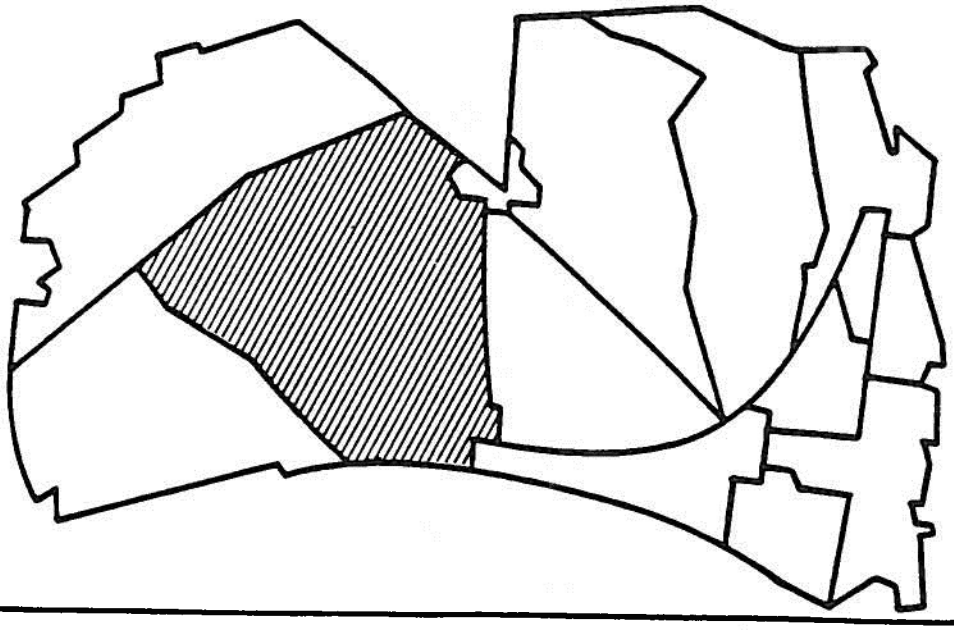
SEMINARY HILL/STRAWBERRY HILL

SMALL AREA PLAN



ADOPTED 1992 MASTER PLAN

ALEXANDRIA, VIRGINIA

Amended 6/28/1994, Ord. 3744
Amended 4/22/1995, Ord. 3789
Amended 6/15/1999, Ord. 4046
Amended 5/15/1999, Ord. 4051
Amended 11/15/2003, Ord. 4323
Amended 1/24/2004, Ord. 4325
Amended 6/16/2012, Ord. 4765

AMENDMENTS TO SEMINARY HILL/STRAWBERRY HILL SMALL AREA PLAN - as of 1/30/15

Master Plan Amendment #	Ordinance #	Passage Date	Description/Address	Small Area Plan	Land Use Change
MPA94-0002	3744	6/28/1994	3750 Duke St	SHSH	Change in land use designation from RL to RM
MPA94-0007A	3789	4/22/1995	3518-3520 Duke St	SHSH / Braddock	Change in land use designation from CL to CRMU-H
MPA94-0009A	3789	4/22/1995	4401 W Braddock Rd	SHSH	Change in land use designation from Inst to POS
MPA97-0004	4046	6/15/1999	4500 Wheeler Ave	SHSH	Change in land use designation from UT to I
MPA99-0006	4051	5/15/1999	4001 Eisenhower Ave (Animal Shelter)	SHSH	Change in land use designation for far west portion of Cameron Run Regional Park from POS to I
MPA2003-0009	4323	11/15/2003	3801 W Braddock Rd	SHSH	Change in land use designation for a portion of Minnie Howard from POS to INST
MPA2003-0004	4325	1/24/2004	3517-3551 Duke Street	SHSH	Change in land use designation from RL to RM; change in height limit from 35' to 45'
MPA2012-0003	4765	6/16/2012	Request to amend the Seminary Hill and Alexandria West SAP to create the Beauregard Small Area Plan	SHSH	Incorporate the Beauregard SAP

SEMINARY HILL/STRAWBERRY HILL

SMALL AREA PLAN

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PURPOSE OF THE PLAN

The purpose of this document is to update the Adopted 1974 Consolidated Master Plan for the Seminary Hill/ Strawberry Hill area and to adopt a 1989 Plan as part of the city's new Master Plan. Once adopted, the Small Area Plan will serve as the basis for future City Council policy initiatives and actions affecting land use, zoning, capital improvements and programs in the Seminary Hill/ Strawberry Hill area.

ORGANIZATION AND CONTENTS

The Small Area Plan is organized into two sections: Background and Issues and Plan Recommendations. The first section reviews and analyzes existing conditions and trends in the study area including physical description, demographics, land use, zoning economic development activities and trends, transportation and urban design. This section also retraces past City policies in the area, including the 1974 Master Plan, rezoning, resolutions and capital improvement programs. Based on this analysis this section identifies issues which need to be addressed in the plan for the area.

The second section lists the goals, objectives and specific recommendations on land use, zoning, transportation and urban design.

PLANNING PROCESS

The Plan has been developed in consultation with citizens, property owners and community and business groups through meetings which included review of existing conditions and trends in the Seminary Hill/Strawberry Hill area, identification of issues, review of the 1974 Master Plan and review of plan recommendations.

The final draft of this Plan will be sent to the Master Plan Task Force for review and to the Planning Commission and to City Council for review and for adoption. Once approved, the plan will be referred to the Zoning Task Force for input into the City-wide zoning code revision effort. Based on the approved plan and revised zoning code, the City will proceed with implementing appropriate rezonings in the area.

BACKGROUND

DESCRIPTION OF THE AREA

The Seminary Hill/Strawberry Hill area is bound by North Quaker Lane, South Quaker Lane and Bluestone Road on the east, King Street on the north, the Shirley Highway on the northwest, Holmes Run Channel on the west and the City boundary at the Capital Beltway on the south (Map 1).

Most of the Seminary Hill/Strawberry Hill area is located on a hill which descends north to south toward the Cameron Run Valley. The main natural feature is Holmes Run which flows southeasterly from the City's northern boundary toward the study area's southern boundary where it joins Cameron Run Channel.

The Seminary Hill/Strawberry Hill area consists of several diverse neighborhoods with a mix of housing ranging from low density, large single family homes to medium density two family duplexes, townhomes, and garden apartments to high density high - rise apartment buildings.

The Bradlee neighborhood is generally located between King Street, Van Dorn Street (which parallels I-395) and Janney's Lane. The area consists of the Fairlington Town Home condominiums which abut the Bradlee Shopping Center to the west, the Braddock Lee apartments and single family detached homes along North Early Street. Fort Ward Towers, a high rise building which stands somewhat isolated from the rest of the neighborhood, is located between N. Van Dorn Street and I-395.

The major institutional uses in the neighborhood are the Minnie Howard School Administrative Center, St. Stephen's School Lower Division and Fort Ward Park; all located along Braddock Road.

The Seminary Hill neighborhood includes the mostly single family residential areas along N. Quaker Lane, Ft. Williams Parkway, Seminary Road and Howard Street.

A dominant feature of this neighborhood is the Virginia Theological Seminary, founded in 1823, and the Episcopal High School, a private, residential boys preparatory school. Situated atop Seminary Hill, the Seminary and School encompass some 144 acres of mostly forested grounds and playing fields between N. Quaker Lane, Braddock Road and Seminary Road.

The other major institutional use in the neighborhood is the Alexandria Hospital located on 33 acres between Seminary Road and N. Howard Street. The Hospital has 414 beds and has recently expanded to include a Surgical Center and a Patient Services Center.

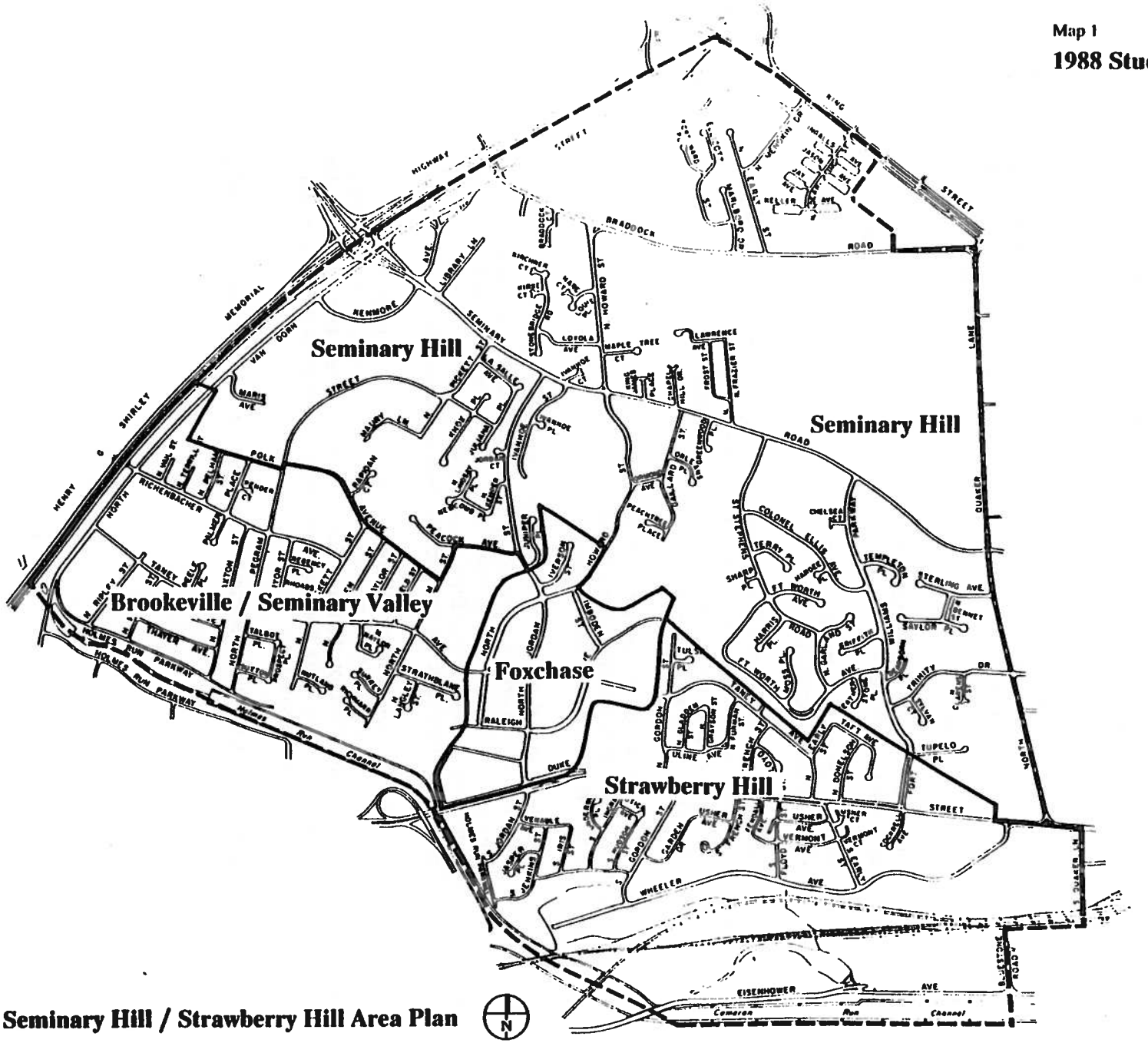
The Strawberry Hill neighborhood includes the residential areas along Duke Street between South Jordan Street and Wheeler Avenue. This area is characterized by a concentration of duplex homes and recently constructed townhouses on the south side of Duke Street and by a mix of garden apartments and single family detached homes on the north side of Duke Street. Strawberry Hill abuts the Wheeler Avenue industrial area, the RF&P Railroad tracks and the Cameron Run Valley to the south.

The Holmes Run/Brookville/Foxchase neighborhoods encompass the areas north of Duke Street between N. Gordon Street, Holmes Run, I-395 and N. Jordan and Peacock Avenue plus 4600 Duke Street, a high rise residential building located on the south side of Duke Street next to Holmes Run. Although these areas contain a range of housing types, the dominant forms of residential uses are garden apartments, townhouses and mid to high rise structures.

Within these neighborhoods are two community shopping centers, The Shops at Foxchase and the Seminary Shopping Plaza.

Map 1

1988 Study Area



DEMOGRAPHICS

Population

The population of the Seminary Hill/Strawberry Hill study area has decreased from 24,177 in 1970 to approximately 20,753 in 1985, or a decline of roughly 14%. It is expected to stabilize at its current level.

The reduction in population from 1970 to 1985 is primarily attributable to an ongoing national trend toward a contraction in average household size. This trend is noticeable in other parts of Alexandria. From 1970 to 1980, average household size in the Seminary Hill/Strawberry Hill area went from 2.74 persons per household to 2.37; this decreased further to 2.25 by 1985. Decreased household size may also be attributable to the renovation of the 2,100 units contained in the Shirley Duke-Regina apartments (Foxchase).

With no large tracts of land available for residential development, it is anticipated that the population in the study area will remain stable.

Employment

An estimated 7,761 people worked within the Seminary Hill/Strawberry Hill area in 1985. This reflects a 50 percent increase in employment since 1976, when there were 5,170 jobs in the area (Table 1).

The most significant growth, 181%, was experienced by the industrial category, with an increase from 654 to 1,840 jobs between 1976-1985. This is primarily due to the industrial development along Wheeler Avenue.

Table 1

EMPLOYMENT
Seminary Hill/Strawberry Hill Area

	1976	1980	1985	% Change
Industrial	654	720	1,840	-181.3
Wholesale/Retail	835	868	1,281	+53.4
F.I.R.E.	419	171	403	-3.8
Services	2,300	2,609	2,772	+17.0
Federal/State/Local	519	768	736	+41.8
Self Employed	443	735	729	+64.6
Total	5,170	6,113	7,761	+50.1

SOURCE: COG Regional Employment Census 1976, 1980, 1985.

Summary -- Demographics

- The Seminary Hill/Strawberry Hill area has experienced a slight decline in population over the last ten years due to a national trend toward declining household size and the renovation of the Shirley Duke-Regina Apartments.
- Over the last ten years, industrial employment has increased substantially in the Seminary Hill/Strawberry Hill area as a result of the development along Wheeler Avenue.

- With no large vacant tracts in the study area, population rates are expected to remain fairly stable in the area.

EXISTING LAND USE

The Seminary Hill/Strawberry Hill study area (excluding street and alley right-of-ways) includes approximately 1,370 acres of land. While there is a mix of residential, commercial, industrial, institutional, open space and recreational uses, the predominant land use is residential (Table 2). Generally, the non-residential uses are concentrated along Wheeler Avenue, Duke Street and Kenmore Avenue, and between Seminary and Braddock Road and Quaker Lane. Institutional uses, which constitute about 25% of the total land area, are the second most prevalent category (Map 2).

Table 2

EXISTING LAND USE
Seminary Hill/Strawberry Hill Area

Land Use	Acres	%of Total
Residential	736.4	53.8
Commercial	76.6	5.6
Industrial	48.0	3.6
Institutional	349.5	25.4
Open Space/Recreational	108.5	7.9
Vacant	32.4	2.4
Common Areas	18.5	1.4
Total	1369.9	100.0

Residential Land Use

About 53.8% of the total land area (736.4 acres) in the Seminary Hill/Strawberry Hill area is developed in residential uses. These uses vary in density and housing type. The estimated total number of housing units in the area in 1985 was 9,425. Of these, 33% were single family, detached homes and 67% were multi-family dwellings.

Single family detached housing is located in the eastern portion of the study area in the Sterling, Fort Williams Park and Vauxcleuse subdivisions between Seminary Road, Quaker Lane, Duke Street, North Jordan and North Howard Streets, as well as in the western portion of the study area along Richenbacher Avenue, North Pegram Street, Taney Avenue and along the streets and cul-de-sacs leading off of these major streets. Other pockets of single family detached homes are scattered throughout the study area.

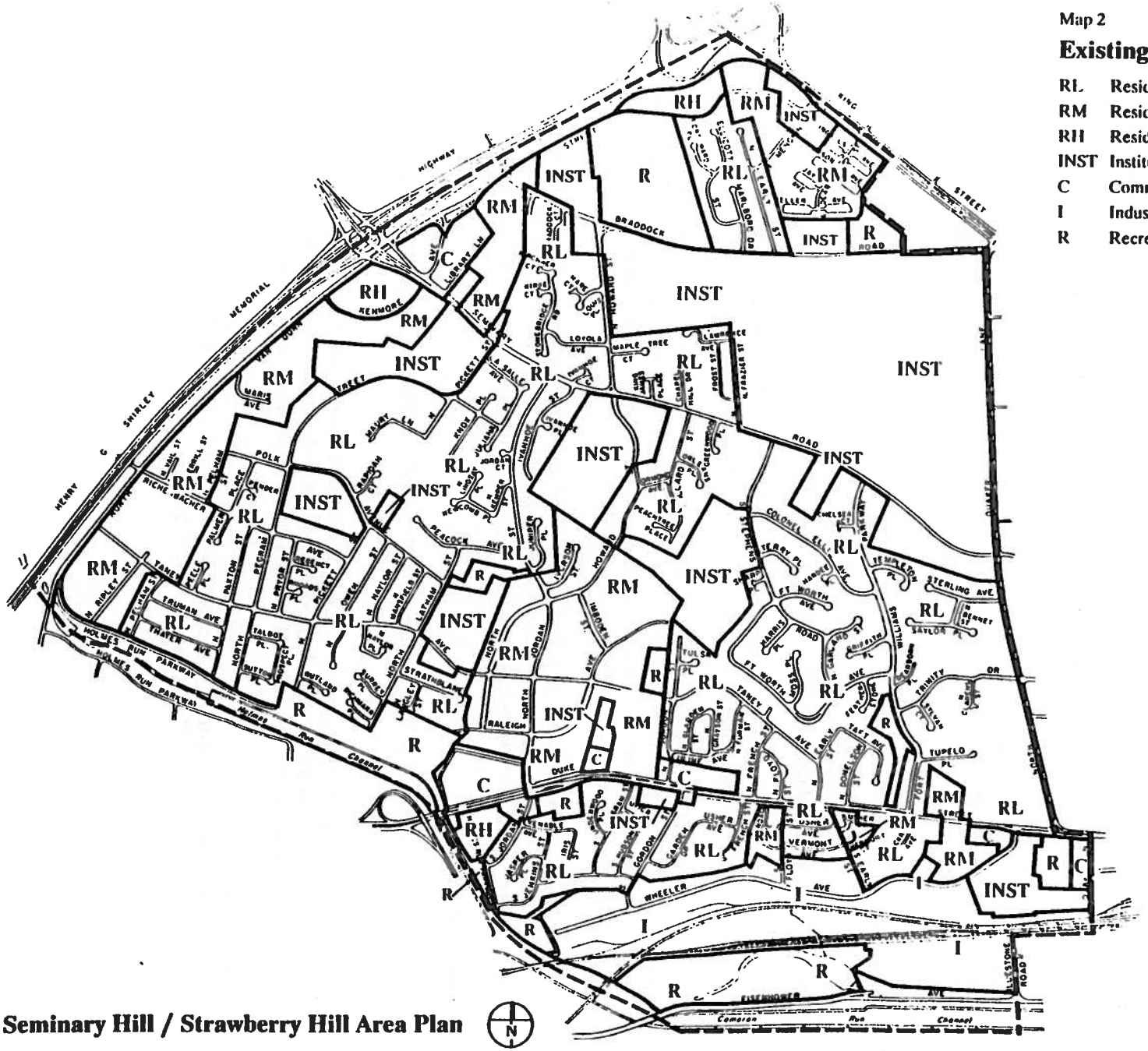
Low density, semi-detached single family housing, primarily duplex units, is located in the Strawberry Hill area, south of Duke Street between South Early and South Jordan Street.

Medium density garden apartments and townhouses are located throughout the study area. In the northern portion are the Jamestown Village, Fairlington Towne (Bradlee), Braddock-Lee, Seminary Forest and Seminary Hills garden apartments. In the western edge of the study area are the Brookville and Van Dorn garden apartments, while in the center are the Foxchase apartments, along North Jordan Street. Further east on Duke Street are the Normandy Hill apartments, at Normandy Drive. There is also a mid-rise apartment development, Hunters Run, near Duke and North Gordon Streets.

Map 2

Existing Land Use (1992)

- RL Residential Low
- RM Residential Medium
- RH Residential High
- INST Institutional
- C Commercial
- I Industrial
- R Recreation And Open Space



Seminary Hill / Strawberry Hill Area Plan

High density residential development is primarily concentrated along the I-395/Shirley Highway corridor, on the western edge of the study area, where the Fort Ward Towers, Seminary Towers East and Seminary Towers West apartments are located. In the center of the study area are the Battery Hill/Plaza apartments and the 4600 Duke Street apartments.

Commercial Land Use

Commercial uses account for about 5.6% (76.6 acres) of the total land use in the study area. The commercial uses are concentrated on Duke Street and North Van Dorn Street. Commercial uses include high rise and medium density office, a hotel and neighborhood oriented retail and service firms.

At the eastern edge of the study area, at Duke Street and South Quaker Lane, there is a pocket of commercial activity which includes a fast food restaurant and the government offices at the recently renovated and converted former Stonewall Jackson elementary school building. At the next intersection, where Wheeler Avenue branches off of Duke Street, there is another pocket of mixed retail services.

Continuing west on Duke Street, the next focus of commercial activity is a strip between North French and North Gordon Streets. Included in this area are several retail establishments, two restaurants, a gas station, the Northern Virginia Law School and the defunct Holly Farms outlet at the former Safeway Store site. Across the street, on the corner of South Gordon Street, there is a C&P Telephone Company office and an insurance firm.

At the intersection of North Jordan and Duke Streets is the Shops of Foxchase Shopping Center, the major commercial development on Duke Street. The Center has 132,251 net square feet of retail space and contains about 40 establishments. A supermarket, drugstore, restaurants, a movie theatre, a bank branch and a variety of retail stores are typical of these firms.

A pocket of commercial activity exists across the street from Foxchase and includes a restaurant, a convenience store and a couple of service firms. There are also several gas stations in this area.

The other significant focus of commercial retail activity in the study area is the Seminary Plaza Shopping Center, located on Kenmore Avenue between North Van Dorn Street and Seminary Road. The Center contains 85,000 square feet and includes a supermarket, drugstore, a gas station, a bank branch, several convenience stores, restaurants and a bowling alley.

Adjacent to the shopping center is a Ramada Inn hotel and the Seminary Plaza office building. The office building is 12 stories, contains 113,462 net square feet of space, and houses medical and other professional offices. This building is the only significant office building in the study area.

Industrial Land Use

Industrial uses cover about 3.6% (48 acres) of the total land area and are concentrated along Wheeler Avenue.

Wheeler Avenue is a 1.1 mile, two lane roadway which intersects with Duke Street on the east and dead ends near Holmes Run on the west. Aligned on both sides of Wheeler Avenue is an assortment of one and two story split level buildings which house service, light industrial and some office uses.

Wheeler Avenue represents one of the relatively few remaining concentrations of light industrial activity in the City. There are approximately 73 businesses located on Wheeler Avenue with an estimated 1,799 employees occupying some 700,813 square feet of space.

Overall, the Wheeler Avenue industrial area has been a compatible neighbor with the Strawberry Hill residential areas to the north. Truck traffic using residential streets has been a concern; however far less so since the prohibition of truck traffic on South Gordon, Floyd and Early Street enacted in 1981.

Institutional Land Uses

The Seminary Hill/Strawberry Hill area uniquely includes several large institutional uses. Schools, hospitals and other institutional uses cover 25.5% (349.5 acres) of the study area.

The largest institutional uses are the Virginia Theological Seminary and the Episcopal High School. Other institutional uses include the Alexandria Hospital, at Seminary Road and North Howard Street, St. Stephen's School, Patrick Henry Elementary School, John C. Polk Elementary School , Francis C. Hammond Middle School, the Minnie Howard School Administration Building, Fire Station No. 6, a branch of the Alexandria Public Library and a corner of the City vehicle maintenance shops.

Other Land Use

The Seminary Hill/Strawberry Hill area has several parks and recreational facilities. In the northern portion is Fort Ward Park and the Minnie Howard Field. Along the southwest boundary is Holmes Run Park, while at the southern end of the study area is the Cameron Run Regional Park, Cameron Valley Park and Lake Cook. Other parks include Fort Williams, Taney Avenue, Ewald, Luckett Field, Moore-Hill, Tarleton and Brookvalley. Moreover, all of the schools have playing fields and open space. In total, open space and parks cover about 7.9% (108.5 acres) of the study area.

Vacant Parcels

Only 2.4% (32.4 acres) of the study area is vacant. Most of the vacant residential land consists of sites less than one acre, suitable for in-fill housing. Most of the commercial/industrial land is covered by filed site plans with proposed development projects.

The 20.4 acre Radnor property, located along Eisenhower Avenue, has an approved site plan for 277,000 square feet of office space. The owner plans to construct eventually 900,000 square feet of commercial space on the site. The owners of the 1.94 acre Cockrell property, located on the south side of Duke Street near the Duke Street/ Wheeler Avenue intersection has filed plans for a 195,000 square foot medical office building . This site represents the only vacant commercial land in the study area.

Summary -- Land Use

- The Seminary Hill/Strawberry Hill area is mostly built up; there are no large parcels of vacant land without development plans in the study area.
- The predominant land use category in the Seminary Hill/Strawberry Hill area is residential. While the full range of housing types and densities exists in the area, multi-family dwelling units constitute the largest percentage of housing units.
- Institutional uses, primarily private and public schools and a hospital, account for a significant proportion of the land in the study area and lend it a unique character.
- There are two neighborhood shopping centers in the area located at Duke Street and North Van Dorn Street/Kenmore Avenue.
- Industrial uses are focused along Wheeler Avenue and represent one of the few remaining concentrations of light industry in the City.

ZONING

More than three-fourths (87.8%) of the Seminary Hill/Strawberry Hill area is zoned for residential uses. Of the remainder, 6.4% is zoned commercial and 5.8% is zoned industrial. Included in the residentially zoned land are non-residential land uses such as institutional, parks or open space (see Table 3).

Residential Zoning

The Residential zoning in the area varies widely, containing every residential category except RM and RD, but the predominant categories are R-20, R-8 and R-12 (Map 3), which are all for single family housing.

Table 3

EXISTING ZONING
Seminary Hill/Strawberry Hill Area

	Acres	% of Total
Commercial	87.8	6.4
Industrial	79.3	5.8
Residential	1,203.1	87.8
Total	1,369.9	100.0

The R-20 category, which allows a maximum of 2.18 dwelling units per acre, is found primarily in the northeast portion of the study area between Braddock Road, North Howard Street, North Quaker Lane and south of Seminary Road. In addition, on the west side of the study area, R-20 zoning is found along North Pegram Street between Seminary Road and Polk Avenue. At the southwest corner of the study area two patches of R-20 zoning are also located: one along North Paxton and North Pegram Streets to Taney Avenue, the other immediately west of Foxchase Shopping Center. Thirty-three percent of the study area is zoned R-20.

The R-8 category, which allows a maximum of 5.45 dwelling units per acre, is found in the center of the study area running north-south from North Van Dorn Street to Holmes Run Channel. In addition, R- 8 zoning is found along Taney Avenue east of North Gordon Street, to the east of Fort Williams Parkway; along St. Stephen's Road, and the streets leading off of it, and in two small patches: one along Duke Street near its intersection with Wheeler Avenue, the other south of Duke Street along Cockrell Avenue. Approximately 23.2 percent of the study area is zoned R-8.

The R-12 category, which allows a maximum of 3.63 dwelling units per acre, is primarily concentrated in the center of the study area, near Alexandria Hospital and St. Stephen's School, and in other patches in the northern and southwestern portions of the study area. About 11 percent of the study area is zoned R-12.

The other residential zones, R-5, R-2-5, RA, RB and RC, allow both single and multi-family dwellings. Of these, RA is the most prevalent residential zone and allows densities of up to 27.23 dwellings per acre. Land zoned RA are located along North Van Dorn Street in the northern and western parts of the study area and along North Howard and North Jordan Streets and Raleigh Avenue in the center of the study area.

Map 3

Existing Zoning (1992)

R-5	Residential Single Family
R-8	Residential Single Family
R-2-5	Residential Single Family
R-12	Residential Single Family
R-20	Residential Single Family
RT	Residential Single Family
RA	Residential Multi-Family
RB	Residential Multi-Family
RC	Residential Multi-Family
C-2	Commercial
CO	Commercial
I-1	Industrial
I-2	Industrial

Seminary Hill / Strawberry Hill Area Plan

There are two neighborhoods within the study area which were developed under special zoning controls. As shown in Map 4 the Bradlee and the Brookville neighborhoods are part of Community Unit Plans and are governed by special use conditions affecting the design, density and mix of uses permitted in these areas.

Commercial Zoning

There are two categories of commercial zoning within the study area: C-2 and CO, with the former more prevalent.

The C-2 zone allows office, retail, service and residential uses at a density of 3.0 F.A.R. and at heights of up to 150 feet. C-2 zoning is located along the south side of Duke Street, between South Quaker Lane and Cockrell Avenue, and between South Jordan Street and Holmes Run Channel. Along the north side of Duke Street it extends from west of North French Street to the Hunters Run apartments and from North Jordan Street to Holmes Run Channel.

In addition, C-2 zoning is concentrated along Kenmore Avenue near the Seminary Road interchange of the Shirley Highway and in the northern corner of the study area near the King Street interchange of the Shirley Highway. C-2 zoning represents approximately 7.1% of the land in the study area.

As shown in Table 4 and Map 5, the C-2 zone is the underlying zone for a multitude of divergent uses ranging from parks to residential, commercial and industrial uses. Although primarily a commercial zone allowing high density office development, only one-third of the C-2 zoned land is used for commercial uses; virtually little of this land is used for office development.

Table 4

C-2 COMMERCIAL ZONED LAND BY USE, FEBRUARY 1989
Seminary Hill/Strawberry Hill Area

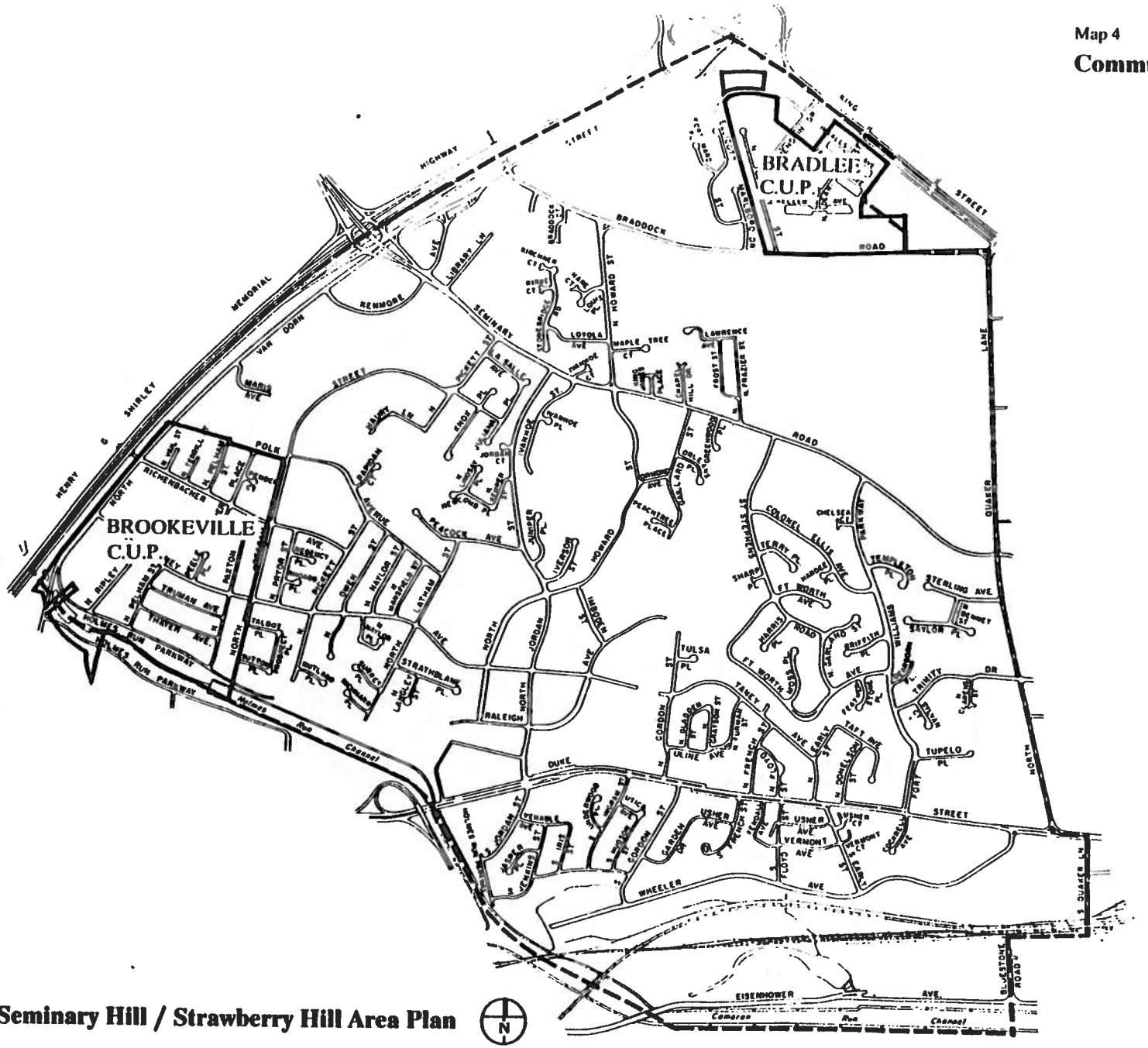
Land Use	Land Area		Percent of	Percent of
	Square Feet	Acres	C-2 Property	Total Area[1]
Residential Medium	1,179,224	27.1	27.8	1.98
Residential High	983,133	22.6	23.2	1.65
Commercial	1,357,634	31.2	32.0	2.28
Commercial (Vacant Structures)	120,945	2.8	2.8	0.20
Industrial	45,039	1.0	1.1	0.07
Institutional	278,693	6.4	6.5	0.47
Recreational	225,537	5.2	5.3	0.38
Vacant (Vacant Lot)	55,304	1.2	1.3	0.09
Total	4,245,509	97.5	100.0	7.12

[1] The Seminary/Strawberry Hill Area is 59,672,844 square feet or 1369.9 acres exclusive of street rights-of-way.

The other commercial category in the study area, the CO zone, also allows all office, retail and service uses, as well as residential uses, but at a density of 2.0 F.A.R. for commercial uses and 0.75 F.A.R. for residential uses and at heights of up to 150 feet. Moreover, for planned developments which are only residential, a maximum of 27.23 dwelling units per acre may be built, while for mixed use planned developments there may bew as many as 130 dwelling units per acre and "unlimited" heights.

Map 4

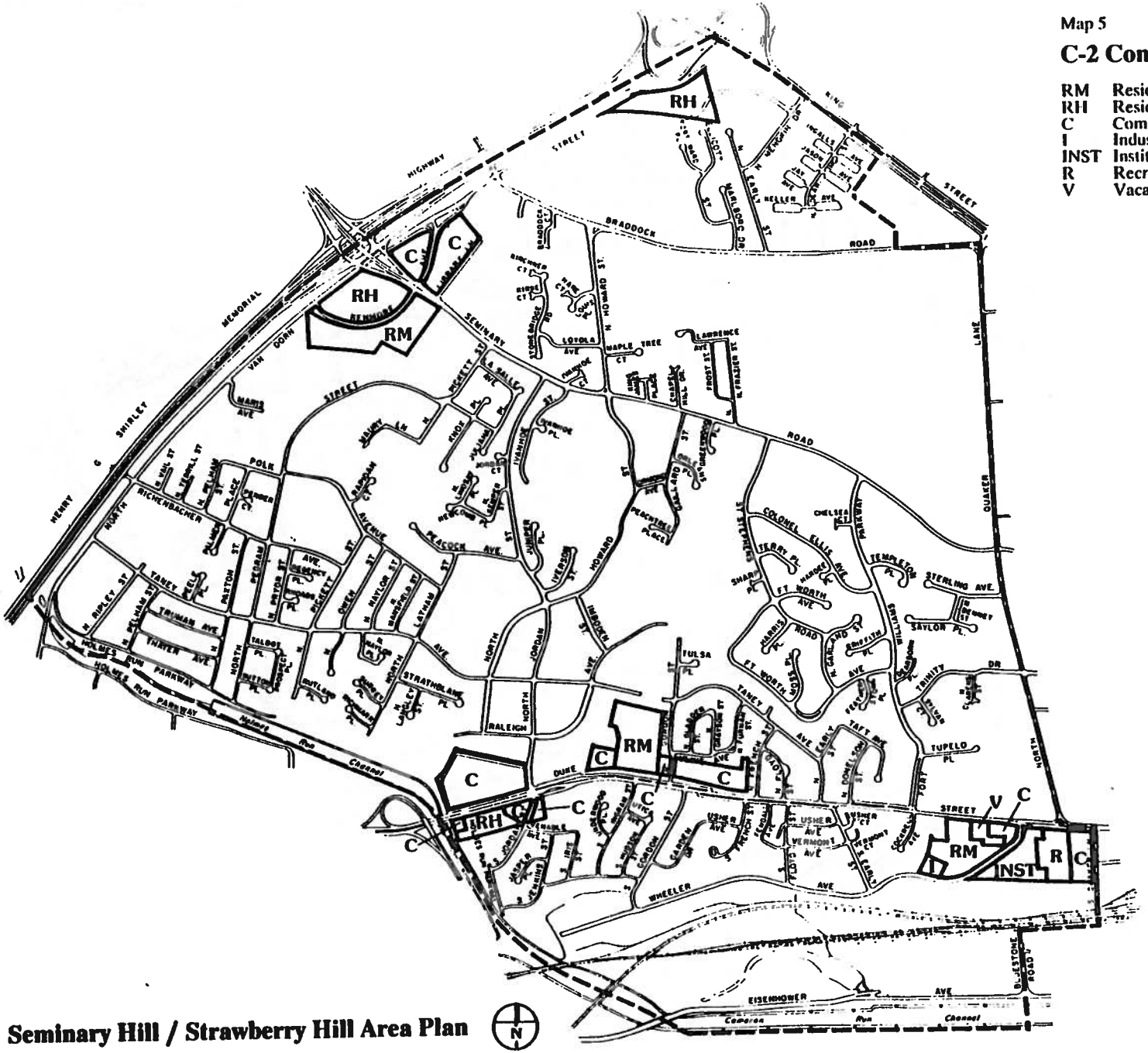
Community Unit Plan Areas (1992)



Map 5

C-2 Commercial Zoned Land By Use (1992)

RM	Residential Medium
RH	Residential High
C	Commercial
I	Industrial
INST	Institutional
R	Recreation Or Open Space
V	Vacant



Seminary Hill / Strawberry Hill Area Plan

This zone was designed for sites of two acres or more to encourage large scale office, commercial and residential complexes under a unified and approved development plan. The area between Bluestone Road and Lake Cook, to the south of the Norfolk Southern railroad tracks, is zoned CO. In addition, there is CO zoning at the southeast corner of South Gordon and Duke Streets. CO zoning constitutes about 2.3% of the land in the study area.

Industrial Zoning

The industrial zoning in the study area is split between the I-1 and I-2 categories. The I-1 category extends east to west between South Quaker Lane and Holmes Run Channel and north between the R.F.& P. railroad tracks and north of Wheeler Avenue.

The I-1 zone allows non-noxious industrial activities, including light manufacturing, storage, warehousing and distribution, and most commercial uses including office, retail and service uses. In addition, under a Planned Unit Development provision, residential uses are also allowed. Densities and heights permitted are a 2.5 F.A.R. and 77 feet by right or up to 5.0 F.A.R. and heights of up to 200 feet (not to exceed 150 feet average) with a P.U.D.. Approximately 3.1% of the study area is zoned I-1.

The I-2 zone allows certain heavy industrial uses and all I-1 industrial planned unit development zone uses. It has a lower density at 3.0 F.A.R. and 77 feet by right or up to 200 feet with a Planned Unit Development special use permit. The I-2 zone extends south of the R.F.& P. railroad tracks to the City boundary and runs east to west between Bluestone Road and Holmes Run/Cameron Run Channel. The I-2 zone contains about 2.7% of the land in the study area.

Theoretical Development Potential

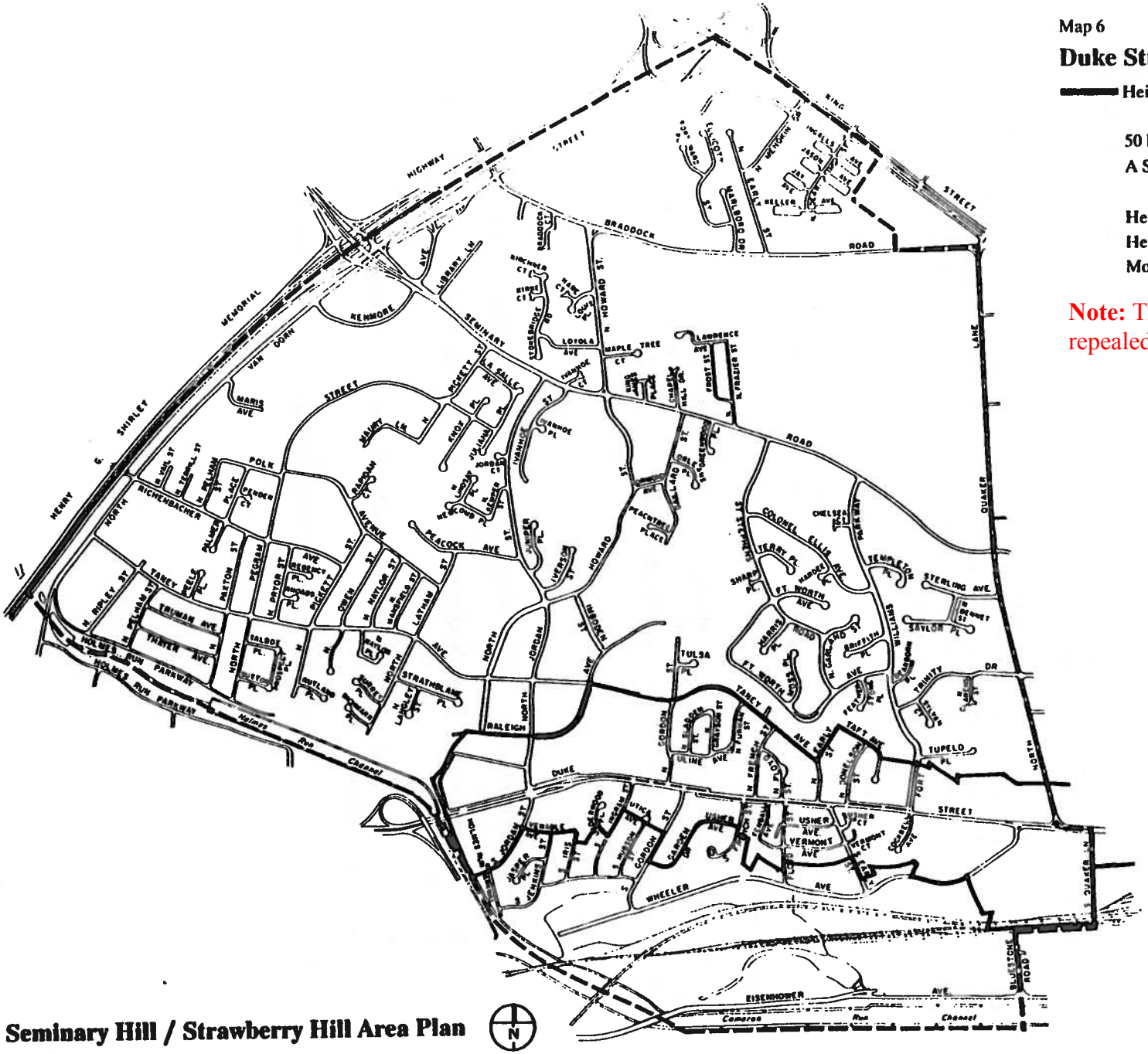
Based on the commercial and industrial zoning in the Seminary Hill / Strawberry Hill area there is a theoretical potential to develop approximately 18 - 21 million square feet of office space on 167 acres of land.

Duke Street Height District **Note: The Duke Street Height District was repealed in 1992.**

Not all of the C-2 zoned land can be developed at the 150 foot height limit allowed by the zone. Map 6 shows the boundaries of the Duke Street Height District which was enacted by City Council in 1986. Within the height district, buildings are allowed up to 50 feet by right and up to 77 feet with a Special Use Permit.

Summary – Zoning

- Zoning within the Seminary Hill/Strawberry Hill study area is predominantly residential.
- All of the commercially zoned land is zoned C-2 or CO, which allows for very high density, high scale development.
- The C-2 zone is used extensively for non-residential uses, such as residential, institutional and open space purposes.
- Existing commercial and industrial zoning would allow up to 21 million square feet of development.



Seminary Hill / Strawberry Hill Area Plan

Map 6

Duke Street Height District (1992)

Height District Line

50 Feet/ 77 Feet Allowed With A Special Use Permit

Height Is Limited By Zone Or By Height District, Whichever Is More Restrictive

Note: The Duke Street Height District was repealed in 1992.

ECONOMIC ACTIVITY AND DEVELOPMENT TRENDS

Over the past ten to fifteen years, the Seminary Hill/Strawberry Hill area has experienced a considerable amount of development. It has been a mixture of public and private sector investment, with residential development the largest category followed by parks/institutional.

Residential development has been split between low density, single family homes and medium density garden apartments. Single family housing was the predominant form of new construction, while renovation was the predominant form of multi- family development. The Foxchase Apartments was the largest renovation project (Map 7).

The largest institutional development activity was the renovation of Francis Hammond School, while the largest recreation improvement was the development of Cameron Valley Park and Lake Cook.

Commercial development activity has been more heavily focused on renovation than new construction and includes the remodeling of the Shops at Foxchase, the conversion of the Stonewall Jackson Elementary School to office space, the renovation of the McDonald's on Duke Street and the conversion of a former supermarket to the Pier 1 retail complex.

Industrial activity consisted of in-fill development along Wheeler Avenue when its east and west sections where linked in the early 1980s. A variety of industrial and service firms such as Capital Lighting, Spicer Upholstery, Coffee Butler and Regina Wrecking were among the companies which located there.

Potential Development and Redevelopment Sites

The Seminary Hill/Strawberry Hill area is largely built up, and the majority of developable sites are small, in-fill lots. The most significant sites subject to development are the Cockrell/FADCO site, on Duke Street, the Holly Farms/Safeway site, near North Gordon and Duke Streets, and the Northern Virginia Law School site, also near North Gordon and Duke Streets (Map 8).

Cockrell/FADCO Site

Consisting of a total of 1.94 acres, or 84,382 square feet, the Cockrell/First American Development and Construction (FADCO) property is one of the most significant developable properties in the study area. It is composed of three parcels, one of which is vacant, the other two of which contain the Cockrell hardware store and a vacant auto parts store. The property is currently zoned C-2, which permits intense commercial use at a 3.0 F.A.R..

The 1983 Duke Street Study called for the southwest corner of Wheeler Avenue and Duke Street to be medium density mixed use development, which would serve as a transition between existing commercial and residential uses.

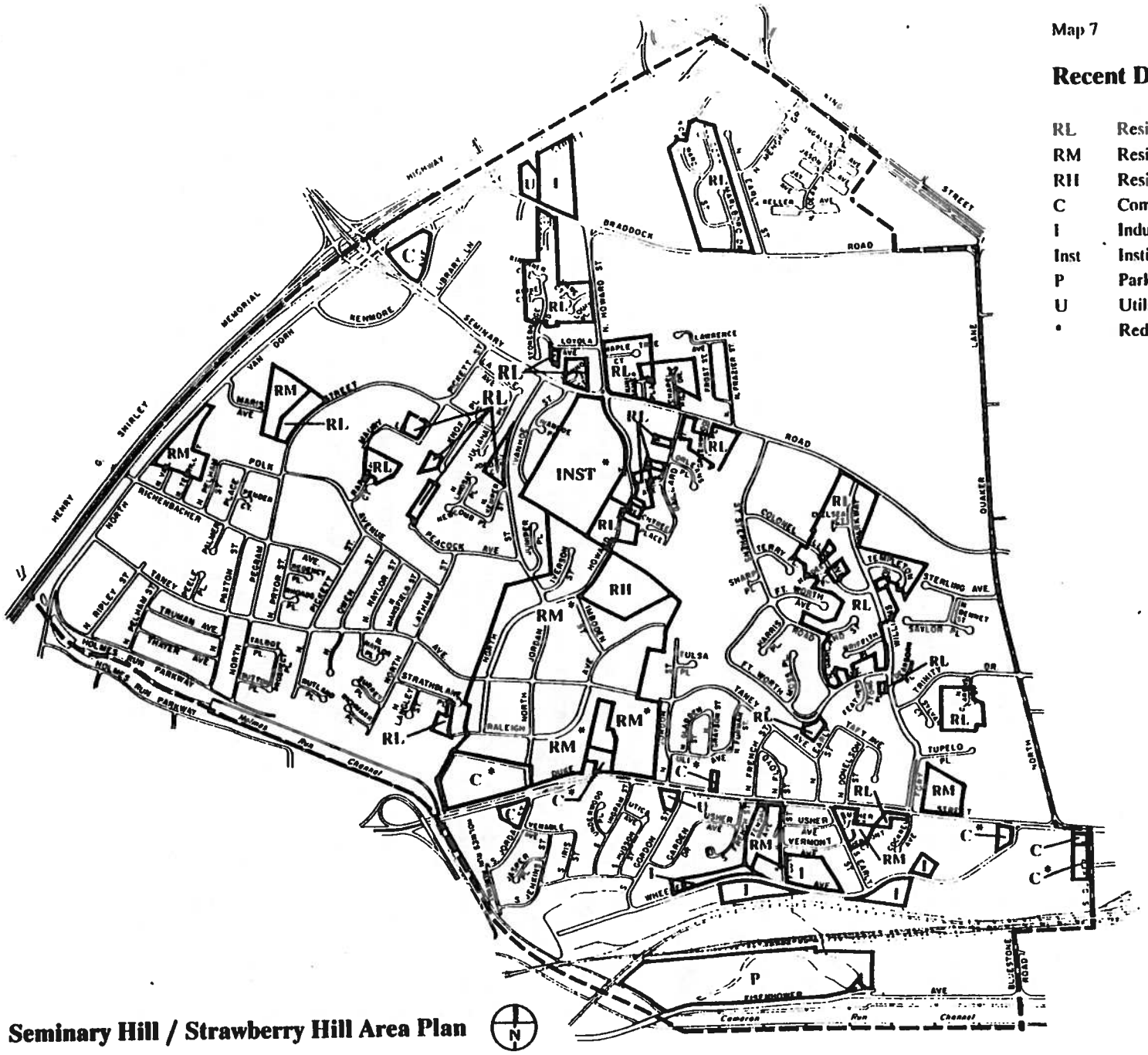
On November 25, 1986, City Council adopted a height ordinance (No. 3166) covering Duke Street from Longview Drive to Holmes Run. The ordinance set the maximum height of up to 77 feet with a special use permit. The purpose of this ordinance was to keep buildings in scale with the adjacent existing residential areas on the north side of Duke Street.

The First American Development and Construction Company (FADCO) filed a site plan on October 24, 1986, for the Cockrell property on Duke Street between Wheeler Avenue and Cockrell Avenue for a 150 foot tall medical office building which was denied by the Planning Commission on December 2, 1986, and the City Council on January 24, 1987, as being contrary to the height ordinance. A new site plan was filed on January 23, 1989, for the property for a 195,000 gross square foot, 70 foot high medical office building with associated support and retail services.

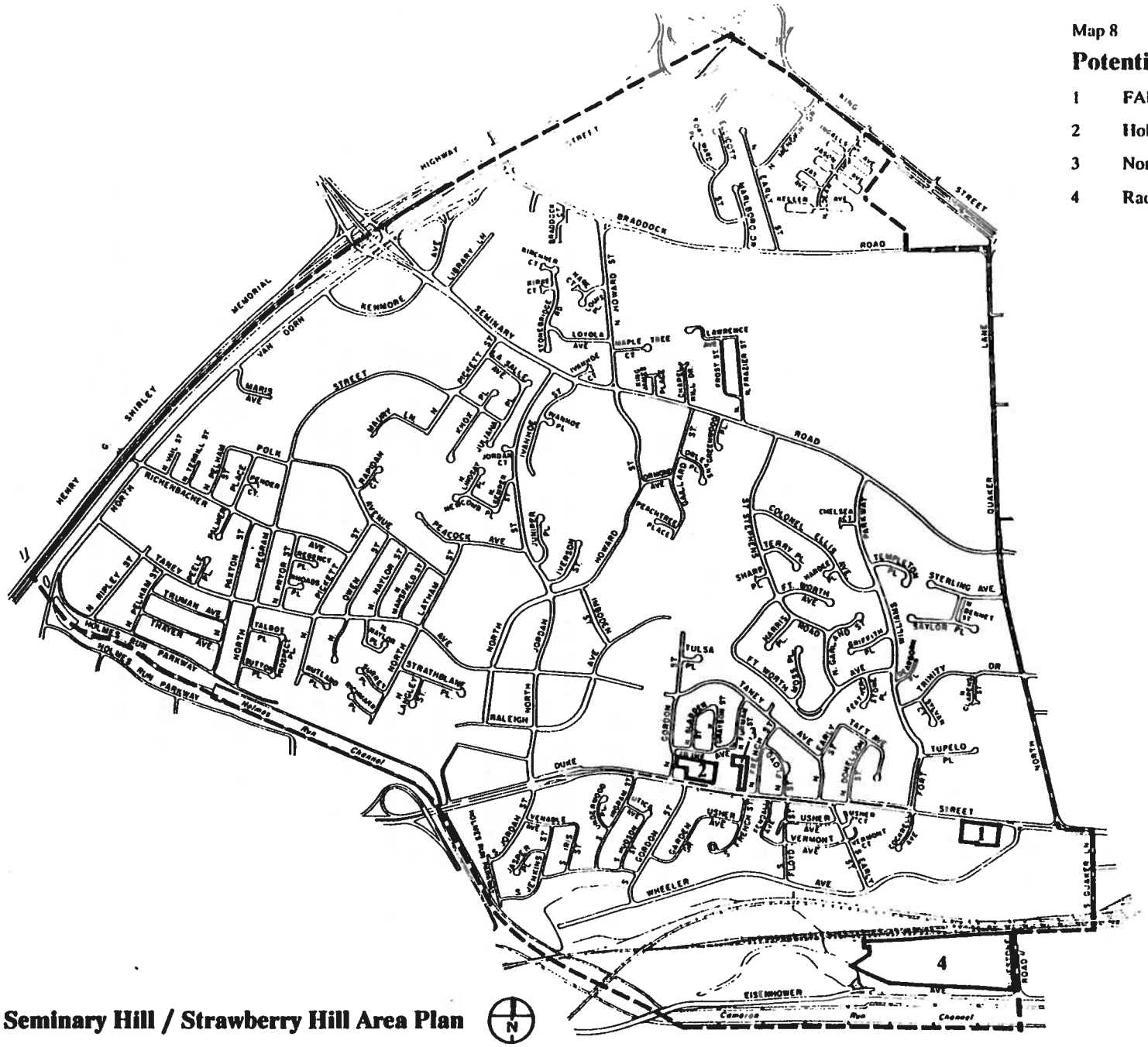
Map 7

Recent Development Activity (1992)

RL	Residential Low
RM	Residential Medium
RH	Residential High
C	Commercial
I	Industrial
Inst	Institutional
P	Parks, Recreation and Open Space
U	Utility or Transportation
*	Redevelopment or Renovation



Seminary Hill / Strawberry Hill Area Plan



Map 8

Potential Development Sites (1992)

1 FADCO

2 Holly Farms

3 Northern Va. Law Center

4 Radnor

Seminary Hill / Strawberry Hill Area Plan

The property, located on Duke Street between Wheeler and Cockrell Avenues, is adjacent to a McDonald's fast food restaurant and the 156 unit Normandy Hill garden apartments. Across Duke Street there are some single family homes and low density townhouses. Thus, the property is adjacent to low scale, low to medium density residential land uses and sparse, low scale commercial development.

Site access would be from Duke Street and Wheeler Avenue. Duke Street is a major east/west arterial street which was recently widened to improve the connection between east and west Alexandria. Access to the medical building from Duke Street would necessitate a right turn lane for eastbound traffic into the building and a traffic light to allow left turning movements. In effect, to accommodate the proposed building, the capacity of Duke Street would have to be reduced, thus impairing through traffic.

Wheeler Avenue access also creates problems. The 50 foot access driveway to Wheeler is adjacent to residences; because of the curvature of Wheeler Avenue and its heavy use by trucks the driveway can be a dangerous exiting point for traffic leaving the proposed medical center.

Traffic constraints and the proximity of residential uses suggest that this site may be best suited to low scale, lower density commercial development and/or medium density residential development.

Holly Farms/Safeway Site

The Holly Farms/Safeway site, consisting of 2.1 acres, or 91,867 square feet, is another significant development site in the study area. This parcel is also currently zoned C-2, which permits intense commercial use, at an F.A.R. of 3.0.

The property is located on the Duke Street access road and North Gordon Street. To the rear of the site are single family detached homes. To either side of the Holly Farms/Safeway site is low density, low scale commercial development; a gas station and two restaurants.

Access to the property is via the Duke Street service road. The lack of direct access to Duke Street limits the attractiveness and the development potential of this property. These factors suggest that low scale retail or service uses may be the most feasible option for reuse or redevelopment of this site.

Northern Virginia Law School Site

This property is located on Duke Street between North Gordon and North French Streets. Immediately behind the site are single family detached houses; to the west a gas station. The law school building houses the school on the second floor and several small retail establishments on the first floor. Access to the site is directly from Duke Street.

The site consists of two parcels; the commercially improved property consisting of 25,089 square feet, zoned C-2 and fronting Duke Street and a vacant 21,720 square foot parcel zoned R-8 and R-5 located on the hill behind the commercial building and abutting existing residential homes.

The owner of the property has applied for a commercial rezoning with proffers of the residentially zoned vacant parcel to construct an extension of the law school, most likely a library. The concern of residents is the impact of the commercial development on abutting homes.

The proximity of the rear portion of the site to single family homes requires that any proposed commercial development be kept low in height and intensity and be well buffered from the abutting residential uses.

Summary – Economic Activity

- Commercial and residential development activity has been split between new construction and renovation, with the renovation at Foxchase the most notable case of neighborhood upgrading.

- o Industrial development activity has focused on Wheeler Avenue, with in-fill development the prime type of activity.

- o The area has a diverse mix of active and viable light industrial and commercial uses.

- o There are potential development sites in the area; none of which are large and all of which are constrained by lack of good access, proximity to low and medium density residential areas and lack of proximity to major activity centers.

TRANSPORTATION

Street System

The street system in the Seminary Hill/Strawberry Hill area is a mixture of quiet, curving residential streets; heavily trafficked streets serving the area's commercial and industrial locations; and heavily traveled expressways serving through commuters.

The area is bounded on the west by the eight lane I-395 (Shirley Highway), with interchanges at King Street and Seminary Road, by King Street on the north, by Quaker Lane on the east and by the Capital Beltway on the south. Other heavily traversed streets inside the study area include Braddock Road, North Van Dorn Street, North Jordan Street and North Howard Street. Curvilinear residential streets with cul-de-sacs are spread throughout the study area.

1974 Major Thoroughfare Plan

Map 9 shows the 1974 Major Thoroughfare Plan for the Seminary/Strawberry Hill area. This plan classified streets into five categories: expressways, arterials, primary collectors, residential collectors and local streets.

The 1974 plan designated I-395 (Shirley Highway) and the Capital Beltway as expressways. King Street, Quaker Lane, Seminary Road and Duke Street were all identified as arterial streets. Eisenhower Avenue, which in 1974, was not completed through the Cameron Run Valley was designated as a potential arterial. Five streets were designated as primary collectors: Braddock Road, North Howard (between Braddock and Seminary Roads), North Jordan (between Duke Street and the North Howard/North Jordan intersection), North Van Dorn Street and Wheeler Avenue. Taney Avenue, North Pegram Street, Fort Williams Parkway, South Gordon Street, and the branches of North Jordan and North Howard Streets are designated as residential collectors. The rest of the area's streets are designated local streets.

In addition, the 1974 plan called for the extension of Wheeler Avenue to Duke Street (which was completed in 1981), the extension of Eisenhower Avenue east from Clermont Avenue to Holland Lane and construction of a street connecting Seminary Road to Braddock Road near North Pickett Street.

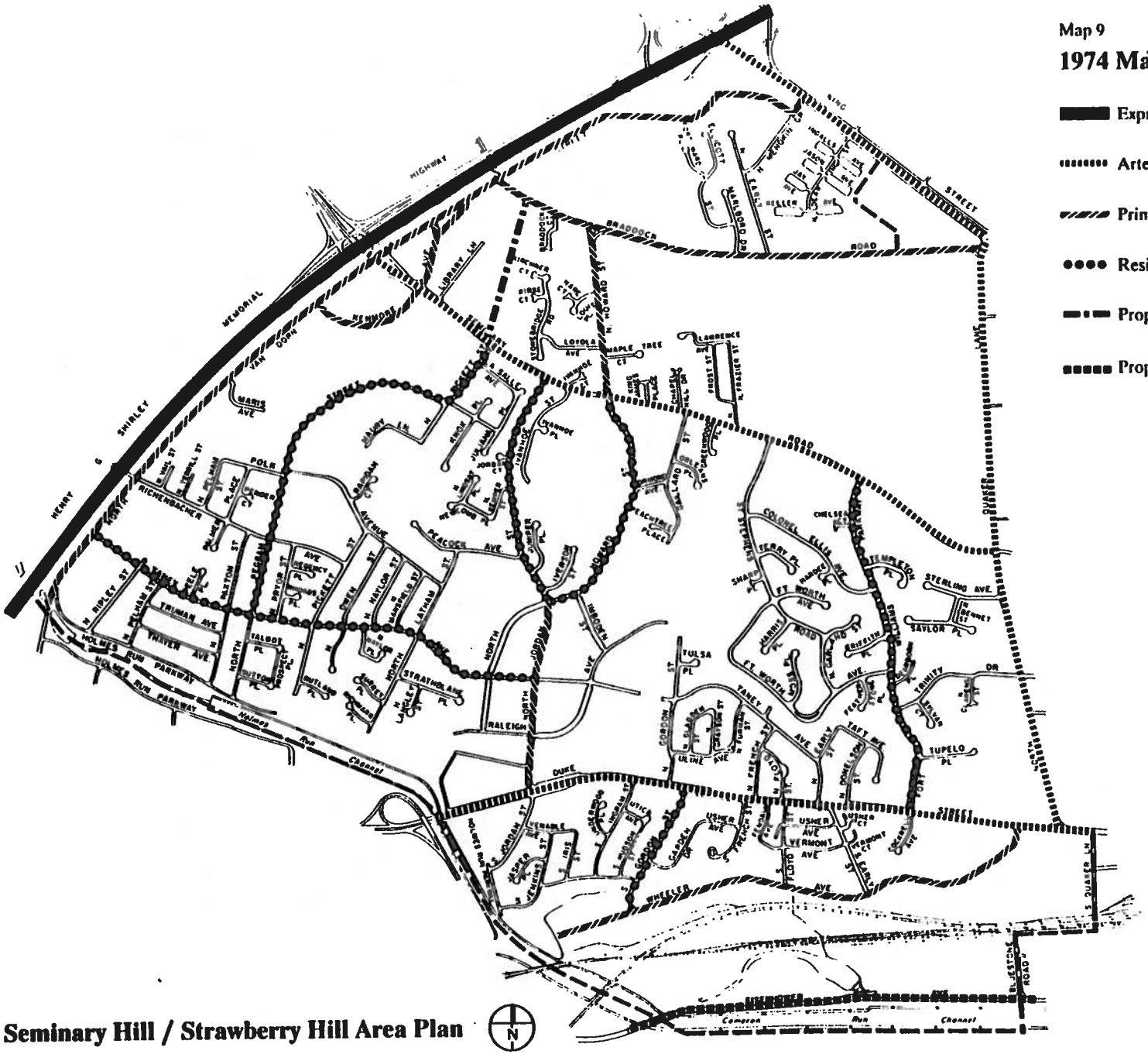
The proposed street connection between Braddock Road and Seminary is no longer included in the City's capital improvement plans. In addition, significant opposition from area citizens has been voiced against this proposal. While there are no plans to build this connection, it was never formally removed from the Major Thoroughfare Plan.

Although not on the Major Thoroughfare Plan, the City owns a street right-of-way along Taney Avenue which it obtained as part of a subdivision. This property is adjacent to Taney Park and could be incorporated into the park if the City vacates the right- of- way. In addition, the connection of North Gordon Street to North Raleigh Avenue, which is also a City street right-of-way, could be eliminated and the right-of-way vacated in response to citizen requests that these two streets not be linked.

Map 9

1974 Major Thoroughfare Plan

- Expressways
- Arterial
- Primary Collector
- Residential Collector
- Proposed Residential Collector
- Proposed Arterial



Seminary Hill / Strawberry Hill Area Plan

Residents have suggested that S. Gordon Street be reclassified from a residential collector to a local street and/or that S. Gordon Street be closed. The rationale is that S. Gordon had provided the only through access to Wheeler Avenue. Since, the two segments of Wheeler Avenue were connected in the early 1980s and since trucks are prohibited from using South Gordon Street this street would not be needed to connect with Wheeler.

There is no problem per se with reclassifying S. Gordon Street to a local street provided that the signal at Duke and S. Gordon remains and continues to be synchronized with S. Early Street to favor smooth traffic flow. If the signal at S. Gordon were removed or timed to discourage use of S. Gordon, then the residents along this street and neighboring streets are likely to use Ingram Street, the nearest signalized intersection, to exit from the area making Ingram, in effect, function as a residential collector.

Closing S. Gordon would have the effect of shifting employee traffic destined to Wheeler Avenue to other residential streets such as Floyd and Early Street. Closing S. Gordon, Floyd and S. Early at Wheeler would restrict non-residential traffic associated with the Wheeler Avenue industrial area to the Wheeler/Duke intersection and might place an enormous burden on this intersection, causing congestion and delays.

Existing Traffic Flow

Seminary/Strawberry Hill's street system is adequate to serve the traffic generated by land uses located within the area. The intersection of North Jordan and Duke Streets experiences some brief congestion during the morning and afternoon peak hours, with traffic sometimes backing up in the left turn lanes. This congestion is largely a function of the high percentage of turning movements at this intersection. However, the level of service for this intersection, which is a measure that indicates how good or bad traffic conditions are, does not exceed D, which means that the intersection is operating at 80 to 90 percent of capacity.

Recent and Planned Capital Improvements

Most of the capital improvement projects for the Seminary Hill/Strawberry Hill area can be characterized as ongoing, such as curb and gutter work on the north side of Duke Street between Wheeler Avenue and North Jordan Street, or upgrading the lights along Seminary Road or landscaping along Fort Williams Parkway. Improvements were recently completed to the Holmes Run bike trail where it crosses under Duke Street at Holmes Run Parkway.

Privately Financed Improvements

In conjunction with development of the vacant Eisenhower Valley area, Eisenhower Avenue will be widened from two lanes to four lanes from Lake Cook east to Telegraph Road.

Bike and Pedestrian Paths

Two of the City's designated bikeways transverse the area: one pathway starts along North Van Dorn Street to Holmes Run Parkway, then to Holmes Run Channel and then to Eisenhower Avenue which runs east/west through the Cameron Run Valley. The other pathway runs along Braddock Road and through Fort Ward Park.

Public Transit Facilities

The Seminary Hill/Strawberry Hill area is served by Metrobus and DASH. There are two DASH bus routes serving: the number 2 route and the number 5 route. There are 14 Metrobus routes serving the area: 3 along Seminary Road, 2 on Braddock Road, 2 along Quaker Lane, 3 on North Van Dorn Street, 3 along Taney Avenue and 2 on Duke Street. The study area lies between the existing Huntington Metrorail line to the east and the Van Dorn/Springfield line being constructed to the west.

Future Traffic Flow

As an area which is mostly built up , it is unlikely that the Seminary Hill/Strawberry Hill area will internally generate much additional traffic that would impact the area's streets. However, some future traffic growth will be generated by continued growth outside the area and outside the City.

One change to the Major Thoroughfare Plan which should be made now that Eisenhower Avenue connects through the Cameron Run Valley is to redesignate Eisenhower Avenue to an arterial.

Summary -- Transportation

- The capacity of the area's streets is adequate for the traffic currently generated within the study area.
- The Major Thoroughfare Plan should be updated to consider deleting obsolete proposed street connections and to reflect road improvements completed since 1974.

POLICY HISTORY

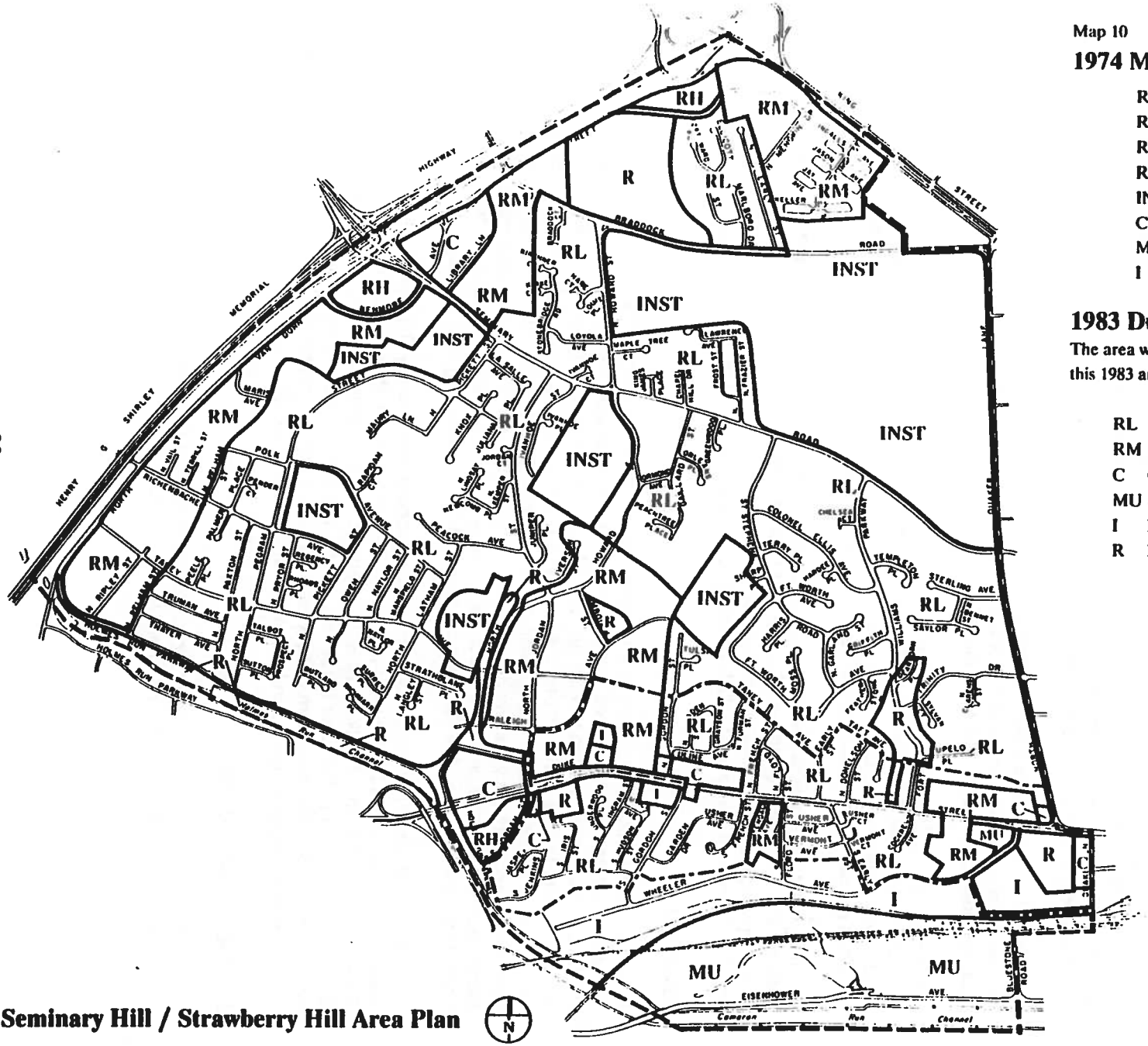
The adopted land use plan map for the Seminary Hill/Strawberry Hill area, based on the 1983 Duke Street study and the 1974 Master Plan, is shown on Map 10. Most of the land in the study area is designated for residential uses, with institutional uses the second most prevalent category.

In general, commercial uses are focused along Duke Street, with a second concentration along part of Kenmore Avenue. Industrial uses are found along Wheeler Avenue and south to the railroad tracks. From the railroad tracks south to the City boundary, the 1974 Master Plan designated the land as mixed use.

The 1974 Master Plan for the City made general recommendations for Planning District III, including this study area. These recommendations were to:

1. Uphold the present zoning pattern to maintain the character of existing single-family sections.
2. Encourage the provision of ample open space and of in-structure parking in future apartment developments.
3. Provide stream valley parks along Holmes Run and a pedestrian trail along the length of the Run from the western city limits to south of Duke Street.
4. Provide for housing for all income groups in future development and redevelopment of Planning District III.
5. Encourage consolidation of commercial development.
6. Discourage through traffic in residential neighborhoods.

The 1974 Plan identified two locations as "Development Potential Sites": the Shirley-Duke and Regina Garden apartments (today known as Foxchase) and the area south of Duke Street to the beltway and between South Quaker Lane and Cameron Run. The first of these sites was recommended to be redeveloped at its existing density. Partial development was recommended for the second site, due to then existing drainage problems.



Seminary Hill / Strawberry Hill Area Plan

Map 10

1974 Master Plan

- RL Residential Low
- RM Residential Medium
- RH Residential High
- R Recration And Open Space
- INST Institutional
- C Commercial
- MU Mixed Use
- I Industrial

1983 Duke Street Area Plan

The area within the dashed line is covered by this 1983 amendment to the Master Plan

- RL Residential Low
- RM Residential Medium
- C Commercial
- MU Mixed Use
- I Institutional,Municipal Facilities
- R Recration Or Open Space

The 1974 Long Range Land Use Map showed most of the study area as residential, with institutional land use the second most predominant category. Commercial land uses were scattered along Duke Street, while industrial land uses were located along Wheeler Avenue. The area south of the R.F.&P.'s railroad tracks was designated for mixed use.

In 1983, the corridor along Duke Street from Longview Drive on the east to Jordan Street on the west was studied by the Planning Department at the request of City Council. The 1983 Duke Street study recognized that the area between Wheeler Avenue and Jordan Street was primarily residential and recommended that residential development and rehabilitation be encouraged in this area. Existing commercial enterprises were encouraged to be upgraded to make them more compatible with the neighborhood.

In addition, the 1983 Duke Street Study recommended two sites as suitable for commercial development: the northwest corner of Duke Street and Quaker Lane and the southwest corner of Quaker Lane, site of the former Stonewall Jackson School. The Plan also called for the southwest corner of Wheeler Avenue and Duke Street to be medium density mixed use development, which would serve as a transition between existing commercial and residential uses.

The 1983 study also recommended that a new zoning category be designed which would restrict commercial development along Duke Street and which would encourage a more gradual transition in building scale between commercial and residential development.

On November 25, 1986, City Council adopted a height ordinance (No. 3166) which affected Duke Street from Longview Drive to Holmes Run. The ordinance set the maximum height of a building at 50 feet, with an allowable height of up to 77 feet with a special use permit. The purpose of this ordinance was to keep buildings in scale with the adjacent existing residential areas along Duke Street.

The first American Development and Construction company (FADCO) filed a site plan on October 24, 1986 for the Cockrell property on Duke Street between Wheeler Avenue and Cockrell Avenue for a 150 foot tall medical office building which was denied by the Planning Commission on December 2, 1986, and the City Council on January 24, 1987, as being contrary to the height ordinance.

Rezonings

Over the last decade, there have been several rezonings in the study area. One major rezoning in the Seminary Hill/Strawberry Hill area was the northwest corner of Duke Street and North Quaker Lane, site of the proposed Quaker Village project. In 1988, this 7.8 acre site was rezoned from R-20 and R-8 to R-12 and RB zoning for the development of 55 townhouses and 7 single family detached dwelling units. Proffers with the project included the creation of two buffer zones, one at the northern end of the property as a transition to adjacent single family detached homes, the other at the south and east along Duke Street and North Quaker Lane; the provision of access to the project from Duke Street and the prevention of access from North Quaker Lane. The densities range from 3.63 to 18 dwelling units per acre.

The majority of other rezoning cases involved upzoning single family R-8 parcels to the RB townhouse zone. In addition to the Duke Street and North Quaker Lane site, these rezonings were located at Duke Street and Fort Williams Parkway, at South Early Street and Usher Court, at North Van Dorn Street and Braddock Road and at Barrister Place off of North Van Dorn Street. Many of these rezonings were with proffers that limited the maximum density allowed on the rezoned properties. This provided greater flexibility, as well as more refined controls, on the development of these parcels.

Summary -- Policy History

- The 1974 Master Plan goals for this area emphasized the protection of the residential character of this area. This goal was re-emphasized in the 1983 Duke Street Study.

- o A limited amount of single-family to medium density residential rezonings have occurred with conditions to improve project design and to limit densities.

- o The City has adopted policies to preserve existing residential areas by keeping the scale of commercial development along Duke Street compatible with adjacent residential uses.

ISSUES

The Seminary Hill/Strawberry Hill area is largely built up. The bulk of recent construction activity in both the residential and the commercial sectors has focused on renovating existing buildings, while most new construction has been in-fill.

The major issue facing the Seminary Hill/Strawberry Hill area is high density commercial zoning which underlies residential, industrial and low scale retail uses and poses the threat of displacing these existing uses for higher density commercial development. Since this area is mostly built up and is not designated as a growth area where redevelopment is desired, high density commercial zoning is inappropriate for this area.

To maintain its diversity of neighborhood serving commercial uses and Citywide serving industrial uses, the Seminary Hill/Strawberry Hill area needs commercial and industrial land use and zoning categories more tailored towards preserving the existing mix of uses and less oriented toward encouraging or allowing high density commercial office redevelopment.

GOALS AND RECOMMENDATIONS

GOALS AND OBJECTIVES

The goals of this plan are to preserve the primarily residential Seminary Hill/Strawberry Hill area, to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial and industrial parcels, to maintain existing concentrations of industrial uses and the job base these uses provide and to keep Duke Street as a major east/west arterial connector through the City while protecting residential sections from non-local traffic.

These goals translate into the following plan objectives:

- o preserve and protect the character, scale and density of existing residential uses,
- o remove C-2 zoning from residentially used land and replace this zoning with appropriate residential zoning categories,
- o reformulate the industrial zones to encourage the retention of existing industrial uses and to prohibit high density office development,
- o ensure preservation of open space,
- o replace high density commercial C-2 zoning with zones which are designed for lower scaled, residentially compatible, commercial uses.

LAND USE RECOMMENDATIONS

Map 11 shows the proposed land use concept for the Seminary Hill/Strawberry Hill area. The land use concept reflects the existing, primarily residential character of the area. There are significant concentrations of institutional land interspersed throughout the study area, which also parallels existing land use patterns. Similarly, park land is scattered across the study area in a way which corresponds to existing use patterns.

There are four areas of commercial land in the concept map: in the far southeast corner between Eisenhower Avenue and Bluestone Road; along the south side of Duke Street near its intersection with Quaker Lane; along both sides of Duke Street between Holmes Run Channel and North French Street; and along Kenmore Avenue between North and Van Dorn Street and Seminary Road. This closely equates to the existing land use for this category.

Lastly, industrial land is designated in the southern portion of the study area along Wheeler Avenue, which corresponds to light industrial uses already existing there.

Map 12 shows the proposed changes to the land use plan map. Map 13 shows the proposed land use plan.

Proposed Changes to the Land Use Plan

1. From Residential Medium to Institutional

   The existing use is institutional and contains the Fairlington Methodist and Fairlington Presbyterian Churches.

2. From Recreation and Open Space to Parks and Open Space

   This is the site of Minnie Howard Field and contains athletic playing fields. The recommended change reflects a change in nomenclature rather than use.

3. From Residential Low to Parks and Open Space

   This is part of Fort Ward Park. The redesignation is in keeping with this existing use.

4. From Recreation and Open Space to Parks and Open Space

   This is the site of Fort Ward Park. The recommended change reflects a change in nomenclature rather than use.

5. From Recreation and Open Space to Institutional

   This is the site of St. Stephen's Lower School campus. The suggested change reflects the existing use.

6. From Residential Medium to Institutional

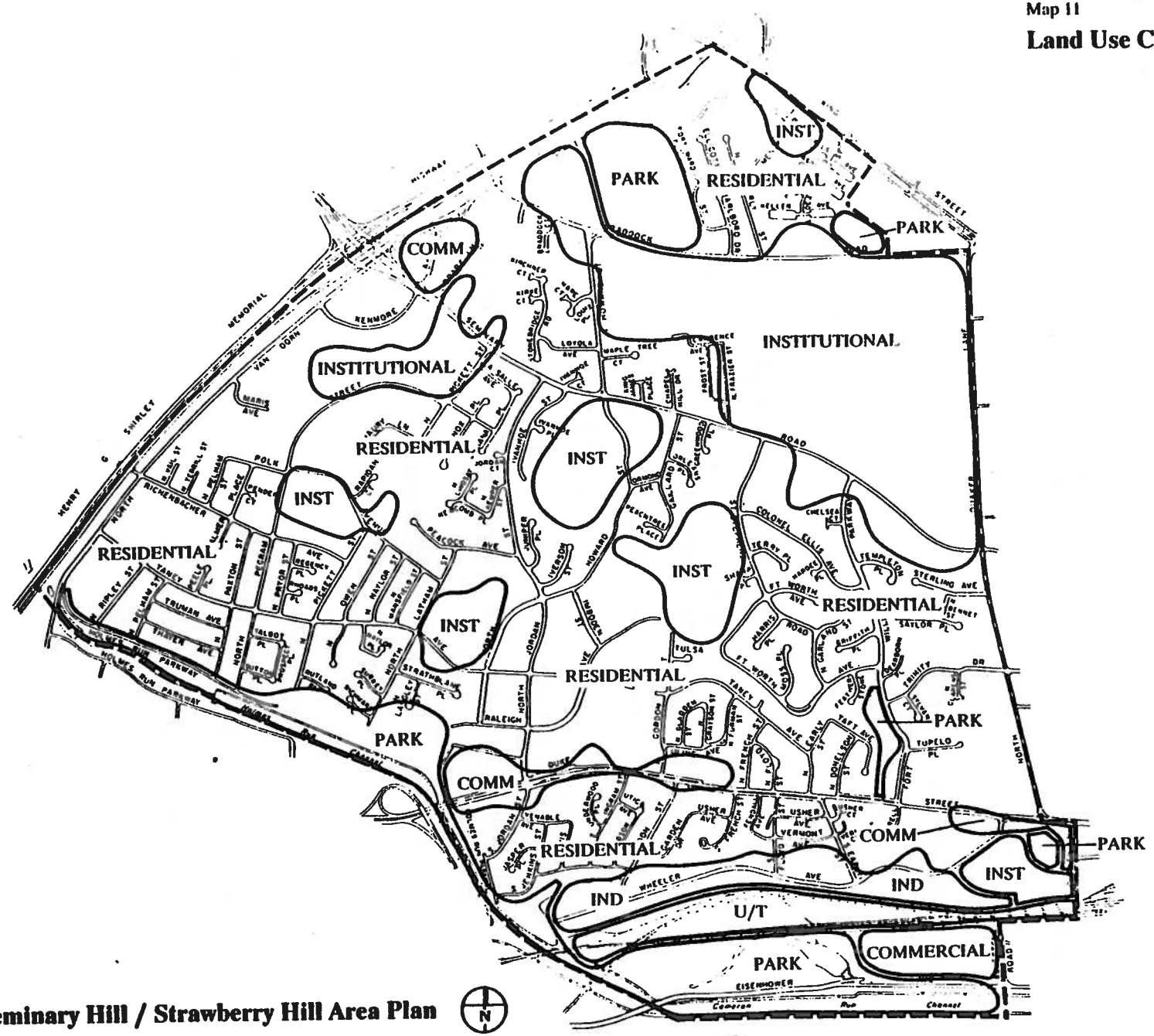
   This part of the St. Stephen's Lower School campus. The suggested change move accurately re flects the existing use.

7. From Residential Low to Institutional

   This change reflects the existing use, a convalescent home.

Map 11

Land Use Concept (1992)

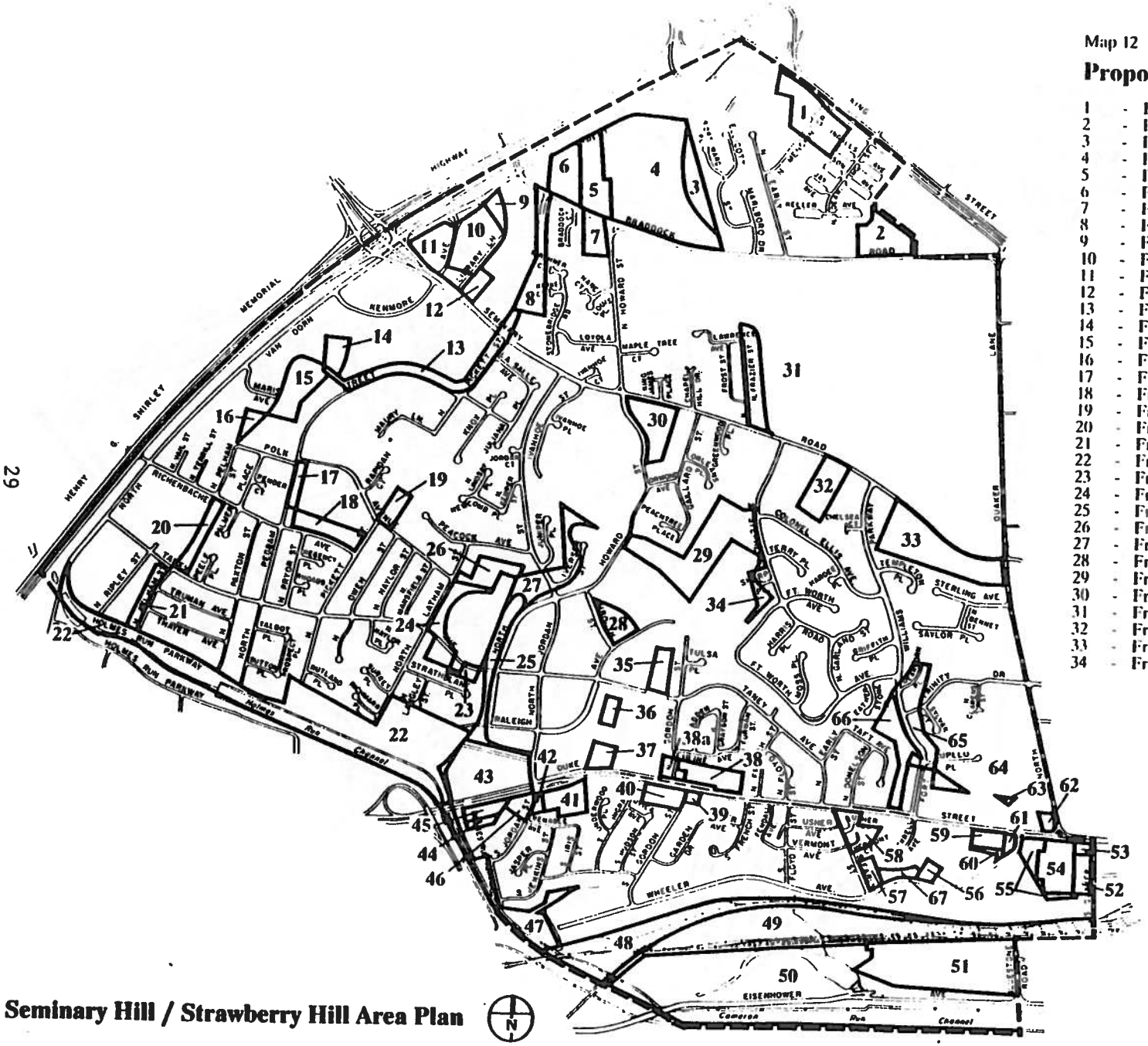


Seminary Hill / Strawberry Hill Area Plan

Map 12

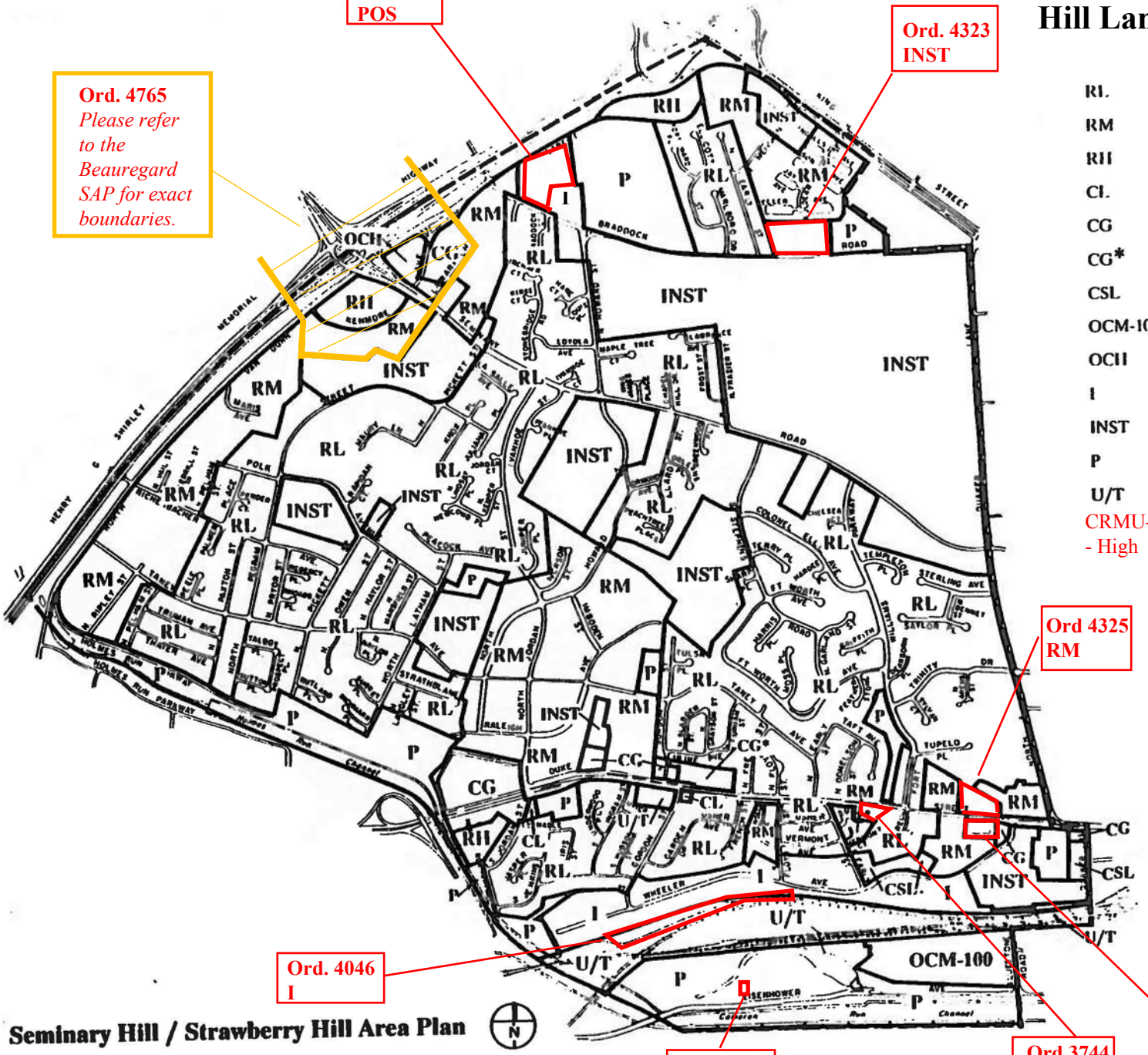
Proposed Land Use Changes (1992)

1	-	From RM to INST	35	-	From RM to P
2	-	From R to P	36	-	From RM to INST
3	-	From RL to P	37	-	From C to CG
4	-	From R to P	38	-	From C to CC
5	-	From R to INST	38a	-	From C to CG
6	-	From RM to INST	39	-	From C to CL
7	-	From RL to INST	40	-	From INST to U/T
8	-	From RM to RL	41	-	From R to P
9	-	From C to RM	42	-	From C to CL
10	-	From C to CG	43	-	From C to CG
11	-	From C to OCH	44	-	From C to RH
12	-	From RM to INST	45	-	From C to CG
13	-	From RL to INST	46	-	From RH to CG
14	-	From RM to INST	47	-	From I to P
15	-	From RL to RM	48	-	From I to U/T
16	-	From RM to RL	49	-	From MU to U/T
17	-	From RL to INST	50	-	From MU to P
18	-	From INST to RL	51	-	From MU to OCM-100
19	-	From RL to INST	52	-	From C to CSL
20	-	From RL to RM	53	-	From C to CG
21	-	From RM to RL	54	-	From R to P
22	-	From RL to P	55	-	From R to INST
23	-	From INST to RL	56	-	From RL to CSL
24	-	From RL to INST	57	-	From RL to CSL
25	-	From R to RM	58	-	From RL to RM
26	-	From RL to P	59	-	From MU to CL
27	-	From RL to RM	60	-	From RM to CL
28	-	From R to RM	61	-	From MU to CG
29	-	From RL to INST	62	-	From C to RM
30	-	From RL to INST	63	-	From RM to RL
31	-	From RL to INST	64	-	From RL to RM
32	-	From RL to INST	65	-	From R to RL
33	-	From RL to INST	66	-	From R to P
34	-	From INST to RL	67	-	From RL to CSL



Seminary Hill / Strawberry Hill Area Plan

Map 13
Seminary Hill / Strawberry Hill Land Use, as amended



RL	- Residential Low
RM	- Residential Medium
RH	- Residential High
CL	- Commercial Low
CG	- Commercial General
CG*	- Commercial General Modified
CSL	- Commercial Service Low
OCM-100	- Office Commercial Medium
OCH	- Office Commercial High
I	- Industrial
INST	- Institutional
P	- Parks and Open Space
U/T	- Utility and Transportation

CRMU-H - Commercial Residential Mixed Use - High

Amended 6/28/94, Ord. 3744
Amended 4/22/95, Ord. 3789
Amended 6/15/99, Ord. 4046
Amended 5/15/99, Ord. 4051
Amended 11/15/03, Ord. 4323
Amended 1/24/04, Ord. 4325
Amended 6/16/12, Ord. 4765

8. From Residential Medium to Residential Low

This area contains single family dwellings. The change is in keeping with the existing land use.

9. From Commercial to Residential Medium

This area contains the Seminary Hills garden apartments; the suggested change reflects the existing residential use at this location.

10. From Commercial to Commercial General

The Seminary Shopping Plaza is at this location. The Commercial General designation is the appropriate category for shopping centers.

11. From Commercial to Office Commercial High

This change in designation reflects the existing high rise Seminary Plaza office building and the high rise Ramada Inn Hotel which are contained in this area.

12. From Residential Medium to Institutional

This change reflects the existing use, a public library.

13. From Residential Low to Institutional

This is Fire Station No. 13 and part of the Hammond Middle School and Fire Station No. 13. The redesignation is in keeping with this existing use.

14. From Residential Medium to Institutional

This is also part of the Francis Hammond school campus; the proposed change reflects the existing use.

15. From Residential Low to Residential Medium

This change reflects the existing use, the Van Dorn garden apartments.

16. From Residential Medium to Residential Low

This area contains single family dwellings. The redesignation is in keeping with the character of the existing use on the site.

17. From RL to Institutional

This is part of the James Polk elementary school.

18. From Institutional to Residential Low

This area contains single family dwellings. The redesignation is in keeping with the character of the existing use on the site.

19. From Residential Low to Institutional

This change is made to reflect existing use, a church.

20. From Residential Low to Residential Medium

This change reflects existing use, townhouses.

21. From Residential Medium to Residential Low

This area contains duplex dwellings. The change is in keeping with the existing land use.

22. From Residential Low to Parks and Open Space

This is part of the Holmes Run Greenway; the proposed change reflects the existing use.

23. From Institutional to Residential Low

This area contains single family homes. The change is in keeping with the existing land use and updates the 1974 Master Plan.

24. From Residential Low to Institutional

This change reflects the existing uses on this parcel. Patrick Henry Elementary School, a church and a senior citizens center.

25. From Recreation and Open Space to Residential Medium

This parcel was originally intended to be part of a linear park but is actually part of the Foxchase garden apartments complex. The change is in keeping with the existing land use and updates the 1974 Master Plan.

26. From Residential Low to Parks and Open Space

This change reflects the existing use, the Patrick Henry Park.

27. From Residential Low to Residential Medium

This is part of the Foxchase garden apartments complex. The suggested change reflects this existing use.

28. From Recreation and Open Space to Residential Medium

This is part of the Foxchase garden apartments complex. The proposed change more accurately reflects the existing use.

29. From Residential Low to Institutional

This change reflects the existing use, the main campus of St. Stephen's School.

30. From Residential Low to Institutional

This designation reflects existing use, a parking lot for Alexandria Hospital.

31. From Residential Low to Institutional

This is part of the Episcopal High School campus; the suggested change reflects this existing use.

32. From Residential Low to Institutional

This change reflects the existing use of the parcel for a religious facility, Temple Beth El Synagogue.

33. From Residential Low to Institutional

This is the site of the Virginia Theological Seminary and the Immanuel Church-on-the-Hill; the suggested change reflects the existing use.

34. From Institution to Residential Low

This area contains single family dwellings. The change is in keeping with the existing land use.

35. From Residential Medium to Parks and Open Space

This is Taney Avenue Park: the land use designation appropriately reflects the use of the public property.

36. From Residential Medium to Institutional

This is part of the Duke Street Baptist Church property. The proposed change reflects this use.

37. From Commercial to Commercial General

This is the site of several low scale retail firms, including Pier One, Blockbusters Video and Georgetown Carpet. The change reflects the need to maintain low scale commercial development which is compatible with the adjacent residential area.

38. From Commercial to Commercial General (Modified)

This area includes restaurants, the Holly Farms/Safeway site, the Northern Virginia Law School, Crown Gas Station and Eastpoint Raw Bar. The CG (Modified) designation would allow many of the uses allowed in the CG category deemed to be compatible with nearby low density residential development. Heights would be limited to 35 feet by right with up to 45 feet to be allowed with a special use permit.

38a. From Commercial to Commercial General

This area is designated CG, which allows for low density, low scale, auto-oriented uses, similar to the existing restaurant uses.

39. From Commercial to Commercial Low

This is the site of the Pullman Insurance Agency office. The Commercial Low intensity service uses, such as the existing use which are compatible with the adjacent low density residential areas.

40. From Institutional to Utility

The utility designation reflects the present use of this site as a facility for the C&P Telephone Company.

41. From Recreation and Open Space to Parks and Open Space

This designation reflects a change in nomenclature rather than use. It is the site of Ewald Park.

42. From Commercial to Commercial Low

This area includes the Pizza Box, a 7-11 store and Hair Design. The CL designation reflects the existing uses which are auto-oriented commercial services related to Duke Street.

43. From Commercial to Commercial General

The Shops of Foxchase are included in this area, as well as two service stations. This designation is appropriate for shopping centers but will not allow an office center.

44. From Commercial to Residential High

This change in designation reflects the existing high rise residential use of this site, the 4600 Duke Street condominium apartments.

45. From Commercial to Commercial General

This includes the parking lot in front of 4600 Duke Street

46. From Residential High to Commercial General

The Bombay Restaurant and the Grease Monkey auto service firm are located on this site. The proposed change reflects the existing use. The designation also covers Duke Street property fronting the 4600 Duke Street apartment building.

47. From Industrial to Parks and Open Space

This is the site of Tarleton Park; the suggested change reflects the existing use.

48. From Industrial to Utility/Transportation

This change reflects the existing use, a railroad right-of-way.

49. From Mixed Use to Utility/Transportation

This area includes the Norfolk Southern and R.F. & P. mainline rights-of-way. The proposed zoning change is in keeping with the existing land use.

50. From Mixed Use to Parks and Open Space

Cameron Valley Regional Park is located on this area, as well as Cameron Run Channel and Eisenhower Avenue right-of-way. The change is in keeping with the existing land use.

51. From Mixed Use to Office/Commercial Medium

This is the site of the proposed Radnor project, to consist of six office buildings totaling approximately 900,000 square feet of space. The suggested change reflects this proposed use. Mixed use is preferred but not required.

52. From Commercial to Commercial Service Low

This is the site of the former Stonewall Jackson school which was converted to office use. The commercial service low designation would allow this use to continue but would not allow higher density use, which would be inappropriate at this site given existing traffic conditions in the area.

53. From Commercial to Commercial General

This change reflects the existing use, a Wendy's fast food restaurant.

54. From Recreation and Open Space to Parks and Open Space

This designation reflects a change in nomenclature rather than use. It is the site of Luckett Field.

55. From Recreation and Open Space to Institutional

The City Vehicle Maintenance Shops are on this site. The proposed designation reflects the existing use of the site.

56. From Residential Low to Commercial Service Low

This is the site of the Spicer Upholstery Company and American Management Systems, Inc. a communications service firm. The Commercial Service Low designation will allow the existing use or some other low density low scale commercial use.

57. From Residential Low to Commercial Service Low

This area, located near the corner of S. Early and Wheeler Avenue, is zoned industrial and R-8 and contains single family homes. These homes are isolated from other residences and are across from commercial/ warehouse uses. These properties are not located in an area suitable for low density residential development. The new land use category would allow the existing uses to continue but would encourage low scale light commercial uses should the site redevelop. If commercially redeveloped, these sites would serve as a buffer to the residential areas further north.

58. From Residential Low to Residential Medium

This change reflects the existing use, the Society Hill townhouses.

59. From Mixed Use to Commercial Low

This is the Cockrell property. The Commercial Low designation allows low scale, low intensity retail and service uses which are compatible with adjacent low intensity residential uses. The recommended change is in keeping with nearby existing residential land uses.

60. From residential Medium to Commercial Low.

This change is a technical correction to reflect the appropriate lot line alignment, which was incorrectly drawn in the 1983 Duke Street Study.

61. From Mixed Use to Commercial General

This change reflects the existing use, McDonald's fast food restaurant.

62. From Commercial to Residential Medium

This reflects the recently approved Quaker Village townhouse project.

63. From Residential Medium to Residential Low

This change reflects the existing use of the site, single family residential.

64. From Residential Low to Residential Medium

This site includes a portion of the Colonial Heights townhouses. This change is a technical correction to reflect the appropriate lot line alignment, which was incorrectly shown in the 1983 Duke Street Study.

65. From Recreation and Open Space to Residential Low

Single family homes are contained in this area. The change is in keeping with the existing land use.

66. From Recreation and Open Space to Parks and Open Space

This designation reflects a change in nomenclature rather than use. It is the greenway park land along Fort Williams Parkway.

67. From RL to Commercial Service Low.

This site fronts on Wheeler Avenue and is physically separated from the adjoining residential by a steep grade. The CSL is appropriate with a rezoning of this property approved by Council earlier.

For currently approved land use, please see Map 13.

ZONING RECOMMENDATIONS

Map 14 shows proposed zoning changes for the study area. The majority of recommended changes make existing zoning more in conformance with existing land use patterns. The changes also involve removing residential properties from commercial zoning categories and removing high density office uses from commercial zoning in the area.

Schools, churches and other institutional uses which have residential zoning are not proposed to be rezoned. If those uses ever cease, the use would revert to a residential category which would be compatible with adjacent residential areas.

Many of the proposed changes involve development of new zoning categories to reflect the types and scales of uses desired for a given land use designation in the recommended master plan. These recommendations should serve as a guide to the development of new zones by the Zoning Task Force for subsequent enactment by the City Council.

The proposed zoning is shown on Map 15.

1. Rezone C-2 to RC.

The Fort Ward Apartments are on this site. The recommended change would be compatible with this high density use.

This map is no longer being updated. For current zoning, please refer to the citywide zoning map on the GIS Standard Maps page, www.alexandriava.gov/gis.

Map 14 - Proposed Zoning Changes

This map is no longer being updated. For current zoning, please refer to the citywide zoning map on the GIS Standard Maps page, www.alexandriava.gov/gis.

Map 15 - Proposed Zoning

2. Rezone from C-2 to R-8.

This parcel is part of the adjacent residential area. The suggested change is a boundary adjustment which would reflect this use.

3. Rezone from R-8 to a zone consistent with the Master Plan Parks and Open Space designations (P).

This is the site of Fort Ward Park. The new zone reflects the existing park use of the site.

4. Rezone from R-12 to a zone consistent with the Master Plan Parks and Open Space designation (P).

The Minnie Howard Field is located at this site. The zoning change would be consistent with this use.

5. Rezone from C-2 to a zone consistent with the Master Plan Commercial General designation (CG).

This is the Seminary Plaza Shopping Center site. Rezoning from C-2 will provide for the existing use or some other low density, low scale commercial use consistent with the proposed commercial general land use designation.

6. Rezone from C-2 to a zone consistent with the Master Plan Office Commercial High designation (OCH).

This is the existing Seminary Plaza Office Building and the Ramada Inn Hotel site. Both of these are high density buildings. The proposed rezoning will provide for the existing use or similar commercial uses consistent with the proposed land use designation.

7. Rezone from C-2 to RC.

This is the Seminary Towers East and West high rise apartments. The recommended rezoning would be compatible with this high density residential use.

8. Rezone from C-2 to RA.

The Seminary Forest Garden Apartments are at this site. This rezoning is recommended to reflect the existing residential use.

10. Rezone from R-8, R-12 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This is the site of Patrick Henry Park. The Proposed rezoning reflects the existing park use.

11. Rezone from RA, R-5, R-20, R-8 to a zone consistent with the Master Plan Parks and Open Space designation (P).

Brook Valley Park and Holmes Run Greenway are located in this area. The proposed rezoning is consistent with the existing use.

12. Rezone from C-2 to a zone consistent with the Master Plan Commercial General designation (CG).

This is the Shops of Foxchase site and the commercial properties bracketing the 4600 Duke Street Apartments. This location is recommended for a general commercial use in the land use plan. Rezoning to a zone consistent with the commercial general land use designation will allow the existing use or a commercial use of similar density and scale but will preclude large scale office development.

13. Rezone from C-2 to RC.

This is the 4600 Duke Street high rise condominium apartments. The recommended rezoning would be compatible with this high density residential use.

14. Rezone from R-2-5 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This park area, Ewald Park, is recommended for rezoning to Parks and Open Space to reflect the existing use.

15. Rezone from C-2 to a zone consistent with the Master Plan Commercial General designation (CG).

This site is currently developed with several low scale retail and service uses: Pier 1, Blockbuster Video and Georgetown Carpet. It is recommended for commercial general use in the proposed land use plan. Rezoning from C- 2 will provide for the existing use or some other low density, low scale use consistent with the proposed land use designation.

16. Rezone from C-2 to RA.

This is the Hunter's Run Apartments. Currently zoned for high density commercial use, it is designated as residential medium in the proposed land use plan. The recommended rezoning to RA is consistent with the existing use and is a more appropriate form of zoning at this location.

17. Rezone from RA residential medium to Park (P).

This is Taney Avenue Park; the rezoning reflects the existing land use

18. Rezone from C-2 to a zone consistent with the Master Plan Commercial General (Modified) designation.

This area contains a variety of low scale service and retail uses, including a gas station, an appliance store and the former Holly Farms/Safeway site. In addition, the Northern Virginia Law School is located here. Rezoning to a zone consistent with the Commercial General (Modified) land use category as recommended in the land use plan will prevent development of an office center, which would not be appropriate at this location, and will allow only low density, low scale commercial development which is compatible with the adjacent single family residential area. The commercial general modified category is intended to allow many of the uses allowed in the CG category deemed compatible with nearby low density residential development. Heights would be limited to 35 feet by right with up to 45 feet to be allowed with a SUP.

18a. Rezone from C-2 to a zone consistent with the CG land use designation (CG).

This area includes two restaurants. The CG zone will provide for similar low scale and density commercial uses and prevent high density redevelopment.

19. Rezone from CO to a zone consistent with the Master Plan Commercial Low designation (CL).

This is the site of the Pullman Insurance Company office. This designation allows for the continued use of the site for low density commercial activity compatible with the adjacent residential areas.

20. Rezone from RC residential high to RB residential medium.

This is the Cameron Knolls townhouse project; the change reflects the existing land use which is medium density residential townhouses.

21. Rezone from RC residential high to RB residential medium.

This is the Society Hill townhouse project; the change reflects existing land use which is medium density residential townhouses.

22. Rezone from R-12, R-8 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This area, Fort Williams Park, is recommended for rezoning to Parks and Open Space to reflect the existing park use

23. From I-1 and R-8 to a zone consistent with the Master Plan Commercial Service Low designation (CSL).

This area, located at the northeast corner of S. Early Street and Wheeler Avenue, contains single family detached units. The CSL designation would allow the existing residential uses to continue but would restrict redevelopment to light commercial uses or medium density residential uses. The existing industrial zoning would not permit residential or would allow industrial development not compatible with nearby residential areas

24. Rezone from C-2 to a zone consistent with the Master Plan Commercial Service Low designation (CSL).

This is the site of the Spicer Upholstery Company and American Management Systems, Inc.. The Commercial Service Low designation would allow low density service and commercial uses, light industry and warehouse activities compatible with the existing use of the site and adjacent residential uses.

25. Rezone from C-2 to RA.

This is the Normandy Hill Apartments. Currently zoned for high density commercial use, it is designated as residential medium in the proposed land use plan. The recommended rezoning to RA is consistent with the existing use. This change will prevent the spread of commercial development to the west along Duke Street and will help to preserve the residential nature of this part of Duke Street.

26. Rezone from C-2 to a zone consistent with the Master Plan Commercial Low designation (CL).

This is the FADCO site. The Commercial Low designation will allow for low scale, low density service and retail uses which are compatible with existing adjacent low intensity residential uses.

27. Rezone from C-2 to a zone consistent with the Master Plan Commercial General designation (CG).

This is the site of McDonald's fast food restaurant. The Commercial General designation will allow for the existing use or some other low scale, low density commercial use.

28. Rezone from C-2 to a zone consistent with the Master Plan Industrial designation (I).

This parcel is part of the City's Vehicle Maintenance Facility. This rezoning is recommended to leave the property in the zoning category appropriate to Wheeler Avenue.

29. Rezone from C-2 to a zone consistent with the Master Plan Parks and Open Space designation (P).

Luckett Field is located at this site. The parcel is recommended for park use in the Proposed land use plan, the suggested rezoning reflects this existing use.

30. Rezone from C-2 to a zone consistent with the Master Plan Commercial General designation (CG).

Wendy's fast food restaurant is located on this site. The Commercial General designation, which is recommended for this site in the proposed land use plan, will allow for the existing use or some other low scale, low density commercial use.

31. Rezone from C-2 to a zone consistent with the Master Plan Commercial Service Low designation (CSL).

This is the converted former Stonewall Jackson school/office building. Currently zoned for high density commercial use, it is recommended for low density service commercial development in the proposed land use plan. The suggested rezoning to CSL is consistent with this recommendation and with the existing use.

32. Rezone from I-1 to a zone consistent with the Master Plan Industrial designation (I).

The area as currently zoned, allows high density office development. Such a use is inappropriate given the nearby residential neighborhood and limited access to this area. Moreover, this is not one of the areas in the City which has been designated as a site appropriate for high density office development. The recommended rezoning would continue to allow industrial use at this site, but with heights and densities more consistent with industrial uses.

33. Rezone from I-2 to a zone consistent with the Master Plan Industrial designation (I).

This area as currently zoned, allows high density office development. Such a use is inappropriate given the nearby residential neighborhood and the limited access to this area. Moreover, this is not one of the areas in the City which has been designated as an appropriate site for high density office development. The recommended rezoning would continue to allow industrial use at this site, but with decreased height and density more consistent with industrial uses.

34. From R-2-5 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This is Tarleton Park and should be zoned consistent with its use.

35. Rezone from I-1 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This site is also part of Tarleton Park; the recommended rezoning reflects this existing use.

36. Rezone from I-2 to a zone consistent with the Master Plan Utility/Transportation designation (U).

This area contains tne R.F.& P. and C.S.X. rail lines. It has been designated as a utility use in the proposed land use plan, and the recommended zoning change is consistent with this.

37. Rezone from I-2 to a zone consistent with the Master Plan Parks and Open Space designation (P).

This is part of the Cameron Run Regional Park; the proposed zoning change reflects this use.

38. Rezone from CO to a zone consistent with the Master Plan Office Commercial Medium designation (OCM).

This is the site of the proposed Radnor project. With an F.A.R. of 1, the density of this development is similar to those in the proposed Office Commercial Medium category. Given the relatively poor access to this site, medium density is more appropriate than high density development. The recommended change is consistent with these factors.

39. From C-2 to a zone consistent with the Commercial Low designation (CL).

40. From RA and R-12 to R-8.

Residents in this area requested this change and Council agreed it was appropriate.

41. From I-1 to Commercial Service Low (CSL).

CSL is appropriate for this site, which is adjacent to residential uses, but located along Wheeler Avenue, a service/industrial area.

For current zoning, please refer to the citywide zoning map on the GIS Standard Maps page, www.alexandriava.gov/gis.

HEIGHT RECOMMENDATIONS

Map 16 shows the existing height limits. Map 17 shows proposed changes to heights and Map 18 shows proposed heights for the area. Generally, heights have been lowered in the commercial and industrial zones to be consistent with the types of low scale commercial and industrial uses recommended for these areas.

TRANSPORTATION RECOMMENDATIONS

1. Delete from the Major Thoroughfare Plan the proposed road from Seminary to Braddock.

2. Add to the Major Thoroughfare Plan Eisenhower Avenue as an arterial.

3. Designate S. Gordon Street as a local street.

4. Change the land use map converting unneeded right-of- way along Taney Avenue and between Raleigh and N. Gordon to park; zone the converted right-of-way to park.

Map 16

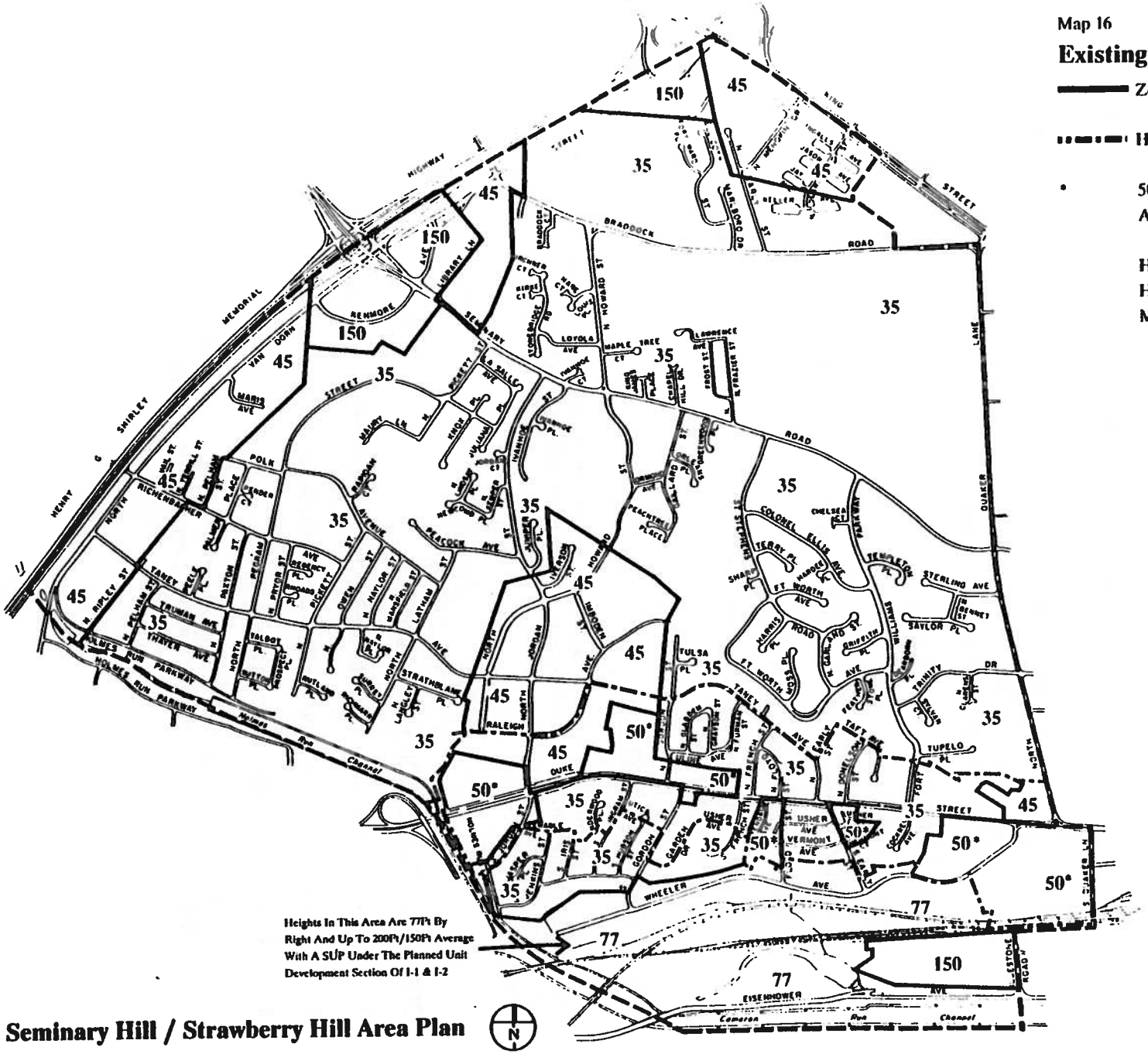
Existing Height Limits (1992)

Zone Line

Height District Line

• 50 Feet/ 77 Feet Allowed With A Special Use Permit

Height Is Limited By Zone Or By Height District, Whichever Is More Restrictive



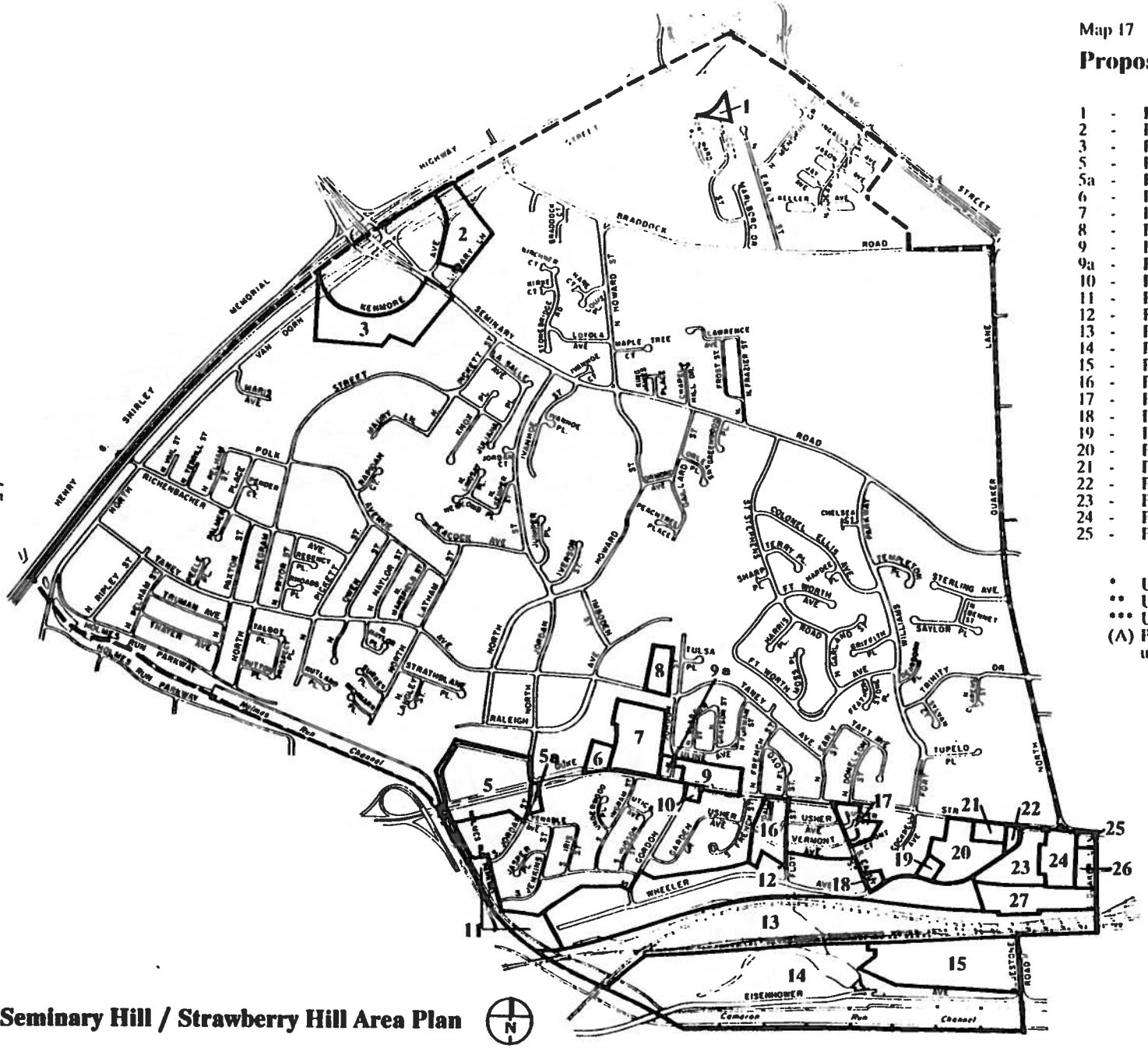
Seminary Hill / Strawberry Hill Area Plan

Map 17

Proposed Height Changes (1992)

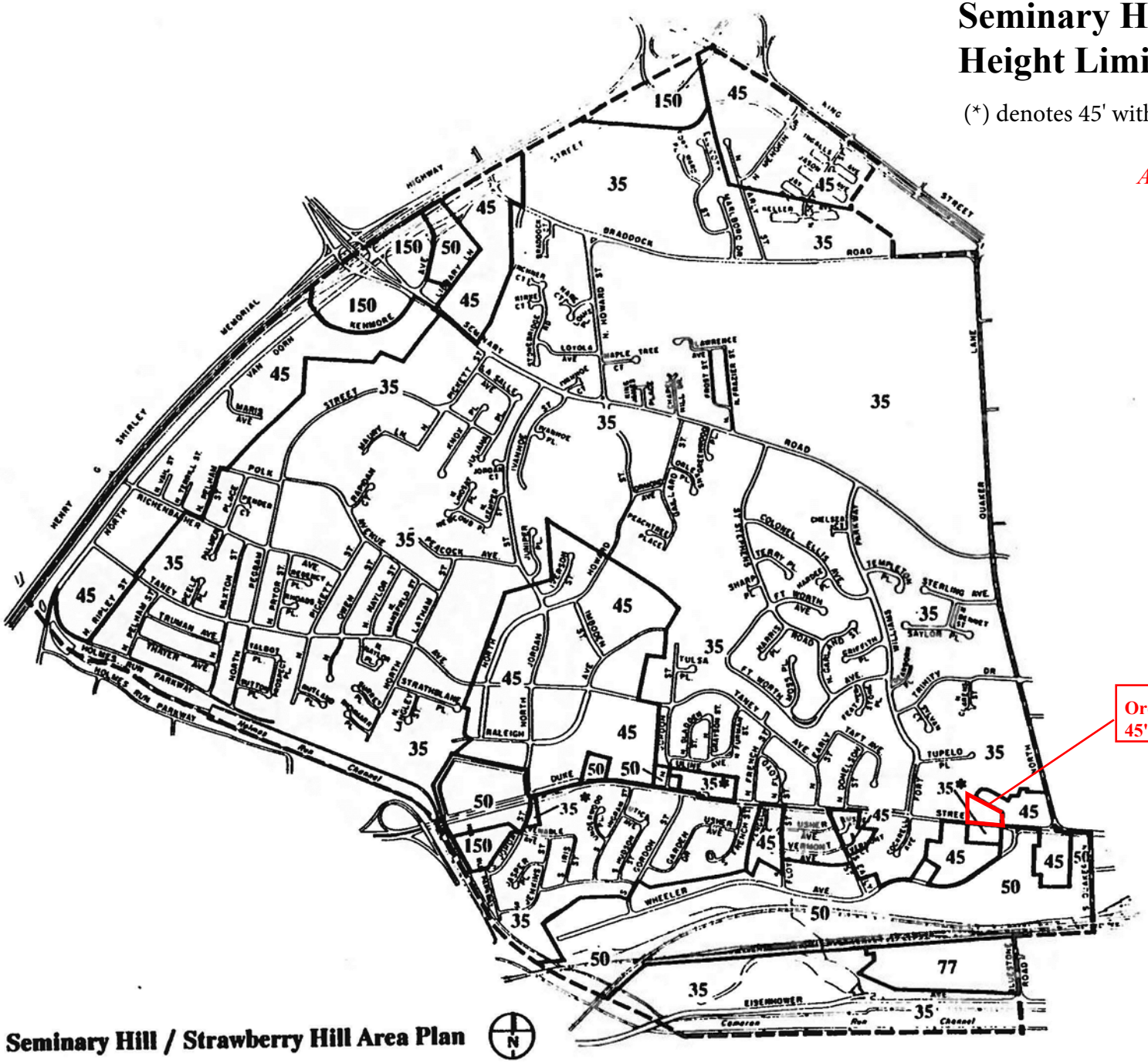
1	-	From 35 to 45
2	-	From 77 to 45
3	-	From 150 to 45
5	-	From 50* to 45
5a	-	From 50 to 35**
6	-	From 77*** to 50
7	-	From 77** to 50
8	-	From 45 to 35
9	-	From 50* to 35**
9a	-	From 50* to 50
10	-	From 50* to 35(A)
11	-	From 77*** to 35
12	-	From 77*** to 50
13	-	From 77*** to 50
14	-	From 77*** to 35
15	-	From 150 to 77
16	-	From 50* to 45
17	-	From 77*** to 50
18	-	From 50* to 50
19	-	From 50* to 45
20	-	From 50* to 35**
21	-	From 50* to 50
22	-	From 50* to 35
23	-	From 50* to 50
24	-	From 50* to 50
25	-	From 77*** to 50

* Up To 77' With SUP
** Up to 45' With SUP
*** Up to 200' With SUP
(A) P.C. Removed SUP Height Addition up to 45 Feet From This Property



Seminary Hill / Strawberry Hill Area Plan

Map 18
Seminary Hill/Strawberry Hill Height Limits, as amended

(*) denotes 45' with a special use permit

Amended 1/24/04, Ord. 4325