

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 7, 2008

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: STATUS OF FLOOR AREA TRANSFERS AND REDEVELOPMENT
PLANS FOR THE EAST BLOCK OF CARLYLE BLOCK P (CDD#1)

I. BACKGROUND

In October 2007, City Council approved SUP#2007-0094, which amended the Carlyle special use permit and Block P design guidelines, to allow a transfer of approximately 95% (396,191 sf) of the permitted Block P floor area to the western block of the project. Block P is located at the intersection of Eisenhower Avenue and John Carlyle Street and consists of 4.56 acres in the CDD#1 zone. Since the approval, the final site plan and building permits have been approved and the building is currently under construction for a 372,000 sf building for the west block. This amendment included a condition (70A.o.a) that requires the applicant to update the City on the status of the eastern portion of the block:

“Within twelve (12) months of the date of the approval of SUP#2007-0094, the applicant or its successors shall be responsible for submitting a report to the Planning Commission and City Council on the status of any transfers and/or redevelopment plans and/or proposals for the proposal for the portion of the eastern portion of the site. The information within the report shall include all necessary and applicable information as determined necessary for review by the Director of P&Z. As part of the twelve (12) month review, the Planning Commission and/or City Council may require additional reports and/or information on an as needed basis.”

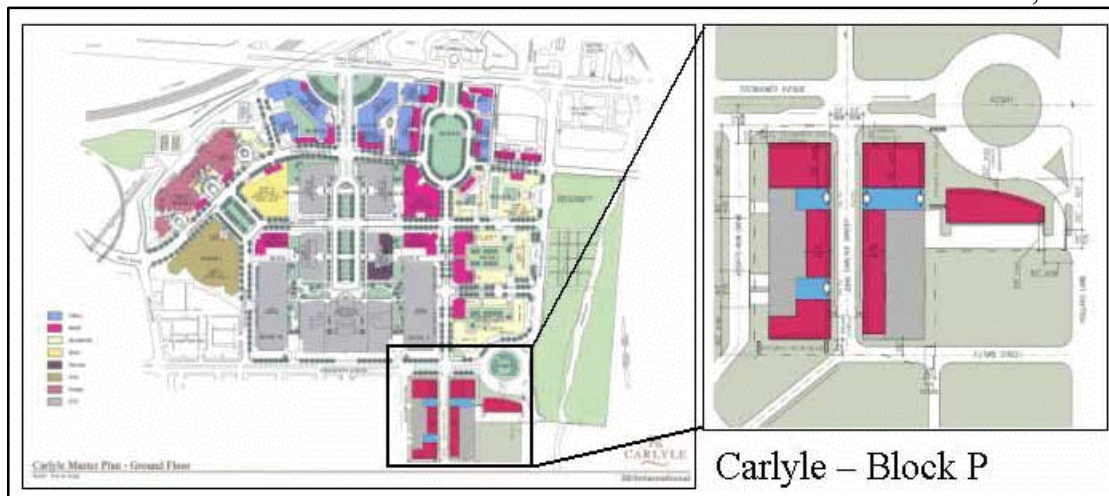


Figure 1. Overall Carlyle Plan and Block P

II. UPDATE

Since the approval of SUP2007-0094, the applicant has explored options for securing additional floor area for the eastern portion of Block P. Potential sources of unused floor area include 50,000 sf from Block 27 and approximately 6,500 sf from Carlyle Block G. Blocks 29 and 30 in Eisenhower East are also under consideration as potential sources of available floor area. Given that the eastern portion of Block P is zoned CDD#1 (Carlyle) but also located in Eisenhower East, any transfer of floor area from outside of Carlyle would require separate zoning approvals. The Carlyle land use allocation table is shown in Attachment 1.



Figure 2. Block P west (765 John Carlyle St.), as viewed from Eisenhower Ave.

Staff has met with the property owner to discuss potential uses and planning for the eastern block. Given the need for additional floor area on this block and its proximity to several other blocks that are anticipated to be redeveloped under the *Eisenhower East Small Area Plan*, staff directed the applicant to undertake a comprehensive planning process in cooperation with city staff and affected landowners that evaluates the adjoining blocks including Block 26B (City-owned) and Block 28 (currently occupied by the Virginia Concrete plant) in addition to the eastern portion of Block P, together known as the South Carlyle district.

Staff has also requested that the applicant study the option of locating a concentrated area of retail uses in this area and directed the applicant to prepare a retail feasibility for this

site. The applicant is ready to move forward with this study. The planning process for the eastern portion of Block P and the adjoining properties is anticipated to commence this Fall/Winter. The reason for the delay of this study is the on-going litigation regarding Block 29 and Block 30. Until the Alexandria Sanitation Authority (ASA) obtains ownership of Block 29 and Block 30, it would be inappropriate to plan for the transfer of density from these blocks. It is anticipated by early next year that the ownership of Block 29 and Block 30 will be resolved.

The Alexandria Sanitation Authority (ASA) will be submitting development proposals and a rezoning application to the City in the Fall/Winter 2008 for expansion of their facility onto Blocks 29 and 30. The availability of any potential floor area from Blocks 29 and 30 for transfer onto Block P can be better planned and understood in the next couple months when the ownership issue is resolved and we have a better understanding of the proposals by ASA for Blocks 29 and 30.

III. STATUS OF THE ADJOINING BLOCKS

The comprehensive planning process for South Carlyle will need to take into account the status of the properties in this district. Virginia Concrete, located on Block 28, will be required to cease operations within 30 days of the issuance of the first certificate of occupancy for residential, office, or retail space in the South Carlyle district, but no earlier than December 30, 2009. The Alexandria Sanitation Authority (ASA) is in the process of proceeding with expansion of their operations onto Blocks 29 and 30. Given that the Virginia Concrete plant on Block 28 will need to cease operations relatively soon, Virginia Concrete has investigated other areas in which to relocate their plant.

The residential development of Block 27 which was recently approved is currently under construction and is anticipated to be completed by Summer/Fall 2009.

IV. NEXT STEPS

The planning process for the east block, including the South Carlyle district, will commence in the Fall/Winter and will include a retail study and community involvement. Staff anticipates that the planning effort for the eastern portion of the site will include the adjoining blocks and ideally would be processed concurrently with the ASA expansion plans which staff anticipates will be within the next 12 months.

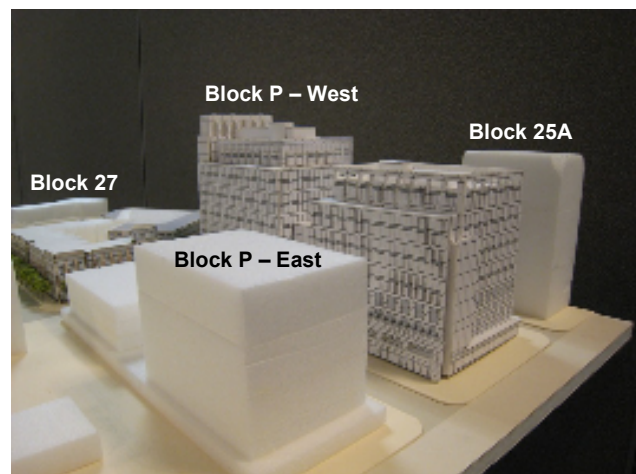


Figure 3. Approved Block P – west proposal with context, showing existing massing approvals.

ATTACHMENT 1

Carlyle Land Use Allocation Table

Block	Office	Residential	Hotel	Retail	GSA	Daycare	Total
A		814,419		4,245			818,664
B	290,000			7,000			297,000
C	460,700			19,600			480,300
D							0
E	163,216			24,522			187,738
F	399,493	102,704	230,000	5,500			737,697
G	501,679			70,000			571,679
H		436,000		4,000			440,000
I					400,000		400,000
J	447,629			14,137			461,766
K	414,432			29,205		4,500	448,137
L		340,490		20,364			360,854
M	484,803						484,803
N	484,803						484,803
O		331,091		6,286			337,377
P	342,191			53,991			396,182
Total	3,988,946	2,024,704	230,000	258,850	400,000	4,500	6,907,000
% of All Uses	57.8%	29.3%	3.3%	3.7%	5.8%	0.1%	100%