

2007 P&Z Accomplishments/Highlights

1. ***Spring 2007 Historic Preservation Conference attracts the participation of more than 200 community members.*** The purpose of the conference was to highlight the City's current programs and historic resources, as well as to get people excited about the future of historic preservation in the City.
2. ***Potomac Yard Fire Station garners award for integrating affordable housing.*** The City of Alexandria received an award from the National Capital Area Chapter of the American Planning Association (NCAC-APA) for its design of The Station at Potomac Yard. The station will be the first newly constructed fire station in the United States to combine a fire station, affordable housing and retail in a single mixed-use building. Slated for completion in early 2009, the project will consist of a four-bay fire station, 20 workforce housing units, 44 affordable housing units, a community meeting room, and neighborhood retail space.
3. ***Four Mile Run Restoration Master Plan is awarded the 2007 VAPA Outstanding Plan Award by the Virginia Chapter of the American Planning Association.*** VAPA recognized the joint effort by Alexandria and Arlington to create the plan and commended them for the community involvement, vision and environmental stewardship.
4. ***Old Town Business and Professional Association recognized P&Z for outstanding community service and support for the association.***
5. ***Hired Farroll Hamer, to serve as the Director of Planning and Zoning.***
[link to press release](#)
6. ***Major development approvals integrate principles of green building, transit oriented development, and walkable mixed-use neighborhoods.***

Major approvals:

- Potomac Yard's Landbay H: 1st Landbay to be approved in the main body of Potomac Yard. Landbay H consists of 216 residential units, 5000sq ft of retail space, and 50,000 sq. ft. of office/commercial space.
- The Madison: Green roof, mixed use; 344 residential units (259,750 sf) and 23,000 sf retail.
- Carlyle Plaza (Block P): LEED certified; 29,724 nsf ground floor retail and 342,162 nsf office (west building: 765 John Carlyle St); completes the Carlyle development.
- Edmonson Plaza: LEED certified; office project that incorporates an historic house, integrates appropriate density near Metro and incorporates open space honoring the African American history of the site; (100,108 sf office space and 27,800 sf retail space).
- Marriott Hotel: 132,399 sf hotel with 181 rooms in Eisenhower East, in close proximity to Eisenhower Avenue Metro.

Construction complete on these major projects:

- Cromley Lofts – 1210 Queen Street: Residential project in the Parker-Gray historic district. This project is the State of Virginia’s first LEED-certified condominium development, a three-story, eight-unit (6,837 sf) adaptive reuse project that earned a Gold rating from USGBC after completion.
- Carlyle Square (Block L): Mixed 350 unit residential project to compliment existing office space and provide a critical mass of residents and workers to utilize approved retail (19,716 sf).
- Carlyle East: 12 additional retailers have begun operating in Carlyle – including shops and restaurants.
- Mill Race: Mixed use transit oriented (multi-building) development (Total residential – 695 units, retail – 27,000 nsf, office - 221,850 nsf) close to Eisenhower Avenue Metro Station. Continues implementation of the Eisenhower East Plan with creation of a grid network, mixed use, and density near Metro.
- Westin Hotel in Carlyle: Creative project integrating a vertical mix of uses, including ground floor retail (5,500 nsf), a 319 room hotel and 79 residential condos all in one building.

7. ***Braddock Metro Neighborhood Plan involves a broad cross-section of the community in an intense neighborhood planning process, beginning in September 2007.*** The new community plan, anticipated for public hearing in March 2008, focuses on community building and improving quality of life by providing important urban amenities such as plazas, walking streets and great neighborhood retail, along with clear design principles to guide redevelopment and create a strong sense of place that enhances the existing neighborhood.
8. ***Infill Task Force is established, and begins review of existing City regulations.*** The Infill Task Force was established by City Council and began meeting in 2007 to study the impact of large new housing construction and major residential additions in existing, established single-family neighborhoods and analyze existing City regulations that pertain to limiting infill impacts and make recommendations to the Planning Commission and City Council for any regulatory changes. The Task Force is expected to present its findings to City Council in June 2008.
9. ***The King Street outdoor dining program brings new vitality and character to the Old Town business district.*** P&Z carefully refined the outdoor dining regulations to achieve a fine balance of outdoor dining options, a lively atmosphere, an attractive uncluttered sidewalk area, and clear passing space for pedestrians. This program also included the new banners on King Street, further enhancing the district’s character and flair.
10. ***Interim Waterfront improvements were designed and approved.*** Implementation of the improvements is underway with completion anticipated by April 1, 2008, in anticipation of additional tourism generated by National Harbor.

- 11. Hunting Creek Stakeholders Group completes its work providing input on development plans and affordable housing options for the Hunting Terrace and Hunting Towers projects.*
- 12. Economic Sustainability was the focus of P&Z's effort to streamline the permitting process for small businesses, an initiative that will continue in 2008 with implementation of the Small Business Task Force recommendations.*

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