

Planning for the Future

Braddock Road Metro Area Plan



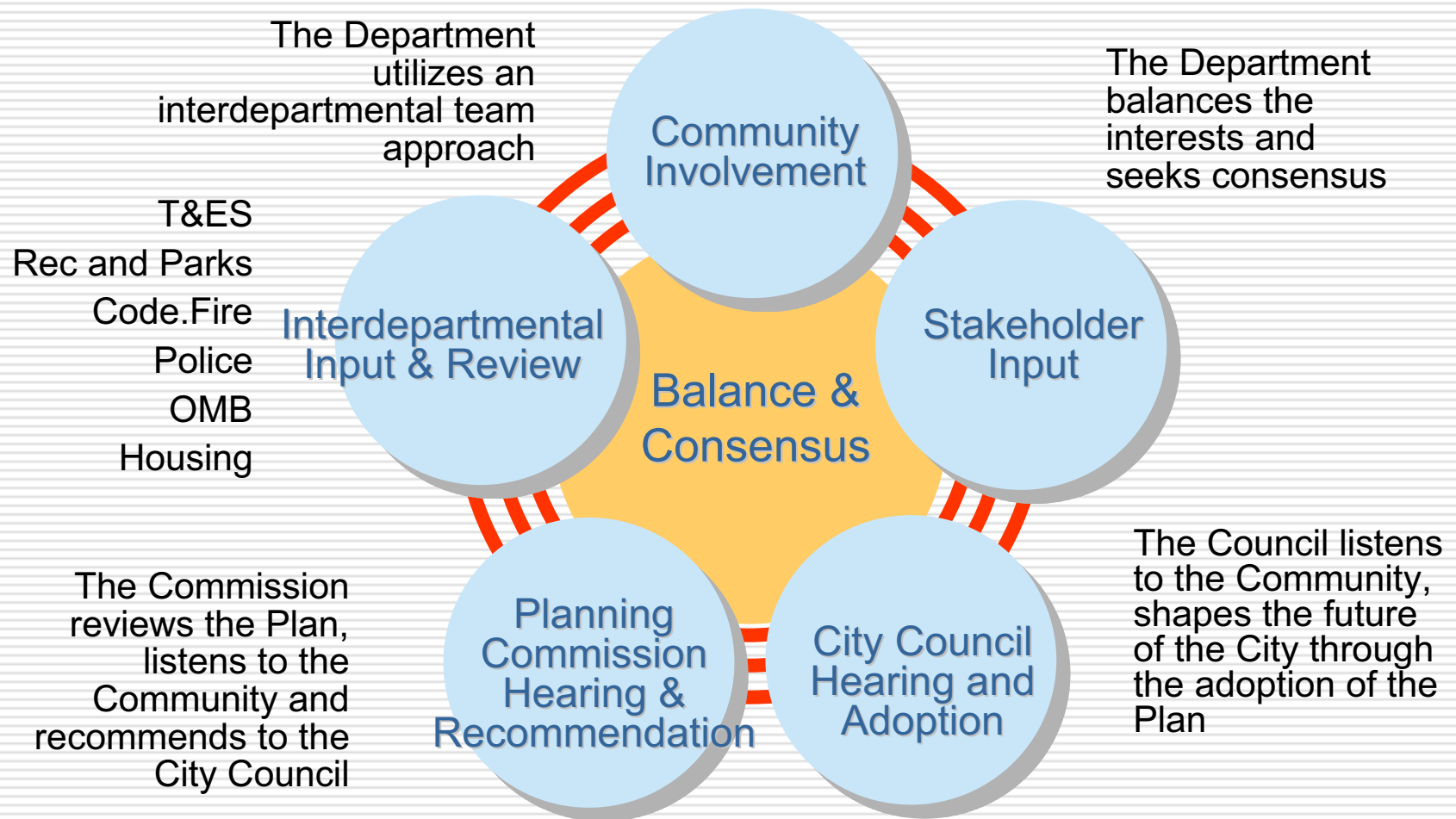
City Council Sets Vision

Alexandria is a vibrant city with multiple urban villages that provide places to live, work, shop and recreate.

Department of Planning and Zoning Mission Statement

To create a common VISION for the future of Alexandria through a pro-active community planning effort that involves all stakeholders in a consensus building process ... and assures that all new development reflects the community's VISION

Plans Establish Balance and Consensus



❖ 1992 Master Plan

Braddock Road Metro Small Area Plan

- Strengthen the residential areas by retaining the existing residential zoning
- Ensure height and density transitions between established low scale residential areas and more intense development
- Provide for mixed use zoning to promote 16/7 activity
- Improve east-west vehicular and pedestrian connections and access to Metro Station



❖ With Planning

We Shape the Future by:

- Involvement of the community in creating a shared vision
- Directing and managing change to meet the community's vision
- Creating public benefits
- Ensuring redevelopment is coordinated
- Establishing predictability for residents and property owners



❖ Without Planning



- Haphazard, unrelated developments
- Available properties are developed or operated to meet short-term economic objectives
- Obsolescence, reinvestment are not addressed until whole neighborhoods fail
- Public benefits of mutually supportive uses and projects are not realized

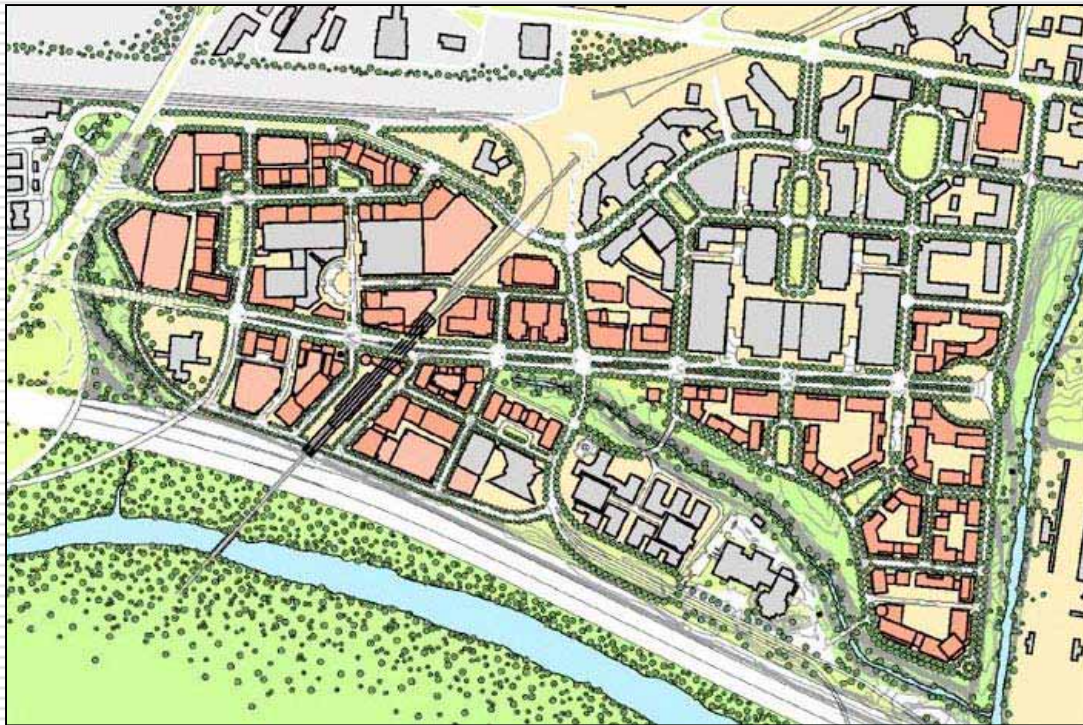
❖ Plans Provide Public Benefits

- Create a sense of place
- Pedestrian environment
- Mix of residential, retail and office uses
- Usable public open space
- Establish and preserve neighborhoods
- Transit and pedestrian connections
- Affordable housing
- Building size and height to create neighborhoods



Royal Street Tot Lot

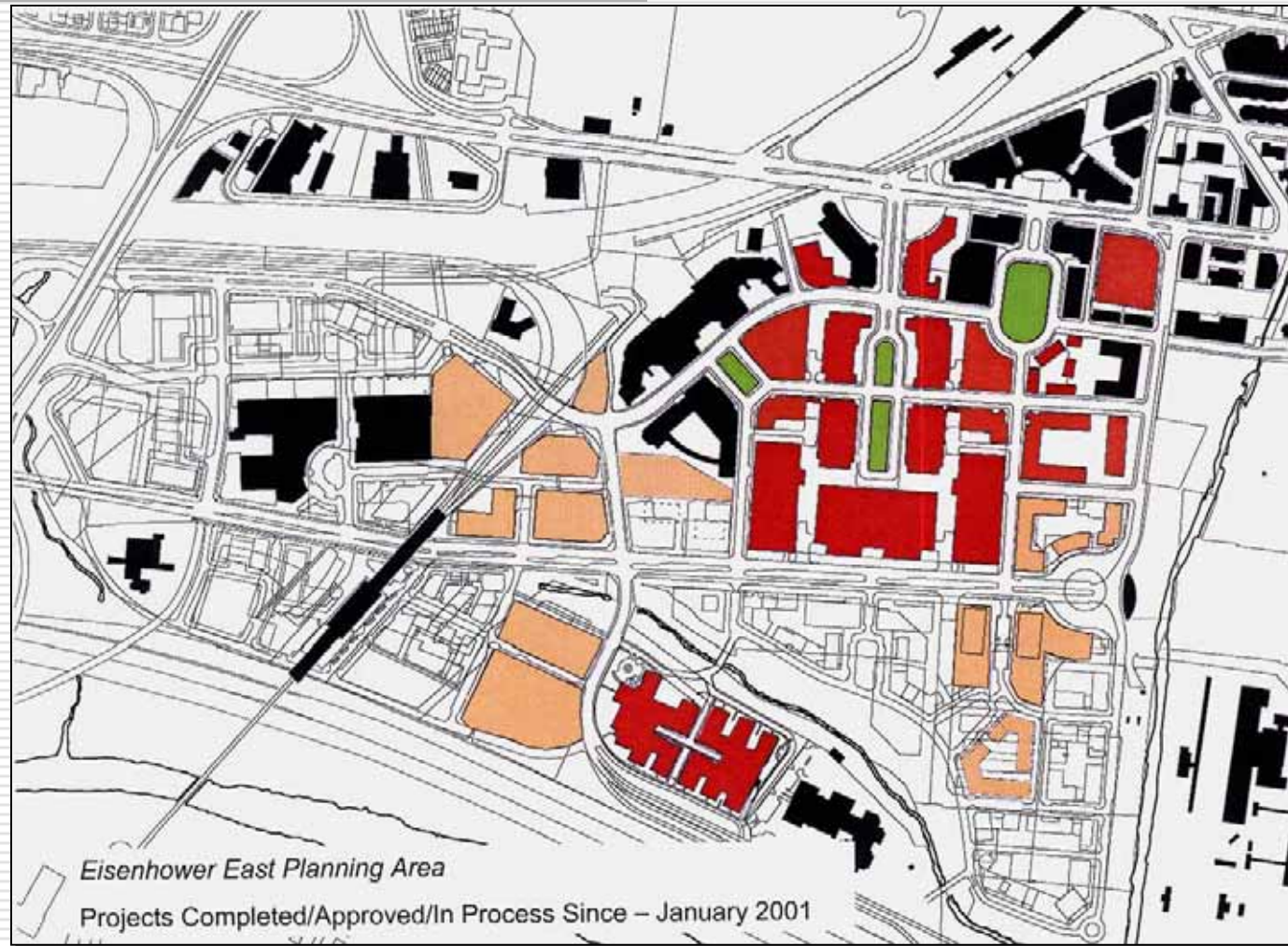
❖ Eisenhower East



- Developer and community certainty
- Traffic reduction and coordinated management

- Grid of streets
- Balance and Mix of Uses
- Retail Focus areas
- Lively 16 hr/7day environment
- Integrated public spaces

❖ Eisenhower East



❖ Braddock Metro Small Area Plan

- Update to 1992 Small Area Plan
- Community Involvement 2005-2006



❖ Planning Issues

- ❑ **Compatible New Development**
 - Appropriate Building Heights, Mass, Scale
- ❑ **Mix of Land Uses**
 - Balance between Residential and Office
 - Appropriate Locations for Retail
- ❑ **Streetscape Character**
- ❑ **Transit/Pedestrian Safety and Connections**
 - To neighborhoods, Metro and Across Route 1
- ❑ **Public Open Space**
- ❑ **Quality of Life – Safety**



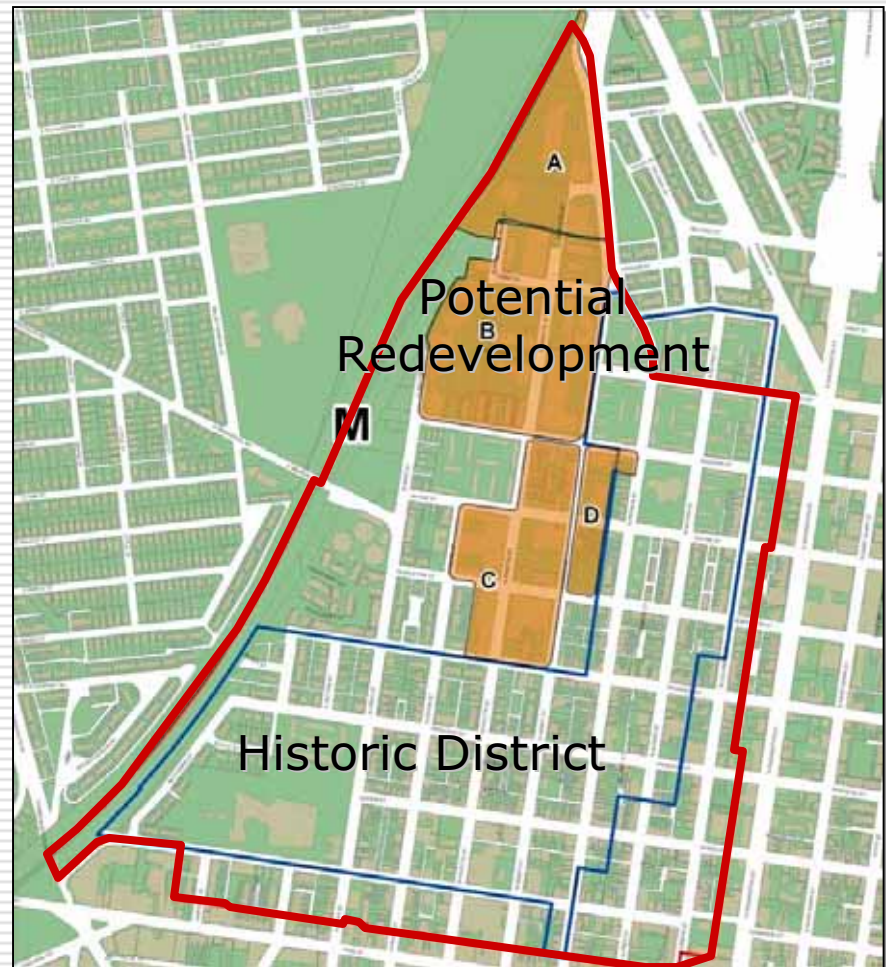
❖ Potential Redevelopment Areas

Full Buildout

3.1 million sq ft

Existing
development

1.1 million sq ft



❖ Development Sites

Current
Development
Concepts

Just under one
million square
feet

49% of potential
development



Braddock's Future



Visioning Session in June

- What do you like about your neighborhood?
- What things would you like to see changed?
- Are there areas that should be protected or preserved?
- What are the strengths that should be built on?
- If you could look at your neighborhood 20 years from now, what would you like to see?