



Master Plan Amendment #2017-0006

Eisenhower East Small Area Plan Update Phase I

Issue: (A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration of a resolution to amend blocks 6A and 20 within Eisenhower East Small Area Plan chapter of the Master Plan.	Planning Commission Hearing:	September 7, 2017
	City Council Hearing:	September 16, 2017

Staff:

Planning and Zoning: Karl Moritz, Director; Jeffrey Farner, Deputy Director; Carrie Beach, Division Chief; Jose Carlos Ayala, Urban Planner; Mary Catherine Collins, Urban Planner; Stephanie Free, Urban Planner; Ashley Labadie, Urban Planner;

Office of Housing: Tamara Jovovic, Housing Analyst

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2017:

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2017-0006. The motion carried on a vote of 6 to 0.

Speakers:

Mary Catherine Gibbs, attorney representing Paradigm, the contract purchaser of Block 20, spoke in support of the Master Plan Amendment (MPA), stating that the MPA and the associated forthcoming DSUPs support findings from the fiscal impact, land use, and office competitiveness analyses that the City completed. She noted that Block 20 is requesting two changes: conversion of use and additional height, and that both changes as implemented by her client, will enhance Eisenhower East.

Discussion:

Commissioner Koenig asked whether staff anticipates that the Block 20 DSUP will follow later in the Fall. Staff noted that Block 20 is currently tracking for December.

Commissioner Brown asked whether the additional above grade parking being proposed for Block 6A roughly matches the additional height under consideration, and whether the allowable gross square footage (AGFA) is still below the CDD maximum. Staff responded in the affirmative to both questions.

Commissioner Koenig indicated his support for the MPA. The findings of the fiscal impact, land use, and office competitiveness analyses shared with the Planning Commission in their May work session support the proposed amendment. He commended staff for proposing a strategic surgical

amendment that was comprehensive yet focused and for the cogent, concise staff report. He further stated that the work was completed in a timely way to support the subsequent DSUPs for Blocks 6A (to be heard on the same evening), and Blocks 20 and 4/5 later in the fall. He commended the proposal for 6A to adaptively reuse an obsolete office building by including the parking within the existing envelope of the building and increasing the height of the building to offset the parking square footage. He noted that he has also been following the progressing proposal of Block 20 through the Design Review Board (DRB), and finds it to be a thoughtful and skillful architectural design, improved by the collaborative process of DRB. He concluded by stating that he is in support of everything in the MPA.

Commissioner Wasowski noted that she supports the amendment and commented on the compelling message illustrated by the pie charts showing the employee-resident ratio per the 2003 Plan compared to the ratio under the proposed amendment, and that she is pleased to see that the Master Plan is being adjusted to the reality of how people live and work today.

Commissioner Macek indicated that he is very supportive of the MPA, especially commending staff on the quick timeframe within which it was completed. He also noted that he looks forward to a time in the future when residents in Eisenhower East come speak out at planning commission, as it will mean that we have created a place that people want to be.

Commissioner Brown asked about the proposed height changes in the MPA, and whether his fellow commissioners believe there is a height that is *too* tall.

Commissioner Koenig responded by saying that a pedestrian on the street cannot perceive the difference between a 250-foot or 310-foot building. He stated that he supports the maximum height possible at the metro station to capture density within walking distance of the metro, as well as the benefit of differentiation in the City skyline.

I. BACKGROUND

The Eisenhower East Small Area Plan (Attachment 1), approved by City Council in 2003, established a long-term vision for the 230-acre neighborhood surrounding the Eisenhower Avenue Metrorail station. The plan area is divided into blocks as depicted in Figure 1, with office, retail, hotel, and entertainment uses (Figure 2), and the tallest buildings located near the Metrorail station.

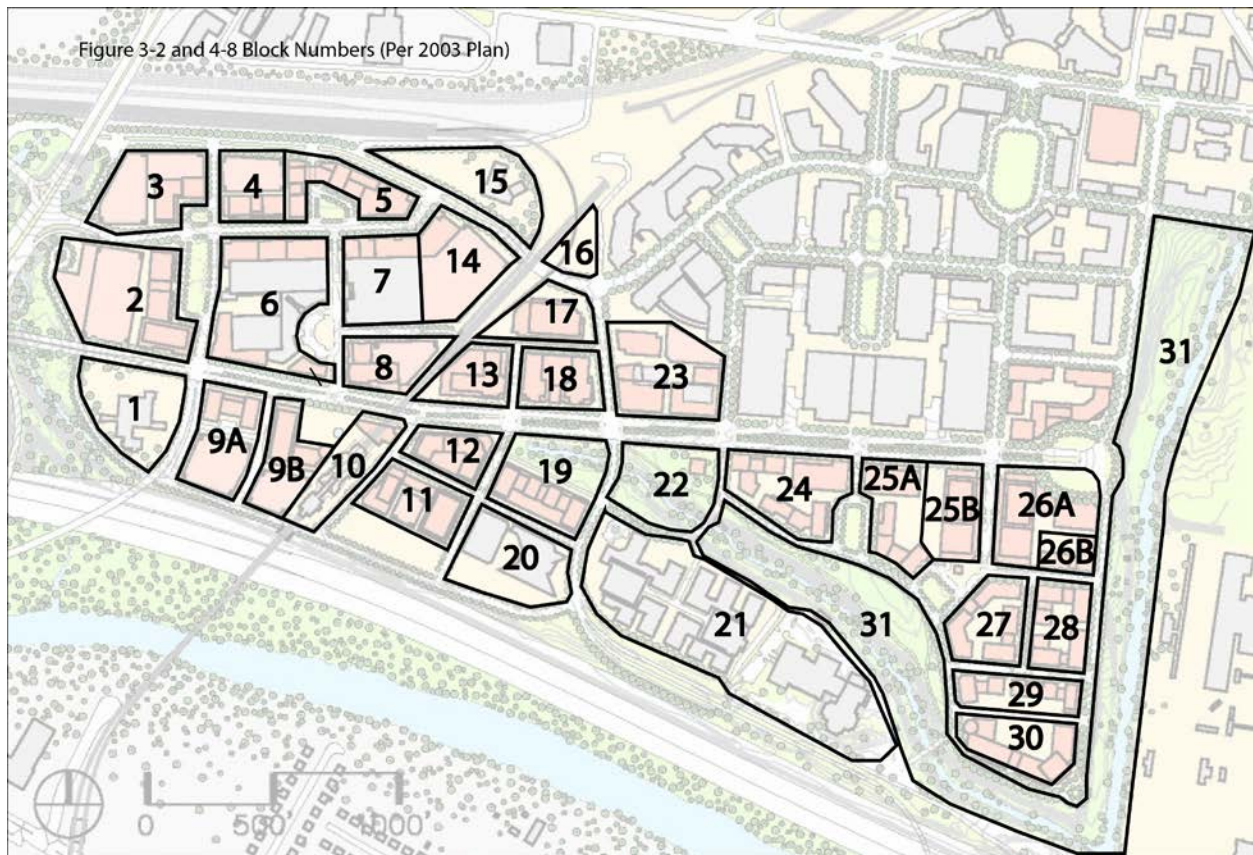


Figure 1 – Approved Blocks Map (Per 2003 Plan)

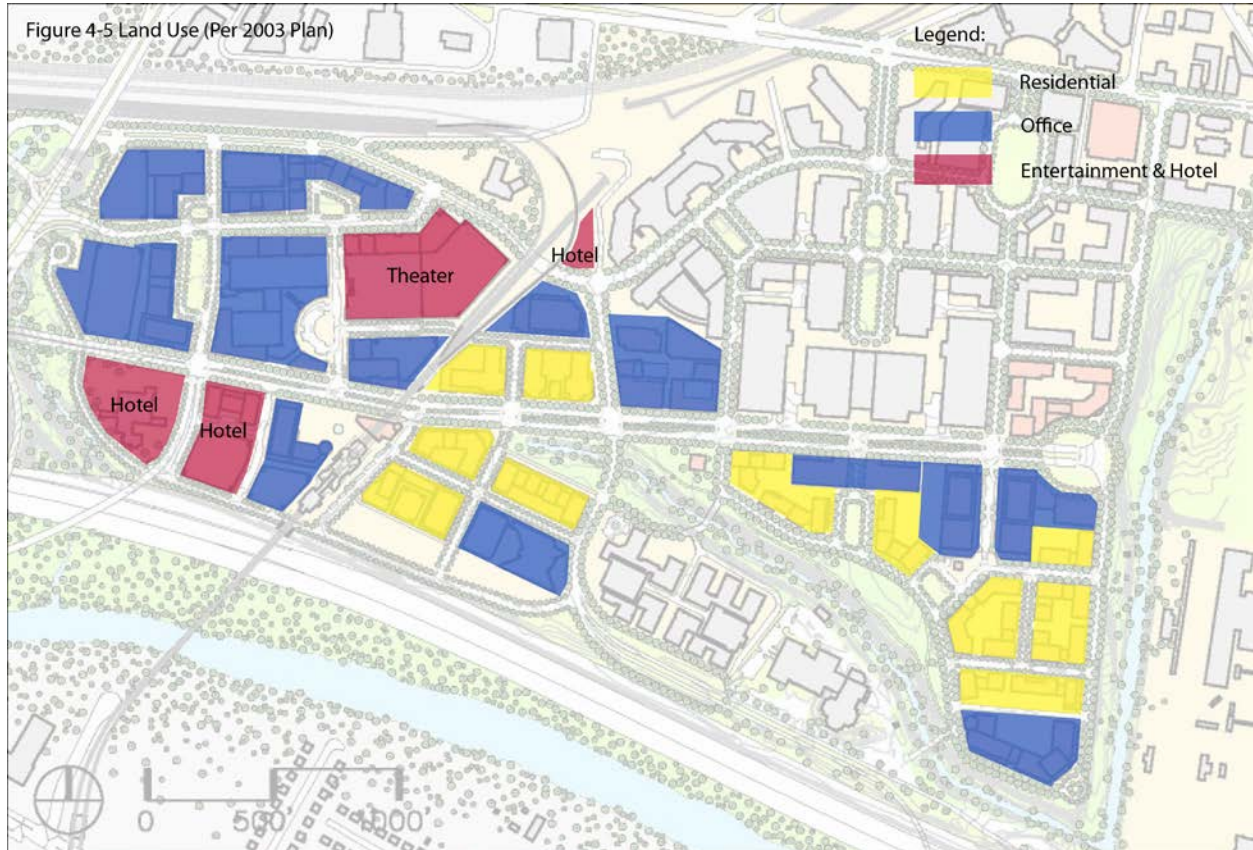


Figure 2 – Approved Land Use Map (Per 2003 Plan)

Note: Per MPA 2009-0003 (ord. 4643), Block 29 land use was changed to Utility and Office and Block 30 land use was changed to Utility.

The plan area, with a total of approximately 11.5 million sq. ft. of planned development (20 million sq. ft., including Carlyle), is an important long-term economic development area for the City. Approximately 2.6 million sq. ft. of new development has been constructed in the plan area since its adoption by City Council in 2003. Recently completed and pending sales of properties in the plan area indicate that additional new development and/or redevelopment is anticipated in Eisenhower East.

Two updates are anticipated for the Eisenhower East Small Area Plan based on the Long-Range Work Program (Attachment 2). The first update, the subject of this proposed master plan amendment, is limited to Blocks 6A and 20 (Figure 3) and is intended to address existing market and building conditions for the blocks and the marketability of the area in the near term. It was intended that Blocks 4 & 5 would also be included in this amendment, however, given the scale and complexity of the proposal, additional analysis is needed, and therefore Blocks 4 and 5 will be addressed in a subsequent amendment. The second Eisenhower East Small Area Plan update will begin in Spring 2018 and will be an overall update to the Plan.

Staff believes it is important for amendments to Blocks 6A and 20 to move forward now since the current development proposals achieve the objectives of the Plan, as discussed in Section II:

Analysis. The master plan amendment proposes the following summary changes to Block 6 and 20, depicted in Figures 3 and 4 and discussed in further detail in Section III: Proposed Amendments:

Block 6A:

- Separation of Block 6 into 6A, 6B, and 6C
- Conversion of office to residential and retail use
- Allowance of above-grade parking to be excluded from the permitted allowable gross floor area (AGFA) with the adaptive reuse of the existing building
- Increase in maximum building height from 150 feet to 210 feet

Block 20:

- Conversion of office to residential and hotel (or office) use
- Increase in maximum building height from 220 feet to 310 feet

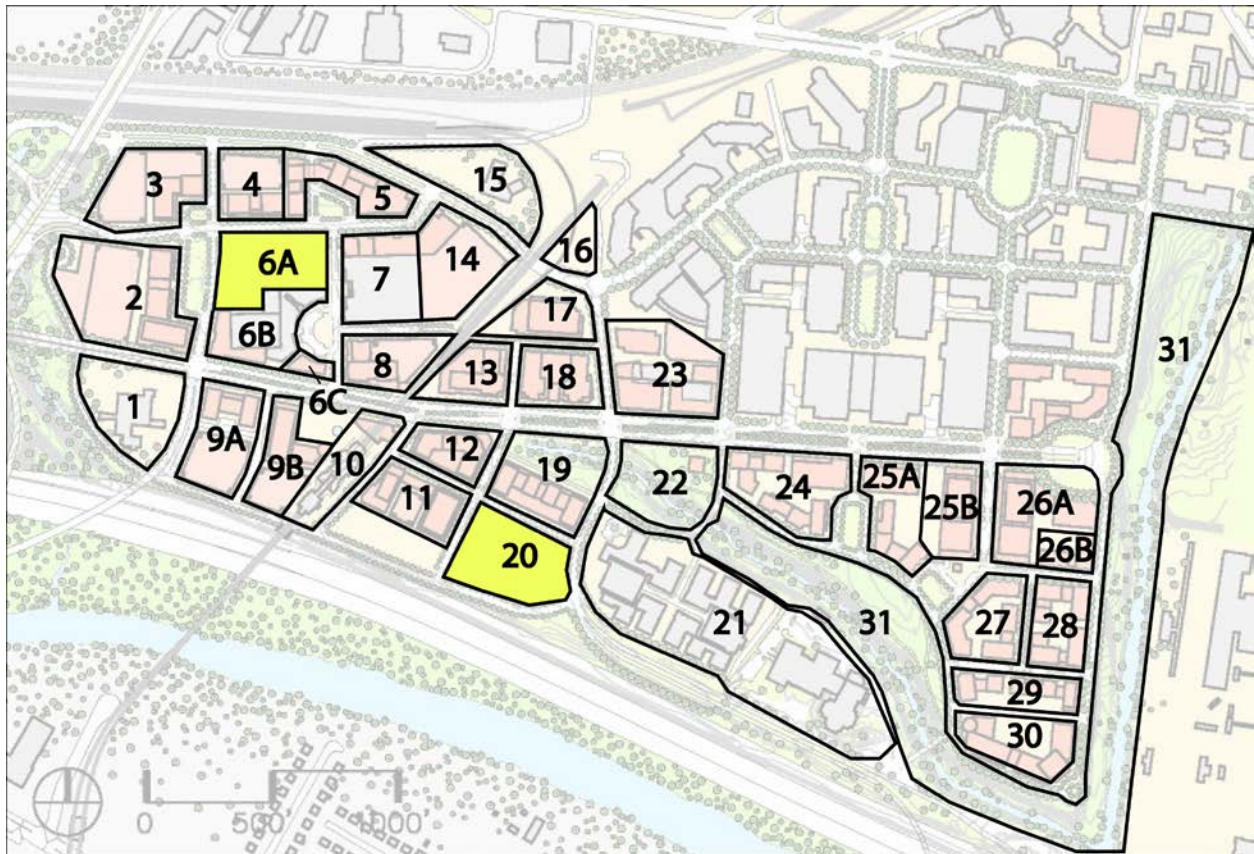


Figure 3 - Proposed Amendments - Blocks 6A and 20

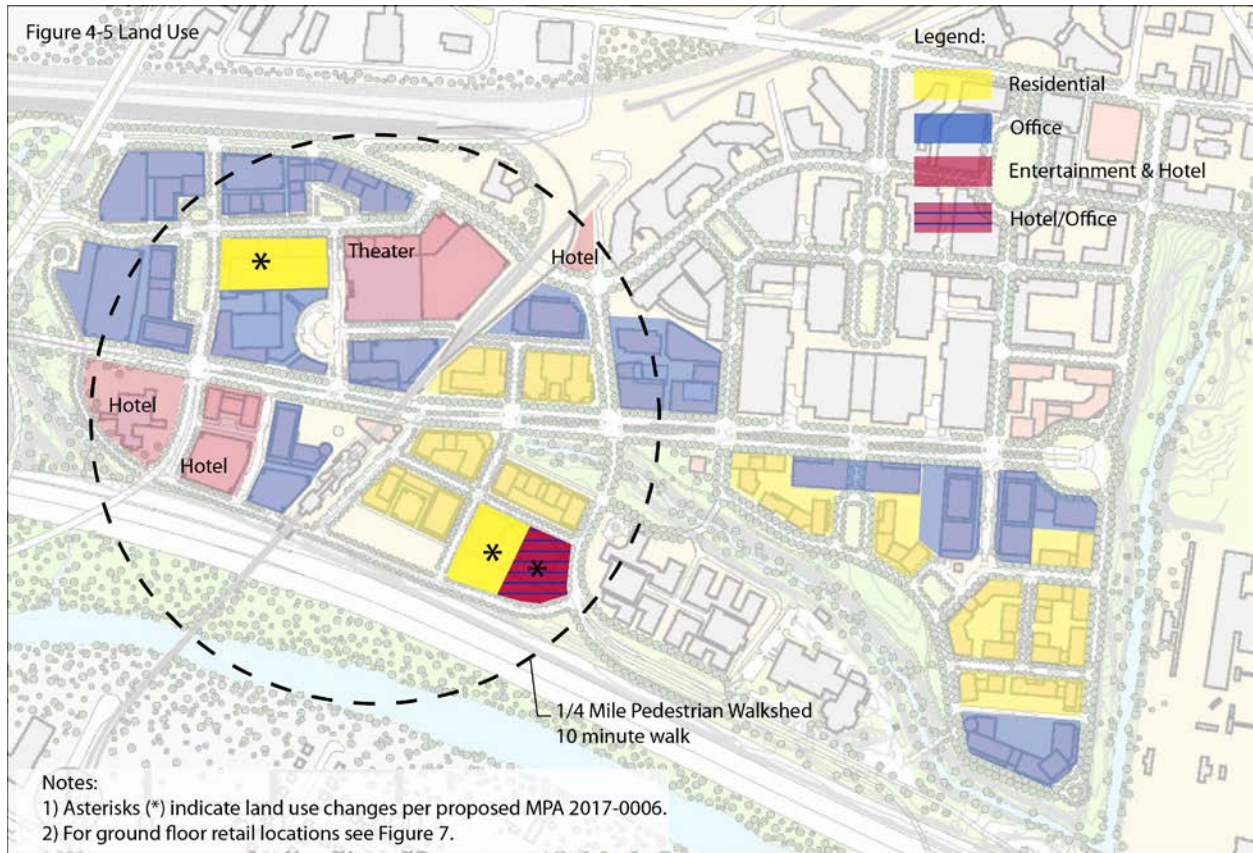


Figure 4 - Proposed Land Use Amendments

Note: Per MPA 2009-0003 (ord. 4643), Block 29 land use was changed to Utility and Office, and Block 30 land use was changed to Utility.

II. ANALYSIS

As part of this Small Area Plan amendment process, staff performed a land use analysis to evaluate the proposed land use, planning and urban design implications of the proposals, while also taking into consideration the City's recent Fiscal Impact Analysis and Office Conversion and Competitiveness Study. The outcomes of all three studies support the proposed amendments.

A. Fiscal Impact Analysis

This year, the City and the Alexandria Economic Development Partnership (AEDP) conducted a fiscal impact analysis and developed a fiscal impact model to evaluate new projects' fiscal impacts for the City. The factors used to define the impact of these land uses include data such as persons per household, student generation rates, employment per 1,000 square feet, vehicles trips and miles traveled, and assessed property values. The 2017 fiscal impact model revealed that for new construction across all land uses, tax revenue after taking into account the costs of City services (fiscal impact ratio) was higher than was previously found in the 1999 fiscal impact ratio. For example, in 1999 the fiscal impact ratio for a multifamily development was 40 percent (meaning that for every dollar in tax revenues, 40 cents are available for general City budget needs while 60 cents are needed to provide government services to directly support the use). The

updated 2017 fiscal impact model shows that the ratio is 62 percent for new residential multifamily development (meaning that for every dollar in tax revenues, 38 cents are needed to provide government services to directly support the use, and 62 cents are available for general City budget needs). In other words, new multifamily residential development pays for itself and provides a fiscal benefit to the City. The fiscal impact of the land use conversions proposed support the proposed amendments for Blocks 6A and 20.

B. Office Competitiveness Study

In recent years, the office market has been highly competitive. The most successful areas meet all the desirability factors of prospective tenants, including proximity to a Metrorail station (preferably a ¼ mile), retail and personal services, a great pedestrian realm, bike facilities, and building ceiling heights and depths that accommodate the modern work environment. The goal of the City's Office Competitiveness Study was to produce policy recommendations and guidelines to preserve and encourage commercial development and to maintain/ improve the city's competitiveness in the regional economy. These factors among others were taken into consideration during the analysis of the proposed land use conversions. Eisenhower East represents one of the best areas within the City to meet the requirements for new office uses. However, to make this area more competitive for office tenants, more residential and retail uses are needed, as well as improvements to create an attractive and lively public realm.

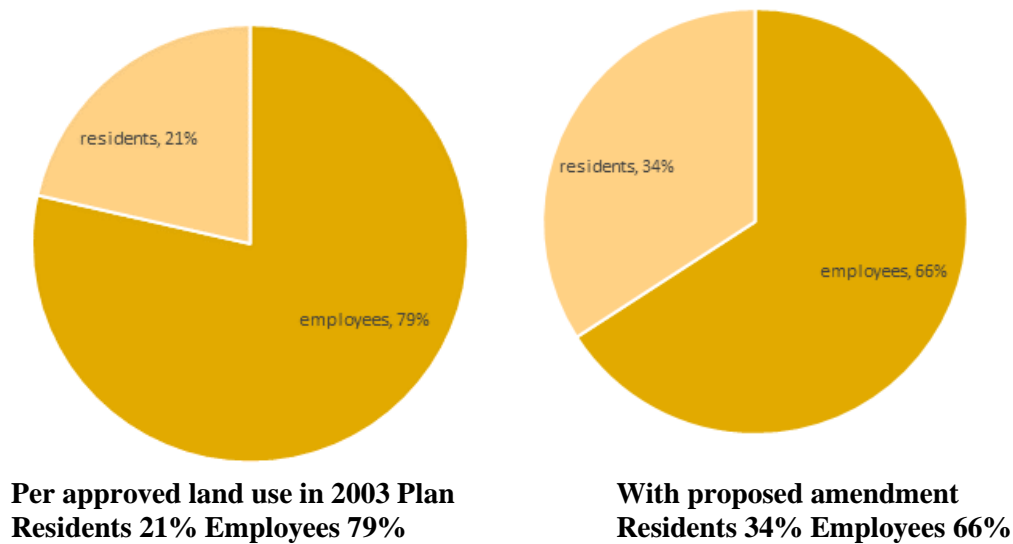
C. Land Use Analysis

a. Balance of Office and Residential Uses

The character, occupancy, size, design, and demands for office and residential uses have changed dramatically since 2003 when the Eisenhower East Small Area Plan was adopted. For example, the number of employees for office use has increased from 3.4 employees /1,000 sq. ft. to 5 employees /1,000 sq. ft. or greater. Also, technology has allowed teleworking and working remotely to increase substantially since 2003. In fact, for some of the buildings within Eisenhower East, between 30 to 50% of building occupants telework.

For these reasons, the land uses in the plan area need to be better balanced with current market demand, technology, and occupancy. As currently planned, Eisenhower East, is 79 percent office use, equating to roughly 21,000 employees and 6,800 jobs within a one-quarter mile of the Metrorail station (Figure 5). The proposed land use conversions from office to residential will better balance jobs and housing in the plan area and within one-quarter mile of the Metrorail station (Figure 6). While the calculation for balancing a mix of uses has substantially changed since the adoption of the Plan 14 years ago, the concept of balancing jobs and housing remains a goal of the Plan. Balancing jobs and housing benefits transportation and retail and ensures the active, vibrant place envisioned by the Plan.

Figure 5 - Ratio of residents to employees within ¼ mile of Metro



b. Proximity to Metrorail Station

The regional competition for office tenants favors new buildings within a quarter-mile of a Metrorail station, particularly buildings that can offer flexible layouts. The City has a limited supply of these locations. Alexandria's best opportunities in the future for new office buildings are within Eisenhower East and Potomac Yard.

While the proposed amendments do allow some conversion of office use to residential use, there remains approximately 780,000 sq. ft. of potential commercial use and 1.1 million sq. ft. of constructed office within a one-quarter mile of the Metrorail station, with the mix of land uses as depicted in Figure 4. As office uses tend not to be the pioneers of change in an area, unlike residential use, it is important that the City establish a mix of uses, amenities and a more established identity around the Metrorail station to attract office uses in the future.

c. Importance of Retail – Placemaking

One of the important amenities for attracting future office and commercial uses will be an established retail area and services for employees during the day and after work. The amendment for Block 6A will enable ground floor retail on Mandeville Lane that will front future retail anticipated in the proposal for Blocks 4 & 5. Strengthening the Eisenhower East town center retail and amenities as envisioned in the Plan (Figure 7) will be an important factor for existing office employees, such as 30,000 (+/-) employees for the National Science Foundation (NSF) and other existing office, as well as attracting tenants for the planned office around the Metrorail station.

Retail will be important for retaining the existing office uses, maintaining higher satisfaction among the employees and the ability to attract future commercial uses. In addition to retail amount and location, quality design, a central gathering area, and programming will be critical to

the long-term success of the retail. Therefore, as these blocks proceed through the development review process, it is critical that the design of the buildings and public spaces be held to a high standard to ensure the success of the retail, to establish an identity for the area and to accelerate private development in the area. Neighborhood matters.

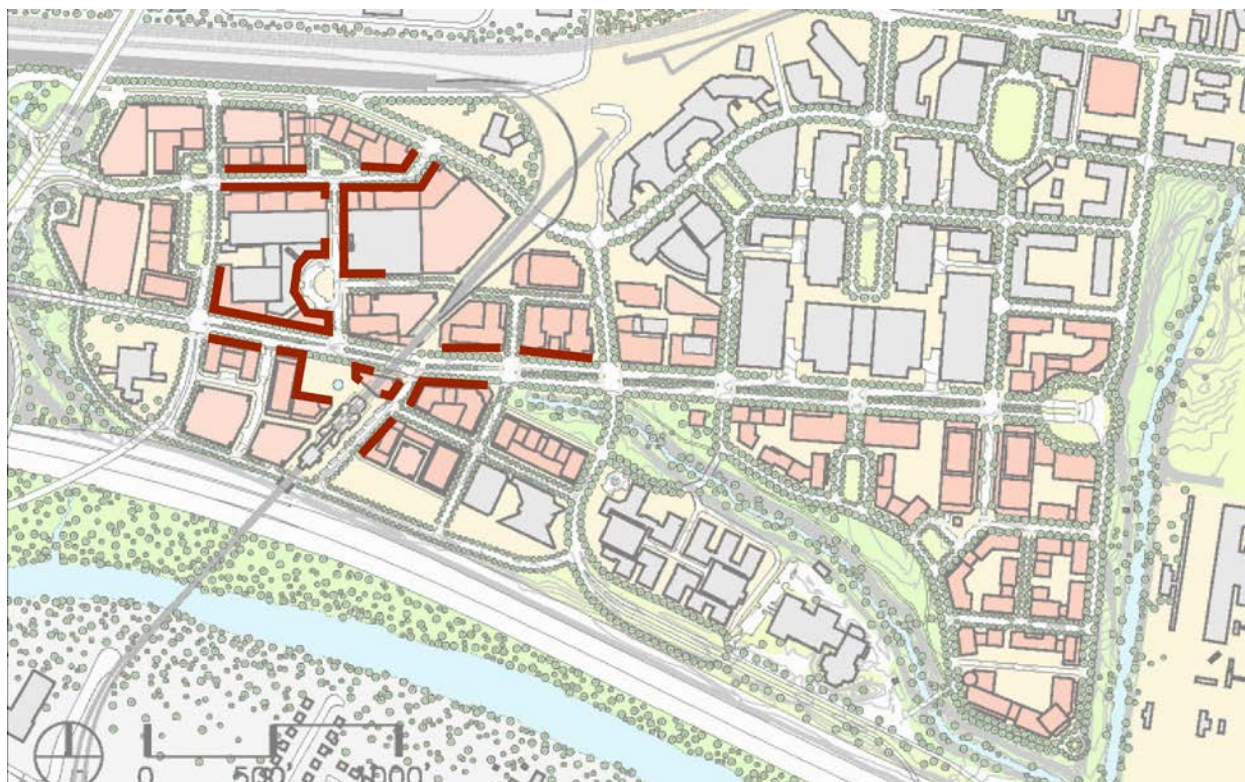


Figure 7 - Approved Retail Locations (Per 2003 Plan)

While not a recommendation of this master plan amendment, staff anticipates an analysis and discussion of establishing a retail management structure such as a business improvement district (BID) for managing and programming the retail to increase the district's competitiveness in the area as part of the phase 2 update of the Eisenhower East Small Area Plan.

III. Proposed Amendments

A. Block 6A

Block 6A is an example of a challenge that the City has been facing in other areas of the City: an existing vacant office building that does not meet modern requirements for office use (ceiling height, depth, etc.). At approximately 630,000 sq. ft., the building is significantly larger than modern office buildings. For instance, most potential new office buildings under discussion in the City are approximately 100,000 sq. ft.

The proposed amendment will allow for adaptive reuse of the existing office building, utilizing the existing structure for retail and residential uses within the designated Allowable Gross Floor

Areas (AGFA), with approximately 36,500 sq. ft. of ground floor retail and the remaining approved square footage for residential use. While the proposal converts the primary use from office to residential, the additional residential use will activate the streets and provide a better balance of residents and employees, as discussed above. The additional retail enables retail on each side of the street for Mandeville, or a “double-sided” retail street, which is critical for a retail street to succeed.

With the adaptive reuse of the existing building, significant architectural upgrades to the building façade will be implemented. Additionally, as part of its adaptive reuse, above-grade parking may be allowed within the building, without counting against the total AGFA to enable adaptive reuse of the existing building. The above-grade parking must be screened and integrated into the design of the building. With the proposal of above-grade parking, it is recommended that the building height be amended to allow additional building height to 210 feet, remaining consistent with the planned heights surrounding the block.

Finally, as part of this amendment, the Block Number Map (Figure 1) will be amended such that Block 6A is identified as an individual block within Block 6, along with blocks 6B and 6C as depicted in Figure 8. The revised block designation more accurately reflects the ownership and existing buildings.

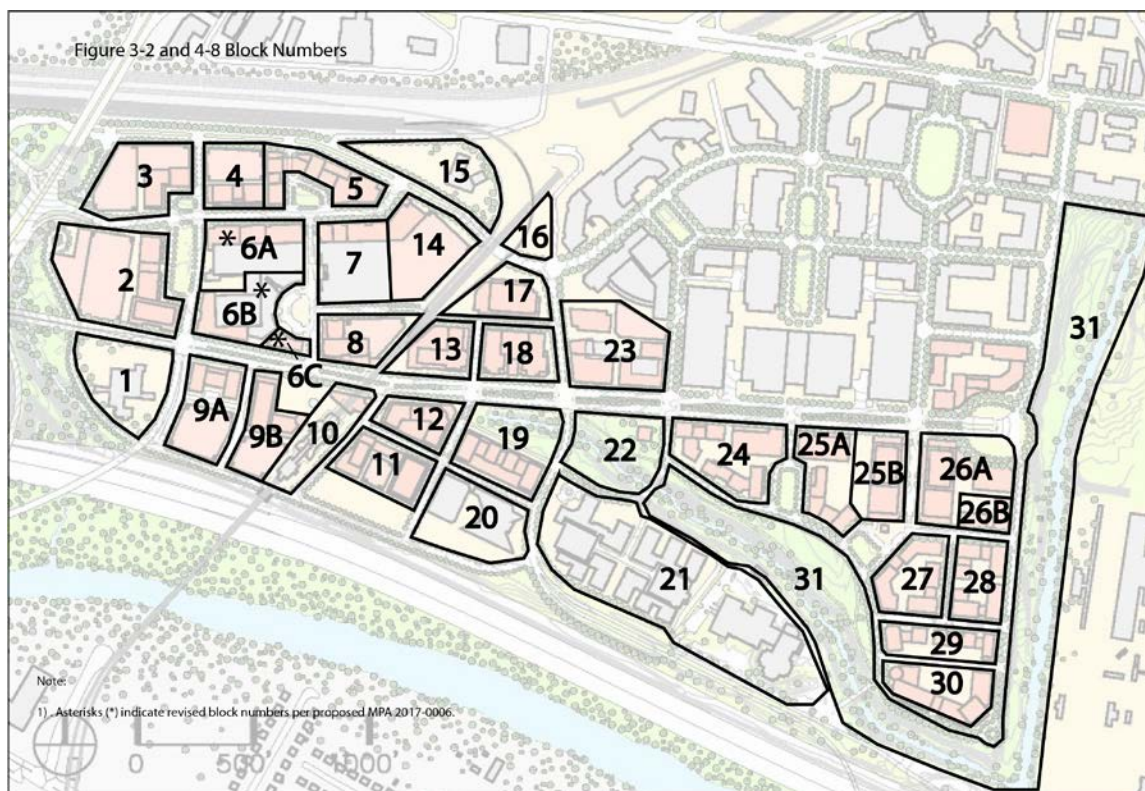


Figure 8 – Proposed Block Number Map

In summary, the amendments to Block 6 consist of the following:

- Identification of Blocks 6A, 6B, and 6C as individual blocks

- Conversion of 665,522 sq. ft. of office use on Block 6A to 36,475 sq. ft. of retail use, and the remaining square footage to residential use
- Allowance of 115,900 sq. ft. for above-grade parking within the existing building on Block 6A, to be excluded from the permitted AGFA as part of the adaptive reuse of the existing building
- An increase in building height from 150 feet to 210 feet on Block 6A

B. Block 20

The amendments proposed for Block 20 will convert 585,000 sq. ft. of office use to approximately 486,000 sq. ft. residential use and approximately 98,000 sq. ft. of hotel or office use on the site, and an increase in height for the residential portion of the site from 220 ft. to 310 ft.

Staff supports the proposed amendment because it brings the overall neighborhood land uses into better balance, as outlined above, and the proposed additional height is consistent with the Plan's goal to provide higher building height around the Metrorail station. Further, with the additional height, the development applicant will provide an affordable housing contribution, which is consistent with the intent of the Eisenhower East Small Area Plan and the Housing Master Plan. The contribution will consist of a monetary contribution as well as affordable housing units equivalent to those produced through the use of the bonus height provisions of Sec. 7-700. The specific affordable housing contribution will be addressed in the future development special use permit.

In summary, amendments for Block 20 consist of the following:

- Conversion of 585,000 sq. ft. of office use to residential and hotel or office use; a minimum of 95,000 sq. ft. must be for hotel or office use
- Increase in building height from 220 feet to 310 feet consistent with existing and proposed buildings height surrounding Block 20

IV. Technical Master Plan Amendments Necessary for Blocks 6A and 20

a. Land Use Map

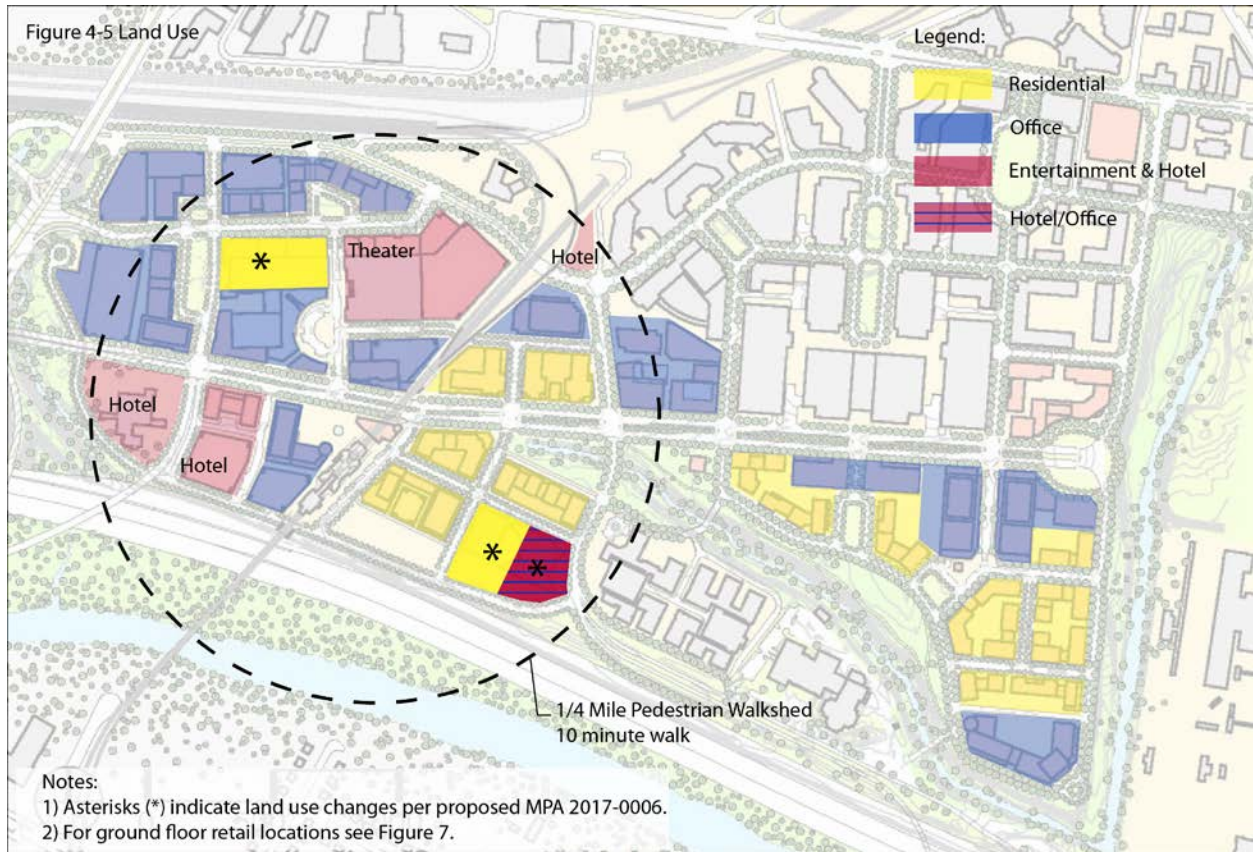


Figure 9 – Proposed Land Use Map

Note: Per MPA 2009-0003 (ord. 4643), Block 29 land use was changed to Utility and Office, and Block 30 land use was changed to Utility.

The proposed master plan amendment replaces the Existing Land Use Map (Figure 2) with the Proposed Land Use Map (Figure 9). The proposed land use changes, denoted by an asterisk (*), include: designation of residential as the principal land use on Blocks 6A and the western portion of Block 20, and designation of hotel or office as the principal land use on the eastern portion of Block 20.

b. Block Number Map

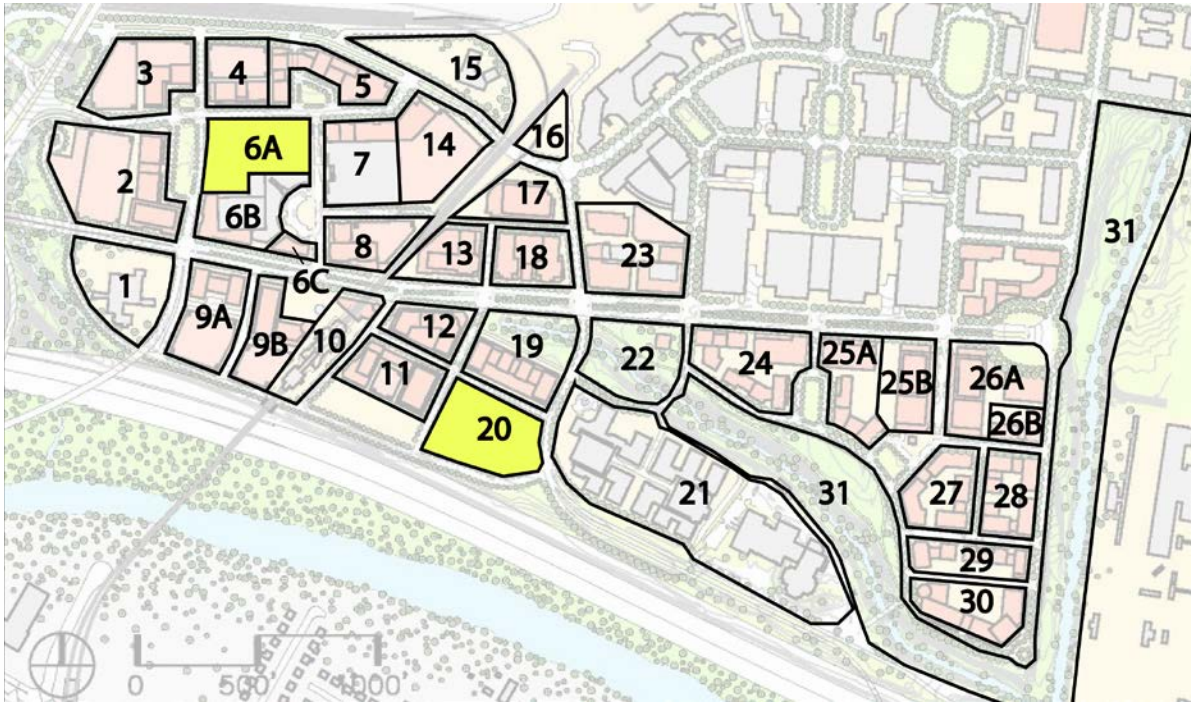


Figure 10 – Proposed Block Number Map

The proposed master plan amendment replaces the Existing Block Number Map (Figure 1) with the Proposed Block Number Map (Figure 10), changing the block number designation for Block 6 into three separate blocks: 6A, 6B, and 6C.

c. Development Controls CDD2

The proposed master plan amendment replaces Figure 4-9, “Development Controls CDD2,” with Table 1. Deletions are shown as strikeout and changes are underlined.

Table 1 – Development Controls for CDD2 (Figure 4-9)

Block	Net Development Site Area ⁸	Principal Use	Allowable Gross Floor Area	Building Heights (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail ⁹
1	179,119	Hotel	101,000	10-15	150	
2⁴	168,400	Office	611,386 ⁶	15-22 ⁶	260 ⁶	
	34,800	Open Space				
3⁴	98,700	Office	187,873	10-15	210	
4	59,700	Office	459,508 ⁶	10-15	220	36,950
5	56,400	Residential	329,841	10-15	220	24,050
5	10,900	Open Space				
6	195,210	Office	1,036,000	10-15	150	33,500
6		Retail	50,000	1-2	20-40	50,000
6A^{7, 10}	<u>65,161</u>	<u>Residential</u>	665,552	<u>16</u>	<u>210</u>	<u>36,500</u>
6B	<u>92,898</u>	Office	362,066	<u>10-15</u>	<u>150</u>	<u>39,100</u>
6C	<u>9,815</u>	Office	<u>7,900</u>	<u>10-15</u>	<u>150</u>	<u>7,900</u>
7	105,800	Retail	25,000	1-2	20-40	25,000
7		Retail	136,000			136,000
8⁴	59,200	Office	697,417	20-25	250	31,000
9A	82,500	Hotel	551,206	15-20	220	0
9B	74,100	Office	779,284 ⁶	20-25	250	30,000
9B	21,200	Open Space				
10	9,700	Retail	8,000	1-2	20-40	8,000
11³	66,600	Residential	626,456	20-35	370	50,000
12³	48,300	Residential	545,762	20-30	339	15,000
13	59,260	Residential	490,000	15-25	250	12,000
14	109,400	Retail	18,000	1-2	20-40	18,000
14					100	
15	0	192380	0		100	150 w/ SUP
16¹	20,822	Hotel	127,000	10-15	150	
17¹	77,540	Office	406,000	15-25	200	4,000
18	76,700	Residential	525,000	15-25	220	14,000
19⁵	57,800	Residential	432,000	15-25	284	
19	55,000	Open Space				
20	77,100	Office	585,000	10-15	220-23	
20^{7, 11}	<u>154,101</u>	<u>Res/Hotel</u>	<u>585,000</u>	<u>10-30</u>	<u>310</u>	
23	60,100	Office	98,000	10-15	200	
23	92,400	Office	304,000	10-15	200	

In addition, the proposed amendment adds the underlined notes below to Figure 4-9:

1. MPA2006-0002. Ord 4462 (See Also DSUP 2005-0011)
2. MPA#2008-0006. Ord No.4617. 9/12/2009
3. MPA#2009-0002. Ord No.4758. 4/14/2012
4. MPA#2011-0005. Ord No.4758. 4/14/2012
5. MPA#2013-0002. (Ord No. Unknown). 6/15/2013
6. MPA#2013-0009. Ord No.4917. 12/13/2014
7. MPA#2017-0006. Ord No.####. ###/2017
8. The net development site area does not reflect surveyed information and is based on the best available information. This site area may be adjusted in the actual creation of the block areas.
9. Reflects desired location and amounts. Accessory retail may be provided on sites not noted for retail.
10. With adaptive reuse of the building on Block 6A, above grade parking will not count against AGFA, as long as the parking is screened and integrated into the design of the building.
11. Block 20 must provide 95,000 sq. ft. minimum hotel or office use.

V. Outreach

When City Council approved the process to update the Master Plan as part of the Long-Range Planning Interdepartmental Work Program, a project web page was created to make materials and updates related to the effort accessible to the public. The summary and results of the land use analysis, fiscal impact analysis and the office competitiveness study for the blocks discussed were presented to Planning Commission and City Council in May and June 2017 for discussion and feedback. Materials for the work sessions were posted to the project website for public review.

The development proposals for Block 6A and Block 20 are subject to review and approval by the Carlyle/Eisenhower East Design Review Board (DRB). To date, the DRB has reviewed Block 20 and Block 6 for compliance with the design guidelines. Planning Commission and City Council Public Hearings on the development application for Block 6A will occur in September 2017 and will be paired with the Master Plan Amendment. Hearings for Block 20 are anticipated to occur later in FY 2018.

VI. Staff Recommendation

Staff recommends that the Planning Commission, on its own motion, initiate an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan and adopt Resolution MPA 2017-0006 recommending approval of an amendment to the Master Plan to update the Eisenhower East Small Area Plan Chapter approved in 2003 with the updated amendments.

Attachments

1. [Eisenhower East Small Area Plan \(2003\)](#)
2. FY 2018 Long Range Interdepartmental Work Program
3. Resolution 2017-0006

LEGEND

- Internal Staff Work
- Staff and Community Engagement
- Public Hearing

ATTACHMENT 2

Departments: Housing; Planning & Zoning; Recreation, Parks & Cultural Activities; Transportation & Environmental Svcs; Project Implementation, Office of Historic Alexandria; Code Administration; General Svcs; AEDP; Visit Alexandria, ACPS

[illegible]

9/7/2017		Calendar 2017						Calendar 2018						Calendar 2019																	
		FY2018												FY2019												FY2020					
PLAN IMPLEMENTATION		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
31	Old Town North SAP (PZ, TES, RPCA, Housing, AEDP, OHA)																														
32	Eisenhower West-Landmark/Van Dorn Plan (PZ, DPI, TES, RPCA, Housing)																														
33	Housing Master Plan (Housing, PZ, GIS, ARHA, TES,Code, GS, ACPS,DCHS/Office of Aging)																														
	Public buildings Co-location opportunities assessment - affordable housing (Housing, PZ)																														
	Microunits (Housing, PZ)																														
	Mixed Income Assisted Living Development (Housing, PZ)																														
34	Old Town Parking Policy Update (TES, PZ)																														
35	Motorcoach Study (TES)																														
36	Del Ray Parking Implementation (TES)																														
37	Public Art Implementation Plan (RPCA, PZ, TES, GS)																														
38	Sanitary Sewer/CSO Plan (TES, AlexRenew, DPI, RPCA, PZ)																														
39	Stormwater Mandates/MS4 Compliance Plan & Proposed Stormwater Utility (TES, DPI, RPCA, PZ)																														
40	Wayfinding (TES, PZ, RPCA)																														
41	West End Transitway Design (TES, DPI)																														
42	Waterfront Plan (DPI, PZ, RPCA, TES)																														
ONGOING/OTHER PROJECTS																															
43	North Potomac Yard Plan Update Rezoning (PZ, TES, RPCA, Housing, AEDP)																														
44	Eisenhower East Phase I Plan Update Rezoning (PZ, TES, AEDP)																														
45	Subdivisions and neighborhood character (PZ)																														
46	New Permitting System Configuration & Implementation (Code, PZ, TES, Fire)																														
47	Carpenter's Shelter Interim Relocation (Housing, PZ)																														
48	Old Town Digital Survey of Historic Structures (PZ, IT)																														
49	Carlyle Vitality (PZ, RPCA, AEDP, Visit Alexandria, TES)																														
50	Dominion 230 KV Line (TES, PZ, GS, RPCA)																														
51	Pedestrian/Bicycle MP-Complete Streets Manual (Vision Zero) (TES, PZ)																														
52	Fire Station Location Study (OPA, GS, Fire, GIS)																														
53	Arlandria Action Plan (PZ, Housing, TES)/Four Mile Run Implementation (RPCA, TES)																														
54	Braddock Plan Implementation (PZ, RPCA, Housing, TES)																														
55	Beauregard Plan Implementation (PZ, DPI, TES, RPCA, Housing)																														
56	South Potomac Yard Plan Implementation (PZ, TES, RPCA, Housing)																														
57	Citywide and Neighborhood Parks Plan Implementation (RPCA)																														
58	Open Space Master Plan Implementation (RPCA)																														
59	Urban Forestry Master Plan Implementatation (RPCA)																														
60	DASH (TES, DASH)																														
61	Civic Engagement (P&Z & all Departments)																														
62	Fort Ward Management Plan Implementation (RPCA, OHA)																														
63	Oakville Triangle Route 1 Corridor Plan Implementation (PZ, DPI, TES, RPCA, Housing)																														
64	Complete Streets Program (TES, PZ, RPCA)																														
65	Regional Transportation Initiatives (TES)																														
66	Regional Planning and Policy Initiatives (All Departments)																														
67	Infill Regulations (PZ)																														
PROJECTS NOT CURRENTLY SCHEDULED																															
Note: Project 68 Green Building Policy update moved to Project 14 EAP																															
69	Backyard Hens Text Amendment																														

RESOLUTION NO. **MPA 2017-0006**

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, the proposed amendment would amend the Eisenhower East Small Area Plan chapter of the 1992 Master Plan; and

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **September 7, 2017** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

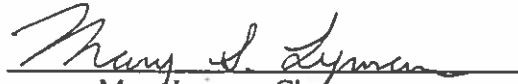
1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Eisenhower East Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master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

Master Plan Amendment #2017-0006
Resolution
Eisenhower East Small Area Plan

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

1. The attached amendments to the Eisenhower East Small Area Plan dated **September 7, 2017** are hereby adopted amending the Eisenhower East Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria in accordance with Section 9.05 of the Charter of the City of Alexandria.
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 day of September, 2017.


Mary Lyman, Chairwoman
Alexandria Planning Commission

ATTEST:


Karl Moritz, Secretary