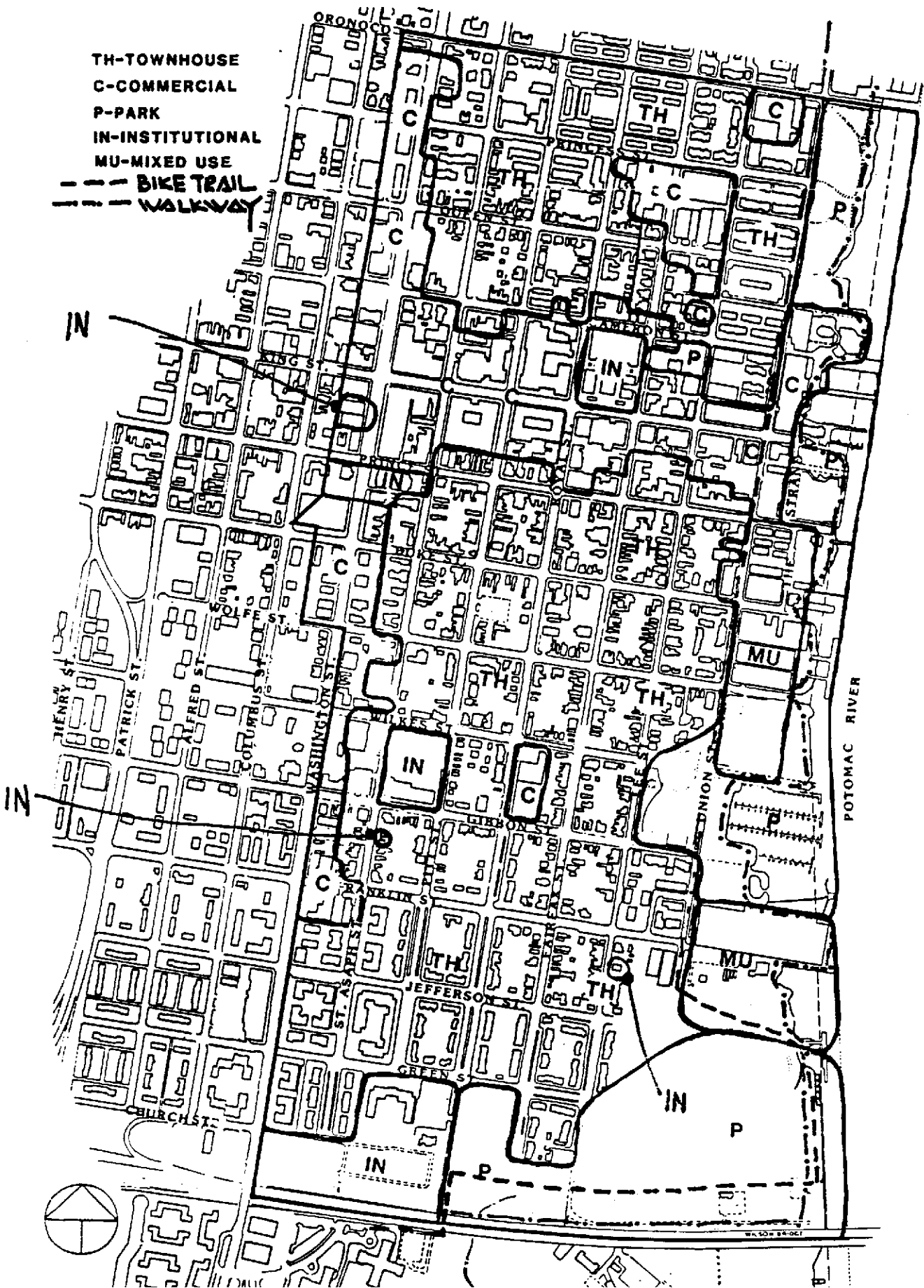


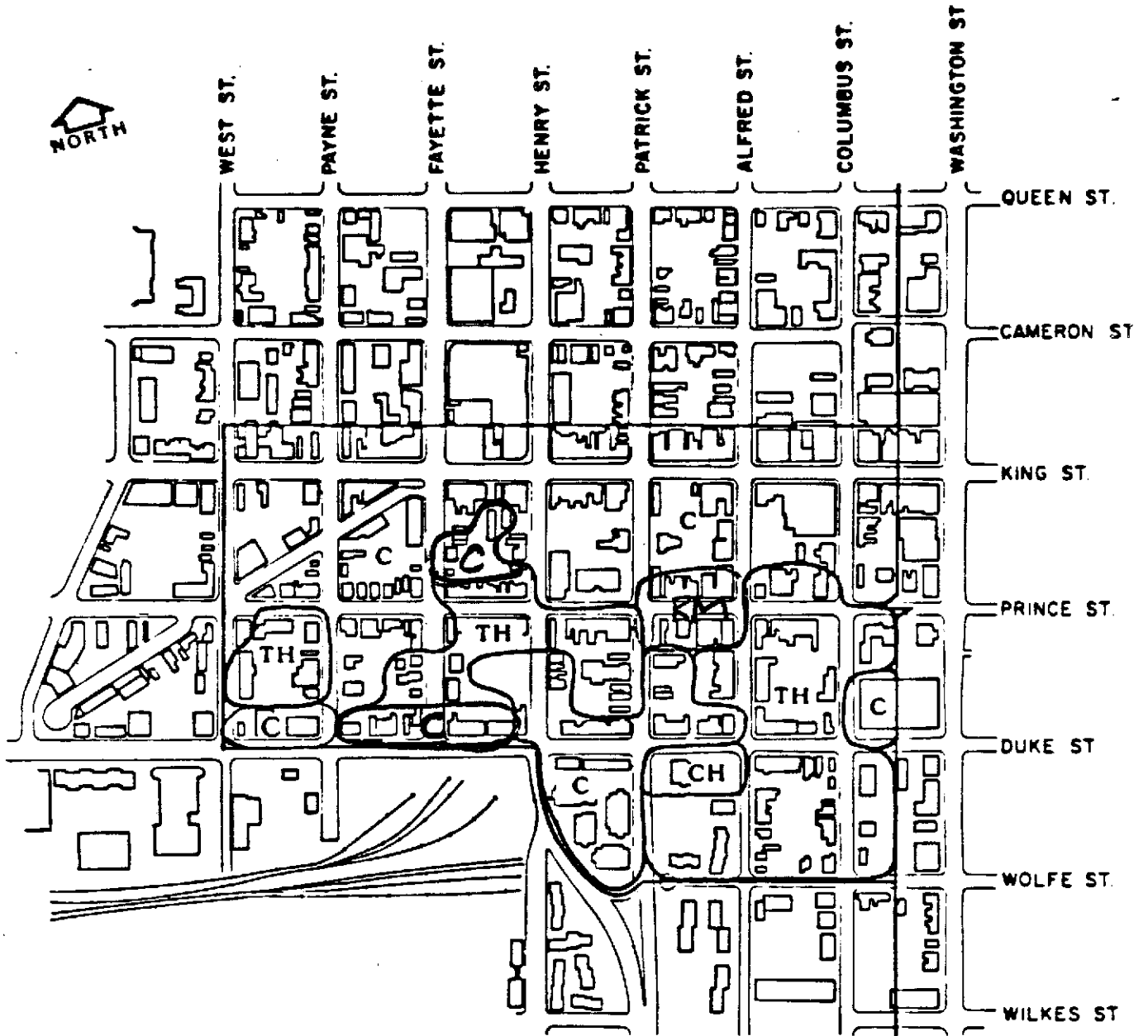
# PROPOSED GENERALIZED LAND USE PLAN OLD TOWN STUDY AREA

- TH-TOWNHOUSE
- C-COMMERCIAL
- P-PARK
- IN-INSTITUTIONAL
- MU-MIXED USE
- BIKE TRAIL
- WALKWAY



# 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.

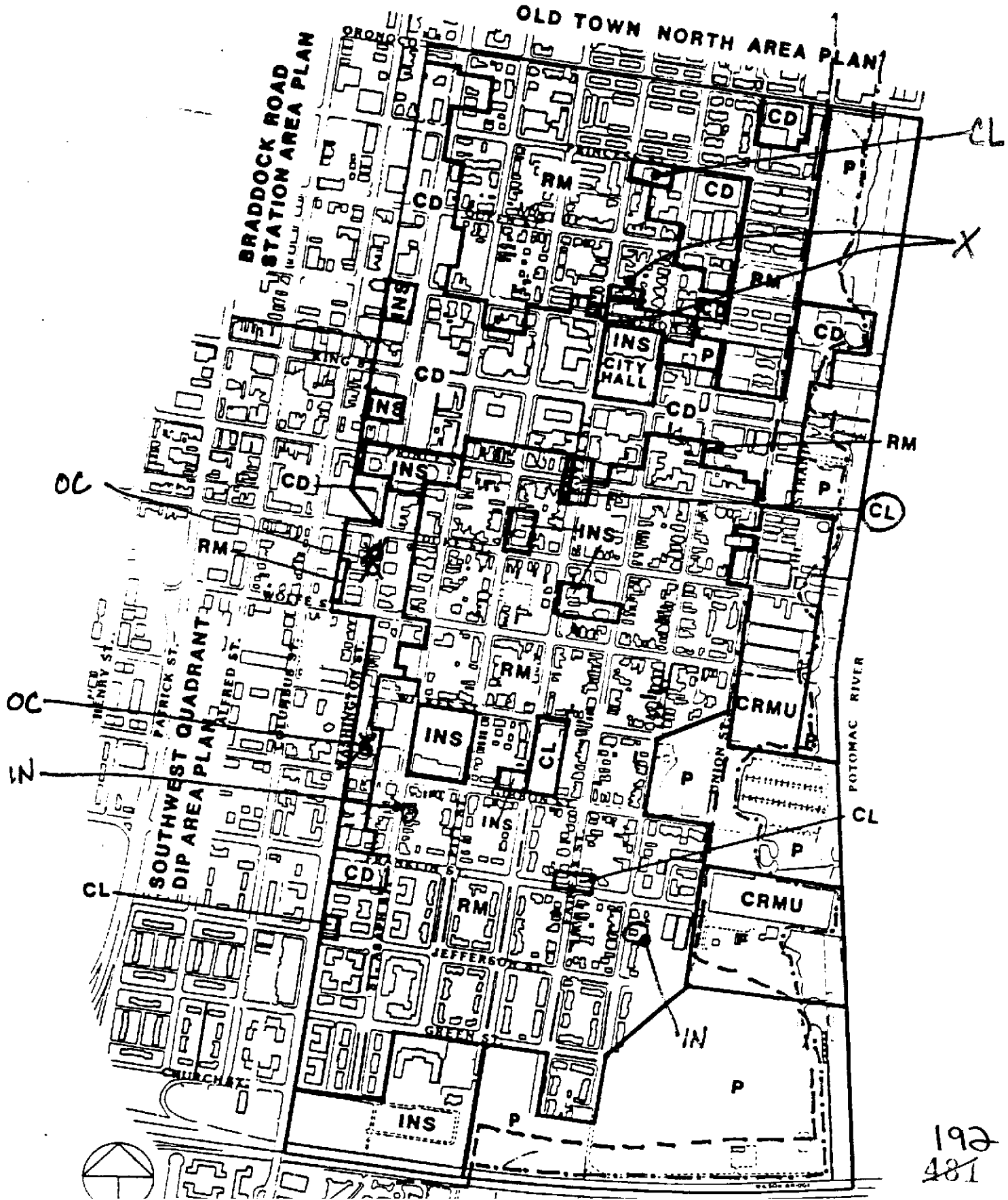
A park category has been used to designate public parks and waterfront walkway areas. The largest amount of land designated for park is located along the waterfront.

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.

# PROPOSED LAND USE PLAN OLD TOWN STUDY AREA

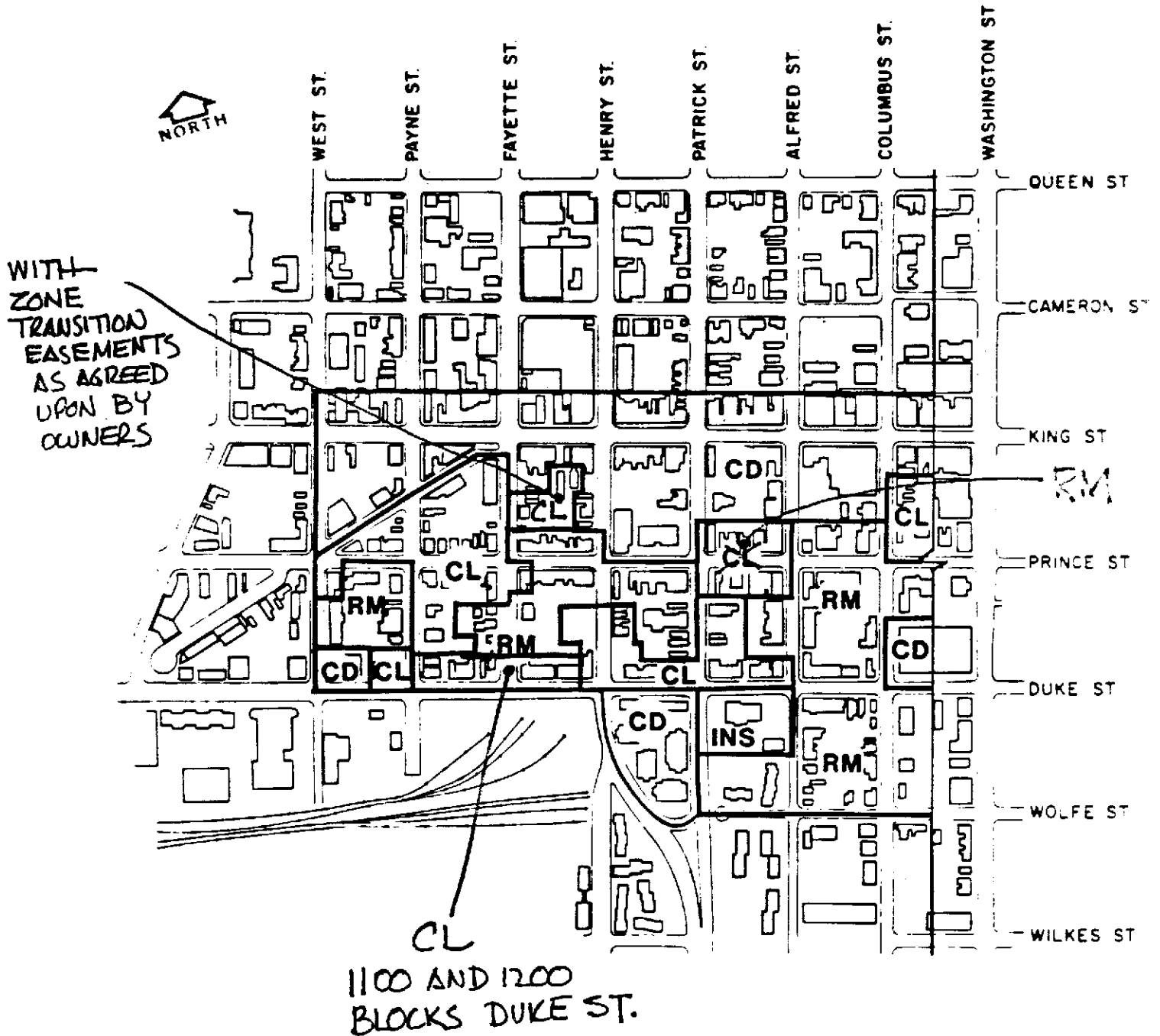
--- BIKE TRAIL  
- - - WALK WAY



192  
481

# 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 <sup>AND COMMERCIAL LOW</sup> - South side of 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.
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.

71  
194  
483  
ZONING CODE TASK FORCE SHOULD LOOK INTO HOW, AS A GENERAL PROPOSITION, WE CAN INSURE THAT

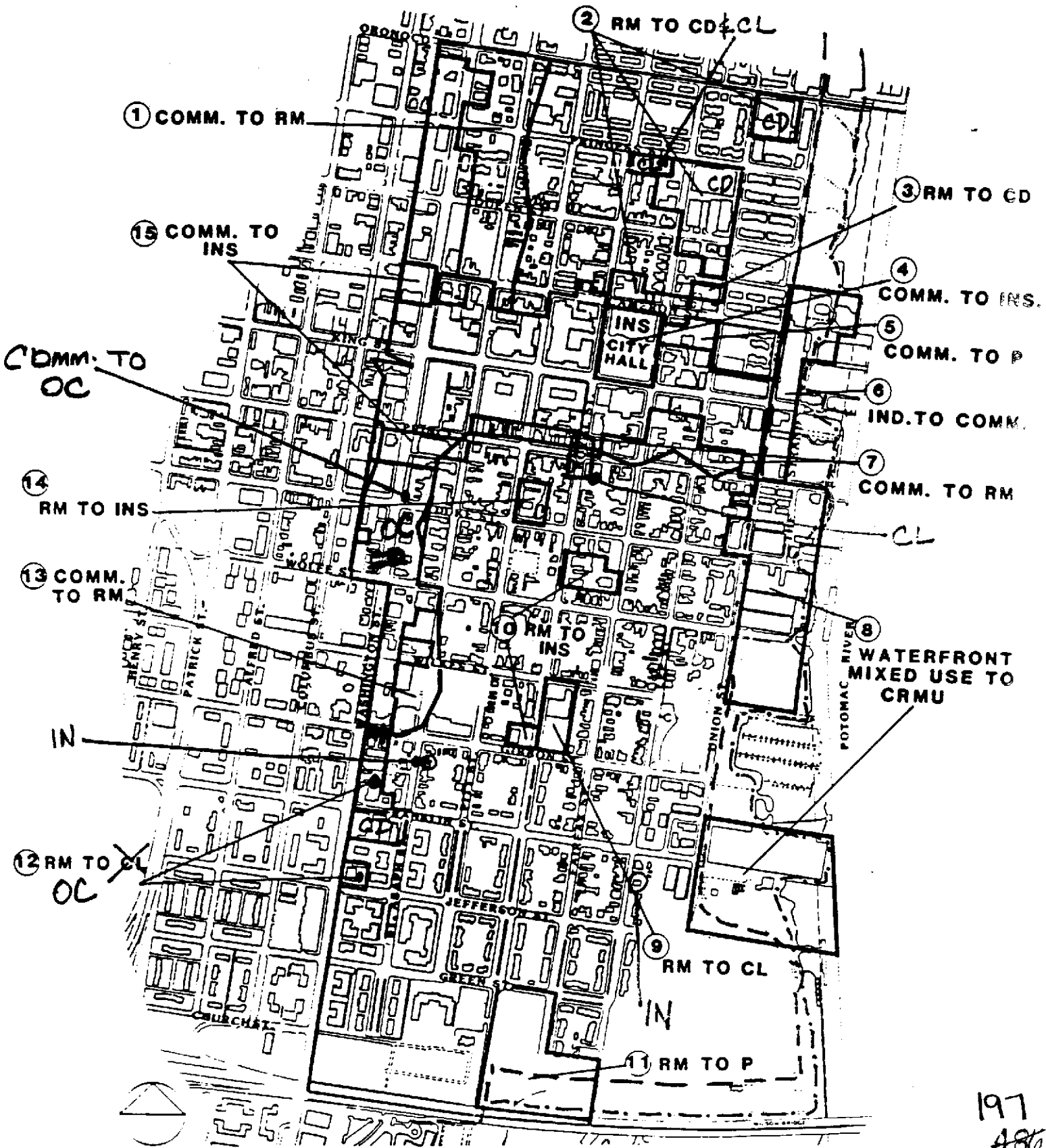
11. Residential Medium to Park - Area south of Green Street at Jones Point Park - This change reflects the current zoning and use of the property.
12. Residential Medium to ~~Commercial Low~~ OFFICE COMMERCIAL - Washington Street area from Gibbon Street to Green Street and south of Church Street. These 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. 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.~~ 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.

ELIM

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.

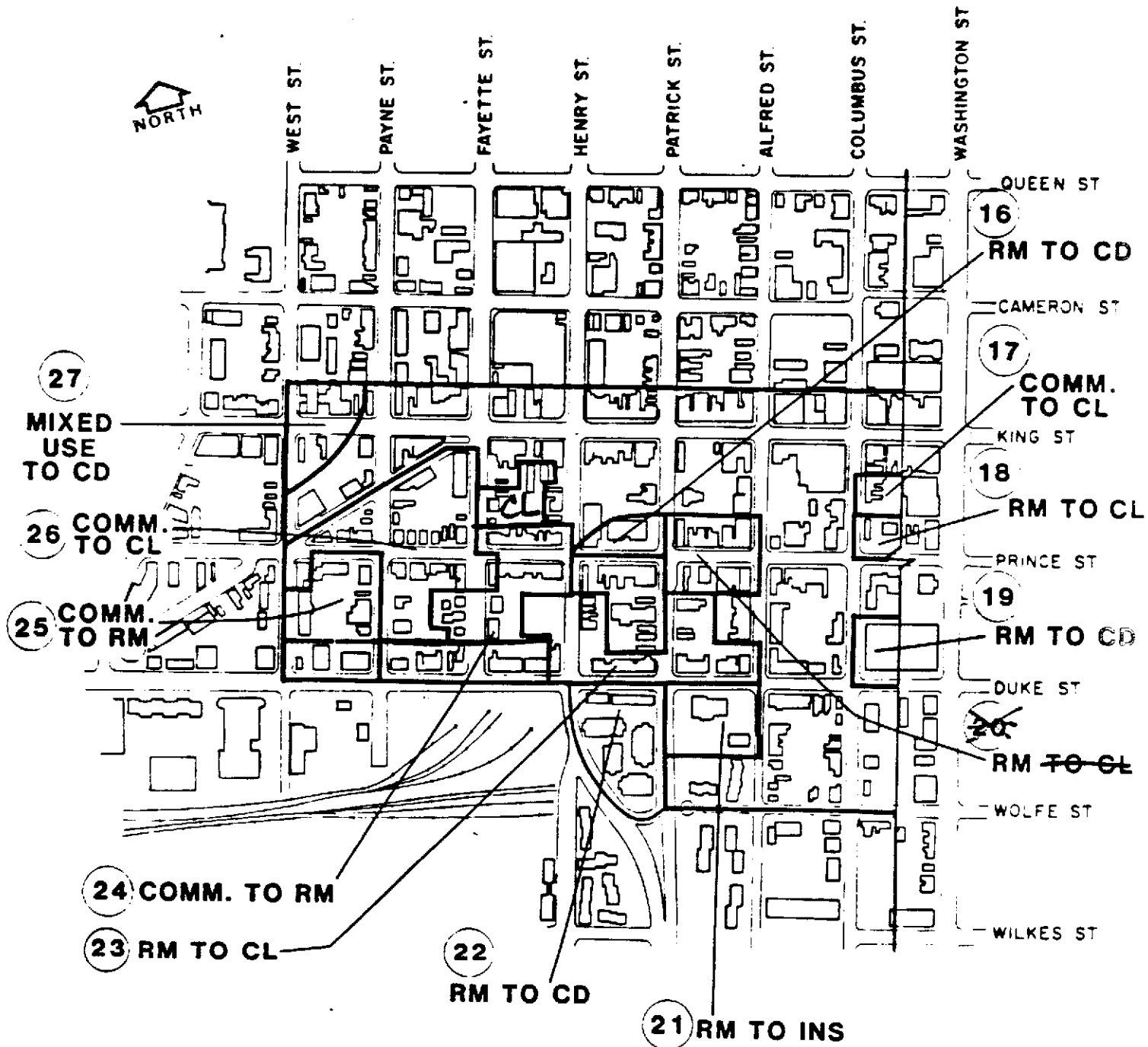
# PROPOSED CHANGES TO ADOPTED LAND USE PLAN OLD TOWN STUDY AREA

--- BIKE TRAIL  
- - - WALKWAY



# PROPOSED CHANGES TO THE ADOPTED LAND USE PLAN

OLD TOWN STUDY AREA  
WEST OF WASHINGTON STREET



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).



## 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&CL) 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
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.
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.

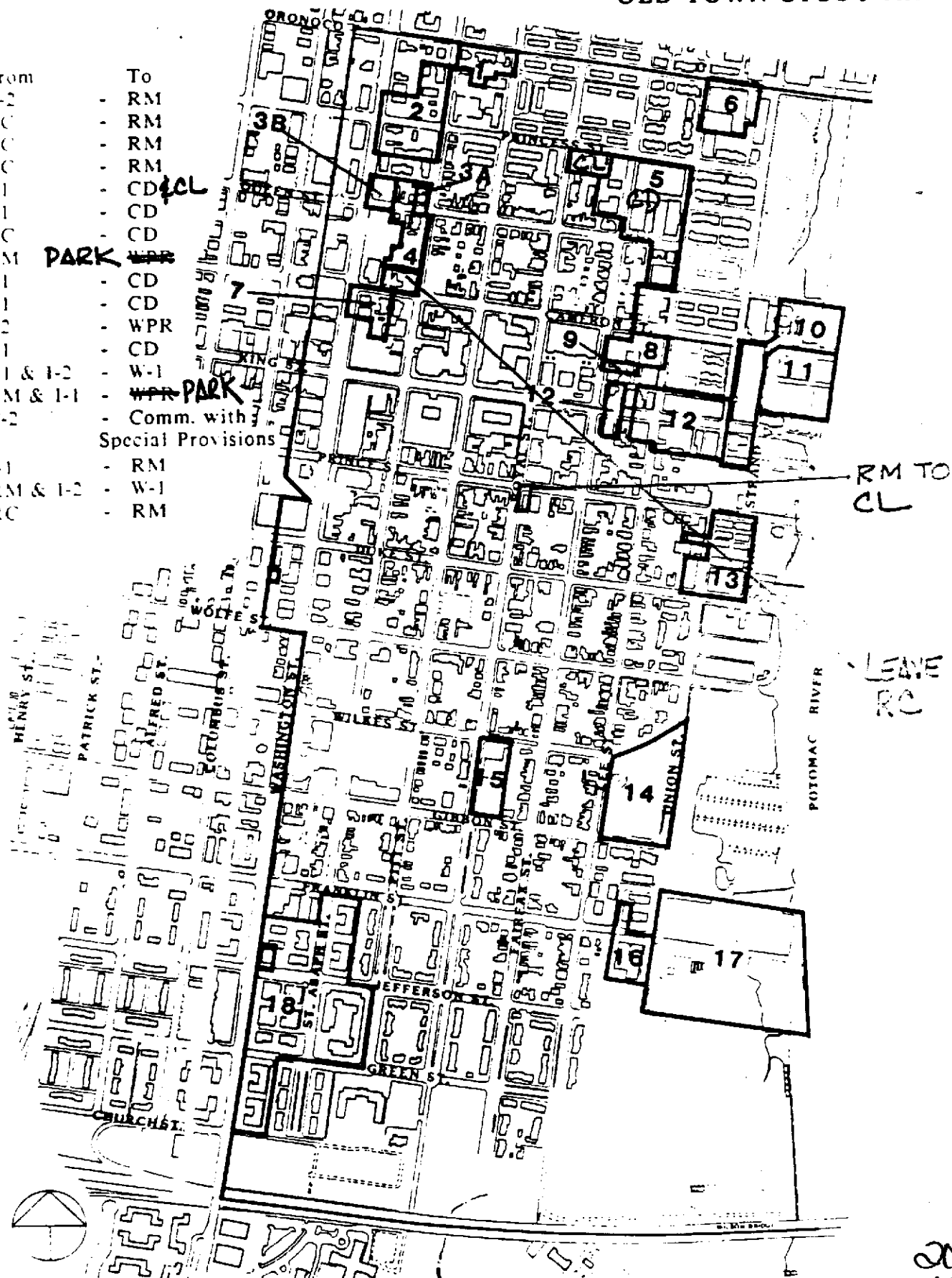
19. Northeast corner of S. West and Commerce Streets - RM Residential to Commercial Downtown (CD). This is a commercial building used for commercial purposes in a block in which the balance is zoned commercial. This would conform zoning to the use of the property.
20. Both side of the 1200 block and 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.

2512  
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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 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 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.

# PROPOSED ZONING CHANGES OLD TOWN STUDY AREA

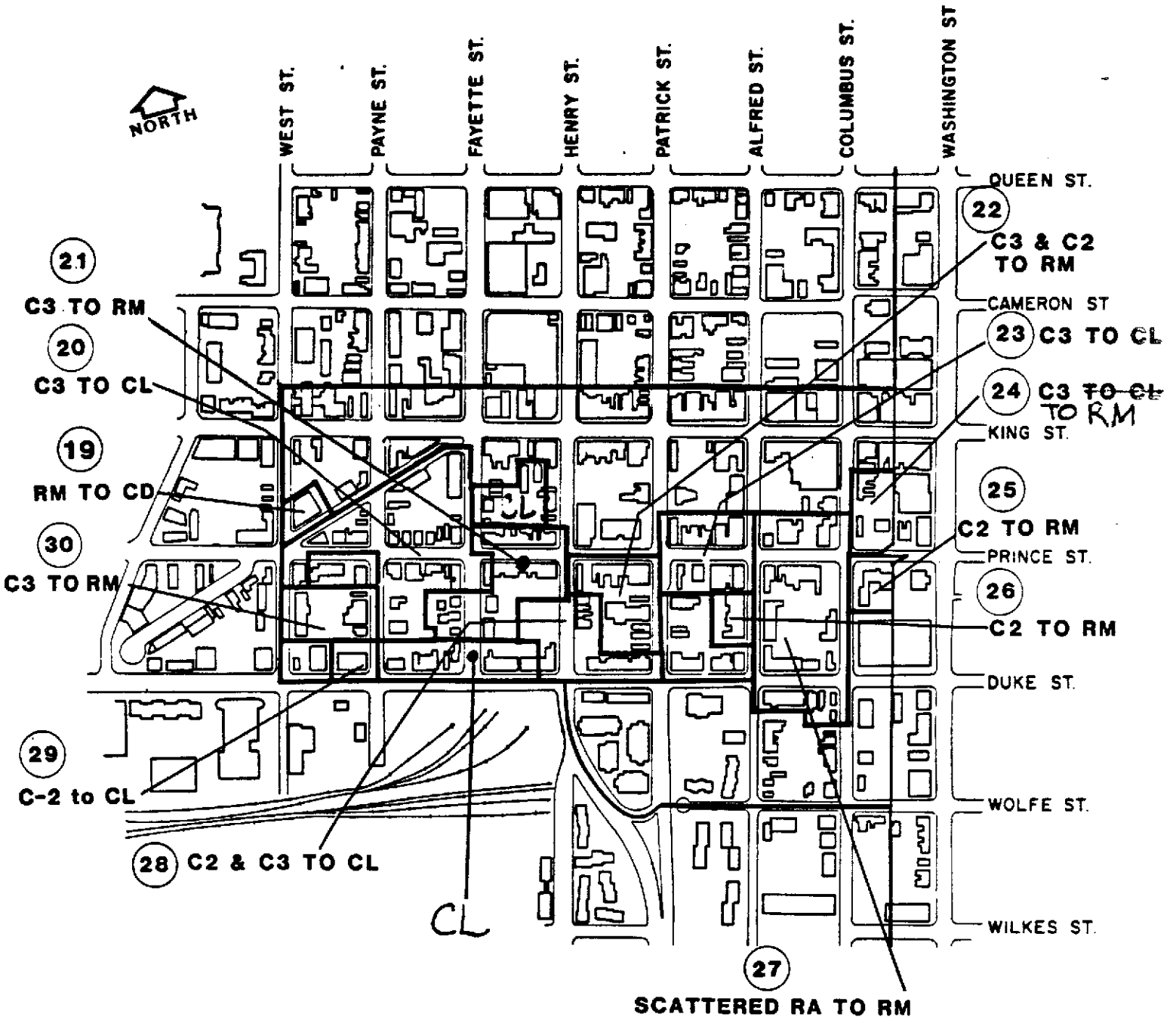
| From          | To                            |
|---------------|-------------------------------|
| 1. C-2        | RM                            |
| 2. RC         | RM                            |
| 3. RC         | RM                            |
| 4. RC         | RM                            |
| 5. I-1        | CD <b>CL</b>                  |
| 6. I-1        | CD                            |
| 7. RC         | CD                            |
| 8. RM         | <b>PARK</b>                   |
| 9. I-1        | CD                            |
| 10. I-1       | CD                            |
| 11. I-2       | WPR                           |
| 12. I-1       | CD                            |
| 13. I-1 & I-2 | W-1                           |
| 14. RM & I-1  | <b>PARK</b>                   |
| 15. C-2       | Comm. with Special Provisions |
| 16. I-1       | RM                            |
| 17. RM & I-2  | W-1                           |
| 18. RC        | RM                            |



206  
485

# PROPOSED ZONING CHANGES

OLD TOWN STUDY  
WEST OF WASHINGTON STREET



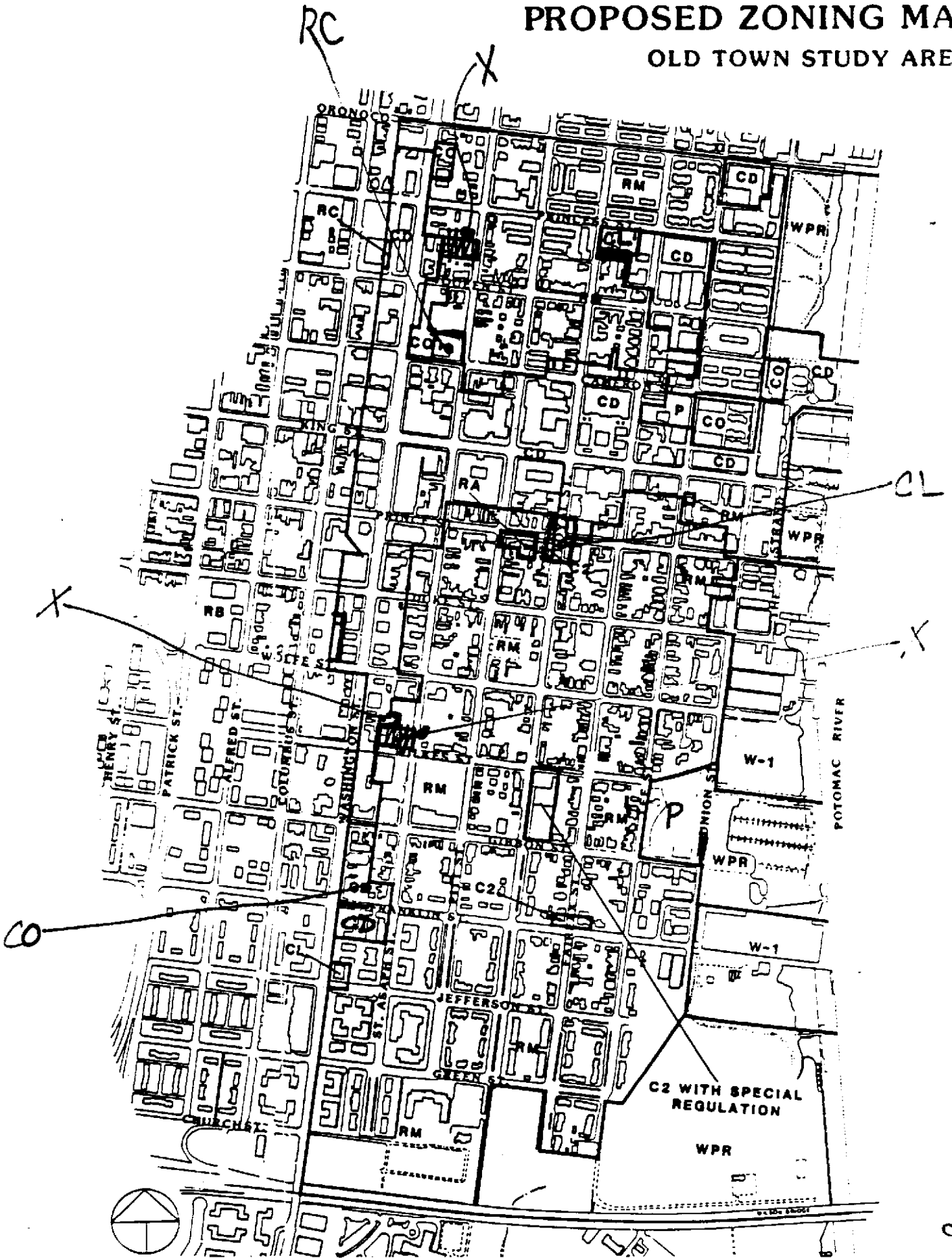
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496

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

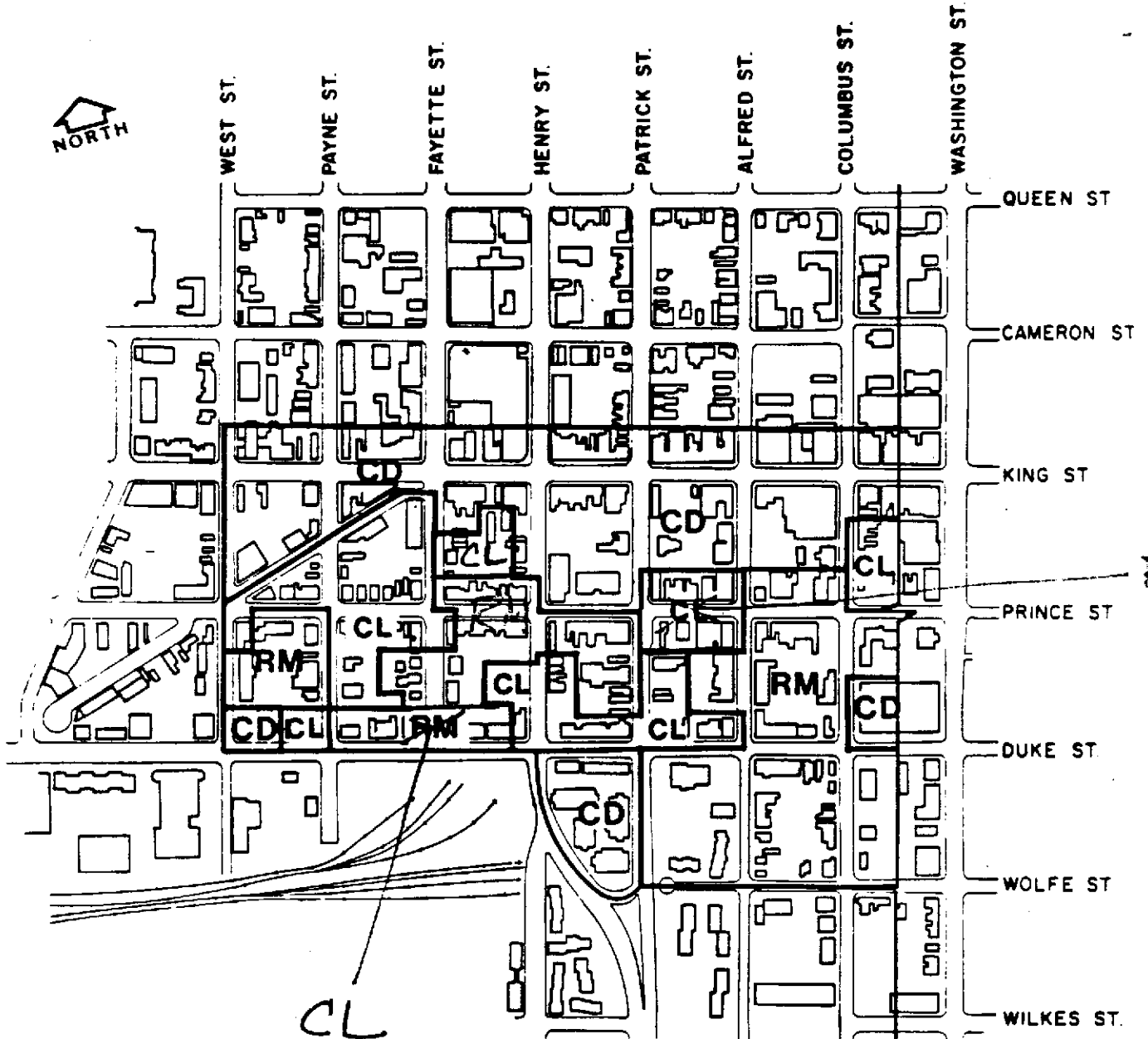
## OLD TOWN STUDY AREA



209  
AJ

# PROPOSED ZONING MAP

OLD TOWN STUDY AREA  
WEST OF WASHINGTON STREET



DRAFT PROPOSED MASTER PLAN LAND USE CATEGORIES  
(DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT)

| CODE | CATEGORY              | USES   | POSSIBLE HEIGHT (FEET) | POSSIBLE DENSITY RANGE  |
|------|-----------------------|--|------------------------|---|
| RL   | Residential Low       | Single family detached dwellings unless master plan specifies two family dwellings.  | 35                     | Up to 9 single family houses/acre except for areas zoned for 2500 sq. ft. lots. |
| RM   | Residential Medium    | Townhouse and garden apartments  | 45                     | Up to 35 units/acre.  |
| RH   | Residential High      | Mid-rise and high-rise residential areas   | 150                    | Up to 55 units/acre.  |
| P    | Parks, and Open Space | Active and passive open space and recreational facilities for use by the general public.   | 35                     |   |
| WL   | Wetlands              | Swamps, wetlands or marshes preserved as natural areas.  | 0                      |   |
| INS  | Institutional         | Public facilities and non-profit institutions which serve the educational, social, spiritual, and health needs of the community; includes churches, schools. | 50                     |   |

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209

|      |                          |   |                     |           |
|------|--------------------------|---|---------------------|-----------|
| CL   | Commercial Low           | Low scale, low intensity neighborhood-oriented retail and service uses, including town-house offices, compatible with adjacent or nearby low density residential. <u>Medium density residential permitted.</u>  | 35<br>(45 with SUP) | .5 - 1.0  |
| SCL  | Service/Commercial Low   | Low intensity service and commercial uses including clean industry, warehousing, low scale office and other uses which are compatible with nearby medium density residential areas. <u>Medium density residential permitted.</u>                      | 50                  | .5 - 1.0  |
| CG-1 | Commercial General       | <u>Higher intensity retail and service uses normally located on arterial streets; neighborhood shopping centers or commercial strips; limited office uses, but is not an office center. (Higher intensity uses controlled by special use permit).</u> | 50                  | .5 - 1.0  |
| CG-2 |                          | <u>Similar to CG-1 but excludes fast food stores and auto related uses.</u>   |                     |           |
| CD   | Commercial Downtown      | High density, limited height, specialized mix of retail, office, service, hotel, residential and civic functions located in Old Town and compatible with nearby Old Town residential housing.   | 50                  | 1.0-2.0   |
| CR   | Commercial Regional      | Large-scale region-serving shopping centers which primarily offer comparison shopper goods and which are accessible from regional highways.   | 150                 | 1.0-1.5   |
| OC   | <u>Office/Commercial</u> | <u>Moderate density, low height office development; may include retail, hotel, residential, commercial, service.</u>  | 50                  | 1.0-1.5   |
| OCM  | Office/Commercial Medium | Medium-high density limited height office development and may also include retail, hotel and residential uses.  | 77                  | 1.25-1.75 |
| OCH  | Office/Commercial High   | High density office centers located in development potential areas designated for high density. May include retail, hotel and residential uses. Generally involves structured parking.  | 150                 | 2.0-3.0*  |

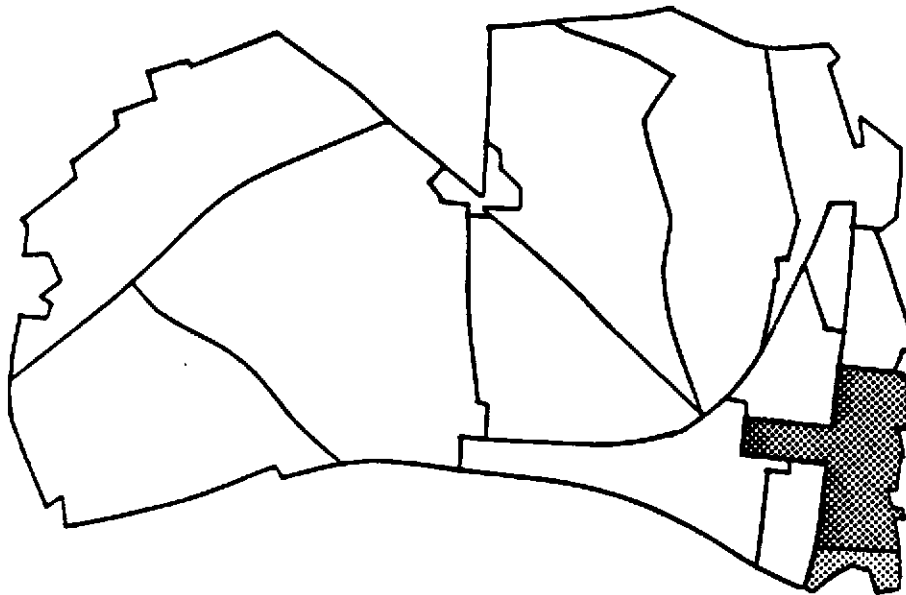
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|      |                                  |   |                       |   |
|------|----------------------------------|---|-----------------------|---|
| CRMU | Commercial/Residential Mixed Use | Areas where development may contain a mix of uses which include office, hotel, retail and residential, with a maximum of 60% office. A non-mixed use development may be built at full density for housing but at low density for office only.   | Medium 77<br>High 150 | CRMU-H 2.0-3.00 with mixed use<br>1.25 not mixed<br>CRMU-M 1.5-2.00 with mixed use<br>1.0 not mixed |
| CDD  | Coordinated Development District | Large sized designated growth areas, which, if developed would have a significant impact on the City. Developed in a planned coordinated manner under the guidance of the City's Master Plan and in accordance with the City's overall goals and objectives. The CDD designated sites are intended for mixed use development to include office, residential, retail and hotel with appropriate open space and recreational amenities to serve the project users and possibly residents citywide. CDDs are intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD designated area. CDDs are intended to result in a higher quality of development and greater densities and amenities than would be allowed if no overall plan were developed for the site. CDDs are intended to encourage joint planning between the City and the developer with the agreed upon plan becoming the basis for zoning for the site. CDD plans are intended to be conceptual and flexible as to design yet be specific as to what land use, transportation and design principles are to guide plan implementation. | Determined by plan.   | Up to 3.0 determined by plan.<br>Less than 1.0 without plan.  |
| I    | Industrial/Service               | Sites for service, distribution, manufacturing, wholesale and storage facilities; limited limited office; flex space.   | 50                    | .25 - .75   |
| UT   | Utilities/Transportation         | Regulated utility and transportation facilities whose change of use would require regional. State or Federal approval; highway right of way   | 50                    | .25 - .5  |

213  
507

**OLD TOWN  
Small Area Plan  
ADDENDUM**

**COVERING AREA SOUTH OF I-95**



**PLANNING & COMMUNITY DEVELOPMENT  
FEBRUARY 10, 1989  
AMENDED BY THE PLANNING COMMISSION  
MARCH 13, 1988**

214  
503

## 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?

## 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

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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.

2

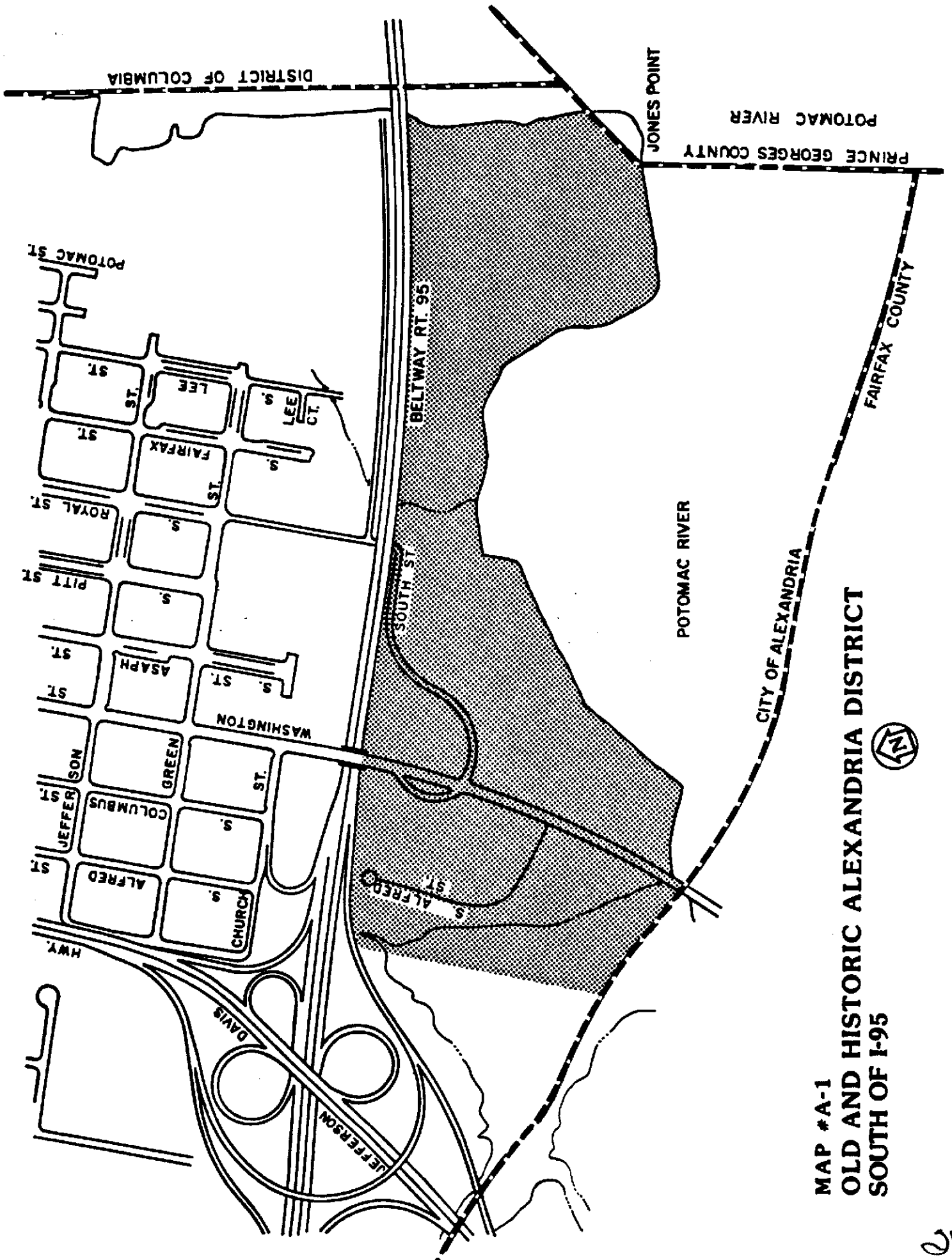
It is not essential to create a new zone and apply it to the wet land area. The adoption of this small area plan as an amendment to the master plan should assure that the agencies responsible for protection of wet lands will prevent building in these areas. (Map A8)

**PROPOSED ZONING**

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

**PROPOSED HEIGHT**

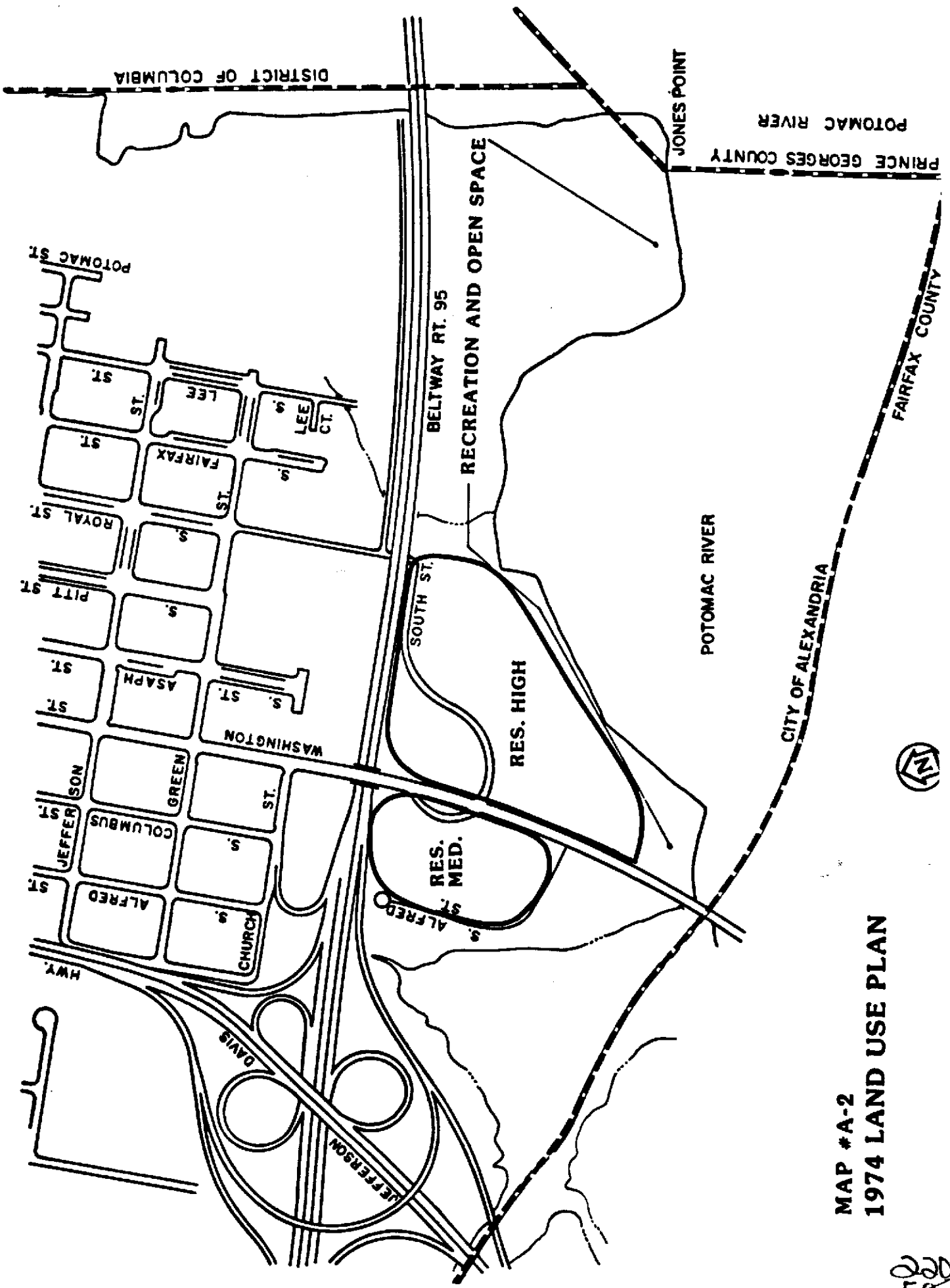
The existing height limits are satisfactory. Therefore, no changes are proposed.



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

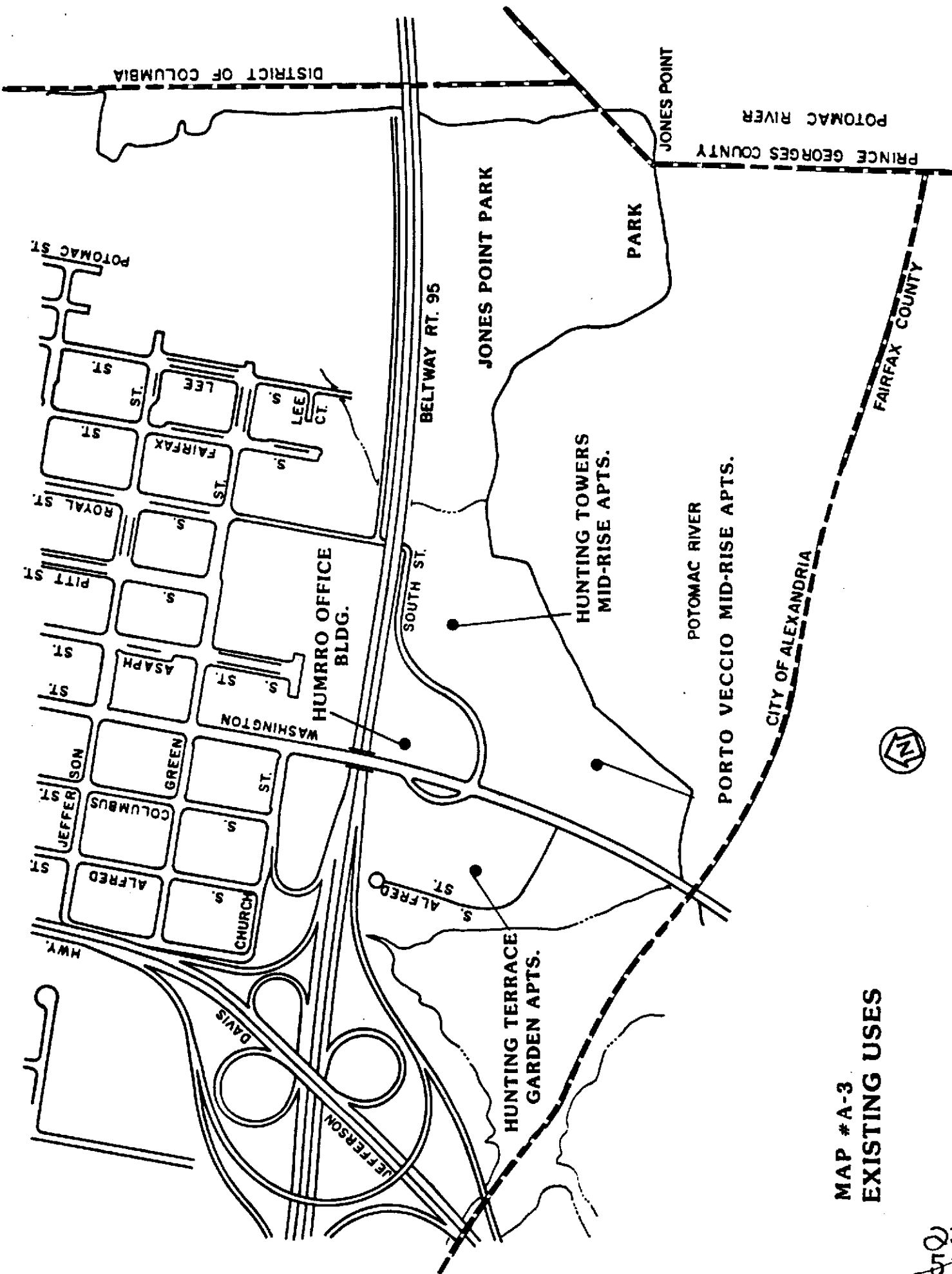


219  
 505



MAP #A-2  
1974 LAND USE PLAN

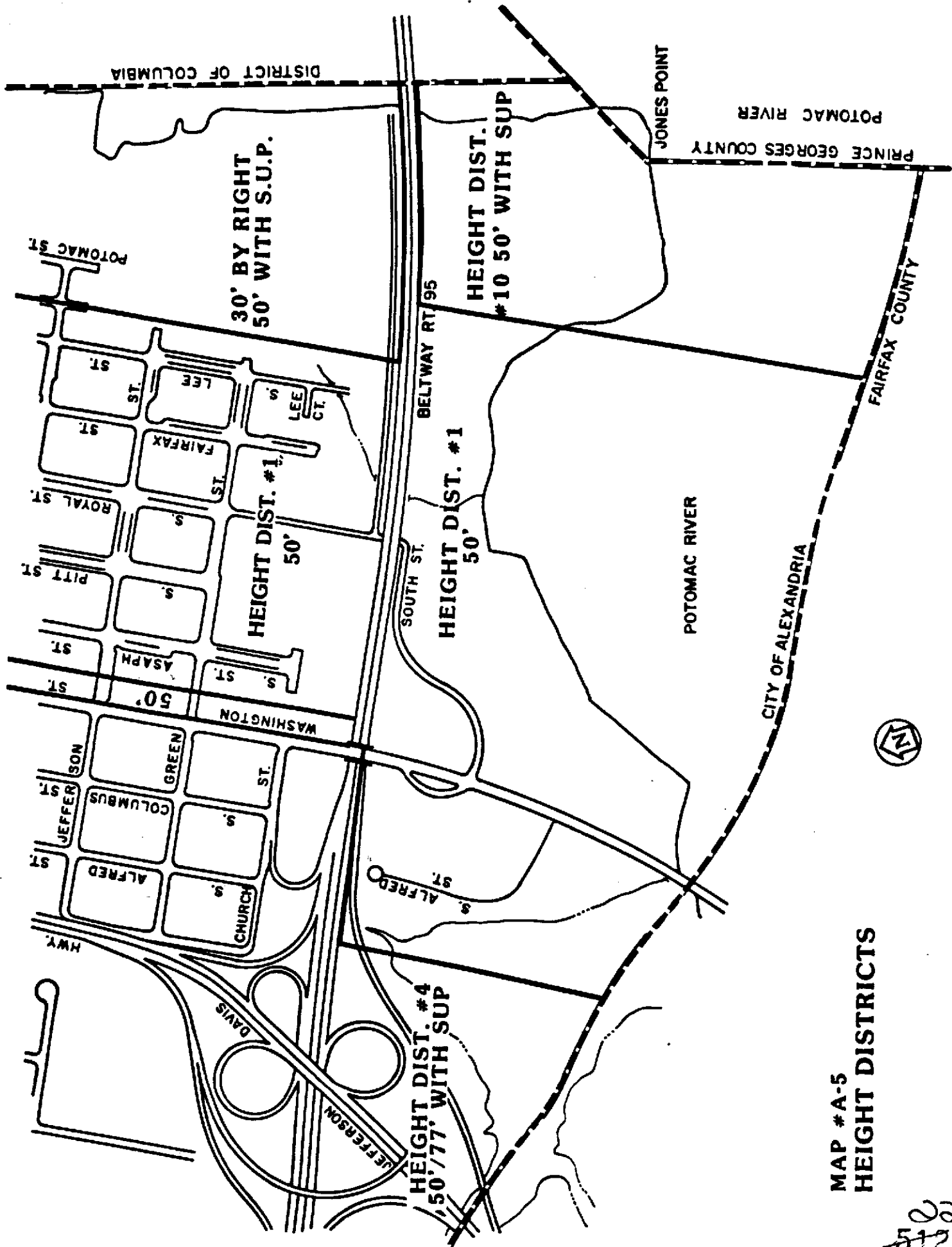
2005



MAP #A-3  
EXISTING USES

115  
100



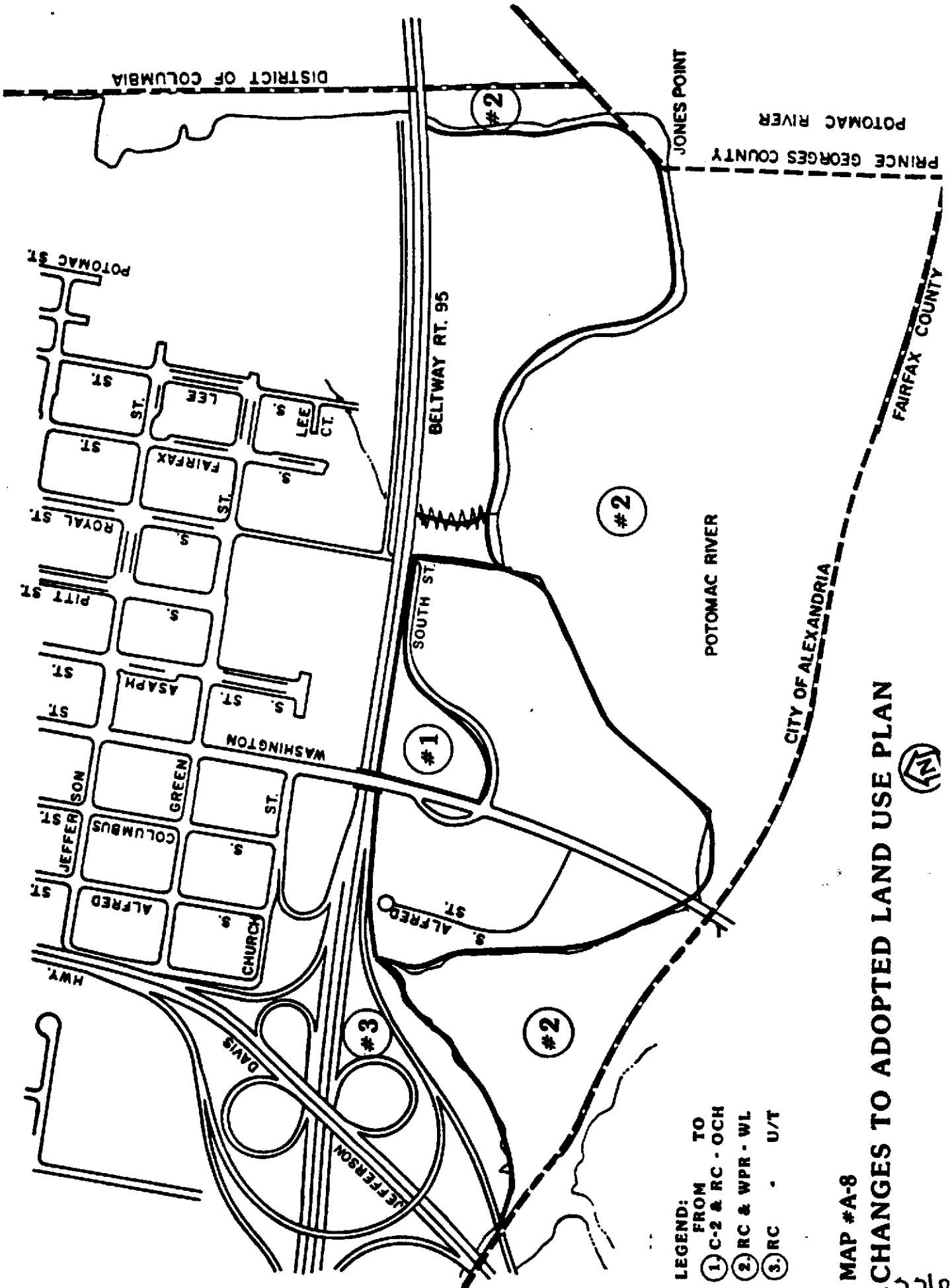


MAP #A-5  
 HEIGHT DISTRICTS

5023  
 512







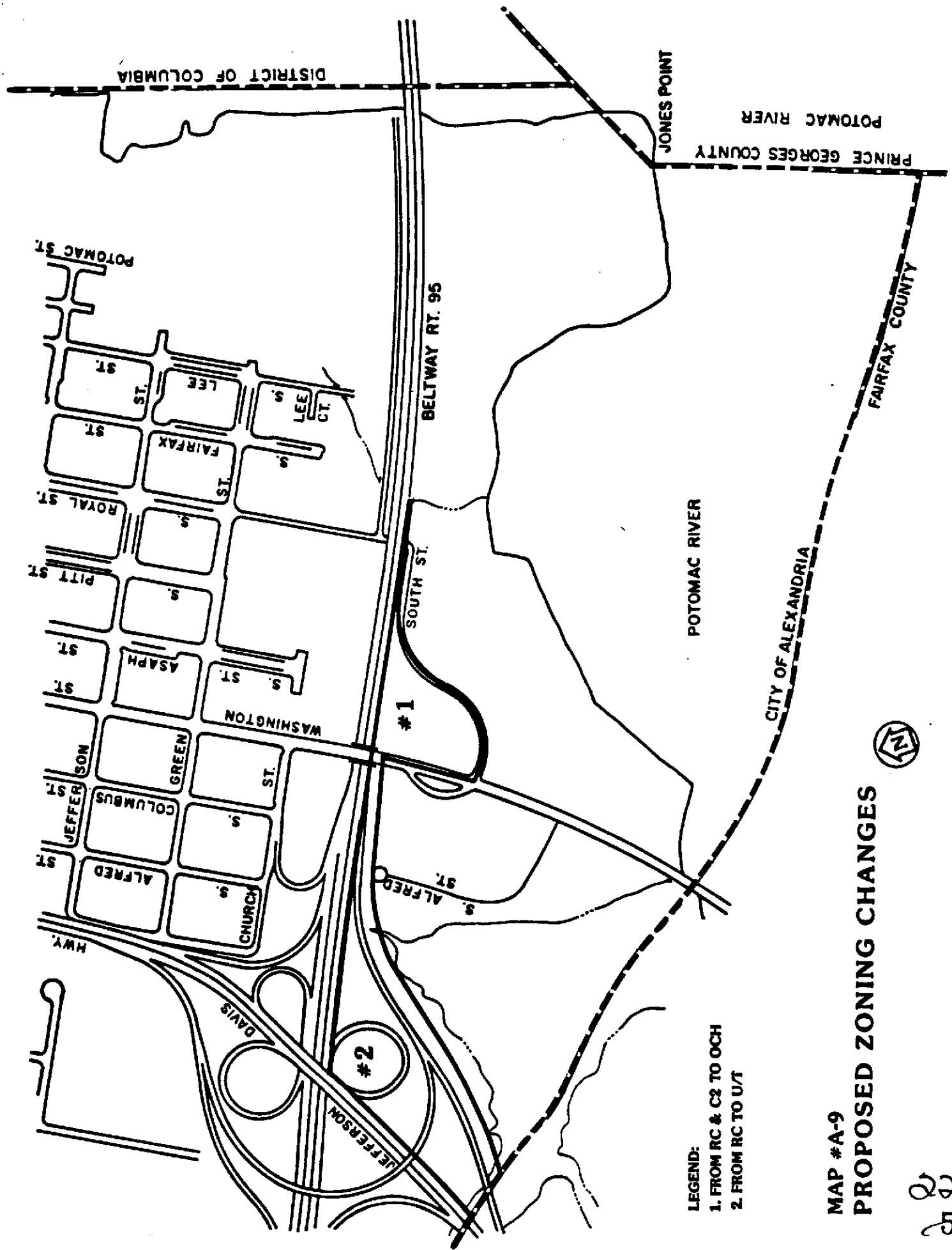
- LEGEND:
- |                  |     |
|------------------|-----|
| FROM             | TO  |
| ① C-2 & RC - OCH |     |
| ② RC & WPR - WL  |     |
| ③ RC             | U/T |

MAP #A-8

CHANGES TO ADOPTED LAND USE PLAN



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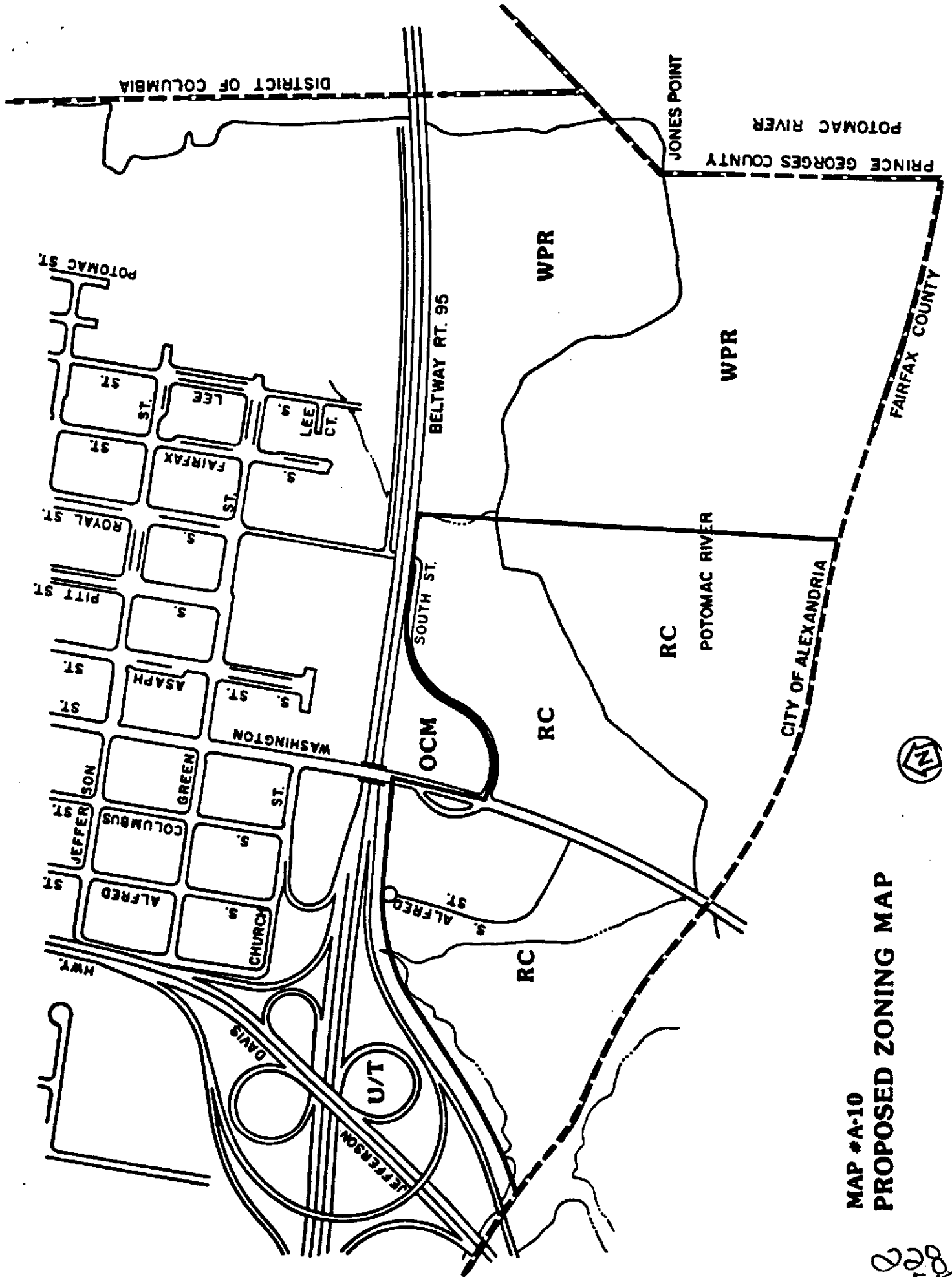


- LEGEND:
- 1. FROM RC & C2 TO OCH
  - 2. FROM RC TO U/T

MAP #A-9  
**PROPOSED ZONING CHANGES**



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MAP #A-10  
 PROPOSED ZONING MAP



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