

ORDINANCE NO. 5353

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 Braddock Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2020-00008 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. 2020-00008, 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 December 1, 2020 of an amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan of the City of Alexandria to update Development and Land Use tables as well as a Development Sites Map to facilitate the redevelopment of this site, which recommendation was approved by the City Council at public hearing on May 15, 2021;

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 Braddock Road Metro Station Small Area Plan Chapter of the Master Plan of the City of Alexandria through amendments to the Braddock Metro Neighborhood Plan Overlay and the Braddock East Master Plan Overlay, be, and the same hereby is, amended by amending the Braddock Metro Neighborhood Plan Overlay Development Sites Map (page 96), Development Table (page 97), Land Use Table (page 98) and Braddock East Master Plan Overlay Table 3: Land Use (page 37) and Table 5: Development Framework (page 47), 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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

Final Passage: June 19, 2021



JUSTIN M. WILSON
Mayor

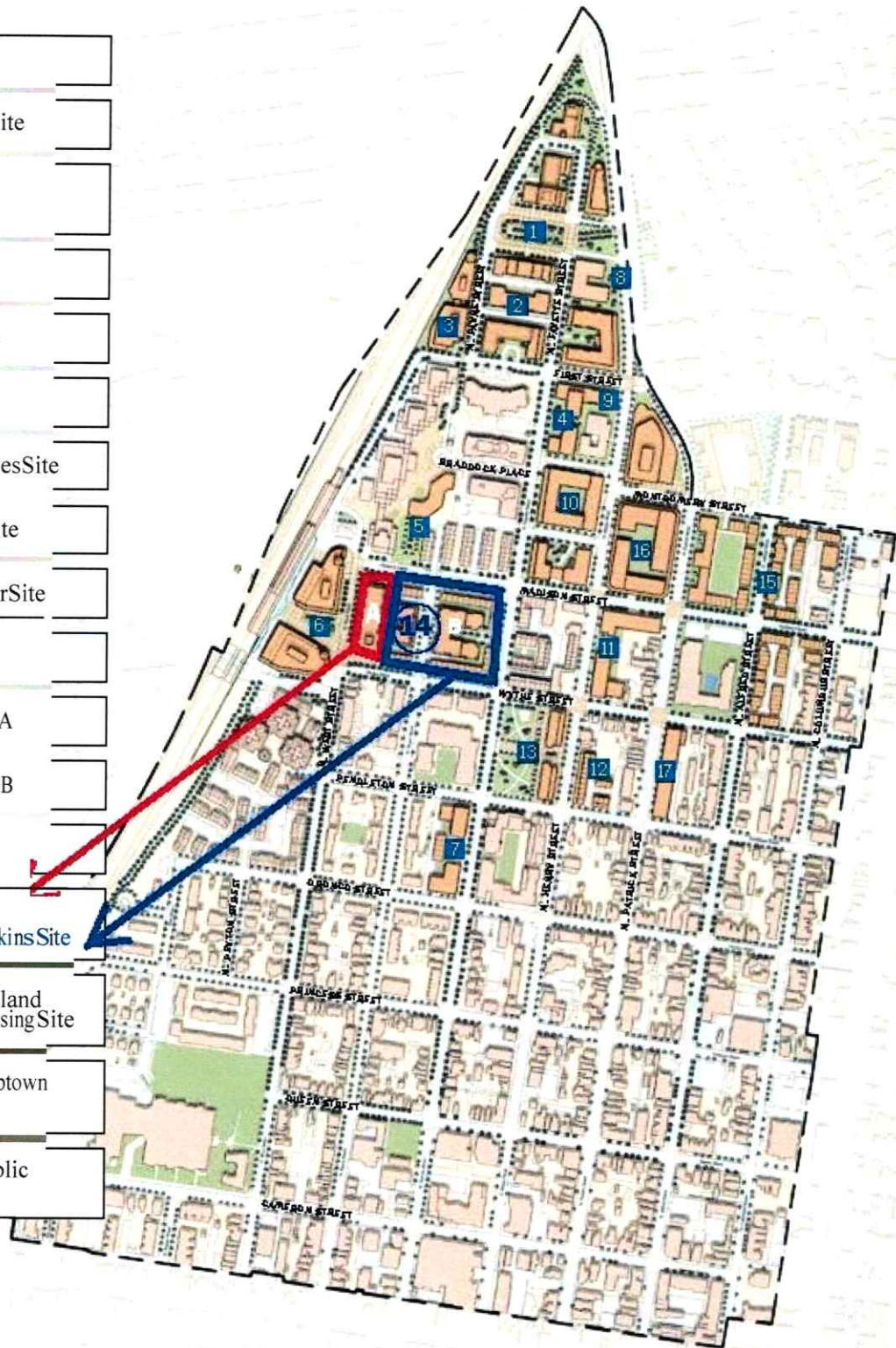
ATTEST:



Gloria A. Sitton, CMC City Clerk

Development Sites

- | | |
|-----|---|
| 11 | Jaguar Site |
| fJ | Yates warehouse Site |
| I | water Tower Md Adjacent Site |
| Ej | Tony's Auto Site |
| llj | 1281 Madison Site |
| \$ | Metro Site |
| Ql | Fayette Warehouses Site |
| llj | Alute 1 Triangle Site |
| llj | carpenter's Shelter Site |
| \$ | Machon Site |
| QJ | Henry Street- Site A |
| \$ | Henry Street- Site B |
| 13 | Post Office Site |
| 14 | A.72711 |
| | B. AR11A Andrew Adkins Site |
| 15 | James Bland Md Bland Addition Public Housing Site |
| 16 | Samuel Madden Uptown Nllic Housing Site |
| 17 | Ramsey Homes Public Housing Site |



The 20-year redevelopment scenario for the Braddock Metro neighborhood that includes potential building projects on 17 different sites as well as new streets and plazas, enhanced green streets and improved pedestrian/bike connections

Ord. 5162

Ord. S312

PROPERTIES OF THE DETERMINED THROUGH THE WORK ESTIMATING PROCESS

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Ord. XXXX

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10 Does not include bonode Mity above 3.1)

Amended DATE, Ord. XXXX

Land Use, as amended

SITE	CHARACTER AREA	PARCEL AREA	EXISTING DEVELOPMENT	CURRENT ZONING	RECOMMENDED ZONING	REQUIRED LAND USE	PREFERRED LAND USE (1)
		SF	ACRES	SF			
1 Jaguar Site	Gateway Area	308,000	7.07	102,000	OCM-50 & CRMU/H	COO	Ground Floor Residential/Office
2 Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	COO	Residential/Office
Water Tower and Adjacent Site	Gateway Area	25,000	0.57	8,000	OCM-50 & UT	COO	Office
4 Tony's Auto Site	Mid-Neighborhood Area	41,600	0.96	10,000	CRMU/H	no change	Residential/Office
5 1261 Madison Site	West Neighborhood Area	49,000	1.12	0	CRMU/H	no change	Office, Park
6 Metro Site	West Neighborhood Area	139,000	3.19	0	UT	COO	Office or Hotel, Retail
7 Fayette Warehouses	West and Mid-	42,000	0.96	32,000	CRMU/M		
Site	Neighborhood Area				&	no change	Residential/Office
8 Re te 1 Triangle Site	Gatev.a., AFea		2.89	110,000		no change	Residential/Office
SA Route 1 Triangle Site	Gateway Area 1200 & 1230 N Henry Gateway Area	34,921	0.80	16,884	OCM-50	CRMU/H	GFR Residential/Office
88 Route 1 Triangle Site	1022 & 1024 N Henry	35,034	0.80	99,000	OCM-50	no change	GFR Residential/Office
SC Route 1 Triangle Site	Gateway Area 1018 & 1020 N Henry	20,277	0.47	7,800	CRMU/H	no change	GFR Residential/Office
SD Route 1 Triangle Site	Gateway Area 1000 & 1002 N Henry	34,465	0.79	3,750	CRMU/H	no change	GFR Residential/Office
9 Carpenter's Shelter Site	Mid-Neighborhood Area	36,000	0.83	18,500	CRMU/H	no change	Residential/Office
10 Madison Site	Mid-Neighborhood Area	113,000	2.59	70,000	CRMU/H	no change	GFR Residential/Office/ Retail
11leRPI StFeet Site A	Mid-Neighborhood Area		1.29	24,000		no change	Residential/Office
11A Henry Street—Site A	Mid-Neighborhood Area 701 N Henry		<u>0.75</u>	<u>13,915</u>			Residential/Office/Retail
11B Henry Street—Site A	Mid-Neighborhood Area 725 & 727 N Henry 726 & 728 N Patrick		<u>0.53</u>	<u>11,505</u>		<u>no change</u>	Residential/Office
12 Henry Street—Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	no change	Residential/Office
13 Post Office Site	Mid-Neighborhood Area	87,000	2.00	19,000	CRMU/M	no change	GFR Residential/Office/ Retail
PROPERTIES TO BE DETERMINED THROUGH BRADDOCK EAST PLANNING PROCESS							
M Alotre ** Aakios Public He siA g Site	West PleigRBReed Area	175,000	4.02	148,000	RB		
14A Braddock West	West Neighborhood Area: 1352-1362 Madison Street 711-727 N. West Street 1319-1329 Wythe Street	<u>41,398</u>	<u>0.95</u>	<u>11,606</u>	<u>RB</u>		Refer to BEMP
Andrew Adkins Public		<u>133,602</u>	<u>3.07</u>	<u>98,000</u>	<u>RB</u>	Refer to	Refer to BEMP
111 Housing Site	West Neighborhood Area						Refer to BEMP
15 James Bland and Bland Addition Public Housing Samuel Madden	Parker-Gray Area	370,000	8.49	166,000	RB	COD	TBD
16 Uptown Public Housing Site Ramsey Homes Public	Mid-Neighborhood Area	150,000	3.44	64,000	RB	COD	TBD
17 Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	no change	TBD

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Ord. 5312

Ord. XXXX

NOTES

1. As market conditions warrant
2. 1.3 acre park proposed leaving 30,000 sf site area

3. Based on a 175,000 sf site area net of Payne Street extension

Amended 10/13/18, Ord. 5162

Amended 11/14/20, Ord. 5312

Amended DATE, Ord. XXXX

Table 3: land Use, as amended

Site	Parcel Area		Existing Development	Current Zoning	Recommended Zoning	Required Land Use	Preferred Land Use
Jame>Bland	370.000	8,49	200.000	RB	COD	Residential	GF Retail
Mdew Ad#Pliiff		4,50	148,900	IIB	GjG		Residential Hotel
Bradd,kWt:itil-1352 1 62 Medi n Site: 1711ZLN.W St tr: 11312-1329 Wythe Street	41.398	Q,22	11.606	.IIII	QQI		Residential, Hotel and/or Office
An n wAdkin fultic 110 Jsingt itil	133.602	3,07	98.000	.IIII	fQQ		Residential Hotel and/or Office
SaTIVid Madden	150.000	3,44	64.000	RB	COD	GF Retail	Residential, Grocery Store, Office
Ramsey	31.000	0,71	14.000	RB	(2)	Residential	Residential

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(1) Based on a 175 000sf site area net of Payne Street extension for consistency with the BMNP land Use and Development Tables

(2) Appropriate zoning to be determined through the DSUPand rewofng processu bject to the height and density limitations identified in the Development Framework.

Amended DATE, Ord. XXXX

Hotel. The BMNP proposes a hotel use for the western edge of the Adkins block that is currently occupied by the single-family properties between Adkins and West Street. This Plan continues to recommend this as an appropriate use in this location.

Community facilities. The Advisory Group meetings and the Design Charrette identified a need to include community facilities/supportive services within the new mixed-income community, such as job training, childcare and community function rooms. ARHA considers that sufficient facilities are available at the new Charles Houston Recreation Center and that it is a matter of ensuring that the events and activities are programmed to take into account the needs of ARHA residents as part of the overall community. The City supports this approach and is committed to working with ARHA to achieve a better integration of the Recreation Center program with the needs of public housing residents. While the provision of new facilities as part of any redevelopment plan is encouraged, the location and programming of such facilities will be determined by an analysis of resident needs and should complement the Recreation Center program.

OPENSOURCE

A variety of open spaces should be provided to meet the needs of the new residents of the proposed mixed-income communities. Public housing has a higher than average number of children per household. A range of open space is required to provide for the recreational needs of young children and teenagers. These areas should be designed and located to allow effective supervision and surveillance from surrounding streets, residential properties and/or community and retail facilities. Each residential block should have safe and convenient access to play spaces for young children.



Open space should include a wide range of spaces that meet the community's needs, especially those of young children.

Table 5: Development Framework

EXISTING PARCEL							PROPOSED DEVELOPMENT				
Site	Net Parcel Area		Existing Development	Existing Housing Units	Current Allowable FAR	Current Allowable Height	Current Allowable Development	Max Total Development	Approx. Range of Housing	Max FAR	Max Height
	SF	Acres	SF			FT	SF	SF			FT
James Bland	370,000	8.49	200,000	194	0.75	45	277,500	647,500	400	1.75	50*
Andrew Adkins	196,000	4.50	148,000	90	0.75	45	147,000	382,500	200-250	2.50	70 West of Payne St- 50 East of Payne St
Braddock West ⁽¹⁾ 1352-1362 Madison Street, 711-727 N. West Street, 1319-1329 Wythe Street	41,388	0.95	11,606		0.75	45	31,049	124,194 ⁽²⁾	180	3.0 w/SUP	50 - 70
Andrew Adkins Public Housing Site ⁽¹⁾	133,602	3.02	98,000	20	0.75	45	100,202	225,806-400,806	TBD	2.50	50 - 70
Samuel Madden	150,000	3.44	64,000	66	0.75	45	112,500	300,000	165-225	2.00	70
Ramsey	31,000	0.71	14,000	15	0.75	45	23,250	21,000	15-30	1.40	45
TOTAL	922,000	21.16	535,606	365			691,501	1,360,000	700-900		

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(1) Based on \$175,000/sf site w/ limit of PZm Street extn? on for consistency with the BMNP L&D USF and Development/T. Miles
(2) Does not include bonus density above 3.0

Amended DATE, Ord. XXXX

IMPLICATIONS FOR THE FUTURE OF BRADDOCK EAST

Taking into account the recommended height limitations, open space requirements and other design considerations, the resulting densities, expressed as a Floor Space Ratio (FAR), are up to 1.75 on James Bland, up to 2.5 on the Adkins site, up to 2.0 on the Madden site and up to 1.5 on Ramsey. This is generally consistent with the density recommendations in the BMNP for the key redevelopment sites at the Metro (FAR 3.0) and Northern Gateway (FAR 2.5).

These FARs are the maximum that is likely to be supportable on these sites. The ranges identified in Table 5 are indicative of the wide variety of potential scenarios that could be viable on these sites.

In the event that density considerations and market conditions at the time of redevelopment indicate that it is unlikely that all of the public housing can be relocated on the sites within the Plan area then, under Resolution 830, it will be necessary to replace some of the public housing units elsewhere in the City.

The retention of existing public housing in the Braddock East area will be contingent upon:

- constraints on the overall density and height on each individual site;
- open space, parking and urban design requirements;
- the market conditions that prevail at the time of redevelopment;
- the public funding available at the time of redevelopment; and
- the availability of secured sites elsewhere in the City to accommodate the replacement units.

This has been demonstrated by both the Chatham Square and James Bland redevelopments. Approximately one-third to one-half of the existing public housing units on these sites were/are to be relocated off-sited. This is due to constraints on the development of these sites, such as the need for open space, the limitation on heights and the need for compatibility with adjacent neighborhoods, as well as the available funding and market conditions, which are different in each case.

*Except that one multi-family building may be increased to 60 feet in the northern multi-family block adjacent to Patrick Street.