

**CITY COUNCIL WORK SESSION
WITH THE
PLANNING COMMISSION**

**DECEMBER 8, 2003
6:00 P.M.**

COUNCIL WORK ROOM

AGENDA

- I. INTRODUCTIONS
- II. SUMMARY OF COMPLETED AND ONGOING "AREA PLANNING" ACTIVITIES AND "ZONING ISSUE" STUDIES
- III. FUTURE "AREA PLANNING" ACTIVITIES AND "ZONING ISSUE" STUDIES
 - A. Identification
 - B. Staff-Recommended Priorities
- IV. COUNCIL AND COMMISSION DISCUSSION ON PRIORITIZING FUTURE ACTIVITIES
 - A. "Area Planning" Activities
 - B. "Zoning Issue" Studies

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of Council's Office at 838-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 4, 2003

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*
EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *E Fogarty*

SUBJECT: DECEMBER 8 WORK SESSION: PLANNING PRIORITIES FOR 2004 AND
2005

ISSUE: Determining planning priorities for 2004 and 2005.

RECOMMENDATION: That City Council and the Planning Commission prioritize the planning activities of the Department of Planning and Zoning over the next two years.

DISCUSSION:

Planning Activities: June 2001 to December 2003

In June 2001, City Council approved the Plan for Planning. This plan is an ongoing proactive planning program intended to managed development growth in the City, rather than have growth manage the City. The Plan for Planning targets specific geographical areas that are in need of immediate planning attention, as well as land use issues having impacts throughout the City.

The key to success in any planning effort is a process that seeks the input of all stakeholders and incorporates multiple disciplines, such as design, engineering, economics, transportation, open space and housing. Over the past two years, the Department has undertaken a community-based planning process that has resulted in approved small area plans, along with implementation strategies, for Eisenhower East and the Arlandria neighborhood. Currently, the Department is engaged in two other area planning activities - - the development of a retail strategy plan for King Street, and an area plan for Mt. Vernon Avenue - - and a number of studies that address Citywide zoning issues. These completed and ongoing activities are summarized in Attachment 1 (Sections A, B and C).

These planning efforts have achieved a number of positive outcomes:

- Significant involvement of the community in land use planning;
- Consensus on a vision for the future;
- Guidance for future decision making;
- Support for the planning process;
- Clarity for the development community; and
- Direction for the development review process.

These planning efforts have also contributed to the City vision and goals recently discussed by Council at its retreat. For instance:

- The ongoing King Street Retail Study addresses the need to maintain King Street as a key element of a **“vibrant historic city.”**
- Each of the area plans efforts contributes to creating **“multiple urban villages”** with a mix of retail, commercial and residential uses, community services, planned open space and transportation systems that form **“unique livable neighborhoods,” “preserve natural resources,”** and provide for **“healthy urban living.”**
- Each of the plans addresses the importance of **“affordable housing”** to create **“diverse neighborhoods.”**
- Each of the plans includes a strong market, economic and implementation element to assure that the plan contributes to Alexandria’s **“thriving economy.”**

Planning Activities: January 2004 to December 2005

Many planning activities remain for the Department to accomplish. These include: (1) additional area planning initiatives; (2) Citywide zoning issue studies; and (3) a comprehensive review and update of the Citywide Master Plan.

A summary of these future activities is set out in Attachment 1 (Sections D and E).

At the December 8 work session, we wish to discuss with Council and the Commission these future planning activities with a view towards identifying those which should be given top priority and, with budgeted resources, can be completed, or substantially completed, over the next 24 months.

Attachment 2 is a one page identification of these future “area” and “issue” planning activities which will be used as the basis for discussion during the work session.

ATTACHMENTS:

Attachment 1: Summary of Department of Planning and Zoning Area Planning Initiatives and Citywide Zoning Studies: Completed, Ongoing, and Future

Attachment 2: One Page Listing of Future Area Planning Initiatives and Citywide Zoning Studies

**Summary of Department of Planning and Zoning Area Planning Initiatives
and Citywide Studies: Completed, Ongoing, Future**

A. Area Planning Initiatives: Completed

Arlandria Small Area Plan	A plan to revitalization of a diverse neighborhood residential/commercial center with short-term actions to support and strengthen the Mt. Vernon Avenue retail corridor and longer term strategies to guide the development and major mixed-use opportunity sites.
Eisenhower East Small Area Plan	A plan to creation of a mixed-use urban center with office, retail and housing on 230 acre site - with emphasis on balancing the transportation, parking and development to manage the vehicular traffic.

B. Area Planning Initiatives: Ongoing

King Street Retail Strategy Plan	A strategic plan to maintain the City's historic core as vibrant retail commercial center, including an enhanced streetscape, parking and marketing strategies and programs to protect the residential neighborhoods.
Mt. Vernon Avenue Corridor Plan	A plan to enhance the retail vitality while preserving the character of the historic retail core and protecting residential neighborhoods. Development of standards and guidelines for new construction on opportunity sites along the Avenue.

C. Citywide Zoning Issue Studies: Ongoing

Open Space Zoning	Ongoing development of standards to be incorporated into the Zoning Ordinance to address the issues related to open space, including the amount, appropriate sizes and location (ground-level vs. above-grade).
Parking Standards	Analysis of existing Citywide parking standards and determination of new parking standards based upon proximity to transit, need to manage traffic specific uses, joint use of parking, etc.

Washington Street Guidelines Design standards and guidelines for the historic Washington Street corridor through the City.

D. Area Planning Initiatives: Future

Braddock Metro Area Plan A plan to create an urban neighborhood centered around the Metro station. Identification of development scenarios that reflect appropriate location and scale, while protecting and transitioning to adjacent established neighborhoods.

Hunting Towers/Hunting Terrace Area Plan A plan to address the lands acquired by VDOT as part of the Woodrow Wilson Bridge project which will ultimately sell the land and residual residential buildings upon completion of the bridge work (2005). The plan will address maintaining affordable housing and residential character, defining appropriate densities and enhancing the southern gateway to the City.

Waterfront Area Plan A plan to restore and make accessible one of the City's greatest assets. The plan will provide a strategy for the waterfront to anchor lower King Street, while providing open space and recreation for the community.

Duke Street Corridor Plan A corridor study to identify appropriate land uses, transportation strategies, streetscape improvements and redevelopment opportunities including the identification of special centers or nodes.

Eisenhower West Area Plan A plan to identify long-term future of this area including the appropriate land use strategy, and the determination of the transportation network required to support the land use.

Route 1 Corridor Plan A corridor plan to address the redevelopment pressure as a result of the Potomac Yard development. Identification of appropriate land uses and intensity of development along the west side of the corridor to transition from large scale highway-oriented commercial while buffering the residential neighborhoods to the west.

Comprehensive Review and Update of Master Plan

A comprehensive community-based planning effort to update the entire Master Plan to better define a vision and general plan for the long-term uses of land in the City, as well as for the physical infrastructure that will be needed to support those uses.

E. Citywide Zoning Issue Studies: Future

Neighborhood Infill

A study to develop new standards and guidelines to assure that new development, redevelopment and tear-down development is consistent with the context of the existing neighborhood.

Industrial Areas

An analysis of the City's need for lands for industrial and service uses. Land uses for the Eisenhower West, South Pickett Street and Route 1 areas will be incorporated in the study as well as an evaluation of existing inventory, concentrations of uses and appropriate locations for such use.

Retail Land Use

A strategy for strengthening retail Citywide and increasing Alexandria's share of the regional retail market. The analysis of the retail patterns and locations throughout the City will provide the basis for recommendations on issues such as the appropriateness of big-box retailers, and the appropriate location and purpose of retail within new development.

Landscape/Streetscape Standards

A study to create streetscape and landscaping standards and design guidelines to be incorporated in the Zoning Ordinance to provide a clear understanding of the City's expectations.

FAR Standards

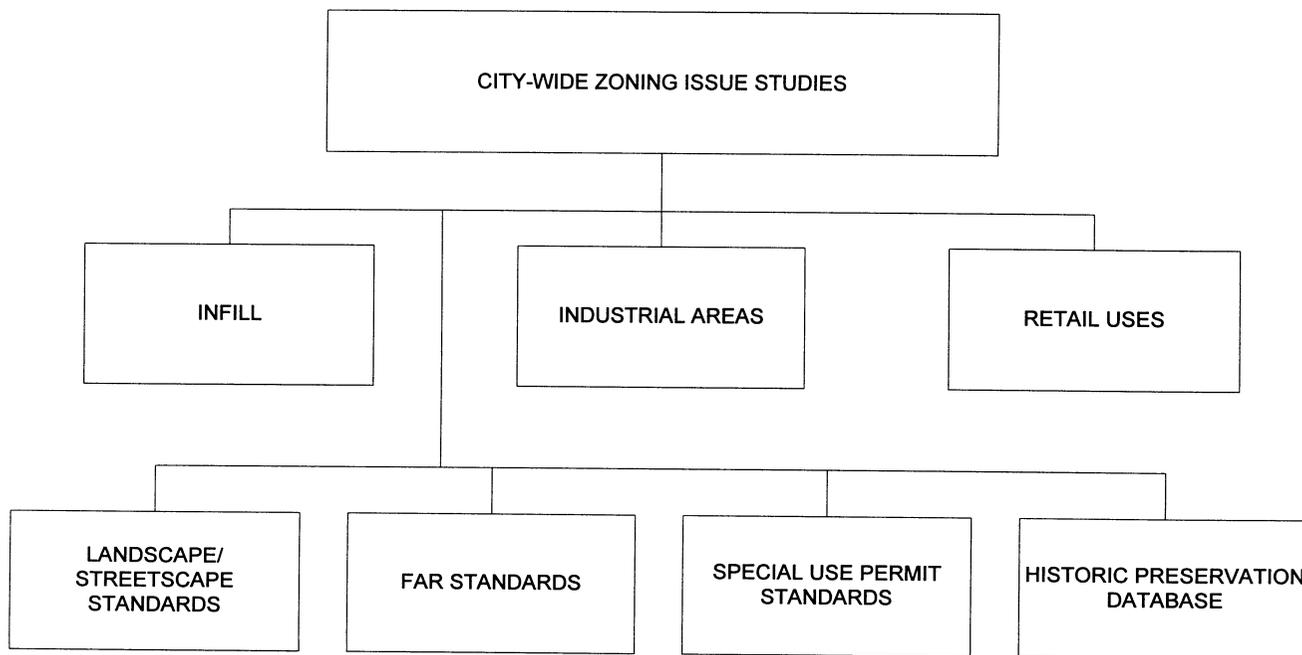
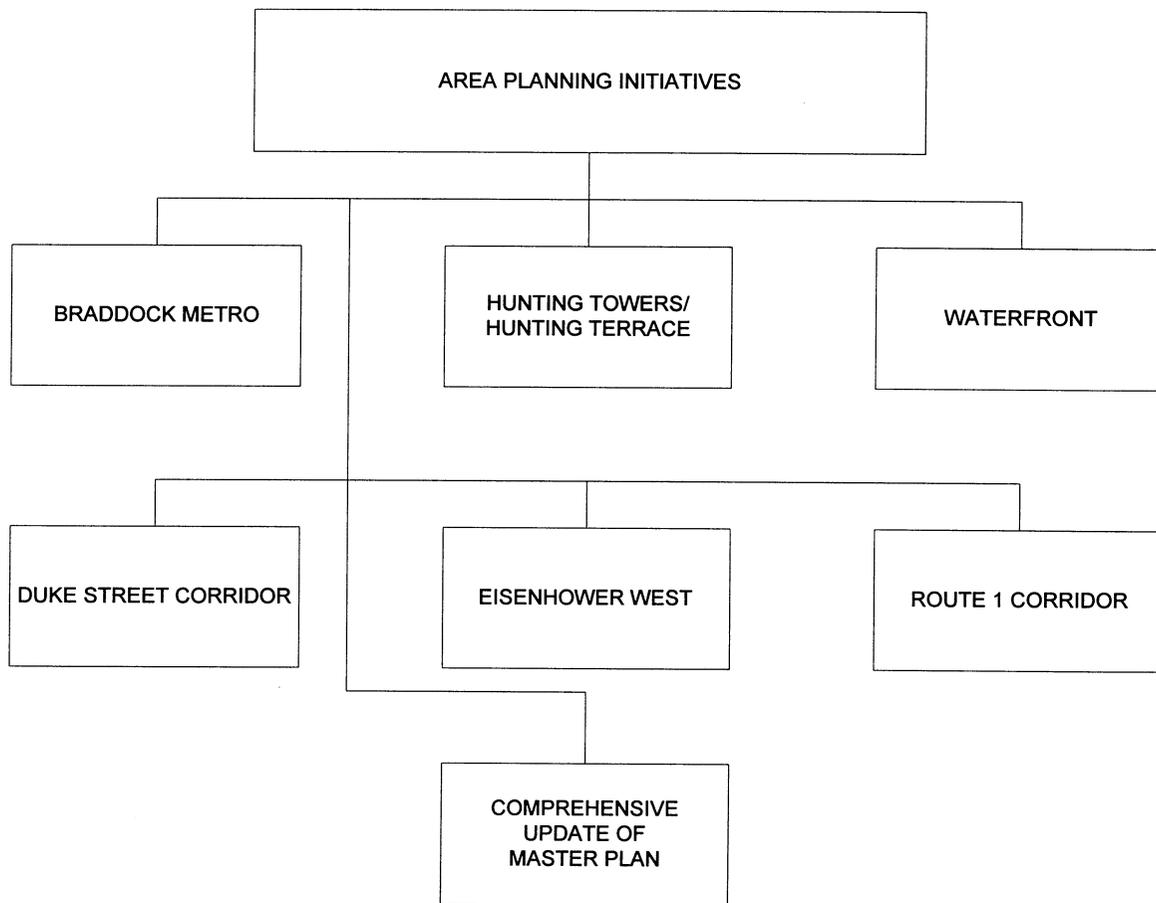
A study to analyze the current use of FAR and ground coverage standards, especially in townhouse developments, and the recommendation of more appropriate standards.

Historic Preservation

A database of significant historic resources that are not located within the traditional historic districts.

SUP Standards

Analysis of the potential for establishing an Administrative SUP with the intent of developing a program of incentives.



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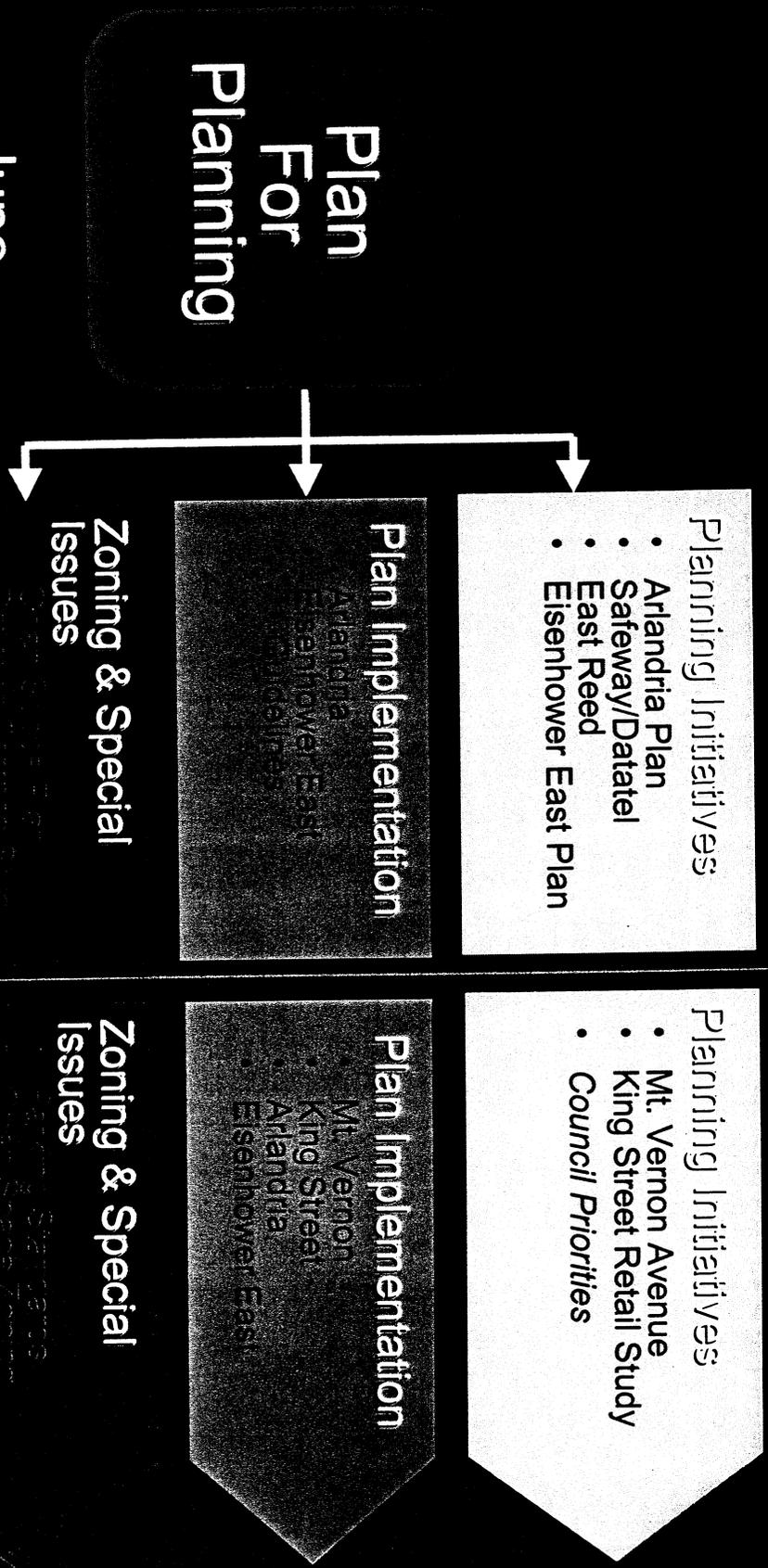
Department of Planning & Zoning



Planning Priorities 2004-2005

December 8, 2003

Department of Planning & Zoning Planning Priorities



- Planning Initiatives
- Arlandria Plan
 - Safeway/Datatel
 - East Reed
 - Eisenhower East Plan

- Planning Initiatives
- Mt. Vernon Avenue
 - King Street Retail Study
 - Council Priorities

Plan Implementation

Arlandria
Eisenhower East
Beltsville

Plan Implementation

Mt. Vernon
King Street
Arlandria
Eisenhower East

Zoning & Special Issues

Zoning & Special Issues

December 8, 2003

2001-2003

2003-2004

Department of Planning & Zoning

Planning Priorities

Important Outcomes

- Significant involvement of the community
- Consensus on a vision for the future
- Strong support for the comprehensive planning process
- Clarity for the development community
- Direction for the development review process

Lessons Learned

- Techniques to ensure community involvement and education
- Design Guidelines/Standards (form based coding)
- How to provide incentives for revitalization
- Land Use/Parking/ Transportation Strategies to reduce traffic
- Understanding/support of retail

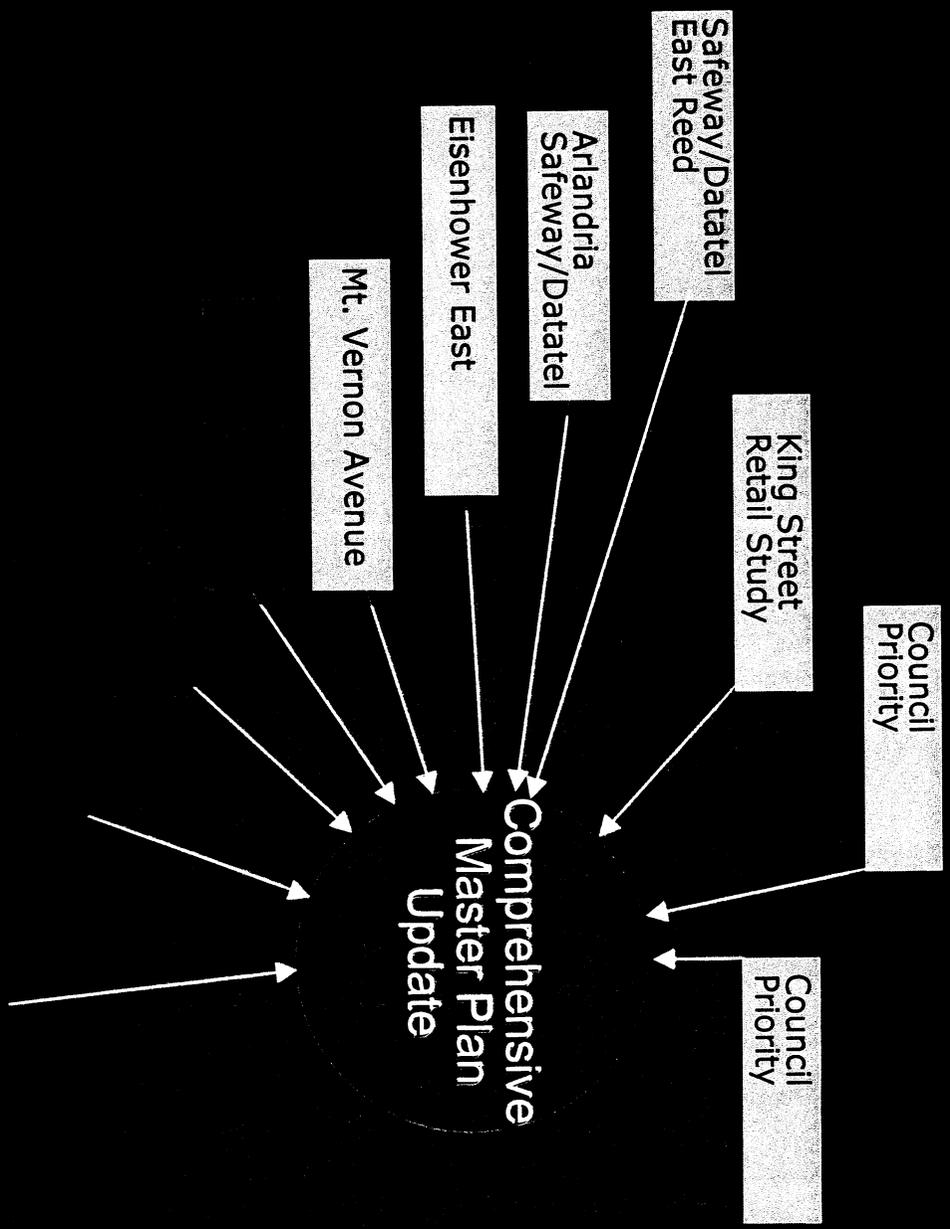
Department of Planning & Zoning
Planning Priorities

Planning Provides a Vehicle for Achieving the City's Goals

- King Street Retail Study addresses goal to maintain a
"VIBRANT HISTORIC CITY "
- All of the planning efforts focus on and contribute to creating
"MULTIPLE URBAN VILLAGES "
"UNIQUE LIVABLE NEIGHBORHOODS "
"PRESERVATION OF NATURAL RESOURCES "
"HEALTHY URBAN LIVING "
- Each of the plans address the need for
"AFFORDABLE HOUSING "
"DIVERSE NEIGHBORHOODS "
- Planning brings together the community and City Departments to
"TO WORK TOGETHER FOR THE COMMUNITY BETTERMENT "
- Each of the plans includes market, economic and implementation
elements to assure a
"THRIVING ECONOMY "

December 8, 2003

Department of Planning & Zoning Planning Priorities



Plan
for
Planning

2001

2002

2003

2004

2005

December 8, 2003

Department of Planning & Zoning
Planning Priorities

Planning Initiatives

Completed

Arlandria

Safeway/Datatel
East Reed

Eisenhower
East

On-Going

King Street
Retail Study

Mt. Vernon
Avenue

Pending *to be prioritized*

Braddock Rd.
Small Area Plan

Waterfront
Small Area Plan

Route 1
Corridor Plan

Hunting Towers/
Hunting Terrace

Eisenhower
West

Duke Street
Corridor Plan

December 8, 2003

Department of Planning & Zoning
Planning Priorities

Zoning & Special Studies

On-Going

Pending
to be prioritized

December 8, 2003

Department of Planning & Zoning
Planning Priorities

Recommended Priorities

Planning
Initiatives

Braddock Metro
Small Area Plan

Waterfront
Small Area Plan

Hunting Towers/
Hunting Terrace

Eisenhower
West

Route 1
Corridor

Duke Street
Corridor

Highest Priority

Zoning &
Special
Studies