The Action Plan

City of Alexandria
Department of Planning and Zoning

The Action Plan

The Goal

The goal for the Action Plan is to identify actions that are consistent with the long-term vision, to address the current challenges for the residential and commercial community and to create a strategy for short, mid and long-term actions to stabilize, strengthen and revitalize the neighborhood.

The Process

The current neighborhood planning process seeks to identify the long-term future potential of the neighborhood. The Action Plan process is focused on creating a consensus within the community on issues and concerns that could be addressed through community and City actions in the short, mid and long-term.

To facilitate this process, the Committee at their initial meeting participated in a facilitated brain-storming session to identify and discuss community concerns and challenges. To refine the issues and to identify actions to mitigate the concerns, the Committee divided into two groups, a residential sub group and a commercial sub-group. The sub-groups worked independently for several weeks and came together to discuss the actions each group proposed to address the residential and commercial issues. After considerable discussion, staff developed a document identifying the Committee's collective issues and proposing a mix of short, medium and long-term actions to resolve the neighborhoods' concerns.

Workshop No. 2

Workshop No. 2

The Action Plan

The Concerns

Traffic and Parking

Committee members expressed concerns about a lack of residential and commercial on-street parking in the community, and about the excessive speed of traffic along W. Glebe Road and Mt. Vernon Avenue.

Pedestrian Safety

Committee members expressed concern about the lack of crosswalks and the inappropriate location of existing crosswalks on Mt. Vernon Avenue and W. Glebe Road They identified specific problem intersections, especially targeting the intersection of Russell Road and Mt. Vernon Avenue, as well as, traffic signal coordination that allows speeding. They requested improvements that would increase the pedestrian safety on Mt. Vernon Avenue and W. Glebe Road

Streetscape/Pedestrian-Orientation of Mt. Vernon Avenue

The Committee expressed the desire to make Mt. Vernon Avenue more pedestrian friendly by improving the appearance of the streetscape, including the provision of amenities such as benches, bicycle racks, brick pavers, landscaping, and lighting.

Coordination with neighborhood to solve problems & the need to raise awareness about appropriate City agencies to contact with problems or concerns

The Committee expressed concern that residents and business owners are not knowledgeable of City regulations and that outreach in English and Spanish is necessary to make the community aware of local rules. They expressed the desire for an enhanced inspection of the area to identify and resolve code, zoning and other violations.

Police issues

Members described problems with car theft, loitering, public drinking, prostitution and vandalism occurring in the community and in Four Mile Run Park.

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Other neighborhood concerns

A community meeting was held jointly with the Tenants and Workers Support Committee and attended by the residents of the Chirilagua cooperative to discuss the current planning efforts in Arlandria and to obtain feedback about the conceptual plans. The residents offered the following comments:

Need for a Teen Center

Residents expressed a need for community services, including a teen center to provide activities for teens.

***Desire for a medical clinic offering acute/primary* care**

Residents expressed a concern about the lack of neighborhood health services, particularly a clinic that would serve low-income people who do not have health insurance.

Maintain the affordable housing in the neighborhood

Residents had significant concerns about maintaining the affordable housing in the neighborhood and the possible effect new development will have on housing costs and values.

Problem turning left from Mt. Vernon Avenue onto South Glebe Road into Arlington County

This issue has been raised by virtually every group as a problem that leads to traffic congestion on the bridge over Four Mile Run and traffic back ups on Mt. Vernon Avenue in Arlandria.

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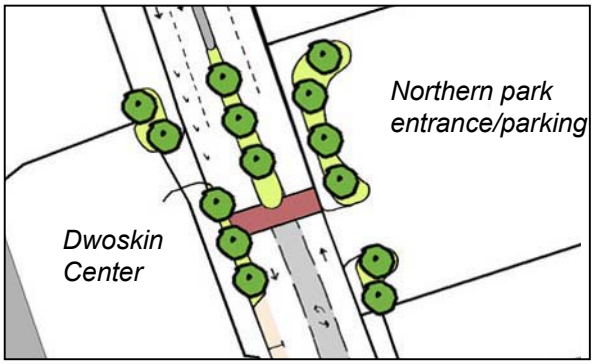
Short & Mid-Term Actions

The following were identified as potential short and mid-term actions to address the concerns of the community.

Develop a Conceptual Plan for Mt. Vernon Avenue

Create a comprehensive plan to outline the short and mid-term improvements to enhance the safety and the appearance of Mt. Vernon Avenue, including:

- Connections to the Park and gateway improvement
- Intersection improvements
- Traffic calming and flow
- Sidewalk/streetscape plan, including crosswalks, sidewalk pavers, street trees, bike racks, trash cans, street graphics, and lighting
- New on-street parking opportunities in the public right-of-way



Plan at Northern Gateway

Existing Condition

Gateway Improvements with Sign

Gateway Improvements with One Pylon

Gateway Improvements with Two Pylons

Northern Gateway Alternatives

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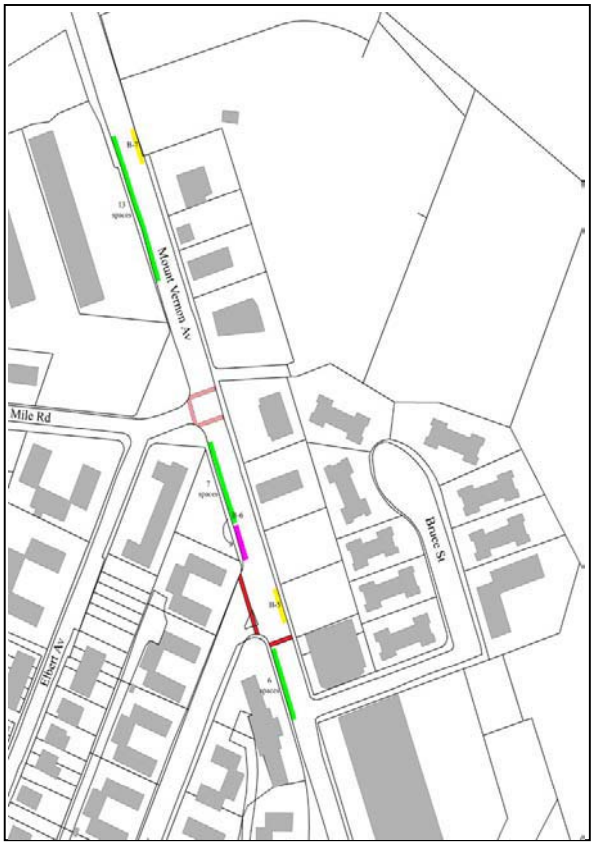
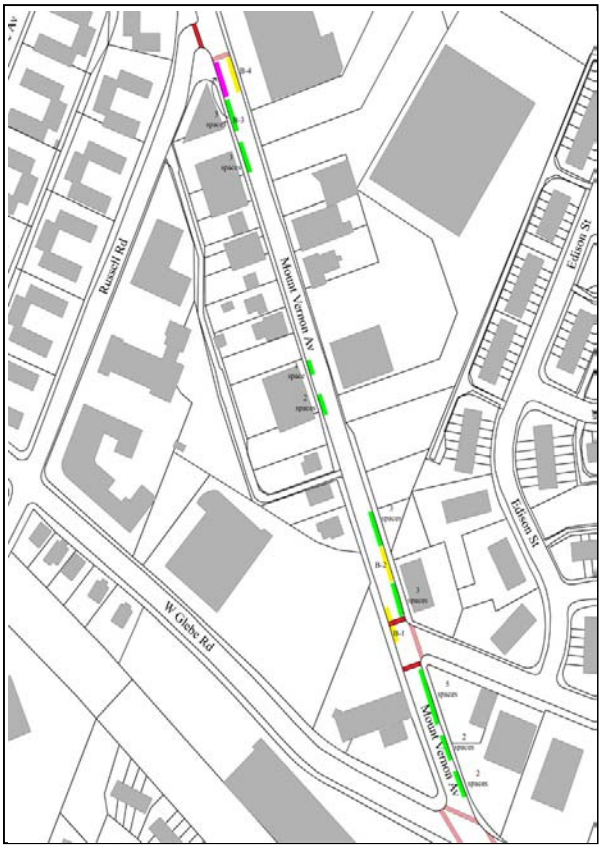
Short & Mid-Term Actions

Conceptual Plan for Mt. Vernon Avenue





Parking, Bus Stops & Crosswalk Plan

- *Existing Bus Stops*
- *Relocated Bus Stops*
- *New On-Street Parking*
- *New Crosswalks*
- *Crosswalks to be repainted*

Typical brick crosswalks

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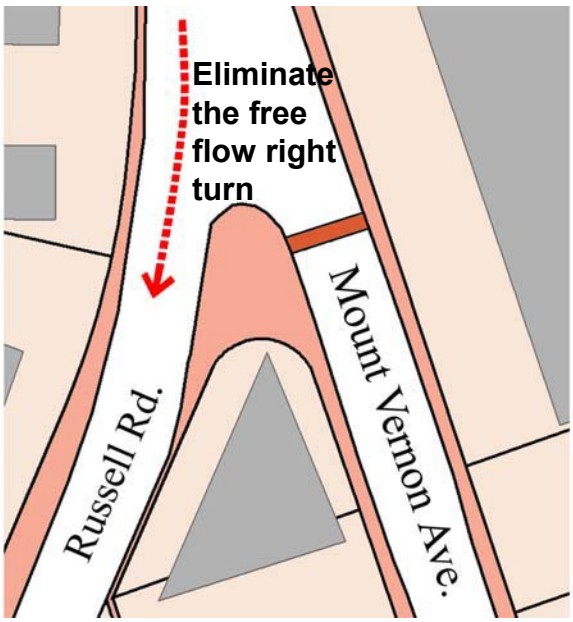
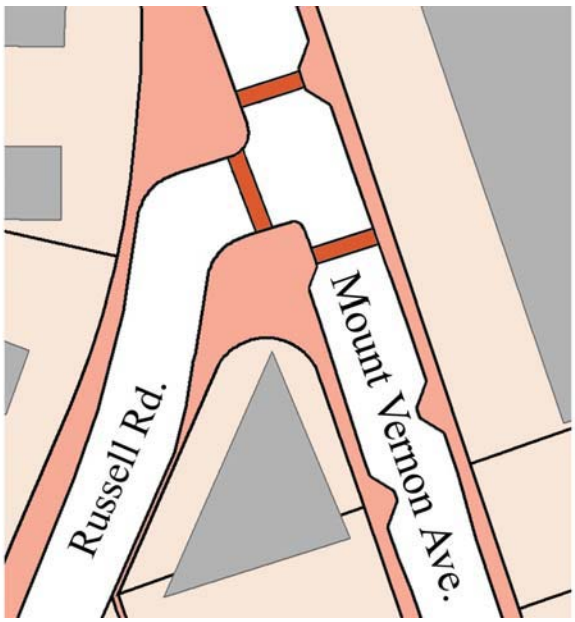
Short & Mid-Term Actions

Redesign the intersection of Russell Rd. and Mt. Vernon Avenue to eliminate free flow right turn

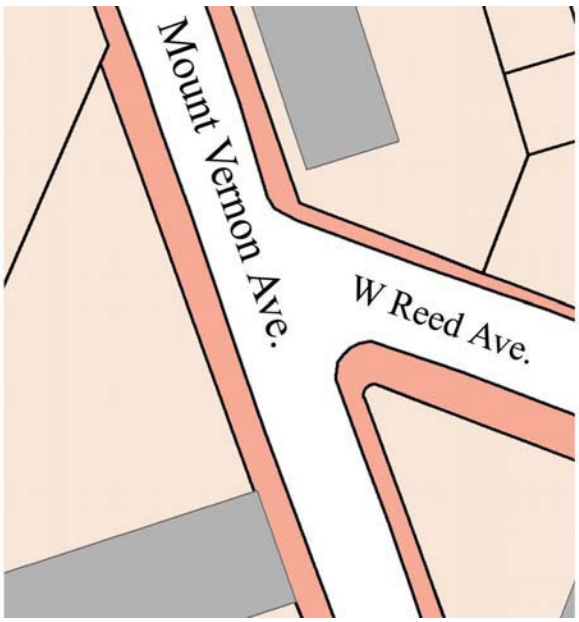
Conceptual Plan for Mt. Vernon Avenue



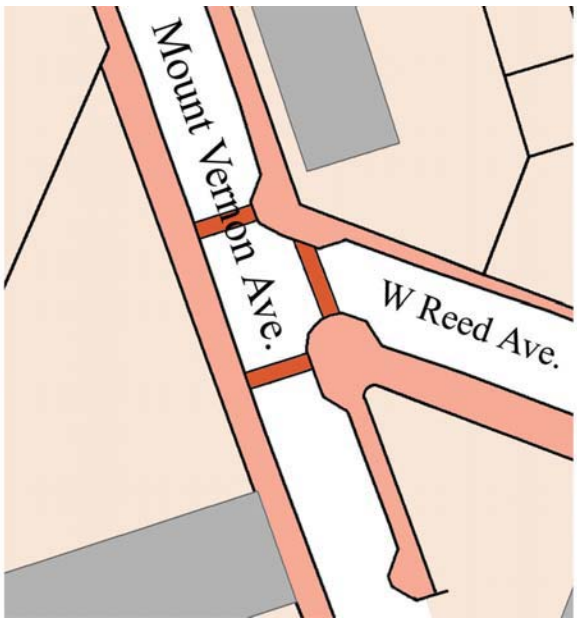
Existing Russell Rd. & Mt. Vernon Ave.



Proposed Russell Rd. & Mt. Vernon Ave.



Existing W. Reed Ave. & Mt. Vernon Ave.



Proposed W. Reed Ave. & Mt. Vernon Ave.

Revised Intersections with Enhanced Crosswalks

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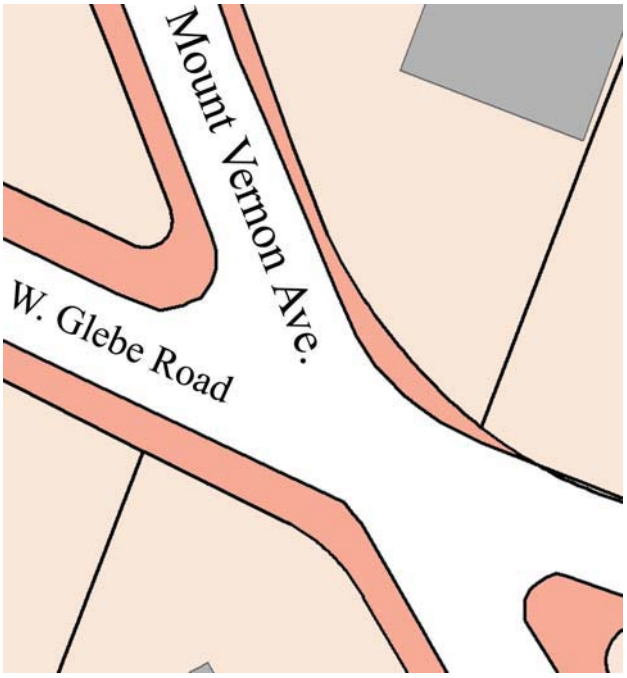
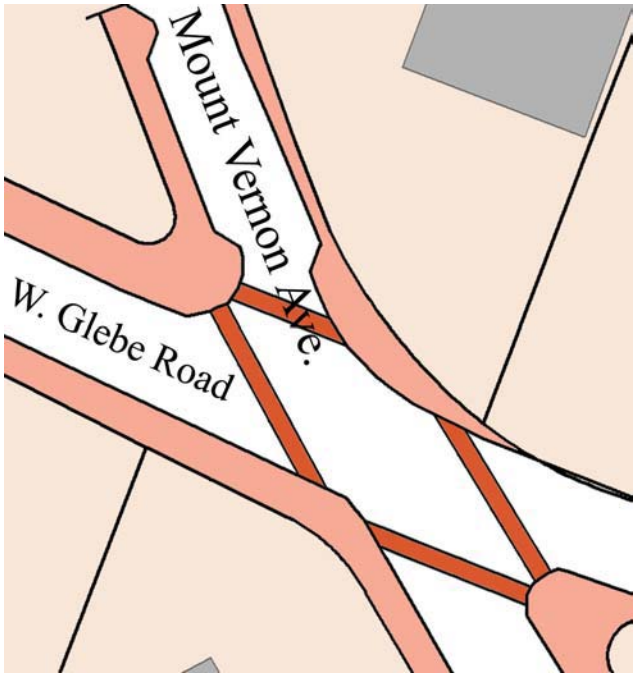
Short & Mid-Term Actions

Conceptual Plan for Mt. Vernon Avenue



Existing W. Glebe Road & Mt. Vernon Ave.

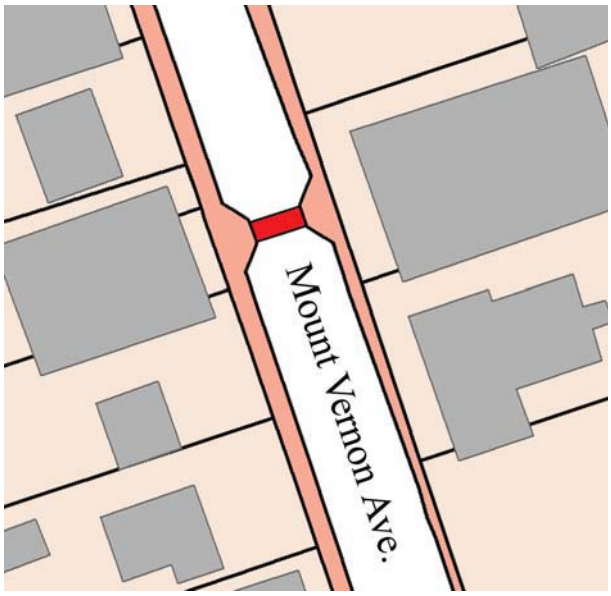


Proposed W. Glebe Road & Mt. Vernon Ave.

Develop implementation plan for the provision of mid-block crosswalks on Mt. Vernon Avenue and W. Glebe Road

Mid Block Crosswalks

- Require a change in materials
- Require extra signage
- Helpful to have sidewalk bulb-outs



Typical Mid-Block Crossing

Revised Intersections with Enhanced Crosswalks

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Short & Mid-Term Actions

Undertake a traffic study to address specific problems identified by the community:

- Traffic calming on Mt. Vernon Avenue
- Placement of a mid-block crosswalk on W. Glebe Road between Russell Road and Mt. Vernon Avenue
- Potential relocation of bus stops on W. Glebe Road to coordinate with crosswalks
- Left turn movement and signalization from W. Glebe Road onto Russell Road
- Traffic signal progression to reduce speeding on Mt. Vernon Avenue between Four Mile Road and Executive Avenue
- Reconfigure intersection of Mt. Vernon Avenue and Russell Road
- Signalized crosswalk at W. Reed Avenue and Mt. Vernon Avenue
- Other functional issues as needed

Install new traffic signal at intersection of Old Dominion Blvd. and W. Glebe Road.

Redesign and implement new design for the intersection of W. Glebe Road and Mt. Vernon Avenue

Construct bulb-outs and crosswalk improvements along W. Glebe Road

Work with Arlington County on the installation of a dedicated left turn lane from north-bound Mt. Vernon Avenue onto west-bound S. Glebe Road

Construct interim off-street public parking spaces on Datatel and adjacent parcels

T & ES Plan for W. Glebe Road as presented to the Committee

T&ES Plan for W. Glebe Road

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Short & Mid-Term Actions

Add new residential on-street parking spaces along W. Glebe Road and Four Mile Drive to assist in residential overflow parking. Parking has recently been added to the west side of Old Dominion Blvd. north of W. Glebe Road.

Add new commercial on-street parking spaces along Mt. Vernon Avenue as shown on page 51 to assist in residential and commercial overflow parking

Encourage communication about shared parking with the Birchmere, St. Rita's Church and others

T & ES Plan for Short Term Residential Neighborhood Improvements

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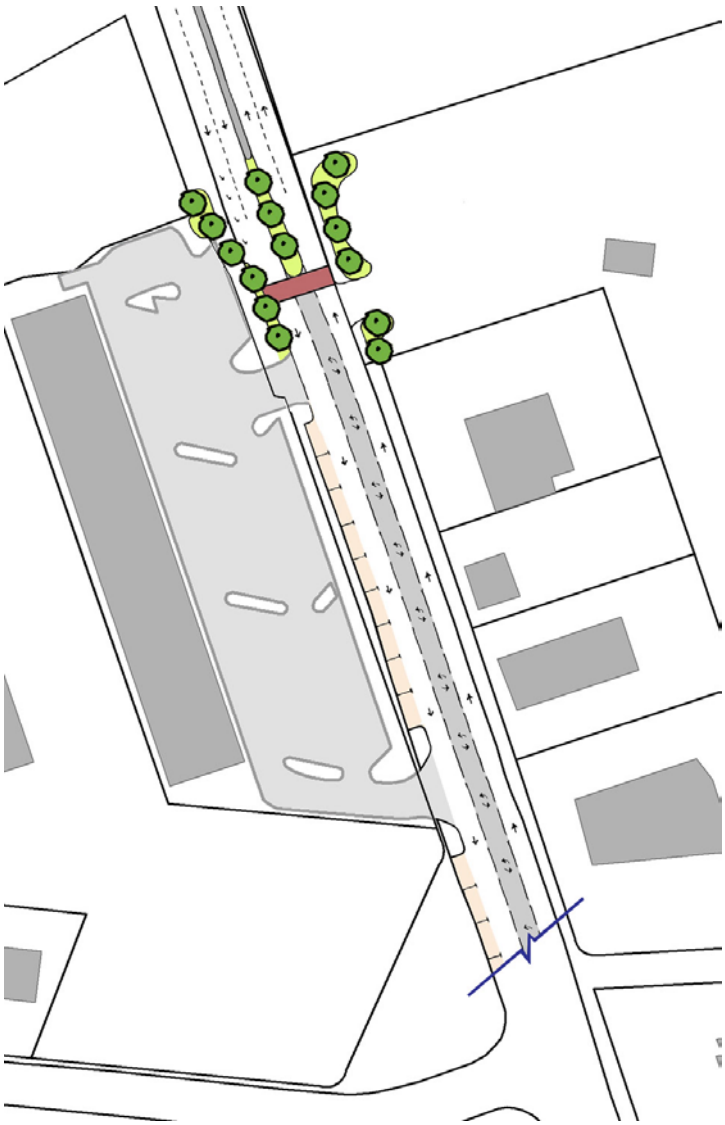
Short & Mid-Term Actions

Develop implementation plan for the reconfiguration of the north end of Mt. Vernon Avenue starting at the gateway into Arlandria

Reduce the existing travel lanes down to Four Mile Drive from 4 to 3 including a dual center turning lane and provide on-street parking spaces on the west side of the street

Work with property owner to reconfigure parking lot entrance to work around new gateway and crosswalk



Existing condition looking south

Proposed enhancements

The Action Plan

Short & Mid-Term Actions

Plant street trees along Mt. Vernon Avenue

First phase of tree planting to occur in the 3800 block of Mt. Vernon Avenue. Later phases will result in a continuous line of trees along the length of Mt. Vernon Avenue.

Street trees offer many benefits:

- Help define and order the street
- Visually narrow the street, add pedestrian scale
- Offer shade and protection to pedestrians
- Add beauty, greenery, and seasonal color
- Frame and enhance the buildings and storefronts
- Help clean the air

Planting principles:

- Tree spacing approximately 35' on center
- Location/placement of trees to complement building facades, entrances, and signs
- Tree species should be more upright to work with storefronts and signs

Existing condition looking north

Proposed new street trees

The Action Plan

Short & Mid-Term Actions

Install banners along Mt. Vernon Avenue

Banners add a festive look and feel to a street, and help add life, color and a unique identity to a neighborhood.

Banners also are a festive way of announcing events and neighborhood happenings.

Install brick pavers in areas where they are missing

Brick pavers give the public realm an elegance and uniformity, and create ideal areas for sidewalk cafes and walking.

Existing sidewalk looking north

Proposed new brick pavers and trees

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Short & Mid-Term Actions

Encourage sidewalk cafes

Sidewalk cafes add life and vitality to a street, help encourage pedestrian activity, and assist in the revitalization of an area. They also help increase property values, and attract other businesses to an area.

Components of sidewalk cafés:

- Wide sidewalks to accommodate the tables and chairs as well as pedestrians
- Shops interspersed with the cafés to add variety and interest
- Colorful umbrellas, chairs and tables unique to each café / restaurant
- Colorful awnings and storefronts
- Street trees and landscaping for shade, beauty, and protection from the street
- Nearby bike racks to encourage bike use
- It is desirable to create streets with a number of cafés / restaurants together to energize the entire block

Bethesda, Maryland

Existing condition at Lilian's Restaurant

Computer-enhanced image with cafe

The Action Plan

Short & Mid-Term Actions

Preserve and enhance historic buildings

Arlandria has a number of significant historic buildings that give the area a unique character, and are therefore worth preserving both as individual structures, and as a collection of distinct buildings

Presidential Greens

Characteristics worth preserving:

•Unique structures with styling and/or detailing characteristic of the architectural period or style

•A significant collection of unique buildings that together add up to a distinct sense of place (such as Presidential Greens)

•A collection of buildings surrounding an intersection forming a unique mix (such as at Mt. Vernon Avenue and Bruce Street)

Lilian's entrance

Presidential Greens

Encouraging preservation:

•Façade easements, tax breaks, and/or matching grants to property owners who commit to preservation and enhancement

•Historic designation on the National Register

Arlandria Shopping Center

Art Deco building

Lilian's rounded Deco corner

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Short & Mid-Term Actions

Enhance access and visibility to Four Mile Run Park

Provide more landscaping and better signage at Four Mile Run Park

Enhancement to park north park access

Potential new access points to park

Enhancements to Park access and visibility

The Action Plan

Short & Mid-Term Actions

Remove newspaper boxes that impede sidewalk access and negotiate a voluntary agreement with the vendors to enhance the boxes similar to the program in Old Town

Develop a program to raise awareness of City regulations for residential and business community

Implement regular street cleaning, with appropriate signage, and continue twice weekly street cleaning by street infrastructure worker

Adjust end time period for existing restricted two hour parking to coincide with the closing hour of businesses on Mt. Vernon Avenue (extend from 10:00 p.m. to Midnight)

Increase multi-agency walking tour inspection of Mt. Vernon Avenue during summer months; continue to take issues to the Citywide Code Compliance meeting

Continue Code Enforcement work with resident property managers and other concerned citizens to identify and resolve situations where overcrowding or illegal rooming houses are observed

Maintain the existing Police presence; implement a Police satellite office; develop neighborhood watch program at Old Dominion Blvd. and Tennessee Ave.

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Short & Mid-Term Actions

Neighborhood Retail Zone

A new neighborhood retail zone is proposed for the Arlandria retail corridor to help revitalize the area with a mix of uses, including pedestrian scale retail along the street, by allowing certain uses with standards and providing some flexibility with other regulations that will help to achieve an active urban environment while preserving the integrity of the adjacent residential neighborhoods.

The intent of the new zone is to 1) create a pedestrian-oriented, vibrant place, with opportunities for shopping, recreation and cultural amenities, 2) promote infill development and redevelopment of existing properties consistent with the principles developed in the vision for Arlandria, and 3) aid in the implementation of the proposed market strategy for the neighborhood.

The new zone would include the following elements:

•Selected uses that are desirable in the neighborhood from a market standpoint are recommended to be permitted uses, subject to compliance with operational standards. These uses will not require a special use permit (SUP), but will be subject to certain administrative standards:

- Restaurants, with limitations on indoor and outdoor seating, hours of operation, alcohol sales, delivery, and live entertainment
- Outdoor food and crafts market
- Live theater

•Provisions for parking that will maximize the use of the existing supply of parking among businesses in the corridor and provide flexibility in the amount of required parking when the use of an existing building changes.

•A listing of prohibited uses, such as drive-in establishments, that are not supportive of a pedestrian retail environment.

•Provisions for public art and murals to help create a sense of place and define the neighborhood.

•Standards for signage and community-identifying banners.

•General guidelines to assist store owners in the creation of successful retail store frontages.

•Revised bulk regulations and guidelines related to height, mass, scale and landscaping to ensure that future redevelopment is compatible with the long range vision and the general neighborhood and infill principles set forth in this Plan.

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Long-Term Actions

Potential Long Term Parking Solutions in the Residential Neighborhood include:

- Provide 28 parking spaces on Executive Avenue, south of Glebe Road
- Additional parking on Four Mile Road

Design and construct new T intersection at Mt. Vernon Avenue and Russell Road as shown on page 52

Design and construct extension of Four Mile Road (with T intersection) into Four Mile Run Park as shown on page 61

Undertake necessary process with FEMA to evaluate and adjust the floodplain boundary in Arlandria.

- The floodplain boundary currently extends approximately 750 feet into the Arlandria commercial area. While no flooding has occurred since the channelization of Four Mile Run in the 1970s, businesses must comply with FEMA regulations. Reevaluation of the flood plain boundaries and application of the regulations in this area is warranted.

T & ES Plan for Long-Term Residential Neighborhood Improvements

T&ES Long-Term Plan for neighborhood parking

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Long-Term Actions

If the automobile-oriented retail uses adjacent to Four Mile Run Park do not redevelop within 15 years as market conditions improve, consider acquisition of the four parcels (under one ownership) to the north of the existing pedestrian access opposite Four Mile Road.

Acquiring the subject property would provide more park land, open the park to Mount Vernon Avenue, and create new family oriented activities in the new park area. It would also allow for the relocation of the park entrance to a controlled intersection, with parking provided and screened from the street.

Potential land acquisition to open up the park

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Long-Term Actions

Street Tree Planting along Mt. Vernon Avenue

Expand first phase of tree planting to create a continuous line of street trees the entire length of Mt. Vernon Avenue. As new development and improvements occur, incorporate street tree planting along Mt. Vernon Avenue frontage of the property.

PLAN KEY

- New Street Trees
- Existing Trees
- Future Trees