

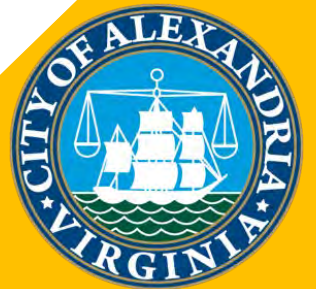
Welcome!

Eisenhower West/Landmark Van Dorn Implementation Advisory Group

12.06.23

Meeting and Webinar will begin at 7:00 p.m.

All online participants should remain on mute unless speaking.



Tonight's Agenda

1. Welcome, Introductions & Overview (5 min.)

*Mindy Lyle, Planning Commissioner & Advisory Group Chair
Planning & Zoning Staff*

2. Development Updates (30 min.)

Applicants

- 5001 Eisenhower Avenue CDD
- West End (Landmark) Blocks L & M

3. Eisenhower Avenue Transportation Study Updates (15 min.)

*Dan Scolese, Civil Engineer, Dept. of Transportation &
Environmental Services*

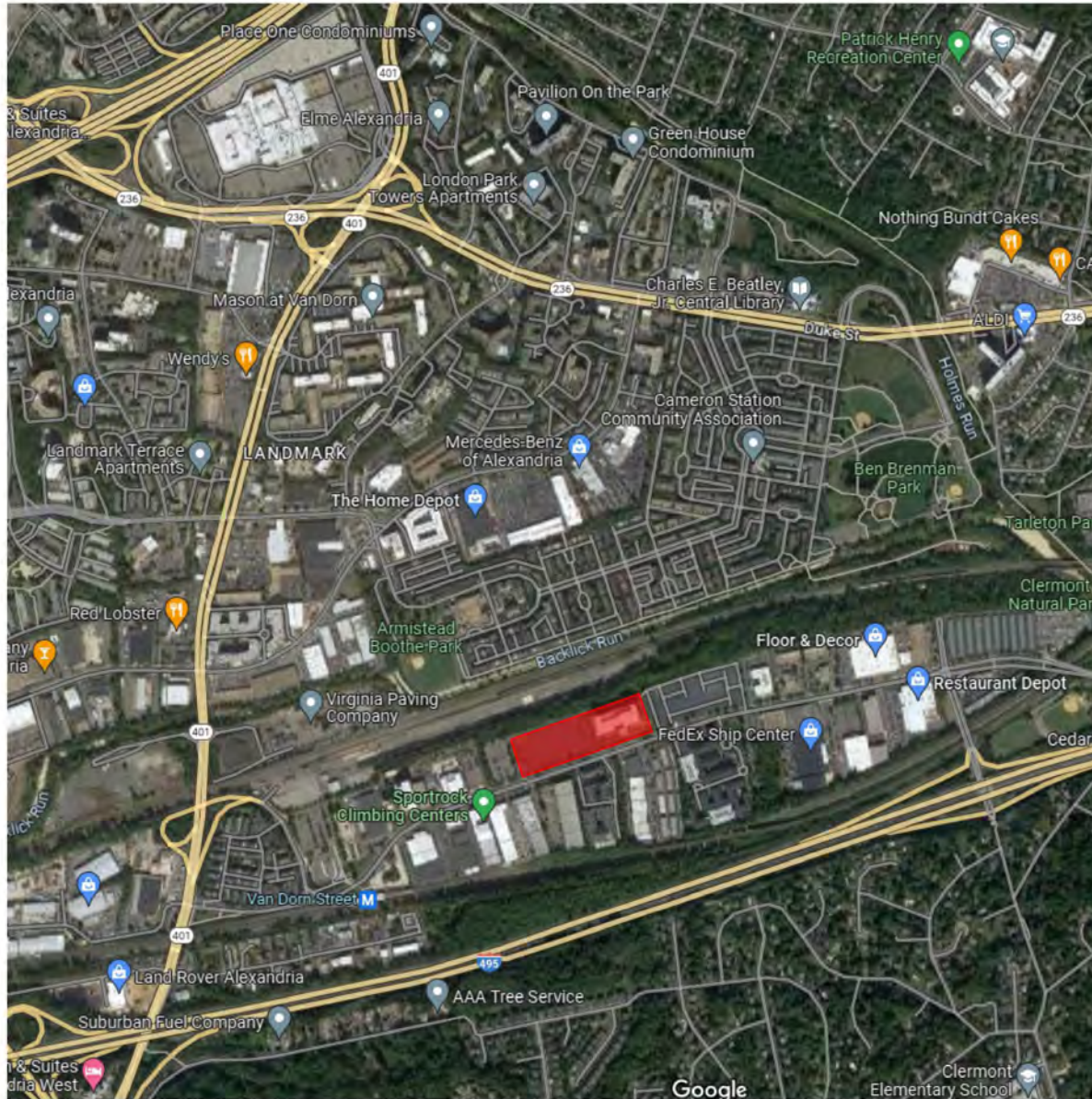
4. Additional Questions (10 min.)

EWLVD Advisory Group Members

- Mindy Lyle, Chair (*Planning Commission*)
- Felicia Brewster (*Alexandria Housing Affordability Advisory Committee*)
- Barbara Marvin (*Park & Recreation Commission*)
- Casey Kane (*Transportation Commission*)
- Cynthia Elliott (*Environmental Policy Commission*)
- Manny Cohan (*Resident Representative*)
- Jim Durham (*Resident Representative*)
- Arthur “Sash” Impastato (*Resident Representative*)
- Claudette McBeth (*Resident Representative*)
- Allen Brooks (*Business Representative*)
- Emmanuel Obe (*Business Representative*)
- Ken Wire (*Business Representative*)
- Joel Bernstein (*West End Business Coalition*)
- Vacant (*Business Representative*)
- Vacant (*Resident Representative*)

Development Updates

5001 Eisenhower Avenue CDD



5001 EISENHOWER AVENUE

Alexandria, VA

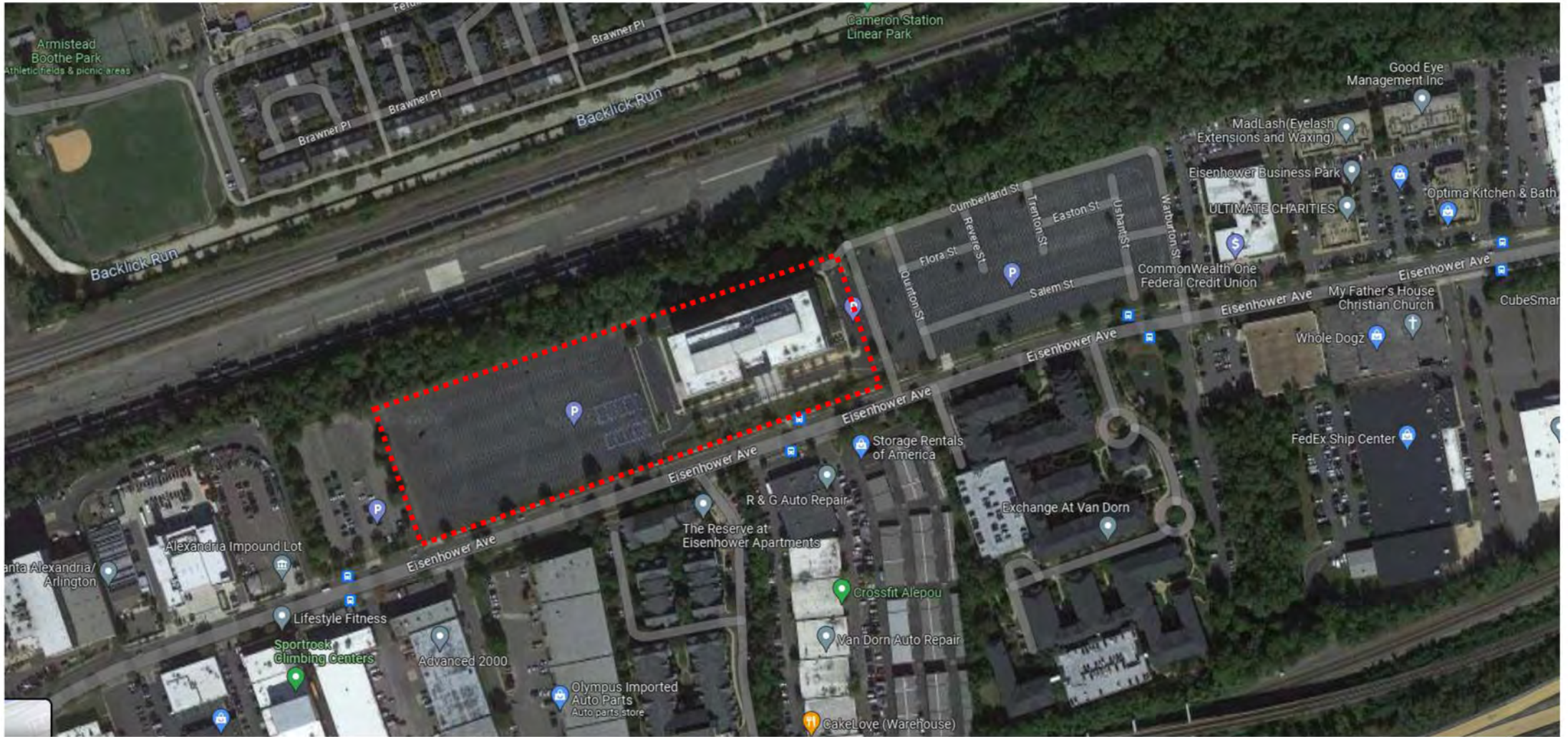
Eisenhower West / Landmark Van Dorn
IAG Meeting
December 6th, 2023

Developer
Stonebridge Associates, Inc.

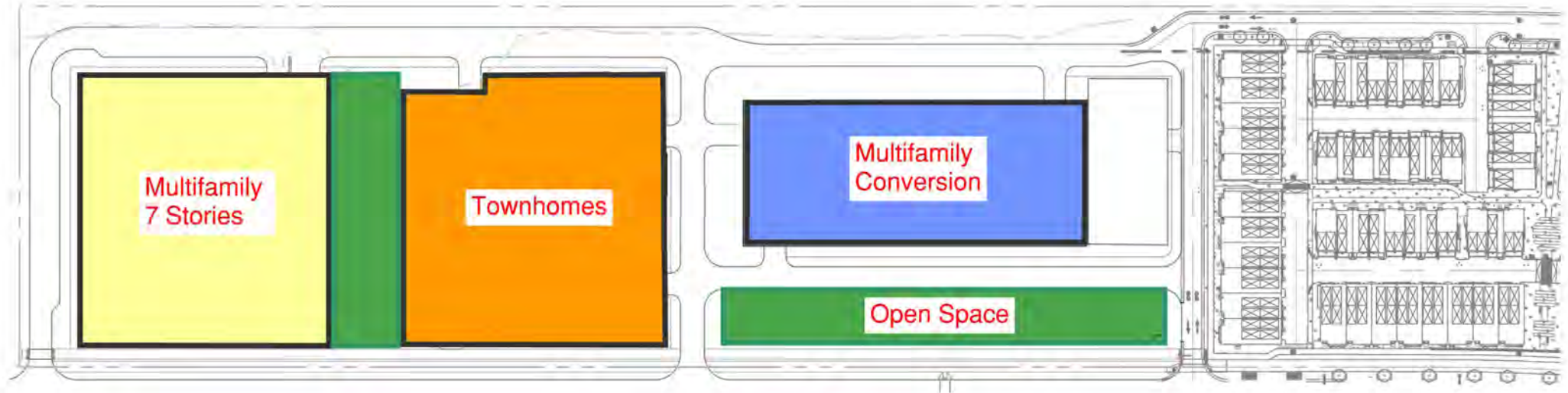
Land Use Counsel
Wire Gill, LLP

Civil
IMEG | Christopher Consultants

Landscape
Land Design, Inc.



Aerial Map Illustrating Site Area



Eisenhower Avenue

Site Plan

REZONING FROM OFFICE COMMERCIAL MEDIUM TO COORDINATED DEVELOPMENT DISTRICT

PHASED DEVELOPMENT

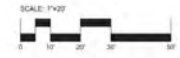
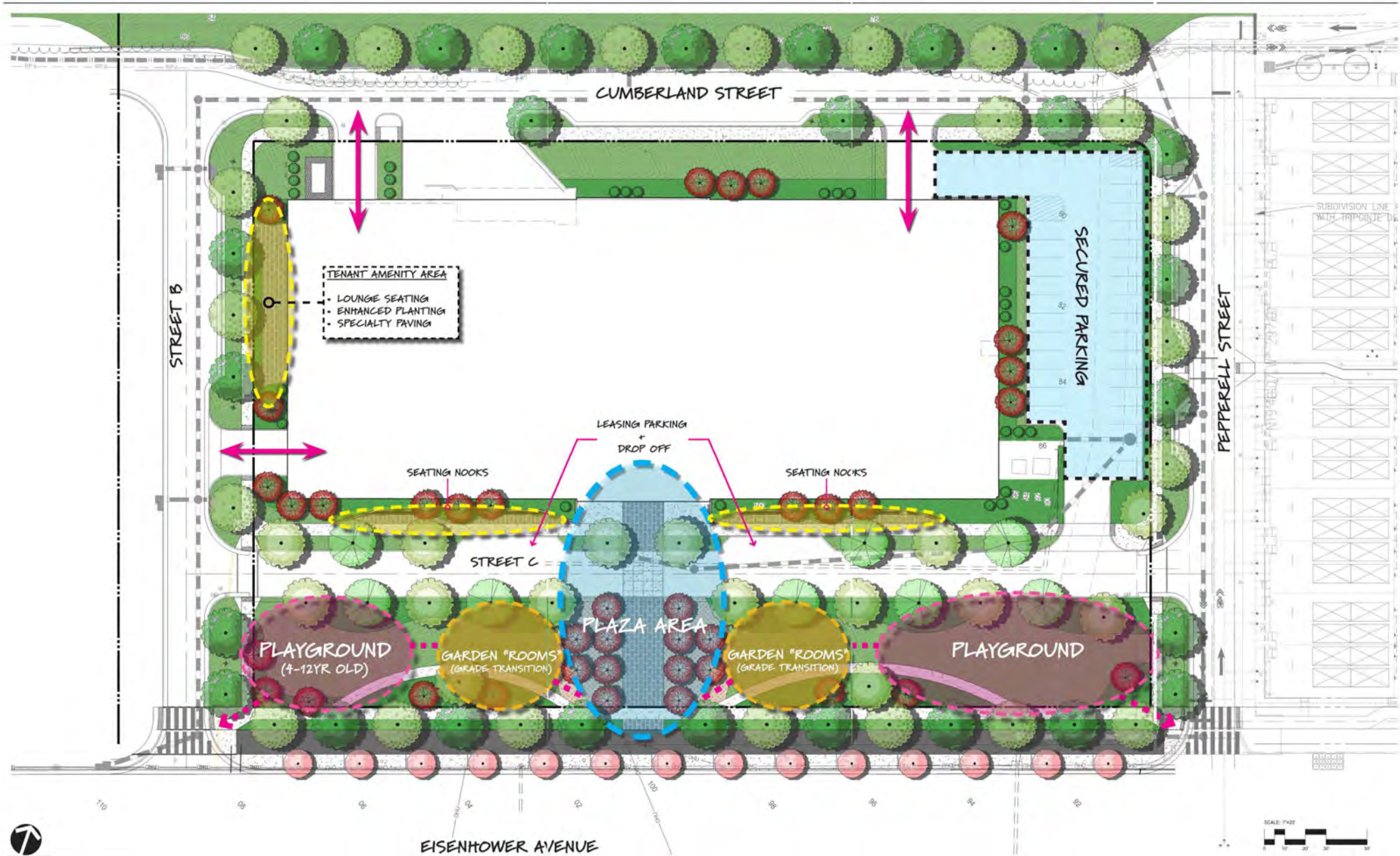
PHASE 1 - CONVERSION OF VICTORY CENTER TO RESIDENTIAL

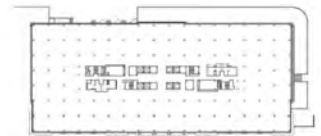
- 400 UNITS

- PARKING REDUCTION - CONVERT EXISTING GARAGE TO PARKING

BUILDING NEW STREETS FROM EISENHOWER TO NORTH RPA INCLUDING RIGHT OF WAY DEDICATIONS TO THE CITY

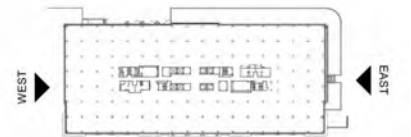
INCREASED OPEN SPACE

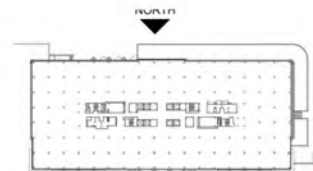




SOUTH





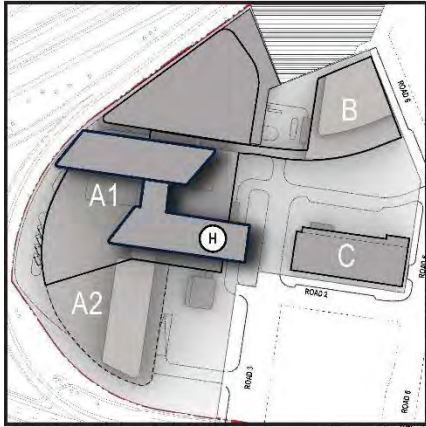


West End (Landmark) Blocks L & M

Van Metre

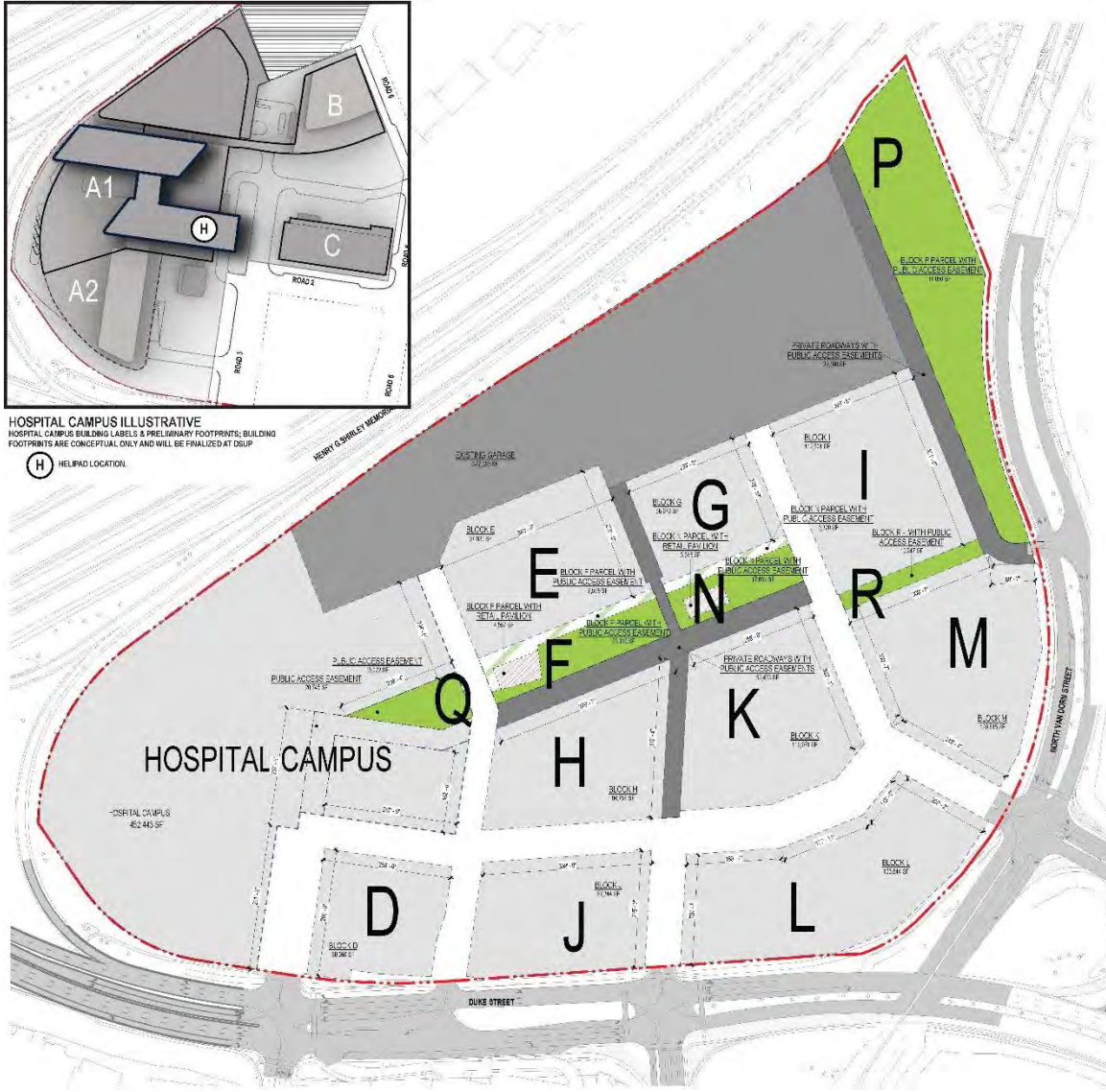
Van Metre at Landmark

Landmark Approved CDD



HOSPITAL CAMPUS ILLUSTRATIVE
HOSPITAL CAMPUS BUILDING LABELS & PRELIMINARY FOOTPRINTS; BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED AT DSUP

(H) HELIPAD LOCATION



LANDMARK BLOCK AREAS *		
LOCATION	Area	DEVELOPMENT AREA (ACRES)

DEVELOPMENT BLOCK AREA

BLOCK D	60,360 SF	1.39 acres
BLOCK E	97,935 SF	2.25 acres
BLOCK G	56,973 SF	1.31 acres
BLOCK H	90,798 SF	2.08 acres
BLOCK I	112,501 SF	2.58 acres
BLOCK J	81,344 SF	1.87 acres
BLOCK K	110,071 SF	2.53 acres
BLOCK L	133,644 SF	3.07 acres
BLOCK M	120,815 SF	2.77 acres
HOSPITAL CAMPUS *	416,676 SF	9.57 acres
DEVELOPMENT BLOCK AREA	1,281,117 SF	29.41 acres

DEVELOPMENT BLOCK AREA NON BUILDABLE AREA

EXISTING GARAGE	377,065 SF	8.66 acres
PRIVATE ROADS ON HOSPITAL CAMPUS *	20,745 SF	0.48 acres
PUBLIC ACCESS EASEMENTS PRIVATE ROADS	92,033 SF	2.11 acres
DEVELOPMENT BLOCK AREA NON BUILDABLE AREA	489,843 SF	11.25 acres

LANEWAY OPEN SPACE

BLOCK F - CENTRAL PLAZA LANEWAY	9,558 SF	0.22 acres
BLOCK N - CENTRAL PLAZA EAST LANEWAY	5,320 SF	0.12 acres
LANEWAY OPEN SPACE	14,878 SF	0.34 acres

OPEN SPACE RETAIL PAVILION

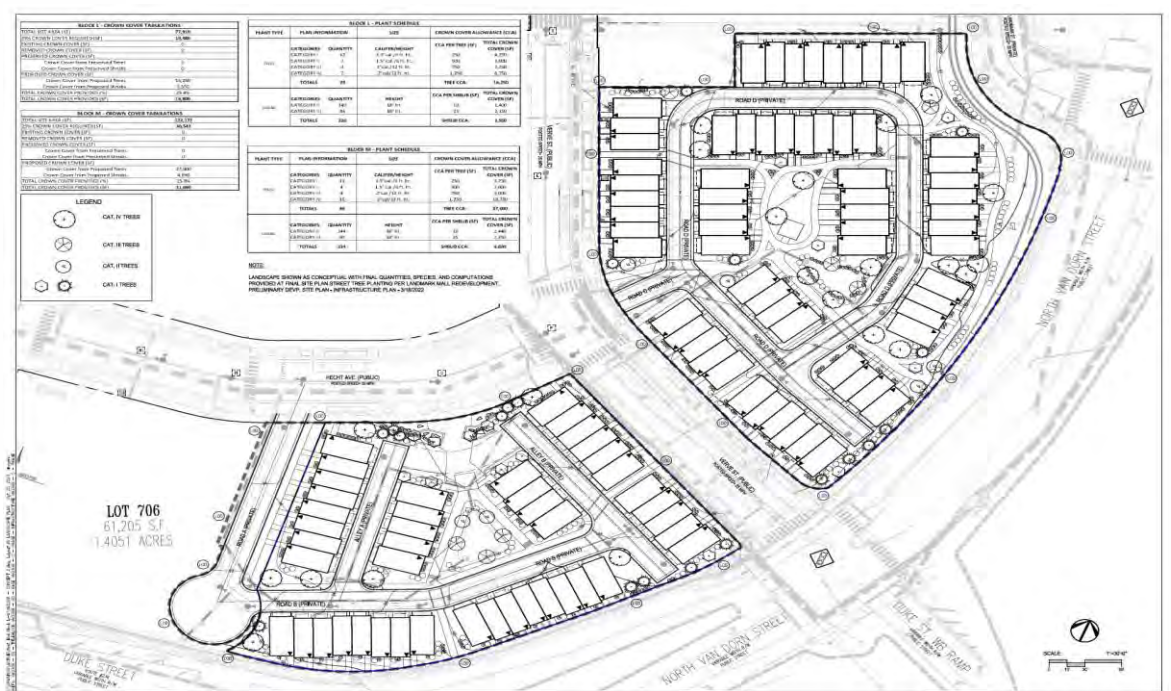
BLOCK F - CENTRAL PLAZA	4,557 SF	0.10 acres
BLOCK N - CENTRAL PLAZA EAST	3,315 SF	0.08 acres
OPEN SPACE RETAIL PAVILION	7,872 SF	0.18 acres

PUBLICLY ACCESSIBLE OPEN SPACE

BLOCK F - CENTRAL PLAZA	23,110 SF	0.53 acres
BLOCK N - CENTRAL PLAZA EAST	17,699 SF	0.41 acres
BLOCK P - TERRACE PARK	114,050 SF	2.62 acres
BLOCK Q - CENTRAL PLAZA WEST *	15,022 SF	0.34 acres
BLOCK R - PASEO	10,247 SF	0.24 acres
PUBLICLY ACCESSIBLE OPEN SPACE	180,127 SF	4.14 acres
Grand total	1,973,836 SF	45.31 acres

* Total Hospital Campus area includes these areas.

Van Metre at Landmark Concept 2

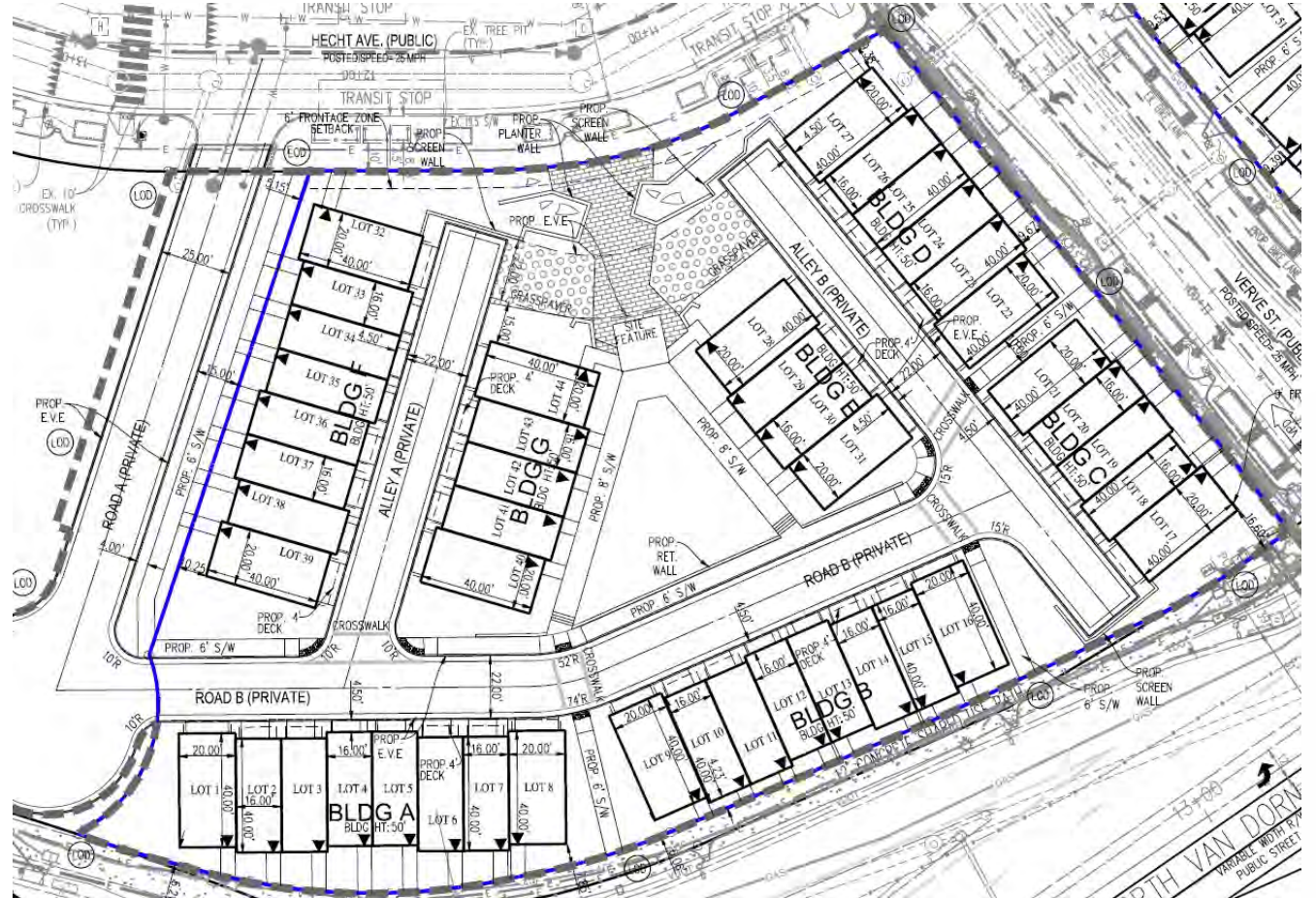


Pedestrian connectivity to North Van Dorn



Block L

- 44 REAR LOAD TOWNHOMES
- 16' INTERIOR UNITS
- 20' END UNITS
- CENTRAL GREEN
- SIDEWALK CONNECTIVITY TO HECHT AVENUE, VERVE STREET AND DUKE STREET
- ACCESS OFF HECHT AVENUE ONLY
- TRANSIT HUB – ENHANCED PUBLIC SPACE



Block M

- 66 REAR LOADED TOWNHOMES
- 16' INTERIOR UNITS
- 20' END UNITS
- SIDEWALK CONNECTIVITY TO HECHT AVENUE, VERVE STREET AND NORTH VAN DORN
- TWO POCKET PARKS AND A CENTRAL GREEN





PERSPECTIVE E - SOUTH FAÇADE



VERVE STREET ELEVATION (BUILDINGS I & H FRONT ELEVATION)
3/32"=1'-0"



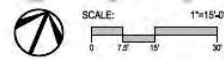
	ROOF TERRACES
	ENTRANCES TO UNITS
	SIGNATURE GATEWAY
	UNIFIED BUILDING FRONT
	INDIVIDUALIZED ELEVATIONS
	MEWS ELEVATIONS
E+	ENHANCED SIDE SIGNATURE ELEVATIONS
E	ENHANCED SIDE ELEVATIONS
	RENDERINGS - FRONT/SIDES
	RENDERINGS - REARS



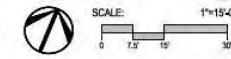




BLOCK L - ENTRY PLAZA
SCALE: 1" = 10'-0"



BLOCK M - CENTRAL AMENITY
SCALE: 1" = 15'-0"



- NOTES:**
1. LANDSCAPE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND REPRESENT POTENTIAL DESIGN CHARACTER AND LIKENESS.
 2. PRECEDENT IMAGES SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND DEPICT GENERAL DESIGN INTENT, POTENTIAL DESIGN CHARACTER, AND LIKENESS.

Denise Harrover

Vice President of Planning & Entitlements

C 703-507-3512

धारover@vanmetreco.com

Van Metre

VanMetreCompanies.com

Eisenhower Avenue Transportation Study



Eisenhower Avenue Transportation Study



Study Update
December 6 2023



Meeting Agenda

▶ **01.**

**Project
Pipeline**

- **What is it and how is the state involved?**

▶ **02.**

**Community
Feedback**

- **Summer 2023
Feedback form**

▶ **03.**

**Phase 1
Outcomes**

- **Summary and
validation**

▶ **04.**

Schedule

▶ **05.**

Q&A

VDOT's Project Pipeline

Three-phase, year long study focused on developing recommendations consistent with the Virginia Statewide Transportation Plan

- Congestion Mitigation
- Safety improvements
- Transit Access
- Multi-modal needs
- Bicycle Access



Virginia Transportation Plan Needs adopted by the Commonwealth Transportation Board



Study Goal

Evaluate needs and opportunities for mobility, access, and safety improvements on the Eisenhower Avenue corridor.

- Improve safety for all users
- Address connectivity and accessibility
- Support future demand and land uses

Eisenhower Avenue Transportation Study Project Area



City & Community Goals

- Advance Small Area Plans recommendations
- Support future land use changes 
 - i.e. increased residential
- Provide multi-modal needs 
 - i.e. improved pedestrian and cycling amenities
- Improve safety and reduce speeding 
 - Especially on the west end of the corridor
- Reduce the amount of cut-through traffic from I-495 

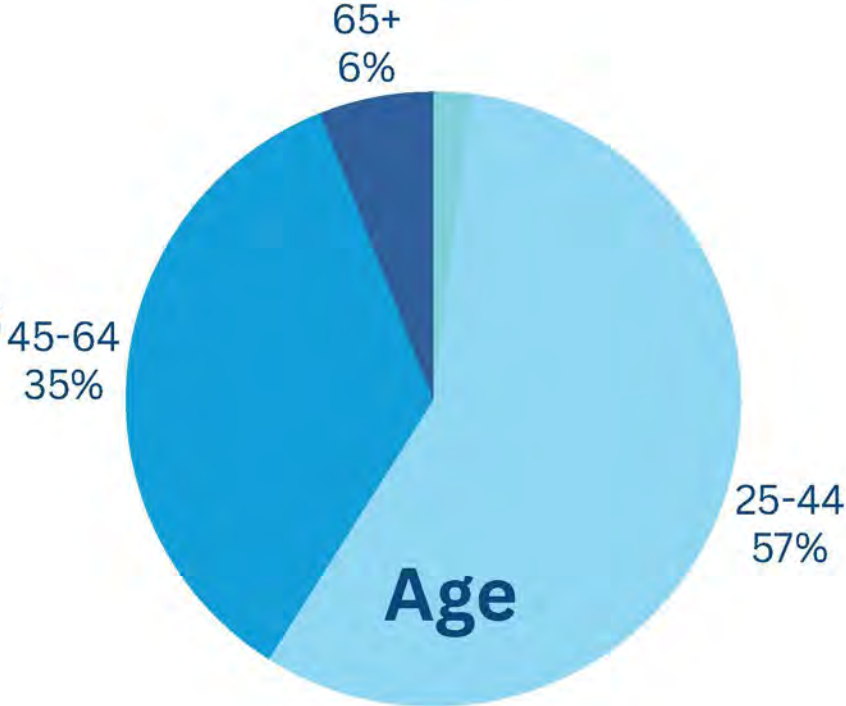
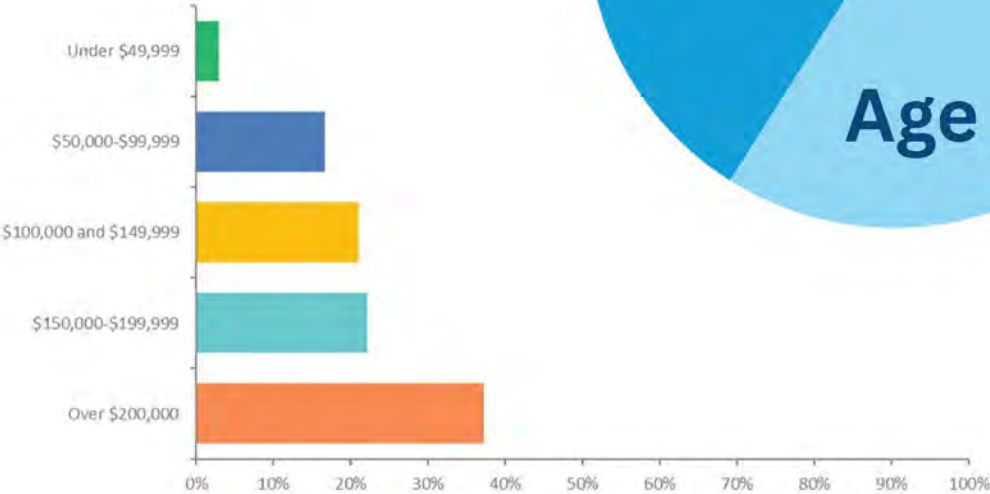
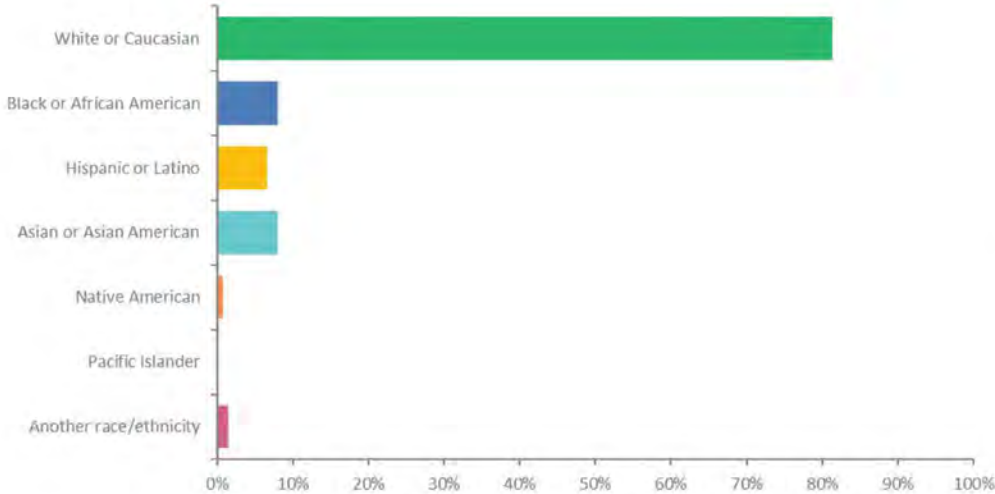


Feedback Form: Sept 2023

Initial feedback form ran from August 28 and September 17, 2023 and targeted all communities within the Eisenhower Avenue Study Area

340 respondents total

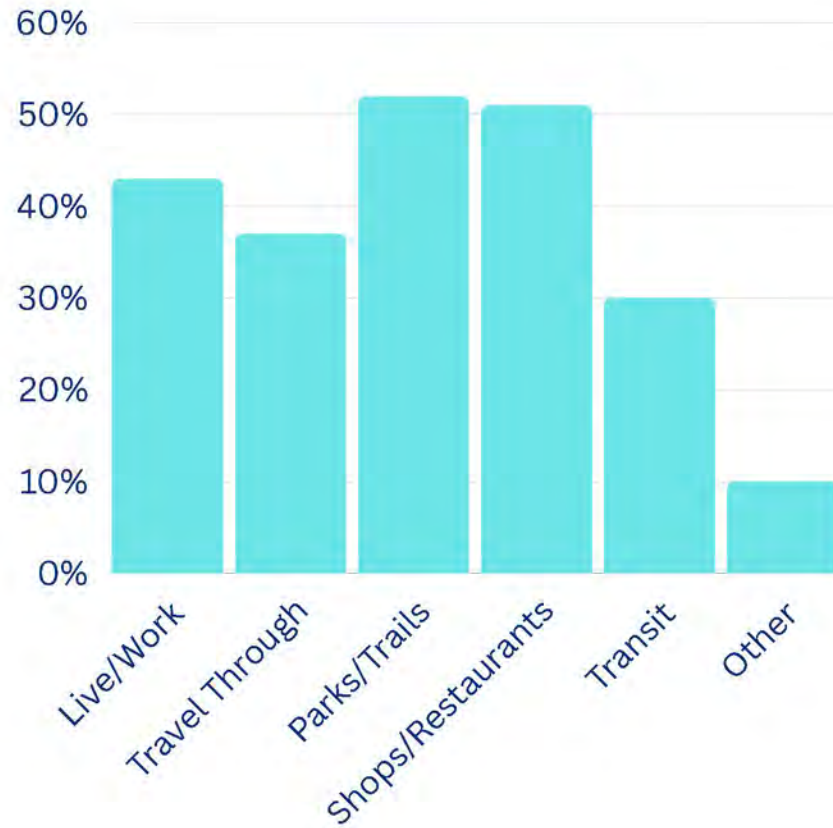
- Van Dorn St to Holmes Run - 268 respondents
- Holmes Run to Telegraph Road - 241 respondents
- Telegraph Road to Holland Lane - 270 respondents



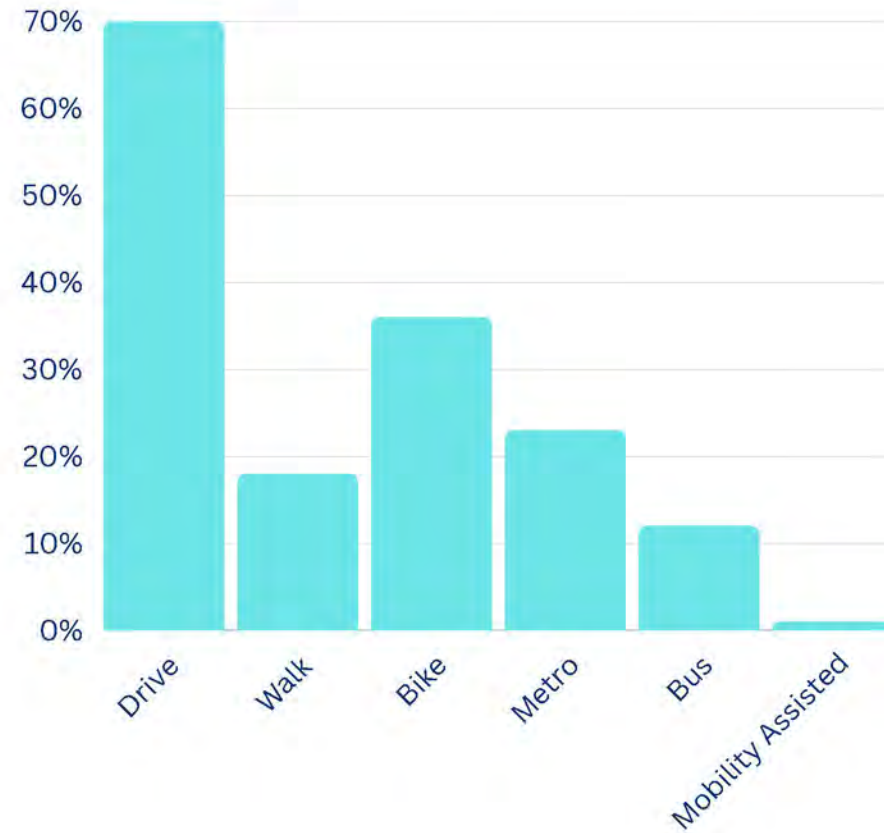
Most Common Issues

- Speeding
- Lack of Bike Facilities
- Difficult and infrequent pedestrian crossings
- Sidewalks are uncomfortable
- Access to Metro is difficult

Why are people here?



How are they traveling



What else did we hear?

- Good east-west alternative
- Little to no traffic west of Telegraph Road
- Van Dorn St and Eisenhower Avenue intersection is unsafe and congested
- Cut-through traffic / Bypass for I-495 Traffic
- Poor pavement conditions
- Disjointed and non-cohesive corridor cross-section



Eisenhower Cross-sections



Existing Conditions Summary

Transportation Safety

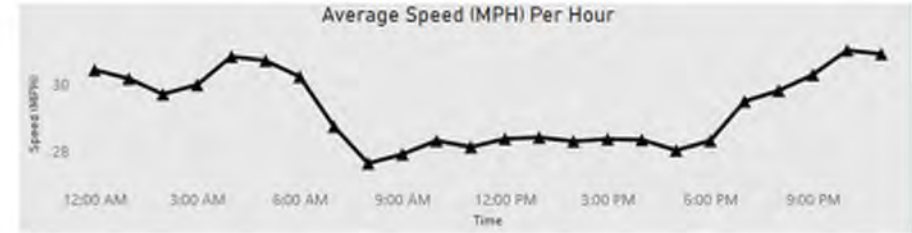
- Most severe crashes between Van Dorn Street and Van Dorn Metro
- Pedestrian crashes are focused around both Metro stations
- Speeding is persistent between Van Dorn Street and Telegraph Road during the off-peak hours in particular

Operations

- All intersections operate at a LOS D or better except
 - Van Dorn Street and Eisenhower:
 - Long delays and back-ups during **both peak hours**
 - Mill Road (East) Level of Service long delays in the **AM peak hour***

Access

- Disjointed or no pedestrian facilities between Van Dorn Street and Van Dorn Metro
- Poor and inadequate sidewalk conditions between Van Dorn Metro and Clermont Ave
- Narrow trail facility between Cameron Run and west of Mill Road (West)



Focus Areas - Section 1: Van Dorn Street to Holmes Run Trail







Enhance safety and reduce speeding


Improve safety, address speeding, and increase access for other modes

Enhance safety and improve congestion

Provide and improve access

Legend

	Safety Need		Operational Need
	Pedestrian Need		
	Cyclist Need		



Focus Areas - Section 2: Holmes Run Trail to Telegraph Road



Holmes Run Trail

Duke Street

Eisenhower Avenue

INTERSTATE
495



Address speeding and
increase access for
other modes

Legend



Safety
Need



Operational
Need



Pedestrian Need

N



Cyclist Need



Focus Areas - Section 3: Telegraph Road to Holland Lane



Eisenhower Avenue Transportation Study

Schedule

← **Phase 1** → ← **Phase 2** → ← **Phase 3**

Aug-Oct 2023

Oct/Nov 2023

Dec/Jan 2023

Spring 2024

August 2024

- Community Feedback
- Existing Condition Validation

- Future condition evaluation
- Preliminary Ideas

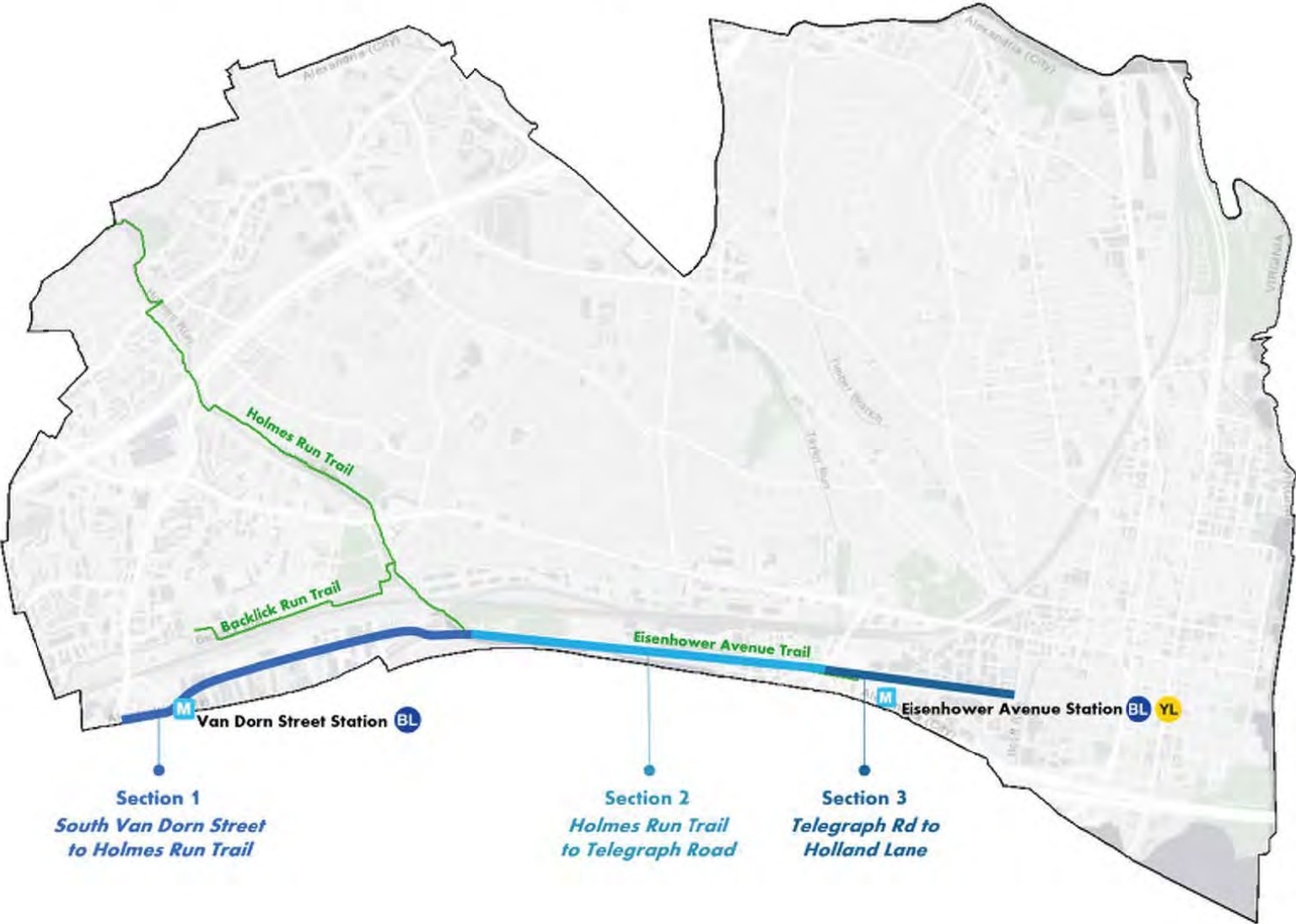
- Engagement
- Community Feedback

- Refinement
- Grant & funding plan development
- Community Feedback

- Final recommendations
- Grant & funding plan

HERE

Eisenhower Avenue Transportation Study Project Area



Contact & Project Information

-  703-746-4266
-  Daniel.Scolese@alexandriava.gov
-  <https://www.alexandriava.gov/transportation-planning/eisenhower-avenue-transportation-study>



Questions?
Thank you!

Next Steps



Visit alexandriava.gov

Recording of the meeting
PDF Presentations
Previous meeting materials



Questions?

Melissa.Symmes@alexandriava.gov



Next Meeting – Q1 2024

(quarterly meetings)