

EXHIBIT NO. 1

11
10-18-08

Docket Item #8
Text Amendment #2008-0007
JAMES BLAND CDD #16

Planning Commission Meeting
October 7, 2008

ISSUE: Consideration of a request for a text amendment to the City's Zoning Ordinance to include CDD #16 – James Bland

STAFF: City of Alexandria, Department of Planning and Zoning

PLANNING COMMISSION ACTION, OCTOBER 7, 2008: On a motion by Mr. Komoroske, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of TA #2008-0007. The motion carried on a vote of 7 to 0.

Staff recommends amending Section 5-602 of the City's Zoning Ordinance to add the following language to the Coordinated Development Districts table:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
16	James Bland	RB/ Residential Townhouse Zone regulations shall apply	The development controls, including FAR and number of units for land within this CDD, as shown in the approved CDD-16 Concept Plan, in addition to the Braddock East Master Plan provisions in the Braddock Metro Neighborhood Plan. Any proposed development shall conform to the Braddock Metro Neighborhood Plan Design Guidelines	The maximum heights shall conform to the CDD-16 Concept Plan	Mix of residential uses (townhouse & multifamily) & open space

Refer to Section 5, Staff Analysis, of the James Bland staff report (DSUP2008-0013) for information regarding the CDD request.

9, 10, 11

10-18-08

Support Planning Commission Recommendation with the following changes:

1) Incorporate the language submitted by the Inner City Civic Association and the Lofts Homeowners association. *for the small area plan.*

2) Accept staff recommendations in the staff memo dated October 17, regarding open space, the 16 offsite units, the process to review the distribution of income in the multi-family buildings, the management office for the public housing, building architecture and parking.

3) Modify the housing conditions to be clear that market rate unit holders must use their garages for vehicular parking and may not use them for another purpose that restricts the use of the garage as a for parking.

~~4) Consider options to replace one APHA cluster on First Street with market rates elsewhere in the project and make such a change if financially feasible.~~

economically viable
4) In light of the significant loss of permeable surfaces, direct staff to work with the applicant to explore use of all reasonable environmental technologies, with a specific emphasis on storm water management approaches to keep storm water on site and in the water table (e.g. permeable pavement). And to explore potential grant funding to help support this project.

5) Direct staff to create, within 90 days, a Braddock Road Implementation Committee that shall be responsible for monitoring the implementation of all aspects of the Braddock Road and Braddock Road East plans as well as related city activities that relate to this neighborhood.

explore options to provide for
6) Work with the applicant to ~~explore options to include~~ accessible electrical outlets in all parking garages to facilitate future electric car options. *If economically feasible*

7) Direct staff to work with the community to develop a formal parking plan for the neighborhood, including Inner City, NorthEast and Braddock Road with the goal of completion of such plan within 18 months or less. The plan should evaluate options for diagonal parking.

8) Direct staff to explore with the community and report back to the BR Implementation Committee (or whatever the group is named) on options for changing street flow so that the new one-way access between First and Montgomery Streets run north to south and the one-way access between Montgomery and Madison Streets run south to north and also to evaluate whether one way streets would be beneficial.

9) Include language in the SUP clarifying that any required architectural changes can not harm the economic viability of the project.

(over)

James Bland
DSUP# 2008-0013
Docket Item # 10

New Condition 28B to relocated one public housing footprint (3 units) from First Street to another location on the site and replace with two market rate units.

28B. The applicant shall relocate the public housing units on lot #17 to a location on N. Alfred Street to be determined by the applicant and the Director of P&Z. The relocated ARHA footprint will be replaced by two market rate 3 1/2 story, 19 foot wide townhouses.

Motion by Krupicka / LOVAIN 7-0

Support Planning Commission Recommendation with the following changes:

1) Incorporate the language submitted by the Inner City Civic Association and the Lofts Homeowners association. *for the Braddock East small area plan.*

Include one option for Council 2 decide w/ next 12 mos.

2) Accept staff recommendations in the staff memo dated October 17, regarding open space, the 16 offsite units, the process to review the distribution of income in the multi-family buildings, the management office for the public housing, ~~lofts~~ building architecture and parking. *Council to purchase 2 additional units for open space*

3) Modify the housing conditions to be clear that market rate unit holders must use their garages for vehicular parking and may not use them for another purpose that restricts the use of the garage ~~as a~~ for parking.

Require HOA do address with an option to consider

~~4) Consider options to replace one ABIA cluster on First Street with market rates elsewhere in the project and make such a change if financially feasible.~~

4 ~~5~~) In light of the significant loss of permeable surfaces, direct staff to work with the applicant to explore use of all reasonable environmental technologies, with a specific emphasis on storm water management approaches to keep storm water on site and in the water table (e.g. permeable pavement). And to explore potential grant funding to help support this project. *economically viable*

5 ~~6~~) Direct staff to create, within 90 days, a Braddock Road Implementation Committee that shall be responsible for monitoring the implementation of all aspects of the Braddock Road and Braddock Road East plans as well as related city activities that relate to this neighborhood.

6 ~~7~~) Work with the applicant to ~~explore options to provide for~~ *explore options to provide for* accessible electrical outlets in all parking garages to facilitate future electric car options. *If economically feasible*

7 ~~8~~) Direct staff to work with the community to develop a formal parking plan for the neighborhood, including Inner City, NorthEast and Braddock Road with the goal of completion of such plan within 18 months or less. The plan should evaluate options for diagonal parking. *among other things*

8 ~~9~~) Direct staff to explore with the community and report back to the BR Implementation Committee (or whatever the group is named) on options for changing street flow so that the new one-way access between First and Montgomery Streets run north to south and the one-way access between Montgomery and Madison Streets run south to north and also to evaluate whether one way streets would be beneficial.

~~9 ~~10~~) Include language in the SUP clarifying that any required architectural changes can not harm the economic viability of the project.~~

(over)

James Bland
DSUP# 2008-0013
Docket Item # 10

New Condition 28B to relocated one public housing footprint (3 units) from First Street to another location on the site and replace with two market rate units.

work with staff to explore the possibility

28B. The applicant shall relocate the public housing units on lot #17 to a location on N. Alfred Street to be determined by the applicant and the Director of P&Z. The relocated ARHA footprint will be replaced by two market rate 3 1/2 story, 19 foot wide townhouses.