

Docket Item #17
MASTER PLAN AMENDMENT #98-0005
OLD TOWN NORTH PLAN UPDATE

Planning Commission Meeting
November 5, 1998

ISSUE: Consideration of adoption of a resolution amending the Old Town North chapter of the City's Master Plan.

APPLICANT: Old Town North Community Association

CITY COUNCIL ACTION, NOVEMBER 14, 1998: City Council approved the amendments.

PLANNING COMMISSION ACTION, NOVEMBER 5, 1998: By unanimous consent, the Planning Commission voted to approve the resolution.

Speakers: None

Council Alternatives: City Council may adopt or adopt with amendments the changes to the Master Plan contained in Resolution No. MPA#98-03 by a majority vote. Changes to the Master Plan not recommended by the Planning Commission may be referred to the Commission.

PLANNING COMMISSION ACTION, OCTOBER 19, 1998: The Planning Commission considered 19 changes to the Old Town North Small Area Plan Chapter of the Master Plan and by individual votes of 6-0 (Mr. Wagner absent), took action on each change. The specific Commission actions are shown within the attached docket memo and are shown in **BOLD CAPITAL LETTERS**.

Speakers

J. Wilsey, Old Town North Community Association (OTNCA)
Jean Thompson, OTNCA
Marian Clarke, OTNCA
Ellen Pickering
Katy Cannady, Rosemont Civic Association
Poul Hertel, Northeast Association
Jack Sullivan, Seminary Hill Association

RESOLUTION NO. MPA-98-0005

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may at intervals not to exceed five years prepare and submit to the council such revisions to the Master Plan as changing conditions may make necessary; and

WHEREAS, the Planning Commission held four public meetings on possible changes to the Master Plan and received written and oral recommendations from the public; and

WHEREAS, the Old Town North Community Association requested extensive changes to the Old Town North Small Area Plan chapter of the Master Plan; and

WHEREAS, a duly advertised public hearing on amendments to the Old Town North Small Area Plan Chapter of the Master Plan was held on October 19, 1998, with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The following amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development the City;
2. The following amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan;
3. The following amendments are necessary and desirable in light of circumstance which have
changed since the adoption of the Master Plan in 1992; 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 these amendments to the 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 amendments are hereby adopted in their entirety as an amendment to 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:

[Note: Page references are to the Old Town North Small Area

Plan Chapter of the Master Plan. Underline denotes additions; ~~strikeout~~ denotes deletion.]

a. Change Page 25 as follows:

RECOMMENDED GOALS FOR OLD TOWN NORTH

Overview

~~Old Town North can still be made a viable, attractive urban neighborhood—with strong residential, retail and other commercial components—a compatible neighbor to Old Town's Old and Historic District, and an active extension of the waterfront that is critical to Alexandria's identity. It is none of those things today. Residential and commercial land owners in the area agree, however, that coordinated planning and execution can and should be undertaken to make Old Town North a vital, desirable urban neighborhood in which people can live, work, shop, and recreate. To that end, they together call upon the City to adopt this plan for the area.~~

Old Town North is a viable, attractive urban neighborhood — with strong residential and commercial components — a compatible neighbor to Old Town's Old and Historic Alexandria District. It is primed to become a more lively area, with retail stores, more cultural activities and active waterfront so critical to Alexandria's identity. Coordinated planning can further enhance the quality of life for people who live, work, shop and recreate in Old Town North.

b. Change to Page 25.

◆ ~~Attainment of a mix of land uses that increases the existing residential component, establishes a healthy retail component, and helps to mitigate the over-representation of office use in recent developments;~~ establishes a healthy neighborhood-serving retail component to complement the residential and office uses;

c. Addition to Page 25 under heading "Overview."

◆ ~~Creation of~~ Utilize an urban design and review process that reinforces the desired urban character; assures development of a height and mass that are human scale and compatible with adjacent low-rise uses, both current and proposed; requires buildings that are "friendly" and interact with the street; and establishes an appealing, compatible architectural aesthetic for the area;

d. Change to Page 25.

◆ ~~Development of a sense of place and a vitality of experience for people living in or visiting the area by reinforcing and enlivening the waterfront and developing other planned focal areas of visitor and neighborhood~~

activity; Promotion of uses and activities which make Old Town North a more lively area including evening hours.

e. Addition to Page 25 under section entitled "Overview"

- ◆ Protection of sight-lines that allow critical views of the water from streets perpendicular to it when they end at the water as well as other attractive features of Alexandria that enhance views and allow a sense of orientation.
- ◆ Better use of the open space available in Old Town North so that it is attractive and active, a place that draws people to enjoy the outdoor environment.

f. Change to Page 25.

Mix of Uses and Density

- ◆ Much of the land area in Old Town North is already developed. The plan seeks to achieve an appropriate urban balance between residential, neighborhood-support and general retail, and other commercial uses. ~~including office, with particular emphasis on achieving a significant increase in residential use. This would be accomplished through the use of incentives such as increased density in keeping with key urban design goals and planning objectives primarily by incentives for a significant increase in residential uses.~~

g. Changes to Page 26.

Height Restrictions

- ◆ To reinforce the existing ~~and planned low-rise residential~~ uses and scale of the southern and northern parts of the area, 50 feet height limits should be imposed in most areas south of Wythe Street and North of First Street. In general, heights should scale down from Alexandria House to intermediate levels in the immediately adjacent blocks where they adjoin residential height zones.

Urban Design Plan and Review

- ◆ The area's sense of disjointedness today, its lack of a sense of place and relationship between land uses derives to a considerable extent from the a ~~virtually total~~ lack of an urban concept and design consistency. Incompatibility in commercial building design and ~~with nearby low-scale residential development accentuates highlights~~ the under-weighting of neighborhood-supporting retail uses, residential use, ~~and contributes to the fragility of residential neighborhoods.~~ ~~And t~~ The failure of most buildings to have a strong street orientation discourages pedestrian traffic and detracts from its safety. The urban design plan and review process called for in this plan would, insofar as new development and redevelopment are concerned, seek to reverse these patterns.

Retail Focus Area

- ◆ The Plan seeks to reinforce the viability of existing retail activity and add additional retail and other service uses to the mix of uses in Old Town North in order to provide a more urban flavor and enhanced pedestrian activity. Areas adjacent to the current Giant/ABC block, as well as the corridor bounded by Montgomery and Madison Streets, are targeted for ground floor retail/service use.

Streetscape and Street Plan

- ◆ In order to protect the residential neighborhoods within the area and efficiently serve the called-for retail and other commercial corridors, the Madison Street (east) and Montgomery Street (west) pair should remain and be reinforced as the main east/west pedestrian and vehicular traffic movers and Fairfax Street should be the primary northward carrier from Old Town up to Montgomery Street and from the commercial complexes north of Second Street to the George Washington Parkway. Madison, Montgomery and North St. Asaph and Fairfax Streets should have a streetscape supportive of retail use. All other streets within the area should have a distinctly residential ambiance.

h. Change to Page 30.

3. Residential Character

- ◆ The residential component should be ~~increased~~ maintained at the current balance in relation to other uses ~~its current level~~. This is important to keep Old Town North viable as a neighborhood.

h. Change to Page 33.

Urban Design Review

- ◆ ~~The Old Town North Community Task Force, in its belief believes that s~~ Superior urban design is vital to the prosperity and welfare of both residents and business, is recommending that a "Advisory Urban Design Committee" for Old Town North be established, with five members two drawn from residents, two drawn from business, and the fifth a professional with demonstrated proficiency in urban design. The Urban Design Advisory Committee will assist developers and residents early in the planning process to achieve the benefits of good urban design, . To this end, the Urban Design Advisory Committee exists to assist developers and residents early in the planning process to achieve the benefits of good urban design, and it is anticipated that the Department of Planning and Zoning Community Development, the Planning Commission, and the City Council will give consideration to the recommendations of the Urban Design Advisory Committee on urban design aspects of new public and private development. It is expected that urban design guidelines will be developed by the Old Town North Community Association and the Department of Planning and Zoning Community Development.

- i. Change to Page 34.

LAND USE RECOMMENDATIONS

Generalized Land Use Concept

The overall land use concept for Old Town North (See Map 8) is to ~~expand~~ maintain the ~~existing~~ current ~~balance for the~~ residential community in relation to other uses and enliven and enhance it as an urban neighborhood by offering nearby residential services, shopping, dining and office employment as well as waterfront recreation. The development of quality, neighborhood-serving retail services is particularly encouraged.

The generalized master land use plan in Old Town North emphasizes the overall mixed-use nature of the area. The central core is residential, including both high-rise and low rise development. This residential core runs from the far north end of the area to the south end, where it directly abuts RM residential development in Old Town proper. ~~Thus, † The recent RM development of the southern end of the residential core is planned for RM development in order was intended to foster expansion of the Old Town residential community and pull the two neighborhoods together with compatible development.~~

The plan calls for mixed use development immediately to the west and east of the residential core. The mix of uses includes required ~~additional~~ residential use of certain blocks, required retail use on certain blocks, and other commercial uses. The North Washington Street corridor is to be mixed-use also, including retail/service and office uses, with provision for residential use. Much of the waterfront is reserved for park and recreational use, and the central waterfront area is planned for waterfront-compatible development, including recreational uses.

- j. Change to Page 59.

THOROUGHFARE PLAN AND TRAFFIC IMPROVEMENT RECOMMENDATIONS

- ◆ 5. Eliminate the designation of “primary collector” on the portion of Madison and Montgomery Streets east of Fairfax Street.

[Make corresponding change to Map 17 - Proposed Changes to the Thoroughfare Plan.]

- k. Change to Page 59.

1. The City should study the feasibility of providing a primary collector connection between Madison and Montgomery Streets east of the Norton Project. Such a connector would encourage and allow greater access to and use of the waterfront.

- ~~2.1.~~ At present, the middle lane of North Washington Street between Madison and Montgomery Streets is reserved as a left turn lane for traffic turning onto Powhatan Street. The feasibility should be studied of eliminating the southernmost portion of this turn lane and concurrently creating a reserved

turn lane for southbound traffic turning left onto Madison and heading down towards the waterfront.

2. With the increased residential development in recent years, Old Town North is becoming a mixed use community. More people are walking, while at the same time, there is more vehicular traffic on Fairfax Street. There is a need to strengthen pedestrian circulation, and to minimize pedestrian/vehicular conflicts. The Old Town North plan should include a pedestrian circulation plan. A streetscape program is needed, especially for Fairfax Street linking the Old Town North community to Old Town and along the Montgomery and Madison one way pair.

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 5th day of November, 1998.

W.B. Hurd, Chairman

ATTEST: _____
Sheldon Lynn, Secretary

[Planning Commission actions on October 19, 1998 shown in **BOLD CAPITAL LETTERS**]

DATE: OCTOBER 8, 1998

TO: THE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: SHELDON LYNN, DIRECTOR
PLANNING AND ZONING

SUBJECT: STAFF COMMENTS ON PROPOSED CHANGES TO THE OLD TOWN
NORTH
SMALL AREA PLAN CHAPTER OF THE MASTER PLAN

The Old Town North Community Association has proposed 19 changes to the Old Town North Chapter of the Master Plan (see attachment 1). Below, I have shown how each change modifies the Master Plan text with additions underlined and deletions shown in ~~strike-out~~ and I have commented on each change *in italics*.

On October 5, 1998, the Association requested that several additional changes be made to the text and I have highlighted that with double underline.

[Change 1 - Page 1-3]

RECOMMENDED GOALS FOR OLD TOWN NORTH

Overview

- ◆ ~~Old Town North can still be made a viable, attractive urban neighborhood — with strong residential, retail and other commercial components — a compatible neighbor to Old Town's Old and Historic District, and an active extension of the waterfront that is critical to Alexandria's identity. It is none of those things today. Residential and commercial land owners in the area agree, however, that coordinated planning and execution can and should be undertaken to make Old Town North a vital, desirable urban neighborhood in which people can live, work, shop, and recreate. To that end, they together call upon the City to adopt this plan for the area.~~
Old Town North is a viable, attractive urban neighborhood — with strong residential and commercial components — a compatible neighbor to Old Town's Old and Historic **ALEXANDRIA** District. It is primed to become a more lively area, with retail stores, more cultural activities and active waterfront so critical to Alexandria's identity. Coordinated planning can further enhance the quality of life for people who live, work, shop and recreate in Old Town North. [SENTENCE ELIMINATED BY

PLANNING COMMISSION: To this end, we together call upon the City to adopt this plan for this area.]

[I have no objection to this change, except that the last sentence is unnecessary because the action before the Planning Commission is adoption of this plan.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 2 - Page I-3]

- ◆ Attainment of a mix of land uses that ~~increases the existing residential component, establishes a healthy retail component, and helps to mitigate the over representation of office use in recent developments;~~ establishes a healthy neighborhood-serving retail component to complement the residential and office uses;

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 3 - Page I-3]

- ◆ Establishment of height limitations that ~~protect and preserve low-rise residential scale in most of the area, accommodate appropriate designs for higher scale development in designated retail and commercial areas, and establish transitions between higher and lower height areas;~~ Continued pursuit of height limitations which establish transitions between higher and lower height areas while protecting the waterfront;

[The change is less clear than the original text; its benefits are not immediately obvious.]

PLANNING COMMISSION ACTION: NOT ADOPTED

[Change 4 - Page I-3]

PLANNING COMMISSION: KEEP THE FOLLOWING TEXT AS AMENDED.

- ◆ ~~Creation of UTILIZE~~-an urban design and review process that reinforces the desired urban character; assures development of a height and mass that are human scale and compatible with adjacent low-rise uses, both current and proposed; requires buildings that are "friendly" and interact with the street; and establishes an appealing, compatible architectural aesthetic for the area;

PLANNING COMMISSION: DELETE THE FOLLOWING: Continuation of the urban design review process to direct development issues.

[The revised language seems unnecessary since the urban design process is currently in operation.]

PLANNING COMMISSION ACTION: APPROVED

[Change 5 - Page I-3]

- ◆ ~~Development of a sense of place and a vitality of experience for people living in or visiting the area by reinforcing and enlivening the waterfront and developing other planned focal areas of visitor and neighborhood activity;~~ Promotion of uses and activities which make Old Town North a more lively area including evening hours.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 6 - Page I-3]

- ◆ Continued Revitalization of the North Washington Street corridor and enhancement of the “Gateway character of the George Washington Memorial Parkway.

[Not clear why addition is necessary.]

PLANNING COMMISSION ACTION: NOT ADOPTED

[Change 7 - Page - I-3]

- ◆ Building on the emerging cultural components with other similar land uses to create a cluster effect where people look for and expect interesting activities.

[Meaning not clear.]

PLANNING COMMISSION ACTION: NOT ADOPTED

[Change 8 - Page I-3]

- ◆ Protection of sight-lines that allow critical views of the water from streets perpendicular to it when they end at the water as well as other **ATTRACTIVE FEATURES OF ALEXANDRIA** ~~sight-lines~~ that enhance views and allow a sense of orientation.

[The second part of the recommendation, to protect “other sight-lines that enhance views and allow a sense of orientation, is not clear.”]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 9 - Page I-3].

- ◆ Better use of the open space available in Old Town North so that it is attractive and active, a place that draws people to enjoy the outdoor environment.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 10 - Page I-3]

Mix of Uses and Density

- ◆ Much of the land area in Old Town North is already developed. The plan seeks to achieve an appropriate urban balance between residential, neighborhood-support and general retail, and other commercial uses.
- ◆ **[PLANNING COMMISSION: REMAINDER DELETED]** , including office ~~,with particular emphasis on achieving a significant increase in residential use.~~ This would be accomplished through the use of incentives such as increased density in keeping with key urban design goals and planning objectives ~~primarily by incentives for a significant increase in residential uses.~~

[No objection.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 11 - Page I-4]

Height Restrictions

- ◆ To reinforce the existing ~~and planned low-rise residential~~ uses and scale of the southern and northern parts of the area, 50 feet height limits should be imposed in most areas south of Wythe Street and North of First Street. In general, heights should scale down from Alexandria House to intermediate levels in the immediately adjacent blocks where they adjoin residential height zones.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 12 - Page I-4]

Urban Design Plan and Review

- ◆ The area's sense of disjointedness today, its lack of a sense of place and relationship between land uses derives to a considerable extent from the a virtually total lack of an urban concept and design consistency. Incompatibility in commercial building design and ~~with nearby low-scale residential development~~ accentuates highlights the under-weighting of neighborhood-supporting retail uses, residential use, and ~~contributes to the fragility of residential neighborhoods.~~ ~~And t~~ The failure of most buildings to have a strong street orientation discourages pedestrian traffic and detracts from its safety. The urban design plan and review process called for in this plan would, insofar as new development and redevelopment are concerned, seek to reverse these patterns.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 13 - Page I-4]

Retail Focus Area

- ◆ The Plan seeks to reinforce the viability of existing retail activity and add additional retail and other service uses to the mix of uses in Old Town North in order to provide a more urban flavor and enhanced pedestrian activity. Areas adjacent to the current

Giant/ABC block , as well as the corridor bounded by Montgomery and Madison Streets, are targeted for ground floor retail/service use.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 14 - Page 1-4]

Streetscape and Street Plan

- ◆ In order to protect the residential neighborhoods within the area and efficiently serve the called-for retail and other commercial corridors, the Madison Street (east) and Montgomery Street (west) pair should remain and be reinforced as the main east/west pedestrian and vehicular traffic movers and Fairfax Street should be the primary northward carrier from Old Town up to Montgomery Street and from the commercial complexes north of Second Street to the George Washington Parkway. Madison, Montgomery and North St. Asaph and Fairfax Streets should have a streetscape supportive of retail use. All other streets within the area should have a distinctly residential ambiance.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED

[Change 15 - Page 1-8]

URBAN DESIGN OBJECTIVES AND CRITICAL CONCERN

3. Residential Character

- ◆ The residential component should be ~~increased~~ maintained **AT THE CURRENT [DELETE: an appropriate] balance in relation to other uses its current level.** This is important to keep Old Town North viable as a neighborhood.

[The OTNCA original position called for maintaining residential development at its current level; this would have meant that commercially zoned land such as the bus barn would not be redeveloped for residential uses. The new formulation calls for an "appropriate balance in relation to other uses;" that formulation is not sufficiently clear to be added to the master plan.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 16 - Page I-11]

Urban Design Review

- ◆ **[PLANNING COMMISSION: DELETE The Old Town North Community Association Task Force, in its belief believes that s]** Superior urban design is vital to the prosperity and welfare of both residents and business, ~~is recommending that a "Advisory Urban Design Committee" for Old Town North be established, with five members two drawn from residents, two drawn from business, and the fifth a professional with demonstrated proficiency in urban design. The Urban Design Advisory Committee will assist developers and residents early in the planning process~~

~~to achieve the benefits of good urban design, . To this end, the Urban Design Advisory Committee exists to assist developers and residents early in the planning process to achieve the benefits of good urban design, and it is anticipated that the Department of Planning and ZONING [DELETE:Community Development] , THE PLANNING COMMISSION, and the City Council will give consideration to the recommendations of the Urban Design Advisory Committee on urban design aspects of new public and private development. It is expected that urban design guidelines will be developed by the Old Town North Community Association and the Department of Planning and ZONING [DELETE: Community Development.]~~

[No objection, except to note that the Department of Planning and Community Development is now the Department of Planning and Zoning. The last sentence should be deleted because that work has been completed.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 17 - Page I-12]

LAND USE RECOMMENDATIONS

Generalized Land Use Concept

- ◆ The overall land use concept for Old Town North (See Map 8) is to ~~expand~~ maintain the ~~existing~~ **CURRENT [DELETE:appropriate]** balance for the residential community in relation to other uses and enliven and enhance it as an urban neighborhood by offering nearby residential services, shopping, dining and office employment as well as waterfront recreation. The development of quality, neighborhood-serving retail services is particularly encouraged.

The generalized master land use plan in Old Town North emphasizes the overall mixed-use nature of the area. The central core is residential, including both high-rise and low rise development. This residential core runs from the far north end of the area to the south end, where it directly abuts RM residential development in Old Town proper. ~~Thus, † The recent RM development of the~~ southern end of the residential core ~~is planned for RM development in order~~ was intended to foster expansion of the Old Town residential community and pull the two neighborhoods together with compatible development.

The plan calls for mixed use development immediately to the west and east of the residential core. The mix of uses includes required ~~additional~~ residential use of certain blocks, required retail use on certain blocks, and other commercial **[DELETE: (including office)]** uses. The North Washington Street corridor is to be mixed-use also, including retail/service and office uses, with provision for residential use. Much of the waterfront is reserved for park and recreational use, and the central waterfront area is planned for waterfront-compatible development, including recreational uses.

[No objection, except for the recommendation to “maintain the appropriate balance for the residential community in relation to other uses” is not clear unless the text explains what the appropriate balance is.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

[Change 18 - Page I-22]

THOROUGHFARE PLAN AND TRAFFIC IMPROVEMENT RECOMMENDATIONS

- ◆ 5. Eliminate the designation of “primary collector” on the portion of Madison and Montgomery Streets east of Fairfax Street.

[The Director of T&ES recommends against approving this change. He believes that both streets should remain as thoroughfares because there are few options for bus and truck access in this area other than these two streets. He believes there is a contradiction in that they designate these two streets as the main access routes to reduce spillover traffic on other streets while at the same time reducing their functional classification.]

PLANNING COMMISSION ACTION: APPROVED

[Change 19 - Page I-22]

PLANNING COMMISSION: DELETE PARAGRAPH: ~~1. The City should study the feasibility of providing a primary collector connection between Madison and Montgomery Streets east of the Norton Project. Such a connector would encourage and allow greater access to and use of the waterfront.~~

- 2.1. At present, the middle lane of North Washington Street between Madison and Montgomery Streets is reserved as a left turn lane for traffic turning onto Powhatan Street. The feasibility should be studied of eliminating the southernmost portion of this turn lane and concurrently creating a reserved turn lane for southbound traffic turning left onto Madison and heading down towards the waterfront.

PLANNING COMMISSION: DELETE PARAGRAPH: Eliminate traffic light at the intersection of Madison and St. Asaph Streets (note that St. Asaph is no longer a collector); if it can not be removed, the light should be set to flashing during off rush hour periods. Similarly, the traffic lights at St. Asaph at Montgomery and Wythe Streets should be eliminated.

[The Director of T&ES is willing to study the desirability of these changes.]

- 3. With the increased residential development in recent years, Old Town North is becoming a mixed use community. More people are walking, while at the

same time, there is more vehicular traffic on Fairfax Street. There is a need to strengthen pedestrian circulation, and to minimize pedestrian/vehicular conflicts. The Old Town North plan should include a pedestrian circulation plan. A streetscape program is needed, especially for Fairfax Street linking the Old Town North community to Old Town and along the Montgomery and Madison one way pair.

[No objection.]

PLANNING COMMISSION ACTION: APPROVED AS AMENDED

RESOLUTION

After the Planning Commission determines which of the above changes it wishes to recommend to the Master Plan, staff will prepare a resolution for adoption by the Commission at its November 5 meeting.

Attachment: Old Town North Community Association Proposal