



WS  
10-26-10

**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.*

WS  
10-26-10



# 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 Beaugregard 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

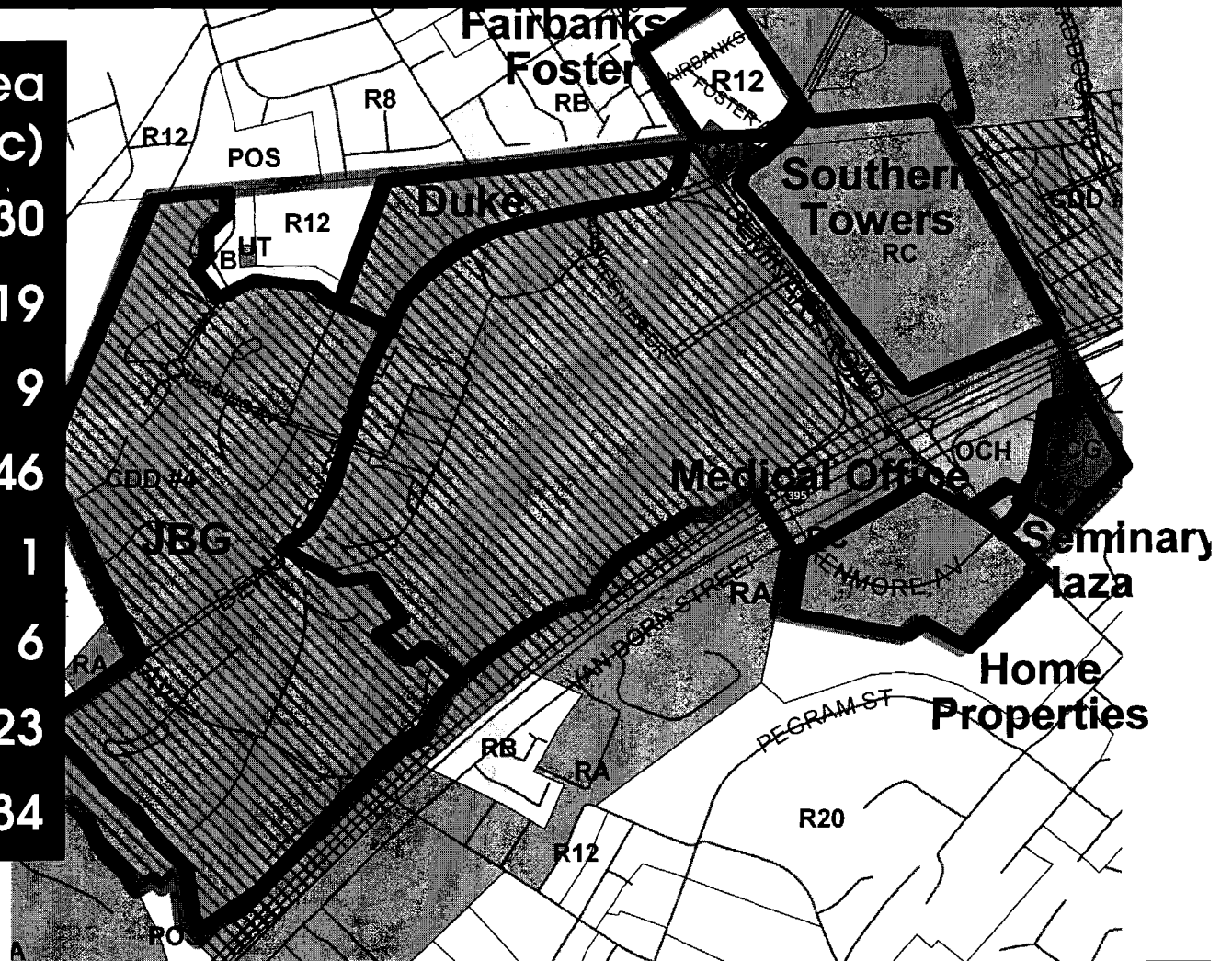
Unpredictable amount of  
developer contributions

Neighborhood retail expansion  
not permitted

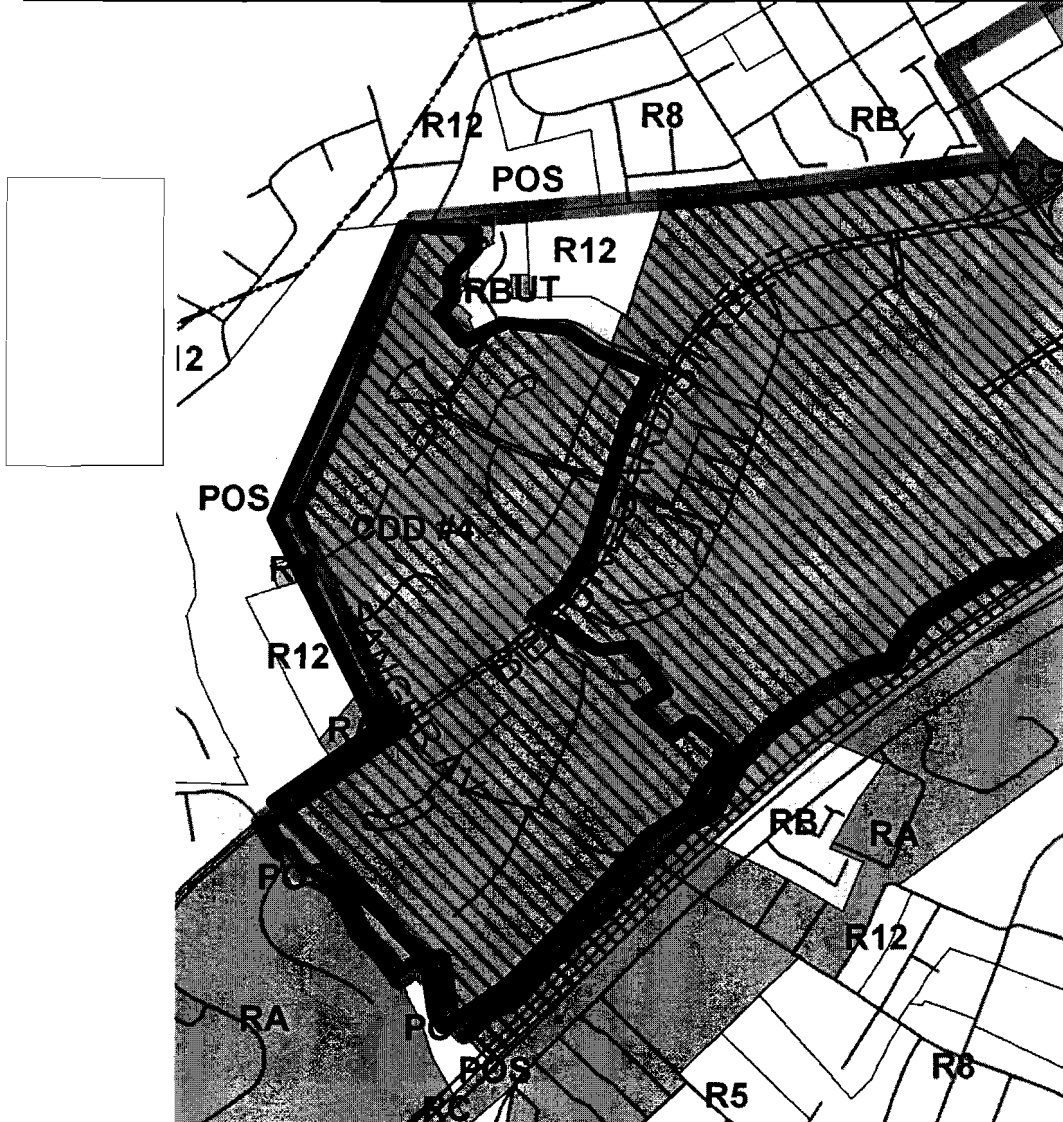
+/- 4.0 million sq ft - net new

# Zoning – Potential Redevelopment Areas

Development Sites	Area (ac)
JBG	130
Duke	19
R-12	9
So. Towers	46
Steak & Ale	1
Sem. Plaza	6
Home Prop	23
<b>Total</b>	<b>234</b>



# 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

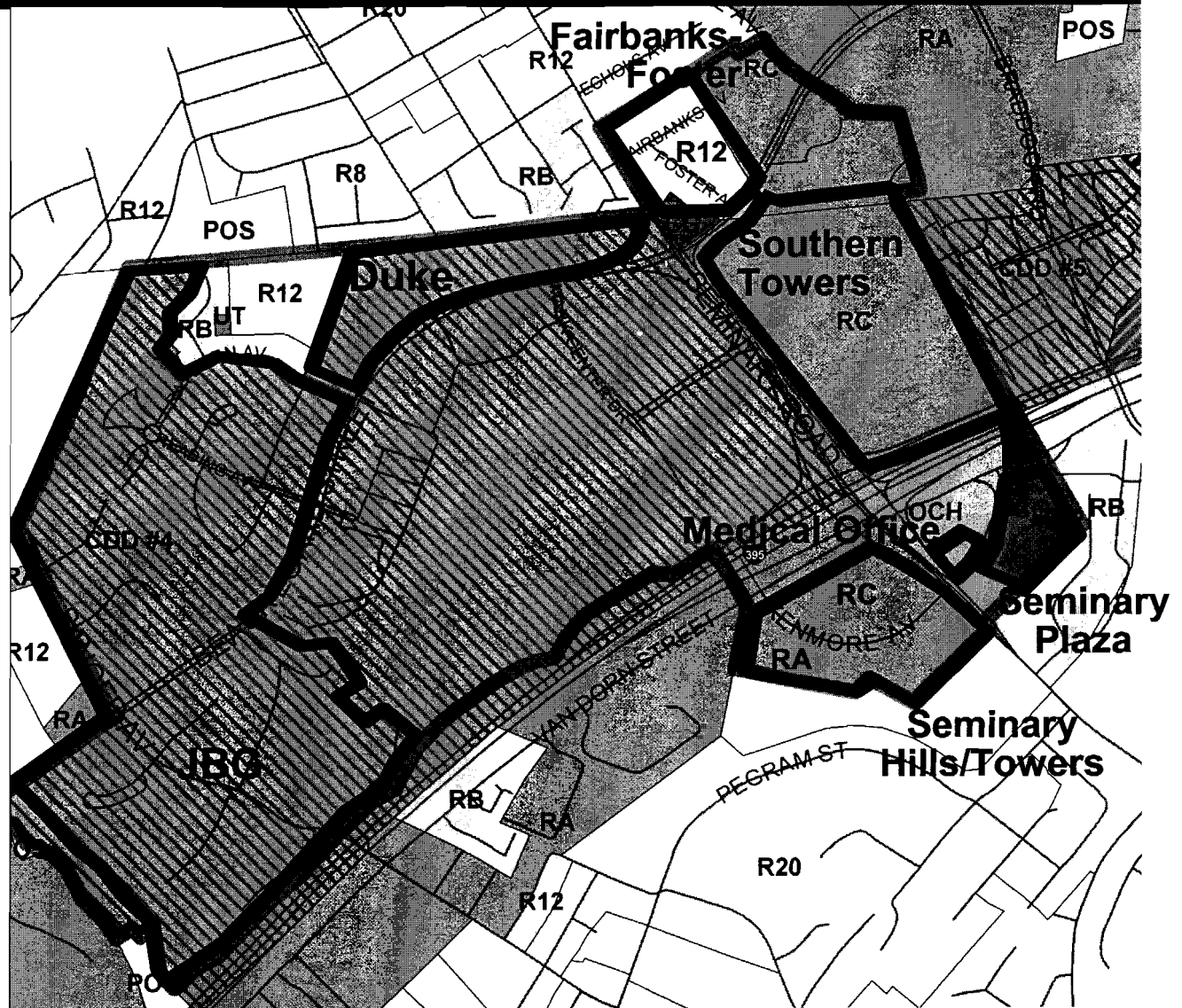
# Zoning Summary

## Existing:

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

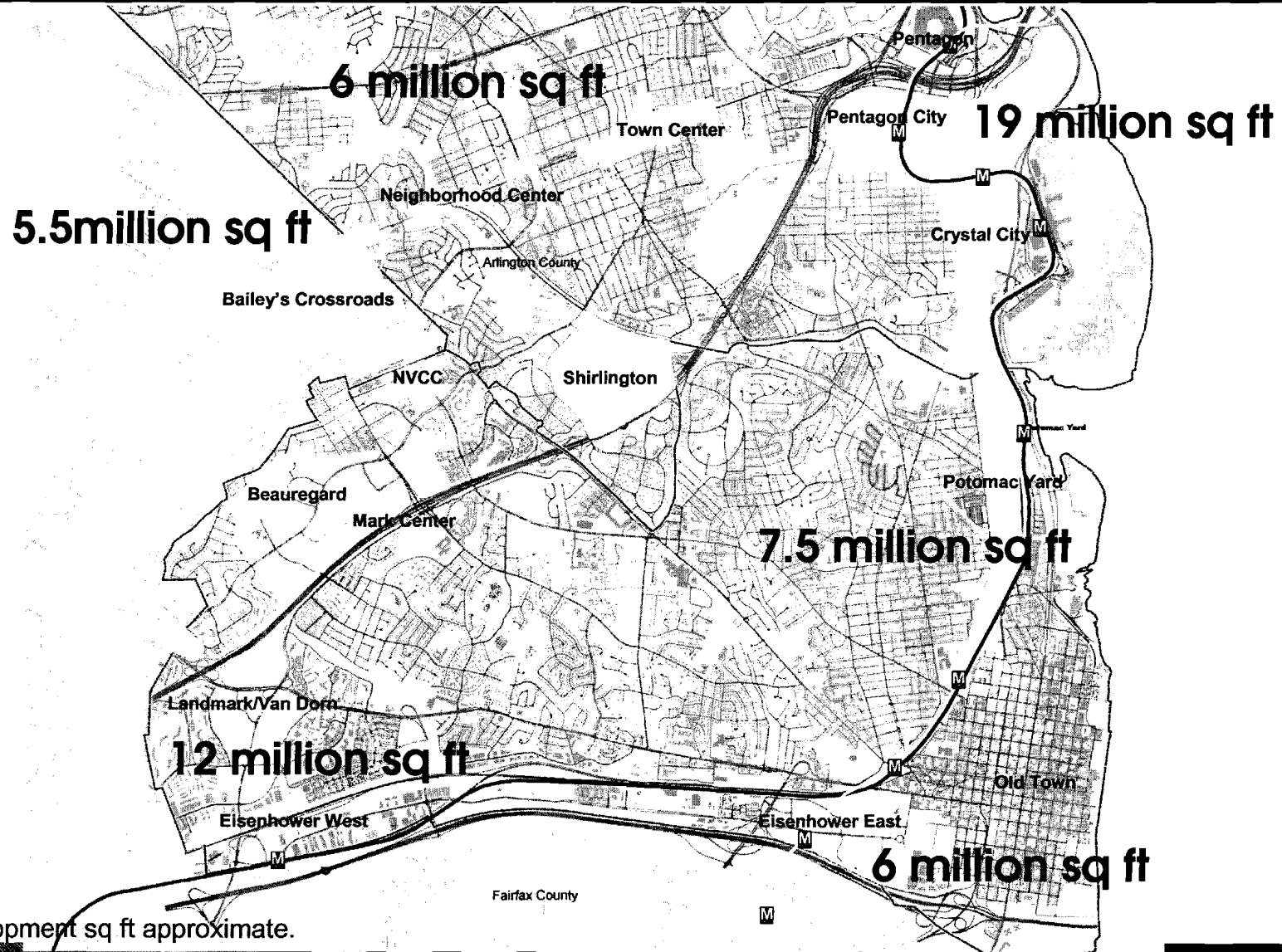
## Permitted (DSUP - DSP)

+/- 10 million  
sq ft  
(+/- 4.0 million  
sq ft)



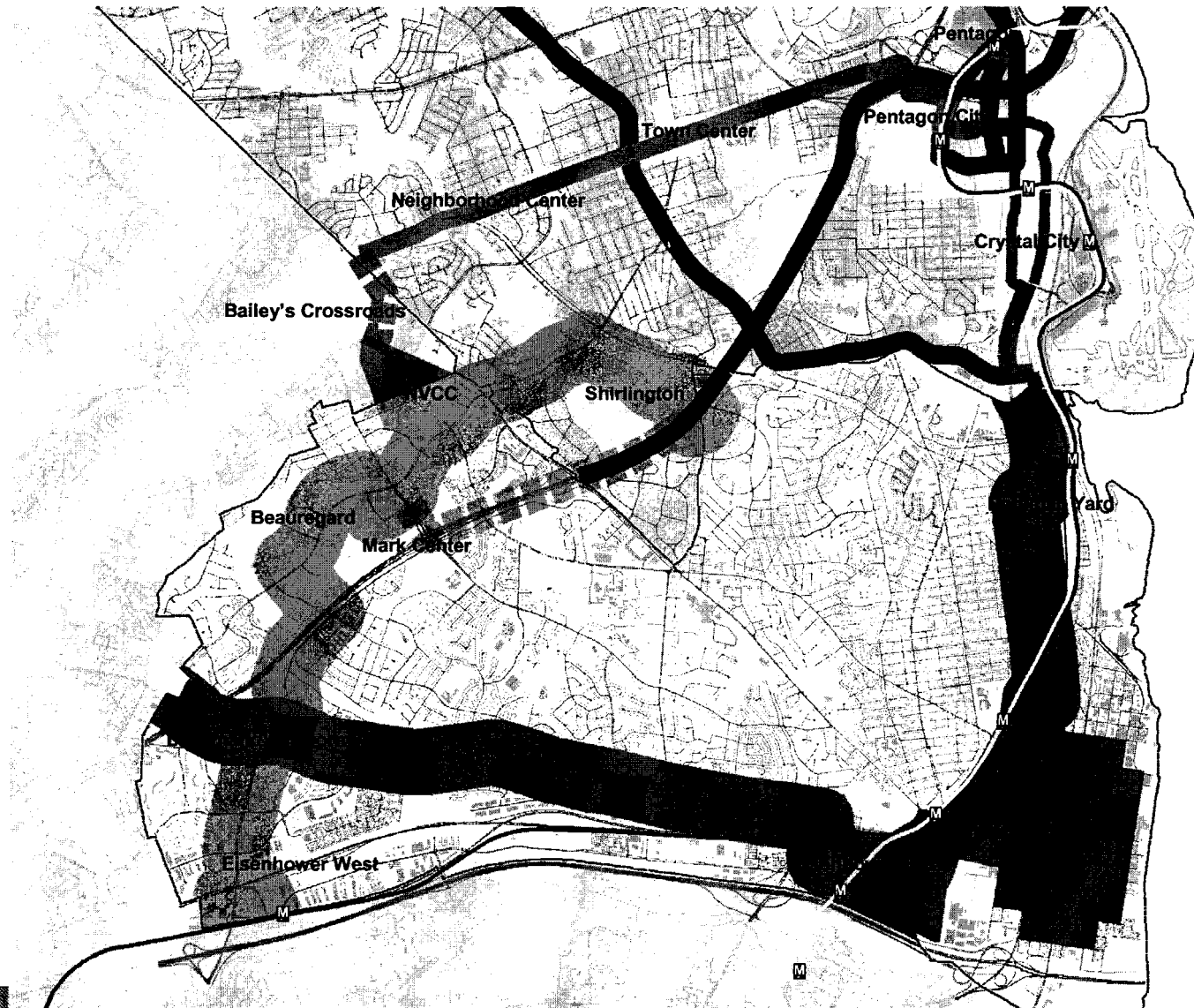


# Regional Development and Transportation



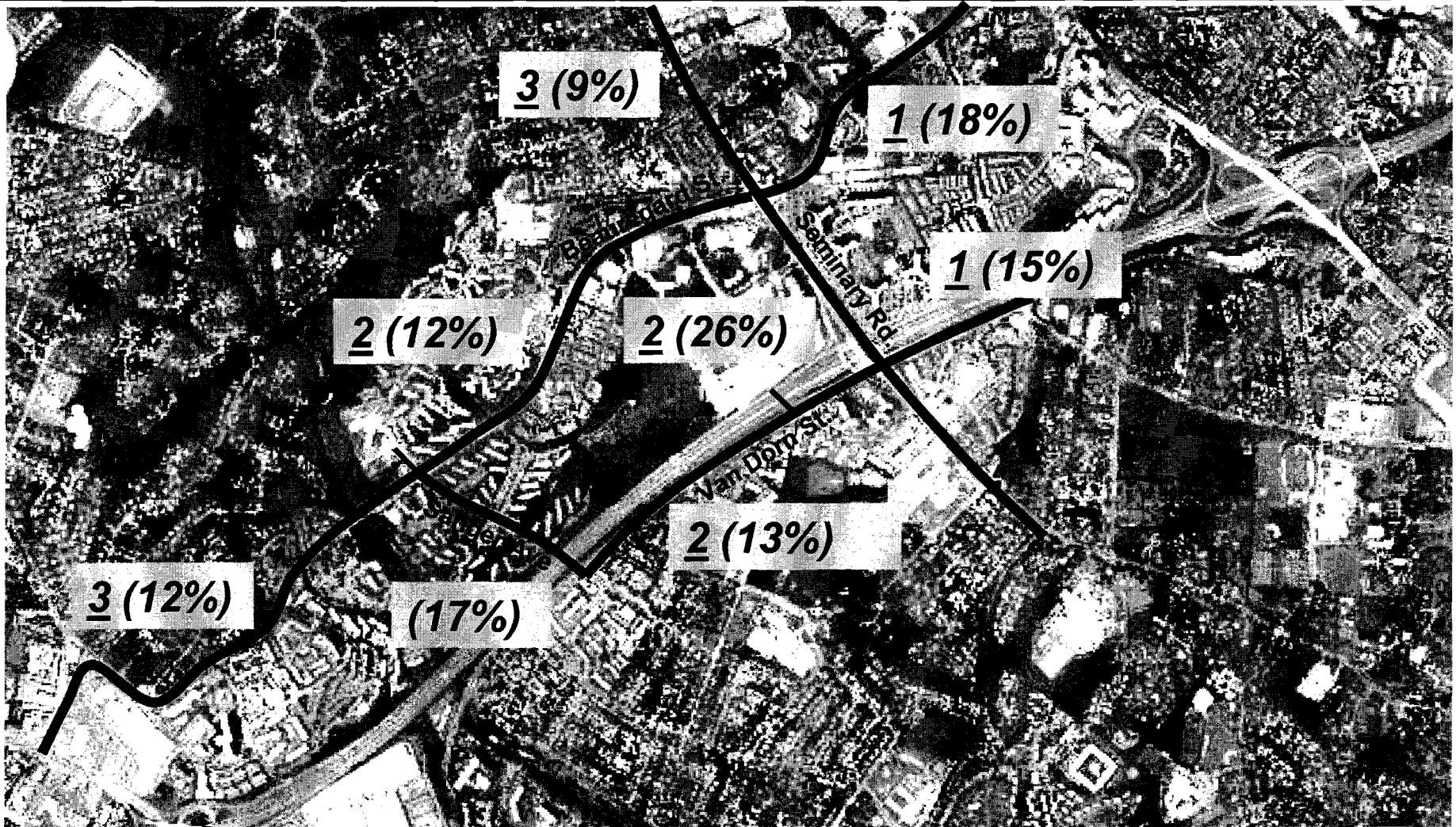
Regional development sq ft approximate.

# Regional Development and Transit Corridors

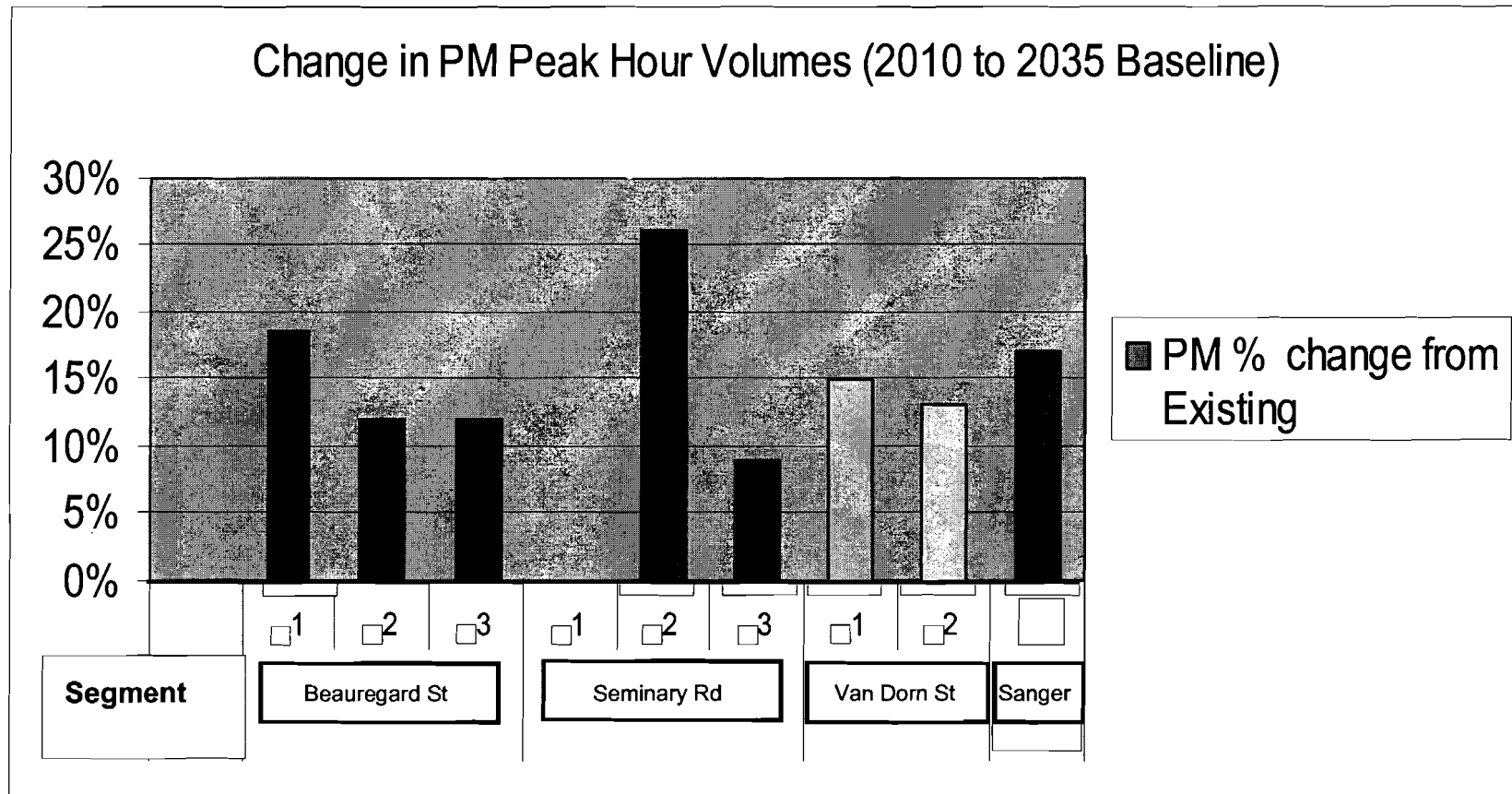


# Beauregard Corridor Traffic Analysis

## 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**

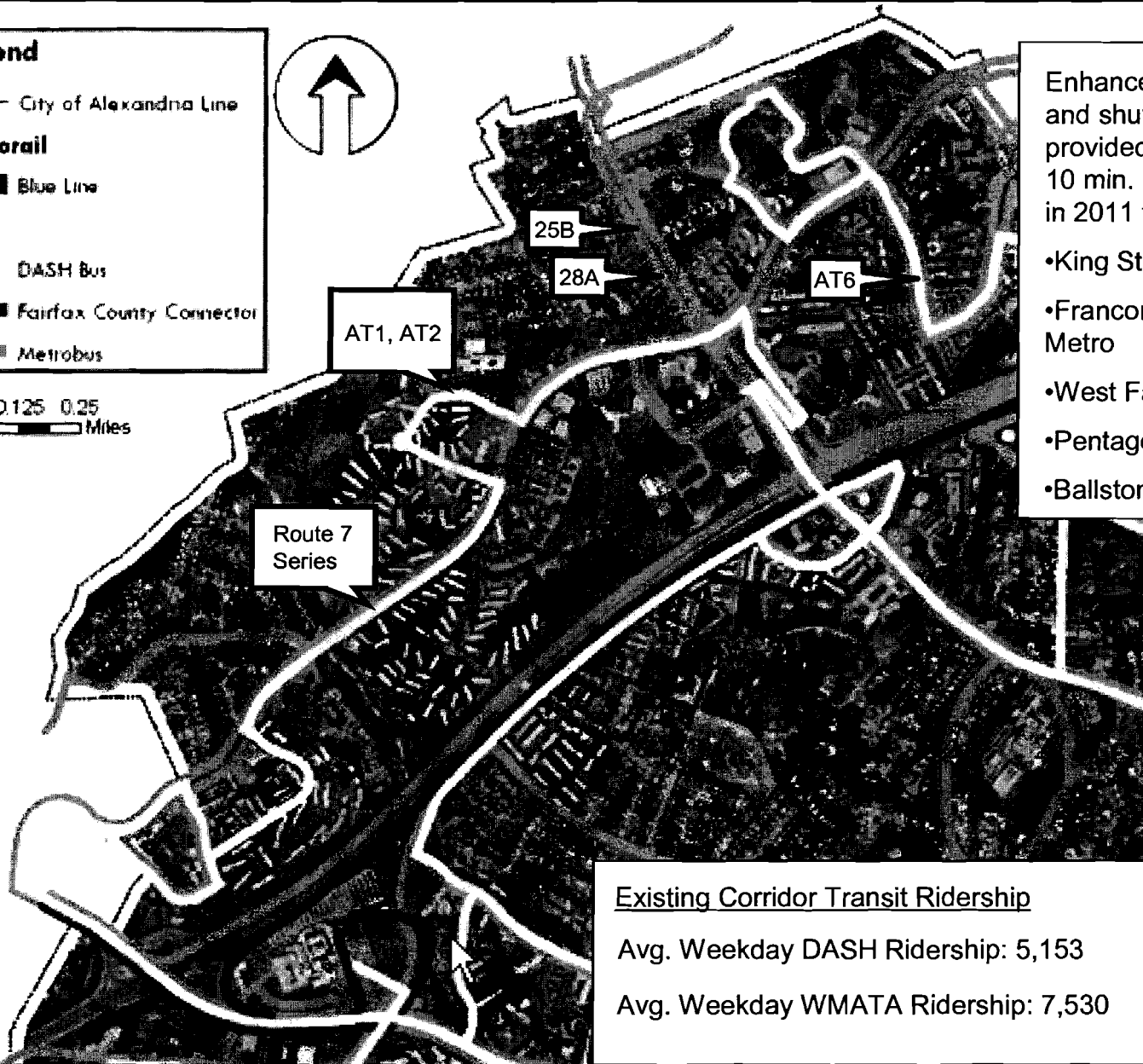
— DASH Bus

— Fairfax County Connector

— Metrobus



0 0.125 0.25 Miles



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

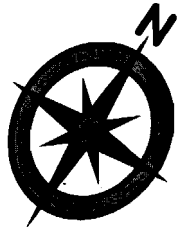
Avg. Weekday DASH Ridership: 5,153

Avg. Weekday WMATA Ridership: 7,530



**Average Queues  
and Level of Service**

**PM Peak Hour**



F

F

F

F

E

395

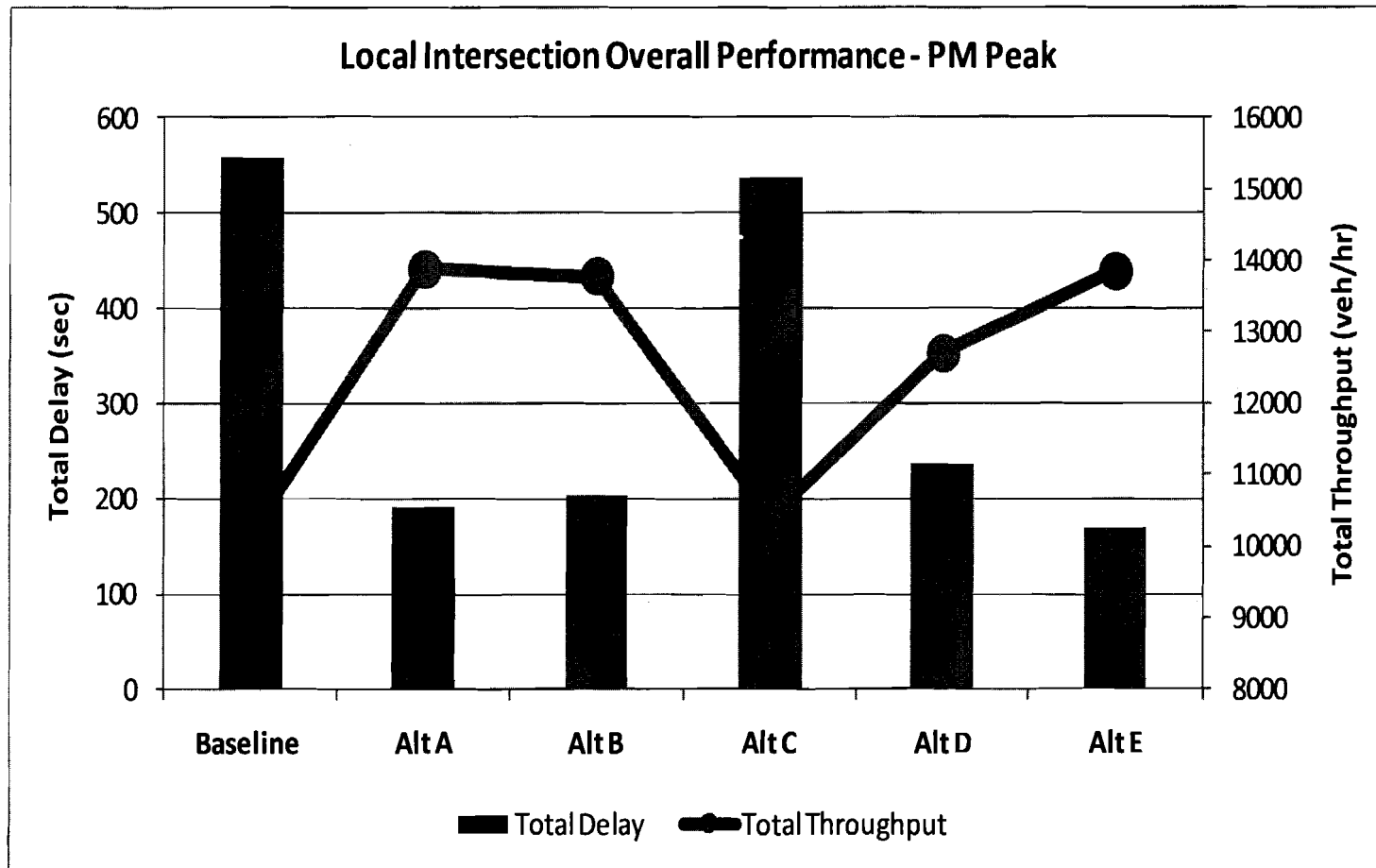
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D

395



# Local Intersection Overall Performance – PM Peak





# Planned Transit Service Beauregard / Van Dorn Corridor





# 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  
Connections**

# Planning Options Moving Forward

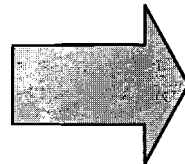
Continue meeting with Ad-hoc Beauregard Plan group to discuss both process and alternatives needed to inform transportation analysis

Establish standing Beauregard Corridor stakeholder group with monthly meetings

# Process Moving Forward

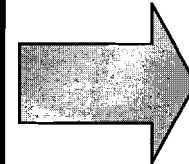
## SHORT TERM

- 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



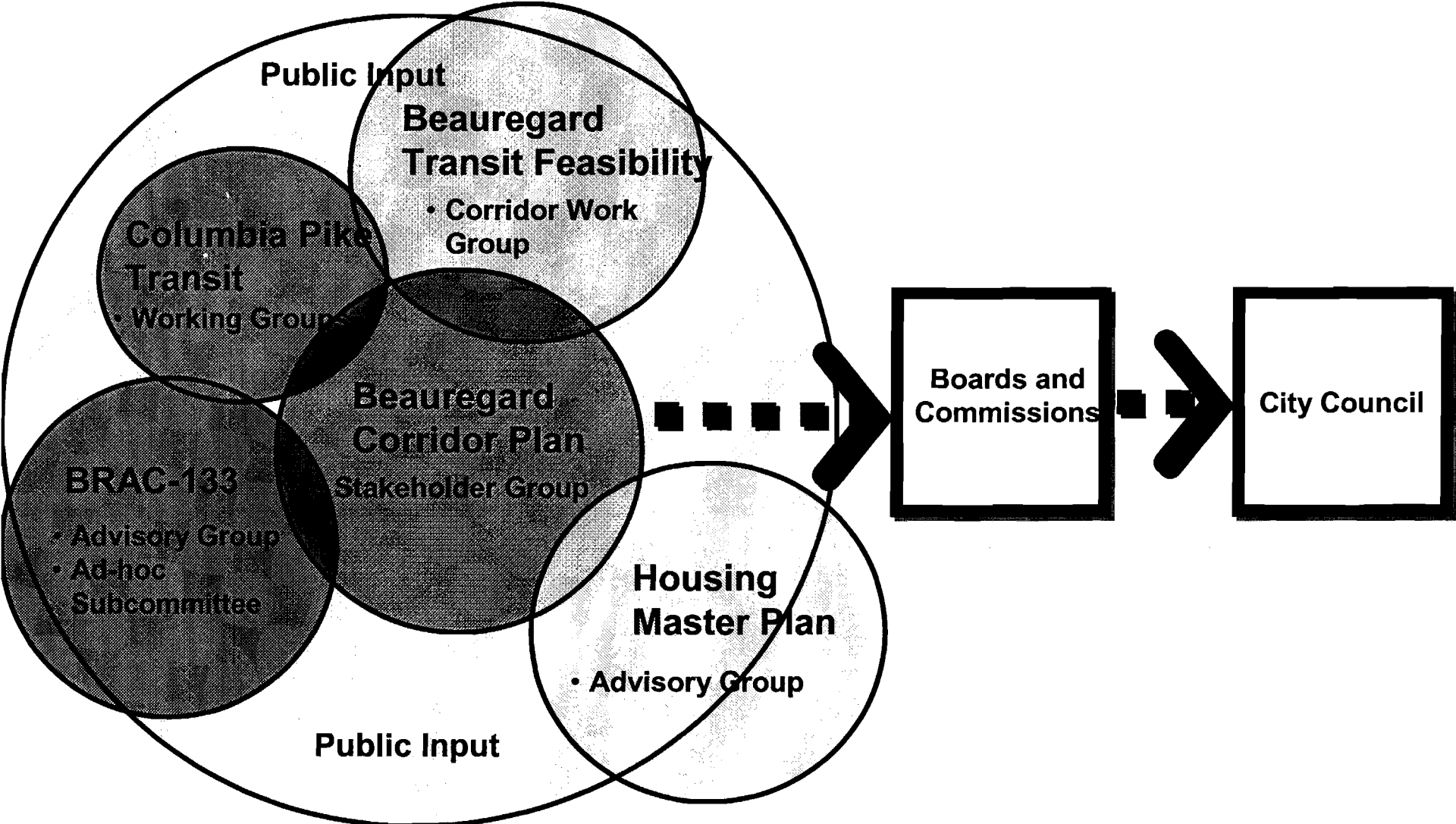
## MID-TERM

- 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**

# Relationships of Groups and Process



# Considerations for Schedule

Integration of transportation and land use

Time to establish the Beaugregard 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

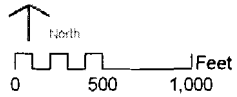
City can pursue extension of grant up to 18 months (beyond December 2010), to enable additional coordination of the transportation and land use and additional community involvement



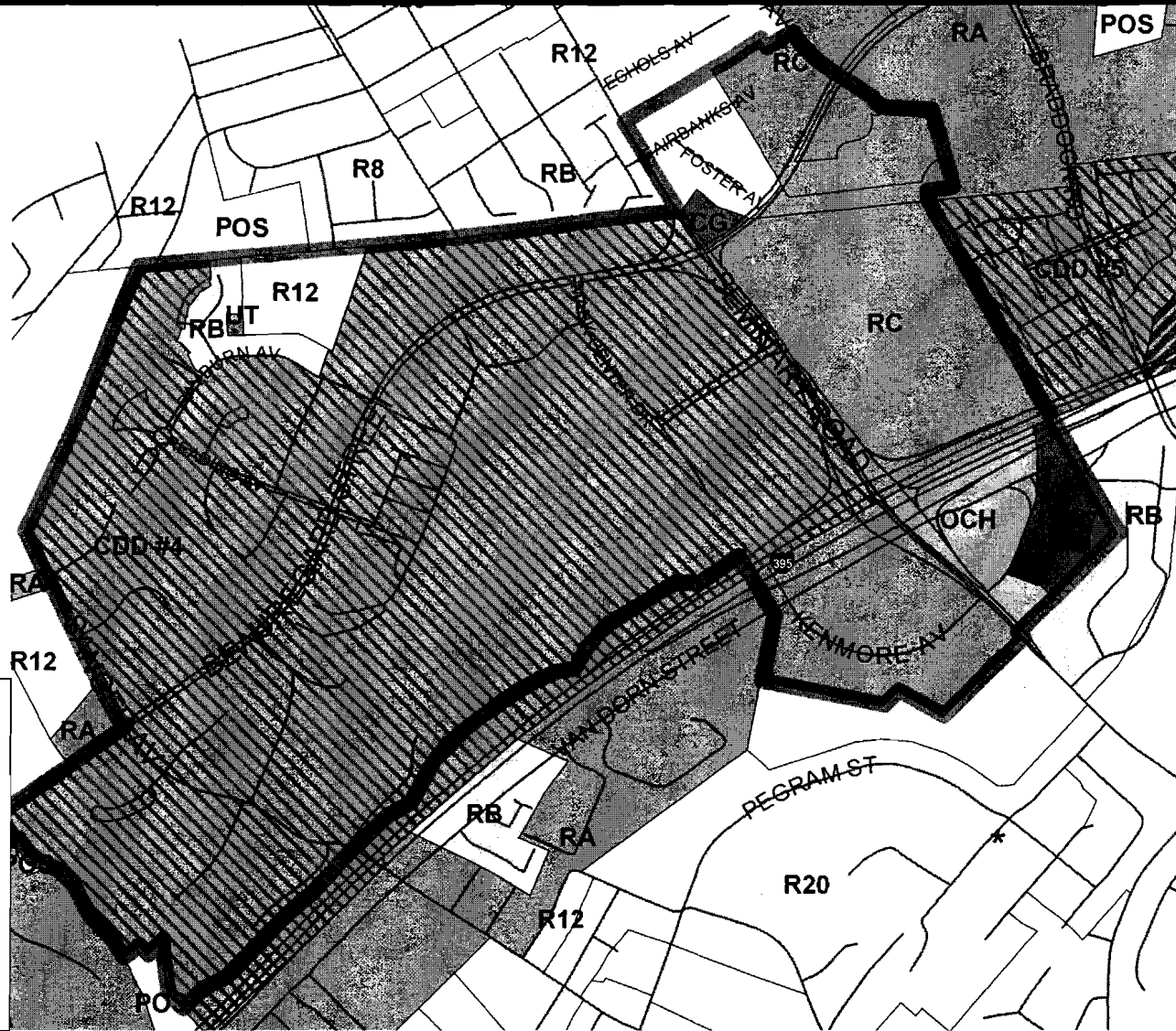
# DISCUSSION










# Existing Zoning—what is allowed?



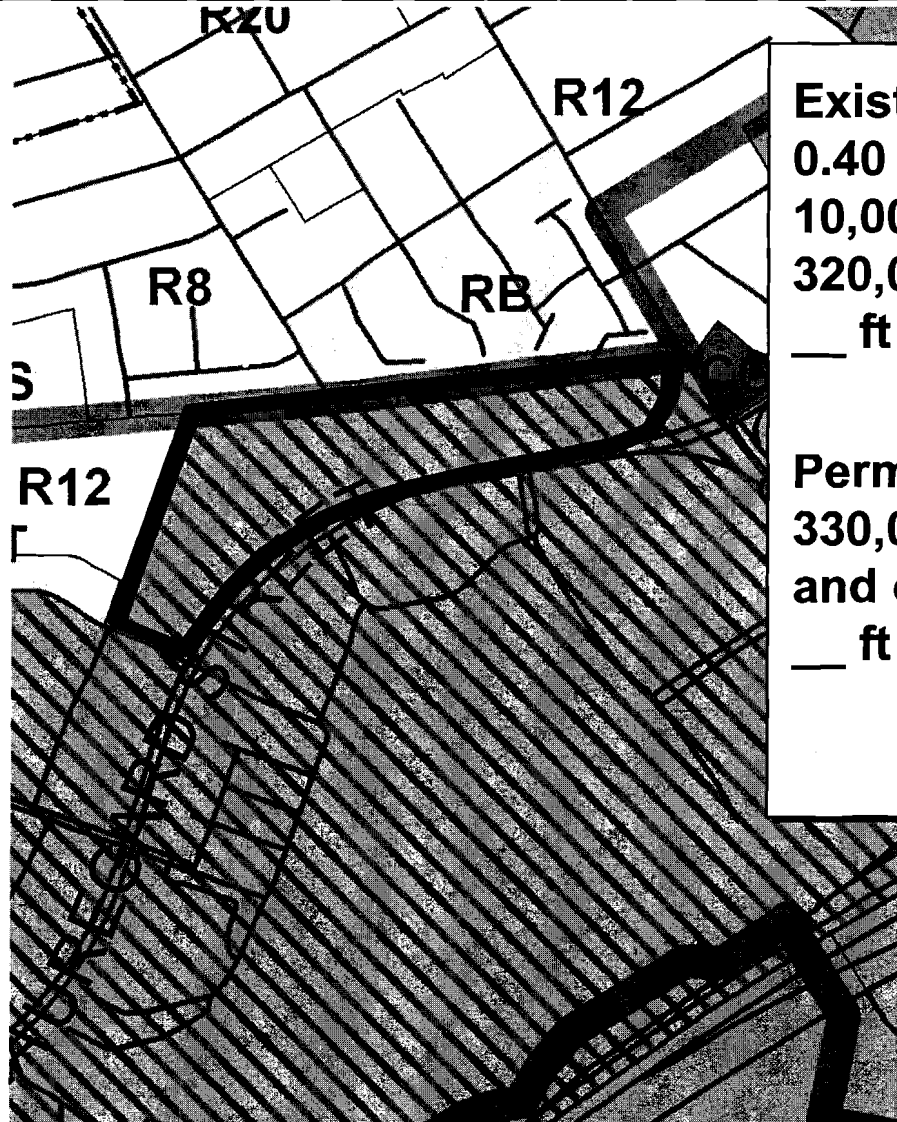
- Single-Family Residential**  
R2-5, R5, R8, R12, R20
- Townhouse Residential**  
RB, RM, RT
- Multi-Family Residential**  
RA, RC, RCX, RD
- Commercial**  
CC, CD, CDX, CG, CL, CR, CSL, NR
- Coml/Residential Mixed Use**  
CRMU/H, M, L, X
- Office Commercial**  
OC, OCH, OCM(50), OCM(100)
- Coord Devel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



# Zoning – Duke Properties

-  **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
-  **Coml/Residential 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

**CDD #4 19.15 ac**

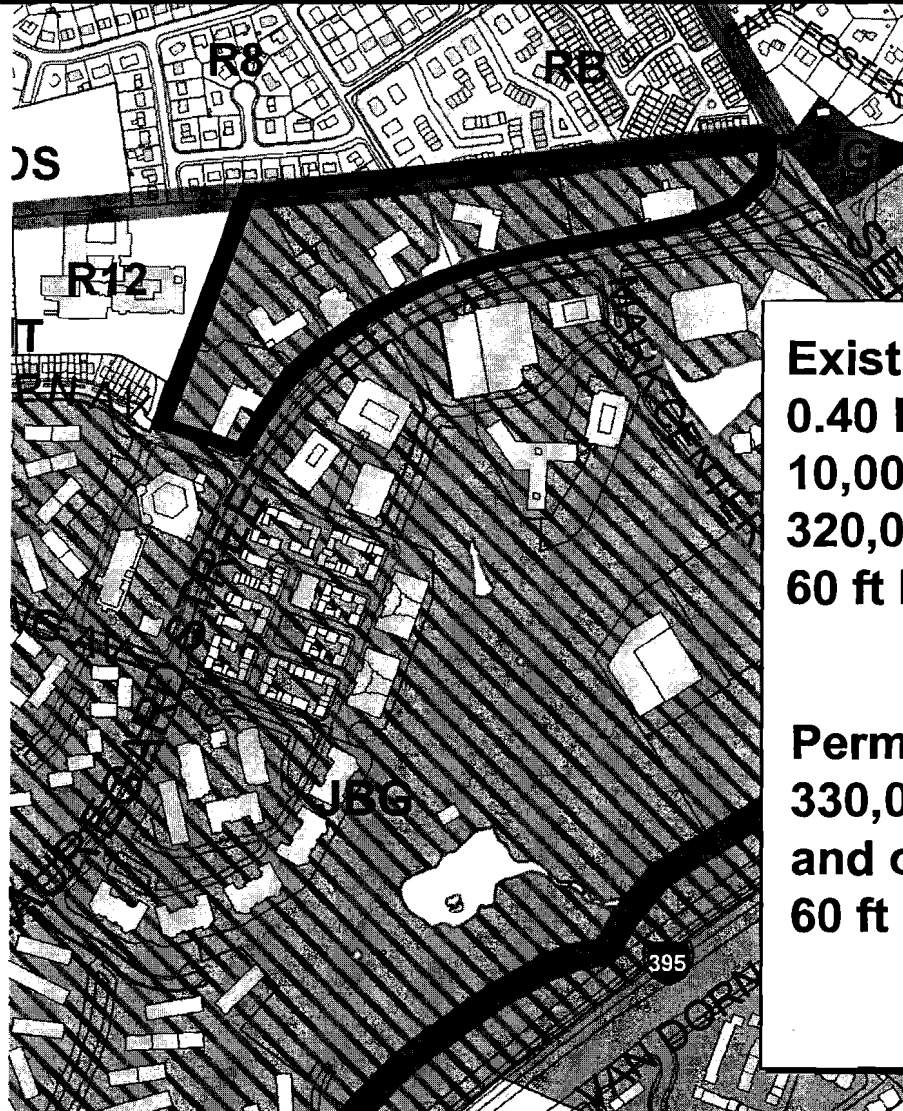


**Existing:**  
**0.40 FAR**  
**10,000 sq ft retail**  
**320,000 sq ft office**  
**\_\_ ft height**

**Permitted:**  
**330,000 sq ft retail**  
**and office**  
**\_\_ ft height**

# Zoning - Duke Properties

-  **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/Residential 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:**  
**0.40 FAR**  
**10,000 sq ft retail**  
**320,000 sq ft office**  
**60 ft height**

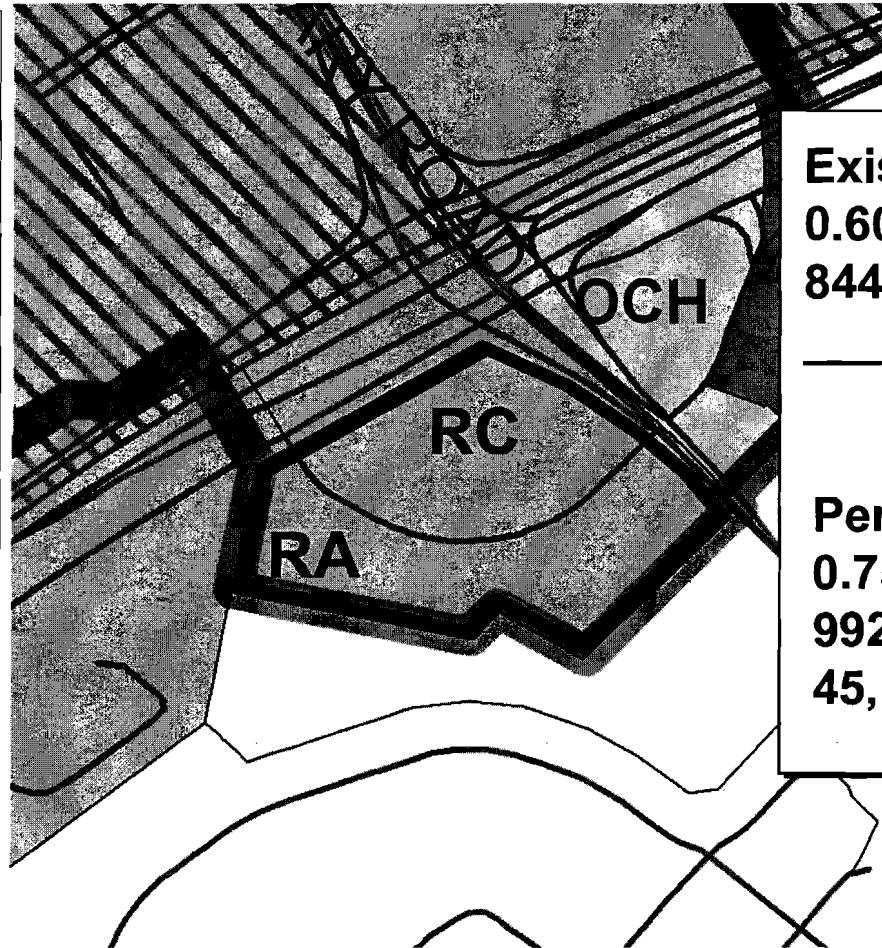
**Permitted:**  
**330,000 sq ft retail**  
**and office**  
**60 ft height**

**CDD #4 19.15 ac**

**Example –**  
**More**  
**detailed map**

# Zoning – Seminary Hills/Towers

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



**Existing:**  
0.60, 1.10 FAR  
844 dwelling units  
\_\_\_\_\_ ft height

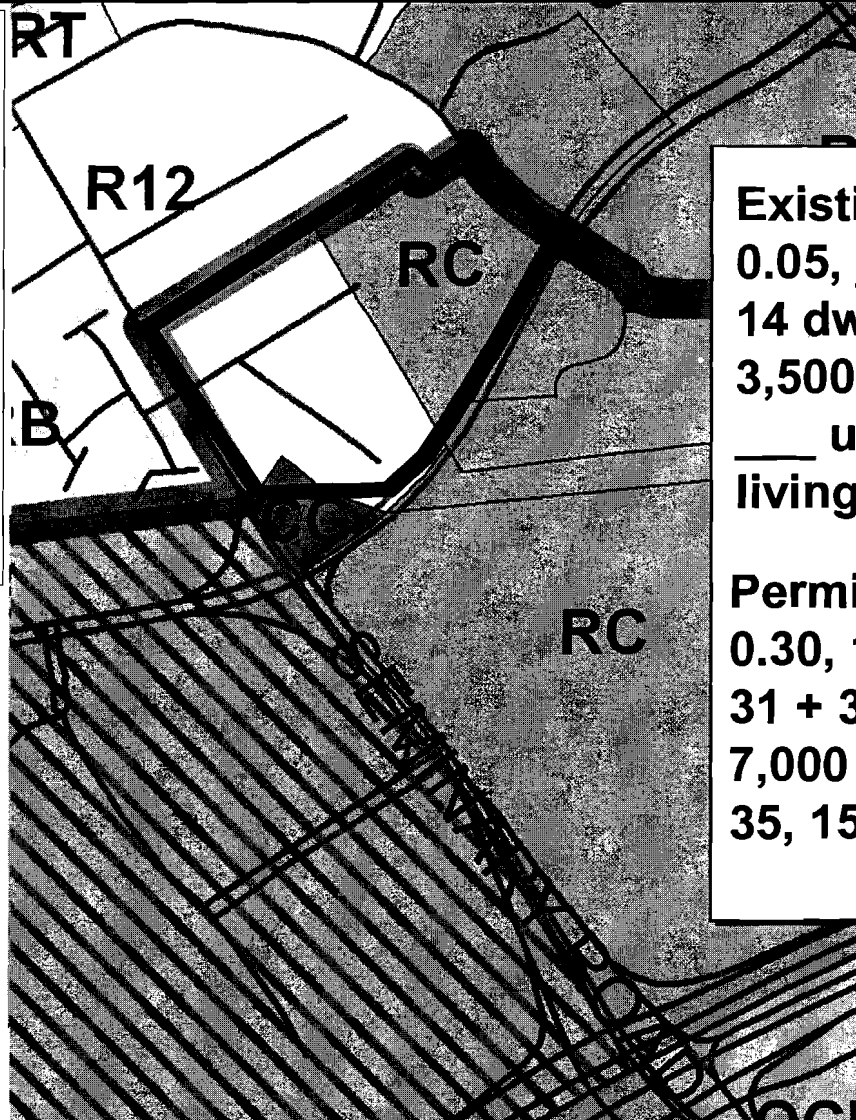
**Permitted:**  
0.75, 1.25 FAR  
992 dwelling units  
45, 150 ft height

**RA 12.35 ac**  
**RC 10.29 ac**  
**Total 22.64 ac**

# Zoning – Fairbanks/Foster Area

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

<b>R-12</b>	<b>8.53 ac</b>
<b>CG</b>	<b>0.32 ac</b>
<b>RC</b>	<b>6.80 ac</b>
<b>Total</b>	<b>15.65 ac</b>



**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 sf retail  
 35, 150 ft height

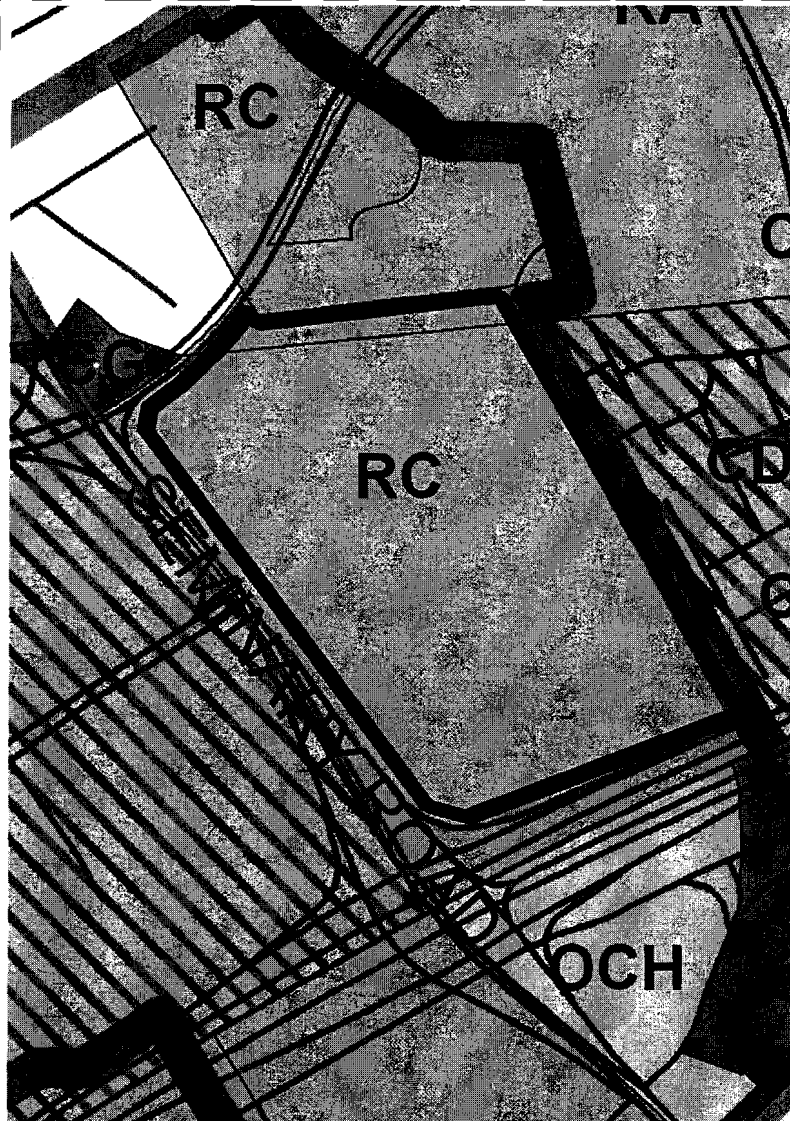




# Zoning – Southern Towers/Hermitage Hill

-  **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
-  **Coml/Residential 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











**RA**      **4.27 ac**  
**RC**      **45.89 ac**



**Existing:**  
**0.73/1.17 FAR**  
**2,479 dwelling units**  
**7,000 sq ft retail**

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

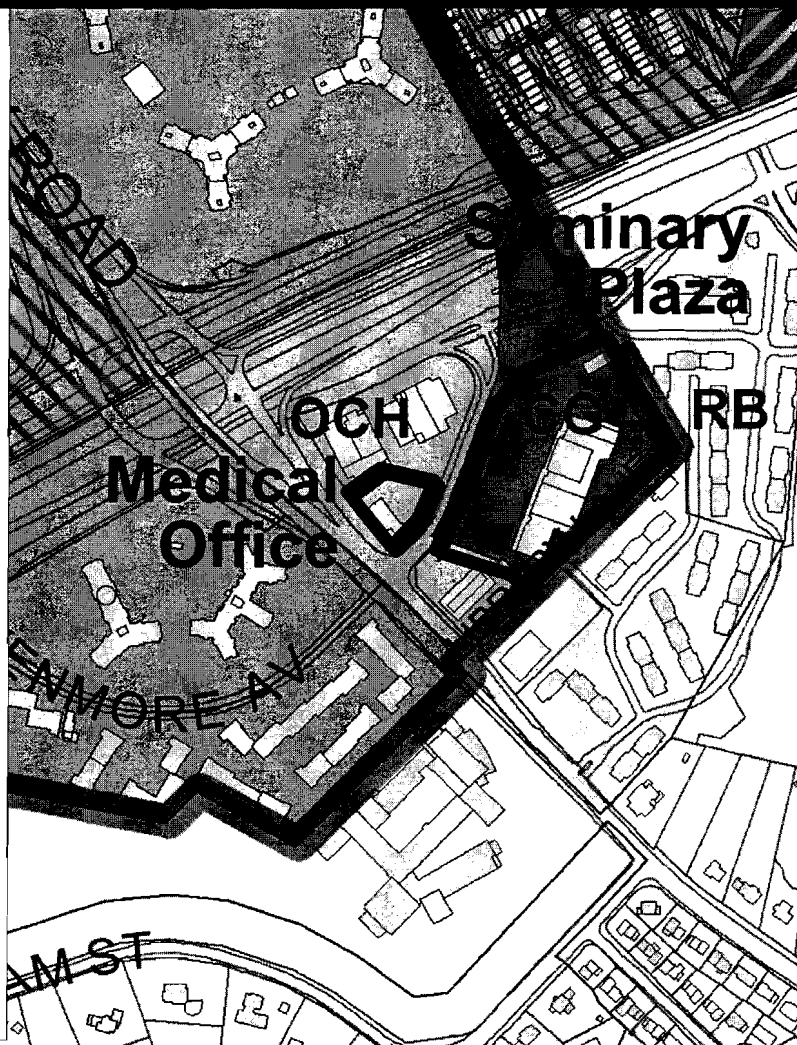
# Zoning - Seminary Plaza

-  **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
-  **Coml/Residential Mixed Use**  
CRMU/H, M, L, X
-  **Office Commercial**  
OC, OCH, OCM(50), OCM(100)
-  **Coord Devel District**  
CDD
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I
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POS

**OCH 0.8 ac**  
**CG 5.75 ac**  


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**Total 6.83 ac**

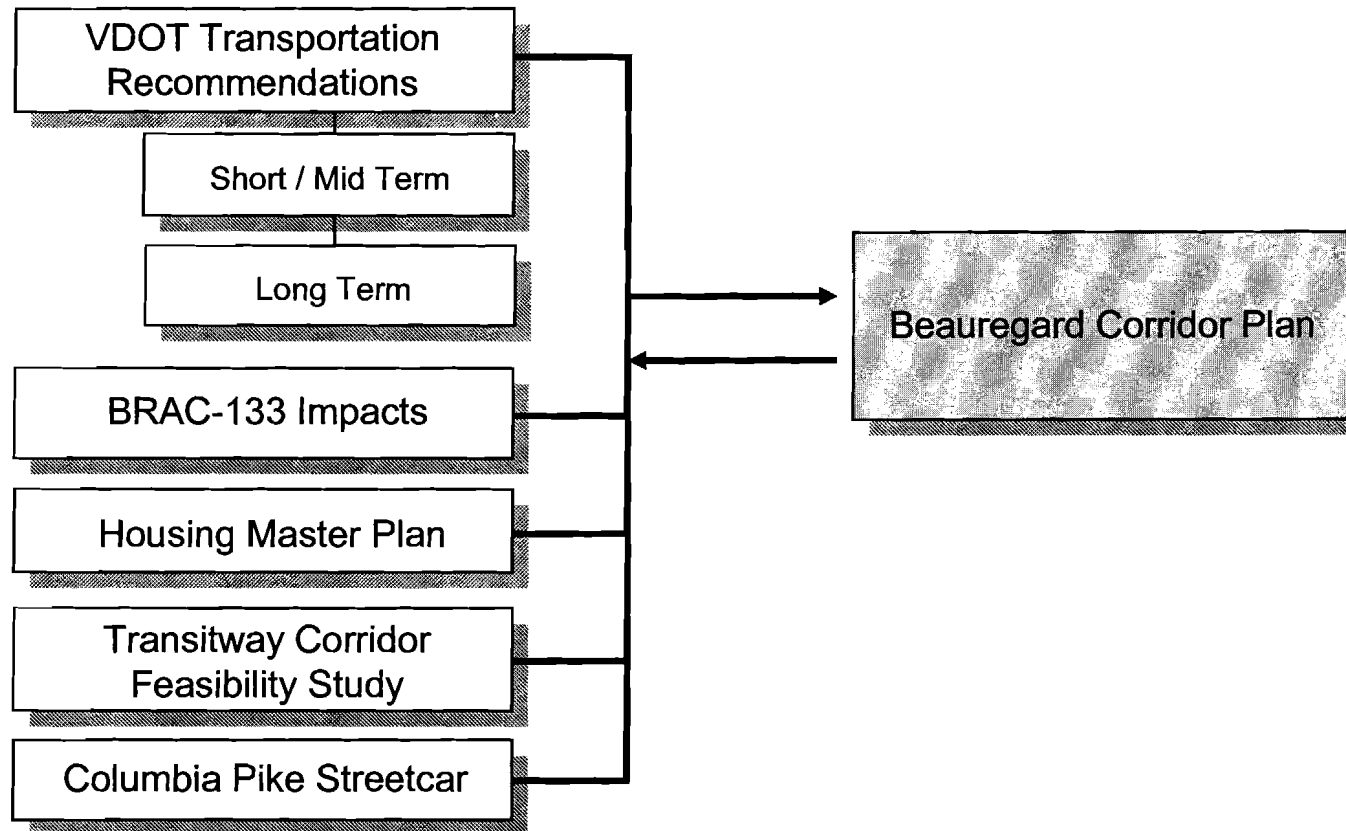


**Existing:**  
**6,800 sq ft rest'nt**  
**96,200 sq ft**  
**shopping center**

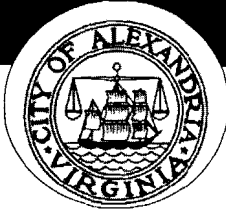
**Permitted:**  
**OCH:**  
**3.0 FAR**  
**104,000 sf office**

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

# Coordination with other Studies







# Docket Item #17


## Parking Meter Rates

City Council Meeting  
October 26, 2010



# BENEFITS OF \$1.75 PARKING METER RATE

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- 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

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- 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

	OPTIONS	Lower Rate To			
		(1) \$1.50	(2) \$1.25	(3) \$1.00	(4) Other
A.	Lower rates through April – all meters including Carlyle	(A1) \$183,000	(A2) \$366,000	(A3) \$549,000	NA
B.	Lower rates through April but Keep Carlyle no lower than \$1.25	(B1) \$183,000	(B2) \$366,000	(B3) \$528,000	NA
C.	Lower rates through April but keep Carlyle at \$1.75	(C1) \$163,000	(C2) \$324,000	(C3) \$486,000	NA
D.	Free parking on Saturdays through April	NA	NA	NA	(D4) \$139,700
E.	Free parking on Saturdays, Thanksgiving through December	NA	NA	NA	(E4) \$44,450
F.	Increasing ACVA marketing through April	NA	NA	NA	(F4) \$100,000
G.	Free during holiday season in Old Town	NA	NA	NA	(G4) \$247,500
H.	Keep \$1.75 rate in place in all areas	NA	NA	NA	(H4) \$0


# PARKING METER RATE DECREASE - TIMELINE

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Introduction and 1 <sup>st</sup> Reading of Ordinance	November 9
Public Hearing, 2 <sup>nd</sup> Reading and Passage	November 13
Staff Activation of New Rate and Change of Meter Signage	Estimated completion time: 3 weeks

# UPCOMING PARKING POLICY CHANGES

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

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THANK YOU!

