

**The Planning Commission is scheduled to act on this item on 5/4/06. Council will be provided a copy of the action separately.**

The Planning Commission will hold a work session to discuss the Braddock Road Metro Small Area plan and the Potomac Yard development on May 4, 2006 at 5:30pm in City Hall.

## Docket

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# *City of Alexandria*

## Planning Commission

### Regular Public Hearing

Thursday, May 4, 2006

7:30 PM, COUNCIL CHAMBERS  
301 KING STREET, CITY HALL  
ALEXANDRIA, VIRGINIA

The Alexandria Planning Commission docket is subject to change. Planning and Zoning staff can provide information on changes that occur prior to the meeting.

Staff reports on each item are available in the Department of Planning and Zoning.

The Planning Commission reserves the right to vary the order of the meeting, if so announced.

All persons, including applicants, wishing to speak before the Planning Commission must fill out a "Speaker's Form" (which may be found on the Internet at the Planning Commission docket site, or in the rear of the Council Chambers) and present it to the Planning Commission staff.

The instruction information "First Time at Planning Commission" is available on the internet and at the rear of the Council Chambers to assist the public in presenting views to the Planning Commission.

**Department of Planning and Zoning**  
301 King Street, City Hall, Room 2100  
Alexandria, Virginia 22314  
phone: (703) 838-4666

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1. Call to Order.

**CONSENT CALENDAR:**

**AN ITEM ON THE CONSENT CALENDAR WILL BE HEARD ONLY IF SOMEONE REQUESTS IT BE REMOVED FROM THE CONSENT DOCKET. ITEMS NOT REMOVED WILL BE APPROVED OR RECOMMENDED FOR APPROVAL AS A GROUP AT THE BEGINNING OF THE MEETING.**

**2. SPECIAL USE PERMIT #2006-0013**

611 KING STREET

BREAD AND CHOCOLATE, INC

Consideration of a request for a special use permit to increase the seating at a restaurant; zoned KR/King Street Retail. Applicant: Bread and Chocolate, Inc.

**3. SPECIAL USE PERMIT #2006-0015**

1321 LESLIE AVENUE

COMMONWEALTH ACADEMY

Consideration of a request for a special use permit to expand an existing private school and to increase the number of students allowed; zoned CSL/Commercial Service Low. Applicant: Learning Foundation of Metropolitan Washington, Inc by Duncan Blair, attorney

**4. SPECIAL USE PERMIT #2006-0007**

1561 POTOMAC GREENS DRIVE

JW SALONS AND DAY SPA, LLC

Consideration of a request for a special use permit to operate a massage therapy facility within a salon and spa; zoned CDD-10/Coordinated Development District. Applicant: John W. Hall

**CONSENT CALENDAR ACTION:**

*END OF CONSENT CALENDAR.*

**TEXT AMENDMENTS AND STUDIES:**

**5. MASTER PLAN AMENDMENT #2006-0002 DEFERRED**

**EISENHOWER EAST SMALL AREA PLAN**

Consideration of a request for an amendment to the Eisenhower East Small Area Plan. Staff: Department of Planning and Zoning

**6. EISENHOWER EAST PLAN IMPLEMENTATION DEFERRED**

Request for the Planning Commission and City Council approval of a formula for the implementation of the open space elements of the Eisenhower East Small Area Plan. Staff: Department of Planning and Zoning

**NEW BUSINESS:**

**7. CITY CHARTER SECTION 9.06 CASE #2006-0002**

**210 STRAND STREET**

Consideration of a proposal by the City of Alexandria to acquire the property at 210 Strand Street, pursuant to the provisions of Section 9.06 of the City Charter.

Applicant: City of Alexandria

**8. SPECIAL USE PERMIT #2006-0017 WITHDRAWN**

**1110 KING STREET**

**THE FAIRFAX DELI**

Consideration of a request for a special use permit to operate a restaurant; zoned KR/King Street Retail. Applicant: Jeong Soo Lee and Deok Kun Lee

**9. SUBDIVISION #2006-0001**

**5300 & 5310 SEMINARY ROAD**

Consideration of a request to resubdivide the subject properties; zoned R-12 and R-20/Residential. Applicant: Sharif Shafik and Wilbur Salas

10. Consideration of approval of the Planning Commission minutes of the regular public hearing of April 4, 2006.

11. Administrative approvals: The following special use permits have been administratively approved by the Department of Planning and Zoning:

SUP #2006-0012

Location: 4948 B Eisenhower Avenue

Applicant: Dogor Enterprises, LLC d/b/a A&L Auto Electric

Request: Change of ownership of a light automobile repair business.

SUP #2006-0014

Location: 3050 Duke Street

Applicant: JBAR, Inc.

Request: Change of ownership of a restaurant.

12. Other Business.

Adjournment.

Attendance:
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*City of Alexandria, Virginia*

MEMORANDUM

DATE: MAY 9, 2006  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: JAMES K. HARTMANN, CITY MANAGER  
SUBJECT: ACQUISITION OF 210 STRAND STREET - SECTION 9.06 REPORT OF THE PLANNING COMMISSION

**ISSUE:** Acquisition of property at 210 Strand Street, pursuant to the provisions of Section 9.06 of the City Charter.

**RECOMMENDATION:** That the City Council receive the report of the Planning Commission approving the acquisition of the property at 210 Strand Street, pursuant to Section 9.06 of the City Charter.

**BACKGROUND:** The City has entered into an agreement to purchase the property at 210 Strand Street, on the City's waterfront contingent upon City Council approval. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission's role is one of ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

The City's Open Space Plan, adopted in 2003 as a chapter of the City's Master Plan, identifies the land along the Potomac River as a significant open space asset, and part of the City's "green crescent" connection of trails and open spaces. A goal of the Plan is the completion of the Potomac River waterfront corridor. The Plan specifically recommends, as a high priority, acquiring all or part of the Strand properties. In furtherance of the Plan, Council adopted a list of Priority Sites for acquisition in 2004, and the Strand properties were identified as priority sites for acquisition. The City will be financing the acquisition cost of this property with funds derived from City Council's dedication of one percent of the City's real estate tax rate for open space acquisition.

The property under consideration is located at 210 Strand Street. The property is occupied by a building formerly used for boat maintenance and repair. The building is currently used for storage. After the City purchases the property, it may continue to be used for storage in the short term, while the City determines an appropriate interim use and ultimately a future use through the waterfront planning process.

The proposed purchase of this key waterfront property represents a significant commitment by the City to the implementation of its Open Space Plan, and to Council's Strategic Plan. The upcoming waterfront planning process will determine the future of this property and the remaining Strand parcels to be purchased, how these two parcels will be used, and how much open space and open space related uses will be placed on this property. If non open space and related uses are placed on properties purchased with open space funds, then the open space account would be reimbursed accordingly.

**FISCAL IMPACT:** The acquisition of this property will be financed from the City's Open Space fund.

**ATTACHMENTS:**

Attachment 1. Action from May 4 Planning Commission meeting

Attachment 2. Map of property

**STAFF:**

Mark Jinks, Deputy City Manager

Richard Josephson, Deputy Director, Planning and Zoning

Docket Item #7  
CITY CHARTER, SECTION 9.06; CASE #2006-0002

Planning Commission Meeting  
May 4, 2006

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**ISSUE:** Consideration of a proposal by the City of Alexandria to acquire the property at 210 Strand Street, pursuant to the provisions of Section 9.06 of the City Charter.

**LOCATION:** 210 Strand Street  
Tax parcel 75.03-03-13

**ZONE:** W-1/Waterfront Mixed Use

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DISCUSSION

The City has entered into an agreement to purchase the property at 210 Strand Street on the City's waterfront. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

This property is the third such parcel identified for acquisition by the City as part of its Open Space Plan. The two other parcels, located at 0 Prince Street and 200 Strand Street, were the subject of a Section 9.06 action by the Planning Commission in February 2006. In that case the Planning Commission voted to approve the acquisition, finding it consistent with the City's Master Plan.

Property Description

The property under consideration is located at 210 Strand Street. The property is occupied by a building formerly used for boat maintenance and repair. The building is currently used for storage.

Alexandria Master Plan

The City's Open Space Plan, adopted in 2003 as a chapter of the City's Master Plan, identifies the land along the Potomac River as a significant open space asset, and part of the City's "green crescent" connection of trails and open spaces. A goal of the Plan is the completion of the Potomac River waterfront corridor. The Plan specifically recommends, as a high priority, acquiring all or part of the Strand properties. In furtherance of the Plan, Council adopted a list of Priority Sites for acquisition in 2004, and the Strand properties were identified as an immediate priority acquisition. The City will be financing the acquisition cost of the parcel with funds derived from City Council's dedication of one percent of the City's real estate tax rate for open space acquisition.

Future Use of the Property

After the City purchases the property, it may continue to be used for storage in the short term, while the City determines an appropriate interim use and ultimately a future use through the waterfront planning process.

CITY CHARTER SECTION 9.06  
CASE #2006-0002  
210 STRAND STREET

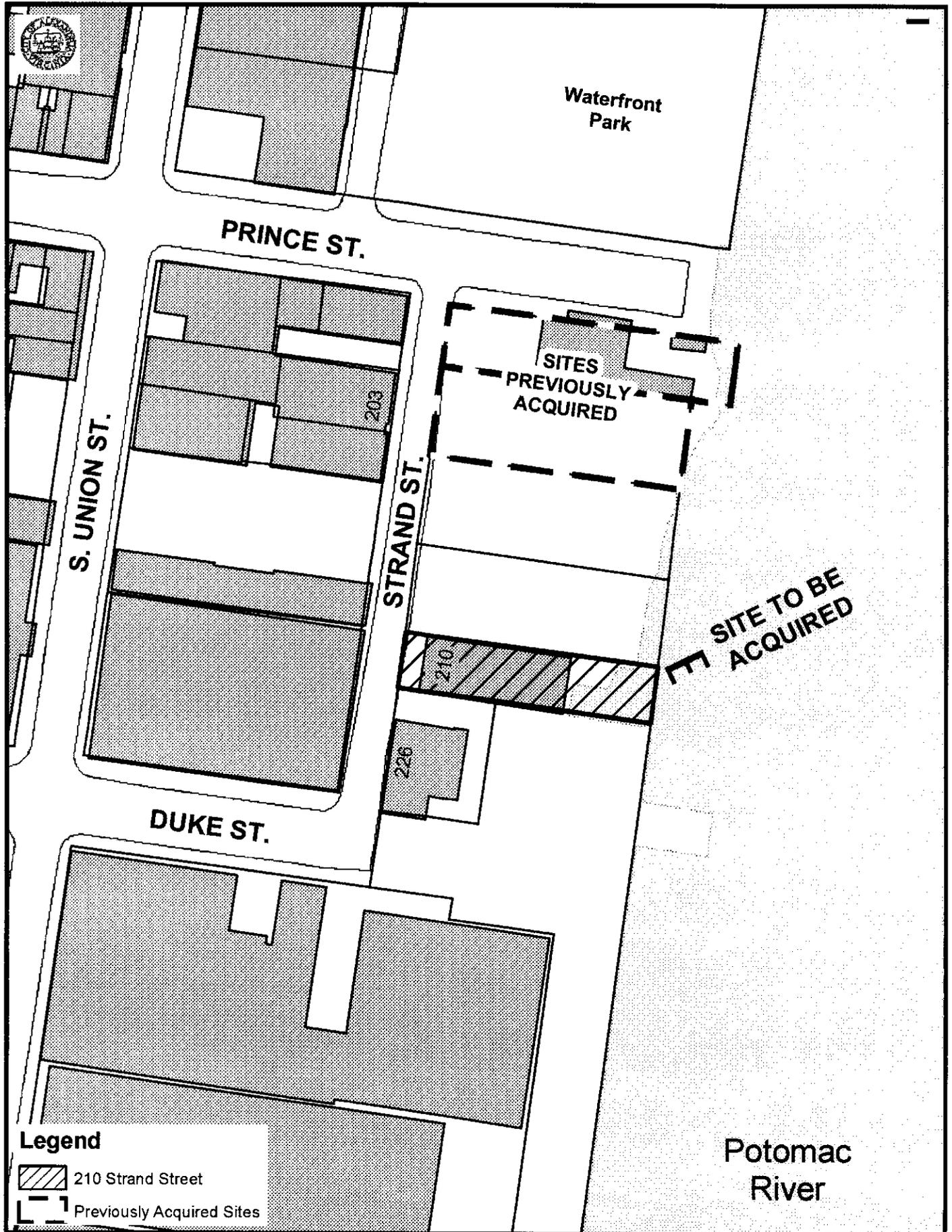
Analysis

The proposed purchase of this key waterfront property represents a significant commitment by the City to the implementation of its Open Space Plan, and to Council's Strategic Plan, which envisions serious efforts to ensure a quality of life for all of its citizens. Since the upcoming waterfront planning process will determine the future use of this property and the remaining Strand properties to be purchased, how this property will be used and how much open space and related uses will be placed on this property is to be determined as part of that process. If non-open space and related uses are placed on properties purchased with open space funds, then the open space account would be reimbursed accordingly.

Staff Recommendation

Staff recommends that the Planning Commission approve the acquisition of the subject property as consistent with the Master Plan, under section 9.06 of the Charter.

STAFF: Mark Jinks, Deputy City Manager  
Richard Josephson, Deputy Director, Planning and Zoning



**Legend**  
210 Strand Street  
Previously Acquired Sites