

09 23 2021  
Park and Recreation  
Commission

# Arlandria Chirilagua Plan



## Action:

That the Park and Recreation Commission endorse the Draft Arlandria-Chirilagua Plan open space recommendations as consistent with the goals of the *Alexandria Open Space Plan and Strategic Plan 2018-2023*.



# Planning Process Objectives

Equitable, Resilient, Welcoming Neighborhood

- Preserve Arlandria-Chirilagua as *a culturally diverse neighborhood by protecting residents' ability to remain in the community* in the context of anticipated market pressures
- Support the *existing commercial corridor, local businesses, and the community's access to daily needs*
- Build *on neighborhood walkability, safety, and mobility options*
- *Connect and expand the open space network with* more play areas and outdoor living rooms



Neighborhood Context



Spanish first

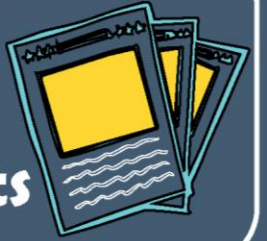
75K + translated words



# ARLANDRIA / CHIRILAGUA

## IMPACT IN NUMBERS

Over 900 survey respondents



Hosted and participated in 30 virtual meetings



Promoted the plan and answered questions via text, videos, posters/ signs, and FaceBook Live



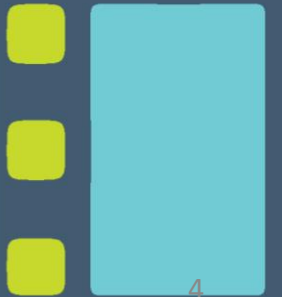
Interacted with over 13 community leaders and organizations



Delivered postcards and letters to inform residents about the planning process



Hosted and participated in 10 in person open houses



Hosted over 20 in person pop-ups

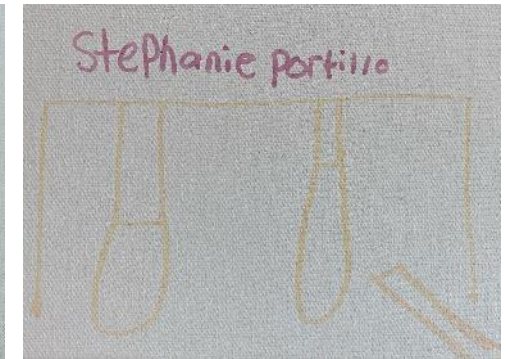
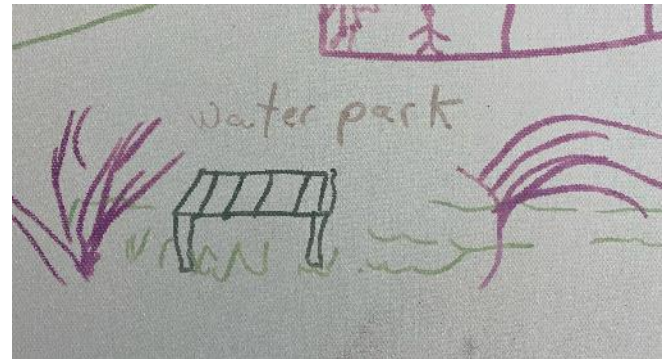
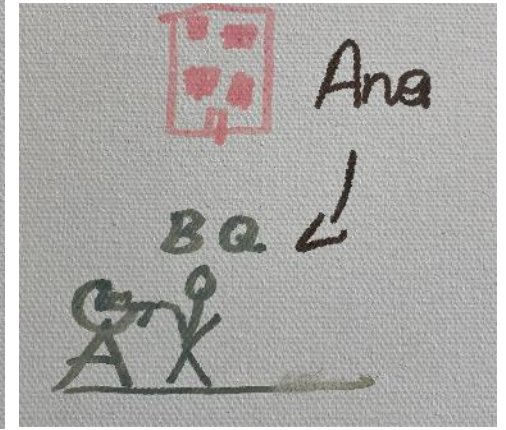
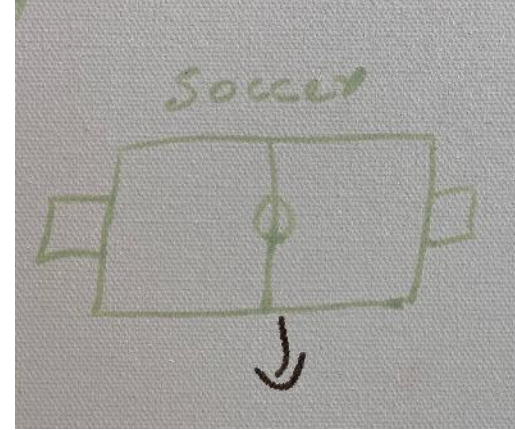
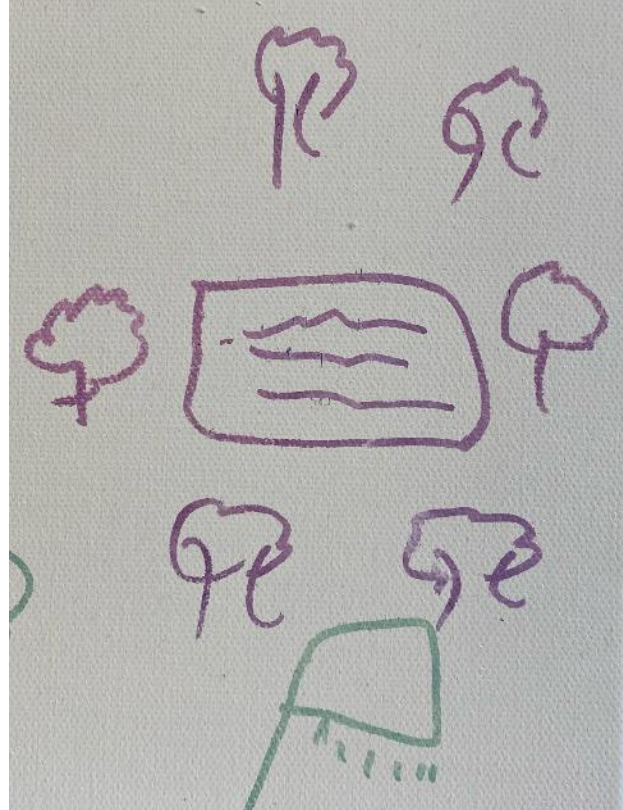
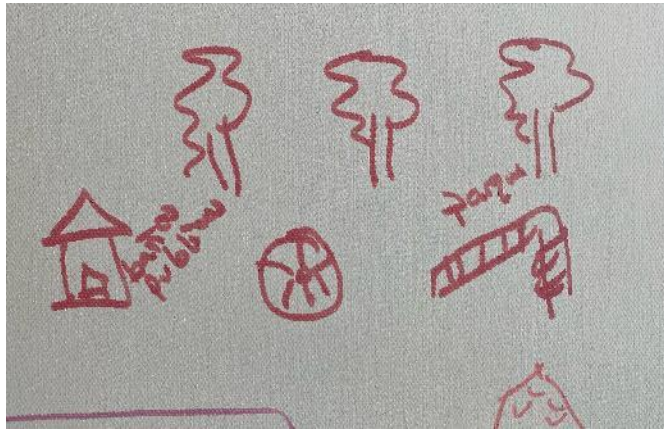


Hosted and participated in 10 in person open houses





# Current Community Priorities for open space



- **Diversity of Uses** – outdoor living rooms, social spaces, active, passive
- **Park Amenities** – Grilling and picnic areas, restrooms, recreation areas/facilities, water play, lighting
- **Playgrounds** – Playgrounds for children of all ages



## Open Space at a Glance

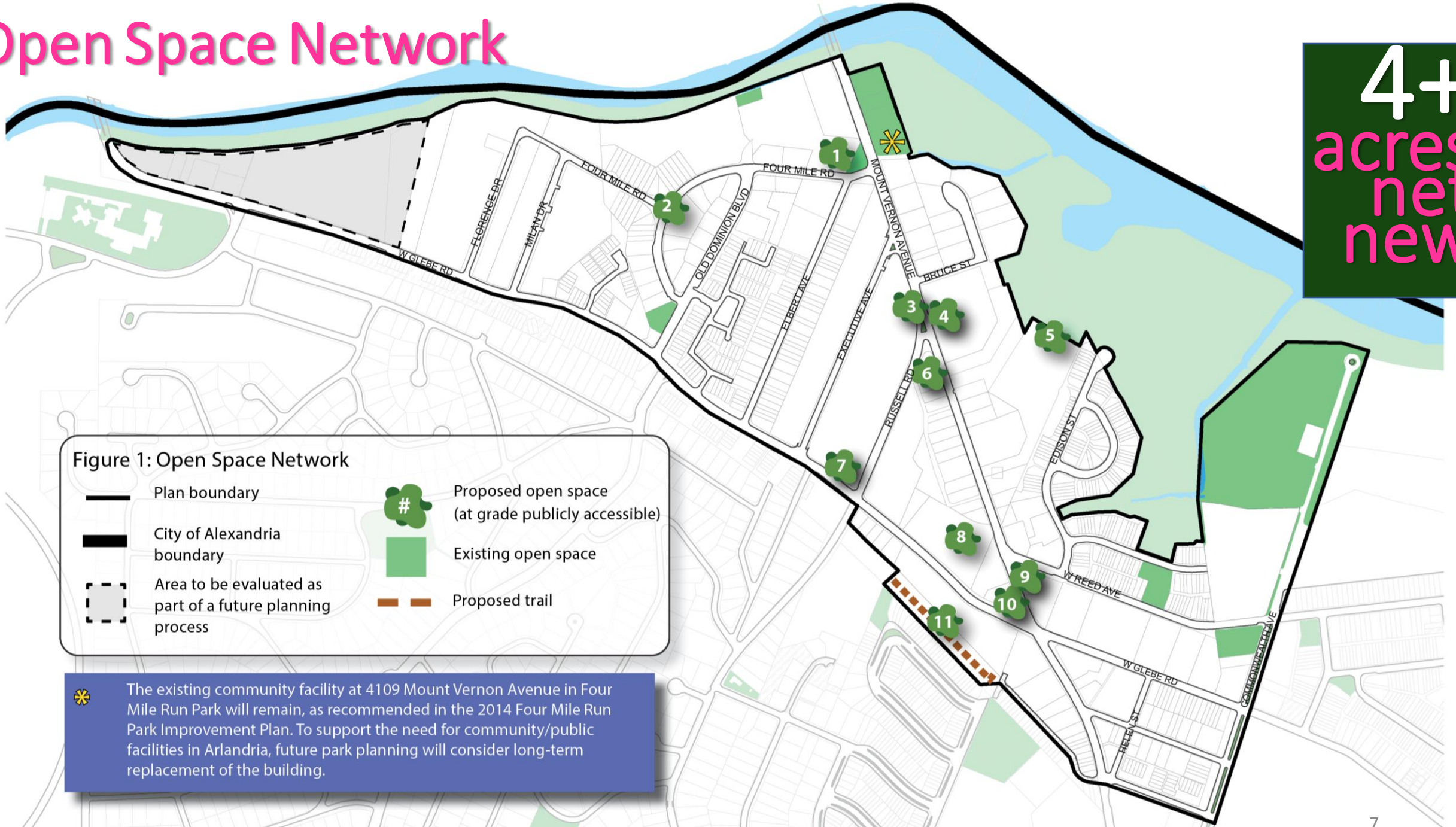
- 4+ acres net new open space within walking distance of all residents, dispersed throughout Plan area, includes a variety of types
- Open space amenities serve an array of activities
- 20% open space for new development
- New pedestrian connections to Four Mile Run park





# Open Space Network

4+  
acres  
net  
new



**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.

# Open Space Table

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

**1.1** Acres existing, not inclusive of 4MR

**4+** acres proposed

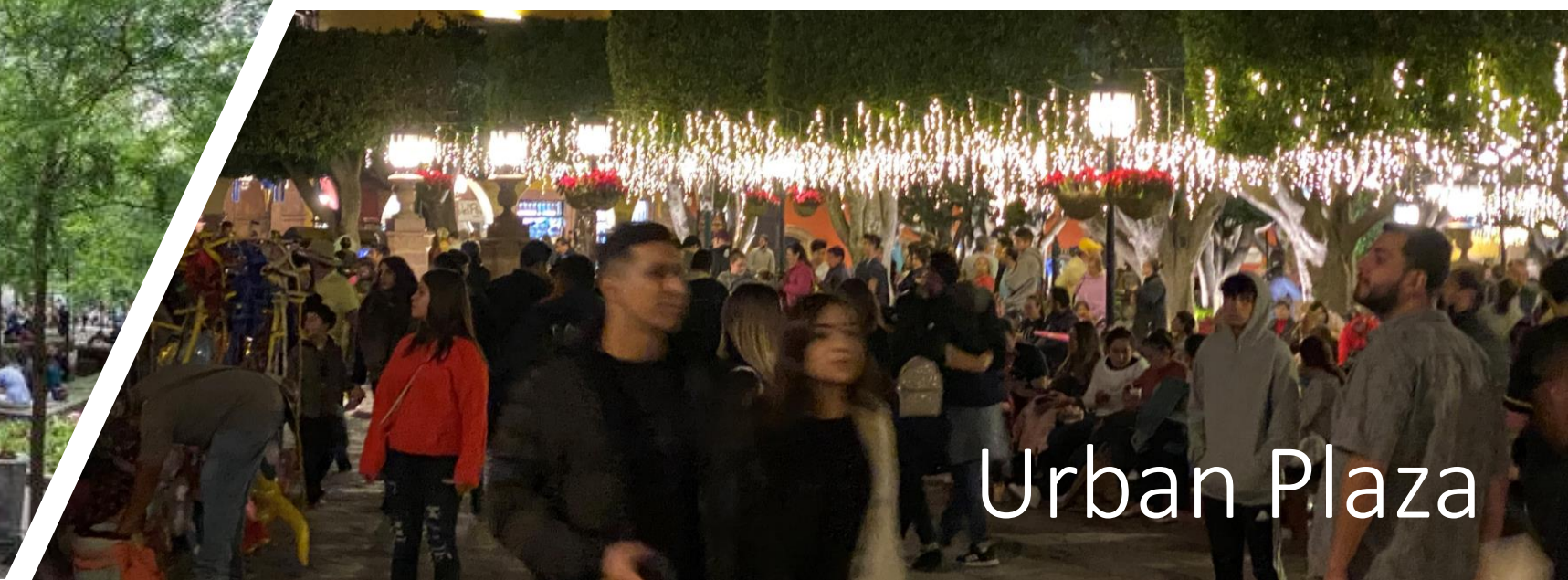
Not including Four Mile Run ~50 acres

Notes :

1. Design, configuration, and programming will be determined as part of the development review process.
2. 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

**20% open space for new development**





Urban Plaza





Urban Playgrounds





Linear Park





## *Neighborhood Culture and History*

As part of new open spaces, parks and streetscapes, integrate recreational amenities, public art, and murals of scale that function as interpretive elements for the area's unique history and sustainable future. Incorporate historical markers and elements of the neighborhood history and culture to enhance the experience of users of the parks within the plan area.



# Gather + Play DRAFT Recommendations (Summarized, for full text see staff report)

- **At-grade publicly accessible open space network as depicted in Figure 1 and Table 1.** Network should include a mixture of active, passive, natural, educational, physical fitness, cultural, and social elements for people of all ages and abilities. All open spaces should include amenities of some kind that enhance usability such as seating options, grilling areas, exercise and play equipment, and accessible restrooms.
- Ground level open space depicted in Figure 1 will be made accessible and usable to the public through dedication to the City as a public park or provision of a perpetual public access and use easement.
- Parcels that redevelop adjacent to Four Mile Run Park and other publicly owned open space will not intrude into the adjoining public parkland.
- **All public open spaces in the neighborhood will be designed to be welcoming, open and accessible to all. Each block developed with a multifamily residential use will provide a minimum of 20% at- or above-grade public and/or private open space.**
- Accessory structures that support recreational uses and programming subject to approvals through the development review process.
- **Special events and community activities in support of the Plan goals may be held within publicly accessible open spaces subject to all applicable City approvals and permits.**
- **Existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain,** as recommended in the *Four Mile Run Park Improvement Plan*. To support the ongoing need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.
- **As part of redevelopment, properties adjacent to Four Mile Run will be responsible for providing the open space area and improvements recommended by the *Four Mile Run Master Plan Restoration Plan*.**
- Integrate recreational amenities, public art, and murals of scale that function as interpretive elements for the area's unique history and sustainable future.
- Incorporate historical markers and elements of the neighborhood history and culture to enhance the experience of users of the parks within the plan area.





- ## Implementation
- New public parks and open spaces will happen over time.  
Public parks and open spaces to be constructed as part of redevelopment (1-15 years)
  - Use of developer contributions for larger parks.
  - Community will be involved as part of the future design process of each park.



## Next Steps

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- **September**

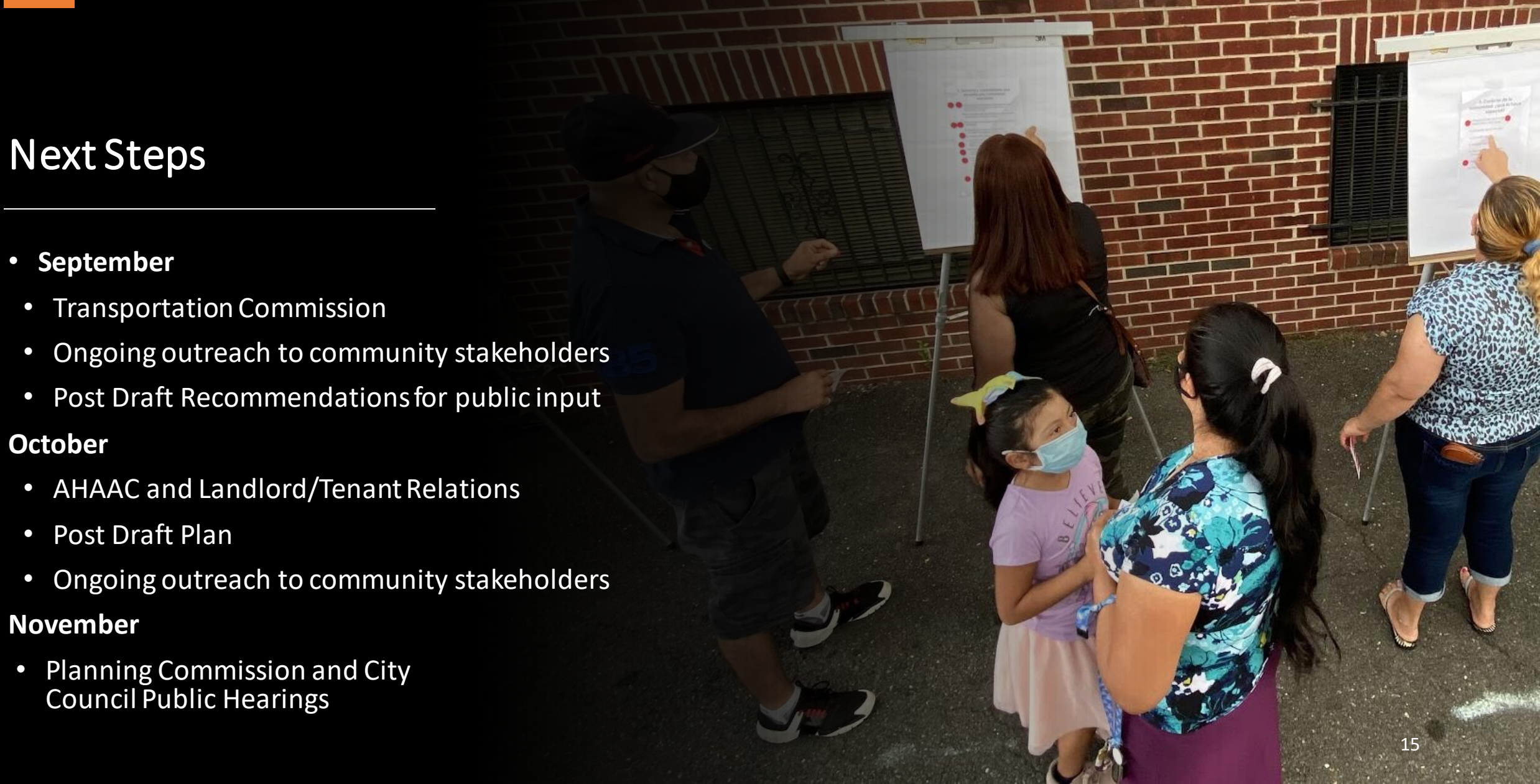
- Transportation Commission
- Ongoing outreach to community stakeholders
- Post Draft Recommendations for public input

- **October**

- AHAAC and Landlord/Tenant Relations
- Post Draft Plan
- Ongoing outreach to community stakeholders

- **November**

- Planning Commission and City Council Public Hearings





## Action:

That the Park and Recreation Commission endorse the Arlandria-Chirilagua Plan open space (GATHER + PLAY) recommendations as consistent with the goals of the *Alexandria Open Space Plan and Strategic Plan 2018-2023*.





# Q+A

Project web page  
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