

ORDINANCE NO. 3705

AN ORDINANCE to amend and reordain the King Street/Eisenhower Avenue Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein an amendment to the Eisenhower Avenue Coordinated Development District (Hoffman Tract), heretofore approved by city council, and no other amendment, and to repeal all provisions of the said Small Area Plan Chapter as may be inconsistent with such amendment.

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

1. In Master Plan Amendment No. 93-006, an application has been made to amend the King Street/Eisenhower Avenue Metro Station Small Area Plan Chapter of the 1992 Master Plan to allow, subject to certain limitations, building height and density not to exceed 225 feet and 2.0 F.A.R., respectively, in the Eisenhower Avenue Coordinated Development District (Hoffman Tract).

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. 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 King Street/Eisenhower Avenue Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, under the heading "Eisenhower Avenue Coordinated Development District," which appears on pages 72 and 73 of the said Chapter (Ordinance No. 3576, pages 0525 and 0526), be, and the same hereby is, amended to read as follows:

Eisenhower Avenue Coordinated Development District

Development Without a Special Use Permit

Within the designated CDD area, the OC Office Commercial zoning regulations shall apply provided that the maximum Floor Area Ratio without a Special Use Permit shall be 1.25, and provided further that the maximum floor area ratio may be increased to 2.0 with an architectural design special use permit. The application requirements and criteria for review of such architectural design special use permit shall be limited to exterior architectural features and shall not include the special use permit considerations for review in Section 11-504(B) of the Zoning Ordinance, such as height (except as provided below), density, traffic and other criteria. Notwithstanding any provision in Section 11-503(A)(5) of the Zoning Ordinance to the

contrary, any construction within the CDD for which an architectural design special use permit is required shall be subject to the site plan process set forth in Section 11-400 separate and apart from the architectural design special use permit process. Height shall be an issue in the architectural design special use permit process only for the purpose of ensuring a variety of heights within the CDD and not for the purposes of regulating maximum height for each building. The maximum height without a special use permit for all property within the Eisenhower Avenue CDD shall not exceed 150 feet, provided that there shall be a variety of heights, and provided further that one building on the area known as the Hoffman Tract may rise to 225 feet with an architectural design special use permit, in addition to any previously approved building on the Mill Race project.

Optional Development With a CDD Special Use Permit

Coordinated Development shall occur subject to the following guidelines:

Land Use

1. that there be a mix of uses in the area including office, residential, and retail along with active and passive recreation opportunities, and day care centers.

2. the project shall provide adequate active and passive recreational facilities.

3. the project shall appropriately provide for bicycle lanes and trails in coordination with existing bicycle lanes and trails.

Design

4. that the area include a variety of architecture and building heights, which are in general conformance with the height guidelines for the area.

5. that building heights shall not exceed 200 feet in height except for one building which may be permitted to reach 225 feet in height, provided that the average building height within the CDD shall not exceed 150 feet.

6. that areas adjacent to physical barriers such as railroad tracks and highways be landscaped or buffered.

7. that the maximum Floor Area Ratio not exceed 2.5, provided that in no event may the floor area, in any project which is placed in non-residential use, exceed 75% of the project's total floor area; that hotel uses be considered residential uses.

Height and Density Bonuses

8. Projects within 1000 feet of Metro shall also be considered for height and density bonuses if combined with a meaningful affordable housing program approved by the City Council. The affordable housing program must be on-site with an equivalent value of no less than \$1.05 [adjusted for inflation] per net square foot of total development, including commercial. The contribution from commercial development may be used for either on-site or off-site housing at the discretion of the Council. Height with bonuses shall not exceed 250 feet for a signature building with an overall average of 200 feet for the entire project. Density with bonuses shall not exceed 3.75 FAR overall, with a minimum of 2.75 for the residential component.

Section 2. That the director of planning and community development be, and he hereby is, directed to record the foregoing Master Plan Text Amendment as part of the King Street/Eisenhower Avenue Metro Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria.

Section 3. That the King Street/Eisenhower Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria.

Section 4. That this ordinance shall not become effective until such time as the litigation pending with Hubert Hoffman and related parties before the Alexandria Circuit Court, Hoffman v. City of Alexandria, Chancery Nos. 910421, 920031 and 920746, shall have been dismissed with prejudice as settled, and the city attorney shall have certified the occurrence of such event to the city clerk. It is the intent of city council that, in the event this provision as to the effective date of this ordinance is declared invalid for any reason, the provision shall not be considered severable from the other provisions of this ordinance and that, in such event, this ordinance shall be deemed invalid and shall be considered of no force and effect. Upon the receipt by the city clerk of certification from the city attorney, this ordinance shall become effective, and the city clerk shall thereon transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and the said Clerk of the Circuit Court shall file same among the court records.

PATRICIA S. TICER
Mayor

Final Passage: February 12, 1994

