



**ARLANDRIA ACTION PLAN
IMPLEMENTATION ADVISORY GROUP MEETING # 14
City of Alexandria, Department of Planning and Zoning**

**Community Meeting 7:00PM – 9:00PM
Cora Kelly Recreation Center, 25 W. Reed Ave, Alexandria, VA**

November 17, 2014

Meeting Summary

Meeting notes are recorded by City staff to provide a written record of principal items of discussion and comments from the public. They are not intended to be a verbatim transcription of the meeting.

Meeting Attendees

Arlandria Action Implementation Advisory Group Members

Kevin Beekman, Arlandria Civic Association
Steve Weinstock, Commercial Property Owner
Jim Matthews, Commercial Property Owner
Melissa Watson, Lynhaven Civic Association
Colleen Stover, Hume Springs Citizens Association

City Staff

Carrie Beach, Division Chief, Department of Planning and Zoning
Brandi Collins, Urban Planner, Department of Planning and Zoning
Maya Contreras, Urban Planner, Department of Planning and Zoning
Susan Eddy, Deputy Director, Department of Planning and Zoning
Katherine Carraway, Department of Planning and Zoning
Harold Little, Regional Program Director, Department of Recreation, Parks, and Cultural Activities
Judy Lo, Park Planner, Department of Recreation, Parks, and Cultural Activities
Hillary Poole, Complete Streets Coordinator, Department of Transportation and Environmental Services
Angela Redfern, Recreation Coordinator, Department of Recreation, Parks, and Cultural Activities
Dana Wedeles, Park Planner, Department of Recreation, Parks, and Cultural Activities

Welcome

Brandi Collins welcomed the meeting attendees, discussed the [meeting agenda](#) and handouts,

provided an overview of the staff [presentation](#), and requested meeting attendees to introduce themselves.

Fernando Torres, a private citizen, was acknowledged and thanked for providing simultaneous translation services during the meeting. The translator that was hired by the City had a death in the family and could not attend.

Park and Recreation Updates

Dana Wedeles, Judy Lo, and Angela Redfern provided the following updates.

Four Mile Run Stream Restoration Demonstration Project

- The designs are 100% complete
- Construction is set to begin March 2, 2015 and includes wetland restoration
- A community Open House will be held in late January/early February 2015 to publicly kick off the project and inform residents of construction schedule and impacts

Four Mile Run Park Plan

- There are about 20 recommended improvements for the park in the Four Mile Run Park Plan; many of the projects are underway
- Funding includes both public and private funding sources
 - Mt. Vernon Village Center development project will provide for a new playground and futsal court
 - Residents successfully raised funds, matched by the City, and purchased and planted 23 trees
- Stormwater improvements will be in the parking area of 4109 Mt. Vernon Avenue
- The Parking and Traffic Board is considering, during its public hearing tonight, a request to permit temporary weekend on-street parking on Mt. Vernon Avenue along Four Mile Run Park. The request would only allow parking during construction of the stream restoration demonstration project because the northern parking lot will be closed during construction. [Note: during the meeting, the Traffic and Parking Board approved staff's request for the temporary parking]

Neighborhood Parks Planning Process

- Of the 17 neighborhood parks considered as part of the City's Neighborhood Parks Planning Process, two are located in Arlandria – Hume Springs and 3550 Commonwealth Ave parks.
- The online community survey is now closed. A community planning workshop was held on October 25, 2014 and another one will be held on December 13, 2014.
- Draft plans will be developed Winter 2014. Recommendations and cost estimates will be developed Summer 2015. The final plan will be drafted in Fall 2015.

- Running Brook, a local charity, has partnered with the City to fund improvements to Hume Springs Park.

The Conservancy at Four Mile Run Park (4109 Mt. Vernon Avenue)

- The number of rentals has increased from last season.
- Since the building is fair-weather, it will close on December 1, 2014 and reopen in April 2015.

Mt. Vernon Village Center Development Project

Duncan Blair, the land use attorney representing the ownership of Mt. Vernon Village Center Development, introduced the project team. Together they provided the following update and answered questions from meeting attendees.

- The ownership remains committed to the project and will file for an extension on the project's approval (expires in December 2014).
- Hopeful that construction will start Spring 2015.
- Number of units is the same but the units will be smaller in size. Market demands smaller units.
- Quality of the architecture is being maintained.
- Developer will request a parking reduction when they file for the approval extension. The project included 925 parking spaces when approved by City Council in December 2011.
- There will be no changes to the number of affordable housing units provided on-site.
- MOM's Organic Market will remain.
- The project will be built in two phases. The southern half of the site will be demolished and constructed first. MOM's Organic Market will be relocated to that new building. Then the northern half of the site will be demolished and reconstructed.

Transportation Infrastructure Improvement Projects

Hillary Poole provided the following update.

- Florence Drive and W. Glebe Road pedestrian safety improvement project is complete. It included a new crosswalk and a pedestrian crossing button and signal.
- Safe Routes to School project at W. Reed Avenue and Commonwealth Avenue is under construction. This will provide safety improvements near Cora Kelly Elementary School and make the crossing safer for children and other pedestrians. New bike racks were installed at the school.
- The Bicycle and Pedestrian Master Plan update is underway. The next Ad Hoc meeting is on December 9, 2014 and the next public meeting will be held in Spring 2015.
- As a part of the Bicycle and Pedestrian Master Plan update, Complete Street Guidelines will be developed.

- Temporary on-street parking along Mt. Vernon Avenue adjacent to the Four Mile Run Park expansion site is under consideration tonight at the City's Traffic and Parking Board. The purpose of the parking is to provide parking facilities during the time which the northern parking lot will be closed due to construction staging associated with the Four Mile Run Stream Restoration Demonstration Project. [*Note: during the meeting, the Traffic and Parking Board approved staff's request for the temporary parking*]
- The bus shelter at Mt. Vernon Avenue and W. Glebe Road was recently fixed. A new bus shelter will be installed at Mt. Vernon Avenue and Executive Avenue in Spring 2015.
- Recommendations of the 2003 Arlandria Action Plan included improvements to Mt. Vernon Avenue and Russell Road intersection. The intent was to improve safety for both pedestrians and motorists. In the FY15-24 Capital Improvement Plan (CIP), the City Council allocated funds in FY2015 for planning and design activities (\$100,000) and FY2016 construction activities (\$900,000). The survey work has begun. The community will be engaged as the project moves forward.

Oakville Triangle/Rte 1 Planning Process

Carrie Beach provided an update on the Planning Department's newest planning process.

- The total planning area includes 23 acres, 742,000 sf of existing building area, and over 1.1 million sf of potential development (under current zoning regulations).
- Staff estimates that the potential redevelopment of the planning area is 2.5 million sf with a rezoning approval.
- Challenges and opportunities include Mt. Jefferson Park, connectivity, building heights, options for new neighborhood services, undergrounding utilities, affordable housing, and environmental improvements (stormwater and open space).
- A traffic study is being conducted to address resident concerns associated with traffic and circulation impacts.
- Next steps include a meeting to discuss Mt. Jefferson Park on November 18, 2014 and an Oakville Triangle/Rte 1 Planning Advisory Group meeting on December 10, 2014.

Advisory Group Update

Advisory Group member Kevin Beekman provided an update on community-led activities.

- The Dominion Virginia Proposed Transmission Line Project involves the analysis of route and location alternatives to construct and locate new 230-kilovolt underground transmission lines between Alexandria and Arlington; within the vicinity of Route 1 and Potomac Yard. There is a City Work Group, inclusive of Arlandria and Lynhaven community representatives, that are charged with providing input on the alternatives. The State Corporation Commission has the final decision-making authority.

- Arlandria residents have organized many neighborhood cleanup events over the years; events as impactful as cleaning 3550 Commonwealth Avenue which contributed to it becoming a city park.
- The Four Mile Run Farmers and Artisans Market organizers sponsored a crowdfunding project to raise funds to purchase trees to be planted in Four Mile Run Park. The Farmer's Market donated \$1,000, the City donated \$1,000, and the crowdfunding donations provided another \$1,000. Over a dozen trees were planted on Veterans Day, November 11, 2014; in addition to a park cleanup activity.

Next Steps

Brandi shared next steps with meeting attendees which include the following:

- Regular updates to the Arlandria Action Plan Advisory Group via email and newsletter
- Quarterly meetings with the Advisory Group Executive Committee
- Joint Open House with the Four Mile Run Joint Task Force in early 2015 to discuss the Four Mile Run Stream Restoration Demonstration Project construction
- Advisory Group Meeting #15 and Status of Implementation Open House in May 2015