

MEETING SUMMARY

Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting #1

Tuesday, September 13, 2016 | 7:00 – 9:00 pm | Victory Center Lobby, 5001 Eisenhower Avenue

1 Steering Committee Members Present

- Mindy Lyle, Planning Commission, Advisory Group Chair
- William Harris, Alexandria Housing Affordability Advisory Committee
- Judy Coleman, Park and Recreation Commission
- Jake Jakubek, Transportation Commission
- Tyler Orton, Environmental Policy Commission
- Uche Akobundu, Resident Representative
- Sheela Bykadi, Resident Representative
- Jim Durham, Resident Representative
- Arthur Impastato, Resident Representative
- Grace Unangst, Resident Representative
- Agnès Artemel, Business Representative
- Jacob Bedingfield, Business Representative
- Dak Hardwick, Business Representative
- Ken Wire, Business Representative

2 City Staff Present

- Karl Moritz, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Maya Contreras, Department of Planning and Zoning
- Nathan Randall, Department of Planning and Zoning
- Helen McIlvaine, Office of Housing
- Laura Durham, Department of Recreation, Parks, and Cultural Activities
- Steve Sindiong, Transportation & Environmental Services
- Lee Farmer, Transportation & Environmental Services
- Khoa Dinh Tran, Transportation & Environmental Services
- Stephanie Landrum, Alexandria Economic Development Partnership

3 Welcome and Overview

- Mr. Moritz welcomed advisory group members and attendees and gave an overview of the meeting goals.
- Ms. Lyle, Chair of the Advisory Group, welcomed members and made introductory remarks. She asked each member to introduce themselves and their affiliation. She then asked that the group nominate a Vice Chair. Mr. Impastato nominated Mr. Hardwick and members voted unanimously to elect Mr. Hardwick as Vice Chair.
- Ms. Mohan reviewed the Advisory Group mission, expectations, and logistics.

Staff Presentation

Mr. Moritz and Ms. Mohan presented an overview of the Landmark/Van Dorn Corridor Plan and the Eisenhower West Small Area Plan and upcoming related projects and studies along with additional staff. Below is a summary of that discussion.

4 Overview of Small Area Plans

- Mr. Moritz presented an overview of the Landmark/Van Dorn Corridor Plan, highlighting plan goals, general land use strategy, implementation phasing, and three neighborhoods described in the Plan (West End Town Center, Van Dorn Plaza, and Pickett Place).
- Ms. Mohan followed with a presentation on the recently adopted Eisenhower West Small Area Plan focus on plan goals, overall concept, and general recommendations on land use, street connectivity, multimodal facilities, parks and open space, neighborhoods, and implementation strategies. She also noted action items that the Advisory Group will be involved with including an air quality analysis around Covanta and an infrastructure plan.

5 Upcoming Projects, Studies, and Development Overview

- Mr. Tran gave an overview of the Air Quality Monitoring and Analysis Study around Covanta, stating that it is expected to be complete by mid-January. He noted that the City is being proactive in determining feasible building heights surrounding the Covanta stacks and that the study will analyze multiple scenarios and heights. The study will determine next steps needed in order to redevelop adjacent to this use. Mr. Durham requested that the link to the preliminary air monitoring report be made available.
- Ms. Farmer presented an overview of the Infrastructure Plan and key topics it will cover. Mr. Sindiong noted that the plan will identify alignment of the key streets, such as the Farrington Connector, multimodal bridge, High Street, and straightening Eisenhower. He continued that the plan will look at the feasibility of the streets and other infrastructure in three dimensions and take into account topography and other factors needed to make the connections work. Ms. Artemel inquired whether, and staff confirmed that, a total infrastructure cost is a goal of the plan.
- Mr. Sindiong also updated the group on the multimodal bridge, noting that the City is in conversations with Norfolk-Southern and all alignments are still being discussed.
- Staff noted that the Plan is anticipated to begin in the spring and funding has been allocated this fiscal year, but the length of the study will be determined by the level of detail requested in the scope of work. Advisory Group members shared concerns regarding the timeframe and how it corresponds with the goals of the group. Mr. Moritz stated that staff will be efficient with the Advisory Group's time and will make their involvement meaningful.
- Ms. Farmer closed with an update on the West End Transitway and related funding applications for the project.
- Ms. Contreras and Mr. Randall followed with an overview of development projects in the plan areas. Mr. Wire followed up with a description of the Victory Center site, noting that the location of the parking garages is determined but if the property is not selected to be the home for the Transportation Security Administration, then the design of the property can be re-thought. An attendee shared concern with the potential light pollution caused by the garage, which would affect adjacent neighbors.
- Other members inquired about soft commercial markets, incentives for building commercial development, and declining Metrorail ridership.

6 Other Comments and Questions

- A representative for Virginia Paving noted they intend to stay as long as they can and when they relocate, they want the highest and best use of their land.
- An attendee inquired about environmental design standards and the air quality analysis. Mr. Moritz replied that the plans took into account existing citywide policies, including the Green Building Policy. Mr. Orton added that the Eisenhower West Small Area Plan looks

at how the City can reuse the hot water generated by Covanta as well as reclaimed water from AlexRenew.

- Mr. Moritz concluded by noting that future meetings might take a deeper look at specific issues or areas of the plans.

7 Next Steps

- Staff will work with the Advisory Group to identify a November meeting date.
- Staff will send the previous Covanta Air Quality findings letter.