

MEETING SUMMARY

Eisenhower West Small Area Plan Steering Committee Meeting #15

Wednesday, September 9, 2015 | 7:00 – 9:00 pm

Cameron Station Clubhouse | 200 Cameron Station Boulevard

1 Steering Committee Members Present

- Mindy Lyle, Steering Committee Chair, Planning Commission
- Maria Wasowski, Transportation Commission
- Tyler Orton, Environmental Policy Commission
- 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
- Radhika Mohan, Department of Planning and Zoning
- Katherine Carraway, Department of Planning and Zoning
- Carrie Sanders, Transportation & Environmental Services
- Steve Sindiong, Transportation & Environmental Services
- Stephanie Landrum, Alexandria Economic Development Partnership
- Helen McIlvaine, Office of Housing
- Jeff Parker, Project Manager, RK&K

3 Welcome and Updates

- Ms. Mohan welcomed members and reviewed the goals for the meeting, which included updates on the recent leasing of Victory Center, transportation and connectivity in the planning area, and discussion of phasing and plan implementation.

Staff Presentation

Stephanie Landrum, AEDP, provided a brief overview of the recent leasing of Victory Center in Eisenhower West to the U.S. Transportation Security Administration (TSA). TSA will be relocating its headquarters to this site in 2017. Ms. Sanders and Mr. Sindiong provided the Steering Committee with a summary of existing transportation conditions in the planning area as well as results from recent transportation analyses. Mr. Moritz led a discussion on phasing and implementation of the Plan. Below is a summary of those discussions.

4 TSA & Eisenhower West

- Ms. Landrum introduced the project by providing an overview of recent development in the Eisenhower Valley.
- She noted potential economic benefits to these projects, including TSA, and the new investment they can attract with additional office space for contractors.
- Ms. Landrum noted that the employment base of TSA currently has a high transit ridership.

- She also shared a site plan of the proposed changes and noted that new building footprints might change.

5 Transportation & Connectivity

- Mr. Sindiong reported on data gathered using 3 modeling scenario assumptions in the Transportation Study, including mitigation results – 2040 Baseline; 2040 Build without a Multimodal Bridge; and 2040 Build with a Multimodal Bridge. Results from the analysis include:
 - Additional development beyond Baseline levels generates additional traffic.
 - Capacity improvements are needed to mitigate traffic impacts.
 - A multimodal bridge is a key transportation element for this area. Without a bridge, the Plan area will have more failing intersections, difficulty in accessing the Van Dorn Metro Station, and more lanes required on Van Dorn Street.
 - Travel times along Van Dorn Street and Eisenhower Avenue improve with mitigation.
 - Travel times along Duke Street are minimally affected by mitigation.
 - Overall delays are lower with a multimodal bridge and with traffic impact mitigation.
- Steering Committee discussion and feedback include the following:
 - Types of data that are in the transportation model.
 - Can development be limited if you know traffic issues will exist at a certain point? Where would you limit development and by how much? Is there a way to avoid failing intersections and still maintain the best development scenario?
 - Ensure that the City works closely with Fairfax County with regard to the Farrington Connector.
 - Confirmed with staff that improvements gained with a multimodal bridge is not dependent on the bridge location.
 - The t-shaped intersection proposed for the western end of Eisenhower Avenue functions in the transportation model and gives users more options for mobility.
 - Staff will summarize the data gathered from the study and make it available to the Steering Committee.

6 Phasing Implementation

- Mr. Moritz led a discussion on proposed phasing of development, including needed improvements, estimated revenues and expenditures, developer requirements, and City contributions. Mr. Moritz noted that upon completion of this part of the planning process, staff will begin a more detailed infrastructure framework study that will contain deeper analysis based on the outline provided by this Plan. A separate task force might be developed to monitor and guide this next phase.
- Discussion and feedback included the following:
 - The cost of the school should be shared by a larger area than the plan area and not rely solely on new development within Eisenhower West.
 - Funding sources should be listed in the Plan.
 - Some costs should be shared with the Landmark Van Dorn Corridor Plan.
 - A lot of traffic will be generated by a school.
 - Developer contributions for the Plan will be in addition to standard contributions.

7 Additional Discussion

- Steering Committee members discussed the process for endorsing the Plan at the next meeting.
- Members shared the following comments/concerns:
 - Unresolved issue of the multi-modal bridge and Norfolk Southern.
 - Without a multi-modal bridge Van Dorn Street will have to be widened, which may affect level of development.
 - Generally positive about the process.
 - Street grid is very elegant and weaves Eisenhower West in to the rest of the City.
 - Hesitation about trash trucks – where will they drive?
 - Other public facilities? How do they become a reality in the Plan area?

8 Community Comments and Questions

- None

9 Next Steps and Meetings

- Staff will summarize the data gathered from the study and make it available to the Steering Committee.
- Community meeting, Saturday, September 19, Samuel Tucker Elementary School Cafeteria
- Steering Committee Meeting on Monday, October TBD
 - Staff will contact Steering Committee members after the Community Meeting with possible meeting dates in October.