

ORDINANCE NO. 4749

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by City Council as Master Plan Amendment No. 2011-0001 to incorporate the Waterfront Small Area Plan Chapter into the Master Plan and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

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

1. The Planning Commission initiated on its own motion an amendment to the Master Plan of the City of Alexandria to incorporate the Waterfront Small Area Plan and, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval of Master Plan Amendment No. 2011-0001 to the City Council on May 3, 2011, which recommendation was approved with amendment by the City Council at a public hearing on January 21, 2012;

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 Master Plan of the City of Alexandria, be, and the same hereby is, amended by incorporating the document titled Draft Waterfront Small Area Plan, dated July 2011 ("Draft Plan"), with the following amendments:

1. the changes listed in the document titled "Complete List of Waterfront Plan Work Group Recommended Changes" attached hereto as Attachment A and incorporated herein by this reference;

2. the changes listed in the document titled "City Council and Planning Commission January 2012 Joint Work Session Recommendations (as shown in the January 17, 2012 Staff Report)" attached hereto as Attachment B and incorporated herein by this reference;

3. on page 122 of the Draft Plan, add a new sentence at the end of Parking recommendation 4:34 (d) to read: "New residential parking controls, such as restricting parking to permit holders after 6:00 p.m., should be considered an implementation priority.";

4. on Page 62 of the Draft Plan add the word "preferably" after the words "The Strand" in Recommendation 3.68;

5. the following changes shown in strike through and underline regarding hotels:

**Page 85 of the Draft Plan:**

**b. Hotel**

- i. The potential for undue congestion of pedestrians or vehicles;
- ii. The type and size of hotel, and whether it is designed to attract large conventions, banquets, or other functions (such as trade shows). Hotels shall be “boutique” hotels: that is, hotels with 150 rooms or less, no ballroom, and meeting rooms for no more than 50 people. The Waterfront **Small Area** Plan allows the addition of up to two hotels in the **plan-area W-1 zone**, with a total limit of 300 rooms.

**Page 87, Column 2, Top of Page of the Draft Plan:**

Within the Development Guidelines, a stated preferred use is a boutique hotel for certain locations. The typical characteristics of boutique hotels - small, unique, and offering limited meeting space but high levels of guest services - are compatible with the waterfront area. The Waterfront **Small Area** Plan allows the addition of up to two hotels in the **plan-area W-1 zone**, with a total limit of 300 rooms. The Plan. . .

**Page 127 of the Draft Plan, second paragraph under Revenue Potential:**

When completed, the redevelopment of the three redevelopment sites will yield a net increase in annual tax revenues of ~~\$3.8~~ \$3.5 million. Even with development phased over 15 years, cumulative revenues at the end of ~~25-28~~ years will total \$51 million (in 2011 dollars)

**Page 128 of the Draft Plan:**

***Transient Lodging Tax***

The number of hotel rooms that are ultimately constructed on the three redevelopment sites will depend on a variety of factors. For the purposes of estimating revenues, the Plan is looking at a figure of ~~450-300~~ rooms, which reflects the Plan’s limitation on the size of boutique hotels to 150 rooms. The estimated transient lodging tax revenue to the City from ~~450~~ 300 hotel rooms is ~~\$1.1 million~~ \$770,000 per year.

6. The following changes shown in strike through and underline regarding height:

**Page 90 of the Draft Plan, Robinson Terminal North, Box at top of page, last sentence of paragraph:**

The W-1 zone currently has a height limit of 55 feet, which accommodates the proposed development on the east side of Union Street (which range from 30-45 feet); the Plan proposes increasing the permitted heights by 11 feet to 66 feet on the west side, which is approximately the same height as the adjacent Pipefitter’s Union building. Tract 1, or the parcel of property on this site located west of North Union Street, is limited to 66 feet in height and heights east of

North Union Street are limited to 45 feet on Parcel D and 30 feet on Parcel C, as described in the settlement agreement.

**Page 94 of the Draft Plan, Robinson Terminal South, Box at top of page, last sentence of second paragraph:**

Under both the 1992 Zoning Ordinance and settlement agreement, the maximum height permitted is 50 feet. Under the 1992 Zoning Ordinance, the allowable height is 30 feet above the average finished grade which can be increased to a maximum of 50 feet with the approval of a Special Use Permit.

**Page 99 of the Draft Plan, Cummings/Turner Block, Box at top of page, last sentence of first paragraph:**

Under the 1992 Zoning Ordinance, the current height limitation of 30 feet above the average finished grade, which can be increased to a maximum of 50 feet with approval of a Special Use Permit, would be retained.

Section 2. That the Director of Planning and Zoning be, and hereby is, directed to record the foregoing master plan map amendment as the Waterfront Small Area Plan Chapter of Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. 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 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Final Passage: February 25, 2012