

# Welcome!

Eisenhower West/Landmark Van Dorn Implementation Advisory Group

02.22.24

**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*

- Passport Mini Expansion Project
- Vulcan Site Redevelopment
- Stevenson Avenue Multifamily Project

**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

# Passport Mini Expansion Project



**EISENHOWER WEST/LANDMARK VAN DORN  
IMPLEMENTATION ADVISORY GROUP MEETING**

Thursday, February 22, 2024



**MINI OF ALEXANDRIA**

5990 Dain St, Alexandria, VA 22304  
RENOVATION

Presenters:

Duncan W. Blair, Esquire  
Land, Carroll & Blair, PC

Everett A. Hellmuth III, President  
Passport Auto Group









# Untitled Map

Write a description for your map.

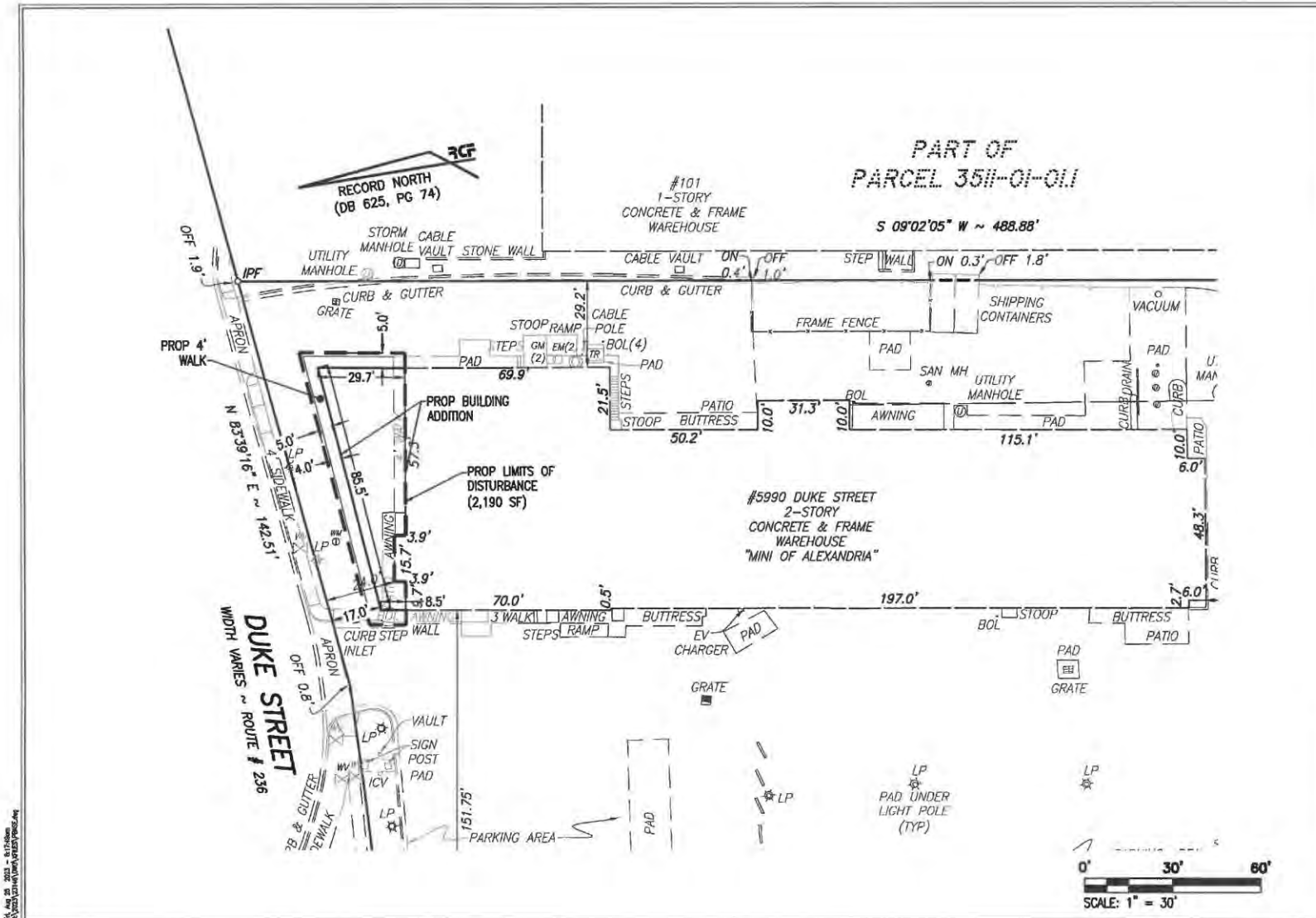
Legend



Google Earth

100 ft





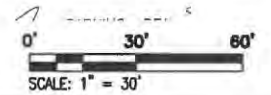
### PART OF PARCEL 3511-01-011

**RCTFIELDS & ASSOCIATES, INC.**  
 ENGINEERING • LAND SURVEYING • PLANNING  
 100 S. Washington Street, Suite 220 • Alexandria, Virginia 22314  
 Phone: (703) 549-5422

### PROPOSED LAYOUT 5990 DUKE STREET ALEXANDRIA, VA

DATE	REVISION

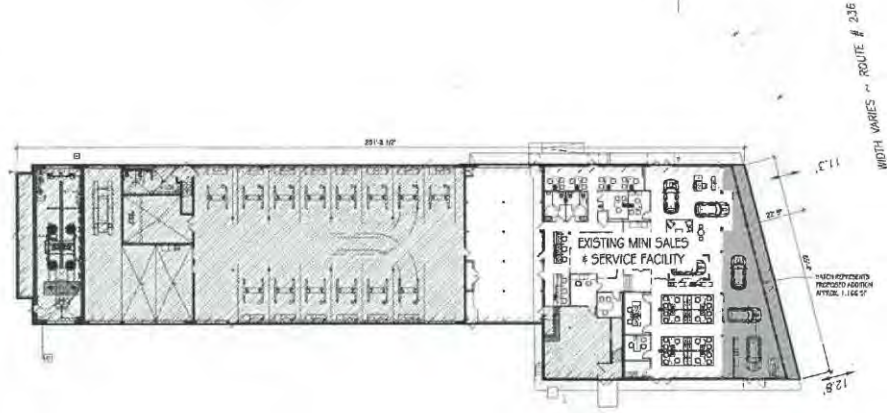
DESIGN: ARD  
 DRAWN: ARD  
 SCALE: 1" = 30'  
 DATE: 8/24/2023  
 SHEET 1 OF 1  
 FILE: 23-146



PL Auto 8/ 2023 - 8/23/2023  
 C:\Users\ARD\OneDrive\AutoCAD\2023\23-146.dwg

M/24 09

121,385 SQ. FT. OR 2.78682 ACRES

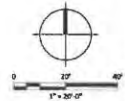


PART OF  
PARCEL 3511-01-011

RECORD NORTH  
(DB 825, PG 24)

1 PROPOSED ARCHITECTURAL SITE PLAN

Scale: 1"=20'-0"



ARCHITECTURE | PLANNING | INTERIORS  
 8120 Woodmont Avenue  
 Suite 700  
 Bethesda, Maryland 20814  
 P: 301.978.7000  
 F: 301.710.0284  
 www.penneydesigngroup.com

**Passport Mini Alexandria**  
 Partial Renovation & Addition  
 5990 Duke Street  
 Alexandria, VA 22304

Passport Automotive

4750 Arch Road  
 Solihull, AL 35276  
 301.432.0700  
 passport.com

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

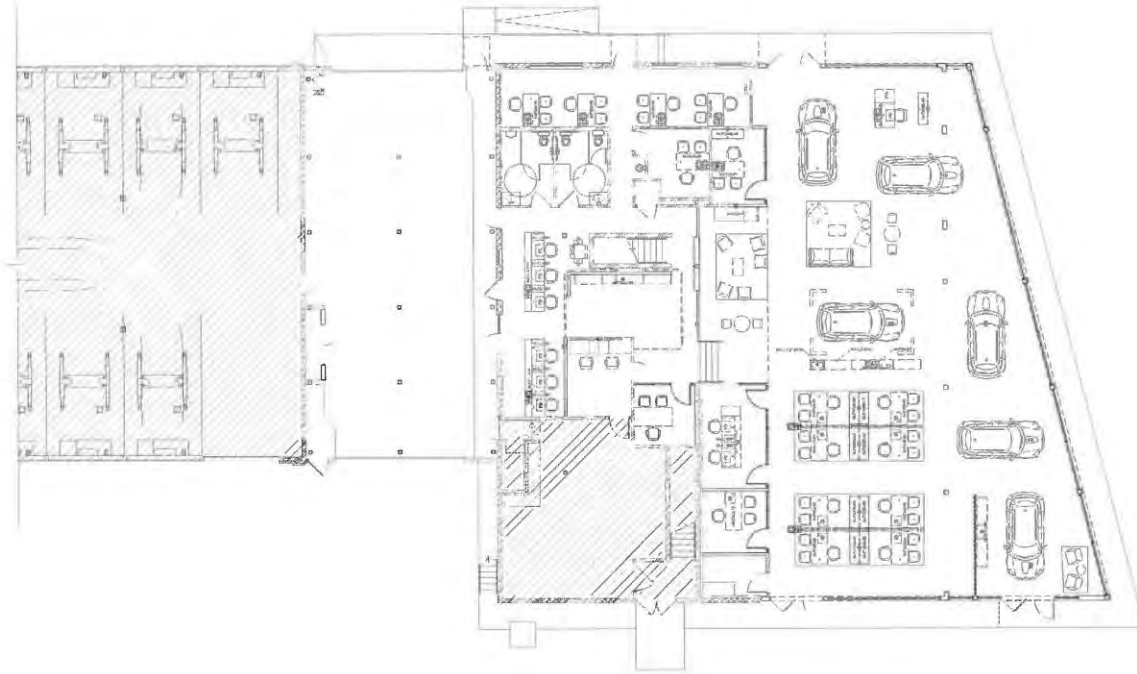
SDP / Permit Submission	02/13/2024
SDP Submission	02/13/2024
SDP Submission	02/13/2024
Drawn By	J.M.
Checked By:	P.S.
Plot Date:	January 23, 2024

Sheet Number

**A-001**

Sheet Title  
**Architectural  
 Site Plan**

Project Number: PPT2006  
 File Name: A001.dwg



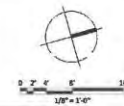
1 PROPOSED PARTIAL FURNITURE & FIXTURE PLAN

Scale: 1/8" = 1'-0"

KEY PLAN



SCALE & NORTH ARROW



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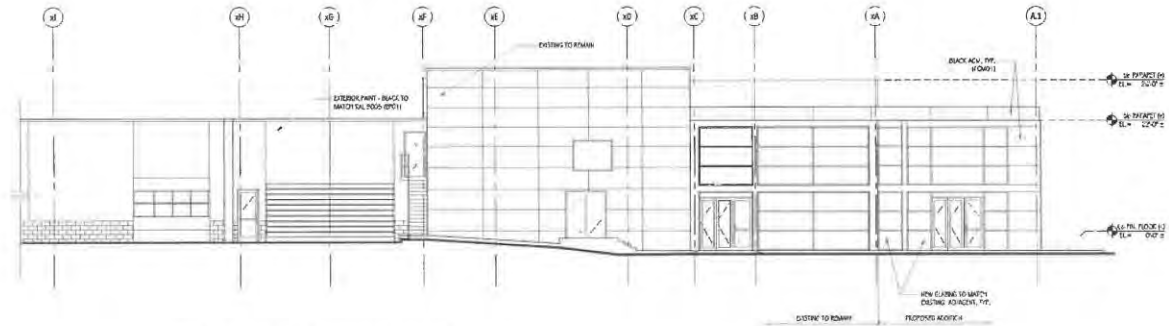
**Passport Mini Alexandria**  
 Partial Renovation & Addition  
 5990 Duke Street  
 Alexandria, VA 22304

**Passport Automotive**  
 4738 Auth Place  
 Fairfax, VA 22031  
 703.622.7700  
 passportva.com

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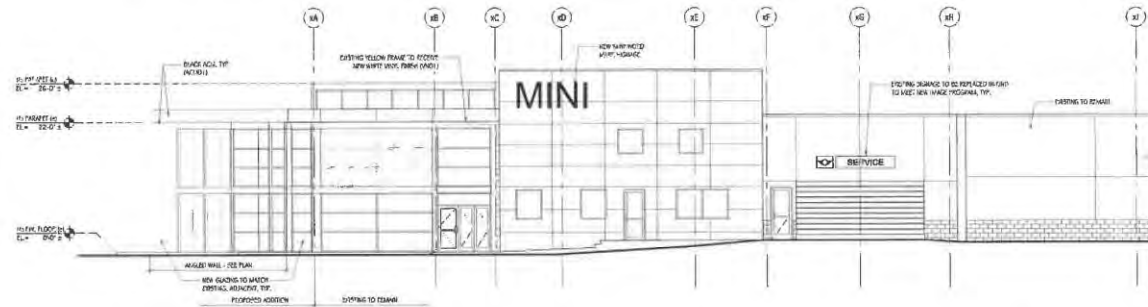
50% / Permit Submission	01/15/2024
60% Submission	10/28/2023
30% Submission	09/07/2023
Rev. / Issue / Revision	Date
Drawn By: J.M.	
Checked By: P.S.	
Plot Date:	January 22, 2024

Sheet Number  
**A-150**  
 Sheet Title  
**Proposed Furn & Fixture Plan**  
 Project Number: PF1000a  
 File Name: A150.dwg



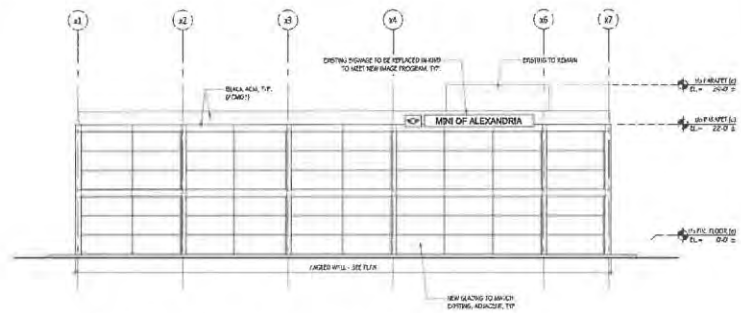
**3** PROPOSED EAST EXTERIOR ELEVATION

Scale: 1/8"=1'-0"



**2** PROPOSED WEST EXTERIOR ELEVATION

Scale: 1/8"=1'-0"



**1** PROPOSED NORTH EXTERIOR ELEVATION

Scale: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
ID#	TYPE	SPECIFICATION	STATUS
0001	METAL PANELS	PAINT SPEC. TRK. LOGO TO V. IF IN THE NOTES	12/24/23
1-01	WALL PANEL	PAINT SPEC. TRK. LOGO, WHITE	
0004	EXTERIOR PAINT	BLACK TO MATCH EXISTING	EXTERIOR FINISH

(B) COPY NOTE:  
1. REFER TO THE NOTES FOR THE EXTERIOR FINISH. THE FINISH SHALL BE THE SAME AS THE EXISTING EXTERIOR FINISH. THE FINISH SHALL BE THE SAME AS THE EXISTING EXTERIOR FINISH.  
2. REFER TO THE NOTES FOR THE EXTERIOR FINISH. THE FINISH SHALL BE THE SAME AS THE EXISTING EXTERIOR FINISH. THE FINISH SHALL BE THE SAME AS THE EXISTING EXTERIOR FINISH.

# Vulcan Site Redevelopment



# VULCAN SITE

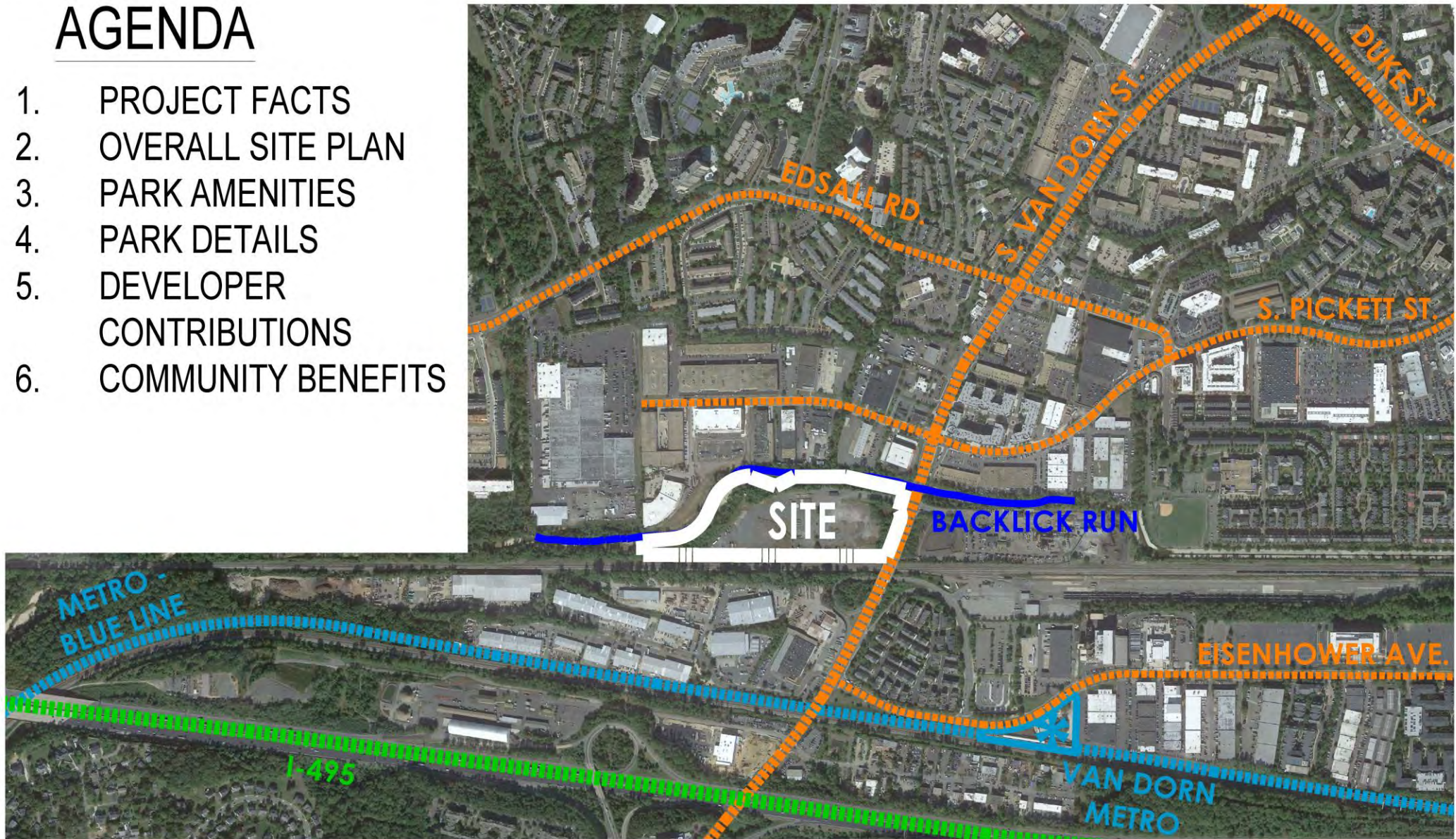
Eisenhower West/Landmark Van Dorn  
Implementation Advisory Group Meeting

FEBRUARY 2024



# AGENDA

1. PROJECT FACTS
2. OVERALL SITE PLAN
3. PARK AMENITIES
4. PARK DETAILS
5. DEVELOPER CONTRIBUTIONS
6. COMMUNITY BENEFITS



## PROJECT FACTS

1. Overall Site: 17.7 acres
  - 6 acre dedication to Backlick Run Park
2. For Sale Residential and Hotel Use
  - 31 Townhomes, 88 Two-Over-Twos, 204 Condo Flats
  - 256 Hotel Rooms
  - Total FAR: 0.96
3. 30% Open Space (237,174 SF)
4. Extensive Brownfield Mitigation

## COMMUNITY BENEFITS

1. 6 acre dedication to Backlick Run Park
2. \$2.5M developer contribution for Backlick Run Park Improvements
  - Multi-use trail, wood chip and edging
  - Benches
  - Play area, trash receptacles
  - Potential observation deck
  - Signage
  - Plantings & SWM features

# DEVELOPER CONTRIBUTIONS

## Eisenhower West Developer Contribution

1. \$3.45/SF = \$2,579,137
2. Backlick Run Park Improvements Shown = \$3.3M
3. Development condition will limit park improvements



OVERALL PLAN



PEDESTRIAN BRIDGE



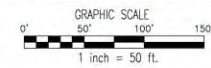
NATURE PLAY



REST AND LEARN



POTENTIAL OBSERVATION DECK



**LEGEND**

- APPROX. LIMITS OF DISTURBANCE
- - - - - PROPOSED PARK DEDICATION AREA

OVERALL PLAN: KEY NODES

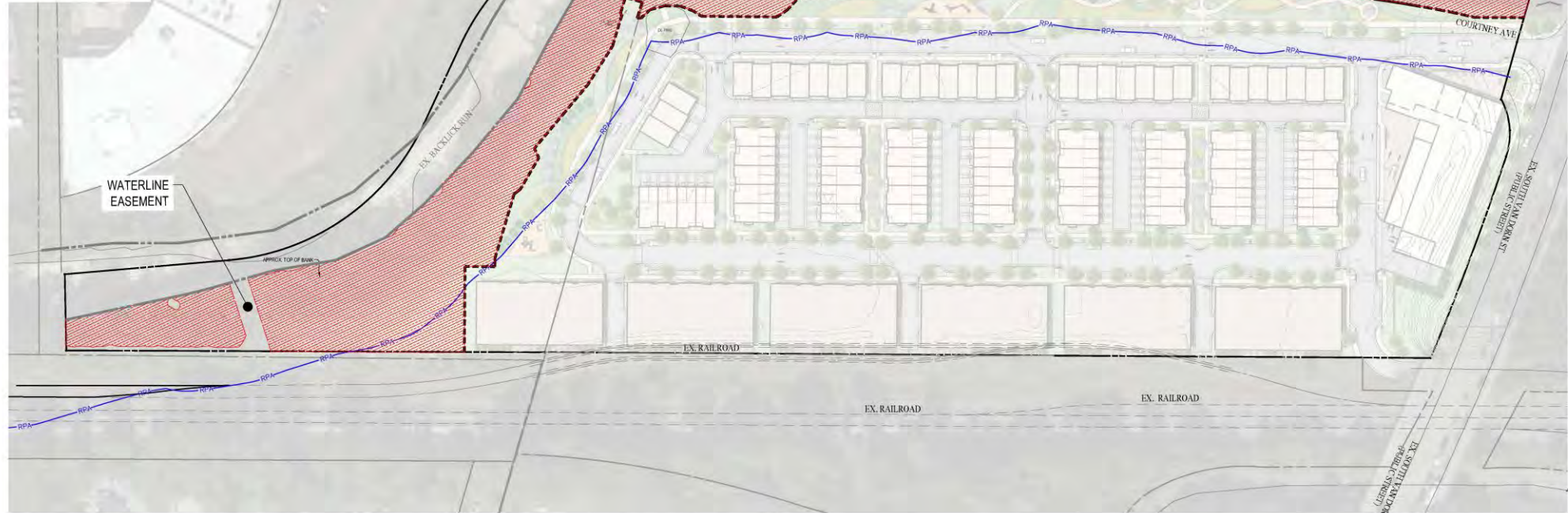
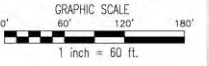
# PEDESTRIAN BRIDGE CONTRIBUTION

- Approximately \$863,000\*  
(based on Dec. 20, 2023 estimate)
- Approx. 170' Length x  
9' Wide
- Weather Steel Truss and  
Treated Wood Deck

\*Connection Trails and associated grading for trails off-site not included in estimate



- Invasive Species Mitigation Cost Estimates\*** **Approximately \$875,000 Total**
- Initial removal of Invasives (on steep & flat slopes)
    - o Cut & Herbicidal Spray
    - o Hand removal & chipping of cut vegetation
    - o Hauling & offsite disposal
  - Seasonal maintenance prior to park completion (1 year)
    - o Herbicidal Spray of invasive regrowth
  - Revegetation
    - o Plant material, Labor & Warranty
    - o Replanting to meet survivability requirements
- Off-Site Mitigation Cost Estimates\*** **Approximately \$15,000 Total**
- Off-site mitigation subject to off-site Property Owner approval and coordination with City Staff
- \*Note: This mitigation option includes management of invasives on steep and flat slopes, ongoing maintenance, revegetation, and other mitigation practices described above and excludes grubbing of slopes, slope stabilization, rip-raps, or any other slope and stream mitigation.*



INVASIVE SPECIES MANAGEMENT AREAS



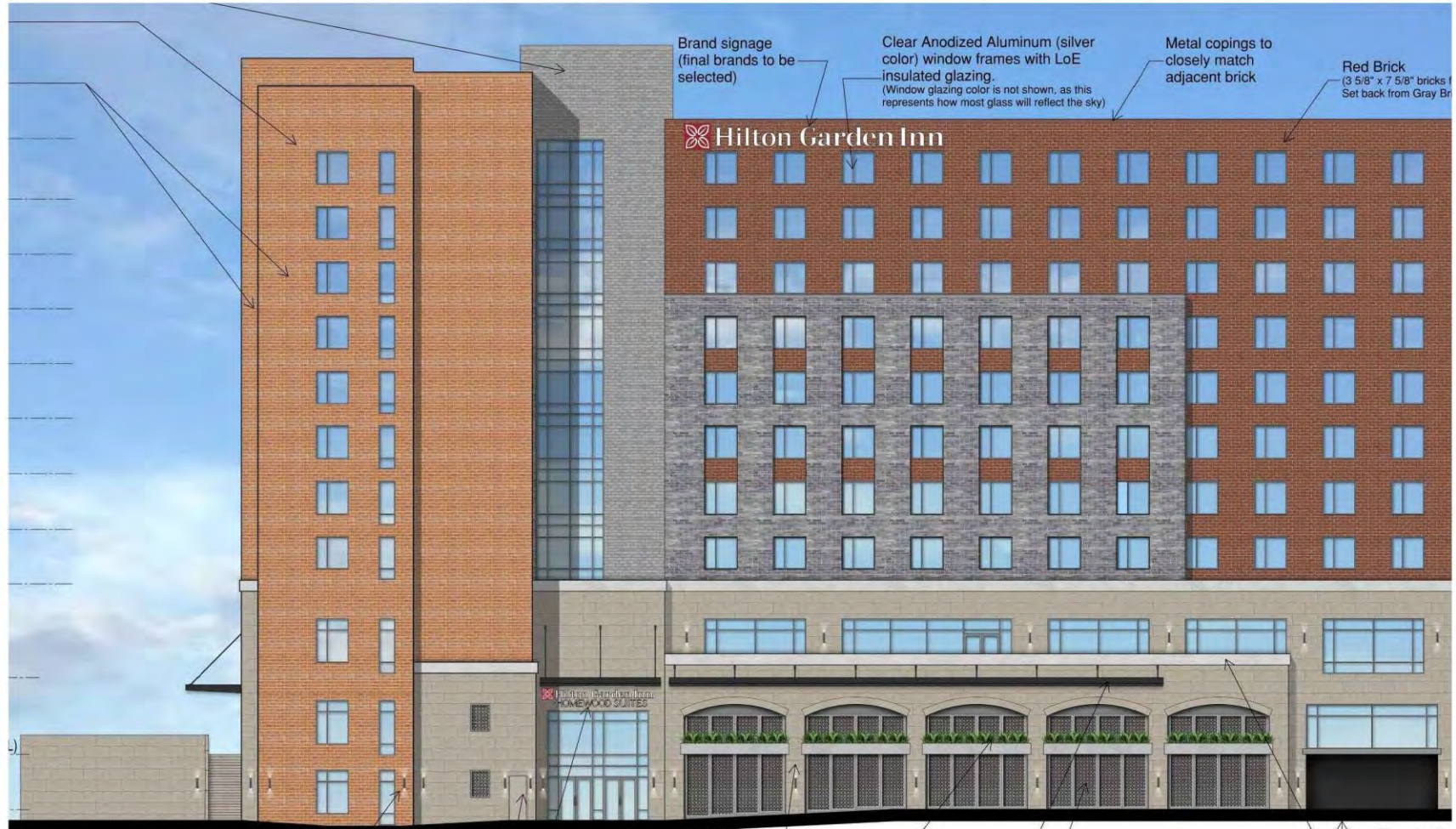








**EAST ELEVATION**



**WEST ELEVATION**

# Upcoming Meetings

1. Eisenhower West Implementation Group on Feb. 22
2. Virtual Community Meeting on Feb. 27
3. Planning Commission on April 2
4. City Council on April 13

## Questions?

# Stevenson Avenue Multifamily Project













view from southeast on stevenson ave.





view from south on stevenson ave.





view from southwest on stevenson ave.





view of amenity and courtyard on stevenson ave.





view of lobby from east on stevenson ave.



# Eisenhower Avenue Transportation Study Updates





# Eisenhower Avenue Transportation Study



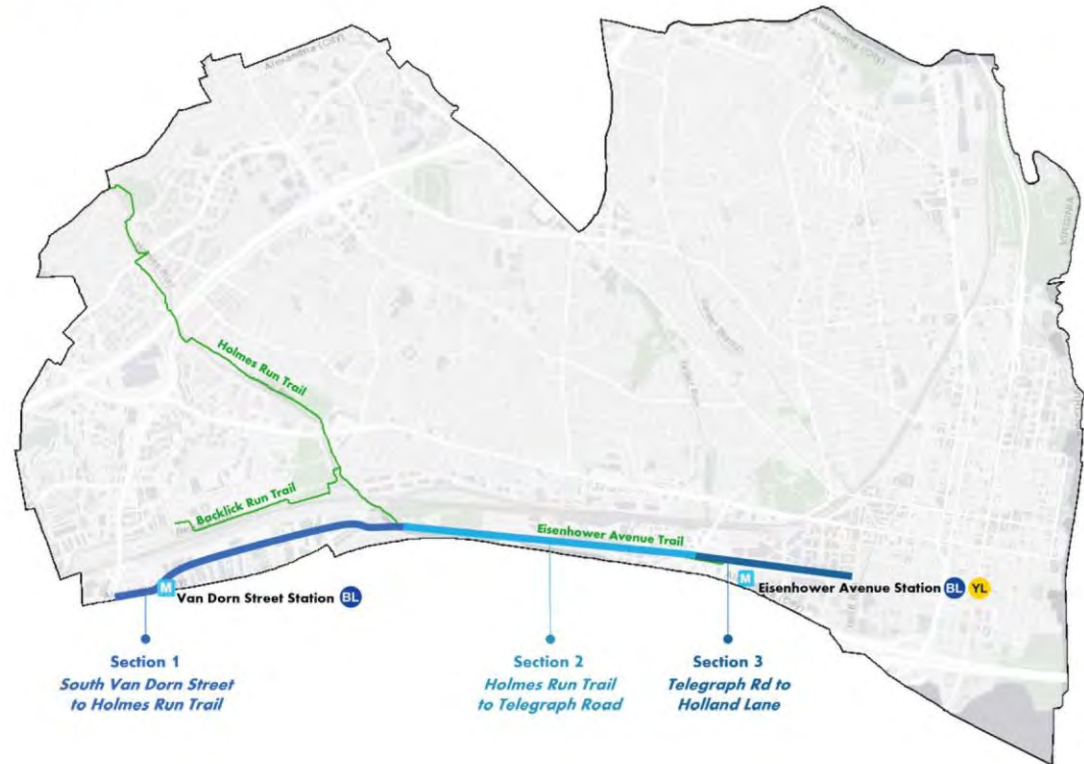
Study Update



# Eisenhower Avenue

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
- Advance the Small Area Plan



# Study Summary

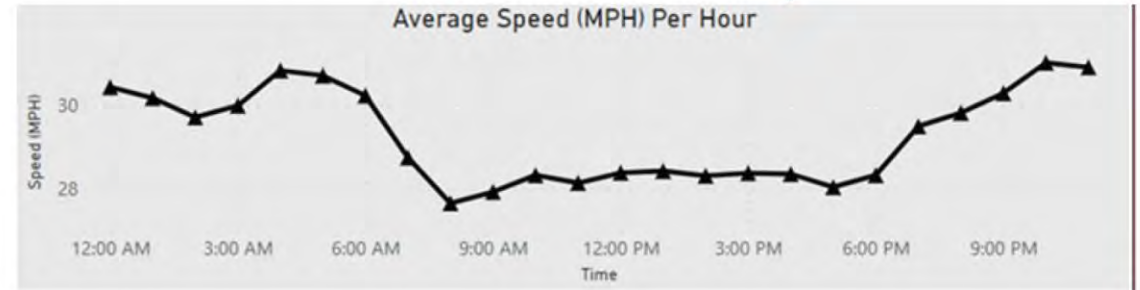
Eisenhower Avenue Transportation Study

## Feedback We've Heard

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

## What We've Found

- Speeding during non-peak hours
- Van Dorn Street/Eisenhower Ave Backups
- Substandard existing walkways and trails
- Severe crashes within the Curve near Van Dorn Metro Station
- Pedestrian crashes primarily focused between Metro Station and Clermont Avenue



Crashes - Eisenhower Avenue to Clermont Avenue



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



Van Dorn Street

Metro Rd

Eisenhower Avenue

Clermont Avenue



Enhance safety and reduce speeding



Enhance safety and improve congestion



Provide and improve access



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



**Legend**

	Safety Need		Operational Need
	Pedestrian Need		N
	Cyclist Need		

# PLAN AREA STREET HIERARCHY

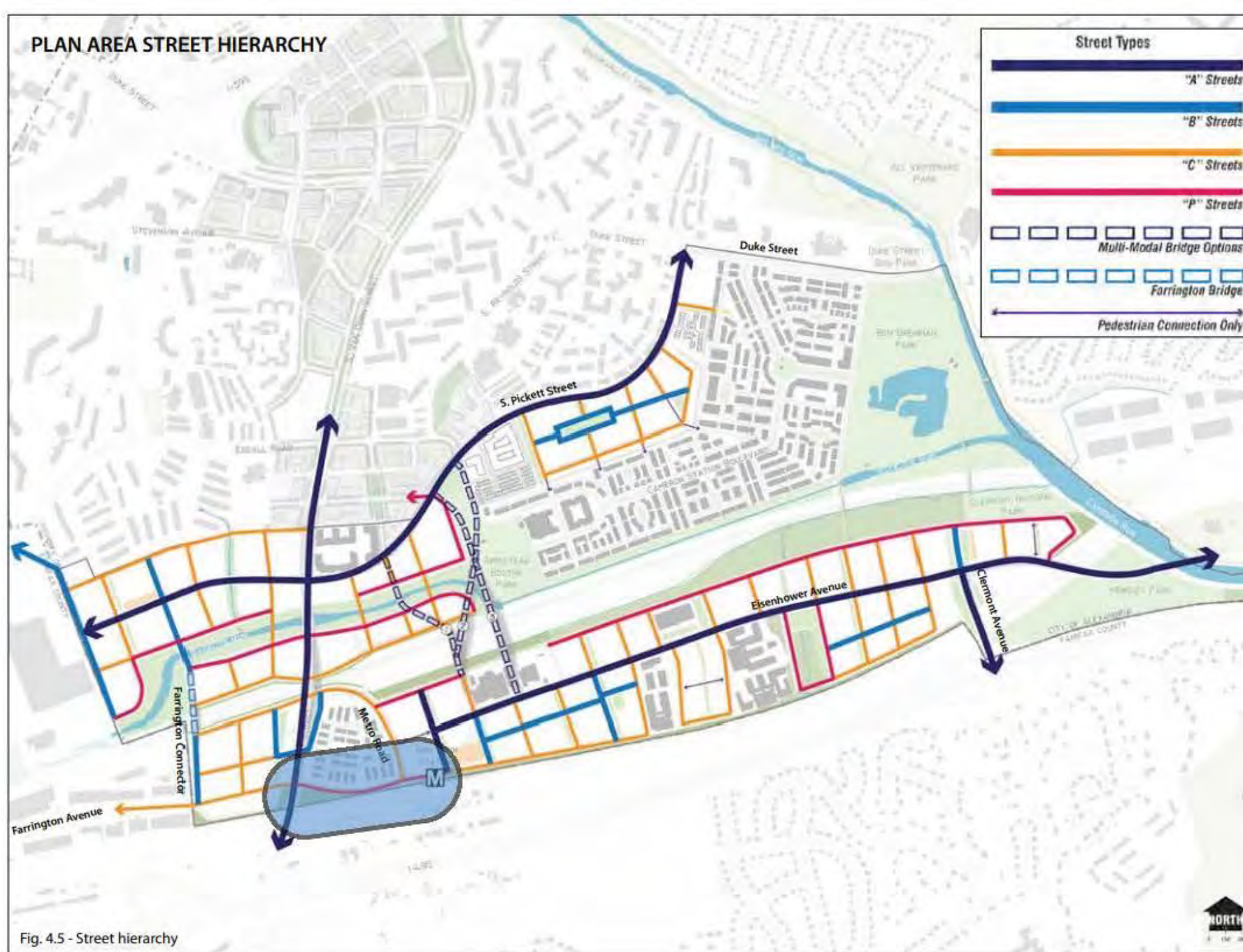


Fig. 4.13 - Cross section through typical "P" street with park frontage



Fig. 4.14 - Cross section through typical "P" street with railway frontage

Fig. 4.5 - Street hierarchy



# Preliminary Recommendation - Van Dorn Street & Eisenhower Avenue

## Relocate Left-turns through Metro Road / Van Dorn Street Interchange

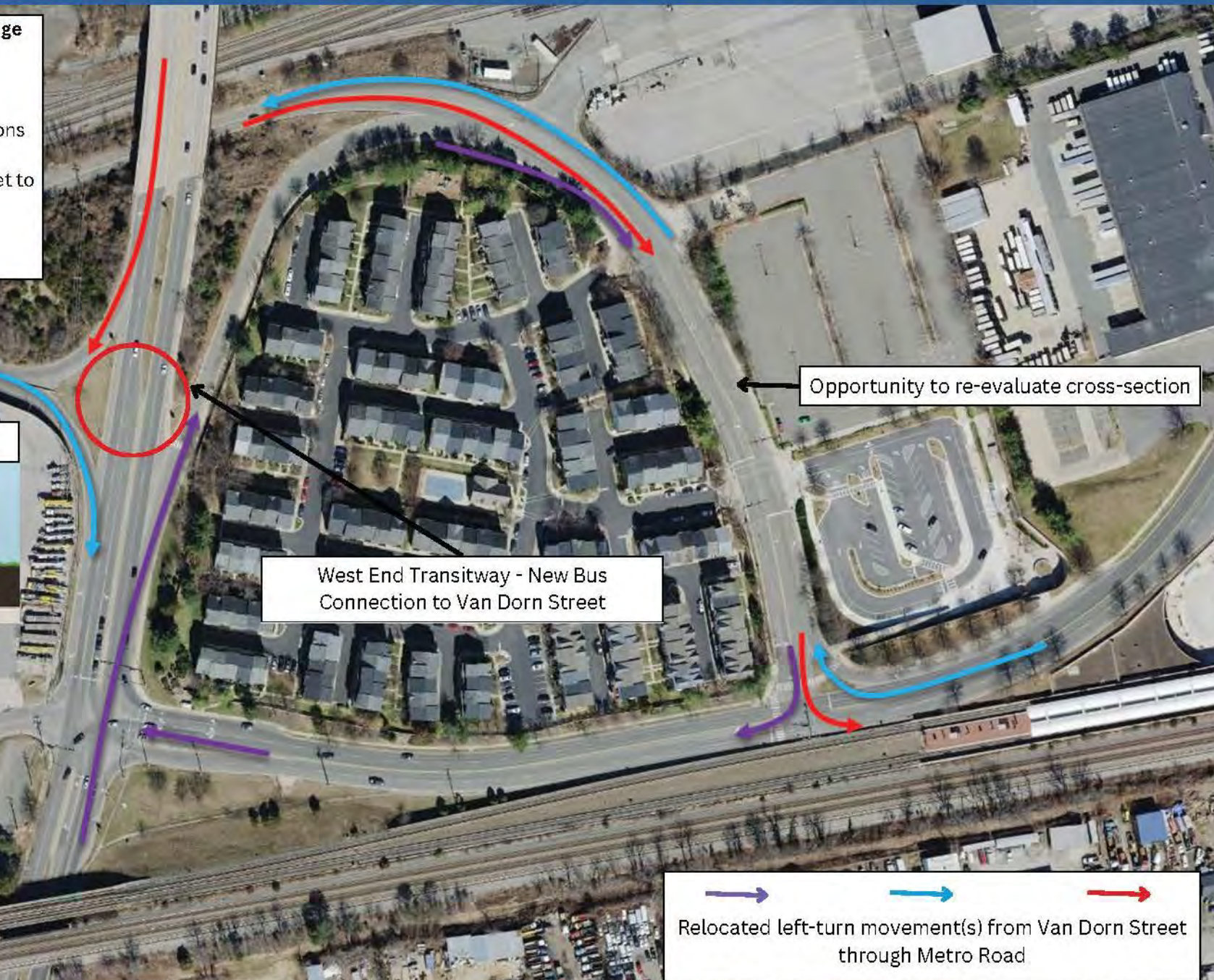
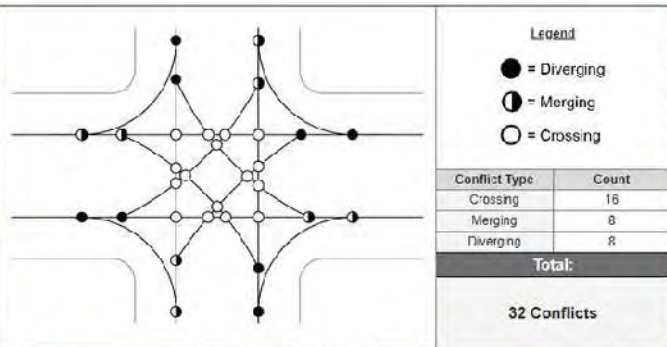
- Reduce delay and queueing on Van Dorn Street
- Reduce the number of conflict points on Van Dorn Street
- Improve the pedestrian and cycling infrastructure at the intersections and Eisenhower Avenue
- Install sidewalk along Southside of Eisenhower from Van Dorn Street to Metro Station

Purple relocated movement is an optional relocated movement

## Proposed Eisenhower Ave Cross-Section - Van Dorn to Metro



Conflict Point: Potential locations of where vehicle travel paths intersect and a collision risk occurs



Relocated left-turn movement(s) from Van Dorn Street through Metro Road

# Preliminary Recommendation - Van Dorn Street & Eisenhower Avenue

## Conceptual Idea

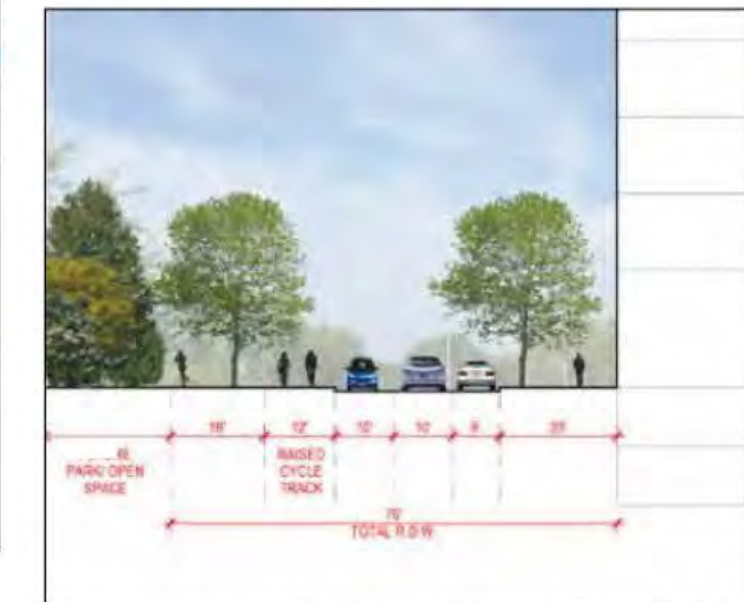
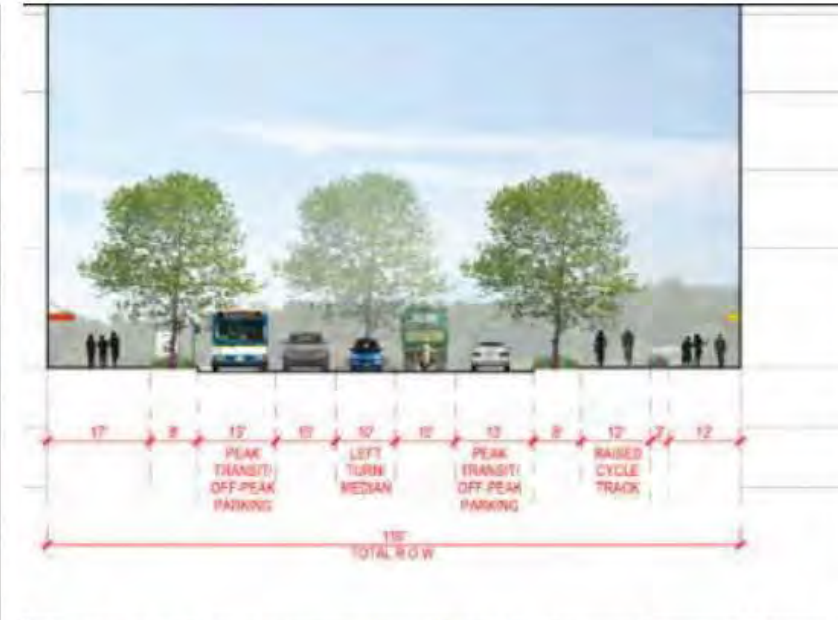
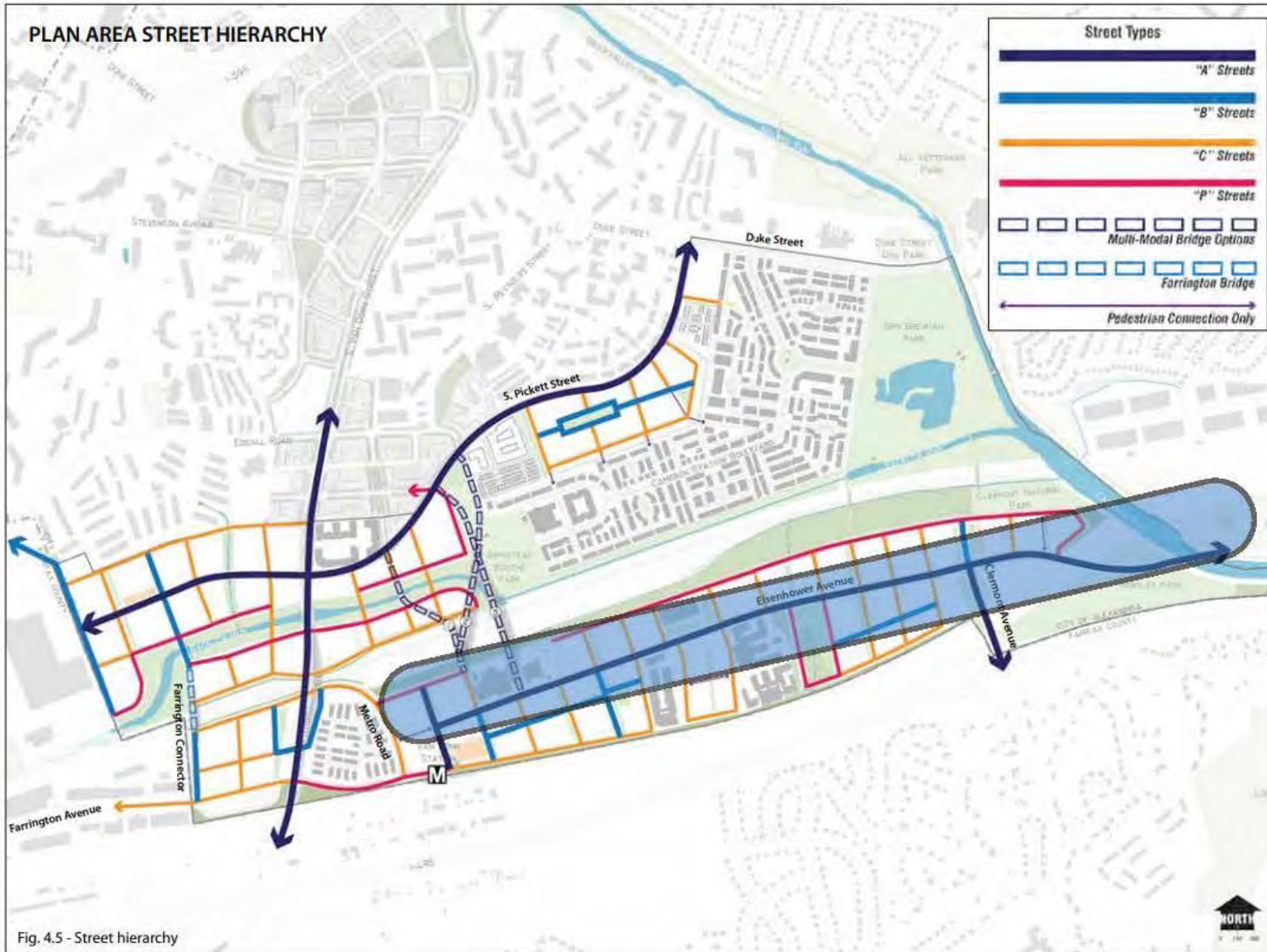


Proposed Cross-Section - Van Dorn to Metro



Raised Cycle-Track

Sidewalk





# Metro Road to Holmes Run Trail

## Preliminary Recommendation

### Goals:

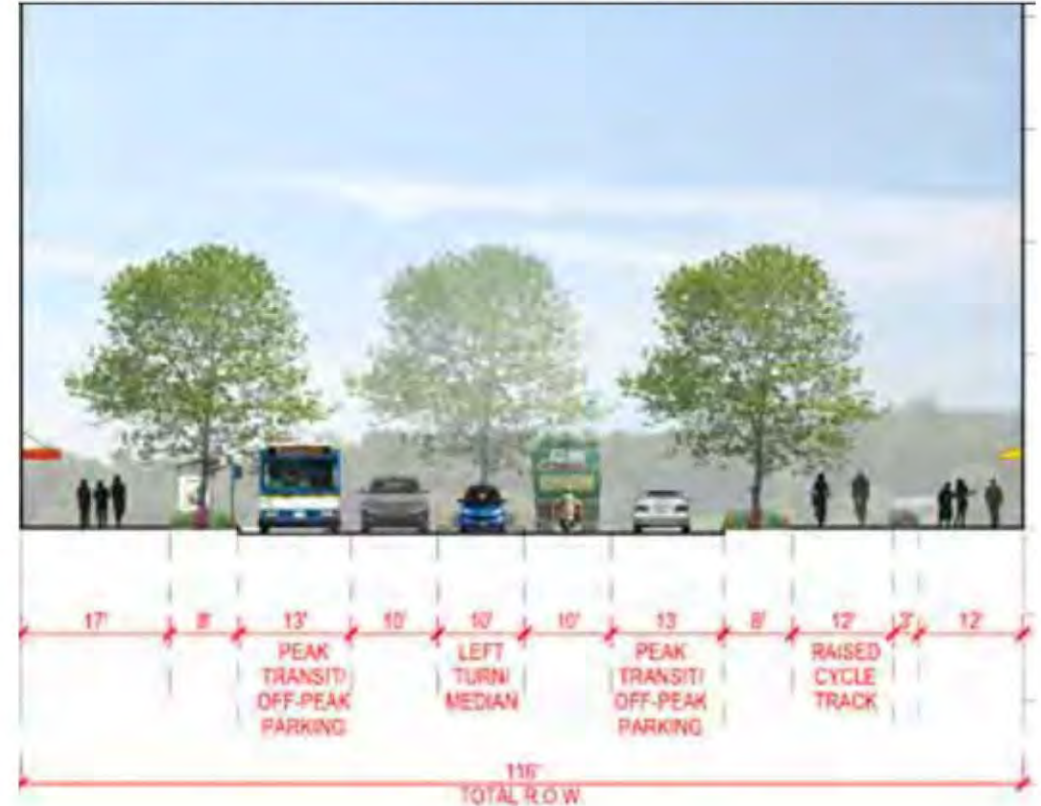
- Reduce speeding and vehicle crashes in the segment by introducing geometric elements such as median refuges, reduced lane widths, and amount of vehicular lanes
- Introduce more pedestrian crossings that are safer and more comfortable
- Provide additional space for parking
- Support existing and future multi-modal needs

### Elements:

- Additional pedestrian refuge islands with enhance signaged and ADA curb ramps
- Install a continuous cycle-track on the northside that can transition into upcoming and future developments
- Reduce the width of the cross-section by reconfiguring a lane or two lanes
- Enhance existing transit spots

*See Slide 10 for Cross-section Ideas*

### Preferred Cross-Section of Eisenhower West Small Area Plan



# Metro Road to Holmes Run Trail

## Long-term: Small Area Plan Cross-section



Off-Peak Parking is Considered in Bus Lanes

## Interim-Term Cross-section Ideas - Cycle Track on North Side



- Two travel lanes (One in each direction) with center turn lane
- Multiple opportunities for pedestrian crossings
- Multiple opportunities for parking



- Four-travel lanes with no center turn lane
- Very limited opportunities for pedestrian crossings
- Parking options are limited to areas where development occurs



- Two travel lanes westbound (peak direction), one eastbound travel lane, and center turn lane
- Multiple opportunities for pedestrian crossings
- Parking options are limited to areas where development occurs

# Metro Road to Holmes Run Trail

## Cross-section Transition Plan

Small Area Plan  
(SAP)  
Cross-section

Off-Peak Parking is Considered in Bus Lanes



One Lane in Each Direction



Two-Lanes in the Westbound Direction



Interim  
Cross-section

with Development  
Cross-section



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



Holmes Run Trail

Duke Street






Cameron Run Regional Park  
Eisenhower Avenue

INTERSTATE  
495



Address speeding and  
increase access for  
other modes

**Legend**

 Safety Need	 Operational Need
 Pedestrian Need	 N
 Cyclist Need	

# Holmes Run Trail to Telegraph Road

## Preliminary Recommendations

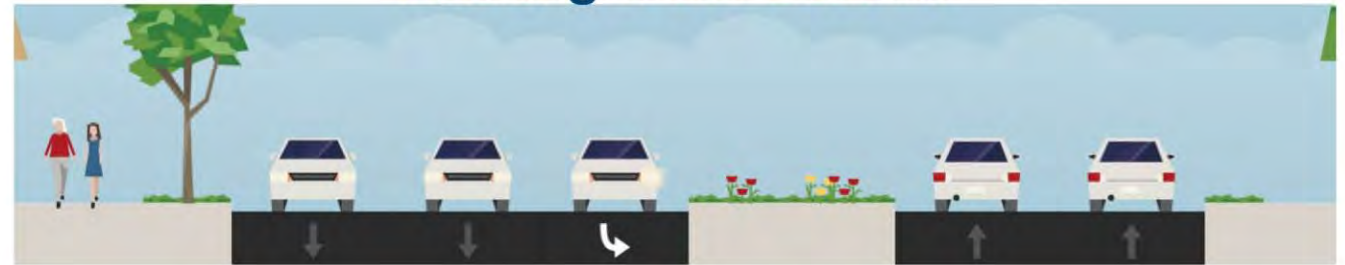
### Goals:

- Reduce speeding in the segment by introducing geometric elements such as median refuges, reduced lane widths, and amount of vehicular lanes
- Introduce more pedestrian crossings that are safer and more comfortable
- Preserve green space

### Elements:

- Additional pedestrian refuge islands with enhanced signage and ADA curb ramps
- Improve pedestrian crossings at Cameron Park and Bluestone/WMATA
- Evaluate opportunities for improved and/or expanded trail and bike
- Enhance existing transit spots

### Existing Cross-Section



### Widen Trail and Sidewalk?



### Reclaim Additional Green Space and Bike Facilities?



# Focus Areas - Section 3: Telegraph Road to Holland Lane



Telegraph Road Ped/Bike Access and Safety Improvement - VDOT

Complete Streets 5 Yr Plan Mill Road

Pedestrian Crossing Enhancement

Holland Lane Study

Old Cameron Run Trail City & By Others

## Legend

- Safety Need
- Operational Need
- Pedestrian Need
- N
- Cyclist Need

Active Plan / Project Upcoming Plan / Project

# Eisenhower Avenue Transportation Study

## Schedule

### Phase 1



### Phase 2



### Phase 3

Fall 2023

Jan - Feb 2024

Spring  
2024

Summer 2024

August 2024

- Community Feedback
- Existing Condition Validation
- Focus Areas

- Engagement
- Community Feedback
- Preliminary Ideas

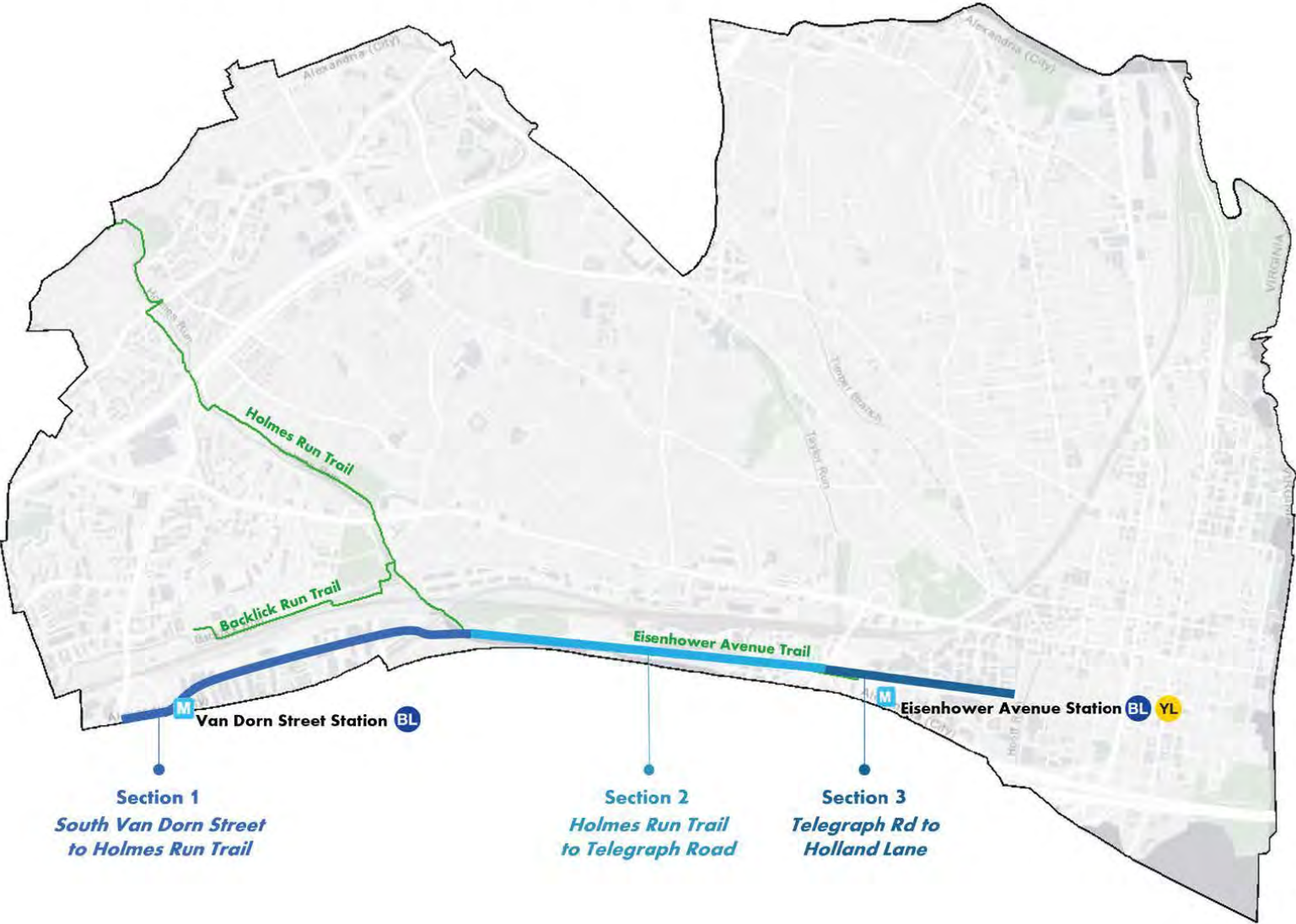
- Continued Engagement
- Identify Preferred Alternatives

- Refinement
- Grant & funding plan development

- 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?**



Questions?  
Thank you!

# Next Steps



## Visit [alexandriava.gov](http://alexandriava.gov)

Recording of the meeting

PDF Presentations

Previous meeting materials



## Questions?

[Melissa.Symmes@alexandriava.gov](mailto:Melissa.Symmes@alexandriava.gov)



## Next Meeting – TBD

(quarterly meetings)