Council Work Session:  
Beauregard Corridor Planning  
Tuesday, October 26, 2010  
5:30 p.m.  

AGENDA

I. Welcome and Opening Comments
   Mayor William D. Euille

II. Status of Land Use and Transportation Planning Process
   Planning & Zoning/T&ES Staff

III. Planning Options Going Forward
     Planning & Zoning/T&ES Staff

IV. Proposed Processes
    Planning & Zoning/T&ES Staff

V. Proposed Schedule
   Planning & Zoning/T&ES Staff

VI. Discussion
    City Council

NOTICE:

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of Council's Office at 703 746-4550 (TTY/TDD 703 838-5056.) We request that you provide a 48-hour notice so that the proper arrangements may be made.
Agenda

I. Status of Land Use and Transportation Planning Process

II. Planning Options Going Forward

III. Proposed Processes

IV. Proposed Schedule

V. Discussion
Status of Planning and Transportation Processes

Community Meeting September 30
Community Petition
Planning Commission Work Session October 5
City Council discussion October 12
Discussion with Beauregard Ad-hoc group October 21
High-Capacity Transit Corridors Work Group Kick-Off October 21
Implications of NOT Planning

- Individual rezonings - transportation analyses
- Less coordination
- Unpredictable amount of developer contributions
- Neighborhood retail expansion not permitted
- +/- 4.0 million sq ft - net new
### Zoning - Potential Redevelopment Areas

<table>
<thead>
<tr>
<th>Development Sites</th>
<th>Area (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td>JBG</td>
<td>130</td>
</tr>
<tr>
<td>Duke</td>
<td>19</td>
</tr>
<tr>
<td>R-12</td>
<td>9</td>
</tr>
<tr>
<td>So. Towers</td>
<td>46</td>
</tr>
<tr>
<td>Steak &amp; Ale</td>
<td>1</td>
</tr>
<tr>
<td>Sem. Plaza</td>
<td>6</td>
</tr>
<tr>
<td>Home Prop</td>
<td>23</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>234</strong></td>
</tr>
</tbody>
</table>
Zoning - JBG

CDD #4 129.8 ac

Existing:
0.38 FAR
2,318 dwelling units
60,000 sq ft retail

Permitted (DSUP):
1.0 FAR
5,650,000 sq ft
(+3,500,000 sq ft)
2,318 dwelling units
60,000 sq ft retail
Zoning Summary

Existing:

0.54 FAR
+/- 6.0 million sq ft
5,655 DUs
178,000 sf retail
320,000 sf office

Permitted
(DSUP - DSP)

+/- 10 million sq ft
(+/- 4.0 million sq ft)
Regional Development and Transportation

6 million sq ft

19 million sq ft

5.5 million sq ft

7.5 million sq ft

12 million sq ft

6 million sq ft

Regional development sq ft approximate.
Beauregard Corridor Traffic Analysis
Projected PM Peak Traffic Volume Change
(2010 to 2035 Baseline)
Beauregard Corridor Traffic Analysis
Projected PM Peak Traffic Volume Change
(2010 to 2035 Baseline)
Existing Transit Service - Beauregard Corridor

Legend
- City of Alexandria Line
- MetroRail
- Blue Line
- Bus
  - DASH Bus
  - Fairfax County Connector
  - Metrobus

Enhanced transit service and shuttle service provided by BRAC-133 at 10 min. headways starting in 2011 from:

- King Street Metro
- Franconia / Springfield Metro
- West Falls Church Metro
- Pentagon
- Ballston Metro

Existing Corridor Transit Ridership
Avg. Weekday DASH Ridership: 5,153
Avg. Weekday WMATA Ridership: 7,530
Average Queues and Level of Service

PM Peak Hour
Local Intersection Overall Performance - PM Peak

![Graph showing Local Intersection Overall Performance - PM Peak](image-url)

- **Total Delay (sec)**
  - Baseline: 550 sec
  - Alt A: 400 sec
  - Alt B: 250 sec
  - Alt C: 650 sec
  - Alt D: 450 sec
  - Alt E: 150 sec

- **Total Throughput (veh/hr)**
  - Baseline: 15000 veh/hr
  - Alt A: 14000 veh/hr
  - Alt B: 13000 veh/hr
  - Alt C: 12000 veh/hr
  - Alt D: 11000 veh/hr
  - Alt E: 10000 veh/hr

- **Legend**:
  - Total Delay
  - Total Throughput
Why Planning is Important

- Trails Connections
- Env Restoration
- Public Parks Open Space Amenities
- Maintain Green Open Space Character
- Possible Civic Uses
- Regional transportation connections
- Pedestrian neighborhood connections
- Neighborhood green space
Planning Options Moving Forward

Continue meeting with Ad-hoc Beauregard Plan group to discuss both process and alternatives needed to inform transportation analysis.

Establish standing Beauregard Corridor stakeholder group with monthly meetings.
Process Moving Forward

**SHORT TERM**
- Meeting and coordination with community
- Intersection Analysis
- Launch Transit Work Group process
- Planning and outreach for transportation analysis
- Background and preparation for stakeholder group process

**MID-TERM**
- Convene stakeholder group
- Monthly stakeholder group meetings, subcommittees as needed
- Coordinate with and analyze information found from other studies—VDOT, Transit Corridor, Housing, BRAC

**PLAN ADOPTION**
Considerations for Schedule

Integration of transportation and land use

Time to establish the Beauregard Stakeholder Group
Implications to Work Program

Anticipate approximately 12-month planning process for Beauregard from first stakeholder meeting.

Eisenhower West will include several months of background research before commencing the process.

There will be some overlap with the Eisenhower West planning effort.

Additional staff and resources may be necessary to make up for overlap.
Grant Update

Grant obligations require preparation of a plan document. Plan could include findings and a recommendation of no increase in density/zoning, pending the results of the on-going transportation analysis. City can pursue extension of grant up to 18 months (beyond December 2010), to enable additional coordination of the transportation and land use and additional community involvement.
DISCUSSION
Existing Zoning—what is allowed?

- Single-Family Residential (R2-5, R5, R8, R12, R20)
- Townhouse Residential (RB, RM, RT)
- Multi-Family Residential (RA, RC, RCX, RD)
- Commercial (CC, CD, CDX, CG, CL, CR, CSL, NR)
- Com/Mixed Use (CRMU/H, M, L, X)
- Office Commercial (OC, OCH, OCM(50), OCM(100))
- Coord Devel District (CDD)
- Industrial (I)
- Utility and Transportation (UT)
- Public Open Space (POS)
Zoning - Duke Properties

CDD #4  19.15 ac

Existing:
0.40 FAR
10,000 sq ft retail
320,000 sq ft office
___ ft height

Permitted:
330,000 sq ft retail
and office
___ ft height
Zoning - Duke Properties

Example - More detailed map

Existing:
- 0.40 FAR
- 10,000 sq ft retail
- 320,000 sq ft office
- 60 ft height

Permitted:
- 330,000 sq ft retail and office
- 60 ft height

CDD #4 19.15 ac
Zoning - Seminary Hills/Towers

- Single-Family Residential: R2, R5, R8, R12, R20
- Townhouse Residential: R8, R12, R20
- Multi-Family Residential: RA, RC, RCX, RD
- Commercial: CC, CD, CDX, CG, CL, CR, CSL, NR
- Com/LResidential Mixed Use: CRMU/H, M, L, X
- Office Commercial: OC, OCH, OCM(50), OCM(100)
- Coord Devel District: CDD
- Industrial: I
- Utility and Transportation: UT
- Public Open Space: POS

Existing:
- 0.60, 1.10 FAR
- 844 dwelling units
- _____ ft height

Permitted:
- 0.75, 1.25 FAR
- 992 dwelling units
- 45, 150 ft height

RA  12.35 ac
RC  10.29 ac
Total 22.64 ac
Zoning - Fairbanks/Foster Area

Existing:
0.05, ___ FAR
14 dwelling units
3,500 sq ft retail
___ units assisted living

Permitted:
0.30, 1.25 FAR
31 + 370 DUs
7,000 sq ft retail
35, 150 ft height

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-12</td>
<td>8.53</td>
</tr>
<tr>
<td>CG</td>
<td>0.32</td>
</tr>
<tr>
<td>RC</td>
<td>6.80</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>15.65</td>
</tr>
</tbody>
</table>
Existing:
0.73/1.17 FAR
2,479 dwelling units
7,000 sq ft retail

Permitted:
0.75/1.25 FAR
2,415 DUs
1st-floor retail and office up to footprint (140,000 sf at current size)
Zoning - Seminary Plaza

Existing:
6,800 sq ft rest’nt
96,200 sq ft
shopping center

Permitted:
OCH:
3.0 FAR
104,000 sf office

CG:
0.5 FAR/0.75 FAR
125,200 sf retail
or 201 dwelling
units or mix

- Single-Family Residential
  R2-5, R5, R8, R12, R20
- Townhouse Residential
  RB, RM, RT
- Multi-Family Residential
  RA, RC, R CX, RD
- Commercial
  CC, CD, CDX, CG, CL, CR, CSL, NR
- Com/Residential Mixed Use
  C RMU/H, M, L, X
- Office Commercial
  OC, OCH, OCM(50), OCM(100)
- Coord Devel District
  CDD
- Industrial
  I
- Utility and Transportation
  UT
- Public Open Space
  POS

OCH  0.8 ac
CG   5.75 ac
Total 6.83 ac
Coordination with other Studies

- VDOT Transportation Recommendations
  - Short / Mid Term
  - Long Term
- BRAC-133 Impacts
- Housing Master Plan
- Transitway Corridor Feasibility Study
- Columbia Pike Streetcar

Beauregard Corridor Plan
Docket Item #17
Parking Meter Rates

City Council Meeting
October 26, 2010
BENEFITS OF $1.75 PARKING METER RATE

- Increases turnover of parking spaces
- Discourages long-term parking in metered spaces
- Encourages use of garages and off-street facilities
- Prices on-street parking more consistently with garage rates
- Follows proper parking management best practices
NEGATIVES TO $1.75 PARKING METER RATE

- Requires use of additional quarters in coin-only meters
- Increased cost for metered parking

Anecdotal experiences:
- Demand on businesses to make change
- Customer visits are abbreviated due to lack of available change for meters
# PARKING METER RATE OPTIONS

<table>
<thead>
<tr>
<th>OPTIONS</th>
<th>Lower Rate To</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(1) $1.50</td>
</tr>
<tr>
<td>A. Lower rates through April – all meters including Carlyle</td>
<td>$(A1) $183,000</td>
</tr>
<tr>
<td>B. Lower rates through April but Keep Carlyle no lower than $1.25</td>
<td>$(B1) $183,000</td>
</tr>
<tr>
<td>C. Lower rates through April but keep Carlyle at $1.75</td>
<td>$(C1) $163,000</td>
</tr>
<tr>
<td>D. Free parking on Saturdays through April</td>
<td>NA</td>
</tr>
<tr>
<td>E. Free parking on Saturdays, Thanksgiving through December</td>
<td>NA</td>
</tr>
<tr>
<td>F. Increasing ACVA marketing through April</td>
<td>NA</td>
</tr>
<tr>
<td>G. Free during holiday season in Old Town</td>
<td>NA</td>
</tr>
<tr>
<td>H. Keep $1.75 rate in place in all areas</td>
<td>NA</td>
</tr>
<tr>
<td>Event</td>
<td>Date</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Introduction and 1\textsuperscript{st} Reading of Ordinance</td>
<td>November 9</td>
</tr>
<tr>
<td>Public Hearing, 2\textsuperscript{nd} Reading and Passage</td>
<td>November 13</td>
</tr>
<tr>
<td>Staff Activation of New Rate and Change of Meter Signage</td>
<td>Estimated completion time: 3 weeks</td>
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UPCOMING PARKING POLICY CHANGES

- All May Park, All Must Pay:
  Introduction and 1st Reading – Nov 9
  Public Hearing and 2nd Reading – Nov 13
- Modifications to Meter Hours:
  After full installation of multispace meters (April 2011)
QUESTIONS?

THANK YOU!