ORDINANCE NO. 5353

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City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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

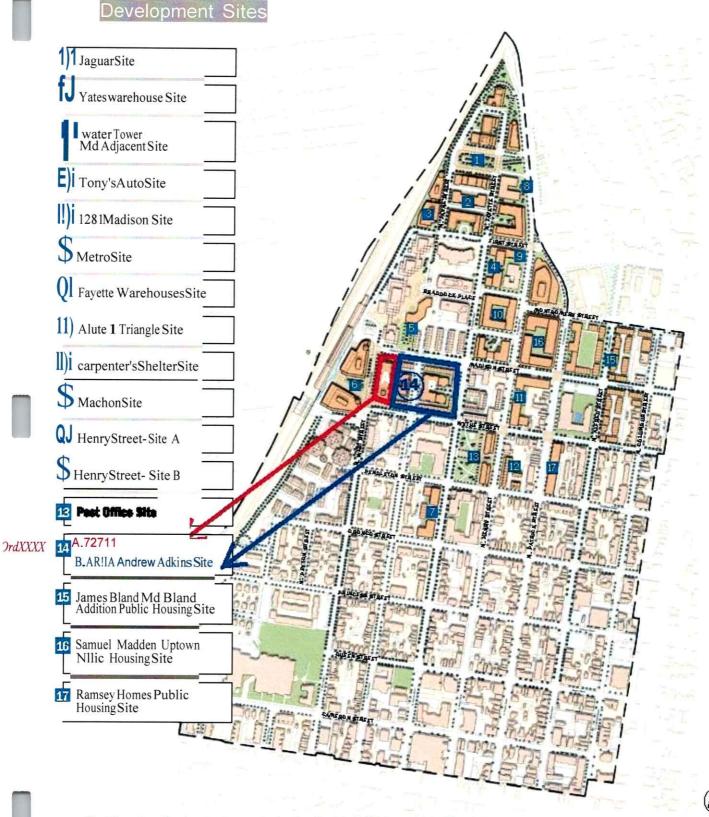
JUSTIN M. WILSON

Mayor

Final Passage: June 19, 2021

ATTEST:

Gloria A. Sitton, CMC City Clerk



The 2()-yeat redevelopment scenario for the Braddock Metro neighborhood that includes potential bcsilding projects on 17 different sites as Vi.rell as new ptttks and plazas, enhanced green streets atuJ improtred pedestrian/bike connections

Route 1 Triengle Site 100 States 710 States 120 S	evelopment Table, as		EXISTING PA	ARCEL			V. Marina	26 H C	N 15 15	PROPOSED I	DEVELOPME	NI	
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TOTAL STREET TRANSPORTED AND STREET TO STREET TRANSPORTED AND STREET	Tonulo Auto Cita	A E J Maria Library and Associated		0.05			2.5			200 000		12250 120	
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### Partic Windowsee West and Mid- State Through State Market State Marke	1261MadisonSite	Area	49,000	1.12		CRMUZH	2.5	77	122,500	122,500	2.5	77	
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Route 1 Triangle little	8 Route 1 Triangle Site	1022 & 1024 NHerry	35,034	0.80	99,000	OCM -50	1.5	77 to 90	52,551	52,551		50 to 70	Ord. 51
Size Mid-Neighborhood Area 113,000 2.59 70,000 CRMUH 2.5 77 283,000 283,0003) 2.5 50 to 90	C Route 1 Triangle Site	1018 & 1020 NHerry	20,277	0.47	7,800	CRMU/H	2.5	77 to 90	20693	50, 693	2.5	50 to 70	
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Ord. S. IEI II St. ct. Site A													
Ord. S. IEI II St. cl. Site A	0 Madison Site	Mid-Neighborhood Area	113.000	2.59	70.000	CRMLIZH	2.5	77	283 000	283.000(3)	2.5	50 to 90	
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Henry Street	LIELLO - A CO	Missa at hilliterard	*******			···*							
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NET TOT Al 1 938,000 (total diess						escheent!	500 E	a=150770				unas peel 17.15	
	TOTAL		1,075,600	24.69	405,500				1,828,500	2,343,500 (tot	al new sf)		

Braddock Metro Neighborhood Plan | MARCH 2008 97 -

TOTAL INCREASE OVER CURRENT ALLOWABLE DEVELOMENT: 51 5,000 (total new sf less current alowable sf)

	A <u>waren Adk'</u> u Pijistie	***estrJe*gl=sl oodAl es	THE R. L. S.S. I.		148.600	RĐ				350,000 to 525,000	180	1		
1!!1	<u>BraddockWes</u> t	West NeighbhoodArea: 1352 - 1362 MadisonStreet 711 727			11,606 5	RB					Referto	Refer to	Ord.	XXXX
		N West Street 1319-1329 Wythe Street									BEMP	EEMP		
14 ^B	Andrew Adkins Public	West Neighbhood@rea			98.000 ^s	RB					Referto	Refer to mAe		
	Jame s Bland and									462500 to				
15	Bland Additi on Public Housing Site	Parker-Gray Area	370,000	8.49	166,000	RB	0.75	45	277,500	745,000	TBD	TBD		
16	SamuelMadden Uptown Public Housing Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	0.75	45	112,500	30D,000 to 375,000	TBD	TBO		
11	Ram sey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	0.75	45	21,000	21,000	TBD	TBD		
	TOT AL		123,000	16.59	392,000				542,000	1,133,500 tol newsf)	£66,000 (t	otal		
								de velop M	nt Sf)	274,000 (total		ing		
									ENT:591500 to	JRR ENT AllOW. 51,24 000 {total		Sar"nt		

- NOTES

 LCurrent Allowable Floor-Area-R atio (FAR), Height, and Allowable oeveropment calculations based on SLP.

 2. An overallFAR of 2.5 is shown, s not the parcels are part of the Oleral Northern Cateway COO Site along With the Jaguar development site

 3. Conceptual analysis has shown that the current maximum FAR of 0,75 is not enough to allow/or mixed-ncome housing redevelopment to occur on the public housing sites. A refined FAR recommendations will be developed during the Braddock East planning process.
- braddock East paintingprocess.

 4. Based on FAR of 3. Oand a 97000 of parce sienet of circulation space fof bines, taxis and other vehicles

 5. According to Real Estate Assessme11t Information. BaSEd on a 175,0013 fisite area net of Payne Street extension

 6. 1.3 are paint proped leaving 30 000 of site area

 7. Tot al model for traffic impact analysis, should development occur other than the park

 8. 282, 838 St approvised with OSLP.

- 9. Hight and density of these sites will be determined during the Braddock East planning process. Numbers shown here are tor the purpose of traffic impact analysis only.

10 Does not include bonude Mity above 3.1)

Amended 10/13/18, Ord. 5162 Amended 11/14/20, Ord. 5312 Amended DATE, Ord. XXXX

Land Use, as amended

Lai	id Ose,as amende	u								
SITE		CHARACTER AREA	PARCEL AREA		EXISTING DEVELOP MENT	CURRENT ZONING	RECOMMEND- ED ZONING	REQUIRED LAND USE	PREFERRED LAND USE (1)	
			SF	ACRES						
1	Jaguar Site	Gateway Area	308,000		102,000	OCM-50 &CRMU/I	COO	Ground Floor	Residential/Office	
2	Yates Warehouse Site	Gateway Area	23,000	0.53	12,000	CRMU/H	coo		Residential/Office	
	Water Towe r and	Gateway Area	25,000	0.57	8,000	OCM-50	coo		Office	
4	Adjacent Site Tony's Auto Site	Mid-Neighborhood Area	41,600		10,000	&UT CRMU/H	no change		Residential/Office	
5	1261 Madison Site	West Neighborhood Area	49,000	1.12		CRMU/H	50			
6	Metro Site	West Neighborhood Area					no change	Office or	Office, Park Office or Hotel,	
7	Fayette Warehouses	West and Mid-	139,000	3.19		UT CRMU/M	coo	Hotel, GFR	Retail	
,			42,000	0.96	32,000					
	Site	Neighborhood Area				&	no change		Residential/Office	
8	Re te 1 TriaAgle Site	Gatev.a., AFea		2.89	110,000		no change		ResideAtiai{Oiliee	
										1
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	Ord. 5162
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	
	t=leRPI StFeet Site A	Mid PleigRserReed Area		1.29	24,000		no change		ResideAtiai{Oiliee	
11A	Henry Street -Site A	Mid-Nei ghborhood Area 701N Henry		0.75	13,915				Residential/Office/Retail	
11 B	Henry Street-Site A	Mid-Neighborhood Area 725 & 727 N Henry 726 & 728 N Patrick		0.53	11,505		no change		Residential/Office	Ord. 5312
12	Henry Street -Site B	Mid-Neighborhood Area	30,000	0.69	0	CSL	no change		Residentaii/Office	
			121						Residential/Office/	
13	Post Office Site	Mid-Neighborhood Area	87,000	2.00	19,000	CRMU/M	no change	GFR	Retail	
PROP	ERTIES TO BE DETERMINE	D. THROUGH BRADDOCK FAS	T PLANNING	PROCESS	3					
M	Al ocire ** Aaki 10s Publi e He siA g Site	West PleigRBReed Area	175,000 ⁽⁸⁾	4.02	148,000	RB				
14A	Braddock West	West Neighbhood Area: 1352- <u>13</u> 62 Ma dison Street 711-727 N. West Street 1319- <u>13</u> 29 Wythe Street	41.398 ³	0.95	11,606	RB			Refer to BEMP	Ord.XXXX
	Andrew Adki ns Public	and the second s	133,602 ³	3.07	98,000	RB		Refer to		
	Housing Site	West Neighbhood Area				7			Refer to BE MP	t
15	James Bland and Bland Addition Public Housing Samuel Madden	Parker-Gray Area	370,000	8.49	166,000	RB	COD	TBD	TBD	
	Uptown Publi c Housin g Site	Mid-Neighborhood Area	150,000	3.44	64,000	RB	COD	TBD	TBD	
17	Ramsey Homes Public Housing Site	Parker-Gray Area	28,000	0.64	14,000	RB	no change	TBD	TBD	
NOTE	s								3. Based on a 175,000 sf site area n	et of Payne Street e

3. Based on a $175,000\,\mathrm{sf}$ site area net of Payne Street extention

^{1.} As market conditi ons warrant

^{2. 1.3} acre park proposed leaving 30,000 sf site area

Amended 10/13/18, Ord. 5162 Amended 11/14/20, Ord. 5312 Amended DATE, Ord. XXXX

Table 3: land Use, as amended

Ramsey

Site	Parcel	Area	Existing Development	Current Zoning	Recommended // Joning	Required Land Use	Preferred Land Use
Jame>Biand	370.000	8.49	200.000	RB	COD	Residential	GF Retail
Mdew Ad#Pliffi		4,50	148,900	IIB	G)G		Regid., tialllotel.
Braddol;kWl:titil-1352 1 62 Maci n Stl:::1711/21ZN.W st tr::11312- 1329Wythe Street	41.398	Q,22	11.606	.1111	QQI		Residential. Hotel andfor Office
An n .: wAdkin fut!lic I/Q Jsing t tt	133.602	3.07	98.000	.1111	fQQ		Residential Hotel and/01' Office
SalTVld Madden	1.50,000	3.44	64,000	RB	COD	GF Retan	Residential, Grocery Store, Office

14.000

31.000

Amended DATE, Ord. XXXX

Residential

Ord. XXXX

Hotel. The BMNP proposes a hoteluse 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.

OPENSPACE

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.

⁽¹⁾ Based on a 175 000sf site area not of Payne Street extension for consistency with the BMNP land. Use and Development Tables

⁽²⁾ Appropriate zoning to be determined through the DSUPand reworing process subject to the height and density limitations identified in the Development Framework.

Table 5: Development Framework

		E	XISTING PAR	CEL				PRO	POSED D	EVELOP	MENT
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		NAME OF THE OWNER.		The SE SE	SE SE	RESTRICTION	100000	THE RESIDENCE OF THE PARTY OF T
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	882,500	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	41,398	0.95	11,606		0.75	45	<u>31,049</u>	124,194 ^(A)	180	3.0 w/SUP	50-70
Andrew Adkins Public Housing Site (1)	133,602	3.07	98,000	90	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	78
Ramsey	31,000	0.71	14,000	15	0.75	45	23,250	21,000	15-30	1.40	45
TOTAL	922,060	21.16	535,606	365		Name and Park	691,501	1,381,000	780-905		

Ord. XXXX

(1 Bligd on §175 OOOsf size we ..mt of PZm Street extsn? on for consi gency with the BMNP L¥dUSf; and Devision ment? Miles

(2) Doss not include bon us density ebov s 30

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.