

RESOLUTION NO. 501

ADOPTION OF POTOMAC EAST CONSERVATION
DISTRICT AND CONSERVATION PLAN

WHEREAS, the United States Department of Housing and Urban Development has granted to the City of Alexandria, Virginia (hereinafter referred to as the "City"), Community Development funds pursuant to the Housing and Community Development Act of 1974; and

WHEREAS, the City plans to undertake conservation of certain neighborhoods in the City with said Community Development funds and with Capital Improvement Project funds; and

WHEREAS, the Alexandria Redevelopment and Housing Authority (hereinafter referred to as the "Authority") has been granted powers under the Virginia Housing Authorities Act to undertake Conservation Projects in the City; and

WHEREAS, the said Housing Authorities Act provides that whenever it appears to the local governing body that a portion of the City is deteriorating and contains blighted and deteriorated areas, such governing body may adopt a resolution declaring that such portion of the City is a Conservation District and adopt a Conservation Plan designating the Authority to undertake a conservation project in the District; and

WHEREAS, the City has made a study of a portion of the area in the City known as Potomac East and bounded on the north by First Street; on the east by the western boundary of the Old and Historic District to King Street; then along the centerlines of King Street and South Payne Street to Duke Street; the centerline of Duke Street to South Peyton Street; the centerline of South Peyton Street north to King Street; the centerline of King Street to the rear property line of the property on the west side of Harvard Street; along these property lines from King Street to Cameron Street; along the centerline of Cameron Street to the RF&P property line; and along the rail line to where the extended First Street right-of-way line would intersect the railroad property line; and

WHEREAS, the City Council has determined that said area is deteriorating and contains blighted and deteriorated areas; and

WHEREAS, the City Council has determined that said area is in need of conservation and rehabilitation; and

WHEREAS, the Conservation Plan for said District contains, among other things, proposals for acquiring blighting influences such as vacant and boarded structures, rehabilitating the structures, and selling them as residences to low and moderate income families; and

WHEREAS, the Planning Commission of the City on May 6, 1976, and June 1, 1976, approved by a vote of 6-0 the Conservation District, the Conservation Plan, and the list of structures for possible acquisition; and

WHEREAS, the Authority will consider the approval of the said District and Plan on June 28, 1976; and

WHEREAS, the City Council, upon review, approves of the Conservation Plan for the Conservation District dated June, 1976, supported by supplementary material, data and recommendations; and

WHEREAS, the City Council has determined that the Authority should be designated to carry out the Conservation Plan in the Conservation District pursuant to Sections 36-49.1 and 36-50.1 of the Virginia Housing Authorities Act; therefore

BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF ALEXANDRIA, VIRGINIA:

1. That it is hereby found and determined that a portion of the Potomac East area of the City described below is a deteriorating district which contains blighted and deteriorated structures and qualifies as an eligible Conservation District under Section 36-49.1 of the Virginia Housing Authorities Act (Sections 36-1 to 36-55.6, Code of Virginia (1950), and amended), and that the Potomac East Conservation District is hereby declared with the following boundaries:

Where the conservation district boundaries follow property lines rather than the center lines of streets, this boundary description uses the tax assessor's new map reference numbers to identify the properties involved.

Beginning at the point of intersection of the extended center line of First Street and the extended center line of N. West Street;

Thence, in a southerly direction along the center line of N. West Street to the point where said center line intersects the center line of Braddock Road;

Thence, in a westerly direction along the center line of Braddock Road to the point where said center line intersects the eastern boundary line of the RF and P railroad property;

Thence, in a southwesterly direction along the eastern boundary line of the RF and P railroad property to a point, just north of the Commonwealth Avenue underpass, where said boundary line intersects the extended center line of Cameron Street;

Thence, in an easterly direction along the extended center line of Cameron Street to a point where said center line intersects the extended eastern property line of property 063.040602;

Thence, in a southerly direction along the extended eastern property line of property 063.040602, and continuing along the eastern property lines of properties 063.040603 and 063.040616 to a point where the extended eastern property line of 063.040616 intersects the center line of King Street;

Thence, in an easterly direction along the center line of King Street to the point where said center line intersects the center line of Peyton Street;

Thence, in a southwesterly direction along the center line of Peyton Street to the point where said center line intersects the center line of Duke Street;

Thence, in an easterly direction along the center line of Duke Street to the point where said center line intersects the center line of S. Payne Street;

Thence, in a northerly direction along the center line of S. Payne Street to the point where said center line intersects the center line of King Street;

Thence, in an easterly direction along the center line of King Street to the point where said center line intersects the Old and Historic District Boundary;

Thence, in a generally northerly direction along the Old and Historic District boundary to the point where said boundary continues northward from the center line of First Street;

Thence, continuing in a westerly direction from this point on the center line of First Street to the point where said center line intersects the center line of N. Patrick Street;

Thence, in a northwesterly direction for a short distance along the center line of N. Patrick Street to the point where said center line intersects the extended center line of the segment of First Street located west of Route 1;

Thence, in a westerly direction to the point of beginning.

2. That the Conservation Plan for the District, dated June 1976, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said Plan with the minutes of this meeting.

3. That it is hereby found and determined that the said Plan in the Potomac East Conservation District should be undertaken for the purpose of acquiring blighting influences, such as vacant and boarded structures, rehabilitating the structures, and selling them as residences to low and moderate income families, providing decent housing for low and moderate income families, removing blighting influences from the neighborhood which are inconsistent with the purposes of the Conservation District Plan or the City's Master Plan, ensuring appropriate land use in the area, and in general, to promote the health, safety, and general welfare of the residents and the City.

4. That the City Council hereby designates the Authority to carry out the Conservation Plan for the Potomac East Conservation District pursuant to the applicable provisions of the Virginia Housing Authorities Act and in accordance with Conservation Plan, as may be amended from time to time, and in accordance with any administrative policy statements as may from time to time be agreed upon by the City Council and the Authority.

5. That this Conservation District and Conservation Plan is adopted upon consideration and approval by the City's Community Development Block Grant Advisory Committee, the Planning Commission, the Authority, and upon full public hearing before City Council on June 12, 1976.

6. This resolution shall become effective on June 22, 1976.

Adopted on June 22, 1976

Helen Holleman

Clerk