

***City Charter Section 9.06 Case #2019-0001
1201 and 1203 Janney's Lane***

FOR CITY COUNCIL INFORMATION ONLY

Application	General Data	
Request: Review whether the proposed purchase of two properties by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of those properties is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.	Planning Commission Hearing:	June 25, 2019
	Zone:	R20 / Single Family zone
Address: 1201 and 1203 Janney's Lane	Small Area Plan(s):	Taylor Run/Duke Street

Staff Reviewers: Karl Moritz, Director, Planning & Zoning, karl.moritz@alexandriava.gov; Katherine Carraway, Planner, Planning & Zoning, katherine.carraway@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.

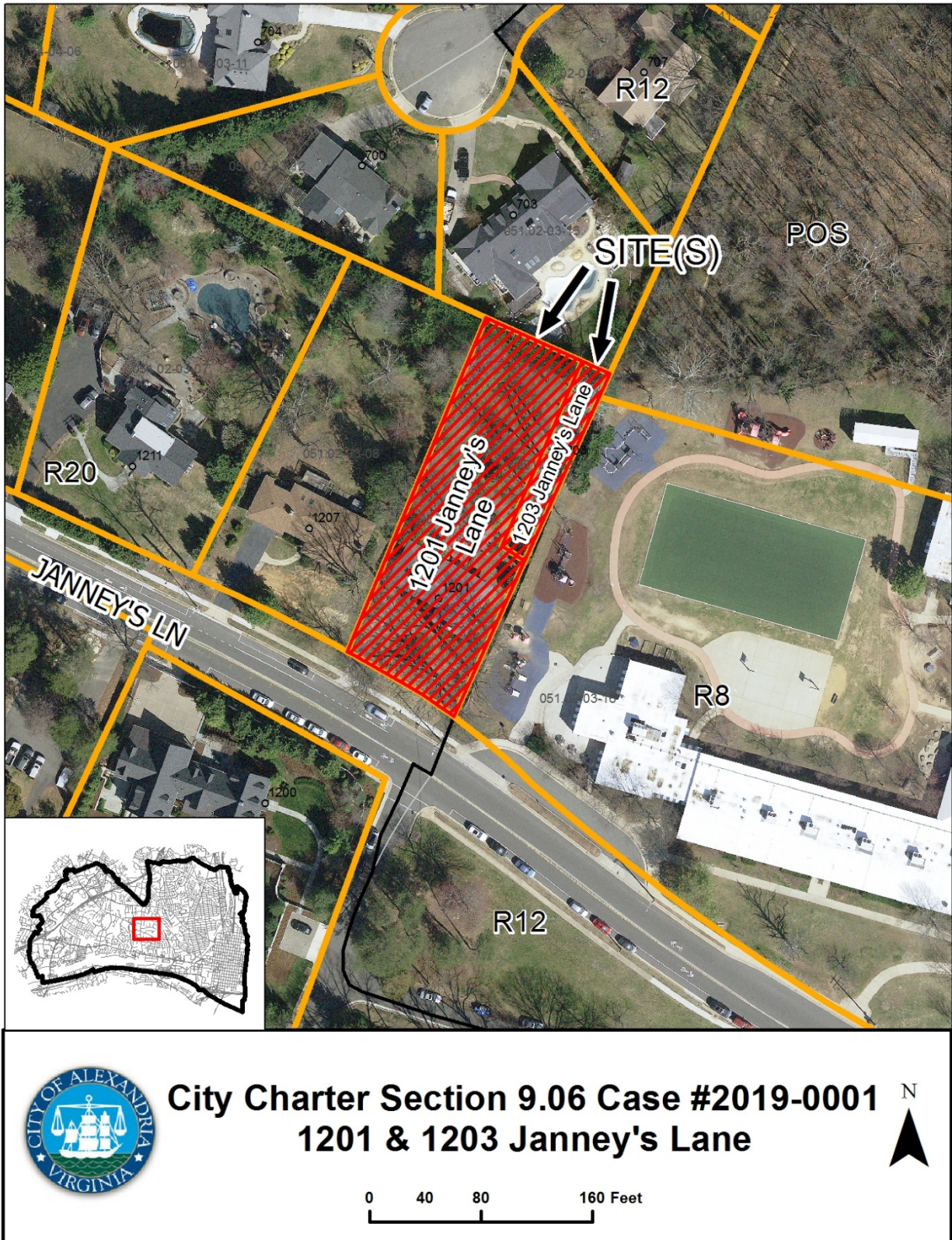
PLANNING COMMISSION ACTION, JUNE 25, 2019: On a motion by Vice Chair Wasowski and seconded by Commissioner Lyle, the Planning Commission voted to find the proposed acquisition of two properties on behalf of ACPS to be in conformance with the City's Master Plan. The motion carried on a vote of 7 – 0.

Reason: The Planning Commission agreed with the staff analysis that the proposed land acquisition is consistent with the Master Plan.

Speakers:

Michael Waclawski, property owner at 1207 Janney's Lane, shared his concern for the lack of detail on the potential school to be built on the existing MacArthur Elementary School site and asked if alternatives had been explored other than the purchase of 1201 and 1203 Janney's Lane. Ms. Erika Gulick, Senior Planner for ACPS, indicated that alternatives were addressed such as potential expansion into the site directly behind the existing school; however, budget constraints due to topography and wetlands issues in that area made it infeasible.

Chair Macek clarified that this review was only to determine consistency with the Master Plan and was not a development review project. Ms. Gulick confirmed that significant community outreach will occur with neighbors once design begins for the future facility.



PROJECT LOCATION MAP

I. DISCUSSION

The City is proposing to purchase two residential properties located at 1201 and 1203 Janney's Lane on behalf of Alexandria City Public Schools (ACPS). 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 1201 Janney's Lane is a one-story single-family detached house situated on a 21,720 square foot lot. The second lot at 1203 Janney's Lane is 2,941 square feet in size, positioned in the northeast (rear) corner of 1201 and does not have street frontage. Combined, the two properties total 24,661 square feet. Both properties, under the same ownership, abut the west side of the Douglas MacArthur Elementary School site, located at 1101 Janney's Lane.

Following negotiation with the homeowner, ACPS is proposing to acquire these properties as part of the Douglas MacArthur Elementary School modernization project. The additional 24,661 square feet will provide ACPS with needed flexibility in designing and constructing an appropriate educational facility with corresponding site requirements to accommodate capacity and structural issues. ACPS is seeking the Planning Commission's finding as to whether the acquisition would be consistent with the City's Master Plan.

III. CONSISTENCY WITH THE MASTER PLAN

Taylor Run/Duke Street Small Area Plan (1992)

The subject properties are within the Taylor Run/Duke Street Small Area Plan chapter of the Master Plan. The predominant land uses recommended for this small area plan consist of residential, institutional, and "parks, public schools and open space." The Douglas MacArthur Elementary School was originally constructed at its existing location in 1942 and has since undergone a number of renovations. The subject properties are zoned R20 (Single Family zone) and the school site is zoned R8 (Single Family zone). Both zones include public schools as a permitted use.

Long Range Educational Facilities Plan (2015, amended 2018)

The project is consistent with the Long Range Educational Facilities Plan (LREFP), which is not a chapter of the City's Master Plan. However, it is the result of a citywide planning process and was approved by the School Board and endorsed by City Council. The LREFP recommends "renovating and/or replacing Douglas MacArthur Elementary School to alleviate failing infrastructure and capacity issues, allowing the new building to house up to 850 students as the zoning, site and educational program allows." The proposed additional 24,661 square feet of lot area for the school would allow expansion of the school to address the LREFP recommendations.

Ad Hoc Joint City-Schools Facility Investment Task Force Recommendations

In 2017, the City Council established the Ad Hoc Joint City-Schools Facility Investment Task Force. The purpose of the Task Force is to oversee the development of a Joint Facility Capital Improvement Plan and provide recommendations related to further capital project implementation. The Task Force supports the renovation and/or replacement of Douglas MacArthur Elementary School and has recommended the project “occur as soon as possible with respect to a decision and funding on swing space pre-design and design activities.” ACPS has made plans to use the old Patrick Henry Elementary School building as a swing space during the modernization of Douglas MacArthur Elementary School. City staff and ACPS are coordinating remodeling of the old Patrick Henry school building in preparation for Douglas MacArthur Elementary students and staff to begin attending in the fall of 2020.

IV. STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the proposed acquisition is consistent with Section 9.06 of the City Charter of Alexandria, Virginia and with the City's Master Plan, including specifically the Taylor Run/ Duke Street Small Area Plan. The proposed purchase of these parcels is in keeping with recommendations made in the Long Range Educational Facilities Plan and with the recommendations of the Ad Hoc Joint City-Schools Facility Investment Task Force.

STAFF: Karl Moritz, Director, Planning & Zoning
Katherine Carraway, Planner, Planning & Zoning