

**BRAC Advisory Group Meeting**

**December 17, 2009**

**7pm – 9pm**

**Burke Library**

Roll Call –

Present:

John Komoroske, Chairman of the Planning Commission  
Jim Turkel, Chief, Belvoir Integration Office, U.S. Army Corps of Engineers  
Jerry Dawson, Duke Realty  
Geoffrey Goodale – Vice Chair, Brookville-Seminary Valley  
Dick Somers, Seminary Park Community Association  
Dave Dexter - Chair, Seminary West  
Kathy Burns, West End Business Association  
Don Buch, Citizen at Large  
Nancy Jennings, Seminary Hill  
Dave Cavanaugh, Seminary Ridge  
Julie Edelson, Lincolnia Hills/Heywood Glen  
Mark Benedict, Parkside of Alexandria  
Tom Burket, JBG

Not Present:

Colonel Moffatt, Fort Belvoir Deputy Garrison Commander for Transformation and BRAC  
Ronald Sturman, Seminary Heights  
Jayme Blakesley, Alexandria Transportation Commission  
Kai Reynolds, JBG  
Stephanie Landrum, AEDP

Elected Officials:

Redella S. “Del” Pepper, Councilwoman

City Staff:

Mark Jinks, Deputy City Manager  
Faroll Hamer, Director of Planning and Zoning  
Bob Garbacz, Chief, Department of Transportation and Environmental Services  
Ravi Raut, Department of Transportation and Environmental Services  
Pat Escher, Principal Planner, Department of Planning and Zoning

1. Roll Call
2. Approval of November minutes

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3. Lisa Jaatinen presented the road improvements for King and Beaugard intersection. The project was originally planned in the 1970's, was delayed and was restarted in the 1990's. It was to be 6 lanes in either direction, has been reduced to 4 lanes to lessen impacts to existing businesses. Did not expand the road right-of-way to accommodate 3 lanes in either direction due to negative impacts to the local businesses and resistance from Arlington County. The lanes will be wide enough to accommodate future trolleys. The City is working with the other local jurisdictions with the design and implementation. The improvements are trying to promote pedestrian safety by providing separated paths on both sides of the street, buffers from the road and signalized crosswalks. The design will add an additional left turn lane to Beaugard and King Street. These improvements will improve traffic flow by about 20%. The plan did take into consideration the BRAC improvements at the Mark Center. You can see the full presentation on TES web page and a link will be created for the BRAC web page to access this site.
  
4. Dirk Geratz updated the group about the Beaugard Corridor Plan. The City has hired a consultant team of EDSA, REM, RKK and RKG. The grant for these consultants was approximately \$600,000. There will be a walking tour/bus on January 23rd with a rain date of January 30<sup>th</sup>. There will be other subsequent meetings with the draft plan due out at the end of June.
  
5. Discussion of the December 12<sup>th</sup> Council meeting –  
Bob Garbacz –
  - a. Request staff to prepare a letter to Duke Realty encouraging Duke Realty to move with all speed to complete the local roadway improvements as approved by Council;
  - b. Request VDOT to retain Alternative A1 which provides direct access from I-395 to the Department of Defense (DOD) garage;
  - c. Request VDOT to work with city staff to evaluate additional alternatives to relieve traffic pressures on Seminary Road and to address traffic impacts from BRAC provided that such alternatives meet the following criteria:
    - d. Do not harm the integrity of the Winkler Preserve
    - e. Minimize disruption to all local residents from BRAC-133 traffic as well as from traffic created by any potential solutions.
    - f. Take into consideration a broader view of transportation issues in the corridor, specifically by coordinating the study of alternatives with the ongoing Beaugard Planning effort.
    - g. Take into consideration the guiding principles of Alexandria's BRAC-133 Advisory Group when developing alternatives.
    - h. Take into consideration the BRAC Transportation Management Plan (TMP) when evaluating alternatives.

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- i. Request VDOT to eliminate from consideration any access alternatives within their preliminary interchange justification report which would impact the land area of the Winkler Botanical Preserve.

Dave Dexter – The Council made it clear that the Winkler Preserve was not to be impacted by any road improvements.

Jody Smolik, the Executive Director of the Winkler Preserve, thanked the BRAC Group and City Council for their help with ensuring that VDOT not impact the preserve. VDOT did not meet with members of the preserve until recently after their alternatives had been release to the public. Alternative D would be devastating to the preserve. She wants to find out the amount of impervious on site to determine if there is adequate stormwater capacity. They are currently monitoring drainage, potential tree loss and water quality. They are working with Duke on stream restoration.

Dave Dexter – Council expressed a desire for staff and others to get together look at other direct access alternatives. The Army has just seen IDA's alternative – unable comment at this time. It was stated that one the garage entrance can handle 350 cars – that will take hours for all the employees to enter and exit the garage. The south garage current has 4 lanes – 3 will be used for either entering or leaving – depending on the time of day – the remaining lane will be used for the reverse ingress/egress. The slip ramp would be in addition to these lanes and would probably have two lanes. The group questioned whether there would be funding for just direct access to the garage – not the most efficient and has limited capacity.

Council indicated that access the area should be looked at comprehensively and not just look at the BRAC site in isolation. The Beaugard Corridor Plan will be looking the road network early on. If the group has ideas for road/access alternatives they should send them to Bob Garbacz – at [Bob.Garbacz@alexandriava.gov](mailto:Bob.Garbacz@alexandriava.gov). When looking at alternatives, the community should be looking at the entire Beaugard corridor – from Duke Street to King Street – we should be looking at BRT/trolley options. VDOT will have a public meeting in February – it would be helpful to have some information from staff prior to that meeting. The alternative A-1 will not alleviate congestion on Seminary Road. Due to the fast pace of construction of the development along with the RIF – attaining direct access to the site has been compromised. The Army did modify their south garage design to accommodate a direct access ramp. The group wants to ask VDOT to hold up its review so different alternatives can be presented to them. VDOT chose A1 and D because they are at either ends of the traffic spectrum. Alternate A1 removes the least amount of traffic but only entering in the south garage, while D would

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remove the most traffic by entering into Mark Center Drive. VDOT will be looking to see if they solve the problem?, are they cost effective?, what are the social and environmental impacts?

6. Mark Benedict expressed Parkside's concern with Alternative C as it would require tall access ramps and potentially tall noise abatement walls. He referenced the letter sent to City Council. The group thought it should be more specific – stating Parkside opposes Alternative C.
7. Development of the Transportation Management Plan (TMP) has started. The consultant has prepared a list of things that can be incorporated into the plan. It is being reviewed by the Army, once approved the Army will forward to Pat Escher for distribution.
8. The internal road's circulation was discussed. The road is now open to the general public and outside the secure perimeter. The direct access to the south garage is within the secure perimeter. BRAC landscape plan should be posted on the web page. The BRAC link should be posted on the City's home page.
9. National Capital Planning Commission will hold a meeting on January 7<sup>th</sup>. It begins at 12:30 pm. The group wanted to have the cover letter indicate that the recommendations discussed in the November 30<sup>th</sup> memo were Council recommendations, not just staff's. The group wanted to recommend that all existing trees along Seminary Road should be preserved. The group should get any additional comments to Pat Escher.
10. Public Comment:  
Have the zip codes of the employees been given to the group? This information was requested at the last meeting. It is fairly easy to obtain this information from employee's pay roll information. Jim Turkel will follow up.

We are taking up all the parking at the library, we should find another facility. There are a number of improvements the City can do before 2011 to improve the situation. Request that staff provide base maps before the work session to come ups with solutions.

There should be a summary on the web page- what benefit does this development provide the City?

The TMP should require that the DoD employees park remotely and be shuttled to the site until all necessary improvements are in place.

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11. Meeting was adjourned.
12. Next meeting January 20<sup>th</sup> – Burke Library