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Introduction and first reading: 2/14/12
Public hearing: 2/25/12
Second reading and enactment: 2/25/12

INFORMATION ON PROPOSED ORDINANCE

Title

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 Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters as Master Plan Amendment No. 2011-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

Summary

The proposed ordinance accomplishes the final adoption of Master Plan Amendment No. 2011-0008 to change the maximum height allowed for one multi-family building on the northern multi-family block adjacent to Patrick Street from 50 feet to 60 feet.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning
James L. Banks, Jr. City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§ 9.01, Alexandria City Charter
§ 11-900, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachment (if any)

None

ORDINANCE NO. _____

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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 Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters as Master Plan Amendment No. 2011-0008 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. 2011-0008, 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 6, 2011 of an amendment to the Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters of the Master Plan of the City of Alexandria, by amending the Braddock East Master Plan to revise the height designated on the northern multifamily block to allow one multifamily building to have a maximum height of sixty (60) feet, which recommendation was approved by the City Council at public hearing on December 17, 2011;

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 pages 5, 42, 46, 47 and 58 of the Braddock East Master Plan included in the Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters of the Master Plan of the City of Alexandria, be, and the same hereby are, amended by adding the asterisk (*) and note stating "Except that one multi-family building may be increased to 60 feet in the northern multi-family block adjacent to Patrick Street" on the stated pages as shown on the sketch plan entitled "Braddock East Master Plan – Amended Pages", attached hereto and incorporated fully herein by reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan map amendments, as part of the Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters of Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Braddock Metro Station Small Area Plan and the Northeast Small Area Plan Chapters 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.

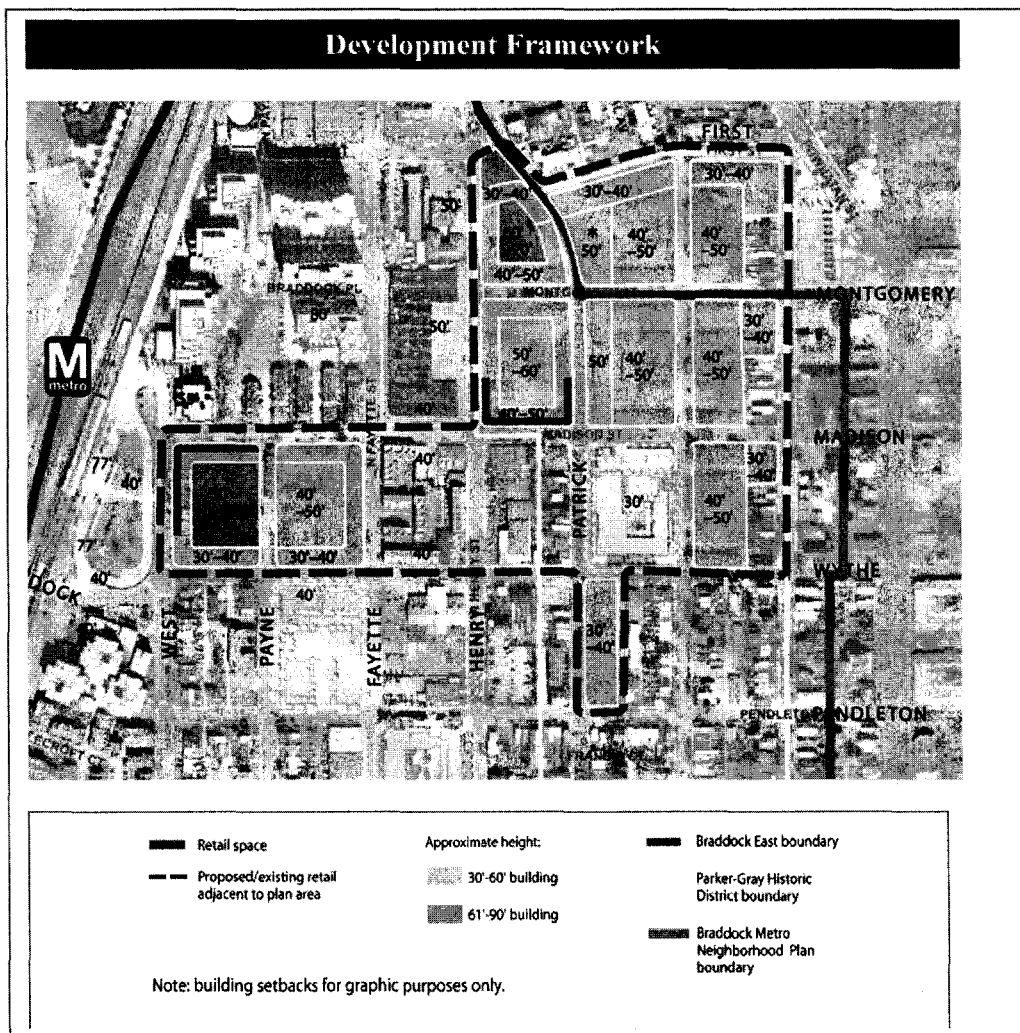
Land Use

A mix of public housing and market-rate housing and, where possible an element of affordable and/or workforce housing is recommended. The precise ratio for this mix should be determined through the development planning process, as it will be influenced by the funding available at that time.

Ground floor retail uses are recommended to contribute to the walkability and security of key walking streets in the neighborhood. A grocery store is identified as a potential use for the Samuel Madden blocks. The retail uses should be neighborhood serving and should meet the needs of the whole community.

Office use is recommended as a potential use for the western half of Adkins and the northern Samuel Madden block in order to help balance the overall mix of residential and retail uses within the plan area. A hotel use is recommended for the West Street frontage, opposite the Metro station, which includes the land currently occupied by privately owned single-family properties.

The provision of improved community facilities/supportive services 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.



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

SITE DESIGN GOALS

Appropriate building scale and massing is important to character in the Braddock area and was the primary focus of the Community Design Charrette held during this planning process.

City Staff and consultants combined the results of the charrette into a composite plan that best represented the collective ideas of the group. This was then further refined to reflect more closely the over-arching themes emanating from the charrette, the BMNP urban design guidelines and other City design criteria and planning objectives. The resultant designs goals for each public housing site are described below

James Bland

This site lies within the Parker Gray Historic District and it is bounded on three sides primarily by two to two and a half story historic townhomes. Its fourth side abuts Patrick Street, which forms part of US Route 1. To the south is the proposed Charles Houston recreation center.



View of James Bland from Alfred Street

The proposed redevelopment plan described on page 24 depicts townhomes of a scale that complements the surrounding neighborhood to the north and east, increasing in scale to the west, with four-story multi-family buildings fronting US Route 1.

To reflect the current development proposals, this Plan recommends heights of 30-40 feet along First Street and Columbus Street, rising to 40-50 feet toward the center of the site and up to 50 feet along Patrick Street. *

Open space has been planned to contribute to the urban character of the area as well as provide recreation space for residents. Because of the size of the redevelopment area of James Bland, the Plan recommends open space on each block and a minimum of one centralized and consolidated public open space.

This Plan also recommends that Alfred Street be added to the list of "walking streets" established in the BMNP. On these "walking streets", priority is given to the pedestrian and measures are recommended to improve the quality and security of the walking environment, such as deeper front yards, porches and bay windows.

Samuel Madden

Although this site is on the edge of the Historic District, its primary context is provided by Patrick Street to the east and Henry Street to the west, both of which are one-way legs of US Route 1. These streets meet at the northern apex of the site. To the east is the proposed four-story multi-family element of the James Bland redevelopment. To the west are proposed commercial buildings, with 50 feet height limits to the south. Smaller scale



Samuel Madden

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

