



4MRV Working Group Meeting
July 27, 2016
7 – 9:30 PM

Staff provided an update on projects within and in the vicinity of the study area, including status of the Nauck Town Square design process; Four Mile Run Drive and dog park parking lot paving; Jennie Dean signage; temporary parking on the Jennie Dean Park/LaPorte property and pending re-location of temporary parking; and the Walter Reed Bridge. Comments and questions from the working group are summarized below.

Comments where follow-up is indicated will be included in the comment/response matrix.

- Staff confirmed that the bond request amount for construction of the Nauck Town Square is \$4.825 million.
- Several working group members indicated that the parking lot repaving has caused problems for AFAC and other area businesses. People have not been parking in between the lines, and now CISCOS trucks for AFAC have not been able to navigate through the area, and AFAC has had to ask CISCOS to use smaller trucks. Staff will follow-up with Department of Environmental Services staff on this issue.
- What work needs to be done to the leased property next to CubeSmart in order to prepare it for accommodating the ART bus parking and when does the County take control of the lease? Staff indicated that pending work includes fencing for security (required in order to meet federal funding requirements), and paving. County takes control of the lease in August.
 - There has been a sliding time scale regarding when the buses will leave the park – Spring of 2017 (when the County has indicated the buses will be moved) is nine months after the County takes the lease – why will it take so long?
 - Both the Jennie Dean Park/LaPorte property and the leased parking area near CubeSmart are part of the study area, so they will be discussed as part of study.
- Informational materials to hand out to people in the park/general study area are still needed, and are needed now while the weather is still nice – particularly before Labor Day.

Staff provided an overview of the consultant team, and members of the consultant team gave presentations of their team members, experience, past and similar projects on which they have worked. Comments and questions from the working group are summarized below.

Timing of study and outreach

- Concerned about timing. Will the phases of the study for land use and parks be similar?

- Focusing public outreach in the winter months (Nov, Dec, Jan) is concerning for a park project, as you need to reach people when they are out using the park. We need to capture all the good weather days right now; Heavy use period on diamond field is coming up on September October. Staff confirmed that public outreach for park uses will occur during the nice weather months.
- Recognizing that some existing uses would have to move in order to implement a park master plan for Jennie Dean, how do we make decisions about where certain amenities are placed if we do not know what properties are to be included in master plan? Does the park planning area include the day labor and WETA site?
 - The park study area is the intended area for the Master Plan.
 - During the implementation phase, Phase I is the existing park; outparcels would be implemented in a future phase, however, the overall scheme will include the entire park planning area identified on the map included in the Charge.

Economic Analysis

- Visioning aside, what kind of numbers are there to help us understand the existing market. The presentation talked about finding a balance, which sounds like you will be deciding if we want you there or not.
 - The consultant team explained that the economic analysis will include interviews with businesses; analysis of basic factors that impact business operations and real estate investment; and will be partly driven by the community vision (e.g. the degree to which new development is/is not part of that vision) - what kind of markets there are for preferred uses, the feasibility of what it takes to realize the community vision, what kind of market there is for housing in the area, etc.
 - The consultant will be performing financial analysis of certain types of development and what it takes to make them work – e.g. maker spaces, and what it costs to renovate existing buildings to support that type of activity.

Scope of work

- The consultant scope of work includes study of the (*County's*) critical facility needs, but since the Trade Center is not part of the study area, the working group will not be able to address this issue; and if we look at County uses outside of the study area, the working group will not be able to focus on them.

Communication and outreach

- It is important that staff actively engage NOVA Parks as part of this study.
- Will staff ensure that the work of consultant teams focusing on the land use plan and the park master plan is coordinated? Staff confirmed that it will be meeting with the consultant team to discuss coordination and how the public workshop will work.

Staff gave an overview of the Master Transportation Plan (continued from the July 14 agenda). The following summarizes comments and questions.

- Has staff accounted for the traffic project at Arlington Mill Drive that is already in the design phase?
- Does staff ever go back a year later to study results of a past transportation/traffic project? As an example – the project on South Walter Reed Drive between South Pollard and Four Mile Run was botched: people were never consulted, but for the purposes of traffic calming and speed reduction, a lane was removed, leaving no safe way for people on Randolph and Quincy street to enter/exit Walter Reed Drive
- The Shirlington bridge was reconstructed five years ago, and it needs some additional changes – what is the current status? Is it already in the design stage? Are there still opportunities for input? There are additional safety issues with proximity/intersection of day labor site and Four Mile Run trail.

Public comments

- Request for a schedule of public outreach for the next 3-4 months so people can plan their time
- We need to start understanding what *can* be done in order to understand feasibility of ideas generated, as the space cannot accommodate everything
- NOVA parks needs to be actively engaged about the process, not just informed, as there is currently some disconnect in how the County and NOVA Parks are working together
- An artist/renter in the cultural affairs building commented that some recent clients from in from NYC/Brooklyn commented to him that the area is one of the coolest areas they have seen. It would be a shame to see the area transform.