

ARLANDRIA ACTION PLAN 2013 STATUS OF IMPLEMENTATION REPORT

OVERVIEW

This “Status of Implementation Report” provides a summary of ongoing implementation activities for the 2003 Arlandria Action Plan (Arlandria Plan or Plan) during the time period of September 2012 – December 2013. This report also includes recommended implementation tasks for the next 18 months and the fiscal impact of continuing implementation activities at that level of staffing. There are three attachments to this report: 1) Implementation Scorecard, a status of recommended activities proposed in the 2012 report; and additional activities that were conducted this implementation period, 2) Implementation Matrix, a comprehensive list of the status of the recommendations proposed in the 2003 Arlandria Action Plan, and 3) Arlandria Action Plan Advisory Group roster.

Accomplishments: September 2012 – December 2013

Key accomplishments of the most recent implementation period include the following:

- Completion of additional phases of the Four Mile Run Park Expansion Project
- Naming of community building at Four Mile Run Park; with continued use by various groups
- Installation of new bicycle parking facility providing 14 additional parking spaces at Mt. Vernon Avenue and Four Mile Road
- Pedestrian and bicycle improvements on Commonwealth Avenue at Mt. Vernon Avenue intersection
- Crosswalk markings upgraded along Mt. Vernon Avenue
- Bus stops upgraded to meet ADA compliance requirements
- Arlandria-Chirilagua Business Association (ACBA) celebrated one-year anniversary
- Completion of one façade grant project
- Technical assistance provided to two Arlandria businesses
- Annual Quality of Life Walk held and resulted in repairs to sidewalks, repair to gate at Hume Springs Park, removal of debris and trash in right-of-way, landscaping of right-of-way, and repairs to private property
- City Council approval of the Jackson Crossing Development Special Use Permit (DSUP) for a 78-unit affordable housing apartment building at E. Reed and Route 1
- The City of Alexandria and Community Lodgings, a local housing non-profit, were selected for an award by the National Community Development Association for affordable housing rehabilitation project
- Four Mile Run Pump Station DSUP and E. Reed Townhomes Site Plan moved forward
- Special Use Permit approval of a new restaurant, Shakti South Asian Cuisine restaurant
- Fourth year of the Four Mile Run Farmers and Artisans Market
- Casey Trees planting in Four Mile Run Park Expansion
- Spring for Alexandria event, installing and filling planters throughout the plaza at Four Mile Run Park Expansion
- Second annual DiverseCity Multicultural Festival held at Four Mile Run Park

- Pedestrian safety upgrades at the intersection of Four Mile Run Road and Mount Vernon Avenue

BACKGROUND

A Long-Term Vision and Action Plan for the Arlandria Neighborhood (Arlandria Action Plan or Plan) was adopted by City Council in 2003. The Plan identified and evaluated broad community assets and needs, addressed community concerns in the short- and mid-term, and created a long-term vision for the Arlandria neighborhood. In December 2009, City Council prioritized implementation of the Plan by directing staff to channel resources on implementing the recommendations within the Plan and to coordinate with the Arlandria community in implementation activities. To aid in this effort, City Council established the Arlandria Action Plan Implementation Advisory Group (Advisory Group) comprised of residents, property owners, civic and citizen association representatives, business owners, advocacy groups, arts community members, and community-serving organizations. The group's purpose is to partner with City staff in implementing the recommendations of the Arlandria Plan, provide guidance on the prioritization of capital improvements, and to serve as liaisons between their constituencies and City staff. This report is the third "Status of Implementation" Report presented to City Council.

PLAN IMPLEMENTATION ACTIVITIES (SEPTEMBER 2012 – DECEMBER 2013)

The Conservatory Center at Four Mile Run Park

The community building at Four Mile Run Park (4109 Mt. Vernon Avenue) continues to be a valuable neighborhood resource. Although rentals and programming were limited during the winter months, the space was regularly used in the spring, summer, and fall. The users and programs included a recurring Department of Recreation, Parks and Cultural Activities (RPCA) outdoor fitness bootcamp class, soccer camp, and fitness challenge; Community Lodgings, Inc. fundraiser; Center for Alexandria's Children playgroup; second annual DiverseCity event, and the ongoing seasonal Four Mile Run Farmers and Artisans Market on Sundays. The rentals generated over \$1,000 in revenue. A swipe card key system was installed which improved the ease of facilitating reservations and access to the facility. In October 2013, the City Council approved the recommendation of the Naming Committee to name the community building *The Conservatory Center at Four Mile Run Park*.

Four Mile Run Park Expansion Project

Additional phases of the expansion project were not funded in the FY2014 – FY2023 budget. Staff identified alternative funding to complete the new rain gardens and to install site furnishings. The community and staff organized a "Spring for Alexandria" community service project and installed additional plantings around the site. Lastly, a Casey Trees grant provided 20 new trees on the site which were planted by volunteers and City staff.

The remaining improvements to the expansion site, which were identified in the approved Concept Plan, are proposed for implementation as part of the Large Park Plan for Four Mile Run Park. Staff is refining the draft plan based on community feedback received over the summer. Once finalized, an implementation strategy will be created for public input that includes cost estimates and phasing. The plans will go to the Park and Recreation Commission and City Council this winter.

Business Community Support and the Arlandria-Chirilagua Business Association

The Alexandria Economic Development Partnership (AEDP) continued to provide technical and administrative support to the Arlandria – Chirilagua Business Association (ACBA). In November 2012, the ACBA marked its one-year anniversary with a large celebration in the community building at Four Mile Run Park. During this implementation period, ACBA was focused on the recruitment of new leaders, growing its membership, and targeting initiatives to support and improve local business in Arlandria. The ACBA also supported the second annual DiverseCity event in September 2013.

AEDP continued to link businesses with resources through the Façade Improvement Grant Program. Since September 2012, one Arlandria business, RT’s Restaurant, was awarded a \$5,000 grant. AEDP also provided technical assistance to two businesses; including Arlandria’s newest restaurant, Shakthi South Asian Cuisine.

As of July 1, 2013, the Façade Improvement Grant Program expired as Arlandria no longer qualifies as a state of Virginia Enterprise Zone. Since 2009, when coordinated and collaborative plan implementation activities began, eight façade grants were awarded – four of which were in Arlandria. The businesses include Po-Siam Restaurant, Maid to Clean, Wing Zone, and RT’s Restaurant. The eight grants total \$22,580 in public investment and resulted in more than \$25,000 in private investment.

In the 2012 Status of Implementation Report, one of the priority activities identified was collaboration among the interdepartmental City staff team, Advisory Group, and arts and business communities to create a strategy to use arts as a catalyst for neighborhood branding, community building, and economic development. However, staff did not move on this item as the Office of the Arts has channeled resources towards creating a citywide Public Arts Master Plan; to follow the 2012 adoption of the City’s Public Arts Policy. After this endeavor is complete and implementation is underway, and at such time that is feasible, City staff will allocate resources towards creating a Cultural Arts Master Plan that will include a discussion and approach to arts and cultural districts – citywide. The Office of the Arts staff supports the desire in Arlandria to promote culture and arts; and to use such as an economic development vehicle. Arlandria will be one of the neighborhoods in in consideration as the Cultural Arts Master Plan is developed.

Infrastructure Improvements

The Department of Transportation and Environmental Services (TES) completed multiple projects in the Arlandria neighborhood and continues to work on others. The list below provides an outline of those recently completed and in-progress projects.

Mt. Vernon Avenue/W. Reed Avenue intersection

- Completion of pedestrian safety improvements at the Mt. Vernon Avenue/W. Reed Avenue intersection

Mt. Vernon Avenue /Four Mile Road intersection

- Two taxi parking spaces were removed and replaced with 14 bike parking spaces
- Conflict-free crossing time for pedestrians was added to the signal. This additional time provides an all-red phase for vehicles when pedestrians push the button to cross the street. New ADA-compliant pedestrian countdown signals and push buttons were also added.

Mt. Vernon Avenue /Commonwealth Avenue intersection

- Installation of bike box and bike lane is complete with addition of bike lanes that connect to the existing bike lanes north of the intersection

Mt. Vernon Avenue at Russell Road, Executive Avenue, and W. Glebe Road

- Crosswalks have been restriped for better visibility

Commonwealth Avenue /W. Reed Avenue intersection Safe Routes to School project

- Consultant has been procured and concept designs are complete
- Timeline not yet set for construction

W. Glebe Road/Florence Drive intersection

- A new crosswalk has been installed with ADA ramps
- A flashing beacon was approved and will be installed this winter

W. Glebe Road/ Executive Avenue and W. Glebe Road/Old Dominion Boulevard

- Bus stops were made ADA compliant

Mt. Vernon Avenue Complete Streets Project

- Consultants have begun an assessment of existing conditions along Mt. Vernon Avenue between S. Glebe Road and W. Glebe Road (parking, crosswalks, traffic signals, street widths, physical conditions)
- After existing conditions have been inventoried and documented, staff will propose redesign options, for community input, that improve safety for all road users.

Development Projects

Mt Vernon Village Center, 3809-3839 Mount Vernon Avenue

The site was approved for redevelopment by the City Council in December 2011. The design is for a mixed-use development including 53,000+ square feet of retail with 478 residential units, underground parking, and associated infrastructure and streetscape improvements. The project team is preparing their Final Site Plan submittal and anticipates starting construction in late 2014.

The Taco Place, 3401 Mt Vernon Avenue

The Special Use Permit was approved in December 2012 by Planning Commission to renovate

the existing building and operate a taco shop. The project was slated to begin construction in spring 2014 but the applicant no longer plans to proceed.

Four Mile Run Pump Station, 3650 Commonwealth Avenue

A Development Special Use Permit (DSUP) was approved in March 2012 for upgrades to the Four Mile Run Pump Station. This plan included a new pump station building that incorporated new park restrooms, a small field, and a new storage facility. Unfortunately, the applicant deemed the cost of those upgrades as prohibitive and submitted revisions to the approved plan. The revised plan achieves the necessary upgrades to the pump station all within their existing property lines. The proposal no longer includes replacement of the restroom facility or RPCA storage yard; and the site will not be accessible to the public. The revised plan does include streetscape improvements along Commonwealth Avenue, including a new sidewalk and landscaping, and a new decorative fence around the perimeter of the site. The revised DSUP was approved by City Council in May 2013.

East Reed Townhomes, 101 and 103 East Reed Avenue

The site plan for five townhomes was approved in April 2012 by the Planning Commission. Construction is in progress with a proposed finish date for exterior work spring 2014.

Jackson Crossing (AHC Affordable Housing Project), Route 1 and East Reed Avenue

City Council approved this DSUP for a 78-unit affordable housing project in January 2013. The applicant, AHC, was awarded Virginia Housing Development Authority (VHDA) Low-Income Housing Tax Credits and a loan from the City to assist in funding the project. Construction is anticipated to begin in early 2014.

Lynhaven Apartment Complex, 3515-3525 Commonwealth Avenue

City Council approved a new loan amount of \$1.078 million to Wesley Housing Development Corporation for the substantial renovation of the 28-unit Lynhaven Apartment complex. The project is currently closing on the permanent financing and hopes to start construction in early 2014.

Arlandria Action Plan Advisory Group (Advisory Group) Activities

During this time period, there was one Advisory Group meeting, two community open houses, and Arlandria Advisory Group Executive Committee meetings. In the absence of meetings with the Advisory Group, staff communicated with the group via an Implementation Update Memorandum and an Implementation Update Newsletter. An annual Status of Implementation Open House was held November 2013.

Civic Engagement Schedule

- Advisory Group Executive Committee Meeting – October 19, 2012
- Advisory Group Executive Committee Meeting (conference call) – November 28, 2012
- Advisory Group Meeting – November 29, 2012

- Implementation Update Memorandum to Advisory Group – March 2013
- Advisory Group Executive Committee Meeting – April 26, 2013
- Quality of Life Walk – May 31, 2013
- Community Arlandria Action Plan Implementation Open House – June 2, 2013
- Advisory Group Executive Committee Meeting – August 9, 2013
- Implementation Update Newsletter to Advisory Group – October 2013
- Status of Implementation Open House – November 14, 2013

Community Open House

A Community Open House was held on Sunday, June 2, 2013 at the Four Mile Run Farmers and Artisans Market located at Four Mile Run Park. The purpose of the event was to bring together members of the community, the Arlandria Action Plan Advisory Group, and City staff to discuss and highlight the ongoing efforts to implement the Arlandria Action Plan. Staff was present to discuss project status and answer questions on topics such as the Four Mile Run Restoration Plan, economic development, Four Mile Run Park improvements, area private development projects, and pedestrian safety and transportation enhancement projects.

Annual Quality of Life Walk (formerly Code Compliance Walk)

On May 31, 2013, staff from five City departments, AEDP, and members of the Arlandria community attended a Quality of Life neighborhood walk. The purpose of the walk was to observe, discuss, and document quality of life concerns including code violations, litter, infrastructure and property maintenance issues, and public safety concerns. Staff has worked to resolve the issues observed. TES repaired brick sidewalks and repaired over 50 trip hazards on concrete sidewalks. The Department of Code Administration addressed landscape overgrowth issues and worked with the owners of residential dwellings to address code violations. RPCA addressed landscape overgrowth issues and park maintenance issues.

Community-Led Activities

Arlandria residents continue to work towards making their neighborhood a community through programming and collaboration. During the past implementation period, Arlandrians hosted and participated in community service projects (Casey Trees tree planting, Spring for Alexandria), community events (DiverseCity Multicultural Festival), and reoccurring programs (Four Mile Run Farmers and Artisans Market). The Four Mile Run Farmers and Artisans Market operated its fourth season at 4109-4125 Mt. Vernon Avenue adjacent to the community building from April 2013 – November 2013.

Arlandria Action Plan Executive Committee

The Arlandria Action Plan Executive Committee (EC) has been a valued part of the implementation process. The main functions of the group are to 1) provide input on future meeting agendas and 2) serve as a communication conduit between staff and the larger Advisory Group. The Executive Committee and staff have met on an as needed basis and frequently communicate via email and phone, outside of formal meetings. During EC meetings, staff and

committee members discussed community concerns and plan implementation progress. Two important outcomes of the meetings this implementation period were:

- Facilitation and support of Shakthi South Asian Cuisine's Administrative Special Use Permit in August 2013
- The determination that intersection improvements proposed at the intersection of Mt. Vernon Avenue/Russell Road as set forth in the CIP for fiscal years FY15 and FY16 can proceed independent of the development of the Mt. Vernon Village Center DSUP.

RECOMMENDED IMPLEMENTATION ACTIVITIES (JANUARY 2014 – JUNE 2015)

Recommendations for continued implementation efforts for the next 18 months are summarized below.

- 1) Capital and Infrastructure Projects
 - a. Additional phases of the Four Mile Run Park Expansion Project (unfunded)
 - b. New HVAC system and roof at The Conservancy at Four Mile Run Park (unfunded)
 - c. Safety improvements at Mt. Vernon Avenue/Russell Road (planning, design, and engineering funded in FY14-23 budget)
 - d. Complete Commonwealth Avenue/W. Reed Avenue Safe Routes to School Project (funded)
 - e. Install Bike Lanes, Sharrows, and Bicycle Parking on Mt. Vernon Avenue (funded)
 - f. Installation of additional bicycle parking (funded)
 - g. New pedestrian crossing at W. Glebe Road and Florence Drive (funded)
 - h. Mt. Vernon Avenue Complete Streets assessment and planning (funded)
 - i. Install two Bus Shelters on Mt. Vernon Avenue/Executive Avenue, Mt. Vernon Avenue/W. Glebe Road (funded)
- 2) Explore Initiatives to Support Planned Redevelopment & Spur Economic Development
 - a. Support planned development activities
 - b. Work with the existing property owners within CDD #12 to develop a viable redevelopment strategy, as economic and market conditions merit
 - c. Explore Neighborhood-wide branding and marketing strategies
- 3) Monitor Development projects
 - a. Mt. Vernon Village Center DSUP – Approved by City Council
 - b. Four Mile Run Pump Station Improvements DSUP – Approved by City Council
 - c. E. Reed Townhomes Project DSP – Approved by Planning Commission
 - d. Jackson Crossing (AHC Affordable Housing) DSUP (E. Reed Avenue/Route 1) - Approved by City Council
- 4) Support and Enhance Retail and Small Businesses
 - a. Provide technical assistance to Arlandria businesses
 - b. Link eligible businesses to available local funding sources to improve operations
 - c. Support Arlandria-Chirilagua Business Association
 - d. Actively recruit businesses to fill gaps in the market

- 5) Community Engagement & Community-Led Quality-of-Life Projects
 - a. Support community engagement in the implementation of the Arlandria Action Plan
 - b. Support the Four Mile Run Park Farmers & Artisans Market
 - c. Support additional community-led activities
 - d. Host events at the Conservatory Center at Four Mile Run Park Building
- 6) Hold annual Quality of Life Walk
- 7) Host a “Status of Implementation” Open House
- 8) Provide City Council with an update on the status of implementation activities timed to coincide with the City’s fiscal calendar in May – June 2015, in order to better align with budget process.

Residential Overnight Parking Concerns

Staff continues to be aware of resident concerns regarding a lack of available overnight parking and explored shared parking alternatives, an overnight residential parking district, and the creation of additional spaces on W. Glebe Road. None of those options proved feasible. The neighborhood has more overnight residential parking demand than current overnight parking supply.

In an effort to provide a possible relief, staff carefully considered the feasibility of making the public surface parking lot, on 3612 and 3700 Mt. Vernon Avenue, available for overnight residential parking. The two parcels are owned by 3600 Mt. Vernon LLC and the City of Alexandria, respectively. The City leases the privately-owned lot at 3612 Mt. Vernon Avenue. The surface parking lot was constructed in 2002 to provide “interim public parking spaces” for patrons of area businesses; per the recommendation of the Arlandria Action Plan. Ultimate build-out of the site envisions a mixed-use building with retail and office facing the street and a screened parking structure on the rear. Currently, the surface parking lot has 66 spaces with a 2-hr parking restriction from 9am to midnight and a prohibition on overnight parking.

To provide additional parking supply during the evenings when residents face challenges in securing parking, staff initially proposed to lift the overnight parking restriction at the City lot from 10pm to 8am. Based on observations of occupancy over different days of the week and times of day, it has been determined that the lot can be made available for overnight residential parking without negatively impacting daytime parking for area businesses. The Arlandria neighborhood was informed of this proposal and their input was solicited. Community feedback included responses from the Arlandria Action Plan Executive Committee, owners of the Birchmere, residents of Arlandria Chirilagua Co-Op, and the leadership of St. Rita’s Catholic Church. The input ranged from support to opposition to recommendations to improve the proposal.

Based on community input, staff will move forward with lifting the overnight parking restriction; but from 10pm – 6am, beginning mid-December 2014. The daytime 2-hr parking restriction will be strictly enforced from 6am – 10pm. Staff informed the Alexandria Police Department of the proposal and the lot will be patrolled on a daily basis for parking violations. Staff will consult local businesses and adjacent property owners over the course of the ensuing months to determine if the change has had any adverse impacts and the decision needs to be revisited.

This change does not preclude the City from moving forward with the long-term vision for the site. Staff remains committed to supporting redevelopment of the site per the conditions of CDD #12 and the Arlandria Action Plan. The immediate proposal is an interim use to provide parking relief for existing residents. At such time that a redevelopment project is proposed - and that meets the community’s vision as set forth in the Arlandria Plan - the site will become part of that redevelopment scheme.

Fiscal Impact of Staff Resources (January 2014 – June 2015)

In order to carry out the work tasks associated with implementing the 2003 Arlandria Action Plan, a great deal of staff resources is required. City staff will hold monthly interdepartmental staff meetings, quarterly meetings with the Arlandria Advisory Group Executive Committee, three Arlandria Advisory Group meetings (including the annual Status of Implementation Open House), and an annual Quality of Life Walk. The total number of staff hours anticipated for the next eighteen months of work, based on experience from the three prior implementation years, is almost 550 staff hours. This estimate includes up to 17 staff persons from six departments/ agencies for various work tasks. The distribution of the estimated staff hours is illustrated below. The number of staff hours required for day-to-day project management is not included.

Total Staff Hours	Total (hours)
AG Meetings	252
Staff Team Meetings	172
AG EC Meetings	23
Quality of Life Walk	36
Status of Implementation Report	60
Total	543

Attachments:

Attachment 1: Implementation Scorecard

Attachment 2: Implementation Matrix

Attachment 3: Arlandria Action Plan Advisory Group Roster

2013 IMPLEMENTATION SCORECARD

The 2012 Status of Implementation Report recommended activities for the 2013 implementation period. Staff moved forward with a majority of the activities but in several cases moving forward proved infeasible. The tables below highlight the progress of activities recommended in the 2012 Status of Implementation Report; as well as lists additional activities undertaken in the 2013 implementation period that were not previously considered.

Table 1. Status of Recommended 2012 – 2013 Implementation Activities for FY13			
WORK ITEM	PROJECT DESCRIPTION	LEAD DEPARTMENTS	STATUS
Capital Projects			
Four Mile Run Park Expansion – Phase 2	Additional improvements to the park included Phase 2 of the expansion project could include any or all of the remaining work items. Among them are installation of a rain garden, new trail, painted pavers, seating areas, site furnishings, shade structures, and plantings.	RPCA, TES	IN PROGRESS Installation of rain gardens, trees was completed. Site furnishings and shade structures in progress.
Four Mile Run Park Community Building - Upgrades	Installation of new HVAC system, roof, and additional building improvements (cistern, light tubes, and a smaller back roll-up window).	RPCA, General Services, TES	NOT FUNDED Funding not available.
Commonwealth Avenue/W. Reed Avenue Safe Routes to School Project	Improvements will include sidewalk and crossing upgrades.	TES	IN PROGRESS Designs are complete.
Commonwealth Avenue/Mt. Vernon Avenue Pedestrian and Bicycle Improvements	Bicycle boxes will be upgraded to improve bicycle sensors, visual appearance, and safety (will be repainted a bright color). This will improve safety for bicyclists traveling along Commonwealth and Mt. Vernon Avenues.	TES	COMPLETE
Mt. Vernon Avenue Bike Lanes, Sharrows, and Bicycle Parking	Bike lanes, sharrows, and bicycle parking will be installed along Mt. Vernon Avenue between W. Glebe Road and Four Mile Run. The improvements will not impact the location of existing on-street parking. Bike lanes will only be provided when there is enough right-of-way. All other conditions will result in the location of sharrows.	TES	IN PROGRESS Project will be part of Complete Streets Project. Consultants have begun an assessment of existing conditions.

Bus Shelter (2)	The existing Metrobus shelters located at Mt. Vernon Avenue / Executive Avenue will be replaced with two new City standard double bus shelters in the spring of 2013.	TES	IN PROGRESS
Initiatives to Support Planned Redevelopment and Spur Economic Development			
Work with the existing property owners within CDD #12 to develop a viable redevelopment strategy, as economic and market conditions merit	Establish a strategy to market the existing City surface parking lot (former Datatel site) for private redevelopment.	PZ, CMO, AEDP, General Services	IN PROGRESS
Create a coordinated streetscape improvement program that addresses street trees, landscaping, banners, wayfinding, outdoor dining, lighting, bicyclists and pedestrian improvements, and links amenities	The interdepartmental staff team will work with the Advisory Group and ACBA to create a streetscape plan that can impact aesthetics, improve pedestrian and bicyclists safety, and promote walkability in an effort to improve quality of life and increase revenues for the businesses.	PZ, RPCA, TES, AEDP	NOT STARTED Pending outcome of Complete Streets Project.
“Arts in Arlandria” demonstration project	Work with interdepartmental City staff team, Advisory Group, and arts and business communities to create a strategy to use arts as a catalyst for neighborhood branding, community building, and economic development.	PZ, RPCA, AEDP	NOT STARTED Staff resources devoted to Citywide Public Arts Master Plan.
Neighborhood-wide branding and marketing strategies	Arlandria-Chirilagua Business Association (ACBA) will use a marketing fund grant to fund a direct mailer and improved organization website that promotes Arlandria as a destination for shopping and dining.		COMPLETE
Monitor Development Projects			
Mt. Vernon Village Center DSUP - Approved	Development Special Use Permit approved by City Council on December 17, 2011. Staff will continue to coordinate with developer until construction is complete.	PZ	IN PROGRESS
Four Mile Run Pump Station Improvements DSUP - Approved	Development Special Use Permit approved by City Council on March 17, 2012. Staff will continue to coordinate with developer until construction is complete.	PZ, RPCA	IN PROGRESS
E. Reed Townhomes Project DSUP - Approved	Development Site Plan approved by Planning Commission on April 3, 2012. Staff will continue to coordinate with developer until construction is complete.	PZ	IN PROGRESS
AHC Affordable Housing DSUP (E. Reed Avenue/Route	The project is currently pending. Staff will continue to work with the developer	PZ	IN PROGRESS

1) - Approved	and community.		
Support and Enhance Retail and Small Business			
Provide technical assistance to Arlandria businesses	AEDP will continue to provide technical assistance to local businesses.	AEDP	COMPLETE Technical assistance provided to two businesses; including an SUP for a new restaurant
Host seminars targeted to business owners/operators	AEDP will continue to work with ACBA to host relevant seminars and workshops that can improve the local business community.	AEDP	COMPLETE
Link eligible businesses to available local funding sources to improve operations - Facade Grant Program	There are four pending Facade Grants (El Cuzcatleco, Honduras Express, Feria Latina, and Waffle Shop) that AEDP will pursue.	AEDP, PZ	COMPLETE One façade grant was awarded to RT's Restaurant.
Link eligible businesses to available local funding sources to improve operations – City of Alexandria Marketing Fund Program	ACBA will use a marketing fund grant to fund a direct mailer and improved ACBA website that promotes Arlandria as a destination for shopping and dining.	AEDP	COMPLETE
Support of the Arlandria-Chirilagua Business Association	AEDP will continue to support ACBA and their efforts to promote Arlandria businesses.	AEDP	COMPLETE
Actively recruit businesses to fill gaps in the market	AEDP will continue to relocate businesses within Arlandria and recruit others to the community.	AEDP	NOT COMPLETE
Prepare existing businesses for new tourism traffic	AEDP will work with existing businesses to prepare them for the new tourism traffic that is generated by the Del Ray-Arlandria trolley.	AEDP, PZ	NOT COMPLETE Trolley was not funded.
Community Engagement and Community-Led Quality-of-Life Projects			
Support community engagement in the implementation of the Arlandria Action Plan	Continue the collaborative approach to implementing the Arlandria Action Plan with the Advisory Group and larger Arlandria community.	PZ & Interdepartmental Staff Team	COMPLETE
Support the Four Mile Run Park Farmers & Artisans Market	Allow the market to continue to use the site and facilities for the FY13 season.	RPCA, PZ	COMPLETE
Support additional community-led activities	Staff will continue to lend support to community-led activities and initiatives, as they are consistent with the 2003 Arlandria Action Plan	PZ, TES, RPCA, AEDP	COMPLETE
Host events at Four Mile Run Park Community Building	Staff will promote and encourage the use of the Four Mile Run Park Community Building	RPCA	COMPLETE

Liaise with City's Code Compliance group	Organize an annual interdepartmental Code Compliance walk; recognizing that the Division of Property Maintenance does ongoing compliance inspections throughout the year.	Code Administration, PZ, TES	COMPLETE
Host a "Status of Implementation" Open House	Staff will host a meeting to discuss the implementation activities of FY13 and recommended activities for FY14.	PZ	COMPLETE
Communication with City Council			
Provide City Council with an annual update on the status of implementation activities	City staff will submit the FY13 "Status of Implementation Report" on implementation activities to City Council.	PZ	COMPLETE

Table 2. Completed Implementation Activities for FY13 (Not identified in 2012 Report)

WORK ITEM	PROJECT DESCRIPTION	LEAD DEPARTMENTS	STATUS
Pedestrian and Cyclists safety improvements at Mt. Vernon Avenue/Four Mile Road	Installation of 14 new bicycle parking spaces, Conflict-free crossing time for pedestrians was added to the signal; new ADA-compliant pedestrian countdown signals and push buttons were also added.	TES	COMPLETE
Crosswalks along Mt. Vernon Avenue restriped	Crosswalks have been restriped for better visibility at Mt. Vernon Avenue at Russell Road, Executive Avenue, and W. Glebe Road	TES	COMPLETE
W. Glebe Road/Florence Drive intersection pedestrian improvements	A new crosswalk has been installed with ADA ramps; a flashing beacon was approved and will be installed this winter	TES	COMPLETE

ARLANDRIA ACTION PLAN IMPLEMENTATION MATRIX
as of December 2013

Number	Work Item	Time Frame		Funding Mechanism	Status	Cost Spent to-date	Comments	CURRENT FUNDING NEED
		Term	Est. Start					
RECOMMENDATIONS OF THE 2003 ARLANDRIA ACTION PLAN (Adopted by City Council)								
1.0	MASTER PLAN/ZONING ORDINANCE							
1.1	Create neighborhood retail district		FY 2004	General Fund	COMPLETE	Staff Resources		
1.2	Create CDD for Safeway-Datatel Site		FY 2004	General Fund	COMPLETE	Staff Resources		
1.3	Amend CDD #6 (with Arlandria recommendations)		FY 2004	General Fund	COMPLETE	Staff Resources		
1.4	Amend Potomac West Small Area Plan		FY 2004	General Fund	COMPLETE	Staff Resources		
2.0	INFRASTRUCTURE IMPROVEMENTS							
2.1	Incorporate Target-market concepts into Urban Design Plans							
	2.1.1	Use of public art		N/A	NOT STARTED		Public art will be included with private redevelopment projects and considered part of the Public Art Master Plan process which will begin in 2013	
	2.1.2	Use of street furniture	FY 2004	No Funding Available	ON HOLD		Analysis complete; 2 wooden benches need to be replaced; TES currently has no funding allocated for improvement	\$6,000 to \$12,000 (estimate;not funded)
	2.1.3	Use of public plazas/public areas		Arlandria CIP	IN PROGRESS		Part of the Four Mile Run Park Expansion project and will continue with implementation of Four Mile Run Large Park Plan.	
2.2	Streetscape							
	2.2.1	Install street trees, 3800 block Mt. Vernon Ave	FY 2004		COMPLETE			
	2.2.2	Restripe crosswalks - Glebe, Russell & Four Mile Rd	FY 2004		COMPLETE			
	2.2.3	Install handicap ramp, Mt. Vernon & Four Mile Rd	FY 2004		COMPLETE			
	2.2.4	Install banners	FY 2005 - 2008	N/A	NOT STARTED		Pending funding of Arlandria in City-wide Wayfinding Program	
	2.2.5	Install pavers, Bangkok 54	FY 2005 - 2008		COMPLETE			
	2.2.6	Install pavers, Lillian's Restaurant, Bruce Street	FY 2005 - 2008		COMPLETE			
	2.2.7	Bus shelters along Mt. Vernon Avenue		Grant Source	IN PROGRESS		A new bus shelter was installed at Mt. Vernon/W. Reed in Summer 2012. TES has a transportation funding to replace bus shelters at Mt. Vernon and Executive and W. Glebe. This is currently in progress.	
2.3	Bulb outs & Crosswalk Improvements							
	2.3.1	Reconfigure north end of Mt. Vernon Ave		No Funding Available	ON HOLD			
	2.3.2	Along W. Glebe Road	FY 2005 - 2008		COMPLETE			
	2.3.3	Mid-block crosswalk Mt. Vernon	FY 2005 - 2008		COMPLETE			
	2.3.5	Intersection, W. Reed Ave	FY 2005 - 2008	Arlandria CIP	COMPLETE		Construction completed Summer 2011	\$300,000 (Provided in FY11 CIP)
	2.3.6	Intersection, Mt. Vernon & W. Glebe Road	FY 2005 - 2008	N/A	ON HOLD		Design at 30%; project on hold; pending redevelopment of adjacent privately-owned parcels; funding reallocated to Four Mile Run Park	
2.4	Gateways Enhancements at Mt. Vernon/W.Glebe & Mt. Vernon/Four Mile Run Park							
	2.4.1	Misc. Gateway improvements		No Funding Available	IN PROGRESS		Analysis complete; Gateway enhancements at Mt. Vernon/W. Glebe are on hold pending private redevelopment; Gateway enhancements at Mt. Vernon/Four Mile Run Park are ongoing	

ARLANDRIA ACTION PLAN IMPLEMENTATION MATRIX
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	2.4.2	Improvements to existing median through lengthening median and tree planting			General Fund	COMPLETE		Analysis complete/project not viable; found that existing median does not meet standards for tree planting and widening the median to facilitate standards is not feasible.	
	2.4.3	Add entry features to create gateway			No Funding Available	IN PROGRESS		Gateway enhancements at Mt. Vernon/W. Glebe are on hold pending private redevelopment; Installed new lighting at Four Mile Bridge as gateway feature and additional features part of the Four Mile Run Park Expansion project are underway	
	2.4.4	Help to reconfigure shopping center parking lot			Private Development	ON HOLD		A DSUP application for the redevelopment of the Mt. Vernon Village Center was approved in December 2011. The parking lot will be reconfigured as of part of this development proposal.	
2.5		Four Mile Run Park & Enhancements							\$426,708 (estimate); \$200,000 Provided in FY11 CIP
	2.5.1	Landscaping and signs at park entrance			Arlandria CIP	IN PROGRESS		Four Mile Run Park Expansion Phase 1 is complete and landscaping was included in scope of work. Additional improvements will be made in future phases of expansion project and as part of implementation of the Four Mile Run Large Park Plan.	
	2.5.2	Enhance access & visibility			Arlandria CIP	IN PROGRESS		Four Mile Run Park Expansion Phase 1 is complete and landscaping was included in scope of work. Additional improvements will be made in future phases of expansion project and as part of implementation of the Four Mile Run Large Park Plan.	
2.6		Traffic control/Regulation							
	2.6.1	Install speed tables, 700 block Four Mile Road		FY 2005 - 2008		ON HOLD		Analysis complete and found that the location does not currently meet TES thresholds for installation of speed tables. Recommendation can be revisited if future conditions merit.	
	2.6.2	Conduct traffic study to address issues		FY 2005 - 2008	N/A	COMPLETE		Analysis complete	
	2.6.3	Left-turn signal, Mt. Vernon & S. Glebe Rd.		FY 2005 - 2008	N/A	ON HOLD		Analysis determined that the proposed improvement is infeasible. Arlington County is unable to make proposed improvements due to existing "F" LOS at intersection (lowest level of service); Arlington County submitted a memo to the City dated May 21, 2012 stating the findings of the analysis.	
	2.6.4	Study option to improve access to park		FY 2005 - 2008	Arlandria CIP	COMPLETE		Improved access will be addressed as part of Four Mile Run Park Expansion project and Four Mile Run Large Park Plan.	
3.0		INTERSECTION IMPROVEMENTS							
3.1		Redesign intersection of Mt. Vernon & Russell Road							\$1,000,000 (Provided in FY15/FY16 CIP)
	3.1.1	Provide striped crosswalks		FY 2004	Arlandria CIP	COMPLETE			

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	3.1.2	Eliminate free-flow right-turn onto Russell Road		FY 2005 - 2008	No Funding Available	ON HOLD		Interim improvements made; remaining improvements made during FY15 and FY16 funding years
	3.1.3	Provide raised crosswalks			No Funding Available	ON HOLD		Interim improvements made; remaining improvements made during FY15 and FY16 funding years
	3.1.4	Construct new "T" intersection			No Funding Available	ON HOLD		Interim improvements made; remaining improvements made during FY15 and FY16 funding years
3.2		Redesign intersection of Mt. Vernon and Four Mile Road						
	3.2.1	Construct new public access road terminating in a cul-de-sac within Four Mile Run Park		FY 2005 - 2008		NO LONGER RECOMMENDED		Staff determined that recommendation is no longer feasible or desirable. Cul de sac within parkland is no longer recommended.
3.3		Redesign intersection of Mt. Vernon and Bruce Street						
	3.3.1	Construct a new public access road along the eastern edge of Mt. Vernon Village Center bordering Four Mile Run Park. This road will include a cul-de-sac into Four Mile Run Park.			Private Development	ON HOLD		A DSUP application for the redevelopment of the Mt. Vernon Village Center was approved in December 2011. Public access road and cul de sac are no longer recommended. However, a pedestrian esplanade will be included along the eastern edge of Mt. Vernon Village Center bordering Four Mile Run Park.
4.0		PARKING						
	4.1	Construct surface parking lot on Datatel site; construct new parking garage on Datatel lot (3700 Mt. Vernon) & 3612 & 3610 Mt. Vernon		FY 2005 - 2008	No Funding Available	PART 1 - COMPLETE, PART 2 - ON HOLD		Surface parking lot constructed; construction of parking garage is on hold pending future redevelopment
	4.2	Relocate existing bus stop Mt. Vernon Ave		FY 2005 - 2008		COMPLETE		Bus stop relocated from Mt. Vernon/Four Mile Run to Mt. Vernon/Executive Ave
	4.3	Stripe new on-street spaces, Mt. Vernon Ave		FY 2005 - 2008		COMPLETE		
	4.4	Add 28 spaces Executive Ave		FY 2005 - 2008		COMPLETE		
5.0		RETAIL ENHANCEMENT						
	5.1	Technical assistance - developing marketing/promotions organization						
	5.1.1	Contact & work with business owners			AEDP	ONGOING		AEDP staff in ongoing work with existing small businesses and support of Arlandria Chirilagua Business Association. Supported Façade improvement grant program through FY13.
	5.1.2	Facilitate focus group of business owners			AEDP	COMPLETE		AEDP conducted a survey of business owners to collect feedback and statistics and created a listserv to regularly communicate with business community.
	5.2	Explore Business Improvement District			AEDP	COMPLETE		This was explored during earlier Plan implementation and found not feasible; staff worked with local businesses to create a business association, the Arlandria Chirilagua Business Association
	5.2.1	Investigate other mechanisms			AEDP	ONGOING		AEDP has worked with business owners and managers to create a business organization - Arlandria-Chirilagua Business Association

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5.3		Safeway-Datatel Site Redevelopment Work			N/A	ONGOING		Report on Feasibility of Redevelopment of the 'Safeway Site' was presented to City Council on February 21, 2009; Report found that 2009 market conditions hampered redevelopment of site; City staff has ongoing discussions with primary property owner to encourage redevelopment	
	5.3.1	Work on joint venture marketing			General Fund	ONGOING		AEDP and ACVA have created marketing materials and webpages advertising the Arlandria Submarket; ACBA will apply for a 2012 Marketing Fund Grant.	
5.4		Misc. Retail Enhancement						AEDP is actively working with area business owners and managers on the new Arlandria-Chirilagua Business Association, façade improvement grants, and business assistance counseling. AEDP has staff dedicated solely to efforts in Arlandria.	
	5.4.1	Merchandising audit with businesses		FY 2004	AEDP	NOT STARTED			
	5.4.2	Provide business plan assistance		FY 2004	AEDP	ONGOING			
	5.4.3	Provide SBA & other financing info		FY 2004	AEDP	ONGOING			
	5.4.4	Provide info about business assistance programs		FY 2004	AEDP	ONGOING			
	5.4.5	Coordinate weekly events and festivals		FY 2004	N/A	ONGOING			
	5.4.6	Assist with façade improvements		FY 2004	AEDP	ONGOING			
	5.4.7	Establish business plan monitoring system		FY 2004	AEDP	NOT STARTED			
6.0 FUTURE PLANNING									
6.1		Four Mile Run Enhancements							
	6.1.1	Prioritize ways to enhance access			Arlandria CIP	COMPLETE		Concept Plan for the Four Mile Run Park Expansion project is completed and approved. Phase I is completed and additional phases are underway. The City's "Large Parks" Planning Process, including Four Mile Run Park, is complete.	
	6.1.2	Consider acquiring property along Mt. Vernon Ave to enlarge park			Open Space Fund	COMPLETE	\$4.5 million	City purchased four commercial properties	
6.2		Tree planting with new improvements		FY 2004	General Fund	ONGOING		Planting will be made as needed	
6.3		Encourage Preservation of historic buildings		FY 2004	General Fund	ONGOING		As redevelopment of individual properties occur assessments of historic integrity will be made	
6.4		Adjust floodplain boundary (with FEMA)			General Fund	COMPLETE		Zoning Ordinance was amended to permit the option of mixed-use development within the floodplain.	
WORK TASKS IN THE 2009 CITY COUNCIL DOCKET ITEM (Establishment of the Implementation Advisory Group)									
7.0		Establish and convene an Arlandria Action Plan Advisory Group			General Fund	COMPLETE		Staff established an Advisory Group. Members supported creation of an Executive Committee	
	7.0.1	Solicit feedback from AG on prioritization of public improvements			General Fund	ONGOING		Staff provides information to AG and requests feedback on an on-going basis.	
	7.0.2	Solicit comments from AG on streetscape design and park design and programming			General Fund	ONGOING		Staff provides information to AG and requests feedback on an on-going basis.	
	7.0.3	Empower and assist AG in neighborhood-led projects			General Fund	ONGOING		Members of the community began a farmers and artisans market at Four Mile Run Park and organize annual park clean-up events.	
	7.0.4	Advise staff related to preferred spending priorities and public improvement phasing			General Fund	ONGOING		Staff provides information to AG and requests feedback on an on-going basis.	

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7.1	Consider leveraging city-owned property to incentivize redevelopment			General Fund	IN PROGRESS		The City only owns 1 parcel and it is identified as a site for a Municipal Parking Garage. A REOI would have to include the consideration of a parking garage to conform with Arlandria Plan.
7.2	Explore disincentives for economic development and opportunities to overcome those			General Fund	COMPLETE		Staff completed studies to examine potential changes to CDD #6 & CDD #12 to facilitate development.
	7.2.1	Issue a "Request for Expressions of Interest" for redevelopment of key parcels that permits respondents to propose projects that may require changes to current set of development constraints		N/A	NOT STARTED		The City only owns 1 parcel and it is identified as a site for a Municipal Parking Garage. A REOI would have to include the consideration of a parking garage to conform with Arlandria Plan.
7.3	Retail enhancement efforts			AEDP	ONGOING		AEDP is actively working with area business owners and managers on the new Arlandria-Chirilagua Business Association, façade improvement grants, and business assistance counseling. AEDP has staff dedicated solely to efforts in Arlandria.
7.4	Participate in the Four Mile Run Park Planning process			General Fund	COMPLETE		RPCA facilitated a Four Mile Run Park Expansion planning process that was complete in early 2011. Construction of Phase I is complete. Additional phases are underway.
7.6	Explore possibility of establishing an Arts District			General Fund	IN PROGRESS		Will be considered as part of the Public Art Master Plan starting in 2013.
7.7	Monitor on-going development projects			General Fund	ONGOING		Staff is working with property owners and developers on an as-needed and on-going basis. One DSUP application has been approved (Mt. Vernon Village Center, December 2011).
7.8	Liaise with existing Code Compliance Group (lead by Office of Building & Fire Code Admin & Alexandria Police Department)			General Fund	ONGOING		Arlandria Staff Team participated on a Code Compliance/Quality of Life walk in 2011, 2012 and 2013.
7.9	Host a "Status of Implementation" public open house			General Fund	ONGOING		Staff held the first event in Fall 2010. Second event was held in Fall 2012. Third event was held in Fall 2013.
7.10	Submit a "Status of Implementation Report to City Council			General Fund	ONGOING		Staff submitted first Status of Implementation Report to City Council on April 12, 2011. Second Status of Implementation Report was submitted to City Council in September 2012. Third report anticipated for January 2014 submittal.

Arlandria Action Plan Implementation Advisory Group

Group/Community Interest	Representative
Hume Springs Citizens Association	Jacob Cuomo*
Arlandria Civic Association	Kevin Beekman*
Brighton Square Citizens Association	Wilma Probst Levy
Lenox Place	Melissa Russell*
Warwick Village Citizens Association	Glenn Christianson
North Ridge Citizens Association	Libby Eife-Johnson
Chirilagua Co-op	Jazmin Ivette Gomez
Tenants and Workers United	Wesley Aten
Presidential Greens Property Owner/Manager	Richard Giannotti
Affordable Housing Advocate	Shelley Murphy, Welsey Housing Development Corporation
Alexandria Redevelopment and Housing Authority	Roy Priest
Arlandria Neighborhood Health Services	Dr. Geetha Matthew
Community-serving organization	Allison Cryor DiNardo (St. Rita's Catholic Church)
Community-serving organization	Rev. Malm and Rev. Leslie Nuñez Steffensen (Grace Episcopal Church)
Small Business Owner	VACANT
Small Business Owner	VACANT
Small Business Owner	Juan Nelson Zavaleta (Sea Tax Services)
Latino Business Owner	Paula or Celia Coletto (Huascaran Restaurant)
Commercial Property Owner	Nina Weissburg (Weissberg Corp)
Commercial Property Owner	Steve Weinstock (Weinstock Properties, LLC)
Commercial Property Owner	Jim Matthews (Birchmere)*
Commercial Property Owner	Nicky Vong (Mt. Vernon Professional Services)
Del Ray Business Association	Mellenie Runion
Arts Community Representative	Pat Miller*
Four Mile Run Joint Task Force	Judy Noritake
Arlington County Resident	Leo Sarli
Del Ray Citizens Association	Jason "Jay" Nestlerode
At-large (condo association or HOA)	Lynn Brautigan, President, Beverley Hills Manor HOA
Lynhaven Civic Association	Melissa Watson
Mount Jefferson Civic Association	Stephanie Babin

*Member of AG Executive Committee