

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: 03/08/22
First Reading: 03/08/22
Publication:
Public Hearing: 03/12/22
Second Reading: 03/12/22
Final Passage: 03/12/22

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 ⁵)	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 10,000	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 ⁸)	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.
XXXX

Ord. 5196

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

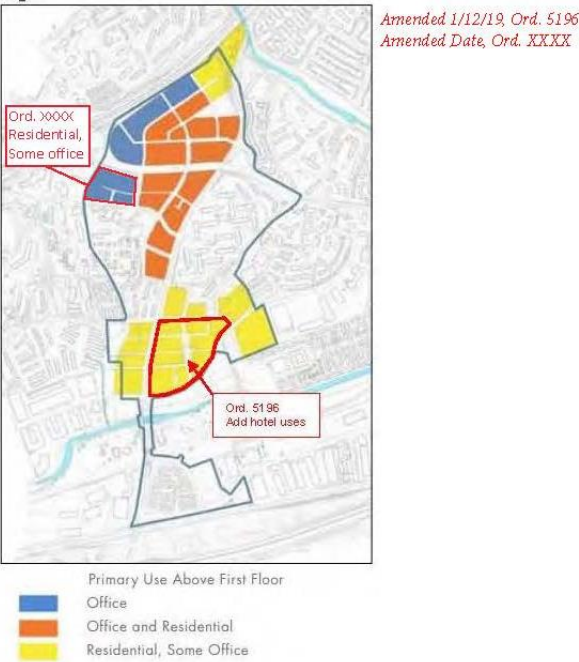


Figure 4-11. Conceptual Land Use Map for Redevelopment Area

Figure 6-11 (page 108)

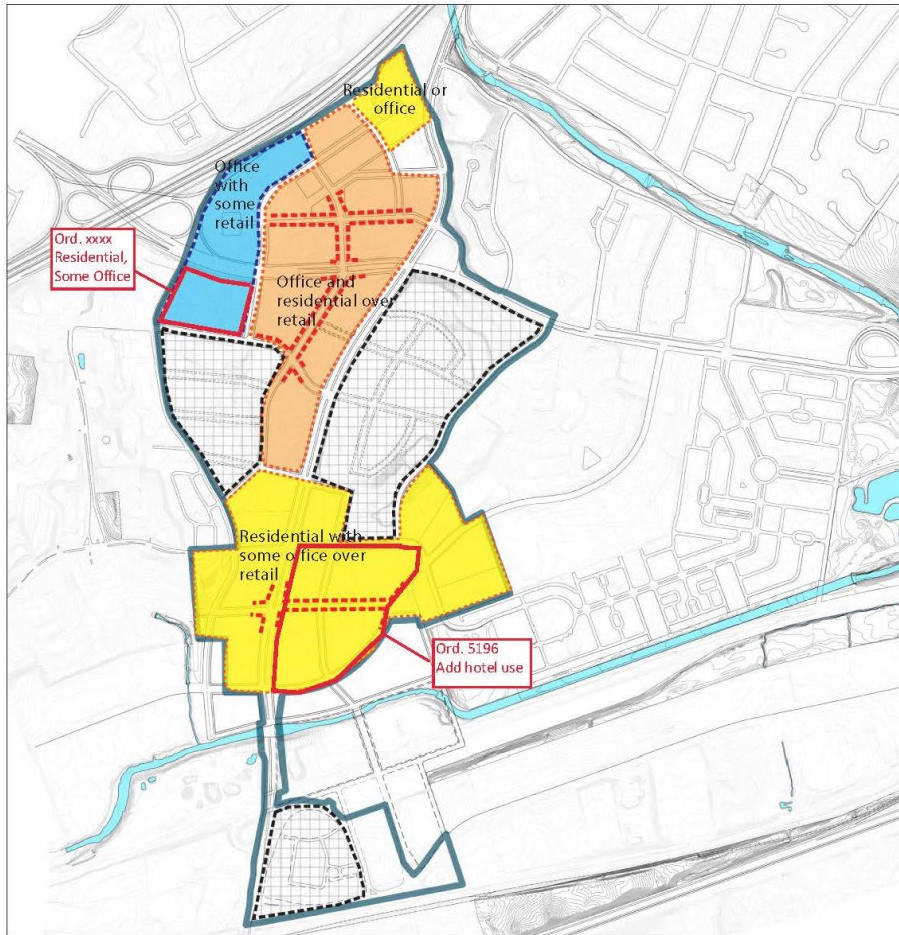
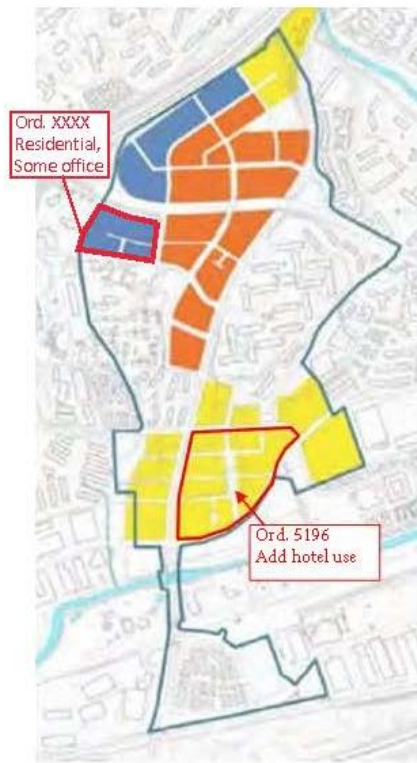


Figure 6-11. The mix of uses varies within the planning area based on the potential market for various uses and the character sought for each district. Uses with regional markets including a significant employment center and regional retail center are concentrated in the West End Town Center district.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

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.