

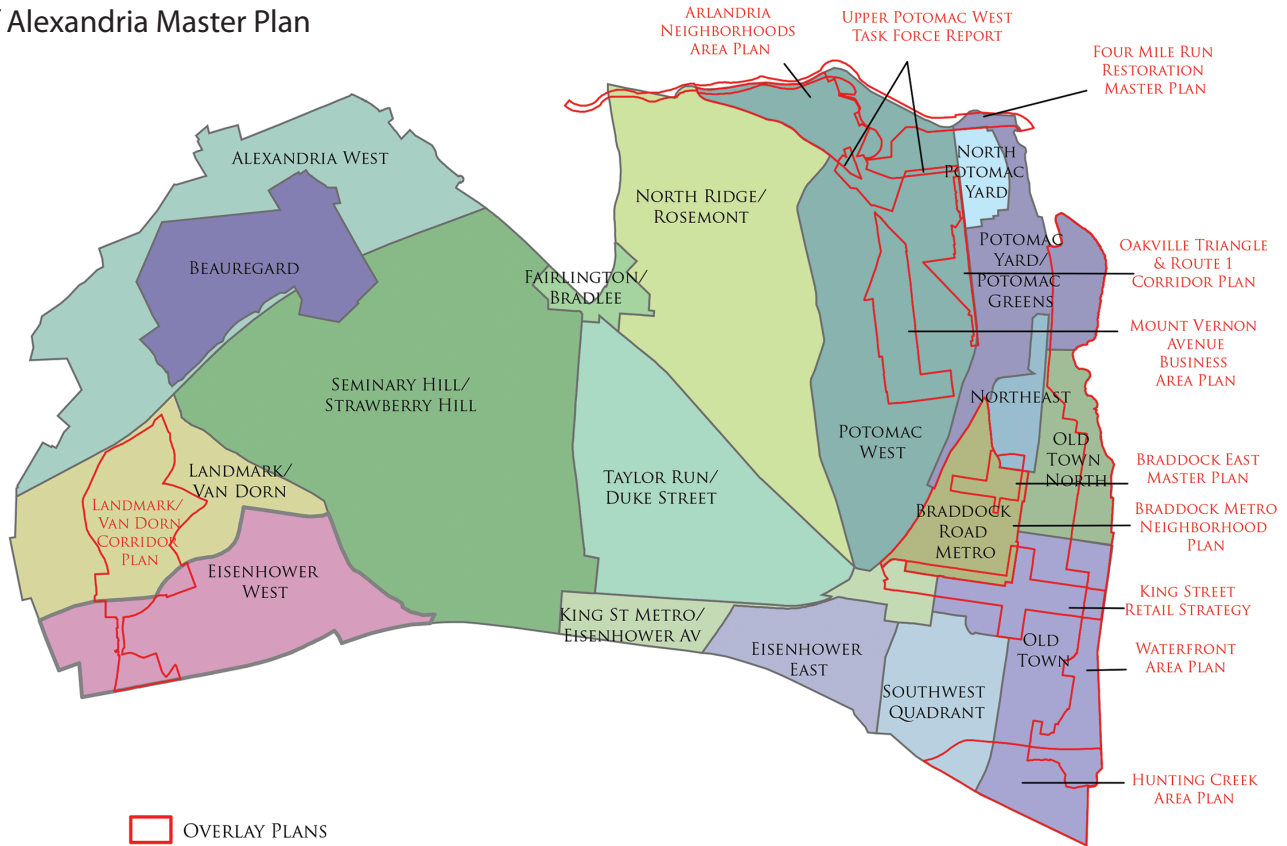


Photo: Evan Michio Photography

# Alexandria Master Plan FY 2017 Status of Implementation Report



# City of Alexandria Master Plan



## OVERVIEW

The Alexandria Master Plan is made up of 18 Small Area Plans covering neighborhoods throughout the city, as well as chapters on citywide topics. Each chapter includes a series of recommended implementation tasks.

This *FY 2017 Status of Implementation Report* provides a summary of the year's implementation and development activities relative to the City's more recently approved Small Area Plans, as well as projects associated with the implementation of topical chapters of the Master Plan. The report details efforts from June 2016 – May 2017. Each of the highlighted activities contribute to fulfilling the vision of these Plans.

An integral tool in implementing the City's Master Plan is the programming of capital projects in the City's Capital Improvement Program (CIP). All of the more recent Small Area Plans recommend capital projects in their implementation measures. Fiscal impacts of implementation are related to capital projects approved in the [FY 2018-2027 Capital Improvement Program](#) and staff resources.

Featured areas/projects include:

### Small Area Plans

- [Beauregard](#)
- [Braddock](#)
- [Eisenhower East/Carlyle](#)
- [Eisenhower West/Landmark Van Dorn](#)
- [Potomac West](#)
- [Potomac Yard/Potomac Greens](#)
- [Seminary Hill /Taylor Run](#)
- [Waterfront](#)
- [North Potomac Yard \(updated June 2017\)](#)
- [Old Town North \(updated June 2017\)](#)

### Topical Chapters

- [Housing Master Plan](#)
- [Open Space Master Plan 2017 Updated Implementation Strategy](#)
- [Transportation Master Plan](#)
- [Wayfinding](#)



*The Gateway at King & Beauregard Rendering*

# BEAUREGARD

## Planning and Development

### West End Development Bulletin

The Department of Planning and Zoning's Development Division publishes a West End Bulletin three times per year to share information on current projects in the city west of Quaker Lane. The [most recent bulletin](#) was published in April.

### Beauregard Design Advisory Committee

This Committee met three times during this implementation period to review development proposals. Background and meeting information can be found on the [project website](#).

### Urban Land Institute Panel

The City participated in an Urban Land Institute (ULI) Technical Assistance Panel focused on strategies to reinvigorate office campuses along the Beauregard

Corridor. The resulting report included ideas on ways Alexandria can increase competitiveness in the short term (until planned transit improvements are made), and over the long term (as this building type is no longer as desirable). In FY2018, staff will explore further and move to implement identified options including changes in permitted land uses, infill development or building modifications, limited infrastructure improvements, incentives, positioning and marketing.

### The Gateway at King & Beauregard

The Gateway at King & Beauregard will be a mixed-use development consisting of three buildings and a public plaza.

The project, currently under construction, includes 352 residential units, 71,000 square feet of office space, and ground-floor retail, including a

new Harris Teeter. As part of the project, AHDC, an Alexandria-based affordable housing developer, is constructing a 74-unit rental building affordable to households at 40%-60% AMI.

Public amenities on site will include a new bus-rapid-transit stop, on-site public art, and a Capital Bikeshare station. Site infrastructure improvements are being completed in conjunction with the ongoing intersection improvements at King and Beauregard. Anticipated completion is 2020.

### 1701 North Beauregard

Staff continues to work with Alexandria City Public Schools (ACPS) on their proposal to convert an office building into a school space suitable for approximately 640 elementary students. The new school is anticipated to open in fall 2018.

## Church of the Resurrection

The Church of the Resurrection in partnership with AHC, an affordable housing developer, is proposing to redevelop its church site with a 113-unit building affordable to households at 40%-60% AMI and a new church facility. The project is currently in the concept stage and on track for a December 2017 public hearing.

## Fillmore/St. James – Phase II

In January 2015, Council approved two multifamily residential buildings at this site, one affordable and one market-rate. Subsequent to this approval, the applicant, AHC, was unable to find a partner interested in the market-rate component, and proposed townhouses be constructed in its place. The townhouse developer, Craftmark, received approval for 31 market-rate townhouse units in June. Construction of the multifamily building is currently underway. The building will provide 93 new apartments affordable to households at 40%-60% AMI.

## Beauregard Town Center

The Beauregard Town Center is one of the seven neighborhoods identified in the Beauregard Small Area Plan. In fall 2016, the owner merged to form JBG Smith Properties. In February 2017, the company announced its intention to sell its Mark Center portfolio, including approximately 2,600 residential units, The Shops at Mark Center and a redevelopment potential of 6.4 million square feet.

## Transportation

### West End Transitway Transit Signal Priority

Transit signal priority (TSP) has been installed along N. Beauregard and N. Van Dorn Streets to improve transit speed and reliability. TSP reduces dwell time for transit vehicles by lengthening green lights or shortening red lights. The project included TSP improvements at eight intersections, as well as two queue jumps for transit vehicles – one



Beauregard Area, Courtesy AEDP

at Beauregard and Reading Streets and another at Sanger Avenue at N. Van Dorn Street.

### Complete Streets

Bike lanes and high visibility crosswalks on N. Hampton Drive, between W. Braddock Road and King Street were installed during this past year.

## Housing

### Committed Affordable Units

Per the 2015 agreement between the City and Southern Towers, 105

Committed Affordable Units (CAU) with rents at 55% and 60% AMI are available at Southern Towers. While tenants on the Beauregard CAU Waitlist continue to have priority, the Office of Housing is also marketing the units to the general public. The units will be affordable for a period of ten years through December 31, 2027. To date, 450 completed pre-qualification applications for CAUs have been received from the 2,550 units in the Beauregard Small Area Plan.

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# BRADDOCK

## Planning and Development

### Interim Braddock Park and Future 1-Acre Park

Now open for two years, the interim park has become a central community gathering place with tables, ping pong, bocce ball and passive open space, as well as programming such as movie nights. Staff is in regular contact with the USPS Realty Asset Programs team to provide information about the future Braddock 1-acre park, developments in the Braddock neighborhood, and to gauge USPS interest in future relocation/redevelopment. In addition, staff has provided assistance with analysis of potential sites for relocation. Within the past year, USPS reiterated that there is not a key driver prompting them to consider relocating all or a

portion of its facility on Wythe Street. Finding an alternative location that serves USPS customers adequately, remains a convenient location for the letter carriers and provides adequate parking for the service vehicles continues to be a challenge. Staff will continue to work with USPS on this issue.

### Fayette Streetscape Project

City staff developed a construction plan and budget for the Fayette streetscape improvements from Oronoco to Queen Street, a project to be funded from the Braddock Community Amenities Fund. The Department of Project Implementation is in the advanced phase of the design process, where the plan elements such as grading, drainage, material selection, future maintenance, and phasing are being finalized, after which the City will begin procuring construction services.

### Braddock Implementation Advisory Group

The Advisory Group met four times during this implementation period. Background and meeting information as well as the Braddock Implementation schedule can be found on the [project webpage](#).

### Park Residences

Construction is underway on this 17 townhouse project, formerly a surface parking lot. The townhouses will be four stories tall with garage parking, roof decks, and ground level open space. The project also includes streetscape improvements and a monetary contribution toward the Braddock Open Space Fund.

## Carpenter's Shelter

AHDC secured tax credit financing for this project in May 2017.

Redevelopment of the site consists of a seven-story mixed-use building with 97 rental units affordable to households at 40%-60% AMI, including ten permanent supportive units, on top of a new shelter that will continue to provide 60 beds and an emergency winter shelter. The project includes ground level and rooftop open space, underground parking, streetscape and stormwater and sanitary sewer infrastructure improvements, as well as monetary contributions to the Braddock Open Space and Community Amenities Funds.

## Braddock Gateway

This multi-phased project will ultimately include three multi-family buildings with ground floor retail, a community park, and streetscape improvements. The first phase, 270 residential units and 1,500 square feet of retail, is currently under construction at the intersection of First and Fayette Streets. The second phase, scheduled for June public hearings, will include a mixed-use building with approximately 258 residential units, including four affordable rental units, and 8,000 square feet of ground floor retail along Fayette Street and a two-thirds of an acre community park.

## Ramsey Homes

In November 2016, City Council approved the Alexandria Redevelopment and Housing Authority (ARHA) project to replace four buildings containing 15 public housing units with one multifamily building containing 52 affordable rental units, underground parking, and open space. Fifteen of the new units will remain affordable to households that earn below 30% AMI, while the remaining, net new, 37 units will be affordable to households at 50-60% AMI.



ARHA secured tax credit financing in May 2017 for this project. In June, City Council approved a Memorandum of Agreement between the City, ARHA, and Virginia Department of Historic Resources that stipulates mitigation activities to redress any negative impacts on the property's historic resources due to the proposed redevelopment. Staff is in the process of completing a HUD-mandated environmental assessment for the site.

## Andrew Adkins

The redevelopment of this 4-acre site is being pursued through a public-private partnership between ARHA and CRC and is anticipated to be considered for by City Council later this year. The site comprises 90 Resolution 830 public housing units and several privately-owned lots fronting W. Madison, and Wythe Street. Specifics regarding the housing program – including the levels of affordability, replacement of ARHA units, and potential off-siting of units – continue to be discussed.

## Parker-Gray Historic District

The Parker-Gray Board of Architectural Review (BAR) continues to update their Design Guidelines based on recent changes to the districts' regulations and the adoption of the Parker-Gray Residential Reference Guide. The Board has adopted revised Design Guidelines chapters related to siding and windows as well as an overview component. As a result of the regulatory changes, the majority of requests in Parker-Gray are reviewed and approved administratively, though large projects, such as the redevelopment of the Ramsey Homes, and commercial projects continue to be reviewed by the Board at a public hearing. BAR staff provides ongoing public outreach to the community.

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National Science Foundation, Courtesy Maria B. Barnes/NSF

## EISENHOWER EAST / CARLYLE



Carlyle/Eisenhower East  
Development Sites by Block

### Planning and Development

Staff is nearing completion of the Phase 1 update of the Eisenhower East Small Area Plan to consider proposed land use conversions and retail amenities in the town center/Metro area on blocks 4, 5, 6a, and 20. Phase 1 plan amendments are anticipated for public hearing in September 2017. Public hearings on each of the Development Special Use Permits will follow later in the fall. A comprehensive review and update of the Eisenhower East Plan is scheduled to begin in July 2018.

#### Blocks 4 and 5

The proposal for Blocks 4 and 5 includes a variety of residential uses (condominiums, apartments and a senior living facility) with 150,000 square feet of ground floor retail, including a major grocery store as an anchor and a central open space/plaza.

#### Block 6A

The Block 6A proposal is for adaptive reuse of the existing vacant office building as a residential property with ground floor retail. The building will be re-skinned and streetscape improvements are proposed.

#### Block 20

The Block 20 proposal includes a residential building with approximately 420 apartment units and a hotel or office building. The proposed plan includes outdoor amenities, such as a vehicular drop-off court with special paving and landscape treatments that will serve users of each building.



Block 6A Rendering, Courtesy Cooper Carry

### Blocks 11 & 12 and Eisenhower Avenue Metro Station Improvements

These blocks received a second DSUP extension approval in April 2017. This approval includes improvements to the Eisenhower Metro station bus loop, the Metro station plaza, and significant contributions to the City’s Affordable Housing Trust Fund.

### Carlyle Plaza 2

The Carlyle Plaza 2 south residential tower received Design Review Board (DRB) approval in July 2016. A revised DRB package with design alternatives for the building’s balconies was submitted in February 2017. The DRB recommended approval to continue refinement of the preferred balcony alternative and an alternative without balconies.

### Carlyle Vitality Initiative

[The Carlyle Vitality Initiative](#), led by an interdepartmental/interagency team created by the City Manager, is an effort to enhance neighborhood vitality and quality of life for Carlyle residents, employees, and visitors, as well as to

improve Carlyle’s competitiveness in the regional office market. The effort focuses on implementing physical and programming enhancements to the Carlyle neighborhood in order to activate the public realm.

Implementation efforts this past year include the installation of holiday lights and free wifi service in John Carlyle Square Park, Chalk Art with the City’s Mobile Art Lab, and a series of Pop-Up Cafés held in the pedestrian tunnel connecting Carlyle to the King Street Metro. These pop-ups were co-sponsored by Sugar Shack and featured music from a variety of local performers.

Programming is underway for the summer and early fall that includes community movie nights, lunchtime events, an outdoor fitness series, art classes, and the continuation of pop-up cafés. In addition, design is underway for Carlyle streetlight banners.

In cooperation with the City’s Office of the Arts, a public art process is underway to update the artwork in the Duke Street Tunnel for the enjoyment of the nearly 3,000 pedestrians who pass through on a daily basis between Carlyle and the King Street Metro Station.

The Carlyle Vitality Initiative is an effort to enhance neighborhood vitality and quality of life for Carlyle residents, employees, and visitors as well as to improve Carlyle’s competitiveness in the regional office market.



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# EISENHOWER WEST/LANDMARK VAN DORN

## Advisory Group

### Eisenhower West/ Landmark Van Dorn Implementation Advisory Group

City Council established an Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group in March of 2016. Since the two plan areas overlap and share dependency on planned infrastructure, looking at the phasing and funding of both plans in concert will provide necessary coordination and efficient use of resources.

Advisory Group meetings were held three times during this implementation period. More information can be found on the [project website](#).

## Implementation Studies

In Spring 2017, staff began the procurement process for an Infrastructure Plan to conduct the analysis necessary to facilitate infrastructure implementation and coordination as envisioned by the two small area plans. The Plan will include preliminary design of framework streets, sanitary sewer analysis, and recommended sequencing of projects. An RFQ for the roadway portion of the Infrastructure Plan was issued in April. Once the contract is awarded, the chosen firm will be tasked with developing a conceptual design (10%) for a subset of the framework streets as outlined in both small area plans. The study is anticipated to be complete in fall 2018. Additional implementation related analysis will be conducted through other studies such as the Multimodal Bridge preliminary concept development (funded FY 2018 CIP), Developer Contributions Analysis (funded FY 2018 CIP), Farrington Connector preliminary concept development, and the Backlick Run stream restoration study.

The Air Quality Modeling Analysis, one of the action items called for in the Eisenhower West Small Area Plan, began in February and is anticipated for completion this summer.

# Development

## Greenhill

Greenhill Capital Corporation has submitted a Concept 1 plan with different framework options, requesting a new Coordinated Development District (CDD) for seven parcels generally located between Edsall Road, S. Van Dorn Street and S. Pickett Streets. The approved small area plans for this site call for a network of new streets with a mix of commercial, residential and retail uses and a new public square. A multimodal bridge across Backlick Run and the rail tracks is anticipated once a threshold amount of new development is reached. The proposed plan generally complies with the street network and mix of uses in the small area plans, with requests for additional height and density.

The City will work with the applicant to identify potential approaches to diversifying the affordable housing options in the Eisenhower West area. The applicant held a community meeting on the proposal in May.

## Landmark Mall

In January 2017, the Landmark Mall owner, The Howard Hughes Corporation, announced their purchase of the Macy's portion of the site, and the mall and Macy's were subsequently closed. The owner continues to negotiate with Sears regarding redevelopment. Staff continues to provide any technical or administrative support required to keep the redevelopment project moving forward, including regulatory or financial issues.

# Transportation

## Pedestrian Improvements

Pedestrian improvement projects completed in this area during this implementation period:



*Cambria Square*

- Intersection of Edsall Road and Pickett Street: all pedestrian crossings were made ADA-compliant; the geometry of the slip lanes was changed to reduce turning speeds of vehicles; pedestrian crossing distances were reduced and sight lines improved; pedestrian countdown signals and high visibility crosswalks were installed.
- Duke Street Overpass at I-395: all pedestrian crossings were made ADA-compliant; several hundred feet of new sidewalk was installed; Rapid Flash beacons at each crosswalk at the I-395 ramps and high visibility crosswalks were installed.
- Stevenson Avenue: lowered the speed limit to 25 mph, provided a bicycle climbing lane, installed speed boards, upgraded bus stops to meet ADA standards and removed peak hour parking restrictions to maintain one travel lane in each direction.
- Yoakum Parkway: reduced speed limit to 25 mph, constructed a wide median and pedestrian refuge island across Stevenson Avenue.

# Housing

## Cambria Square

This new 48-unit townhome development is nearing completion and includes 4 three-bedroom affordable homeownership units. These units presented a rare opportunity to add family-sized units to the city's stock of affordable for-sale units. In addition to the units, the developer has contributed \$200,000 for down payment and closing cost assistance for homebuyers earning as low as 70% AMI. A lottery was held to select income-eligible households for the purchase of the 4 affordable units.

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# POTOMAC WEST - ARLANDRIA

## Arlandria Action Plan and Four Mile Run Master Plan

### Planning and Development

#### Quality of life walk

In July, community members joined City staff for the Arlandria Quality of Life Walk. This annual event is designed for staff and residents to survey the area and determine any needed improvements to the streetscape, signage, open spaces, and matters related to public health, safety and welfare.

Some issues identified during the walk that have been addressed include sidewalk repairs along W. Glebe Road, sidewalk and brick pavers caving near a manhole cover on Mt. Vernon Avenue, increased litter pick up and following

up with business and property owners where vegetation is overgrown. Due to new changes to the City's sign ordinance, Zoning staff is in the process of reaching out to business owners to alert them of the new requirements. Enforcement will follow on an as-needed basis once outreach has concluded.

#### Arlandria Advisory Group

In addition to the Quality of Life Walk, during this implementation period the Advisory Group members received periodic updates from staff on City initiatives in the neighborhood as well as the Arlandria newsletter issued by Planning and Zoning twice per year. The most recent newsletter can be found on the [project website](#). See also the [2017 Arlandria Action Plan Implementation Schedule](#). A strategic update to the 2005

Mount Vernon Avenue Business Plan and the 2003 Arlandria Action Plan is approved in the Long Range Planning Interdepartmental Work Program to begin in FY 2020.

#### Community Lodgings

In 2015, City Council approved a funding request from Community Lodgings to renovate 7 units in 607 Notabene Drive. As it did with the successful 2012 renovation of 612 Notabene, Community Lodgings is again working with HomeAid Northern Virginia and building partners to provide substantial renovation of the property which will result in completely new rental units, entry doors; as well as new HVAC, electrical and plumbing systems. Construction is underway and slated to be complete in September 2017.

## My Organic Market

MOM's Organic Market is undergoing renovations to expand its Arlandria location by 40%, providing additional space for more products and Naked Lunch, an all organic, vegetarian eatery. Completion is anticipated for summer 2017.

## Parks and Recreation

### Four Mile Run Wetlands Restoration

The City's Four Mile Run Wetlands Restoration project won first place in the [Chesapeake Stormwater Network's 2017 Best Urban BMP in the Bay contest](#).

The project involved an extensive invasive species abatement plan and the establishment of several diverse habitat types through a watershed approach to design and planning. The restored wetland system includes a low marsh zone, a high marsh zone and an upland meadow in order to provide both terrestrial and aquatic habitat improvements for frogs, song birds and native pollinators while treating stormwater runoff.

### Connector Bridge

Design for the bridge that will connect the new wetlands trail to the softball fields is complete. The total cost of the bridge is estimated to be \$500,000. Recreation, Parks and Cultural Activities (RPCA) is currently in the pre-approval stage for a federal recreation grant for the bridge in the amount of \$300,000 and the remaining funds are identified in the City's Capital Improvement Program. Construction will begin once the federal grant is awarded. The bridge is a top priority of RPCA given the safety concerns of having an incomplete trail.

## Futsal Court in Four Mile Run Park

Alexandria Soccer Association is partnering with the City and Running Brooke to upgrade the futsal court at Four Mile Run Park, behind MOM's Organic Market. The new court will have new regulation futsal goals, fresh resurfacing and painting, backstop netting behind the goals, and other enhancements such as seating, ornamental and shade trees, and a bike rack. The enhancements will make the court much more usable and attractive for residents to enjoy and will also be suitable for programmed activities such as futsal training, practice, and games. RPCA plans to complete the project in summer 2017.

### Casa Chirilagua

In September 2016, the City selected Casa Chirilagua to lease and manage the Conservatory Center at Four Mile Run Park. Under the agreement, the building continues to be available for community use and rental, in addition to housing Casa Chirilagua's after school programs, youth development programs, mentoring, parent and family engagement activities, summer youth programs, leadership development programs and family strengthening programs.

## Transportation

### Bicycle Parking

A bicycle parking corral was approved for installation at 3801 Mt. Vernon Avenue (in front of Tenants and Workers United). The installation will allow for the placement of a four-rack bicycle parking corral with capacity for eight bicycles. Bicycle parking corrals are a low cost way to provide up to 10 bicycle parking spaces in the same area that can park one vehicle. Businesses can attract new customers while promoting environmentally friendly transportation.

Completed in spring 2017, AlexRenew's educational fence surrounds the Four Mile Run Pump Station and includes interactive elements that inform community members about the importance of water stewardship and how AlexRenew ensures the health of the community and water environment.



AlexRenew Educational Fence at Four Mile Run Pump Station

## Mt. Vernon at East Glebe Road

In February 2017, the City constructed pedestrian safety improvements at the intersection of Mt. Vernon Avenue at E. Glebe Road. These improvements included:

- Upgrading the lighting at and near the intersection;
- Installation of a lead pedestrian interval (LPI) for crosswalks at the intersection. A LPI is a traffic signalization change that gives pedestrians an exclusive 5 second signal (“Walk”) to begin crossing the street before vehicles on the same approach receive a green light. The City has implemented LPIs at signalized intersections elsewhere in the city where conflicting movements between pedestrians and drivers is an issue.
- Posting of “No Turn on Red” signs on Glebe Road for the east and west approaches to the intersection with Mt. Vernon Avenue;
- Installation of a right turn arrow for eastbound Glebe Road onto Mt. Vernon Avenue; and
- Conversion of the westbound Glebe Road left turn to a protected left turn only.

## Pedestrian and Transit Improvements

Plans for FY18:

- Installation of a Rectangular Rapid Flash Beacon at the crosswalk located on Mt. Vernon Avenue at Reed Avenue in response to concern that drivers fail to yield or stop for pedestrians in the crosswalk. The beacon will be similar to the one on Mt. Vernon Avenue at Kennedy Street, which is push button activated by the pedestrian.
- Northbound bus stop ‘bulb’ at Mt. Vernon and Reed Avenues to make the stop ADA-compliant and provide a larger waiting area at that



*Four Mile Run Wetlands and Trail*

location. The intersection ‘bulb’ will also shorten the crossing distance on Mt. Vernon Avenue for pedestrians as well as slow turning vehicles. This work is currently in design and construction is anticipated to be completed by the end of 2018.

- Replacement of the Metrobus shelter on Mt. Vernon Avenue at Executive Avenue this year.
- New southbound right turn lane on Route 1 at E. Reed Avenue

## East Glebe Road Resurfacing and Bicycle Lane Improvements

East and West Glebe Roads, between Route 1 and Russell Road, were resurfaced in Summer 2016. As part of the resurfacing, pedestrian and bicycle improvements were made including:

- Installation of high visibility crosswalks
- Bus stop improvements
- Bicycle climbing lane in the eastbound direction between Commonwealth Avenue and Route 1
- Bicycle lane in the westbound direction between Wilson Avenue and Commonwealth Avenue

## Four Mile Run Park Trail

The Four Mile Run Park Trail was resurfaced in summer 2016 prior to the closure of Arlington’s Four Mile Run Trail in preparation for their restoration work on the lower section of Four Mile Run. While the trail in Arlington is closed, a detour will be in place on the Four Mile Run Park Trail in Alexandria until fall 2017.

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Courtesy Evan Michio Photography

# POTOMAC YARD/POTOMAC GREENS

## Development

### National Industries for the Blind

In October 2016, the City celebrated the groundbreaking for the first office building in Potomac Yard, the National Industries for the Blind headquarters, located on the northwest corner of Potomac Avenue and E. Glebe Road. The project will include approximately 90,000 square feet of office and medical office and 10,000 square feet of ground-floor retail. Completion is anticipated in 2018.

## Transportation

### Pedestrian and Transit Improvements

A new crosswalk was installed across Potomac Avenue at Bluemont Avenue through the median. At E. Glebe Road and Route 1, upgrades were made to the pedestrian signal and vehicular tracking markings were installed through the intersection to guide vehicles to the proper lanes. Two new Capital Bikeshare Stations were installed on Potomac Avenue at Mainline Boulevard and Swann Avenue.

The City is in the process of designing a transit signal priority (TSP) improvement along Route 1 to improve transit speed and reliability. TSP reduces

dwelling time at traffic signals for transit vehicles by holding green lights longer or shortening red lights. The project includes eight intersections between the Braddock Road Metrorail station and E. Glebe Road. Completion of the improvement is anticipated for late 2018.

Construction of two Metroway stations will conclude this summer at the northbound and southbound Potomac Avenue and E. Reed stops. Improvements will include new platforms, shelters and benches. Since the Route 1 Metroway service began in August 2015, ridership has steadily grown to nearly 2,500 weekday riders.

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Children planting trees at Taney Avenue Playground

## SEMINARY / TAYLOR RUN

### Taney Avenue Playground

In fall 2017, the Taney Avenue Playground and Park re-opened with a ribbon cutting ceremony attended by children and families of the neighborhood, friends and volunteers of RunningBrooke, Congressman Don Beyer and members of City Council.

The project evolved through a partnership amongst RPCA, RunningBrooke, and Rebuilding Together Alexandria. In September, sixty volunteers from the two organizations came together to work at the site to help prepare the grounds for the playground. Volunteers dug holes and amended the soil to plant 20 Virginia native trees.

They created and mulched walking paths among the multiple tree groves and watered, pruned, and tended to the existing trees and plants. The renovation project, designed and guided by RPCA, added play equipment, walking paths, benches, tables, a welcoming ADA-compliant entry plaza, and a much needed water fountain.

RunningBrooke partnered with 400 donors who gave to Spring2Action to fund the revitalization of the Taney Avenue park and new preschool-age playground and equipment.

### Complete Streets

Pedestrian and bicycle safety improvements were constructed in association with resurfacing in the following locations:

- King Street between Rosemont Avenue and Radford Street, installation of shared lane markings and bike lanes (Rosemont to Janney's) and buffered bike lanes (Janney's to Radford), new high visibility crosswalks and medians at some intersections, and improvements to curb ramps
- Bike lanes and high visibility crosswalks were installed on Kenmore Avenue between Seminary Road and N. Van Dorn Street.
- N. Van Dorn Street resurfacing, buffered bike lanes, pedestrian access and safety improvements between Menokin Drive and W. Braddock Road
- Taney Avenue resurfacing between N. Van Dorn Street and Taney Avenue Park
- Construction of narrower travel lanes to reduce speed between N. Pegram and N. Latham Streets, high visibility crosswalks, bus stop pads, and bicycle lanes
- Making all pedestrian crossings and bus stops ADA-compliant at Duke and Ingram Streets, as well as installing pedestrian countdown signals and high visibility crosswalks.
- Polk Elementary School Safe Routes to School improvements, such as upgrading crosswalks on N. Pegram Street, installing a new sidewalk along Polk Avenue, a new crosswalk and curb ramps across Polk Avenue at N. Pickett Street, pedestrian islands on N. Pickett Street and Rapidan Court, and installation of flashing school zone signs.



*Interim Fitzgerald Park Illustrative*

# WATERFRONT PLAN

## Planning and Development

Waterfront Plan implementation is ongoing with the preliminary infrastructure design and permitting processes related to construction of “core area” improvements, flood mitigation, the riverfront promenade, and Fitzgerald Square, as well as development envisioned by the Plan.

### Waterfront Commission and Ad Hoc Monitoring Group on Waterfront Construction

Both the Alexandria Waterfront Commission and the Ad Hoc Monitoring Group on Construction met monthly during this implementation period. Background and meeting information can be found on the [project webpages](#).

### Hotel Indigo

Approved by City Council in 2014, Hotel Indigo opened its doors to the public in early May of this year making it the first completed project within the City's Waterfront Plan. A historic site, remains of an 18th century ship were uncovered during construction. The hotel includes 121 guest rooms and a publicly accessible courtyard that connects S. Union Street to Strand Street. The hotel's restaurant, Hummingbird Bar and Kitchen, is scheduled to open in late-June this year.

### 210 Strand Property

Carr Development is in the process of restoring this site to passive open space. The new space will connect and expand Point Lumley Park and provide a walking trail, passive lawn, plantings and seating. Following Flood Mitigation implementation, this interim park will be redeveloped as envisioned in the Olin Plan.

### Old Dominion Boat Club and Interim Fitzgerald Park

The new home of the Old Dominion Boat Club (ODBC) is currently under construction with anticipated completion this fall. The new three-story clubhouse sits at the foot of Prince Street overlooking the Potomac River, and features large balconies and a patio area for outdoor use by members.

When the ODBC moves to its new home, the City plans to create an interim Fitzgerald Park that will remain in place until construction of the permanent park. The Board of Architectural Review approved demolition of the ODBC facility in March 2017 and the City's interim park improvements were approved by City Council in May 2017. Completion of the interim park is anticipated in fall 2018.



Waterfront Plan implementation activity is ongoing with the preliminary infrastructure design and permitting processes related to construction of core area improvements, flood mitigation, the riverfront promenade, and Fitzgerald Square.



Hotel Indigo

### Robinson Terminal South

Following the demolition of four large warehouses located on the site, soil was brought in to raise the site to the required FEMA level. The developer (EYA) received FEMA certification early this year and the final site plan was released in May. Since then, above and below ground utility work has begun. In recent months, archaeology work has been the primary focus and is expected to continue through September. Several discoveries have been made including building foundations, privies and most recently, human remains. Building permits have been submitted for the first row of townhouses; however, no active construction is anticipated until fall. Upon completion, the site will include 26 townhouses; 70 multifamily units; 15,000sf of commercial space; and over one acre of ground level open space.

### Windmill Hill Park Shoreline Restoration

Consistent with the City Council approved [2002 Windmill Hill Park Plan](#), the City is replacing the existing bulkhead with a natural shoreline with groundbreaking for construction taking place in April. Substantial completion of the renovated shoreline is anticipated in the spring of 2018. Other improvements to the site include a new sidewalk along the east side of Union Street, and raised pedestrian crosswalks across Union that connect to the Wilkes Street trail and Gibbon Street.

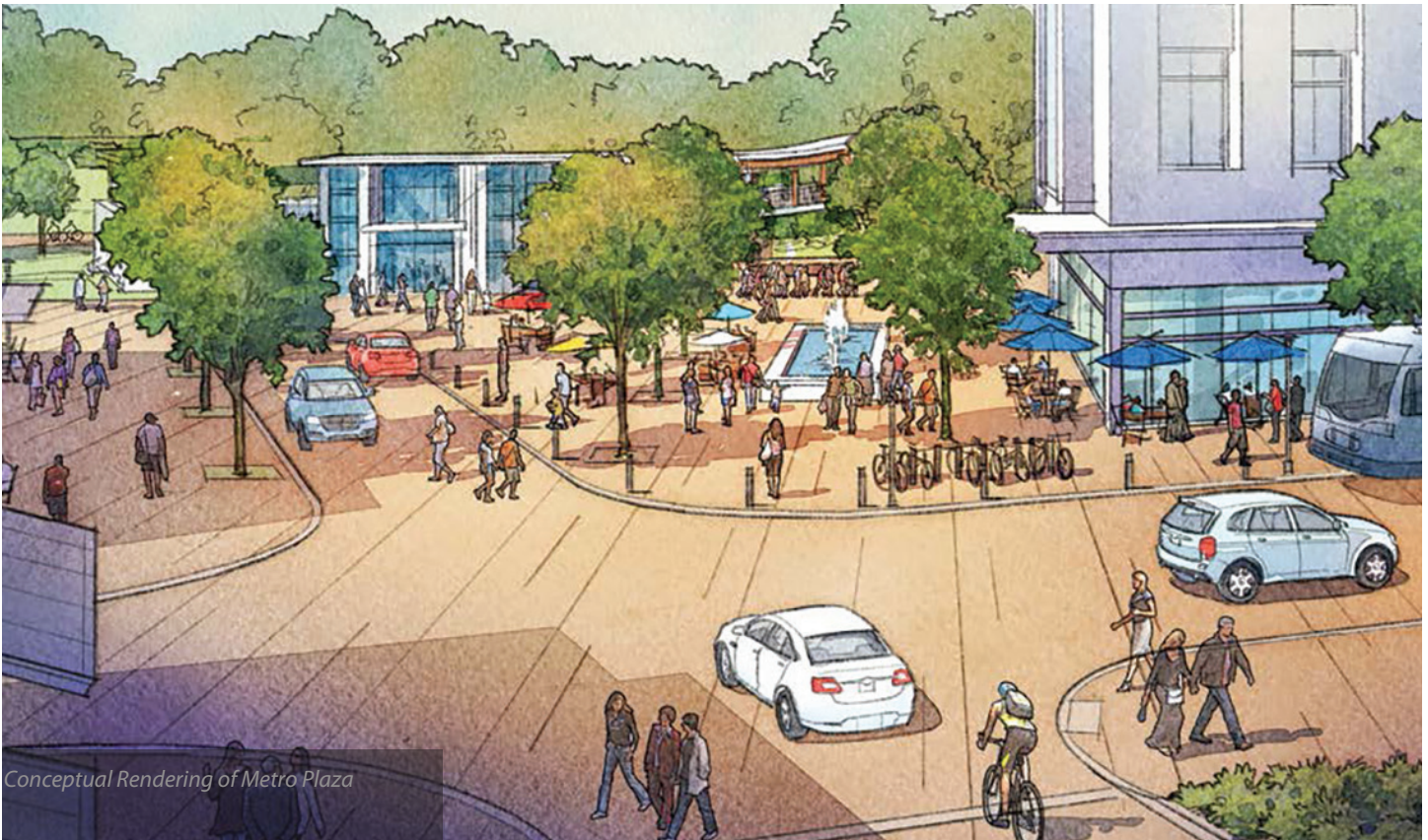
### City Marina Northern Seawall Stabilization

Design and engineering were completed for this project, which will include interim stabilization for the failed northern bulkhead in the City Marina, near the G/H pier and the southern bank of Founders Park. Issuance of an RFP is expected over the summer with implementation to occur in the fall following boating season.



Northern Seawall Stabilization

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# NORTH POTOMAC YARD

[The North Potomac Yard Small Area Plan](#) was approved by City Council in June, following a 12-month planning process. Implementation efforts related to this Plan will be reported in the FY 2018 Status of Implementation Report.

The Plan envisions North Potomac Yard as an environmentally and economically sustainable and diverse 21st century urban, transit-oriented, mixed-use community that is compatible with adjacent neighborhoods. The Plan seeks to create a regional destination with diverse built and natural spaces where people want to spend time in a wide variety of pursuits.

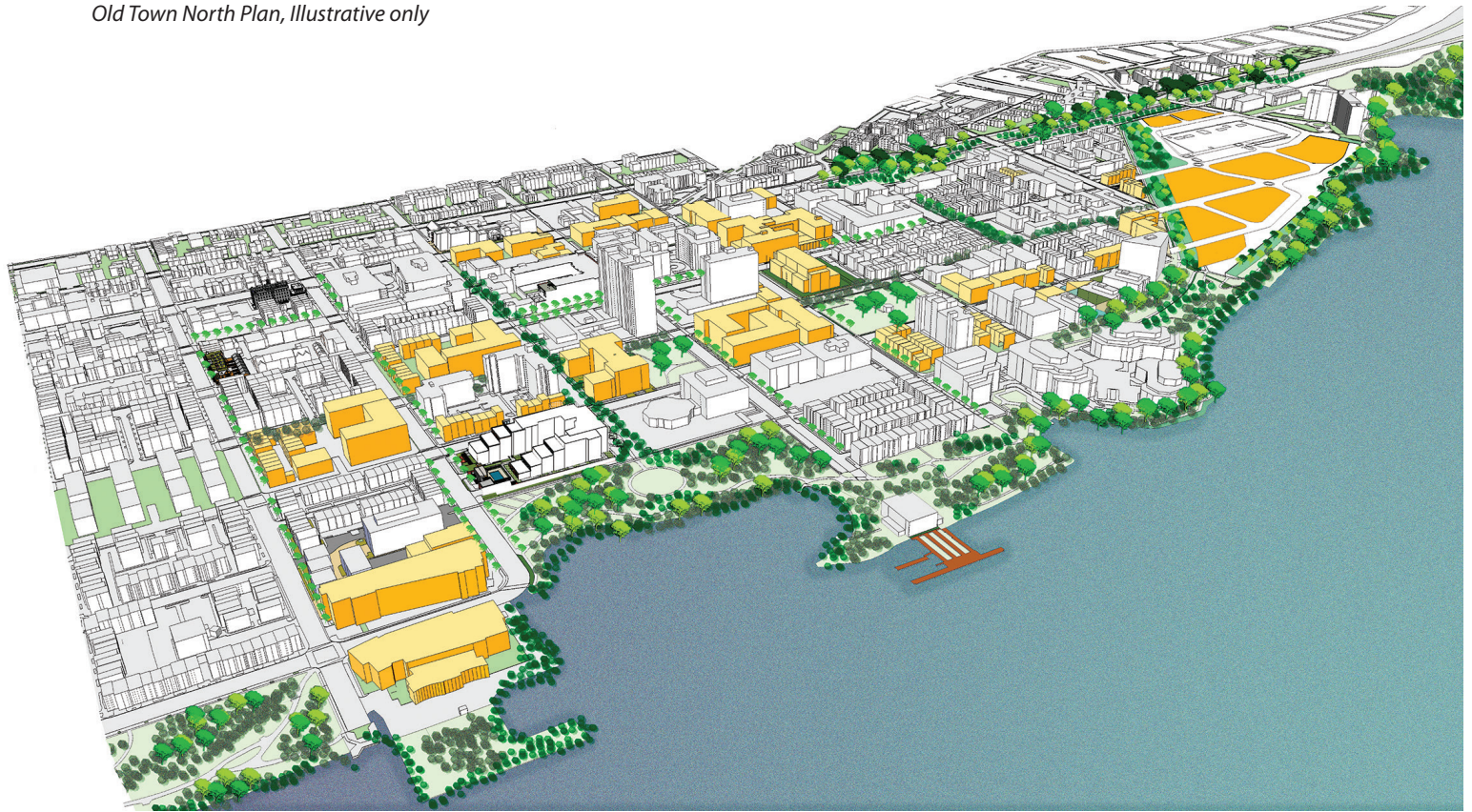
The first phase of development on the area east of Potomac Avenue is anticipated to coincide with the opening of the Potomac Yard Metrorail Station, and will include five acres of open space, an office, hotel and a shopping and dining main street with residential units above.

## Potomac Yard Metrorail Station

Many years of community planning have produced a vision for Potomac Yard and its new Metrorail station along the Yellow and Blue lines. In F2017, the following milestones were reached enabling the Metrorail station to enter into the design and construction phase:

- The [Environmental Impact Statement](#), published in June 2016, compares the No Build Alternative with the Preferred Alternative for the project, identifies impacts of the alternatives, states how public comments received on the Draft EIS were addressed, incorporates further design and refinement of the project to minimize community and environmental impacts, and describes measures for avoiding, minimizing, or mitigating adverse impacts.
- The Federal Transit Administration and the National Park Service issued their [Records of Decision for the Potomac Yard Metrorail Station](#) on October 31 and November 1, marking the last step in the review process under the National Environmental Policy Act.
- WMATA issued its [Solicitation Notice and Request for Proposal \(RFP\)](#) in November for the design-build contract and the project is currently in the WMATA procurement phase.

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# OLD TOWN NORTH

[The Old Town North Small Area Plan](#) was approved by City Council in June following an 18-month planning process. Implementation efforts related to this Plan will be reported in the FY 2018 Status of Implementation Report.

The proposed Plan lays out a framework that builds on this community's many strengths while enabling new development to become a 21st century model of urban planning, and establishing guidelines for further redevelopment of the former power plant site. The Plan envisions a pedestrian-oriented neighborhood, linked to the rest of the city through a diverse public realm network and a system of alternative transit options. It also proposes an Arts Corridor and Arts District with corresponding regulatory incentives to encourage future arts and cultural uses, and provides amenities and strategic zoning amendments to retain and attract commercial uses.

The Plan and the accompanying [Urban Design Standards and Guidelines](#) create a comprehensive blueprint with implementation strategies to guide future improvements within the plan area.



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Fillmore/St. James, see page 3

# HOUSING MASTER PLAN

The Housing Master Plan (HMP) was adopted by City Council in 2013 with the goal of providing for the preservation and/or development of 2,000 units of affordable housing through enhanced planning and policies encouraging affordable housing, public/private and nonprofit partnerships, increased leverage of financial resources, and incentives to secure additional affordable housing through the development process. In F2017, the following accomplishments toward that goal were made:

## Affordable Housing Units

- 209 rental units of affordable housing under construction/renovation and 189 affordable units in the pipeline.
- Three affordable homeownership units were provided to first-time homebuyers through the development process (with one additional unit projected to be completed in June).

- 13 loans were provided by the Office of Housing to first-time homebuyers to provide down payment and closing cost assistance.
- Nine homes were rehabilitated using the Home Rehabilitation Loan Program, with another three projected to be completed by the end of FY17.
- One rental unit was modified for accessibility, with three other projects underway.
- Private developers are projected to provide \$650,000 and pledge \$1 million to the Housing Trust Fund.

## Bonus Density Increase

- City Council approved an amendment to Section 7-700 of the Zoning Ordinance to increase the amount of additional density that is allowed from 20 to 30% to maximize the production of affordable housing.

## Outreach

- Office of Housing published two educational reports and a redesigned

webpage, conducted a three-session condominium governance education program, and participated in regional housing events.

## Energy Efficiency

- The Office of Housing extended financial support for the [Energy Masters](#) program which trains volunteers in energy efficiency, water conservation, and community outreach. The volunteers then assist with hands-on modifications at various affordable housing sites.
- In fall 2016, City staff accepted an award at the Virginia's Governors Housing Conference which named the Energy Masters program the "Best Affordable Housing Energy Conservation Effort".
- Enhancements to the energy efficiency component of the Home Rehabilitation Program were implemented in FY 2017.

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# OPEN SPACE MASTER PLAN UPDATE



In March 2017, the Park and Recreation Commission received and discussed the [City's Open Space Master Plan 2017 Updated Implementation Strategy](#), which addresses the ongoing pressure to provide protected open space in a growing community. This update recognizes the City's successes to date and the challenges inherent in continuing such successes. Working from the 2003 City Council adopted Open Space Master Plan recommendations, this implementation strategy makes recommendations for the next ten years with actions in support of the City's desire to maintain appropriate acres of protected open space for its residents.

The Update identifies priority actions for new investments, activities, and projects in support of protecting additional and enhancing existing public open space. These actions include a focus on data collection and analysis, policy, and opportunities to form and support innovative partnerships between public and private sectors. The recommended strategies and actions in this Update support the fifteen goals established in the 2002 City of Alexandria Open Space Master Plan.

*Above: 2017 City of Alexandria Protected Open Space Plan, highlighting areas protected since 2002 (in purple).*

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# TRANSPORTATION MASTER PLAN

In April 2016, City Council approved an amendment to the Transportation Master Plan that included the addition of a new Pedestrian and Bicycle Master Plan. The Plan articulates a vision for walking and bicycling in Alexandria that serves the needs of all users, and of all ages and abilities. It also includes several goals, objectives, performance measures and specific strategies to achieve that vision.

In addition to Complete Streets projects described in other areas of the city in this report, Prince and Cameron Streets were resurfaced this year, which offered opportunities for more Complete Streets improvements. These include pedestrian countdown signals, curb ramps upgraded to be ADA compliant, sidewalks repairs, restriped crosswalks, and bicycle lanes on sections of both streets.

In FY 2017, new Capital Bikeshare stations were added in the following locations:

- Additional docks at Braddock Road Metrorail Station
- Franklin Street at Washington Street
- Lee Center
- Madison at Fairfax Street
- Mt. Vernon Avenue at Bruce Street
- Mt. Vernon Avenue at Four Mile Run Park



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*New Wayfinding Kiosk, Market Square*

# WAYFINDING

Implementation of the City's [Wayfinding System Design Guidelines Manual](#) recommendations as funded in phases through the City's CIP continued in FY 2017. Pedestrian directional signage was installed at various locations in the marina/waterfront area. In addition, 30 mini kiosks were installed along King Street, between the King Street Metrorail station and the waterfront. The kiosks include a map with major landmarks, the trolley route and historical information. A standalone kiosk was installed at Market Square this spring with interpretive information, maps, and a cabinet for seasonal/event information.

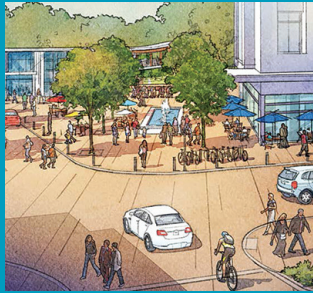
This spring, new permanent sign structures were installed at corners along King Street to direct pedestrians to businesses on the side streets in the Central Business District of Old

Town. The new signs will replace the existing corner signs installed in past years under the City-approved A-Frame sign program, and will have updatable, interchangeable sign panels for each business. Retail, restaurant and personal service businesses fronting on side streets are eligible to participate.

In addition, RPCA is completing design of a comprehensive wayfinding plan for the city's largest parks, based on the design concepts in the City Wayfinding manual. Parks for this phase include Ben Brenman/Boothe Parks, Holmes Run Park and Greenway, Chinquapin Park, Four Mile Run Park, Eugene Simpson Stadium Park, and Joseph Hensley Park, per a recommendation in the Citywide Parks Improvement Plan, and Windmill Hill Park. The first signs will be installed in Four Mile Run Park in summer 2017.



*New Permanent Wayfinding Structure for retail on side streets in Old Town*



Department of Planning and Zoning  
Department of Project Implementation  
Department of Recreation, Parks and Cultural Activities  
Department of Transportation and Environmental Services  
Office of Housing  
Alexandria Economic Development Partnership



City of Alexandria, VA  
Department of Planning and Zoning, June 2017