

Docket Item # 9-A
MASTER PLAN AMENDMENT #2002-0001
REZONING #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

Planning Commission Meeting
April 2, 2002

ISSUE: Consideration of a request for a master plan amendment to change the land use designation and request for rezoning of the subject property from RB/Residential and CSL/Commercial Service Low to CRMU-M/Commercial Residential Mixed Use, Medium, with proffer.

APPLICANT: A & A Limited Partnership
by Duncan W. Blair, attorney

LOCATION: 111 East Reed Avenue

PLANNING COMMISSION ACTION, APRIL 2, 2002: On a motion by Mr. Wagner, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes and ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission generally agreed with the staff analysis. Mr. Dunn introduced a motion to recommend approval with revised language to provide a clear rationale as to why this rezoning does not establish a precedent for future rezonings along Rt. 1. Mr. Wagner introduced a substitute motion incorporating Mr. Dunn's motion and adding additional language in the Master Plan Resolution that the proposed rezoning is specific to this property and that it is not intended to establish a precedent for future rezonings in the Rt. 1 corridor.

Speakers:

Duncan Blair, attorney, representing the applicant.

Harold Brooks, Hume Springs Civic Association, spoke in support of the application

Amy Slack, Del Ray Citizens, spoke in support of the application and landed the applicant's efforts to meet early with citizen groups.

Richard Nobbe, spoke in support of the application.

Ruby Tucker, Lynhaven Citizen Association, spoke in support of the application and requested that the Planning Commission amend Staff condition #14 to prohibit the removal of any parking spaces from the City Park.



04/04/77

MPA #2002-0001
 REZ #2002-0001



SUMMARY

The applicant, A&A Limited Partnership, is requesting approval of an amendment to the Potomac West small area plan section of the master plan and a rezoning to change the designation of 111-115 and 119 East Reed Avenue from RB-Residential Townhouse and CSL-Commercial Service Low and to CRMU-M-Commercial Residential Mixed Use-Medium and to change the height limit to 60', with a proffer limiting development to the specific plan for condominium and townhouse units being proposed in conjunction with the rezoning (DSUP#2002-001).

The property consists of four lots of record totaling 50,065 square feet (1.149 acres) on the southwestern corner of Jefferson Davis Highway and East Reed Avenue. The eastern portion of the site, currently zoned CSL, is 27,167 square feet and is occupied by a vacant commercial building. The western portion of the site, currently zoned RB and designated at RM-Residential Medium in the master plan, contains 22,898 square feet and is developed as a surface parking lot.

As discussed in more detail in the staff report for the development application (DSUP#2002-001), staff is supporting the proposed residential development because the redevelopment is appropriate along Route 1, and because we believe the project is well designed, provides appropriate transitions to the surrounding community and will be an asset to the neighborhood. Nonetheless, the request for master plan amendment and rezoning to CRMU-M does raise fundamental issues with regard to the City's land use policies at two different levels: one, is an increase in density appropriate at this location; and two, is the CRMU-M zone in specific appropriate?.

Staff has concluded that the proposed increase in density is appropriate at this location because:

- 1) The site is located along a major arterial, U.S. Route 1/Jefferson Davis Highway and the bulk of the density is massed toward the highway;
- 2) The site is across Jefferson Davis Highway from Potomac Yard, a Coordinated Development District approved for moderate to high density office, retail and residential uses, including along Jefferson Davis Highway;
- 3) The site is located south of a site zoned for moderate to high density mixed use development, known as the Route 1 Properties CDD (albeit most of the site has already been redeveloped under conventional zoning);
- 4) The site provides a transition and buffer between the more intense development in Potomac Yard and traffic of Route 1 to existing lower scale residential uses located to the west and;
- 5) Internally, the site has been developed to provide an on-site transition between the higher density use and the existing lower density uses on the adjacent properties.

MPA #2002-0001 and REZ #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

The 1992 Master Plan and current zoning largely created a holding pattern for the properties along the west side of Jefferson Davis Highway, most likely in recognition that the redevelopment of the surrounding development tracts, particularly the Potomac Yard, would ultimately drive the character of Jefferson Davis Highway and help define the appropriate character of the western side of Jefferson Davis Highway. Now that a concept plan has been approved for Potomac Yard, the future character of the eastern side of Jefferson Davis Highway has been established, and that character will be much denser and more urban in nature. This proposed master plan amendment and rezoning will allow the subject property to redevelop in a pattern consistent with this future redevelopment of Potomac Yard, while maintaining appropriate transitions to the lower scale neighborhoods further to the west.

Staff is not convinced that CRMU-M is ultimately the appropriate zone for this site or for other parcels along the western side of Jefferson Davis Highway, because there is no other CRMU-M zoning in the immediate area. Conceptually, an extension of the adjoining CDD zoning would be more appropriate, however CDD was not designed for relatively small sites such as those along Jefferson Davis Highway. Alternatively, staff believes it would be appropriate to create a new overlay zone along Jefferson Davis Highway aimed at facilitating urban redevelopment of the western edge of the corridor in keeping with the approved plan for the eastern side. However, it is not possible to design and adopt an entire new zone for the Route 1 corridor in the context of this single development proposal; the entire corridor must be studied before a new zone can be formulated.

Therefore, staff has concluded that utilizing the CRMU-M zone, with a proffer to the plan, is a reasonable approach for this site as a means of facilitating this redevelopment of Route 1. The CRMU-M zone is probably the most similar to CDD, promoting high-quality mixed use development and, with the proposed proffer, the zone is effectively much more controlled than CRMU-M might generally allow. The plan assures that the bulk of the density is located directly adjacent to Jefferson Davis Highway and that appropriate transitions in scale and density are provided between the condominium building and the established lower scale neighborhoods. The plan also assures building design that is urban in character, high in quality and compatible with the existing community. The subject property is quite unusual relative to other properties along the western side of Jefferson Davis Highway because it has significant depth. Other properties along the street are typically much shallower, and will have much more difficulty in achieving the mass and scale of this proposal while still providing appropriate transitions to adjacent homes. Therefore, it is critical that this rezoning to CRMU-M not be viewed as a precedent for the rezoning of properties along Jefferson Davis Highway, but rather serve as an impetus for devising a new zone that provides for density only where transitions such as those provided by this development plan are provided.

MPA #2002-0001 and REZ #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed rezoning and master plan amendment from RB and CSL to the following proffer:

The use and development of the property shall be in accordance with the Development Special Use Permit Site Plan file number DSUP 2002-001 as approved by the Alexandria Planning Commission and City Council and in compliance with conditions of approval and code requirements.

Staff recommends **denial** of the proposed increase in height limit for the property to 60 feet.

MPA #2002-0001 and REZ #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

DISCUSSION:

The applicant, A&A Limited Partnership, is requesting approval of an amendment to the Potomac West small area plan section of the master plan and a rezoning to change the designation of 119 East Reed Avenue from CSL-Commercial Service Low and 111-115 East Reed Avenue from RB-Residential Townhouse to CRMU-M-Commercial Residential Mixed Use-Medium and to change the height limit from 45'-50' to 60'. In conjunction with this proposal, the applicant requests approval of a development special use permit (DSUP2002-0001), with site plan, to construct a condominium building and ten fee-simple townhomes. The applicant is also requesting several zoning modifications and special use permit approvals to develop the site as proposed.

The property contains four separate parcels: a 27,167 sq.ft. parcel zoned CSL which contains the former National Car Rental building facing Jefferson Davis Highway, and three additional parcels containing a total of 22,898 sq.ft. located along Reed Avenue behind the National Car Rental building, which are occupied by a surface parking lot. The development proposal for the site provides a 106,846 sq.ft., 53 unit condominium building on the portion of the site now occupied by the existing building and 10 townhouse units on the portion of the site now devoted to surface parking. The increased height proposed for this development would allow the applicant to provide a tower element on the condominium building at the corner of Jefferson Davis Highway and East Reed Avenue.

The applicant proposes to rezone the property to CRMU-M. The table below provides a comparison of the proposed CRMU-M zoning with the existing CSL and RB zoning, and also provides a summary of project characteristics.

Comparison of Proposed Development With Existing and Proposed Zoning

	CRMU-M	Proposed Development		CSL	RB
Maximum FAR	2.0 (w/ SUP)	1.80 (overall) 2.37 (condo) 1.11 (townhomes)		0.75	0.75
Maximum Height	45-50 feet ¹	50' (condo) 40' (townhomes)		50 feet	45 feet
Maximum Number of Units	N/A	55/acre (overall) 85/acre (condo) 19/acre (townhomes)		27/acre (multifamily) 22/acre (town home)	22/acre
Minimum Open Space	40%	Total Open Space ² 36.2% (overall) 35.8% (condo) 36.6% (townhomes)	Ground Floor Open Space 29.3% (overall) 23.2% (condo) 36.6% (townhomes)	40%	800sf/du

¹The maximum height for the CRMU-M zone is designated in the small area plan.

²In addition, the applicant also proposes to provide 2,180 square feet of interior recreational amenity in the condominium building.

MPA #2002-0001 and REZ #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

The existing CSL and RB zoning of the property mirrors the surrounding zoning to the west and south. All of the properties along the northern edge of Jefferson Davis Highway are zoned CSL, which allows relatively low scale and low intensity commercial uses, similar to those that currently exist along the highway. The surrounding residential communities are primarily zoned RB and are developed as relatively modest sized two-story townhomes and single family homes.

Whereas the zoning to the west and south is low scale and low density, and reflective of the existing character of the neighborhood, properties have been zoned CDD/Coordinated Development District, a zone intended to foster higher density redevelopment, to the immediate north and to the east. Redevelopment to the north has largely occurred, albeit not in the coordinated urban manner envisioned by the small area plan and CDD zoning. Rather, the northern tract, known as Route 1 Properties, has redeveloped with a car dealership and with a higher density residential development which is more suburban than urban in character. The only portion of the Route 1 Properties remaining to be redeveloped are the residential properties along the north side of Reed Avenue. A recent planning effort for those parcels has produced a report (Upper Potomac West Task Force Report) which envisions redevelopment of the 46 existing single family units on the north side of Reed Avenue. The report recommended a variety of possible housing types such as traditional townhouses with rear loaded parking, townhouse mews or stacked townhouses all of which will require a significant higher density zoning than the existing RB zoning.

To the east of the subject property is Potomac Yard, one of the City's major redevelopment tracts. While the portion of the Yard directly across the street from this proposed project is now developed as a retail center with a suburban form and is likely to remain a shopping center for at least ten to twenty years, the remainder of the tract has been approved for a more urban form of redevelopment. Along the eastern side of Jefferson Davis Highway, the Potomac Yard plan provides for primarily commercial development, at a moderate scale (primarily 50') with an urban character.

As the preceding description of surrounding uses and potential development illustrates, the scale and character of development envisioned by plans and permitted by zoning for the east and north portions of Jefferson Davis Highway are dramatically different from the existing uses along the western side of the corridor, and the subject property sits at the juxtaposition of these two divergent areas. Essentially, the 1992 Master Plan and zoning for the western side of the corridor created a holding pattern for the properties along the west side of Jefferson Davis Highway; most likely in recognition that the redevelopment of the Route 1 Properties and Potomac Yard would occur in advance of any redevelopment of the corridor and would ultimately drive the character of Jefferson Davis Highway and help to define the appropriate character for the western edge of the corridor. Now that a concept plan has been approved for Potomac Yard, the future character of the eastern side of Jefferson Davis Highway has been established.

Staff Recommendation

Staff believes the proposed project is in keeping with the vision for Jefferson Davis Highway which has been established by the Potomac Yard Plan. While ideally a plan for the entire corridor would be development by the city in conjunction with the community before rezoning of any properties along Jefferson Davis Highway took place, such a process would take a significant length of time and might result in the loss of this opportunity for redevelopment of the parcel. Staff believes such a loss would be unfortunate, as this project is well designed, will bring significant benefit to the city, and will establish a positive model for future redevelopment along the western side of the corridor. Therefore, staff is supporting the master plan amendment and rezoning to CRMU-M to facilitate the redevelopment of this single parcel.

Staff is not convinced that CRMU-M is ultimately the appropriate zone for this site or for other parcels along the western side of Jefferson Davis Highway, because there is no other CRMU-M zoning in the immediate area. Conceptually, an extension of the adjoining CDD zoning would be more appropriate, however CDD was not designed for relatively small sites such as those along Jefferson Davis Highway. Alternatively, staff believes it would be appropriate to create a new overlay zone for along Jefferson Davis Highway aimed at facilitating urban redevelopment of the western edge of the corridor in keeping with the approved plan for the eastern side. However, it is not possible to design and adopt an entire new zone for the Route 1 corridor in the context of this single development proposal; the entire corridor must be studied before a new zone can be formulated. Therefore, staff has concluded that utilizing the CRMU-M zone, with a proffer to the plan, is a reasonable approach for this site as a means of facilitating this redevelopment of Route 1. The CRMU-M zone is probably the most similar to CDD, promoting high-quality mixed use development, and with the proposed proffer, the zone is effectively much more controlled than CRMU-M might generally allow.

As previously noted, staff is supporting this rezoning in advance of a comprehensive study because the proposed project will bring significant benefit to the city and serve as a model for redevelopment. More specifically, the project provides:

- 1) For redevelopment of a building which has remained vacant for some time;
- 2) A high quality of architectural design in an urban form consistent with future redevelopment of Potomac Yard, including the provision of underground parking for the condominium building;
- 3) An improved streetscape along Jefferson Davis Highway and Reed Avenue, including provision of a wider sidewalk and street trees;
- 4) Home ownership units, including six affordable home-ownership units (9.5% of the total units);
- 5) Improvements to the public park immediately to the south of the development parcel.

MPA #2002-0001 and REZ #2002-0001
PRESTON CONDOMINIUM AND TOWNHOMES

In addition, the project has been designed in a manner that provides appropriate transitions in mass and scale to the surrounding residences. The condominium buildings steps down in height toward the existing residences, and the townhouse units at the western end of the site create a transition in scale between the larger condominium building on Route 1 and the residences in the neighborhood.

While it is anticipated that other properties along the western edge of Route 1 may ultimately be rezoned by the City to foster redevelopment, it is unlikely that CRMU-M is appropriate. However, it is expected that other properties along Route 1 may be rezoned to an entirely new zoning designation, which would foster urban redevelopment similar in character with the future Potomac Yard. Therefore, the use of this CRMU zone on this property can be viewed as an interim step in the master plan/rezoning process, with the ultimate zone being designed in conjunction with a planning study of the corridor.

Proposed Increase In Height from 45'-50' to 60'

A second element of the applicant's request has been to increase the current height limits in the master plan, which are 50' for the parcel on Jefferson Davis Highway and 45' for the interior parcels, to 60'. While most of the proposed project is 45' to 50' in height, the additional height is requested in order to allow a tower element at the corner of Jefferson Davis Highway and Reed Avenue, marking the entrance to the building as well as the entrance to what will be the more urban portion of Jefferson Davis Highway in the future. Staff believes the tower element is a desirable feature of the building design; however, we do not support a general increase in height to 60' because we do not believe that 60' is generally the appropriate height for along the western side of Jefferson Davis Highway. While some additional height may be appropriate at limited locations, the 50' height limit is more consistent with the existing neighborhood and with the majority of new buildings that will be constructed at Potomac Yard. Therefore we do not support a change in the master plan height limits. Rather, we propose that the applicant utilize the zoning ordinances provisions allowing a height bonus in exchange for affordable housing as a means of achieving the 58' foot tower. The increase in height is for a relatively small portion of the building, and staff believes the 8' is a reasonable bonus in exchange for the six affordable housing units being provided, as the subsidy the developer is providing for the six units is equal to twice the value of the typical \$0.50 per square foot contribution made to the Affordable Housing Trust Fund.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner;
Leslie Parrish, Urban Planner.

RESOLUTION NO. MPA 2002-0001

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Potomac West Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on December 14, 2001 for changes in the land use designations to the parcels at 111-119 East Reed Avenue; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on April 2, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. While generally an amendment of this nature would be problematic, the proposed amendment is constructive and desirable in this specific location to guide and accomplish the coordinated, adjusted and harmonious development of the Potomac West Small Area Plan section of the City; and
2. In this case the proposed amendment in conjunction with the proffered rezoning plan to produce a result that is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Potomac West Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment and in conjunction with the proffered rezoning is consistent with the Planning Commission's long-range recommendations for the general development of the Potomac West Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Potomac West Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City for this specific location and in this particular circumstance;

RESOLUTION NO. MPA 2002-0001

Page 2

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Potomac West Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcel at 119 East Reed Avenue from CSL/Commercial Service Low to CRMU-M/Commercial Residential Mixed Use - Medium and the parcels at 111, 113 and 115 East Reed Avenue from RB/Townhouse Zone to CRMU-M/Commercial Residential Mixed Use - Medium.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 2nd day of April, 2002.

Eric Wagner, Chairman

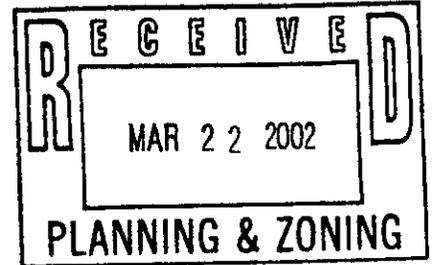
ATTEST:

Eileen P. Fogarty, Secretary

DSUP 2002-0001

March 20, 2002

Mr. Eric Wagner, Chairman
Members of the Alexandria Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314



DELIVERED BY HAND

**In re: Rezoning 2002-0001
111 East Reed Avenue
Alexandria, Virginia**

Dear Mr. Chairman and Members of the Planning Commission:

Pursuant to the provisions of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended, the undersigned makes the following written proffer as a condition to the requested rezoning of the Property known as 111 East Reed Avenue, Alexandria, Virginia (City of Alexandria Tax Map Parcel 16.01, Block 03, Lots 12, 13, 14 & 15).

"The use and development of the Property shall be in accordance with the Development Special Use Permit Site Plan file number DSUP 2002-0001 as approved by the Alexandria Planning Commission and City Council and in compliance with conditions of approval and code requirements."

If you have any questions concerning this or require any clarification, please do not hesitate to call.

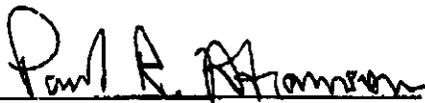
Very truly yours,

A&A Limited Partnership
a Virginia limited partnership

Alexandria One Associates
a Virginia limited partnership

By: The Berkley Corporation of Virginia
General Partner

By: 
William C. Eacho, President
Alexandria One, Inc.,
General Partner

By: 
~~Daniel R. Abramson, President~~
PAUL SECRETARY

GT

APPLICATION FOR:

MASTER PLAN AMENDMENT

MPA # 2002-0001

ZONING MAP AMENDMENT

REZ # 2002-0001

PROJECT NAME: The Preston Condominium and Townhomes

PROPERTY LOCATION: 111-119 East Reed Avenue, Alexandria, Virginia

APPLICANT Name: A&A Limited Partnership, a Virginia limited partnership
Address: 507 Wythe Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: Alexandria One Associates, L.P., a Virginia limited partnership
Address: 1130 Connecticut Avenue, N.W., Suite 800, Washington, D.C. 20036

Interest in property: Owner Contract Purchaser
 Developer Lessee Other _____

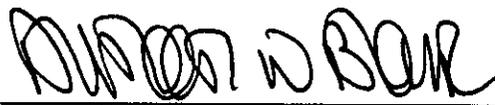
If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

yes: If yes, provide proof of current City business license.
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Land, Clark, Carroll, Mendelson & Blair, P.C.

By: Duncan W. Blair, Esquire
Print Name of Applicant or Agent



Signature

112 South Alfred Street, Suite 300
Mailing/Street Address

(703) 836-1000
Telephone #

(703) 549-3335
Fax #

Email: dblair@landclark.com

Alexandria, Virginia 22314
City and State Zip Code

December 14, 2001
Date

=====

FOR CITY STAFF USE ONLY:

Date application received: _____ Fee Paid: \$ _____
Date application complete: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PRESTON CONDOMINIUM + TOWNHOMES

MPA # 2002 - 0001

REZ # 2002 - 0001

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The Applicant, A&A Limited Partnership, is requesting a Master Plan Amendment to : (i) the change in land use designations for the portion of the property designated the CSL land use designation and the portions designated the RM land use designation to the CRMU-M land use designation.

The requested Master Plan Amendments will allow a level and pattern of development which will encourage quality mixed use redevelopment of the Jefferson Davis Highway corridor. The current land use designations create a line of demarcation between commercial and residential, and frequently result in an awkward transition of uses, massing and densities. The CRMU land use designation and zoning allows for coordination over an entire tract of land permitting development with higher density and mass on the Jefferson Davis Highway frontage with a stepping down of massing, density and use along East Reed Avenue and the established residential neighborhood.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The requested rezoning of the Property to the CRMU-M, Commercial Residential Mixed Use Medium zone, is an appropriate zone for the Property and other properties along the Jefferson Davis Highway corridor. The CRMU zone regulations permit a level of development that encourages quality redevelopment in this area of the City and allows for the coordination and transition from the traditional commercial character of the Jefferson Davis Highway frontage to the established residential neighborhoods. The proposed CRMU zoning encourages mixed use projects with compatible uses complimenting each other and the surrounding neighborhoods. The mixed use character of the project, multifamily condominiums and townhouses, places the greater density, mass and height on the Jefferson Davis Highway and transitions with the stepped down massing to the townhouses to the west. Given the following: (i) the unique existing split zoning of the Property which precludes commercial redevelopment without further commercial intrusion into the residential area; (ii) the goals and objects of the Master Plan of preserving and strengthening residential area; and (iii) the City's desire to improve the East Reed Avenue neighborhood, the requested CRMU zoning supports the residential Project advancing the goals and objectives for-redevelopment of East Reed with uses and design that does not overwhelm or destabilize the existing residential character of the neighborhood.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

After extensive due diligence investigation and meeting with City staff and representatives of public utility companies, the Applicant has determined that the Property is adequately served by existing public facilities and services to support the project.

MPA # 2002-0001

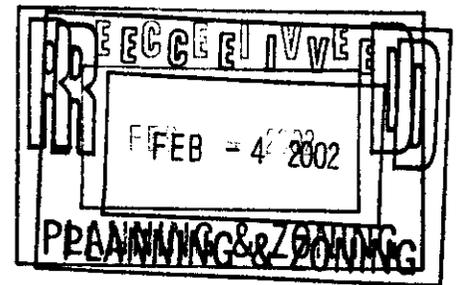
REZ # 2002-0001

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

After extensive due diligence investigation and meeting with City staff and representatives of public utility companies, the Applicant has determined that the Property is adequately served by existing public facilities and services to support the project.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

Not Applicable



December 4, 2001

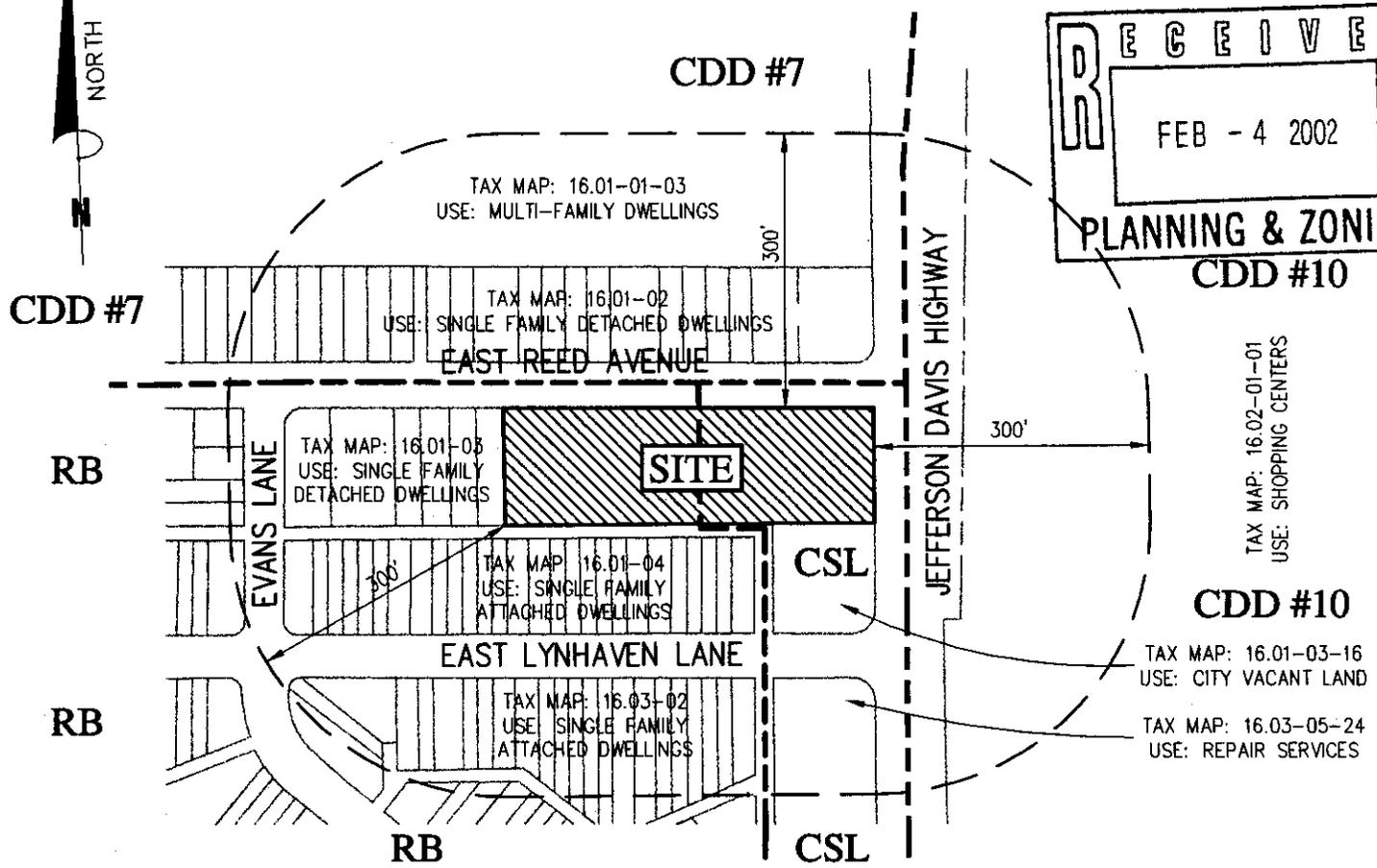
**DESCRIPTION OF
THE PRESTON CONDOMINIUM AND TOWNHOMES
CITY OF ALEXANDRIA, VIRGINIA**

Beginning at the point of intersection of the southerly right-of-way line of East Reed Avenue with the westerly right-of-way line of Jefferson Davis Highway, U.S. Route 1, and running thence with the westerly right-of-way line of Jefferson Davis Highway, S01°56'04"W 125.04 feet to a corner common to the property now in the name of the City of Alexandria; thence departing the westerly right-of-way line of Jefferson Davis Highway and running with the line common to the City of Alexandria, and continuing with the northerly side of a 15 foot alley, N88°14'30"W 397.80 feet to a corner common to Lot 501, Block 1, Section 1, Beaumont; thence departing the northerly side of said 15 foot alley and running with the line common to said Lot 501, N02°00'00"E 126.71 feet to a corner common to said Lot 501 on the southerly right-of-way line of East Reed Avenue; thence running with the southerly right-of-way line of East Reed Avenue, S88°00'00"E 397.65 feet to the point of beginning, containing 50,065 square feet or 1.14933 acres.

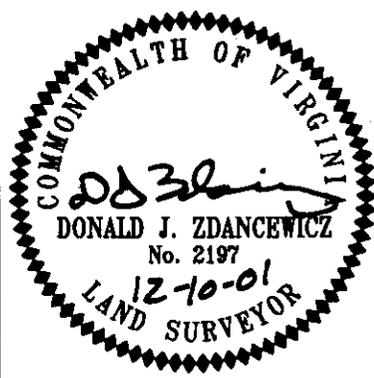
2121 Eisenhower Avenue, Suite 302, Alexandria, VA 22314
Telephone: 703-548-2188, Fax: 703-683-5781

MPA 2002-0001
 REZ 2002-0001

RECEIVED
 FEB - 4 2002
PLANNING & ZONING

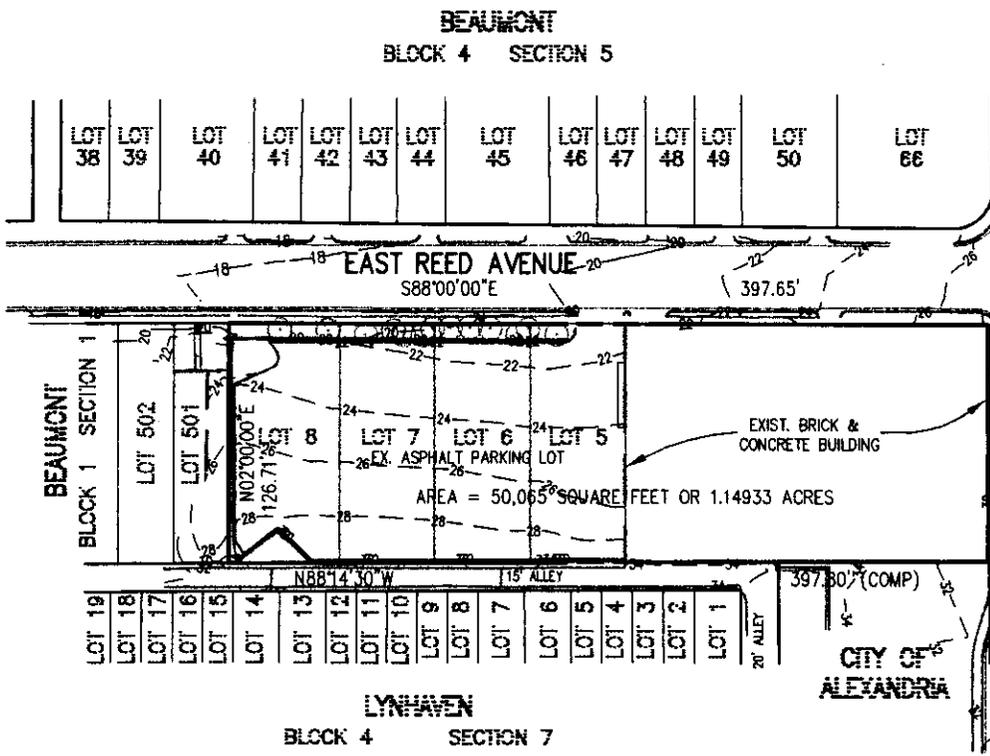


VICINITY MAP
**THE PRESTON CONDOMINIUM
 AND TOWNHOMES**
 CITY OF ALEXANDRIA, VIRGINIA

DWG:		SHEET 1 OF 1	
COUNTY REF NO: N/A	BOWMAN CONSULTING GROUP, LTD. 2121 EISENHOWER AVE., SUITE 302 ALEXANDRIA, VIRGINIA 22314 PHONE: (703) 548-2188 FAX: (703) 683-5781	BOWMAN  CONSULTING GROUP ENGINEERS PLANNERS SURVEYORS	
SCALE: 1" = 200'	REUSE OF DOCUMENTS THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF BOWMAN CONSULTING GROUP, LTD. AND IS NOT TO BE COPIED OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOWMAN CONSULTING GROUP, LTD. © BOWMAN CONSULTING GROUP, LTD.		
BCG PROJ NO: 1748-01			
PHASE: N/A			
BY: RJS			
CHK: DZ			
DATE: 12-4-01			

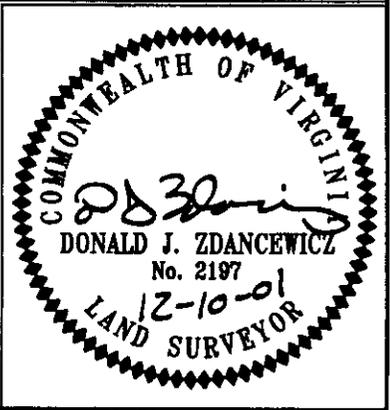
MPA 2002-0001
 REZ 2002-0001

RECEIVED
 FEB 24 2002
 PLANNING & ZONING



METES AND BOUNDS MAP
 THE PRESTON CONDOMINIUM
 AND TOWNHOMES
 CITY OF ALEXANDRIA, VIRGINIA

DWC:		SHEET 1 OF 1	
COUNTY REF NO: N/A	BOWMAN CONSULTING GROUP, LTD. 2121 EISENHOWER AVE., SUITE 302 ALEXANDRIA, VIRGINIA 22314 PHONE: (703) 548-2188 FAX: (703) 683-5781		
SCALE: 1" = 100'	BOWMAN CONSULTING GROUP  ENGINEERS PLANNERS SURVEYORS		
BCG PROJ NO: 1748-01			
PHASE: N/A			
BY: RJS			
CHK: DZ			
DATE: 12-4-01	REUSE OF DOCUMENTS THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF BOWMAN CONSULTING GROUP, LTD. AND IS NOT TO BE COPIED OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOWMAN CONSULTING GROUP, LTD. <small>© BOWMAN CONSULTING GROUP, LTD.</small>		



10
4-13-02

RESOLUTION NO. MPA 2002-0001

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Potomac West Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on December 14, 2001 for changes in the land use designations to the parcels at 111-119 East Reed Avenue; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on April 2, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. While generally an amendment of this nature would be problematic, the proposed amendment is constructive and desirable in this specific location to guide and accomplish the coordinated, adjusted and harmonious development of the Potomac West Small Area Plan section of the City; and
2. In this case the proposed amendment in conjunction with the proffered rezoning plan to produce a result that is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Potomac West Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment and in conjunction with the proffered rezoning is consistent with the Planning Commission's long-range recommendations for the general development of the Potomac West Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Potomac West Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City for this specific location and in this particular circumstance;

RESOLUTION NO. MPA 2002-0001

Page 2

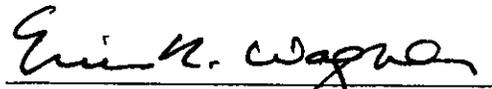
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Potomac West Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change the designation of parcel at 119 East Reed Avenue from CSL/Commercial Service Low to CRMU-M/Commercial Residential Mixed Use - Medium and the parcels at 111, 113 and 115 East Reed Avenue from RB/Townhouse Zone to CRMU-M/Commercial Residential Mixed Use - Medium.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 2nd day of April, 2002.


Eric Wagner, Chairman

ATTEST:


Eileen P. Fogarty, Secretary

10
4-13-02



HUME SPRINGS CITIZENS ASSOCIATION

P.O. BOX 2880 • ALEXANDRIA, VIRGINIA 22305

April 3, 2002

Mr. Duncan Blair
Land, Clark, Carroll, Mendelson and Blair
524 King Street
Alexandria, Virginia 22314

Dear Mr. Blair:

We wish to thank you and the Abramsons for your visit to our Association meeting on February 19, to talk to us about the proposed redevelopment of the old National Car Rental site at East Reed Avenue and Jeff Davis Highway.

The Hume Springs Citizens Association is pleased with the residential plan you presented to us, and fully endorses it. Be assured of our support in any form and in any arena where it may be helpful to you in fulfilling this project.

Sincerely,

Ellen Marie Guldan
President, HSCA
703/549-7901

Brenda Smith
1st Vice President
703/683-1765

Gorodesky Cooper
2nd Vice President
703/548-9049

cc: Mayor Kerry J. Donley
Alexandria City Council members

10
4-13-02

FAX TRANSMITTAL SHEET

DATE: 4/10/02

TO: MAYOR KERRY J. DONLEY

ORGANIZATION: MAYOR OF ALEXANDRIA

FAX NUMBER: (703) 838-6433

FROM: Ellen Marie Guldan

ORGANIZATION: Hume Springs Citizens Association

PHONE NUMBER: (703) 549-7901

FAX NUMBER:

NUMBER OF PAGES:
(Including cover sheet) 2

MESSAGE:

Preston Condominium and Townhouses

City of Alexandria Department of Planning and Zoning

SITE LOCATION

DSUP#2002-0001



EXHIBIT NO. 3

10911
4-13-02

Preston Condominium and Townhouses

City of Alexandria Department of Planning and zoning

OVERVIEW

DSUP#2002-0001

Rezoning request

Transition zone between high density CDD to townhouse RB

Revitalization project

Process

Cooperative effort between applicant/City/residents

Final plan reflects appropriate transition

Rt. 1 to existing residences

Mass scale

Public benefits

Preston Condominium and Townhouses

City of Alexandria Department of Planning and Zoning

REZONING ISSUES vs. BENEFITS DSUP#2002-0001

Issues:

- **More density/massing than immediate neighborhood**
- **No overall plan in place for redevelopment of this site or the western corridor of Rt. 1**

Benefits:

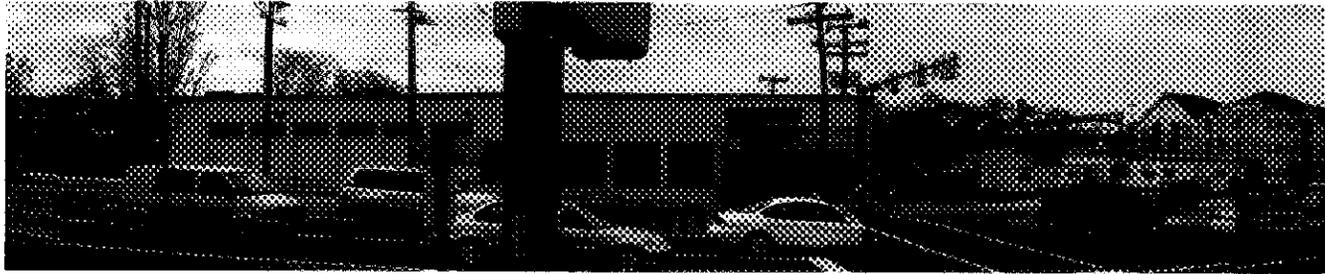
- **Consistent in scale and massing with development planned for Potomac Yards**
- **Urban design model for future redevelopment of the western corridor of Rt. 1.**
- **Opportunity to stabilize E. Reed Avenue**

Preston Condominium and Townhouses

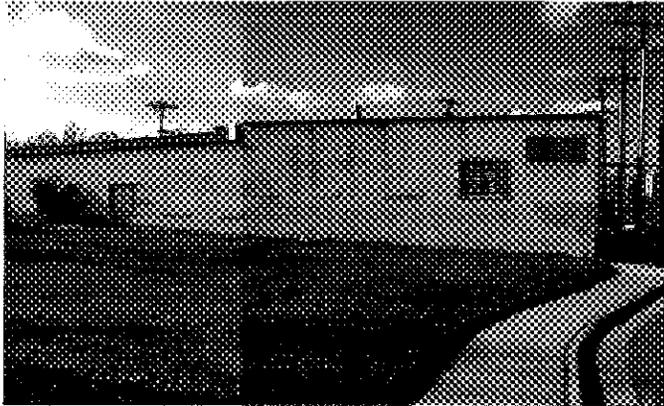
City of Alexandria Department of Planning and Zoning

REDEVELOPMENT

DSUP#2002-0001



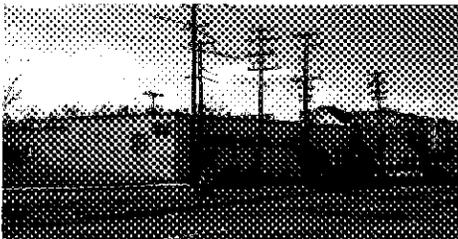
View of Existing Site at Route 1



View of Existing Site from City Park



View of Existing Site along Reed Avenue



View of Existing Site at Route 1



View of Existing Site at intersection of Route 1 and Reed Avenue

Preston Condominium and Townhouses

City of Alexandria Department of Planning and Zoning

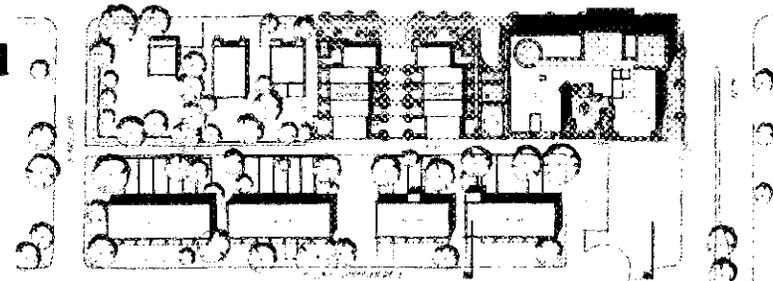
PROCESS

DSUP#2002-0001

Evolution of Proposals

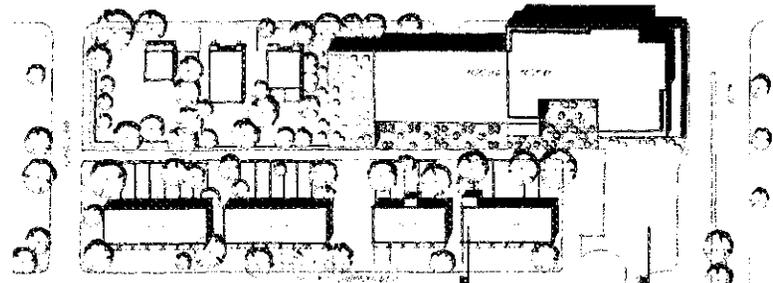
Current Proposed Plan

Preliminary Site Plan - Final
March 26, 2002



Alternative 2

Preliminary Site Plan - Option D
June 19, 2001



Alternative 1

Preliminary Site Plan - Option A
April 20, 2001



 Cooper Carry
Alexandria, Va

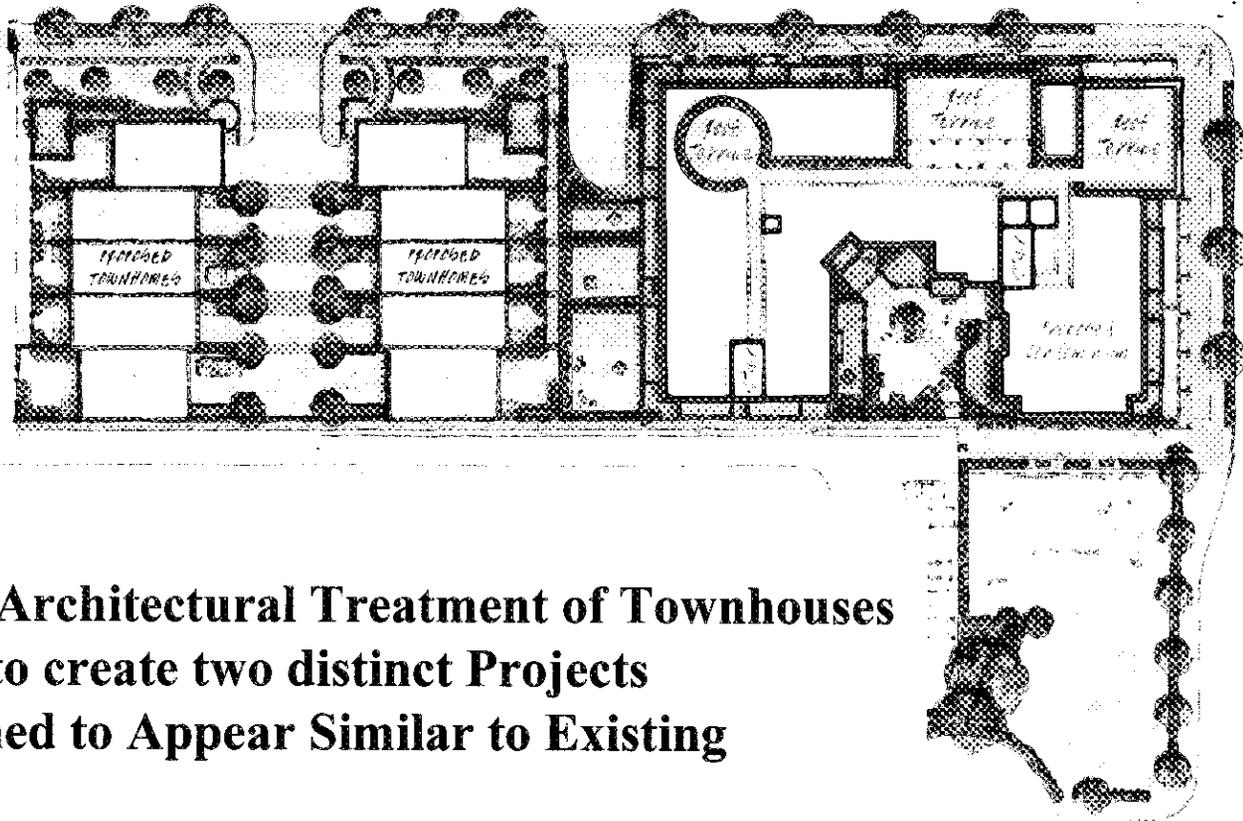
The Preston Condominiums and Townhomes
Stages in Development Comparison

Abramson Properties
March 26, 2002

Preston Condominium and Townhouses

City of Massachusetts Department of Planning and Community Development

CURRENT PLAN w/MODIFICATIONS DSUP#2002-0001



Townhouses

- Variation Between Architectural Treatment of Townhouses and Condominiums to create two distinct Projects
- Townhouses Designed to Appear Similar to Existing Housing
- Visibility of Driveway/Parking Court Greatly Reduced

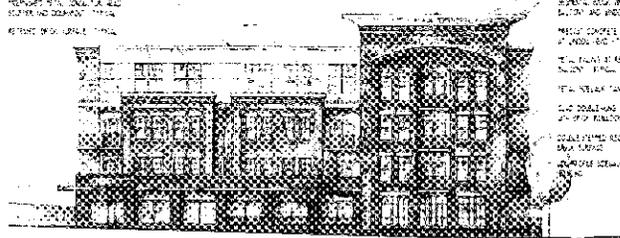
Preston Condominium and Townhouses

City of Alexandria Department of Planning and Zoning

BUILDING CHANGES

DSUP#2002-0001

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS



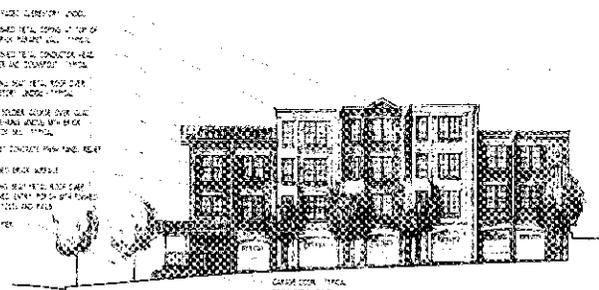
East Elevation - Condominium Bldg.

1/4" Scale Elevation

Scale: 3/32" = 1'-0"

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS

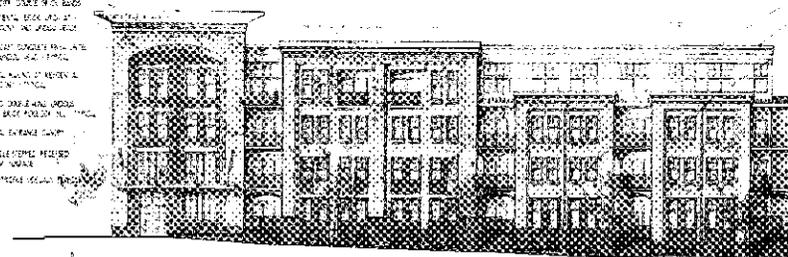


West Elevation - Townhouse Court

1/4" Scale Elevation

Scale: 3/32" = 1'-0"

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS



North Elevation - Condominium Bldg.

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS

REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS
REMOVED METAL CORING AT TOP OF
STAIR SHAFTS TO REDUCE MASS

Condo Building

- Articulation/Notching to Reduce Appearance of Bldg. Scale Along Rt. 1 and E. Reed
- Reduction to Bldg. Mass Adjacent to Lynhaven Residences
- Greatly Reduced Visibility of Dumpster/Garage Entrance
- Increased Setback and Enhanced Design Treatment of East Reed Garage Face to Create Pedestrian Environment

Preston Condominium and Townhouses

City of Alexandria Department of Planning and Zoning

PUBLIC BENEFITS

DSUP#2002-0001

Affordable housing – 6 units

High quality urban design

Streetscape

Public park

Stability along E. Reed – home ownership

Model for future redevelopment

EXHIBIT NO. 4

PF

10

4-13-02

THE DEL RAY CITIZENS
ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: April 12, 2002

Subject: MPA#2002-0001 and REZ#2002-0001, 111 East Reed Avenue, request for a master plan amendment to change the land use designation and request of the subject property from RB and CSL to CRMU-M, with proffer.
DSUP#2002-0001, request for construction of a multi-family condominium and townhouse project.

At the General membership meeting of April 8, 2002, we the committee, recommended to *support the applications as proposed.*

We feel that the proposed project is of high quality, that the developer having worked extensively with the surrounding communities and city staff, has addressed the many challenges posed the site.

Discussion by the membership revolved around the existing houses along East Reed Avenue and particularly the fate of the north side. Members expressed concern the project will have and noted that the 3D model used as display allowed for redevelopment schemes of these small yet affordable houses. Despite the availability of low income assistance programs, such as is incorporated into the proposed project, the criteria for them excludes the means of many residents.

The membership voted to support the applications as a model for future development desired along Jeff Davis Highway while stating our concerns in a letter to City Council.

The project reiterates the need for greater and more affordable housing. Redevelopment potential of the north side of East Reed Avenue should spur the city to find more ways to support affordable housing opportunities for her least affluent citizens.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

ST

10

APPLICATION FOR:

MASTER PLAN AMENDMENT

MPA # 2002 - 0001

ZONING MAP AMENDMENT

REZ # 2002 - 0001

PROJECT NAME: The Preston Condominium and Townhomes

PROPERTY LOCATION: 111-119 East Reed Avenue, Alexandria, Virginia

APPLICANT Name: A&A Limited Partnership, a Virginia limited partnership
Address: 507 Wythe Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: Alexandria One Associates, L.P., a Virginia limited partnership
Address: 1130 Connecticut Avenue, N.W., Suite 800, Washington, D.C. 20036

Interest in property: Owner Contract Purchaser
 Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

yes: If yes, provide proof of current City business license.
 no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Land, Clark, Carroll, Mendelson & Blair, P.C.
By: Duncan W. Blair, Esquire
Print Name of Applicant or Agent


Signature

112 South Alfred Street, Suite 300
Mailing/Street Address

(703) 836-1000
Telephone #

(703) 549-3335
Fax #

Email: dblair@landclark.com

Alexandria, Virginia 22314
City and State *Zip Code*

December 14, 2001
Date

=====

FOR CITY STAFF USE ONLY:

Date application received: _____ Fee Paid: \$ _____
Date application complete: _____ Staff Reviewer: _____

ACTION - PLANNING COMMISSION: 4/02/02 **RECOMMEND APPROVAL** 7-0

ACTION - CITY COUNCIL: 04/13/02PH-- **CC approved the recommendation of the Planning Commission.**

PRESTON CONDOMINIUM + TOWNHOMES

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 10 911

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DUNCAN W. BLAIR
2. ADDRESS: 524 King St.
TELEPHONE NO. 936-1000 E-MAIL ADDRESS: dblair@ardclerk.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? AAA Partnership
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.