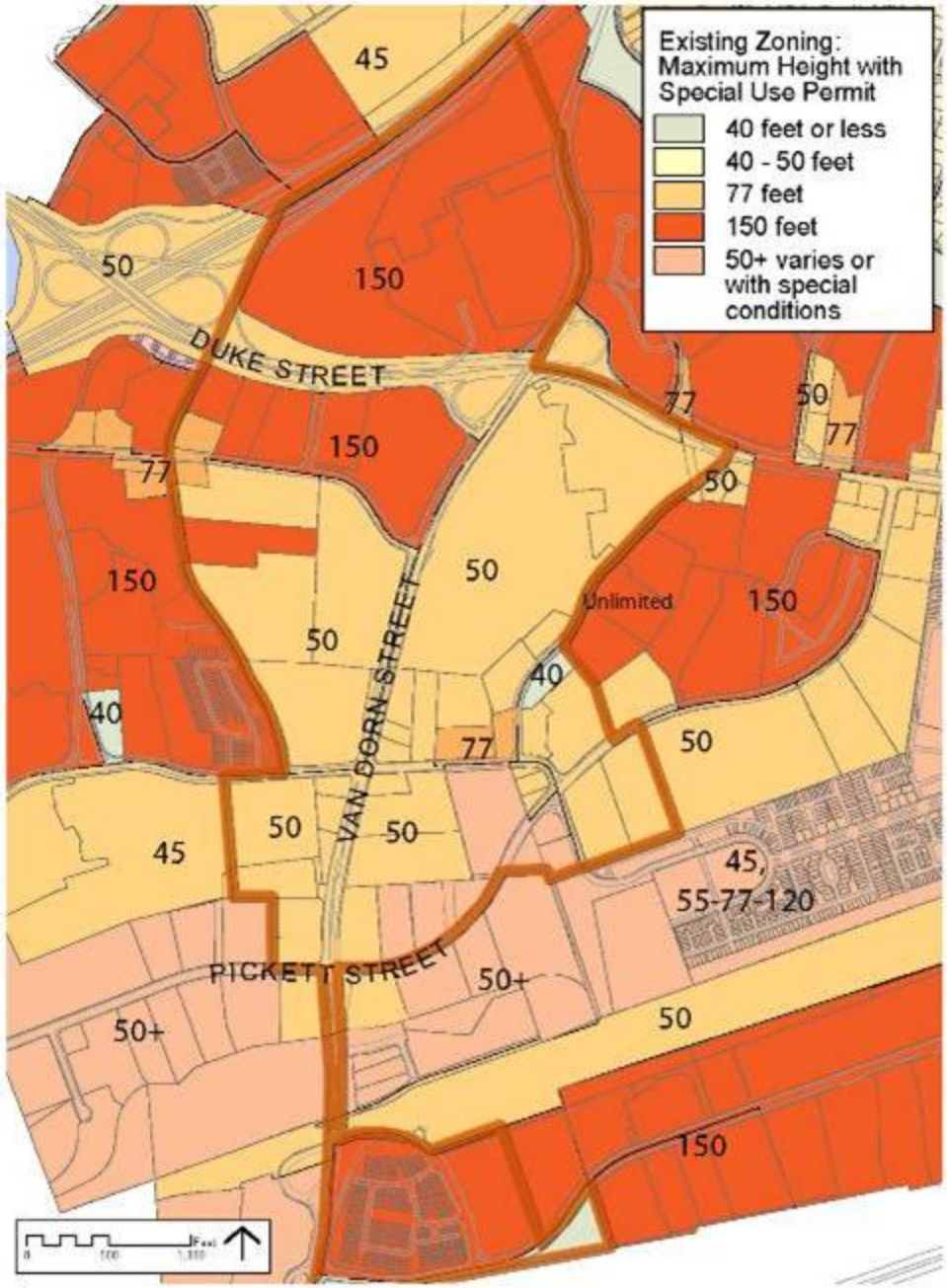
Proposed Density – FAR



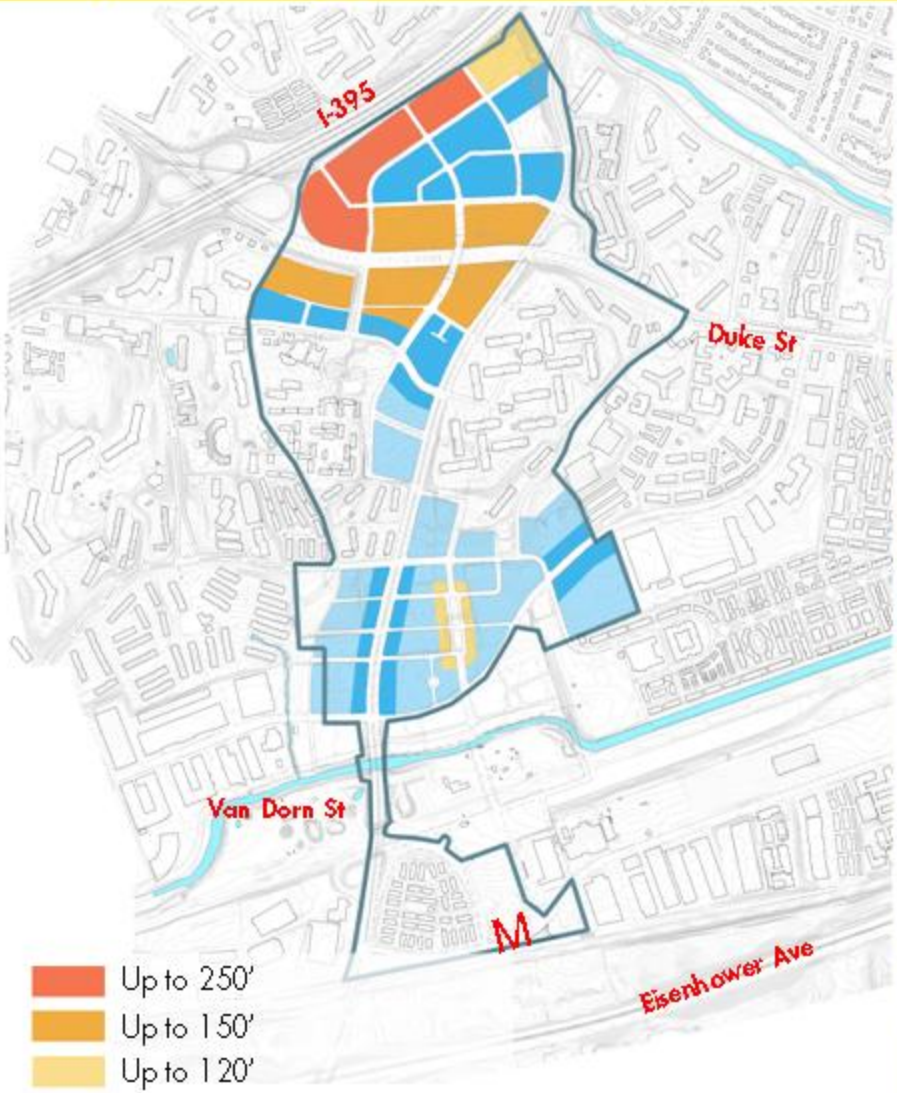
FAR = 2.5

FAR = 2.0

Existing Allowable Heights



Proposed Heights

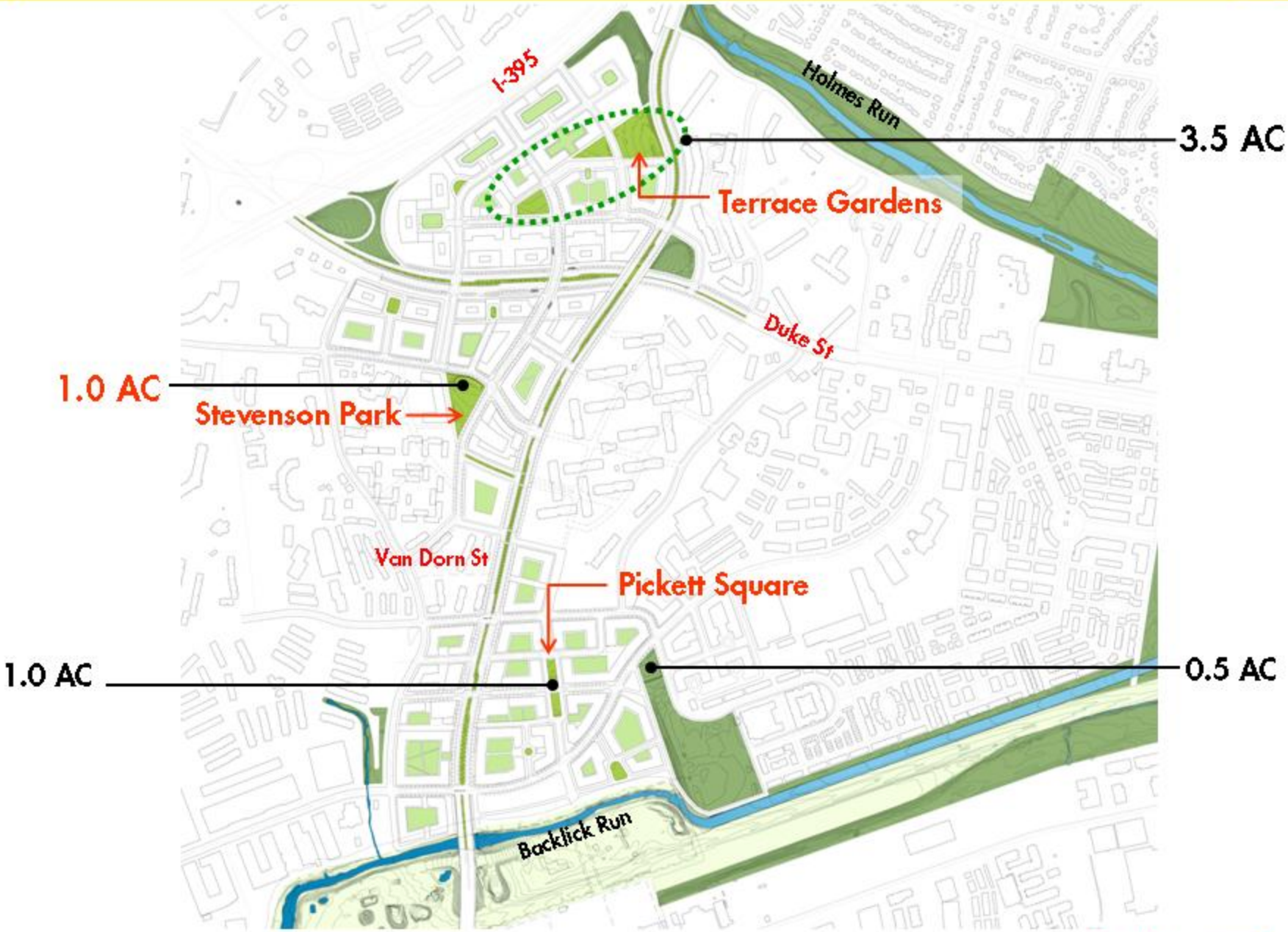


- Up to 250'
- Up to 150'
- Up to 120'
- Up to 80'
- Up to 60'

Note: Each height district will require a variety of heights, not just a single maximum height.

Proposed Heights

Proposed Public Parks & Plazas



Major Streets and Open Spaces

Duke Street

New High Street

Stevenson Park

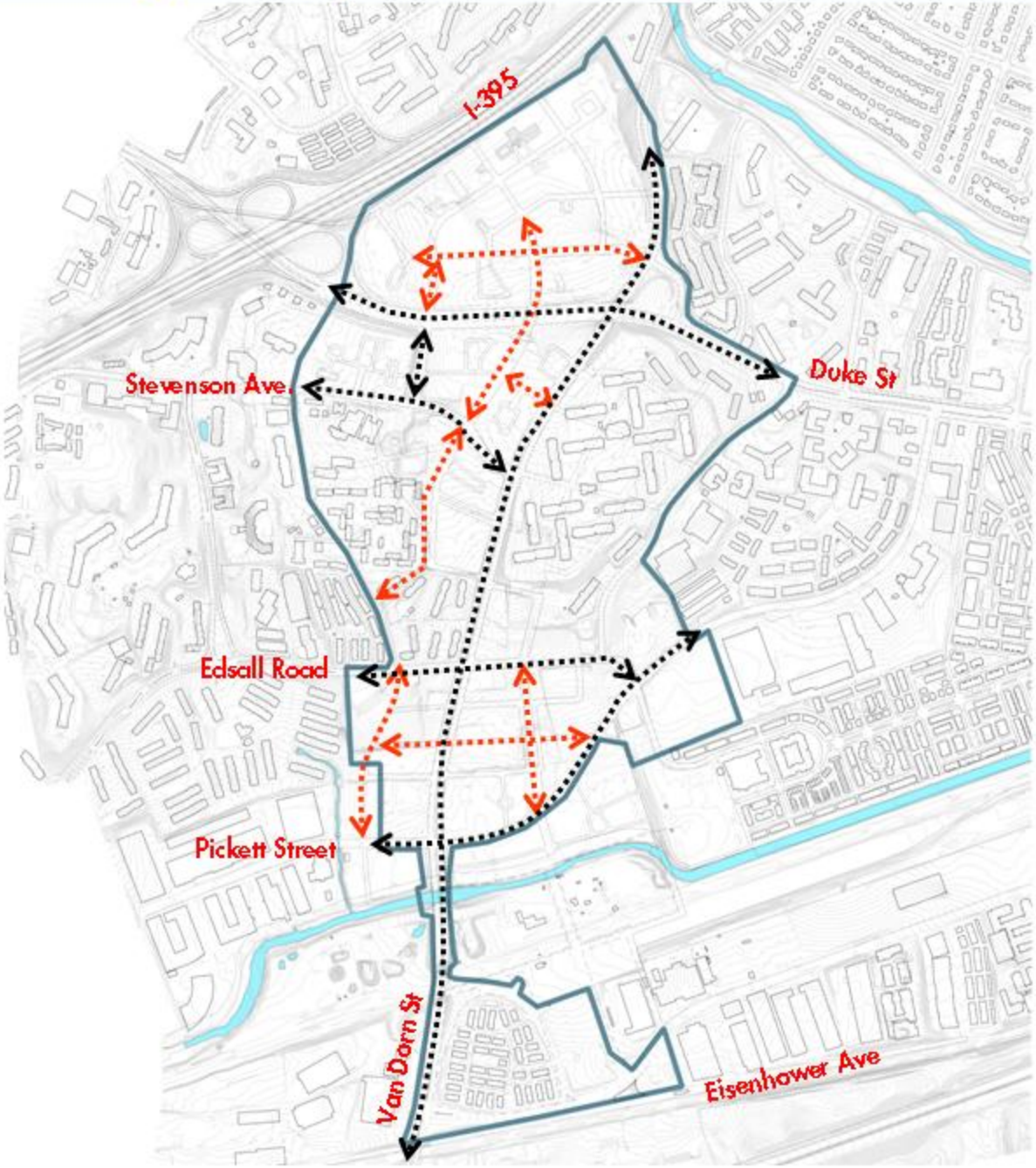
Van Dorn Street

Pickett Place Main Street

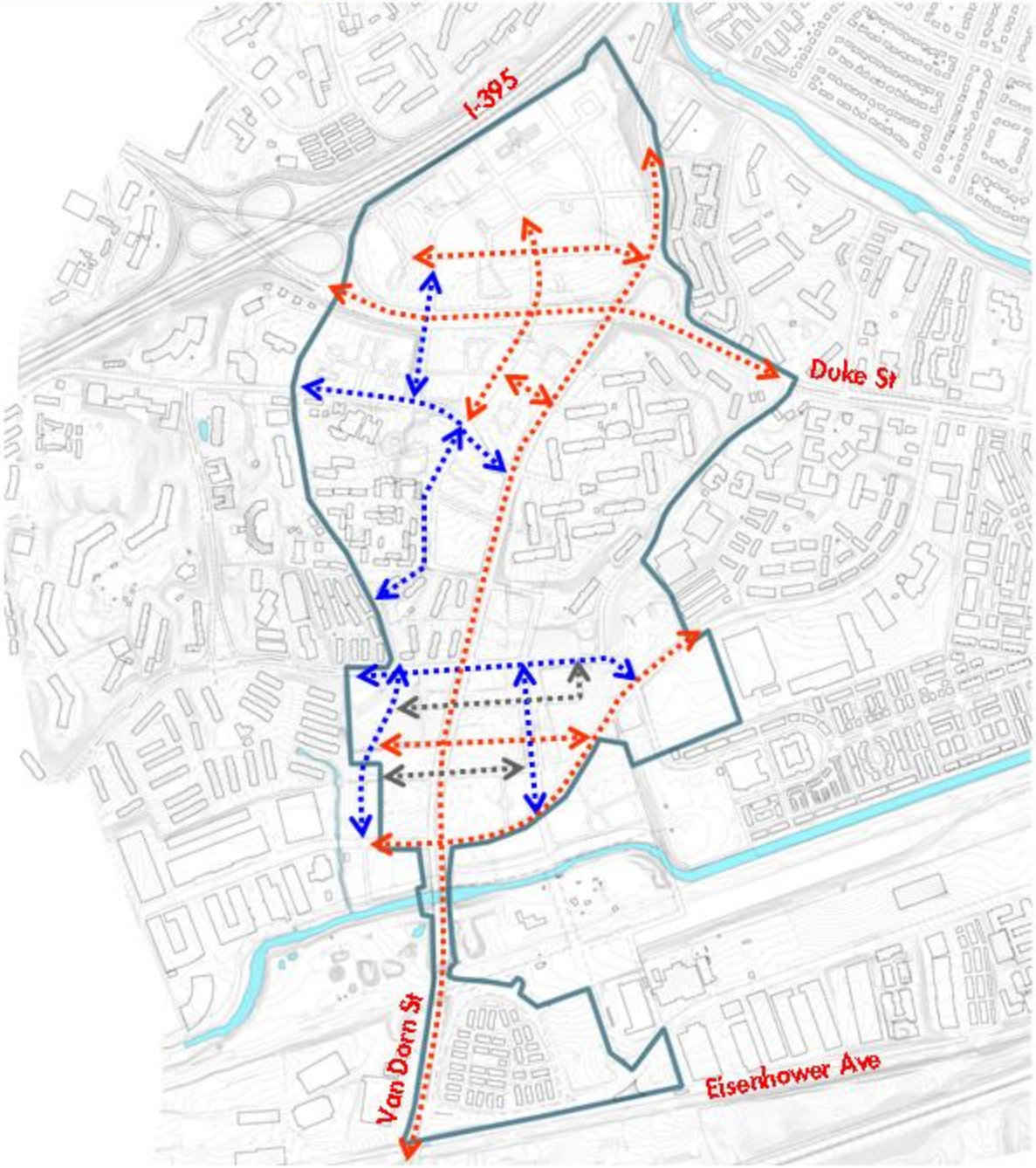
Pickett Place Square

Park Road

Existing and Required Streets



Street Hierarchy



A STREETS

- -Important addresses for commercial uses
- -Green boulevards
- -No loading/ parking entry
- -Highest design standards

B STREETS

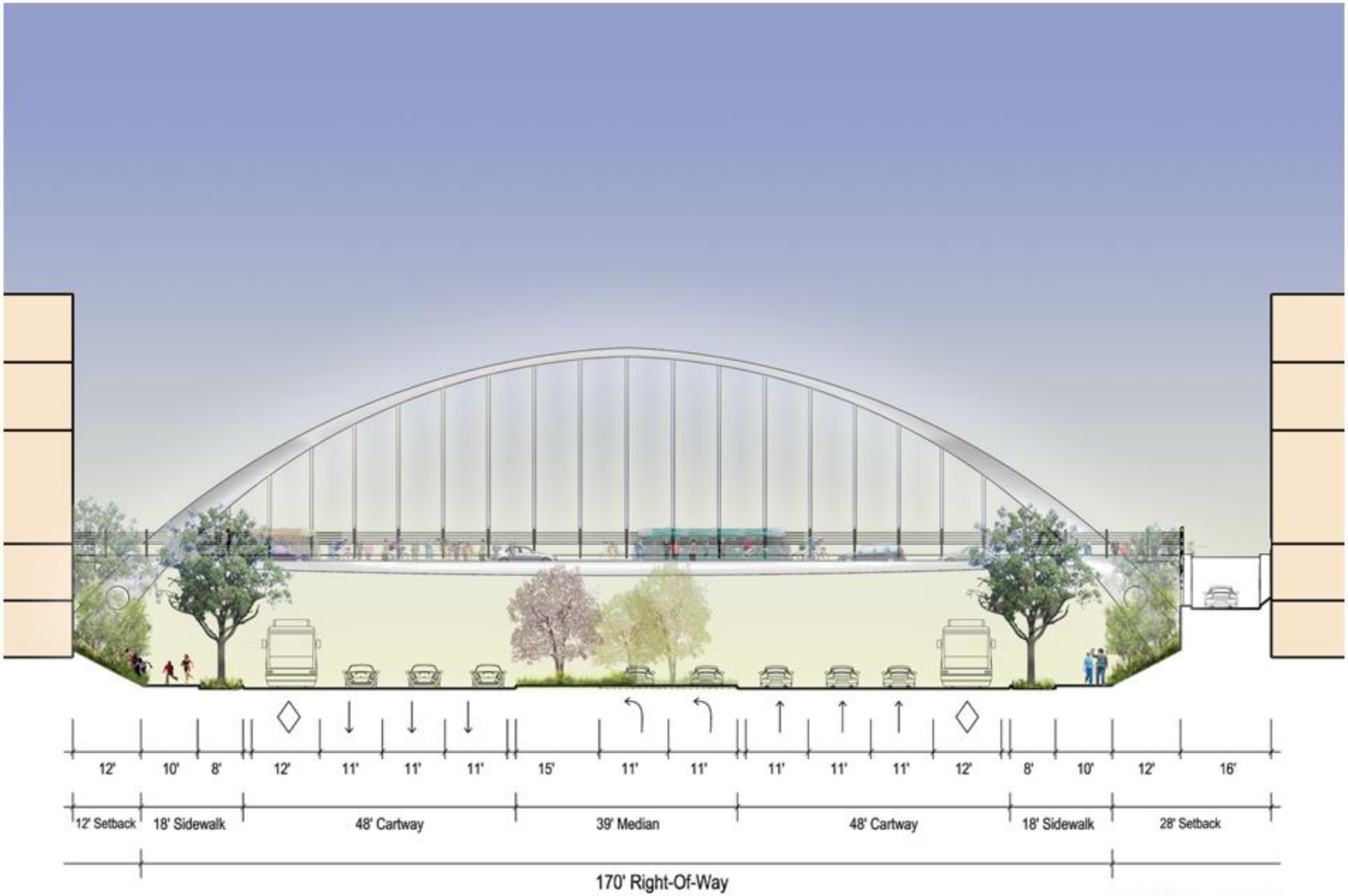
- -Residential addresses
- -Some commercial uses permitted, at specific locations

C Streets

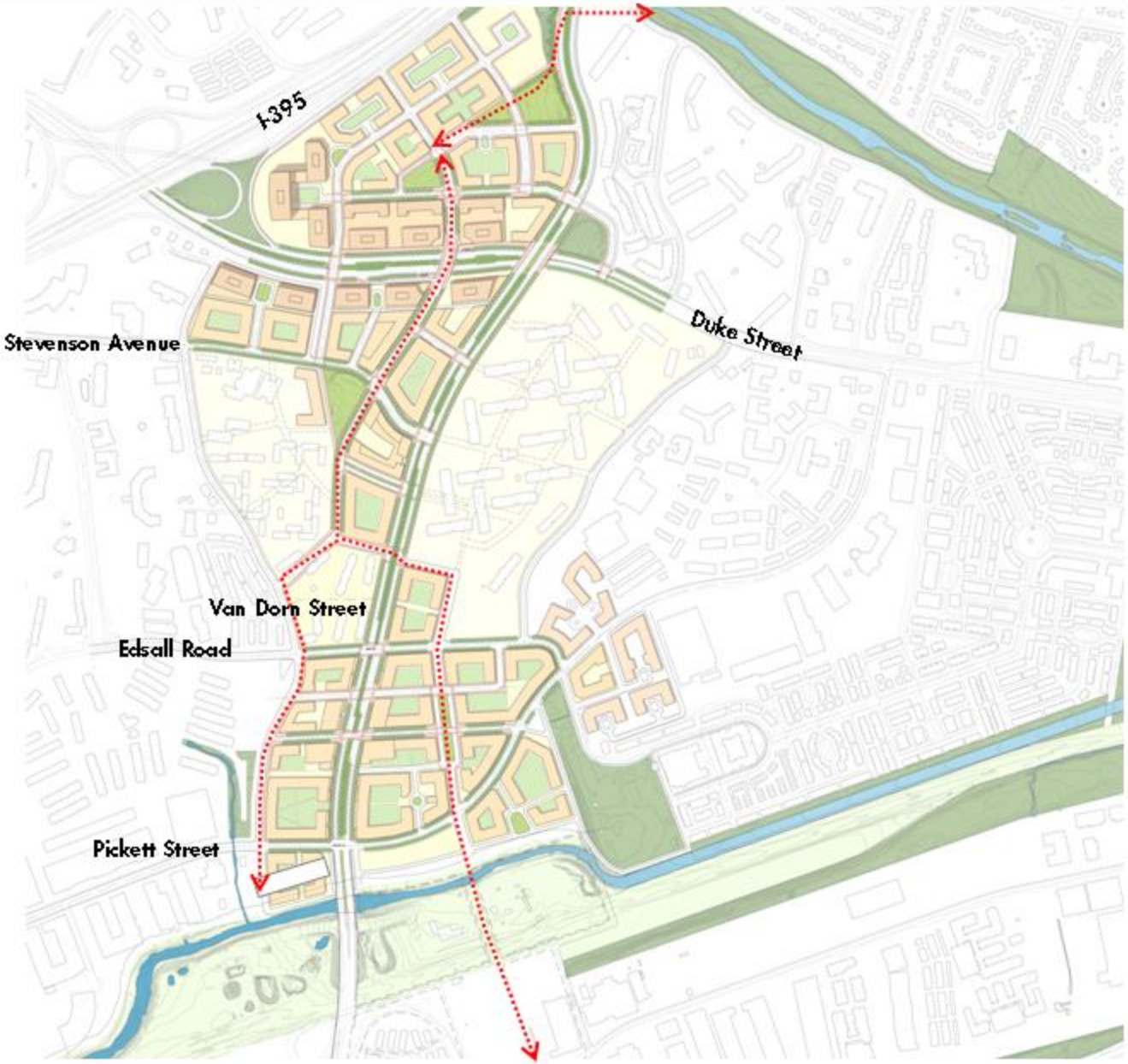
- -Loading/ parking entry permitted
- -Some design standards

PHRA

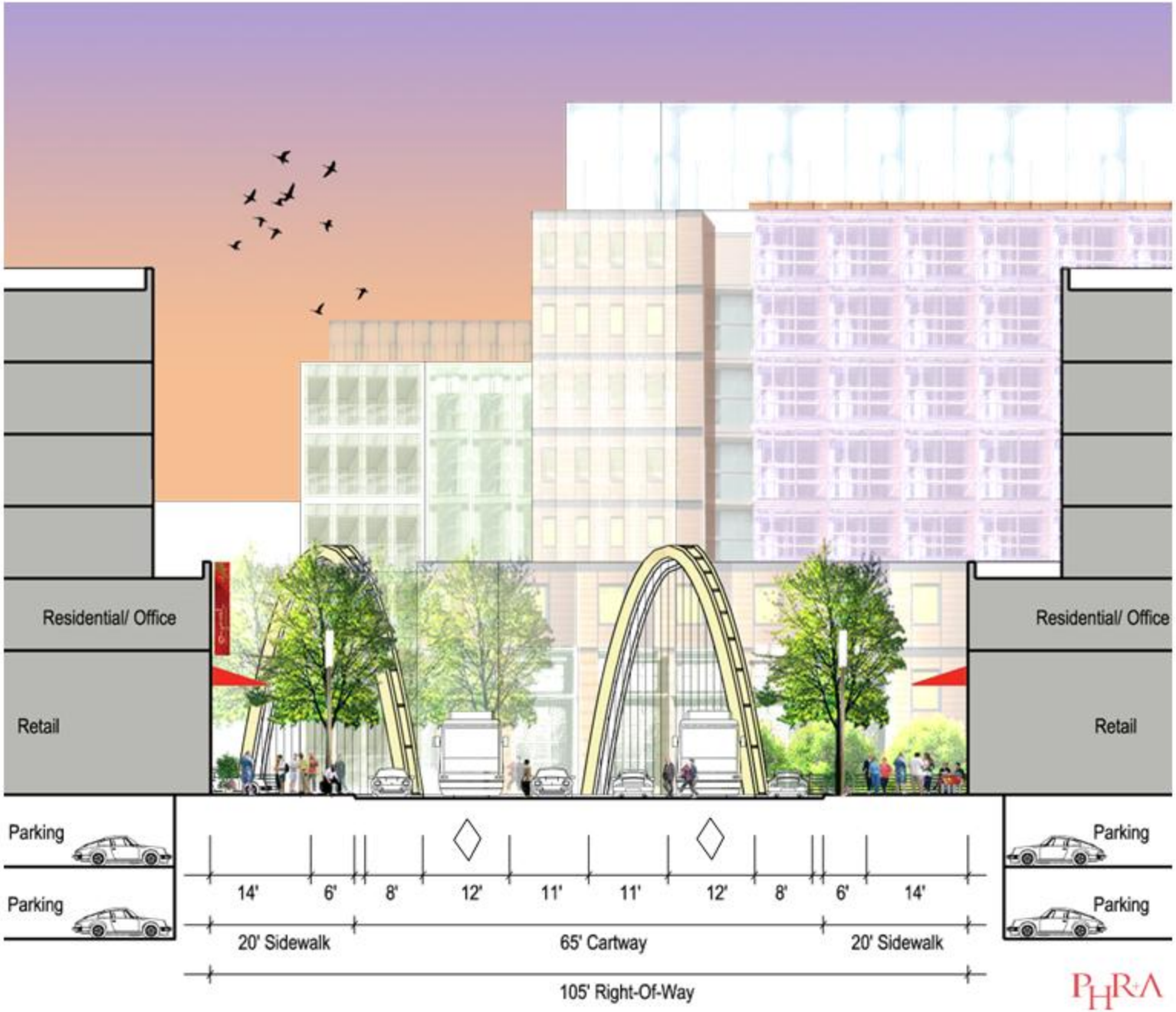
Duke Street


12'
10'
8'
12'
11'
11'
11'
15'
11'
11'
11'
11'
11'
12'
8'
10'
12'
16'
12' Setback
18' Sidewalk
48' Cartway
39' Median
48' Cartway
18' Sidewalk
28' Setback
170' Right-Of-Way

High Street - Overview

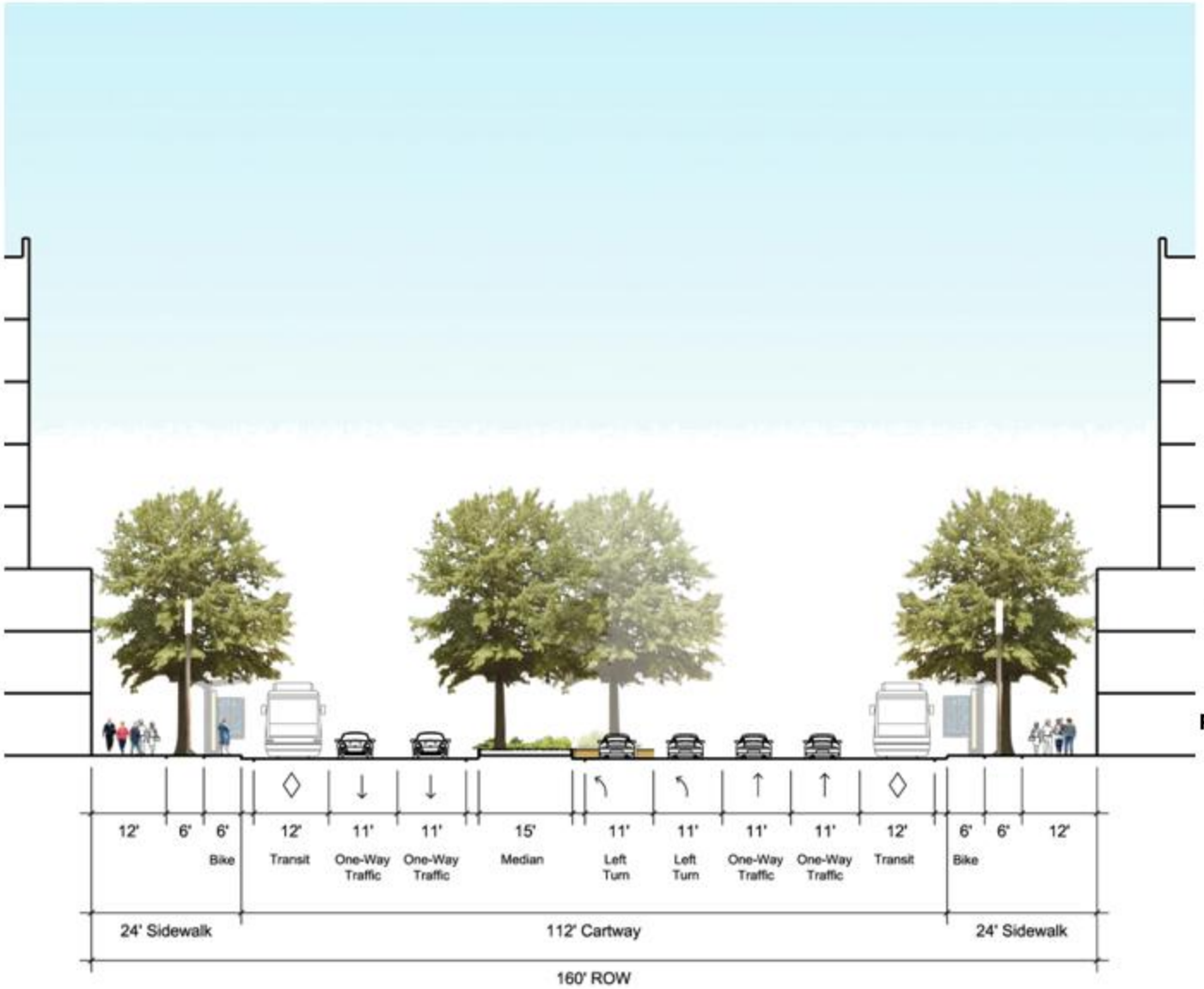


High Street – Section

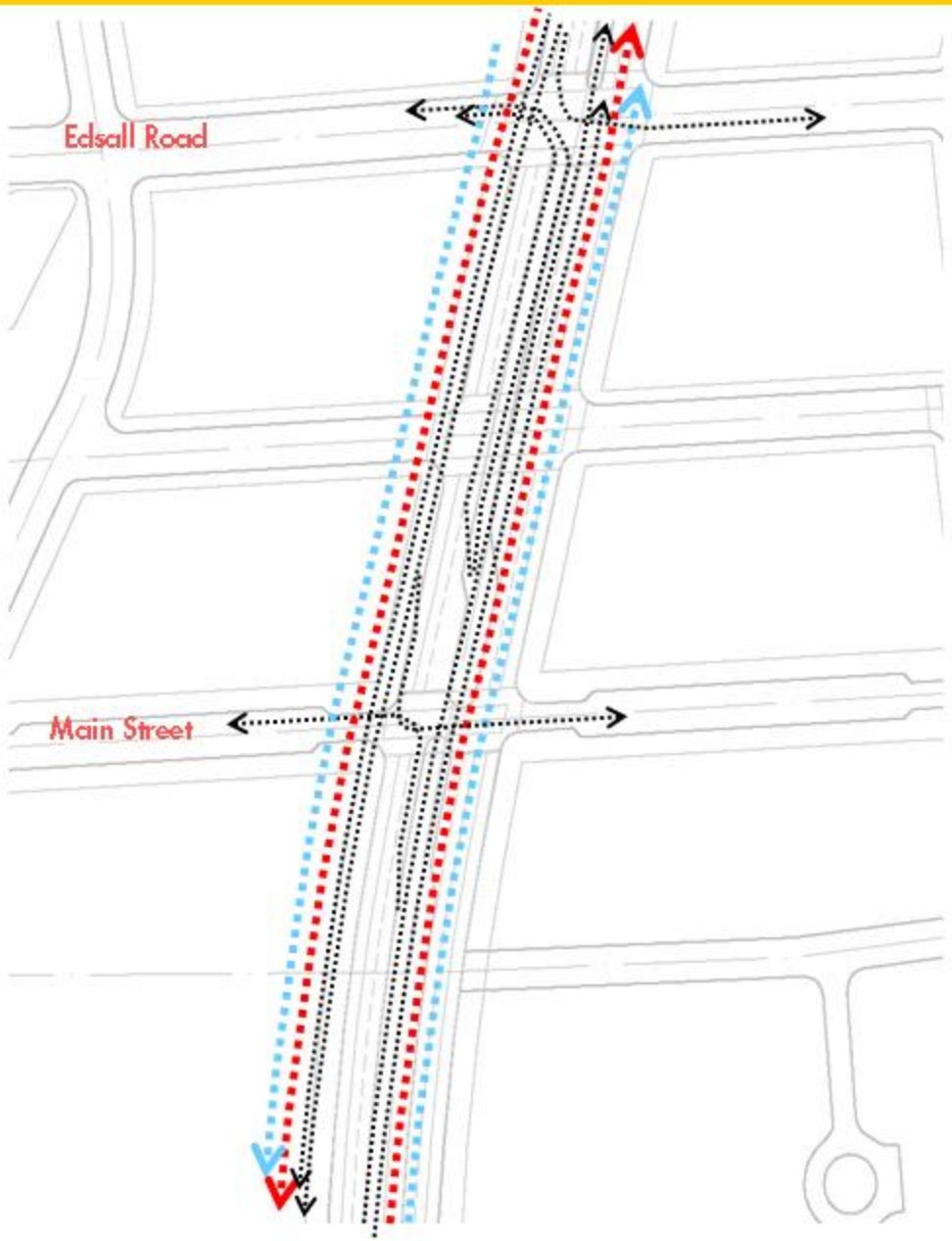


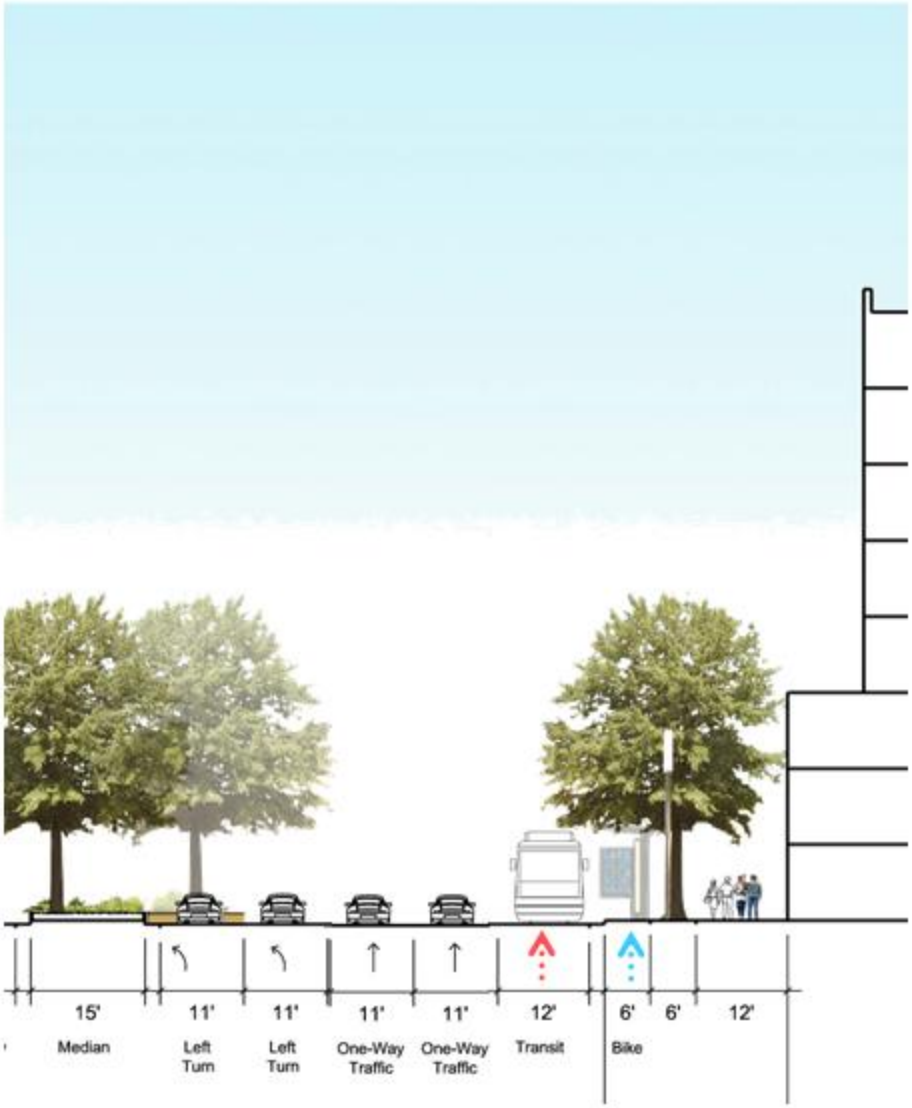
Stevenson Park

Van Dorn Street South of Edsall Road

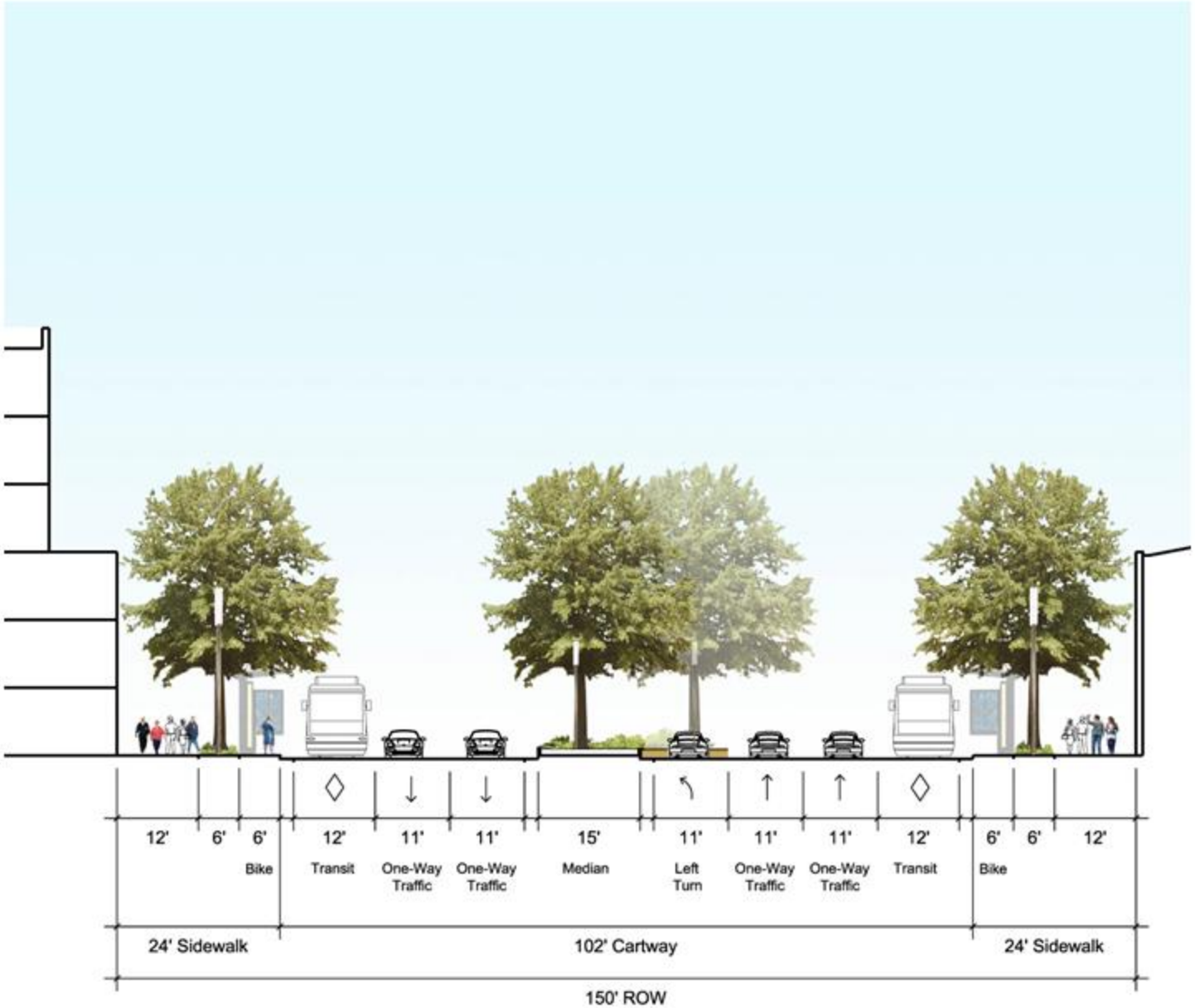


Van Dorn Street South of Edsall Road – Circulation Diagram





Van Dorn Street North of Edsall Road



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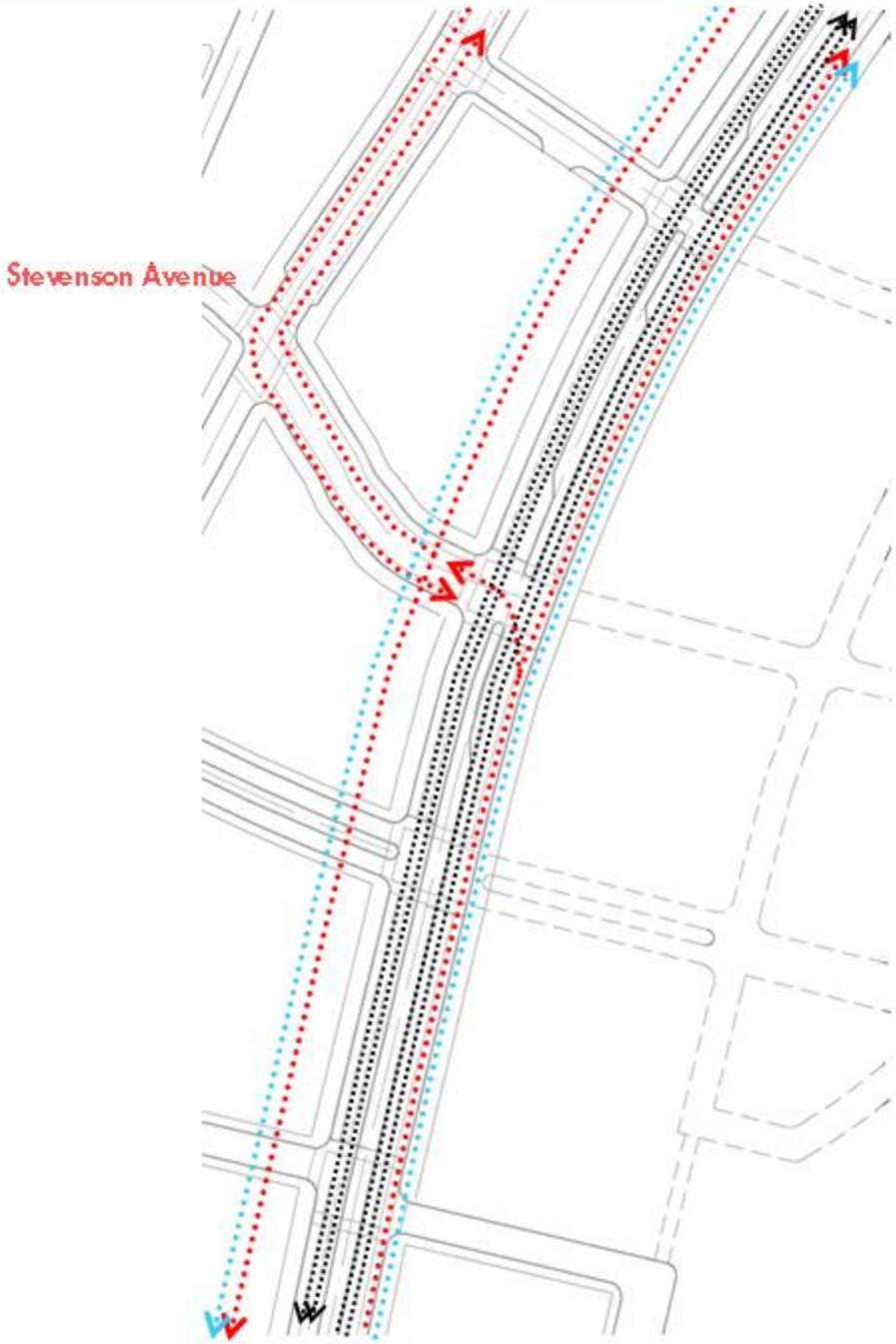
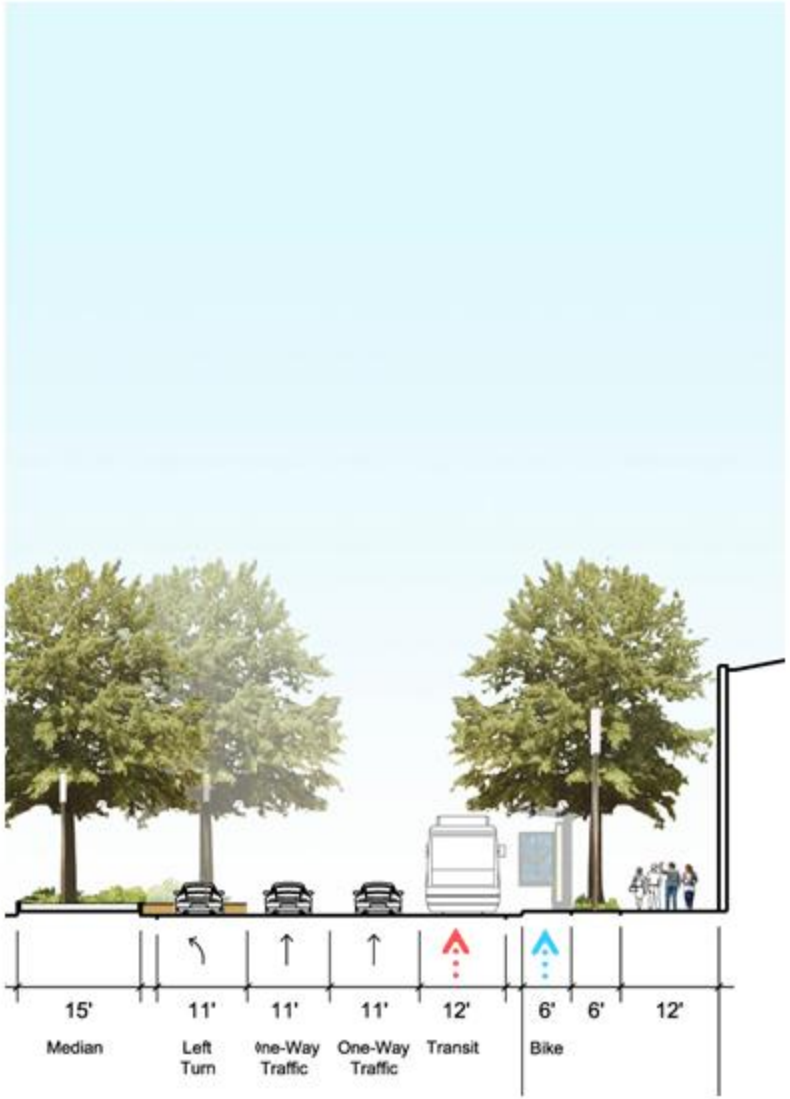
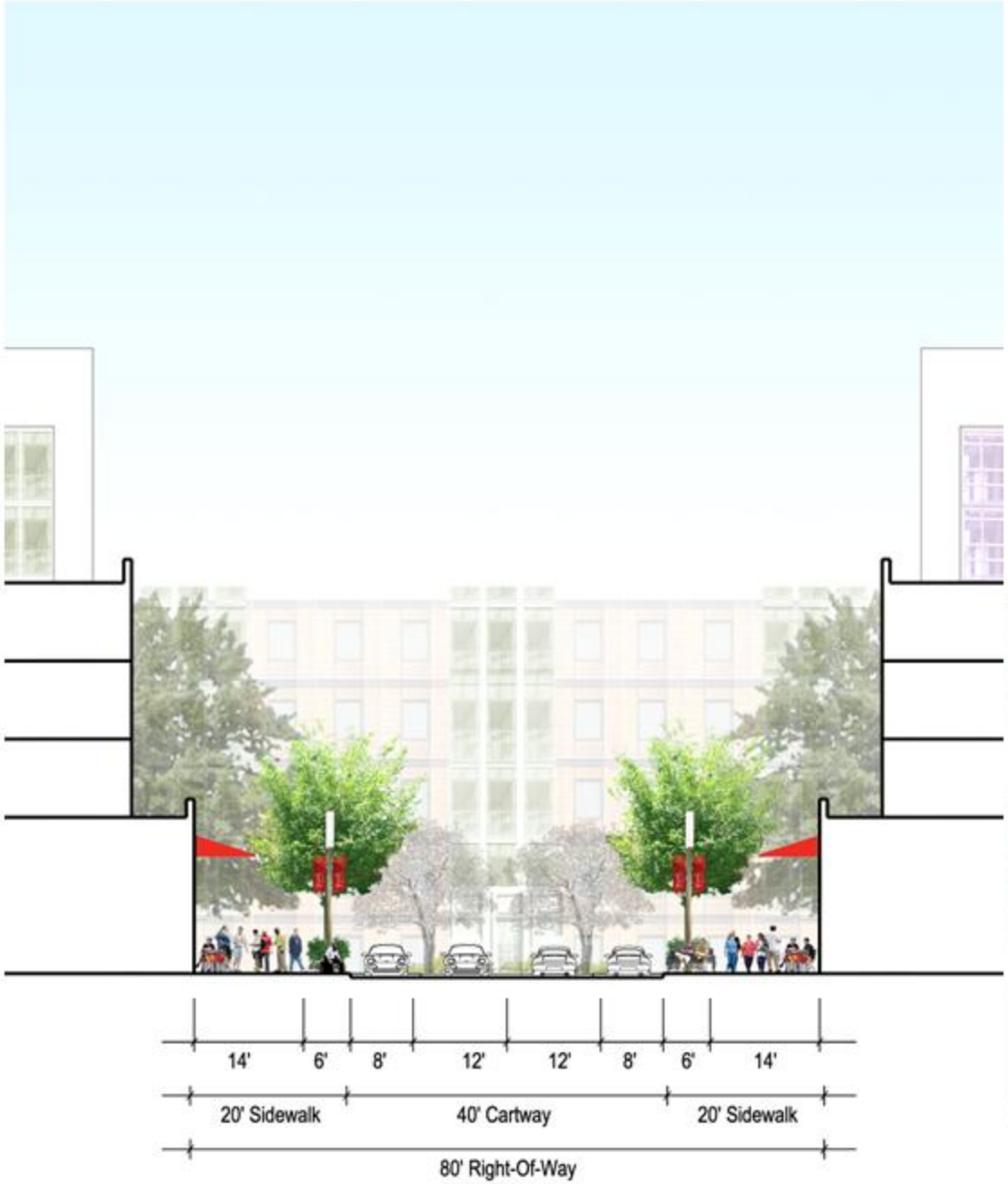
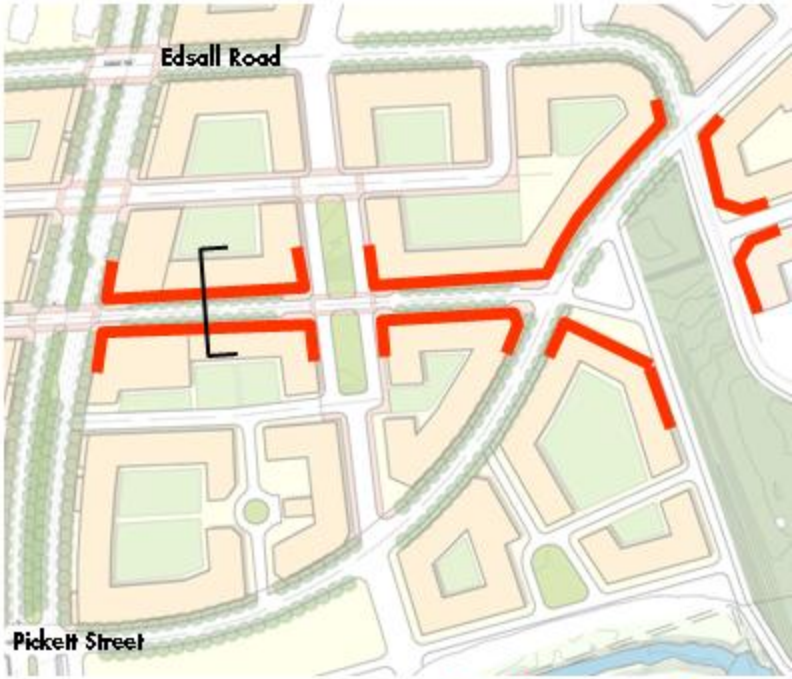




Main Street – Pickett Place

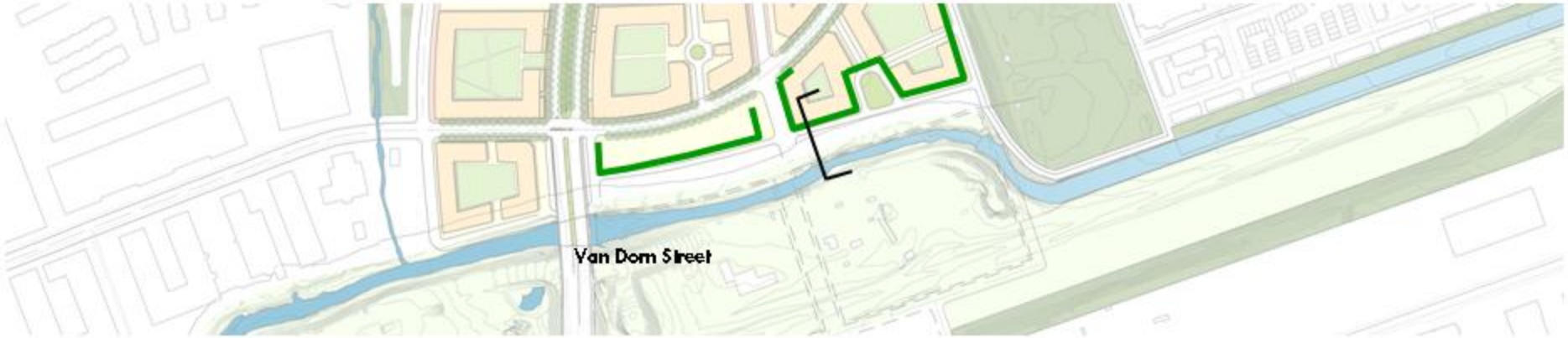




Pickett Place Square - Section

Pickett Place Square

Proposed Park Road



Mall Access - Option 1

Mall Access Option 1- The Bridge

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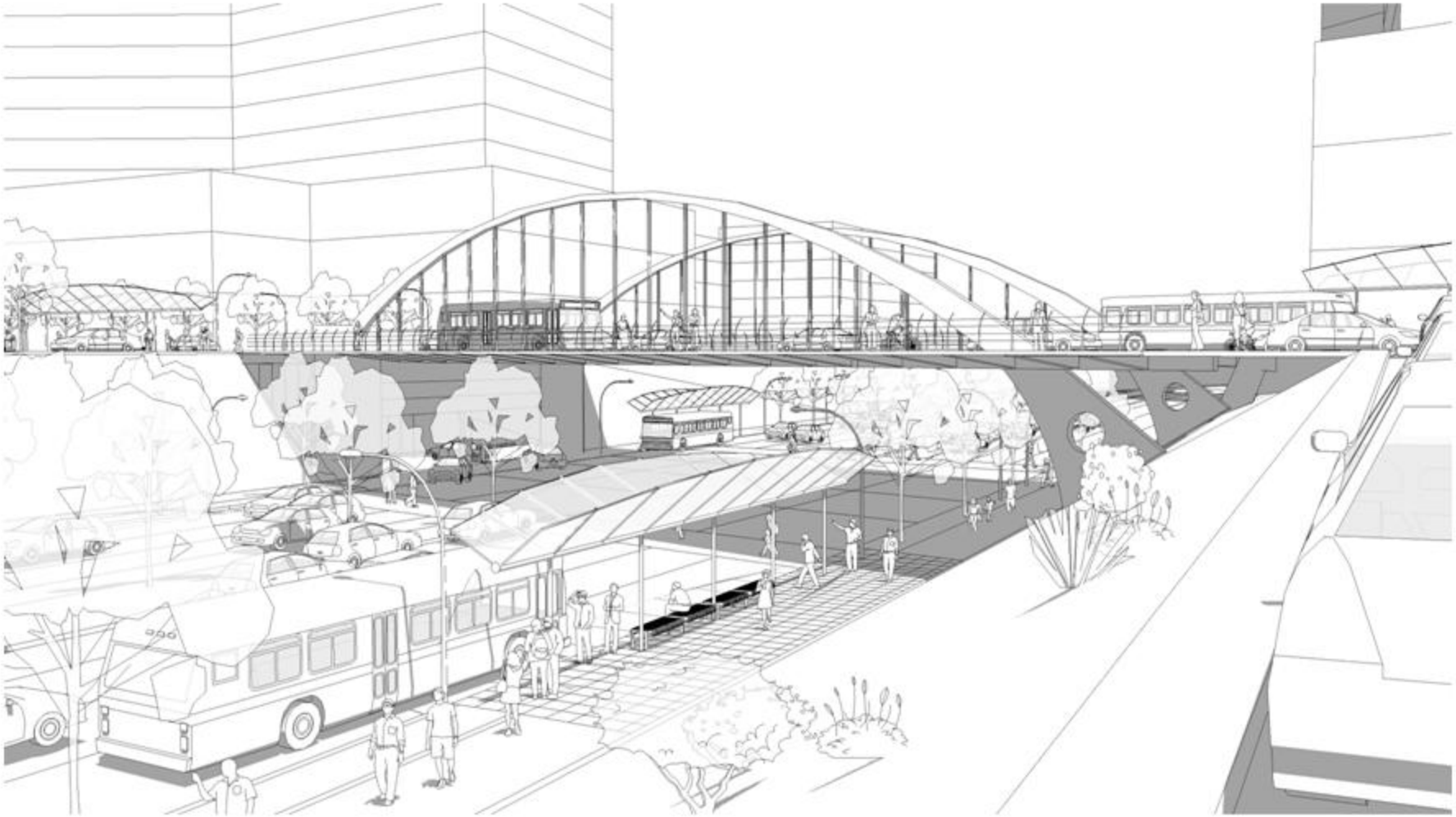

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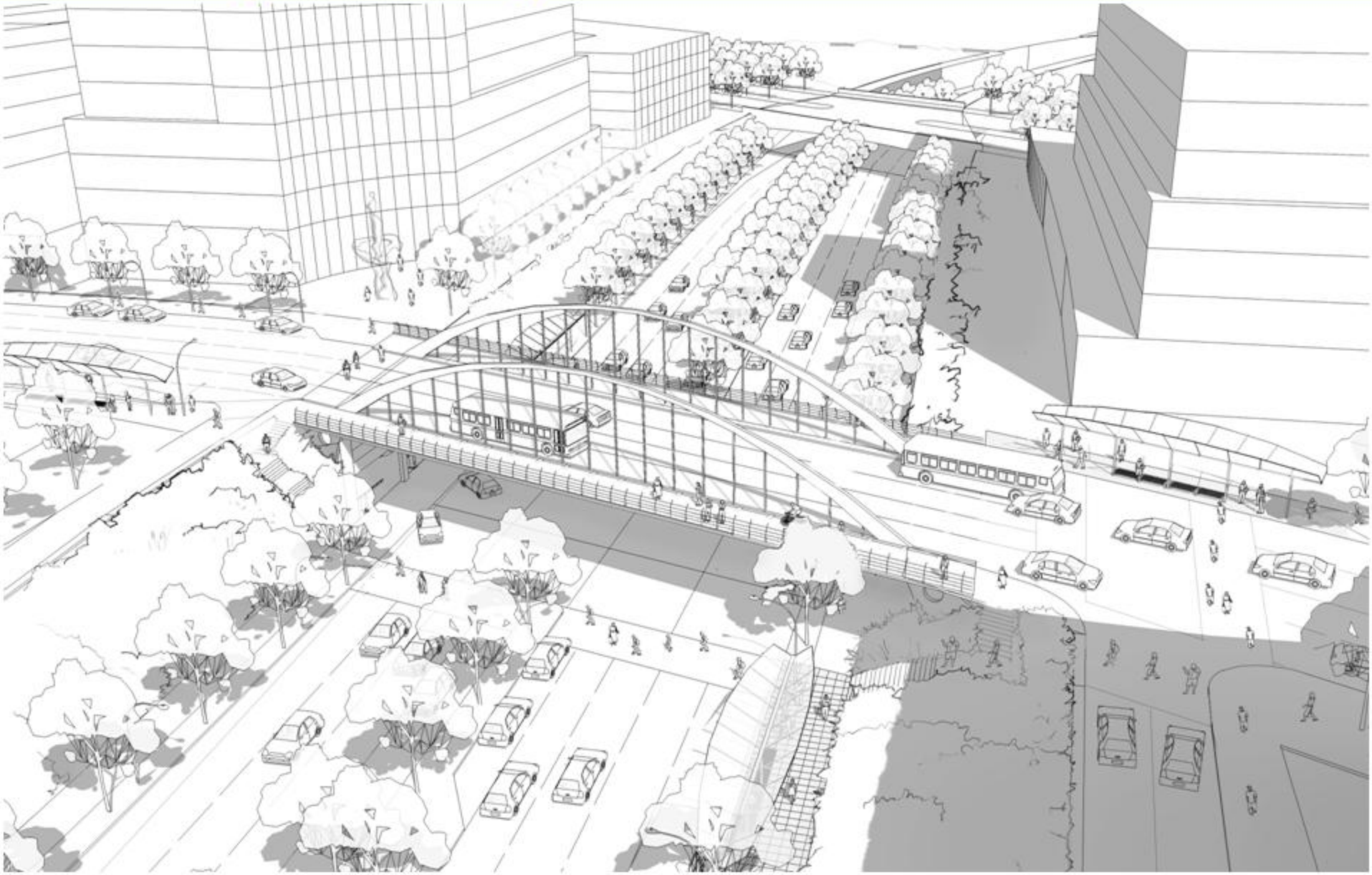

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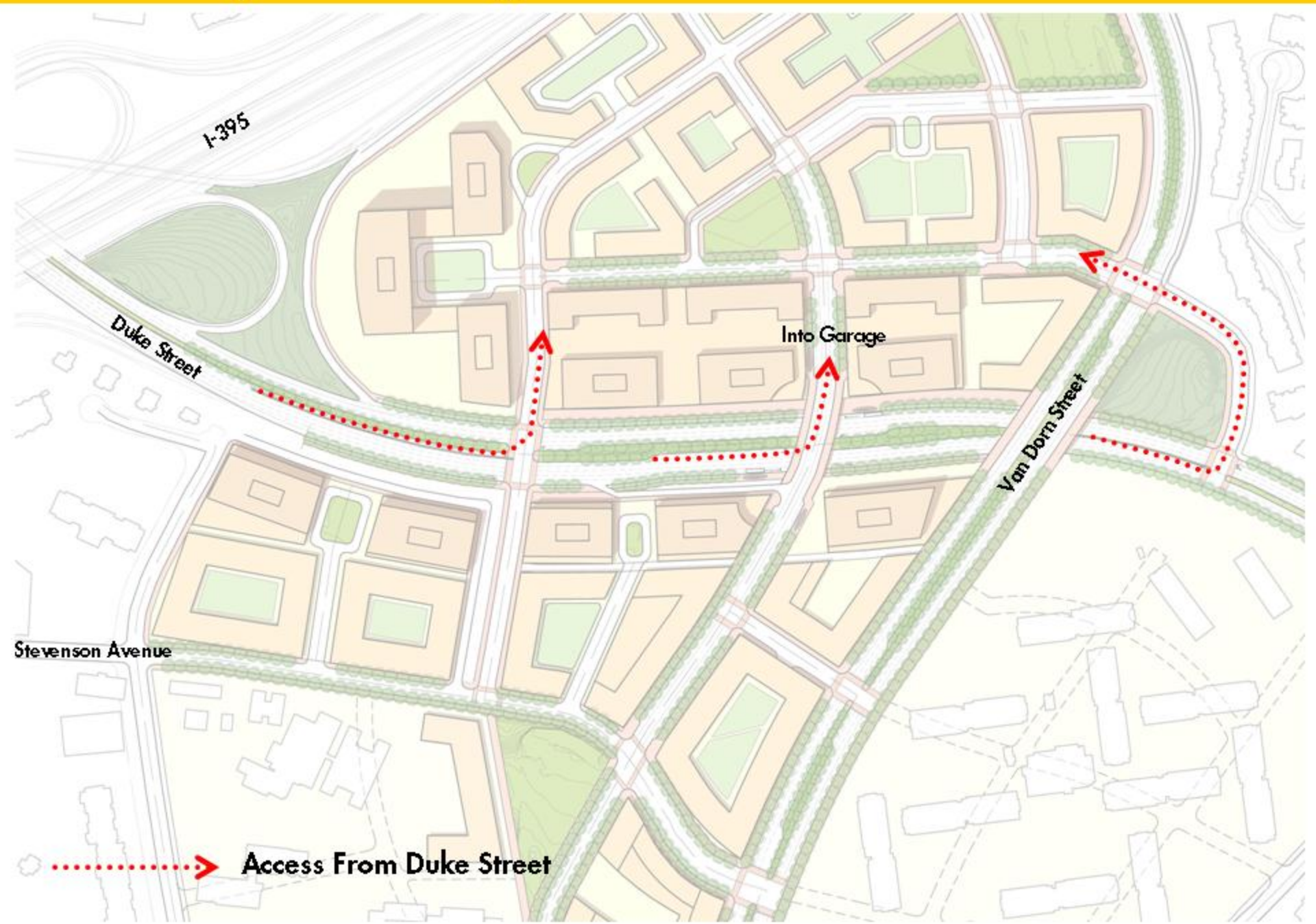

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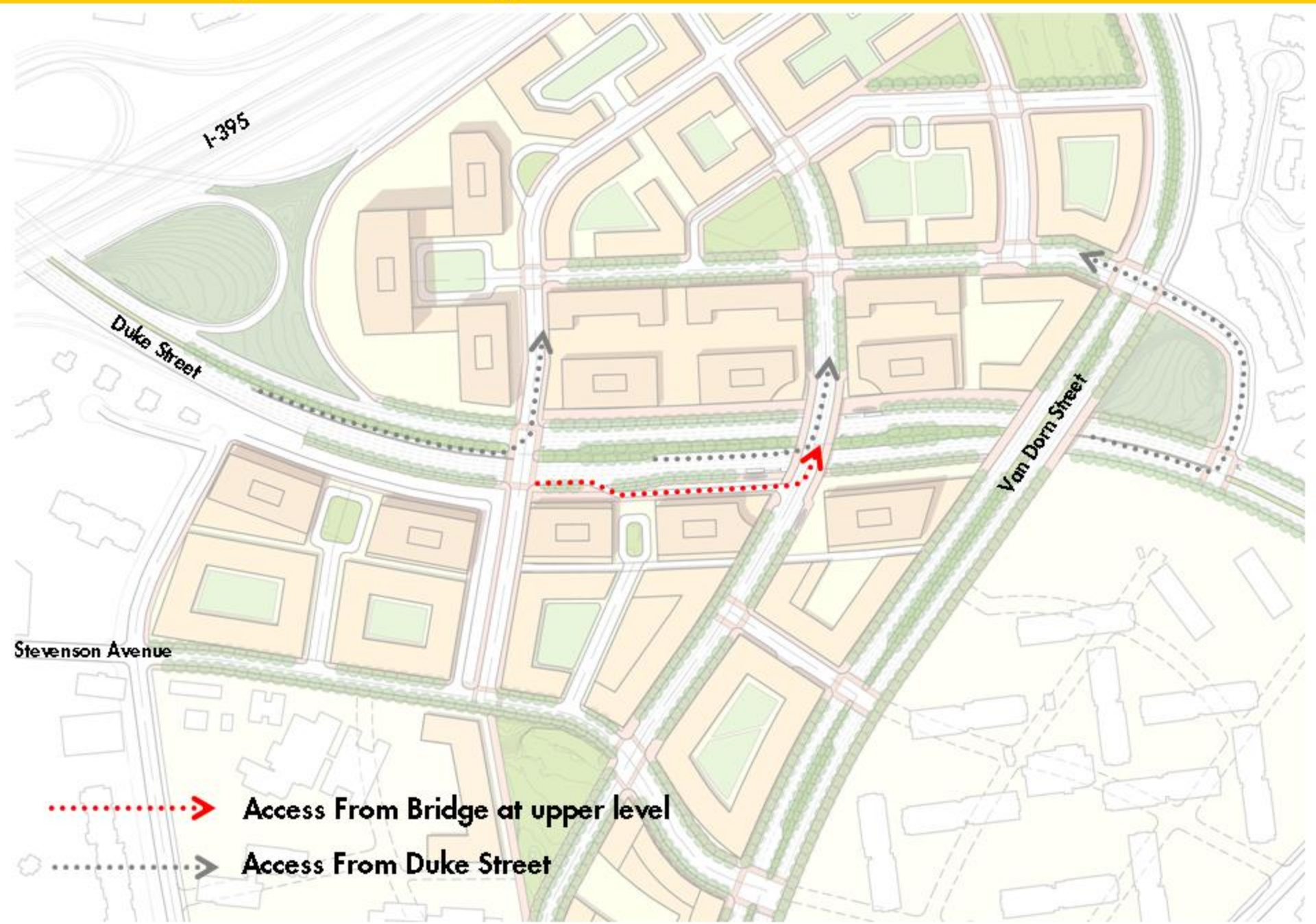

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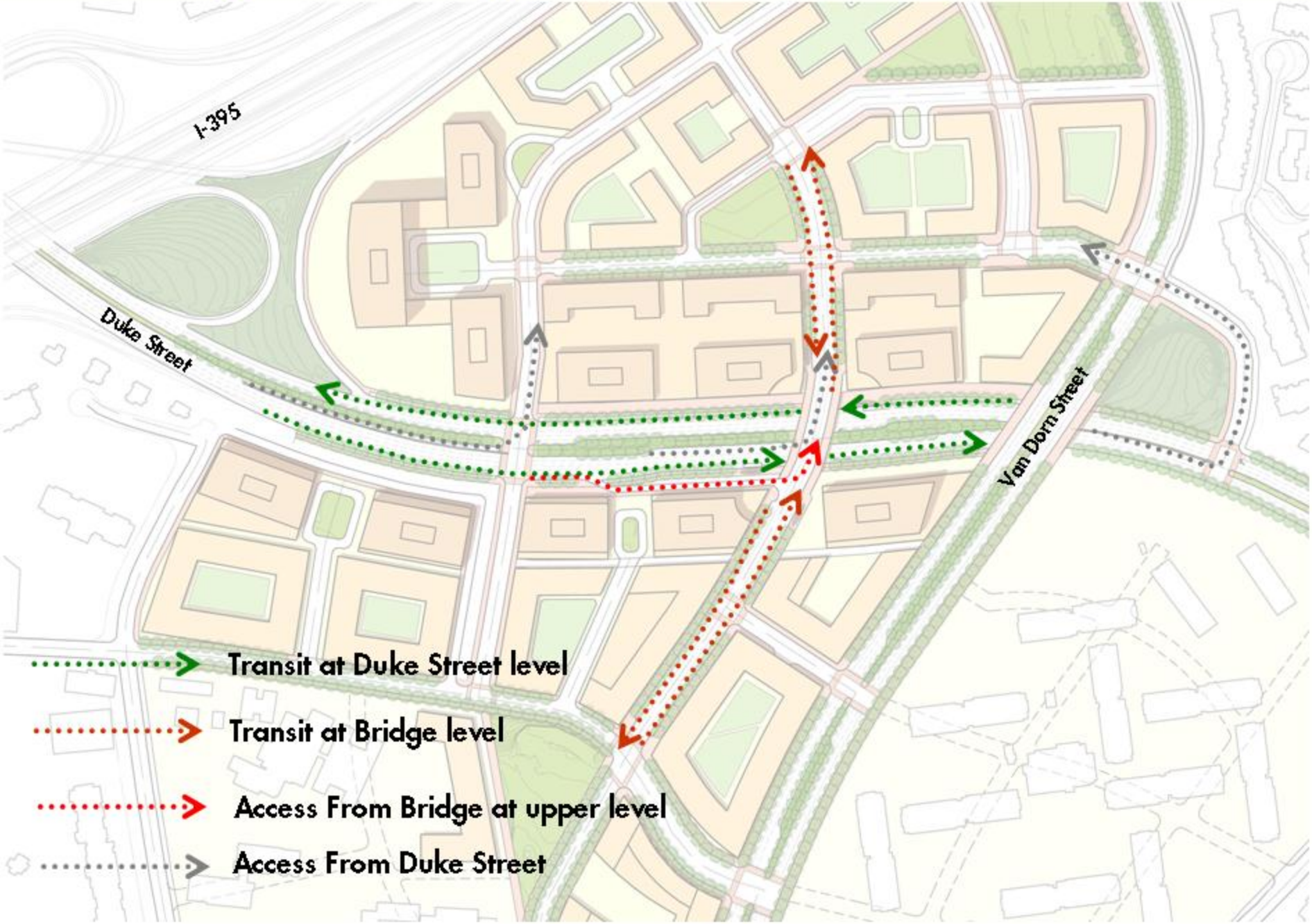

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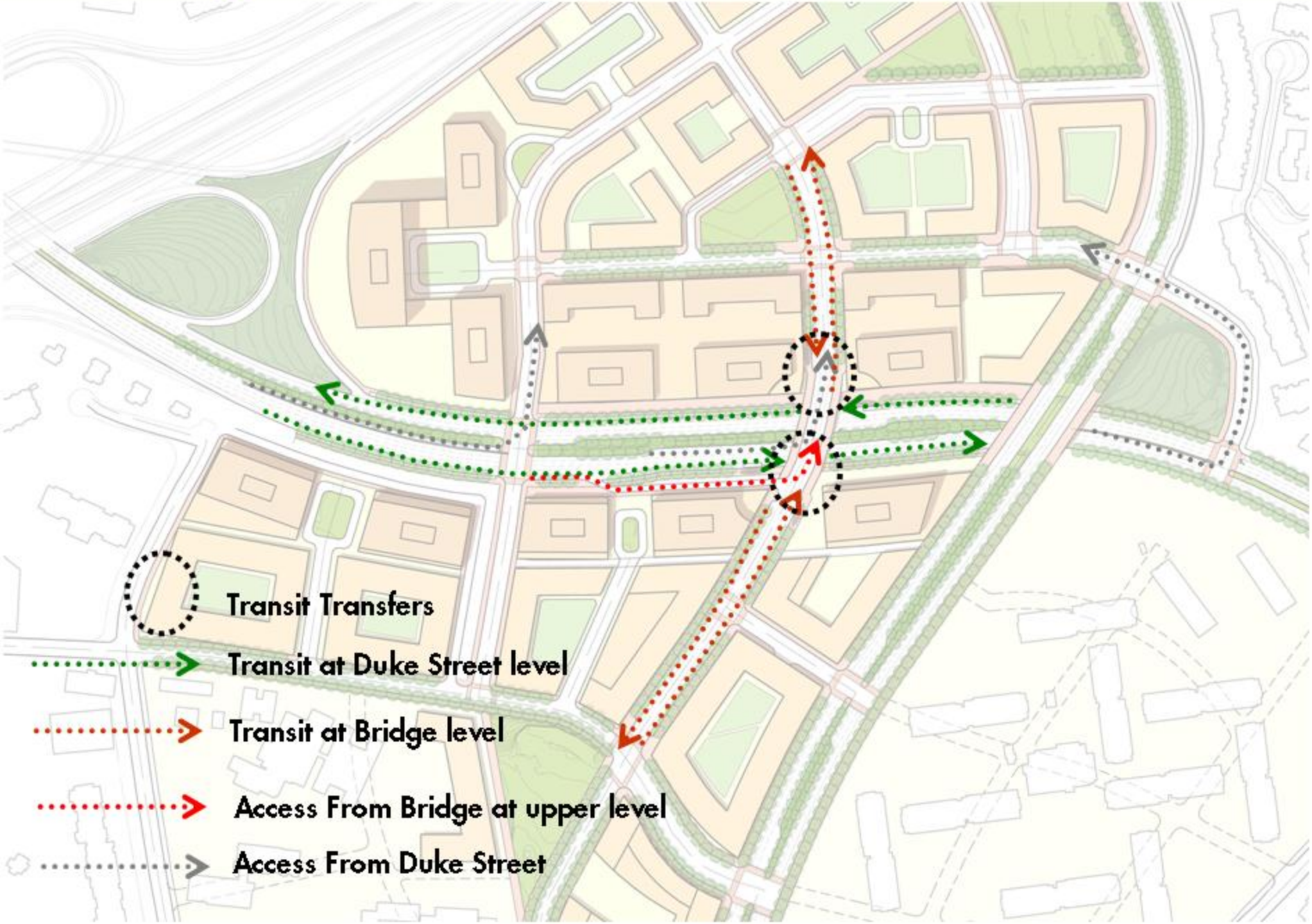
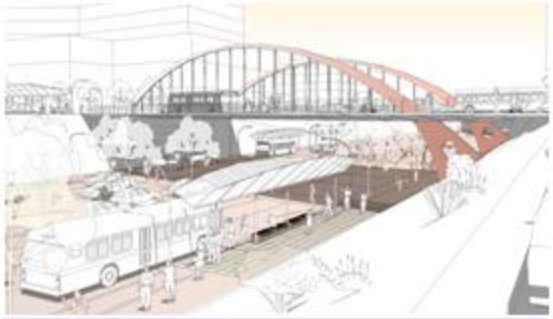


Mall Access Option 2 – At-Grade option

Discussion – Illustrative Plan