







Figure 1: Open Space Network

-  Plan boundary
-  City of Alexandria boundary
-  Area to be evaluated as part of a future planning process
-  Proposed open space (at grade publicly accessible)
-  Existing open space
-  Proposed trail


 The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the 2014 Four Mile Run Park Improvement Plan. To support the need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.

Table 1: Open Space

#	Location	Typology	Size
1	Park Vue	Neighborhood Park	Tier 1
2	Near the Four Mile Rd. & Notabene Dr. intersection	Neighborhood Park	Tier 1
3	Mount Vernon Ave. & Russell Rd. intersection traffic island & Presidential Greens	Neighborhood Park	Tier 1
4	Mount Vernon Village Center	Urban Plaza	Tier 2
5	Birchmere site	Neighborhood Park	Tier 2
6	Mount Vernon Ave. Shops parking lot	Urban Plaza	Tier 1
7	Presidential Greens	Neighborhood Park	Tier 3
8	AHDC West Glebe Rd. & Mount Vernon Ave.	Neighborhood Park	Tier 2
9	Near Mount Vernon Ave. & West Reed Ave. intersection	Urban Plaza	Tier 1
10	Near Mount Vernon Ave. & West Glebe Rd.	Urban Plaza	Tier 3
11	Behind Food Star International Supermarket	Neighborhood Park	Tier 3

Notes :

- Design, configuration, and programming will be determined as part of the development review process.
- Open space sizes will range from approximately .1 to 1.7 acres as follows :
 - Tier 1 = 0.1 to 0.3 acres
 - Tier 2 = 0.4 to 0.7 acres
 - Tier 3 = 0.8 to 1.+ acres

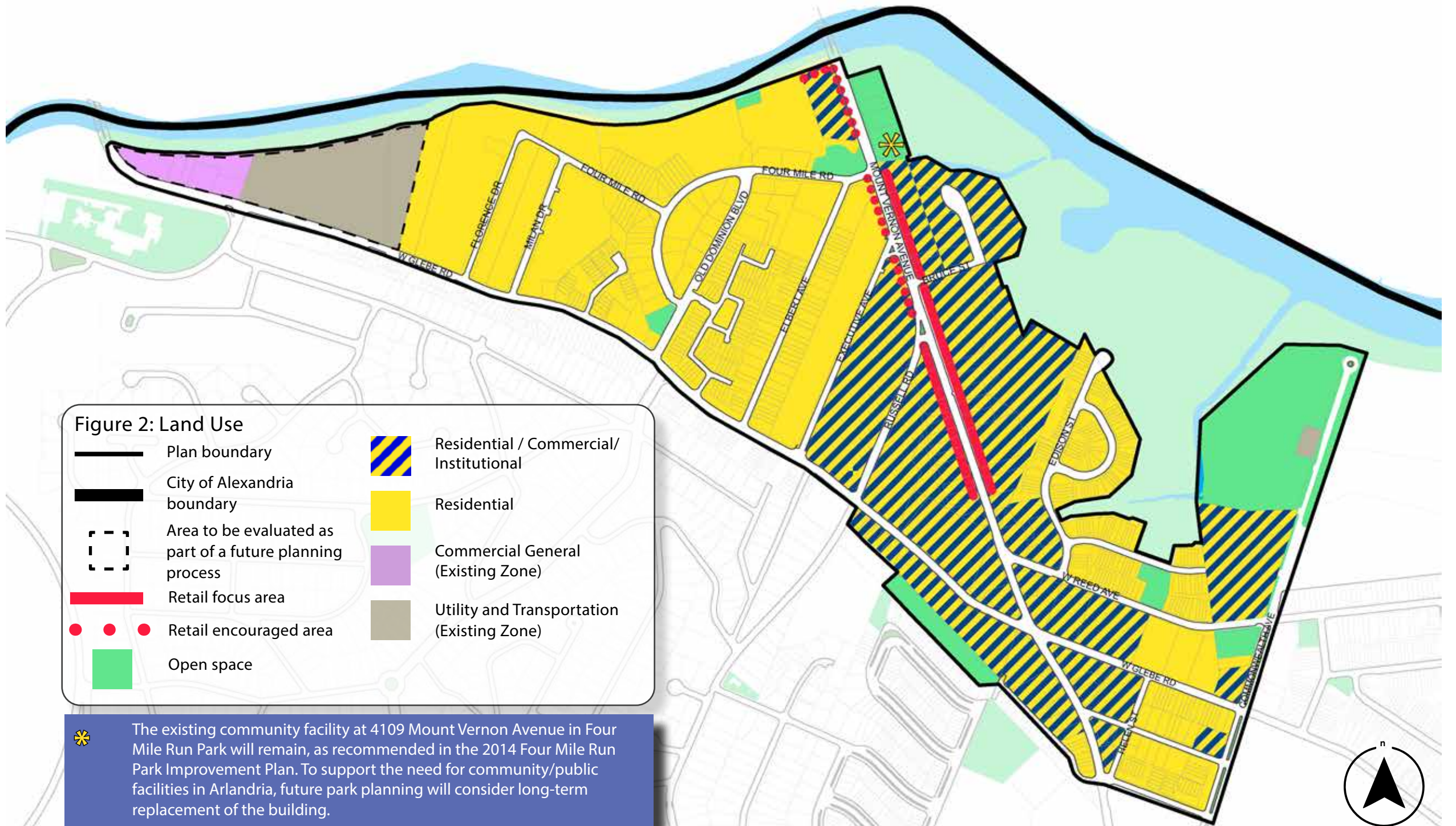


Figure 2: Land Use

- Plan boundary
- City of Alexandria boundary
- Area to be evaluated as part of a future planning process
- Retail focus area
- Retail encouraged area
- Open space
- Residential / Commercial/ Institutional
- Residential
- Commercial General (Existing Zone)
- Utility and Transportation (Existing Zone)

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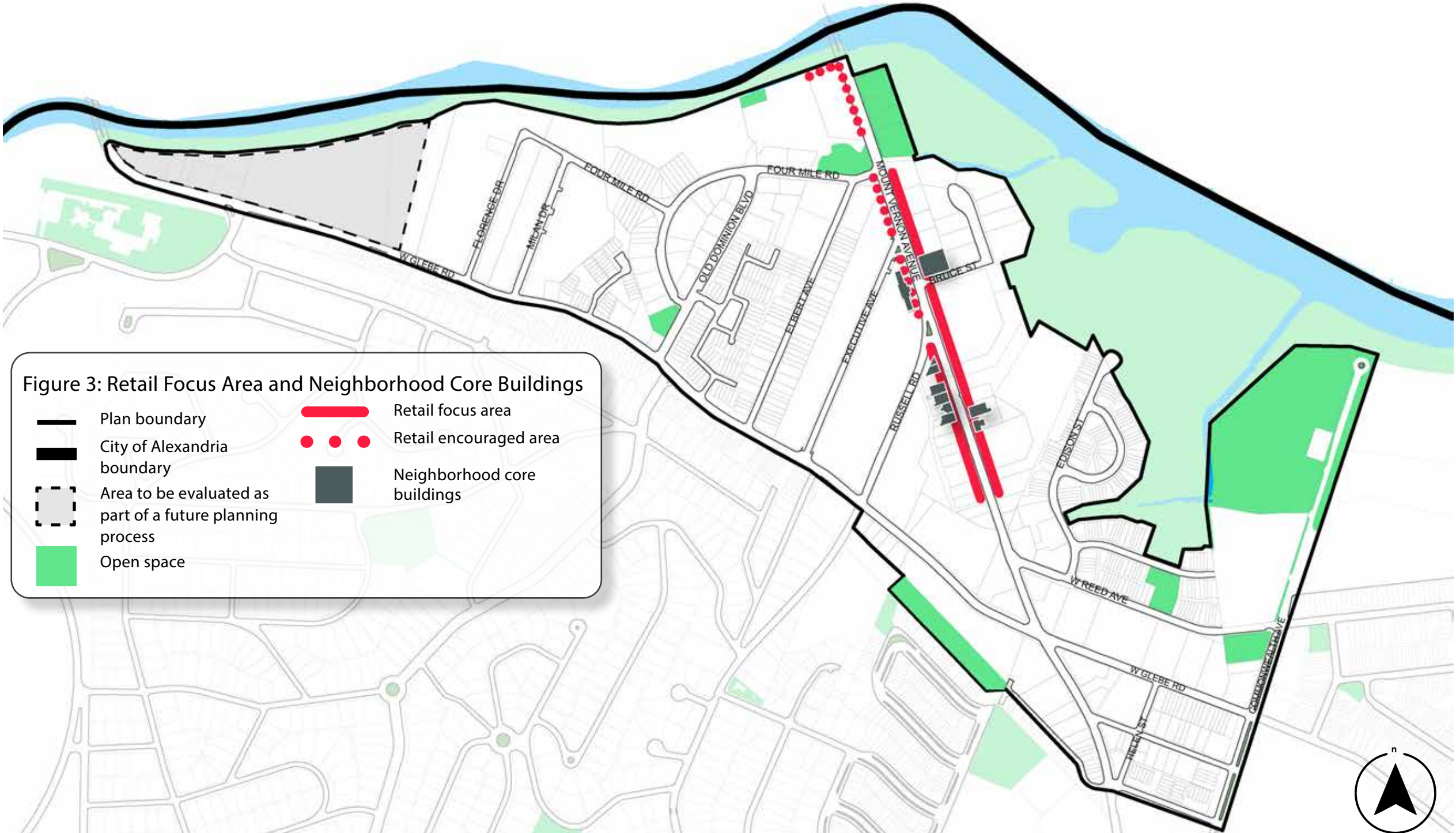


Figure 3: Retail Focus Area and Neighborhood Core Buildings








	Plan boundary		Retail focus area
	City of Alexandria boundary		Retail encouraged area
	Area to be evaluated as part of a future planning process		Neighborhood core buildings
	Open space		



Figure 3A: Minimum height and depth requirements in retail focus areas

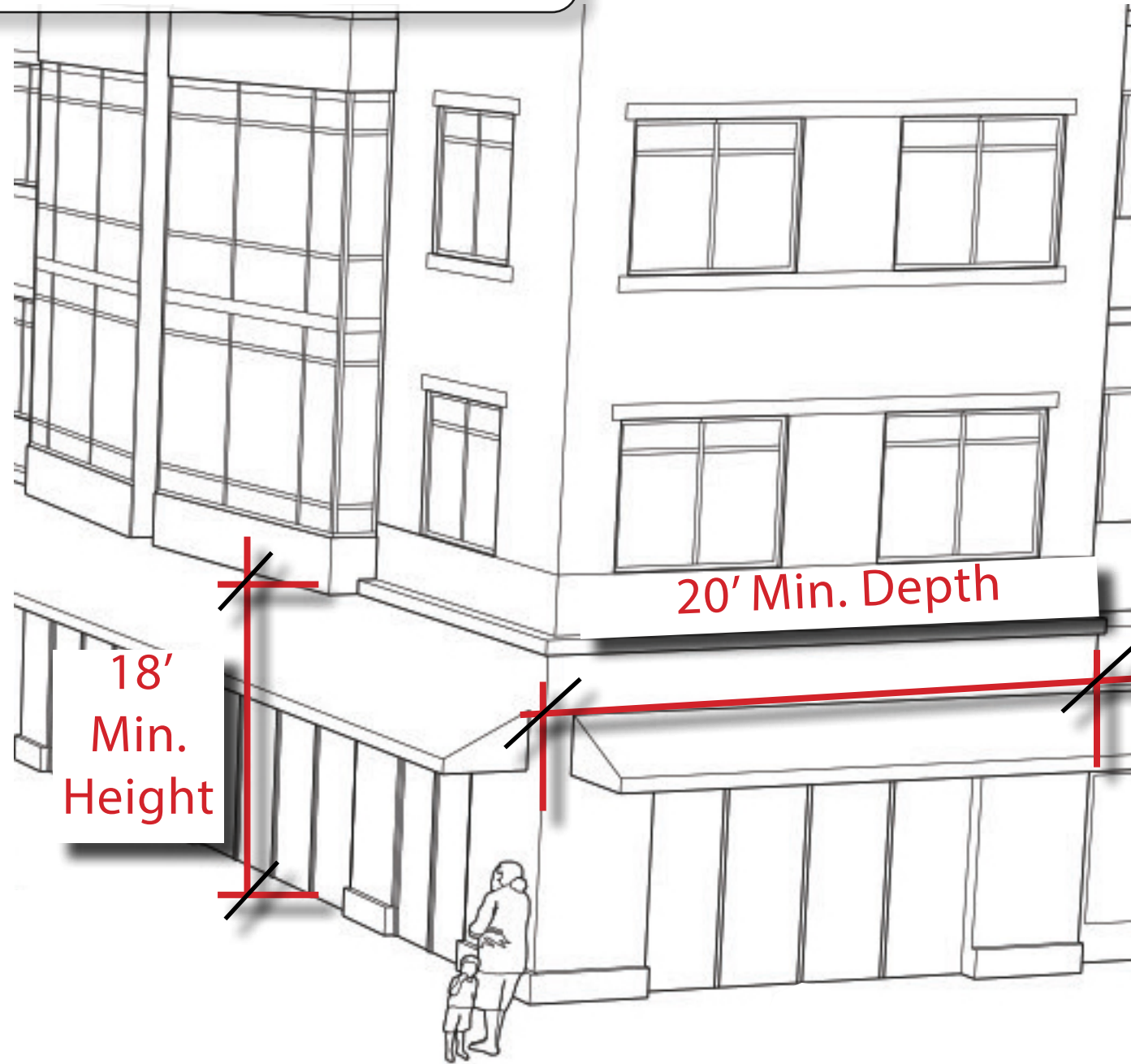
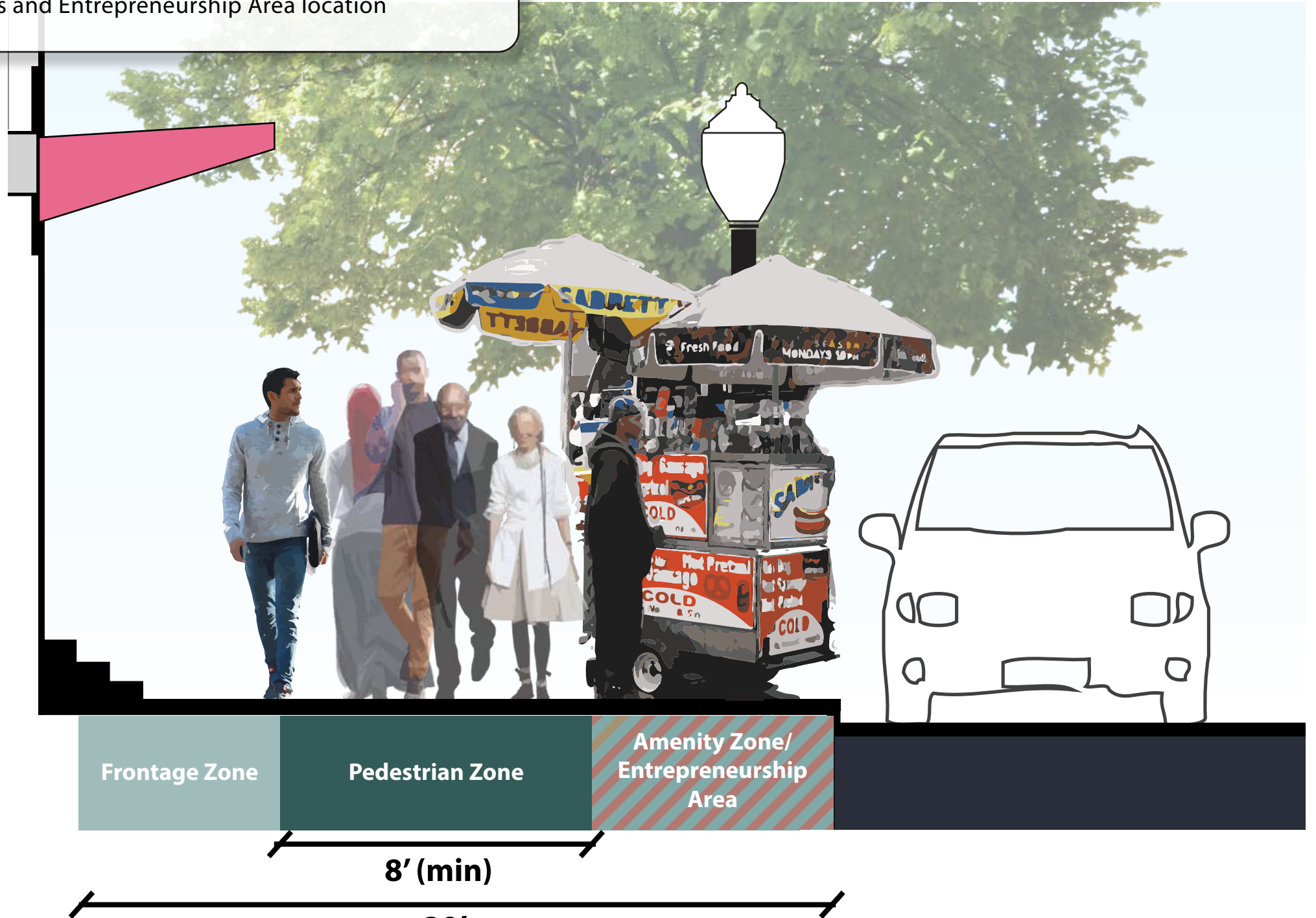
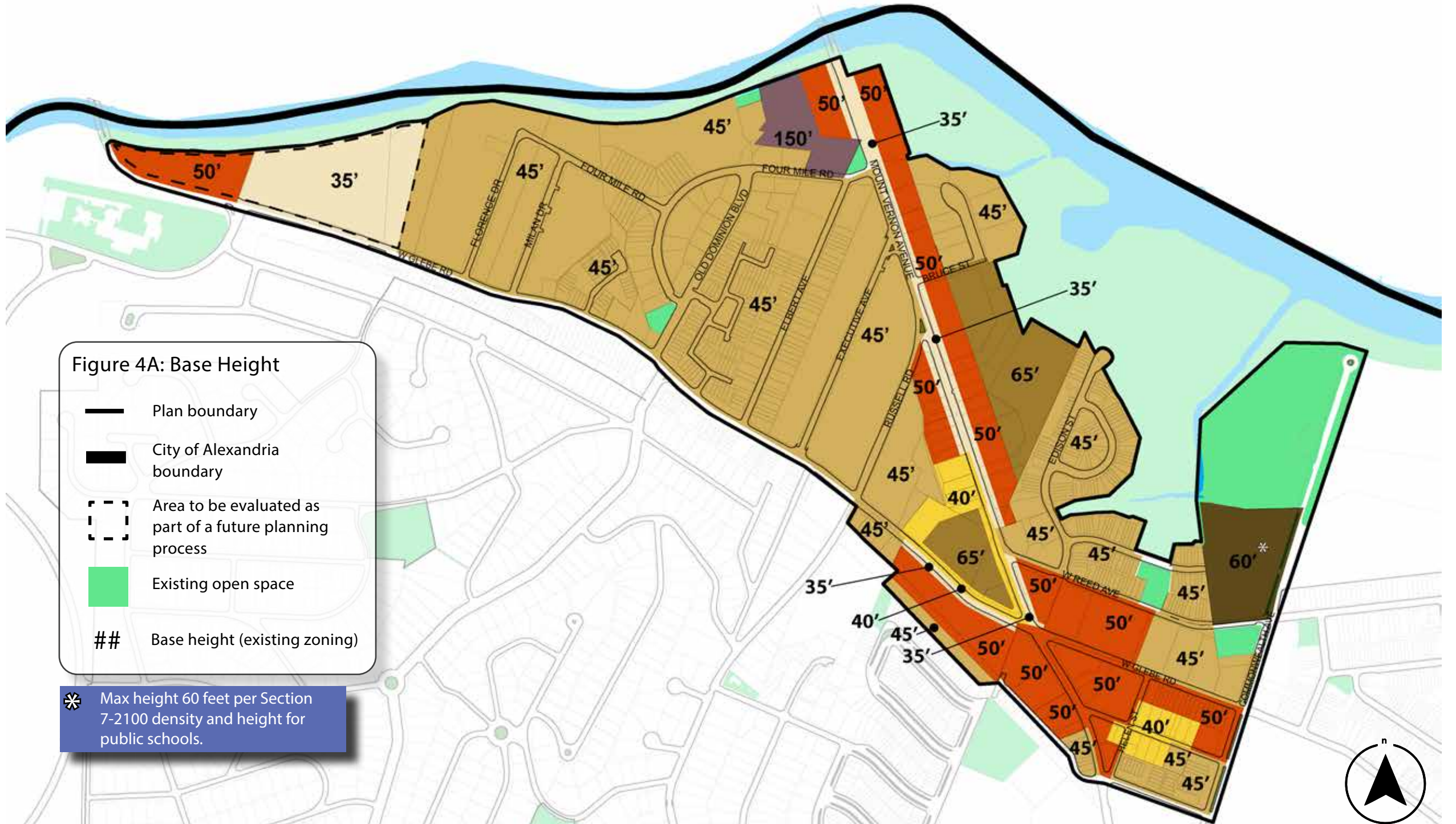


Figure 3B: Sidewalk Zones and Entrepreneurship Area location





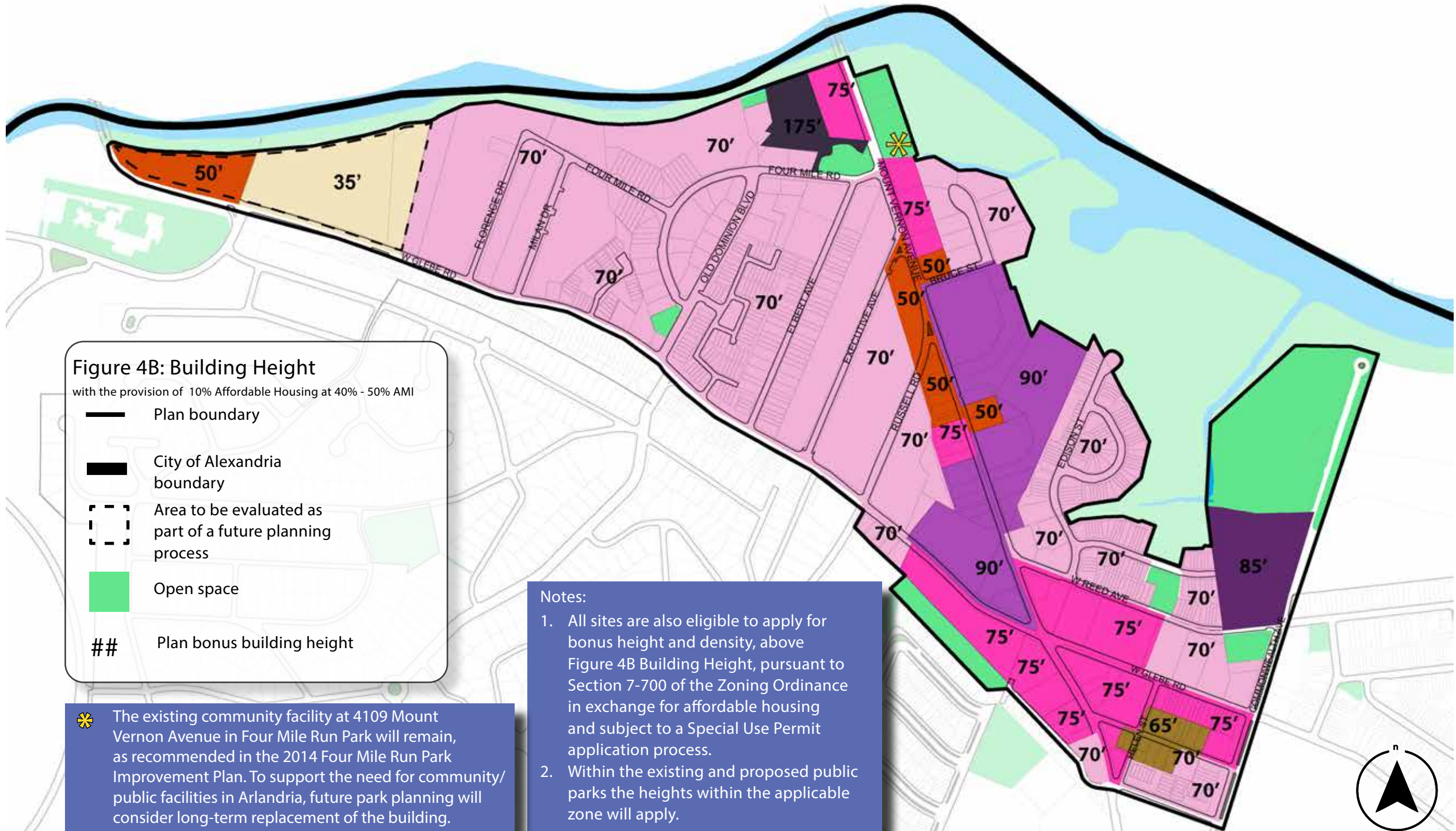








Figure 4B: Building Height

with the provision of 10% Affordable Housing at 40% - 50% AMI

-  Plan boundary
-  City of Alexandria boundary
-  Area to be evaluated as part of a future planning process
-  Open space
-  Plan bonus building height

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- Notes:
1. All sites are also eligible to apply for bonus height and density, above Figure 4B Building Height, pursuant to Section 7-700 of the Zoning Ordinance in exchange for affordable housing and subject to a Special Use Permit application process.
 2. Within the existing and proposed public parks the heights within the applicable zone will apply.



Figure 5: Building Height Exhibit

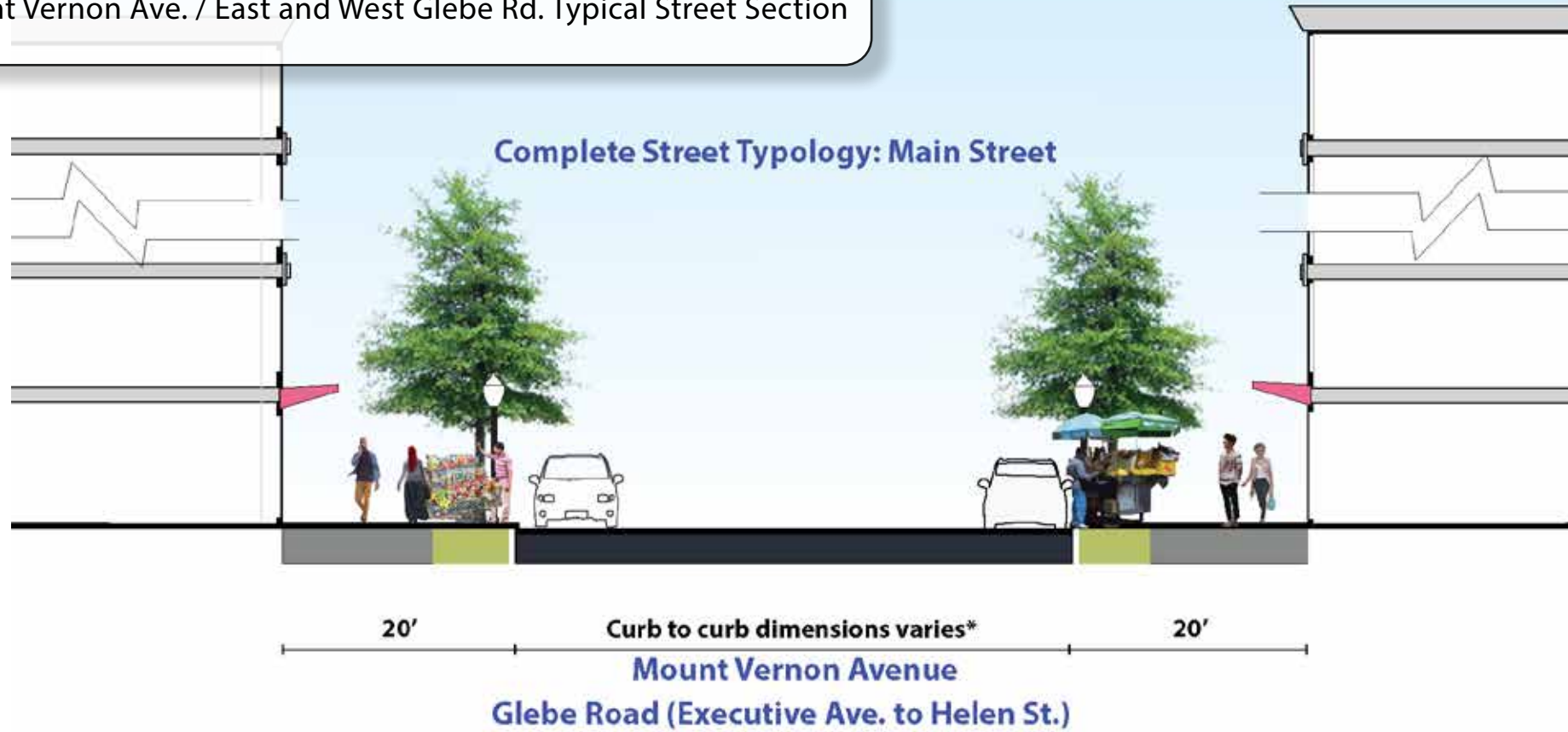
Applying Plan Bonus Height & Section 7-700

Example scenario for the RB, RA, CG, and CSL Zones



* or fewer units of equivalent value affordable at 40-50% of AMI

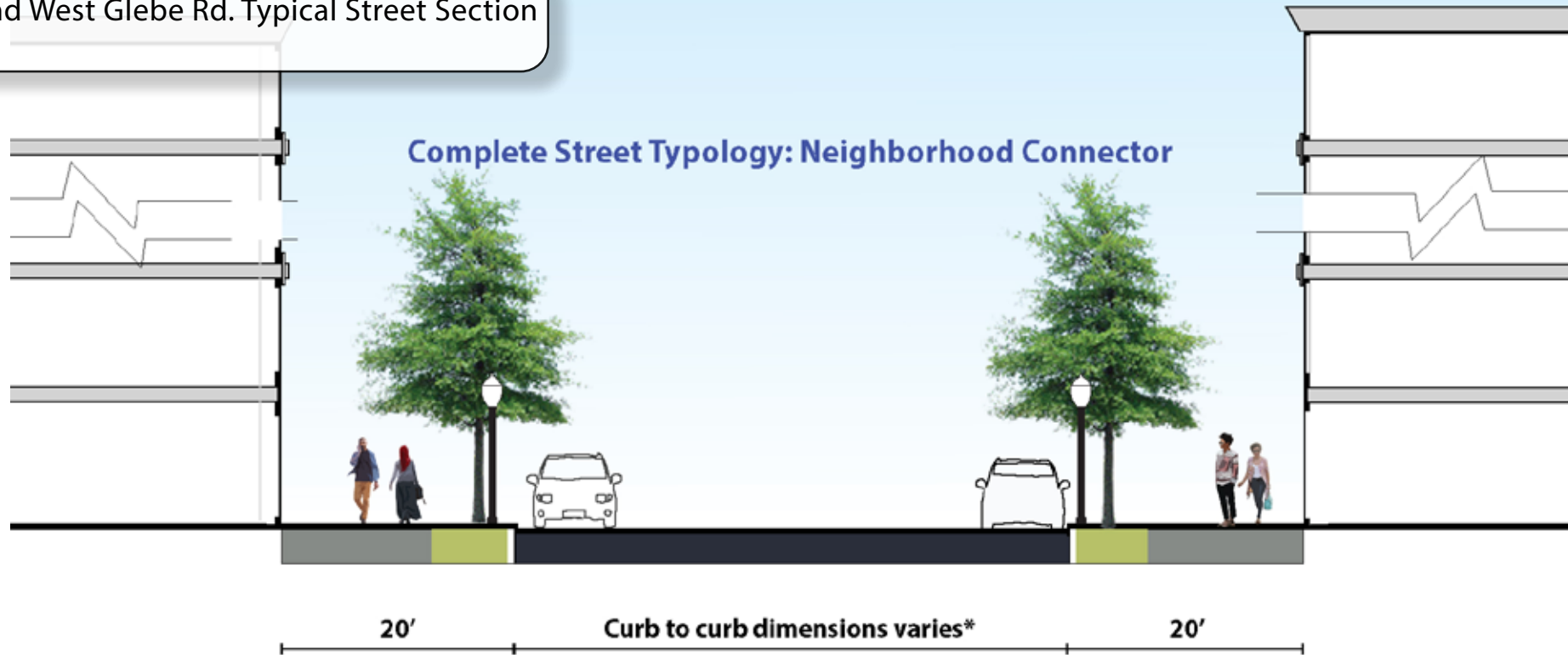
Figure 5A: Mount Vernon Ave. / East and West Glebe Rd. Typical Street Section



* Street curb to curb design will follow the Transportation Master Plan, and will be consistent with Complete Streets, Green Streets and Sidewalk Stormwater Design Guidelines policies.



Figure 5B: East and West Glebe Rd. Typical Street Section

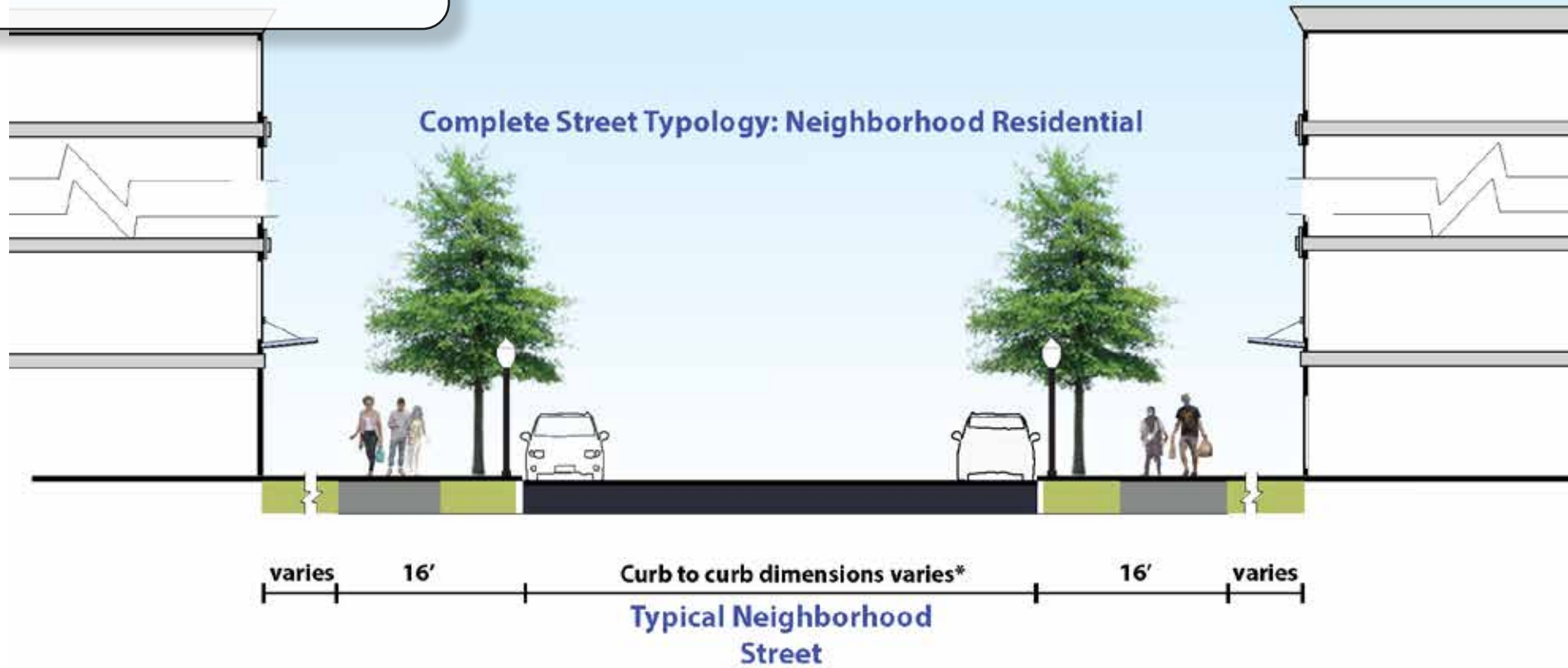


Glebe Road
(Alexandria Crossing development to Executive Ave.)
(Helen St. to Commonwealth Ave.)

* Street curb to curb design will follow the Transportation Master Plan, and will be consistent Complete Streets, Green Streets and Sidewalk Stormwater Design Guidelines policies.



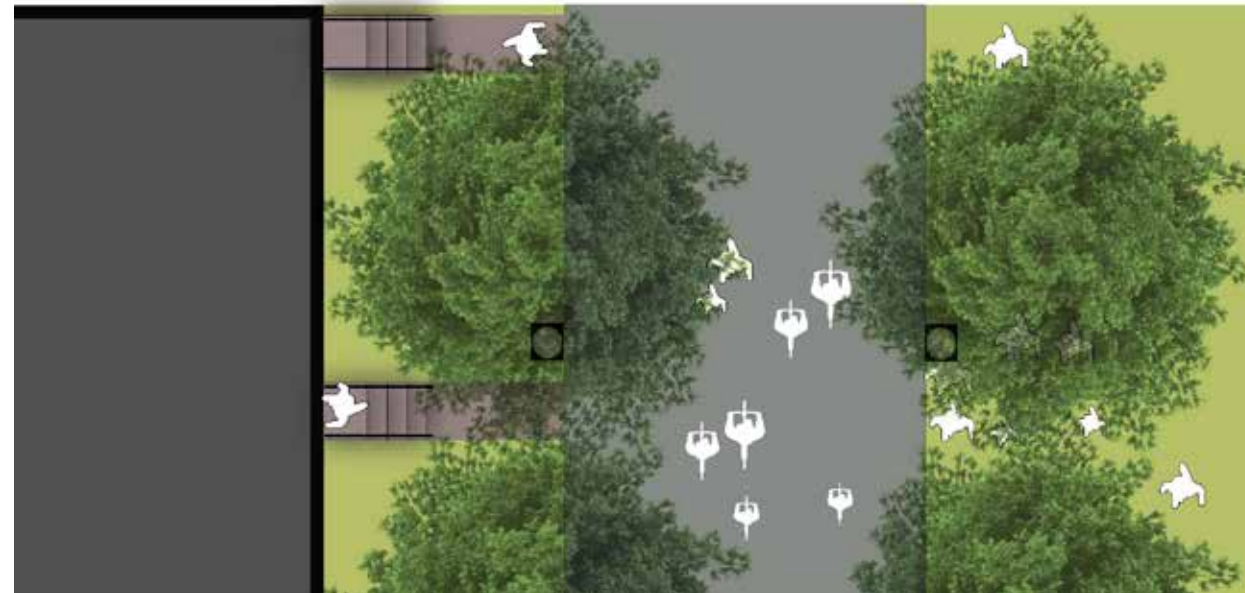
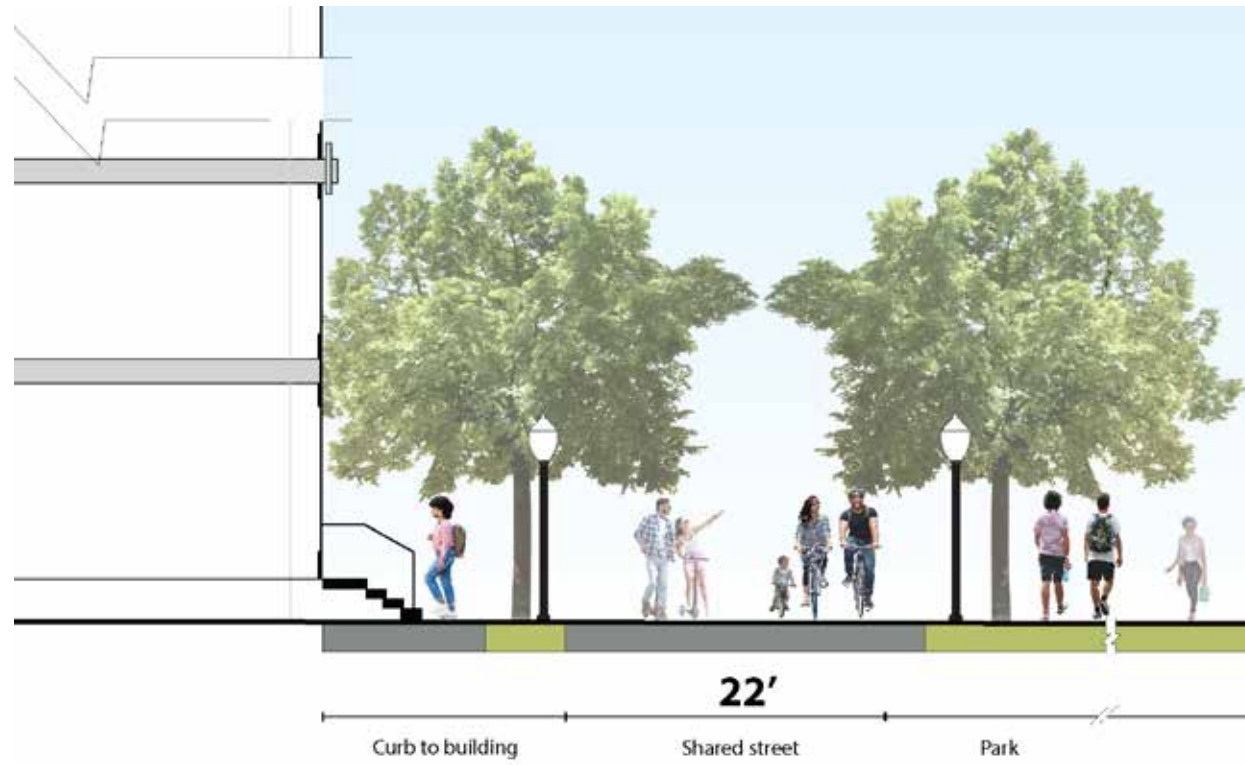
Figure 5C: Typical Neighborhood Street Section



*Street curb to curb design will follow the Transportation Master Plan, and will be consistent Complete Streets, Green Streets and Sidewalk Stormwater Design Guidelines policies.



Figure 5D: Shared / Flexible Street



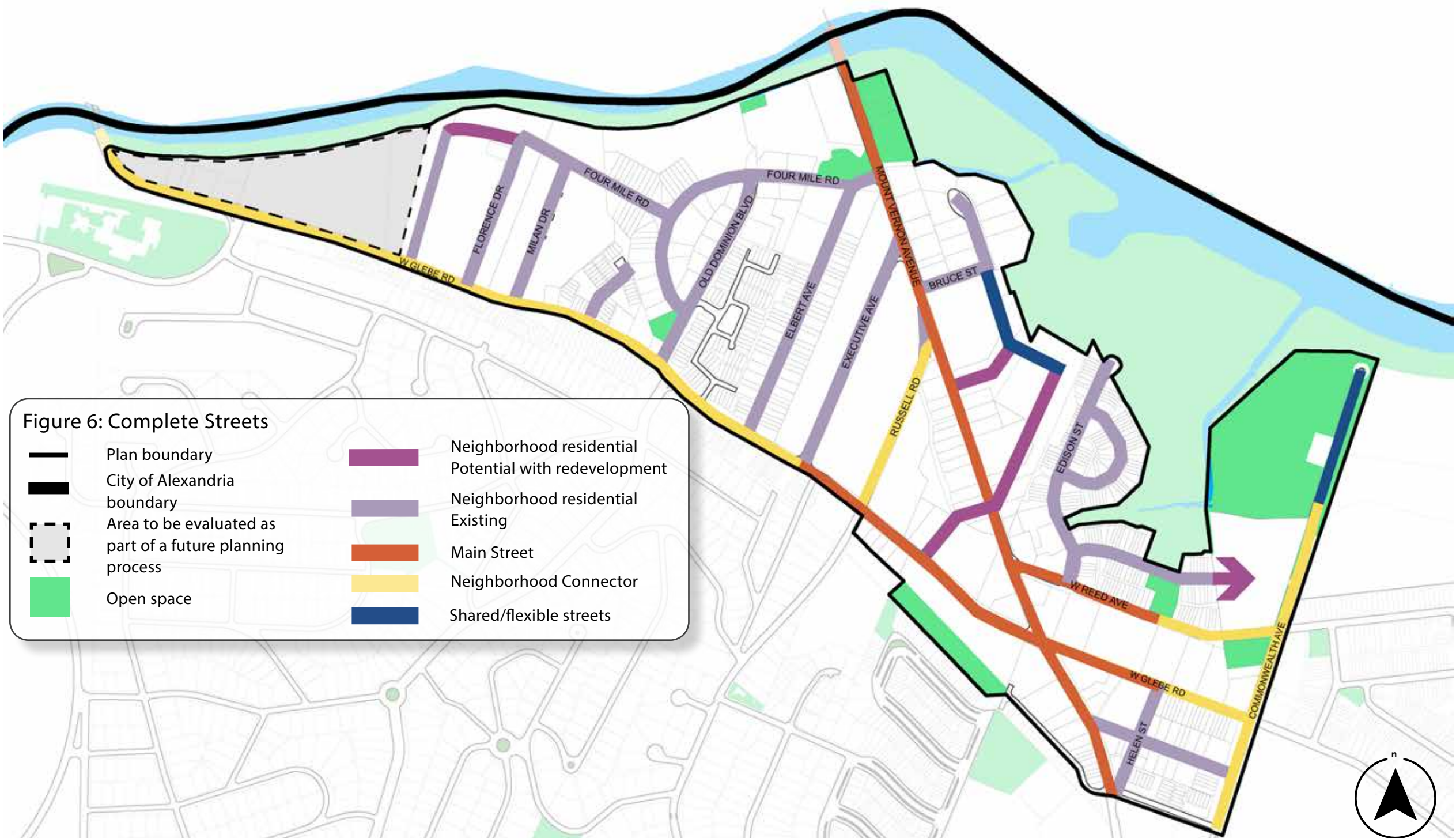











Figure 6: Complete Streets

	Plan boundary		Neighborhood residential Potential with redevelopment
	City of Alexandria boundary		Neighborhood residential Existing
	Area to be evaluated as part of a future planning process		Main Street
	Open space		Neighborhood Connector
			Shared/flexible streets



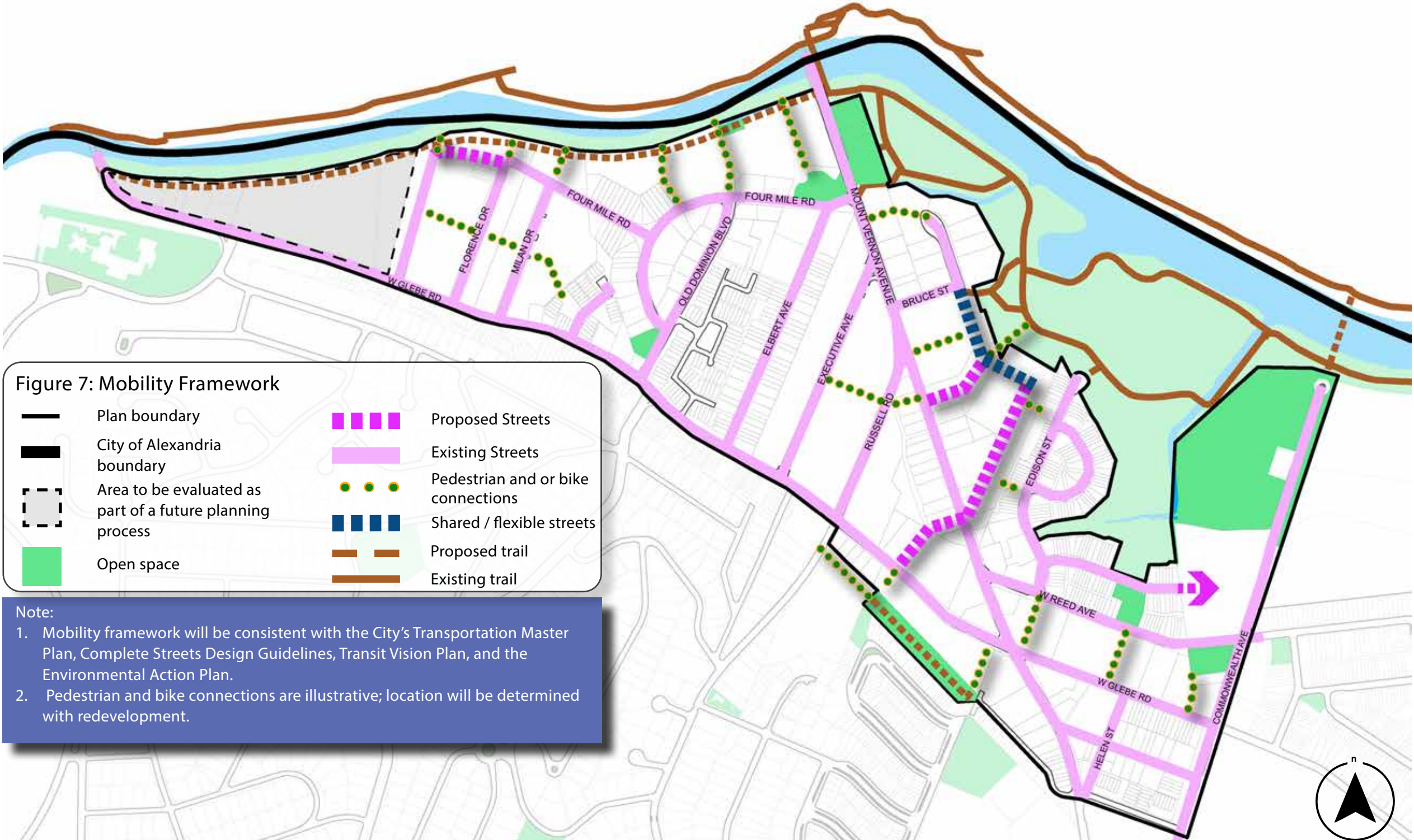


Figure 7: Mobility Framework

	Plan boundary		Proposed Streets
	City of Alexandria boundary		Existing Streets
	Area to be evaluated as part of a future planning process		Pedestrian and or bike connections
	Open space		Shared / flexible streets
			Proposed trail
			Existing trail

Note:

1. Mobility framework will be consistent with the City's Transportation Master Plan, Complete Streets Design Guidelines, Transit Vision Plan, and the Environmental Action Plan.
2. Pedestrian and bike connections are illustrative; location will be determined with redevelopment.

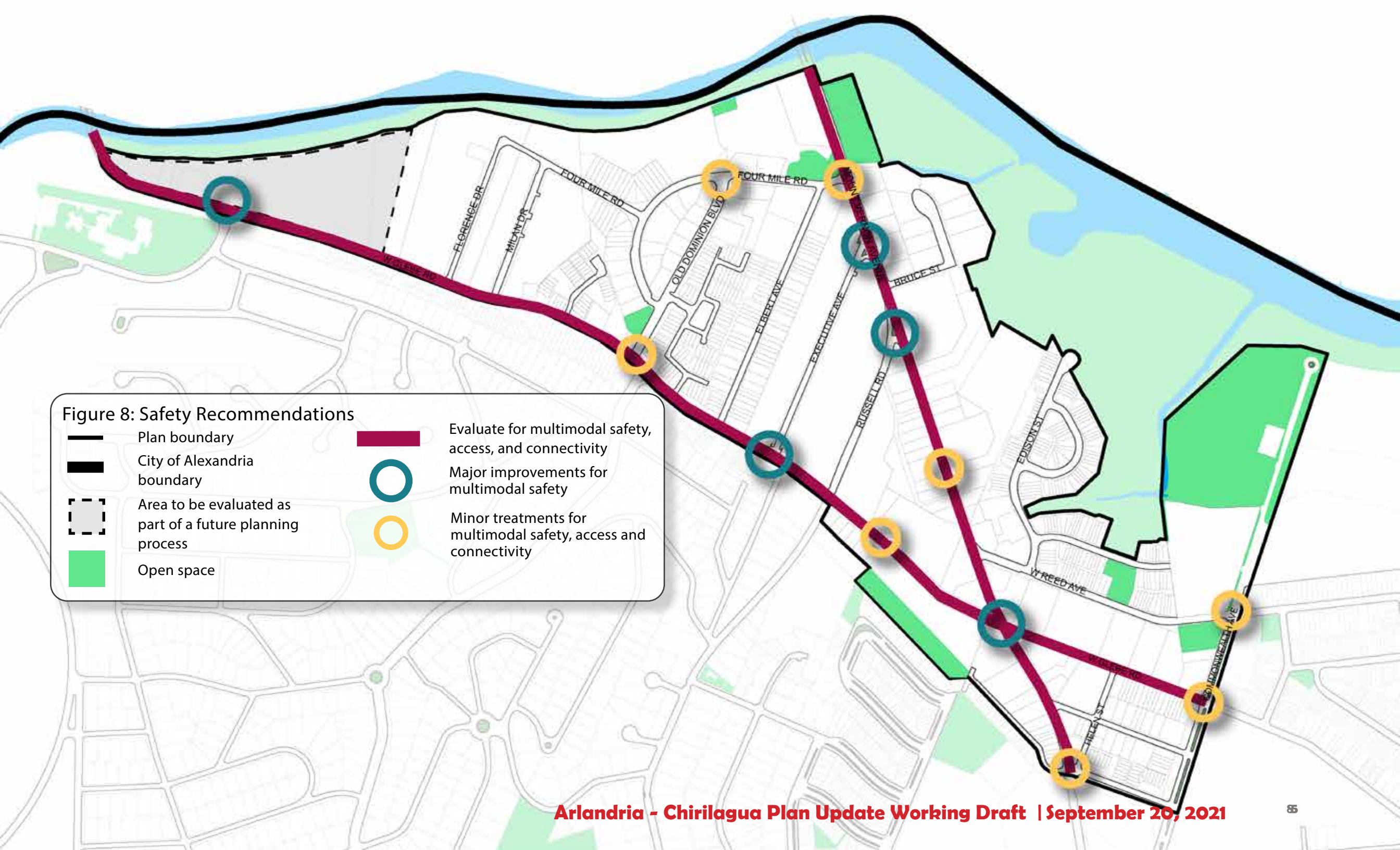


Figure 8: Safety Recommendations

-  Plan boundary
-  City of Alexandria boundary
-  Area to be evaluated as part of a future planning process
-  Open space
-  Evaluate for multimodal safety, access, and connectivity
-  Major improvements for multimodal safety
-  Minor treatments for multimodal safety, access and connectivity