

RESOLUTION ESTABLISHING COMMITTEE ON POTENTIAL  
GROWTH AREAS

WHEREAS, the City Council at its 1973 Airlie Conference identified the following goal:

Continue all actions to establish an orderly growth policy to include specific "area and environmental studies" to determine what the result of a development will be, what its undesirable consequences are and what the municipality can do to minimize the undesirable consequences.

AND WHEREAS, the Planning Advisory Committee in its Proposed Comprehensive Plan, dated January 1, 1972, identified 19 potential growth areas within the City where development may ensue before 1980, and the Committee recommended that comprehensive studies of these areas be undertaken; and

WHEREAS, the City Council is appreciative that development can provide housing opportunities, strengthen the City's economic and tax base, increase employment opportunities and provide other benefits, but the City Council is also increasingly concerned about the effects of development on traffic volumes, air and other types of pollution, maintenance of residential areas, and other quality of life considerations for Alexandrians; and

WHEREAS, the City Council is impressed that studies of individual potential growth areas and consideration of individual zoning and project applications have not provided a comprehensive picture of the effects, benefits and costs of potential growth in Alexandria; and

WHEREAS, the City Council has earlier authorized certain in-depth planning studies of certain potential growth areas but now wishes to authorize planning and evaluation studies of the remaining potential growth areas so as to equip the City with comprehensive information on its potential growth to lay an improved basis for future decision-making; and

WHEREAS, the City Council wishes these planning and evaluation studies to be carried forward by a committee composed of City board and commission members and staff specialists, supplemented by citizen members who possess special competence and interest; and

WHEREAS, this committee's efforts will be complemented by the work of another committee that will concentrate on methods for regulating growth and development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA, AS FOLLOWS:

1. That a 15-member committee on potential growth areas be immediately established and appointed by the City Council.
2. That the membership of the committee include:
  - 1 Planning Commission member
  - 1 Planning Advisory Committee member
  - 1 Environmental Commission member
  - Assistant City Manager
  - Planning and Community Development Director
  - Public Works Director
  - Traffic Director
  - Budget and Research Director
  - Environmental Engineer (Health Department)
  - 1 representative of the Beautification Committee
  - 1 representative of the Board of Architectural Review
  - 1 representative of the Traffic and Parking Board
  - 3 citizen members

3. That the establishment of the Committee be publicized and all candidates for appointment submit their applications to the City Clerk by the close of business January 15, 1974, for consideration by the City Council and appointment at the meeting on January 22, 1974.
4. That this committee on potential growth areas is hereby charged with the responsibility to study 10 potential growth areas and to report thereon to the City Council by December 31, 1974. The studies shall encompass all considerations identified in a report dated November 2, 1973, attached hereto, prepared by Mrs. Beverly Beidler, Member of City Council, the considerations mentioned by Vice Mayor Mitchell in his remarks to Council on December 26, 1973, plus such other considerations concerning the potential growth areas that the Committee deems to be important and relevant.
5. That the potential growth areas to be included in the committee's study are the following ones selected from the list on Page 26 and shown on Map 5 in the Proposed Comprehensive Plan prepared by the Planning Advisory Committee.
  1. Potomac Center
  2. Metro Station north of Braddock Road
  3. Waterfront-North
  4. King Street Station area
  5. Commercial portion of the area bounded by Route 1, Washington, Franklin and Gibbon Streets.
  11. Shirley Duke and Regina Garden Apartments
  16. Route 95 - Seminary Road
  17. Route 95, - King Street
  18. Arlandria - West
  19. Arlandria - East
6. That the Mayor shall name the convener of the committee and the committee shall elect its own chairman and vice chairman.
7. That the committee shall receive staff support from the Planning and Community Development Director and, as required, from the City Manager.
8. That the committee may adopt its own rules of procedure, provided that these rules are not in conflict with the provisions of this resolution.

Adopted December 26, 1973

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Helen Vickers, Clerk of the  
City of Alexandria, Virginia



BEVERLY BEIDLER  
Member of Council

*City of Alexandria, Virginia*

November 2, 1973

25  
11-13-73  
All-America City

To: Honorable Mayor Beatley and Members of City Council  
FR: Beverly Beidler  
Re: City Growth Policy

Among the many worthwhile goals adopted by City Council at the 1973 Airlie House conference was:

Continue all actions to establish an orderly growth policy to include specific "area and environmental studies" to determine what the result of a development will be, what its undesirable consequences are and what the municipality can do to minimize the undesirable consequences.

Since that conference, the problems of growth and its consequences have arisen at several Council meetings, and Council members have commented on the need to implement this goal in ways that will assure the City and its citizens that growth will meet our needs and desires.

Identification of nineteen potential growth area by the Planning Advisory Committee and submission of plans for new construction by private developers have impressed Council with the need for timely consideration and resolution of growth problems.

In an effort to be helpful in moving City Council toward its expressed goal, I am submitting for your consideration a suggested process for study of the growth problem and some ideas on the content of such a study.

I look forward to discussing with you these suggestions, any new ideas you may wish to add or substitute and a timely agreement which will enable us to move forward toward the accomplishment of the Airlie House goal.

I hope to docket this subject for consideration at the first legislative meeting in November, so I would appreciate hearing your comments before that time.

## STUDY OF GROWTH IN ALEXANDRIA

### PHASE I

For each of the nineteen potential growth areas identified by the Planning Advisory Committee, quantify the amount of growth allowed under present zoning and under CO zoning.

- \* number and types of dwelling units
- \* amount of office and commercial space
- \* number of residents and employees
- \* number of cars, rush hour lanes and public transportation needs
- \* water consumption
- \* sanitary sewer needs and sewage disposal capacity
- \* storm sewer needs
- \* solid waste disposal
- \* elementary and secondary school needs
- \* community college and adult education needs
- \* open space, park and recreation needs
- \* health, mental health and social services
- \* housing type and cost related to income of employees
- \* power consumption

Identify the timing of expected growth in each area.

Relate expected growth impacts to service facilities needed at the time such growth is expected to occur.

Relate expected revenues to costs of necessary facilities annually for the periods during and after construction.

List unquantifiable impacts which can be anticipated

- \* visual amenities
- \* noise and air pollution
- \* physical and mental health
- \* citizen participation and communication
- \* public dissent and disorder
- \* political action
- \* safety and crime

### Conclusions

- 1). Can the anticipated amount of growth be accommodated?
- 2). What will be the effects on the fiscal, natural resource and community response budgets?

- 3). What changes in quantity and quality of growth must be encouraged?
- 4). What changes in City and State regulations are required to achieve desired growth and environmental quality?
  - zoning
  - sub-division controls
  - site planning
  - institutional organization
  - management structure
- 5). What capital improvements will be needed at what time?
- 6). What policies should be set for large-scale developments?

## PHASE II

Identify non-growth areas in the city and analyze the pressures of zoning, transportation and development which threaten their preservation.

Determine what changes in City and State regulations, policies and capital budget are needed to preserve existing non-growth areas.

## COMMENTS

Recent studies of the Council of Governments have shed some light on the problems of controlling and directing growth which can assist us. For example, COG studies have concluded that there is a changing consensus on the values of growth -- it is no longer simply assumed that growth is good. Competing values must be balanced.

Planning must make things happen, not just prevent undesired consequences. The factors driving growth include federal jobs, high income, population mobility, decreasing family size and the growing service economy. To these regional factors, Alexandria could add school integration and local demographic changes.

COG is working to provide better information on the fiscal implications of activity patterns and on social indicators. Not enough is known about the regional impacts of local growth or the effect on land costs of a no-growth policy as compared with high density zoning.

Alexandria will certainly want to preserve its diversity, but there is also a need to consider the importance of preserving community identity as the city grows. There are many new land use controls which can be used to accomplish our goals, although new legislation may be required.

To meet the challenge of modern urban growth, Alexandria will have to improve the processes of government so as to join the rest of the Washington metropolitan area in guiding "the amount, type, location and staging of urban development and redevelopment."

# Process for City Growth Study

