

# MEETING SUMMARY

## Eisenhower West Small Area Plan Steering Committee Meeting #9

Monday, January 26, 2015 | 7:00 – 9:00 pm | Cameron Station Clubhouse Great Room

### 1 Steering Committee Members Present

- Mindy Lyle, Steering Committee Chair, Planning Commission
- Judy Coleman, Steering Committee Vice Chair, Alexandria Parks and Recreation Commission
- Maria Wasowski, Transportation Commission
- Michael Adams, Community Representative
- Jim Durham, Community Representative
- Arthur Impastato, Community Representative
- David Heiden, Business Representative
- Agnés Artemel, Business Representative
- Mary Catherine Gibbs, Business Representative
- Ken Wire, Landowner Group Representative

### 2 City and Project Staff Present

- Karl Moritz, Department of Planning and Zoning
- Susan Eddy, Department of Planning and Zoning
- Radhika Mohan, Department of Planning and Zoning
- Pat Mann, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Steve Sindiong, Principal Planner, Transportation & Environmental Services
- Merrill St. Leger-Demian, Principal, SmithGroupJJR
- Valerie Berstene, Urban Designer, SmithGroupJJR

### 3 Welcome and Updates

- Ms. Lyle, Chair of the Steering Committee, welcomed members and made introductory remarks.
- Ms. Mohan reviewed the goals for this meeting, which included giving updates on follow up tasks; providing feedback on composite land use; and discussing the framework for Community Meeting #5.
- Mr. Sindiong updated the group on research T&ES conducted to clarify Steering Committee questions regarding publicly- vs. privately-owned streets and street standards in Cameron Station. He stated that major arterials such as Cameron Station Boulevard, portions of Ferdinand Day Drive, Somerville Street, and Brenman Park Drive are public and meet City and VDOT standards. However, many streets that provide access to parking and garages are private and have different standards. Some of these connect Cameron Station to commercial properties along Pickett Street. Mr. Sindiong also noted the significant grade changes between these properties along Pickett Street and Cameron Station and mentioned that potential new connections in this area would need to be studied further by staff. In particular, the City does not build new public streets to tie into existing private streets and research will need to be conducted to determine whether it is possible to upgrade these streets from private to public.
- Ms. Mohan stated that staff was continuing to investigate environmental implications of straightening Backlick Run and that an update on that issue would be presented at the next Steering Committee meeting.

## **Staff Presentation**

*Merrill St. Leger- Demian from SmithGroupJJR described the updated draft composite land use framework based on community feedback, using drawings displayed at the meeting. Below is a summary of that discussion as well as that of a brainstorming session focused on content for Community Meeting #5.*

### **4 Composite Land Use/Refined Options Discussion**

- Steering Committee members agreed that sharing the composite land use framework with the community would be beneficial, especially if it could be overlaid with sketches of the 5 multimodal bridge options. The group did not believe that the detailed illustrative drawing shown by Ms. St. Leger-Demian would be useful, as it could be perceived by the community as being a final plan.
- The Steering Committee made suggestions regarding the draft composite land use framework and the plan as a whole including:
  - Clarifying for the community whether the conceptual land use plan is suggesting a horizontal mix of uses across a block or a vertical/stacked mix of uses within a building
  - Clarifying that the character of the connections to Cameron Station might be vehicular or pedestrian only, not necessarily multimodal
  - Ensuring a reasonable ratio of mixed uses including residential and retail land uses to ensure that businesses can be sustainable
  - Maintain flexibility for land uses in plan, i.e., mixed, residential, flex space
    - Staff will forward information on case studies to Steering Committee
  - Start discussing the possibility of transferrable development rights within the plan area and possibly using the sub-areas used in Community Meeting #2 as zones
  - Safeguarding the community's request for more open space, but also ensuring that it's connected and usable open space
  - Clarifying the City's open space standard while addressing financial complexities of maintaining parks/open space
  - Inserting bullet points in to the Community Meeting #5 presentation to describe how the composite land use plan is meeting plan principles and goals
  - Providing narrative with composite land use is important
  - Addressing financial considerations/concerns/needs in the plan

### **5 Community Meeting #5 Discussion**

- Ms. Mohan described the goals for the community meeting, which include asking the community for feedback on several questions related to the plan via key pad polling.
  - The Steering Committee suggested showing the community summary statements of what they have communicated in past meetings and in online engagement activities, and ask if it has been addressed/reflected in the refined land use option
  - Provide a scale of response options to each key pad polling question, e.g. to what degree do you agree that the concept plan meets the plan goals?
  - Staff will forward sample key pad polling questions to the Steering Committee prior to the community meeting

### **6 General Comments from Community Members**

- Community is not always asked about tradeoffs in plans; perhaps ask community members to rank priorities, e.g. if you want more amenities like parks, are you okay with taller buildings?
- Potential School Site
  - Be aware that the Virginia Department of Education requires a minimum of 10 acres for an elementary or middle school site.

- Possibility exists for an urban school model in the Eisenhower West area which would not require as much land
  - Recommends that the City already own the site where the school is planned
  - Need to get schools involved in this plan and provide information regarding needs in the west end of the city
- Transportation
  - In order to realize ground level retail and have a 'great street' it was suggested that Eisenhower Avenue be designated as Corridor B and not Duke Street
- Green space
  - Provide cost analysis of what is needed in new development to pay for what community is requesting
    - Staff should clearly explain to the public the plan area needs adequate funding in order to have the open space desired, e.g., a 10-story building would yield \$\$; a 20-story building would yield \$\$

## 7 Next Steps

- Staff will email revised composite land use map prior to community meeting.
- Staff will invite Fairfax County to a future Steering Committee meeting to discuss common interests.
- Staff will forward information on case studies involving mixed flex and residential space.
- Staff will forward sample key pad polling questions prior to the community meeting.
- Staff will work with Steering Committee members to identify additional space for future meetings.