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City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 16, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THRU: PHILIP SUNDERLAND, CITY MANAGER ^{PS}

FROM: EILEEN FOGARTY, DIRECTOR
PLANNING AND ZONING 

SUBJECT: JAMESTOWNE VILLAGE DEVELOPMENT

At Council's meeting at Tucker Elementary School on January 23, 2001, an issue was raised with regard to a proposal to expand the Jamestowne Village apartment complex in the West End. No plan has been submitted to the City regarding such a proposal, although staff understands that the owner of Jamestowne Village would like to develop additional parking for its residents.

The Jamestowne Village apartment complex is located on North Van Dorn Street, just south of the Seminary Towers apartments and just north of the KMS townhouse development. It was built in 1962 and contains 377 apartment units. Jamestowne Village was built with only 450 parking spaces, fewer than would be required under today's parking requirements. The need for additional parking for Jamestowne Village was raised over a year ago as part of the KMS parking discussion. To address the issue, Mr. Dwight Dunton, the owner of Jamestowne Village, has been discussing with citizens and the Schools Facilities Committee the possibility of leasing land on the Hammond Middle School site in order to create a new parking area for existing tenants. The land proposed for parking is a treed area immediately east of the existing apartments. Jamestowne Village has created a Web site that highlights the issue ([www. Jamestownevillage.com/parking](http://www.Jamestownevillage.com/parking)).

When Mr. Dunton and his attorney, Jonathan Rak, met with Planning staff last fall to discuss the need for additional parking, staff explained that any proposal to use school land for additional parking would require both a rezoning and special use permit approval. Planning staff also advised the Jamestowne Village representatives that it would not process those land use applications unless Jamestowne Village received approval from the School Board for the use of the land. Staff is not aware that any approval from the Facilities Committee or the School Board has been achieved to date.

At the same meeting with staff, Jamestowne Village representatives also discussed with Planning staff in a general, hypothetical way the potential for a future expansion of the apartment complex on vacant, private property to the southeast of the existing apartment development. As to that idea, planning staff has no plans that it is reviewing, and no definitive understanding of a proposal.

If you have any additional questions on this matter, you should contact Barbara Ross in Planning and Zoning at (703) 838-4666.

cc: Michele R. Evans, Assistant City Manager