

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 3, 2020

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: REVISION TO DOCKET ITEM #13 – MPA #2019-00008 – 3601 Potomac Avenue and 3601 Richmond Highway

This memorandum contains a recommended revision to Attachment #1 (Resolution No. MPA 2019-00008) of the staff report for Docket Item #13. In preparation of the final version of the Master Plan Resolution, staff omitted language that clearly incorporates the innovation district section with the proposed amendments. Staff is requesting the following language to be added to the Master Plan Resolution, to ensure inclusion of the innovation district section to Chapter 1 of the Small Area Plan:

- a. Amend Chapter 1 to add new pages to include the Innovation District section.*

ATTACHMENT 1: Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2019-00008**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendments will amend the **North Potomac Yard Small Area Plan** chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revisions and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **March 3, 2020** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **North Potomac Yard Small Area Plan** section of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **North Potomac Yard Small Area Plan** section of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **North Potomac Yard Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **North Potomac Yard Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments are hereby adopted in their entirety as an amendment to the **North Potomac Yard Small Area Plan** chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
 - a. Amend Chapter 1 to add new pages to include the Innovation District section.
 - b. *Updates to text:* New text is shown in underlined italics; deleted text is shown in ~~strikethrough~~.
 - p.34: Amend the Note as follows: Note: The amount of development shown, based on a 2017 point-in-time analysis, includes total existing and planned development in North and South Potomac Yard. Planned development outside Potomac Yard, such as Oakville Triangle, is not included.
 - p.40: 4.5b notes.
 - Amend third bullet as follows: For Blocks 7 and 10, height, massing, and building design will be compatible with the adjoining character of the George Washington Memorial Parkway. For Block 7, maximum building height will be 85 feet on the eastern portion of the site. ~~However, additional height may be permitted as part of a development review process in consultation with National Park Service (NPS).~~ For the western portion of the Block 7, in no event will the maximum building height exceed 120 feet for the northern portion and 180 feet for the southern portion of the block.
 - Delete fourth bullet 4 that states: ~~For Block 14 and 19, the height range will be 60-90 feet. However, to ensure height variety, only one block is permitted to go up to 90 feet. The remaining block will have a maximum height of 60 feet.~~
 - p. 41: Amend sentence as follows: All of the parking for Blocks 2, 3, 4, 5, 7, 10, 14, 18, 19, 20, and 21 is required to be located below-grade.
 - p. 43: Table 4.2: Amend language as follows: Add parking maximum ratio for collegiate school or university: 0.25 spaces /1,000 sq. ft. (minimum) and 3.0 spaces /1,000 sq. ft. (maximum).
 - p. 54: Amend language as follows: An internal pedestrian connection is also proposed ~~within Block 10~~ between Block 7(Figure 4.14) within Virginia Tech ~~to provide~~ providing pedestrian access from the pedestrian retail street through the campus to Potomac Yard Park. This pedestrian connection will be framed by buildings and include a central campus open space ~~with active uses and can include overhead elements and lighting to create visual interest for the park users.~~

- p. 62: Amend Recommendation 4.27 as follows: For Blocks 7 and 10, height, massing, and building design will be compatible with the adjoining character of the George Washington Memorial Parkway. For Block 7, maximum building height will be 85 feet on the eastern portion of the site. ~~except additional height may be permitted as part of a development review process in consultation with the National Park Service (NPS).~~ For the western portion of the Block 7, in no event will the maximum building height exceed 120 feet for the northern portion and 180 feet for the southern portion of the block.
- p. 63: Delete Recommendation 4.28 which states: ~~For Block 14 and 19, the height range will be 60-90 feet. However, to ensure height variety, only one block is permitted to go up to 90 feet. The remaining block will have a maximum height of 60 feet.;~~
- p. 63: Amend language for Recommendation 4.35 as follows: All of the parking for Blocks 2, 3, ~~4~~, 5, ~~7~~, 10, 14, 18, 19, 20, and 21 is required to be entirely below-grade.
- p. 70: Amend language as follows: With the relocation of the possible school site from Block 4 to Block 23, a portion of the site shall be reserved for affordable housing If the school reservation portion (Block 23) is not used for a school site, the City would reserve the right to use that portion of the block for other purposes such as ~~open space~~, affordable housing, and/or a comparable community facility/public building with potential collocated uses above. The remainder of the community facilities will be determined as part of the development review process.
- p. 73: Amend language in Recommendation 5.2 as follows: Adequate provision shall be made to accommodate an urban school, collocated with a childcare facility and/or comparable uses. ~~Block 4-23~~ shall be reserved for a possible urban school and a portion shall be reserved for affordable housing. If ~~Block 4~~ Block 23 is not needed for a school, the City may use that portion of the block for ~~open space and/or~~ a comparable community facility/public building with affordable housing or other potential collocated uses above, or adjacent to the public use. ~~or as approved by Council.~~
- p. 78: Add the following Note: *The referenced analysis was conducted as part of the 2017 planning process and reflects a point in time analysis. Updated transportation analyses will be conducted as part of Phase 1 and subsequent development review Phases as the site redevelops.

- p. 98:
 - Amend language as follows: The plan recommends increasing permitted amount of development from 600,000 sq. ft. to ~~7.5~~ 7.675* million sq. ft.
 - Amend language as follows: The applicant will contribute funding toward the required improvements to the infrastructure to provide the necessary conveyance for the ~~7.525~~ 8.425 million sq. ft. in the proposed development.
 - Add the following Note: To ensure adequate capacity of public facilities and infrastructure capacity, including stormwater and sewer, technical analyses will examine a maximum density of 8.425 million sq. ft. (inclusive of community facilities).
- p. 114: Amend language as follows: The increase in allowable development from 600,000 sq. ft. to approximately ~~7.525~~ 7.675* million sq. ft. will require significant investment from the developer for infrastructure and facilities and amenities to meet public needs.
- p. 116: Amend language as follows: The rezoning of North Potomac Yard (Landbay F) increases the development in North Potomac Yard from 600,000 sq. ft. of “big box” retail to ~~7.525,000~~ 7,675,000* sq. ft. of mixed-use development.
- p. 130:
 - Amend Recommendation 4.27 as follows: For Blocks 7 and 10, height, massing, and building design will be compatible with the adjoining character of the George Washington Memorial Parkway. For Block 7, maximum building height will be 85 feet on the eastern portion of the site. ~~except additional height may be permitted as part of a development review process in consultation with the National Park Service (NPS).~~ For the western portion of the Block 7, in no event will the maximum building height exceed 120 feet for the northern portion and 180 feet for the southern portion of the block.
 - Delete Recommendation 4.28 which states: ~~For Block 14 and 19, the height range will be 60-90 feet. However, to ensure height variety, only one block is permitted to go up to 90 feet. The remaining block will have a maximum height of 60 feet.;~~
- p. 131: Amend sentence as follows: All of the parking for Blocks 2, 3, ~~4~~ 5, ~~7~~ 10, 14, 18, 19, 20, and 21 is required to be located below-grade.

- p. 134: Amend language in Recommendation 5.2 as follows: Adequate provision shall be made to accommodate an urban school, collocated with a childcare facility and/or comparable uses. Block-4-23 shall be reserved for a possible urban school and a portion shall be reserved for affordable housing. If ~~Block 4~~ Block 23 is not needed for a school, the City may use that portion of the block for ~~open-space and/or~~ a comparable community facility/public building with affordable housing or other potential collocated uses above, or adjacent to the public use. ~~or as approved by Council~~.
- Add *North Potomac Yard Innovation District Design Excellence Prerequisites & Criteria* to references with Design Guidelines.

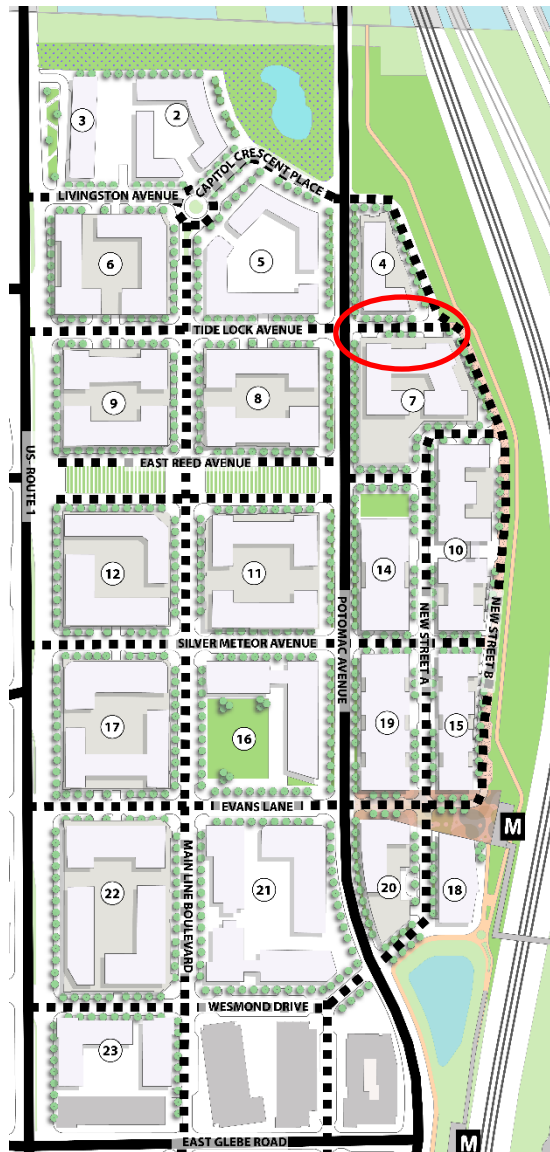
c. Updates to Figures and Tables

- Figure 3.1: Framework Streets
- Figure 3.2: Street Hierarchy
- Figure 3.4: Gateways & Vistas
- Figure 4.1: Land Use Plan and ¼ Mile Pedestrian Walkshed (1/2 Mile pedestrian walkshed covers North Potomac Yard area)
- Figure 4.3: Required, Optional, and Planned Retail Locations
- Figure 4.5B: Maximum Building Heights
- Figure 4.8: Plan Area Public and Private Parks with Public Access Easement
- Figure 5.1: Block 4 (23) School Reservation Site
- Figure 6.2: Proposed Street Network
- Figure 6.7: Bicycle Network
- Figure 9.1: Land Use Plan, Required and Optional Retail Locations, and ¼ Mile Pedestrian Walkshed
- Table 4.3: Development Summary Table and associated notes

See next page.

Figure 3.1: Framework Streets and Figure 6.2: Proposed Street Network

Approved 2017 Plan as amended



Proposed 2020 Amendment

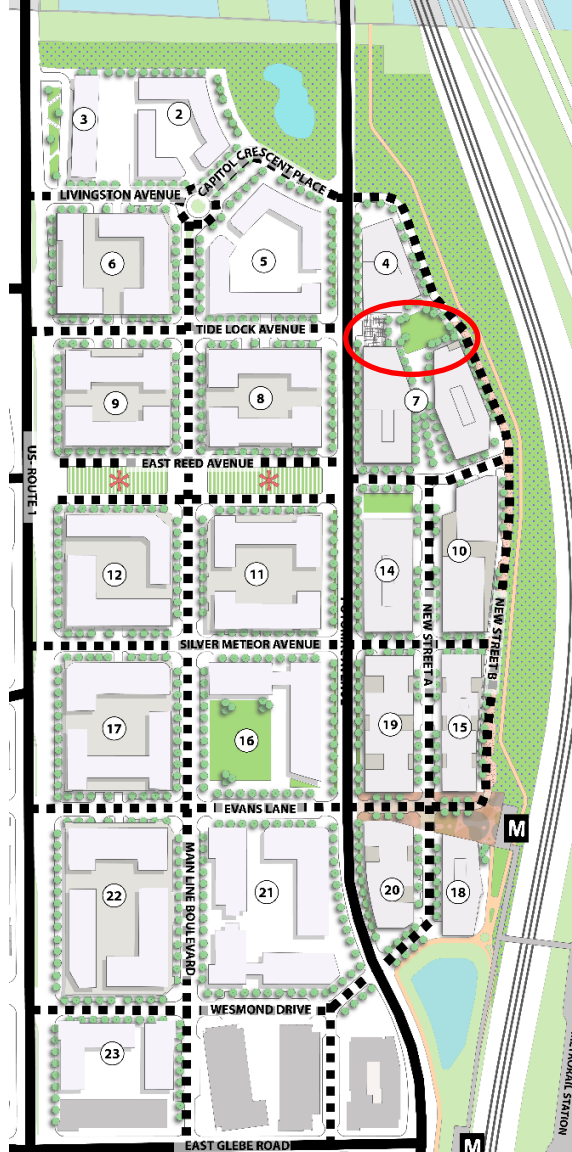
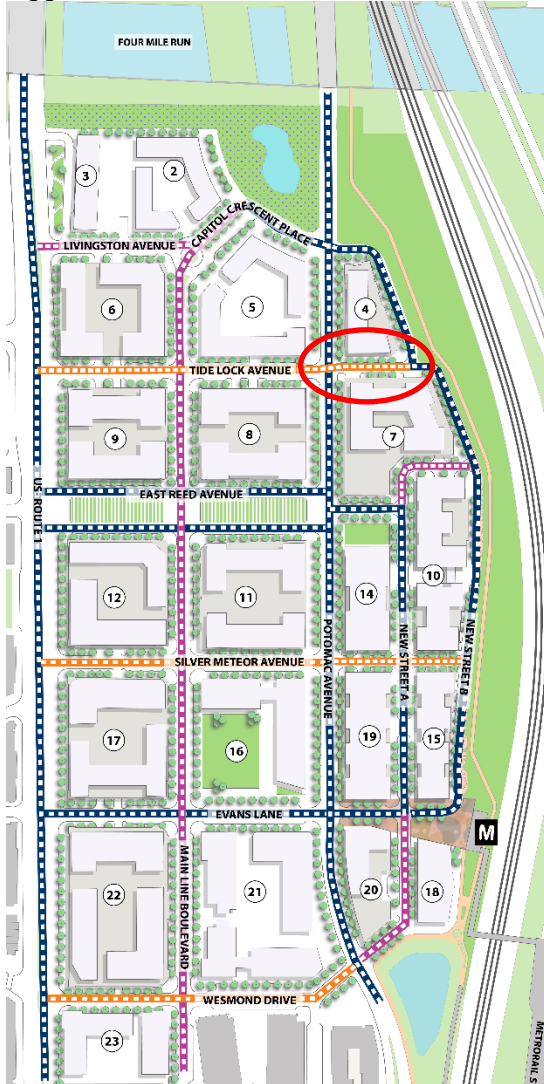


Figure 3.2: Street Hierarchy

Approved 2017 Plan as amended



Proposed 2020 Amendment

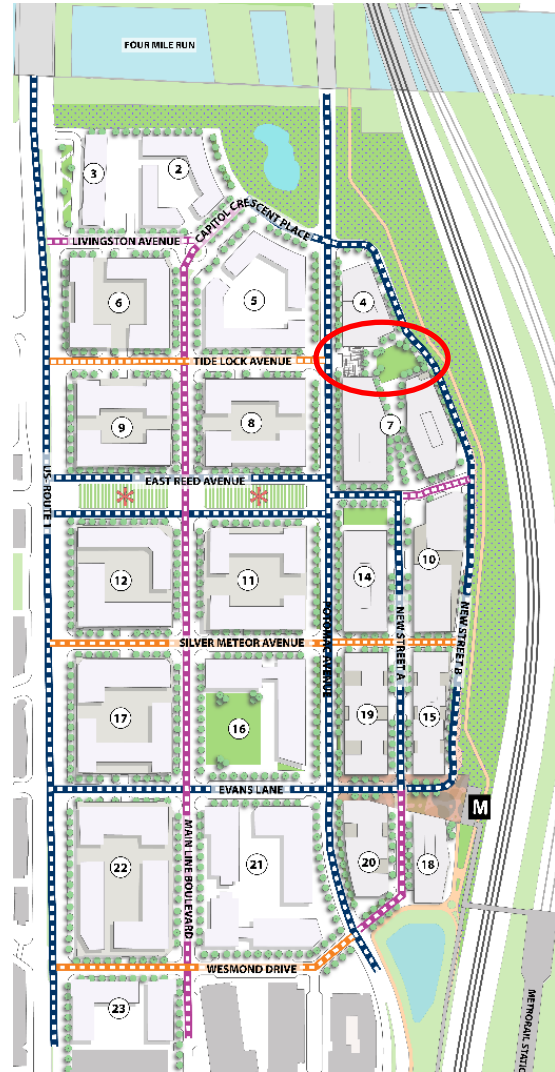


Figure 3.4: Gateways & Vistas - *remove Block 10 gateway*

Approved 2017 Plan as amended

Proposed 2020 Amendment

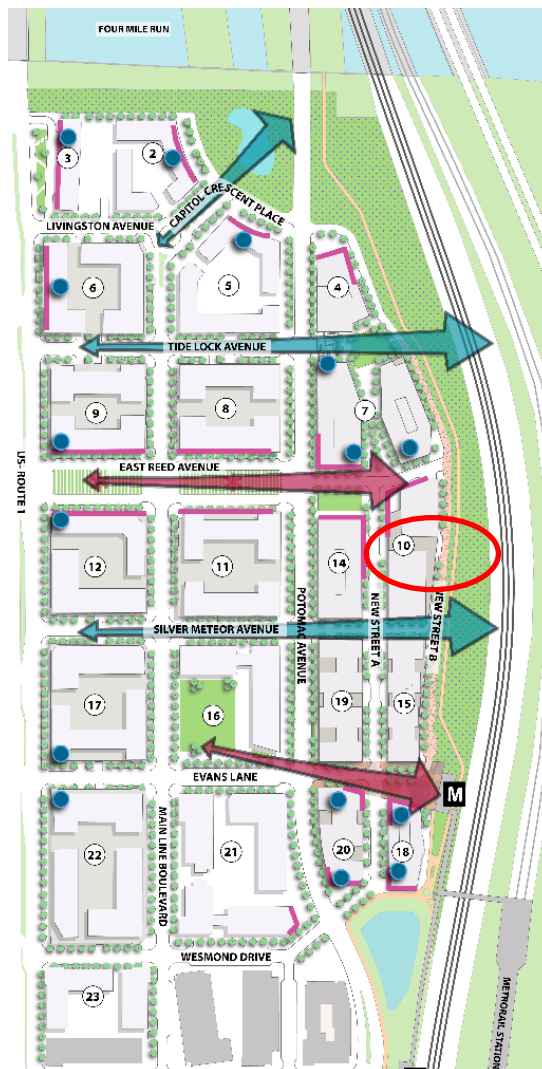
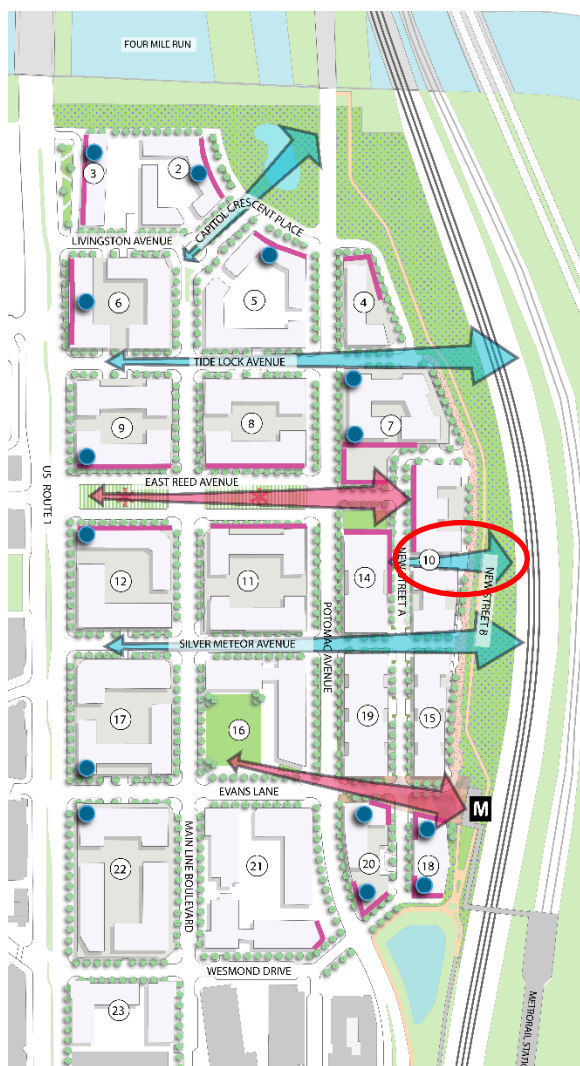
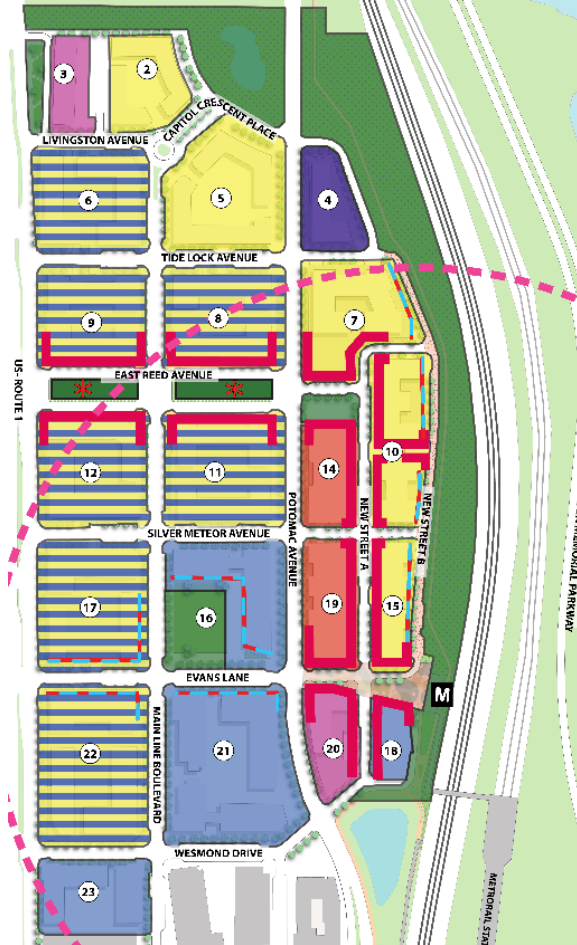


Figure 4.1: Land Use Plan and ¼ Mile Pedestrian Walkshed (1/2 Mile pedestrian walkshed covers North Potomac Yard area) and Figure 9.1: Land Use Plan, Required and Optional Retail Locations, and ¼ Mile Pedestrian Walkshed

Approved 2017 Plan as amended



Proposed 2020 Amendments

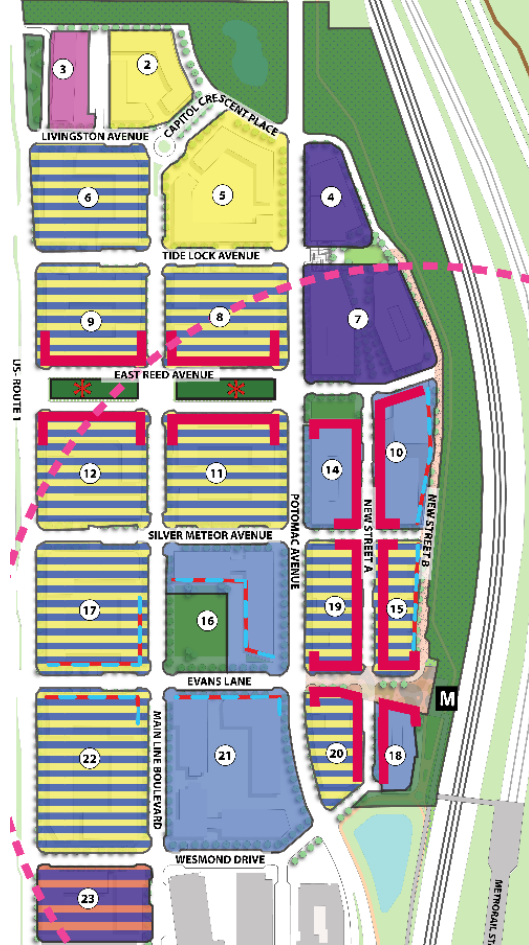
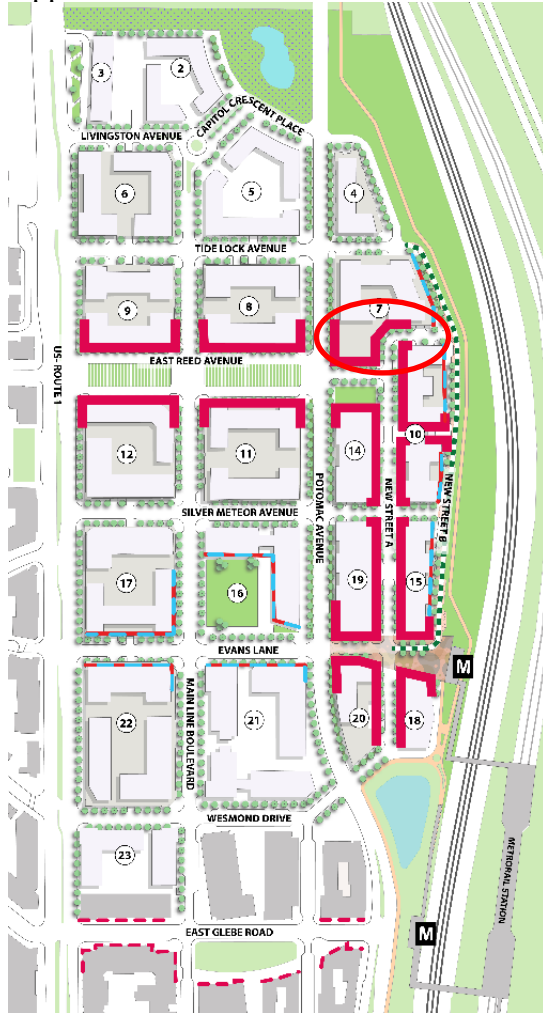


Figure 4.3: Required, Optional, and Planned Retail Locations

Approved 2017 Plan as amended



Proposed 2020 Retail Locations

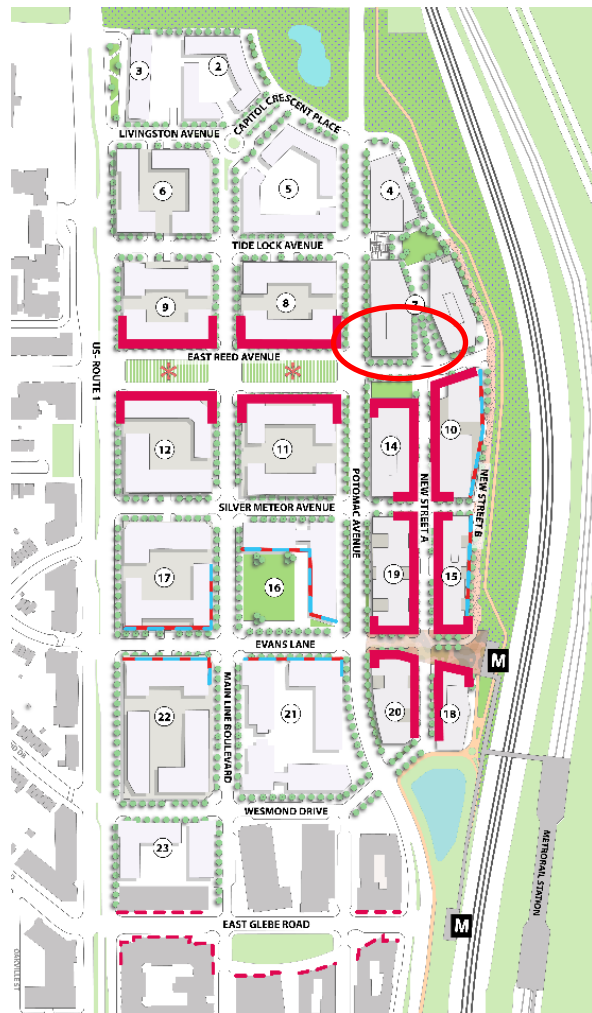


Figure 4.5B: Maximum Building Heights

Approved 2017 Plan as amended

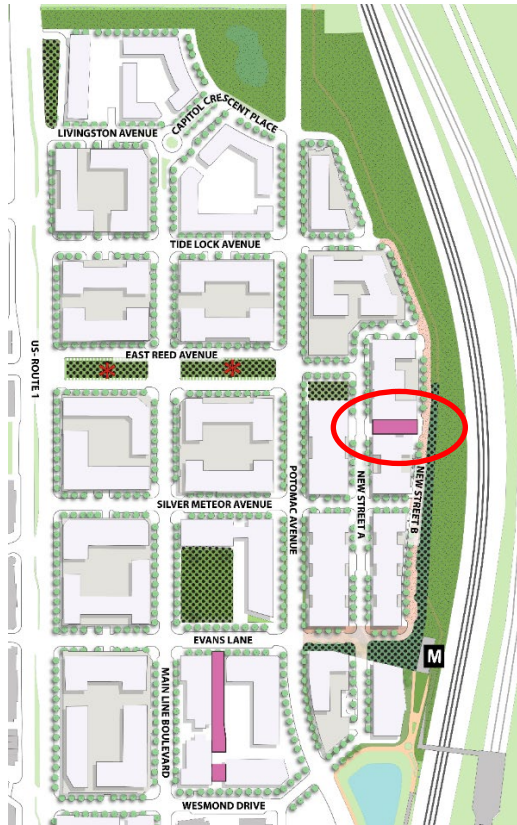


Proposed 2020 Height Amendments



Figure 4.8: Plan Area Public and Private Parks with Public Access Easement – *relocate midblock connection from Block 10 to Block 7*

Approved 2017 Plan as amended



Proposed 2020 Amendment

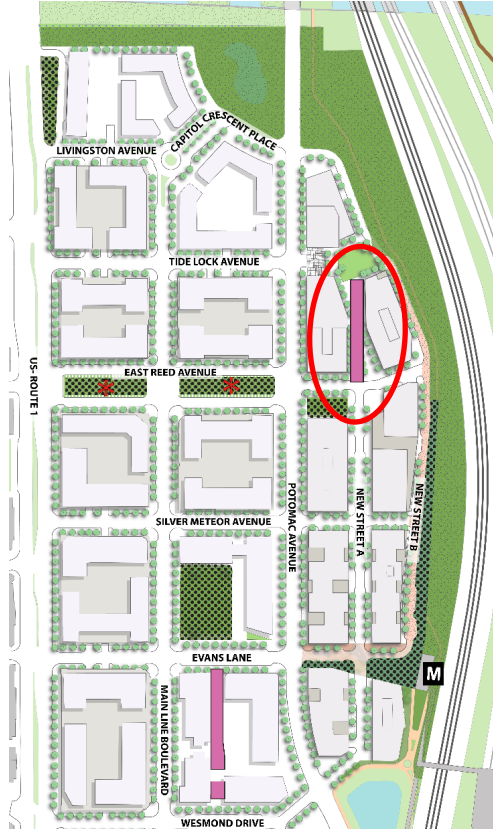


Figure 5.1: Block 4 (23) School Reservation Site

Approved 2017 Plan as amended – Block 4



Proposed 2020 Amendment – Block 23

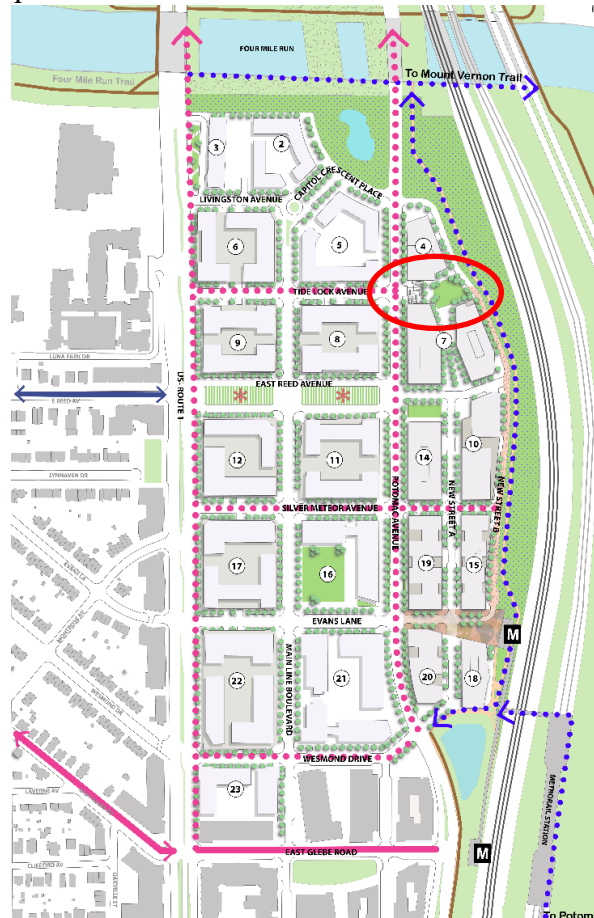


Figure 6.7: Bicycle Network – remove bicycle connection east of Tidlock

Approved 2017 Plan as amended



Proposed 2020 Amendment



North Potomac Yard
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Table 4.3: Development Summary Table (2017)

BLOCK #	PRINCIPAL LAND USE	OFFICE (SF)	RESIDENTIAL (SF)	OFFICE OR RESIDENTIAL (SF)	RETAIL (SF)	HOTEL (SF)	TOTAL
1	OPEN SPACE (CRESCENT PARK)						
2	RESIDENTIAL	0	500,000	0	0	0	500,000
3	HOTEL	0	0	0	0	82,900	82,900
4 ¹	COMMUNITY FACILITY/ PUBLIC BUILDING	0	0	0	0	0	0
5	RESIDENTIAL	0	600,000	0	0	0	600,000
6	OFFICE/ RESIDENTIAL	110,000	0	250,000	35,000	0	395,000
CRESCENT GATEWAY NEIGHBORHOOD TOTAL		110,000	1,100,000	250,000	35,000	82,900	1,577,900
7	RESIDENTIAL	0	0	240,400	31,600	0	272,000
8	OFFICE/ RESIDENTIAL	0	0	643,300	154,800	0	798,100
9	OFFICE/ RESIDENTIAL	55,000	0	260,000	40,000	0	365,000
10	RESIDENTIAL	0	0	328,600	36,000	0	364,600
11	OFFICE/ RESIDENTIAL	0	0	643,400	171,900	0	815,300
12	OFFICE / RESIDENTIAL	55,000	0	295,000	50,000	0	400,000
13	OPEN SPACE (MARKET GREEN)						
14	RETAIL	0	0	0	62,900	0	62,900
MARKET DISTRICT NEIGHBORHOOD TOTAL		110,000	0	2,410,700	547,200	0	3,067,900
FLEXIBLE DISTRICT NEIGHBORHOOD ZONE (BLOCKS - 15, 16, 18 - 21) ²	OFFICE	1,100,000	0	484,300	212,800	87,100	1,884,200
17	OFFICE/RESIDENTIAL	60,000	0	250,000	50,000	0	360,000
22	OFFICE/RESIDENTIAL	0	0	370,000	65,000	0	435,000
23	OFFICE	180,000	0	0	20,000	0	200,000
METRO SQUARE NEIGHBORHOOD TOTAL		1,340,000	0	1,104,300	347,800	87,100	2,879,200
24	OPEN SPACE (POTOMAC YARD PARK EXTENSION) ^{6,7}						
						TOTAL (SF)	7,525,000

Notes:

1. Community facilities, public buildings and accessory uses may be provided on any block and are not deducted from the maximum permitted development; however the uses will be subject to the height requirements, design guidelines and other applicable elements as part of the development review process. Block 4 is reserved as a possible school site. Collocation of uses within Block 4 (including residential) is encouraged where feasible and shall not count toward the maximum development square footage.
2. Approximately 0.7-acres within block 16 or 21 will be provided as open space for Market Square Park within the Flexible Metrorail Zone.
3. The maximum amount of development shall be 7,525,000 sq. ft.; however, the amount of permitted development within each block is conceptual. The final amount of development may be permitted to be transferred from block to block and will be determined as part of the rezoning for the subject property and development special use permit.
4. In addition to the maximum amount of development, a minimum amount of density is required for each block pursuant to the minimum heights and other applicable requirements.
5. Additional ground floor retail locations may be approved, if they are consistent with the intent of the Small Area Plan and is approved as part of the development review process. The retail amount will be deducted from the maximum amount of development permitted within each block.
6. The maximum building height for the Metrorail Station shall not exceed 50 feet in the general location as depicted within the Plan.
7. The maximum height of the pump station or any park structures must comply with the intent of the Plan and require review as part of the development review process.

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Table 4.3: Development Summary Table (Proposed 2020 Amendment)

BLOCK #	PRINCIPAL LAND USE	OFFICE (SF)	RESIDENTIAL (SF)	OFFICE OR RESIDENTIAL (SF)	RETAIL ⁵ (SF)	HOTEL (SF)	SCHOOL /CIVIC USE (SF)	3,4 TOTAL
1	OPEN SPACE (CRESCENT PARK)							
2	RESIDENTIAL	0	500,000	0	0	0		500,000
3	HOTEL	0	0	0	0	82,900		82,900
4 ¹	SCHOOL/ACADEMIC	0	0	0	0	0	(150,000) ¹	(150,000) ¹
5	RESIDENTIAL	0	600,000	0	0	0		600,000
6	OFFICE/RESIDENTIAL	110,000	0	250,000	35,000	0		395,000
CRESCENT GATEWAY NEIGHBORHOOD TOTAL		110,000	1,100,000	250,000	35,000	82,900	(150,000)	1,577,900
7 ¹	SCHOOL/ACADEMIC	0	0	0	0	0	(450,000) ¹	(450,000)
8	OFFICE/RESIDENTIAL	0	0	643,300	154,800	0		798,100
9	OFFICE/RESIDENTIAL	55,000	0	260,000	40,000	0		355,000
10	OFFICE	230,300	0	0	32,600	0		262,900
11	OFFICE/RESIDENTIAL	0	0	643,400	171,900	0		815,300
12	OFFICE / RESIDENTIAL	55,000	0	295,000	50,000	0		400,000
13	OPEN SPACE (MARKET GREEN)							
14	OFFICE	266,900	0	0	17,600	0		284,500
MARKET DISTRICT NEIGHBORHOOD TOTAL		607,200	0	1,841,700	468,900	0	(450,000)¹	2,915,800
FLEXIBLE DISTRICT NEIGHBORHOOD ZONE (BLOCKS - 15, 16, 18 - 21) ²	OFFICE	1,100,000	0	1,009,400	126,900	0		2,236,300
17	OFFICE/RESIDENTIAL	60,000	0	250,000	50,000	0		360,000
22	OFFICE/RESIDENTIAL	0	0	370,000	65,000	0		435,000
23 ¹	COMMUNITY FACILITY /AFFORDABLE HOUSING	0	150,000	0		0	(150,000) ¹	150,000
METRO SQUARE NEIGHBORHOOD TOTAL		1,160,000	150,000	1,629,400	241,900	0	(150,000)¹	3,181,300
24	OPEN SPACE (POTOMAC YARD PARK EXTENSION) ^{6,7}							
TOTAL (SF)								7,675,000

Notes:

- Community facilities, public buildings and accessory uses may be provided on any block and are not deducted from the maximum permitted development; however the uses will be subject to the height requirements, design guidelines and other applicable elements as part of the development review process. Block 4 23 is reserved as a possible school site. Collocation of uses within Block 4 23 (including residential) is encouraged where feasible and shall not count toward the maximum development square footage.
- Approximately 0.7-acres within block 16 or 21 will be provided as open space for Market Square Park within the Flexible Metrorail Zone.
- The maximum amount of development shall be 7,525,000 7,675,000 sq. ft.; however, the amount of permitted development within each block is conceptual. The final amount of development may be permitted to be transferred from block to block and will be determined as part of the rezoning for the subject property and development special use permit.
- In addition to the maximum amount of development, a minimum amount of density is required for each block pursuant to the minimum heights and other applicable requirements.
- Additional ground floor retail locations may be approved, if they are consistent with the intent of the Small Area Plan and is approved as part of the development review process. The retail amount will be deducted from the maximum amount of development permitted within each block.
- The maximum building height for the Metrorail Station shall not exceed 50 feet in the general location as depicted within the Plan.
- The maximum height of the pump station or any park structures must comply with the intent of the Plan and require review as part of the development review process.

North Potomac Yard
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2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 3rd day of MARCH 2020.

Chair, Alexandria Planning Commission

ATTEST: _____

Karl Moritz, Secretary