

ORDINANCE NO. 5414

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 Landmark-Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00001 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. 2021-00001, 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 December 7, 2021 of an amendment to the Landmark-Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria through the Landmark Van Dorn Corridor Plan overlay to allow the primary use above the first floor to be residential-some office instead of office at certain properties and allow on Block B of the Plan an increase to the maximum floor area of residential uses, a decrease in the minimum floor area of required office uses, and a decrease in the minimum floor area of required retail uses, which recommendation was approved by the City Council at public hearing on February 12, 2022;

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 Landmark-Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by allowing the primary use above the first floor to be residential-some office instead of office at certain properties and allowing on Block B of the Plan (Figures 4-11 and 7-13)an increase in the maximum floor area of residential uses, a decrease in the minimum floor area of required office uses, and a decrease in the minimum floor area of required retail uses (Table 4-4 and Figure 6-11), 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

Final Passage: March 12, 2022

Table 4-4 Development Parameters for Redevelopment Blocks

Amended 12/15/18, Ord. 5196
Amended Date, Ord. XXXX

Table 4-4
Development Parameters for Redevelopment Blocks

Development Block ¹	Gross Site Area ² (acres)	Floor Area Ratio ³ Maximum (Minimum)	Allowable (Minimum) Gross Floor Area ^{3,4}	Land Use	Maximum Height Feet (stories) ³	Retail Minimum ^{3,6}	Residential Maximum (Minimum) ³	Office Minimum ³
West End Town Center								
A. Landmark Mall	51.48	2.5 (2.23)	5,606,000 (5,000,000)	Regional Town Center	85 - 250 (5-25)	800,000	1,800,000 (1,200,000)	2,500,000
B. Choi	8.21	2.5 (2.0)	895,000 (715,700)	Regional Town Center	85 - 250 (5-25)	6,900 10,900	725,000 300,000	150,000 600,000
C. Millennium/ Saul Centers	12.46	2.5 (2.0)	1,357,000 (1,085,500)	Regional Town Center	85 - 150 (5-15)	125,000	445,000	700,000
E. Van Dorn Plaza	10.67	2.0 (1.5)	930,000 (697,000)	Residential/Office Mixed Use	65 - 85 (4-8)	100,000	550,000	
Total Town Center	82.82		8,788,000 (7,498,200)			1,035,000	3,095,000 (1,200,000)	3,700,000
Pickett Place								
H. Edsall/ Van Dorn North (part ⁴)	5.35	2.0 (1.5)	466,000 (350,000)	Residential Mixed Use	65 (4-6)	25,000	325,000	0
I. Koons Collision	13.86	2.0 (1.5)	1,207,000 (905,000)	Residential Mixed Use	65 - 85 (4-8)	60,000	800,000	50,000
J. Edsall/Pickett/ Van Dorn	23.25	2.0 (1.5) 2.52	2,025,000 (1,519,000)	Mixed-Use Community Retail Center	85-145 65-120 (4-12)	250,000	1,900,000 1,450,000 (500,000)	200,000 allow office or hotel
K. Auto Dealer	5.09	2.0 (1.5)	443,000 (332,000)	Residential Mixed Use	65 - 85 (4-8)	12,000	431,000	0
M. Gateway II Pickett	7.80	2.0 (1.5)	669,000 (509,500)	Residential Mixed Use	65 - 85 (4-8)	12,000	657,000	0
Total Pickett Place	55.34		4,810,000 (3,615,500)			359,000	3,673,000 (500,000)	250,000
Total Development Sites	138.17		13,598,000 (11,113,700)			1,394,000	6,768,000 (1,700,000)	3,950,000
Max nonresidential with max residential			6,841,000					
Max nonresidential with min residential			11,909,000					

Ord. 5196

Ord. XXXX

Notes:

1. Data is provided only for blocks expected to redevelop for mixed use. Existing residential properties are not expected to be redeveloped.
2. Site area is approximate based on the best available information.
3. Density and uses identified here can be transferred among development blocks within a CDD as part of a CDD SUP.
4. Gross Floor Area based on 2.5 floor area ratio (FAR) north of Stevenson Avenue and 2.0 FAR south of Stevenson Avenue, should be adjusted based on surveyed site area. Site area for FAR calculations includes required setbacks, rights of way and public open space to be dedicated. GFA shown is only available through rezoning and development under a CDD Special Use Permit with development plan. Below-grade active uses and structured parking levels at or above grade are included in floor area. Below-grade parking is not included. Below-grade parking area equal to site area excluding rights of way is required before above-grade structured parking is permitted. See Chapter 7 for detailed discussion of structured parking.

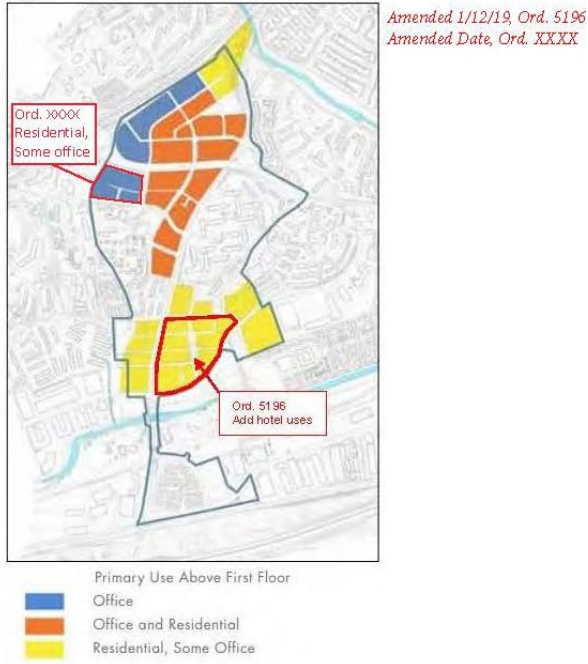


Figure 4-11. Conceptual Land Use Map for Redevelopment Area

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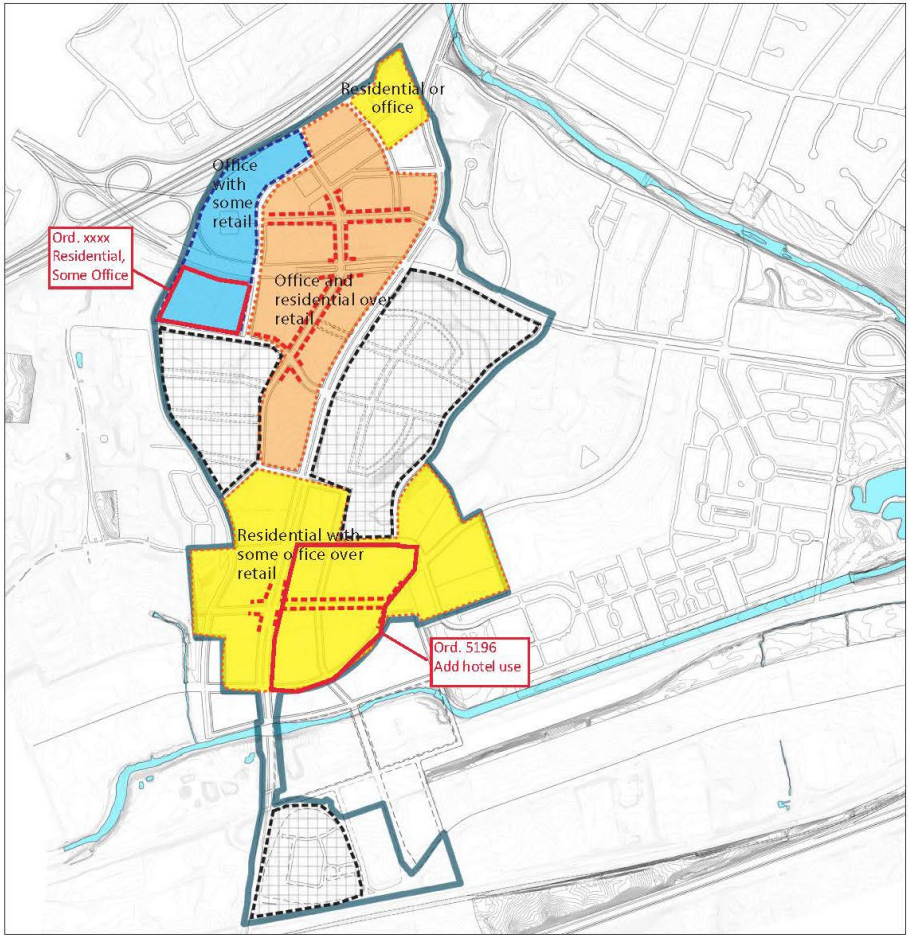
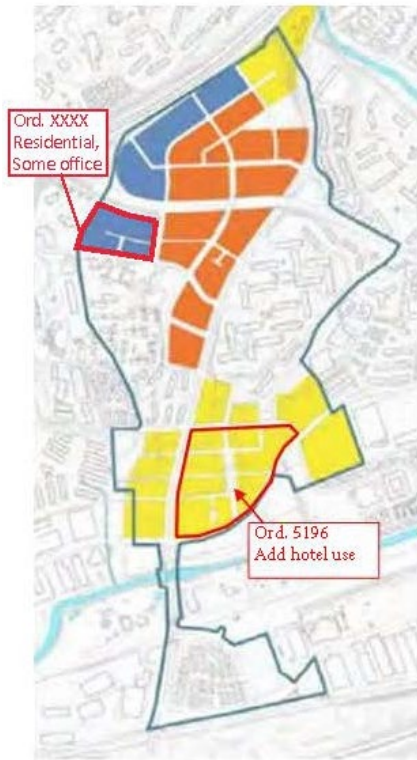


Figure 6-11. The mix of uses varies within the planning area based on the potential market for various uses and the character sought for each district. Uses with regional markets including a significant employment center and regional retail center are concentrated in the West End Town Center district. Red dashed lines show retail frontages that provide the core of the retail districts in the West End Town Center and Pickett Place.

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Figure 7-13 Generalized Land Use

Amended 1/12/19, Ord. 5196
Amended Date, Ord. XXXX



Primary Uses Above First Floor

- Office
- Residential or Office
- Residential with Some Office

Figure 7-13. Generalized Land Use. This figure shows the predominant land use above the first floor for the areas expected to redevelop under CDD rezoning.