ORDINANCE NO. _____

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 Eisenhower West Small Area Plan chapter of such master plan as Master Plan
    Amendment No. 2023-00007 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. 2023-00007, 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 April 4, 2024 of an amendment to the
Eisenhower West Small Area Plan Chapter of the Master Plan of the City of Alexandria to
amend Figure 4.26 – Building heights diagram to change the height limit for the southern portion
of the property from Medium-High to Medium, which recommendation was approved by the
City Council at public hearing on April 13, 2024;

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 Eisenhower West Small Area Plan Chapter of the Master Plan of
the City of Alexandria, be, and the same hereby is, amended by amending Figure 4.26 – Building
heights diagram to change the height limit for the southern portion of the property from Medium-
High to Medium, attached hereto and incorporated fully herein by reference.

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as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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 WILSON
Mayor

Introduction: 05/14/24
First Reading: 05/14/24
Publication:
Public Hearing: 05/18/24
Second Reading: 05/18/24
Final Passage: 05/18/24

6. Outside the ¼-mile, lower heights will be considered with the overall goal of achieving a variety of heights that step down from the Van Dorn Metrorail Station.

7. Minimum heights do not apply to townhouses.

8. Density provisions of Section 7-700 of the Zoning Ordinance apply.

Distinctive Architecture and Placemaking

1. Reinforce Eisenhower Avenue as a "Great Street" by using distinctive architecture, landscaping and streetscape design.

2. Buildings taller than 100 feet will create distinctive architecture and roof top design that are dramatic, deliberate, and add visual interest to the skyline by offering 360 degree sculpted forms with architectural and design flourishes.

3. Highlight special buildings by using contemporary and innovative design, high-quality materials, and special building elements. Potential locations include buildings:
   - Around the Van Dorn Metrorail Station,
   - Fronting public spaces in the future mixed transit-oriented development near the Van Dorn Metrorail Station,
   - At the future terminus of Eisenhower Avenue,
   - At the intersection of Clermont and Eisenhower Avenues,
   - Along Van Dorn Street,
   - At the corner of South Pickett and Duke Streets,
   - At the future mixed-use node at the Trade Center site,
   - At gateways, and
   - Fronting parks and public spaces.

See Fig. 4.23 for all potential locations

Building Sustainability

1. Provide sustainably designed buildings consistent with the City of Alexandria's green buildings policies and development standards.

2. Roofs will contribute to sustainability by creating opportunities for renewable energy, open space, and/or stormwater management.

3. Buildings will include and celebrate sustainable design features.

4. Where possible, orient buildings to maximize energy efficiency and provide access to daylight.

PARKING

1. Provide a range of parking options. For larger projects, a shared parking strategy is strongly encouraged.

2. Where there is sufficient change in topography, parking may be tucked into the grade. (See Figure 4.27.)

3. When parking is located above grade, the frontage of each level facing an "A", "B", or "P" street and park/open space is required to be lined with active uses (residential, office, hotel, and/or retail use) for a minimum depth of 35 feet (50' preferred).

4. Surface parking areas are prohibited except for interim uses.

5. Provide on-street parking along neighborhood streets. Evaluate on-street parking along Eisenhower Avenue where feasible. On-street parking may not be appropriate for Van Dorn Street.

6. Integrate green building practices in parking design.

7. In the case that underground parking is not permitted due to floodplain restrictions, above ground parking will be permitted subject to architectural screening compatible with design and materials of the building architecture.
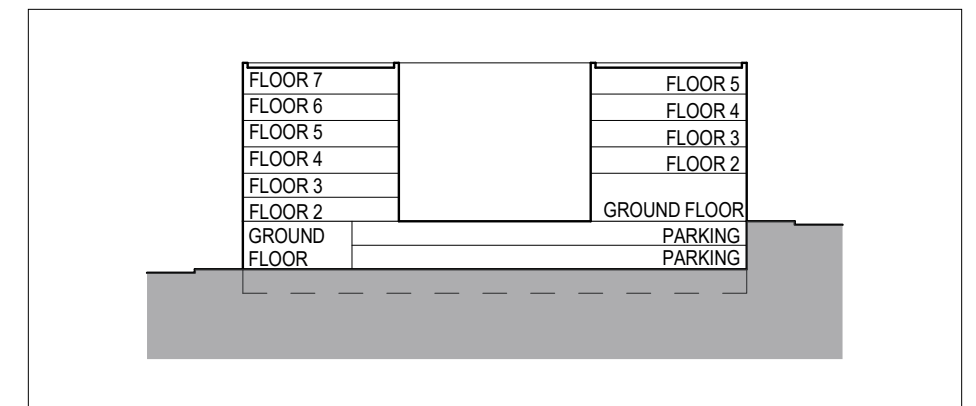

Fig. 4.27 - Parking tucked into grade

Amended DATE, Ord. XXXX

Fig. 4.26 - Building heights diagram

Ord. XXXX, allow Medium

Plan-wide Elements | Building Form and Character