

***City Charter Section 9.06 Case #2016-0001***  
***1701 & 1705 North Beauregard Street***

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Application	General Data	
<b>Request:</b> Review whether the proposed purchase of a property by the Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	<b>Planning Commission Hearing:</b>	September 8, 2016
	<b>City Council Hearing:</b>	For information only
	<b>Zone:</b>	Coordinated Development District #4
<b>Address:</b> 1701 and 1705 North Beauregard Street	<b>Small Area Plan(s):</b>	Beauregard Small Area Plan

**Staff Reviewers:** Karl Moritz, Director, Planning & Zoning, [karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov); Katherine Carraway, Planner, Planning & Zoning, [katherine.carraway@alexandriava.gov](mailto:katherine.carraway@alexandriava.gov); Maya Contreras, Planner, Planning & Zoning, [maya.contreras@alexandriava.gov](mailto:maya.contreras@alexandriava.gov)

**Staff Recommendation:** Staff recommends that the Planning Commission **approve** this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City's Master Plan.

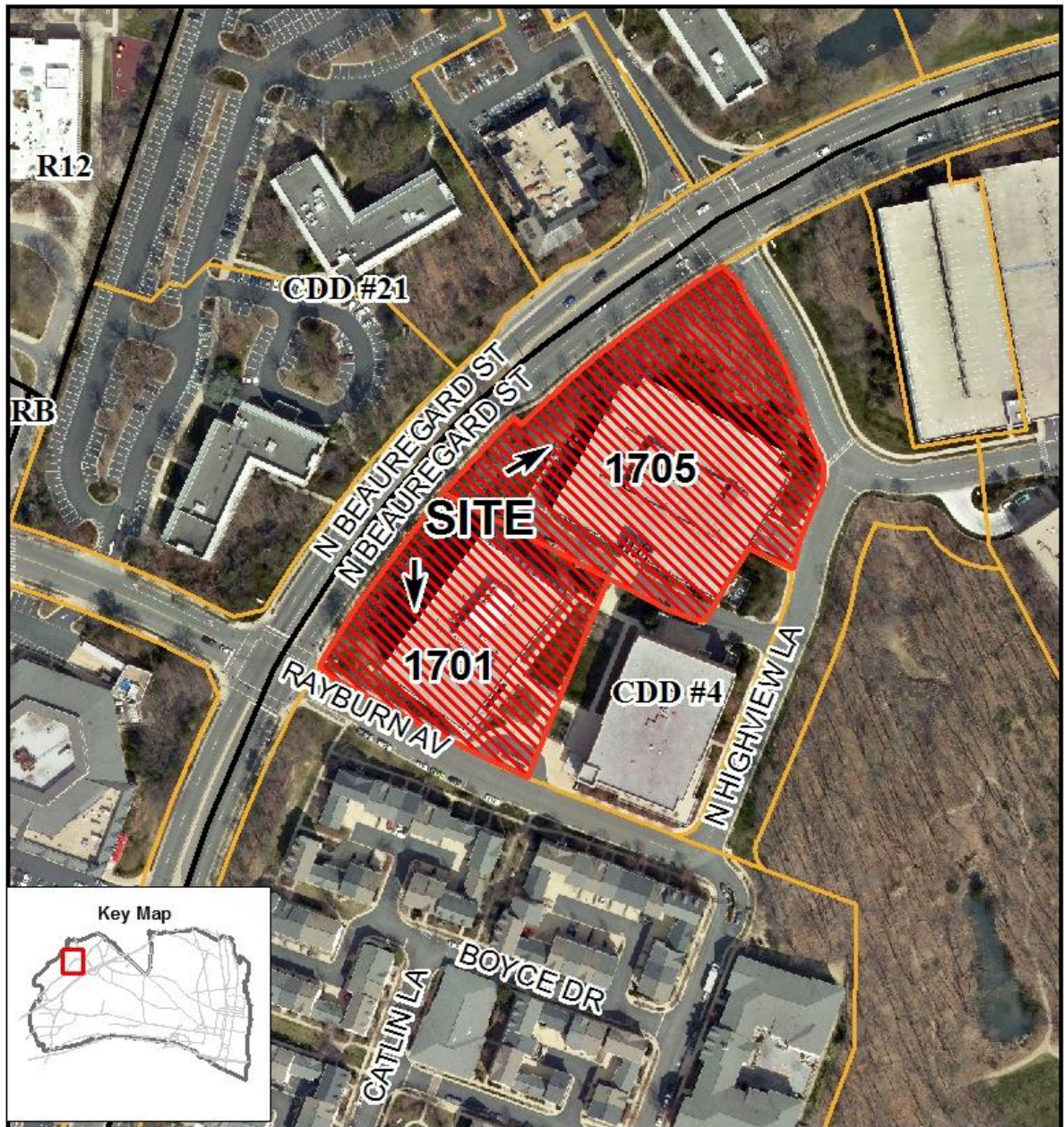
**PLANNING COMMISSION ACTION, SEPTEMBER 8, 2016:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed purchase and change in use of the property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6 to 0.

**Reason:** The Planning Commission agreed with the staff analysis that the proposed purchase and change in use of the property is consistent with the Master Plan.

**Speakers:**

Clarence Stukes, representing Alexandria City Public Schools, presented information about the request and answered questions from the Planning Commission.





**Section 9.06 #2016-0001**  
**1701 & 1705 North Beauregard**  
**Street**



## **I. DISCUSSION**

Alexandria City Public Schools (ACPS) is exploring the purchase of properties at 1701 and 1705 North Beauregard Street. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

## **II. BACKGROUND**

The property located at 1701 North Beauregard Street is a six-story office building owned by U.S. Bank N.A. as Trustee consisting of approximately 120,000 sq. ft., and is located on the northeast corner of North Beauregard Street and Rayburn Avenue. The building was constructed in 1999 as part of the Mark Center properties, most recently serving as the headquarters to the American Diabetes Association. The property includes a detached five-story parking structure at 1705 North Beauregard with 500 spaces.

ACPS is currently exploring the potential of the site for educational use. As part of the "due diligence" period, ACPS is seeking the Planning Commission's finding as to whether the acquisition would be consistent with the City's Master Plan. Because ACPS is still in the exploration stage and investigating the suitability of the property for educational use, City staff does not have a specific proposal to share with the Planning Commission. However, the general concept is that ACPS is exploring the idea of converting four floors at 1701 North Beauregard Street to an educational use as part of the School Board's plan to expand elementary capacity on the west end of the city to serve approximately 600 students. The remaining two floors would be used for office space. To support physical education on the site, ACPS is also exploring conversion of a portion of the adjacent parking garage (1705 North Beauregard Street) to play space. The anticipated play space design would accommodate approximately 100 students at one time.

## **III. CONSISTENCY WITH THE MASTER PLAN**

### Beauregard Small Area Plan (2012) and Alexandria West Small Area Plan (1992)

The subject properties are within the Beauregard Small Area Plan chapter of the Master Plan, which does not specifically focus on the Mark Center properties since the parcel was already developed prior to the planning process. The development focus of the Plan is on office use and commercial development and it stresses the importance of a mixture of land uses within each neighborhood. In reviewing the Alexandria West Small Area Plan, staff found that it also supports mixed-use development. While neither Plan specifies a potential need for future school facilities, they do not indicate that this area should be reserved for non-educational uses only.

These properties are also within CDD#4. On June 18, 2016, City Council approved Text Amendment #2016-0006 to modify land uses within the CDD to include public schools as a permitted use.

Long Range Educational Facilities Plan (2015)

The project is consistent with the 2015 Long Range Educational Facilities Plan (LREFP), which should be noted is not a chapter of the City's Master Plan. However, the LREFP is the result of a citywide planning process and was approved by the School Board and endorsed by City Council. The LREFP includes criteria for an urban school format, allowing for more flexibility in accommodating the growing student population. One of the case studies is the adaptive reuse of a former office building as an elementary school in Fairfax County.

**IV. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission find that the concept is consistent with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the Beauregard Small Area Plan. The proposed purchase of these parcels is in keeping with recommendations made in the Long Range Educational Facilities Plan, endorsed by City Council in June 2015, which include "*Consider retrofitting an existing commercial building*" and "*Consider an urban school model*" for new schools.

STAFF: Karl Moritz, Director, Planning & Zoning  
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