



Legislation Text

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City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 5, 2014

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER/s/

DOCKET TITLE:

Update On the Oakville Triangle and Route 1 Planning Process and Consideration of a Resolution to Establish an Oakville Triangle and Route 1 Corridor Advisory Group. [ROLL-CALL VOTE]

ISSUE: Civic Engagement and Land Use Planning for Oakville Triangle and Adjacent Route 1 Area.

RECOMMENDATION: That City Council:

- (1) Receive this update on the Oakville Triangle - Route 1 planning process;
- (2) Approve the attached resolution establishing an Oakville Triangle and Route 1 Corridor Advisory Group ("Advisory Group");
- (3) Request that the Chair of the Planning Commission nominate a member from the Planning Commission to serve on the Advisory Group;
- (4) Request that each of the three civic associations listed in the attached resolution nominate a member from their group to serve on the Advisory Group; and
- (5) Authorize the City Manager to appoint the business and at-large representatives, as well as the Potomac Yard South representative, and to designate the Chair of the Advisory Group.

OAKVILLE TRIANGLE REDEVELOPMENT PROCESS UPDATE: At the January 14, 2014 City Council work session on the proposed interdepartmental work program for FY 2015, staff discussed the Oakville Triangle's owner's desire to begin the planning process for redevelopment of their 13 acre (approximate) property. The owner, an entity owned by The Blackstone Group, is looking to begin the

planning process for the site in the near term because a significant portion of the property becomes available for redevelopment by 2016. The Blackstone Group, through their local representative, StonebridgeCarras, has agreed to pay for consultant services and staffing so that the City can begin the planning effort and process the associated applications within the constraints of the current departmental work program.

The scope of the planning process will include a small area plan for Oakville Triangle and adjacent properties as well as a corridor study for Route 1. The small area planning process will provide the community with a valuable opportunity to weigh in on various issues surrounding the redevelopment of Oakville Triangle and present ideas for what the redevelopment should look like, appropriate uses and types of public amenities for the site.

The corridor study is intended to review features such as streetscaping, undergrounding of utilities, and potential redevelopment sites along the western portion of Route 1. The corridor study will help to establish a unified streetscape for Route 1 and an integrated approach to potential redevelopment along Route 1.

The Oakville Triangle and Route 1 Corridor Advisory Group will provide the public forum for the community to discuss the small area plan and corridor studies and associated regulatory submissions.

OAKVILLE TRIANGLE AND ROUTE 1 CORRIDOR ADVISORY GROUP

Mission:

Provide advice to City staff on the planning and associated regulatory submissions for Oakville Triangle and the Route 1 Corridor.

Tasks:

1. Assist in the development of principles as part of the Small Area Plan process;
2. Discuss potential land uses, open space, sustainability, phasing of improvements as part of the Small Area Plan process;
3. Review transportation and connectivity issues as part of the Small Area Plan process;
4. Discuss potential community and public benefits as part of the Small Area Plan process;
5. Ensure that regulatory submissions are consistent with the intent of the Small Area Plan; and
6. Forward a letter(s) to the Director of the Department of Planning and Zoning on the Advisory Group's comments on the proposed planning and regulatory submissions. The Advisory Group comments will be transmitted to the Planning Commission and City Council as part of the planning and regulatory submissions and associated staff reports.

Advisory Group Composition:

The Advisory Group will consist of nine members, including a chair. The City Manager will designate the Chair of the Advisory Group. The Advisory Group will include the following representation:

Planning Commission	(1)
Del Ray Citizens Association	(1)
Hume Springs Citizens Association	(1)
Lynhaven Civic Association	(1)
Business Representative	(1)
Potomac Yard South (CDD #10)	(1)
At-Large Member	(3)

Total

(9)

The Chair of the above named commissions and organizations will be asked to nominate a member of each of their groups to serve on the Advisory Group. The remaining business representative, Potomac Yard South resident, and three at-large members will be appointed by the City Manager based on a call for nominations publicized through the City's eNews service, notices to civic and community associations, and the City's website. The City Manager will review applications for at-large member positions based on the applicant's stated areas of expertise. The process to create this Advisory Group is consistent with the Eisenhower West Steering Committee and the Parking for New Development Task Force.

Expectation of Members:

The Advisory Group is contemplated to be an advisory body that will hold monthly public meetings (or as needed) for the duration of the planning process and complete the tasks outlined herein, in addition to attending work sessions and public hearings of the Planning Commission and City Council. There may also be additional staff-led working meetings of the Advisory Group. Members are expected to:

- Provide advice to City staff on the tasks outlined above.
- Assist and support the City's community engagement outreach efforts and meeting activities by 1) providing updates on the status of the planning activities and tasks to their member commissions, boards, and organizations, in addition to community residents at-large; 2) Speaking on behalf of those groups and communicating their interests in this process.
- Attend all meetings prepared by reading assigned materials and information. If unable to attend, members are encouraged to read materials provided and provide any comments in a timely manner.

Responsibilities of the Chair:

- Serve as a spokesperson for the Advisory Group
- Serve as a meeting facilitator
- Work with City staff to set Advisory Group meeting agendas and final letter(s) to the Director of Planning and Zoning referenced above.

Civic Engagement: It is anticipated that the Advisory Group will hold regular public meetings and attend relevant work sessions and public hearings of the Planning Commission and City Council. The Advisory Group is expected to support City staff in communicating the efforts, outcomes, and directives of the Oakville Triangle and Route 1 Corridor planning process and regulatory submissions. Members should report back to their constituents, attend public meetings, and coordinate with the chair and other tasks as assigned.

Communication and Outreach: Consistent with the principles of *What's Next Alexandria*, City staff will keep the public informed of the schedule, issues, materials and progress of Advisory Group through the City's Oakville Triangle planning process webpage to be created, as well as eNews and social media. The Advisory Group meetings will be open to the public.

Staff Support: The Advisory Group will be staffed by representatives of the Department of Planning and Zoning.

Sunset: The Advisory Group will sunset at the completion of their stated tasks outlined above.

FISCAL IMPACT: The Oakville Triangle planning and development review process is intended to be revenue neutral, as The Blackstone Group, through its local representative, has agreed to provide funding for technical

consultants and staffing. At this time that amount is estimated at approximately \$270,000 for the estimated 18 month planning effort. This will enable the City to maintain the work program for the Department of Planning and Zoning as reviewed by City Council on January 14, 2014.

ATTACHMENT:

1. Draft Resolution
2. Proposed Interdepartmental Work Program, dated January 14, 2014

STAFF:

Mark Jinks, Deputy City Manager

Faroll Hamer, Director, Department of Planning and Zoning

Jeffrey Farner, Deputy Director, Department of Planning and Zoning

Carrie Beach, Division Chief, Department of Planning and Zoning

Sandra Marks, Deputy Director, Department of Transportation and Environmental Services