

ORDINANCE NO. 2728

AN ORDINANCE to amend the land use and transportation elements of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974.

WHEREAS, the Planning Commission of the City of Alexandria, Virginia, adopted a resolution on March 2, 1982, recommending that the Potomac West Area Plan dated April, 1981, be adopted as an appendix to the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, and that the said Master Plan be further amended as hereinafter set forth to effectuate the adoption of the said Potomac West Area Plan; and

WHEREAS, the Planning Commission of the City of Alexandria, Virginia, adopted a resolution on March 24, 1982, recommending that the Braddock Road Station Area Plan dated March, 1982, be adopted as an appendix to the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, and that the said Master Plan be further amended as hereinafter set forth to effectuate the adoption of the said Braddock Road Station Area Plan; and

WHEREAS, the Planning Commission of the City of Alexandria, Virginia, adopted a resolution on September 16, 1982, recommending that the Alexandria Waterfront Plan dated September, 1982, be adopted as an appendix to the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, and that the said Master Plan be further amended as hereinafter set forth to effectuate the adoption of the Alexandria Waterfront Plan; and

WHEREAS, the City Council of the City of Alexandria, Virginia, is of the opinion that the said Master Plan should be amended as recommended by the planning commission; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the land use and transportation elements of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, be and the same hereby are amended as follows:

(a) Add the Potomac West Area Plan dated April, 1981, in its entirety as an appendix to the said Master Plan.

(b) Delete the section entitled "The Del Ray Area" on page 50 and insert "See the Potomac West Area Plan."

(c) Delete the recommendations for the Del Ray Area on page 52 and insert "See the Potomac West Area Plan."

(d) Add a notation on page 63 stating "For housing policies for the Potomac West Area, see the Potomac West Area Plan."

(e) Insert after the second paragraph under the heading "Community Facilities" on page 64, "In addition to the recommendations contained in this chapter, see the Potomac West Area Plan for further commentary and recommendations concerning the Del Ray and/or Potomac West Area."

(f) Insert after the seventh paragraph on page 102, "For discussion of the Potomac West Area, see the Potomac West Area Plan."

(g) Insert after the paragraph entitled "Other Residential Communities" on page 126, "For discussion of the Potomac West Area, see the Potomac West Area Plan."

(h) The land use recommendations shown on the Long Range Land Use Plan Map, map 7, page 40 are amended by the recommendations shown on figure 6, page 31 of the Potomac West Area Plan.

(i) The Major Thoroughfare Plan, map 20, page 115 is amended by figure 17, page 80 of the Potomac West Area Plan.

Section 2. That the Potomac West Area Plan, hereby adopted as a part of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, be and the same hereby is amended as follows:

(a) On figure 6, page 31 change the area designated "Mixed Use- Low Density" to "Mixed Use- Medium Density."

(b) On figure 6, page 31 modify the definitions of residential designations as follows:

(1) Residential- Low (5 to 17 du/ac)

(2) Residential- Medium (18 to 27 du/ac)

(3) Residential- High (28 to 55 du/ac)

(c) On page 59, under the heading "MT. VERNON REVITALIZATION," insert the following paragraph:

Revitalization as used in this plan includes reuse of existing structures and development or redevelopment at selected nodes along Mt. Vernon Avenue. Revitalization must be accompanied by increased market attraction to the area. There are two ways to achieve this, one of which is to have a major retail anchor such as a department

store, but this is unlikely to occur in this area. The second is to permit new office construction to build in daytime vitality by having office workers on the avenue. These workers become customers during the lunch break and after work. The proposed MUMD zone provides for this type of use at a scale and density that is in keeping with the nearby residential neighborhood. This approach is similar to that used successfully in the Gadsby Urban Renewal Project.

(d) On figure 15, page 62 correct the node map to coincide with MUMD.

(e) In the second paragraph on page 65, delete that portion of the paragraph from the sentence starting with "The development of the growth area ..." through the end of the paragraph, including the chart.

(f) Delete the first paragraph on page 79 and insert the following: "The City should study the need to widen Route 1 north of Reed Avenue in advance of anticipated major development and to encourage this development to use Route 1 and not Reed Avenue for access."

(g) Delete the last paragraph on page 79 and insert the following: "The feasibility of a bus loop to connect Mt. Vernon Avenue and Braddock Road to the Braddock Road Station should be studied."

(h) On figure 17, page 80 change the designation of Commonwealth Avenue from a primary collector to a residential collector.

(i) Delete figure 18 on page 84.

Section 3. That the land use and transportation elements of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, be and the same hereby are further amended as follows:

(a) Add the Braddock Road Station Area Plan dated March, 1982, in its entirety as an appendix to the said Master Plan.

(b) The Existing Land Use Plan Map, map 6, page 39 is amended by figure 2, page 5 of the Braddock Road Station Area Plan.

(c) The Long Range Land Use Plan Map, map 7, page 40 is amended by figure 7, page 11 of the Braddock Road Station Area Plan.

(d) The Major Thoroughfare Plan, map 20, page 115 is amended by figure 7, page 11 of the Braddock Road Station Area Plan.

(e) On page 26 following "2. Braddock Road Station Area (See Page 38)" add "See the Braddock Road Station Area Plan."

(f) On page 28 following "2. Madison Street Station (See Page 38)" add "See the Braddock Road Station Area Plan."

(g) On page 44 following "West of Washington Street" add "See the Braddock Road Station Area Plan."

(h) On page 47 under the heading "Carry out the following programs to upgrade and improve the area west of Washington Street (Census Tract 16)" add "See the Braddock Road Station Area Plan for recommendations for the Braddock Road Station Area and/or for the census tract 16 area."

(i) On pages 64, 65 and 67, delete all references to the Parker-Gray School.

(j) On the Existing Public Recreation Facilities map, map 14, page 73, delete the Parker-Gray School.

(k) On page 81 under the heading "Tennis Courts" delete the Parker-Gray School.

(l) On the Proposed Public Recreation Facilities map, map 15, page 82, delete the Parker-Gray School.

Section 4. That the Braddock Road Station Area Plan, hereby adopted as a part of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, be and the same hereby is amended as follows:

(a) Delete the area west of the Richmond, Fredericksburg and Potomac Railroad property from the Braddock Road Station Area.

(b) Add the area located on the south side of the 1500 block of Cameron Street to the Braddock Road Station Area.

(c) Amend the last sentence of the sixth paragraph on page 10 to read as follows: "Also an area between King Street and Cameron Street west of Fayette Street is proposed to be predominantly residential rather than mixed use."

(d) The Proposed Land Use Plan, figure 7, page 11 is amended to show the area added by subsection (b) above as "Residential Medium."

(e) The Building Height Plan, figure 8, page 12 is amended to show 45 feet as the recommended building height for structures in the area added by subsection (b) above.

Section 5. That the land use and transportation elements of the adopted Consolidated Master Plan of the City of Alexandria, Virginia, 1974, be and the same hereby are further amended as follows:

(a) Add Alexandria Waterfront Plan dated September, 1982, in its entirety as an appendix to the said Master Plan.

(b) The Long Range Land Use Plan Map, map 7, page 40 is amended by figure 2, page 3 of the Alexandria Waterfront Plan.

Section 6. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.  
Mayor

Final Passage: November 13, 1982