

Docket Item #13-A
MASTER PLAN AMENDMENT #2002-0003
1700 DUKE ST – MIXED USE DEVELOPMENT

Planning Commission Meeting
September 3, 2002

ISSUE: Consideration of a request for amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the land use designation of the subject property from office and retail use to residential and retail use.

APPLICANT: JBG Rosenfeld Duke Street, LLC
by Harry P. Hart, attorney

LOCATION: 1700 Duke Street

ZONE: CDD-1/Coordinated Development District, Duke Street

CITY COUNCIL ACTION, SEPTEMBER 14, 2002: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, SEPTEMBER 3, 2002: On a motion by Ms. Fossum, seconded by Mr. Gaines, the Planning Commission voted to approve the proposed master plan amendment, subject to compliance with all applicable codes, ordinances and all staff recommendations as submitted. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

STAFF RECOMMENDATION:

Staff recommends **approval** of the following amendment to the King Street/Eisenhower Avenue Small Area Plan:

CDD Guidelines for Duke Street Coordinated Development District

1. The property on the southwest corner of Duke and Holland Lane be developed for office or residential use with first and possibly second floor retail and restaurant uses along Duke Street and Holland Lane.

DISCUSSION:

The applicant, JBG Companies LLC., requests approval of a Master Plan Amendment to amend the King Street/Eisenhower Avenue Small Area Plan section of the Master Plan in order to allow residential development with first floor retail at the intersection of Duke Street and Holland Lane.

The subject property is zoned CDD-1/Coordinated Development District, one of the guidelines for that CDD specifically requires office development on the subject property:

“the property on the southwest corner of Duke and Holland Lane be developed for office use with first and possibly second floor retail and restaurant uses along Duke Street and Holland Lane.”

The development special use permit for the subject property (DSUP#2002-09) is being processed concurrently with the application, as are applications for a vacation (VAC#2002-01) a transportation management plan (TMP#2002-47) and a CDD concept plan approval (CDD#2002-02).

The question raised by this proposed Master Plan amendment is not whether residential uses are appropriate in the general area. The CDD guidelines for the Duke Street Coordinated Development District promotes a mix of commercial and residential development; residential uses are clearly envisioned, and promoted, by the zoning, and form a critical component of the mixed use development at the adjoining Carlyle tract. The question raised by the application is whether residential use is appropriate *for this particular site* within the CDD.

The Duke Street corridor adjacent to the subject property has developed as a primarily office corridor with ground floor retail within several of the adjoining buildings that include King Street Station, SHRM building and the Crescent building. Due to the traffic volumes on Duke Street, and the associated noise, Duke Street was planned and has evolved as a street that is primarily lined with office buildings. The Small Area Plan for the area acknowledges that “It is the negative image which causes some to dismiss the possibility that this area could attract residential development. This image reflects the isolation of this area from the rest of the City and the areas industrial character.” Clearly with the construction within Carlyle, the industrial character of the East Eisenhower Valley has now changed to a mixed-use urban environment.

Staff does support residential use for the subject property because staff believes it is consistent with the intent of Carlyle and the East Eisenhower Avenue plan and will add to the goal of creating a vibrant mixed use community. The Carlyle property was approved with a range of commercial and residential development, and as it has developed the higher proportion of office has been built. In addition, a concept emerging from the ongoing Eisenhower East planning efforts is for an increased proportion of residential use with the general area, relative to office use.

Staff would be concerned about the proposed residential use if it were located in isolation surrounded entirely by office uses or if necessary residential facilities such as parks were not provided. While the uses on Duke Street are primarily office uses, the existing or proposed uses on Holland Lane are primarily residential uses. In addition, the African American Heritage Park, retail and mass transit opportunities are available within close proximity to the subject property.

With any residential development a fundamental issue is the livability for the residents. Staff believes the proposed location because of the adjoining residential uses, parkland and proximity to mass transportation is an appropriate location for residential use. As previously discussed there will be a considerable level of traffic and noise for those units adjacent to Duke Street. To address the issue of noise, a condition of DSUP approval is sound mitigation measures for the residential units.

For all of these reasons the Small Area Plan recommends office use and ground floor retail use rather than the residential and ground floor retail use. Staff believes that residential use in combination with the ground floor retail is consistent with the intent of the Small Area Plan to encourage lively mixed-use development within this portion of the City.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Jeffrey Farner, Urban Planner.

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WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on April 22, 2002 for changes in the land use designations to the parcels at 1700 Duke Street; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on September 3, 2002 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the King Street/Eisenhower Avenue Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the King Street/Eisenhower Avenue Small Area Plan; 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 the amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 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;

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

1. The following amendment is hereby adopted in its entirety as an amendment to the **King Street/Eisenhower Avenue Small Area Plan** section of 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:

Change the CDD principle for the Duke Street Coordinated Development District as follows: *The property on the southwest corner of Duke and Holland Lane be developed for office **or residential** use with first and possibly second floor retail and restaurant uses along Duke Street and Holland Lane.*

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 3rd day of September, 2002.

Eric Wagner, Chairman

ATTEST:

Eileen P. Fogarty, Secretary