

ORDINANCE NO. 3686

AN ORDINANCE to amend and reordain the Alexandria West, Braddock Road Metro Station, Landmark/Van Dorn and Old Town Small Area Plan Chapters of the 1992 Master Plan of the City Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to such small area plan chapters, and no other amendments, and to repeal all provisions of the said Small Area Plan Chapters as may be inconsistent with such amendments.

WHEREAS, the City Council of Alexandria, finds and determines that:

1. In Master Plan Amendment No. 93-001, the city council on its own motion initiated the amendment of the Old Town Small Area Plan Chapter of the 1992 Master Plan by changing certain policies with respect to restaurants.

2. In Master Plan Amendment No. 93-004, an application has been made to amend the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan by changing the land use designation of the property at 906 Wythe Street from RM-Residential Medium to INST-Institutional.

3. In Master Plan Amendment No. 93-005, an application has been made to amend the Alexandria West Small Area Plan Chapter of the 1992 Master Plan by increasing the heights permitted without a CDD special use permit within the Winkler Tract CDD.

4. In Master Plan Amendment No. 93-007, an application has been made to amend the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan by changing the land use designations of 430 through 450 South Pickett Street from CG-Commercial General to CSL-Commercial Service Low.

5. The said amendments have heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

6. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the text of the Old Town Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, under the heading entitled "Policies for Old Town," subheading "King Street East of Washington Street," and appearing on page 49 of the said Chapter (Ordinance No. 3576, page 0736), be, and the same hereby is, amended to read as shown in Exhibit A, attached hereto and incorporated fully herein by reference.

Section 2. That the Land Use Plan Map of the Braddock Road Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria be, and the same hereby is, amended to change the land use designation of the Parcel at 906 Wythe Street from RM-Residential Medium to INST-Institutional.

Section 3. That the text of the Alexandria West Small Area Plan Chapter of the 1992 Master Plan, under the heading "CDD Principles for the Winkler Tract," which appears on pages 46 and 49 of the said Chapter (Ordinance No. 3576, pages 0359 and 0362), be, and the same hereby is, amended to read as shown in Exhibit B, attached hereto and incorporated herein fully by reference.

Section 4. That the Land Use Plan Map of the Landmark/Van Dorn Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria be, and the same hereby is, amended to change the land use designation of the parcels at 430 through 450 South Pickett Street is changed from CG-Commercial General to CSL-Commercial Service Low.

Section 5. That the director of planning and community development be, and he hereby is, directed to record the foregoing Master Plan Map and Text amendments, as part of the appropriate Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria.

Section 6. That the Old Town, Braddock Road Metro Station, Alexandria West and Landmark/Van Dorn Small Area Plan Chapters of the 1992 Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby are, reordained as part of the 1992 Master Plan of the City of Alexandria.

Section 7. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 8. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER  
Mayor

Final Passage: December 11, 1993

- A. Delete the Section entitled King Street East of Washington Street from page 49 of the Old Town Small Area Plan Chapter of the Master Plan.
- B. Add the following text to the Old Town Small Area Plan Chapter of the Master Plan.

GOALS AND POLICIES AS AMENDED OR ADDED BY CITY COUNCIL

Goals of the Old Town Restaurant Policy

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

Policies to attain the goals of the restaurant policy.

City Council shall not approve a request for special use permit for any new restaurant, carryout or fast food establishment or an expansion of an existing restaurant, carryout or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carryouts, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- a) The availability of off-street parking.
- b) The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- c) The extent to which the restaurant is open in the late night hours.
- d) The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption and would consider the number of bar seats, if any, and the standing areas in the vicinity of bars.
- e) The predicted extent of litter generated in nearby neighborhoods.

City Council shall separately adopt criteria for determining the extent to which each of the factors is met.

#### Diversity

The City should do whatever possible to retain a mix of restaurants and shops providing a diversity of goods and services in the King Street area.

### Development without a CDD Special Use Permit

Within the designated CDD area, the OC zone regulation shall apply for the existing office area and the existing vacant area, the CG zone regulation shall apply for the shopping center area, and the RA zone shall apply for the existing residential area, with the following additional provisions:

1. the F.A.R. of development does not increase over the existing F.A.R. for the developed portion of the site
2. ~~provided that the F.A.R. does not exceed 1.0 on the vacant portion of the site, and provided that heights do not exceed 50' on any portion of the site~~
3. At least 43 acres shall be maintained in or adjacent to the Bontanical Preserve as open space and shall not be used in calculating [FAR?] for development without a CDD SUP.
4. In the area bounded generally by Beaugard Street, Seminary Road, I-395, and Roanoke Avenue buildings may rise to a height of 100 feet except:
  - a. No buildings shall be constructed in the first 50 feet measured from the curb of Beaugard Street. If surface parking is located in this area, it shall be screened by a planting area at least 10 feet deep along Beaugard.
  - b. Buildings along Beaugard may exceed 50 feet in height by one foot for each foot they are set back beyond 50 feet from the curb of Beaugard, up to the maximum 100 feet in height.

### Development With a CDD Special Use Permit

Because a significant portion of this district is already developed for residential, with some retail, a hotel and some office, the following principles are proposed to maintain the entire district as a mixed use development:

1. Existing development in the CDD ~~should~~ shall be maintained at existing densities and uses; the undeveloped areas should be developed in accord with the following principles.
2. Because of the vast size of the undeveloped areas, overall densities of development in that area ~~should~~ shall be limited to a F.A.R. of 1.0. However, in order to encourage the owner to dedicate an additional ~~20-30~~ 25 acres to the Winkler Botanical Preserve (to which 18 acres have been dedicated to date) open space, greater densities ~~should~~ shall be allowed on the non-dedicated parcels as long as the total density of the currently undeveloped area (approximately 104 acres) does not exceed an F.A.R. of 1.0.

3. ~~An additional 12-22 acres shall be maintained as open space.~~  
Consistent with Principle No. 2, the 43 acres shall be maintained as the Winkler Botanical Preserve.
4. The remaining undeveloped areas occur on two plateaus and may be developed for office buildings, although mixed use (office, retail, service and residential) is strongly encouraged.
5. The undeveloped plateau at Seminary Road and the Shirley Highway may be developed with office buildings of up to 150 feet in height. Structured parking is encouraged in order to maintain open areas.
6. The undeveloped plateau along Beauregard Street may be developed with office buildings, although mixed use (office, retail, service and residential) is strongly encouraged. Where possible, landscaping ~~should~~ shall be maintained along Beauregard Street. Buildings along Beauregard Street ~~should~~ shall be kept low, preferably 50 feet and not to exceed 77 feet. On the part of the site away from Beauregard Street, taller buildings of up to 150 feet are allowed. Any retailing or service center ~~should~~ shall be located along Beauregard Street, in the vicinity of the existing commercial center. The southernmost part of the plateau needs to provide a buffer between the commercial buildings and the low scale residential buildings to the south. Points of access to Beauregard Street ~~should~~ shall be kept to a minimum; access to the area ~~should~~ shall be provided via Nottingham and a new road through the area. Surface parking ~~should~~ shall be kept to a minimum in order to maintain the greatest possible open landscaped area.
7. The height limit on this tract will be 150 feet, with consideration given to two buildings of not more than 250 feet each.