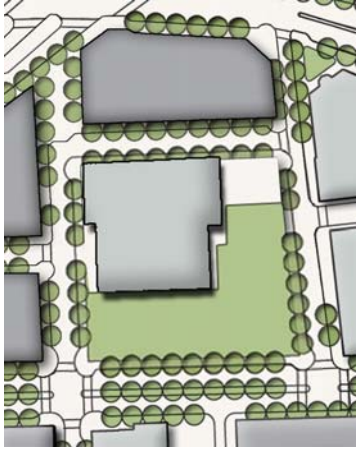


OPTION 1 (Revised 12/07/06)

Staff Preferred

This option, as shown, has been used to update the maps and text in the sector plan. If another alternative is selected, adjustments to the sector plan would be necessary.

Early Phase (Verizon block)



Long-Term Phase



Attachment

Description:

- Proposed streets (10th Rd. and N. Ivy St.) both located approximately mid-block
- Maximizes alignment of proposed streets
- Approximately 50,000 sf of contiguous open space on the Verizon/Fire Station block, achieved in long-term phases, proposed as a new urban park if public facilities relocated to other redevelopment sites
- Approximately 20,000 sf of open space proposed as a new urban plaza in the west end of Clarendon that could be used for public gatherings and possible public market activities
- Creation of flexible urban plaza along Fairfax Drive (west of N. Ivy St.), from building face to building face, that adapts from on-street parking during the week to urban pedestrian plaza with possible public market uses on weekends and during special events. The space could be designed as a "curb-free" space; pedestrian and parking areas could be

delineated with different colors, materials, street trees, street lights, bollards, or other design elements.

- N. Ivy St. segment between Kirby Garage and Murky Coffee buildings:
 - designated for pedestrians, bicyclists, and service access;
 - defer determination of space for through-traffic until a future time when adaptive reuse of buildings are clarified and expansion of building is determined
 - space designed with removable bollards that limit regular through-traffic but could be removed to permit a through connection in emergency conditions
 - width of proposed street segment would allow for 1 travel lane plus 2 sidewalks with landscaping
- Proposed street alignments and open space locations and configurations retain flexibility for adjacent redevelopment sites including:
 - Limits impacts to St. Charles Church property by connecting N. Ivy Street with 12th Street and would not require the removal of an

existing church building;

- Provides opportunities for larger site area and floor plate sizes for properties west of substation; and
- Provides more flexibility for redevelopment on Silver Diner block with a mix of uses
- More density capacity for other community benefits such as affordable housing and historic preservation with surrounding building floor plates beyond what would be needed to create the proposed open spaces
- Intersections of the proposed streets and arterials located approximately mid-block and further from nearby major intersections (e.g., Wilson/10th Street and "Clarendon Circle"); helps to avoid queuing problems