

RESOLUTION NO. 198

RESOLUTION BY THE CITY COUNCIL OF
THE CITY OF ALEXANDRIA, VIRGINIA,
APPROVING A FOURTH AMENDMENT TO THE URBAN RENEWAL PLAN
FOR THE GADSBY COMMERCIAL URBAN RENEWAL PROJECT,
PHASE II, VA. R-14

WHEREAS, it has been determined by the Alexandria City Council that Gadsby Associates has secured a substantial office/retail tenant who would occupy extensive space in the newly-constructed building on Redevelopment Parcel D, to be used principally for administrative headquarters and the retailing of gems, jewelry and watches; and

WHEREAS, said tenant would share a limited amount of its space with a wholly-owned subsidiary which would engage in wholesaling of said specialized and small-scale items; and,

WHEREAS, wholesaling is not a use presently permitted by the Urban Renewal Plan for the Gadsby Project, Phase II, but whereas such a restricted instance of wholesaling could be added to the Plan under "Commercial Use" without affecting any Project objective or Plan policy.

NOW, THEREFORE, BE IT RESOLVED by the Alexandria City Council that the proposed amendment to the Urban Renewal Plan for the Gadsby Commercial Urban Renewal Project, Phase II Va. R-14, as indicated by the underlined added subsection "d" on page 4 of the Plan, a copy of which page is hereto attached, is hereby approved and the Executive Director of the Alexandria Redevelopment and Housing Authority is hereby authorized to file a Proclamation Certificate recording this amendment with the Department of Housing and Urban Development of the United States Government.

Adopted April 10, 1973

Helen Vickers, City Clerk
and Clerk of Council

C. LAND USE PLAN

1. Land Use Map

The map entitled Proposed Land Use Map (URP-2), an exhibit of this Urban Renewal Plan, shows the public streets, public ways, and proposed land uses within the project area.

The land uses proposed for the 7.4 acres in the project are:

Commercial use	.4.7	acres
Residential use	0.06	acres
Public use	0.04	acres
Streets	2.6	acres

2. Land Use Provisions and Building Requirementsa. Permitted Uses

In order to achieve the redevelopment of the project area in accordance with the objectives of the Plan, only the uses listed in this section shall be permitted in the designated portions of the project area.

1) Commercial Use

The following uses shall be permitted in those portions of the project shown as Commercial on the Proposed Land Use Map (URP-2). The principal permitted uses are governed by several general conditions, as follows:

--Activities must be conducted wholly within the building, with the exception of such uses as restaurants and newsstands, provided that their design is specifically approved by the City Council of the City of Alexandria.

--The manufacturing of goods on the premises shall be clearly incidental to the main purpose of the establishment (e.g. bakeries, candy stores).

--Activities shall not involve the collection or distribution, off the premises, of goods manufactured, processed, or serviced on the premises (e.g. laundries, repair shops).

The permitted commercial uses are:

a) Retail stores and service establishments, including:

Department stores
 Limited-price variety stores
 Dry goods and general merchandise stores
 Clothing, accessory, and furnishings stores
 Shoe stores
 Custom tailoring and dressmaking shops
 Furriers and fur shops
 Specialty apparel and accessory stores
 Furniture, home furnishings, and equipment stores
 Household appliance stores

Radio, television, and music stores
Hardware, paint, glass, and wallpaper stores
Delicatessens and specialty food stores
Candy, nut, and ice cream stores
Bakeries
Restaurants and other eating and drinking places
Drug stores
Liquor stores
Antique stores
Book and stationery stores
Sporting goods and bicycle shops
Jewelry stores
Florists
Tobacco stores and stands
Newsdealers and newsstands
Camera and photographic supply stores
Gifts, novelty, and souvenir shops
Art dealers
Hobby and toy shops
Beauty and barber shops
Shoe repair shops
Laundry and dry cleaning outlets
Radio, television, and appliance repair shops
Watch, clock, and jewelry repair shops
Locksmith shops
Specialized retail stores and service establishments

b) Offices and related uses, including:

Banks and saving and loan institutions
Investment brokers and dealers
Insurance companies, agents, and brokers
Real estate operators, agents, and appraisers
Specialized credit and investment companies
Public utility business offices
Telephone and telegraph offices and exchanges
Travel agencies and tourist bureaus
Radio and television studios
Theaters for motion pictures and theatrical productions
Photographic studios
Advertising agencies
Private employment agencies
Accounting and bookkeeping offices
Stenographic and duplicating services
Business consulting services
Educational and scientific research agencies
Correspondence and vocational schools
Offices of physicians and dentists
Offices of law firms
Engineering and architectural offices
Specialized business and professional offices
Nonprofit membership organizations
Federal, State, and local governmental agencies

c) Accessory uses, including underground parking structure loading and storage facilities, landscaped open areas, and any other uses incidental to the principal retail and office uses.

d) Wholesaling restricted to gems, jewelry and watches and conducted only in conjunction with: (1) an on-going retail use of "Jewelry stores" as specified in "a)" above, and/or (2) an on-going office use of "Specialized business ... offices" as specified in "b)" above.