

WHEREAS, the United States Department of Housing and Urban Development has granted to the City of Alexandria, Virginia (hereinafter referred to as the "City"), Community Development funds pursuant to the Housing and Community Development Act of 1974; and

WHEREAS, the City is undertaking conservation of certain neighborhoods in the City with said Community Development funds and with Capital Improvement Project funds; and

WHEREAS, The Alexandria Redevelopment and Housing Authority (hereinafter referred to as the "Authority") has been granted powers under the Virginia Housing Authorities Act to undertake conservation projects in the City; and

WHEREAS, the said Housing Authorities Act provides that whenever it appears to the local governing body that a portion of the City is deteriorating and contains blighted and deteriorated areas, such governing body may adopt a resolution declaring that such portion of the City is a Conservation District and adopt a Conservation Plan designating the Authority to undertake a conservation project in the District; and

WHEREAS, the City made detailed studies of a portion of the area in the City known as Del Ray bounded on the west side of Jefferson Davis Highway on the east, Bellefonte Avenue on the south, including the rear property line of those properties on the south side of Bellefonte Avenue, the east side of Commonwealth Avenue on the west, and Randolph Avenue on the north including the rear property line of those properties on the north and east sides of Randolph Avenue; and

WHEREAS, the City Council determined that said area is deteriorating and contains blighted and deteriorated areas which are in need of conservation and rehabilitation; that some owners of residences in said area are in need of financial assistance to rehabilitate their residences; and that said area should be designated a Conservation District pursuant to Section 36-49.1 of the Virginia Housing Authorities Act; and

WHEREAS, the Conservation Plan for the District contains, among other things, proposals for rehabilitation of structures in the District, acquisition of vacant and boarded houses for resale to low- and moderate-income families or to private enterprise for the provision of low- and moderate-income housing, acquisition of blighting influences in the District for reuse, including public use, and a plan for a rehabilitation loan program for owner-occupied housing units in the District; and

WHEREAS, the original East Central Del Ray Conservation District and Plan were approved by the Planning Commission on December 2, 1975, the Authority on December 19, 1975, and the City Council on December 23, 1975, including the attached financial plan; and

WHEREAS, further detailed studies made by the City of a portion of the Potomac West area to the north of the East Central Del Ray Conservation District called Mt. Jefferson/St. Elmo and Lynhaven and bounded on the north by the north side of East Reed Avenue, including the rear property line of those properties on the north, on the east by Route 1, on the south by the rear property line of those properties, on the south side of Raymond Avenue, and on the west by the centerline of Ashby Street, Glebe Road and Commonwealth Avenue, and to the south of the East Central Del Ray Conservation District bounded on the north by the rear property line of those properties on the southern side of Bellefonte Avenue, on the east by Route 1, on the south by the centerline of Monroe Avenue, and on the west by the centerline of Mt. Vernon Avenue; and

WHEREAS, City Council has determined that this newly studied area is deteriorating and contains blighted areas which are in need of conservation and rehabilitation; that some owners of residences within these new areas are in need of financial assistance to rehabilitate their residences; and that said area should be designated a Conservation District pursuant to Section 36-49.1 of the Virginia Housing Authorities Act; and

WHEREAS, the boundaries of the East Central Del Ray Conservation District should be expanded to incorporate these new areas; and the East Central Del Ray Conservation District Plan should be amended to include these new areas in order that they become eligible for Conservation District activities; and

WHEREAS, the name East Central Del Ray Conservation District should be changed to the Potomac West Conservation District to reflect the broader geographic areas; and

WHEREAS, the Authority approved of said amendments to the Conservation District and Plan and attached Financial Plan on October 31, 1977, by a vote of 7-0; and

WHEREAS, the Planning Commission approved of all of said amendments to the Conservation District and Plan and attached Financial Plan, except the list of new vacant and boarded residential structures, on November 1, 1977, by a vote of 4-3; and approved the list of new vacant and boarded residential structures on November 17, 1977, by a vote of 6-0; and

WHEREAS, City Council approved all of said amendments to the Conservation District and Plan and attached Financial Plan, except the list of new vacant and boarded structures on November 12, 1977, by a vote of 6-1; and approved the new list of vacant and boarded residential structures on November 22, 1977, by a vote of - ; and

WHEREAS, the City Council has determined that the Authority should be designated to carry out the Conservation Plan in the Conservation District pursuant to Sections 36-49.1 and 36-50.1 of the Virginia Housing Authorities Act; therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF ALEXANDRIA, VIRGINIA:

1. That it is hereby found and determined that a portion of the Potomac West area of the City described below, including the East Central Del Ray Conservation District expanded to include a new area to the north known as the Mt. Jefferson/St. Elmo and Lynhaven areas and a smaller area to the south which is part of the Del Ray area, is a deteriorating district which contains blighted and deteriorated structures and qualifies as an eligible Conservation District under Section 36-49.1 of the Virginia Housing Authorities Act (Sections 36-1 to 36-55.6, Code of Virginia (1950), and amended), and that a new Conservation District to be known as the Potomac West Conservation District is hereby declared with the following boundaries:

Where the conservation district boundaries follow property lines rather than the center lines of streets, this boundary description uses the tax assessor's new map reference numbers to identify the properties involved.

Beginning at the point of intersection of the center line of East Reed Avenue and the extended western property line of property 015.020702 (which property is owned by the City and is known as Lynhaven Park);

Thence, in a southerly direction along the western property line of property 015.020702, and continuing along the western or back property lines of properties 015.020703, 015.020704, 015.020705, 015.020706, 015.020707, 015.020708, 015.020709, 015.020710, 015.020711, 015.040401, 015.040402, 015.040403, 015.040404, and 015.040405 to a point at the southwest corner of property 015.040405;

Thence in an easterly direction along the southern property line of property 015.040405 to a point on the center line of Wilson Avenue;

Thence, in a southerly direction along the center line of Wilson Avenue to a point where the center line of Wilson Avenue intersects the center line of East Glebe Road;

Thence, in a southeasterly direction along the center line of East Glebe Road to a point where the center line of East Glebe Road intersects the extended center line of Ashby Street;

Thence, in a westerly direction along the center line of Ashby Street to a point where said center line intersects the extended eastern property line of property 015.040604;

Thence, in a northerly direction along the eastern property line of property 015.040604 to a point at the northeast corner of said property;

Thence, in a westerly direction along the northern property line of property 015.040604 and continuing along the northern property lines of properties 015.040603 and 015.040602 to a point at the northwest corner of property 015.040602;

Thence, in a southerly direction along the extended western property line of property 015.040602 to a point on the center line of Ashby Street;

Thence, in a westerly direction along the center line of Ashby Street to a point where the center line of Ashby Street intersects the center line of Commonwealth Avenue;

Thence, in a southwesterly direction along the center line of Commonwealth Avenue to a point approximately 120 feet south of the intersection of the center lines of Commonwealth and Bellefonte Avenues;

Thence, in an easterly direction along the extended southern property line of property 034.031001 to a point on the western property line of property 034.031004;

Thence, along the western, southern, and eastern property lines of property 034.031004 and continuing along the southern property line of property 034.041501 to a point at the southeast corner of property 034.041501;

Thence, in a northerly direction along the eastern property line of property 034.041501 to a point at the southwest corner of property 034.041502;

Thence, in an easterly direction along the southern property line of property 034.041502 to a point on the center line of N. Cliff Street;

Thence, in a southerly direction along the center line of N. Cliff Street to the intersection of said center line with the extended southern property line of property 034.041507;

Thence, in an easterly direction along the extended southern property line of property 034.041507 and continuing along the southern property lines of properties 034.041508, 034.041509, 034.041510, and 034.041511 to a point at the southeast corner of property 034.041511;

Thence, in a northerly direction along the eastern property line of property 034.041511 to a point at the southwest corner of property 034.041512;

Thence, in an easterly direction along the southern property line of property 034.041512 to a point on the center line of Price Street;

Thence, in a northerly direction along the center line of Price Street to a point where the center line of Price Street intersects the center line of Bellefonte Avenue;

Thence, in an easterly direction to a point where the center line of Bellefonte Avenue intersects the extended western property line of property 034.041406;

Thence, in a southerly direction along the extended western property line of property 034.041406 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 034.041406 and continuing along the southern property line of the properties owned by the Salvation Army Corporation (which are tax-exempt) to a point on the center line of Mt. Vernon Avenue;

Thence, in a southerly direction along the center line of Mt. Vernon Avenue to a point where said center line intersects the center line of Monroe Avenue;

Thence, in an easterly direction along the center line of Monroe Avenue to a point where said center line intersects the center line of Route 1;

Thence, in a northerly direction along the center line of Route 1 to a point where said center line intersects the extended northern boundary of the W and OD RIGHT-of-way;

Thence, in a northwesterly direction along the northern boundary of the W and OD right-of-way to a point at the southwest corner of property 025.010401;

Thence, in an easterly direction along the southern property line of property 025.010401, and continuing along the southern property lines of properties 025.010402 through 025.010423 and beyond to a point on the center line of Route 1;

Thence, in a northerly direction along the center line of Route 1 to a point where said center line intersects the extended northern property line of property 016.010228 (which property is owned by the City of Alexandria);

Thence, in a westerly direction along the northern property line of property 016.010228, and continuing along the northern property lines of properties 016.010227 through 015.020501 to a point at the northwest corner of property 015.020501;

Thence, in a southwesterly direction along the western property line of property 015.020501, as extended, to a point on the center line of East Reed Avenue;

Thence, in an easterly direction along the center line of East Reed Avenue to the point of beginning.

2. That the Conservation Plan for the Potomac West Conservation District consisting of the East Central Del Ray Conservation District Plan and attached Financial Plan dated December 1975, and amendments thereto approved by City Council on November 1977, and November 22, 1977, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said Plan with the minutes of this meeting.

3. That it is hereby found and determined that the said Plan in the new Potomac West Conservation District should be undertaken for the purpose of rehabilitation of structures in the area, including the acquisition of vacant and boarded residential structures where necessary, providing decent housing for low- and moderate-income families, providing financial assistance to families for rehabilitation of owner-occupied housing, removal of blighting influences from the neighborhood, which are inconsistent with the purposes of the Plan or the provisions of the City's zoning code, ensuring appropriate land use in the area, encouraging investment of private funds for housing, and in general to promote the health, safety and welfare of the residents of the District and of the City.

4. That the City Council hereby designates the Authority to carry out the Conservation Plan for the said Potomac West Conservation District pursuant to the applicable provisions of the Virginia Housing Authorities Act and in accordance with the Conservation Plan, as may be amended from time to time, and in accordance with any administrative policy statements as may from time to time be agreed upon by the City Council and the Authority.

5. That this new and enlarged Potomac West Conservation District and Conservation Plan is adopted upon consideration and approval by the City's Community Development Block Grant Advisory Committee, the Planning Commission, the Authority, and upon full public hearing before City Council on November 12, 1977 and November 22, 1977.

6. This resolution shall be deemed to supersede Resolution No. 451 and shall become effective on November 22, 1977.

Adopted November 22, 1977

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Helen Holleman, Clerk of the City  
of Alexandria, Virginia