

# FY 2015 Interdepartmental Long Range Planning Work Program

City Council  
January 14, 2014



# The Challenge for FY 2015

- Alexandria highly sought-after development location
- Long list of proposed plans/projects in the queue
- More than can be managed by current staff/resources/processes
- Represent significant additions to the tax base



# The Strategy for FY 2015

- Take advantage of opportunities but don't overwhelm system
- Prioritize and sequence projects
  - Market realities
  - Community interests
  - Citywide goals and objectives
- Developer/landowner help fund planning projects
- Minimize budget impact; staffing to be considered during budget process



# Strategic Goals Supported by Long Range Planning Work Program

## Primary Focus Area: **Livable Green and Prospering City**

- An attractive urban environment that reflects our history and provides well-functioning infrastructure.
- Neighborhoods that are inclusive and diverse
- Neighborhoods that are amenity-rich.
- High quality new construction to increase the value of the City's real estate tax base.
- Improve the City's air quality



# Strategic Goals Supported by Long Range Planning Work Program

Primary Focus Area: **Livable, Green and Prospering City** (continued)

- Improve the health of City waterways
- Sustain the natural quality of land within the City
- Increase the economic benefits of tourism to the City
- Ensure Alexandria supports, retains, and attracts businesses
- Increase transportation system mobility, connectivity, and accessibility that supports the City's economy



# Strategic Goals Supported by Long Range Planning Work Program

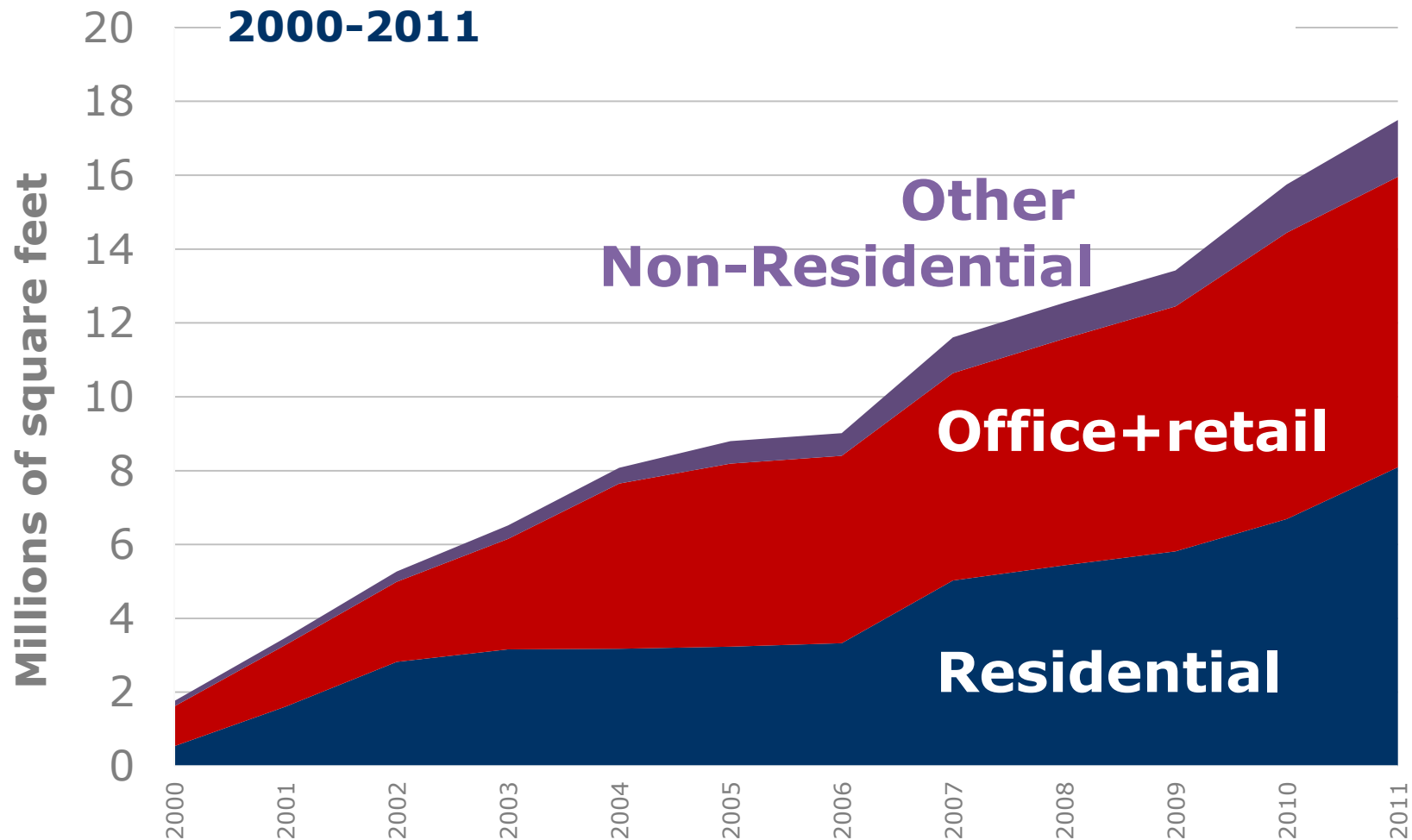
## Other Focus Areas

- Improve the quality of residents' leisure time
- Ensure the educational and developmental attainment of all residents
- Ensure the City Government is accountable to the community
- Achieve results that the community values
- Ensure the fiscal strength of the city government

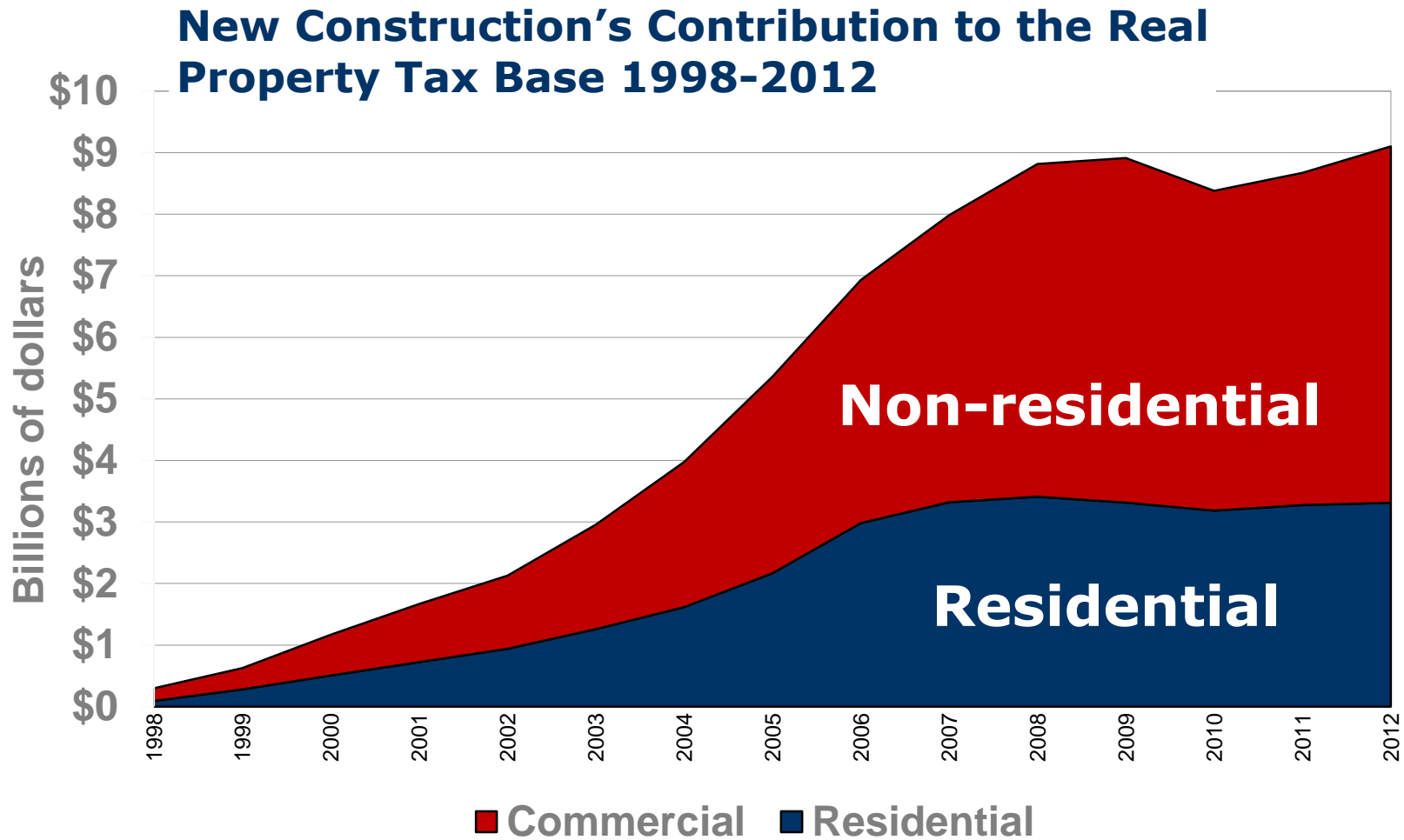


# Development Constructed

**Alexandria Cumulative Development Activity  
2000-2011**



# Development Constructed





# Development Planned

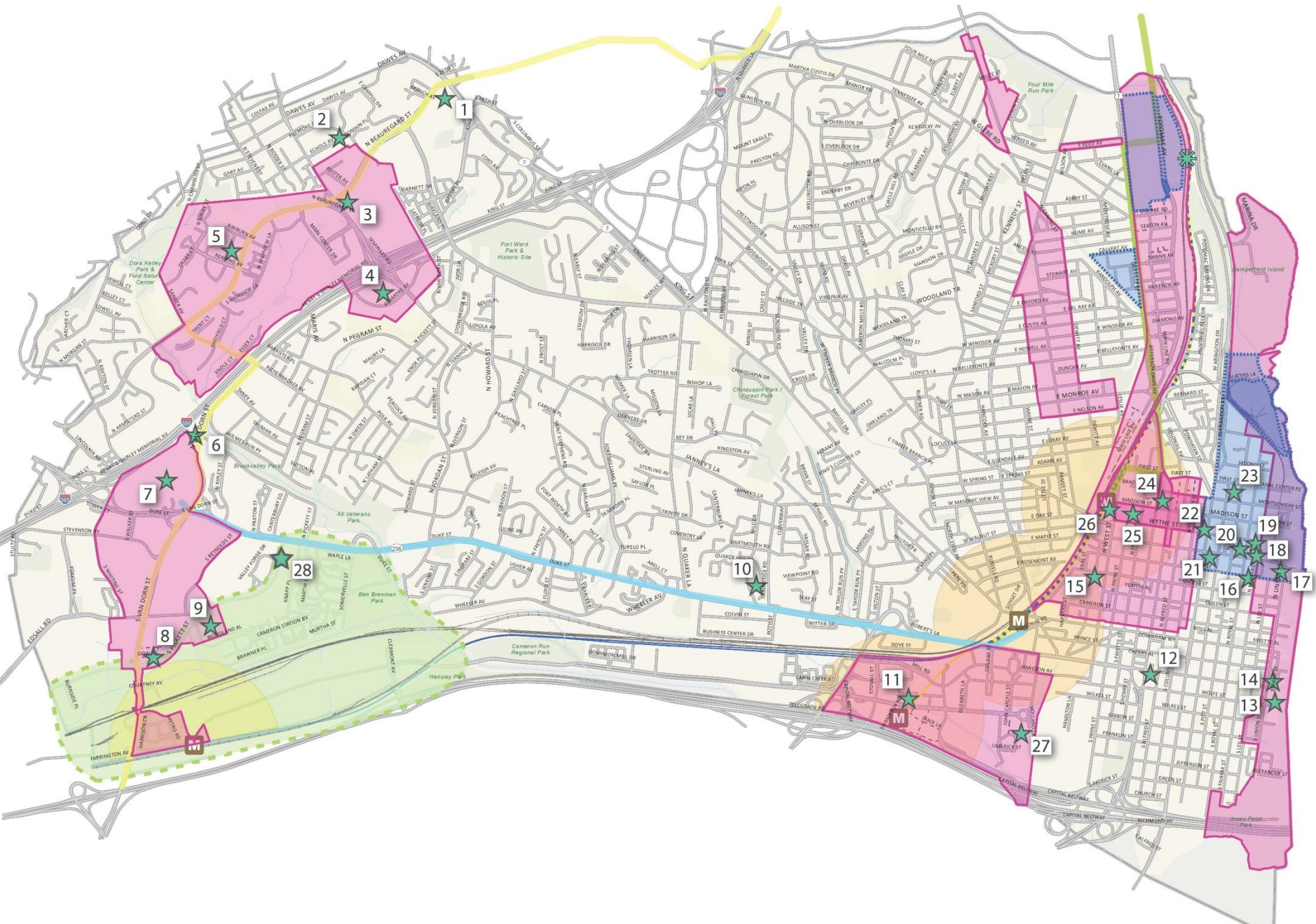
<b>FY</b>	<b>Area</b>	<b>Development</b>
<b>1999</b>	<b>Potomac Yard</b>	<b>3.8 million</b>
<b>2001</b>	<b>Upper Potomac West</b>	<b>0.4 million</b>
<b>2003</b>	<b>Arlandria</b>	<b>1.7 million</b>
<b>2003</b>	<b>Eisenhower East</b>	<b>8.9 million</b>
<b>2005</b>	<b>Mount Vernon Avenue</b>	<b>0.2 million</b>
<b>2006</b>	<b>Hunting Creek</b>	<b>0.2 million</b>
<b>2008</b>	<b>Braddock Metro and Braddock East</b>	<b>3.6 million</b>
<b>2009</b>	<b>Landmark/Van Dorn</b>	<b>12.1 million</b>
<b>2010</b>	<b>Potomac Yard North</b>	<b>7.5 million</b>
<b>2012</b>	<b>Waterfront</b>	<b>0.8 million</b>
<b>2012</b>	<b>Beauregard</b>	<b>12.0 million</b>
<b>Total</b>		<b>51.4 million</b>

# Current Activity:

## Plan implementation and Infill

- Beauregard
- Landmark/Van Dorn
- Arlandria
- Braddock
- Carlyle/Eisenhower East
- Potomac Yard
- Waterfront
- Infill









# Current Activity: Plans and Studies

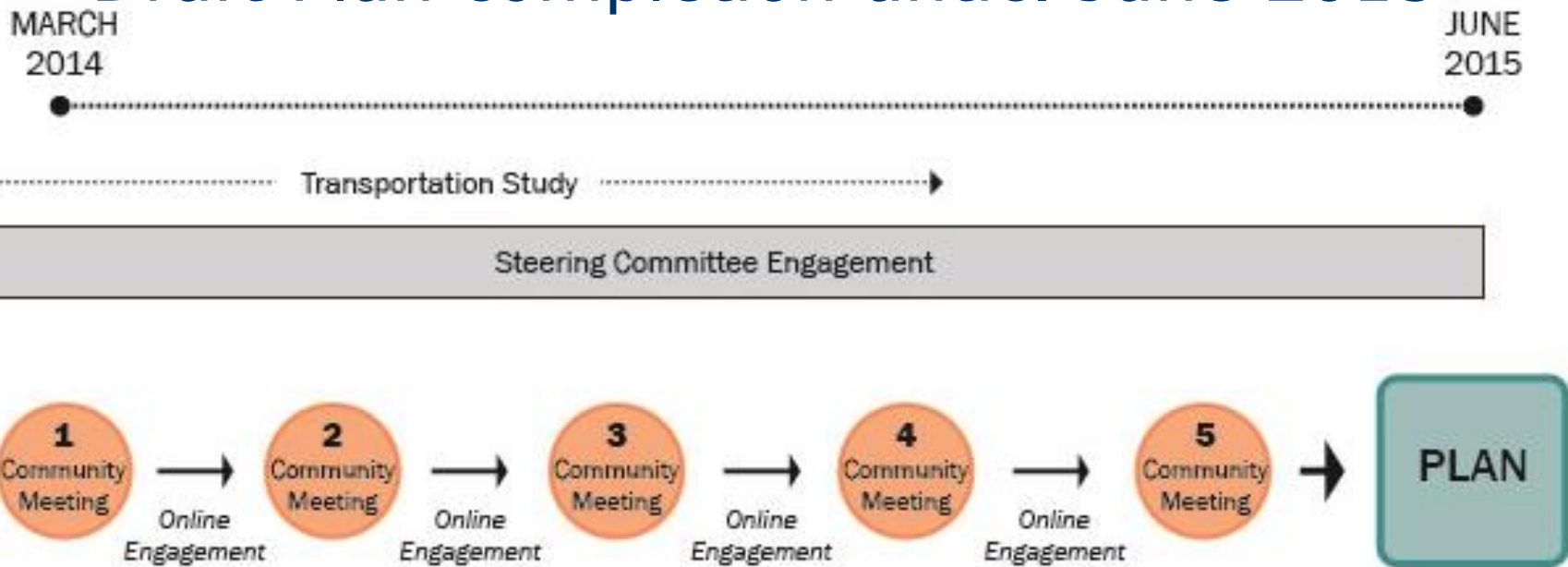
- Eisenhower West Small Area Plan\*
- Ped./Bike Master Plan/Complete Streets\*
- Public Art Master Plan
- Long Range Education Facilities Plan\*
- Parking Standards for New Dev't\*
- Del Ray Historic Preservation Plan\*
- Neighborhood Park Improvement Plan\*
- Transit Corridor C Alternatives Analysis\*
- Sanitary Sewer/CSO Plan\*
- Stormwater Management Plan\*

**\* Work will  
continue  
into FY 15**



# Eisenhower West

- Steering Committee now being formed
- Consultant RFP to be issued in January
- Transportation study will begin February
- Draft Plan completion antic. June 2015





# New Development Parking Standards Study

- Goal – to evaluate existing City parking standards for new development and propose revisions
- Phase I - focus on residential development (Phase II if pursued will focus on commercial)
- Completed/current work - data collection + analysis, review recent policy changes of adjacent jurisdictions; regl/natl best practices
- Next steps (March-Dec) - Speaker series, Task Force meetings, community engagement, develop draft ordinance
- January 2015 - Public hearings



# New Initiatives Expected in FY15

- Oakville Triangle
- Major redevelopment
  - ARHA – 7 sites
  - Robinson Terminals
  - WMATA Bus Barn (begins in FY14)
- FY 2016: Old Town North SAP and North Potomac Yard re-planning





# Constraints

- Project staff
- Management staff
- Decision-making system capacity
- Community capacity to engage
- Consultant funding



# Oakville Triangle

- Hybrid project - a “small” small area plan/large redevelopment project
- Potentially limited market window of opportunity; developer interested in moving forward now, or will re-sign long term leases
- Somewhat less dependent on Metro location than North Potomac Yard, more dependent on BRT
- Developer potentially willing to contribute to technical studies (retail and market analyses, land use, civic engagement) and staff resources, although in house staff resources will be needed



# ARHA Redevelopment

- ARHA RFP released January 6
- 7 total sites, 3 in Old Town North, 3 in Braddock, with complex issues of density, height, open space, financing, 545 replacement affordable housing units, short timeframe
- Requires significant PZ/interdepartmental staff resources, consistency w/HMP and SAPs, community goals
- Other current affordable housing projects: East Reed, St. James



# WMATA Bus Barn

- Hybrid process - Partnership between City and WMATA
- City (P&Z) manages community input process (4 months, starting Feb 14) to create redevelopment standards and parameters for the RFP
- Ad-Hoc Advisory Committee (~12 community representatives)
- WMATA issues RFP based on community developed standards.



# Old Town North/NRG – FY16

- Work Program has OTN SAP starting in FY16 but City is processing rezonings as they come in
- ARHA and WMATA Bus Barn to start soon
- NRG and ABC/Giant start dates uncertain
- Potential for developer contributions for SAP
- Will require the use of in-house staff



# North Potomac Yard – FY16

- Location of Metro key factor in what is proposed where in NPY; best that this be determined before NPY re-planning
- Some preliminary work can occur in meantime, retail and market analyses
- Some potential for developer contributions toward technical studies (retail and market analyses, land use, civic engagement) and staffing
- Still requires use of some existing staff resources
  - project management, specific skill sets



# FY16 Work Program: OTN, NPY





- OTN recommended to begin July 2016 (per existing approved WP)
- NPY tentatively added to FY16 WP pending further information – may be necessary to move quickly to capture market opportunity and value
- NOTE - Metro EIS: By Feb 2015 CC will have selected locally preferred alternative, at which point we will have more info about optimal timing/scope of NPY re-plan



# Preliminary Draft FY2015 Work Program

	Calendar 2014												Calendar 2015												Calendar 2016												Calendar 2017											
	FY2014						FY2015						FY2016						FY2017						FY2018																							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun						
Plans and Studies																																																
Eisenhower West Transportation Study (data collection) (TES, PZ)																																																
Eisenhower West Small Area Plan (PZ, TES, RPCA, Housing)																																																
Parking Standards for New Development (PZ, TES)																																																
Oakville Triangle/(Route 1 West?) (PZ, TES)																																																
North Potomac Yard replanning (PZ, TES, RPCA, Housing)																																																
Old Town North Small Area Plan (PZ, TES, RPCA)																																																
Del Ray Strategic Update to MV Ave Business Plan																																																
Public Art Master Plan (RPCA, PZ)																																																
Del Ray Historic Preservation Plan (P&Z)																																																
Long Range Education Facilities Planning (P&Z/ACPS)																																																
Pedestrian/Bicycle MP-Complete Streets Manual (TES, PZ)																																																
Stormwater Management (TES, PZ, RPCA)																																																
Sanitary Sewer/CSO Plan (TES, PZ, AlexRenew, RPCA)																																																
Transit Corridor C Alternatives Analysis (TES, PZ, DPI)																																																
Neighborhood Park Improvement Plan (RPCA)																																																

## KEY

-  Preparatory staff work &/or technical analysis
-  Planning with public engagement
-  Plan approval process
-  Plan Implementation