DOCKET ITEM #6
City Charter Section 9.06 Case #2011-0001
King Street/Beauregard Street Intersection Improvements

<table>
<thead>
<tr>
<th>Application</th>
<th>General Data</th>
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<td><strong>Request:</strong> Consideration of a proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project.</td>
<td><strong>Planning Commission Hearing:</strong> June 7, 2011</td>
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<td><strong>Address:</strong> Intersection of King Street and North Beauregard Street; 4400-4700 Blocks of King Street</td>
<td><strong>City Council Hearing</strong> N/A</td>
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<td><strong>Zone:</strong> Commercial, Office, Residential and Multi-use</td>
<td>** Applicant:** Transportation &amp; Environmental Services – Engineering &amp; Design Division</td>
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<td><strong>Small Area Plan:</strong> Alexandria West</td>
<td><strong>Staff:</strong> Richard Baier, P.E., Director, T&amp;ES; Emily A. Baker, P.E., Deputy Director of Engineering, T&amp;ES; Maurice Daly, P.E., Division Chief – Engineering &amp; Design, T&amp;ES; Lisa Jaatinen, P.E., Civil Engineer IV, Engineering &amp; Design</td>
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<td><strong>Staff Recommendation:</strong> Staff recommends approval of the Section 9.06 action.</td>
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PLANNING COMMISSION ACTION, JUNE 7, 2011: On a motion by Ms. Fossum, seconded by Ms. Lyman, the Planning Commission approved the 9.06 case, finding that the proposal is consistent with the City's Master Plan. The motion passed on a vote of 6-0, with Mr. Robinson absent.

**Reason:** The Planning Commission agreed with the staff analysis and found that the proposed intersection improvements are consistent with the Alexandria West Small Area Plan, the Transportation Chapter of the Master Plan and the Master Plan as a whole.

**Speakers:**
Steven Kaufman, spoke in opposition, explaining that his medical practice will be negatively affected by the loss of parking.

Annabelle Fisher, Southern Towers resident, spoke in opposition.

Gerald Hopkins, owner of the shopping center at the corner of Beauregard and King Streets, spoke in opposition, and specifically discussed the potential hardship to businesses in the shopping center due to the loss of parking and access.

Tom Burke, Fairlington resident, spoke in opposition because of concerns about traffic.
I. DISCUSSION

REQUEST
The City is currently managing a capital improvement project in the 4400 – 4700 blocks of King Street. The design is approximately 90% complete and staff is preparing to proceed with the right-of-way acquisition phase of the project. The City proposes to purchase right of way, permanent easements and temporary easements for public roadway purposes. Funds for the acquisition will come from VDOT Urban funds. This funding was allocated by City Council in November 2010. Plats describing the right of way to be acquired are attached. This acquisition will follow state and federal requirements.

The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City’s Master Plan. T&ES is requesting that the Planning Commission consider the proposal by the City of Alexandria to acquire right-of-way for the King Street/Beauregard Street Intersection Improvement Project for use as a public street, pursuant to the provisions of Section 9.06 of the City Charter.

SITE DESCRIPTION
The King Street Corridor is a heavily traveled urban principal arterial roadway serving residents of Northern Virginia, the majority from the City of Alexandria, Arlington and Fairfax Counties. This area is comprised of high density office, commercial and residential uses. The projected traffic demands over the next twenty years show the existing intersection will experience unacceptable operating conditions.

The proposed at-grade improvements will create a multi-modal environment and promote safety for pedestrians and motorists by adding an additional left turn lane in each direction on King Street, medians, a 10’ shared use path on portions of King Street and North Beauregard Street, upgrading sidewalks and landscaped buffers between the street and sidewalks, eliminating slip lanes and installing pedestrian signals and a new signal on North Beauregard Street at Branch Avenue. The improvements will increase capacity and safety through the corridor and result in a reduction in delay of 31% in the morning rush hour and 19% in the evening rush hour. The improvements also include pedestrian and bicycle accommodations depicted in the approved Comprehensive Transportation Master Plan.

BACKGROUND
This project is in the VDOT Six Year Plan and in the City Capital Improvement Program. It is fully funded with VDOT Urban funds.

Since the 1990’s, the City of Alexandria and Arlington County have been jointly working on transportation solutions for the intersection of King and Beauregard Streets. In joint meetings, City and County staff, as well as elected officials from both jurisdictions, identified the subsequent intersection constraints:
1. Lack of intersection capacity, primarily due to turning traffic and poor access management;
2. Lack of accommodation of non-motorized modes of travel. (Pedestrian and bicycle modes); and
3. Poor accommodation of transit.

These project goals were revisited in FY2000 as the cost, desirability and realization of separated grade interchange came into question. By this time, elected officials and staff reconvened to re-examine design alternatives which could accomplish the project goals, minimize right of way acquisition and improve aesthetics at this City gateway. After several meetings and considerable public input in 2003, the project was scaled back to a major intersection improvement project.

City staff has held numerous meetings with the community and the adjoining municipalities of Arlington and Fairfax Counties and their input has been considered during the development of the plans. City staff met with the affected property owners in April 2007 and a citizen information meeting was held in May 2007. City staff met again with the affected property owners on October 14, 2009, to discuss the process for acquiring the necessary easements and right of way and held a public meeting on November 19, 2009. At the public meeting, 60% design plans, showing necessary right of way to be acquired was presented. A completed environmental document for the project was also available for discussion at that time.

A resolution supporting the project was approved by City Council in March 2010. Since that time, staff has been working to finalize the construction documents.

II. RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the acquisition of public land.

STAFF:
Richard Baier, P.E., Director, T&ES
Emily A. Baker, P.E., Deputy Director of Engineering, T&ES
Maurice Daly, P.E., Division Chief – Engineering & Design, T&ES
Lisa Jaatinen, P.E., Civil Engineer IV, Engineering & Design
NOTES:
1. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS AND OTHER INTERESTS OF THE CITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN ON THIS PLAT.

2. THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF A BOUNDARY FIELD SURVEY.

3. NO TITLE REPORT FURNISHED.

4. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT PARCEL 28018034

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS

CONTRACT (UPA) NUMBER: 06-04749
VDO2 PROJECT NUMBER: 0007-100-F04-R201

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

CESAR VARGAS
VOLKERT INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

SCALE: 1"=25'  DATE: 09/01/10  CADD BY: SM

RIGHT OF WAY PLANS
THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.
NOTES:
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3. NO TITLE REPORT FURNISHED.
4. THE PROPERTY Delineated ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 003.04-04.(03)) PARCEL 01

PROJECT NAME: KING STREET/ BEAUREGARD STREET INTERSECTION IMPROVEMENTS
CONTRACT (UPA) NUMBER: 06-04749
VDOE PROJECT NUMBER: 0007-100-F04-8201

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
OFFICE OF CAPITAL FACILITIES

CEasar VARGAS
VOLKER INC.
ALEXANDRIA, VA
PROFESSIONAL ENGINEER

SCALE: 1"=25' DATE: 09/01/10 CADD BY: PO
My name is Stephen Kauffman
3450 N. Beauregard St.
Alexandria, Va. 22302

I am here tonight to address item 6 on tonight's agenda, namely the acquisition of land for the planned King and Beauregard project. I am opposed to the purchase of easements for this project as this plan will replace one half of a parking lot used for a primary care medical practice with a bicycle path that will not contribute anything to the impending traffic nightmare that will occur when the BRAC building at the Marc Center becomes operational.

I am also here for several other reasons. First, I am a physician that has been working in the Alexandria area for forty-five years and at the present location 3450 N. Beauregard Street for 29 years. Next, I am a small Business owner who employs 30 people of diverse backgrounds that may face a period of unemployment. I am also a real estate owner, The Beauregard Medical Building and I am a taxpayer that would hate to see 11 million dollars wasted on a project that will prove to be obsolete before it is finished.

It states in the notice for tonight's meeting that this project has been coordinated with Arlington County. It seems that Alexandria and Arlington do not agree as to what constitutes a bicycle path. Arlington feels that "on street space" is adequate for this purpose. Perhaps they feel that the taking of citizens' property for this is not in the best interests of the County or its taxpayers. You might want to consult with them some more to find out why they feel this way.

You should be aware that the continuation of this path on the east side of Beauregard up to Seminary Rd. would be an expensive and extensive undertaking, because there is not enough flat land to do this.

Another thing that our public servants have not been truthful about is the use and necessity of slip lanes. If you read, what they stated as the reason for wanting to eliminate the slip lanes going from King to Beauregard and from King to Walter Reed you will see that they really do not know what they are talking about. They state that they present a hazard to pedestrians.
If that is true, why has the project at Seminary and Beauregard seen the widening and improvement of slip lanes on the southwest and northeast corners of Seminary and Beauregard? Has the city no regard for the employees of the new BRAC building? Your statement that these are unsafe will leave the city open for a huge lawsuit if someone gets injured at this site.

It has been stated in the public record and the transcript of the last public hearing on this matter that there will be no taking of any business and that the Beauregard Medical Center will be assured adequate parking for its patients and employees.

To date we have not been presented with any plans for our survival as a treatment facility where patients with wheelchairs, walkers and other special needs will be accommodated. All that we have seen is plans for our destruction.

I think it is time for you to consider the needs of thousands of our patients and decide whether a bicycle path will be more important to the requirements of our aging population verses a medical practice that has treated well over 100,000 individuals in the past 30 years.

If after my objections, you vote to go ahead with the acquisition of land, as property owners of Beauregard Medical Center, we want to be apprised of any negotiations and meetings with the Tauber Foundation as we have an agreement with them on parking in that area.

Thank you.