**SUMMARY - POLICY HISTORY**

- Zoning in the Potomac West area is predominantly low to medium density residential.
- Industrial zoning is only found predominantly in the Oakville Triangle. This area should be included in a future City-wide industrial uses study.
- The commercial zoning along Mount Vernon Avenue are zoned C-SL (Commercial Service Low), while the properties located between Hume Avenue and Custis Avenue are zoned for industrial use. In many cases the commercial and industrial uses abut residential uses without adequate buffering or transition. In addition, there are residential developments at the north end of the corridor, and Potomac Yard on the east side of US Route 1 is approved for residential uses. It is also important that impacts on adjacent residential areas are minimized and may be achieved through more extensive landscaping, masonry walls, or other materials that would buffer any impacts from the commercial and industrial uses. This area offers numerous advantages for commercial or service-oriented development, with a location on a heavily-trafficked highway and excellent access to Crystal City and Ronald Reagan Washington National Airport. This access is being enhanced by the road improvements through Crystal City and the planned realignment of the Monroe Avenue bridge.

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**EXISTING ZONING**

Zoning in the Potomac West area essentially mirrors the land use pattern, with residential being the clearly predominant category. The majority of the commercial zoning is located along the major thoroughfares. Although there are uses along US Route 1 that are more industrial in nature, industrial zoning is concentrated in the Oakville Triangle. Throughout the study area, there are parcels zoned Public Open Space (POS) with the largest being Four Mile Run Park.

**Industrial Zoning**

Within the study area, only the Oakville Triangle is zoned industrial. Industrial zoning allows light to medium industrial use, such as service, distribution, manufacturing and wholesale and storage facilities at low densities. The intent is that these uses will not negatively impact adjacent neighborhoods. The maximum allowable height for a building is 50 feet with the maximum allowable FAR of 0.85, an increase to 1.25 is allowed with a SUP.

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**SUMMARY - POLICY HISTORY**

- The City has viewed Potomac West as mostly a built up non-growth area and has encouraged programs emphasizing the conservation and rehabilitation of existing uses.

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**EXCERPTS FROM 1992 Potomac West Small Area Plan**

**References to Oakville Triangle**

To view the 1992 Small Area Plan in its entirety, visit: http://www.alexandriava.gov/planning/info/default.aspx?id=44614

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**Project Background Packet - April 2014**

**Oakville Triangle**

**Route 1**

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**Potomac West Small Area Plan**

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To further enhance and serve residential neighborhoods, the City has encouraged commercial revitalization along Mt. Vernon Avenue using a business loan program and capital improvements.

Significant capital improvements in the forms of flood control, parks, street closings, streetscaping and the undergrounding of utilities have been made by the City to strengthen the residential and commercial components of the area.

The City has adopted policies to preserve existing industrial areas.

The City has designated five sites for coordinated development/redevelopment; Route 1/East Reed Avenue Properties; Mt. Vernon Village Center/Birchmere Sites; Safeway/Datatel Sites; Triangle Sites; and Giant/CVS Sites.

GOALS AND OBJECTIVES
The goals of the 1988 Potomac West Plan are to:

- to preserve and strengthen the residential area in Potomac West
- revitalize and support neighborhood oriented, small scale retail and office development
- to preserve existing concentrations of industrial uses and the job base these uses provide
- to encourage coordinated mixed use development on the Mt. Vernon Village Center and Route 1 Properties sites
- discourage the use of streets in Potomac West for through traffic
- provide for the use of effective buffer areas between residential sites and adjacent higher-density and non-residential uses
- require any new residential development to be of the same scale and density as the surrounding residential neighborhood
- discourage the development of major office and commercial sites within Potomac West neighborhood, particularly along Mt. Vernon Avenue

These goals translate into the following specific objectives:

- provide a land use plan which reflects the City's policies to preserve and to protect existing uses and to indicate where coordinated mixed use is desired
- redesign the industrial zones to encourage retention of existing industrial uses and to prohibit high density office development
- reduce overall heights in Potomac West to reflect the low scale character of the area
- continue existing City capital improvement, housing and commercial revitalization programs
- develop guidelines and appropriate zoning controls and incentives for development of the Mt. Vernon Village Center and the Route 1 sites
- increase and coordinate public transportation services along Mt. Vernon Avenue.

LAND USE RECOMMENDATIONS
The SAP designates most of the residential areas in accordance with existing land use patterns; either residential low or medium with the mid to high rise apartments designated for residential high. Map 10 shows the proposed changes to the land use plan...

The intent of CL is to provide for the types of low scale retail, office and residential uses....The CSL designation or commercial service low, is designed for low scale commercial uses with some light industrial activity which would be compatible with nearby residential areas.

The I industrial category is designed for light industrial, warehouse, service or limited office or flex space. The Oakville Triangle should remain industrial. The City holds open the possibility of reevaluating the area in the future as development occurs in the Route 1 corridor. The area may be considered as a CDD in the future.
**Land Use Description**

CDD - Coordinated Development District
CG - Commercial General
CL - Commercial Low
CSL - Commercial Service Low
I - Industrial
INST - Institutional
NR - Neighborhood Retail
P - Parks & Open Space
RH - Residential High
RL - Residential Low
RM - Residential Medium
UT - Utility/Transportation

- 1 - Mt. Vernon Ave. Urban Overlay Zone
- 2 - CDD#13
- 3 - CDD#14

* Height Determined by CDD
** 50 with a 15 ft. Step Back at a 35 ft. Height
+ Refer to Mt. Vernon Avenue Urban Overlay District
Post 1992 Potomac West Small Area Plan
Approvals/Changes
- Potomac West SAP
- Mt. Vernon Ave Business Area Plan
- Mt. Vernon Overlay
- Arlandria Action Plan
- Rezoning: The Calvert
- Rezoning: Safeway/Datatel
- Rezoning: The Preston
- Rezoning: AHC/Jackson Crossing
- Rezoning: Giant/CVS
- Rezoning: Del Ray Central/Triangle Sites
- SAP/Rezoning: Potomac Yard
- SAP/Rezoning: North Potomac Yard
Alternative A
Alternative B
Alternative D
CSX Option

Legend
- CSX Option
- Alternative D
- Alternative B
- Alternative A

Note:
Darker circle - 0.25 mi
Lighter circle - 0.5 mi

DISTANCE TO PROPOSED POTOMAC YARD METRO ALTERNATIVES
OAKVILLE EXISTING BUILDINGS

CONTEXT KEY:
Pictures (left) taken from Google Streetview from various points along marked roads (below)
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