

DEVELOPMENT POTENTIAL SITES

As noted previously, there is little vacant land available for development in the Old Town Plan area; however, 14 potential development sites within the area have been identified. These development sites are shown on Maps 21 and 22.

A possible development level was prepared for each site. Except where site plans have been filed with the City, an average floor area ratio for commercial retail and office of 1.70 was assumed. A residential density similar to Old Town density was also assumed. The most likely level of development is 583,526 square feet of office and retail and 348 dwelling units.

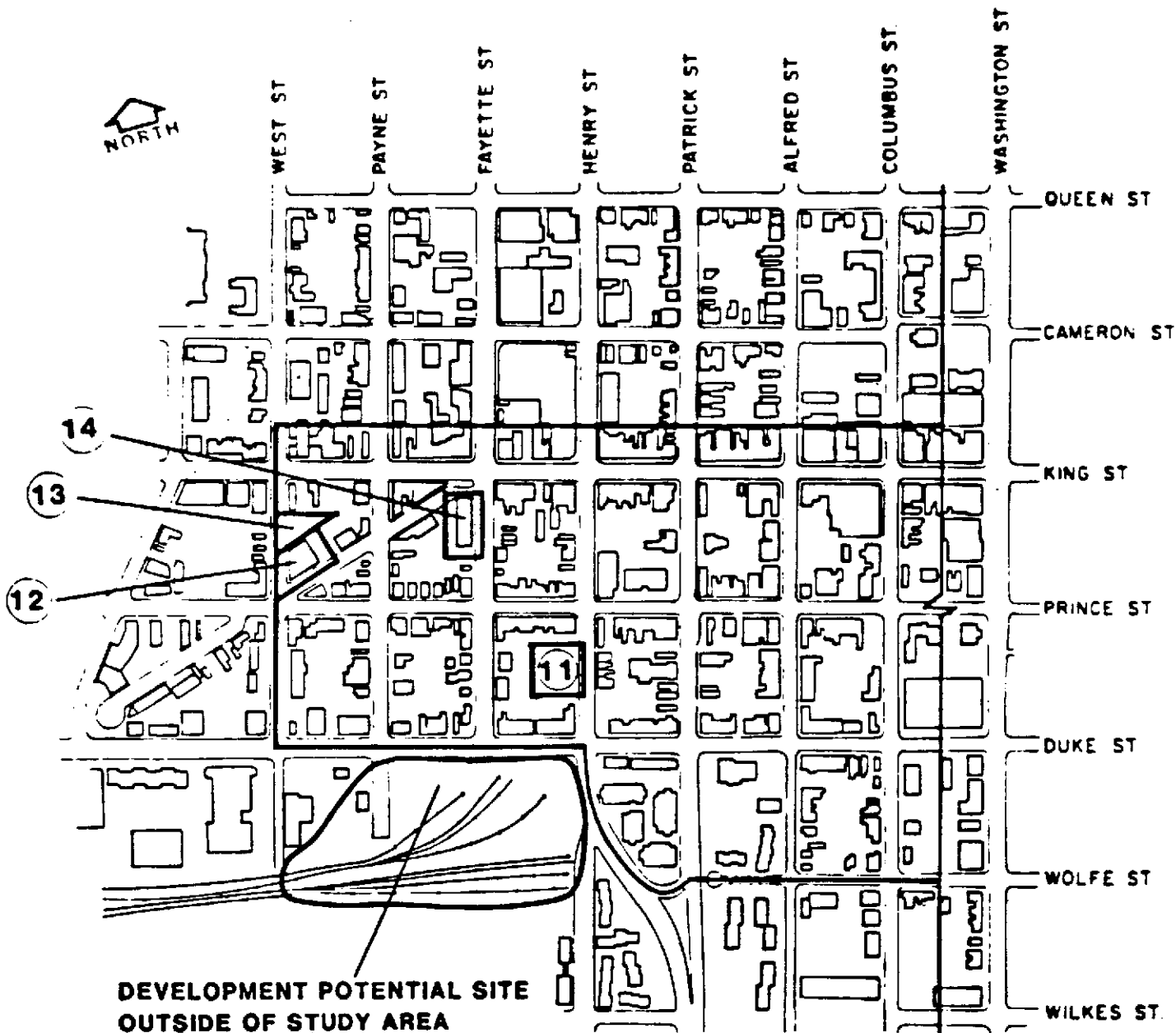
It should be noted that staff is not advocating redevelopment of those sites, but identified under-utilized sites which in the future may have development potential. An example of this is the Safeway site which is used for retail and serves the neighborhood in which it is located. This land was rezoned to commercial to permit this particular "neighborhood" store use because the old Safeway at the southeast corner of Prince and South Royal Streets was being closed because it was uneconomically small. If this use vacates this site, staff and citizens agreed it should be reused for residential. The Robinson Terminal Corporation shipping site is expected to remain for the long term, but was included to show how much development would likely occur in this area if it ~~was~~ redeveloped:

WERE

DEVELOPMENT POTENTIAL SITES

OLD TOWN STUDY AREA

WEST OF WASHINGTON STREET



DEVELOPMENT POTENTIAL SITES

1. ELLSWORTH OFFICE BUILDING - 29,200 sq. ft.
(75.01-05-06)
LOT AREA - 14,267 square feet
ZONE - C-3 central business district commercial
SITE PLAN - 87-041
OFFICE - 28,000 square feet
RETAIL - 1,200 square feet
TOTAL - 29,200 square feet
HEIGHT - 50 feet (30 feet allowed by right/50 feet requires special use permit approval)
PROPOSED FLOOR AREA RATIO - 2.05
2. INTERARMS (Union and Prince Streets) - 22,825 sq. ft.
(75.03-03-01,02,04 and 05)
LOT AREA - 13,506 square feet
ZONE - I-2 industrial
ASSUMED F.A.R. - 1.70
OFFICE - 22,825 square feet
HEIGHT - 30 feet allowed by right/50 feet requires special use permit approval.
- INTERARMS (East side Union at Duke Street) - 35,995 sq. ft.
(75.03-03-08)
LOT AREA - 21,299 square feet
ZONE - I-2 industrial
ASSUMED F.A.R. - 1.70 OFFICE - 35,995 square feet
HEIGHT - 30 feet allowed by right/50 feet requires special use permit approval.
- INTERARMS (West side Union at Duke Street) - 20,915 sq. ft.
(75.03-02-15 and 17)
LOT AREA - 12,376 square feet
ZONE - I-1 industrial
ASSUMED F.A.R. - 1.70
OFFICE - 20,915 square feet
HEIGHT - 50 feet by right
ZONE TRANSITION SETBACK - 1:1, minimum 25 feet from where adjacent to residential property- BZA variance assumed.
3. PORT OF ALEXANDRIA - 64,700 sq. ft.
(75.03-03-11 and 12)
LOT AREA - 42,544 square feet
ZONE - W-1 waterfront (mixed used) zone
SITE PLAN - 87-040
OFFICE - 44,240 square feet
RETAIL - 20,460 square feet
TOTAL - 64,700 square feet
HEIGHT - 49 feet (30 feet allowed by right/50 feet requires special use permit approval)
- FLOOR AREA - 1.52
FEDERAL SETTLEMENT - Not yet completed.

4. CRENSHAW - 7,646 sq. ft.
 (75.03-03-10)
 LOT AREA - 4,524 square feet
 ZONE - W-1 waterfront (mixed use) zone
 ASSUMED F.A.R. - 1.70
 OFFICE - 7,646 square feet
 HEIGHT - 30 feet allowed by right/50 feet requires
 special use permit approval.
 FEDERAL SETTLEMENT - Not yet completed.
5. ROBINSON TERMINAL - 224,002 sq. ft.
 (75.03-03-09 AND 75.03-04-01.1, 02 and 03)
 LOT AREA - 131,766 square feet
 ZONE - W-1 waterfront (mixed use) zone
 ASSUMED F.A.R. - 1.70
 OFFICE - 224,002 square feet
 HEIGHT - 30 feet allowed by right/50 feet requires
 special use permit approval.
 FEDERAL SETTLEMENT -
 USES - Restaurants, commercial shops, office,
 residential, marina service facilities,
 open space and public parks.
 HEIGHT - Range from no building permitted to 50
 feet
 F.A.R. - 2.5 to 3.0
 RESIDENTIAL - 40 du/ac .pa
6. DOMINION LAND - 88 units
 (75.03-09-01)
 LOT AREA - 152,258 square feet
 ZONE - W-1 waterfront (mixed use) zone
 SITE PLAN 87-053
 RESIDENTIAL - 88 units
 HEIGHT - 50 feet
 FEDERAL SETTLEMENT -
 USES - restaurants, commercial shops, hotel,
 office, residential, marina service
 facilities, open space, public parks
 and power station
 HEIGHTS - 15 feet - 50 feet
 F.A.R. - 2.5
 RESIDENTIAL - 40 du/ac
7. FORD PLANT - 208 units
 (81.03-01-45)
 LOT AREA - 511,386 square feet
 ZONE - R-M residence and I-2 industrial
 SPECIAL USE PERMIT - #2137
 RESIDENTIAL 208 units

HEIGHT - 50 feet (requires special use permit approval).

G.S.A. Sale Restrictions

- Retain existing buildings (Kahn)
- Maintain deep water pier
- Residential, office and retail uses

8. BACKYARD BOATS SITES - 40,966 square feet and 22 units (81.03-01-04 and 44)

LOT AREA - 55,810 square feet

ZONE - RM residence and I-1 industrial

ASSUMED F.A.R. - 1.70

ASSUMED du/ac - 30

OFFICE - 40,966 square feet

RESIDENTIAL - 22 units

HEIGHT - 50 feet by right/RM zoned area 45 feet by right.

ZONE TRANSITION SETBACK - 1:1, minimum 25 feet for office where adjacent to residential property - BZA variance assumed

9. SAFEWAY SITE - 30 units

(80.02-05-01)

LOT AREA - 43,588 square feet

ZONE - C-2 commercial (assume rezoning to RM residence)

ASSUMED du/ac - 30

RESIDENTIAL - 30 units

HEIGHT - 50 units

(RM zone would limit to 45 feet)

Zoning could permit office reuse at approximately 1.7 F.A.R. or 74,099

10. GAS STATION (East side Washington at Wilkes St.) - 38,270 sq. ft.

(80.02-02-01)

LOT AREA - 22,654 square feet

ZONE - C-2 commercial

ASSUMED F.A.R. - 1.70

OFFICE - 38,270 square feet

HEIGHT - 50 feet by right

ZONE TRANSITION SETBACK - 1:1, minimum 25 feet for office where adjacent to residential property - BZA variance assumed)

11. FANNON PROPERTY - Old Coal Yard - now used for parking

(74.01-09-12)

LOT AREA - 20,903 square feet

ZONE - C3 Central Business District Commercial

ASSUMED F.A.R. - 1.70

OFFICE/RETAIL - 35,535 square feet

12. NORTHEAST CORNER, South West and Commerce Streets
 (74.01-02-03, 04 and 05)
 LOT AREA - 10,916 square feet
 ZONE - RM Residential
 RESIDENTIAL - 7 townhouse units
 OFFICE (assume 1.70 FAR if zoned commercial) - 18,557 sq.ft.
 HEIGHT - 50 feet
13. 110-116 SOUTH WEST STREET
 (74.01-02-01 and 02) (S.P. 86.063)
 LOT AREA - 4,247 square feet
 ZONE - C3 Central Business District Commercial
 F.A.R - 2.50 OFFICE - 10,615 sq. ft. (net)
 HEIGHT - 4 stories
14. NORTH WEST CORNER OF FAYETTE STREET AND COMMERCE STREET
 (74.01-03-13,14 and 15)
 LOT AREA - 20,177
 ZONE - C3 Central Business District Commercial
 ASSUMED F.A.R. - 1.70
 OFFICE/RETAIL - 34,300 square feet

Most	Office 583,526
Likely	Residential 348 units

Community Facilities

The following items in or near the Old Town Plan area are in the adopted FY 1989-1994 Capital Improvements:

- Lyles Crouch School

Lyles Crouch Elementary School is presently in the middle phase of a three phase modernization project which began in FY 85-86 and will be completed in FY 90-91.

This current project will fund the third phase of modernization which will include the following: upgrade of electrical power and lighting systems; upgrade of plumbing and restroom facilities; provision of handicapped toilet facilities to meet Section 504 requirements; window weather stripping; and renovation and expansion of the library. This is the first major modernization of this facility since it was constructed in 1958.

- Waterfront Improvement Program

This project provides for the improvement of the City's Waterfront for open space, active park areas and other activities compatible with the visual and functional character of the waterfront. These improvements are consistent with the Waterfront Master Plan and, to date, include improvements to Waterfront Park and Lower King Street.

Monies budgeted for site acquisition in FY 1989 represent the City's annual payment for acquiring Waterfront Park and for the potential purchase of the Old Dominion Boat Club property, which includes \$75,000 to initiate an agreement and to open up the waterfront area if the title dispute is resolved. Improvements to the waterfront will also be in conjunction with requirements emanating from settlements of the title dispute. FY 1987 monies will be used to construct wood decking along the bulkhead of Waterfront Park, consistent with the water's edge treatment on Oronoco Street, Oronoco Bay Park and the Torpedo Factory, as described in the Waterfront Master Plan. It is essential to construct the Waterfront restroom facility in order to abide by the City's agreement with the Torpedo Factory developer and to meet State requirements for sanitary facilities at a marina.

- Downtown Transportation/Parking

Commercial development and redevelopment in downtown Alexandria during recent years has created increasing pressures for transportation and parking improvements. Many actions have been taken including establishment of fringe parking regulations and fees and construction of parking facilities to support redevelopment of the Torpedo Plant.

This project includes the following components: (a) phased completion of additional fringe parking at Jones Point; (b) completion of the contractual payment for provision of public parking in a private development in the 100 block of South Union Street; (c) studies and development of a 500 space parking garage on City owned land at Cameron and Columbus streets; and (d) other approaches to permanently increase the supply of public parking in the eastern portion of the Central Business District (e) a parking garage at Queen and Lee Streets.

The plan anticipates the construction of ~~X~~ parking garages at Cameron and Columbus Streets. The preliminary financial plan for the garage at Cameron and Columbus Streets assumes that the cost of financing the facility would be borne by operating revenues from

AND
QUEEN
AND LEE
STREETS

the facility, a modest tax levy on commercial properties with a downtown service district, and future increases in net revenues generated from existing parking facilities within the district. The preliminary plan also assumes that construction financing would be provided by either temporary notes or an advance by the City which would be retired by the issuance of self-supporting general obligation bonds of the City.

- South Waterfront - Jones Point/Ford Plant/Marina

This project provides for improvements to the South Waterfront area -- Jones Point, Ford Plant and Old Town Yacht Basin. The City has an agreement with the Federal Government to lease Jones Point for 99 years. The Ford Plant is privately owned. An agreement with owners of the Old Town Yacht Basin has not yet been reached and is currently in litigation.

Monies allocated to date have provided for the construction of fishing piers at Jones Point south of the Woodrow Wilson Bridge, for initiation of archaeological survey work areas planned for park improvements, and for phase 1 of the under-bridge parking.

Additional projects for the 52.3 acre Jones Point Park include additional archaeological surveys, a bike trail extension (FY 89), installation of gates and fencing to control park access (FY 1988), bulkhead restoration (FY 1989), parking consolidation (FY 1989 and FY 1990), landscaping (FY 1990 and FY 1991) and nature paths/center rehabilitation (FY 1991). These improvements are consistent with the proposed Federal/City master plan for the park. FY 1993 funds are for architectural fees for renovation of the Old Town Yacht Basin. This work is contingent upon a federal settlement agreement at this site.

- Waterfront Dredging

This project provides for the dredging program for the Alexandria Waterfront.

Dredging was delayed due to an EPA restriction involving possible arsenic and dioxin detection in the Potomac River bed. Sampling and analysis were done by a City contract and showed that the traces found were below the danger level. Since then, dredging in three locations--in front of the Torpedo Factory, Founder's Park transient docking, and public school rowing facility--has been done. This project is funded with

40 percent State revenues. The amount of the State aid may vary each year, depending on funding approved during the legislative sessions.

- Market Square Renovations

This project provides for renovations and improvements to the Market Square Plaza. Because of its prominent location and its significance as a focal point of public activity, the plaza should be maintained at a high level of appearance and utility. This project serves to correct problems that are the result of its 20 year age, and will make improvements that will make the plaza more functional and easier to maintain.

In FY 1988, improvements will include pump replacement and completion of pool renovation, repairs to stone and brick, and replacement of Gadsby lights. FY 1988 funds will also provide for additional restrooms at the Market Square garage, completion of replacement of pumps, and additional repairs to brick, stone and walkway lights. Construction of a permanent stage decked over the garage entrance is planned for FY 1989. This will replace the temporary stage which is nearing the end of its useful life. FY 1989 includes completion of repairs to brick and stone surfaces, major repair of the garage ramp, and additional waterproofing of the garage.

- Eastern Area Combined Sewer Pollution Abatement Program

Much of the City east of the railroad still is served by combined sanitary and storm sewers. Federal regulations require either the treatment of all combined flows or the separation of combined sewers. This project provides for the separation of all combined sewers in the eastern area of The City, except for those which will flow into a retention tank and pump-back facility to be located at the foot of Pendleton Street.

Many streets in the affected area have been rebuilt recently, and it would not be economically feasible to tear them up again. It is possible, however, to separate the Royal Street sewers and the Hooff's Run sewers.

During FY 1982 construction was completed on the first two separation projects in the Hooff's Run area (Duke Street, King and Prince Streets). The sewer separation line item does not complete the project, but is shown only for the length of this capital budget. It will take at least 25 years to complete the separation project at the funding rate shown. In the event that

current treatment of combined sewage flows is deemed insufficient, this project will be designated as an essential project.

THE FUTURE

GOALS AND OBJECTIVES

- Areas presently used for residential purposes should remain residential.
- Route through traffic away from established residential areas.
- Encourage maximum use of transit facilities.
- Waterfront development should be at a scale compatible with surrounding buildings.
- Provide a continuous pedestrian pathway and bikeway along the entire Waterfront.
- Protect buildings and areas of historic value. AND ARCHITECTURAL
- Encourage the tourist potential of the historic and architectural aspects of Old Town.
- Encourage mixed use in new development where appropriate, particularly along the Waterfront.
- Encourage water-related development along sections of the waterfront.
- Encourage the design of new buildings in the Old Town Plan area on a basis that is compatible with existing development.
- Preserve existing open space areas including residential side and rear yards wherever practicable.
- Retain the retail pattern along King Street and Washington Street. Encourage more neighborhood serving retail uses and discourage large scale commercial buildings.
- Protect the appearance of Washington Street as the gateway to Old Town.
- VISUAL AWARENESS OF THE WATERFRONT SHOULD BE PRESERVED.
- ENCOURAGE DEVELOPERS TO CONSIDER THE OPEN SPACE AND RECREATIONAL REQUIREMENTS OF THEIR EMPLOYEES.

PRINCIPLES USED BY THE PLANNING STAFF IN SELECTING MASTER PLAN DESIGNATIONS

1. Non-residential development adjacent to 1-2 single family housing areas should be limited to low density, low scale uses which are compatible with residential areas.

Appropriate uses might include small-scale retail, townhouse office, service establishments, restaurants (with controls).
2. Non-residential development adjacent to medium density residential areas (townhouses and garden apartments) should be limited to moderately low density, moderate scale (say 50 feet) uses which are compatible with residential areas.

Appropriate uses might include moderate scale retail and service establishments, small office buildings, and other uses with high performance standards.
3. Residential areas should be buffered, where possible, from high impact or potentially incompatible uses such as industry, high-impact retail or eating establishments.
4. Shopping centers and high-intensity commercial activity should be concentrated in a small number of relatively compact commercial areas.
5. Large scale and high density office concentrations should be limited to designated growth areas where high density concentrations are appropriate and the traffic impacts on residential streets is relatively limited. In all such areas, mixed use development should be promoted to limit the adverse impact of office-only development.

In medium and high density areas where there is a tenuous balance between residential and office development, a concerted effort should be made to maintain the balance and to retain mixed use development.
6. Industrial, wholesale, distribution and heavy service uses should be concentrated in industrial areas suitably located with respect to transportation facilities, and well buffered from residential areas.

DELETE

DRAFT PROPOSED MASTER PLAN LAND-USE CATEGORIES

2-23-88

<u>Code</u>	<u>Category</u>	<u>Description</u>
<u>RESIDENTIAL</u>		
RL	Residential Low	1 Family Dwellings, except when 2 family noted in the plan
RM	Residential Medium	Townhouses Garden Apartments
RH	Residential High	Mid Rise Residential High Rise Residential
<u>COMMERCIAL</u>		
CL	Commercial Low	Low intensity retail and service uses, townhouse scale office, compatible with low density residential areas, 1 - 3 1/2 stories
CG	Commercial General	General highway oriented retail and service activities, shopping centers
CD	Commercial Downtown	Retail, office, service, hotel and residential activities within the central business area, high density, limited height
CR	Commercial Regional	Major retail centers serving a regional market
<u>OFFICE CENTERS</u>		
OCM	Office Commercial Medium	Medium scale office, retail, service, hotel, residential, mix of uses desired, 1-9 stories, primarily in growth areas
OCH	Office Commercial High	Large scale office, retail, service, hotel, residential, mix of uses desired, 1-13 stories, primarily in growth areas
<u>SERVICE INDUSTRIAL</u>		
SCI	Service Commercial Low	Low intensity service and commercial, low scale office and clean industrial uses compatible with medium density residential areas, 1-4 stories
SI	Service Industrial	Service, distribution, manufacturing, wholesale and storage, limited office, 1-3 stories
UT	Utilities Transportation	Utilities, transportation facilities
<u>MIXED USE</u>		
CRML	Commercial/Residential Mixed Use	Mixed use with at least 40 percent residential at medium or high densities, limited densities with no residential
CDD	Coordinated Development District	Large mixed use growth areas to be developed in accord with a comprehensive development plan
<u>OTHER</u>		
P	Parks, Public Schools & Open Space	Parks, public schools and open space
INS	Institutional	Public and private institutions

DELETE

POLICIES FOR OLD TOWN

Old Town is ~~somehow unusual~~ ^{UNIQUE} in that it maintains a very fine residential area in close proximity to the commercial establishments on King and Washington Streets. While both the residential and the commercial areas are currently strong, there is a fragile balance which must be preserved if both are to remain strong and if the ambience of Old Town is to be preserved. Further, the commercial areas contain a mix of activities that is unique within the metropolitan area, and that mix needs to be protected if the character of Old Town is to be preserved.

To further these ends, this plan recommends the following policies:

King Street East of Washington Street

1. No additional restaurants should be allowed east of Fairfax Street, and few, if any, east of Washington Street.

[A major new restaurant has already been approved for the waterfront behind the Torpedo Factory; additional restaurant development could threaten the lively mix of commercial activities and could impact nearby residential areas]

2. No additional fast food or carry out establishments should be allowed east of Washington Street.

[With the addition of several new eating establishments in the pavilion behind the Torpedo Factory, the supply of these uses will be extensive and additional establishments should be discouraged]

3. The City should do whatever possible to retain a mix of restaurants and shops providing a diversity of ~~unique~~ goods and services in the King Street area.

[The small scale of shops and restaurants and the general absence of chain establishments are some of the characteristics which distinguish Alexandria from suburban shopping areas and should be maintained.]

WASHINGTON STREET

Washington Street is a street which still retains some of its historic and memorial character, and the City should take steps to try to retain as much as possible of the existing character of diverse, small scale activities including retail and residential uses. City Council has already taken steps to reduce the heights of new development. Where new office buildings are proposed, the City should encourage ground floor retail activity and should encourage buildings of a small or mixed scale (i.e., non-monolithic structures) compatible with nearby historic areas.

IN TOWNHOUSE DESIGN)

Waterfront

The Waterfront Plan calls for continuous public access along the waterfront; this goal has substantially been achieved. The plan calls for an extensive waterfront open space/recreation zone and this has been enacted. The major remaining issue for the waterfront is the development of the private parcels on or near the water.

The waterfront is an important resource and the quality of the development of the remaining private parcels will have a major impact on the future character of the waterfront. The waterfront plan and the W-1 zone call for mixed use development, but since the zoning allows many uses, the results have been and could continue to be all office development. This would be contrary to the intent of the plan which called for a mix of uses and a diversity of activities, producing a lively waterfront.

This plan recommends the following policies:

1. The zoning of the remaining development parcels should be CRMU (commercial-residential mixed use) which calls for limiting the densities in developments not including housing. This zone is similar to the W-1 zone, but attempts to put some teeth into the requirement to include residential.
2. Because of the importance of the water, and the relationship of inland areas to the water, the design of buildings along the water should be subjected to particularly close review. Therefore, staff recommends retention of the special use permit requirement for buildings over 30 feet in height in this area, in order to insure that the buildings developed are executed with particular design sensitivity.
3. Buildings along the waterfront should be designed with a variety of architectural styles compatible with the character of the area. They should have varied rooflines and brick colors.
4. Developments along the waterfront should provide ample open space.
5. The City should encourage water-oriented activities both in the water (e.g., marinas) and on land adjacent to the water. There should be public access to the river for its entire length within the City of Alexandria.

PROPOSED GENERALIZED LAND USE PLAN

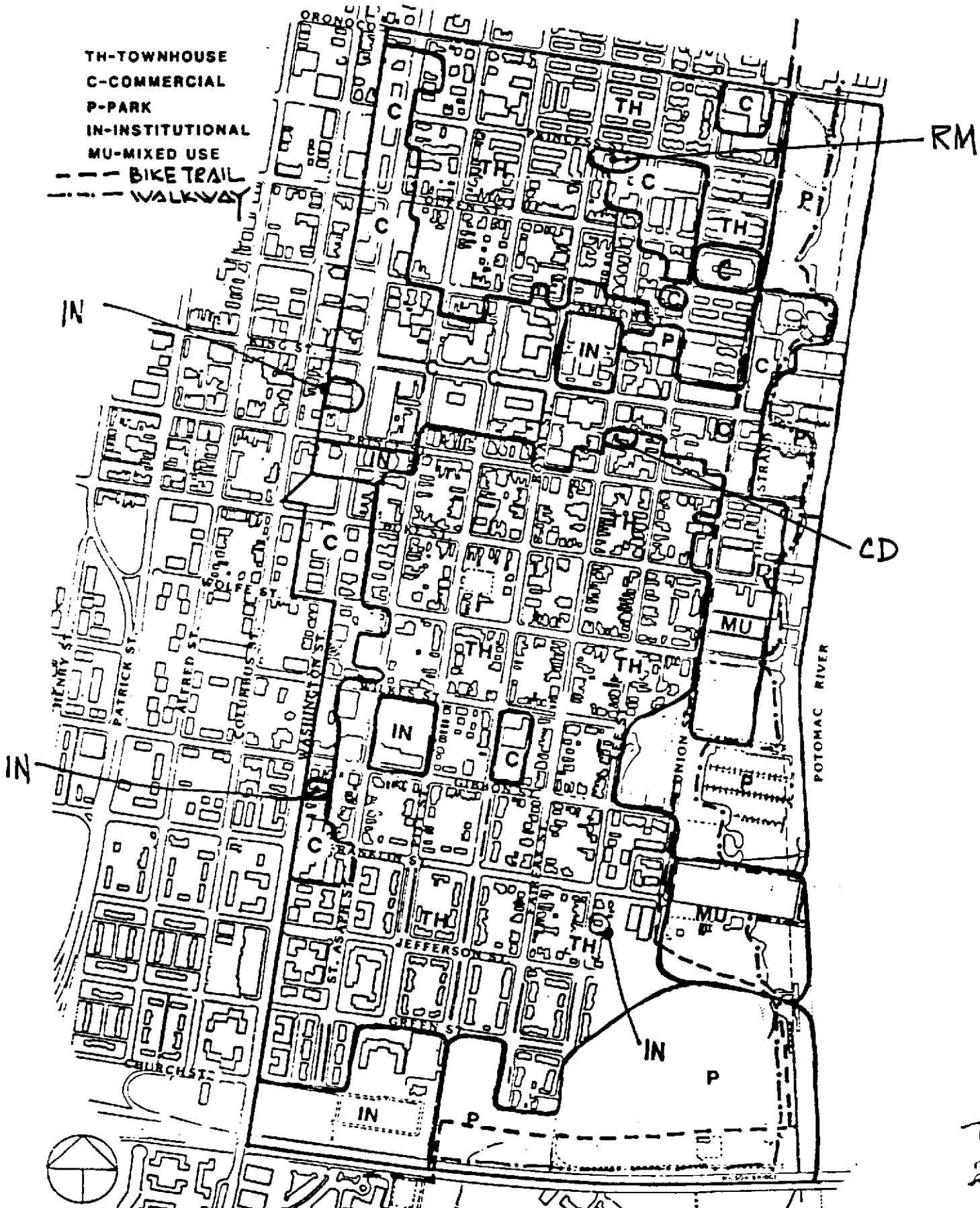
The proposed generalized land use plan for the Old Town Plan area, for the most part, follows existing development patterns. The major portion of the area is land used for townhouse residential use. There are some scattered institutional and commercial uses in this area.

Commercial use is concentrated along both King Street and Washington Street, with a small amount of retail along Union Street both north and south of King Street. There is also some commercial along Prince Street and portions of Duke Street. The plan acknowledges the existence of somewhat more dense development along N. Washington Street, but proposes to hold down the scale and intensity of development on S. Washington Street.

The Waterfront area continues to be shown for both mixed use and parks. It is recognized that in portions of the area shown for mixed use the primary or even sole use may become residential. This is an acceptable use along the river provided there is public access to the river.

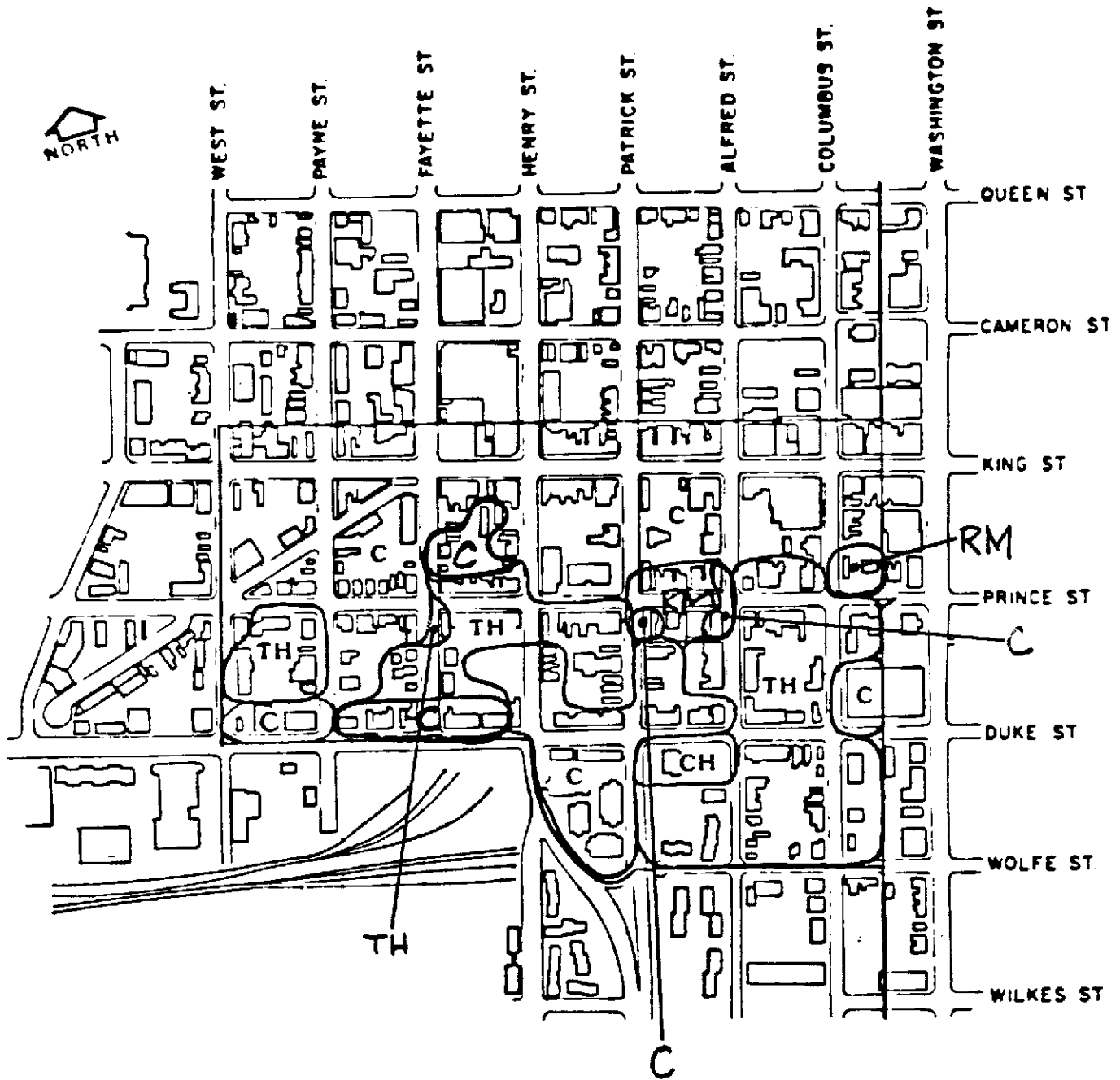
Maps 23 and 24 illustrate in a general manner the land use proposed for the Old Town Plan area.

PROPOSED GENERALIZED LAND USE PLAN OLD TOWN STUDY AREA



PROPOSED GENERALIZED LAND USE PLAN

OLD TOWN STUDY AREA
WEST OF WASHINGTON STREET



- RM RESIDENTIAL MEDIUM
- C COMMERCIAL
- ~~IN INSTITUTIONAL~~
- TH TOWNHOUSES
- CH CHURCH

DETAILED LAND USE PLAN

The detailed land use plan for Old Town is essentially the same as the Long Range Land Use Plan Map in the 1974 Consolidated Master plan, except for a greater specificity in the commercial land use category. The residential area remains in a medium density residential classification. This covers about 50 percent of the plan area (Maps 25 and 26).

The commercial area is confined to its present boundaries with no expansion envisioned for the foreseeable future. Two commercial designations are used in this plan: CD and CL. The CD is a category designed for use in the central business district and for areas with sizable office buildings. It is a relatively dense commercial category which would translate to a zoning classification similar to the present C-3 central business district commercial zone.

Along South Washington Street and portions of Duke and Prince Streets, CL commercial-low has been proposed. This low profile, lower density commercial category can exist next to residential uses of similar building profile and density. This low density and scale is particularly appropriate along historic streets and adjacent to moderately low scale historic residential areas.

Churches, schools and government facilities have been designated as institution on the plan map.

A park category has been used to designate public parks and waterfront walkway areas. The largest amount of land designated for park is located along the waterfront.

Where waterfront mixed use was designated for land along the waterfront in the 1982 amendment to the Master Plan, this has been changed to CRMU, commercial-residential mixed use. This is a new category, and in this area with the height limit controls, is similar to the present waterfront category, except that strong inducements are given to promoting mixed use developments.

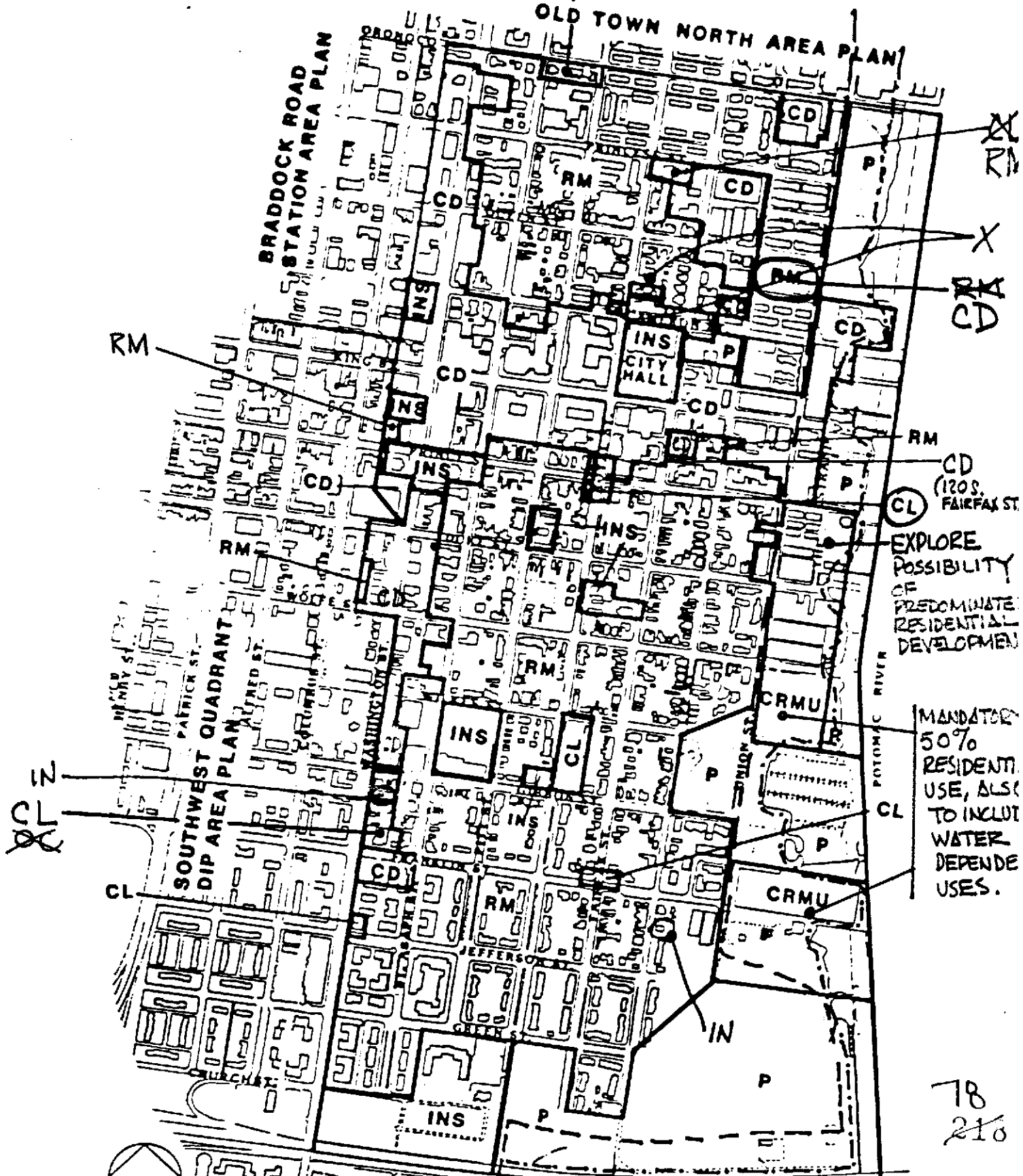
This plan contains no industrial land uses. The Robinson Terminal Corporation shipping facility is included in the CRMU category. Any new zone classification for the waterfront should continue to allow this type of water oriented use to continue.

ZONING TASK FORCE TO
CONSIDER RESIDENTIAL
WITH GRANDFATHER FOR
EXISTING COMMERCIAL
USES

MAP 25

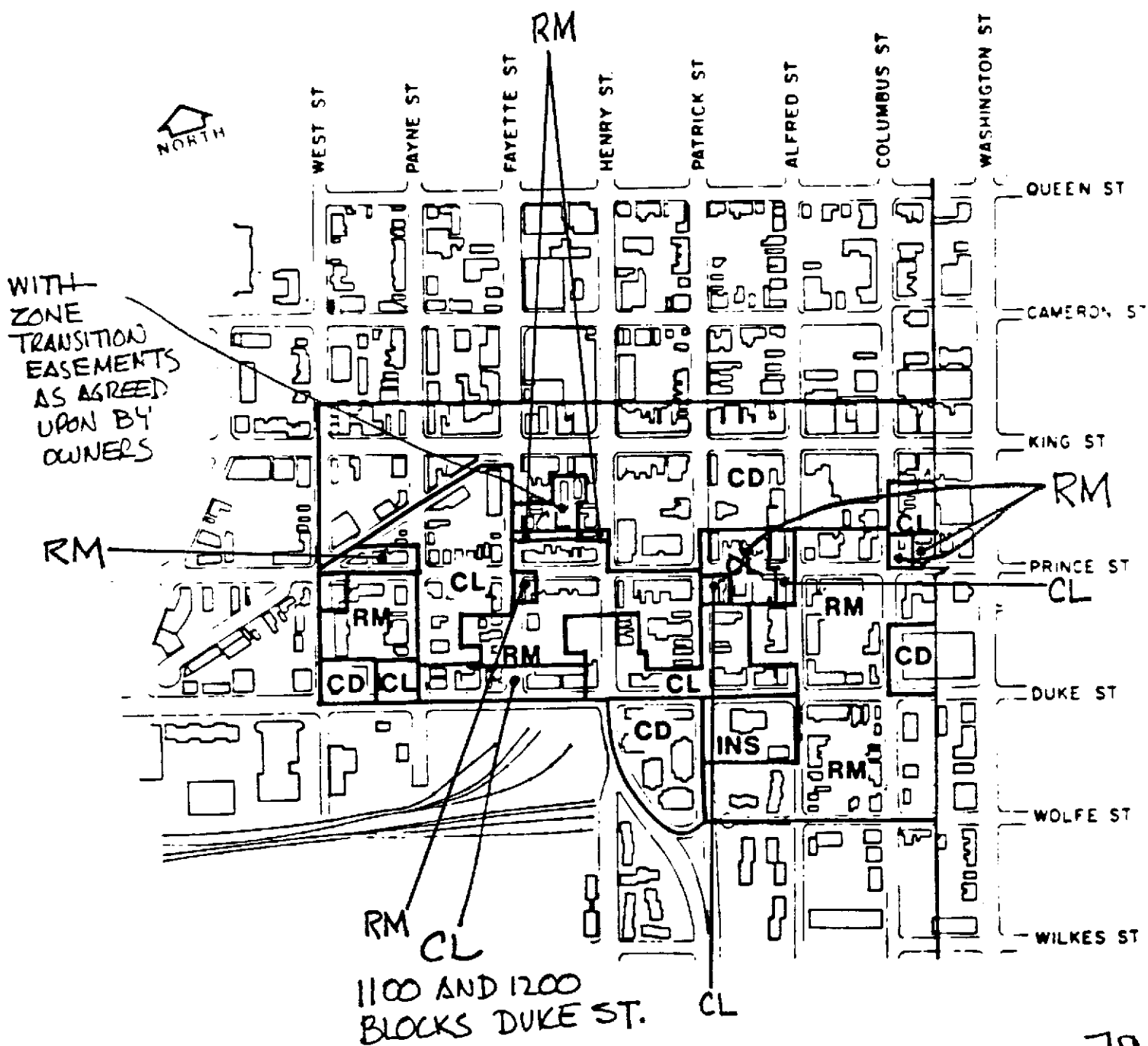
PROPOSED LAND USE PLAN OLD TOWN STUDY AREA

--- BIKE TRAIL
- - - WALK WAY



78
210

PROPOSED LAND USE PLAN OLD TOWN STUDY AREA WEST OF WASHINGTON STREET



CHANGES TO THE ADOPTED LAND USE PLAN

The following changes are shown on Maps 27 and 28.

1. Commercial to Residential Medium - N. St. Asaph Street area, north of Cameron Street. The area of change is zoned primarily RC residential and is used residentially. This change reflects the predominant zoning and use.
2. Residential Medium to Commercial Downtown - South side of ~~Commercial Low~~ ^{AND COMMERCIAL LOW} Residential Medium Oronoco Street between Union and Lee Streets, as well as the area from Queen to Princess between Lee and Royal Streets, and north side of Cameron Street, Fairfax to Royal Streets. These areas are zoned predominantly I-1 industrial with a little C-3 commercial and are predominantly used for office purposes. The changes identified here reflect the predominant zoning and use of these areas, but propose that the industrial category be changed to commercial, a more compatible zone for the area.
3. Residential Medium to Commercial Downtown - East side of Union Street north of Cameron Street. This building is used for commercial purposes and will remain in this use. This change reflects the current use.
4. Commercial to Institutional - City Hall. This change reflects the present use of the block.
5. Commercial to Park - Carlyle House and Park. This change reflects the present use of the site.
6. Industrial to Commercial - Torpedo Factory. This change reflects the actual use and proposes a change to a category which would be more compatible with the use and zoning of the area.
7. Commercial to Residential Medium - Area along north side of Prince Street from Lee Street to St. Asaph Street - this change reflects the current residential zoning of the area and proposes that the commercial uses not be extended into this residential area.
8. Waterfront Mixed Use to Commercial Residential Mixed Use - Waterfront area from Prince Street to Wilkes Street and the Ford Plant. This is essentially no change, but rather an update using the new land use categories. (MANDATORY 50% RESIDENTIAL USE.)
9. Residential Medium to Commercial Low - Safeway Store on S. Royal Street - this change reflects the present use of the property.
10. Residential Medium to Institutional - Departmental Progressive Club and St. Mary's and the Presbyterian Meeting House. This change reflects the present use of the property.

X
ZONING CODE TASK FORCE SHOULD LOOK INTO HOW, AS A GENERAL PROPOSITION, WE CAN INSURE THAT
80

FRANKLIN STREET AND
NORTH OF JEFFERSON
EAST CORNER WASH. ST.

- 11. Residential Medium to Park - Area south of Green Street at Jones Point Park - This change reflects the current zoning and use of the property.
- 12. Residential Medium to ~~Commercial - Low~~ ^{OFFICE COMMERCIAL LOW} - Washington Street area from Gibbon Street to ~~Green Street~~ and south of Church Street. These areas are zoned commercial use for office and retail uses. This change reflects the current zoning, use and scale of the area.
- 13. Commercial to Residential Medium - St. Asaph Street from Gibbon Street to south of Wolfe Streets. This area is predominately zoned residential and is used for that purpose. This change reflects the predominate zoning and uses in the area and maintains the existing commercial use within its current boundary.
- 14. Residential Medium to Institutional - Alfred Street Baptist Church and St. Paul's Church. This change reflects the current use of the properties.
- 15. Commercial to Institutional - Christ Church and Lyceum and Federal Courthouse - These changes reflect the current use of the properties.
- 16. Residential Medium to Commercial Downtown - North side of Prince Street from Henry Street to Patrick Street. This block is developed with two office buildings. This change reflects the current use of the properties.
- 17. Commercial to Commercial Low - Mid block of east side of the 100 block of S. Columbus Street ^{EXCEPT 711 PRINCE STREET.} These are low profile, townhouse style offices and retail. The CL category reflects the present development of their property.
- 18. Residential Medium to Commercial Low - Northeast corner of S. Columbus and Prince Streets. This area contains a historic building used as a single family dwelling and a retail store in a previously residential building. The historic building is protected by facade easements and both buildings are further protected by being in the Old and Historic Alexandria District. The CL category reflects the density and style of buildings in this area, as well as the current commercial zoning.
- 19. Residential Medium to Commercial Downtown - Northeast corner of S. Columbus Street and Duke Street. This is the western half of the Atrium office building and the proposed category therefore reflects the present use of the property.
- 20. Residential Medium to ~~Commercial - Low~~ ^{LOW} - ~~Both sides of Prince Street between Patrick and Alfred Streets.~~ ^{ELIM.} The ~~majority of the buildings along this block are used for commercial purposes.~~ The CL category ~~reflects the current use and character of buildings located on this street.~~

20. RESIDENTIAL MEDIUM TO COMMERCIAL LOW-900, 901 AND 906 PRINCE ST. These buildings were built as commercial buildings and are use commercially.

81
22

21. Residential Medium to Institutional - South side of Duke Street between Patrick and Alfred Streets. This property is occupied by the Alfred Street Baptist Church. This change reflects the present use of the property.
22. Residential Medium to Commercial Downtown - area bounded by Duke Street and Patrick and Henry Streets. This block is occupied by an office building complex of a relatively high density. The CD category reflects the character of the development on this block.
23. Residential Medium to Commercial Low - Area along Duke Street from approximately Henry Street to Alfred Street. The majority of the buildings in this area are used for commercial purposes. The vacant Fannon Coal Yard on the west side of the 200 block of S. Henry Street is being used for off street parking. Reuse of the site should be of a character and scale which is compatible with nearby buildings. Staff is therefore recommending CL for this area.
24. Commercial to Residential Medium - Area including the 1100 block of Prince Street, most of the 200 block of S. Fayette Street ~~and the 1100 and 1200 block of Duke Street~~. The majority of the buildings in this area are used for residential purposes. This change, therefore, reflects the present use of the buildings.
25. Commercial to Residential Medium - South side of Prince Street between West and Payne Streets. The buildings in this area are used for residential purposes. This change reflects the present use and zoning of this area, and an intention to maintain existing residential.
26. Commercial to Commercial Low - both sides of the 1200 block and north side of the 1300 block of Prince Street. This area contains low scale buildings, the majority of which are occupied by commercial uses. The proposed change reflects the scale and density of the existing commercial use of this area.
27. Mixed Use to Commercial Downtown - Northeast and southeast corner of King Street and West Street. This area is used for commercial use as is the rest of King Street. This change would bring this area into conformance with the land use category along King Street.

25A. COMMERCIAL TO RESIDENTIAL MEDIUM - REMAINDER OF PRINCE STREET (1300 BLOCK) BETWEEN WEST AND PAYNE STREETS.

28. RESIDENTIAL MEDIUM TO COMMERCIAL DOWNTOWN - SOUTHEAST CORNER OF N. LEE AND QUEEN STREETS. CITY COUNCIL VOTED TO PURCHASE THIS PARKING LOT FOR USE AS A MUNICIPAL PARKING GARAGE.






29. RESIDENTIAL MEDIUM TO COMMERCIAL DOWNTOWN -
120 S. FAIRFAX ST. This building is used for office
purposes and is attached to a building which is
zoned and used commercially. The alley to the south
of 120 S. Fairfax St. is a reasonable boundary between
commercial and residential uses.

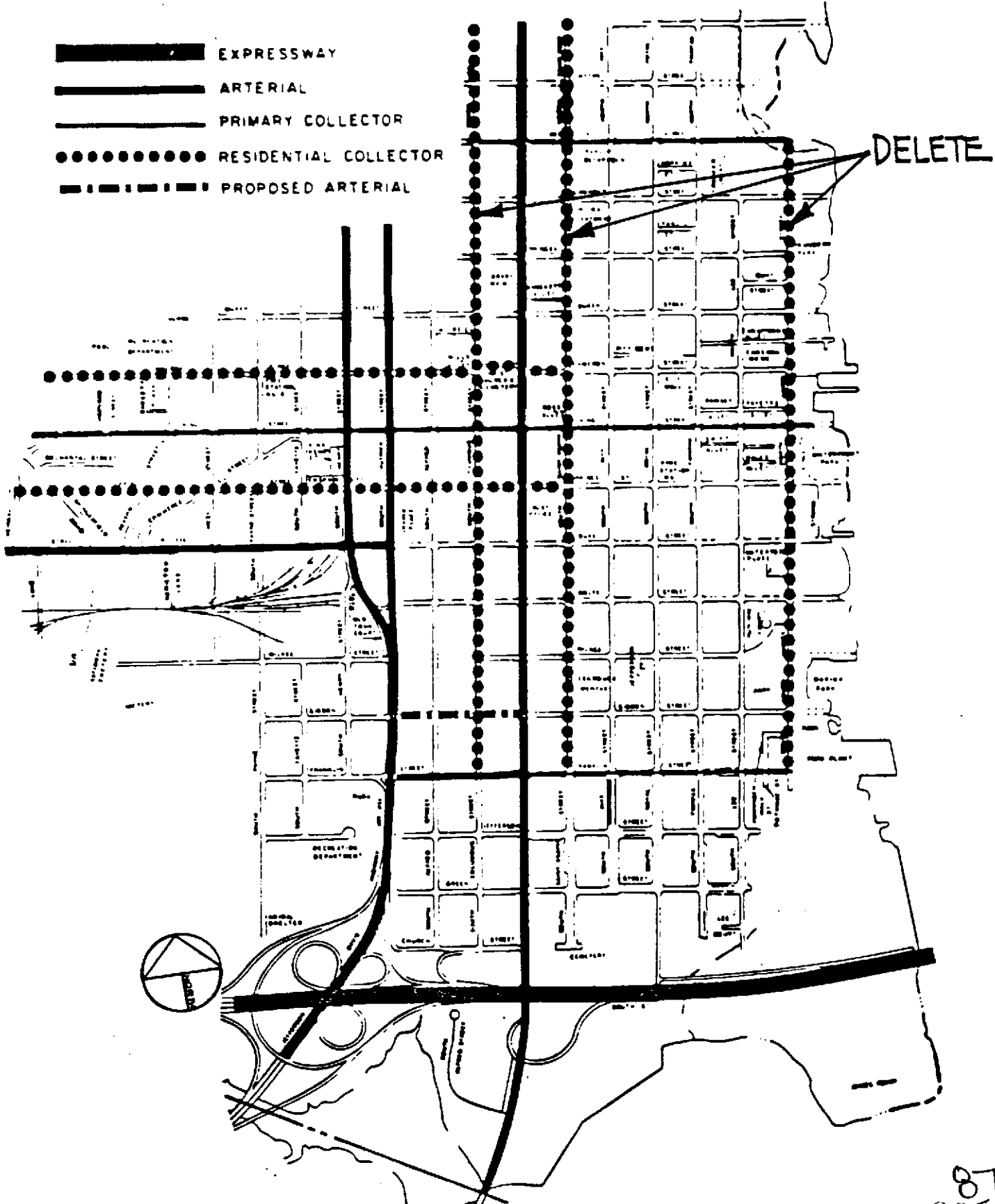
MAJOR THOROUGHFARE PLAN

The 1974 Major Thoroughfare Plan, as amended, is basically sound. Staff recommends only one change to this plan. Gibbon Street, between Washington Street and Route 1, is one-way west bound and is paired with Franklin Street which is one way east bound. Gibbon Street is presently shown as a local street. Because of Gibbon Street's function, it is proposed that it be designated as an Arterial Street. This is consistent with the designation of Franklin, Washington and Patrick and Henry Streets (Map 29).

St. Asaph, Union and Columbus Streets are deleted as residential collectors. (Map 29)

PROPOSED MAJOR THOROUGHFARE PLAN OLD TOWN STUDY AREA

-  EXPRESSWAY
-  ARTERIAL
-  PRIMARY COLLECTOR
-  RESIDENTIAL COLLECTOR
-  PROPOSED ARTERIAL



IMPLEMENTATION

Plan Adoption

After submission of this plan to the Master Plan Task Force, it will be forward to City Council along with other area plans for Planning District #1. It is recommended that City Council refer the plan to the Planning Commission for processing for adoption pursuant to the provision of Section 9.05 of the Charter.

Comprehensive Zoning Changes

Subsequent to plan adoption and in conjunction with the Zoning Task Force, the City should initiate a comprehensive rezoning of property in the City in accord with the adopted Master Plan. The comprehensive rezoning would result in the adoption of a new (6th revised) zoning map. The zoning changes necessary to implement this plan are set forth in the following section.

ZONING CHANGES

1. South side of Oronoco Street between North St. Asaph and Pitt Streets - C2 commercial to Residential Medium (RM). This block contains predominantly residential uses except for a carry-out restaurant and a commercial business. The use, style and scale of the existing buildings necessitates a change in zone classification to protect the block from future commercial encroachment. The balance of the block is zoned RM residence and contains townhouses which are presently under construction. The commercial uses will become non-conforming, but will be given a reasonable period of time to amortize their investment prior to discontinuance.
2. Both sides of 600 block of Princess Street/between N. Washington Street and N. St. Asaph Street. - RC multi-family residential to RM residence zone. This area contains residential uses similar to those found elsewhere in Old Town which are zoned RM. This proposal would rezone the properties to a more appropriate zone. It would also eliminate the possibility of professional office uses (S.U.P. required).
- 3A. Northwest corner of Queen and North Pitt Streets - RC multi-family residential to RM residence zone. Same as 2.
- 3B. Northeast corner of Queen and North Washington Streets -RC multi-family residential to Commercial Downtown Zone - This row of buildings fronts on N. Washington Street and is used commercially. This proposal would conform the zoning to the use. The existing buildings will be protected by B.A.R. review.

4. West side of 200 block of N. St. Asaph Street/between Cameron Street and Queen Street - RC multi-family residential to RM residence zone. Same as 2.
5. South side of 200 and 300 blocks of Princess Street, northern half of west side of 200 block of N. Lee Street and the west side of the 300 block of N. Lee Street - I-1 industrial to Commercial Downtown Zone (CD). This approximately two block area contains office and commercial uses. Industrial zoning is out of character with the existing uses and surrounding area. Commercial zoning is in keeping with nearby downtown commercial. ~~AND COMMERCIAL~~ ~~LOW RESIDENTIAL~~ RM
6. Southeast corner of Oronoco Street and N. Lee Street - I-1 industrial to Commercial Downtown Zone (CD). Heavy industrial zoning is no longer appropriate for this old gas works site. It is presently used for offices and should be zoned to a commercial classification. MEDIUM
7. Southeast corner of Cameron and North Washington Streets - RC multi-family residential to Commercial Downtown Zone (CD). This corner is used for commercial office purposes and is at a very busy commercial street intersection. This would conform the zoning to the use.
8. Carlyle House, 100 block N. Fairfax Street - RM residential to Park Zone (WPR or similar). This property is a historic park and should be zoned accordingly. THE PARK AND OPEN SPACE BEING REVIEWED BY THE ZONING TASK FORCE WILL FIT THIS SITE.
9. Law Building, 100 block N. Fairfax Street - I-1 industrial to Commercial Downtown Zone (CD). This building is used for offices but is still zoned industrial. This zone is not in keeping with the use or the character of the nearby area.
10. Torpedo Factory Complex along 100 block of N. Union Street and southeast corner of King Street and South Union Street - I-1 industrial to Commercial Downtown Zone (CD). This is the remains of the industrial part of the waterfront. This zoning is no longer appropriate for the uses now made of this land and is out of character with the waterfront plan and the contract for reuse of the buildings.
11. Torpedo Factory Docks and Piers - I-2 industrial to Waterfront Park and Recreation (WPR). The docks and piers should be zoned for parks and recreation use as is the other park area along the river. This zoning would conform to the Waterfront plan and existing uses.
12. All of the 100 block of King Street and portions of the 200 block of King Street - I-1 industrial to Commercial Downtown Zone (CD). This is the remains of the past industrial use found near the waterfront. The industrial zoning is not in keeping with the current or proposed master plan or with the existing uses in the area.

13. East side and portions of the 200 block of South Union Street - I-1 and I-2 industrial to W-1 waterfront zone. This proposal is to replace the outdated industrial zoning with the waterfront (mixed use) zone. This zone was designed for the waterfront area and use of the W-1 zone at this location would make these properties conform to the predominant zoning along the river.
14. Area bounded by S. Union Street on the east, Gibbon Street on the south, S. Lee Street on the west and Old Southern Railroad right-of-way on the north - RM residence and I-1 industrial to ~~WPR, Waterfront Park and Recreation (WPR) ZONE.~~ This area is used for park purposes and needs to be zoned accordingly.
15. Safeway Store, 500 block of S. Royal Street - C-2 commercial to Commercial with special provision for future residential use. This grocery store serves the needs of the residential community and should remain. A special regulation needs to be written and applied to this parcel to assure that any future use of the property will be townhouse residential.
16. Portions of the 100 block of Franklin Street and S. Union Street (Backyard Boats) - I-1 industrial to RM residence. This area is used for commercial purposes, primarily Backyard Boats. The surrounding area is zoned and used residential. Since 1974 these sites have been land used residential medium. This zone change will conform the zoning to the current and proposed master plan. The present zone allows uses incompatible with the surrounding area. If rezoned the current uses would become nonconforming, subject to the amortization provision of the Code.
17. Old Ford Plant, S. Union Street at Franklin Street - RM residence and I-2 industrial to W-1 Waterfront Mixed Use Zone. The Ford Plant was not rezoned when the rest of the waterfront was rezoned in conformity with the adopted waterfront plan. This proposal will conform the zoning to the current and proposed land use plans. If Council approves rezoning of this parcel to W-1 Waterfront (Mixed Use), that action should replace this proposal.
18. Portions of the 700 block of S. Washington Street, east side of 800 block S. Washington Street, both sides of 900 block S. Washington Street, portion of the 700 block of S. St. Asaph Street, both sides of the 800 block S. St. Asaph Street, and the west side of the 800 block S. Pitt Street - RC residence to RM residence. This area contains primarily apartments and has been land used residential medium since 1974. The present zone allows high density apartments and professional offices with special use permit approval. This rezoning will conform the zoning to the current and proposed land use plan. Apartments in masonry buildings existing in

1951 are permitted in the RM zone.

19. Northeast corner of S. West and Commerce Streets - RM Residential to Commercial Downtown (CD). This is a commercial building used for commercial purposes in a block in which the balance is zoned commercial. This would conform zoning to the use of the property.
20. Both side of the 1200 block and the north side of the 1300 block Prince Street - C-3 central business district Commercial-to-Commercial Low (CL). This area is predominantly commercial, but in buildings that had previously been used as dwellings or in low scale buildings. A new zone compatible with the CL land use designation will be in keeping with character and scale of the buildings in the area. The structures will be protected by the Old and Historic District.
21. 1100 block of Prince Street, most of the 200 block of S. Fayette Street and the 1100 and 1200 blocks of Duke Street - C-3 central business district commercial to RM residential. The buildings in this area are occupied as dwellings. ~~In the middle of the 1100 block of King Street is a residential project known as King/Henry Court. This zone change is to assure the retention of these buildings for residential use.~~
22. South side of Prince Street between Henry and Patrick Street - C-2 commercial and C-3 central business district commercial to RM Residential. The predominant use in this area is residential. In order to retain this residential area, a change of zoning to residential is essential.
23. Both sides of the 900 block of Prince Street - C-3 central business district Commercial-to-Commercial Low (CL). These buildings are low scale and used previously for residential use. ~~In order to preserve the density and scale of this area, a new zone in keeping with the CL land use category is proposed.~~ (MOST ARE)
24. Northeast corner of Columbus Street and Prince Street - C-3 central business district Commercial-to-Commercial Low (CL). This group of buildings is low scale but are used for commercial activities. The CL zone would recognize the character and scale of the buildings and will be more appropriate than the current zoning.

ELIM.

RESIDENTIAL
MEDIUM
(RM)

24A. 711 PRINCE STREET - C-3 CENTRAL BUSINESS DISTRICT COMMERCIAL - TO - RESIDENTIAL MEDIUM (RM). THIS IS AN ARCHITECTURALLY SIGNIFICANT HOUSE WHICH SHOULD BE RETAINED IN RESIDENTIAL USE.

23A. 900, 901 AND 916 PRINCE ST. - C-3 CENTRAL BUSINESS DISTRICT COMMERCIAL TO COMMERCIAL LOW (CL). These buildings were built as commercial buildings and are used for commercial uses.

25. Southeast corner Prince Street and S. Columbus Street - C-3 Commercial to RM Residential. This building is used for condominiums. The RM zone allows apartments in masonry buildings existing in 1951. This building meets and exceeds this criteria. The RM zone will assure that the use remains residential.
26. ~~East~~ ^{WEST} side of the 200 block of S. Alfred Street - C-2 commercial to RM residential. These buildings are occupied for residential purposes. The proposed RM zone will retain the residential use thereby helping to strengthen the mixed use character of the area.
27. Both sides of the ⁸⁰⁰~~900~~ blocks of Prince Street and Duke Street between Alfred and Columbus Street - RA residential to RM residential. This area has a large amount of scattered RA residential zoning. The RA, in addition to townhouse residential, allows garden apartments and professional offices with approval of a special use permit. The RM zone is the predominant residential zone applied in this area. This rezoning would conform the RA buildings to the Old Town Residential Zone - RM.
28. 200 block of Henry Street and North side of the 1100 block of Duke Street - C-2 commercial and C-3 central business district Commercial-to-Commercial Low (CL). The existing buildings are low scale and relatively low density. This is the type of character of development for which the CL land use category was designed. The vacant Fannon Coal Yard is prime for redevelopment, which should be at a scale and of a character compatible with nearby buildings. A zone based on the CL land use category would assure compatibility in this situation.
29. Northwest corner of Duke and Payne Street - C-2 Commercial-to-Commercial Low (CL). The buildings in this row are for the most part used for commercial purposes. They were originally residential and still reflect that low profile character. This change would retain the low density and scale of this area.
30. West side of the 200 block of S. Payne and the east side of the 200 block of S. West Street - C-3 central business district Commercial to RM Residential. The predominant use in this area is dwelling units. This change would retain the existing residential use and thereby assure that there will be a mix of uses in the area.

31. 1300 BLOCK OF PRINCE STREET. C-3 CENTRAL BUSINESS DISTRICT COMMERCIAL TO RM RESIDENTIAL. COUNCIL WAS OF THE OPINION THAT THIS WAS A PREDOMINATELY RESIDENTIAL BLOCK, BASED ON TESTIMONY AT THEIR PUBLIC INFORMATION HEARING. 281
32. S.E. CORNER OF N. LEE AND QUEEN STREETS - RM RESIDENCE TO COMMERCIAL DOWNTOWN (CD). CITY COUNCIL HAS VOTED TO PURCHASE THIS LOT FOR USE AS A MUNICIPAL PARKING ~~LOT~~ & GARAGE. THIS ZONING 92

DESIGNATION SHALL REVERT TO RM SHOULD THE PARKING GARAGE FOR SOME REASON NOT BE CONSTRUCTED.

33. 123 S. HENRY ST. AND 122 AND 124 S. FAYETTE STREET - C3 CENTRAL BUSINESS DISTRICT COMMERCIAL TO RM RESIDENCE (RM). These are residential buildings south of an alley which should serve as the boundary between the commercial and residential zones.
34. N.E. CORNER OF S. WASHINGTON ST. AND JEFFERSON ST. - C-1 COMMERCIAL TO COMMERCIAL LOW (CL). This is a commercial building. This change brings zoning into conformance with new zone category.
35. S.E. CORNER OF S. ROYAL AND PRINCE STS. - RM RESIDENCE TO COMMERCIAL LOW (CL). This is a commercial building which has always been used for commercial purposes.
36. 120 S. FAIRFAX ST. - RM RESIDENCE TO COMMERCIAL DOWNTOWN (CD). This is a commercial building attached on the north to a commercially zoned and used building. The alley to the south of the subject property is a natural boundary between commercial and residential zoning.

PROPOSED ZONING CHANGES

OLD TOWN STUDY AREA

From	To
1 C-2	RM
2 RC	RM
3 RC	RM
4 RC	RM
5 F-1	CD
6 F-1	CD
7 RC	CD
8 RM	RM
9 F-1	CD
10 F-1	CD
11 F-2	WPR
12 F-1	CD
13 F-1 & F-2	W-1
14 RM & F-1	RM PARK
15 C-2	Comm with Special Provisions
16 F-1	RM
17 RM & F-2	W-1
18 RC	RM NEW ZONE

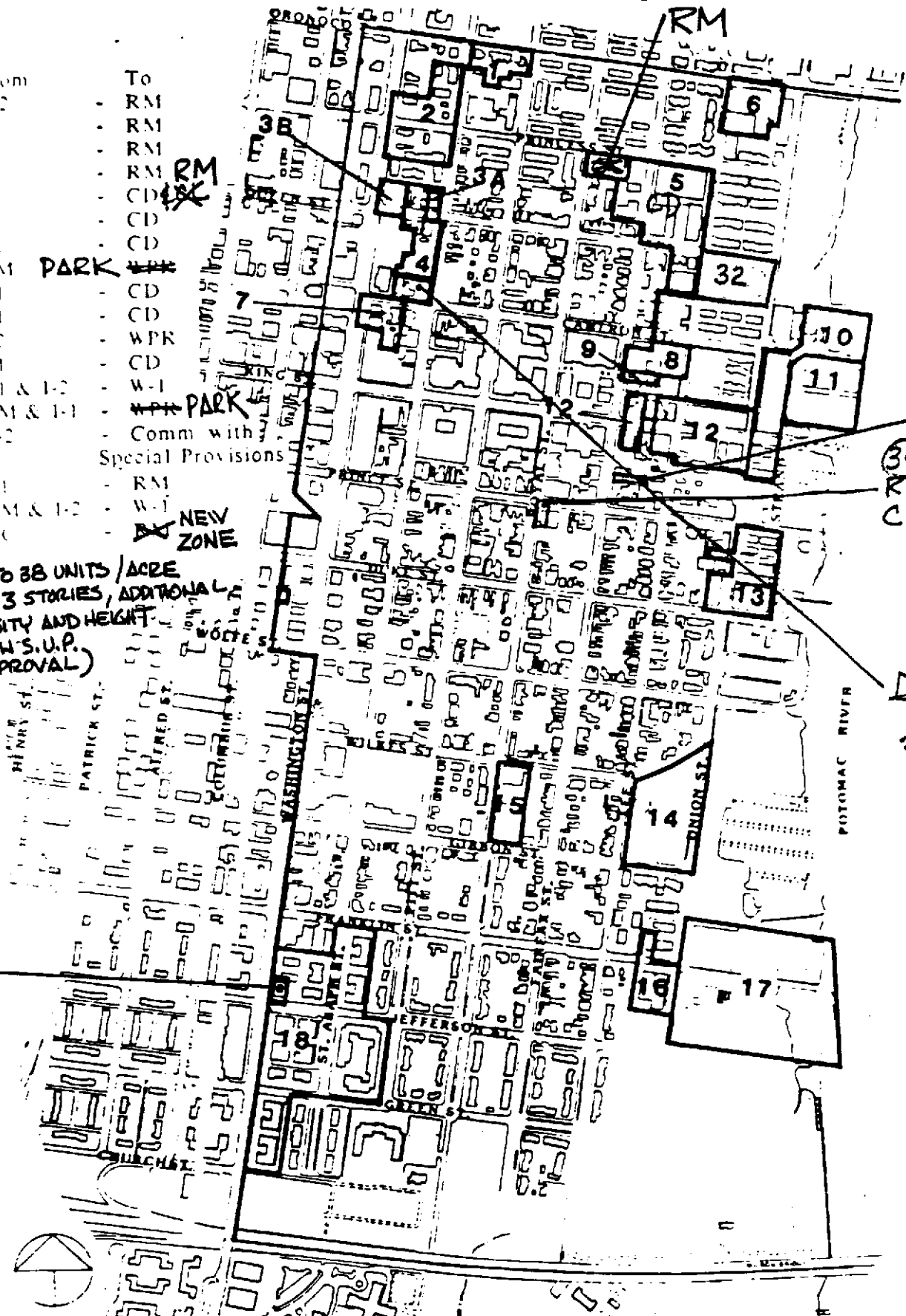
(36 TO 38 UNITS / ACRE AND 3 STORIES, ADDITIONAL DENSITY AND HEIGHT WITH S.U.P. APPROVAL)

32. RM TO CD

34. C-1 TO CL

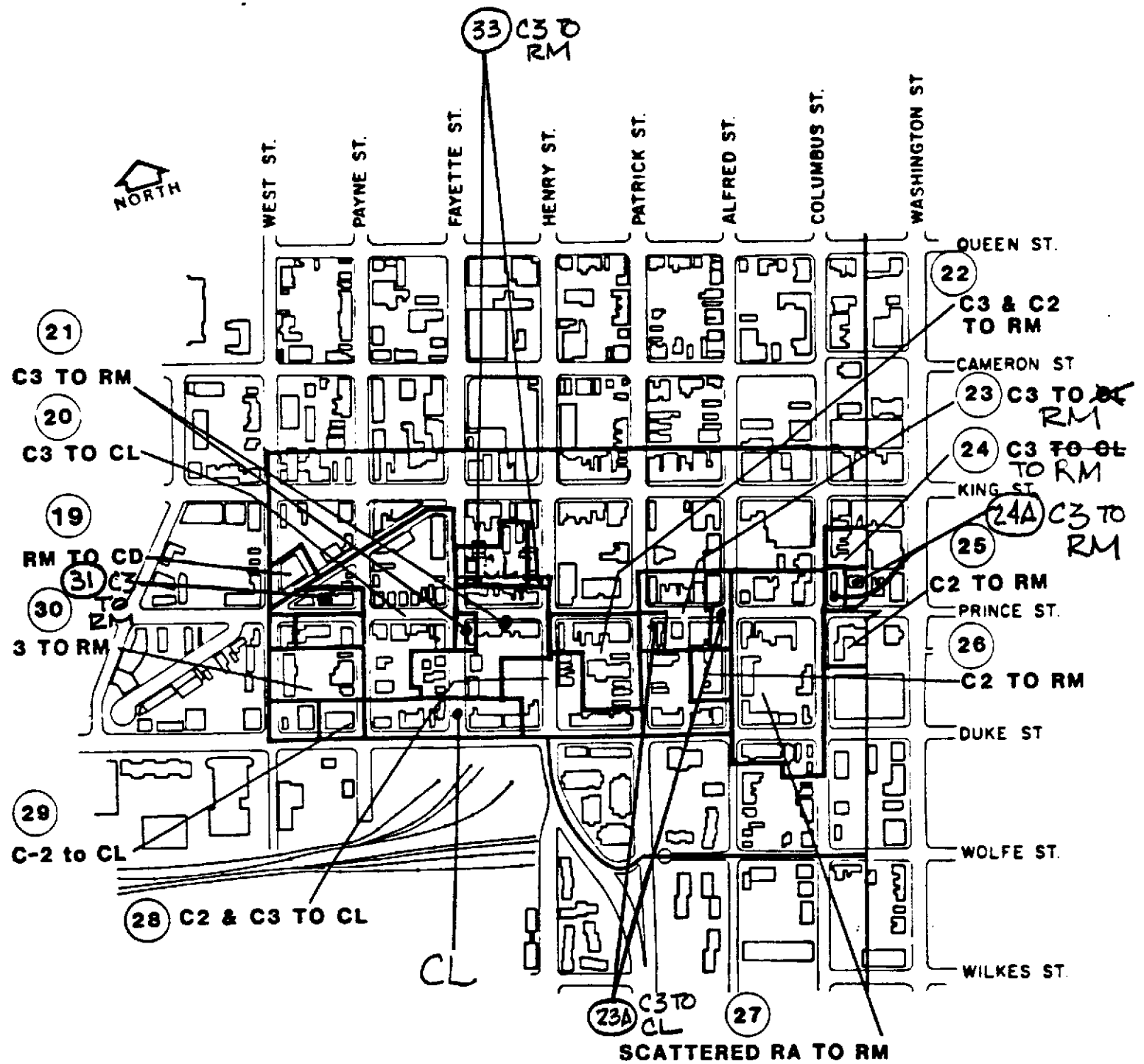
35. RM TO CL
36. RM TO CD

LEAVE RM



PROPOSED ZONING CHANGES

OLD TOWN STUDY
WEST OF WASHINGTON STREET

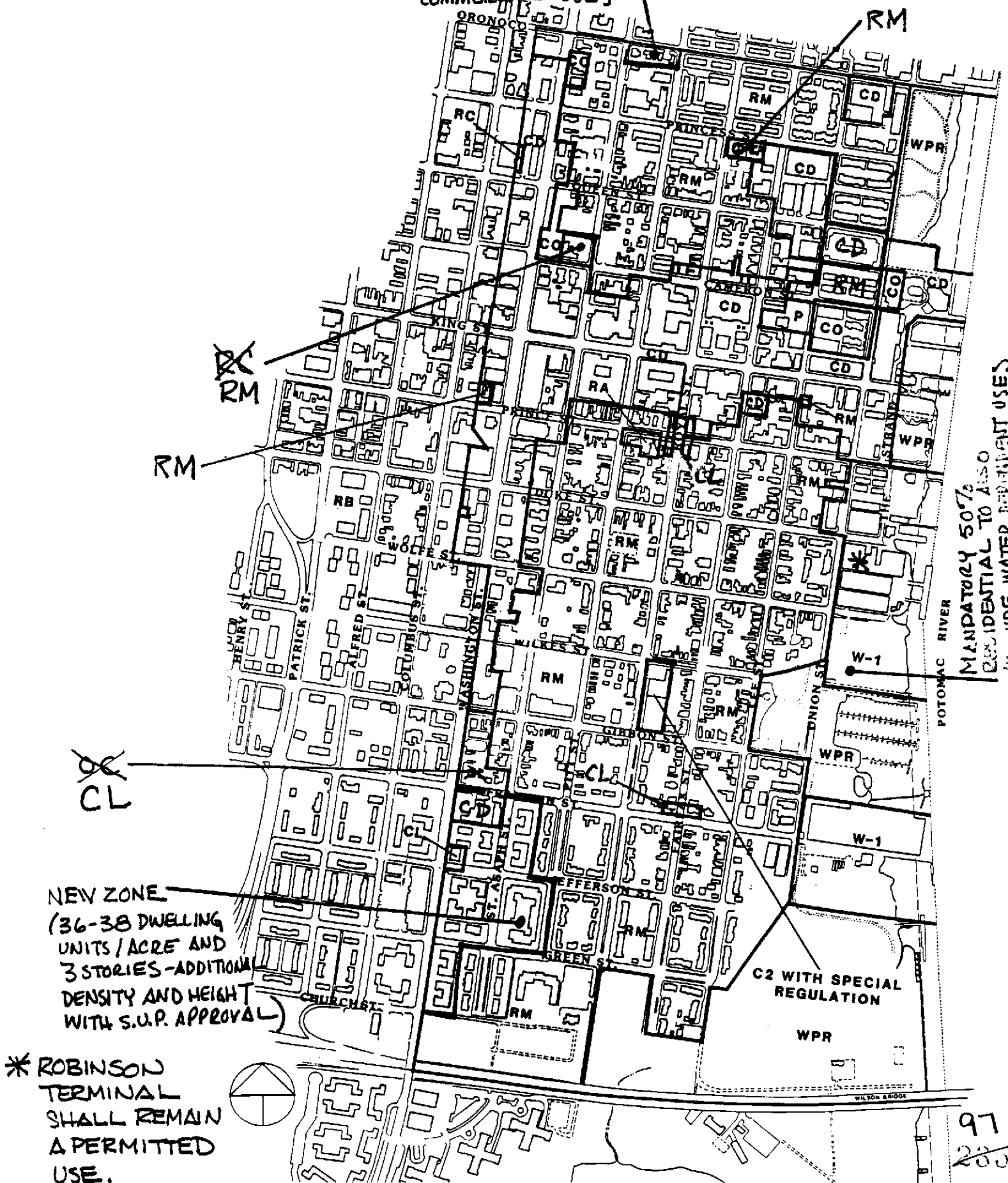


PROPOSED ZONING

Maps 32 and 33 translate the proposed preceding zoning changes into a composite zoning map. If all of the changes proposed are adopted, this is how the final zoning boundaries will be drawn.

PROPOSED ZONING MAP OLD TOWN STUDY AREA

ZONING TASK FORCE
TO CONSIDER
RESIDENTIAL ZONE
WITH GRANDFATHER
CLAUSE FOR EXISTING
COMMERCIAL USES



~~RM~~

RM

~~CL~~

NEW ZONE
(36-38 DWELLING
UNITS / ACRE AND
3 STORIES - ADDITIONAL
DENSITY AND HEIGHT
WITH S.U.P. APPROVAL)

* ROBINSON
TERMINAL
SHALL REMAIN
A PERMITTED
USE.

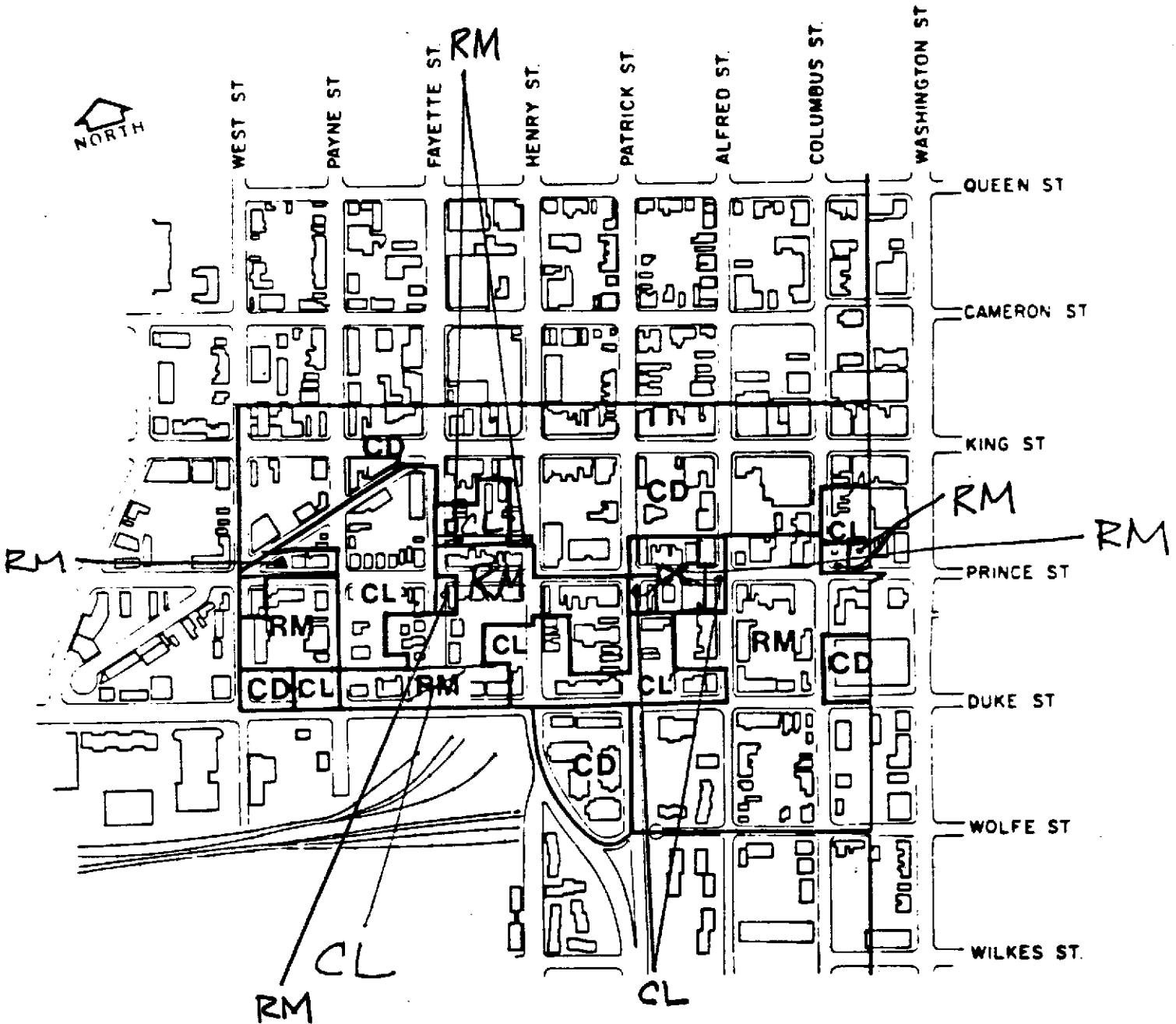
RM

MANDATORY 50%
RESIDENTIAL TO ALSO
PERMIT WATER TREATMENT USES

C2 WITH SPECIAL
REGULATION

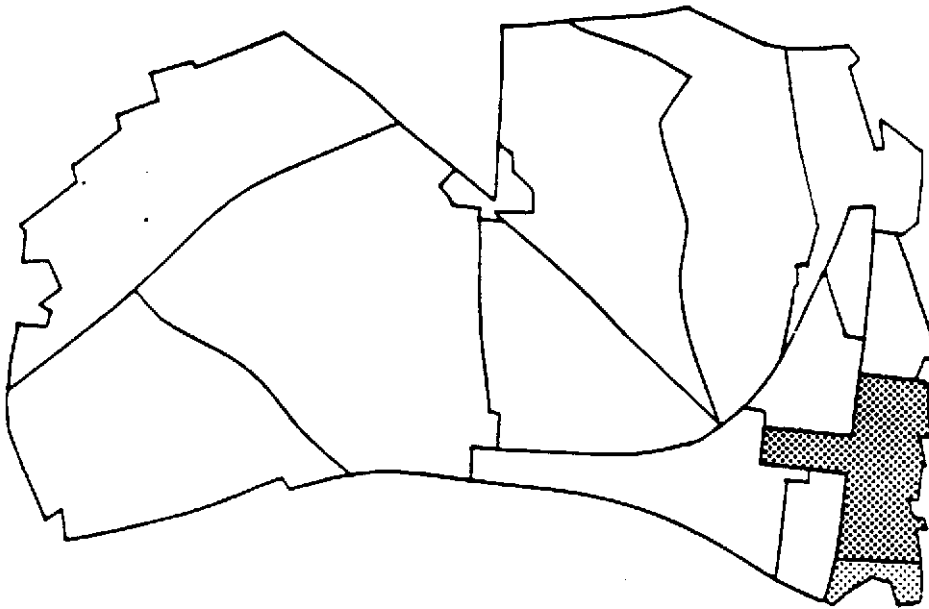
PROPOSED ZONING MAP

OLD TOWN STUDY AREA
WEST OF WASHINGTON STREET



OLD TOWN Small Area Plan ADDENDUM

COVERING AREA SOUTH OF I-95



PLANNING & COMMUNITY DEVELOPMENT
FEBRUARY 10, 1989

100
~~237~~

INTRODUCTION

The area included in this addendum to the Old Town Area Plan was inadvertently left out of the original Old Town Plan area. Since the area involves the mouth of the Hunting Creek a portion of the South West Area Plan area is included in the discussion of the area south of the Capital Beltway.

OLD AND HISTORIC ALEXANDRIA DISTRICT

The Old and Historic Alexandria was created in 1946, running south from Montgomery Street to Hunting Creek and east from Alfred Street to the Potomac River. All structures therein dating from 1846 or earlier were protected from unwarranted demolition and exterior architectural modifications out of keeping with the character of individual buildings or their surroundings. The Board of Architectural Review was established to enforce the provisions of the District.

Subsequent revisions to the Old and Historic Alexandria District Ordinance took place in 1951, 1965, 1970 and 1984. These amendments changed the District boundaries, expanded the powers of the Board of Architectural Review and established building height limitations. Map A1 identifies the boundaries of the District as it exists today in the area of Hunting Creek.

1974 LAND USE PLAN

The 1974 Land Use Plan as amended shows the subject area about equally divided between residential use and recreation and open space (Jones Point). The area to the west of Jones Point is shown for residential high use and the area across S. Washington Street is shown for residential medium use. (Map A2)

EXISTING LAND USES

The predominant use in the area is Jones Point, a public park. The area contains three apartment developments: Hunting Towers, Porto Veccio, and Hunting Terrace. It also contains the HUMRRO building, a mid-rise office. The largest portion of the area is under water or in mud flats. (Map A3)

ISSUES

The only issue remaining in this built up area is the future of the water area and the mud flats: Should they be allowed to be filled and built upon?

1

161
286

EXISTING ZONING

For the most part zoning in the area follows the land use pattern. About 50 percent of the area is zoned residential and the balance is zoned for park purposes. The residential zoning in this area is R-C high rise residential. This zone permits apartments at 55.45 dwelling units per acre. There are two small areas zoned C-2 commercial, a commercial zone which permits office and residential uses at the same density as the R-C zone. Jones Point Park is zoned WPR, waterfront park and recreation. This zone was adopted to implement the Waterfront Plan. Zoning of the area is shown on Map A4.

HEIGHT DISTRICT

All of this area is included in a height district (Map A5). Both sides of S. Washington Street are within height district #1, the Old and Historic Alexandria District, and are limited to 50 feet.

Jones Point east of the extension of S. Union Street is located in height district #10. This district was adopted to protect the waterfront environment from buildings which would be out of scale and character with the Old Town area and the rivers edge. Heights in district #10 are limited to 30 feet, except upon approval of a special use permit by City Council when buildings may extend up to 50 feet in height.

The area east of Route #1 and west of height district #1 is located in height district #4. Heights in this area are limited to 50 feet, but may extend up to 77 feet with approval of a special use permit by City Council.

FLOOD PLAIN AND AREAS LESS THAN ELEVATION THREE (3) FEET

The major portion of the area under consideration is in the 100 year flood plain (Map A6) which requires compliance with flood plain regulations of the City of Alexandria, and Federal and State Governments.

Within this area, no fill is allowed unless approved by the City of Alexandria and the Corps of Engineers. The minimum floor level of any habitable building must be at or above the 100 year flood plain which at Jones Point is +9.75 feet above mean sea level. Land below +3.0 feet cannot be included in a lot and used for floor area and density calculations.

DETAILED LAND USE PLAN

The detailed land use plan for the area south of the Beltway is essentially the same as the long Range Land Use Plan Map in the

1974 Consolidated Master Plan, except for the area below elevation +3.0 feet. The park area remains in park use and the residential medium and high areas remain in their respective classifications. The HUMRRO building is changed as office commercial medium to recognize the existing use of the property.

In the 1974 Consolidated Master Plan the water and mud flats were not included in a land use classification. Since this area is below elevation +3.0 feet, is a bird refuge area and is already restricted by current zoning regulations, it is recommended that the area be land designated WL, wet lands to assure that the area is retained as a natural area and not filled for development of any kind.

By designating this area as wet lands it is unlikely that the City of Alexandria, the Corps of Engineers and the Virginia Marine Resources Commission will grant permission to fill. This environmentally sensitive area should be preserved. (Map A7)

CHANGES TO THE ADOPTED LAND USE PLAN

The following changes are shown on MAP A8:

1. FROM RESIDENTIAL HIGH TO OFFICE COMMERCIAL MEDIUM: N. Washington Street at the Capital Beltway. This area is zoned commercial and contains an office building. The proposed land use change acknowledges the existing use.
2. FROM NO LAND USE CLASSIFICATION TO WET LANDS: This change affects all areas below elevation +3.0 feet elevation. This area is either under water or contains mud flats. This change is to assure that this area is not filled and developed.
3. NO LAND USE CLASSIFICATION TO UTILITY/TRANSPORTATION: South east quadrant of Route #1 and the Capital Beltway. This area is highway right-of-way and should be classified utility/transportation.

ZONING CHANGES (Map A9)

1. FROM EAST SIDE OF S. WASHINGTON STREET AT THE CAPITAL BELTWAY: C-2 commercial to Office Commercial Medium (OCM). This property contains an existing office building occupied by HUMRRO. The change in zoning will only be to change to the appropriate new zoning classification which will continue the existing building as a conforming use.
2. FROM SOUTH EAST QUADRANT OF ROUTE #1 AND THE CAPITAL BELTWAY: R-C residential to Utility/Transportation. This is part of a two divided and limited access highways and should be zoned according to its use.

It is not essential to create a new zone and apply it to the wet land area. The adoption of this small area plan as an amendment to the master plan should assure that the agencies responsible for protection of wet lands will prevent building in these areas. (Map A8) .

PROPOSED ZONING

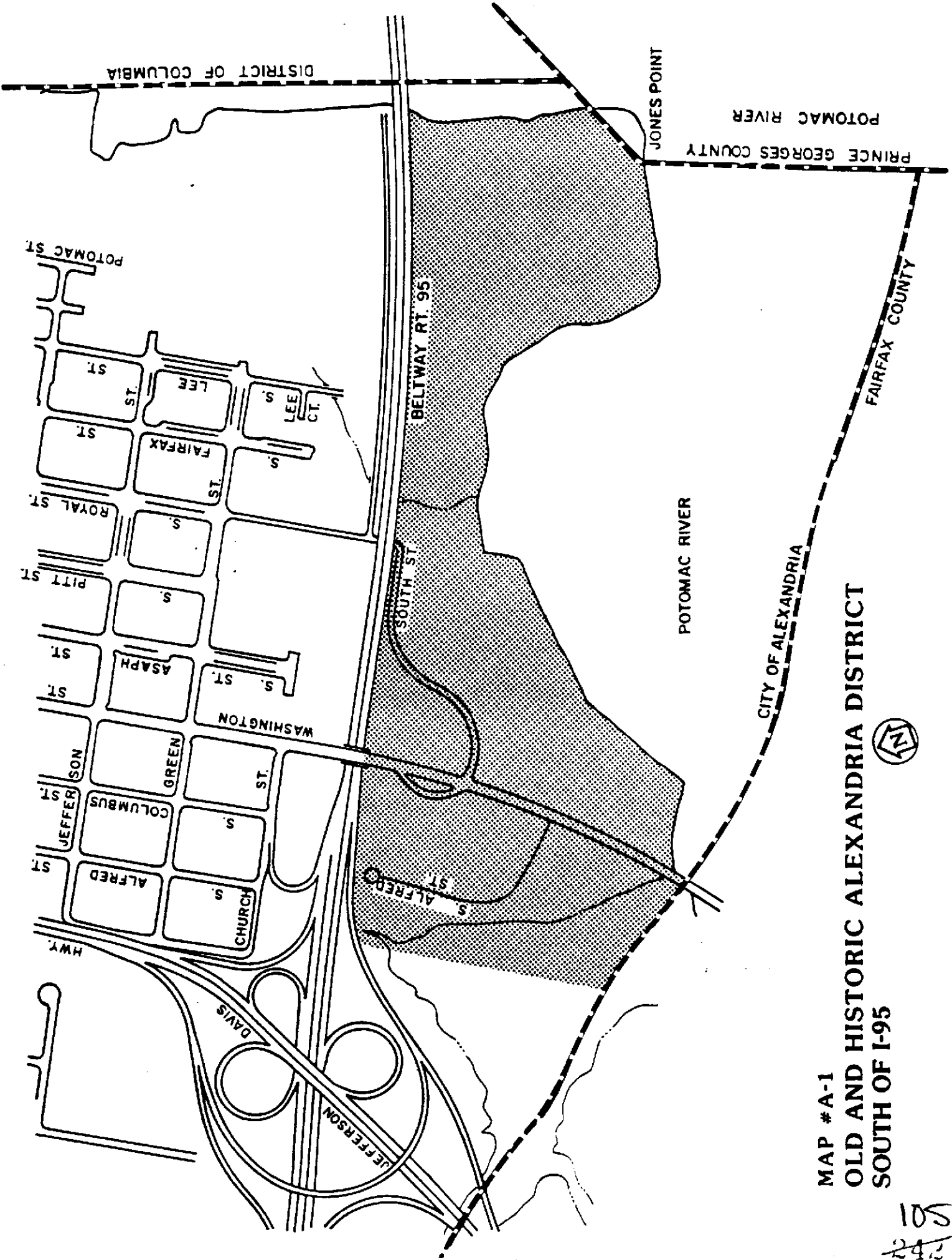
Map A10 translates the proposed zoning changes into a proposed zoning map.

PROPOSED HEIGHT

The existing height limits are satisfactory. Therefore, no changes are proposed.

4

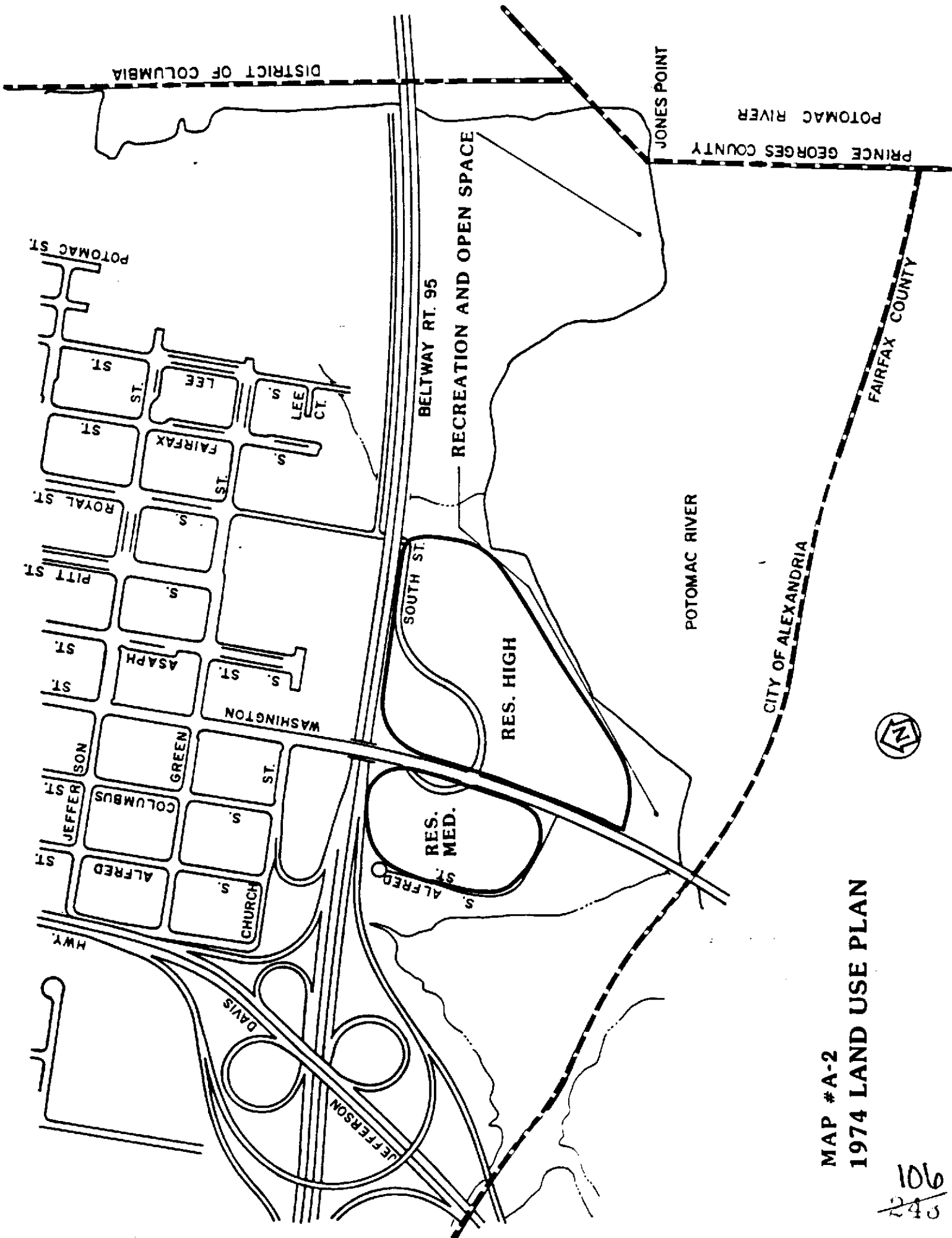
104
~~241~~



MAP #A-1
 OLD AND HISTORIC ALEXANDRIA DISTRICT
 SOUTH OF I-95

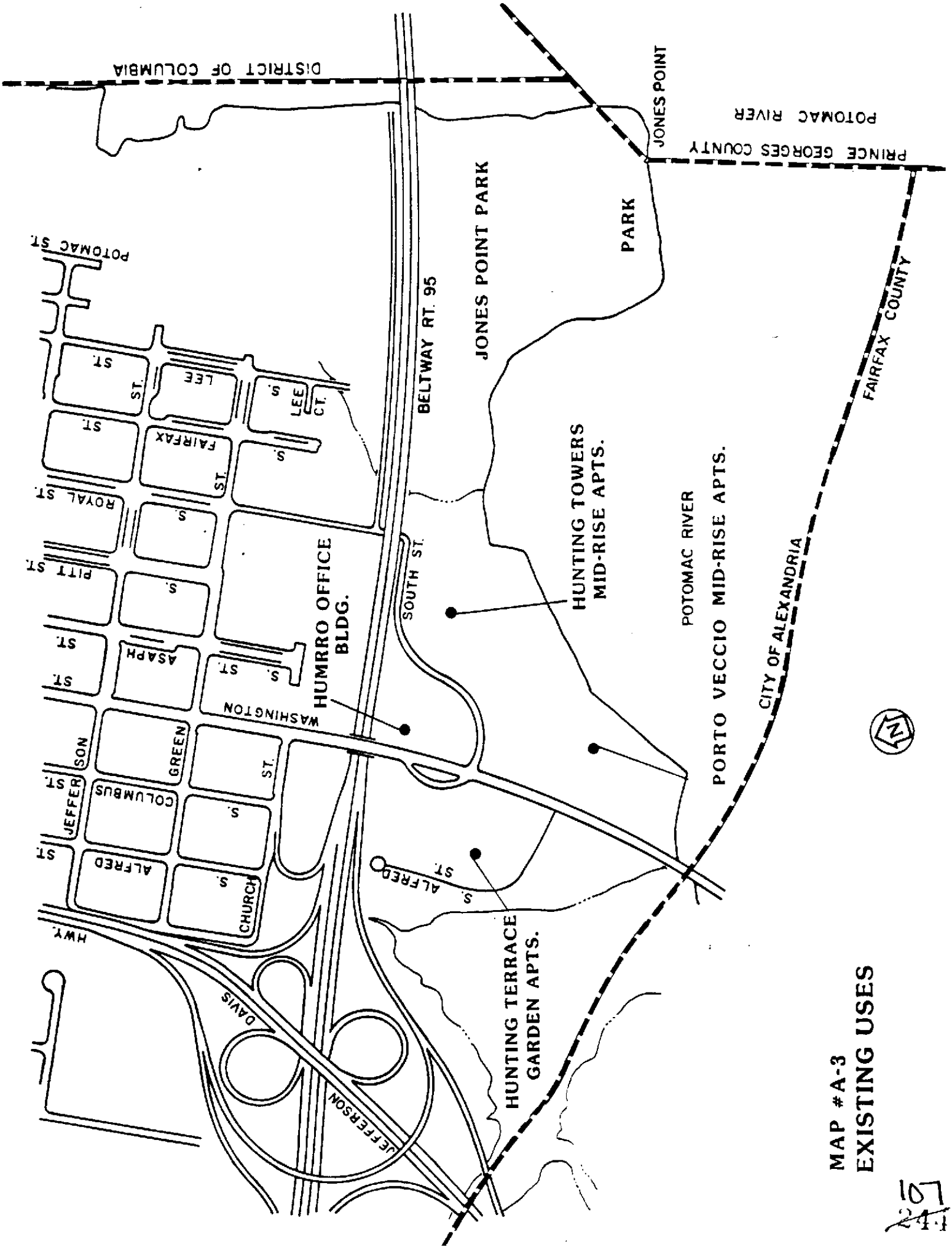


242
 501



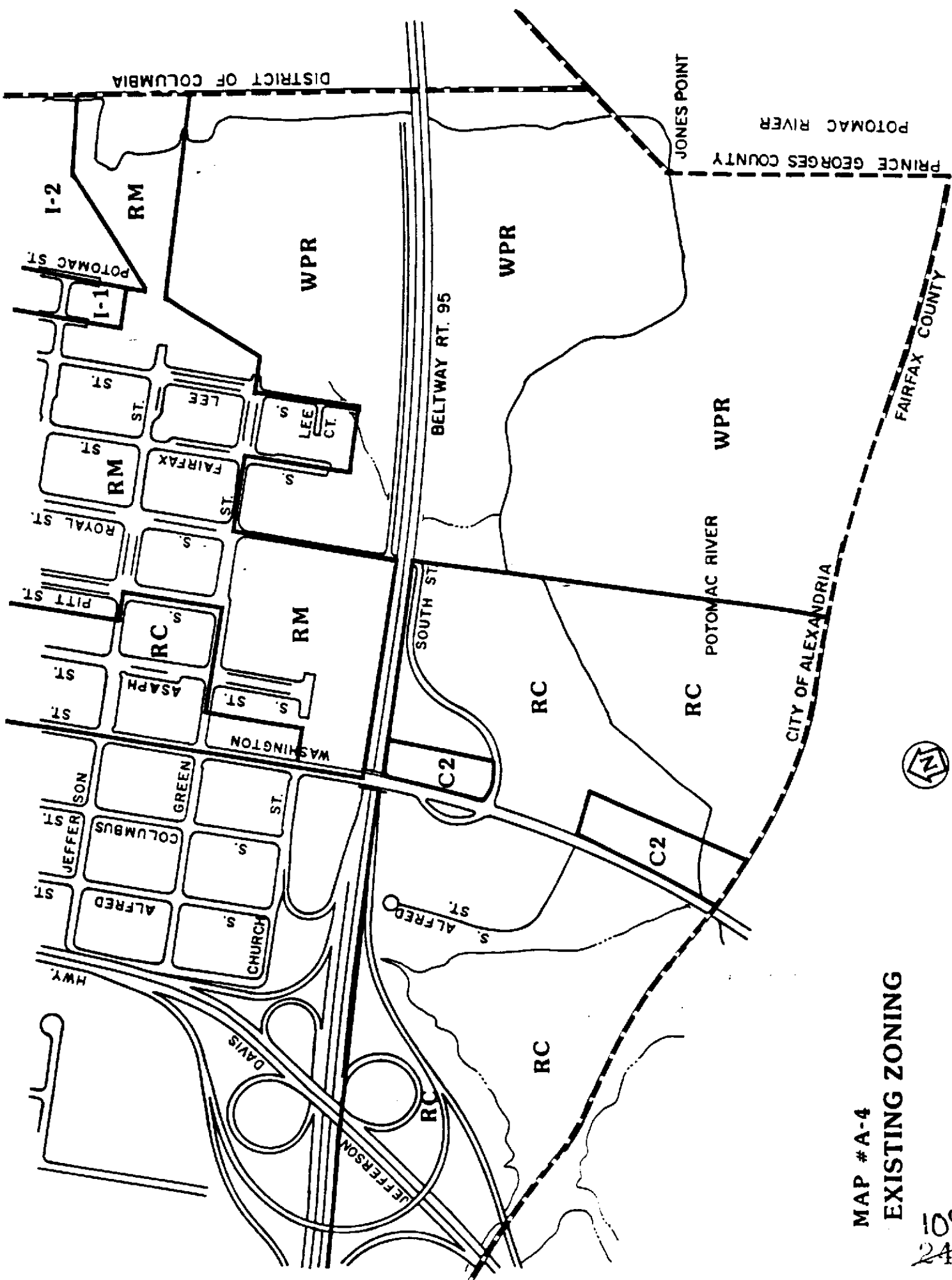
MAP #A-2
1974 LAND USE PLAN

106
240



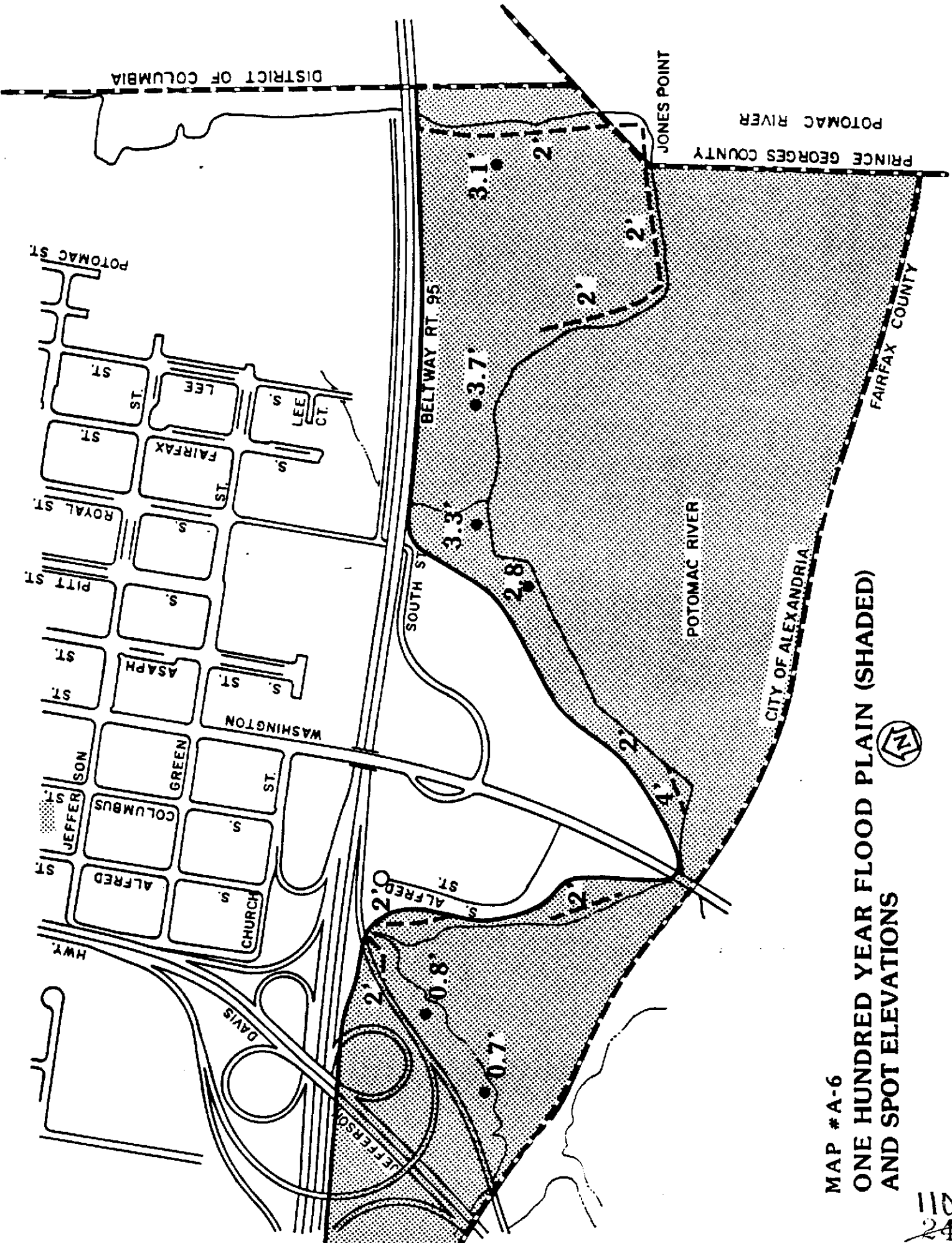
MAP #A-3
EXISTING USES

148
157

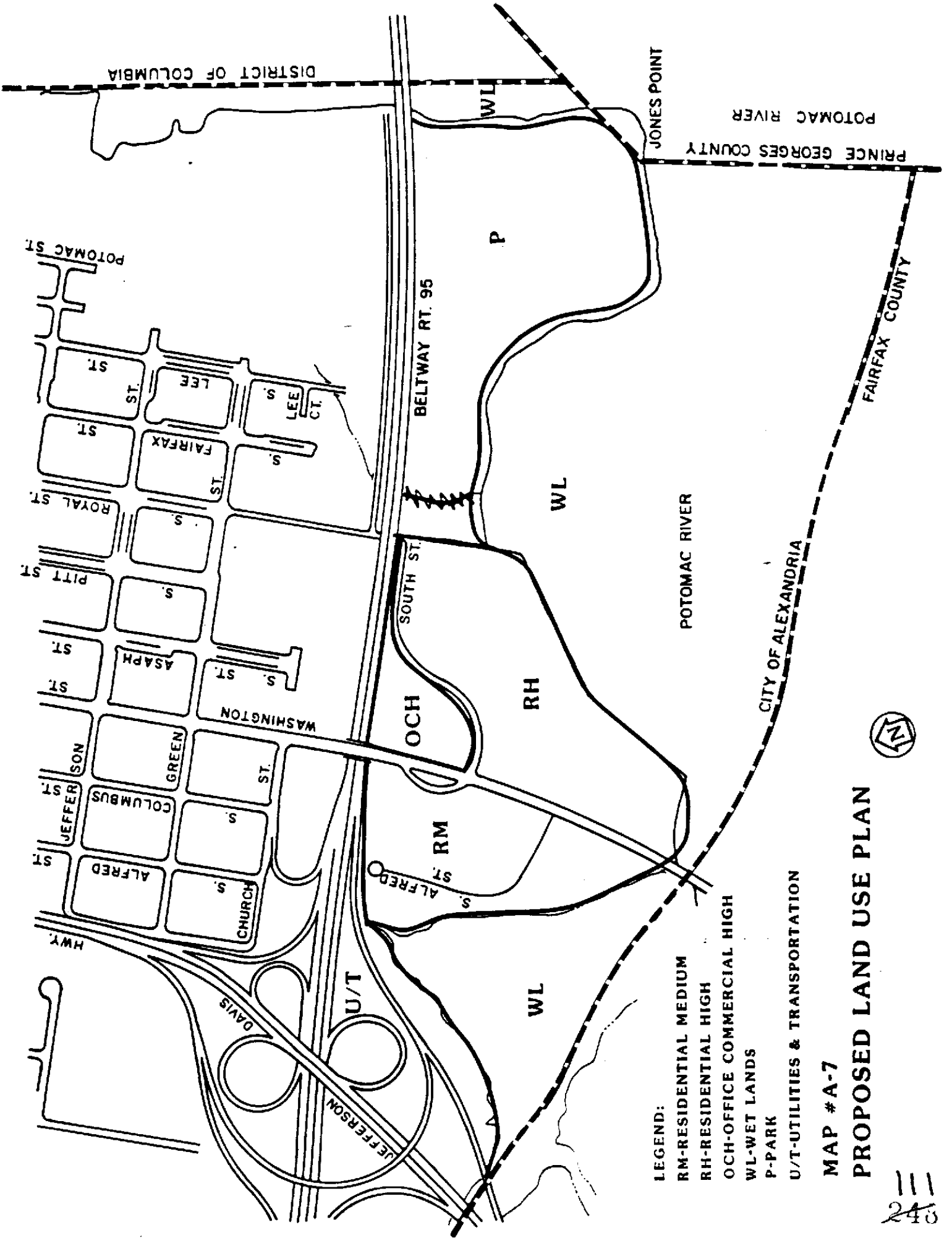


MAP # A-4
 EXISTING ZONING

108
 242



MAP #A-6
 ONE HUNDRED YEAR FLOOD PLAIN (SHADED)
 AND SPOT ELEVATIONS

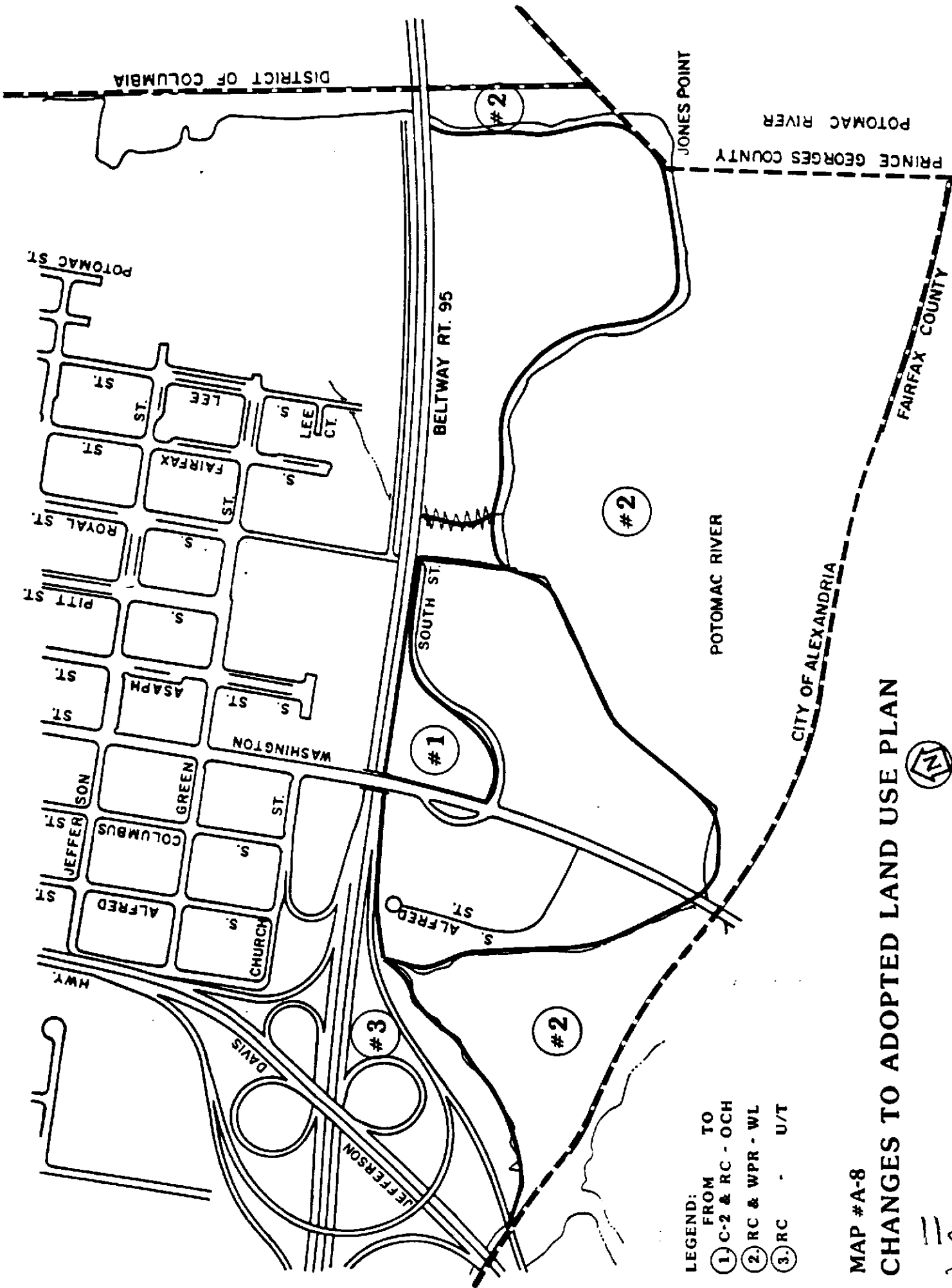


- LEGEND:**
- RM-RESIDENTIAL MEDIUM
 - RH-RESIDENTIAL HIGH
 - OCH-OFFICE COMMERCIAL HIGH
 - WL-WET LANDS
 - P-PARK
 - U/T-UTILITIES & TRANSPORTATION

MAP #A-7

PROPOSED LAND USE PLAN



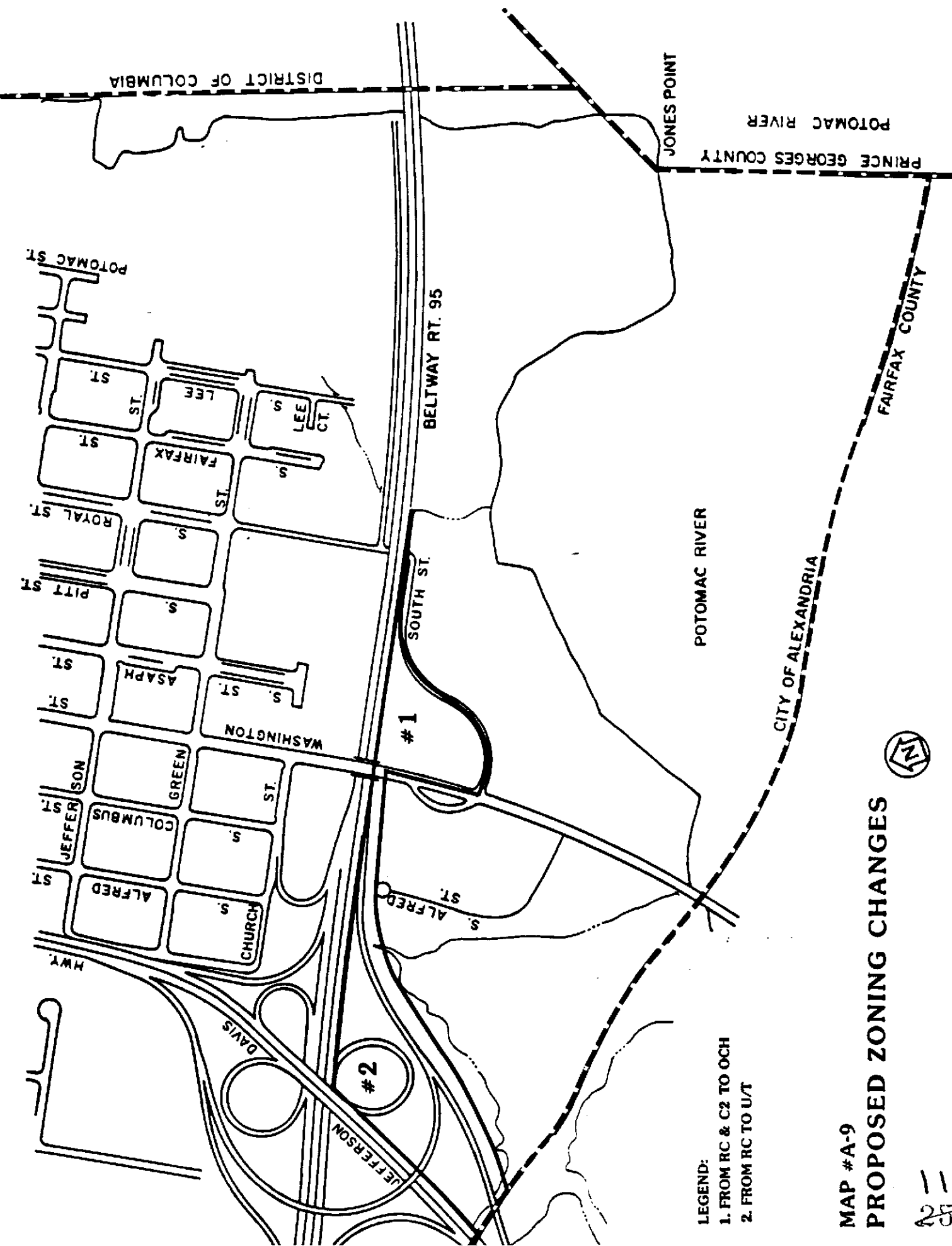


- LEGEND:
- 1. C-2 & RC - OCH
 - 2. RC & WPR - WL
 - 3. RC - U/T

MAP #A-8

CHANGES TO ADOPTED LAND USE PLAN

112
24

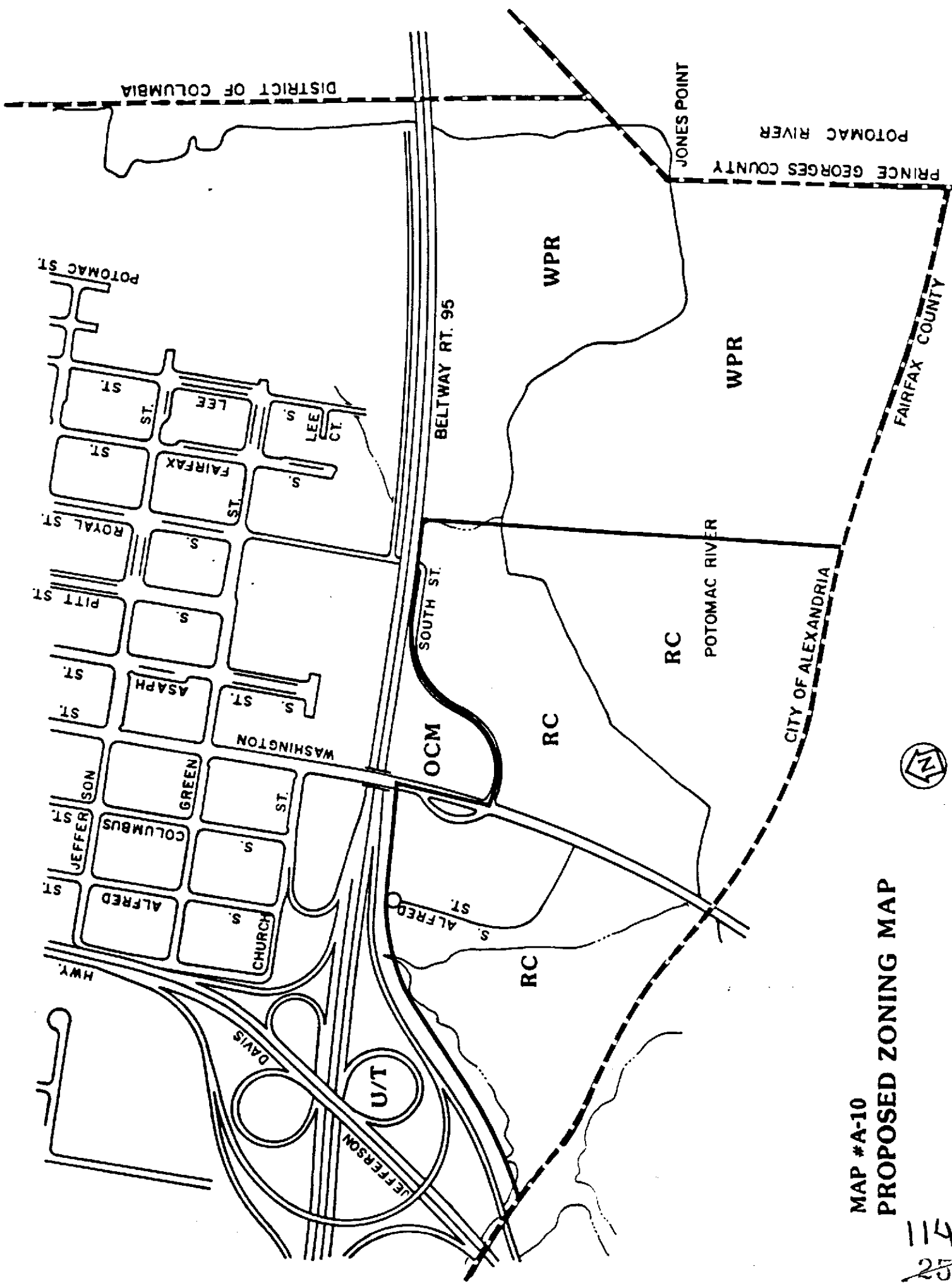


LEGEND:
 1. FROM RC & C2 TO OCH
 2. FROM RC TO U/T

MAP #A-9
PROPOSED ZONING CHANGES



113
 250



MAP #A-10
 PROPOSED ZONING MAP

114
~~152~~

Appendices 1 through 3, pages 252 - 404, formerly included as part of this ordinance, pertain to the Fairlington/Bradlee, Northeast and Potomac West Small Area Plans. These Small Area Plans were separately adopted as amendments to the 1974 Adopted Consolidated Master Plan of the City of Alexandria, Virginia, by Ordinance No. 3380, on May 20, 1989.

Helen Holleman
City Clerk

115
112

**RESOLUTION
NO. MP-89-5**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the City Planning Commission may adopt amendments in the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the Department of Planning and Community Development, as directed by City Council, has prepared the Old Town Small Area Plan and Old Town Small Area Plan Addendum for adoption as an amendment to the 1974 Consolidated Master Plan of the City of Alexandria, Virginia, as amended; and

WHEREAS, a duly advertised public hearing on said small area plan was held on the 27th day of February, 1989 with all public testimony and written comment considered; and

WHEREAS, the Commission finds that:

1. The Department of Planning and Community Development has made comprehensive surveys and studies of the existing conditions, trends of future developments and probable future requirements of the City as a whole and of the geographical division of the City within said small area plan which the Commission ratifies and adopts; and
2. The said Plan should be amended as shown in the Old Town Small Area Plan and Old Town Small Area Plan Addendum both as amended; and
3. The said plan is necessary or desirable to guide and accomplish a coordinated, adjusted and harmonious development of the City and the geographical division thereof encompassed within said small area plan; and
4. The said small area plan shows the Commission's long range recommendations for the general development of the geographical division of the City encompassed therein; and
5. The said small area plan is generally consistent with the newly adopted Master Plan goals and objectives for the City for preserving neighborhoods and for directing economic growth to appropriate locations for the general welfare of the citizens of the City; and
6. Based on the foregoing findings and all other facts and circumstances of which the Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the Old Town Small Area Plan and Old Town Small Area Plan Addendum, both as amended will, in accordance with present

X

APPENDIX 4

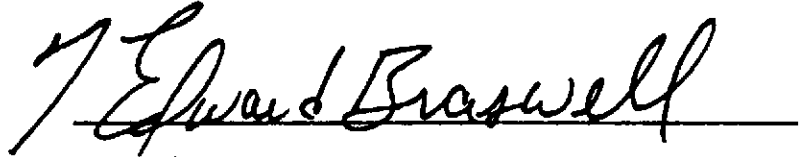
and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The Old Town Small Area Plan and Old Town Small Area Plan Addendum both as amended, comprised of the maps, plats, charts and descriptive matter attached hereto and incorporated by reference, is hereby adopted in its entirety as an amendment to the 1974 Consolidated Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia; such Small Area Plan to supercede all text and references to the geographic division of the City known as the Old Town Area as may be contained in the 1974 Consolidated Master Plan.

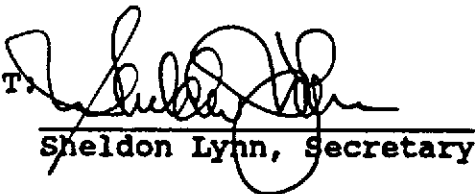
2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution accompanied by the Old Town Small Area Plan and Old Town Small Area Plan Addendum be forwarded and certified to the City Council.

ADOPTED THE 13TH DAY OF MARCH, 1989.



T. Edward Braswell Jr., Chairman

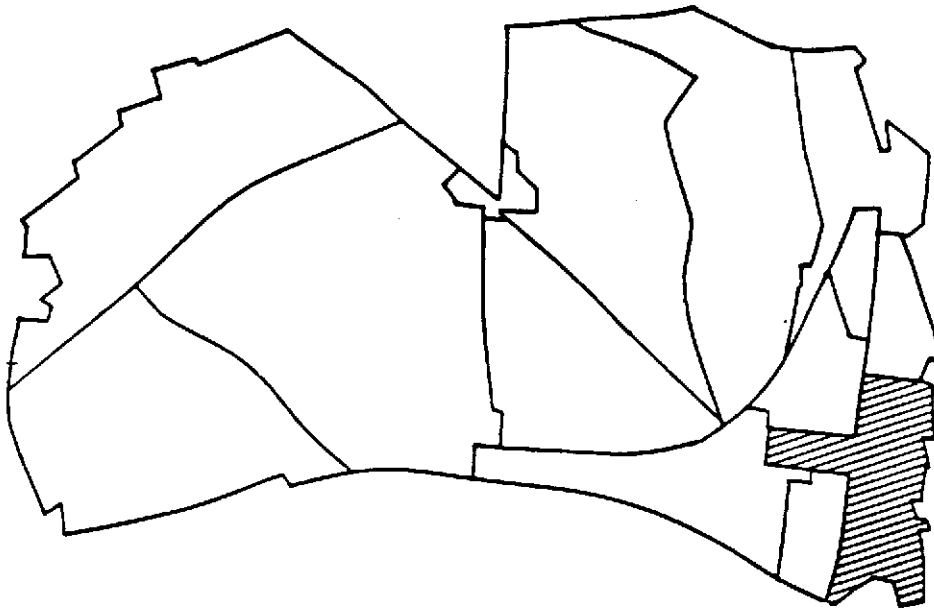
ATTEST:



Sheldon Lynn, Secretary

OLD TOWN

SMALL AREA PLAN



OCTOBER 1988
AMENDED BY THE PLANNING
COMMISSION MARCH 13, 1988



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA

**OLD TOWN
SMALL AREA PLAN**

OCTOBER 1988

**STAFF
SHELDON LYNN, DIRECTOR
PRINCIPAL AUTHOR:
ROBERT L. CRABILL, CHIEF, SPECIAL PROJECTS DIVISION
GRAPHICS: V.E. TOWNSEND**



**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA**
