

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 4, 2016

TO: CHAIR MARY LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: ADVISORY RECOMMENDATIONS TO THE CITY MANAGER, UNDER SECTION 6.14 OF THE CITY CHARTER, REGARDING THE CAPITAL IMPROVEMENT PROGRAM

ISSUE: The Planning Commission is asked to provide advisory recommendations to the City Manager on the Capital Improvement Program (CIP) as required under Section 6.14 of the City Charter.

RECOMMENDATION: Indicate concurrence with the staff recommendation that the proposed CIP is generally consistent with the City's Master Plan.

BACKGROUND: One of the responsibilities of the Planning Commission is to provide guidance to the City Manager on the Capital Improvement Program. Section 6.14 of the City Charter states, "The city manager shall obtain and transmit to the council the advisory recommendations of the planning commission with regard to the consistency of proposed capital improvement projects with the master plan and the priority and timing of those projects in comparison to other elements in the master plan."

Accompanying this memo is one from Morgan Rout, the Director of the Office of Management & Budget, transmitting the Proposed FY 2017 – FY 2026 CIP. Also included is the FY 2017 Budget Calendar. The hyperlink to the CIP can be found at: <https://www.alexandriava.gov/budget/info/default.aspx?id=89952>

DISCUSSION

An integral tool in implementing the City's Master Plan, which includes the Small Area Plans, is the programming of capital projects in the City's CIP. All of the more recent Small Area Plans including the Landmark Van Dorn Corridor Plan, the Beauregard Plan, the Braddock Metro Neighborhood Plan, the Waterfront Plan, the North Potomac Yard Small Area Plan, the Oakville Triangle/Route 1 Corridor Plan, and the Eisenhower West Small Area Plan recommend capital projects in their implementation measures.

Many of the capital projects identified in the Small Area Plans are included in the Proposed FY 2017 – FY 2026 CIP. Pages 456-464 of the CIP note the Small Area Plan area associated with each project in the CIP, although every project in the CIP is not the direct result of a Small Area Plan.

For the first year of the CIP, FY 2017, the following projects recommended in Small Area Plans are proposed for funding:

- Waterfront Plan - \$975,000 in FY 2017 for implementation of the interim Fitzgerald Square, with \$63.64 million for the period FY 2017-2026 for implementation of the remaining projects recommended in the Plan.
- Beauregard Plan - \$7 million in FY 2017, with \$137,600 million for the period FY 2017 - 2023 (primarily from NVTA, State and Federal Grants, and private capital contributions) for construction of the high-capacity West End Transitway.
- Landmark/Van Dorn Corridor Plan/Eisenhower West Small Area Plan – \$75,000 in FY 2017 for a Detailed Air Quality Monitoring Analysis around the Covanta/Van Dorn Metro Station to project air quality impacts and identify potential mitigation strategies to reduce impacts, and \$500,000 to complete an infrastructure plan for the area.
- North Potomac Yard Plan - \$270 million in FY 2017 (from several sources) for construction of the Potomac Yard Metrorail Station.
- Four Mile Run Master Plan - \$200,000 in FY 2017 for construction of a wetlands bridge connecting over the marsh to the eastern part of Four Mile Run Park.

Other Small Area Plan recommended projects included beyond FY 2017 in the proposed CIP include:

- Oakville Triangle/Route 1 West Corridor Plan - \$3 million in FY 2018 for construction of improvements to the East Glebe/Route 1 intersection. Funding for this project includes developer contributions in the amount of \$1.6 million
- Landmark/Van Dorn Corridor Plan/Eisenhower West Small Area Plan –\$500,000 in FY 2018-19 for preliminary design and engineering of the Van Dorn Multimodal Bridge.
- Landmark/Van Dorn Corridor Plan/Eisenhower West Small Area Plan - \$500,000 in FY2023 for preliminary design and engineering of a new High Street west of and parallel to Van Dorn Street from the West End Town Center to Pickett Street.
- Beauregard Plan - \$36.4 million for the period FY 2018 -2020 (primarily private development capital contributions) to reconfigure the intersection of Beauregard Street and Seminary Road to an ellipse.
- Beauregard Plan - \$13.2 million for the period FY 2019 -2021 (primarily private development capital contributions) to construct Fire Station 211.

- Braddock Metro Neighborhood Plan - \$703,605 in FY 2020 (anticipated development contributions) for the Braddock Plan Park, and \$315,000 in FY 2020-2026 for streetscape improvements (anticipated development contributions).

Other CIP projects related to land use planning for Planning Commission reference:

- Parking Study Phase 2 - \$150,000 in FY 2017 to conduct Phase 2 of the Citywide Parking Study to analyze and propose revisions to the standards for commercial parking.
- Transportation Master Plan Update - \$500,000 in FY 2018 for a comprehensive update of the City's 2008 Transportation Master Plan (excluding the Pedestrian and Bicycle chapter, due for final approval this Spring.)

Transportation projects recommended in Small Area Plans but not yet included in the CIP are prioritized and tracked in the unconstrained Transportation Long Range Plan, or have not progressed to the stage of being proposed as a capital project. Other infrastructure projects recommended in Small Area Plans may be projects that will be constructed as part of a developer contribution package, such as the improvements to the Mount Jefferson Park recommended in the Oakville Triangle/Route 1 West Corridor Plan.

Planning and Zoning staff participated in development of the proposed CIP in two ways. First, a representative of the Department served on the Peer Technical Review Committee, an interdepartmental group charged with discussing technical aspects of submitted projects, potential synergy among submitted projects, and available resources. In addition, the Director of Planning and Zoning served on the CIP Steering Committee, the group responsible for crafting a balanced CIP recommendation for the City Manager and to outline major policy issues facing the CIP. Through this Committee, Planning and Zoning staff ensures that both the projects and the details of the projects are consistent with adopted planning policies, small area plans, and functional plans.

Staff believes that the proposed CIP generally maintains consistency with the City's Master Plan.

FISCAL IMPACT: Details are included in the Proposed FY 2017 – FY 2026 CIP.

STAFF:

Karl Moritz, Director, Department of Planning and Zoning
 Morgan Rout, Director, Office of Management & Budget
 Carrie Beach, Division Director, Department of Planning and Zoning