

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 22, 2006

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

SUBJECT: CONSIDERATION OF COUNCIL PRIORITIES FOR PLANNING PROJECTS TO BE UNDERTAKEN AS PART OF THE DEPARTMENT OF PLANNING AND ZONING'S FY 2007 AND FY 2008 WORK PROGRAM

**ISSUE:** Consideration of Council priorities for planning projects to be undertaken as part of the Department of Planning and Zoning's FY 2007 and FY 2008 work program.

**RECOMMENDATION:** That Council confirm the following as planning priorities for FY 2007 and FY 2008 and receive the Department's updated workplan (Attachment 1):

<u>Planning Area</u>	<u>Anticipated Start Date</u>	<u>Estimated Completion Date</u>
Eisenhower West	February 2007	February 2008
Waterfront	February 2007	June 2008

**DISCUSSION:** The Eisenhower West and Waterfront are both large planning efforts that involve significant Department of Planning and Zoning resources. As was discussed at the joint work session with the Planning Commission and Council on October 19, 2006, the proposed timing of these new planning studies coincides with the projected completion of the Landmark/Van Dorn and the Braddock Road Neighborhood Plans in early 2007. Understanding Council's desire to initiate the upcoming studies as quickly as possible, staff will meet informally with stakeholders in each area before the end of the year to hear their thoughts, ideas and/or concerns related to each planning area.

At the work session, the Planning Commission and Council asked about the status of implementation of the small area plans previously approved by Council (Arlandria, King Street Retail, Eisenhower East, Mt. Vernon). Copies of the existing implementation schedules of these plans are attached (Attachments 2A, 2B, 2C and 2D). Staff is working to prepare similar area plan implementation schedules for Hunting Creek, Braddock Road, and Landmark/Van Dorn and will provide them to Council upon completion.

**Eisenhower West:** The Eisenhower West Small Area Plan will focus on the area of the Eisenhower Valley west of Telegraph Road to the City boundary with Fairfax County. The study will address the appropriate mix of land uses, including industrial land use, access and connectivity, transit, and streetscape, as part of a comprehensive planning process. The City has begun some informal listening sessions with area stakeholders in advance of the formal commencement of the study.

**Waterfront:** The City has an exciting opportunity to plan now for the future of its waterfront. In addition to several newly-acquired properties along the Strand, the City seeks to plan for existing industrial areas including the Robinson Terminal North and South and the Mirant Plant. Some preliminary issues and questions to be explored during the study include the lack of access and connectivity to the waterfront, the type and intensity of future land uses, redevelopment, economic development and historic preservation opportunities, and the use and enhancement of existing open space and opportunities for additional usable open space. The City has talked informally with area stakeholders and will seek to involve the many interested parties in the planning process with the goal of developing a plan to address existing concerns and identify future opportunities along the waterfront.

**Other Study Areas:** Staff identified and discussed three possible future studies: Beauregard Area (both sides of Beauregard Street from King Street to Holmes Run); the Duke Street corridor; and the Old Town North area. There was considerable discussion at the joint work session about each of these future studies and the recognition that, if City Council desired to have any of these studies begin before the Waterfront and Eisenhower West Small Area plans are complete, additional staff and consultant resources would be required. This can be discussed as part of the upcoming FY 2008 budget process.

In summary, with City Council and Planning Commission concurrence, staff will initiate the Eisenhower West and Waterfront Small Area Plans in February 2007, and a Beauregard Small Area Plan in mid-2007 (FY 2008) provided additional resources are made available as part of the FY 2008 budget process. Staff will also review the King Street Outdoor Dining regulations and report back to Council in early 2007; initiate a parking study as recommended in the King Street Retail Strategy as soon as possible. We will bring to Council a report on the interim infill regulations and a recommendation on the continuation of this program and initiate a community outreach on proposed measures to address the infill issue as soon as possible. We also will undertake a holistic study of industrial uses in the City, using information already obtained as part of an initial inventory; and follow up on impact analyses, working in conjunction with the appropriate City departments.

**Other Issues Discussed at the Joint Work Session:** There were a number of issues discussed at the joint work session about other Planning and Zoning studies. These issues are outlined below with follow-up plans noted.

There was discussion about the **Arlandria** neighborhood and concern about the perception of crime and the slow pace of new investment in the area. It was suggested that AEDP/ACVA get involved to assist with economic revitalization efforts in Arlandria. The Department of Planning and Zoning is already following up on this and is working with AEDP and ACVA to see what can be done.

The status of the **Outdoor Dining Regulations** on King Street was raised. Staff is working to evaluate the current regulations and implementation of the program and will bring forward a report in early 2007. The need for the **Parking Study** recommended in the King Street Retail Strategy was discussed, and staff was asked to begin the Parking Study as soon as possible.

With respect to **Neighborhood Infill**, the Planning Commission and City Council have asked staff to report back before the end of the year on the interim measures. Staff will prepare a docket item for Council December 2006 consideration evaluating the current measures, and recommending next steps.

As to the **Industrial Uses** study, it was recommended that the study consider the broader context of industrial uses City-wide and the types of industrial uses that are appropriate. Staff is working to catalog the existing industrial uses in preparation for the full study, which will address the broader context.

There was considerable discussion about the need for **Fiscal Impact** analyses both for neighborhood plans and development projects so that City Council and others are able to understand the fiscal impact on the City. A specific request was made to conduct fiscal impact analyses for the Mirant Plant and the waterfront. Staff will be reviewing how to address these Fiscal Impact analyses.

With regard to **Community Outreach** efforts, there was discussion about making the Department of Planning and Zoning outreach efforts more efficient and being mindful of the physical limitations of both staff and community members to attend nightly community meetings.

In addition, it was suggested that a **Forum on Green Buildings/Environmental Urbanism** be arranged similar to the forums held in the past year on livability, walkable communities and historic preservation. Staff is planning a focus on historic preservation in 2007. Green buildings and environmental urbanism will be reviewed in the context of the request from Councilwoman Pepper and Councilman Krupicka to develop an Environmental Strategic Plan. On both of these items, the Department of Planning and Zoning staff will begin efforts early in 2007 to address Community Outreach, as well as plan for a potential Forum.

**ATTACHMENTS:**

- Attachment 1. Updated Work Program
- Attachment 2A. Arlandria Implementation Schedule
- Attachment 2B. King Street Retail Strategy Implementation Schedule
- Attachment 2C. Eisenhower East Implementation Schedule
- Attachment 2D. Mt. Vernon Avenue Implementation Schedule

**STAFF:**

- Mark Jinks, Deputy City Manager
- Richard Josephson, Acting Director, Department of Planning and Zoning
- Kathleen Beeton, Division Chief, Department of Planning and Zoning

# UPDATED WORK PROGRAM

## To Reflect Current Status

FY 2006	FY 2007		FY 2008		FY 2009
CY2006		2007		CY 2008	

Plan Implementation

City Council/Planning Commission Studies/Task Forces

Community Outreach/Education

Waterfront Plan

Eisenhower West

**Other Council Priorities**

Wayfinding Sign Program

Rail Corridor

Business Guidelines

Historic Preservation

Industrial Uses

Trail

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## Arlandria Implementation Schedule --Working Document (10/20/06)

Work Item	Departments	FY 2004	FY's 2005-2008	FY 2009+
<b>MASTER PLAN/ZONING ORDINANCE</b>				
Create neighborhood retail district	P&Z	COMPLETE		
Create CDD for Safeway-Datatel Site	P&Z	COMPLETE		
Amend CDD#6 (w/Arlandria recommendations)	P&Z	COMPLETE		
Amend Potomac West Small Area Plan	P&Z	COMPLETE		
<b>INFRASTRUCTURE</b>				
<i>Incorporate Target-market Concepts into Urban Design Plans</i>				
Use of public art	P&Z, RPCA			
Use of street furniture	P&Z, RPCA, T&ES	Analysis done	IN PROGRESS	
Use of public plazas/public areas	P&Z, RPCA			
Gateways, street signs, other 'hardware'	P&Z, RPCA, T&ES			
<b>INTERSECTION IMPROVEMENTS</b>				
<i>Redesign Intersection of MtV &amp; Russell Rd.</i>				
Provide striped crosswalks	T&ES (coord. w/P&Z)	COMPLETE		
Eliminate free-flow right-turn onto Russell Rd.	T&ES (coord. w/P&Z)		IN PROGRESS	
Provide raised crosswalks	T&ES (coord. w/P&Z)			
Construct new "T" intersection	T&ES (coord. w/P&Z)			
<i>Redesign Intersection of MtV &amp; Four Mile Rd.</i>				
Construct cul-de-sac fr. Bruce St. into Park	T&ES (coord. w/P&Z)		ANALYSIS DONE	
Construct new "T" intersection	T&ES (coord. w/P&Z)			

## Arlandria Implementation Schedule --Working Document (10/20/06)

Work Item	Departments	FY 2004	FY's 2005-2008	FY 2009+
<b>OTHER PHYSICAL IMPROVEMENTS</b>				
<i>Streetscape</i>				
Install street trees, 3800 bl. Mt. Vernon Ave.	P&Z, RPCA, T&ES	COMPLETE		
Restripe crosswalks - Glebe, Russell & Four Mi.	T&ES (coord. w/P&Z)	COMPLETE		
Install handicap ramp, MtV & Four Mile Rd.	T&ES (coord. w/P&Z)	COMPLETE		
Install banners (done by new bus. org.)	T&ES (coord. w/P&Z)		COMPLETE	
Install pavers, Bangkok 54	T&ES (coord. w/P&Z)		COMPLETE	
Install pavers, Lillian's Restaurant, Bruce St.	T&ES (coord. w/P&Z)		COMPLETE	
<i>Bulb-outs &amp; Crosswalk Improvements</i>				
Reconfigure N. end of Mt. Vernon Ave.	T&ES (coord. w/P&Z)	Parking Signs		
Along W. Glebe Rd.	T&ES (coord. w/P&Z)		COMPLETE	
Mid-block crosswalk, Mt. Vernon Ave.	T&ES (coord. w/P&Z)		COMPLETE	
Along Mt. Vernon Ave.	T&ES (coord. w/P&Z)		IN PROGRESS	
Intersection, W. Reed Ave.	T&ES (coord. w/P&Z)		COMPLETE	
Intersection, MtV & W. Glebe Rd.	T&ES (coord. w/P&Z)		COMPLETE	
<i>Gateway Enhancements</i>				
Misc. Gateway improvements	T&ES, RPCA, P&Z		ANALYSIS DONE	
Lengthen existing median & plant trees	T&ES (coord. w/P&Z)		ANALYSIS DONE	
Add entry features to create gateway	T&ES (coord. w/P&Z)		ANALYSIS DONE	
Help to reconfigure shopping ctr. park. lot	T&ES (coord. w/P&Z)		COMPLETE	

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## Arlandria Implementation Schedule --Working Document (10/20/06)

Work Item	Departments	FY 2004	FY's 2005-2008	FY 2009+
<i>Four Mile Run Park Enhancements</i>				
Landscaping & signs at park entrance	RPCA (w/P&Z)	1st Phase Complete	IN PROGRESS	
Enhance access & visibility	RPCA (w/P&Z)			
<b>TRAFFIC CONTROL/REGULATION</b>				
Install speed tables, 700 bl. Four Mile Rd.	T&ES			
Conduct traffic study to address issues	T&ES (coord. w/P&Z)		ANALYSIS DONE	
Left-turn signal, MtV & S. Glebe Rd.	T&ES (w/Arlington)			
Study options to improve access to Park	T&ES, P&Z		UNDER STUDY	
<b>PARKING</b>				
Construct new parking, Datatel lot	T&ES, P&Z, GS		COMPLETE	
Relocate existing bus stops, MtV Ave.	T&ES (coord. w/P&Z)			
Stripe new on-street spaces, MtV Ave.	T&ES (coord. w/P&Z)		COMPLETE	
Add 28 spaces, Executive Ave.	T&ES			
<b>RETAIL ENHANCEMENT</b>				
<i>Technical assistance -- developing marketing/promotions organization</i>				
Contact & work w/ business owners	P&Z, AEDP	Ongoing	Ongoing	
Facilitate focus group of business owners	P&Z, AEDP	Ongoing	Ongoing	
<i>Explore Business Improvement Dist. (BID)</i>				
Investigate other mechanisms	P&Z, Fin., New Grp.			

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## Arlandria Implementation Schedule --Working Document (10/20/06)

Work Item	Departments	FY 2004	FY's 2005-2008	FY 2009+
<i>Safeway-Datatel Site Redevelopment Work</i>				
Work on joint-venture marketing	P&Z (w/AEDP)			
<i>Misc. Retail Enhancement</i>				
Merchandising audits w/ businesses	SBDC (w/AEDP)	Ongoing	Ongoing	
Provide business plan assistance	SBDC (w/AEDP)	Ongoing	Ongoing	
Provide SBA & other financing info.	SBDC (w/AEDP)	Ongoing	Ongoing	
Provide info. abt. business assistance pgms	SBDC (w/AEDP)	Ongoing	Ongoing	
Coord. weekly events & festivals	SBDC (w/AEDP)	Ongoing	Ongoing	
Assist w/ facade improvements	P&Z, SBDC (w/AEDP)	Ongoing	Ongoing	
Establish a business plan monitoring system	SBDC (w/AEDP)			
<b>FUTURE PLANNING</b>				
<i>Four Mile Run Park Enhancements</i>				
Prioritize ways to enhance access	P&Z, RPCA			
Consider acquiring property to enlarge park	P&Z, RPCA			
<i>Misc. Future Planning</i>				
Tree planting w/new improvements	T&ES, P&Z, RPCA	Ongoing	Ongoing	
Encourage preservation of historic bldgs	P&Z, OHA		Ongoing	
Adjust floodplain boundary (w/FEMA)	T&ES (coord. w/P&Z)			

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## Arlandria Implementation Schedule --Working Document (10/20/06)

Work Item	Departments	FY 2004	FY's 2005-2008	FY 2009+
<b>QUALITY OF LIFE ISSUES</b>				
Implement regular street cleaning	T&ES	COMPLETE		
Continue twice-weekly street cleaning	T&ES		Ongoing	
Raise awareness of City regulations	City Code Compliance	Ongoing	Ongoing	
Take issues to Citywide Code Compliance mtg.	TES, PZ, RPCA, Code	Ongoing	Ongoing	
Dlvp. Neigh. Watch Pgm (Old Dominion & Tenn.)	APD			

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# King Street Retail Strategy Implementation Schedule--Working Document (10-20-06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>STREETSCAPE</b>				
Establish sidewalk guidelines	P&Z, T&ES, BAR			
replace sidewalk infrastructure as necessary	T&ES			
Establish tree planting standards	P&Z, RPCA, T&ES			
replace trees & tree wells as necessary	RPCA, T&ES			
Establish street furniture standards	P&Z, T&ES, BAR			
Develop plan for outdoor seating and 'respite' areas	P&Z, T&ES, BAR			
establish 5 seating areas along sidewalk	T&ES			
Install street furniture at seating areas	T&ES			
Install directories & maps at seating areas	T&ES			
Enhance landscaping in Gov't Ctr. area	P&Z, T&ES			
Establish street infrastructure standards	T&ES, P&Z, BAR			
establish review process for new infrastructure	T&ES, P&Z, BAR			
replace street infrastructure as necessary	T&ES			
replace traffic signals as needed	T&ES			
study options for increasing sidewalk lighting	T&ES, P&Z			
modify existing lighting to be appropriate for sidewalks	T&ES			
study alternatives to standard parking meters	T&ES, P&Z			
Continue process of undergrounding utility lines	T&ES	Ongoing	Continued	

*Schedule subject to change due to community priorities, the number of capital projects and the competition among all City projects for limited public funds. Green indicates capital improvement projects.*

# King Street Retail Strategy Implementation Schedule--Working Document (10-20-06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
Design an integrated graphics program	P&Z, T&ES, RPCA, OHA			
consolidate/eliminate unnecessary street signs	T&ES			
install wayfinding signs as per graphics program	T&ES			
install directories at either end of King St.	T&ES			
study options for using 'identifying' signs/banners	P&Z, T&ES			
install 'identifying' signs/banners/monuments	T&ES, P&Z			
Install historic/interpretive signs	P&Z, T&ES, OHA			
Implement outdoor dining pilot program	P&Z	<b>COMPLETE</b>		
Adopt outdoor dining regulations		<b>Complete</b>		
<b>LAND USE</b>				
Create a King Street Overlay Zone	P&Z	<b>COMPLETE</b>		
Adopt Strategy as Master Plan Element	P&Z	<b>COMPLETE</b>		
Establish retail storefront guidelines	P&Z, BAR	<b>COMPLETE</b>		
Develop development standards for 1500-1600 block	P&Z	<b>COMPLETE</b>		
Develop options for closing Lower King to traffic	P&Z, T&ES, CMO	<b>Ongoing</b>	<b>In Progress</b>	

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# King Street Retail Strategy Implementation Schedule--Working Document (10-20-06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>PARKING</b>				
Establish overall parking strategy	P&Z, KSP			
Work w/ private garage owners for more public parking	P&Z, KSP			
maintain communications w/ garage owners	KSP			
Make brochure/website abt. King St. parking	KSP			
Institute common signage system for garages	P&Z, T&ES, KSP			
Make policies to encourage employees to park off-street	P&Z, KSP			
Initiate validated parking program	P&Z, KSP			
Simplify valet parking approval process	P&Z	<b>COMPLETE</b>		
Expand valet parking process to Cent. Bus. Dist.	P&Z	Ongoing		
<b>TRANSIT</b>				
Institute shuttle service from PTO to Old Town	ATC	<b>COMPLETE</b>	Continued	
Explore funding options for additional shuttles	ATC, P&Z, T&ES			
establish King St. shuttles to connect to Water	ATC, T&ES, P&Z			
create unique signage for shuttles	ATC, T&ES, P&Z			
Establish bus shelters at King & Washington stops	T&ES, ATC, WMATA			
Institute bicycle rental station(s)	KSP, P&Z, T&ES			

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# King Street Retail Strategy Implementation Schedule--Working Document (10-20-06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>MARKET STRATEGIES</b>				
Adopt King Street Retail Strategy	P&Z	<b>COMPLETE</b>		
Identify & recruit complementary businesses	KSP, AEDP			
Implement market strategies	KSP, AEDP			
Review policies concerning holiday decorations	P&Z, KSP, BAR			
Increase awareness of farmers' market	KSP			
Open space programming	P&Z, RPCA			
Institute local buyer programs	ACVA, KSP			
Build strong relationships w/ hotels & conferences	ACVA, KSP	Ongoing	Continued	Continued
<b>ARTS STRATEGY</b>				
Implement arts development strategy	P&Z, ACVA			
art competitions	P&Z, ACVA			
music festival/concert series	P&Z, ACVA			
more themed/holiday events	P&Z, ACVA			
waterfront entertainment venue	P&Z, ACVA			
Plan for permanent/temporary public art	P&Z			

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# King Street Retail Strategy Implementation Schedule--Working Document (10-20-06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>TOURISM</b>				
Create walking tours and 'fun walks'	ACVA	[REDACTED]	[REDACTED]	
Create a better visitors' center	ACVA		[REDACTED]	
<b>MANAGEMENT ORGANIZATION (BID)</b>				
Determine support for new group	KSP, P&Z	<u>COMPLETE</u>		
Establish public/private partnership	KSP, CMO, P&Z			
appoint/nominate initial Board of Directors	KSP			
establish duties/responsibilities of Organization	KSP, CMO, P&Z			
finalize service area boundaries by parcel	KSP			
establish BID annual budget & tax rate	P&Z, CMO			
initiate public hearing process	P&Z, CMO			
Draft bylaws/charter of Organization	KSP			
Decide on Funding Options	CMO, P&Z			
provide initial start-up costs for Organization	CMO, P&Z			
provide logistical support for Organization	CMO, P&Z			

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## Eisenhower East Implementation Schedule--Working Document (10/20/06)

Work Item	Departments	FY 2005-2006	FY's 2007-2009	FY 2010+
<b>ORGANIZATION/LEADERSHIP</b>				
Designate staff to focus on implementation	P&Z	COMPLETE		
Build capacity of existing organizations	P&Z			
Establish public/private partnership	P&Z			
<b>DEVELOPMENT CONTROLS</b>				
Establish a strategy to phase development	P&Z			
Modify zoning text for CDDs 2 & 11	P&Z	COMPLETE		
amend CDD 2	P&Z	COMPLETE		
create CDD 11	P&Z	COMPLETE		
Expand POS zone to include blocks 22 & 31	P&Z			
Adjust property boundaries	P&Z, Real Estate			
between 11/20 and 11/12	P&Z, Real Estate			
Alex. Sanitation Authority parcel	P&Z, Real Estate			
vacation of Hooffs Run Rd.	P&Z, Real Estate			
reconfigure boundaries for traffic circle	T&ES, P&Z, Real Estate			
reconfigure boundaries for bridge over RPA	T&ES, P&Z, Real Estate			
right-of-way acquisition for Southern St.	T&ES, P&Z, Real Estate			
reconfigure boundaries around Metro Station	T&ES, P&Z, Real Estate			

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## Eisenhower East Implementation Schedule--Working Document (10/20/06)

Work Item	Departments	FY 2005-2006	FY's 2007-2009	FY 2010+
Implement affordable housing program	P&Z, Housing	Ongoing	Continued	
Support active uses on the street facades	P&Z	Ongoing	Continued	
<b>DESIGN GUIDELINES</b>				
Develop block-by-block design guidelines	P&Z	COMPLETE		
adopt design guidelines via Planning Commission	PC	COMPLETE		
Establish Design Review Board	P&Z	COMPLETE		
<b>BUSINESS ENHANCEMENT</b>				
Develop strategy for retail center	P&Z			
Determine interest in Special Tax Distr. w/ owners	P&Z			
establish responsibilities of Tax District	P&Z			
determine Boundaries for Tax District	P&Z			
establish Tax District organization	P&Z			
establish Tax Distr. annual budget & tax rate	P&Z			
initiate public hearing process	P&Z			

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## Eisenhower East Implementation Schedule--Working Document (10/20/06)

Work Item	Departments	FY 2005-2006	FY's 2007-2009	FY 2010+
<b>CIRCULATION IMPROVEMENTS</b>				
Adopt plan for public roadway improvements	P&Z, T&ES	Underway		
Adopt plan for private roadway improvements	P&Z, T&ES	Underway		
Adopt plan for pro-rating cost of roadways	P&Z, T&ES	Underway		
design Holland Ln. Extension	T&ES, P&Z			
construct Holland Ln. Extension	T&ES			
design Metro Station Rd.	T&ES, P&Z			
construct Metro Station Rd.	T&ES			
design Southern St.	T&ES, P&Z			
construct Southern St.	T&ES			
design Elizabeth Ln. Extension	T&ES, P&Z			
construct Elizabeth Ln. Extension	T&ES			
design Park Rd.	T&ES, P&Z			
construction of Park Rd.	T&ES			
Plan & prorate infrastructure improvements	P&Z	Underway		
Design Eisenhower Ave. 'Boulevard'	T&ES, P&Z			
widen right-of-way	T&ES			
install & landscape medians	T&ES			

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## Eisenhower East Implementation Schedule--Working Document (10/20/06)

Work Item	Departments	FY 2005-2006	FY's 2007-2009	FY 2010+
install sidewalks	T&ES			
Landscape existing streets	T&ES			
Create new entrance to Metrorail Station	WMATA, P&Z, T&ES			
bulld bus-only lane at Station	WMATA, P&Z, T&ES			
Establish Eisenhower East shuttle service	DASH, P&Z, T&ES			
Establish parking spaces for short-term rentals	T&ES, P&Z	Ongoing	Continuing	
Develop Transportation Management Program	T&ES, P&Z			
Establish TMP Coordinator position	T&ES, P&Z			
promote alternative transportation to employees	T&ES, P&Z			
expand use of Guaranteed Ride Home pgm.	T&ES, P&Z			
Implement bicycle plan provisions	T&ES, P&Z			

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## Eisenhower East Implementation Schedule--Working Document (10/20/06)

Work Item	Departments	FY 2005-2006	FY's 2007-2009	FY 2010+
<b>OPEN SPACE IMPROVEMENTS</b>				
Adopt plan for pro-rating cost of improvements	RPCA, P&Z	COMPLETE		
Include Blocks 22 & 31 as public open space	P&Z			
Design improvements to So. Carlyle Square	RPCA, P&Z			
construct improvements to So. Carlyle Square	RPCA			
Design improvements to So. Dulany Gardens	RPCA, P&Z			
construct improvements to So. Dulany Gardens	RPCA			
Design improvements to West Side Gardens	RPCA, P&Z			
construct improvements to West Side Gardens	RPCA			
Restore "Eisenhower Park" RPA lands	RPCA, P&Z			
construct pedestrian/bicycle trail	RPCA			
construct improvements to "meadow" park	RPCA			
<b>MISC.</b>				
Planning for relocation of concrete plant	P&Z			

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## Mt. Vernon Avenue Implementation Schedule -- Working Document (10/20/06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>MASTER PLAN/ZONING ORDINANCE</b>				
Create overlay zone	P&Z	COMPLETE		
Create CDD #13 for Triangle site	P&Z	COMPLETE		
Create CDD #14 for Giant/CVS sites	P&Z	COMPLETE		
Amend Potomac West Small Area Plan	P&Z	COMPLETE		
Establish and work with steering committee on plan implementation	P&Z	Ongoing		
<b>STREETSCAPE IMPROVEMENTS</b>				
Develop design plan for streetscape improvements incl street furniture, crosswalks, public art, trees, loading areas	P&Z, T&ES, RP&CA		Ongoing	
Install new street trees as appropriate	RP&CA, P&Z, T&ES		Ongoing	
Construct sidewalk and landscaping improvements	T&ES, RP&CA, P&Z		Ongoing	
Work w/prop owners during final undgrd. proj. to encourage improvement of private property	P&Z, T&ES			
Evaluate cost/feasibility of pedestrian-scale lighting	P&Z, T&ES	COMPLETE		
Develop design plan for lighting	P&Z, T&ES			
Develop phasing plan for installation of lighting	T&ES, P&Z			
Install pedestrian-scale lighting	T&ES, P&Z			
Work with property owners to install bldg lighting	P&Z, PWBA	Ongoing	Ongoing	
Develop/implement coord. approach to public signs	P&Z, T&ES, HA			
Encourage enhancement of auto-oriented uses	P&Z, AEDP	Ongoing	Ongoing	
Work with property owners to improve sites/buildings	P&Z, AEDP	Ongoing	Ongoing	
Continue facade improvement grant program	P&Z	Ongoing	Ongoing	

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## Mt. Vernon Avenue Implementation Schedule -- Working Document (10/20/06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>OTHER PHYSICAL IMPROVEMENTS</b>				
Create public gathering space	P&Z, RP&CA, T&ES			
Develop conceptual designs for two options	P&Z,RP&CA, T&ES			
Conduct cost and design feasibility	P&Z,RP&CA, T&ES			
Work w/ comm on preferred design	P&Z,RP&CA, T&ES			
Incorporate into CIP and identify alternative funds	P&Z,RP&CA, T&ES			
Construct desired improvement	T&ES, RP&CA			
Design and improve Gateway Park at Rt. 1 & Monroe	RP&CA, P&Z,			
Coordinate design and improvements w/bridge, PY	P&Z, RP&CA			
Evaluate suggested improvements to Colasanto Pk.	RP&CA, P&Z			
Construct desired improvements to Park	RP&CA			
<b>PEDESTRIAN/MULTIMODAL</b>				
Make improvements to Ave. betw. Comm/Glebe	T&ES, P&Z, RP&CA			
Restripe travel lanes from 4 to 2; w/pkg/bike lanes	T&ES, P&Z, RP&CA	<b>COMPLETE</b>		
Work with bicycle comm re: bike lanes	T&ES, P&Z, RP&CA	<b>COMPLETE</b>		
Construct crosswalks and bulb-outs	T&ES	<b>COMPLETE</b>		
Provide DASH service along the Avenue	T&ES, DASH		In progress	
Develop program to promote transit to Avenue	DASH, PWBA			
Explore opportunities to improve trail connections	RP&CA, P&Z, T&ES			
Enhance ped access to Braddock Rd Metro Station	P&Z, T&ES			

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Schedule subject to change due to community priorities, the number of capitol projects and the competition among all City projects for limited public funds. Green indicates capital improvement projects.

## Mt. Vernon Avenue Implementation Schedule -- Working Document (10/20/06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>PARKING</b>				
Develop and implement shared parking program	P&Z, CA			
Develop formal commitment with property owners	P&Z	In progress	Ongoing	
Evaluate potential costs for property owners	P&Z	In progress	Ongoing	
Develop equitable approach for cost sharing	P&Z	In progress	Ongoing	
Promote interest and participation in program	P&Z, PWBA/BID	In progress	Ongoing	
Develop method to monitor and evaluate program	P&Z	In progress	Ongoing	
Resolve misc. on-street parking/loading issues	T&ES, P&Z			
Provide shorter term parking spaces	T&ES, P&Z			
Provide adequately spaced loading zones	T&ES, P&Z			
Resolve conflicts in parking limitations at School	T&ES	COMPLETE		
Consider relocation of taxicab stand	T&ES	Ongoing		
Explore rear access opportunities	P&Z, T&ES	Ongoing		
Provide consistent parking enforcement	Police	Ongoing	Continued	

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## Mt. Vernon Avenue Implementation Schedule -- Working Document (10/20/06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>RETAIL ENHANCEMENT</b>				
<i>Explore Business Improvement Dist. (BID)</i>	<i>P&amp;Z/CMO, PWBA, AEDP</i>			
Organize a committee Define the potential boundaries and properties Develop a general business plan for BID Publicize concept - hold comm mtgs, etc Hold public hearings/Adopt BID	<i>P&amp;Z/CMO, PWBA, AEDP</i>			
Promote participation in Enterprise Zone	<i>AEDP, P&amp;Z</i>	Ongoing	Continued	
Monitor and evaluate EZ program	<i>AEDP, P&amp;Z</i>			
Establish work group to implement arts promotion	<i>PWBA, AEDP, RP&amp;CA, P&amp;Z</i>			
<i>Misc. Retail Enhancement</i>	<i>PWBA/BID, AEDP, SBDC, P&amp;Z</i>			
Merchandising audits w/ businesses	<i>P&amp;Z, SBDC</i>	Ongoing	Continued	
Provide business plan assistance	<i>P&amp;Z, SBDC</i>	Ongoing	Continued	
Provide SBA & other financing info.	<i>P&amp;Z, SBDC</i>	Ongoing	Continued	
Provide info. abt. business assistance pgms	<i>P&amp;Z, SBDC</i>	Ongoing	Continued	
Ensure coordinated marketing efforts	<i>PWBA/BID, AEDP</i>	Ongoing	Continued	
Assist w/ facade improvements	<i>P&amp;Z, AEDP</i>	Ongoing	Continued	
Work w/ prop owners re: Giant/CVS	<i>P&amp;Z</i>			

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## Mt. Vernon Avenue Implementation Schedule -- Working Document (10/20/06)

Work Item	Departments	FY's 2005-2006	FY's 2007-2009	FY 2010+
<b>HISTORIC PRESERVATION</b>				
Update the National Historic Register	P&Z, HA			
Seek grant and state cost sharing funds to survey bldgs identified in Plan	P&Z, HA			
Prepare and submit nomination package	P&Z, HA			
Explore expansion of boundaries of Historic Dist.	P&Z, HA			
Develop and imp heritage/interp sign program	HA, P&Z			
Coordinate w/ other public sign programs	HA, P&Z			
Support installation of five proposed inter signs				
Promote awareness of historic district	P&Z, HA	Ongoing	Continued	
Work w/VA DHR to host comm workshops				
Promote awareness and use of tax credits		Ongoing	Continued	
<b>AFFORDABLE HOUSING</b>				
Encourage new homeownership	OH, P&Z	Ongoing	Continued	
Promote City-sponsored home ownership programs	OH	Ongoing	Continued	
Expand awareness of and support for aff housing	OH, P&Z	Ongoing	Continued	
Incorporate new units in new construction	P&Z,OH	Ongoing	Continued	

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