

# MEETING SUMMARY

## Eisenhower West/Landmark Van Dorn Implementation Advisory Group Meeting #7

Monday, Sept. 17, 2018 | 7:00 – 9:00 pm | Samuel Tucker Elementary School (435 Ferdinand Day Dr.)

- 1 Steering Committee Members Present
  - Mindy Lyle, Planning Commission, Advisory Group Chair
  - Jake Jakubek, Transportation Commission
  - Sheela Bykadi, Resident Representative
  - Jim Durham, Resident Representative
  - Grace Unangst, Resident Representative
  - Agnès Artemel, Business Representative
  - Ken Wire, Business Representative
  - William Harris, Alexandria Housing Affordability Advisory Committee
  - Judy Coleman, Park and Recreation Commission
  - Arthur Impastato, Resident Representative
  - Dak Hardwick, Business Representative
  
- 2 City Staff Present
  - Jeff Farner, Department of Planning and Zoning
  - Carrie Beach, Department of Planning and Zoning
  - Ashley Labadie, Department of Planning and Zoning
  - Nathan Randall, Department of Planning and Zoning
  - Ramiro Rios, Transportation & Environmental Services
  - Erin Bevis-Carver, Transportation & Environmental Services
  - Khoa Dinh Tran, Transportation & Environmental Services
  
- 3 Welcome and Overview
  - Ms. Labadie welcomed members and reviewed the evening's agenda.

### **Staff Presentation**

*Various staff gave updates on related projects and presentations on planning work in the Eisenhower West and Landmark/Van Dorn plan areas. Below is a summary of the discussions.*

- 4 Air Quality Analysis
  - Mr. Tran summarized what the original air quality analysis included and results over the last year. He explained that it studied levels of Nitrogen at the Covanta Plant in light of the State of Virginia DEQ permit requirements and concluded Covanta does not pose any air quality issues.
  - Mr. Tran said that from there, they included Virginia Paving into the analysis and looked at potential impacts to proposed buildings within a half mile from the Van Dorn Metro station with both Covanta and Virginia Paving operating at the same time.
  - Mr. Tran said the findings of the latest analysis include:
    - Covanta and Virginia Paving do not cause any air quality issues for all existing surrounding land use;
    - Virginia Paving was tested at maximum theoretical emissions levels. At this level, Virginia Paving could potentially exceed air quality standards in some locations, but Virginia Paving plant production does not reach the maximum theoretical emissions

level. Staff asked Virginia Paving to do a stack test to confirm emissions limit. They hired a consultant who concluded that under normal operations, Virginia Paving does not exceed air quality standards.

- Mr. Tran said the next steps include verifying stack test from Virginia Paving consultant, which is expected to be completed soon.
- Mr. Tran clarified that one potential building would need to reduce its maximum height as it would be affected by the Covanta plant with State required improvements incorporated.

## 5 Development Update

- Mr. Randall provided an update to the following development projects in the plan areas:
  - Virginia Paving Special Use Permit (SUP) – Staff is continuing to review compatibility of the use as required by condition #75 of the SUP. A presentation to City Council is targeted for Spring 2019.
  - Cameron Park – This project, located at S. Pickett and Edsall, has been approved by Planning Commission and Council. Construction continues for the townhouses, Brandywine Senior Living Facility is open, and Building A construction started in July.
  - Edsall Shell – This project, located at the corner of Edsall and S. Van Dorn, has been approved by Planning Commission and Council. It involves demolition of the existing gas station and replacement with new gas station/convenience store and car wash. Construction is expected to start soon.
  - Greenhill Coordinated Development District (CDD) – a CDD provides for density, height, street network and other coordinated infrastructure but not approval of individual buildings. Each building would come in later for a Development Special Use Permit (DSUP) approval. This CDD proposal is for area within the Landmark Van Dorn Corridor Plan area and includes potential maximum of 2 million square feet of mixed use development to be implemented over many years. Staff is working with the applicant to docket the CDD request as early as December of this year. A meeting attendee stated that people are concerned about what may happen to small businesses that exist where the Greenhill site is currently. Mr. Randall explained that the Alexandria Small Business Center that can help with relocation and developers work with the tenants as leases run out. Mr. Hart, land use attorney with Hart & Gibbs, confirmed. The Greenhill applicant will discuss affordable housing at their community outreach meeting.
  - Public Storage/BoatUS – The DSUP request is for a six-story self-storage building at approximately 300,000 sq. ft. with ground level retail and/or maker space (small scale production and repair uses) along S. Pickett St. The applicant proposes dedicating open space to the City along Backlick Run with a trail. A future residential building is proposed in the rear of the site along the Backlick Run open space. This request includes a Master Plan Amendment to include self-storage use. Staff anticipates November public hearings. A meeting attendee asked what sort of study has been done on Backlick Run. Mr. Randall explained the applicant is aware of the flood plain and will have to develop with the flood plain in mind and may require a flood plain remapping. Mr. Randall clarified that the trail on the Public Storage site will be owned and maintained by the city.
- Ms. Lyle requested the applicant for Public Storage/BoatUS to be on next AG meeting agenda.
- An AG member asked if any data is collected on developments that come to fruition to inform future development. Mr. Randall explained that long-range planning processes

include market studies to understand amount and type of development to be expected in the future.

- An AG member asked if Planning and Zoning is tracking the Smoot Lumber site. Mr. Randall said Planning and Zoning is in contact with Fairfax County.
- An AG member asked where affordable housing will be included among the development projects presented. Mr. Randall explained that with the exception of Virginia Paving, each of the development projects contribute to affordable housing in various ways and degrees.

## 6 Transportation Update

- Mr. Rios gave an update on transportation projects in the plan areas, including:
  - West End Transit Way – Staff is making strides toward securing funding and starting the design phase of the project. The total cost of the project for phase 1 is approximately \$70M and includes Transportation Systems Management. The City has secured \$14.5M towards funding design and actively seeking Federal and State level grants. Mr. Rios explained the benefits of transit ways.
  - Backlick Run Multi-use Trail – City has secured funding for design and construction of phase 1 of the trail. There was discussion with the AG about a feasibility study addressing flood issues and stream restoration.
  - Landmark Mall area transportation improvements – There are plans for redevelopment of Landmark Mall and the City is currently seeking grant funding for improvements for pedestrian connectivity along Duke St. and Van Dorn St. that will augment what the developer will eventually do as part of redevelopment. There was discussion with meeting attendees on timing as it aligns with redevelopment of the mall. The scope of the grant will not address crossings/ramps on 395.
  - Spot improvements – Mr. Rios explained the locations of spot improvements for intersections in the plan areas. He acknowledged that some improvements have been made and that he'd get back to the Advisory Group with more details on those improvements at the next meeting.
  - Roadway infrastructure plan – the 10% design level shows that at the Multi-modal bridge in the Norfolk Southern preferred alignment will be approximately \$151M given the design constraints spanning across the rail tracks. He explained the cost does not include escalation costs for future year build out or property acquisition for right-of-way. There was discussion of how the bridge will potentially affect the adjacent property owners' sites and future redevelopment, the estimated cost of the bridge, and the potential of Van Dorn widening instead of the multi-modal bridge. There will be additional discussion about priorities moving forward.

## 7 Developer Contributions

- Mr. Farner explained that staff has been analyzing the potential cost of future projects, including the multi-modal bridge, Van Dorn bridge widening for pedestrian improvements, spot improvements, Backlick Run open space improvements, and how these will be funded.
- Mr. Farner explained that staff will be looking into grant funding opportunities for short to mid-term projects.
- Some improvements mentioned in the small area plans, like High Street Bridge, will be discussed as part of the Landmark Mall Re-planning process. The other, Farrington Connector, will be part of discussion with Fairfax County moving forward.
- Mr. Farner explained two phases for developer contributions: catalyst and non-catalyst phase and the potential pros and cons of each. He explained that it's important to have a

catalyst phase at a lower rate to change the market fundamentals in the area to increase rents which enables other development to pay at the non-catalyst (stabilized) rate.

- Mr. Farner explained that in addition to developer contributions to fund infrastructure is the City contribution, which is 20% of the incremental tax.
- Mr. Farner explained what could be contributed in the 15-year horizon.
- Mr. Farner explained that next steps will include more conversations with the community.
- An AG member asked about other project costs called out in the plans, and Mr. Farner explained that many of these improvements are on-site improvements required of redevelopment.
- Mr. Farner explained that sewer upgrades, timing and funding will be discussed at the next AG meeting.
- Mr. Farner explained that bonus density is a tool that many developments have been using to provide affordable housing.
- An AG member noted that there is a gap in funding all of the infrastructure highlighted at 15 years. Mr. Farner explained that future discussions will be held regarding sequencing and priorities.
- Mr. Farner suggested ways to facilitate prioritizing infrastructure projects moving forward.
- An AG member mentioned that money at NVTA has been taken away and asked if Alexandria is partnering with other jurisdictions to approach the General Assembly about this issue. Mr. Farner explained that this will need to be discussed internally.
- An AG member asked about other infrastructure like schools. Mr. Farner said these projects will require CIP funding, not developer contributions. Locations for schools and other community facilities will be discussed during development review processes. City Council will ultimately decide where new schools will go.
- An AG member asked what would be taken to City Council regarding the developer contribution policy. Mr. Farner answered that the policy will include defined phases and rates.
- An AG member asked about triggers for the two phases of developer contributions. Mr. Farner explained that phase 1 will occur upon adoption of the policy by City Council and the timing for the non-catalyst phase is still being developed.
- Mr. Farner explained that contribution rates will be vested during the DSUP process.
- Prompted by a meeting attendee, Mr. Farner explained that the \$3 and \$7 per square foot for the two phases came from looking at other areas in the city and determining what would incentivize development versus what would stall development and finding a balance.

## 8 Landmark Mall Re-planning Process

- Ms. Labadie oriented the group to the Landmark Mall site as it relates to the 2009 Landmark Van Dorn Corridor Plan.
- Ms. Labadie explained that we're re-planning now to align future development with current market realities. The process will be building from the 2009 plan approval of the mall site, including uses, development intensity, heights, multi-modal transit, open space, and the community engagement that occurred during that process. The result of the process will include a master plan amendment to the Landmark Van Dorn Corridor Plan.
- Ms. Labadie reviewed the history of the mall site, including ownership changes and previous approvals that have since expired.
- Ms. Labadie explained that the re-planning process will include the full 51-acre site.
- Ms. Labadie went over the proposed re-planning process and explained the advisory group's role. New AG members will be joining the Advisory Group, including one from Howard Hughes Corporation and one from the West End Business Association. The latter

would become a permanent AG member. She also explained that the Environmental Commission representative and an at-large business representative have resigned from the original Advisory Group and will be replaced by the November AG/Community Meeting.

- There was discussion with Advisory Group on which dates work best moving forward.
- Mr. Rak, representative for Howard Hughes, explained that Mark Bulmash will be the Howard Hughes representative on the Advisory Group for the planning process and mentioned that Howard Hughes currently owns 2/3 of the site.
- A meeting attendee asked about specific uses, the number of uses to be expected for the mall site and timing. Mr. Rak explained that all of these things will be identified during the planning process.
- A meeting attendee asked how many dwelling units will be rented or owned in the redevelopment of the mall site. Mr. Farner said we will be looking at this during the planning process.

## 9 Next Steps

- Ms. Labadie discussed dates for the next two AG meetings: an October meeting to have applicants from Public Storage and Greenhill to present project proposals and the November meeting to kick-off the Landmark Mall Re-planning Process.
- Prompted by a meeting attendee, Ms. Labadie explained ways to stay involved including emails, eNews notifications, and website updates.