

EXHIBIT NO. 1

WS  
11-23-10

**CITY COUNCIL WORK SESSION  
ON THE  
INTERDEPARTMENTAL PLANNING WORK PROGRAM  
TUESDAY, NOVEMBER 23, 2010  
5:30 PM  
COUNCIL WORK ROOM**

**AGENDA**

- I. Welcome and Comments by the Mayor Mayor William D. Euille
- II. Proposed Interdepartmental Long-Range Planning  
Work Program for FY2012 (Attachments) Faroll Hamer, Director,  
Planning and Zoning
- Representatives from the Office of Housing,  
Department of Recreation, Parks and Cultural Activities, and  
Department of Transportation & Environmental Services
- III. Council Discussion

*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 746-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.*


# City of Alexandria, Virginia

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## MEMORANDUM

DATE: NOVEMBER 18, 2010

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: UPCOMING NOVEMBER 23 WORK SESSION ON THE PROPOSED  
FY 2012 INTERDEPARTMENTAL PLANNING WORK PROGRAM

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In preparation for Council's November 23 work session on the proposed FY 2012 Interdepartmental Planning work program, attached you will find a memo on the subject that the Director of Planning and Zoning wrote to the Planning Commission earlier this month. You will note that this document and Tuesday night's work session will be focused on planning activity beyond just the Department of Planning and Zoning. In preparation for the work session, staff from those land use related departments (P&Z, T&ES, Housing, RP&CA) have been working on a more integrated collaborative, multi-departmental proposed work program for FY 2012. It should be noted that the described desired work program (which seeks to respond to the City's Strategic Plan initiatives) would require more budget resources than the current base budgets of these departments. On Tuesday night, staff will articulate where the budget gaps are between current resources and the desired work program.

### Attachments

cc: Mark Jinks, Deputy City Manager  
Faroll Hamer, Director, Planning and Zoning  
Rich Baier, Director, Transportation and Environmental Services  
James Spengler, Director, Recreation, Parks and Cultural Activities  
Mildrilyn Davis, Director, Office of Housing

*City of Alexandria, Virginia*

**MEMORANDUM**

DATE: NOVEMBER 4, 2010

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: PRIORITIES FOR THE LONG RANGE PLANNING AND PLAN IMPLEMENTATION WORK PROGRAM FOR FY2012 AND BEYOND

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**ISSUE:** Discussion of the Planning Commission's priorities for the City's long range planning and plan implementation work program for FY 2012 and beyond.

**RECOMMENDATION:** That the Planning Commission review the following proposed planning initiatives, including staffing level and funding requirements, and provide guidance on the priorities for FY2012.

Major Interdepartmental Planning Initiatives:

- Complete the Beauregard Corridor Small Area Plan and related action items, including Beauregard Transit Corridor Feasibility Study and BRAC-133 improvements.
- Pursue King Street and Waterfront initiatives in accordance with Goal 1 Objective 1 of the Strategic Plan, including King Street retail initiatives, King Street Metro Station improvements, Old Town parking, and Wayfinding, with the greatest level of effort on actions to implement the Waterfront Plan.
- Move forward with the Potomac Yard Metro Station, the next step being an extensive Environmental Impact Statement process will begin in FY2011.
- Begin a small area plan for Eisenhower West upon completion of the Beauregard Corridor plan.
- Begin a land use study to complement the scheduled Duke Street Corridor Transit Feasibility Study.
- Begin implementation of the recommendations of the Housing Master Plan.

Special Projects and Ongoing Implementation Work

- Continue work on specific action items to implement the Braddock Neighborhood Plan, the Arlandria Action Plan, and initiatives in Four Mile Run.
- Continue to work on regulatory reform, parking, and green building initiatives.
- Provide support, where needed, to initiatives that encourage private sector redevelopment in the Landmark/Van Dorn plan area.
- Conduct 2010 Census data analysis, reporting and forecasting.
- In addition to those listed above, participate in planning initiatives led by other departments, such as ACPS long range planning, historic preservation planning, and public art master planning.

## DISCUSSION

As in previous years, the Department of Planning and Zoning has prepared a bar chart/timeline of a proposed work program for FY2012. The chart is attached and shows how the Department recommends allocating expected resources to the current and anticipated planning initiatives.

Although the FY2012 work program is the focus of our discussion, the chart covers the time period from January 2010 through August of 2013 to give a broader picture of the proposed schedule of major planning projects. In addition, the chart shows work associated with plan implementation, which continues to occur for some years after each plan is adopted.

This chart focuses on long range planning and plan implementation projects, which are primarily staffed in P&Z by the Neighborhood Planning and Community Development division. However, several projects on the chart are ones that will require either substantial support or will be led by other divisions in P&Z.

In this year's work program material, there is a greater emphasis on implementation of the City Council's new Strategic Plan adopted earlier in 2010, on the interdepartmental nature of the planning program, and more attention to the staff resources needed to complete each project. The proposed work program has been coordinated with the Office of Housing; the Department of Recreation, Parks and Cultural Activities; and Transportation and Environmental Services. Discussion of initiatives to implement the Strategic Plan involved the above Departments, as well as the Department of Code Administration, the Alexandria Economic Development Partnership and the Alexandria Convention and Visitors Association.

Four City departments have provided estimates on the staff resources needed to provide the recommended level of effort on each project. There is greater demand for work to be completed than there are currently staff resources to devote to it. This proposed work program manages the imbalance in four ways:

- Prioritizing certain types of projects over others;
- Delaying some projects until others can be completed;

- Reducing the scope of work of a project;
- Identifying how additional staff resources, if they can be made available, would be used.

***Relationship to the FY2012 Budget Process***

The work program is closely aligned with the budget because it is through the budget that resources are provided to complete the projects. City departments are currently working with the City Manager to prepare a proposed budget for FY2012, which will be released on February 8th of next year. The Planning Commission and the City Council review the work program each fall to provide general guidance on planning priorities for the proposed budget. The fall work program discussions are also a useful opportunity to review the issues, information and events that engender changes in the work program schedule or in work program priorities.

The work program will be reviewed again by the Planning Commission and the City Council prior to adoption of the FY2012 budget to make sure that the work program and the budget are aligned.

The biennial check-ins also keep the public informed about the work program and schedule.

***Themes for FY2012***

The basic approach to developing the proposed work program involves some constants from year to year: projects that have been started must be completed, adopted small area plans may be followed by plan implementation, and there will be projects led by other departments that will require contributions by Planning & Zoning staff.

Within that framework, there are still choices to be made, particularly during constrained budget times. Last spring, the Department of Planning and Zoning, along with our partner departments and agencies, identified four themes that it used to make choices for the FY2012 work program: preparing for the upturn by supporting Goal 1 of the Strategic Plan (i.e., the goal that advocates for quality development and redevelopment), more emphasis on action and less on study through increased attention to plan implementation, expanded intergovernmental coordination, and continuously improving civic engagement. These themes continue to guide the work program.

***Descriptions of Work Program Items***

The attached chart shows 21 work program items that have some work expected in FY2012. Interdependent projects or projects that address a common theme are grouped. These groups are listed in a general order of highest priority/highest level of effort first.

- *Beauregard Corridor Small Area Plan and related action items:* This work program gives a very high priority and devotes a high level of staff resources to completing the Beauregard Corridor Small Area Plan, as well as the Beauregard

Transit Corridor Feasibility Study and BRAC-133 related improvements. The work program anticipates restarting the Beauregard Corridor planning process in early 2011 focused on transit-oriented solutions and with a higher level of regular civic engagement. P&Z expects to devote 3 staff to this project for the 8 months in FY2011 until anticipated plan adoption.

- *King Street and the Waterfront:* The Strategic Plan places a high priority on King Street and the Waterfront as areas with solvable challenges that a high potential for a return on investment in the relatively short term. Projects in this category include:

- *Waterfront Plan Implementation:* This work program allocates the staff resources to support immediate progress on key aspects of the Waterfront Plan. The Plan, of course, is not yet adopted, and the specific work program items will be determined by the Plan. In developing the work program, staff is anticipating that the FY2012 emphasis will be on design and engineering of the first phase: immediate improvements that have the greatest positive impact on commerce and the visitor experience, which are likely to be at the foot of King Street and in the Waterfront Park area. The proposed work program also includes design guidelines for a wide range of waterfront-wide elements.

Implementation of the Waterfront Plan will include design and construction of shoreline improvements, including the bulkhead from Point Lumley to Waterfront Park, which will require both the planning and engineering necessary to build these improvements as well as considerable interaction with state and Federal agencies for permitting and other necessary approvals and to take advantage of grant funding opportunities.

- As the first steps in FY2012, T&ES and P&Z will develop an overall conceptual engineered plan for these shoreline improvements, outline the critical path of regulatory approval and coordinate with the appropriate agencies. Final engineering design and permitting would occur in subsequent fiscal years. *King Street Metro Station Improvements:* The station, one of the gateways to the King Street retail area, is slated for improvements to benefit those who arrive or depart the area by walking, biking, transit, or auto. Additional design and public outreach is needed before this project will be implemented.
- *Old Town Parking Implementation:* The City committed significant resources to Old Town parking solutions in FY2011; parking will continue to require active management through FY2012 and beyond.
- *Wayfinding:* Phase 2 of the Wayfinding program provides information and directional signage for pedestrians in King Street/Old Town area.
- *King Street retail initiatives:* Several initiatives were identified in the Strategic Plan to help improve the appeal of King Street to shoppers and diners.

- *Eisenhower West Small Area Plan:* Currently scheduled to begin in January, the start of this plan is proposed to be delayed until the Beauregard Plan is adopted in early 2012. Major plan issues include transportation, including regional traffic; the constrained dimensions of the corridor, and a diverse mix of residential, office, warehouse and industrial land uses.
- *Duke Street Land Use Study:* The Transit Corridor Feasibility Study looks at the three high capacity transit corridors identified in the City's Transportation Master Plan. The land use in the Route 1 Transit Corridor is informed by the Potomac Yard and Braddock plans, and the Beauregard Transit Corridor will be informed by the Beauregard Corridor Small Area Plan. This effort will look at the land use implications of high capacity transit along Duke Street. Staff is recommending that this effort be a study, rather than a small area plan.
- *Potomac Yard Transit:* The FY2012 work program will devote resources to continuing both the Environmental Impact Statement of the Potomac Yard Metro Station as well as continued Environmental Impact Statement work on the Crystal City – Potomac Yard transitway.
- *Housing Master Plan Implementation:* This plan is currently underway with a goal of completion by the end of FY2011. Staff anticipates implementation work will include policy and regulatory changes (including possible amendments to the zoning ordinance), some of which may involve items for the City's 2012 Legislative Package. Other tasks include the pursuit of additional affordable housing partners and funding sources, development of specific program options identified in the plan, and outreach/education efforts to inform stakeholders about relevant aspects of the plan.
- *Small Area Plan Implementation:* Staff suggests allocating resources sufficient to make continued progress on plan implementation in Arlandria and Four Mile Run and in Braddock.
  - The *Arlandria* Action Plan advisory group completed a year-long review of implementation issues, including an examination of potential barriers to redevelopment in adopted plans and zoning. The work program anticipates continuing the same level of P&Z staff support for Arlandria in FY2012. RPCA and T&ES staff expects to devote a substantial number of hours to the *Four Mile Run* Park project, Four Mile Run stream restoration and related initiatives.
  - In *Braddock*, implementation work will focus developing an agreement with the Post Office to acquire the balance of the land for the neighborhood park. If development proceeds, contributions will begin to accrue from developers toward the Braddock open space and community amenities funds.
  - At this time, staff has no indication that the property owners will be ready to ramp up *Landmark Mall* redevelopment in FY2012. Efforts will be dependent on the readiness of the General Growth spinoff to engage in redevelopment planning in FY 2012. Staff resources are allocated to

continue to engage with property owners and conduct minor analytical work to answer their questions about the plan.

- *Regulatory Reform, Parking and Green Buildings:* These work program elements continue work started in previous years to address important issues related to development, land use, transportation and the environment.
  - *Regulatory reform:* Previous examples include small business zoning. Among the opportunities for FY2012 are: permit process improvements, regulation of new small businesses, new BAR administrative approvals, and revising the elements of the traffic impact studies required of new development.
  - *Parking:* Parking studies and programs continue in FY2012. Tasks include data collection and monitoring, discussions with private garage owners, valet parking, and resident parking permit districts.
  - *Green Buildings:* The City has obtained a grant to continue the pursuit of opportunities to improve the sustainability of the built environment in such topic areas as existing buildings, incentives, and outreach.
- *Census and Demographics:* Census 2010 results will be available in the spring of 2010. The Department of Planning and Zoning (Neighborhood Planning and GIS) will update City databases; make the information available to City staff, public officials, and the public; conduct some analytical work; and begin to prepare updated long-range forecasts of population, housing and employment.
- *Long Range Planning Led by Other Departments:* The work program builds in a small amount of staff time to support long range planning by other departments, including Alexandria City Public Schools and Recreation, Parks and Cultural Activities.

cc: Members of the Planning Commission  
Mark Jinks, Deputy City Manager  
Rich Baier, Transportation and Environmental Services  
Jim Spengler, Recreation, Parks and Cultural Activities  
Mildrilyn Davis, Office of Housing



Housing; Planning and Zoning; Recreation, Parks and Cultural Activities; Transportation and Environmental Services

### Proposed Interdepartmental Work Program FY 2012

	Calendar 2010												Calendar 2011												Calendar 2012												Calendar 2013																							
	FY2011						FY2012						FY2013						FY2014						FY2015																																			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
<b>LONG RANGE PLANNING</b>																																																												
North Potomac Yard SAP (P&Z)	Internal staff work																																																											
Wayfinding Design Guidelines (P&Z)	Internal staff work				Public meetings/plan development																																																							
Sewer Master Plan (T&ES)	Internal staff work				Public meetings/plan development				Plan approval process																																																			
Waterfront Small Area Plan (P&Z)	Internal staff work				Public meetings/plan development				Plan approval process																																																			
Housing Master Plan (Housing)	Internal staff work				Public meetings/plan development				Plan approval process																																																			
ARHA Strategic Plan (Housing)	Internal staff work				Public meetings/plan development				Plan approval process																																																			
Beauregard Corridor Small Area Plan (P&Z)	Internal staff work																																																											
Transit Corridor Feasibility Studies (T&ES)													Corridor C						Corridor A						Corridor B																																			
Duke Street Corridor Land Use Study	Internal staff work																																																											
Eisenhower West Small Area Plan	Internal staff work																																																											
<b>MAJOR IMPLEMENTATION PROJECTS</b>																																																												
Potomac Yard Metro/Transitway EIS (T&ES)	Special projects/Plan implementation (significant public participation throughout)																																																											
Crystal City/Potomac Yard Transitway EIS (T&ES)	Special projects/Plan implementation (significant public participation throughout)																																																											
Waterfront/Flooding Implementation P&Z/RPCA/T&ES)	Special projects/Plan implementation (significant public participation throughout)																																																											
Housing Master Plan Implementation (Housing)	Special projects/Plan implementation (significant public participation throughout)																																																											
Landmark/Van Dorn Implementation (P&Z)	Special projects/Plan implementation (significant public participation throughout)																																																											

**ONGOING IMPLEMENTATION WORK/SPECIAL PROJECTS**

- Arlandria Action Plan (P&Z) and 4MR Implementation (RPCA/T&ES)
- Braddock Implementation (P&Z)
- BRAC-133 Improvements (T&ES)
- Eco-City Alexandria/Green Building Phase II (P&Z/T&ES)
- King Street Metro Improvements (T&ES)
- King Street Retail Implementation (P&Z)
- Parking (T&ES)
- Regulatory Reform/Small Business Zoning (P&Z)
- School Facilities Planning (ACPS)
- Wayfinding Signage (T&ES)

**BEYOND FY2012**

- Public Art Master Plan (RPCA)
- Fort Ward Park Plan (RPCA)
- Historic Preservation Master Plan (RPCA)

**KEY**  
 Internal staff work  
 Public meetings/plan development  
 Plan approval process  
 Special projects/Plan implementation (significant public participation throughout)