



**ARLANDRIA ACTION PLAN
IMPLEMENTATION ADVISORY GROUP MEETING # 15**

**Cora Kelly Elementary School Library, 3600 Commonwealth Avenue
March 16, 2016, 7:00pm**

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
Judith Cabelli, Affordable Housing Advocate
Allison Di Nardo, St. Rita's Church
Libby Eife-Johnson, North Ridge Citizens Association
Judy Noritake, Four Mile Run Joint Task Force
Reena Singh, Tenants and Workers United
Colleen Stover, Hume Springs Citizens Association

City Staff

Carrie Beach, Department of Planning and Zoning
Katherine Carraway, Department of Planning and Zoning
Ray Hayhurst, Department of Transportation and Environmental Services
David Fehr, Department of Project Implementation

Guest Speakers

Christina Mindrup, Alexandria Economic Development Partnership
Melanie Mason, AlexRenew
Officer Micah Pasquarell, Alexandria Police Department

Welcome

Katherine Carraway welcomed the meeting attendees and provided an overview of the meeting's agenda.

Mt. Vernon Village Center

Christina Mindrup discussed the status of the Mount Vernon Village Center.

- January 2016 – Retail Brokers, Dochter & Alexander, have been hired by the property owner to begin marketing the Center for lease. The project is known as Del Ray North.
- My Organic Market (MOM's) will be renovated and expanded (nearly double the current space), leaving 35,000sf of additional retail.
- Façade improvements are planned.

- The parking lot will be repaved/restriped and could potentially include new access through the middle of the Center.
- Leasing targets include:
 - Neighborhood serving retail
 - Quick service and full service restaurants
 - Prefer a local restaurant owner who understands the market to become an anchor
 - Specialty Fitness use
 - Hardware store
- Immediate demographic is a challenge for restaurants/ retail. Site currently lacks daytime traffic/population
- Brokers believe that a local serving group who understands area (Arlandria and future of Potomac Yard and Oakville) would best achieve a successful outcome.

Questions/comments from the community:

- *How long are the leases for new tenants?*
- *Seems to be a step back from what the community would have gotten with redevelopment.*
- *Concern with how the property will compete.*
- *Happy to see that the property owner is trying to re-tenant the site – is a challenge to the community in its current vacant state.*
- *Would like to have a drug store.*

Transportation Updates

Ray Hayhurst provided updates on the Four Mile Run Trail (Arlington) Detour, Pedestrian & Bicycle Master Plan, and the East/West Glebe Road Complete Streets Project.

- The Four Mile Run Trail on the Arlington side will be closed for up to a year beginning late summer 2016. Detour will route trail users on the Alexandria side between Mt. Vernon Avenue and Route 1
- Ped/Bike Master Plan began in April 2014 with adoption anticipated in April 2016
 - Plan includes strategies to improve walking and biking in the city; a city-wide bicycle network; and implementation plan
- Resurfacing on Glebe is underway and complete in some areas
 - Project includes ADA compliant bus stops and curb ramps, shared lane markings for bicyclists, reduced travel lane width to calm speeds, and climbing bike lane in eastbound direction

Questions/comments from the community:

- *Concern about bike/pedestrian conflicts on the trail during the detour, and request that City monitor for issues.*
- *Concern with the East Glebe bike lane. Will it cause the travel lane for cars to be too narrow?*

Four Mile Run Update

David Fehr updated the group on the Wetlands and Streambank project to naturalize the banks along the corridor and improve access to the stream.

- Majority of construction has been completed

- Historical tidal wetland condition established in the park
- Rip-rap replaced with vegetation and living shorelines
- Additional work to be completed in spring 2016 includes
 - Parking lot renovation
 - Trail drainage work
 - Bridge from wetlands to ballfield
- Ribbon cutting ceremony for the Alexandria portion of the Four Mile Run Project will take place on Saturday, May 14th at 8:30 AM.

North Potomac Yard Plan Update

Carrie Beach informed the group that the North Potomac Yard Update planning process will launch in April 2016. The 12-month planning process will include consideration of amendments to the 2010 Plan, while remaining consistent with its overall intent.

- *Judy Noritake noted that she and the Four Mile Run Joint Task Force will be monitoring the process to ensure that the update does not impact the planned developer contributions for the Four Mile Run deck north of Landbay F*

Long Range Planning Interdepartmental Work Program

Carrie Beach reviewed the Draft FY 2017 Long Range Planning Interdepartmental Work Program with attention to projects related to the Arlandria Action Plan, including

- Strategic update to the Mount Vernon Avenue Business Plan / Arlandria Action Plan
 - 18-month process is proposed to begin FY 2018
 - Update will look at the Mount Vernon Avenue corridor comprehensively
 - Community will identify key priorities and develop specific initiatives or strategies to achieve necessary improvements

City-wide Projects

Katherine Carraway provided an overview of two current city-wide projects:

- FY 2017 City Budget Process
 - Community outreach began in October 2015
 - Several opportunities for community input
 - Anticipated adoption is in May 2016
 - Projects related to Arlandria in the City Manager's Proposed FY17 CIP Budget:
 - Four Mile Run Wetlands Connector Bridge FY 2017
 - Four Mile Run Stream Restoration – project complete/close-out
 - East Glebe/Route 1 Intersection improvements FY 2018
 - PY Metro FY 2017
 - Repaving on East Glebe FY 2018 Tentative
- FY 2017-2022 City Strategic Planning Process
 - Previous strategic plan expired in 2015
 - New plan will set a vision for Alexandria in 2022 and will be developed with an open and collaborative community engagement process with City Council deliberation and approval
 - Final plan will be used to guide the City's budget and management decisions

- *Questions/comments from the community:*
 - *Judy Noritake noted that the Four Mile Run Joint Task Force will be writing a letter to City Council supporting funding in the FY 2017 budget for the \$200,000 Four Mile Run connector bridge*

Four Mile Run Pump Station Educational Fence Project

Melanie Mason provided an overview of AlexRenew and background information on the educational fence to be installed around the Four Mile Run Pump Station.

- The educational fence will serve as an outdoor water education center, taking away the mystery of what is in a pump station, what a pump station does, and how AlexRenew cleans water.
- It will include ten interactive, informative exhibits including information on water flow, how water gets dirty, what the pump station does, and how residents can affect their water and water lines.
- Bidding on the fabrication and installation is underway
- Content for all graphics is being finalized
- Expected completion date is Winter 2016

Questions/comments from the community:

- *While it is disappointing that AlexRenew was not able to provide the contributions originally committed to the Arlandria area, the fence looks good and the new AlexRenew site with the athletic field over the tanks is nationally recognized and a real asset to the community*
- *What is the timing for the parking lot renovation next to the ball fields?*

Next Steps

- Regular updates to the Arlandria Action Plan Advisory Group via email and newsletter
- Status of Implementation Open House – May/June 2016
- Quality of Life Walk – Summer 2016