

City of Alexandria, Virginia

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6-14-03

MEMORANDUM

DATE: JUNE 11, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

THRU: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *Eileen Fogarty*

SUBJECT: AMENDMENT TO POTOMAC WEST SMALL AREA PLAN

ISSUE: Consideration of an amendment to the Potomac West Small Area Plan, to revise the affordable housing guideline for the Safeway/Datatel CDD.

RECOMMENDATION: That City Council amend the language for the affordable housing guideline in the Safeway/Datatel CDD, prior to final passage of the ordinance to adopt the updated Potomac West Small Area Plan as part of the City's Master Plan.

DISCUSSION: The affordable housing guideline for the Safeway/Datatel CDD (CDD #12), as previously adopted by the Planning Commission and Council (Attachment 1, ¶ 3), requires that a minimum of 10 percent of new residential housing "be affordable as workforce housing to serve those with incomes in the range of the median family income levels." Staff is proposing that this language be changed to state that 10 percent of such units "be affordable as defined in the City of Alexandria Affordable Housing Policy."

For ownership units, an affordable housing requirement pegged to median family income level is close to the eligibility income specified in the City's Affordable Housing Policy. However, for rental units, a requirement pegged to median family income results in a substantially higher income level than specified in the Policy. Thus, for rental units, the existing language of the guideline does not target the affordable housing requirement in this CDD to the lower income population for whose benefit affordable rental units are to be provided under the City's Affordable Housing Policy.

While it is envisioned that new residential units constructed in this CDD will be ownership units, that result cannot be guaranteed. Thus, staff is proposing this change to the affordable housing guideline language to ensure that the affordable housing requirement is consistent with the City's Affordable Housing Policy for both rental and ownership units. In addition, the affordable housing guideline for the two other CDDs in the Potomac West Small Area Plan (Mt. Vernon

Village Center/Birchmere, CDD #6, and Route 1 Properties, CDD #7) define the affordable housing requirement by reference to the City's Affordable Housing Policy.

The proposed amendment is as follows:

CDD Principles Guidelines for the Safeway-Datatel Properties

Development with a special use permit

- 3. As new construction occurs, a minimum of 10 percent of the total number of residential units shall be affordable as workforce housing to serve those with incomes in the range of the median family income levels. defined in the City of Alexandria Affordable Housing Policy.**

(New text shown in *Italics*)

Attachment:

1. Guidelines for Safeway/Datatel CDD, as adopted by City Council on May 17, 2003.

CDD Principles for the Safeway-Datatel Properties

The Safeway-Datatel properties were the subject of an extensive community process by the UPW Task Force that resulted in detailed recommendations for the future redevelopment of the properties at a higher than currently permitted level in a manner that would enhance the neighborhood retail environment. The CDD guidelines herein coincide with the recommendations of the UPW Task Force Report.

Development without a special use permit

Within the designated CDD area, the NR/Neighborhood Retail zone regulations shall apply with a floor area ratio (FAR) not to exceed .5 for nonresidential and .75 for a mixed use project including residential and ground floor retail uses.

Development with a special use permit

1. Development shall consist of a mixed use, neighborhood center that provides a retail anchor, such as a food/grocery store, and supporting retail, office, and live/work or residential uses. The project shall include a public parking component, which shall not be counted against the maximum FAR noted herein.
2. The maximum floor area ratio (FAR) is 3.0 gross floor area including above grade structured parking for the total development. Gross floor area is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkhead, multi-story atriums and similar volumetric construction not involving floor space are excluded.
3. As new construction occurs, a minimum of 10 percent of the total number of residential units shall be affordable as workforce housing to serve those with incomes in the range of the median family income levels.
4. Active retail uses shall be provided at the ground floor or at the level adjacent to the sidewalk or roadway along Mount Vernon Avenue and should extend a minimum of 100 feet along W. Glebe Road from the southwest building corner. Within this CDD, one check cashing establishment, not to exceed 2,000 square feet in size, may be included as a permitted, active retail use.
5. Ground level open space shall be incorporated in the project at no less than 10-15% of the site area. Such open space may include public plazas and landscaped areas visible or accessible from the public realm. Public plazas capable of hosting community events shall be provided within the development and oriented towards the neighborhood retail area.

Additional open space which should be about 5% of the site area should be included within the development.

6. A public parking garage, faced with a minimum depth of 30 feet of retail with office and other uses above up to a height of 40 feet, should be provided on the Datatel site. The garage should consist of five levels of public parking.

7. The maximum height of proposed buildings at the street is 40 feet (3 levels), except that if the building includes a major retail space of more than 35,000 square feet, that portion of the building housing said retail use may be no higher than 45 feet at the street. Otherwise, overall height of the proposed buildings on the Safeway and adjacent sites should be generally consistent with the height recommendations set forth in the UPW Task Force Report. With an exceptional design, increases in building height above the height recommendations may be approved and accommodated within the central portion of the project, provided that such height and building mass do not have an adverse impact onto adjoining properties or the community.

8. All new development shall be consistent with the design recommendations in the Arlandria Neighborhood Plans, adopted as an element of this small area plan.

EXHIBIT NO. 1

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6-14-03

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~~6-10-03~~

Introduction and first reading: 6/10/2003
Public hearing: 6/14/2003
Second reading and enactment: 6/14/2003

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such master plan as Master Plan Amendment Nos. 2003-0005, 2003-0006 and 2003-0007 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendments.

Summary

The proposed ordinance accomplishes the final adoption of Master Plan Amendment Nos. 2003-0005, 2003-0006 and 2003-0007, to adopt amendments to the Potomac West Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, and to add the Alexandria Open Space Plan and the Strategic Master Plan for Recreation, Parks and Cultural Activities as chapters of the said Master Plan.

Sponsor

Department of Planning and Zoning

Staff

Eileen P. Fogarty, Director of Planning and Zoning
Ignacio B. Pessoa, City Attorney

Authority

§ 9.01, Alexandria City Charter
§ 11-900, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such master plan as Master Plan Amendment Nos. 2003-0005, 2003-0006 and 2003-0007 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendments.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2003-0005, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting amendments to the Potomac West Small Area Plan Chapter, including the Upper Potomac West Task Force Report, the Long-Term Vision for the Arlandria Neighborhood and new and revised CDD guidelines.
2. In Master Plan Amendment No. 2003-0006, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting the Alexandria Open Space Plan as a chapter of the said Master Plan.
3. In Master Plan Amendment No. 2003-0007, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting Strategic Master Plan for Recreation, Parks and Cultural Activities as a chapter of the said Master Plan.
4. The said amendments have heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.
5. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the amended Potomac West Small Area Plan Chapter, including the Upper Potomac West Task Force Report, the Long-Term Vision for the Arlandria Neighborhood and new and revised CDD guidelines, attached hereto and incorporated fully herein by reference, be, and the same hereby are, adopted as an amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 2. That the Alexandria Open Space Plan, attached hereto and incorporated fully herein by reference, be, and the same hereby is, adopted as a chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 3. That the Strategic Master Plan for Recreation, Parks and Cultural Activities, attached hereto and incorporated fully herein by reference, be, and the same hereby is, adopted as a chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 4. That all provisions of the Potomac West Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of Section 1 of this ordinance be, and same hereby are, repealed.

Section 5. That all provisions of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of Sections 2 and 3 this ordinance be, and same hereby are, repealed.

Section 6. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendments, as part of 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 7. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 8. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachments: Potomac West Small Area Plan, as amended
Alexandria Open Space Plan
Strategic Master Plan for Recreation, Parks and Cultural Activities

Introduction:	6/10/2003
First Reading	6/10/2003
Publication:	6/12/03
Public Hearing:	6/14/03
Second Reading:	6/14/03
Final Passage:	6/14/03

THE POTOMAC WEST SMALL AREA PLAN; THE ALEXANDRIA OPEN SPACE PLAN, AND THE STRATEGIC MASTER PLAN FOR RECREATION, PARKS AND CULTURAL ACTIVITIES WERE PREVIOUSLY DISTRIBUTED TO THE CITY COUNCIL AS DOCKET ITEM NOS. 8, 9, AND 10 ON MAY 17, 2003.

FOLLOWING IS THE CITY COUNCIL MAY 17, 2003, ACTION AMENDING THE POTOMAC WEST SMALL AREA PLAN, DOCKET ITEM NO 8:

City Council approved the Planning Commission recommendations [regarding the Master Plan Amendment, the Rezoning and the Text Amendment] with the inclusion of the recommendations of staff regarding the implementation measures as presented to Council in the memo received from staff dated May 16, 2003, with regard to the business mechanisms and the affordable housing stock, **with the following amendment: [re: staff memo dated May 16, 2003] On attachment 2, Item 5, it will now read: "5. Establish a task force, working group, or other organizational structure consisting of existing community groups, tenant organizations and property owners including but not limited to the Tenant and Workers' Support Committee, Hume Springs Civic Association, Arlandria Civic Association, and the Chirilaqua Cooperative to provide technical and financial assistance in ownership efforts."** With respect to the May 16, 2003 memorandum, the revised version of Attachment 1 handed out by staff on 5/17/03, was incorporated into the motion "without objection."

A copy of the above plans are available for review in the City Clerk's Office, Room 2300, City Hall.

City Clerk
City Council
City Manager
City Attorney

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~~6-10-03~~

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~~5-17-03~~

Docket Item #9
MASTER PLAN AMENDMENT #2003-0005
REZONING #2003-0003
TEXT AMENDMENT #2003-0003
Potomac West Small Area Plan - Arlandria

Planning Commission Meeting
May 8, 2003

ISSUE: Consideration of a request for (1) an amendment to the Potomac West Small Area Plan chapter of the Master Plan to include the Upper Potomac West Task Force Report, the Long-Term Vision and Action Plan for the Arlandria Neighborhood and CDD guidelines; (2) amendments to the zoning maps to reflect the Neighborhood Retail (NR) zone and a new CDD #12; (3) amendments to Section 5-602 of the Alexandria Zoning Ordinance with respect to CDD #6 and #7 and a new CDD #12; and (4) enactment of Section 4-1400 of the Alexandria Zoning Ordinance pertaining to the NR Neighborhood Retail zone.

APPLICANT: City of Alexandria, Department of Planning and Zoning

LOCATION: Area bounded generally by Four Mile Run to the north, Jefferson Davis Highway to the east, West Glebe Road to the west, and the intersection of Mount Vernon Avenue and West Glebe Road to the south.

PLANNING COMMISSION ACTION, MAY 8, 2003: On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted 7-0 to (1) approve the amendments to Potomac West Small Area Plan to include the Upper Potomac West Task Force Report, the Long-Term Vision and Action Plan for the Arlandria Neighborhood and CDD guidelines, and (2) to initiate and recommend approval of the following zoning changes:

- Amendments to the zoning maps to reflect the Neighborhood Retail (NR) zone and a new CDD #12;
- Amendments to Section 5-602 of the Alexandria Zoning Ordinance with respect to CDD #6 and CDD #7 and a new CDD #12; and
- Enactment of Section 4-1400 of the Arlandria Zoning Ordinance pertaining to the NR Neighborhood Retail zone.

MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

Reason: The Planning Commission strongly supported the Arlandria Plans, the new CDD guidelines and the Neighborhood Retail zone. They expressed gratitude to the community for its involvement in the community planning process that resulted in the development of the Arlandria Plans and the new zoning and land use recommendations. Noting the amount of existing affordable housing in the community, members of the Commission expressed concern that affordable units may be lost or become unaffordable as new development occurs. They requested that the existing stock of affordable housing be maintained and that new affordable units be constructed and made available to existing Arlandria residents. Members also recognized that the existing minority-owned small businesses are a diverse, if somewhat struggling, group and expressed concern about their ability to remain in Arlandria if their rent increases as a consequence of new development. They encouraged the City to undertake whatever steps necessary in order to ensure that existing businesses are able to remain in Arlandria, and requested that staff monitor these conditions as redevelopment occurs. They also encouraged staff to continue to work with the community as implementation of the Plan occurs to broaden awareness of and support for it. As to the zoning changes, the Commission found them to be consistent the powers delegated in the City Charter. In addition, and to the extent applicable, the changes are consistent with good zoning practices and the general welfare.

AMENDMENTS BY THE PLANNING COMMISSION: The Planning Commission incorporated the following amendments as part of its motion to initiate and recommend approval of the new NR zone:

New text shown underlined and bold

1. **Added new text to Section 4-1404(D)(7) related to the general standards section of the Uses Allowed Subject to Standards.**

(7) The Director of Planning and Zoning shall review the administrative permit. Notice of this review shall be made in a newspaper in general circulation in the city, posted on the subject property, and given to nearby civic associations. In the event any person, whether owner, lessee, principal, agent, employee or otherwise, materially fails to comply with any standard described herein, the Director may suspend or revoke the administrative approval in whole or in part and on such terms and conditions as deemed necessary to effect the cure of such failure. The applicant or his successor in interest may appeal this suspension or revocation pursuant to Section 11-205(B) *et. seq.* of the zoning ordinance, except that such appeal shall be heard by the Planning Commission;

Reason: With regard to administrative uses, the Planning Commission expressed concern that, without the requirement for a public hearing, adjacent residents might not be aware of, or able to comment on, requests for administrative permits. In addition to the proposed newspaper notice, the Commission recommended that new text be included requiring that the subject property be posted and that notice be sent to the nearby civic association. Concerns raised as a result of this notice will be evaluated and, where appropriate, additional conditions may be employed to mitigate potential adverse impacts.

2. Added new text to Section 4-1408 related to the Build-to line requirement

4-1408

Bulk regulations. The following bulk regulations shall apply:

(A) *Build-to line.*

1. *Build-to line.* Each building shall meet a build-to line of 10 feet as measured from the front property line. In cases of exceptional design, desired restaurant use with outdoor seating or other public benefit where it is desirable to have an increased setback, the build-to line may be increased to a maximum of 20 feet as measured from the front property line, subject to the review and approval of the Director of Planning and Zoning. Except as specifically approved by the Director of Planning and Zoning to accommodate a desired urban form or where there is no other means of access to the rear of the site, the facade of buildings shall be constructed along the full length of the property facing the street. **This requirement may be modified where the lot has frontage on more than one street.**

Reason: Jonathan Rak, attorney representing the property owners of 3501 and 3507 Mt. Vernon Avenue, requested that the build-to line requirement be modified where properties have frontage on more than one street. He stated that the irregular, triangular shape of the 3501 and 3507 Mt. Vernon Avenue properties would make it impossible to comply with the requirement as written. Staff agreed with Mr. Rak and stated that, in recommending this requirement, it had in mind the commercial properties with frontage along Mt. Vernon Avenue only.

3. Added new text to Section 4-1411 related to Building and Retail Guidelines

4-1411 *Building and Retail Guidelines.*

The following guidelines shall apply to any redevelopment or new development requiring a special use permit or administrative permit pursuant to Section 4-1404 or 4-1407.

On any property requiring an administrative permit pursuant to Section 4-1404 or 4-1407 conformance may be required to those guidelines listed herein that would be applicable based on the scope of the work or construction to be undertaken as part of the administrative permit.

Reason: Citing concern that the applicability of the building and retail guidelines as drafted is unclear, Jonathan Rak, attorney, requested that this section be clarified. Staff prepared the above text in order to specify that conformance with the guidelines is required in cases where redevelopment or new development requires a special use permit or an administrative permit for a special use or a reduction in parking. Further, on any property seeking an administrative permit approval, conformance with individual building and retail guidelines may be required depending on the scope of work or construction to be undertaken as part of the permit. Conformance with the guidelines would not be required as part of building permit-related changes to a particular property or building, or as a condition of approval of a business license. Staff's intent is to improve the pedestrian retail environment through the employment of design guidelines as redevelopment or new development takes place (with an SUP or administrative permit approval).

Speakers:

Wilma Probst, Brighton Square representative on Arlandria Work Group, stated that she has lived in Arlandria for many years and witnessed past plans that did not get implemented and the failure of other groups like the Potomac West Business Alliance. She urged the Commission to take favorable action on the requests in order to move forward with implementation of the Plan. She described the consensus-based approach taken in the work group planning effort that led to the creation of the long-term vision and action plan and new zoning recommendations. She stated that it was not the intent of the Plan to provide for the community's social service needs. She stated that, over the years, she has seen many small businesses leave Arlandria because they could not be supported by the neighboring community alone, and that the existence of the Birchmere and R.T.'s restaurant has not driven out residents or businesses.

MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

Joseph Heller, long-time property owner of 3840 and 3856 Mt. Vernon Avenue, stated that he supports the Plan and believes that the City must partner with the community, providing staff and financial resources, to move forward with the Plan. He stated that he has seen the community in good times and bad, and almost sold the property several years ago because he did not believe that things would improve.

Nathalie Simon, 3905 Elbert Avenue, stated that she has lived in Arlandria for five years and supports the Plan and urged its adoption. She stated that creation of the Plan involved a myriad of civic and business representatives and believes that the Plan will create vitality in the community. She stated that the Plan does not specify the types of uses desired or propose to reduce the existing stock of affordable housing or supplant the existing businesses.

Jonathan Rak, attorney representing the commercial property owners of 3501 and 3507 Mt. Vernon Avenue, and the asset managers of 4109, 4115, 4121, and 4125 Mt. Vernon Avenue, and the Foodway site on W. Glebe Road, stated that those property owners and asset managers requested that their respective properties not be rezoned from CL and CG to NR because they believed that the restriction of uses will make it more difficult to lease their respective properties. He also requested two changes to the text of the NR zone to clarify the applicability of the proposed building and retail guidelines section and relief from the application of the build-to line requirement for properties with frontage on more than one street. He submitted a letter detailing these requests.

Fernando Irazabal, operator of La Feria grocery store on Mt. Vernon Avenue, stated that crime and trash are under control in Arlandria and that the Plan recommendations for street scape improvements are very welcome. He expressed concern about a loss of Latino and African-American businesses when properties redevelop.

Marlin Lord, local resident and architect, stated that the Arlandria planning process is a model for community planning efforts City-wide and that the Plan provides guidelines for development and spurs new business development with the administrative permit process.

Chris Hamilton, president of the Warwick Village Citizens Association and participant in the work group process, stated that the quality of Mt. Vernon Avenue affects the quality of his neighborhood. He stated that he strongly endorses the Plan and urged approval without delay. He described the expedited permit process as an innovative way to attract new business development in Arlandria, particularly with regard to restaurants and stressed that the community supports the allowance of beer and wine service in restaurants.

MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

Thomas Welsh, Mt. Vernon Avenue resident and president of the Potomac West Business Association urged approval of the Plan and noted the comprehensive planning process that led to the creation of the Arlandria Plans. He stated that the PWBA fully supports the Plans.

Kevin Beekman, 3905 Elbert Avenue, represented the Lenox Place at Sunnyside development during the work group planning process, and supports the Plans, zoning changes and Master Plan amendments. He expressed strong support for the administrative permit process and noted that civic and business groups met many times to work out the standards to govern the administrative uses and reached consensus on them. He stated that the Plan represents the collective desire of the community and addresses the community's desire to improve the neighborhood.

Kevin Willis, 3298 Mt. Vernon Avenue, stated that he has lived in Alexandria for five years and described the planning process as a coming together of City staff and the community to address the community's concerns and to develop the Plan. He stressed the need for affordable housing and noted that this planning process provides the opportunity to ensure that it is provided and maintained.

Kathleen Henry, resident of the Chirilagua Cooperative, expressed concern about the level of development that may occur adjacent to Chirilagua and requested that the Plan be deferred to include Chirilagua and other residents in the process.

Kevin Do, business operator on Mt. Vernon Avenue, stated that 70-80 percent of his business consists of Latino customers who walk to his store from the neighborhoods. He expressed concern that local residents would be forced to leave Arlandria and that his business, and other businesses that are dependent upon local residents would fail. He requested that the City provide more bus shelters along Mt. Vernon Avenue as there are few and many people take public transportation.

Tien Niphad, owner and operator of the 24 Express convenience store, stated that he has operated the store since 1986 and welcomes the proposed improvements to the neighborhood; however, he expressed concern that the Plan would bring big business to the community which would force out minority-owned small businesses.

Victor Daigle, Arlandria Community Business Association member, stated that small business owners have not had time to attend the work group meetings, and that he believes that the Plan is attempting to turn Arlandria into Old Town, with tall buildings and high rent. He stated that the Plan should put more emphasis on retaining the existing community and businesses and requested a six month deferral.

MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

Jon Liss, on behalf of the Tenants and Workers Support Committee, stated that area rents increased 70 percent in the past four years and that they are concerned about affordable housing. He expressed concern that Chirilagua residents were not engaged in the planning process. He expressed concern that local residents would not benefit from redevelopment and believes that the Plan lacks incentives to help keep the commercial rents affordable to small businesses. He stated the Plan should include the retention of minority-owned businesses and enhanced community uses, such as a job training center, and affordable housing. He requested a six month deferral to resolve these issues with the community.

Betty King, 3731 Mark Drive and Hume Springs Citizens Association work group representative, suggested several amendments to the proposed NR zone, including a limitation on the number of restaurants and a 10 pm closing time for them during the week; a greater parking requirement for new residential apartment units; and her opposition to the provision to make gas stations and automobile repair businesses noncomplying uses.

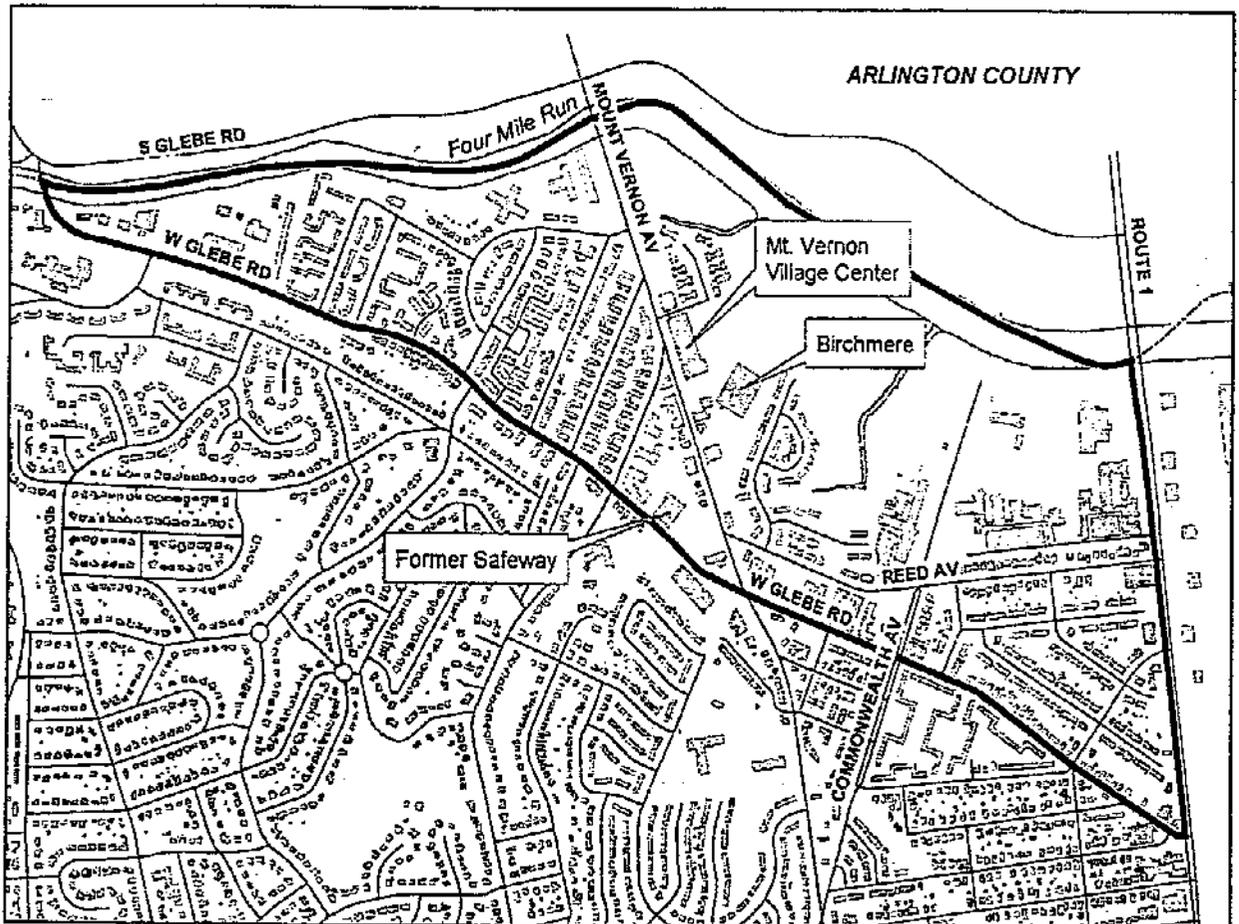
Archie Islen, 3607 Edison Street, stated that he has lived in Arlandria for 38 years and was concerned that he may not be able to continue to live in the neighborhood if new development occurs.

Julie Crenshaw expressed her concern that, in the future as new development occurs, property values will rise and some businesses will be forced to leave Arlandria. She requested a deferral of the request to allow for greater community involvement in the Plan.

Maria Wasowski, Mt. Jefferson Civic Association work group representative, voiced her support for the Plan and expressed her concern about the misunderstanding in the community regarding the planning process and the elements of the Plan. As clarification, she stated that she understood that Tenants and Workers Support Committee had been invited to include representatives on the work group and, although they chose not to participate at that time, notice of meetings was provided to them, and she noted that they did attend later meetings. She stated that the Plan will not change the economic or market forces in Arlandria and noted that no single community can, on its own, guarantee economic success to every business. She stated that the goal of the Plan was to make existing businesses stronger and more successful by providing technical assistance and marketing and promotions, and to attract new customers and businesses to improve the overall health of the commercial area.

MPA #2003-0005
REZ #2003-0003
TA#2003-0003
(Potomac West Small Area Plan - Arlandria)

Vicinity Map of the Arlandria Neighborhood



MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission, on its own motion, initiate the following amendments:

4. Amendment to the Potomac West Small Area Plan chapter of the Master Plan to include the Upper Potomac West Task Force Report, the Long-Term Vision and Action Plan for the Arlandria Neighborhood and CDD guidelines;
5. Amendment to the zoning maps to reflect the Neighborhood Retail (NR) zone and a new CDD #12;
6. Amendments to Section 5-602 of the Alexandria Zoning Ordinance with respect to CDD#6 and #7 and a new CDD #12; and
7. Enactment of Section 4-1400 of the Alexandria Zoning Ordinance pertaining to the NR Neighborhood Retail zone.

BACKGROUND:

Planning Process, Key Issues and General Goals

Upper Potomac West Task Force

In June 2000, City Council created the Upper Potomac West (UPW) Task Force to assist in the planning for the redevelopment of key sites in the Potomac West area north of Glebe Road. The Task Force focused on the then-vacant Safeway and Datatel properties, located in the northwest quadrant of the intersection of Mount Vernon Avenue and West Glebe Road, and the north side of East Reed Avenue, between Commonwealth Avenue and Route 1. The Task Force developed planning principles and illustrative plans to reflect the community's vision and design recommendations, consistent with the market analyses prepared for the sites that are outlined in the UPW Task Force Report.

Some of key neighborhood issues identified by the Task Force include improving pedestrian and vehicular circulation with more direct means to access shopping, service and park areas; connecting activities within the area with walkways and bicycle paths; and making intersections more pedestrian friendly. The Task Force believed that it is important to retain the existing diversity in Arlandria and expressed the desire to include ethnic representation, such as ethnic restaurants, and to retain existing businesses in any redevelopment and marketing efforts. It also recognized that the neighborhood now contains a variety of affordable housing options and that any new development should respect the importance of existing residential neighborhoods.

The Task Force's goals include the revitalization of the neighborhood, maintenance of the character of the surrounding residential neighborhoods, including the stock of affordable housing, enhancement of the infrastructure, and maintenance of the existing businesses to the greatest extent possible.

For the Safeway-Datatel properties, the community's goals include the creation of a neighborhood focal point and identity at the site that is a unique, pedestrian friendly place, with public or quasi public outdoor spaces for a farmers' market, flea market, art shows and other similar activities to help energize the economic life and health of the neighborhood.

As to the East Reed Avenue properties, the Task Force's goals include improving the street and neighborhood, educating the community and property owners about the potential for and consequences of redevelopment, protecting existing owner occupants from displacement by redevelopment, and ensuring that the community has a voice in any redevelopment that occurs so that their interests are protected.

MPA #2003-0005

REZ #2003-0003

TA#2003-0003

(Potomac West Small Area Plan - Arlandria)

Arlandria Neighborhood Plan

As the Task Force planning process concluded, it was recognized that there were other community concerns that had not been addressed and that there was a need and desire for a long-range plan for the remainder of the commercial property fronting on Mount Vernon Avenue in Arlandria. At the direction of City Council, in January 2002, the City Manager convened the Upper Potomac West/Arlandria Work Group to identify and address the community concerns as well as to advise and assist Department of Planning and Zoning staff in the preparation of the action and vision plans. Over the course of a year, the Work Group developed an action plan to address neighborhood concerns and issues in the immediate, mid and long term, and a long-range vision plan to guide both redevelopment of the key "opportunity sites" in Arlandria and infill development activities on other commercial sites on Mount Vernon Avenue.

The main concerns identified by the community include a lack of residential and commercial parking; pedestrian safety, including the lack or inappropriate location of crosswalks and specific problem intersections, especially Mount Vernon Avenue and Russell Road; the desire to make Mount Vernon Avenue more pedestrian friendly and to improve its appearance; better coordination with the neighborhood to solve problems; and, police problems related to car theft, loitering, prostitution, and public drinking and vandalism in the community and at Four Mile Run Park. The Tenants and Workers' Support Committee expressed social service needs, including a teen center, a medical clinic offering acute/primary care for low-income people, and the maintenance of affordable housing in the neighborhood.

The vision for the future development of the area evokes the desire for a healthy, mixed use community focusing on the redevelopment of three underutilized "opportunity sites:" Safeway-Datatel, the Birchmere, and the Mount Vernon Village Center (formerly the Arlandria Center); active and viable commercial retail that serves both the neighborhood and the broader community; a transition in automobile-oriented to pedestrian-oriented uses; visual and physical connections to Four Mile Run Park; and, a safer environment for pedestrians.

Market Conditions

In both planning processes, a study of the existing and future economic conditions was conducted which generally found that there is a strong market for a variety of housing types, both rental and for-sale, a limited market for office uses, and the potential to significantly increase the inflow and demand for the area's commercial space. Current market conditions in Arlandria do not exist to spur redevelopment of the opportunity sites, and an interim niche marketing strategy is recommended to capitalize on the strengths of the existing business district and to attract new, complementary businesses that will strengthen the market and encourage the redevelopment of the Safeway-Datatel site over the course of the next few years. Incorporating the concepts of family, health, recreation,

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and the multi-cultural diversity of Arlandria, and building upon the entertainment and restaurant opportunities in the neighborhood, the niche marketing strategy calls for better marketing and promotion of Arlandria within the City as well as the region. It was recognized that the Birchmere is a nationally known entertainment venue that attracts patrons from across the region and that better marketing and promotion of the existing business district, including the Birchmere, will attract new businesses and create a vibrant retail environment. The retail guidelines and planning principles articulated in the Arlandria Neighborhood Plans recommend strengthening the existing retail environment, encouraging new pedestrian-oriented retail uses and creating a safer pedestrian environment to complement and support the niche marketing strategy.

Taken together, the recent planning efforts have lead to the creation of two complementary redevelopment plans for the greater Arlandria neighborhood; an interim marketing strategy to strengthen existing businesses and attract new businesses that will both improve the market and encourage redevelopment activities; retail guidelines to improve individual storefronts; an action plan to address community concerns with an implementation schedule for immediate, mid and long term improvements; and, new zoning changes to revitalize the area in a manner that is consistent with the Plans. These changes provide an understanding of, and a blueprint for, the potential for present and future development activities in Arlandria.

LAND USE AND ZONING ACTIONS

In order to make the Arlandria planning work part of the official land use documentation for the City, the following actions are necessary:

Amendment to the Potomac West Small Area Plan chapter of the Master Plan to include the Upper Potomac West Task Force Report, the Long-Term Vision and Action Plan for the Arlandria Neighborhood (the Plans) and CDD guidelines.

The recent Arlandria planning processes have resulted in two redevelopment plans, with planning principles and design guidelines, to ensure that, as new development and infill development occurs, the bulk, mass, scale and orientation of the new buildings are compatible with the existing character of the commercial district and with the long-term vision depicted in the Plans.

In general, the proposed amendments to the existing coordinated development districts (CDDs), and the creation of a new district, incorporate the guidelines and planning principles developed during the planning processes into the text of the CDDs. The purpose of the defined principles is to guide new development in accordance with the community's vision, to establish an appropriate level of development for the CDD sites, and to provide certainty to the property owner/developer of the amount of desirable development. The current CDDs do not include any guidelines or principles

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regarding compatible building design or the bulk, mass and scale of new development, nor do they provide a clear understanding among all interested and affected parties – residents, commercial property owners, City staff and elected officials, and the development community – as to the type and scale of redevelopment that is appropriate in these districts. The new text seeks to address these deficiencies and to protect the integrity of the adjacent residential neighborhoods while providing some certainty as to the acceptable scale and type of redevelopment.

Therefore, staff recommends that the Plans, as well as the new CDD guidelines, be incorporated into the Potomac West Small Area Plan chapter of the Master Plan. It is anticipated that the entire small area plan will be completely updated, with new demographic and other information, at the conclusion of the next phase of the Mount Vernon Avenue planning process, beginning in the Spring of 2003, which will extend roughly from the intersection of Mount Vernon Avenue and West Glebe Road in Arlandria south to the George Washington Middle School.

Amendment to the zoning maps to reflect the Neighborhood Retail (NR) zone and a new CDD #12.

A new zone, the Neighborhood Retail (NR) zone, is proposed to replace the existing Commercial Low (CL) and the Commercial General (CG) zones along Mount Vernon Avenue from Four Mile Run to the intersection of West Glebe Road, as well as several properties at the intersection of Mount Vernon Avenue and West Glebe Road (see chart below, and attached maps showing the existing and proposed zoning boundaries). The purpose of the NR zone is to encourage new business growth, existing business expansion and revitalization of the commercial corridor with a mix of uses including pedestrian scale retail, by allowing certain uses with standards and providing some flexibility with other regulations that will achieve an active urban environment while preserving the integrity of the adjacent residential neighborhoods.

The following chart delineates the tax map parcels included in the rezoning, as follows:

Tax Map Reference #	Property Address	Property Owner	Current Zoning	Proposed Zoning
7.00-01-02	4118 Mt. Vernon Ave	BMK LLC 5150 William Wharf Rd. St. Leonard, MD 20685	CL	NR
7.00-02-13,14,15,16	3915 Mt. Vernon Ave	Palmas Investments LLC 3903 Mt. Vernon Avenue Alexandria, VA 22305	CL	NR
7.00-02-17	4001 Mt. Vernon Ave	Exxon Corp. PO Box 53 Houston, TX 77001-0053	CL	NR

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Tax Map Reference #	Property Address	Property Owner	Current Zoning	Proposed Zoning
7.00-02-18	4007 Mt. Vernon Ave	UAC Land & Building LLC 4007 Mt. Vernon Avenue Alexandria, VA 22305-2225	CL	NR
7.00-02-20	4115 Mt. Vernon Ave	Carolyn S. Alper, et al PO Box 35370 C/O Pizza Hut #747306 Louisville, KY 40232-5370	CL	NR
7.00-02-19,21,22	4109,4121, 4125 Mt. Vernon Ave	Carolyn S. Alper et al 6305 Ivy Lane C/O Community Realty, Ste. 202 Greenbelt, MD 20770-1465	CL	NR
7.00-08-01,02	3856,3840 Mt. Vernon Ave	Helier Brothers Realty LLC PO Box 6280 Silver Spring, MD 20916-6280	CL	NR
7.00-08-03	3832 Mt. Vernon Ave	Joseph H or Judith A. F. Chopp 4025 Trapp Rd. Fairfax, VA 22032-1138	CL	NR
7.00-08-05,06	3804,3804 A Mt. Vernon Ave	Donna M. Donovan & K. S. Trafford 8712 Powder Horn Rd. Springfield, VA 22152	CL	NR
7.00-09-01,02,09,10,11	3811,3811 A, 3809, 3809 A, Mt. Vernon Ave, 3907 Bruce St.	Arlandria Center LLC 11300 Rockville Pike #704 C/O Divaris Prop Mgt Corp Rockville, MD 20852	CDD #6	CDD #6 as amended
7.00-09-07	3801 Mt. Vernon Ave	Andrew J Adams Jr or Elizabeth M Adams 3801 Mt. Vernon Ave Alexandria, VA 22305-2410	CDD #6	CDD #6 as amended
7.00-09-08	3803 Mt. Vernon Ave	Preeda LLC 5452 Marlstone Lane Fairfax, VA 22030	CDD#6	CDD#6 as amended
7.00-09-06	3705 Mt. Vernon Ave	Autozone Dev Co PO Box 2198 Dept. 8700 Memphis, TN 38101-2198	CDD #6	CDD#6 as amended
7.00-09-05	3701 Mt. Vernon Ave	Just a Honky Tonk LC 4853 Rock Spring Rd C/O James J Matthews Jr. Arlington, VA 22207-4571	CDD #6	CDD #6 as amended
7.00-08-07,08	3802,3800 Mt. Vernon Ave	Leon Adler & Matthew Zinn Exec 5014 Warren Street, NW Washington, DC 20016-4370	CL	NR

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Tax Map Reference #	Property Address	Property Owner	Current Zoning	Proposed Zoning
7.00-08-09	3706 Mt. Vernon Ave	Ved P. Gupta et al 6736 Huntsman Blvd. Springfield, VA 22151-2624	CL	NR
7.00-08-10	3704 Mt. Vernon Ave	Thomas J Welsh Bishop of Arlington 310 Duke St. Alexandria, VA 22314-3734	CL	NR
7.00-08-11	3700 Mt. Vernon Ave	City of Alexandria 301 King Str., #3500 Alexandria, VA 22314	CL	CDD #12
15.01-04-03,04,	3612,3610 Mt. Vernon Ave	3600 Mt. Vernon LLC 1901 N. Moore St. Ste. 803 C/O Weissberg Corp Arlington, VA 22209	CL	CDD #12
15.01-04-05	3608 Mt. Vernon Ave	Chuck or Linda Hoo Soo 42773 Shaler St. South Riding, VA 20152	CG	CDD #12
15.01-04-06	3606 Mt. Vernon Ave	Rafat or Shaista Mahmood 4290 Neitzey Place Alexandria, VA 22309-3069	CG	CDD #12
15.01-04-07	3500 Mt. Vernon Ave.	Eagle Financial Inc. 7732 Annapolis Rd. Lanham, MD 20706-1306	CG	CDD #12
15.01-04-08	3506 Mt. Vernon Ave	Richard Wilkinson Jr. & Kent Wilkinson Trust 1681 Nickerson Way Arnold, MD 21012-2566	CG	CDD#12
15.01-04-09	221 W. Glebe Rd	3600 Mt. Vernon LLC 1901 N. Moore St, Ste 803 C/O Weissberg Corp Arlington, VA 22209	CG	CDD #12
15.01-05-01,16,17	3609,3603,3607 Mt. Vernon Ave	Just A Honky Tonk LC 4853 Rock Spring Rd. C/O James J Matthews, Jr Arlington, VA 22207-4571	CDD #6	CDD#6 as amended
15.01-05-12,13	3501,3507 Mt. Vernon Ave	Zlotnick, Kraft & Meyers LLC et al 2000 L Street, NW, Ste. 675 C/O Grossberg Washington, DC 200036-4907	CG	NR
15.01-08-06	206 W. Glebe Rd	Ku Shim Partnership C/O Greenhoot Cohen 5101 Wisconsin Avenue, NW Washington, DC 20016	CG	NR

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Tax Map Reference #	Property Address	Property Owner	Current Zoning	Proposed Zoning
15.01-08-08	3699 Russell Rd	Ku Stim Partnership 206 W. Glebe Rd Alexandria, VA 22305-2301	CG	NR
15.01-04-10	231 W. Glebe Rd	Thomas J. Welch Bishop of Arlington 310 Duke Street Alexandria, VA 22314	CG	CDD#12

A new CDD #12 is proposed for the eight parcels of land, approximately 4.27 acres, that comprise the site known collectively in the UPW Task Force Report as Safeway-Datatel. The creation of a CDD is proposed to encourage the coordinated redevelopment of the parcels in a manner that is consistent with the design and planning principles enumerated in that report. The underlying zone for this new CDD #12 is NR/Neighborhood Retail, consistent with the proposed rezoning of commercial properties along the Mount Vernon Avenue corridor and CDD #6 - Mount Vernon Village Center/Birchmere in Arlandria.

Amendments to Section 5-602 of the Alexandria Zoning Ordinance with respect to CDD#6 and #7 and a new CDD #12.

CDD#6 Mount Vernon Village Center/Birchmere (formerly Arlandria Center/Berkey Photo)

No land is proposed to be added to or deleted from the existing CDD. Design and planning principles are included to ensure that the bulk, mass and scale of new development is compatible with the existing character of the area and respects the adjacent residential neighborhoods. The amended CDD#6 includes the following:

- The underlying CG zone is changed to NR/Neighborhood Retail, except that the floor area ratio may not exceed .5 for nonresidential and .75 for a mixed use project including ground floor retail and residential uses.
- With a CDD special use permit (SUP), a maximum gross floor area ratio of 3.0 is permitted, including above-grade parking for the total mixed use development. Gross floor area is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the center-line of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded. (This approach allows FAR to be used as a realistic measure of building bulk and mass, and was initially employed in the CDDs in the Eisenhower East Small Area Plan.)

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- Maximum permitted building height along the street is 35 feet. Building height may be increased to 50 feet with a minimum building step back of 15 feet from the front facade of the building.
- Development shall consist of a mix of uses including retail and residential uses. Other desirable uses to be integrated into the development include live entertainment and theater facilities, an inn or conference center, and office uses.
- Development shall be consistent with the CDD guidelines and the Arlandria Neighborhood Plans, as adopted in the Potomac West Small Area Plan.

CDD#7 Route 1 Properties

No land is proposed to be added or deleted from this currently mapped CDD. The proposed amendments relate specifically to 46 residential parcels located on the north side of East Reed Avenue between Route 1 and Commonwealth Avenue in the Lynhaven neighborhood. The proposed amendments will allow a greater density than currently allowed under the existing RB/Townhouse zone (22 units per acre) up to a maximum of 27 units per acre, with a special use permit. The following amendments are proposed to ensure that redevelopment occurs in a coordinated manner that is generally consistent with the UPW Task Force Report:

- No change to the underlying zoning.
- With a CDD SUP, a maximum density of 27 dwelling units per acre is permitted and should be developed with a mix of townhouse types, including stacked townhouses, provided that a minimum of 10 percent of the total number of dwelling units be affordable as defined in the City of Alexandria Affordable Housing Policy. Of that number, 70 percent of the affordable units should consist of two or more bedrooms.
- A maximum height of 45 feet is permitted.
- The preferred land use is residential townhouse uses, including stacked townhouses, which should be arranged on the site to create variety in the streetscape, should minimize the number of curb cuts along East Reed Avenue, and provide ground-level, usable open space to achieve a development similar to the illustrative plan for East Reed Avenue in the UPW Task Force Report.

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- Retention of mature trees on the site is encouraged to help retain some of the existing character of the street with redevelopment.

CDD #12 Safeway-Datatel

The proposal is to create a new CDD for the eight parcels known collectively as the Safeway-Datatel site, located in the northwest quadrant of the intersection of Mount Vernon Avenue and West Glebe Road. The intent of the new CDD is to provide guidelines to ensure that the redevelopment of the properties occurs in a coordinated manner and is generally consistent with the design guidelines and planning principles articulated in the Plans. The new CDD #12 has the following features:

- The underlying CG zone changes to NR/Neighborhood Retail, except that the floor area ratio may not exceed .5 for nonresidential and .75 for a mixed use project including ground floor retail and residential uses.
- With a CDD SUP, a maximum gross floor area ratio of 3.0 is permitted, including above-grade parking for the total mixed use development. (The same definition for Gross Floor Area recommended for CDD#6 and used in Eisenhower East is employed here.)
- The overall height of the buildings should be consistent with the heights depicted in the UPW Task Force Report.
- Uses include a new mixed use neighborhood center that provides a retail anchor such as a food/grocery store and supporting retail, office, and live/work, and residential uses with public and private parking.
- A minimum of 10 percent of the total number of residential units should be affordable units.
- The development should conform to the design recommendations in the Plans, as adopted in the Potomac West Small Area Plan.

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Enactment of Section 4-1400 of the Alexandria Zoning Ordinance pertaining to the NR Neighborhood Retail zone.

The current zoning: CL/Commercial Low and CG/Commercial General zones

Currently, the commercially zoned properties that abut Mount Vernon Avenue are zoned either CL/Commercial Low or CG/Commercial General. The Mount Vernon Village Center, the Birchmere, and three other contiguous properties are zoned CDD #6 with an underlying zoning of CG.

The CL zone was intended to provide for small scale retail and service uses for pedestrians and persons living in the nearby residential neighborhoods. The CG zone was intended to provide retail and service uses, including automobile-oriented uses, in community serving shopping centers along major roads. Both zones allow automobile-oriented uses that are generally developed in a suburban form, with detached, one story buildings surrounded by large, asphalt parking lots. These uses elevate the accommodation of the vehicle over the pedestrian and make it easy for people driving to the property to park their vehicle and enter the building. On the other hand, a pedestrian is forced to navigate through the parking lot on foot in order to enter the building. In this development pattern, the accommodation of the car and driver takes precedence over pedestrian safety and good urban form, where buildings are oriented to the street and the pedestrian, and off-street parking is provided within or behind the building, if at all.

In addition to the intent and the permitted uses, staff notes that the density of both the CL and CG zones is relatively low and does not recognize that some of the developed property in Arlandria already exceeds the maximum allowable FAR, thus precluding the addition of more building square footage that would result in the desired urban form of mixed use buildings with a variety of heights.

In order to strengthen the existing pedestrian-oriented uses along Mount Vernon Avenue in Arlandria and to promote its success as a retail corridor, staff recommends that the properties be rezoned to a new zone that emphasizes the pedestrian's importance in retail and other activities and accomplishes the vision for Arlandria for pedestrian-scale, mixed use buildings, with off-street parking provided either within or behind the building, or in a centrally located parking structure faced with active ground floor uses.

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The Neighborhood Retail Zone

The new zone was designed to provide some flexibility in the current zoning requirements in order to provide incentives for new business development, the retention and growth of existing businesses, and to encourage new development and infill development that is consistent with the community's vision for Arlandria.

The intent of the new NR zone is three-fold:

- to enhance pedestrian-oriented commerce with greater opportunities for shopping, recreation and culture, with a variety of uses including retail shops and services, restaurants, and cafes for residents, commuters and tourists;
- to promote the redevelopment of existing properties and infill development consistent with the principles articulated in the Arlandria Neighborhood Plans (the UPW Task Force Report and the Long-Term Vision and Action Plan for the Arlandria Neighborhood) as proposed to be adopted as part of the Potomac West Small Area Plan chapter of the Master Plan and with the currently adopted Mount Vernon Avenue Design Guidelines and;
- to maintain and enhance the integrity and viability of the adjacent residential neighborhoods, park land, schools, and religious and cultural institutions.

Permitted Uses

The NR zone allows retail, restaurant, personal service uses as permitted uses. Banks, business and professional offices, medical laboratories, medical offices, and laundromats are allowed on the ground floor of buildings with a limitation on the amount of frontage the use may occupy along the street. This limitation is important to encourage the development of an active, pedestrian-oriented retail environment along the street and was prompted by the recent changes in the 400 block of King Street in Old Town. Over the past year, the existing retail shops located on the ground floor of the Holiday Inn have been replaced with a realtors office. Directly across King Street, at Tavern Square, a clothing store, travel agency, and oriental rug store were replaced with a bank. The conversion of formerly active retail space to office uses that have little relation to, and provide no interest at, the street level have created a "dead" space along the frontage of this block. In Arlandria, where the commercial core is relatively compact, the loss of active retail and service space to office uses would have a greater adverse impact on the overall vitality of this area.

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Special Uses and Uses Allowed Subject to Standards

A series of special uses is permitted with a special use permit, including amusement enterprise, convenience store, day care center, public building, restaurants, and social service use.

A new category of uses is proposed and allowed subject to general and use-specific standards and an administrative permit approved by the Director of Planning and Zoning. These uses are live theater, outdoor food and crafts market, and restaurant with limited operations. The general standards for these uses are derived from the list of standard conditions that City Council imposes on all special use permit approvals. They include a requirement to police the property and adjacent rights-of-way for litter, to complete the Crime Prevention work with the Alexandria Police Department, to store trash and garbage properly, to require employees who drive to work to park off-street and to encourage the use of public transportation by posting information about routes and the locations where fare passes are sold. Use-specific conditions are included to address the possible impacts of a particular use. For example, limitations on restaurants include the number of seats, both indoors and outdoors, the hours of operation, delivery and alcohol sales to ensure that the restaurant does not adversely impact its residential and commercial neighbors.

A review of the administrative permit is also required, with notice of the review published in the local newspaper. If the Director determines that the applicant has violated the permit standards, the permit may be suspended or revoked, and any appeal of such decision would be made to the Planning Commission. Any change in the nature of the use or any enlargement, extension or increase in the intensity of the use will be reviewed by the Director and a determination will be made as to whether a special use permit approved by City Council is required. Similarly, if an applicant is unwilling to comply with the administrative standards, he or she may file an application for a special use permit and go through the normal public hearing process.

The goal of the administrative uses is to spur new business development in Arlandria by allowing new uses to open much more quickly than if they were required to obtain special use permit approval, while having standards in place to protect the community. Staff believes the standards will minimize potential impacts on adjacent neighborhoods and that this approach, with its flexibility, should be tried to support and to strengthen the Arlandria business district and make it attractive to new business investment. The Work Group initiated this approach and are very supportive in giving it a chance.

Noncomplying Uses

In order to support and promote an urban, pedestrian-oriented retail environment, the following permitted uses are proposed to be made noncomplying uses. These uses tend to require large paved parking areas, generally located in front of the business establishment, and are located in single story, detached buildings, sometimes built on pad sites, which is characteristic of suburban development. In other cases, the uses themselves are somewhat industrial in nature, e.g. light automobile and dry cleaning plants, which are not appropriate in an urban, neighborhood retail zone.

Under the current regulations regarding noncomplying uses, these uses may continue to operate as they currently operate; however, any expansion or intensification of the use requires special use permit approval. The purpose of changing the status of these uses is not to prohibit them outright, but rather to acknowledge they exist and to provide for their continued operation in Arlandria. These uses include automobile service station, check cashing, drive through facility, laundry, dry cleaning operation (the plant, not pick up and drop off locations), light automobile repair, motor vehicle parking and storage; except public facilities and private parking accessory and clearly incidental to the principal use, pawnshop, and wholesale business.

One of the main focuses of the planning effort is to strengthen the business environment in Arlandria so that additional business investment is encouraged. One of the neighborhood concerns raised dealt with the large number of check cashing establishments in this small retail area. A proliferation of check cashing and pawnshops could have a potential adverse effect on stimulating new business and property investment. There are currently four check cashing operations that provide a level of service needed by the community. Under the proposed zoning, these uses could continue; however, no new one are permitted.

Parking

The zone proposes to provide some flexibility with off-street parking requirements. Currently whenever a change of use occurs, the new use is required to comply with today's off-street parking requirement. However, in some cases, buildings were not constructed with off-street parking spaces or there is not enough land on which to build parking, thus when a change of use occurs, the new use cannot comply with today's requirements. In that case, either the proposed operator seeks another location for the business or he or she may file a special use permit application for a parking reduction in hopes of getting the parking requirement waived by City Council. Many properties in Arlandria have this constraint, so in order to allow for uses to change without discouraging new businesses to come to Arlandria or requiring a special use permit, staff recommends that when a change of use occurs that has the same or lesser parking requirement, no additional off-street parking is required.

For uses that have a higher parking requirement and are within 500 feet of a public parking facility and the proposed use complies with the design and retail guidelines outlined in the Plans, no additional off-street parking is required subject to review and approval by the Director of Planning and Zoning. In addition, for newly constructed buildings or additions to existing buildings with 5,000 square feet or less of retail and office space and that are located within 500 feet of a public parking facility, only 40 percent of the required parking must be provided. These provisions are intended to provide flexibility to allow new businesses to operate and to allow small expansions or new construction to occur without requiring the full parking requirement to be met. The goal with regard to parking is to move away from individual businesses providing spaces on their own respective lots towards shared parking among uses provided in a centrally located, easily accessible parking facility. In the short term, the Datatel parking lot will meet this need. With regard to residential parking, staff proposes to require at least one on-site parking space per unit for newly constructed residential apartment units. The Plans envision active ground floor uses, with residential and office on the floors above. The small scale nature of the zone and the upper story requirement will likely result in smaller apartment units. Thus, the one space on-site provision will likely meet the needs and impacts of the new units.

Floor Area Ratio (FAR)

The maximum proposed floor area ratio, or the ratio of total building square footage to lot area, is proposed to be .5, and up to 1.5, with a special use permit, for a mixed use development that includes ground floor retail uses. Currently, the maximum allowed FAR in the CL and CG zones is .75 for residential and .5 for non-residential for lots greater than 5,500 square feet in the CL zone and .5 for non-residential in the CG zone. Increasing the FAR will allow property owners to construct additions to their existing buildings, or to build new buildings. The SUP process for the larger FAR will ensure impacts are reduced and the development will be consistent with the design guidelines articulated in the Plans.

Height

The maximum permitted building height along the street is 35 feet, except that the maximum building height may be increased to an amount not to exceed 50 feet with a building step back of 15 feet from the front facade of the building. The 35 foot limit is compatible with the retail, pedestrian scale environment, and due to the width of Mount Vernon Avenue, an increase in height, with the defined setback, will allow additional development without visual impacts. A minimum building height of 25 feet is designed to encourage two story development and thus a mixed use neighborhood environment.

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Other provisions

The zone includes other provisions, such as public art and retail guidelines to assist business operators in the improvement of their retail storefronts. It also includes revised sign regulations designed to improve the appearance of signage in Arlandria by allowing creativity in sign materials and design, and by allowing the retention of the existing nonconforming roof signs at RT's and the Waffle Shop restaurants and the erection of banners on street poles. These provisions are included in order to help to identify Arlandria as a diverse, multicultural place in which to live, work and play.

CONCLUSION:

Staff recommends approval of the proposed rezoning of the commercially zoned properties that abut Mount Vernon Avenue and several properties located at the intersection of Mount Vernon Avenue and West Glebe Road in Arlandria from CL/Commercial Low and CG/Commercial General to NR/Neighborhood Retail. The new zone will encourage redevelopment and infill development that is consistent with the Plans and will provide some flexibility in terms of parking requirements, administrative uses, and FAR while preserving the integrity of the adjacent residential zones. Staff also recommends approval of the amendments to the existing CDDs, and the creation of a new CDD, in order to provide guidelines that ensure that new development is compatible with the existing character of Arlandria and that it relates well to the adjacent residential neighborhoods. The incorporation of the proposed zoning changes and the Plans into the existing Potomac West Small Area Plan chapter of the Master Plan will provide clear guidance to the public and the development community as to the desired vision for the redevelopment of properties in Arlandria.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Kimberley Fogle, Chief, Neighborhood Planning;
Kathleen Beeton, Urban Planner.

RESOLUTION NO. MPA 2003-0005

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, the City initiated an extensive community participation process to establish a shared vision and direction for the future development and enhancement of the Arlandria neighborhood; and

WHEREAS, the community planning process culminated in the development of the two Plans, the Upper Potomac West (UPW) Task Force Report and the Long-Term Vision and Action Plan for the Arlandria Neighborhood, that collectively represent a comprehensive approach to guide and manage future development in Arlandria; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on May 8, 2003, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Arlandria area as part of the Potomac West Small Area Plan section of the City; and
2. The proposed amendments are 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 chapter of the 1992 Master Plan; and
3. The proposed amendments show 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 amendments to the Potomac West Small Area Plan chapter 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;

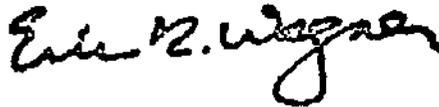
RESOLUTION NO. MPA 2003-2005

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

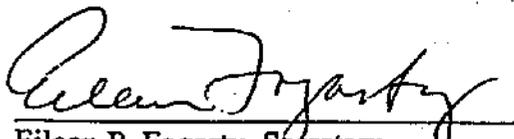
1. The Upper Potomac West Task Force Report, the Long-Term Vision and Action Plan for the Arlandria Neighborhood and CDD guidelines are hereby adopted in their entirety as an amendment to the Potomac West Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia.
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 8th day of May, 2003.



Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST:



Eileen P. Fogarty, Secretary

City of Alexandria, Virginia

MEMORANDUM

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6-10-03

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~~5-17-03~~

DATE: MAY 16, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

THRU: PHILIP SUNDERLAND, CITY MANAGER

FROM: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *Eileen Fogarty*

SUBJECT: AMENDMENTS TO POTOMAC WEST SMALL AREA PLAN

In order to address several concerns raised by individuals at the Planning Commission during the review of the Potomac West Small Area Plan, we are attaching several possible amendments to the Plan.

1. Planning staff met with a representative of the Arlandria-Chirilagua Housing Cooperative to discuss their concerns about possible impacts of future development within CDD#6 (Mt. Vernon Village Center). Their concerns were related to ensuring an appropriate transition between the scale and mass of any new development and the scale of their existing housing development. In response to their concerns, staff is proposing an amendment to the CDD#6 guidelines in the Plan, as follows:

CDD Guidelines for the Mt. Vernon Village Center and Birchmere Properties

Development with a special use permit

5. That any larger scale residential development be oriented towards the rear of the site and nearest the park. There should be a height transition away from existing residential in the Tower Homes area. **Residential uses of a similar scale, such as townhouses, shall provide a height and mass transition from the mixed use development down to the Hume Springs neighborhood. In addition, an appropriate height and mass transition shall be provided on the north side of the property, adjacent to the Arlandria-Chirilagua Housing Cooperative.**

(New text shown in *Italics*)

2. Concern was raised about the future retention of existing small businesses as new development took place in the Mt. Vernon corridor. Attachment I outlines a potential implementation measure to explore strategies to facilitate the retention of existing businesses through property ownership or other identified mechanisms.
3. The third area of concern relates to the retention of the existing affordable housing stock. Attachment II outlines a potential implementation measure to seek to retain existing neighborhood residents through the preservation of existing affordable housing.

Implementation Measures

Objective: To explore strategies to facilitate retention of existing businesses through property ownership or other identified mechanisms

Alexandria Economic Development Partnership, in conjunction with the City Manager's Office, Department of Planning and Zoning, Office of Housing, Small Business Development Center, and other appropriate agencies as needed

1. Identify and evaluate successful programs in other communities for possible replication.
2. Identify barriers to property ownership and the needs/desire of existing businesses and commercial landlords.
3. Work with existing businesses on their business plans and capital financing needs.
4. Explore potential loan programs, including Small Business Administration (i.e., 504 loan program for property acquisition), Community Development Block Grant Program and micro loan programs, for applicability in leveraging financing resources for small businesses.
5. Develop and recommend an approach and implementation strategy to achieve the desired results.
6. Initiate community outreach efforts with existing businesses to facilitate financing and lease programs, as well as property acquisition.
7. Adding mechanisms and opportunities to incorporate recognized public benefits, such as multi-cultural diversity, affordable housing and retention of existing and minority businesses, in new development projects where appropriate.

A Vision for the Arlandria Neighborhood

Implementation Measures

Objective: To seek to retain existing neighborhood residents through the preservation of existing affordable housing stock

Office of Housing, and Department of Planning and Zoning

1. Seek and take advantage of appropriate opportunities to preserve affordable rental housing through acquisition and rehabilitation of affordable rental properties.
2. Monitor changes in rental properties that may affect affordable rent levels.
3. Explore approaches and potential implementation strategies for the possible conversion of some rental units to ownership.
4. Promote use of the City's home ownership programs among area residents.
5. Work with community groups, tenant organizations and property owners to provide technical and financial assistance in ownership efforts.
6. Reinforce the City's Affordable Housing Policy goal for no net loss of affordable housing stock.

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Docket Item #10-A
MASTER PLAN AMENDMENT #2003-0006
OPEN SPACE

Planning Commission Meeting
May 8, 2003

ISSUE: Consideration of a request for an amendment to the City's Master Plan, adopting the Open Space Plan as a chapter of the Master Plan.

PLANNING COMMISSION ACTION, MAY 8, 2003: On a motion by Mr. Robinson, seconded by Mr. Leibach, the Planning Commission approved the master plan amendment, with the specific amendments attached below. The vote carried on a 7-0 vote.

Reason: The Commission endorsed the long work by many parties on an Open Space Plan and a Strategic Plan for Parks and Recreation. Having been involved in the process itself, the Commission noted how inclusive it was and thanked staff and involved citizens for their efforts. With regard to the content of both plans, Commission members noted how easily they and others talk about the benefits of open space, parks and recreation, but that without specific goals to guide them, it is difficult to achieve specific results. The Commission stated that it looked forward to working with staff in the future as the goals of both plans were implemented.

Speakers:

Ellen Pickering, spoke in support of the plans and requested that a series of specific language amendments be incorporated related to: referencing the need for additional parkland on the Waterfront, and making specific reference to the need to connect stream valleys and other natural areas. The Commission incorporated the changes, asking staff to assist in the drafting. The proposed Commission changes are attached.

Cindy DeGroot, Environmental Policy Commission, spoke in support and endorsed the hard work by many people over the past several years.

Poul Hertel, spoke in support, but suggested that Peter Harnick's speech from the Open Space Summit be included as an appendix to the Open Space Plan.

Judy Noritake, Parks and Recreation Commission, spoke in support of the process as well as the resulting plans.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission initiate, on its own motion, an amendment to the City's Master Plan, adopting the attached Open Space Plan as a chapter to the Master Plan.

DISCUSSION

The attached Open Space Plan is the culmination of two years of work by each interested sector, faction and constituent group in Alexandria related to the issue: City Council, City staff, hundreds of citizens, members of the Planning Commission, the Parks and Recreation Commission and the Environmental Policy Commission, and professional consultants, themselves residents of the City. The effort was guided by an Open Space Steering Committee which met frequently with consultants and staff to advise and adjust the progress of the work. There has been an Open Space Summit; each of the above Commissions has devoted time to the issue on their agendas and City Council addressed open space as a priority issue at its 2002 Council Retreat.

The result is a document which outlines the City's goals and policies with respect to open space generally, and directs those efforts the City needs to undertake in the future in order to retain and preserve existing open space and to attain additional open space. More importantly, the result of all of the work of the last two years, by all of the groups and individuals involved, is a new way of thinking about open space that elevates the subject matter in a variety of contexts. Each development application, each infill project, and each landscaped treatment becomes a discussion about the value of open space.

At the same time as the Open Space work was proceeding, the City also undertook to address its parks and recreational needs through a separate Needs Assessment Study, the results of which are now before the Planning Commission as the Strategic Plan for Recreation, Parks and Cultural Resources. The two studies coincide in their goals to enhance the outdoor experience for all Alexandrians, and the need to obtain additional open space for both passive and active pursuits.

One of the important features of the Open Space Plan is that it inventories all of the existing open space in the City, and lists and maps each site by its classification. After explaining the City's open space history, it discusses the City's needs for additional open space, and then frames the open space issue for Alexandria in a list of 15 simple and direct goal statements each with objectives and strategies. Finally, the Plan lists Priority Actions, and discusses funding and implementation measures.

The open space planning effort is now coupled with a Council initiative to devote one penny of the tax rate to open space acquisition. The Open Space Plan then provides the framework for moving ahead both to preserve and enhance the open space we have and to obtain the additional land area Alexandria needs to retain its quality of life for the future.

STAFF: Sandra Whitmore, Director, Department of Recreation, Parks and Cultural Activities;
Barbara Ross, Deputy Director, Department of Planning and Zoning.

RESOLUTION NO. MPA 2003-0006

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 Open Space Steering Committee has worked with outside consultants for over two years to assess the City's open spaces and its goals for the future.

WHEREAS, there have been numerous public forums and meetings to gather citizen input on the subject of open space, including an Open Space Summit:

WHEREAS, the proposed Open Space Plan has been reviewed by city staff from a number of city agencies; by the Planning Commission, the Parks and Recreation Commission, and the Environmental Policy Commission; by the Open Space Steering Committee; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on May 8, 2003, with all public testimony and written comment considered; and

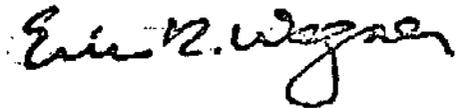
WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the City of Alexandria;
2. The proposed amendment is generally consistent with, indeed furthers the overall goals and objectives of the 1992 Master Plan; and
3. The proposed amendment includes direction and guidance for the City in its effort to achieve a quality of life for its citizens that includes the benefit of open spaces of all types and sizes; 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 Open Space Plan as a chapter 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;

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

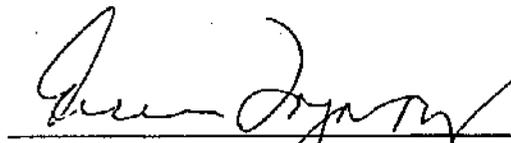
1. The Open Space Plan is hereby adopted in its entirety as a new chapter to the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 8th day of May, 2003.



Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST:



Eileen P. Fogarty, Secretary

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Docket Item #10-B
MASTER PLAN AMENDMENT #2003-0007
RECREATIONAL NEEDS

Planning Commission Meeting
May 8, 2003

ISSUE: Consideration of a request for an amendment to the City's Master Plan to add the Strategic Master Plan for Parks, Recreation and Cultural Activities as a chapter to the Master Plan.

PLANNING COMMISSION ACTION, MAY 8, 2003: On a motion by Mr. Robinson, seconded by Mr. Leibach, the Planning Commission approved the master plan amendment, with the specific amendments attached below. The vote carried on a 7-0 vote.

Reason: The Commission endorsed the long work by many parties on an Open Space Plan and a Strategic Plan for Parks and Recreation. Having been involved in the process itself, the Commission noted how inclusive it was and thanked staff and involved citizens for their efforts. With regard to the content of both plans, Commission members noted how easily they and others talk about the benefits of open space, parks and recreation, but that without specific goals to guide them, it is difficult to achieve specific results. The Commission stated that it looked forward to working with staff in the future as the goals of both plans were implemented.

Speakers:

Ellen Pickering, spoke in support of the plans and requested that a series of specific language amendments be incorporated related to: referencing the need for additional parkland on the Waterfront, and making specific reference to the need to connect stream valleys and other natural areas. The Commission incorporated the changes, asking staff to assist in the drafting. The proposed Commission changes are attached.

Cindy DeGroot, Environmental Policy Commission, spoke in support and endorsed the hard work by many people over the past several years.

Poul Hertel, spoke in support, but suggested that Peter Harnick's speech from the Open Space Summit be included as an appendix to the Open Space Plan.

Judy Noritake, Parks and Recreation Commission, spoke in support of the process as well as the resulting plans.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission initiate, on its own motion, an amendment to the City's Master Plan to add the Strategic Master Plan for Recreation, Parks and Cultural Activities as a chapter of the Master Plan.

DISCUSSION

The City has recently completed an Open Space Master Plan that is being considered as an amendment to the City's Master Plan. During the planning process for the Open Space Plan, it became apparent that the City also needed to review long term planning not only for open space but also for recreation and park opportunities. A second initiative was launched with a City Council appointed Needs Assessment Steering Committee, the Park and Recreation Commission and Department of Recreation, Parks and Cultural Activities staff. Working with an outside consultant and with a large amount of citizen input, the Strategic Master Plan for Recreation, Parks and Cultural Activities was formulated.

The Strategic Plan is intended to provide broad policy and management framework to guide decision making in the next ten years to meet the land use and recreational needs of Alexandria residents. The plan's most important goals include developing fifteen miles of new trails to connect the parks system and provide a greater ease of access for citizens to move about the city, acquire an additional 100 acres of open space to provide greater equity access to parks, develop a multi-generational center in the center of the city, renovate both Charles Houston and Patrick Henry Recreation Centers, develop a new neighborhood recreation center in the western part of the city, add additional sports fields and create new funding sources to support operational costs. The plan reviewed all parks, facilities and programs and made recommendations for capital improvement needs, maintenance issues, staff development and administrative policies. The plan specifically identifies key goals to be achieved over the first five years and an action plan to help guide these efforts. This plan will require the cooperation and coordination of several departments including Planning and Zoning, Transportation and Environmental Services, Human Services, Office of Management and Budget, Police and Fire in addition to the Recreation, Parks and Cultural Activities Department.

While the Strategic Plan guides the physical development of the City in terms of parks and recreation needs, it also is cast as a guide for the Department of Recreation, Parks and Cultural Activities and operates as a policy document for the department. Its incorporation in the Master Plan is thus something of a hybrid. It is staff's specific intent that only that portion of the document which discusses the physical development of the City, with the need for an additional recreation center in the West End being just one of many examples, will be subject to the regulatory amendment process in the future. The Strategic Plan in its entirety, however, is a living document that should be updated every five years to keep pace with Alexandria's changing environment.

STAFF: Sandra Whitmore, Director, Department of Recreation, Parks and Cultural Activities;
Janet Barnett, Deputy Director, Program Operations;
Kirk Kincannon, Deputy Director, Parks, Natural Resources and Capital Improvement Operations.

RESOLUTION NO. MPA 2003-0007

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, a Needs Assessment Steering Committee and the Parks and Recreation Commission has worked with outside consultants for over two years to assess the City's needs for parks and recreation and its goals for the future.

WHEREAS, there have been numerous public forums and meetings to gather citizen input on the needs for parks and recreation;

WHEREAS, the proposed Strategic Master Plan for Recreation, Parks and Cultural Activities has been reviewed by City staff from a number of City agencies; by the Planning Commission, the Parks and Recreation Commission, and the Environmental Policy Commission; by the Needs Assessment Steering Committee; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on May 8, 2003, with all public testimony and written comment considered; and

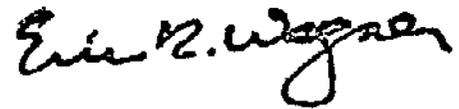
WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the City of Alexandria;
2. The proposed amendment is generally consistent with, indeed furthers the overall goals and objectives of the 1992 Master Plan; and
3. The proposed amendment includes direction and guidance for the City in its effort to achieve a quality of life for its citizens that includes the benefit of parks and recreation; 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 Strategic Master Plan for Recreation, Parks and Cultural Activities as a chapter 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;

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

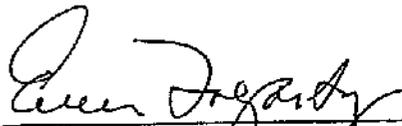
1. The Strategic Master Plan for Recreation, Parks and Cultural Activities is hereby adopted as a new chapter to the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
2. This resolution shall be signed by the Chairman 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 8th day of May, 2003.



Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST:


Eileen P. Fogarty, Secretary

ORDINANCE NO. 4309

AN ORDINANCE to amend and reordain the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such master plan as Master Plan Amendment Nos. 2003-0005, 2003-0006 and 2003-0007 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendments.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2003-0005, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting amendments to the Potomac West Small Area Plan Chapter, including the Upper Potomac West Task Force Report, the Long-Term Vision for the Arlandria Neighborhood and new and revised CDD guidelines.

2. In Master Plan Amendment No. 2003-0006, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting the Alexandria Open Space Plan as a chapter of the said Master Plan.

3. In Master Plan Amendment No. 2003-0007, the planning commission, on its own motion, initiated a comprehensive amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, by adopting Strategic Master Plan for Recreation, Parks and Cultural Activities as a chapter of the said Master Plan.

4. The said amendments have heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

5. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the amended Potomac West Small Area Plan Chapter, including the Upper Potomac West Task Force Report, the Long-Term Vision for the Arlandria Neighborhood and new and revised CDD guidelines, attached hereto and incorporated fully herein by reference, be, and the same hereby are, adopted as an amendment to the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 2. That the Alexandria Open Space Plan, attached hereto and incorporated fully herein by reference, be, and the same hereby is, adopted as a chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia..

Section 3. That the Strategic Master Plan for Recreation, Parks and Cultural Activities, attached hereto and incorporated fully herein by reference, be, and the same hereby is, adopted as a chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia..

Section 4. That all provisions of the Potomac West Small Area Plan Chapter of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of Section 1 of this ordinance be, and same hereby are, repealed.

Section 5. That all provisions of the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia, as may be inconsistent with the provisions of Sections 2 and 3 this ordinance be, and same hereby are, repealed.

Section 6. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendments, as part of 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 7. That the 1992 Master Plan (1998 ed.) of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the 1992 Master Plan (1998 ed.) of the City of Alexandria, Virginia.

Section 8. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 9. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Attachments: Potomac West Small Area Plan, as amended
Alexandria Open Space Plan
Strategic Master Plan for Recreation, Parks and Cultural Activities

Final Passage: June 14, 2003

PLEASE RETAIN
Potomac West
Small Area Plan

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including

ARLANDRIA NEIGHBORHOOD PLANS

- Upper Potomac West Task Force Report
- A Long-Term Vision and Action Plan for the Arlandria Neighborhood

The Department of Planning & Zoning
City of Alexandria

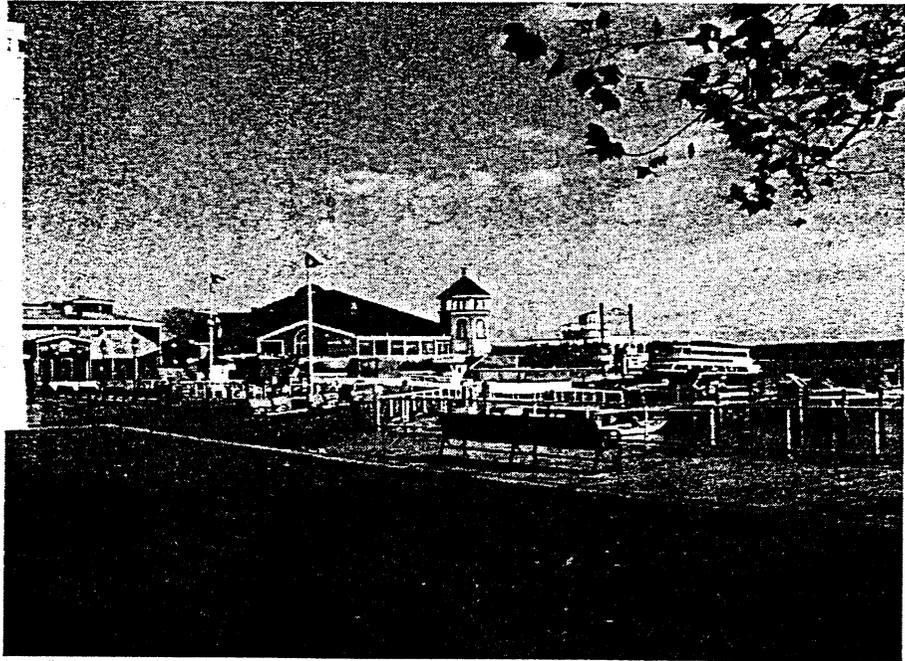
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PLEASE RETAIN

ALEXANDRIA OPEN SPACE PLAN



Rhodeside & Harwell, Incorporated
Economics Research Associates

The City of Alexandria Strategic Master Plan for Recreation, Parks and Cultural Activities

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PLEASE RETAIN

