



Legislation Text

File #: 14-5022, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 23, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MARK B. JINKS, CITY MANAGER /s/

DOCKET TITLE:

Consideration of a Resolution to Establish an Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group. [ROLL-CALL VOTE]

ISSUE: Consideration of a resolution to establish the Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group for implementation of the Eisenhower West Small Area Plan and Landmark Van Dorn Corridor Plan.

RECOMMENDATION: That City Council:

- (1) Approve the attached resolution establishing an Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group (“Advisory Group”);
- (2) Request that the Chairs of the Alexandria Housing Affordability Advisory Committee, Environmental Policy Commission, Park & Recreation Commission, Planning Commission, and Transportation Commission nominate a representative to serve on the Advisory Group; and
- (3) Authorize the City Manager to appoint the nine at-large representatives through a nominations process.

BACKGROUND: The 2009 Landmark Van Dorn Corridor Plan (LVDCP) and the 2015 Eisenhower West Small Area Plan (EWSAP) both recommend establishment of an advisory group to provide guidance on implementation. A detailed implementation plan has not yet been completed for LVDCP, and since the two plan areas overlap and share dependency on planned infrastructure, such as the multimodal bridge and the elementary school, looking at the phasing and funding of both plans in concert will provide necessary coordination.

The Advisory Group tasks identified by the two plans include guidance to staff on: an infrastructure plan, funding and phasing plan, related technical and engineering studies, and monitoring of development to ensure that public amenities are provided. The combined Eisenhower West/Landmark Van Dorn Advisory Group will serve as the public forum for community engagement to ensure that public and private investment in the area is consistent with the vision established in the two plans.

Proposed Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group:

Composition:

The Advisory Group will consist of fourteen members, including a Chair. The Advisory Group will include the following representation:

Resident Representatives (5)

At-Large, residents	5
---------------------	---

City Commissions and Committees Representatives (5)

Planning Commission	1
Alexandria Housing Affordability Advisory Committee	1
Park & Recreation Commission	1
Transportation Commission	1
Environmental Policy Commission	1

Business/Developer Representatives (4)

At-Large, business/developer	4
------------------------------	---

TOTAL:	14
---------------	-----------

The Chair of the above named commissions and committees will be asked to nominate someone to represent each of their respective groups to serve on the Advisory Group. The nominees can be a member of the respective City Commission or Committee, or an individual who is not a member but someone the Chair appoints, with the expectation that this designee will both appropriately represent the interests of the Commission or Committee and keep the Commission or Committee informed of the progress of the group. The decision of whether to appoint a member or other representative rests with the Chair of the respective Commission or Committee.

The remaining nine at-large members (five resident representatives and four business/developer representatives) will be appointed by the City Manager based on a nominations process publicized through the City's eNews service, notices to civic/condo and community and business associations, and the City's website. The City Manager will make selections for the at-large member positions based on the applicant's stated areas of expertise. The City Manager will also appoint the Chair of the Advisory Group.

Advisory Group Role:

The main purpose of the Advisory Group is to review, discuss, and provide guidance to City staff with regard to the action items identified in the Eisenhower West and Landmark Van Dorn Plans in order to initiate implementation. These action items include:

- Infrastructure and Funding Plan and creation of an overall Implementation Plan

- Detailed Air Quality Modeling Analysis near Van Dorn Metrorail Station
- Developer Contributions Analysis
- Backlick Run Restoration Master Plan
- Combined Energy and Reclaimed Water Feasibility Study
- Van Dorn Metro Multimodal Bridge Preliminary Design
- Van Dorn Street Bridge Widening Analysis
- High Street Preliminary Design
- Farrington Ave Connector Study
- Open Space Fund and related contribution formulas
- Monitoring of development to ensure that public amenities are provided

Given that the majority of the action items above will be conducted by consultants due to their technical nature (and will therefore also be funding dependent) there may be some stretches of time where the Advisory Group does not meet while consultants are developing work product for review and/or if funding has not been allocated. The Advisory Group will begin meeting in the Spring of 2016.

Responsibilities of Members:

The Advisory Group is an ad hoc advisory body that will hold public meetings as needed to complete the Advisory Group function outlined herein. Members are expected to:

1. Support the City's community engagement and outreach efforts by 1) providing updates on the status and progress of the planning activities and tasks to their respective commissions, boards, and organizations, in addition to community members at-large; 2) Speaking on behalf of those groups and communicating their interests in this process.
2. Attend and participate fully in all Advisory Group meetings, in addition to work sessions and public hearings of the Planning Commission and City Council. If unable to attend, members are encouraged to notify staff in advance and provide comments on meeting materials in a timely manner.

Responsibilities of Chair:

1. Serve as a spokesperson for the Advisory Group;
2. Serve as a meeting facilitator; and
3. Work with City staff to set Advisory Group meeting agendas.

Civic Engagement, Communication and Outreach: Advisory Group meetings will be open to the public with ample public comment and participation opportunities in addition to Advisory Group discussion. Consistent with the principles of *What's Next Alexandria*, City staff will keep the public informed of the schedule, topics, materials and progress of the Advisory Group through the project webpage, as well as eNews, social media, flyers and other means of outreach as appropriate. AlexEngage, the City's online town hall forum, will be used

to enable online participation in the process to supplement in-person meetings and for those who are unable to participate in person.

Staff Support: The Advisory Group will be staffed by representatives of the Department of Planning and Zoning and the Department of Transportation and Environmental Services, as dictated by staff resources and the nature of the work, with an interdepartmental team assigned to ensure adequate coverage of all relevant topic areas.

Sunset: Pursuant to City Code Section 2-4-8, the Advisory Group shall meet on an ad hoc basis as needed for the period of 12 months, with up to an additional 12 months if needed for completion of their stated tasks as defined herein, unless otherwise extended by City Council.

FISCAL IMPACT: In order to facilitate coordination and efficient use of resources, this Advisory Group will review and provide guidance on related implementation studies and analyses for both the Eisenhower West Small Area Plan and the Landmark/Van Dorn Corridor Plan. The technical studies and analyses were recommended in the Plans to begin implementation of the community vision established for the area. The projects consolidated into this combined coordinated implementation effort are detailed in Attachment 2, with the near-term studies and associated cost estimates shown below. In addition to the \$575,000 proposed in the City Manager's Proposed CIP for outside technical assistance, staff resources will be required for the necessary outreach, management of the technical review and coordination of the plans and studies, and administrative support of the advisory group.

Funding included in City Manager's proposed FY 2017 budget:

- **Infrastructure Plan (\$500,000):** The Infrastructure Plan Concept Design Phase will require the full survey of both the Eisenhower West and Landmark/Van Dorn area plans, including field investigation of all existing utilities, verification of the right of way, geotechnical investigation, preliminary roadway design plan for the required streets and geometric review of other planned streets, storm water improvements, including water quantity and quality improvements, and design for sewer upgrades.
- **Detailed Air Quality Modeling Analysis (\$75,000):** Preliminary air quality modeling results revealed possible concerns with future construction of tall buildings near the Covanta facility. In order to more accurately project air quality impacts, this modeling exercise will provide more specific height and dispersion areas and, in coordination with Covanta, identify potential mitigation strategies to reduce impacts or constraints. Without this study, allowed building heights would remain unresolved.

ATTACHMENTS:

1. Draft Resolution
2. Fiscal Impact Detail

STAFF:

Emily A. Baker, Deputy City Manager
Karl Moritz, Director, Department of Planning and Zoning
Yon Lambert, Director, Department of Transportation and Environmental Services
Jeffrey Farner, Deputy Director, Department of Planning and Zoning
Carrie Sanders, Deputy Director, Department of Transportation and Environmental Services
William Skrabak, Deputy Director, Department of Transportation and Environmental Services

Carrie Beach, Division Chief, Department of Planning and Zoning
Radhika Mohan, Principal Planner, Department of Planning and Zoning