

ORDINANCE NO. 5248

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 East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2019-0005 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. 2019-0005, 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 September 3, 2019 of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria to allow co-working as a permitted use in ground floor retail areas in Block 6A, which recommendation was approved by the City Council at public hearing on September 14, 2019;

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 East Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending Figures 4-9 (Development Controls CDD 2) and 4-11 (Retail Locations), attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

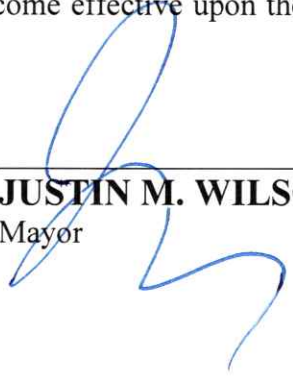
Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

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City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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

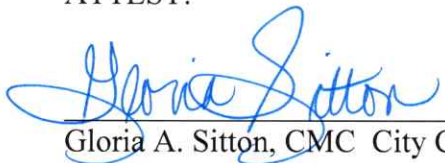
Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.



JUSTIN M. WILSON

Mayor

ATTEST:



Gloria A. Sitton, CMC City Clerk

Final Passage: October 19, 2019

Figure 4-9 Development Controls CDD 2, as amended (see page 4-13a)

Block	Net Development Site Area ⁹	Principal Use	Allowable Gross Floor Area	Building Heights (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail ¹⁰
1	179,119	Hotel	101,000	10-15	150	
2 ^{4,6}	168,400	Office	661,386	15-22	260	
West Side Gardens	34,800	Open Space				
3 ⁴	98,700	Office	187,873	10-15	210	
4 ⁶	59,700	Office	459,508	10-22	220	36,950
5	56,400	Residential	329,841	10-22	220	24,050
5	10,900	Open Space				
4 / 5 w/ Regional Grocery Anchor ⁸	220,940	Residential/Office	1,755,000	10-22	220	54,000
4 / 5 w/ Regional Grocery Anchor ⁸	10,900	Open Space				
6A ⁷	65,161	Residential	665,552	16	210	36,500 ¹¹
6B ⁷	92,898	Office	362,066	10-15	150	39,100
6C ⁷	9,815	Office	7,900	10-15	150	7,900
7	105,800	Retail	25,000	1-2	20-40	25,000
7		Retail	136,000			136,000
8 ⁴	59,200	Office	697,417	20-25	250	31,000
9A	82,500	Hotel	551,206	15-20	220	
9B ⁶	74,100	Office	779,284	20-25	250	30,000
9B	21,200	Open Space				
10	9,700	Retail	8,000	1-2	20-40	8,000
11 ³	66,600	Residential	626,456	20-35	370	50,000
12 ³	48,300	Residential	545,762	20-30	339	15,000
13	59,260	Residential	490,000	15-25	250	12,000
14	109,400	Retail	18,000	1-2	20-40	18,000
14 (Approved Parking)					100	
16 ¹	20,822	Hotel	127,000	10-15	150	
17 ¹	77,540	Office	406,000	15-25	200	4,000
18	76,700	Residential	525,000	15-25	220	14,000
19 ⁵	57,800	Residential	432,000	15-25	284	
19	55,000	Open Space				
20 ⁷	154,101	Residential/Hotel	585,000	10-30	310	
23	60,100	Office	98,000	10-15	200	
23	92,400	Office	304,000	10-15	200	

Figure 4-9 has been amended by the following:

1. MPA2006-0002, Ord No. 4462 (See Also DSUP 2005-0011)
2. MPA2008-0006, Ord No.4617, 9/12/2009
3. MPA2009-0002, Ord No.4758. 4/14/2012
4. MPA2011-0005, Ord No.4758, 4/14/2012
5. MPA2013-0002, (Ord No. Unknown), 6/15/2013
6. MPA2014-0009, Ord No.4917, 12/13/2014
7. MPA2017-0006, Ord No. 5089, 10/14/2017
 - a. With adaptive reuse of the building on Block 6A, above grade parking will not count against AGFA, as long as the parking is screened and integrated into the design of the building.
 - b. Block 20 must provide 95,000 sq. ft. minimum hotel or office use.
8. MPA2017-0009, Ord No. 5114
 - a. With the provision of an 80,000 sq. ft. minimum regional grocery anchor and 54,000 sq. ft. minimum ground floor retail, Blocks 4 and 5 may:
 - i. Combine into one development block without the provision of a mid-block street connection identified in the Plan;
 - ii. Exceed the parking standards for the 80,000 sq. ft regional grocery anchor but may not exceed 6 parking spaces per 1,000 sq. ft.
9. The net development site area does not reflect surveyed information and is based on the best available information. This site area may be adjusted in the actual creation of the block areas.
10. Reflects desired location and amounts. Accessory retail may be provided on sites not noted for retail.
11. **Coworking office is a permitted use in ground floor retail areas, subject to an amendment to the approved DSUP.**

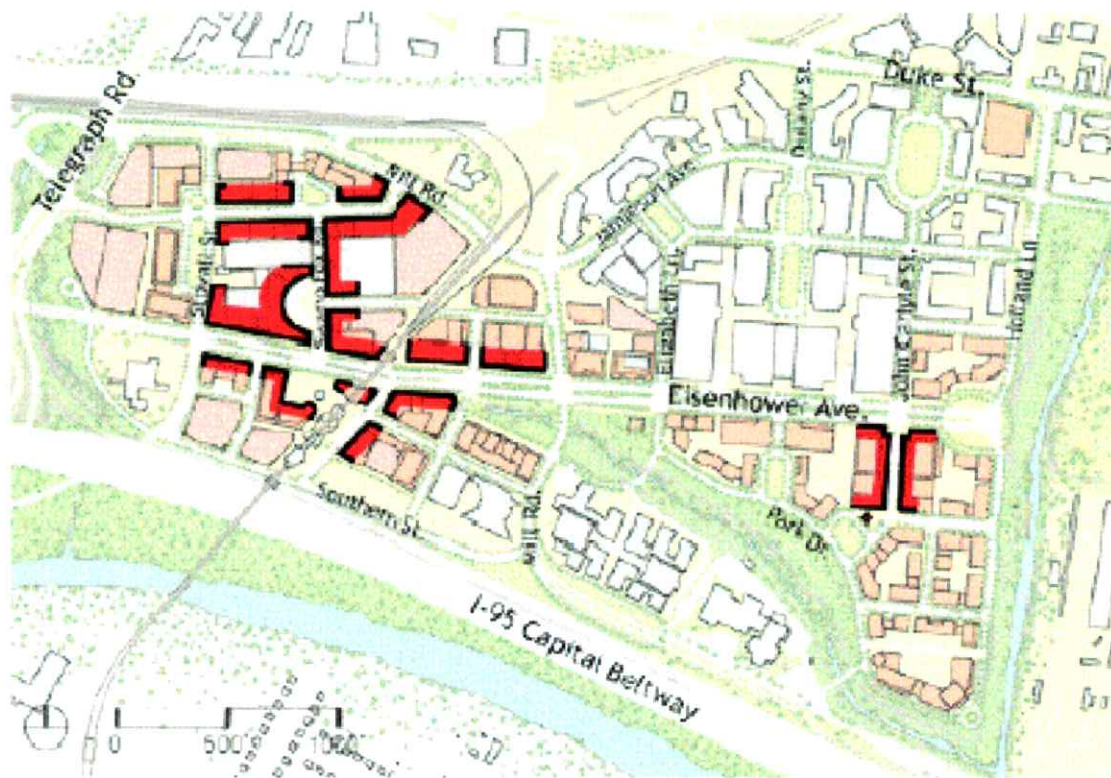


Figure 4-11 Retail Locations

Provide ground floor retail use in the required Retail Locations as general depicted in Figure 4-11. The intent of the Retail Locations and retail uses within is to support a high degree of pedestrian activity and to activate the adjacent street and/or open space. To achieve this goal, business should have transparent and unobstructed windows that provide passersby a view of the activity inside, doors, signage, and outdoor areas where feasible.

Permitted uses in Retail Locations should generally constitute a majority of the ground floor space. Non-typical retail uses such as coworking or distilleries/breweries that have a high degree of pedestrian activity may also be allowed to a limited extent if they meet the intent of the Retail Locations as described above and provide some public serving component (such as hosting community meetings and public functions, including an embedded retail/restaurant, or providing outdoor seating). Care should be taken to foster a variety of uses and to ensure that the Retail Focus Areas not be dominated by any one non-typical retail use. (MPA2019-0019, Ord No. ####, ##/##/2019)



A hardscaped public open space on a retail street



Nightlife activity spilling onto the sidewalk along a retail street