

Docket Item # 14-A
MASTER PLAN AMENDMENT #97-0007
MILL RACE - OLD TOWN COMMONS

Planning Commission Meeting
November 6, 1997

ISSUE: Consideration of a request for an amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to change the Coordinated Development District guidelines for the Eisenhower Avenue CDD.

APPLICANT: Old Town Development Company, LLC
By Cyril D. Calley, attorney

LOCATION: 2201 Eisenhower Avenue and Mill Road

CITY COUNCIL ACTION, NOVEMBER 15, 1997: Approved the recommendation of the Planning Commission and approved the request, subject to all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION NOVEMBER 6, 1997: On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the proposed master plan amendment subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Commission agreed with the staff analysis.

Speakers:

Dez Calley, representing the applicant.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed amendment to the Coordinated Development District guidelines within the King Street Eisenhower Avenue Small Area Plan for the Eisenhower Avenue CDD as follows:

10. Projects within 1000 feet of metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 (adjusted for inflation) per net square foot of total development, including commercial. The contribution from commercial development may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 for the residential component.

DISCUSSION

The applicant, Old Town Development Company, L.L.C., proposes to amend the coordinated development district guidelines for the Eisenhower Avenue CDD in conjunction with a development proposal for a portion of the CDD; an application for the development (SUP #97-0097) is being processed concurrently, along with other supporting applications for the development.

The Mill Race property encompasses 223,863 square feet of land area within the Eisenhower Avenue Coordinated Development District (CDD). The Eisenhower CDD guidelines allow development densities up to a 2.5 FAR, with a maximum of 85% of the floor area in commercial uses (a 2.125 FAR of commercial). The Eisenhower CDD guidelines also provide for a bonus level of development, up to a 3.75 FAR if an “meaningful, on-site” affordable housing program is approved for the project by Council. Under the current guidelines, 2.75 FAR of the total 3.75 FAR allowed under the bonus provisions must be residential.

The applicant is asking that the bonus provision be changed to allow the total density to increase pursuant to the bonus provisions to 3.75 FAR while maintaining the level of commercial development at a 2.125 FAR, the level that would have been permitted if development occurred without the bonus.

The table below summarizes the development which would be permitted under the existing CDD guidelines, relative to that permitted under the proposed CDD guidelines on the proposed development site. The figures in the table apply to the development levels only within the Mill Race portion of the site, which is only 8% of the land area. A similar impact would occur on the remainder of the tract if the other property owner, Mr. Hoffman, utilized the bonus provisions.

	Maximum F.A.R.	Maximum Commercial F.A.R.	-----Maximum Net Square Feet-----		
			Commercial	Residential	Total
<u>Existing</u>					
Without Bonus	2.5	2.125	475,708 (85%)	83,949	559,657
With Bonus	3.75	1.0	223,863 (26%)	615,623	839,486
<u>Proposed</u>					
Without Bonus	2.5	2.125	475,708 (85%)	83,949	559,657
With Bonus	3.75	2.125	475,708 (56%)	363,778	839,486

As now formulated, the bonus provision can only be utilized for a predominately residential project. Under the proposed change, the bonus could be applied to a project which is substantially more commercial in nature.

Staff Recommendation

Staff generally has no objections to the increased height and density. The City has determined that they are appropriate in this location. Staff also has no objection to the increased proportion of commercial uses in this area. The guidelines for this CDD originally required that a maximum of 50% of any project--with or without bonus—be commercial. However, over the past several years a series of master plan amendments have been approved by the City which have allowed the proportion of commercial uses permitted to increase from 50% of the total to 85% of the total. Clearly, the city's policy in this area is to allow increased commercial development. This form of development is appropriate in this area, which is the most accessible location in the City to both a limited access highway (the Beltway) and a Metrorail station.

Therefore, staff recommends approval of the applicant's request to increase the amount of commercial permitted under the bonus provisions.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Kimberley Johnson, Chief/Development.

RESOLUTION NO. MPA-97-0007

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 September 5, 1997 for changes in the land use designations to the parcels at 2201 Eisenhower Avenue and Mill Road; 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 November 6, 1997 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;

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 CDD guidelines #10 for the Eisenhower Avenue CDD as follows:

10. Projects within 1000 feet of metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 (adjusted for inflation) per net square foot of total development, including commercial. The contribution from commercial development may be used for either on site or off site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building, with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 F.A.R. overall, with a minimum of 1.625 ~~2.75~~ for the residential component.
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 6th day of November, 1997.

W. B. Hurd, Chairman

ATTEST: _____

Sheldon Lynn, Secretary