



Docket Item #11
Subdivision #2014-0007
0 Prince Street, 200, 204 & 208 Strand Street -
Subdivision

Application	General Data	
Consideration of a request for a subdivision, lot consolidation and provision of additional right-of-way on Strand Street.	Planning Commission Hearing:	September 4, 2014
	Approved Plat must be recorded by:	March 4, 2016 (18 months)
Address: 0 Prince Street, 200, 204, and 208 Strand Street	Zone:	W-1 / Waterfront mixed use zone
Staff: City of Alexandria	Small Area Plan:	Waterfront and Old Town
	Historic District:	Old and Historic Alexandria

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Gary Wagner: gary.wagner@alexandriava.gov Jim Roberts: james.roberts@alexandriava.gov



SUB #2014-0007
0 Prince Street and 200, 204,
& 208 Strand Street



I. DISCUSSION

RECOMMENDATION

Staff recommends **approval** of a subdivision and lot consolidation for the properties at 0 Prince Street and 200, 204 and 208 Strand Street. The applicant and owner of the properties is the City of Alexandria. The subdivision will assist in fulfilling several goals of the Waterfront Plan:

- to assist in the transfer of properties between the City and the Old Dominion Boat Club (ODBC) in order to relocate the ODBC clubhouse;
- to provide space for the expanded Point Lumley Park
- to provide for a widened Strand Street; and,
- to provide space for a promenade along the river.

SITE DESCRIPTION

The subject site consists of four existing lots of record. The lot addressed as 0 Prince Street has frontages of approximately 44 feet on Strand Street and 206 feet on Prince Street. It has a lot area of 9,171 square feet. The lots addressed as 200, 204 and 208 Strand Street each have frontages of approximately 65 feet on Strand Street and lot areas of 11,562 square feet each. The combined frontage of all four lots is 238.34 feet facing Strand Street, with a variable lot depth. The total area of the four lots is 43,858 square feet. The site is currently developed with one vacant commercial building, an accessory structure and a parking lot (see attached photos).

The surrounding area is comprised of mixed uses including recreational, commercial and residential. The Potomac River borders the site to the east and Waterfront Park lies directly north across Prince Street from the subject site. The site is bordered to the south by a two story metal warehouse owned by the City (210 Strand Street) and to the west by commercial properties on the other side of Strand Street.

BACKGROUND

0 Prince Street is a single lot which contains the vacant Beachcombers Restaurant building. Over time, this lot has served a variety of uses including accommodating a restaurant, a gun shop and operations for recreational cruise ships on the Potomac River. The City of Alexandria purchased the lot in 2006. The former restaurant building was built over the water and opened in 1946. Over time, the water all around and underneath the building was filled in. Under the City's Waterfront Plan, "there is some interest in restoring the building to active use...although the building is not historic in a classic historic preservation sense...[and] recommends that further cost-benefit analysis be undertaken and that the building only be preserved if it is found cost effective to do so" (p.75). In April 2012, The City's Historic Preservation staff recommended to the Old and Historic Alexandria Board of Architectural Review that the building be retained and adaptively reused after finding that it was historically significant as "physical evidence of the evolution of the City's historical commercial waterfront and opens the chapter on the area's history as a place for leisure and recreation".

The remainder of the lot contains a small yard, an accessory structure and an access gate to the pier operated for the Dandy cruise ship.

200, 204 and 208 Strand Street have been used as a parking lot since 1972. The lots formerly comprised one larger lot and were subdivided into their present configuration in 1999 (SUB98-0027). The City purchased 200 Strand Street in 2006 and is the contract purchaser of 204 and 208 Strand Street.

All four parcels lie in a flood plain, and as part of the Waterfront Plan, flood mitigation strategies are being implemented for the surrounding area.

As part of the Waterfront planning process, the City has been in negotiations with the ODBC to relocate their clubhouse from its present location at the foot of King Street. The subdivision/lot consolidation will provide a new location for the clubhouse. The ODBC clubhouse will be the subject of future land use applications.

PROPOSAL

The applicant proposes to consolidate and re-subdivide the property into four lots of record:

- Lot 600 will measure 18,251 square feet. The ODBC will apply for the necessary permits for the clubhouse and parking on this lot.
- Lot 602 will measure 16,547 and will accommodate the future expansion of Point Lumley Park
- Lot 601 will measure 3,893 square feet and will be located between Lot 600 and the river. This lot would form part of the continuous waterfront promenade in future.
- Lot 603 will measure 2,546 square feet and will be located between Lot 602 and the river. This lot would also form part of the continuous waterfront promenade in future.
- The balance of the area remaining from the existing lots, 2,621 square feet, is proposed to be dedicated to the City as public-right-of way (ROW), effectively widening Strand Street.

ZONING ORDINANCE / MASTER PLAN DESIGNATION

The property is located within the W-1 / Waterfront mixed use zone. No minimum lot size, width or frontage is mandated by the zone, except for lots intended for townhouse or multifamily development. It is intended that a rezoning request will be submitted for lot 600 (for the relocated ODBC clubhouse) to the WPR zone concurrently with a future development special use permit (DSUP) application.

The site lies within the Old Town Small Area Plan (SAP) and within the Waterfront Plan, which is an overlay plan to portions of the Old Town SAP. The Waterfront Plan is more recent and provides a greater level of detail for this site, and is therefore the relevant plan for review and consideration.

SUBDIVISION STANDARDS

In addition to a series of technical land and plat requirements (Sections 11-1706 and 11-1709) and a general requirement that all lots meet zoning requirements (11-1710(D)), the Zoning Ordinance requires that every subdivision lot be consistent with the character of other lots in the subdivision and the area and specifically “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions...” Section 11-1710(B).

II. STAFF ANALYSIS

Staff supports the subdivision request because the proposal assists in the implementation of the Waterfront Plan and meets the subdivision standards set out in the Zoning Ordinance.

COMPLIANCE WITH THE SMALL AREA PLAN

Firstly, the subdivision creates lot 602 which will accommodate one link of the chain of parks along the waterfront and a central aspect of the Waterfront Plan (see attached map of subdivision):

“The Plan recommends that the riverside properties between Prince and Duke Streets be transformed into a greatly expanded Point Lumley Park, which could showcase Alexandria’s shipbuilding history and other elements of the past.”
(Waterfront Plan, p. 74)

Secondly, by providing a site for the relocation of the ODBC clubhouse, and in particular the ODBC parking lot currently located at the foot of King Street, one of the principal objectives of the Waterfront Plan is achieved:

“The Plan proposes a long term goal of eliminating the ODBC parking lot, which is currently located on the site of the original Fitzgerald Wharf. This would open up continuous public access along the waterfront and increase the amount of public space at one of the most important locations on the waterfront.”
(Waterfront Plan, p. 62)

A third key goal relates to the access and connectivity in and around the waterfront properties by “creat[ing] continuous pedestrian access along the entire Waterfront” (Goal #2, p. 18). Under the proposed subdivision, Lots 601 and 603 which are adjacent to the river will form part of the public waterfront promenade as envisaged under the Plan. The lots range from 20 feet to nearly 50 feet in width. This width is sufficient to allow for the minimum 20 feet wide promenade which is envisioned along the waterfront.

The Plan also recommends that Strand Street at this location be established as pedestrian-focused area all the way from King Street to Point Lumley to serve as a cultural anchor for the waterfront (p. 73).

Staff considers that the area dedicated to create a wider right-of-way on Strand Street under this proposal will better accommodate the activities anticipated in the Plan by allowing for a 22 foot-wide drive aisle and 12 foot-wide sidewalks on either side (see attached plat).

All of the elements described above: the ODBC relocation, expanded point Lumley Park and the continuous promenade, were indicated on the Phase I Waterfront Landscape and Flood Mitigation Design, which was approved by Council in June 2014.

COMPLIANCE WITH SUBDIVISION STANDARDS

The proposed subdivision meets the criteria for lots intended for a commercial use for the W-1 zone. It also meets the standards of the WPR zone and will be valid if the future request to rezone to WPR is approved.

Subject to the conditions of this report, staff recommends approval of the subdivision request.

COMMUNITY

This subdivision case is a technical implementation of the adopted Waterfront Plan, which was thoroughly vetted through the public process over the past several years. City Council recently approved Phase I of the Waterfront Landscape and Flood Mitigation Design in June 2014. The ODBC and Beachcomber site negotiations were part of these discussions and have been vetted through the community.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

Finding:

1. Since the proposed subdivision site is currently located in the 100-Year flood plain Water Surface Elevation (WSE) and since no lot is specifically created by the subdivision that would have fallen within flood plain; therefore, the subdivision is in compliance with the requirements of Article VI of the Alexandria Zoning Ordinance Special and Overlay Zones. (T&ES)

Conditions:

2. Each parcel will be responsible individually for stormwater requirements when redeveloped. (T&ES)
3. The approval of this subdivision is contingent on the City owning 204 and 208 Strand Street. The transfer of ownership of 204 and 208 Strand Street to the City shall take place prior to the recordation in the land records of this subdivision. (P&Z)

City Code Requirements:

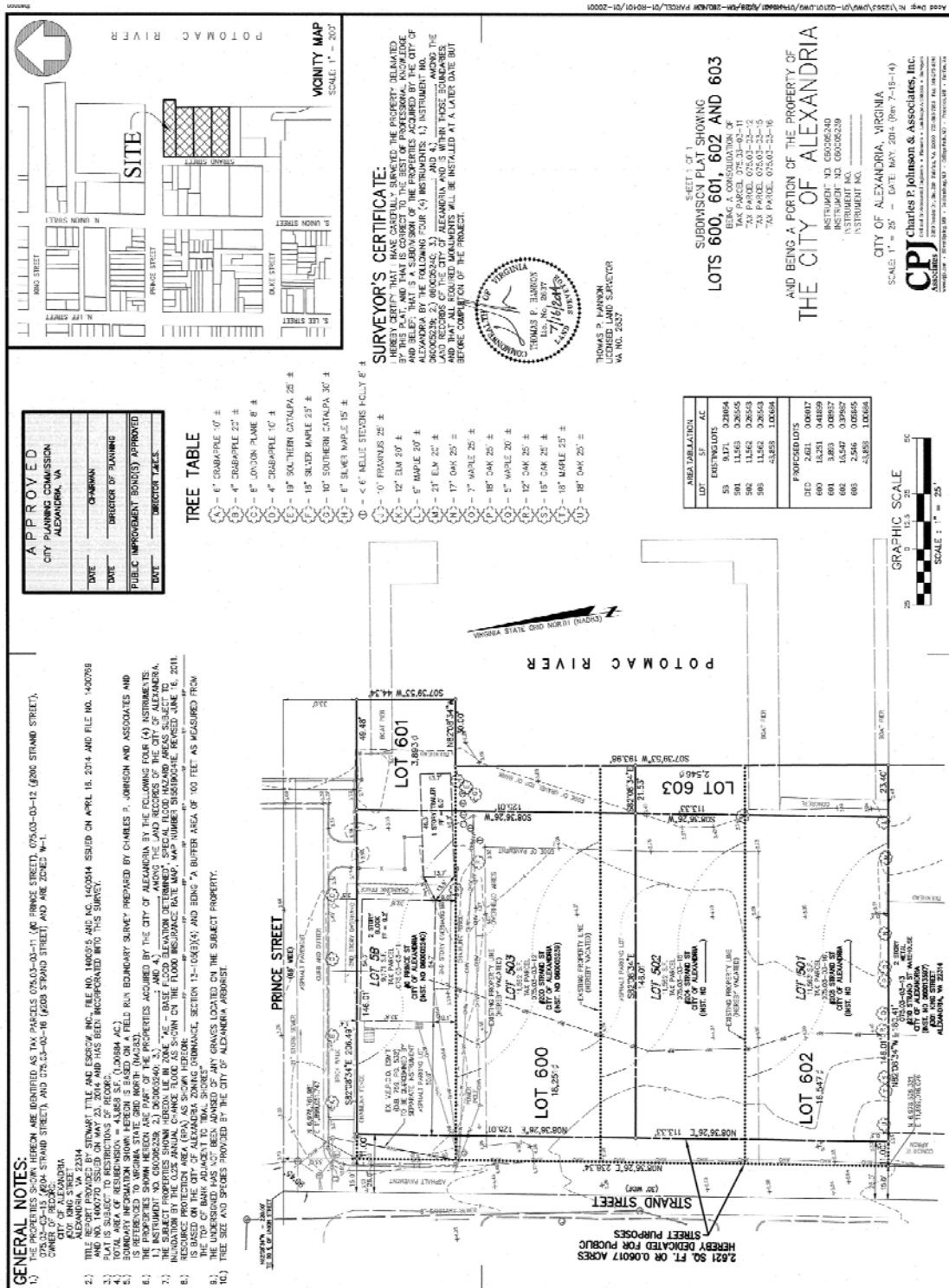
4. Any future development on either of the subdivided lots shall comply with the requirements of Article VI of the Alexandria Zoning Ordinance Special and Overlay Zones, Section 6-300 (Floodplain district). (T&ES)
5. Future development on either of the subdivided lots shall individually comply with the storm water management requirements of Article XIII of the City of Alexandria Zoning Ordinance (Environmental Management) and the Commonwealth of Virginia. (T&ES)
6. A portion of each parcel is located within the Resource Protection Area. Any redevelopment within the RPA shall occur in accordance with Article XIII of the City of Alexandria Zoning Ordinance (Environmental Management). (T&ES)
7. The final subdivision plat shall comply with the requirements of Section 11-1709 and 6-308 of the Zoning Ordinance. (P&Z) (T&ES)

No comments: Code Administration, Fire, Real Estate, P&Z BAR staff, Police, GIS, RP&CA.

STAFF: Gary Wagner, Principal Planner, Department of Planning and Zoning;
Jim Roberts, Urban Planner.

Staff Note: Approval of this preliminary subdivision plat will expire 18 months from the date of approval (September 4, 2014) unless a final subdivision plat is recorded prior to that date

Preliminary Plat



View of the lots from Strand Street



View of the lots from Prince Street



**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 2014-0007**PROPERTY LOCATION:** 0 Prince St.; 200, 204, 208 Strand Street, Waterfront**TAX MAP REFERENCE:** 075.03-03-11, 075.03-03-12, 075.03-03-15, 075.03-03-16 **ZONE:** W-1**APPLICANT:**

Name: City of Alexandria

Address: 301 King Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: City of Alexandria

Address: 301 King Street, Alexandria, VA 22314

SUBDIVISION DESCRIPTION

Consolidation and resubdivision of 0 Prince Street; 200, 204, and 208 Strand into new lots 600, 601, 602 and 603; and additional right-of-way.

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

City of Alexandria - Emily Baker

Print Name of Applicant or Agent

301 King Street

Mailing/Street Address

Alexandria, VA

22314

City and State

Zip Code

Signature

703-746-4045

Telephone #

Fax #

emily.baker@alexandriava.gov

Email address

Date

7/16/14

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☒ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

Subdivision # 2014-0007

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Subdivision of parcels at 0 Prince Street; 200, 204, and 208 Strand Street.

PROJECT ADDRESS: 0 Prince St., 200 Strand St., 204 Strand St., 208 Strand St.

DESCRIPTION OF REQUEST:

Subdivision of parcels at 0 Prince St., 200, 204, and 208 Strand St., creating Lots 601, 602, 603, and 604, along with additional right-of-way.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 7/16/14

☒ Applicant

☐ Agent

Signature: 

Printed Name: City of Alexandria - Emily Baker

1.) THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS TAX PARCELS 075.03-03-11 (#0 PRINCE STREET), 075.03-03-12 (#200 STRAND STREET), 075.03-03-15 (#204 STRAND STREET), AND 075.03-03-16 (#208 STRAND STREET) AND ARE ZONED W-1.

2.) TITLE REPORT PROVIDED BY STEWART TITLE AND ESCROW, INC., FILE NO. 1400515 AND NO. 1400514 ISSUED ON APRIL 16, 2014 AND FILE NO. 1400769 AND NO. 1400770 ISSUED ON MAY 23, 2014 AND HAS BEEN INCORPORATED INTO THIS SURVEY.

3.) PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

4.) TOTAL AREA OF RESUBDIVISION = 43,858 S.F. (1.00684 AC.)

5.) BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY CHARLES P. JOHNSON AND ASSOCIATES AND IS REFERENCED TO VIRGINIA STATE GRID NORTH (NAD83).

6.) THE PROPERTIES SHOWN HEREON ARE PART OF THE PROPERTIES ACQUIRED BY THE CITY OF ALEXANDRIA BY THE FOLLOWING FOUR (4) INSTRUMENTS:
1.) INSTRUMENT NO. 060005239; 2.) 060005240; 3.) _____; AND 4.) _____, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA.

7.) THE SUBJECT PROPERTIES SHOWN HEREON LIE IN ZONE "AE - BASE FLOOD ELEVATION DETERMINED", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 5155190041E, REVISED JUNE 16, 2011.

8.) RESOURCE PROTECTION AREA (RPA) AS SHOWN HEREON: _____ RP _____ RP _____ RP _____ RP _____ RP _____ RP _____ RP _____
IS BASED ON THE CITY OF ALEXANDRIA ZONING ORDINANCE, SECTION 13-105(B)(4) AND BEING "A BUFFER AREA OF 100 FEET AS MEASURED FROM
THE TOP OF BANK ADJACENT TO TIDAL SHORES"

9) THE UNDERSIGNED HAS NOT BEEN ADVISED OF ANY GRAVES LOCATED ON THE SUBJECT PROPERTY.

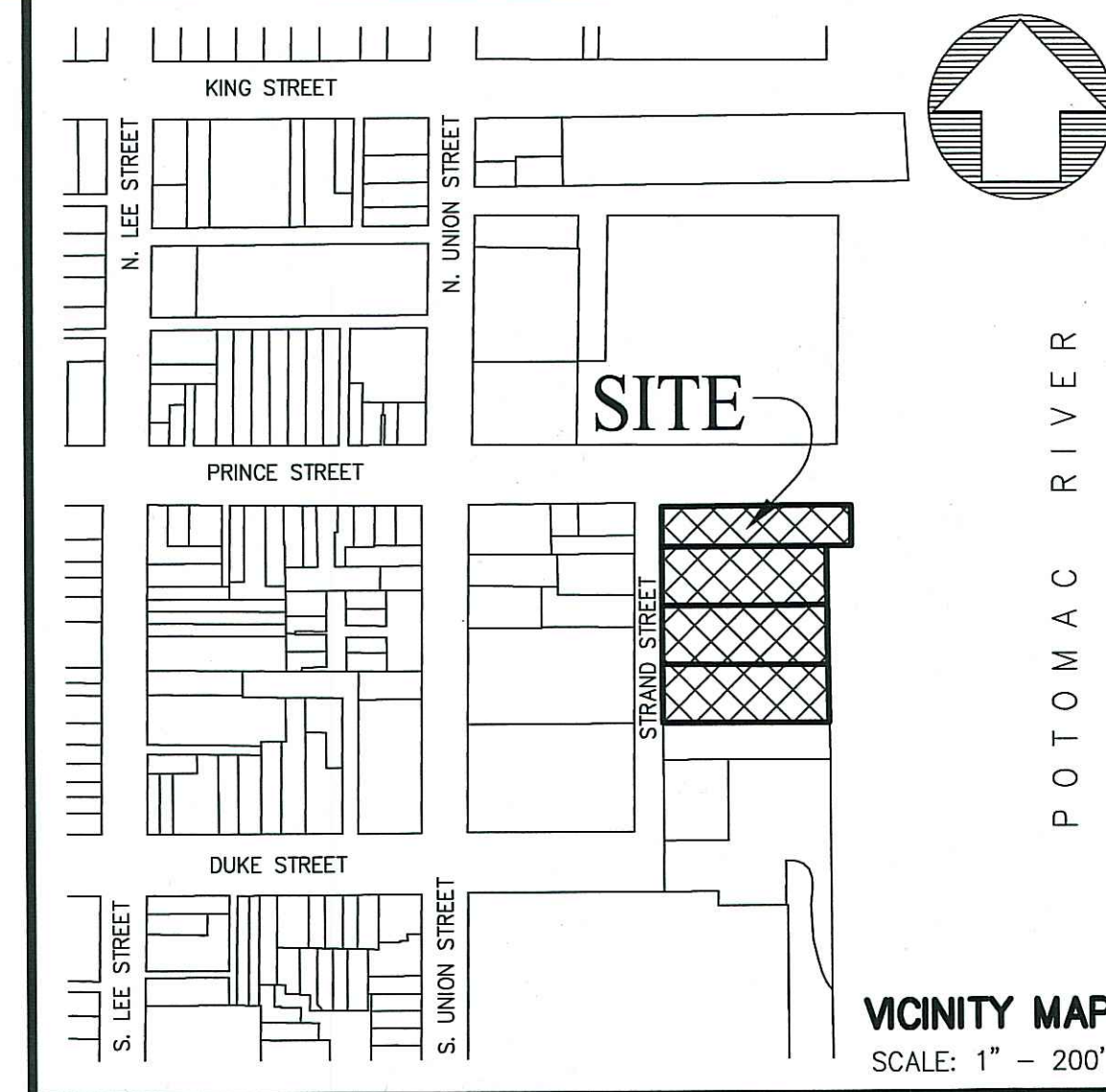
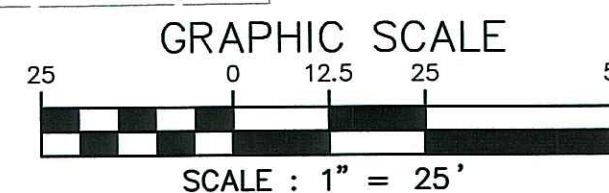
10.) TREE SIZE AND SPECIES PROVIDED BY THE CITY OF ALEXANDRIA ARBORIST.



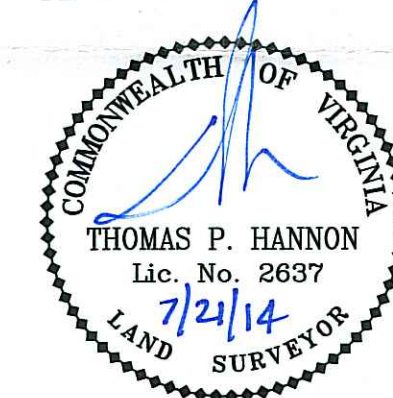
TREE TABLE

- (A) - 6" CRABAPPLE 10' ±
(B) - 4" CRABAPPLE 20' ±
(C) - 8" LONDON PLANE 8' ±
(D) - 4" CRABAPPLE 10' ±
(E) - 19" SOUTHERN CATALPA 25' ±
(F) - 18" SILVER MAPLE 25' ±
(G) - 10" SOUTHERN CATALPA 30' ±
(H) - 6" SILVER MAPLE 15' ±
(I) - < 6" NELLIE STEVENS HOLLY 8' ±
(J) - 10" FRAXINUS 25' ±
(K) - 12" ELM 20' ±
(L) - 9" MAPLE 20' ±
(M) - 21" ELM 20' ±
(N) - 17" OAK 25' ±
(O) - 7" MAPLE 25' ±
(P) - 18" OAK 25' ±
(Q) - 5" MAPLE 20' ±
(R) - 12" OAK 25' ±
(S) - 16" OAK 25' ±
(T) - 18" MAPLE 25' ±
(U) - 18" OAK 25' ±

AREA TABULATION		
LOT	SF	AC
EXISTING LOTS		
5B	9,171	0.21054
501	11,563	0.26545
502	11,562	0.26543
503	11,562	0.26543
	43,858	1.00684
PROPOSED LOTS		
DED	2,621	0.06017
600	18,251	0.41895
601	3,893	0.08937
602	16,547	0.37987
603	2,546	0.05845
	43,858	1.00684



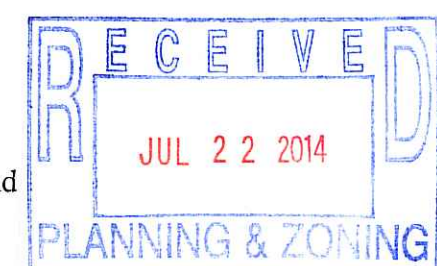
I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IS CORRECT TO THE BEST OF PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IS A SUBDIVISION OF THE PROPERTIES ACQUIRED BY THE CITY OF ALEXANDRIA BY THE FOLLOWING FOUR (4) INSTRUMENTS: 1.) INSTRUMENT NO. 060005239; 2.) 060005240; 3.) _____; AND 4.) _____, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



THOMAS P. HANNON
LICENSED LAND SURVEYOR
VA NO. 2637

SUBDIVISION #2014-0007
0 Prince Street; 200, 204, 208 Strand
Street

REVISED
PRELIMINARY
REVIEW



SHEET 1 OF 1
SUBDIVISION PLAT SHOWING
LOTS 600, 601, 602 AND 603

BEING A CONSOLIDATION OF
TAX PARCEL 075.03-03-11
TAX PARCEL 075.03-03-12
TAX PARCEL 075.03-03-15
TAX PARCEL 075.03-03-16

AND BEING A PORTION OF THE PROPERTY OF
THE CITY OF ALEXANDRIA

INSTRUMENT NO. 060005240
INSTRUMENT NO. 060005239
INSTRUMENT NO. _____
INSTRUMENT NO. _____

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 25' — DATE: MAY, 2014 (Rev 7-21-14)

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors

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