

ORDINANCE NO. 3554

AN ORDINANCE to amend and reordain the several small area plans of the City of Alexandria, Virginia, Master Plan, by adopting and incorporating therein the amendments heretofore approved by city council to such small area plans, and no other amendments, and to repeal all provisions of the said small area plans as may be inconsistent with such amendments.

WHEREAS, the City Council of Alexandria, finds and determines that:

1. City council has heretofore adopted by ordinance as part of the Master Plan of the City of Alexandria, Virginia, the Fairlington/Bradlee, Northeast, Old Town, Taylor Run/Duke Street, Seminary Hill/Strawberry Hill, Alexandria West, Braddock Road Metro Station, Landmark/Van Dorn, and Southwest Quadrant Small Area Plans.

2. Subsequent to the adoption of the said small area plans, the Department of Planning and Community Development has held a series of meetings with residents and property owners within the areas comprising such small area plans, for the purpose of identifying necessary and proper amendments to each of the said small area plans.

3. At the conclusion of these meetings the Department of Planning and Community Development has prepared, and has submitted to the Planning Commission of the City of Alexandria, certain amendments to the aforesaid small area plans.

4. After full opportunity for comment and public hearing, the planning commission by resolution has adopted and certified certain amendments to city council for adoption as amendments to the heretofore adopted small area plans.

5. City council has conducted an informational public hearing on such amendments, as certified by the planning commission, and for the reasons stated in the record of such public hearing, has determined to adopt the amendments in conformity with the form and language in Exhibits A through I, attached hereto.

6. No credible evidence contrary to the findings and conclusions of the planning commission expressed in its resolution adopting the said small area plan amendments has been presented to the city council.

7. Based upon the foregoing findings and all other facts and circumstances of which city council may properly take notice in its capacity as the legislative body of the City of Alexandria, adoption of this ordinance is necessary and desirable to protect the public health, safety and general welfare of the residents of the City of Alexandria; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Fairlington/Bradlee Small Area Plan, as adopted on May 20, 1989, by Ordinance No. 3380, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit A, which exhibit is attached hereto and incorporated fully herein by reference.

Section 2. That the Northeast Small Area Plan, as adopted on May 20, 1989, by Ordinance No. 3380, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit B, which exhibit is attached hereto and incorporated fully herein by reference.

Section 3. That the Old Town Small Area Plan, as adopted on May 31, 1989, by Ordinance No. 3381, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit C, which exhibit is attached hereto and incorporated fully herein by reference.

Section 4. That the Taylor Run/Duke Street Small Area Plan, as adopted on June 27, 1989, by Ordinance No. 3392, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit D, which exhibit is attached hereto and incorporated fully herein by reference.

Section 5. That the Seminary Hill/Strawberry Hill Small Area Plan, as adopted on June 27, 1989, by Ordinance No. 3392, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit E, which exhibit is attached hereto and incorporated fully herein by reference.

Section 6. That the Alexandria West Small Area Plan, as adopted on June 27, 1989, by Ordinance No. 3392, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit F, which exhibit is attached hereto and incorporated fully herein by reference.

Section 7. That the Braddock Road Metro Station Small Area Plan, as adopted on September 26, 1989, by Ordinance No. 3408, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit G, which exhibit is attached hereto and incorporated fully herein by reference.

Section 8. That the Landmark/Van Dorn Small Area Plan, as adopted on September 26, 1989, by Ordinance No. 3408, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit H, which exhibit is attached hereto and incorporated fully herein by reference.

Section 9. That the Southwest Quadrant Small Area Plan, as adopted on January 20, 1990, by Ordinance No. 3431, be, and same hereby is, amended and reordained by incorporating fully therein all text, descriptive matter, plats, maps, charts, tables and other materials as set forth in Exhibit I, which exhibit is attached hereto and incorporated fully herein by reference.

Section 10. That the hereinabove approved and adopted amendments to the several small area plans, shall, and the same hereby do, supersede all text, descriptive matter, plats, maps, charts, tables and other materials heretofore comprising the said small area plans, which are in conflict with such hereinabove approved and adopted amendments.

Section 11. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that said Clerk of the Circuit Court shall file same among the court records.

Section 12. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER  
Mayor

Final Passage: January 25, 1992

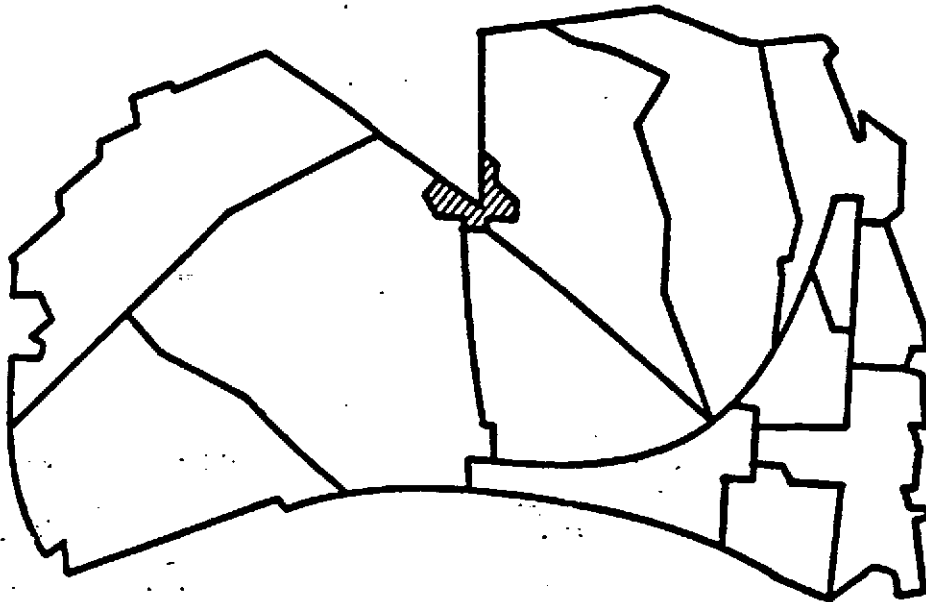
# FAIRLINGTON/BRADLEE

## SMALL AREA PLAN

ADOPTED MAY 20, 1989

ORDINANCE 3380

WITH CHANGES APPROVED BY CITY COUNCIL ON 11/14/90



MASTER PLAN  
ALEXANDRIA, VIRGINIA

EXHIBIT A

**MASTER PLAN RECOMMENDATIONS:**

Both the Fairlington and Bradlee Shopping Centers have undergone major renovations recently, and Bradlee has expanded its retail offerings. The consensus of the neighborhood task force is that these centers are important to the surrounding residential neighborhoods, and should be preserved, and that steps be taken to insure that they are not replaced by out-of-scale, high density office development which could change the nature of the area.

The Task Force reviewed the current (1974) land use plan for the area (Map 2) and concluded that the plan had to be refined to meet the goals for the area. In particular, the 1974 plan designates much of the area for commercial development, failing to distinguish between high density commercial office development, and low density, neighborhood-serving retail development of the kind that currently exists within the area.

The proposed plan makes those distinctions (Map 3).

The Zoning Code allows nearly 2,000,000 square feet of office space to be developed in this area; this amount is clearly excessive for a neighborhood serving commercial center which is not one of the City's designated growth areas. Staff recommends that the total office space in the entire area not exceed 200,000 square feet, and that medium and high density office development be directed to the City's growth areas.

**Plan Concept**

The basic concept of the proposed Plan is to concentrate neighborhood serving commercial along King Street and North Quaker Lane, limiting both the extent of office development and the heights of buildings. Commercial development should not be allowed to spread to the east along Braddock Road beyond Radford Street where the residential neighborhood begins. The heights, density, and intensity of uses would be limited adjacent to residential neighborhoods.

The plan proposes <sup>three</sup> ~~four~~ new commercial categories which more accurately describe the kind of commercial development desired:

CL: ~~Commercial Low Density~~  
~~Low intensity retail and service uses, townhouse scale office, compatible with residential areas; mix of uses desired 3 1/2 stories~~

CSL - ~~66~~: ~~Service/Commercial Low~~ **Commercial Service Low**  
Low intensity service, low scale office and clean industrial uses compatible with residential areas; 1-4 stories

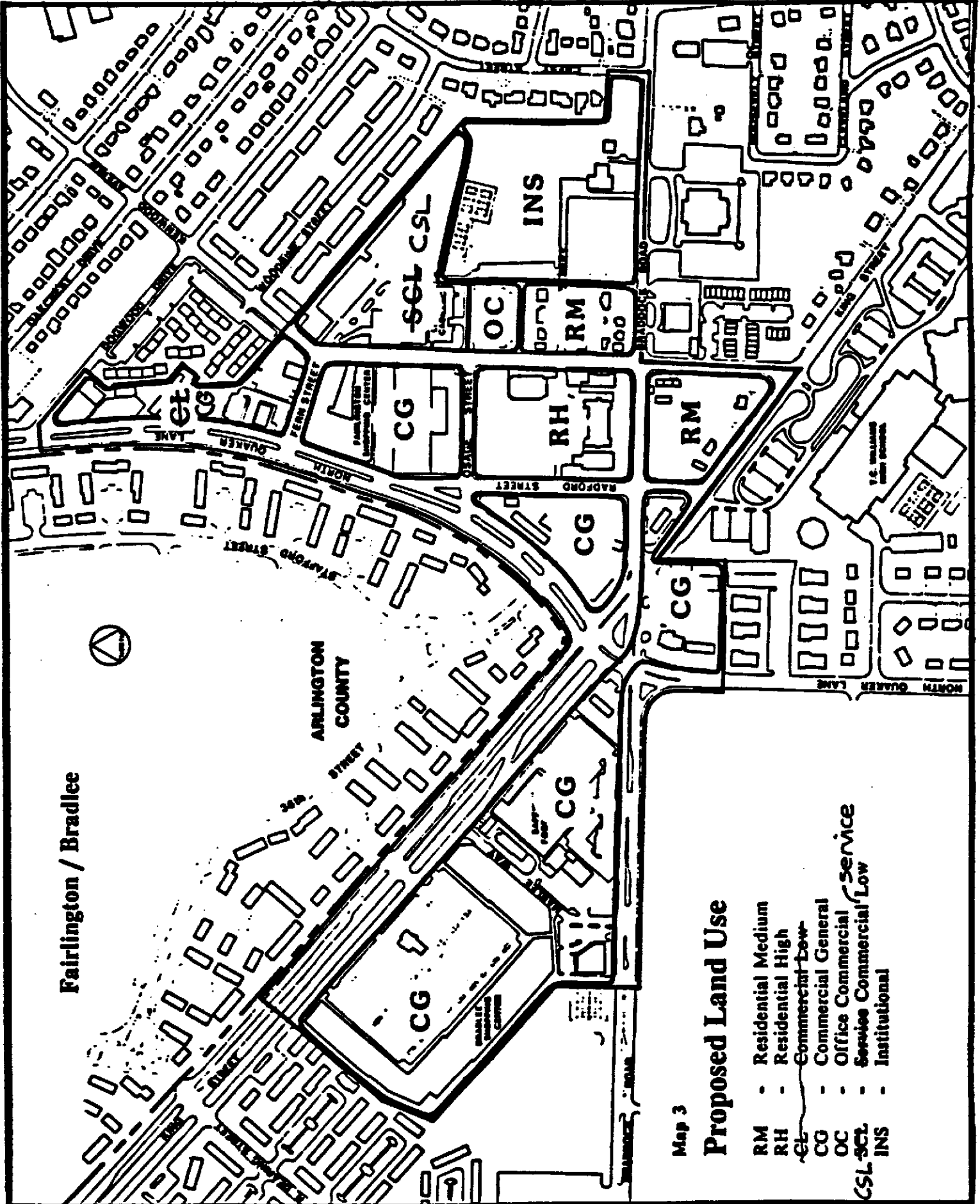
CG: Commercial General  
Auto oriented retail and service activities

OC: Office Commercial  
Moderate density, low height office development

**Recommended Changes to the Master Plan (Map 4)**

**1. From Commercial to Residential Medium (RM).**

These two areas are residential townhomes. The current commercial designation is inappropriate.



Fairlington / Bradlee

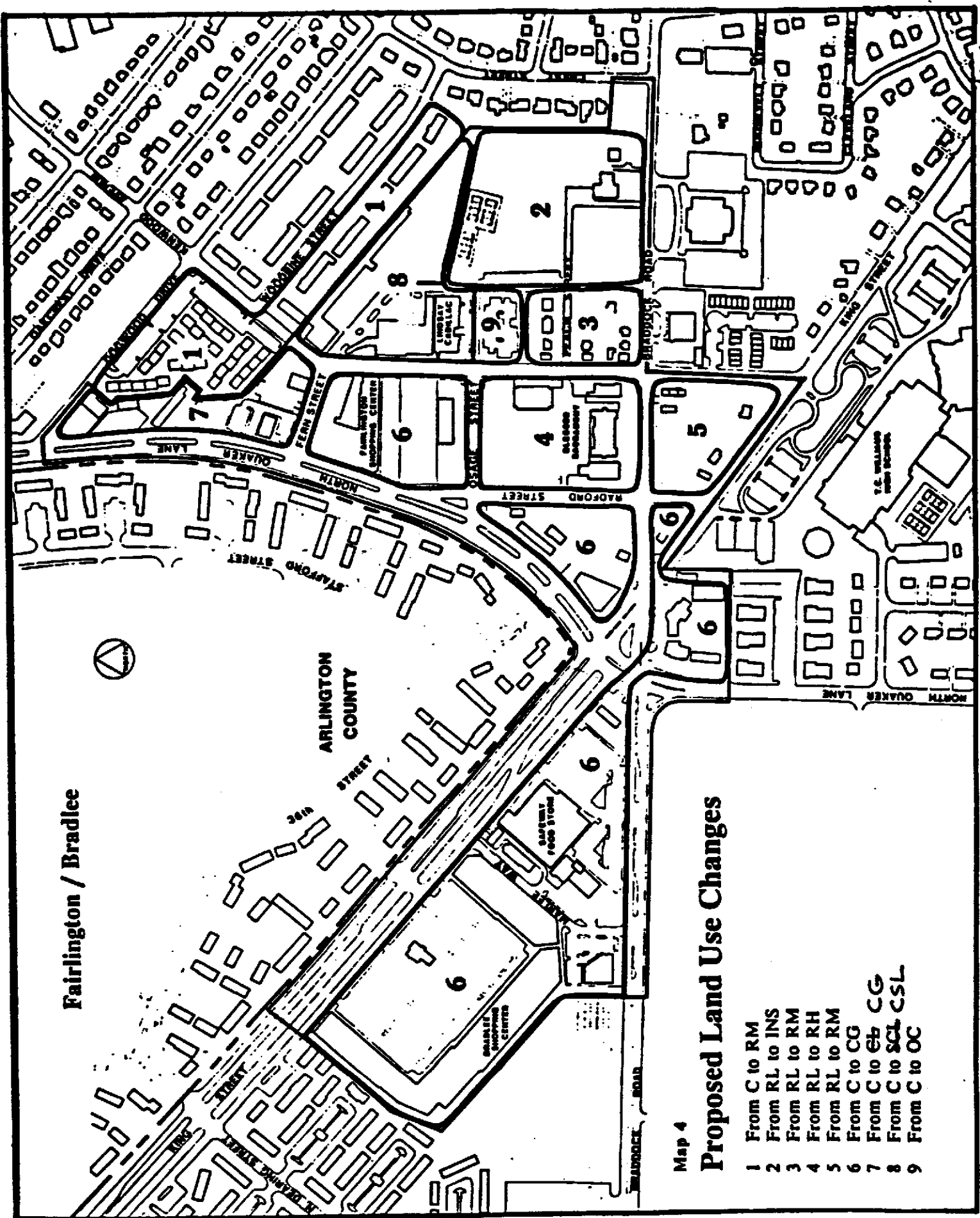
ARLINGTON COUNTY

Map 3

### Proposed Land Use

- RM - Residential Medium
- RH - Residential High
- CG - Commercial General
- OC - Office Commercial
- CSL - Community Service Low
- INS - Institutional

02-11/14/90



Fairlington / Bradlee

ARLINGTON COUNTY

### Proposed Land Use Changes

Map 4

- 1 From C to RM
- 2 From RL to INS
- 3 From RL to RM
- 4 From RL to RH
- 5 From RL to RM
- 6 From C to CG
- 7 From C to Eb CG
- 8 From C to SCL CSL
- 9 From C to OC

2. From Residential Low to Institutional (INS).

This area is shown as residential low. The site is currently owned by the Blessed Sacrament Church, is under construction for a new church and school facility and should be shown as institutional.

3. From Residential Low to Residential Medium (RM).

This area is residential low with single-family homes. The recommended change to residential medium would allow for redevelopment to townhomes and act as a transition from the proposed residential high to the west to the institutional use and low density residential to the east. The designation represents a compromise allowing existing single-family houses to remain but allows redevelopment to higher densities of residential.

4. From Residential Low to Residential High (RH).

This block is currently used as institutional, is zoned C-O and has been approved by Council for high density residential.

5. From Residential Low to Residential Medium (RM).

This block is currently designated residential low for single-family housing but is being developed for townhouses. Residential medium is the appropriate designation.

6. From Commercial to Commercial General (CG).

These areas are designated commercial and are primarily retail and service oriented commercial. Designating these areas for commercial general will help to retain the strong retail base that now exists, and to discourage their redevelopment for excessive amounts of office. This designation will, in addition, accommodate the automobile sales and service uses on the two sites owned by Lindsay Cadillac Co. and anticipated to remain on these sites for the indefinite future and/or would permit limited office development on these sites.

~~7. From Commercial to Commercial Low (CL) General~~

~~This designation would allow small scale commercial activities at a density and height that is appropriate adjacent to residential.~~

8. From Commercial to <sup>service</sup> Commercial Low (CSL) (CSL)

These areas are appropriate for mixed commercial and services, at low densities and heights that are compatible with nearby residential.

9. From Commercial to Office/Commercial (OC).

Council thought this site was appropriate for OC densities.

### ZONING RECOMMENDATIONS

The major recommendation of the study is to revise the existing C-2 commercial zone to allow for a differentiation between the commercial functions as called for in the master plan recommendations:

- ~~1. CL - Commercial Low: low density, low scale commercial development compatible with nearby low-scale residential.~~

1. ~~SC~~ **CSL Commercial Service**  
~~SC~~ - Service-Commercial Low: low intensity service and commercial; low scale office and clean industrial uses compatible with medium density residential areas; 1-4 stories.
2. ~~CG~~ **CG - Commercial General:** retail/service centers with a limited amount of office development allowed.
3. ~~OC~~ **OC - Office Commercial:** medium density commercial at low heights.

Currently, the commercial zoning allows development up to 150 feet in height and to a density of 3.0 which is not compatible with the small area plan goals (Map 5).

The portion of the townhouse development on Dogwood Drive west of Kenwood currently zoned C-2 should be rezoned to RM residential. The property is currently used for medium density residential uses, and it would be inappropriate for commercial development to extend into the residential area.

There was general support for the proposal that the residential properties between Kenwood and Radford from south of the Lindsay parking lot to Braddock Road should be rezoned from R-8 to R-B to preserve the area in residential use, but to allow longer term redevelopment of the area at somewhat higher densities to serve as a transition zone from the higher density commercial and housing developments to the west to the low density residential areas to the east and northeast.

**Recommendations:**

- A. Refer to the Zoning Task Force a study of how to create new commercial zones to preserve neighborhood serving retail areas and to limit high density office development on retail commercial sites.

(Proposed Zoning Changes - Map 6)

1. Rezone the portion of the townhouse development at Kenwood Avenue and Dogwood Drive from C-2 to a residential category.

The C-2 commercial is inappropriate for a residential development.

2. Rezone the blocks between Osage Street, Kenwood Avenue and Braddock Road as shown on the attached map from R-8 to RB.

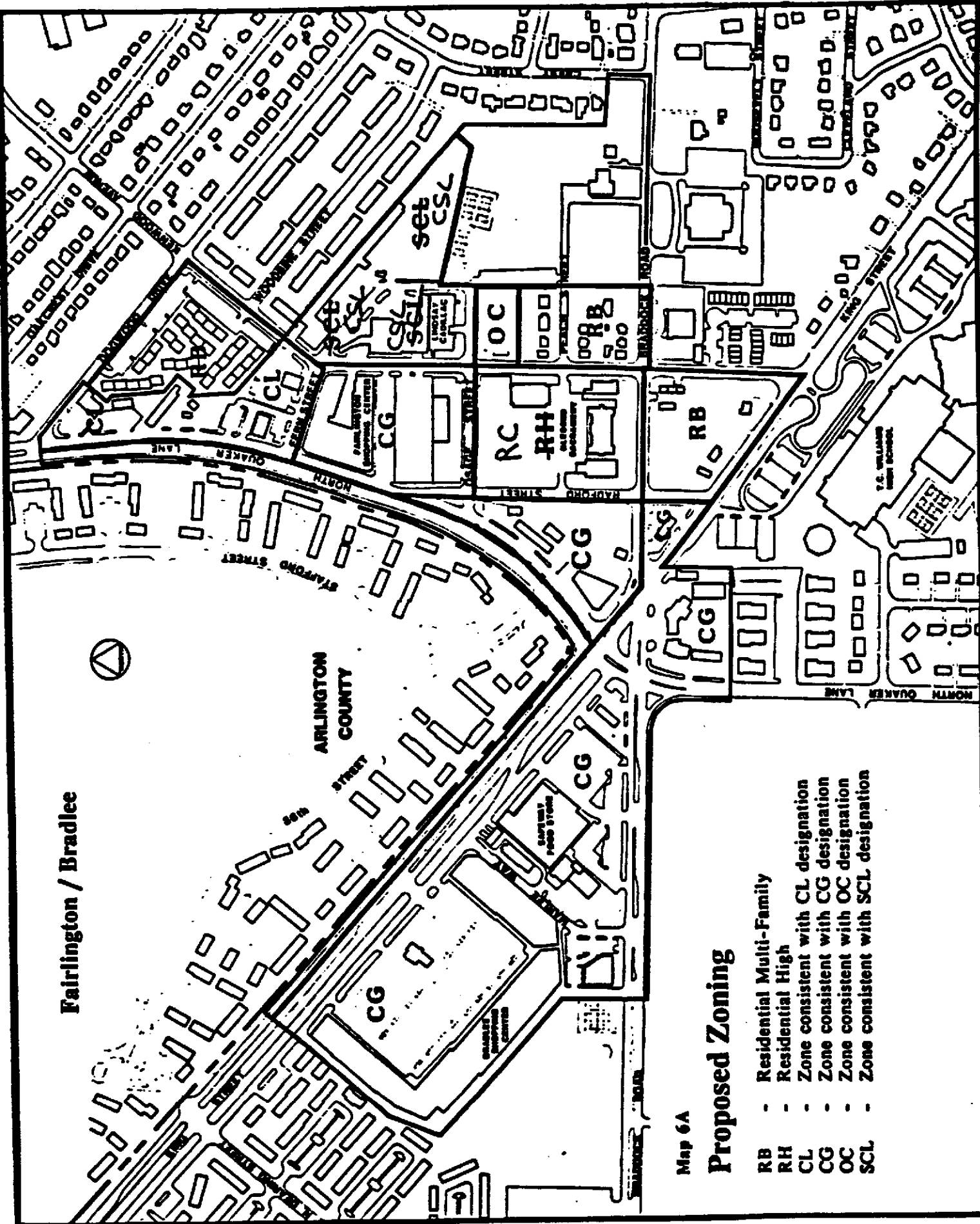
This rezoning will allow the existing single-family houses to remain, but will allow for future development of townhouses.

3. Rezone the remainder of the block bounded by Kenwood, King, Radford and Braddock from R-8 to RB.

4. Rezone the Bradlee Shopping Center (including the gas station and the Safeway), the Fairlington Shopping Center, and the parcels at Braddock and King to a new zoning category consistent with the CG master Plan designation.

The goal of the rezoning is to preserve important neighborhood retail facilities, to encourage new neighborhood serving retail, and to limit the extent of office development. This designation will, in addition, accommodate the automobile sales and service uses on the two sites owned by Lindsay Cadillac Co. and anticipated to remain on these sites for the indefinite future and/or would permit limited office development on these sites.

Fairlington / Bradlee

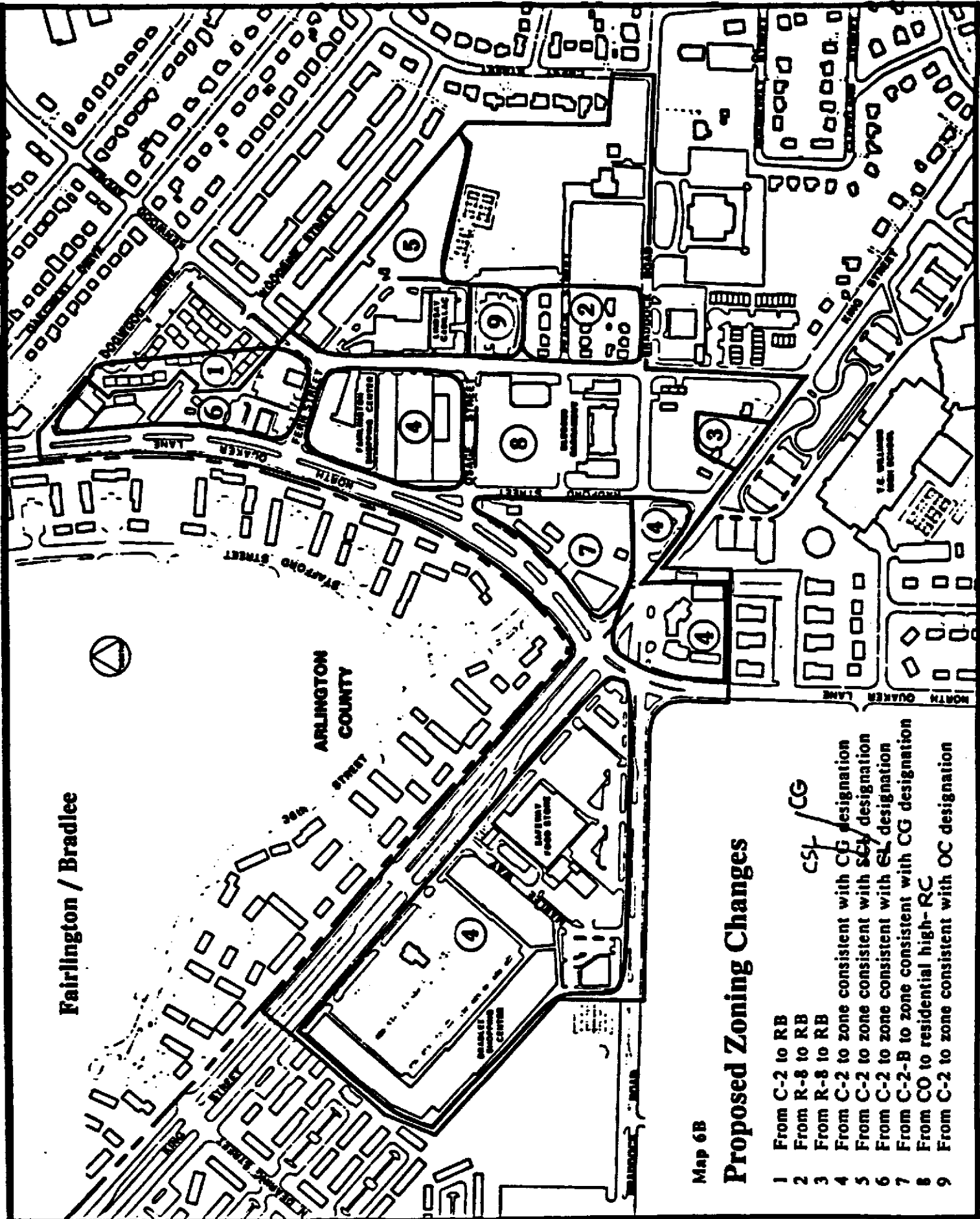


Map 6A

Proposed Zoning

- RB - Residential Multi-Family
- RH - Residential High
- CL - Zone consistent with CL designation
- CG - Zone consistent with CG designation
- OC - Zone consistent with OC designation
- SCL - Zone consistent with SCL designation

Fairlington / Bradlee



Map 6B

### Proposed Zoning Changes

- 1 From C-2 to RB
- 2 From R-8 to RB
- 3 From R-8 to RB
- 4 From C-2 to zone consistent with **CG** designation
- 5 From C-2 to zone consistent with **SC** designation
- 6 From C-2 to zone consistent with **EL** designation
- 7 From C-2-B to zone consistent with **CG** designation
- 8 From CO to residential high-**RC**
- 9 From C-2 to zone consistent with **OC** designation

CSF / CG

CSL

- 5. Rezoning the Lindsay Cadillac properties to a new designation consistent with the ~~SC~~ category.

The goal of the rezoning is to reduce the height and intensity of uses allowable in this area while allowing provision of retail and service activities in a manner consistent with nearby residential areas.

- 6. Rezoning the properties along Quaker Lane between Fern and Dogwood to a new category consistent with the ~~GL~~ master plan designation. ~~CG~~ master plan designation.

is to preserve the existing retail and service uses  
 The goal of the rezoning is to restrict the height and density of development immediately adjacent to residential townhouses.

- 7. Rezoning the block at King and Quaker from C-2 to a category consistent with commercial general.

This rezoning is consistent with existing uses and limit office development at a site that has poor access.

- 8. Rezoning from C-O to <sup>RC-</sup> Residential High Zone.

This block has been approved for a high density residential project. This proposed rezoning is consistent with that proposal.

- 9. Rezoning from C-2 to a zone consistent with Office Commercial.

Council thought this site was appropriate for OC land use and zoning, with densities up to a 1.5 F.A.R.

**HEIGHT LIMITS**

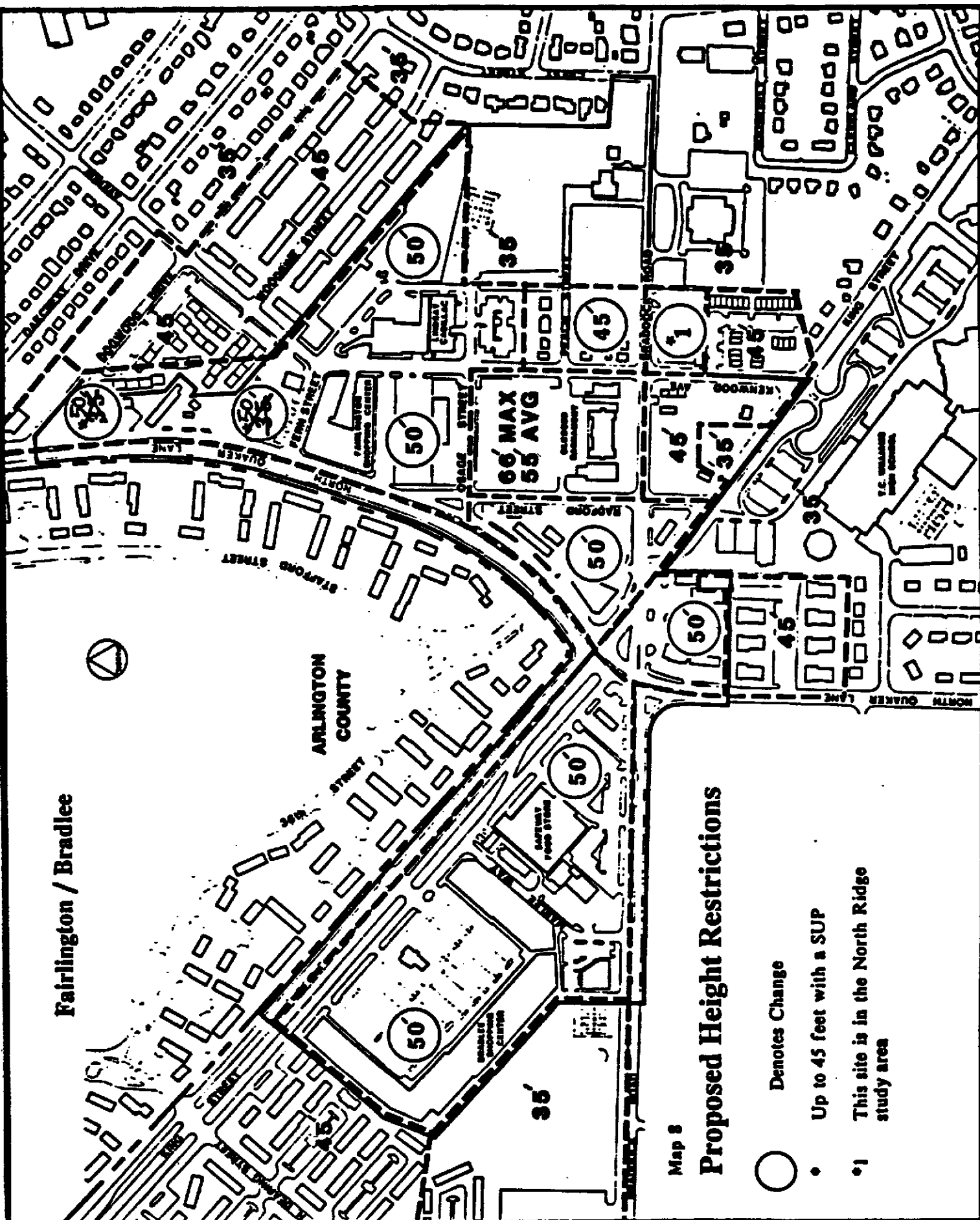
There was a consensus that the allowable heights in the area are too high (Map 7). Allowable heights of the 150 feet were felt to be inappropriate both in terms of their relationship to nearby residential areas, and in terms of the kind of neighborhood-serving commercial that is desired in the Bradlee/Fairlington area. Heights of 150 feet are appropriate to high intensity commercial centers such as are found in the Eisenhower Valley and parts of the west end, but inappropriate for this small business complex in the center of low scale residential neighborhoods.

**TRANSPORTATION RECOMMENDATIONS**

One of the major concerns of the task force is the need to improve traffic flow through the King/Quaker/Braddock intersection.

The major problem of the intersection is not an unusually high volume of traffic on any one street segment, but rather the fact that there are so many movements through the intersection that the sum total of all the signal phases result in a very long cycle time with a limited number of cars being able to move through each phase. It is clear that the only way to make a significant impact on the intersection is to reduce the total number of traffic movements either by 1) eliminating some turning movements, 2) building a grade separation with King Street passing under the intersection, or 3) combining King and Braddock traffic together where they cross Quaker Lane.

The intersection involves three major arterials, one of which is a State route and any significant improvements will require analysis by the Virginia Department of Highways and Transportation. Therefore, staff recommends that City Council authorize the Director of Transportation and Environmental Services to submit the King Street/Quaker Lane/Braddock Road intersection to the Virginia Department of Highways and Transportation for preliminary engineering and



Fairlington / Bradlee

ARLINGTON COUNTY

### Proposed Height Restrictions

Map 8

- Denotes Change
- Up to 45 feet with a SUP
- \*1 This site is in the North Ridge study area

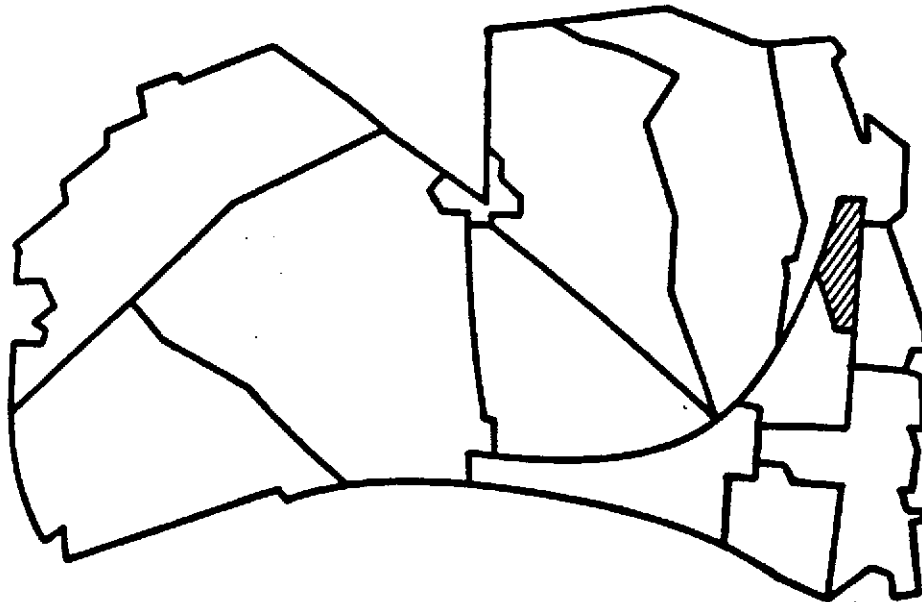
# NORTHEAST

## SMALL AREA PLAN

ADOPTED MAY 20, 1989

ORDINANCE 3380

WITH CHANGES APPROVED BY CITY COUNCIL ON 11/14/90



MASTER PLAN  
ALEXANDRIA, VIRGINIA

EXHIBIT 13

## LAND USE RECOMMENDATIONS

The exiting land use plan for the Northeast area is shown on Map 7. Map 8 shows proposed changes to the land use plan and Map 9 shows the proposed land use.

The 1974 Master Plan designated most of the Northeast area as residential, with industrial uses designated along the northern edge and commercial uses designated at the southeast corner along Washington Street. This plan provides for similar land use designations, while refining the definitions of the industrial and commercial land use designations. The major land use in the Northeast is clearly residential, and this plan retains the residential designation over most of the Northeast area. At the northern end of the study area toward the railroad yards, along Slaters Lane and the northern end of Powhatan Street, land use is designated for Service Commercial Low (SCL), which would maintain the existing uses at low scales and low densities compatible with the adjacent residential. The area along Washington Street is suitable for commercial development and is designated Office Commercial Medium, which provides for medium density and medium scale office and retail development. A residential transition area is designated on the Kass parcel south of Second Street west of Abingdon in order to complete Second Street as a residential street and buffer the existing residential on the northern side of Second Street.

### Recommendations:

1. Change the parcels south of Slaters Lane and along Northern Powhatan Street from Industrial and Residential Medium to Service/Commercial Low, with open space toward the south of the Powhatan Gateway parcel. <sup>Service</sup>

Existing use in this area, now designated as medium density residential and industrial, is predominately very light industrial along with wholesaling, distribution and limited commercial uses; and is not suited for either residential or heavier industrial uses. Many of the current uses are appropriate for a transitional area such as this one. The scale and density of development is low and the uses do not impact the residential area by creating excessive traffic, noise, light and fumes.

This area is recommended for Service/Commercial Low (SCL), to provide a transition between residential areas to the south and east and the railroad and possible future intense development to the north. SCL allows low intensity service and commercial uses, including low-scale office and very light industrial activities compatible with medium density residential areas, at heights generally no greater than four stories. The SCL designation generally allows for the continuation of the current uses in the area.

It is recommended that part of the parcel at the foot of the Monroe Avenue Bridge be set aside for open space. The open space should be toward the southeast corner of the parcel, away from the major traffic flows and sheltered from the traffic by the development on the rest of the parcel. The exact layout can best be determined in the context of development on the rest of the parcel, which is currently unknown. The open space would also provide a buffer between future development on the Powhatan Gateway parcel and the residences to the south.

- 1a. Change the parcels at the southeast corner of Slater's Lane and Portner Road from Industrial and residential medium to Office Commercial ~~(OC)~~ Medium (OCM).

Council thought that this location was appropriate for this level of development.

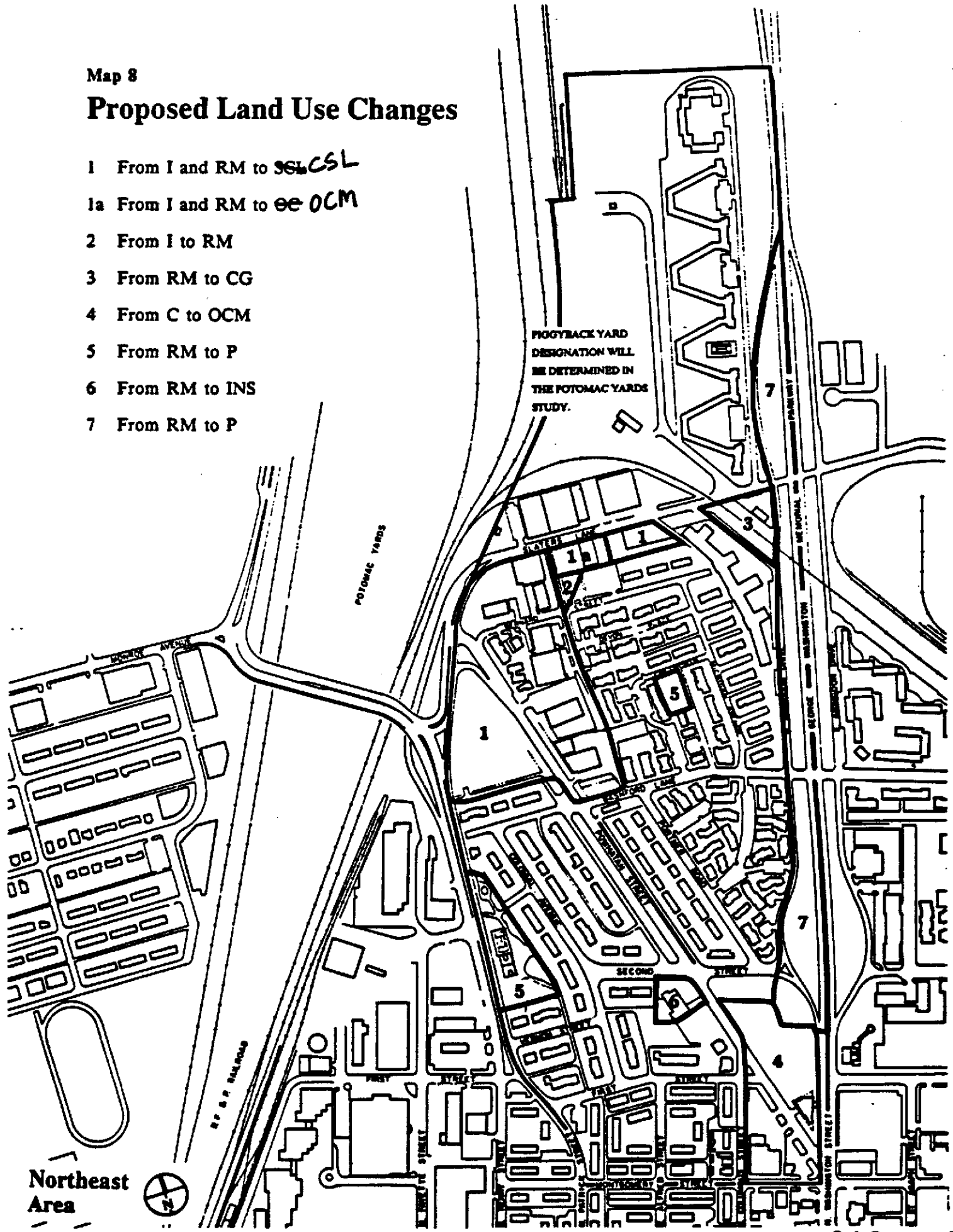
2. Change the Parking Lot on Portner Road and Bernard Street from Industrial to Residential Medium.

The rest of this block, fronting Bernard Street west of Portner, is already designated Residential Medium. Designation of this area from Industrial to Residential Medium makes

Map 8

# Proposed Land Use Changes

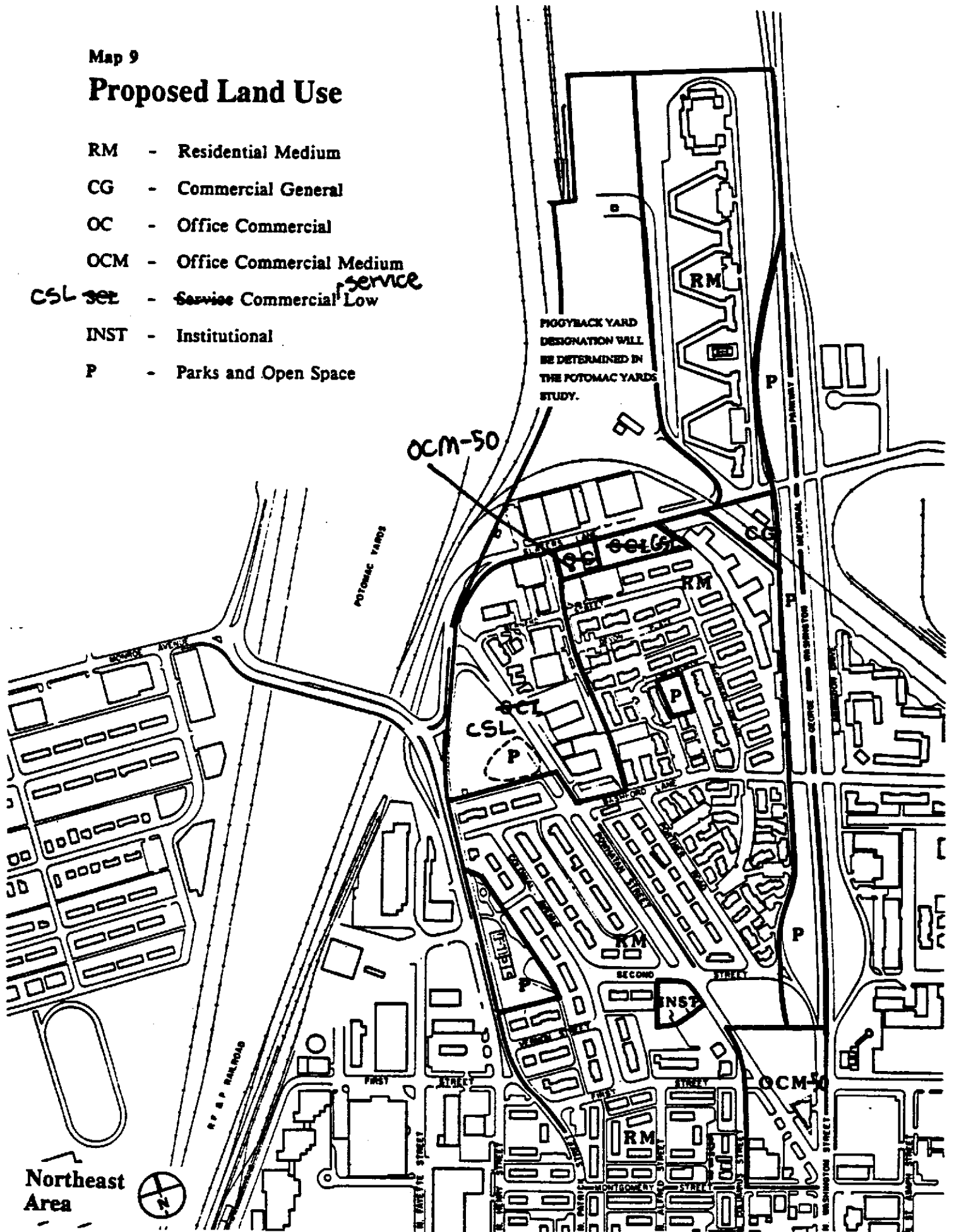
- 1 From I and RM to ~~SL~~ **CSL**
- 1a From I and RM to ~~ee~~ **OCM**
- 2 From I to RM
- 3 From RM to CG
- 4 From C to OCM
- 5 From RM to P
- 6 From RM to INS
- 7 From RM to P



Map 9

# Proposed Land Use

- RM - Residential Medium
- CG - Commercial General
- OC - Office Commercial
- OCM - Office Commercial Medium
- CSL ~~set~~ <sup>service</sup> - ~~Service Commercial~~ Low
- INST - Institutional
- P - Parks and Open Space



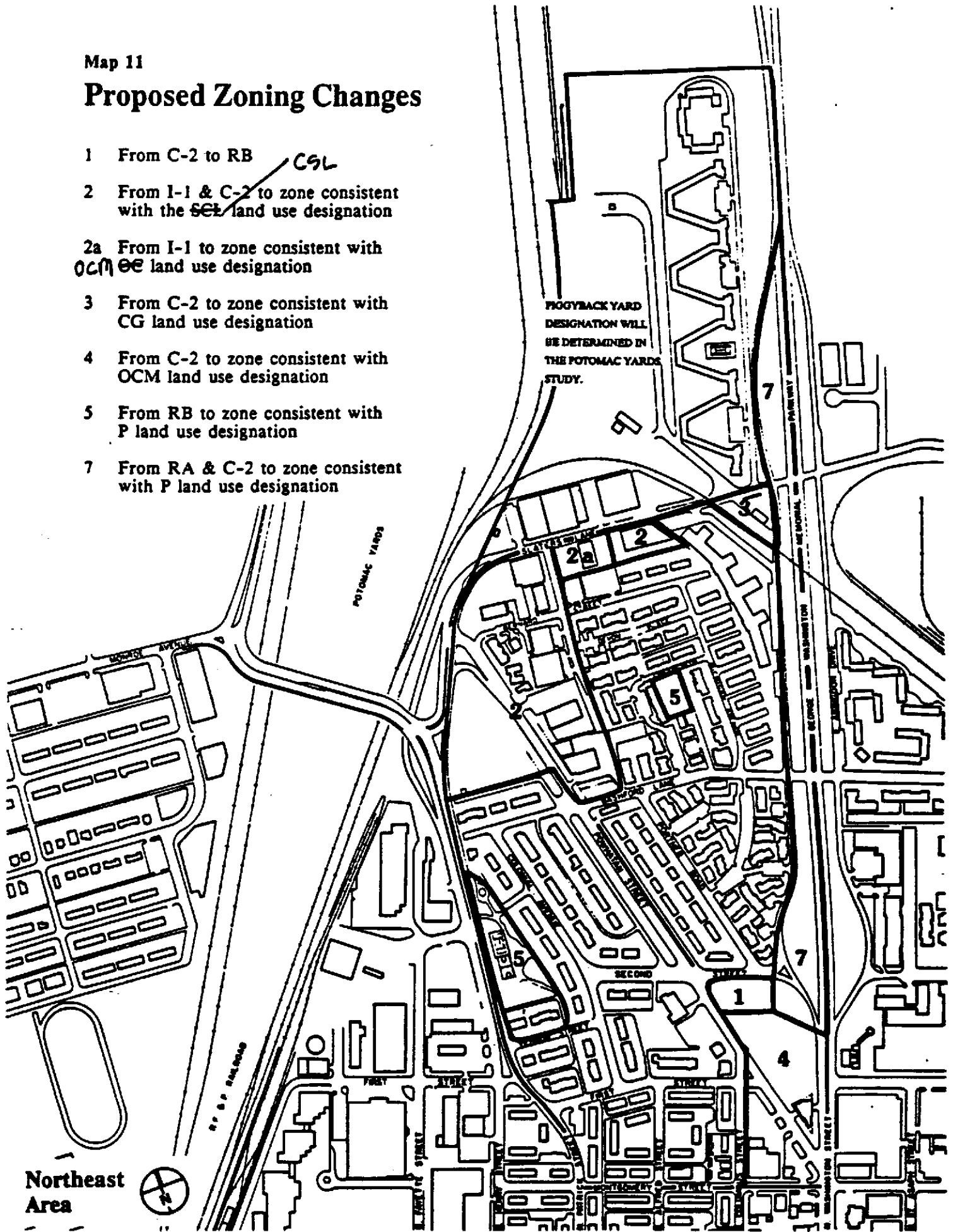
Northeast Area



Map 11

# Proposed Zoning Changes

- 1 From C-2 to RB
- 2 From I-1 & C-2 to zone consistent with the ~~SC~~ <sup>CSL</sup> land use designation
- 2a From I-1 to zone consistent with ~~OCM~~ <sup>OC</sup> land use designation
- 3 From C-2 to zone consistent with CG land use designation
- 4 From C-2 to zone consistent with OCM land use designation
- 5 From RB to zone consistent with P land use designation
- 7 From RA & C-2 to zone consistent with P land use designation



Northeast Area



The billboards on the Kass parcel are a non-conforming use in a commercial zone, which should have been removed by law in the 1950's and are inappropriate in this residential area. This plan recommends that the City pursue their removal.

### Recommendations

1. Rezone the northern 120 feet south of Second Street between Washington and Powhatan Street from C-2 to R-B.

This allows the development of townhouses to serve as a buffer between the residential area to the north and the commercial area to the south.

2. Rezone the commercial and industrial parcels along Powhatan, Bernard and Slaters Lane to a new zone compatible with the ~~Service Commercial Low (SCL)~~ land use designation.  
Commercial Service Low (CSL)

The SCL land use category is designed for non-growth areas near medium density residential and calls for a low scale of development, low heights (probably not more than four stories) and low intensity service and commercial; low scale office and clean industrial uses. Zoning which provides for this type of development is needed on these parcels.

- 2a. Rezone the parcels at the southeast corner of Slaters Lane and Portner Road from I-1 to a zone consistent with the Office Commercial land use designation.

Medium-50  
Council designated this parcel for OC land use and zoning which allows up to a 1.5 F.A.R.

3. Rezone the parcel on the southwest corner of Slaters Lane at the George Washington Parkway from C-2 to a new zone compatible with the Commercial General land use designation.

This will allow for the existing use, a cleaners, or some other small scale auto-oriented use.

4. Rezone the parcels at the Southern end of Powhatan Street along Washington Street from C-2 to a zone consistent with the Office Commercial Medium, (OCM) land use designation.

50  
The existing C-2 zone allows development at a very high density. A moderate density zone, consistent with OCM is more appropriate in this primarily residential area, and would allow for office and/or retail uses similar to those currently existing along Washington Street.

5. Rezone Chetworth and Powhatan Parks from RB to a zone consistent with the Park and Open Space land use designation.

This rezoning is consistent with the existing park use.

6. Direct the City Attorney to pursue removal of the billboards on Powhatan St.

7. Rezone the Parkway and Park Service property along the Parkway from RA and C-2 to a zone consistent with the Park and Open Space land use designation.

This rezoning is consistent with the nature of the existing use.

### HEIGHTS

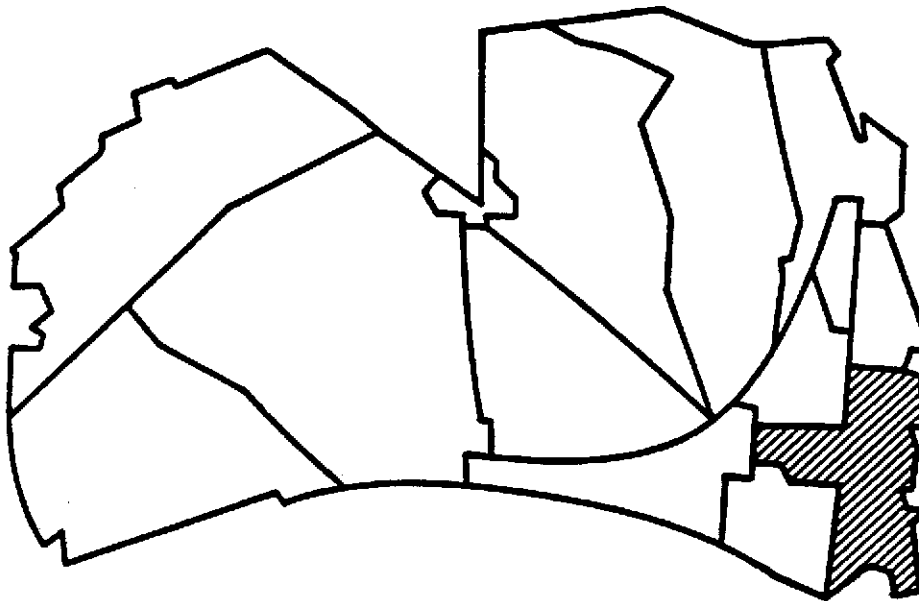
Map 13 shows existing height limits in the Northeast Area. Map 14 shows proposed height changes, and Map 15 shows proposed heights.

# OLD TOWN SMALL AREA PLAN

ADOPTED MAY 31, 1989

ORDINANCE 3381

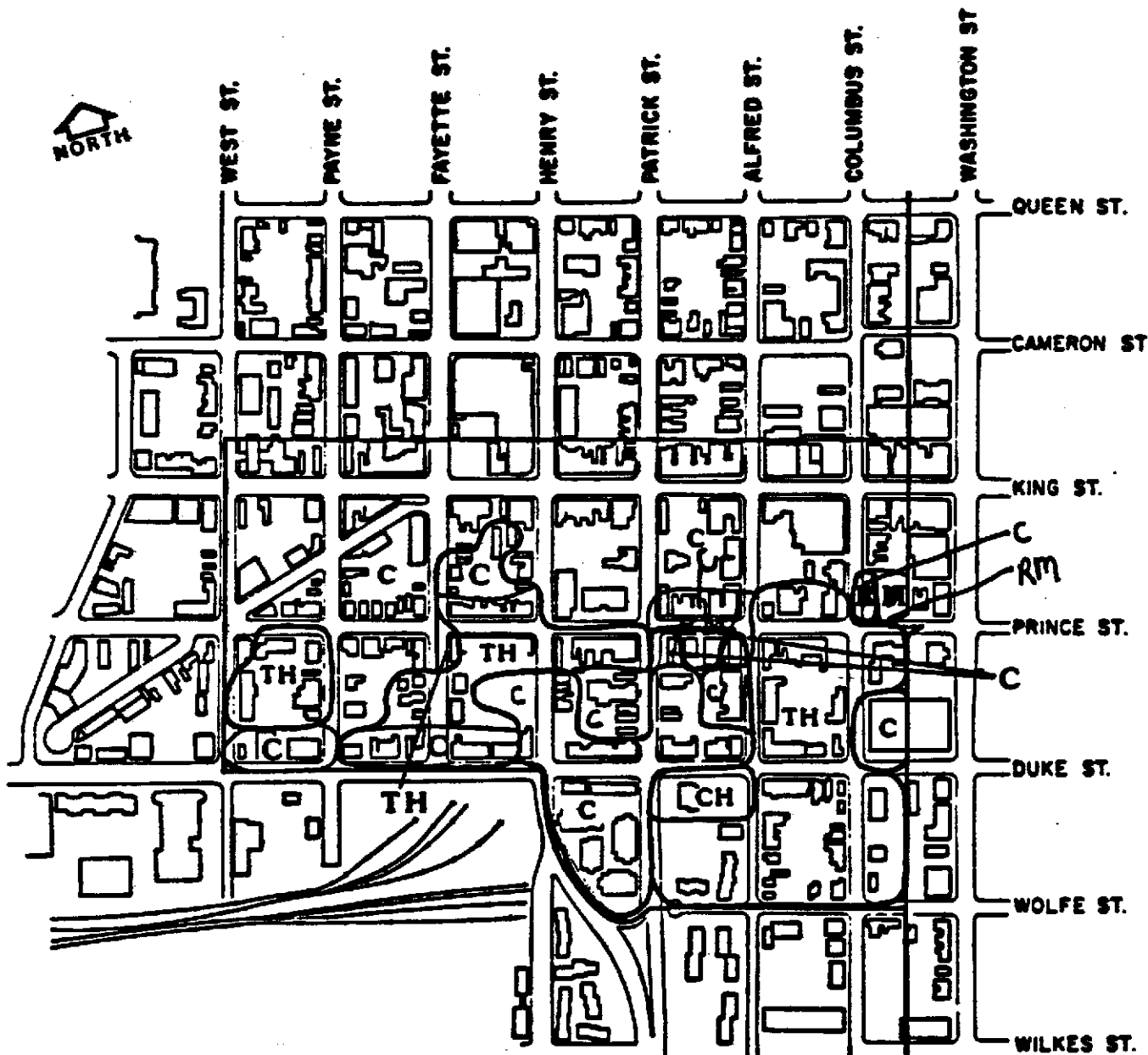
WITH CHANGES APPROVED BY CITY COUNCIL ON 11/14/90



MASTER PLAN  
ALEXANDRIA, VIRGINIA

EXHIBIT C

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



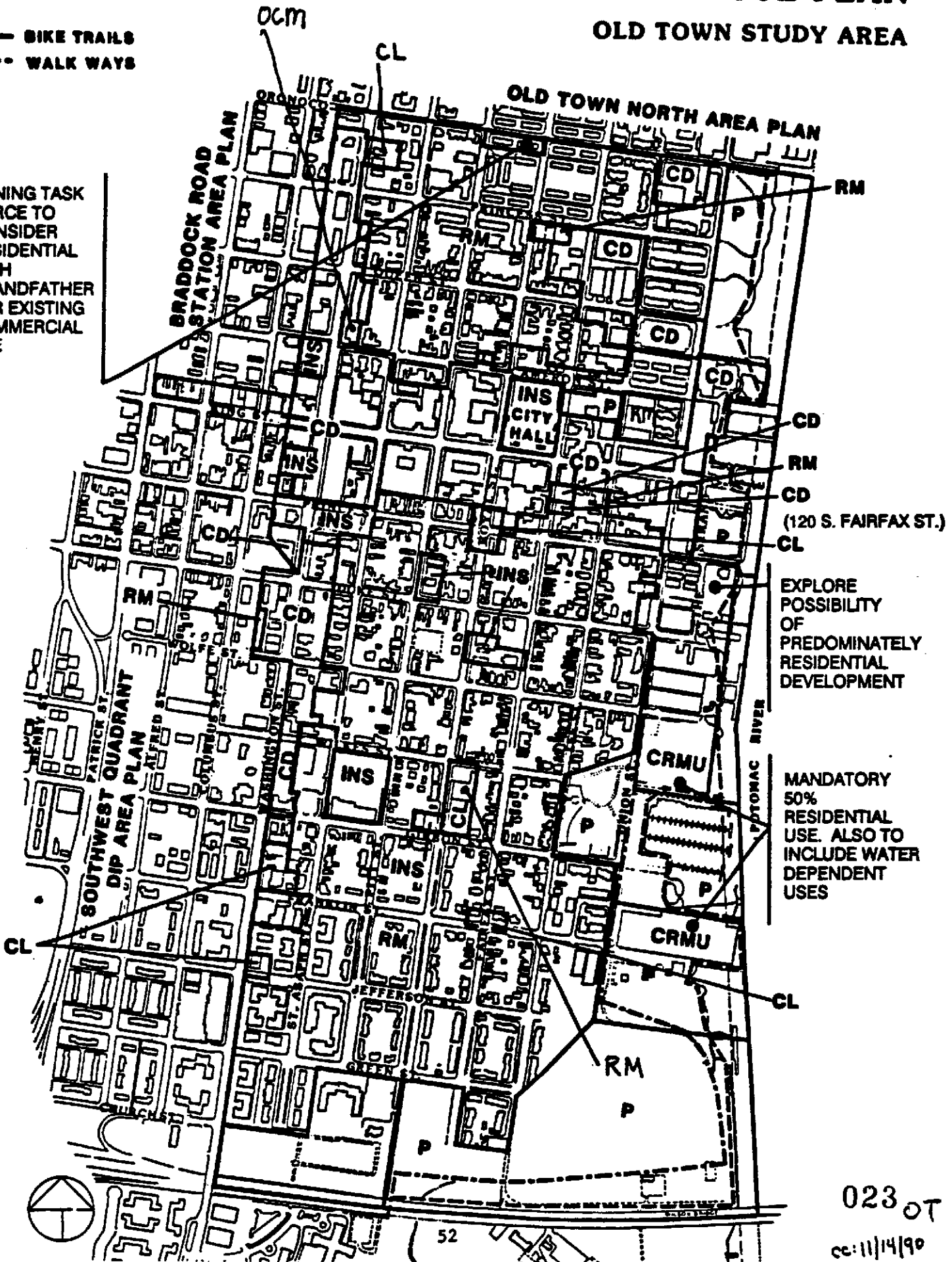
**RM RESIDENTIAL MEDIUM**  
**C COMMERCIAL**  
**TH TOWNHOUSES**  
**CH CHURCH**

# PROPOSED LAND USE PLAN

## OLD TOWN STUDY AREA

 BIKE TRAILS  
 WALK WAYS

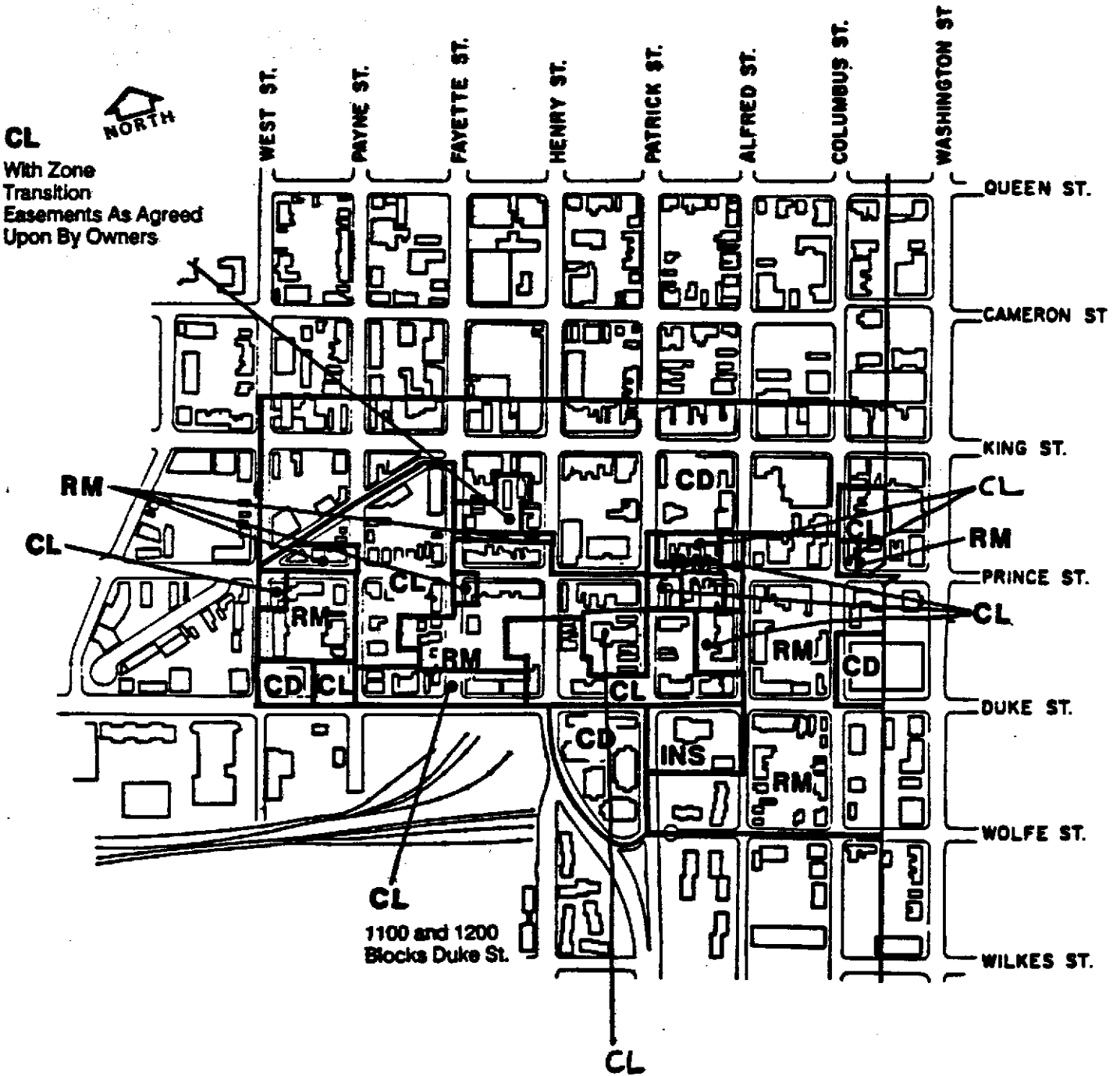
ZONING TASK  
 FORCE TO  
 CONSIDER  
 RESIDENTIAL  
 WITH  
 GRANDFATHER  
 FOR EXISTING  
 COMMERCIAL  
 USE



023 OT

cc: 11/14/90

# 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 and Residential Medium - 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.

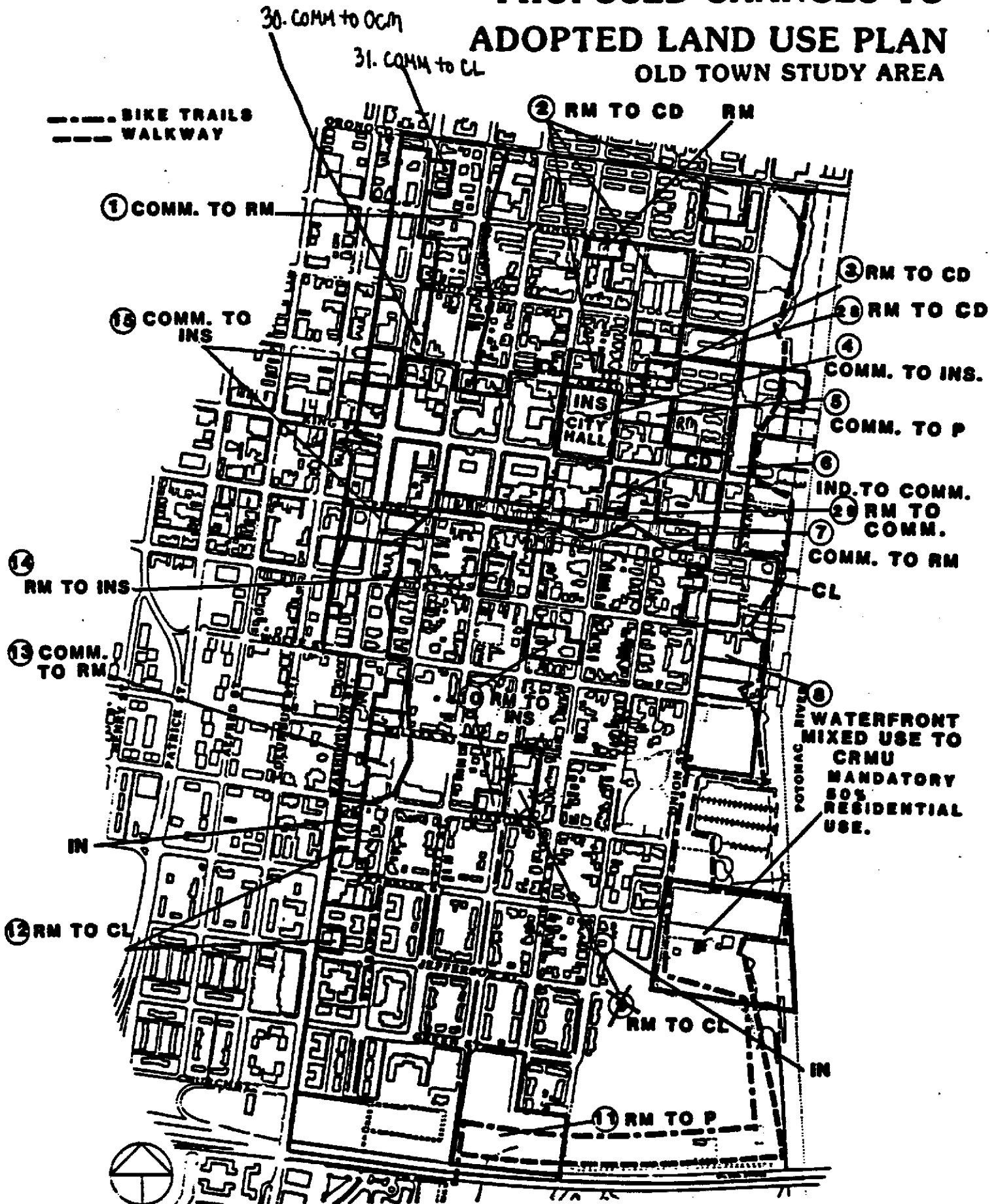
8. Waterfront Mixed Use to Commercial Residential Mixed Use - Waterfront area from Prince Street to Wilkes Street and the Ford Plant.

This is essentially no change, but rather an update using the new land use categories. (Mandatory 50% residential use.)

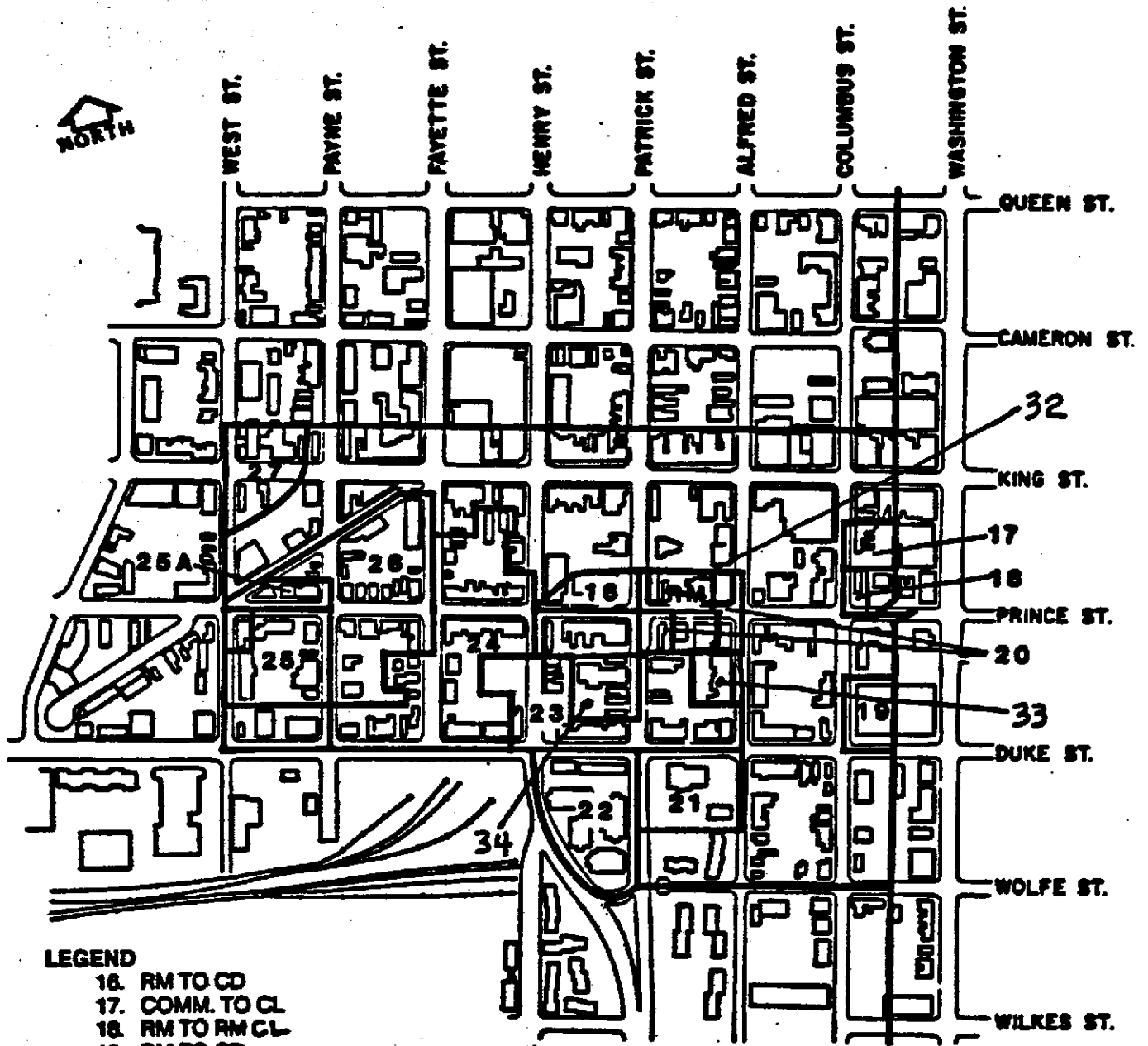
9. ~~Residential Medium to Commercial Low - Safeway Store on S. Royal Street.~~

*Delete* This change reflects the present use of the property. Zoning Code Task Force should look into how, as a general proposition, we can insure that neighborhood uses of this kind remain as such.

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



# PROPOSED CHANGES TO THE ADOPTED LAND USE PLAN OLD TOWN STUDY AREA WEST OF WASHINGTON STREET



**LEGEND**

- 16. RM TO CD
- 17. COMM. TO CL
- 18. RM TO RM CL
- 19. RM TO CD
- 20. RM TO CL
- 21. RM TO INS
- 22. RM TO CD
- 23. RM TO CL
- 24. COMM. TO RM
- 25. COMM. TO RM
- 25A. COMM. TO RM
- 26. COMM. TO CL
- 27. MIXED USE TO CD

- 32 FROM RM TO CL
- 33 FROM RM TO CL
- 34 FROM RM TO CL

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.

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 - Washington Street area from Gibbon Street to Franklin Street and northeast corner of Jefferson and Washington 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.

29. Residential Medium to Commercial Downtown - 120 S. Fairfax Street.

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 Street 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)

30. From COMM to OCM

City Council decided that OCM was the most appropriate designation for this site.

31. From COMM to CL

City Council decided that CL was the most appropriate designation for this site because of the existing character of the current development.

34, 33, 32. From RM to CL

City Council decided that these sites are appropriate for low density commercial and residential use, and they designated these areas Commercial low.

Residential Medium

- 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. The use will be protected within the RM zone through the non-complying provision. The RM zone will provide for townhouse development if the site is redeveloped.

- 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 sides of the 1200 block of 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 - C-3 central business district commercial to RM residential.

The buildings in this area are occupied as dwellings.

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. South Both sides of the 900 block of Prince Street - C-3 central business district Commercial-to-Residential Medium (RM).

These buildings are low scale and most are used for residential use.

- 23A 900, 901, 916 Prince Street - C-3 central business district Commercial to Commercial Low (CL)

These buildings were built as commercial buildings and are used for commercial uses.

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.

- 24A711 Prince Street - C3 Central Business District Commercial-to-Residential Medium (RM).

This is an architecturally significant house which should be retained in residential use.

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. West side of the 200 block of S. Alfred Street - C-2 commercial to RM residential. CL - Commercial low. Council decided these sites are appropriate for the Commercial Low land use. These buildings are occupied for residential purposes. The proposed RM zone will retain the designation, residential use thereby helping to strengthen the mixed use character of the area.

27. Both sides of the 800 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.

- 24b. Northeast Corner of Prince and S. Columbus Streets - C-3 Central Business District Commercial to CL Commercial Low. City Council decided this site should be zoned Commercial Low.

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.

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 garage. This zoning designation shall revert to RM should the parking garage for some reason not be constructed.

33. 123 S. Henry Street 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 Street and Jefferson Street - 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 Streets. - RM Residence to Commercial Low (CL).

This is a commercial building which has always been used for commercial purposes.

36. 120 S. Fairfax Street - 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**

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.

37. From CO to OCM. Council decided OCM is the most appropriate zoning given the existing office use.
38. From CO to CL. Council decided CL is the most appropriate zoning given the existing townhouse commercial uses.
39. From CO to RM. RM residential zoning is appropriate within Old Town.
40. From C-2 & C-3 to CL. Council decided low scale CL is most appropriate for these site
41. From C-3 to CL. Council decided low scale CL is most appropriate for these sites.

# PROPOSED ZONING CHANGES OLD TOWN STUDY AREA

## LEGEND

1. C-2 TO RM
2. RC TO RM
3. RC TO RM
4. RC TO RM
5. I-1 TO CD & RM
6. I-1 TO CD
7. RC TO CD
8. RM TO PARK
9. I-1 TO CD
10. I-1 TO CD
11. I-2 TO WPR
12. I-1 TO CD
13. I-1 & I-2 TO W-1
14. RM & I-1 TO PARK
15. C-2 TO Comm. with Special Provisions
16. I-1 TO RM
17. RM & I-2 TO W-1
18. RC TO New Zone  
(36 TO 38 units/acre and 3 stories, additional density and height with S.U.P. approval)

37

38

RM

32 RM TO CD

36 RM TO CD

35 RM TO CL

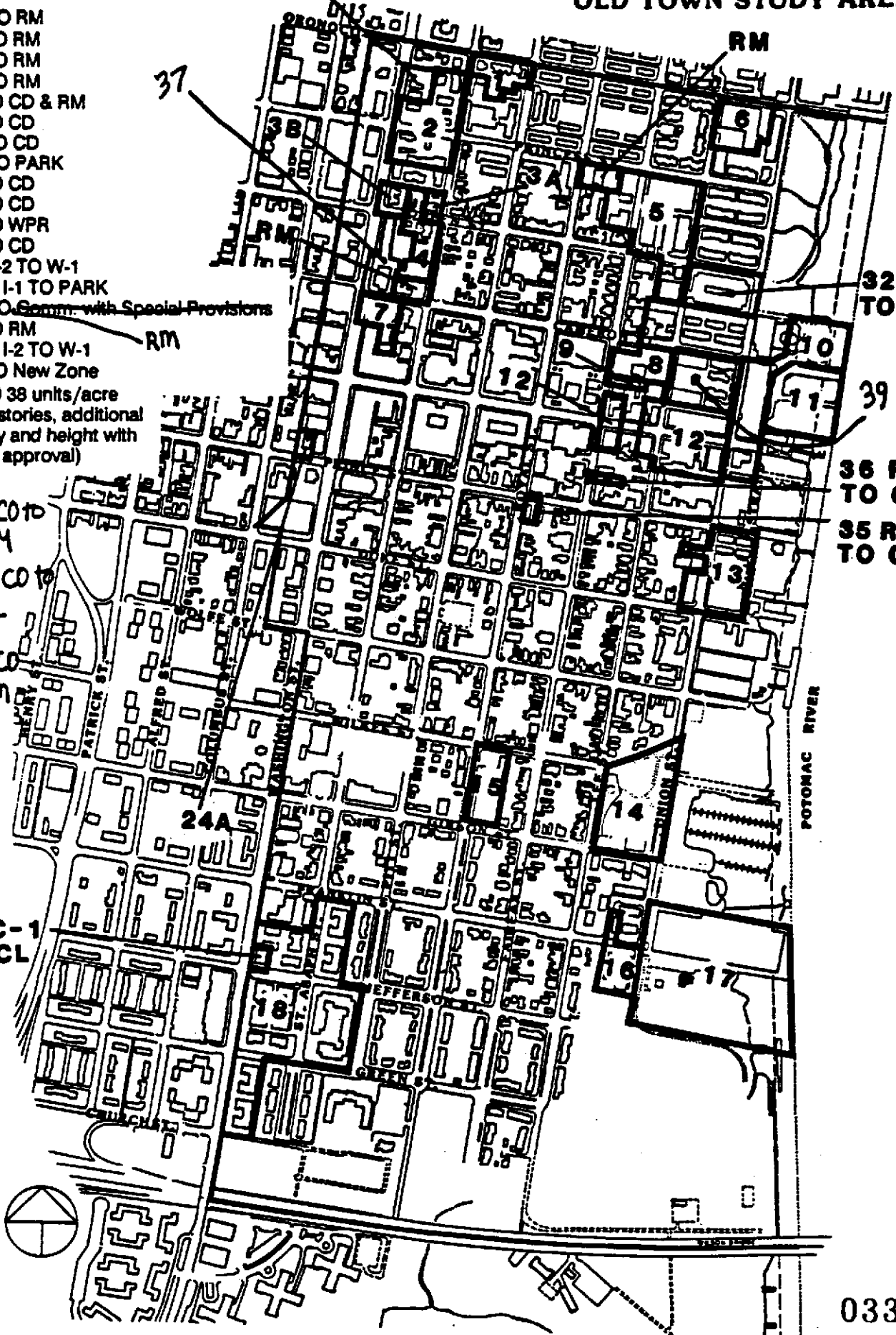
39

37. From CO to OCM

38. From CO to CL

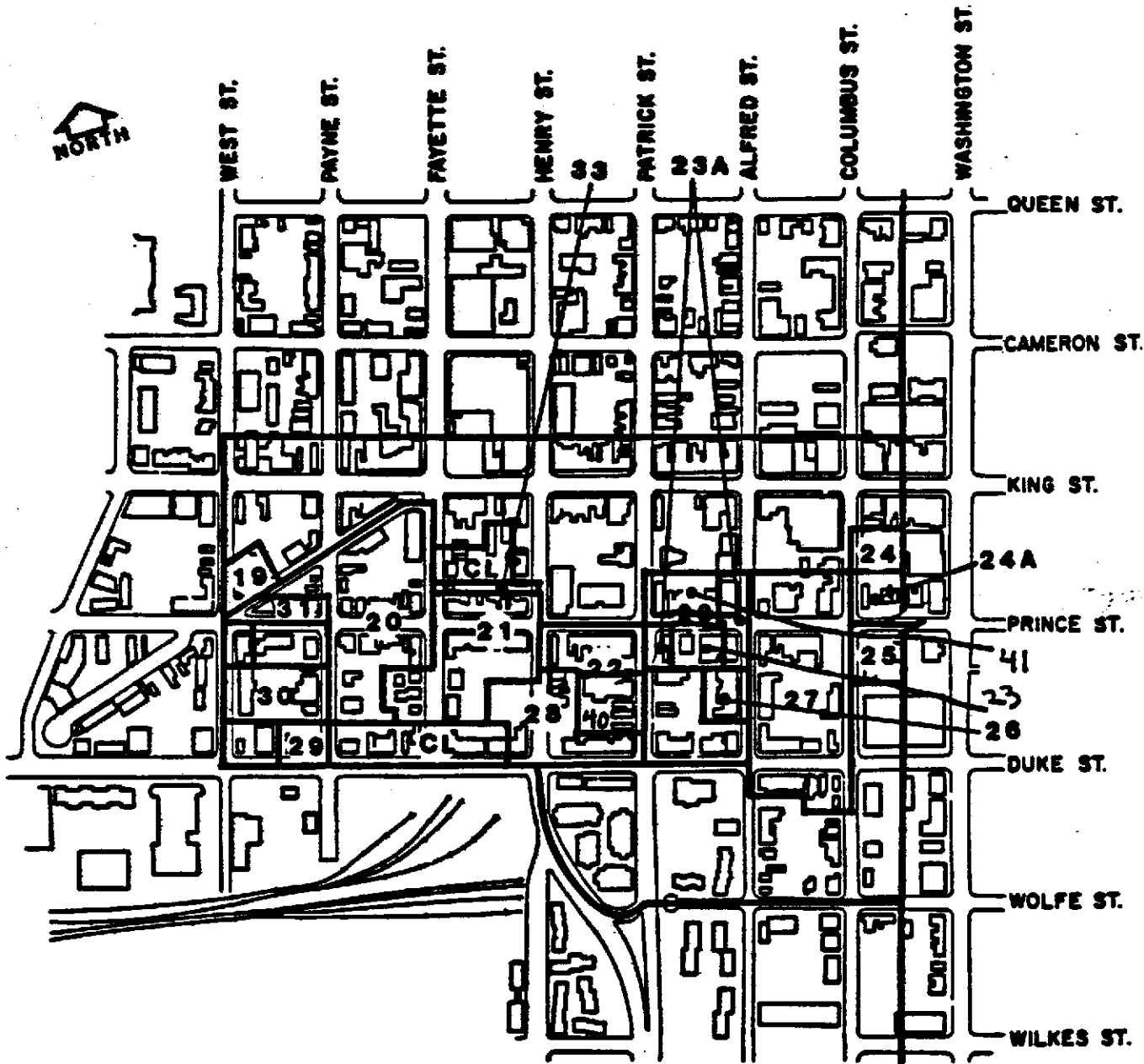
39. From CO to RM

34 C-1 TO CL



# PROPOSED ZONING CHANGES

## OLD TOWN STUDY WEST OF WASHINGTON STREET

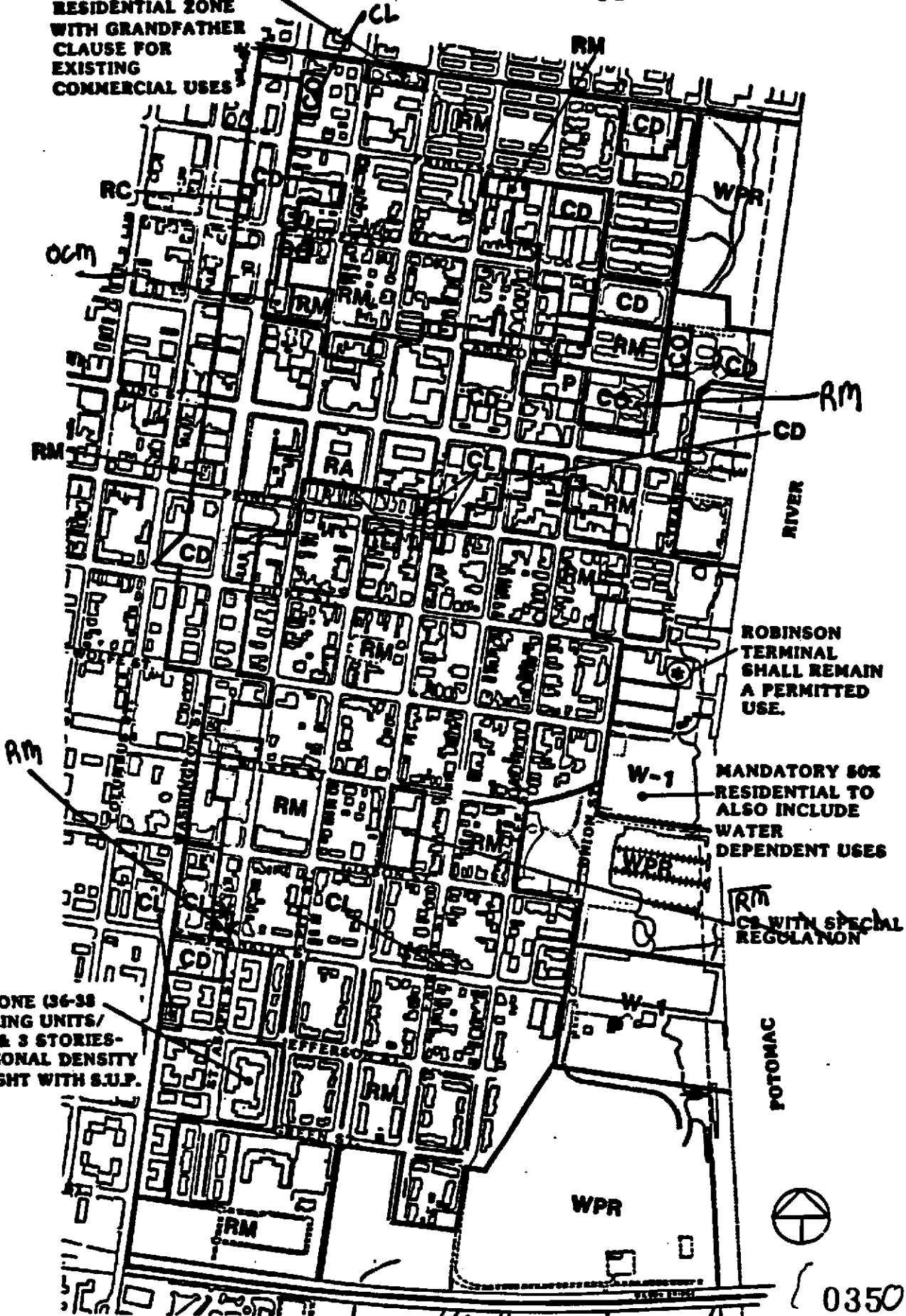


### LEGEND

- |                   |                        |                       |
|-------------------|------------------------|-----------------------|
| 19. RM TO CD      | 25. C2 TO RM           | 40 FROM C2 & C3 TO CL |
| 20. C3 TO CL      | 26. C2 TO RMCL         | 41 FROM C3 TO CL      |
| 21. C3 TO RM      | 27. SCATTERED RA TO RM |                       |
| 22. C3 & C2 TO RM | 28. C2 & C3 TO CL      |                       |
| 23. C3 TO RM      | 29. C2 TO CL           |                       |
| 23A. C3 TO CL     | 30. C3 TO RM           |                       |
| 24. C3 TO RM      | 31. C3 TO RM           |                       |
| 24A. C3 TO RM     | 33. C3 TO RM           |                       |

# PROPOSED ZONING MAP OLD TOWN STUDY AREA

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



ROBINSON  
TERMINAL  
SHALL REMAIN  
A PERMITTED  
USE.

MANDATORY 50%  
RESIDENTIAL TO  
ALSO INCLUDE  
WATER  
DEPENDENT USES

CS WITH SPECIAL  
REGULATION

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



0350T