

Docket Item # 14  
MASTER PLAN AMENDMENT #98-0003  
FIVE YEAR UPDATE OF MASTER PLAN  
Planning Commission Meeting  
November 5, 1998

**ISSUE:** Adoption of resolution amending the City's Master Plan.

**APPLICANT:** City of Alexandria, Department of Planning and Zoning

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**CITY COUNCIL ACTION, NOVEMBER 14, 1998:** City Council approved the amendments to the Master Plan as presented by the Planning Commission, and referred the memo dated 8/7/98 from a number of Alexandria residents in reference to the Master Plan process to the City Manager for comment and then further consideration possibly with a joint meeting with the Planning Commission.

**PLANNING COMMISSION ACTION, NOVEMBER 5, 1998:** By unanimous consent, the Planning Commission voted to approve the resolution.

Speakers: None

**Council Alternatives:** City Council may adopt or adopt with amendments the changes to the Master Plan contained in Resolution No. MPA#98-03 by a majority vote. Changes to the Master Plan not recommended by the Planning Commission may be referred to the Commission.

**PLANNING COMMISSION ACTION, OCTOBER 6, 1998:** On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to show a generalized location for the Alternative #5 alignment in the master plan, with a note indicating that its specific location had not yet been designed. The motion carried on a vote of 7 to 0

Reason: The Commission agreed that, although the precise location of the road had not been determined, the master plan should show that a connector in the vicinity of the west end of Cameron Station was the selected alternative.

Speakers:

Donald Simpson, property owner and representative of the Eisenhower Partnership, spoke in favor of the master plan's showing the connector road.

Mr. Darren Roth, American Trucking Association, spoke in favor of showing the road.

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**PLANNING COMMISSION ACTION, SEPTEMBER 1, 1998:** On a motion by Eric Wagner, seconded by Donna Fossum, the Planning Commission voted to approve the attached Resolution No. MPA-98-0003 as amended by a vote of 6 to 0; Mr. Komoroske absent. Prior to that vote, the Planning Commission took votes on five specific issues the Commission had docketed for consideration:

1. The Commission without objection voted not to amend the Master Plan by adding text about Alternative 5 in the Landmark/Van Dorn chapter.
2. The Commission without objection voted to add the following to the Landmark/Van Dorn chapter of the Master Plan:

“When City-owned parcels in the Eisenhower Avenue area are made available for reuse, give consideration to using those parcels for park.”
3. The Commission without objection voted to add National Register historic district boundary maps to the relevant small area plan chapters. (Mr. Wagner recommended that there be a reference to the maps in the text.)
4. The Commission without objection voted to add the following amendment to the Master Plan:

“Development on the adjacent portions of Potomac West and Potomac Yard shall be coordinated to the extent reasonably possible.”
5. The Commission without objection voted not to increase heights and densities at the Eisenhower Avenue Connector.

Speakers: None.

**PLANNING COMMISSION ACTION, JULY 7, 1998:** By unanimous consent, the Planning Commission voted to defer action on this matter and asked staff to revise the proposal to be consistent with the comments by Commission members.

There appeared to be support for the following changes to the staff recommendation:

1. Do not increase densities and heights of properties at Eisenhower Avenue adjacent to the Eisenhower Avenue Connector.

MASTER PLAN AMENDMENT #98-03  
FIVE YEAR UPDATE OF MASTER PLAN

1. Clarify the extent to which the Alternative 5 road alignment at the western edge of Cameron Station impinges on the park..
2. When City-owned parcels in the Eisenhower Avenue are made available for reuse, give consideration to using those parcels for park.
3. Change the proposal to designate the significant historic districts in Potomac West to simply delineating National Register historic districts in the City.
4. Clarify that the adjacent portions of Potomac West and Potomac Yard be integrated.

Speakers:

Beverly Bica, Eisenhower Partnership and Bica Company, requested increased density for the properties adjacent to the Eisenhower Avenue Connector.

Ellen Pickering, who asked that City owned property on Eisenhower Avenue, if considered for reuse should be considered for park.

Richard Hobson, spoke to the same point.

MASTER PLAN AMENDMENT #98-03  
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STAFF RECOMMENDATION: Adopt the attached resolution.

Attachments:

1. Resolution MPA 98-0003
2. Map to be included in the Landmark/Van Dorn chapter of the Master Plan indicating the generalized location of Alternative #5.
3. Prior submissions to Planning Commission.

RESOLUTION NO. MPA-98-0003

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may at intervals not to exceed five years prepare and submit to the council such revisions to the Master Plan as changing conditions may make necessary; and

WHEREAS, the Planning Commission held four public meetings on possible changes to the Master Plan and received written and oral recommendations from the public,

WHEREAS, a duly advertised public hearing on the proposed amendments was held on October 6, 1998, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The following amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development the City;
2. The following amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan;
4. The following amendments are necessary and desirable in light of circumstance which have  
changed since the adoption of the Master Plan in 1992; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of these amendments to the Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments are hereby adopted in their entirety as an amendment to the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
  - a. Change Cameron Station CDD guideline #10 to read: "There should be a direct **pedestrian** connection to the Home Depot Shopping Center from the site."

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- b. Add the following to the objectives for the King Street/Eisenhower Avenue chapter of the Master Plan:
    - (1) Streets should be people-friendly, with usable pedestrian and bicycle paths the length of Eisenhower Avenue, and human scale signage, lighting, and street furniture.
    - (2) Public transit should continue to be emphasized; linkages should be provided to transit opportunities from the major development projects.
    - (3) When City-owned parcels in the Eisenhower Avenue area are made available for reuse, give consideration to using those parcels for park.
    - (4) City-owned properties should be operated in such a way as to minimize emissions of odors, dust, dirt, trash, and other noxious matter, and should present a clean and neat exterior appearance.
  - c. Add the following goal to the Potomac West chapter of the Master Plan:

Development on the adjacent portions of Potomac West and Potomac Yard shall be coordinated to the extent reasonably possible.
  - d. Include maps of National Register Historic Districts in the applicable small area plan chapters of the Master Plan.
  - e. Change the land use designation for the tot lot at 208 S. Royal Street (Parcel number 74.02.17.04) from RM to P-Park.
  - f. In the Landmark/Van Dorn chapter of the Master Plan, show the generalized location of Alternative #5 on the adopted land use plan map with a note indicating that its specific location has not yet been designated.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 5<sup>th</sup> day of November, 1998.

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W. B. Hurd, Chairman

ATTEST:

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Sheldon Lynn, Secretary

(from July staff report:)

#### ANALYSIS:

At its May 5, 1998, meeting, the Planning Commission selected seven changes to the 1992 Master Plan for consideration at its July 6, 1998 meeting based on proposals made at four public meetings, written materials submitted to the Planning Commission, and comments from Commission members.

The City of Alexandria has addressed needed changes to its Master Plan every year since its adoption on June 24, 1992; over the past six years, the Planning Commission has recommended and Council has approved 37 specific changes to the Master Plan, so it could be argued that the City has continuously reexamined and revised the document since its adoption. Nevertheless, pursuant to the requirement to revisit the Master Plan at least every five years, the Planning Commission held public meetings at four locations in Alexandria: on February 26, March 5, March 12, and March 19, 1998, and also requested written communications from the public through March 31, 1998, on needed changes to the Master Plan. The minutes of those meetings and a list of recommended changes to the master plan submitted by the public are attached to this memorandum (see attachments 2 and 3). The Planning Commission generally limited its review to land use and transportation issues with the expectation that other issues would be addressed in the Fall (see section below entitled "Master Plan Issues Slated for Later Consideration"). The seven selected changes to the Master Plan are listed below for consideration by the Planning Commission with staff comments in *italics*:

#### CHANGES TO THE MASTER PLAN RECOMMENDED FOR CONSIDERATION BY THE PLANNING COMMISSION

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1. Remove from the Landmark/Van Dorn chapter (Cameron Station CDD guidelines) the requirement for a direct street connection between the Home Depot shopping center and Cameron Station.

*[The plan for Cameron Station does not envision a vehicular connection to the shopping center but may accommodate a pedestrian connection.]*

2. Consider whether to increase the heights and densities on Eisenhower Avenue adjacent to the Eisenhower Avenue Connector.

*[The completion of the Eisenhower Avenue Connector is one of the few changed circumstances which has occurred since adoption of the master plan in 1992, although it could be argued that its construction was anticipated in 1992. Although the master plan has followed the principle of recommending OCH only*



*at sites served by both a metro station and a highway interchange, this intersection is one mile from the metro station and its development to higher densities would have limited impact on the remainder of the City. On the other hand, this change would enable these sites to compete with sites nearer to the metro station, thereby reducing the likelihood of metro-oriented development. In attachments 4 and 5, staff has identified a possible area for master plan change and have provided tabulations of area and FAR.*

*On balance, staff is inclined to recommend that the master plan not be changed at this location.]*

3. Incorporate the Bicycle Master Plan into the Transportation Chapter of the Master Plan.

*[This change was adopted by Council by ordinance June 13, 1998.]*

4. Amend the Landmark/Van Dorn Plan to show a new connecting road in the west end of Eisenhower Avenue between Eisenhower Avenue and Edsall Road/S. Pickett Street as provided for the Eisenhower Interchange agreement.

*[This is the Alternative 5 alignment selected by Council.]*

5. Add the following to the objectives for the Eisenhower Avenue Corridor as recommended by the Eisenhower Partnership:

- g. Streets should be people-friendly, with usable pedestrian and bicycle paths the length of Eisenhower Avenue, and human scale signage, lighting, and street furniture.
- h. Public transit should continue to be emphasized; linkages should be provided to transit opportunities from the major development projects.
- i. City-owned properties when made available for reuse, should be developed consistent with the development of surrounding uses, and compatible with the intended development of Eisenhower Avenue.

- j. City-owned properties should be operated in such a way as to minimize emissions of odors, dust, dirt, trash, and other noxious matter, and should present a clean and neat exterior appearance.

6. Make the following changes to the Potomac West Chapter of the Small Area Plan:

- a. Add the following goal: Strive to integrate development in Potomac West and Potomac Yard.

- b. Designate the significant historic districts in Potomac West.
7. Change the land use designation of the tot lot in the 200 block of South Royal Street from RM to P-Park.

*[This master plan change can be followed by a rezoning of the property to POS.]*

#### MASTER PLAN ISSUES SLATED FOR LATER CONSIDERATION

In addition to the specific changes listed above, several other issues are slated for Master Plan consideration later this year:

1. Council invited the Environmental Policy Commission (EPC) to prepare an environmental/quality-of-life chapter for the Master Plan and the Commission will consider materials received from the EPC.
2. The EPC will be reviewing a Water Quality Plan being prepared by Northern Virginia Planning District Commission for the City, and the Commission will consider that Plan for possible incorporation into the Master Plan.
3. Several boards and commissions are working on or propose to work on plans in their area of expertise and interest that can be incorporated into the Master Plan. Those include:
  - Historic Preservation Plan (Historic Alexandria Resources Commission)
  - Archaeology Plan (Alexandria Archaeology Commission)
  - Parks Plan (Parks and Recreation Commission)
4. In response to a recommendation to consider the material submitted to the Commission by the Historic Alexandria Resources Commission, the Archaeological Commission, the Environmental Policy Commission, the Historic Alexandria Foundation, and the Coastal Plain Environmental Council, Chairman Hurd has indicated that they will be considered separately at a special meeting to be held after the summer recess.
5. Following the Planning Commission's denial of several requested changes to the CDD plan for Potomac Yard/Potomac Greens, Commonwealth Atlantic Properties has initiated a planning process involving affected civic associations and business interests to develop a new and presumably lower density plan for the property. When that plan is completed, it will be reviewed by the Planning Commission and City Council as a change to the Master Plan.
6. Commission Chairman Hurd recommended that because of the detailed changes proposed for the Old Town North small area plan, the Commission would take up changes to that plan separately from the comprehensive five year review in the October.

## RESOLUTION

Attached is a resolution of the Commission designed to incorporate changes 1 and 4-7 listed above. Change #3 (Bikeways Master Plan) is no longer needed because it has already been adopted. The Commission needs to determine whether to incorporate Change #2 (to change the zoning near the Eisenhower Avenue Connector) and, if it does, what parcels to include.

### Attachments:

1. Resolution MPA-98-0003
2. Minutes of the four Planning Commission public meetings on the Master Plan
3. Materials received by the public regarding desired changes to the Master Plan  
(Does not include changes to Old Town North which will be heard in October.)
4. Map of area for possible master plan change at the Eisenhower Avenue Connector.
5. Tabulations of areas and FAR involved in #4.
6. Aerial photo of #4

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  - e. Change the land use designation for the lot at 208 S. Royal Street (Parcel number 74.02.17.04) from RM to P-Park.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 7<sup>th</sup> day of July, 1998.

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W. B. Hurd, Chairman

ATTEST:

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Sheldon Lynn, Secretary