EXHIBIT NO. 1

19

10-25-05

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 20, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: SELECTION OF THE CITY-OWNED SITE ON WHEELER AVENUE FOR THE PROPOSED POLICE DEPARTMENT FACILITY

ISSUE: Selection of the City-owned site on Wheeler Avenue for the proposed Police Department Facility.

RECOMMENDATION: That City Council select the City-owned site on Wheeler Avenue as the preferred site for the proposed Alexandria Police Department facility.

DISCUSSION: On Saturday, October 15 Council held a public hearing on the selection of the site for the new Police Department facility and scheduled selection of the site for the October 25 legislative meeting. It is important to begin design work on the new facility if we are to meet our schedule. Our goal is to have the facility under construction by 2008, and since the facility has special security and equipment considerations, the design process will be a lengthy one. As Council will recall, the leases for the space the Department now occupies in the Eisenhower Valley expire in 2010, which is when we expect to occupy the new building.

As we described to Council last spring, there are a number of other facility changes that must be made in the Business Center Drive area in order to make the land available for the construction of the Police Department facility. Planning for those changes is underway.

I believe that the centrally located City-owned site on Wheeler Avenue is the best location for the Police Department. Use of this site also enables us to improve the maintenance facilities used by the Department of Transportation and Environmental Services and the Department of Recreation, Parks and Cultural Activities by relocating those operations to the City-owned building on Roth Street and Business Center Drive.

FISCAL IMPACT: Funds are included in the Capital Improvement Program for the design of the new building with the majority of the construction monies planned in FY 2008 for the construction of the facility.

ATTACHMENT: October 15, 2005 Docket Item

STAFF:
Michele R. Evans, Assistant City Manager
Edward Mandley, General Services Director
Charles Samarra, Chief of Police

Attachment 1

EXHIBIT NO. 1

24
12-14-04

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 10, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER PS

SUBJECT: PRESENTATION OF THE REPORT OF THE AD HOC TASK FORCE TO REVIEW SITES FOR A NEW POLICE DEPARTMENT FACILITY

ISSUE: Presentation of the report of the Ad Hoc Task Force to Review Sites for a new Police Department Facility.

RECOMMENDATION: That City Council hear the presentation by the Task Force, and following the presentation, receive the report and thank the members of the Task Force for their work on behalf of the City.

The Task Force has recommended that the Police Department be located at the Duke Street and Wheeler Avenue site owned by the City. In response to the additional recommendations of the Task Force, staff will be conducting a full traffic study to determine the impacts of locating the new police department facility at this site. In early 2005, once the traffic information is available, staff will be meeting with members of the community to explain the proposed project and to obtain community input. Following those meetings, we expect to again docket the report and recommendations of the task force for Council public hearing and consideration in late February or in March.

DISCUSSION: Last June, Council established a citizen task force to review the two potential sites for the new Police Department facility identified by staff, one at the Winkler property near Beauregard Street and the other at Duke Street and Wheeler Avenue that is City owned. The Task Force was also asked to review other sites that might not already have been reviewed and to report to Council in the fall.

Funds were budgeted in the City's CIP in FY 2004 for property acquisition for the new facility, with the intent that the facility design process could be started in FY 2005 in order to meet our schedule of completing and opening a new Police Department facility in 2011.

The Task Force recommends that Council select the City-owned site at Duke Street and Wheeler Avenue as the location for the new Police Department facility. It also recommends the following:

1. That staff schedule presentations to the community in early 2005 to discuss the police facility and the site it has recommended, and to receive input from the surrounding community before Council holds it public hearing on the recommended site;

2. That a comprehensive traffic study be conducted to provide analysis of the traffic impacts resulting from the addition of the new facility on the recommended site; and

3. That the design of the facility include first floor meeting space that could also be used by community groups when not in use by the Police Department.

Before we can begin design of a new Police Department facility, Council needs to make a decision on the site. If Council concurs with the approach outlined by the Task Force, staff will begin work on the full traffic study on the Duke Street and Wheeler Avenue site. This study will also consider the traffic impact of the new DASH maintenance facility off of Business Center Drive, and the Woodrow Wilson Bridge-funded new athletic fields between Roth Street and Telegraph Road. Once the traffic study is completed, staff will meet with the community to explain the project and to seek their input before docketing the final site selection for Council public hearing and consideration in late February or early March.

In response to the Task Force recommendation to include community meeting space in the facility, we will look at providing such space at the Police Department facility or one of the other City facilities that will be on the site, such as the Transportation and Environmental Services and Recreation Maintenance Facility, which will be relocated eventually to the Roth Street and Business Center Drive building owned by the City.

FISCAL IMPACT: Funds already budgeted for site acquisition of the Police Department Facility include $16.6 million in FY 2004 CIP monies that have not yet been allocated. Design and construction costs have been estimated to be $48.8 million, though with the recent increase in construction costs this estimate may need to be revised upward The 106,000 square foot facility requires an approximate six acre site, and it is estimated it will be completed in 2011. The facility will address the current and future space needs of the Alexandria Police Department, which is currently housed at the Public Safety Center and in rented space in a number of City locations.

ATTACHMENT: Report of the Ad Hoc Task Force to Review Sites for the New Police Department Facility

STAFF:
Michele R. Evans, Assistant City Manager
Edward Mandley, General Services Director
Charles Samarra, Chief of Police

Attachment

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 8, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: THE AD HOC TASK FORCE TO REVIEW SITES FOR THE NEW POLICE DEPARTMENT FACILITY

SUBJECT: REPORT AND RECOMMENDATION OF PROPOSED SITE FOR THE FUTURE LOCATION OF THE ALEXANDRIA POLICE DEPARTMENT FACILITY

This report is provided to Mayor Euille and Members of City Council by the Ad Hoc Task Force to Review Sites for the New Police Department Facility (Task Force) established by City Council Resolution #2110.

I. PURPOSE OF THE TASK FORCE

The Task Force was established by Council by City Council Resolution #2110 adopted on June 22, 2004. The resolution provides that:

> "the function of the task force shall be to review the two potential sites for the new Police Department facility and any other sites that have not already been reviewed, and make a recommendation to Council in the fall."

II. RECOMMENDATION

The Ad Hoc Task Force to Review Sites for the New Police Facility recommends the City-owned site known as the Duke Street/Wheeler Avenue site as the location for the new police facility. The Task Force believes that the evaluation criteria are sound and that the candidate sites were evaluated objectively according to those criteria. The Task Force offers with the following considerations:

1. That staff schedule presentations to the community in early 2005 to discuss the police facility and proposed site to seek input from the surrounding community before Council holds its public hearing on the site selection;
2. That a comprehensive traffic study be conducted to provide analysis of the traffic impacts resulting from the addition of the proposed facility on the site; and
3. That the design of the facility include first floor meeting space that could also be used by community groups when not in use by the Police Department.

III. TASK FORCE COMPOSITION

The Task Force is composed of six members: one member from each of the three planning districts, one representative each from the Alexandria Chamber of Commerce, the Alexandria Federation of Civic Associations, and the Alexandria League of Women Voters.
The members are:

Christopher M. Campagna, Alexandria Chamber of Commerce
Lynn Bostain, Planning District III
David M. Fromm, Alexandria Federation of Civic Associations
Dr. Alam E. Hammad, Planning District I
Lillian J. White, Alexandria League of Women Voters
Dennis L. Jones, Planning District II

Staff assistance to the Task Force was coordinated by Assistant City Manager Michele Evans, with support from the General Services Department (Director Edward Mandley, Deputy Director Pete Geiling, and Senior Project Manager George Delimba), the Police Department (Chief Charles Samarra, Deputy Chief Blaine Corle, Division Chief Fulmer Collins and Officer Kammy Knox), the Department of Planning and Zoning (Division Chief Jeff Farner) and the Department of Transportation & Environmental Services (Deputy Director for Operations Doug McCobb).

IV. SUMMARY OF MEETING SCHEDULE

The Task Force met five times as follows:

I. October 6, 2004 at 7:00 p.m.
II. October 19, 2004 at 7:00 p.m.
III. November 3, 2004 at 7:00 p.m.
IV. November 22, 2004 at 7:00 p.m.
V. November 30, 2004 at 7:15 pm

Staff and David Fromm also presented a brief summary of the site recommendations at a meeting of the Alexandria Federation of Citizen Associations on October 27. At that meeting, there was a request that the City explore the possibility of including community meeting space within the project and that a senior center be located on the site. There was also discussion related to the need for future community meetings as the site selection process proceeds.

V. BACKGROUND

Prior to the initial meeting staff provided the Task Force with a package of information which included:

- a copy of a site suitability presentation given to Council in June of 2004,
- a technical memorandum (dated June 2004) which discussed, in detail, the analysis and process used for determining the two recommended sites,
- a detailed listing of sites considered,

- site maps for the proposed sites, and
- reports prepared by the International Chiefs of Police (February '02) and the Commission on Accreditation for Law Enforcement Agencies (June '01), relating to staffing and operations.

This information was distributed to Council and is hereby included by reference in making determinations relative to recommendation of a preferred site.

VI. DISCUSSION

At the initial meeting, General Services Director Ed Mandley gave a Power Point presentation on the decision process leading to the recommendation for the two proposed sites (Duke and Wheeler and the Winkler property on North Beauregard Street). Issues addressed included why a new Police Department facility is needed, the process for determining the size and other requirements for the new facility, and the rationale for costs for the new facility. Also discussed in addition to the lack of adequate space at the Public Safety Center for the Police Department and the constraints on the City's ability to expand that facility, was the first floor slab settlement at the current facility.

The slab settlement has prompted the need for corrective actions and vacation of a large portion of the facility. When the slab issues arose several years ago, Council requested staff to look at occupancy of the facility from a crowding standpoint and make a recommendation to address the needs both current and future. This effort was initiated in 2001. Since then staff has conducted a comprehensive current and future needs analysis, and it was determined that the current facility simply could not accommodate the combined needs of the Police, Sheriff and Magistrate.

The Task Force discussed with staff the possibility of expanding the existing Public Safety facility to accommodate the need. The Task Force concurred with the staff response that due consideration was given but the configuration of the current site, the requirement for an enhanced security perimeter, subsequent to 9/11, and the prospective impacts to parking and access resultant from the proposed Woodrow Wilson Bridge Mill Road ramp simply did not make this option feasible.

Chief Samarra spoke to the Task Force about the issue of a single facility as opposed to multiple facilities around the City. He noted that with the recent relocation of police functions to rental space because of overcrowding at the Public Safety Center and the slab settlement project, he and the members of the Department are experiencing the effects of operating from five facilities. Personal interaction and communication are diminished and he feels that is it makes it much more difficult to operate as one Police Department with so many different locations. The goal of the Department is to get to one facility over the long term.

In response to Task Force questions about the size of the proposed facility, staff explained that the estimated staffing for the year 2014 was the basis for planning for sizing of the facility. They also noted that current City space standards were utilized to determine space requirements, and that input from consultants and the International Association of the Chiefs of Police on the future growth of the Police Department were utilized in the final sizing recommendation. It was also noted that the goal is not to have the facility turn out to be too small at the time the department is ready to move in the year 2011.

The Task Force determined that the proposed size of the facility appears to be in line with this analysis.

The Task Force discussed the estimated project cost a number of times since it has been a matter of concern. Staff presented its rationale for the estimate indicating that the facility is not a typical administrative building, but must also contain the 911 emergency communications center for the City, evidence, weapons and arsenal storage and secure access, secure interview areas, secure facility access and egress, full emergency power back-up and other items. The estimated cost of the site alone, for approximately six acres, is estimated in the $16 million range with a total project budget of approximately $65 to $67 million. The Task Force determined the estimates were acceptable for projecting so far in the future in an uncertain environment, but there was some concern expressed about the total cost of the facility. The Task Force also asked staff whether or not existing private buildings or sites in the City had been considered for the Police Department. Staff indicated that they continue to look for such facilities and sites, but to date have been unsuccessful. They remain open to suggestions if new sites come up.

The Task Force reviewed and discussed with staff the listing of sites previously considered but rejected for various reasons. The Task Force did not find that any of these other sites should be added to the two sites now under consideration. The Task Force also asked staff if any other sites had been or would be considered. Staff indicated that both Landmark Mall and the Potomac Yard had been discussed as potential locations, but neither property has the available six acres of space required since both have proposed development plans that do not include extra acreage for the construction of a police facility. Staff indicated that they would continue to be open to suggestions for sites, if new properties become available.

The Task Force evaluated the two recommended sites as requested:

Duke Street/Wheeler Avenue

Staff presented the Duke Street/Wheeler Avenue site showing the existing site configuration as well as the proposed site reconfiguration with the new police facility located on Wheeler Avenue. The City's plan is to relocate and rearrange existing City facilities on site to accommodate the new facility. This would result in a more efficient use of the property and would enable the City to improve its appearance with changes in buildings, the addition of the Police Department and attractive landscaping. The Task Force discussed how this would be accomplished and how the site might function subsequent to a new facility being constructed. Staff explained the advantages of the site which include City ownership, a secure location, a benefit to Police Department fleet maintenance by being adjacent the Fleet Services operation, a location not too far from the adult detention facility, and relatively good access to all parts of the City.

The Task Force was concerned about traffic impacts on the community. City staff said that a preliminary traffic study had been conducted, which indicated that it looked as if total impacts from this project would be manageable. A comprehensive traffic impact analysis needs to be conducted.

Winkler Site

Staff presented the Winkler Site option, showing proposed locations for the planned police facility and the proposed development of the adjacent areas. It was determined that the site potentially could be occupied in a shorter time frame by using the developer as builder. It was noted that the site might have less traffic impact on residential areas due to its location.

It was also discussed that the site configuration would require the construction of a five story as opposed to three story structure to accommodate the proposed space requirements. This configuration is not optimal to police operations and, due to increased structural requirements, could result in additional costs. Staff indicated that the selection of this site option would most likely result in a build to suit agreement with a developer with some sort of rent/buy-out arrangement. This could potentially help with the cash flow and capital funding effort but would ultimately result in higher costs. There was some discussion about response capability from the western part of the City, and the Task Force indicated that it was important to continue police satellite facility operations no matter which site might be selected. Deputy Chief Blaine Corle indicated emphatically that this would be the case.

VII. CONCLUSIONS

The Task Force thoroughly considered the site options presented, and a Task Force representative and City staff also discussed the project at the Federation of Civic Associations meeting on October 27. The very preliminary feedback from the community at that meeting focused primarily on the need for more information, proposed project costs, potential negative traffic impacts and consideration for community meeting space to be included in the planning process for the new facility, should the Duke/Wheeler site be recommended. More community discussion is recommended before Council selects a site.

Of the two sites, the task force had concerns about the future proposed development of the Winkler site and the security issues that might arise. Not having ownership of the adjacent properties would minimize control of how neighboring properties were developed and utilized. A second concern is the response capability of the police to areas throughout the City. Being located on this site in the western part of the City could be a concern. Staff assured the Task Force that most units are dispatched from the field, so this could be addressed. Costs also were a consideration, no matter what the structure of the deal, land costs will be factored in with eventual ownership, making this the more costly of the two options.

The Duke Street/Wheeler Avenue site is the preferred option of the Task Force recognizing that community discussions are needed and a comprehensive traffic impact analysis must be performed. The key advantages of the site include City ownership, greater control of security, expansion capability, integration with other City services on site, central location for community access and limited impact on adjacent neighbors.

The Task Force wishes to thank Mayor Euille and Members of City Council for the opportunity to participate in this process. We also wish to thank City staff for the three years of work that provided the information necessary to make this informed recommendation and for the assistance they provided to the Task Force.

Attachments

Attachment A. Minutes of meetings (5)

Attachment B. Council Resolution 2110

Attachment A

MINUTES
OCTOBER 6, 2004

MEETING OF THE AD HOC TASK FORCE TO REVIEW POTENTIAL SITES FOR A NEW POLICE DEPARTMENT FACILITY

Present: Christopher Campagna, Convenor, David Fromm, Dr. Alam Hammad, Lillian J. White

Staff: Michele Evans, City Manager's Office; Ed Mandley, Pete Geiling, General Services Department; Chief Charles Samarra, Deputy Chief David Baker, Fulmer Collins, Officer Kammy Knox, Police Department, Doug McCobb, Lucy Willis, Transportation and Environmental Services Department, Kirin, Baker and Associates

Michele Evans discussed with the committee the City's desire to get a final task force report to Council by their first legislative meeting in December, if possible.

Ed Mandley presented a summary of the reasons for seeking a new facility for police headquarter, which is mainly the lack of sufficient space in the current building. The Police Department needs twice as much space as is available to them in the public safety center, and the Office of Sheriff also faces the issue of inadequate space for their operation. The building was opened in 1987 and was designed for 335 staff, and they now have 420 staff.

Ed Mandley also discussed the issues with the first floor slab at the public safety center, the fixing of which requires most of the first floor of the building to be vacated for the 18 months of construction that will be required to fix the slab. The building will be fully usable once again, but there is not enough space in the building, and not enough surrounding area to expand because of the Mill Road Ramp from the Woodrow Wilson Bridge project. That ramp is coming through the parking lot of the public safety building when it is finished in 2007-8.

Chief Samarra noted that police operations are now in eight different facilities and they are learning more about the many difficulties of operating as one police department with everyone so dispersed and with 24-hour shifts and 7 days a week operation, it is difficult. He said they needed to be one department with one command structure. In a city of 15 square miles, he does not feel there is a need to have the department divided up and located around the City in the long term.

In discussing the pros and cons of one facility, the chief offered to provide the committee with a copy of the staffing study done for the department by the International Association of Chiefs of Police and the work done on the department's recent national re-accreditation.

Police staff also described the shifts the department staff works, all of which start before the morning and afternoon rush hours. The peak time when most staff are on duty is 2 to 3:30 p.m.

The committee also asked about the issue of the connector and were assured that the connector is not a part of the new facility requirements.

Staff discussed the two sites that have been identified as preferred by the City staff group looking into facility issues: the Duke and Wheeler site, owned by the City and the site on the Winkler property. More details about these sites will be discussed at the next meeting.

At the next meeting staff was asked to provide information about sites considered but not recommended as well. Staff will also be prepared why a location in the Eisenhower Valley was not preferred and the pros and cons of the Winkler site.

The next meeting was set for Tuesday, October 19 at 7 p.m.

MINUTES
OCTOBER 19, 2004 MEETING
AD HOC TASK FORCE TO REVIEW POTENTIAL SITES
FOR A NEW POLICE DEPARTMENT FACILITY
COUNCIL WORKROOM CITY HALL

PRESENT: Lynn Bostain, Christopher Campagna, David Fromm, Dr. Alam Hammad, Lillian J White

EXCUSED: Dennis Jones

CITY STAFF: Michele Evans, Ed Mandley, Peter Geiling, George Delimba, Deputy Chief Blaine Corle, Fulmer Collins, Officer Kammy Knox, Jeff Farner, Doug McCobb

MINUTES:

1. Introductions- two city staff members were introduced as new in attendance- Mr. George Delimba, Senior Project Manager for the Public Safety Center Project and Mr. Jeff Farner, a urban planner with the Department of Planning and Zoning

2. Minutes from the previous meeting were reviewed and adopted as written

3. Michele Evans indicated that the City had made contact with Dennis Jones but that he was unable to attend the meeting this evening. He had reviewed the information forwarded to him and provided some questions. Members of the committee indicated they had received the email from Dennis. Michele indicated that staff would prepare responses to Dennis' questions and offer a briefing prior to next meeting. (Note: Dennis will not be back in town until November 3)

4. Ed Mandley presented a recap of presentation from last meeting

5. Pete Geiling presented sites considered but rejected due to various reasons specific to each site. The sites presented were city locations adjacent and near Wheeler Avenue, Mark Center Plaza 2, various warehouse properties, VDOT staging area, AMC property 3, ATA Office Building, Roth Street Parcels 116,117, and 118

6. Pete Geiling presented a block layout of how the new facility would be proposed to fit on the Wheeler Avenue property

   a. Dr. Hammad asked about relocation of the recycling center. Ed Mandley stated that it would be considered as part of the overall detailed planning process. Dr. Hammad indicated that it was important to the security of the new facility should it be sited as shown and that relocation of the center should be considered early in the process. Mr. Campagna concurred. Ed Mandley agreed to look at the issue.

B. Ms White asked about traffic impacts at the site. Doug McCobb stated that, in his opinion and based on a very preliminary review, the traffic generated by the location of 500 persons to the site with staggered shifts should have minimal impact to traffic during peak load periods. The time when the most people are at the facility is 2:30 pm. Ed Mandley indicated that preliminary studies have been done but an in depth study would be done should the site be recommended.

C. Dr. Hammad suggested that consideration should be given to an area for visitor/public access minimizing the need for full facility access by the public and resulting in increased security for general operations of the facility. Chief Corle, Michele Evans and Ed Mandley concurred and agreed to incorporate into the design element.

D. Some discussion was held related to potential noise at the site. It was indicated that fleet services operations test the sirens for police cruisers currently at the location, TES has refuse and other large vehicles operating in and out on an all day basis and that the police facility would not add significantly to the noise levels currently being generated.

E. Mr. Fromm asked if lighting would be confined to the site as much as reasonably possible, Ed Mandley assured him that it would.

7. Pete Geiling presented a block layout of the proposed facility as it would be sited on the Winkler property

A. it was discussed that the proposed facility would, due to site restrictions be a five story facility not optimum for police operations. Ed Mandley discussed that a five story structure could be potentially more expensive to construct due to the heavier structural requirement of the additional floor.

B. There was discussion related to the wooded area adjacent the property being a security risk. At that point Mr Geiling revealed a plan that showed the potential planned long term development of the area. This stimulated discussion related to security control not being optimal, not having control of adjacent occupancy.

C. There was some discussion related to response time from a facility proposed to be located on the west side of the city. Chief Corle indicated that units, for the most part, did not respond from the facility but from field locations. Ms White and Dr Hammad stressed the need for continued use of satellite facilities no matter what the future location of the facility might be. Chief Corle assured them that this is the full intention of the Police Department.

8. Mr. Campagna, the convenor, asked if the committee felt ready to move to vote on the matter. Ms White expressed concern that more community input need be solicited prior to making a motion. Discussion ensued and it was agreed that such input would be solicited over the next two weeks.

9. It was determined the next meeting will be held November 3 at 7:00 pm in the City Council Work room (changed to room 2000 of City Hall)

10. Michele Evans indicated she would be out of town from October 27 through November 2 and that, in her absence, Ed Mandley would be the point of contact for questions and information requests.

11. Meeting Adjourned

Action Items:

A. Pete Geiling, Jeff Farner , and a representative of the police department to attend Federation of Civic Associations meeting on October 27. Michele Evans to provide David Fromm with a list of civic associations affected by a Wheeler/Duke site decision

B. Ed Mandley to prepare staff response to Mr Jones' cost question

C. Michele Evans To offer staff briefing to Mr. Jones (not able to be done until after he returns on November 3)

D. Ed Mandley to look at alternatives for recycling location

MINUTES
NOVEMBER 3, 2004 MEETING
AD HOC TASK FORCE TO REVIEW POTENTIAL SITES
FOR A NEW POLICE DEPARTMENT FACILITY
COUNCIL WORKROOM CITY HALL

TASK FORCE MEMBERS PRESENT: Lynn Bostain, Christopher Campagna, David Fromm, Dr. Alam Hammad, Lillian J White, Dennis Jones

CITY STAFF: Michele Evans, Ed Mandley, Pete Geiling, Deputy Chief Blaine Corle, Fulmer Collins, Officer Kammy Knox, Doug McCobb, Jack Pitzer

MINUTES:

1. Introductions- one city staff member was introduced as new in attendance-Mr. Jack Pitzer, City Purchasing Agent. It was noted that a large number of community members were present and a sign in sheet was circulated through the group

2. Minutes from the previous meeting were reviewed and adopted as written. Dr Hammad brought attention to the omission that, at the last meeting, the task force had complimented city staff on their effort and work to date

3. David Fromm reported out on the October 27 presentation to the Federation of Civic Associations. Mr Fromm indicated that while the presentation was generally well received there was considerable concern and comment about traffic impacts, costs for the new facility, and addressing potential for a senior center, and community meeting rooms. Mr. Fromm indicated that some feedback in relation to cost was a concern that the City should be investing so much at this time in a new police facility and whether the costs were actually required and necessary. Much discussion ensued with the following conclusions /resolutions:

> Michele Evans proposed that, for the next meeting General Services would prepare a presentation specific to the estimated costs, including rationale and what the project includes. Dr. Hammad reiterated that it was not in the task force's state mission to review costs. The task force agreed to receive the presentation at the next meeting
>
> It was discussed and agreed that there existed a number of possibilities for inclusion of community and senior space in the layout not only of the new facility but in other City buildings on the overall site. The task force agreed that while not necessarily part of there defined scope they would consider these elements as inclusions in their report to council

4. There was discussion on whether the task force felt it needed to conduct further community meetings. The task force agreed that it was not in their mission to conduct these meetings but

more up to the council, in acting on the recommendations of the task force, to direct staff on the conduct of these community meetings. There was consensus that the meetings would be beneficial to increased community understanding of the project and, therefore, that so would be discussed as part of the recommendation paper.

5. There was discussion related to the need and time line for a comprehensive traffic study. All members concurred that such a study would be a recommendation in the final paper and would be required to make any final determination of site suitability. Michele Evans queried Ed Mandley on how long it would take to complete a comprehensive traffic study. He replied that it was dependent on the final scope of the study but that six to eight weeks would not be unreasonable. Ed Mandley agreed to meet with the consultants develop a scope of work with corresponding proposal and report back to the committee at the next meeting. Mr. Mandley further indicated that a preliminary traffic study had been completed in relation the Duke/Wheeler site and that the Department of Transportation and Environmental Services had been performing other studies and that this shared information might reduce the overall time required for completion of the site specific study.

6. The Task Force called for a vote on the selection and recommendation for a preferred site. The Duke/Wheeler site was recommended, seconded and voted the preferred site unanimously.

7. The Task force discussed the draft of the decision paper to Council. After discussion it was decided that Dennis Jones and Lillian White would draft the paper and that David Fromm and Lynn Bostain would present it to Council. Michele Evans volunteered staff assistance in the preparation of the paper. A general outline was discussed with Michele Evans and Dennis Jones agreeing to work on a draft outline/paper by November 11.

8. It was agreed that the Task Force would meet next on November 22 at 7:00 pm at City Hall

9. The meeting was adjourned at approximately 9 pm.

(It should be noted that at the end of the meeting, staff agreed to provide interested citizens with a copy of all handouts provided to the Task Force at its meetings.)

MINUTES
NOVEMBER 22, 2004 MEETING
AD HOC TASK FORCE TO REVIEW POTENTIAL SITES
FOR A NEW POLICE DEPARTMENT FACILITY
COUNCIL WORKROOM CITY HALL

TASK FORCE MEMBERS PRESENT: Christopher Campagna, David Fromm, Dr. Alam Hammad, Lillian J White, Dennis Jones

CITY STAFF: Michele Evans, Ed Mandley, Pete Geiling, Deputy Chief Blaine Corle, Fulmer Collins, Officer Kammy Knox, Doug McCobb, George Delimba

EXCUSED: Lynn Bostain

MINUTES:

1. Minutes from the November 3 meeting were reviewed and adopted as presented.

2. Ed Mandley was requested to give a presentation in relation to estimated costs for design and construction of the new facility. Mr. Mandley's presentation was divided into four major cost elements- Site Acquisition, Design, Building Construction and Parking Construction. Mr Mandley referred back to the initial summary budget provided to the task force as the basis for the detail and cautioned that the costs were estimates predicated on design/and construction parameters developed by the work team and included base assumptions for contingencies, escalators and construction timing. Discussion ensued inclusive of the following points:

David Fromm indicated that there might be some confusion in relation to three vs four story construction- appears some documents are not consistent. Ed Mandley explained that the preferred model is a three story above ground facility with provision for expansion in the form of below ground parking underneath. The group agreed that this must be clearly consistently stated.

Lillian White expressed concern in relation to the size of the facility being able to support growth. Michele Evans presented a staffing projection and Deputy Chief Corle indicated that while we have projections no one can be certain how much the police force will grow in a projected period, how much technology will change or how much outside influences will impact space requirements. Mr. Corle expressed that he did not think that Chief Sammara was totally supportive of the underground expansion option but recognized it as part of the program. Chris Campagna suggested that a favorable factor associated with the Duke/Wheeler Site was the fact that there existed sufficient area to accommodate growth in years beyond 2014.

David Fromm asked if the facility estimate included a gymnasium. Ed Mandley indicated that it did. Mr. Fromm suggested it should be included as part of the detailed description.

Lillian White asked if any consideration had been given to relocating technologies such as the 911 center from its current location to the new facility when it is completed. Ed Mandley explained that technology is evolving at such as pace that most of the equipments at the PSC will be outdated come the time for the new facility. Deputy Chief Corle concurred in that assessment as did other members of the Task Force.

Lillian White queried whether comparative costs had been looked at. Ed Mandley explained that staff was looking to find valid comparatives and had located what appears to be somewhat similar type facilities being constructed in Scottsdale Arizona and Tacoma, Washington. Mr Mandley stated that staff was investigating the scope of each to determine what is included, specifically, to determine a valid basis for comparison.

David Fromm asked if a separate bomb/blast proof assembly area had been considered which will allow for police assembly in the event of emergency and possibly reduce overall cost of the new facility. Fulmer Collins spoke to the fact that adjacencies were important to overall police operations and such an assembly area needed to be included as part of the facility programming.

Michele Evans spoke to the fact that programming for additional uses such as community rooms, Hack Inspector use, or other was not included as part of the original estimate and advised that as the City moves forward with the design and further community input the parameters might change. The estimate is based on the current scope as provided at the initiation of the task force.

Dr Hammad advised that the mission of the task force was to examine the proposed sites and develop and recommendation and not to review scope and cost. There was general agreement that the discussions related to scope and cost had been beneficial in relation to reaching a recommendation.

3. Ed Mandley provided an update in relation to the comprehensive traffic impact study. Mr Mandley indicated that an initial agreement had been reached with Michael Baker and Company to commence the study in relation to the Duke Wheeler site- the intersections to be studied are:

1. Roth Street/Duke Street
2. North Quaker Lane/Duke Street
3. Wheeler Avenue /Duke Street
4. South Quaker Lane/Duke Street
5. Witter Drive/Duke Street
6. Janney's Lane/N. Quaker Lane

Michele Evans suggested that the Taylor Run Parkway/Duke Street intersection be added to the

study. The Task Force agreed and Mr. Mandley indicated it would be included. Mr Mandley added that the scope of the study included the proposed Witter Athletic fields as well as the expanded Dash facility. The time frame for the study calls for a final draft towards the end of January of 2005.

4. The draft paper was discussed in relation to changes. A number of changes were offered and staff agreed to provide a revised version for next meeting. Mr Fromm discussed the number of attachments required. Michele Evans indicated that Council had been given copies of the documents previously reviewed by the task force but that perhaps copies of the minutes should be attached and that the original documents could be included by reference. The task force agreed with this approach. Dr. Hammad expressed concern that the presenters not read the entire recommendation paper as part of presentation to council. Michele Evans indicated that staff would draft a power point summary presentation for use by the presenters but cautioned it might not be prepared by next meeting. David Fromm suggested that perhaps as summary paper of disadvantages of other sites could be prepared as an attachment. The task force concurred and staff agreed to assemble.

5. The Task force agreed to meet again on November 30, 2004 in City Hall at 7:00 pm

6. The meeting was adjourned at approximately 8:30 pm

MINUTES
NOVEMBER 30, 2004 MEETING
AD HOC TASK FORCE TO REVIEW POTENTIAL SITES
FOR A NEW POLICE DEPARTMENT FACILITY
COUNCIL WORKROOM CITY HALL

TASK FORCE MEMBERS PRESENT: Christopher Campagna, David Fromm, Dr. Alam Hammad, Lillian J White, Dennis L. Jones

CITY STAFF: Michele Evans, Ed Mandley, Pete Geiling, Deputy Chief Blaine Corle, Fulmer Collins, Officer Kammy Knox, Doug McCobb, George Delimba

EXCUSED: Lynn Bostain

MINUTES:

1. Minutes from the November 22 meeting were reviewed and the following comments were offered:

David Fromm requested that the item in the minutes related to the separate police assembly area be revised to clarify that the intention of the initial suggestion related to future expansion options and possible cost offsets. Michele Evans indicated that the revision would be incorporated and issued

Dr. Hammad asked if the points he had made related to the need for public access and service areas in the new facility were clear as to be separate from suggested community meeting space- the intent of his original comments were related to the ability to have restricted police activity from public service activity in the facility. Dr Hammad further reiterated his previous objection to proposed expansion space beneath the new facility. Michele Evans indicated this reiteration would be included in the next set of minutes.

It was agreed that the approved revision would be done and the minutes issued and adopted with the change. Subsequent to this task force action Ms White arrived and offered that her November 22 question to Mr. Mandley regarding utilities availability at the proposed Duke/Wheeler site was not in the minutes of the meeting. Mr Mandley reiterated that current utility service existed to the site but would need to be expanded for the new facility. Because discussion on the previous meeting's minutes had concluded it was agreed to carry this comment forward in these minutes.

2. The draft recommendation report was discussed with the following comments:

1. David Fromm suggested that some revisions were required to the Recommendation section including some minor wording revision and deletion of item number 4 as being redundant and/or mentioned elsewhere in the report. These suggestions were agreed to by

the group.

2. Chris Campagna indicated that there appeared to be a numbering error in the main headings- staff concurred and agreed to correct.

3. Dr. Hammond volunteered his middle initial as being E, David Fromm indicated his was also, staff agreed to include in revision

4. November 30 meeting time was revised to reflect 7:15 start

5. Some changes were offered to the paragraph in the summary of meeting schedule section these included reference to one task force member as a presenter at the federation meeting and a reference for the need for future community meetings.

6. In the Conclusions section it was suggested and determined to make modifications to the first paragraph that included adding a reference to projects costs, and making some wording revisions. In the second paragraph there was a minor revision to the first sentence and the advantages sentence was removed and completely rewritten. Michele Evans drafted a sentence that was adopted by the group for inclusion in the revision

7. Dr. Hammad requested that a thank you to staff for the three plus years of work on the project be included in the closing paragraph

8. Michele Evans indicated that the attachment listing should reflect minutes from 5 meetings not four

It was agreed that staff would work on revising the paper and getting it back to the task force not later than Monday December 6. The task force agreed to review only for revisions discussed and agreed upon- not to offer new changes and respond by Tuesday December 7.

3. The Presentation format was discussed. David Fromm indicated that his father was very ill and he potentially could be unavailable on the date of the presentation. Michele Evans indicated that Lynn Bostain traveled somewhat extensively and might not be readily available. David Fromm indicated that due to Lynn's absence from the last two meetings she might not be in the best position as a backup in any case. Discussion ensued and the task force agreed that Chris Campagna would be part of the presentation and the standby overall presenter in the case of David Fromms inability to attend. Dr Hammad agreed to support Mr. Campagna in this eventuality. David Fromm offered suggestions in relation to preparation of the power point presentation. It was agreed that David Fromm and Ed Mandley would work together on this presentation format with a goal of having a draft the week of December 6. Dr. Hammad again cautioned to keep it simple and direct.

4. It was agreed no further formal meetings needed to be scheduled and that the presentation would be scheduled for the 14th of December. The meeting was adjourned at approx 9 pm.

Attachment B

RESOLUTION NO. 2110

WHEREAS, City Council wishes to establish an ad hoc task force to discuss potential sites for a new Police Department facility.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA:

1. That there is hereby established an ad hoc task force to be known as the Ad Hoc Task Force to review sites for the new police department facility.

2. That the task force shall consist of six members, as follows: one member from each planning district, and one representative each from the Alexandria Chamber of Commerce, Alexandria Federation of Civic Associations, and the Alexandria League of Women Voters.

3. That the Mayor shall appoint the citizen members from the planning districts.

4. That the functions of the task force shall be to review the two potential sites for the new Police Department facility and any other sites that have not already been reviewed, and make a recommendation to City Council in the fall.

5. That staff assistance to the task force shall be managed by the Office of the City Manager, with support from the General Services Department and the Police Department.

6. That the task force shall endeavor to complete its charge by November 15, 2004.

ADOPTED: June 22, 2004

WILLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

powerpoint presentation

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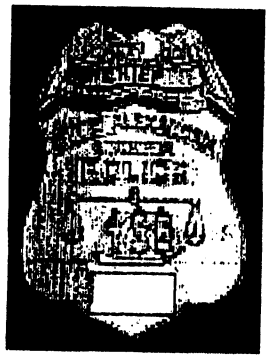
12-14-04

Ad Hoc Task Force
to Review Sites
for the New Police Department Facility



Report and Recommendation

December 14, 2004

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Overview

•The Ad Hoc Task Force was established by City Council Resolution #2110, adopted June 22, 2004. The resolution provides:

"...the function of the task force shall be to review the two potential sites for the new Police Department Facility and any other sites that have not already been reviewed, and make a recommendation to Council in the fall."

•Task Force Members:

-Christopher Campagna, Alexandria Chamber of Commerce
-Lynn Bostain, Planning District III
-David M. Fromm, Alexandria Federation of Civic Associations
-Dr. Alam E. Hammad, Planning District I
-Lillian J. White, Alexandria League of Women Voters
-Dennis L. Jones, Planning District II

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Site Selection & Ranking Criteria

*Overall Site Area/Configuration	5
•Expansion Capability	5
•Site Access and Response	4
•Site Topography	2
•Surrounding Land Use Capability	2
•Public Transportation	2

NOTE: A ranking of 5 indicates the highest relative importance; a ranking of 1 indicates the lowest

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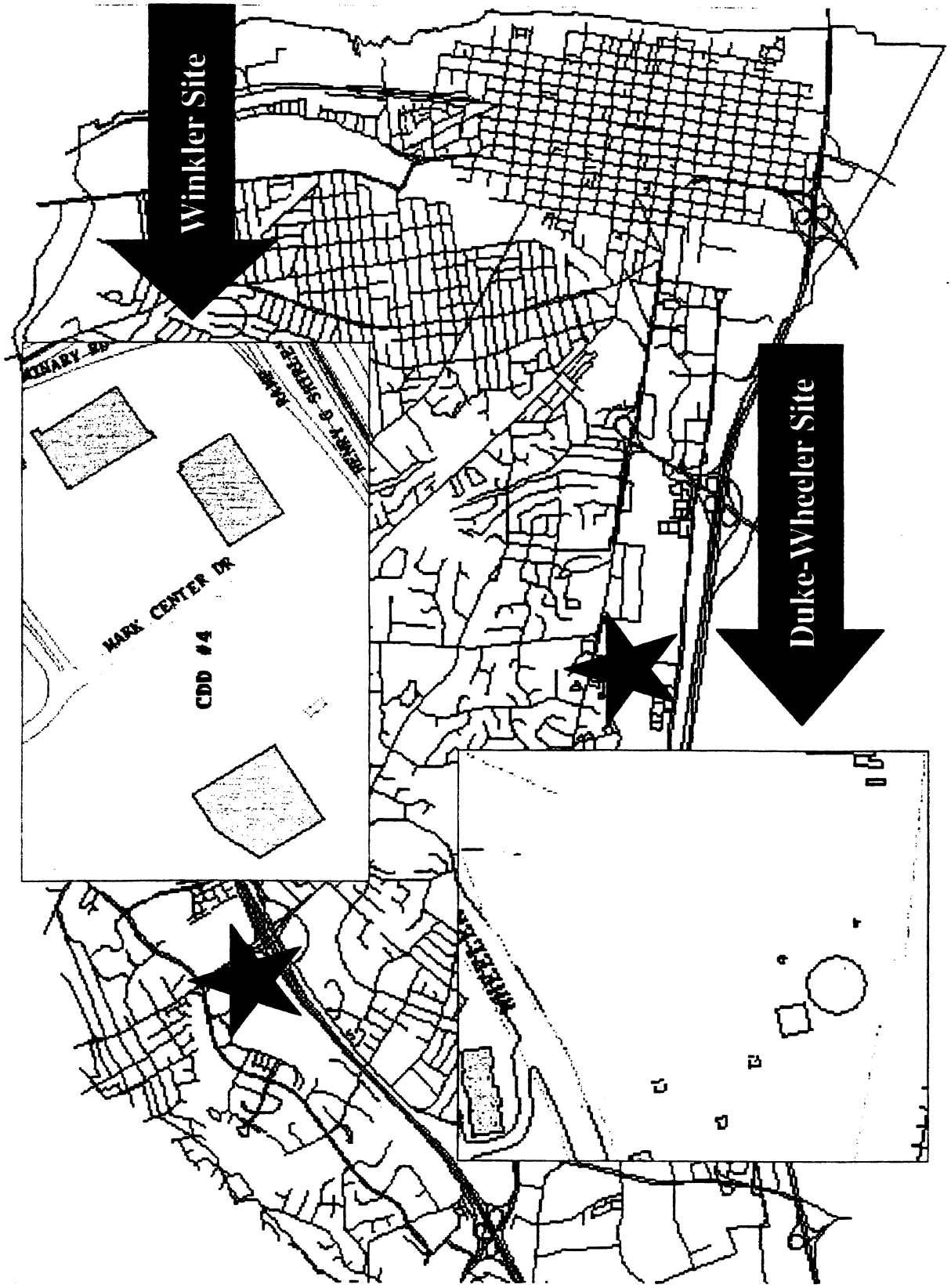
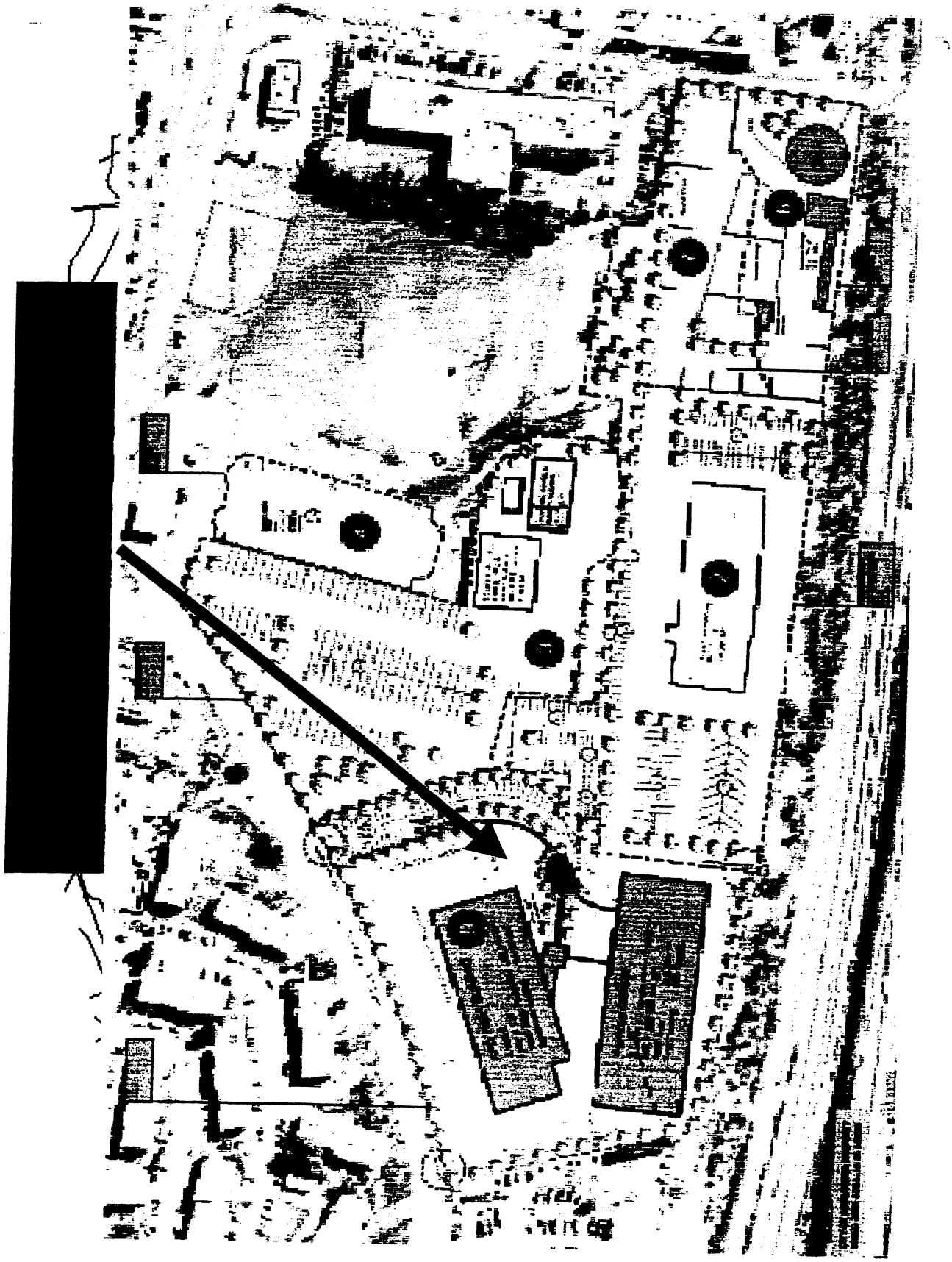

Winkler Site
Duke-Wheeler Site
MARK CENTER DR
CDD #4



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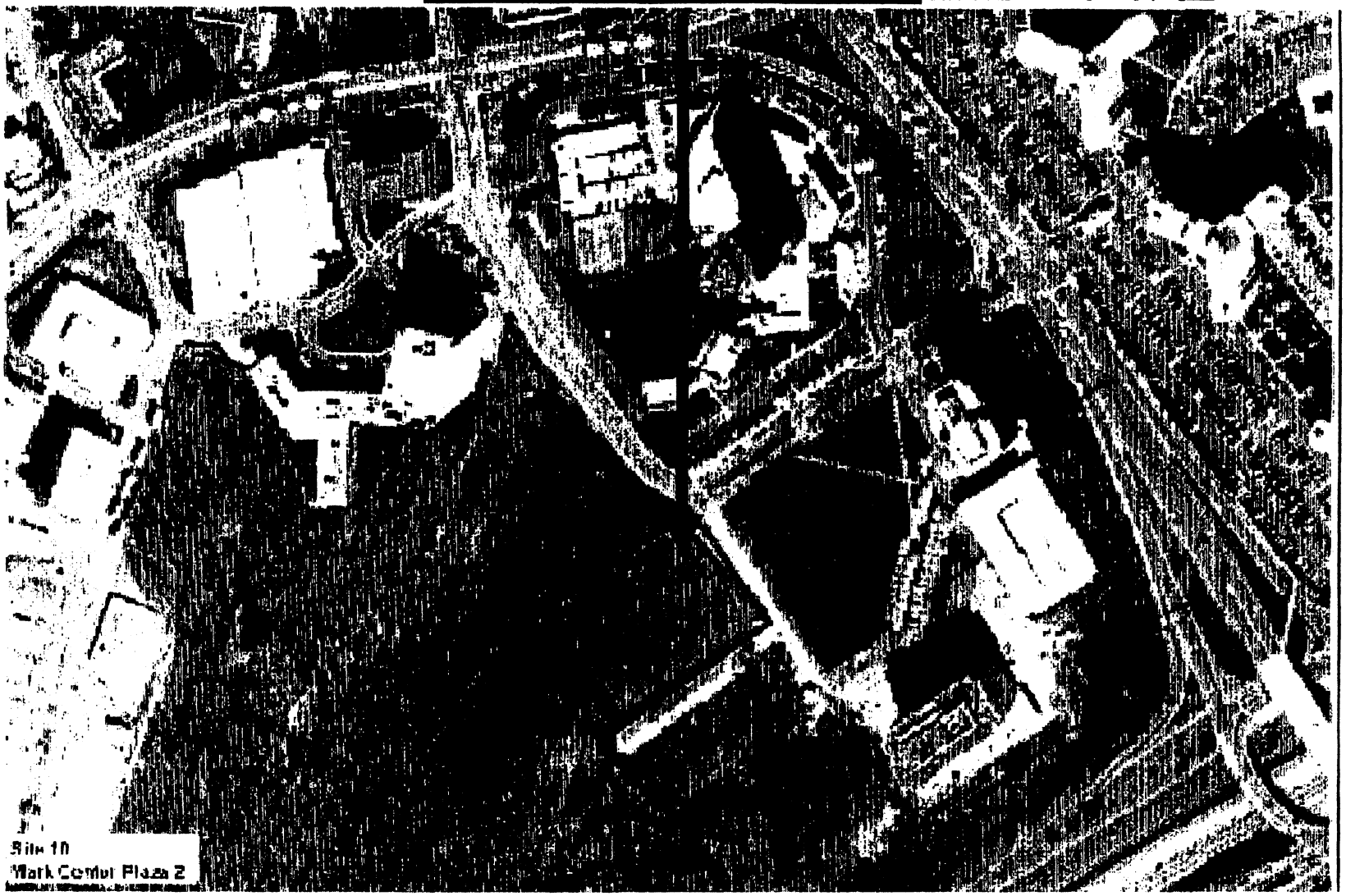

Task Force Recommendations

The Task Force recommends that Council select the City-owned site at Duke Street and Wheeler Avenue as the location for the new Police Department facility and also recommends the following:

- That staff schedule presentations to the community in early 2005 to discuss the Police facility and proposed site to seek input from the surrounding community before Council holds its public hearing on the proposed site;

- That a comprehensive traffic study be conducted to provide analysis of the traffic impacts resulting from the addition of the proposed facility on site;

- That the design of the facility include 1st floor meeting space that could also be used by community groups when not in use by the Police Department; and

- That the request for including a community center on the site be directed to the appropriate City Department for further discussion and analysis.

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Conclusions

•The Winkler site is not recommended primarily due to higher costs and potential security issues due to future development.

•The Duke-Wheeler site is the preferred option due to several key advantages, including:

- •Current City ownership
- •Greater control of security
- •Expansion capability
- •Integration with other City services on site
- •Central location for community access
- •Limited negative impact on adjacent areas

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submitted by Julie Crispian

TUESDAY 12/07/04

NORTHERN VIRGINIA

The Journal

• www.jrnl.com • Vol. 66, No. 242 • FREE •

ME ON MYFi

• Move over iPod? MyFi can record up to 5 hours of XM Satellite Radio programming. Page 17

SPORTS

EAGLES FLY HIGH

National District basketball previews

Page 34

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12-14-04

Clerk

No need for new police station

It seems that the Alexandria City Council is rapidly steering us toward another expensive, unneeded development.

Before we've even turned over one spade of dirt to rebuild T.C. Williams High School at an original projected cost of $80 million, we already have a $20 million overrun.

The real bottom line is that before the new T.C. is ready for occupancy, we may be looking at a $150 million price tag due to currently unprogrammed remediation to the soil and other changes not foreseen by our School Board.

Keep the Beatley Library as an example in mind. It was supposed to come in at $10 million, yet the final cost was $15 million – a 50 percent overrun.

Now the city intends to build a new Public Safety Building at a cost of about $76 million to replace the old "sinking" police station.

Why is it that when the city determines that a new facility is needed, the Council always want to build a new structure rather than using space that might already be available?

There is absolutely no need to build a new facility. This project can be accommodated by procuring or renting existing space as a little over 9 percent of Alexandria's office space is vacant to date.

I have been a tenant at 499 South Capitol St. (The Fairchild Building) in the District of Columbia for the past 23 years. This building is located about three city blocks south of the U.S. Capitol.

Several months ago, the Capitol Hill Police Dept. leased four and a half floors of this eight-story building. As is also true for the Alexandria Police Dept., no jail is required at that location.

So far, the Capitol Police have moved 1,000 lockers into the building for officers coming on and off their three daily shifts. A great deal of the space will be used for administrative purposes, there will be a work-out facility on the premises and limited parking will be available for a number of police vehicles.

Most of the rehab is still to be done. However, this is where a large percentage of the Capitol Hill Police Force will permanently reside.

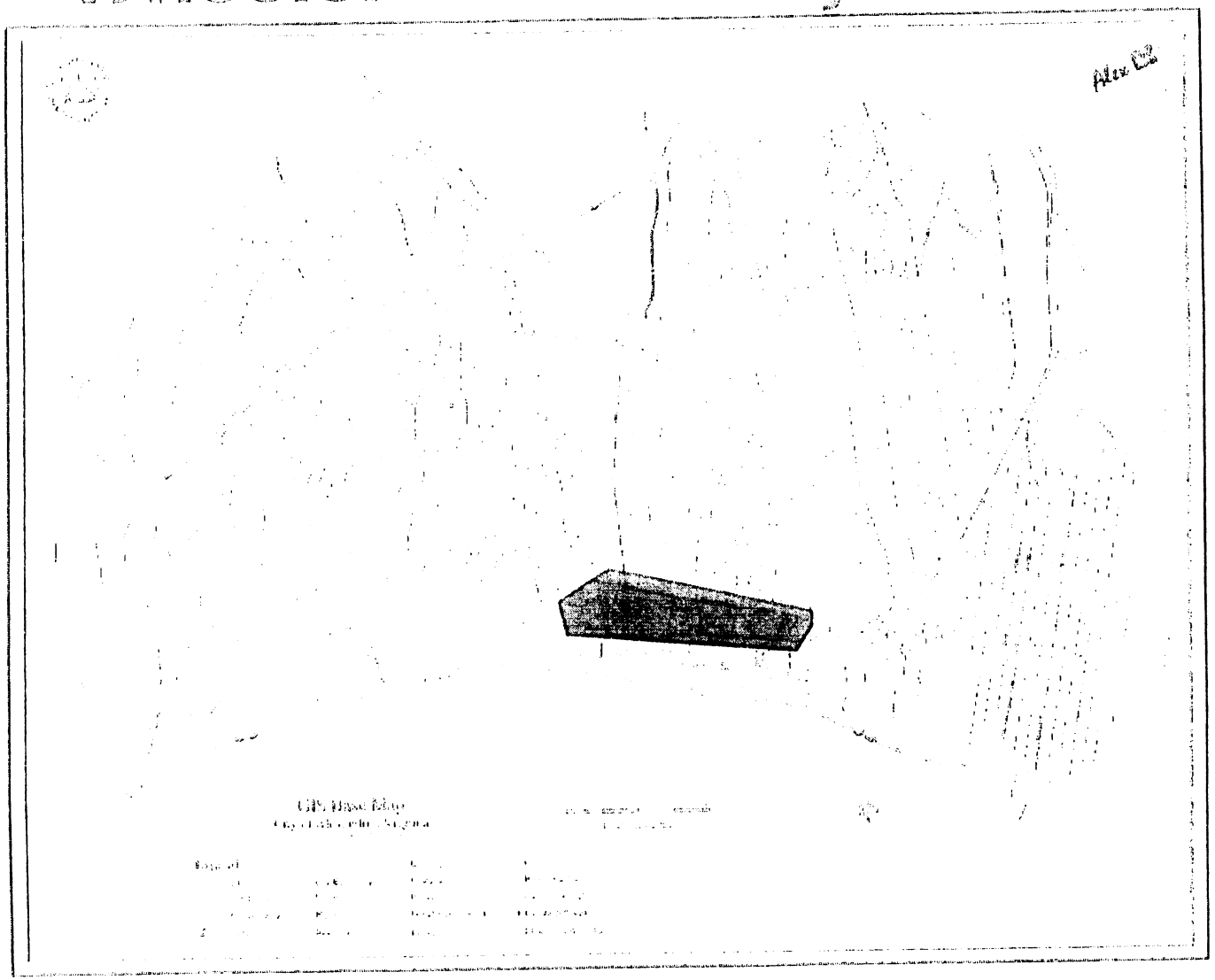
There are a number of empty and not fully occupied buildings in Alexandria that could very well replicate what is being done in D.C. In the interest of safety, it might even be better to locate our city police force in three or four sites scattered throughout the city.

In this age of highly advanced communications systems, it would not take a rocket scientist too much time to tie all of these locations together. From a homeland security standpoint, this type of arrangement would be highly advantageous.

Let's think out of the development box and locate our great Alexandria Police Dept. in an existing facility – thereby saving the taxpayers a large part of that $76 million projected to build a new building.

–TOWNSENDA.VANFLEET
Alexandria

City of Alexandria New Police Facility
and
Wheeler-Witter Project Plan



Draft Public Presentation: May 31, 2005

Introductory Outline

- New Police Facility
- New DASH Bus Facility
- Three New Recreation Fields on property to be acquired from CSX off of Witter Drive
- T&ES/Recreation Maintenance Facility relocation to 2900 Business Center Drive (City Owned)
- Recycling Center relocation to former DASH Bus facility
- Salt Dome & Material Storage Sheds relocation on former T&ES/Recreation Maintenance Facility property

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Project Goals

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Facility Goals

- Enable the Police Department to return to one central facility
- Meet the current and future needs of the City on currently owned City space – New DASH Bus Facility, move T&ES/Recreation maintenance facility to 2900 Business Center Drive location, and acquire CSX property to build new recreation fields.
- Improve internal site circulation among City sites
- Incorporate Green Building elements in design and construction

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Public Enhancement Goals

- Improve appearance of city property along Business Center Drive from Wheeler Avenue to Witter Drive
- Improve pedestrian and bicycle access to and through the area
- Protect neighborhood and business areas from through traffic encroachment
- Maximize use of any additional parking through shared use
- Free-up on-street parking for business and public use

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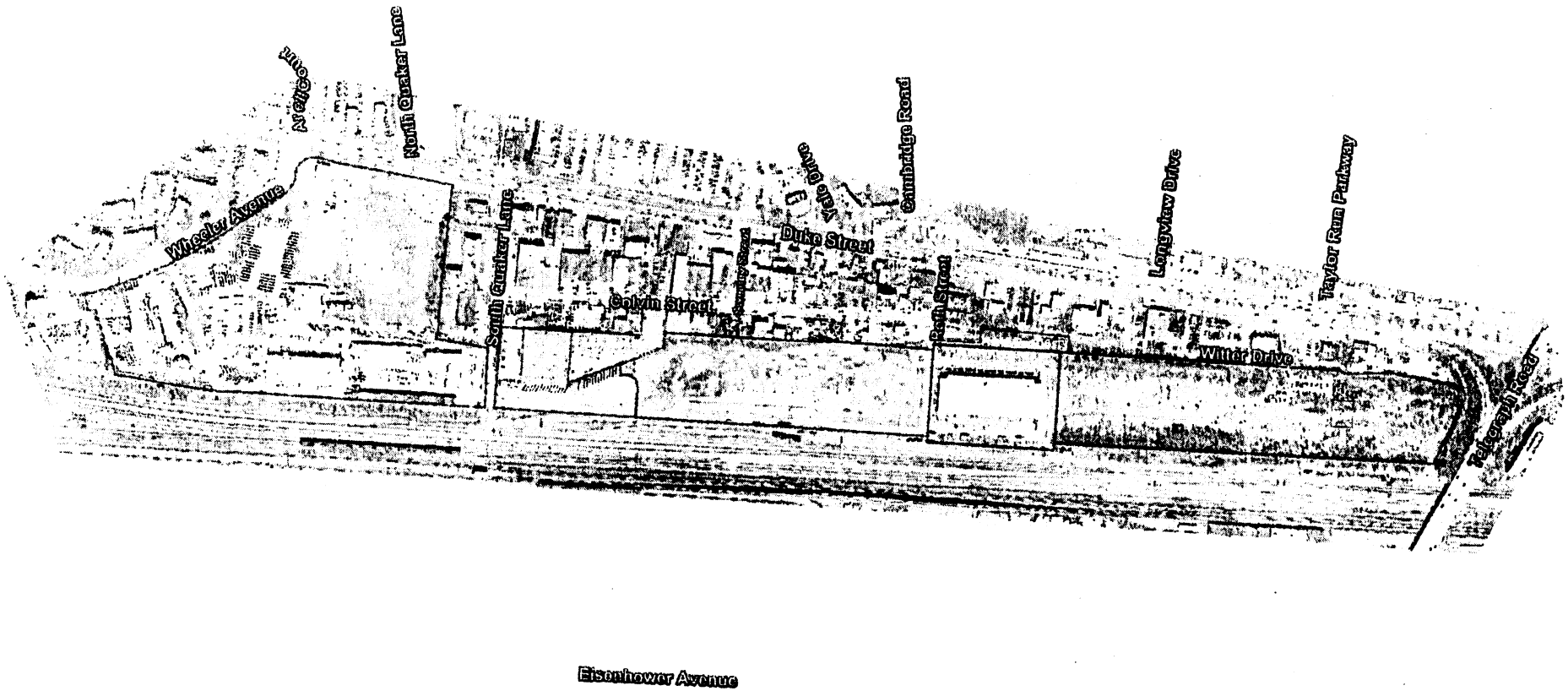
Existing Conditions



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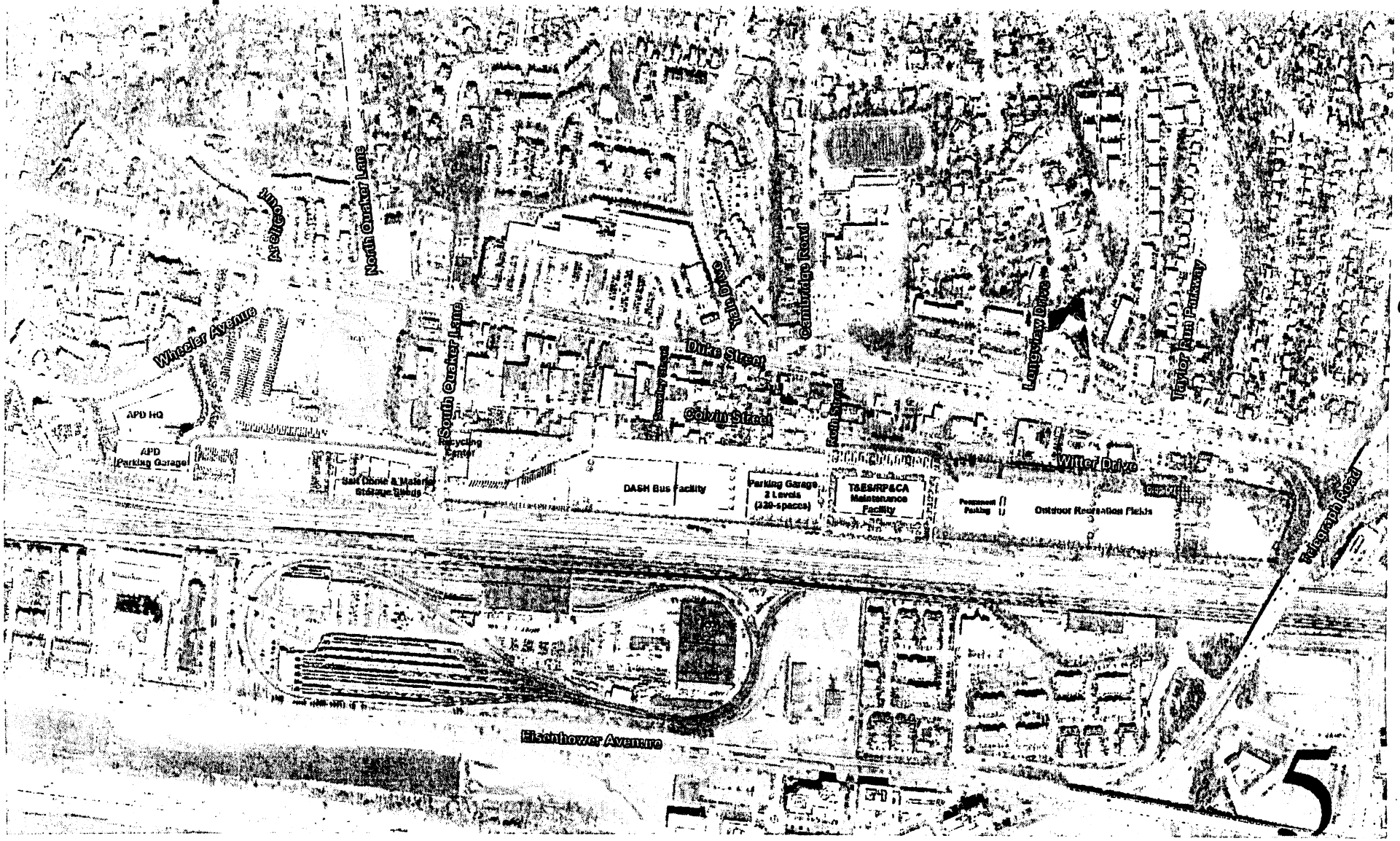
5

2011 Proposed Build-Out



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5

Proposed
New Police Facility

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Background on Police Facility

- **Elements Studied by City's Multi-Agency Steering Committee:**
  - Space Allocation & Shortfalls
  - Accessibility (current & future)

- **Options Considered:**
  - On-site Expansion
    - Not feasible because of site limitations
  - Existing Facilities
    - No suitable facilities found

Footprint of the Current PSC
The Police Department formerly occupied the left 2/3 of the facility.

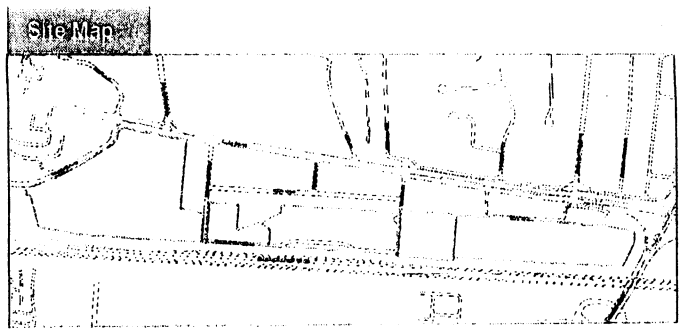
- **Issue Paper completed May, 2002**
  - Staff recommended one central facility on 1 of 2 alternate sites
    - Winkler or Wheeler Avenue Properties

- **Citizen Task Force appointed by City Council June, 2004**
  - Recommended Wheeler Avenue site to Council in December, 2004

- **City Council asked staff to seek community input**

Why the Wheeler Avenue Site ?

- Adequate land area
- Currently owned by the City
- Potential to maximize the use of properties
- Single ownership of parcels
- Flexibility in site configuration
- Adequate land area for security standoff
- Good location for efficient response
- Compatibility of land uses



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Comparative Analysis
Existing/New Police Facilities

	Existing	Proposed (Based on staff projection for 2014)
Full-time Employees	450	560
Number of Sites	3	1
Floor Space	74,170 Net sq. ft.	86,756 Net sq. ft. (108,445 Gross sq.ft) Estimated minimum for 560 employees
Staff/Fleet Parking Spaces	429	550
Visitor Parking Spaces	41	50

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Police Operations – Three Existing Police Sites in year 2005

Public Safety Center

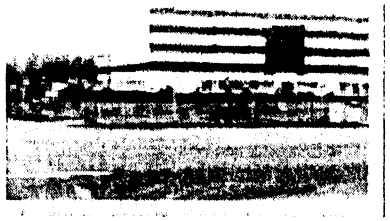
(2001-2003 Mill Road)

- *26,170 ft – sq ft Floor – includes shared facilities (locker rooms, roll call, exercise rooms, armory, and restrooms)*
- *Property/ Evidence Records Division*
- *TaclComputers Lab*
- *Comm/911 Center*

Hoffman Building

(2034 Eisenhower Avenue)

- *33,000 sq ft – 2nd Floor*
- *Police Chief*
- *Command Staff*
- *Administration Division*
- *CIS Division*



Avalon Bay Building

(2900 Eisenhower Avenue)

- *15,000 sq ft – 5th Floor*
- *Patrol Division*
- *Traffic Division*
- *Special Operations*
- *Parking Enforcement*

Why One Central Facility

A single central facility is essential to an efficient environment for communication and interaction.

- The current duplication of services and costs causes an inefficient use of personnel, infrastructure, and physical facilities.
- The current multiple locations increase communication difficulties and cause unnecessary travel by residents and police.
- At 15.75 square miles, Alexandria is considered too small to decentralize to multiple locations.

Why not stay in current leased facilities for a longer period?

- Current leases cannot be extended beyond 2011 due to property redevelopment by the lease property owners.
- Moving to other leased spaces would by very costly due to special Police Department needs and security concerns.

Cost Estimate

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Proposed Police Facility Project Budget Estimate Summary/Breakdown

Total Budgeted and Planned Project Costs - $65,410,000

Broken down as follows:

Design:	$4,840,000
Site Related Development Costs:	$16,610,000
Consstruction:	$43,960,000

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Proposed Police Facility Major Cost Elements

- A facility of brick and concrete block construction, approximately 108,500 sq. ft
- That construction will begin in FY 2008 and be of a 2-year duration
- A 15% contingency is applied
- A 3% annual escalator is applied
- That specialty construction and applications will be required. Some of the requirements below for blast protection and security were developed subsequent to the 9/11 terrorist attacks:
  - 911 Emergency communications center for the City of Alexandria
  - Secure evidence/property storage area
  - Secure weapons arsenal storage area
  - Shower and locker facilities
  - Secure interview rooms
  - Incident command rooms
  - Electronic access controls
  - Full emergency power with redundancies in communications areas
  - Reinforced concrete block building shell – Additional steel in concrete block walls for blast protection
  - Adequate space for storage of specialized vehicles

New DASH Bus Facility

Funding through State Urban Funds

Construction to be completed by 2008

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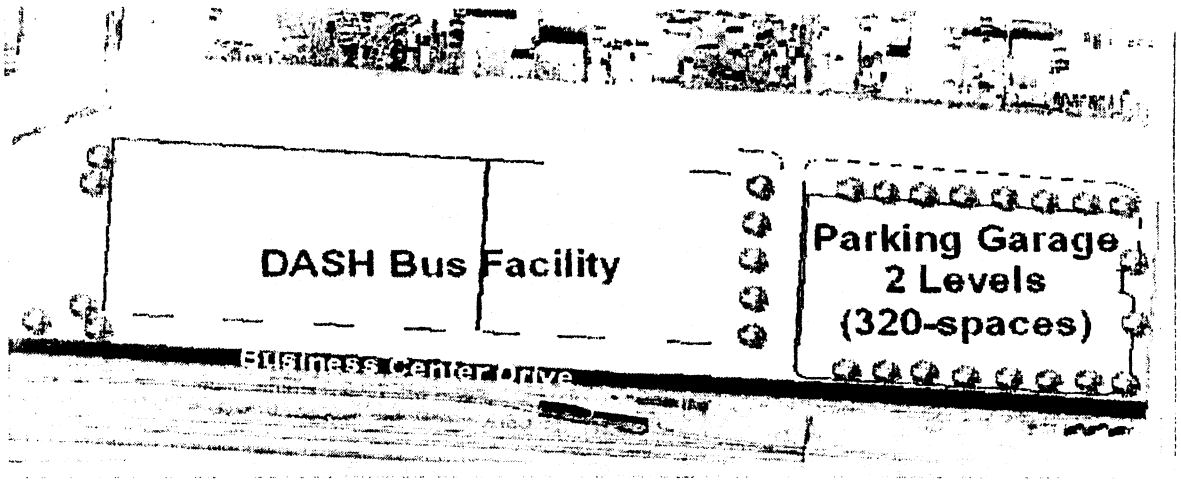
Comparative Analysis Existing/New DASH Facilities

	Existing	New
• Approximate Site Size	1.45 acres	9 acres
• Approximate Facility Size	35,420 sq ft	60,000 sq ft
• Number of buses	57	100
• Number of Employees	120	287
• Employee Parking Spaces	98(Includes On-street)	240 for DASH structured parking 80 for T&ES/Recreation structured parking



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Proposed New Recreation Fields

Adjacent to Witter Drive

- Federally Funded
- Why have new fields been proposed?
  - Woodrow Wilson Bridge Project resulted in Jones Point land loss
  - As part of settlement with Federal Highway Administration, CSX land will be acquired in 2005-2006 to mitigate City's lost recreation area at Jones Point
- Field construction projected for 2007-2008
- Public Process
  - June 7th 9.06 Planning Commission recommendation for Acquisition.
  - June Public Hearings for Acquisition (Parks and Recreation Commission)
  - Fall 2005 City Council Approval
  - Design Process 2006-2007 including Special Use Permit and additional public input

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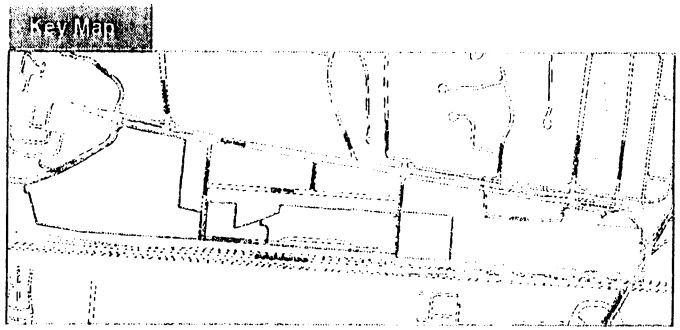
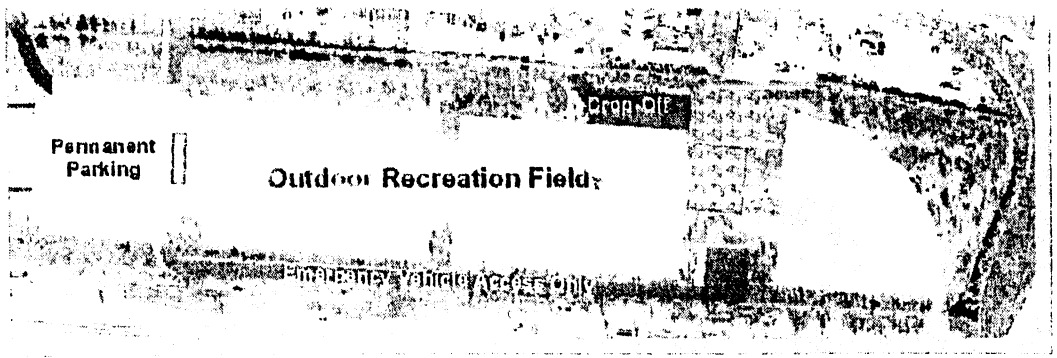
Comparative Analysis Existing/Proposed Recreation Field Site



	Existing	Proposed (Conceptual)
• **Site Size**	13.7 acres	13.7 acres
• **Owner**	CSX Railroad	City of Alexandria
• **Use**	Undeveloped Land including Cemetery	Two lighted multipurpose fields for local use, one lighted ball field, public restrooms, park office, and protected cemetery
• **Parking**	N/A	125 shared spaces

Proposed field use schedule

- Monday – Friday 6 pm to 10 pm
- 9 am to 10 pm on weekends



Conceptual program based on 40 parking spaces per field and five staff spaces.

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Relocation of Other Facilities within the Project Area

51

Relocation of Other Facilities within the Project Area

T&ES/Recreation Maintenance Facility

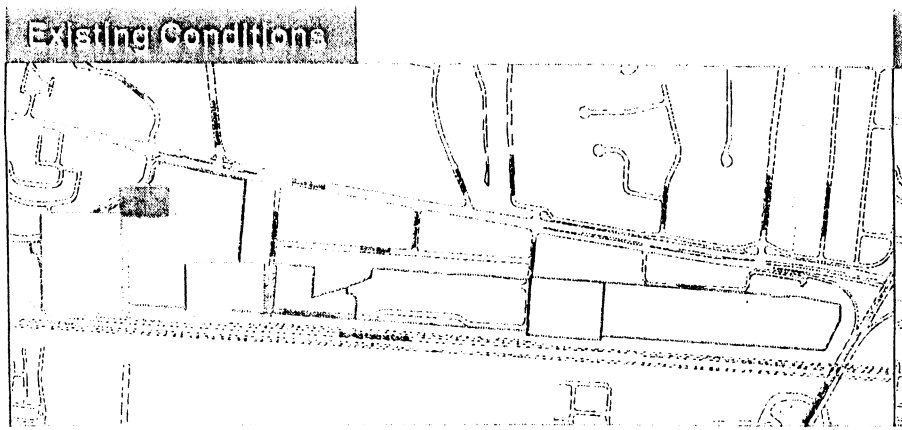
- Programs currently housed west of South Quaker Lane in 53 year old facility to be relocated in renovated City Office/Warehouse at 2900 Business Center Drive

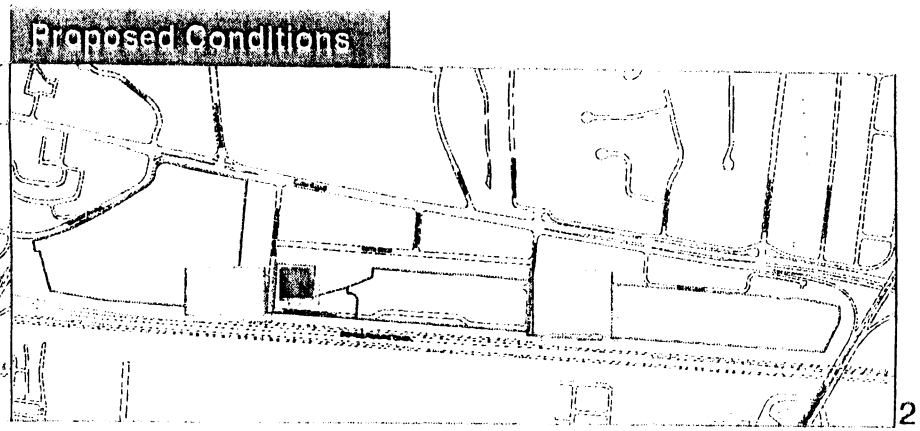
Salt Dome & Material Storage Sheds

- To be relocated from southwestern corner of project area (Proposed site for Police Facility) to Existing T&ES/Recreation site

Recycling Center

- Site to be transferred from Wheeler Avenue to east of South Quaker Lane





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2007 Anticipated Private Development

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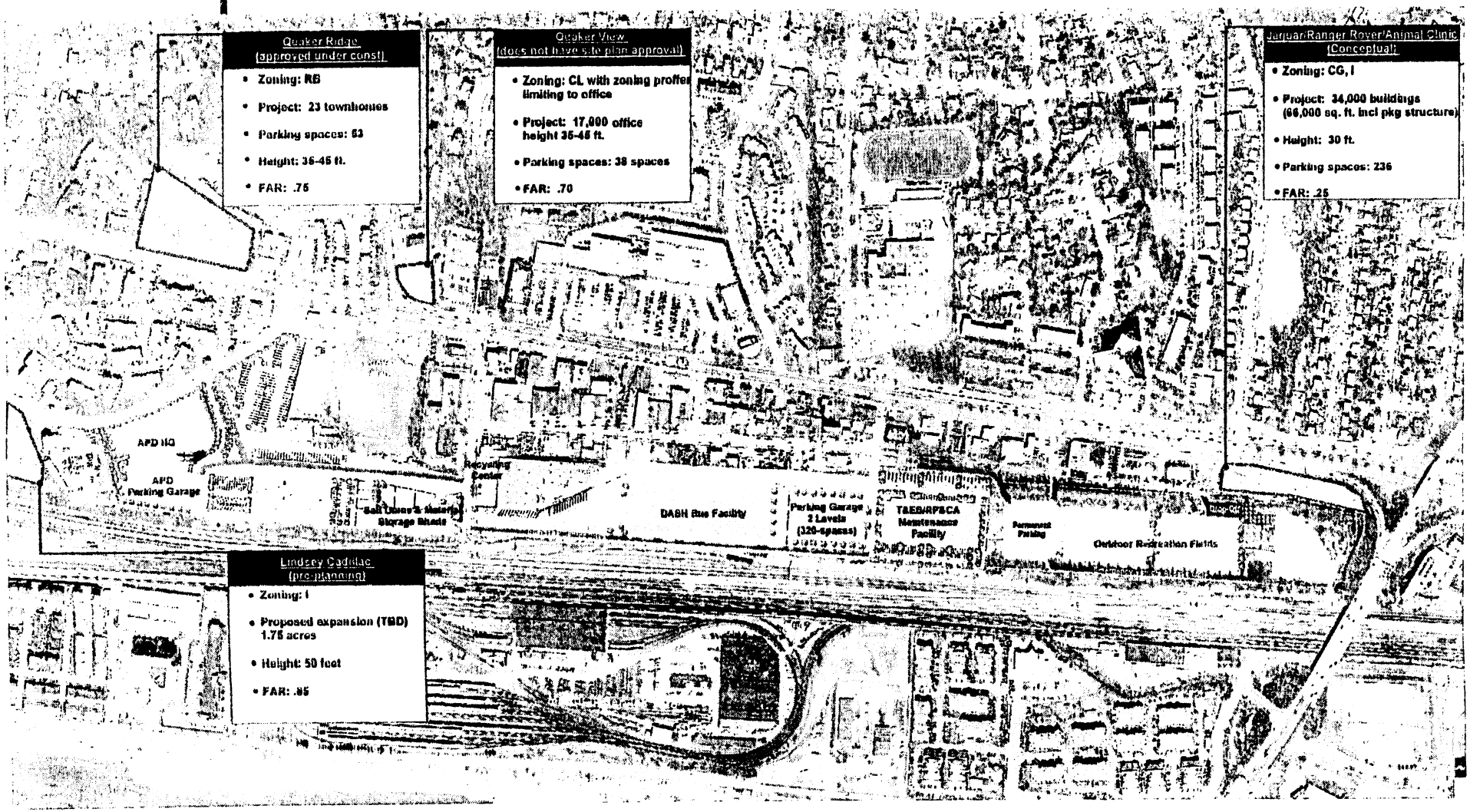
Anticipated
Private Development through 2007

(For the Immediate Area)



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Traffic and Parking Impacts

55

Traffic Goals and Assumptions

Assumptions

- New Alexandria Police Facility build-out by 2010
- New DASH Bus Facility opens in 2008 to accommodate 100 buses and 287 employees by 2014.
- Recreation fields open in 2008 to accommodate 125 vehicles.
- Transportation & Environmental Services and Recreation, Parks & Cultural Activities to be relocated by 2008
- Traffic projections were made for the year 2015 in the Council of Governments 2030 Regional Traffic Demand report. The base information provided in the study includes local and regional development projections.
- No connector to Eisenhower Avenue

Goals

- Provide multiple access points to Duke Street for Police Department
- Improve internal circulation for City vehicles to minimize use of public streets
- Create traffic protection measures to eliminate potentially negative traffic impacts to Cambridge Rd., Yale Drive, and other neighborhood streets (in Wakefield/ Tarelton) east of the new Police facility.

Traffic Impact Forecast 2015

Level of Service (LOS)

A.M. ◇◇◇◇◆◆ P.M.

A B C D E F

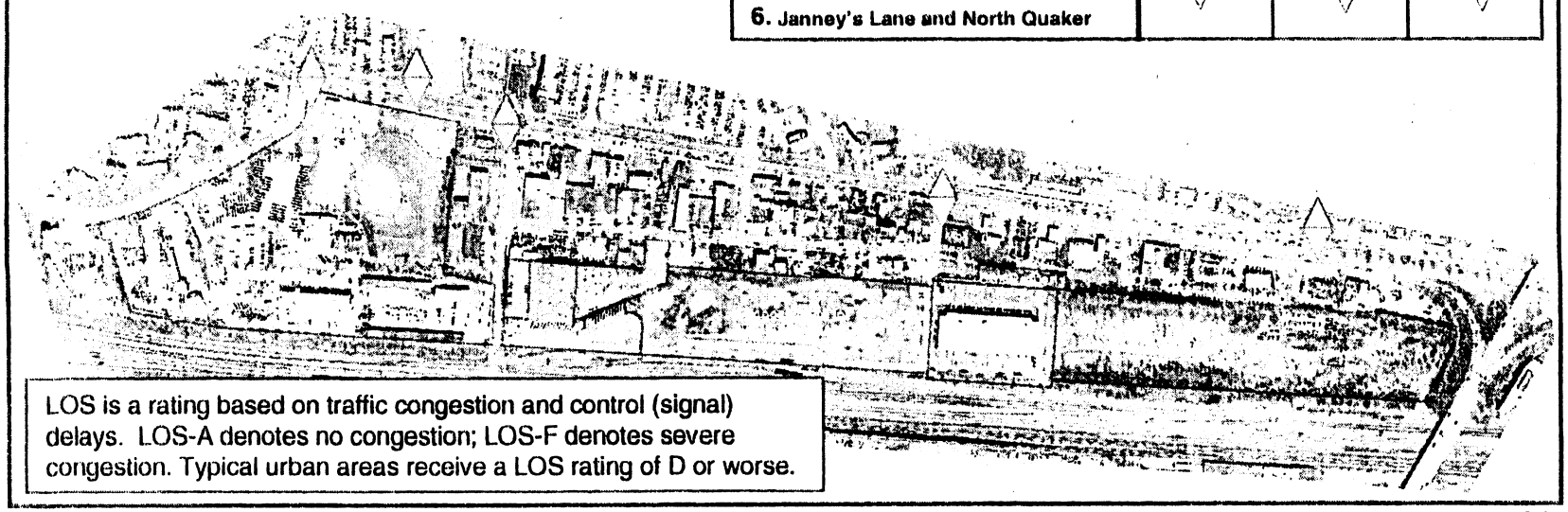
Traffic Peaks:
Morning
7:30A.M. - 8:30A.M.
Afternoon
4:45P.M. - 5:45P.M.

Duke Street Daily Trips:

Existing:	45,600
No-Build:	52,000
Build:	53,170

Summary:
Police Headquarters and other City projects do not add significant traffic.

Intersections Studied	Existing	No-Build	Build-Out
1. Wheeler Avenue and Duke Street	◇	◇	◇
2. North Quaker and Duke Street	◇	◇	◇
3. South Quaker and Duke Street	◇	◇	◇
4. Roth Street and Duke Street	◆	◇	◇
5. Taylor Run Pkwy and Duke Street	◆	◇	◇
6. Janney's Lane and North Quaker	◇	◇	◇



LOS is a rating based on traffic congestion and control (signal) delays. LOS-A denotes no congestion; LOS-F denotes severe congestion. Typical urban areas receive a LOS rating of D or worse.

Traffic Conclusions

- Once the proposed Police Facility and other city facilities are constructed, travel speeds and levels of service along Duke Street are not expected to change significantly.
- Of the estimated total 1,200 daily trips generated by the proposed Police Facility approximately 130 are projected during the AM peak hours and approximately 120 during PM peak hours due to the staggered work hours of employees. Patrol Officers respond to calls for service from their beat areas and not from Police Facility
- The proposed Police Facility is near multiple transit routes.
- There are expected to be decreases in delay along the portion of Duke Street within the study area due to Telegraph Road interchange improvements at I-495 scheduled to be completed in 2011. (No base closure information was used in this study)
- Recreation fields use primarily off peak

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Traffic Recommendations

- Provide East-West circulation within project area for City vehicles
- Develop multiple access points for the Police Department from Duke Street (Wheeler, South Quaker, and Roth)
- Adjust signalization from Wheeler Avenue to Duke Street, at South Quaker Lane, and at Roth Street to improve traffic flow
- Encourage Transit Use for Police Civilian staff and other City employees
- Improve Pedestrian Access, Bicycle Access
- Prepare Transportation Management Plan for City sites as a necessary part of City Special Use Permit applications

Preliminary Parking Space Utilization for 2014

Use	Current Spaces	Approximate Spaces
Shared Lot- City Maint/Luckett Field	126	126
City Signage/Carpenter Shop	40	40
ACPS Bus Maintenance	89	89
City Roth Street Facility	116	115
S. Quaker Maint Faciltiy	181	30
City Fleet Services	162	135
DASH Bus Facility	120	420[1]
New Proposed Police Facility	0	600[2]
Recreation Fields	0	125[3]
On Street Used By City & DASH Staff	58[4]	0
Total	**892**	**1680**

The above chart indicates a net gain in parking spaces of 788 spaces. Of this amount the following notes are provided:

1. The DASH Bus Parking increase is attributable to 20 year projections and factor in use for T&ES/Recreation employees.
2. Includes parking for storage of fleet and other specialty vehicles
3. The 125 spaces for recreation fields are public use spaces that will be typically used in non rush hour periods
4. The chart indicates that currently 58 on street spaces are used by city employees on a daily basis, these spaces under the proposed plan will be returned for business/public use
5. The approximate number of spaces are subject to change as a result of a Transportation Management Plan for City sites as a necessary part of City Special Use Permit applications

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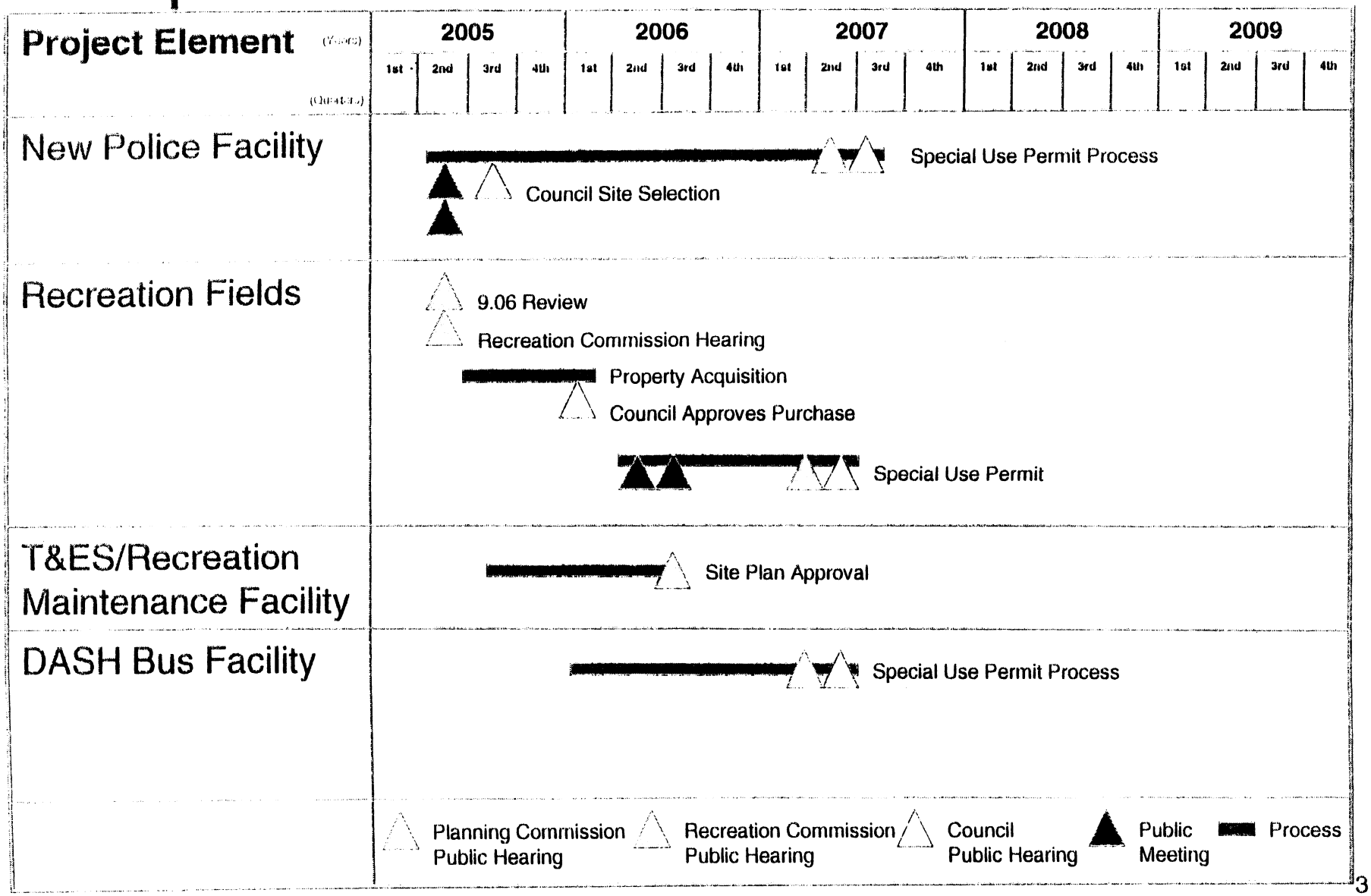
Next Steps

Public Hearing Process



Construction Phasing

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Construction Phasing Plan

PHASE 1 Summer 2006 — Summer 2007

Relocation of T & ES/Recreation Maintenance Facilities

PHASE 2 Summer 2007 — Winter 08/09

DASH Bus Facility & Recreation Fields

PHASE 3 Fall 2007 — Winter 10/11

Police Facility

PROJECT COMPLETION

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Q & A

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