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RESOLUTION NO. 23

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ALEXANDRIA, VIRGINIA
APPROVING A REVISION IN
"RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ALEXANDRIA, VIRGINIA
APPROVING URBAN RENEWAL PLAN
(REDEVELOPMENT PLAN AND PROJECT)
AND FEASIBILITY OF RELOCATION FOR
DIP URBAN RENEWAL PROJECT, VA. R-64"

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, as provided in such Act, contracts for financial aid thereunder require, and the Governing Body of the Locality did approve the plan for the urban renewal project identified as the Dip Urban Renewal Project located in the City of Alexandria, State of Virginia, by resolution entitled "Resolution of the City Council of the City of Alexandria, Virginia Approving Urban Renewal Plan (Redevelopment Plan and Project) and Feasibility of Relocation for Dip Urban Renewal Project, Va. R-64"; and

WHEREAS, a provision relative to an analysis of and the existence of a need for transient housing was inadvertently omitted from said Resolution, which provision the Federal Government has required be included in said Resolution before the Local Public Agency can enter into a contract for financial assistance under such Act with the United States of America, acting by and through the Secretary of Housing and Urban Development, pursuant to which Federal funds will be provided for the Project;

WHEREAS, said provision has been prepared and referred to the Governing Body for review and approval;

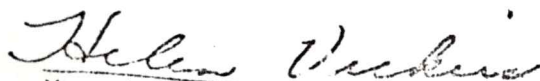
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA, AS FOLLOWS:

That the following provision to be included in, by revision of, said Resolution, has been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file a copy of said Resolution so revised with the minutes of this meeting:

"Whereas, the Governing Body has caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and"

"9. That it is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing."

Adopted April 13, 1971


Mrs. Helen Vickers, City Clerk
and Clerk of Council

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA,
VIRGINIA, APPROVING URBAN RENEWAL PLAN (REDEVELOPMENT PLAN
AND PROJECT) AND FEASIBILITY OF RELOCATION FOR DIP URBAN
RENEWAL PROJECT, VA. R-64

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, the Alexandria Redevelopment and Housing Authority, herein called the "Local Public Agency", has obtained the concurrence of the Secretary of Housing and Urban Development in the commencement and preparation without Federal financial assistance, of surveys and plans for the urban renewal project, Redevelopment Plan and Project (herein called the "Project") identified as Dip Urban Renewal Project Va. R-64 located in the City of Alexandria, State of Virginia, hereinafter called the "Locality"; the boundaries of which are generally described as follows:

BEGINNING at a point, said point being the intersection of the center line of Duke Street and the center line of South Henry Street;
Thence running in a southerly direction along the center line of U.S. Route 1 approximately 922 feet to a point, said point being the intersection of the center line of Route 1 and the center line of Wilkes Street;
Thence running in a westerly direction along the center line of Wilkes Street approximately 610.50 feet to a point, said point being the intersection of the center line of Wilkes Street and the center line of South Fayette Street;
Thence running in a southerly direction along the center line of South Fayette Street approximately 195 feet to a point, said point being the intersection of the center line of South Fayette Street with the projected line of the north side of a 15-foot alley, block 2, Assessment Map 117;
Thence running in an easterly direction along the north side of said alley approximately 157 feet to a point, said point being the intersection of the north side of said alley with the east side of a 15-foot alley running in a southerly direction in block 2, Assessment Map 117;
Thence running in a southerly direction along the east side of said alley approximately 116 feet to a point, said point being the intersection of the east side of said alley with the southerly line of lot 12.1, block 2, Assessment Map 117;
Thence running in an easterly direction along the southerly line of said lot 12.1 approximately 123 feet to a point, said point being the intersection of said southerly lot line and the westerly right-of-way line of South Henry Street;
Thence running in a southerly direction along the westerly right-of-way line of South Henry Street approximately 142 feet to a point, said point being the intersection of the westerly right-of-way line of South Henry Street and the southerly right-of-way line of Gibbon Street;

Thence running in an easterly direction along the southerly right-of-way line of Gibbon Street, approximately 146 feet to a point, said point being the intersection of the said southerly right-of-way line of Gibbon Street with the westerly line of a 16-foot alley running south from Gibbon Street, block 6, Assessment Map 117;

Thence running in a southerly direction along the westerly side of said 16-foot alley line approximately 403 feet to a point, said point being the intersection of the southerly extension of said 16-foot alley line and the center line of Franklin Street;

Thence running in an easterly direction along the center line of said Franklin Street approximately 511 feet to a point, said point being the intersection of said Franklin Street line and the center line of South Alfred Street;

Thence running in a northerly direction along the center line of said South Alfred Street approximately 436.14 feet to a point, said point being the intersection of said South Alfred Street line and the center line of Gibbon Street;

Thence running in an easterly direction along the center line of said Gibbon Street approximately 345.92 feet to a point, said point being the intersection of said Gibbon Street line and the southerly extension of the easterly right-of-way line of South Columbus Street;

Thence running in a northerly direction along said South Columbus Street line approximately 153.00 feet to a point, said point being the intersection of said South Columbus Street line and the southerly right-of-way line of a 10-foot alley, said alley line also being the northerly line of lot 9 of block 3, Assessment Map 127;

Thence running in an easterly direction along said 10-foot alley approximately 125 feet to a point, said point being the intersection of the northerly line of lot 5 of said block 3 and the westerly line of lot 3 of said block 3, said line also being the easterly right-of-way line of a 15-foot alley;

Thence running in a northerly direction along said 15-foot alley and along the easterly right-of-way of a 5-foot alley, said line also being a continuation of said 15-foot alley line, in a northerly direction and crossing Wilkes Street and thence along the easterly line of lot 19 of block 6, Assessment Map 128, approximately 472 feet to a point, said point being the intersection of the easterly line of lot 30 of said block and the northerly line of said lot 30;

Thence running in a westerly direction along said northerly lot line approximately 21 feet to a point, said point being the intersection of the said northerly lot line and the easterly line of lots 31 and 32 of said block 6, Assessment Map 128;

Thence running in a northerly direction along the said easterly lot line approximately 60 feet to a point, said point being the intersection of the easterly line of said lots 31 and 32 and the northerly line of said lot 32 of said block 6;

Thence running in a westerly direction along the said line of lot 32 approximately 102 feet to a point, said point being the intersection of the northerly line of the said lot 32 and the easterly right-of-way line of South Columbus Street;

Thence running in a northerly direction along the easterly right-of-way line of Columbus Street approximately 116 feet to a point, said point being the intersection of the southerly right-of-way line of Wolfe Street and said Columbus Street;

Thence running in an easterly direction along the southerly right-of-way line of said Wolfe Street approximately 68 feet to a point, said point being the intersection of said southerly right-of-way line and the easterly line of lot 3, block 3, Assessment Map 128;

Thence crossing said Wolfe Street and running in a northerly direction along the rear lot lines of lots 17, 18, 19 and 20 of block 3, Assessment Map 128, approximately 166 feet to a point, said point being the intersection of the easterly line of lot 20 and the southerly right-of-way of an 11-foot alley;

Thence running in an easterly direction along the south side of said 11-foot

alley approximately 25 feet to a point, said point being the intersection of said alley line and the southerly extension of the easterly line of lot 21A of said block 3;

Thence crossing said 11-foot alley and running in a northerly direction along the easterly line of said lot 21A approximately 56 feet to a point, said point being the intersection of said lot 21A line and the southerly line of lot 1 of said block 3;

Thence running in an easterly direction along the southerly line of said lot 1 approximately 30 feet to a point, said point being the intersection of the southerly line of said lot 1 and the easterly line of said lot 1;

Thence running in a northerly direction along the easterly line of said lot 1 approximately 233 feet to a point, said point being the intersection of the northerly extension of said line of lot 1 of said block 3 and the center line of Duke Street;

Thence running in a westerly direction along the center line of Duke Street approximately 189 feet to a point, said point being the intersection of said Duke Street center line and the northerly extension of the westerly right-of-way line of Columbus Street;

Thence crossing said Duke Street and running in a southerly direction along said westerly right-of-way line of Columbus Street approximately 148 feet to a point, said point being the intersection of said Columbus Street line and the northerly right-of-way line of a 15-foot alley, said alley also being the southerly line of lot 12 of block 2 of Assessment Map 128;

Thence running in a westerly direction along the northerly line of said alley approximately 123 feet to a point, said point being the intersection of said northerly line of said alley and the westerly line of lot 7 of said block 2, Assessment Map 128;

Thence running in a northerly direction along the westerly line of said lot 7 approximately 27 feet to a point, said point being the intersection of said line of lot 7 and the northerly right-of-way line of a 12-foot alley of said block 2, Assessment Map 128;

Thence running in a westerly direction along the northerly line of said 12-foot alley approximately 125 feet to a point, said point being the intersection of said line of said alley and the easterly right-of-way line of South Alfred Street;

Thence running in a northerly direction along said easterly right-of-way line of Alfred Street approximately 121 feet to a point, said point being the intersection of the extension of said South Alfred Street line and the center line of Duke Street;

Thence running in a westerly direction along said Duke Street center line approximately 659 feet to a point, said point being the point of BEGINNING at the intersection of the said center line of Duke Street and the center line of South Henry Street, and containing approximately 34.0 acres.

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and making available financial assistance for the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project area and has determined that the area is a blighted or deteriorated area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and the Locality at large, because of dilapidation, obsolescence, faulty arrangement of design, lack of sanitary facilities, deleterious land use and obsolete layout, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval an Urban

Renewal Plan for the Project area, dated June 23, 1970 and consisting of 10 pages and 14 exhibits, supported by the following supplementary material, data and recommendations, which material, data and recommendations are not a part of said Urban Renewal Plan:

- Project Photographs of Existing Conditions
- Community Requirements Data
- Project Area Report
- Reports of Director of Public Health, Chief of Fire Department and Consulting Engineer
- Report of Planning Proposals
- Report on Minority Group Considerations
- Community Organization Data
- Report on Citizen Participation
- Land Acquisition Report
- Relocation Report
- Project Improvement Report
- Land Disposition Report
- Cost Estimate and Financing Report
- Legal Information Report; and

WHEREAS, the Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by said Body's duly certified resolution approving the Urban Renewal Plan, which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Commission of the City of Alexandria, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the Project area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Governing Body has caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA, AS FOLLOWS:

1. That it is hereby found and determined that the Project is a blighted and deteriorated area and qualifies as an eligible project area under Section 36-49, Code of Virginia, 1950, as amended, and should be initiated.

2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project area.

4. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

6. That it is hereby found and determined that, in addition to the elimination of slums and blight from the Urban Renewal Area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by making land in such area available for disposition, for uses in accordance with the Urban Renewal Plan, and for redevelopment in accordance with the use or uses specified in the Plan.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the area by private enterprise.

8. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

9. That it is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing.

10. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available

or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

11. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

12. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

13. That the property of Apperson & Dent on the corner of Wilkes and Fayette Streets be excluded from acquisition.