


City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 17, 2010

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: RESOLUTION TO REAUTHORIZE THE BRAC- 133 ADVISORY GROUP

ISSUE: Request to extend the term of the BRAC Advisory Group for an additional year and add an additional civic association to the group.

RECOMMENDATION: That City Council:

- (1) Repeal Resolution 2322 and adopt the proposed resolution which extends the term of the BRACC Advisory Group and the appointments of the existing members of the group for an additional year;
- (2) Approve an additional member nominated by and representing the Beauregard Heights Civic Association; and
- (3) Allow for additional members representing stakeholder organizations in the geographic area of the BRAC-133 project to be added to the group upon the request of the Chairperson with the agreement of the Mayor.

BACKGROUND: The BRAC Advisory Group was approved by Council in February of 2009 to “create a forum for adjacent neighborhoods to provide input, ideas and recommendations to the City, the Army and to Duke Realty, as well as to serve a communication forum among all parties.” The group has met on a monthly basis to discuss the neighborhoods’ concerns, such as:

- Traffic impacts
- Zoning compliance
- Open space
- Site layout and design
- The remote inspection facility
- Public art
- Impacts of the road construction on school bus routes/arrival times
- Noise
- Light pollution
- Transit

While many of these issues have been resolved, some have not, and the group believes that its term should be extended to help facilitate the resolution of these concerns.

The first and foremost issue is the traffic impacts to the road network due to the arrival of 6,400 new employees to the Mark Center. The group has requested that the City perform a more comprehensive traffic analysis than in the previous 2004 report and analyze the most recent report produced by Parsons Brinckerhoff (PB) for VDOT. The results of this most recent report concluded that the proposed local road improvements to Seminary Road and Beauregard Street are necessary; however, these improvements are not enough to accommodate the increase in traffic.

Second, the City requested that VDOT perform an Interchange Justification Report (IJR) to review the potential of a direct access ramp into the Mark Center site. VDOT released their report on February 16. Pending the outcome of those findings and upon the receipt of additional information and/or alternative designs from the community, VDOT will determine if they will move forward with the next phase of the IJR which will assess the environmental impacts of any new road access project.

Third, the Department of Defense is still in the process of preparing its Transportation Management Plan (TMP). The TMP is another critical component of this project. The BRAC-133 development is proposing to create a transit center at the interface of the north parking garage and Mark Center Drive. While this amenity will help ease some of the traffic congestion, for the overall TMP to succeed, there will need to be some innovative ideas incorporated into the plan. The BRAC-133 Advisory Group is familiar with the local road system and can provide some input to the TMP.

Additionally, the Army has an opportunity to incorporate public art on the site. The group is beginning to work with the City's Commission for the Arts to discuss the potential for public art on the BRAC -133 site. There will need to be coordination between this Commission, the Office of the Arts, and the Office of Historic Alexandria - Archaeology. The BRAC-133 Advisory Group's existing forum could help facilitate this coordination.

Finally, as the project continues to be constructed there will likely arise some additional concerns from time to time within the neighborhood. The BRAC-133 Advisory Group would be able to help the community address these concerns. The group has worked well with the various entities involved and their involvement has enabled the community to raise concerns and have them addressed. Since some large issues have still not been resolved, it is recommended that the BRAC-133 Advisory Group continue to remain in place to address these outstanding issues.

At the request of the BRAC-133 Advisory Group, the group membership is proposed for expansion by adding the Beauregard Heights Civic Association, as well as creating the option of being able to add additional organizational stakeholder representatives to the Advisory Group. While the BRAC-133 Advisory Group requested that its life be extended to six months after the September 15, 2011, projected opening date of the BRAC-133 facility (to March 15, 2012), the

City Code permits only a year extension at one time for ad hoc City advisory groups. As a result in February 2011, a second extension of the BRAC-133 Advisory Group through March 2012 will be brought back to Council for action.

ATTACHMENT:

Attachment 1: Resolution 2322

Attachment 2: Proposed Resolution

STAFF:

Mark Jinks, Deputy City Manager

Faroll Hamer, Director, Department of Planning and Zoning

Pat Escher, Principal Planner

RESOLUTION NO. 2322

WHEREAS, the United States Department of Defense (DoD) has selected and purchased a building site at the Mark Center as the location to construct a major office building (the "BRAC-133 office building") for occupancy by the Washington Headquarters Service and other DoD agencies; and

WHEREAS, this BRAC-133 office building will entail 1,380,000 square feet of office space, house approximately 6,400 employees, and provide approximately 3,900 parking spaces; and

WHEREAS, this proposed BRAC-133 office building while similar in overall square footage to the Mark Winkler office buildings the City approved in 2004, the building is substantially different in overall design; and

WHEREAS, there are transportation improvements that can potentially mitigate the impact of transportation and traffic issues associated with the BRAC-133 office project on the nearby neighborhoods; and

WHEREAS, the creation of an advisory group can create a forum for developing ideas and recommendations relating to transportation improvements and other issues associated with the BRAC-133 office building, as well as to serve as a communications forum among all parties.

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

1. There is hereby established a BRAC/Mark Center Advisory Group ("Advisory Group").
2. This Advisory Group shall consist of 15 to 16 members appointed by the Mayor, including 10 representatives nominated by the following groups and civic associations:
 - Brookville-Seminary Valley
 - Lincolnia Hills/Heywood Glen
 - Parkside of Alexandria
 - Seminary Heights
 - Seminary Park
 - Seminary Ridge
 - Seminary West
 - Seminary Hill
 - Alexandria Economic Development Partnership (AEDP)
 - West End Business Association (WEBA)
3. In addition, the Mayor shall request one representative of the DoD, and shall request one representative of Duke Realty, one member of the Alexandria Planning Commission, one member of the Alexandria Transportation Commission, and one to two at-large members.
4. The Advisory Group shall meet periodically, as it deems necessary, with its meetings open to the public.

5. Administrative and technical staff assistance to the Advisory Group shall be provided by the Department of Planning and Zoning and the Department of Transportation and Environmental Services and supplemented by staff from other City agencies, as necessary.
6. As per the City Code the term of the Advisory Group shall run for one-year, but can be extended by Council for additional years or until the project is completed.

ADOPTED: February 10, 2009

WILLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

ATTACHMENT 2

RESOLUTION NO. _____

WHEREAS, the United States Department of Defense (DoD) has selected and purchased a building site at the Mark Center as the location to construct a major office building (the "BRAC-133 office building") for occupancy by the Washington Headquarters Service and other DoD agencies; and

WHEREAS, this BRAC-133 office building will entail 1,380,000 square feet of office space, house approximately 6,400 employees, and provide approximately 3,900 parking spaces; and

WHEREAS, this proposed BRAC-133 office building, while similar in overall square footage to the Mark Winkler office buildings the City approved for this site in 2004, is substantially different in overall design; and

WHEREAS, there are transportation improvements that can potentially mitigate the impact of transportation and traffic issues associated with the BRAC-133 office project on the nearby neighborhoods; and

WHEREAS, the creation of an advisory group can create a forum for developing ideas and recommendations relating to transportation improvements and other issues associated with the BRAC-133 office building, as well as to serve as a communications forum among all parties; and

WHEREAS, there are significant issues with the BRAC-133 project that still remain unresolved.

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

1. The term of the BRAC/Mark Center Advisory Group ("Advisory Group") and its members shall be extended for an additional to twelve months.
2. This Advisory Group's original membership shall be expanded by one to consist of members appointed by the Mayor, including 11 representatives nominated by the following groups and civic associations:

Brookville-Seminary Valley
Lincolnia Hills/Heywood Glen
Parkside of Alexandria
Seminary Heights
Seminary Park
Seminary Ridge
Seminary West

Seminary Hill
Beauregard Heights Civic Association
Alexandria Economic Development Partnership (AEDP)
West End Business Association (WEBA)

3. In addition, the Mayor shall request the participation in the Advisory Group of one representative of the DoD and one representative of Duke Realty.

4. In addition, the Mayor shall appoint to the Advisory Group one member of the Alexandria Planning Commission, one member of the Alexandria Transportation Commission, and one to two at-large members.

5. Additional members representing stakeholder organizations in the geographic area of the BRAC-133 project may be added to the group, if requested by the Advisory Group Chairperson, and if agreed to by the Mayor.

6. The Advisory Group shall meet periodically, as it deems necessary, with its meetings open to the public.

7. Administrative and technical staff assistance to the Advisory Group shall be provided by the Department of Planning and Zoning and the Department of Transportation and Environmental Services and supplemented by staff from other City agencies, as necessary.

Adopted: February 23, 2010

WILLIAM D. EUILLE, MAYOR

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

ATTACHMENT 2

RESOLUTION NO. 2386

WHEREAS, the United States Department of Defense (DoD) has selected and purchased a building site at the Mark Center as the location to construct a major office building (the "BRAC-133 office building") for occupancy by the Washington Headquarters Service and other DoD agencies; and

WHEREAS, this BRAC-133 office building will entail 1,380,000 square feet of office space, house approximately 6,400 employees, and provide approximately 3,900 parking spaces; and

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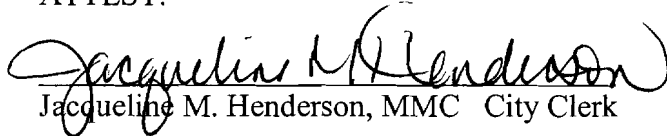
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WILLIAM D. EULLE MAYOR

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