

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 1, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: RESOLUTION TO EXTEND THE TERM OF THE BRAC-133 ADVISORY GROUP FOR AN ADDITIONAL YEAR

ISSUE: Request to extend the term of the BRAC-133 Advisory Group for an additional year.

RECOMMENDATION: That City Council:

- (1) Repeal Resolution 2386 (Attachment 1) and adopt the proposed resolution (Attachment 2) which extends the term by one additional year of the BRAC-133 Advisory Group, and which continues the option of adding members representing stakeholder organizations in the geographic area of the BRAC-133 project to the Advisory Group upon request of the Group Chairperson with the agreement of the City Council.

DISCUSSION: The BRAC-133 Advisory Group was established by Council in February 2009 by Resolution 2322 (Attachment 3) 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 as a communication forum among all parties.” The Advisory Group has met on a monthly basis to discuss the neighborhoods’ concerns, such as:

- Traffic impacts
- Zoning compliance
- Open space
- Site layout and design
- Remote inspection facility
- Public art
- Impacts of road construction on school routes/arrival times
- Noise
- Light pollution
- Transit
- Impacts on Fire and EMS services

While many of these issues are moving toward resolution, some have not, and staff, as well as the Advisory Group, believes that its term should be extended to help facilitate the resolution of these concerns. In addition, the Advisory Group will have a useful role subsequent to the base opening in addressing issues which have yet to arise.

One of the most important issues is the traffic impact to the road network due to the arrival of 6,400 new employees at the Mark Center this fall. The Advisory Group requested that the City continue with more comprehensive traffic analyses to help identify additional short-, mid- and long-term improvements needed to mitigate the traffic impacts of BRAC-133. The City, Virginia Department of Transportation (VDOT) and the Office of Economic Adjustment (OEA) have conducted analyses of short- and mid-term improvements that help alleviate traffic congestion in the Mark Center vicinity. This analysis has been concluded, resulting in a recommendation for phased improvements endorsed by the Advisory Group and the City Council. Identification of potential funding sources is underway. A study of long-range improvements, including HOV and HOT lane ramps, has also been initiated, and the analysis has begun.

Another critical item is the BRAC-133 Transportation Management Plan (TMP) which has been finalized and was approved by the National Capital Planning Commission on December 2, 2010. The approval included some recommendations and the advisory mitigation measures beyond those identified within the TMP, such as a Gridlock Reduction Intervention Program (GRIP) and measures to address potential invasive parking and traffic diversions to adjacent residential neighborhoods. GRIP would place traffic control personnel at six key intersections in the immediate Mark Center vicinity, especially for the duration of road improvement construction activities. A residential permit parking program could help control commuter parking in residential areas. The Advisory Group believes their continued efforts are necessary to resolve these and other complex issues.

The Advisory Group has requested that its life be extended for another full year to allow time for it to continue working on issues arising from the BRAC-133 project. The City Code allows for one-year extension increments for ad hoc City advisory groups. As is the case with the resolution which extended the Advisory Group from 2010 to 2011, the new resolution allows additional members representing stakeholder organizations in the geographic area to be added to the Advisory Group, if requested by the Advisory Group Chair and approved by Council. The proposed Advisory Group membership listed in the proposed resolution (Attachment 2) is the same as it is currently.

FISCAL IMPACT: None

ATTACHMENTS:

Attachment 1: Resolution 2386

Attachment 2: Proposed Resolution

Attachment 3: Resolution 2322

STAFF:

Mark Jinks, Deputy City Manager

Richard J. Baier, P.E., LEED AP, Director, T&ES

Abi Lerner, P.E., Deputy Director, T&ES

David B. Grover, BRAC Coordinator, T&ES

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

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, with the agreement of the City Council.

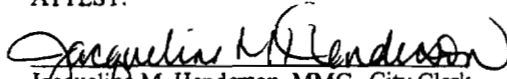
6. The Advisory Group shall meet periodically, as it deems necessary, with its meetings open to the public.

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


WLLIAM D. EUILLE MAYOR

ATTEST:


Jacqueline M. Henderson, MMC City Clerk

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 term of twelve months.
2. This Advisory Group shall 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, with the agreement of the City Council.

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 Transportation and Environmental Services, the Department of Planning and Zoning, and supplemented by staff from other City agencies, as necessary.

Adopted: February 8, 2011

WLLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson, MMC City Clerk

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

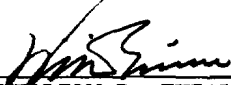
WHEREAS, the creation of an advisory group can create a forum for developing ideas and recommendations relating to transportation improvements and other issues associated with the BRAC-133 office building, as well as to serve as a communications forum among all parties.

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

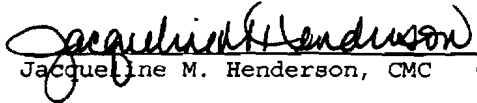
1. There is hereby established a BRAC/Mark Center Advisory Group ("Advisory Group").
2. This Advisory Group shall consist of 15 to 16 members appointed by the Mayor, including 10 representatives nominated by the following groups and civic associations:
 - Brookville-Seminary Valley
 - Lincolnia Hills/Heywood 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. EULLE MAYOR

ATTEST:


Jacqueline M. Henderson, CMC City Clerk

RESOLUTION NO. 2435

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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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.

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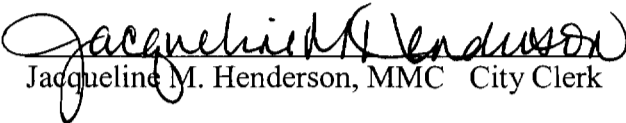
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Adopted: February 8, 2011


WILLIAM D. EULLE MAYOR

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Jacqueline M. Henderson, MMC City Clerk