

ORDINANCE NO. 4980

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by city council on November 14, 2015 to the Landmark/Van Dorn chapter of such master plan and to add a new chapter of the Master plan known as the Eisenhower West Small Area plan Chapter as Master Plan Amendment No. 2015-0006 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. In Master Plan Amendment No. 2015-0006 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on November 5, 2015 of an amendment to the Master Plan of the City of Alexandria to amend the Landmark/Van Dorn Chapter to remove the Eisenhower West area and add a new Chapter to the Master Plan known as the Eisenhower West Small Area Plan, which recommendation was approved by the City Council at public hearing on November 14, 2015;

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 Master Plan of the City of Alexandria, be, and the same hereby is, amended by removing the area shown in the Eisenhower West Small Area Plan from the Landmark/Van Dorn Chapter and adopting the Eisenhower West Small Area Plan Draft dated October 21, 2015 attached hereto and incorporated fully herein by reference as Attachment 1 and Attachment 2, as a new chapter of the Master Plan of the City of Alexandria, Virginia with the following changes that were adopted by City Council:

- Page 26, Revise Land Use Principle #10 to Read: “Properties included in the plan area maintain their rights under existing zoning.”
- Pages 27, 52, 72, 76, 80, 84, 88,92: Remove “Multi-family” and/or “Townhouse” labeling within yellow Residential bar from “Potential Development Summary” and “Land Use” tables.
- Page 30, Revise Affordable Housing Guideline #2 to Read: “Pursuant to Section 7-700 of the zoning code, bonus densities in excess of 20% are allowed in order to encourage the production of affordable units.”
- Page 30: Add new guideline after #5 to read: “Encourage microunits, where appropriate, to enhance housing affordability options.”
- Page 40, additional sentence at the end of the first paragraph: “The construction of the bridge is necessary to support the full build out of land use as proposed in this plan.”

- Page 41, additional sentence in the last paragraph of the Multimodal Bridge section: “If the multimodal bridge cannot be constructed due to impacts to Norfolk Southern, Van Dorn Street between Eisenhower Avenue and South Pickett Street would need to be widened in order to accommodate the West End Transitway, wider sidewalks, and bicycle facilities.”
- Page 42, add a new guideline between #7 and #8 that states: “Provide an off-street pedestrian path along the Clermont Natural Area south of the Norfolk Southern Railroad. If possible, continue the path on the north side of the proposed TSA facility on the Victory Center site and consider allowing bicycle use on this portion of the path.”
- Page 43, add a new sentence at the end of the third paragraph under the 2040 Build Scenario that states: “In addition, a widening of Van Dorn Street still does not achieve improved multimodal connectivity to the extent that the multimodal bridge does and may not support the full 9.3 million square feet of proposed new development.”
- Pages 45 and 82, Add a clarifying note to the Public Parks and Open Space diagrams to read: “This graphic does not depict and anticipated park on 550 South Pickett Street,” thereby striking any reference to 550 South Pickett Street being a public park.
- Page 45: Revise label of striped park/plaza in Public Parks and Open Space Diagram to read: to read: “Mixed Open Space”
- Page 53, Revise Building heights diagram:
 - Revise all blocks within ¼-mile to ½-mile range to be shaded the same color (Medium-High Brown);
 - Add “Step Down Zone” shading to blocks in between The Reserve and The Exchange residential communities.
- Page 73-74, Neighborhood 1 Land Use and Building Height Guidelines:
 - New Land Use Guideline: “A limited number of townhouses will be permitted in this neighborhood.”
 - New Building Height Guideline: “Townhouses should be 3-4 stories in height.”
- Page 74, Revise Neighborhood 1 Building Height Guideline #1 to read: “Buildings in this neighborhood located between 1/4 and 1/2 a mile of the Van Dorn Metrorail Station will be a minimum of 7 stories and a maximum of 15 stories. The tallest buildings within this range should front Van Dorn Street.”
- Page 77, Revise Neighborhood 2 Land Use Guideline #6 to read: “If it is determined that parcels shown as the Multimodal Bridge/street right-of-way are not needed for that purpose, redevelopment consistent with neighboring redevelopment parcels is supported by this Plan.”
- Page 77, Revise Neighborhood 2 Transportation and Connectivity Guideline #6 to read: “Streets located south of, and parallel to, South Pickett Street and adjacent to Backlick Run are required streets. Final location of streets may vary depending on site constraints. See Figure 5.13.”
- Page 81, New Neighborhood 3 Land Use Guideline #5 to read: “If it is determined that parcels shown as open space or the Multimodal Bridge/street right-of-way are not needed for that purpose, redevelopment consistent with neighboring redevelopment parcels is supported by this Plan.”
- Page 82, New Parking Guideline #2 to read “Parking for townhouses will be accessed from a rear alley. Front loaded townhouses are prohibited.”
- Page 85, Transportation & Connectivity #6: Remove “transit” and add “transit service”

- Page 86, Parks and Open Space #6, add: “A multiuse trail north of the TSA facility to connect west toward the multimodal bridge and other streets is important and should be strived for.”
- Page 89, Building Form and Character Guideline #5: Remove.
- Page 102, additional sentence after the second to the last sentence under section 6.2 Infrastructure Investments: “Particularly, the City should consider near-term, interim improvements to accommodate TSA.”
- Page 102 of the Draft Plan, Developer Contributions: Revise to Read: “The Plan envisions that there will be developer contributions to accommodate future infrastructure needs that are comparable to other recent Small Area Plans. The City’s initial analysis assumes that at least fifty percent of the cost of planned infrastructure would be provided through developer contributions. The actual developer contribution rates will be determined during a subsequent and more detailed study. That study will recognize that this plan’s goal is to calibrate developer contributions so as to build and sustain redevelopment momentum created by the TSA Headquarters announcement and this plan as well as to fund infrastructure. The Infrastructure and Funding Plan will determine how contributions should be phased in over time and will look at varying contributions by neighborhood and land use such as to encourage office.”
- Page 102: Section 6.5 Next Steps and Actions Items, add sub-bullet under Infrastructure and Funding Plan after sub-bullet regarding Developer Contribution Study that reads: “Interim Plan” and revise last sub-bullet to read: “Establish a task force to guide completion of the Infrastructure and Funding Plan and to oversee creation of an implementation plan and provide guidance on implementation of these plans.”

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the 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

Attachments: Attachment 1: Eisenhower West Small Area Plan Dated October 21, 2015
Attachment 2: Eisenhower West Small Area Plan Appendices

Final Passage: December 12, 2015

WILLIAM D. EUILLE
Mayor