City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 29, 2013

TO: ENVIRONMENTAL POLICY COMMISSION MEMBERS
PARK & RECREATION COMMISSION MEMBERS

FROM: DEPARTMENT OF PLANNING AND ZONING
DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: OVERVIEW/BACKGROUND FOR APRIL 2 JOINT MEETING

The information provided below is a brief background on the topics that will be discussed in the joint meeting. Attached for reference are a plan of the Eisenhower East Small Area Plan blocks and graphics depicting the current Paradigm Development Company proposal for Block 19, located at 2250 Mill Road.

Paradigm Development Company has filed an application for a Development Special Use Permit (DSUP) to construct a 24 story residential building on Block 19 of the Eisenhower East planning area. Block 19 currently has an approved DSUP for two large residential towers totaling 474,000 square feet with a height of 250 feet. The Paradigm proposal redesigns the residential uses and open space previously approved for the site, but is in keeping with the CDD Concept Plan. The site is located at 2250 Mill Road directly north of the existing American Truckers Association building, south of Eisenhower Avenue and the high rise residential buildings on the north side of this street, and east of the Eisenhower Avenue Metro Station and future Hoffman development on Blocks 11 and 12. The request proposes 505 residential units with three levels of underground parking and includes construction of a new City street (Dock Lane) to the south. The request also proposes a stormwater pond between the building and Eisenhower Avenue, which has been designed to be an amenity to the community in addition to providing stormwater treatment benefits for the larger area. The design for the pond includes walking trails, a boardwalk along the south side of the pond, aquatic and meadow landscaping, and other open space amenities. The development is tentatively scheduled for the June Planning Commission and City Council public hearings.

As background information for the proposed redevelopment on Block 19 and the accompanying stormwater pond, OEQ will give a brief overview on stormwater prior to the presentation on the redevelopment plan. The overview includes the new regulatory requirements facing the City and the process currently underway to determine what potential alternatives could be utilized to meet the requirements.
PARK & RECREATION COMMISSION
AND
ENVIRONMENTAL POLICY COMMISSION

JOINT MEETING

Tuesday, April 2, 2013, 7:00 PM – 9:00 PM
Charles Houston Recreation Center, 901 Wythe Street, Alexandria

AGENDA

1. Introduction of Commission members and staff present

2. Staff Presentation
   a. Storm Water Regulatory Changes and Timeline
   b. Potential Alternatives to Meet Regulatory Mandates
      i. City Process to Evaluate Impacts of Alternatives
         Including but Not Limited to Cost and Impacts on City
         Properties, ROW, Open Space, Parks, etc.
   c. Staff Presentation on the Eisenhower East Small Area Plan
   d. Staff Presentation on Block 19 Site Development

3. Developer’s Perspective and Comments

4. Discussions and Questions

5. Next Steps
A4.3 Section A – West (updated section)
# MS4 Phased Reductions: Acres

<table>
<thead>
<tr>
<th>Required Reductions</th>
<th>Acres Requiring Treatment</th>
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<tbody>
<tr>
<td>Phase I: 2013-2018</td>
<td>120 - 300</td>
</tr>
<tr>
<td>(5%)</td>
<td></td>
</tr>
<tr>
<td>Phase II: 2018-2023</td>
<td>962</td>
</tr>
<tr>
<td>(40%)</td>
<td></td>
</tr>
<tr>
<td>Phase III: 2023-2028</td>
<td>2405</td>
</tr>
<tr>
<td>(100% - Total to Comply)</td>
<td></td>
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</tbody>
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Drainage Area

Drainage Area
Approximately 70 Acres

Proposed Pond Location
## Comparison of Strategies: Pond vs. Alternatives

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Impervious Acres Treated</th>
<th>Unit Cost per Impervious Acre</th>
<th>Operation &amp; Maintenance (O&amp;M) Cost&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Total Cost (Capital + O&amp;M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paradigm Pond (Costs borne by developer)</td>
<td>70 (49 effective)&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$21,000</td>
<td>$600,000</td>
<td>$1.5 – 2.1M</td>
</tr>
<tr>
<td><strong>Cost Comparison of Alternatives for Similar Treatment:</strong> (Costs borne by City)</td>
<td>49</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Bioretention / Filtration Retrofits</td>
<td>49</td>
<td>$164,000</td>
<td>$1,600,000&lt;sup&gt;3&lt;/sup&gt;</td>
<td>$9.6M&lt;sup&gt;4&lt;/sup&gt;</td>
</tr>
<tr>
<td>New City- Constructed &amp; Maintained Wet Pond</td>
<td>49</td>
<td>$24,000</td>
<td>$600,000</td>
<td>$1.8M&lt;sup&gt;4&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

1. Calculated over 20 years for both routine and major maintenance;
2. About 70 ac. at 35% efficiency = 49 ac. at 50% (effective treatment);
3. Assumes 49 one-acre Urban Bioretention / Filtration Retrofits;
4. Cost does not include land acquisition costs or site access costs ($38/sq. ft. or $1.7M per acre)