

Attachment # 3

NORTH GATEWAY CBC and SURROUNDS

VISION and JUSTIFICATION

North Gateway CBC is located at the entrance to the Richmond Highway Corridor at the Woodrow Wilson Bridge and at Fairfax County and City of Alexandria line. It lies in a prominent position at the northern most end of Richmond Highway in Fairfax County's Mount Vernon District. As such it should offer a major presence for the Mount Vernon District's commercial and retail corridor.

Its close proximity to existing high end residential areas, the Potomac River, Cameron Run and Huntington Metro offers it a perfect location to act as the "Gateway" to Mount Vernon District.

It is envisioned that this CBC and its surrounding neighborhoods along Huntington Ave and within the CBC itself, would consist of mixed-use high-rise residences, town-homes (rental and ownership), corporate offices, neighborhood-serving offices and retail as well as quality table service restaurants and cafes and a full service hotel. This area should also offer a visitors center that provides information about the historic nature/locations of the Mount Vernon District and locations along the Richmond Highway.

Furthermore, the proximity to Cameron Run and the Potomac River would allow for well designed inviting urban open spaces and plazas and walking and biking paths suitable for human activity. Cameron Run and its associated RPA should be restored to an environmentally successful habitat.

Structured parking should be provided along with shuttle/bus access to the Metro.

The redesigned areas of A-1, A-2, B-1 and B-2 should ensure that traffic congestion onto Richmond Highway and Huntington Ave would not fall below level of service D. An integrated and well designed internal pedestrian and auto traffic movement plan/circulation pattern that ensures the auto and the pedestrian do not mingle in an unsafe and unfriendly manner will be essential. Walking and biking will be encouraged throughout the CBC and to the Huntington Metro station approximately ½ mile away.

While this complex is slightly over the current ½ mile distance approved by the BOS for a transit oriented development it is felt that the circumstances have changed and a distance of over ½ mile is not unreasonable for pedestrians or bikers to travel to reach a metro station.

Side walks are available and additional BRAC approved developments offer a comfortable safe urban environment conducive to walking or biking to a metro station. It is highly recommend that the BOS reconsider its current police regarding what constitutes a transit oriented development.

To encourage non-motorized movement to and from the metro it is important that the sidewalks along Huntington Ave be improved so that bikers and walkers can easily move together in a safe manner. Secure bike parking at the Metro and at the offices in the CBC should be provided. Furthermore, sidewalk lighting along Huntington Avenue is a must.

The urban and integrated design should take into consideration the vistas towards MD and DC as well as along the Cameron Run. Developers of both sides of the highway A-1, A-2 and B-1 and B-2 should take this collaborative integrated vision into mind when planning their segments of this CBC.

LEED Silver or above in all categories is desired by the citizens of the Mount Vernon District.

A prominent Gateway feature should be located within this CBC on the Richmond Highway side and perhaps at the B-2 sub-unit. It is envisioned that sub-unit B-2 could be transformed into an open space consisting of a grove of trees honoring the Districts historic heritage. While we are not nominating land units B-1 or B-2 at this time it is hoped that our vision will prompt the land owners of these parcels to embrace this vision, work with the MVCCA, and make nominations on their own.

The development rights for sub-unit B-2 can be transferred to B-1 as needed.

Additionally, the sidewalk/path along Ft Hunt Rd should be completed in order to give safe and complete pedestrian access from the neighboring communities to the south along Ft Hunt Rd to the North Gateway CBC.

Land Unit A-3 will be the focal point of the residential aspects of this community.

The rehabilitation and improvements envisioned for these two land units will have a major positive impact on the surroundings stable communities ensuring that they do not become degraded.