

ORDINANCE NO. 5312

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 to the Braddock Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2020-00002 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. 2020-00002, 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 June 25, 2020 of an amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend the Development and Land Use Tables, which recommendation was approved by the City Council at public hearing on July 7, 2020;
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 Braddock Road Metro Station Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by updating the Development and Land Use Tables, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

JUSTIN M. WILSON  
Mayor

Introduction: 11/10/2020  
First Reading: 11/10/2020  
Publication: 11/12/20  
Public Hearing: 11/14/2020  
Second Reading: 11/14/2020  
Final Passage: 11/14/2020

Development Table, as amended

		EXISTING PARCEL							PROPOSED DEVELOPMENT			
Site	Character Area	Parcel Area		Existing Development	Current Zoning	Current Allow-able F.A.R. (1)	Current Allow-able Height (1)	Current Allowable Development (1)	Total Development	Proposed F.A.R.	Proposed Max Height	
		SF	ACRES	SF			FEET	SF	SF		FEET	
1	Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	496,500	770,000	2.5 (2)	50 to 150
2	Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	2.5	77 to 90	57,500	57,500	(2)	50 to 90
3	Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	0.5 to 1.5	50 to 77	30,000	50,000	2.5 (2)	90 to 120
4	Tony's Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	2.5	77 to 90	104,000	104,000	2.5	50 to 90
5	1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	2.5	77	122,500	122,500	2.5	77
6	Metro Site	West Neighborhood Area	139,000	3.19	0	UT	0.5	50	69,500	291,000 (4)	3.0 (4)	30 to 77
7	Fayette Warehouses Site	West and Mid-Neighborhood Area	42,000	0.96	32,000	CRMU/M & CRMU/H	2.0 to 2.5	50 to 70	95,000	95,000	2.0 to 2.5	40
8	Route 1 Triangle Site	Gateway Area	126,000	2.89	110,000	OCM-50 & CRMU/H	1.5 to 2.5	77 to 90	242,000	242,000	2.0	50 to 70
8A	Route 1 Triangle Site	Gateway Area	34,921	0.80	16,884	OCM-50	1.5	77 to 90	52,381	87,303	2.5	50 to 70
8B	Route 1 Triangle Site	Gateway Area	35,034	0.80	99,000	OCM-50	1.5	77 to 90	52,551	52,551	1.5	50 to 70
8C	Route 1 Triangle Site	Gateway Area	20,277	0.47	7,800	CRMU/H	2.5	77 to 90	20,693	50,693	2.5	50 to 70
8D	Route 1 Triangle Site	Gateway Area	34,465	0.79	3,750	CRMU/H	2.5	77 to 90	86,163	86,163	2.5	50 to 70
9	Carpenter's Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	2.5	90	90,000	90,000	2.5	50 to 90
10	Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	2.5	77	283,000	283,000 (8)	2.5	50 to 90
11	Henry Street—Site A	Mid-Neighborhood Area	56,000	1.29	24,000	CSL	0.75	50	42,000	42,000	0.75	40 to 50
11A	Henry Street—Site A	Mid-Neighborhood Area	32,839	0.75	13,915	CSL	0.75	50	24,630	24,630	2.0	40 to 50
11B	Henry Street—Site A	Mid-Neighborhood Area	23,287	0.53	11,505	CSL	0.75	50	17,465	17,465	0.75	40 to 50
12	Henry Street—Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	0.75	50	22,500	22,500	0.75	50
13	Post Office Site	Mid-Neighborhood Area	87,000 (6)	2.00	19,000	CRMU/M	2.0	50 to 77	174,000	174,000 (7)	2.0 (6)	40 to 77
<b>TOTAL</b>			<b>1,075,600</b>	<b>24.69</b>	<b>405,500</b>				<b>1,828,500</b>	<b>2,343,500 (total new sf)</b>		
									<b>NET TOTAL: 1,938,000 (total sf less existing development sf)</b>			
									<b>TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT: 515,000 (total new sf less current allowable sf)</b>			
PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS (9)												
14	Andrew Adkins Public Housing Site	West Neighborhood Area	175,000 (5)	4.02	148,000	RB	0.75	45	131,000	350,000 to 525,000	TBD	TBD
15	James Bland and Bland Addition Public Housing Site	Parker-Gray Area	370,000	8.49	166,000	RB	0.75	45	277,500	462,500 to 745,000	TBD	TBD
16	Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	0.75	45	112,500	300,000 to 375,000	TBD	TBD
17	Ramsey Homes	Public Housing Site										

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Parker-Gray Area	28,000	0.64	14,000	RB	0.75	45	21,000	21,000	TBD	TBD
<b>TOTAL</b>		<b>723,000</b>	<b>16.59</b>	<b>392,000</b>				<b>542,000</b>	<b>1,133,500 to 1,666,000 (total new sf)</b>	

**NET TOTAL: 741,500 to 1,274,000 (total sf less existing development sf)**

**TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOPMENT: 591,500 to 1,124,000 (total new sf less current allowable sf)**

*Amended 10/13/18, Ord. 5162*

*Amended XXXX, Ord. XXX*

**NOTES**

1. Current Allowable Floor-Area-Ratio (FAR), Height and Allowable Development calculations based on SUP.
2. An overall FAR of 2.5 is shown, since the parcels are part of the overall Northern Gateway CDD Site along with the Jaguar development site.
3. Conceptual analysis has shown that the current maximum FAR of 0.75 is not enough to allow for mixed-income housing redevelopment to occur on the public housing sites. A refined FAR recommendations will be developed during the Braddock East planning process.
4. Based on FAR of 3.0 and a 97,000 sf parcel size, net of circulation space for buses, taxis and other vehicles.
5. Based on a 175,000 sf site area net of Payne Street extension.
6. 1.3 acre park proposed leaving 30,000 sf site area.
7. Total modeled for traffic impact analysis, should development occur other than the park.
8. 282,838 Sf approved with DSUP.
9. Height and density of these sites will be determined during the Braddock East planning process. Numbers shown here are for the purpose of traffic impact analysis only.

**Land Use, as amended**

SITE	CHARACTER AREA	PARCEL AREA		EXISTING DEVELOPMENT	CURRENT ZONING	RECOMMENDED ZONING	REQUIRED LAND USE	PREFERRED LAND USE (1)	
		SF	ACRES						SF
1	Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	CDD	Ground Floor	Residential/Office
2	Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	CDD		Residential/Office
3	Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	CDD		Office
4	Tony's Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	no change		Residential/Office
5	1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	no change		Office, Park
6	Metro Site	West Neighborhood Area	139,000	3.19	0	UT	CDD	Office or Hotel, GFR	Office or Hotel, Retail
7	Fayette Warehouses Site	West and Mid-Neighborhood Area	42,000	0.96	32,000	CRMU/M &	no change		Residential/Office
8	Route 1 Triangle Site	Gateway Area	<del>126,000</del>	<del>2.89</del>	<del>110,000</del>	<del>OCM-50 &amp;</del>	<del>no change</del>	<del>GFR</del>	<del>Residential/Office</del>
8A	Route 1 Triangle Site	Gateway Area	34,921	0.80	16,884	OCM-50	CRMU/H	GFR	Residential/Office
8B	Route 1 Triangle Site	Gateway Area	35,034	0.80	99,000	OCM-50	no change	GFR	Residential/Office
8C	Route 1 Triangle Site	Gateway Area	20,277	0.47	7,800	CRMU/H	no change	GFR	Residential/Office
8D	Route 1 Triangle Site	Gateway Area	34,465	0.79	3,750	CRMU/H	no change	GFR	Residential/Office
9	Carpenter's Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	no change		Residential/Office
10	Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	no change	GFR	Residential/Office/Retail
11	<del>Henry Street—Site A</del>	<del>Mid-Neighborhood Area</del>	<del>56,000</del>	<del>1.29</del>	<del>24,000</del>	<del>CSL</del>	<del>no change</del>		<del>Residential/Office</del>
11A	Henry Street—Site A	Mid-Neighborhood Area	32,839	0.75	13,915	CSL	CRMU/M		Residential/Office/Retail
11B	Henry Street—Site A	Mid-Neighborhood Area	23,287	0.53	11,505	CSL	no change		Residential/Office
12	Henry Street—Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	no change		Residential/Office
13	Post Office Site	Mid-Neighborhood Area	87,000 <sup>(2)</sup>	2.00	19,000	CRMU/M	no change	GFR	Residential/Office/Retail
<b>PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS<sup>3</sup></b>									
14	Andrew Adkins Public Housing Site	West Neighborhood Area	175,000 <sup>(3)</sup>	4.02	148,000	RB	CDD	TBD	TBD
15	James Bland and Bland Addition Public Housing	Parker-Gray Area	370,000	8.49	166,000	RB	CDD	TBD	TBD
16	Samuel Madden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	CDD	TBD	TBD
17	Ramsey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	no change	TBD	TBD

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**NOTES**

1. As market conditions warrant
2. 1.3 acre park proposed leaving 30,000 sf site area
3. Based on a 175,000 sf site area net of Payne Street extension

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