

## **LRSP-2009-01: NORTH GATEWAY**

WHEREAS, THE Long-range and Strategic Planning Committee of the MVCCA has spent the past several months reviewing the current Comprehensive Plan as applicable to the Mount Vernon Magisterial District and adjoining areas and has recommended a change nomination to that Plan for the Area Plan Review 2009-2010, such nomination containing the following features:

### **North Gateway Nomination Overview Land Units A-1 and A-2**

**Nomination:** North Gateway CBC

**Location:** North Gateway area along Richmond Highway and Huntington Avenue at the Woodrow Wilson Bridge area  
Land Units: A-1 and A-2

**Vision Overview:** To establish a well thought out and urban designed large mixed use development serving Mount Vernon, within close proximity to the Huntington Metro, the City of Alexandria, the Woodrow Wilson Bridge and the Capitol Beltway. This development will house retail, office and full service hotel space. Potentially including a visitor's information center.

The site will serve as a "Gateway" to the Mount Vernon District.

It will be complimented by the A-3 residential complex located on Huntington Ave just west of north of sites A-1 and A-2. Increased FAR and revitalization of A-3 was nominated during BRAC.

#### **Development Conditions Overview :**

Increased FAR from .50 and 1.0 to up to 2.0

- A-1: 15 acres
- A-2: 2.5 acres

Substantially consolidate Land units A-1 and A-2

Internal pedestrian, bike and vehicular circulation systems that are safe, functional and pleasing with connectivity to the sidewalks along Huntington Ave and the Cameron Run

Urban Design Criteria utilized

Retail and restaurants on the ground level near walking streets

Open spaces and urban plazas

Traffic analysis and mitigation required to ensure level of D service or higher is attained. Traffic Demand Management Program implemented to include- shuttle buses, carpool and metro vouchers etc.

Reduced curb cuts onto Richmond Highway

Vacate Old Richmond Highway

Mitigation and Repair of Resource Protection Area at Cameron Run along this site

Installation of walk ways/paths along Cameron Run along this site

LEED Silver or higher encouraged

Mitigation of storm water run off by using innovative storm water management programs and low impact development

THEREFORE BE IT RESOLVED, that the Co-Chairs of the MVCCA are hereby directed to prepare and submit a Comprehensive Plan change nomination which incorporates the foregoing features.