

# *City of Alexandria, Virginia*

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## **MEMORANDUM**

DATE: MAY 2, 2012

TO: MEMBERS OF THE TRANSPORTATION COMMISSION

FROM: ABI LERNER, P.E. DEPUTY DIRECTOR, T&ES

SUBJECT: AGENDA ITEM #5 - BEAUREGARD SMALL AREA PLAN

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**ISSUE:** Update of the Beauregard Small Area Plan and traffic analysis results.

**RECOMMENDATION:** That the Transportation Commission receive the Draft Beauregard Small Area Plan (Plan), review the draft transportation recommendations for consistency with the Transportation Master Plan, and recommend that the Planning Commission and Council approve the Plan.

**DISCUSSION:** The Beauregard Small Area planning process has been underway for approximately three years. The ad hoc citizens' stakeholder group, known as the Beauregard Corridor Stakeholder Group (BCSG) was formed in early 2011, and led a number of public meetings to receive citizen input and identify individual citizen recommendations to be forwarded to staff. At the same time, five separate developers went through a planning process for the redevelopment of their properties over a 30 year period, and also held a number of public meetings over the past two years. The City conducted the necessary traffic analysis based on the proposed redevelopment. The traffic study included an analysis for existing conditions (2010), the 2035 baseline conditions (regional growth, approved and unbuilt development), and 2035 Market Demand conditions (proposed development). In addition, a 2020 Market Demand analysis was conducted to determine the phasing of transportation improvements.

The Transportation Study has been completed, and made available to the public on the project webpage. Staff provided an overview of the results of the traffic analysis to the Transportation Commission at its October 2011 meeting. The City has received public comments and questions related to the transportation analysis, which staff provided answers to and posted on the project webpage. A public meeting on December 12, 2012 was used to respond to questions about the traffic analysis.

In the Fall of 2011, the BCSG provided individual citizen recommendations for the Plan. Since then, staff have reviewed, and incorporated or modified the recommendations into the draft plan. The Transportation chapter of the draft plan included the recommendations and those that were modified by staff, as well as an overview of the traffic analysis, and recommended transportation improvements within or near to the plan area. The plan was closely coordinated with the Transitway Corridor Feasibility Study, and in particular, the

recommendation for Corridor C (Van Dorn/ Beauregard) that was approved by Council in September 2011.

A draft plan was first released to the public on January 23, 2012. Following the release of the initial draft plan, a number community meetings were held to present the recommendations, receive input, and answer questions (See Attachment 1). A joint Planning Commission/City Council work session was held on February 13. On March 7, 2012, the Transportation Commission held a public hearing for the draft transportation recommendations of the Beauregard Small Area Plan. A revised, draft final plan was released to the public on March 27, 2012. The key changes to the revised draft of the Transportation element include:

- Additional language to strengthen the recommendation for pedestrian improvements along the north side of Seminary Road over I-395 between Mark Center Drive and Library Lane.
- Additional language to strengthen the recommendation for pedestrian improvements crossing Seminary Road at Library Lane.
- The removal of the pedestrian bridge across Seminary Road at Mark Center Drive (VDOT Short term improvement) to be replaced with a surface cross-walk with pedestrian refuge.
- Road adjacent to Dora Kelley Nature Park will be designed to have narrower lanes, improved streetscape, and differing pavement materials to slow traffic.
- Additional language describing regional bicycle connectivity, including connectivity to the Four Mile Run trail.
- Cost for ellipse has been reduced by approximately \$2 million and funds have been reallocated toward affordable housing.

**Attachment 1** describes the goals within the Transportation Master Plan, and how they compare with the transportation recommendations of the draft Beauregard Small Area Plan.

Staff is seeking input from the Transportation Commission, specifically related to the consistency between the draft plan transportation recommendations and the Transportation Master Plan, to be forwarded to the Planning Commission and City Council.

More information on the project, including the draft final Beauregard Small Area Plan, and the separate transportation study, can be found at:

<http://alexandriava.gov/BeauregardPlan>

**Attachment 1:** Public Meetings held since release of Draft Beauregard Small Area Plan

**Attachment 2:** Comparison of Beauregard Small Area Plan to Transportation Master Plan Goals

**Attachment 3:** Transportation Commission Charter

**Attachment 4:** Memo from Councilmen Smedberg and Krupicka regarding Beauregard Corridor Planning Issues (dated September 29, 2010)