

# W-1 Zone Waterfront Mixed Use

Text Amendment to Add and Remove Uses,  
Increase Floor Area, and Clarify Applicability  
of Height District Map

Alexandria City Council  
March 16, 2013



# What is Proposed?

Text amendment to implement these elements of the adopted Waterfront Small Area Plan vision:

- permit hotels under certain circumstances
- permit cultural institutions
- eliminate archaic uses
- increase floor area on redevelopment parcels, and
- clarify that height is regulated by the applicable height district map.



# Need for the Change

- To permit some additional density in exchange for increased developer contributions and increased control over new development
- To allow some additional land uses, both commercial and cultural, that support the vision of a waterfront that welcomes the public



# Land Use Changes

5-502 Permitted uses. The following uses are permitted in the W-1 zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (D) Public building;
- (E) Public park, athletic field or other outdoor recreation facility;
- (F) Public utility service yard and/or electrical receiving or transforming station, provided the use and/or structure was in existence prior to 1982 and the use has been continued thereafter;
- (G) Accessory uses, as permitted by section 7-100.

(H) Uses smaller than 5000 square feet that foster art, history and cultural awareness through increased understanding and training, such as museums, schools and cultural institutions.



# Land Use Changes

5-503 Special uses. The following uses may be allowed in the W-1 zone pursuant to a special use permit:

- (A) Commercial outdoor recreation facility;
- (B) Commercial shipping and freight terminal;
- (C) Facilities used for docking or berthing of boats or ships, including public or private marinas and/or boat docks with related facilities limited to water and electricity connections;
- (D) Health and athletic club;
- (E) Home for the elderly;
- (F) Nursery school;
- (G) Outdoor food and crafts market;
- (H) Personal service establishment;
- (I) Privately owned public use building such as civic auditorium or performing arts center;
- (J) Restaurant;
- (K) Retail shopping establishment;

~~(L) Rooming house;~~

~~(M) Tourist home;~~

(N) Utilities, as permitted by section 7-1200.

(O) Hotel, consistent with the Development Goals and Guidelines for Development Sites and the in the Waterfront small area plan.

(P) Uses 5000 square feet or larger that foster art, history and cultural awareness through increased understanding and training, such as museums, schools and cultural institutions.



# Why hotels?

- Residential thrives on privacy; hotels thrive on activity
- Plan encourages boutique hotel adjacent to water and active public spaces (no more than 2 hotels; no more than 150 rooms each)
- Boutique hotels are good neighbors and have low noise, traffic, parking impacts
- Ground floor uses are open to the public
- Hotels have an interest in well-maintained public spaces
- There is a strong market for hotels; very few waterfront hotels in region.



# Floor Area Change

**Floor area ratio. The permitted floor area ratio of a development in the W-1 zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.**

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

- (1) Commercial: .75, or
- (2) Residential: 1.0

In the case of either (1) or (2), an additional .25 of retail use is permitted.

(B) *Mixed use.* If a parcel is developed for both commercial and residential use, and the residential use constitutes at least 25 percent of the floor space of the development, the maximum permitted floor area ratio is 1.0 plus an additional .25 of retail use.

(C) *Mixed use or residential/SUP.* If at least 50 percent of the floor space of the proposed development is for residential use and if the commercial use within such a development does not exceed a floor area ratio of .75, then, with a special use permit, the maximum permitted floor area ratio may be increased to an amount not to exceed 2.0.

(D) Development sites in waterfront plan/SUP. For property that is part of a development site identified in the waterfront small area plan, with a special use permit, the maximum floor area ratio may be increased provided the development meets and is consistent with the Development Goals and Guidelines listed in the Waterfront plan for the property.



# Height Change

*5-507 Height.* The maximum permitted height of buildings is ~~55 feet.~~ the height shown in the applicable height district map.

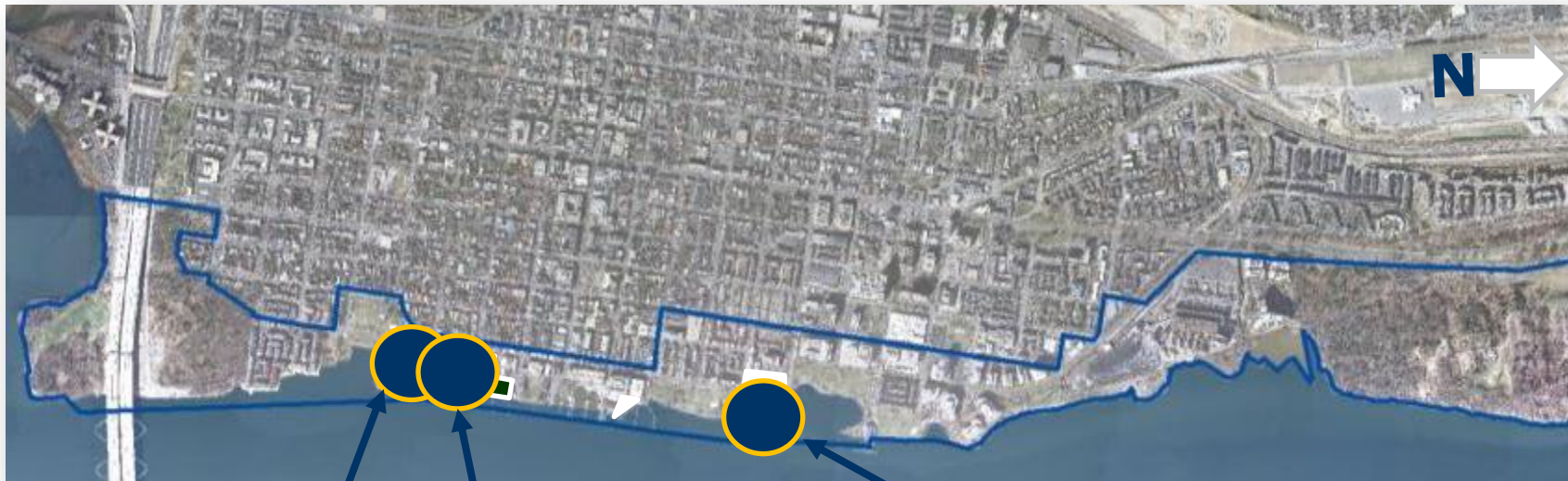
Block	Current Zoning Heights	Proposed Zoning Heights
Robinson Terminal North	30, 45, and 55 feet	30, 45, and 66 feet
Robinson Terminal South	50 feet	50 feet
Cummings/Turner	50 feet	50 feet



***Planned height modification (55 feet to 66 feet with SUP)***



# Three redevelopment sites



*Robinson Terminal South and Cummings/Turner*



*Robinson Terminal North*

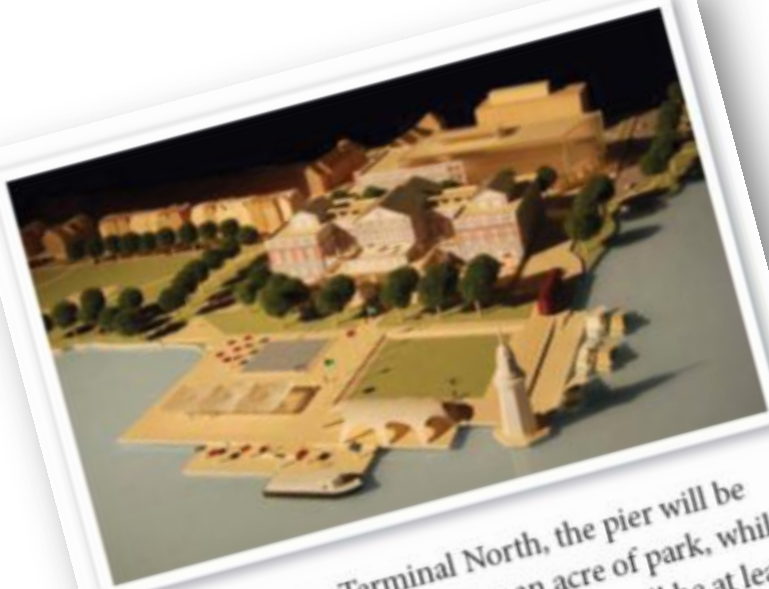
# Allowable Density on Redevelopment Sites

Site	Existing (sf)	Change	Current Zoning with SUP (sf)	Change	Settlement Agreement (sf)	Change	Waterfront Plan (sf)
Robinson Terminal North	91,814		195,296		238,816		238,816
Robinson Terminal South	139,141		327,393		380,529		380,529
Cummings/Turner Block	70,732		128,360		128,360*		192,540
<b>Totals</b>	<b>301,687</b>	<b>349,362</b>	<b>651,049</b>	<b>96,656</b>	<b>747,705</b>	<b>64,180</b>	<b>811,885</b>

Text amendment adds just about 160,000 square feet to current waterfront development potential.

# Developer Contributions & Development Controls

Plan: some additional density in exchange for increased developer contributions and greater control over development



At Robinson Terminal North, the pier will be transformed into more than an acre of park, while the public space along the shoreline will be at least 50 feet wide. A green, natural shoreline will replace concrete and rip-rap.



Robinson Terminal South's pier will become a wide public promenade. Development here and on the Cumming/Turner block (background) will contribute to the new public park that will replace the Dandy Parking lot.

# Developer Contributions from Additional Density

- 2.5 acres of new parks
- Contribute to:
  - 3 acres of off-site parks and public spaces
  - Contribute to the Art Walk
  - Historic interpretation
- Construct a more natural shoreline treatment
- Preserve and restore all historic buildings
- Improved the streetscape
- Increased tax revenues to make sure the new and improved parks, art, history, and water-based activities are actually built.

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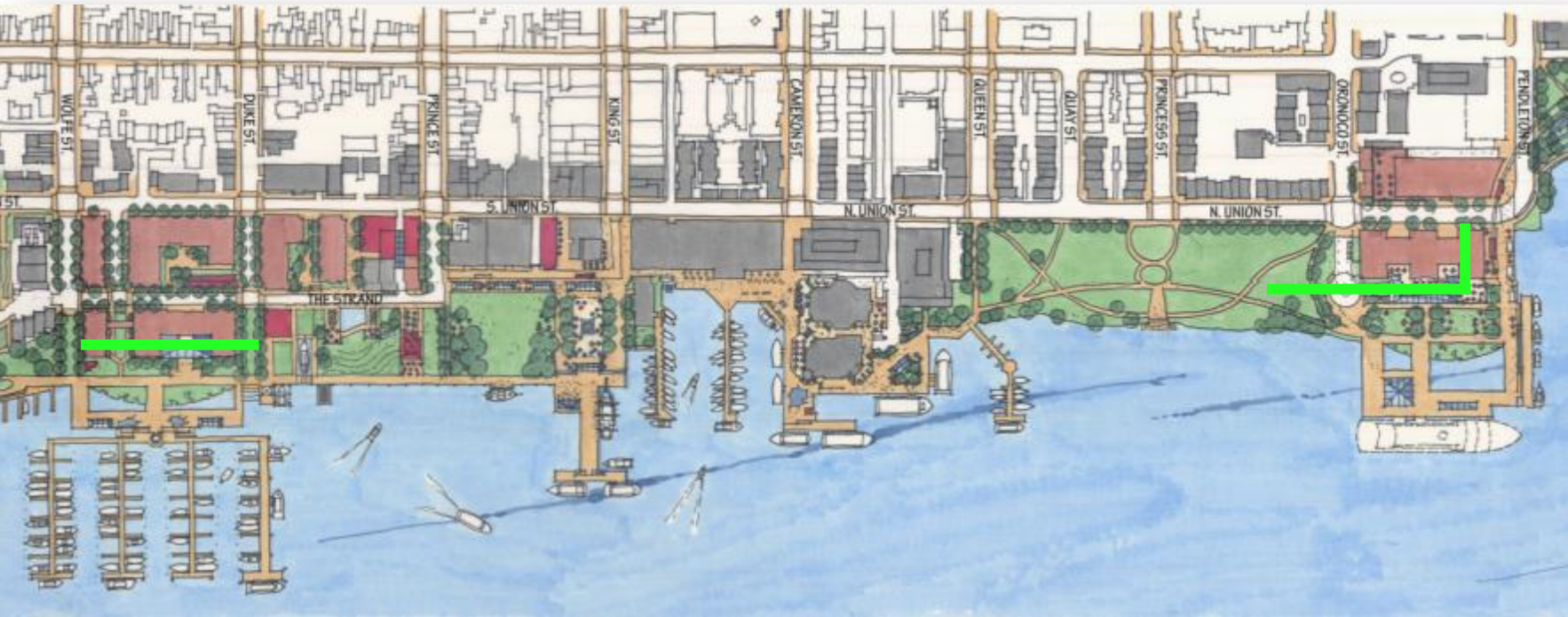


# Development Controls

**The Waterfront Plan strengthens the development review process to ensure that plan goals are met.**

- *Development goals and guidelines* for land uses, parking, architecture, site design, streetscape, public spaces, historic preservation, public art.
- *A hotel/restaurant/commercial uses policy* to ensure that the SUP process addresses all neighborhood impacts: traffic, parking, noise, loading, trash, and cumulative impacts.

# Public Space on the Redevelopment Sites



— indicates 100 ft. from shoreline/bulkhead

# Robinson Terminal North



Plan limits FAR to 1.69

Site	Existing (sf)	Change	Current Zoning with SUP (sf)	Change	Settlement Agreement (sf)	Change	Waterfront Plan (sf)
Robinson Terminal North	91,814	103,482	195,296	43,520	238,816	0	238,816



# Robinson Terminal South



Plan limits FAR to 2.32

Site	Existing (sf)	Change	Current Zoning with SUP (sf)	Change	Settlement Agreement (sf)	Change	Waterfront Plan (sf)
Robinson Terminal South	139,141	188,252	327,393	53,136	380,529	0	380,529



# Cummings/Turner block



Plan limits FAR to 3.0

Site	Existing (sf)	Change	Current Zoning with SUP (sf)	Change	Settlement Agreement (sf)	Change	Waterfront Plan (sf)
Cummings/Turner Block	70,732	57,628	128,360	--	n/a	64,180	192,540

# Opportunities for Public Review of Development Proposals

Redevelopment proposals are subject to:

- Review by the OHAD BAR
- Review and public hearing by Planning Commission
- Review and public hearing by City Council
- Development goals and guidelines in Waterfront Plan
- Waterfront Plan's Hotel/Restaurant Policy
- Union Street Guidelines

