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Introduction and first reading: 6/16/12
Public hearing: 6/16/12
Second reading and enactment: 6/26/12

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 the Eisenhower East chapter of such master plan as Master Plan Amendment No. 2012-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Project Name: Carlyle Plaza II)

Summary

The proposed ordinance accomplishes the final adoption of Master Plan Amendment No. 2012-0001 to revise Figure 4-10 of the Eisenhower East Small Area Plan to consolidate blocks 26A, 26B and 29 into one new block, increase the allowable height of that block to 375 feet and add related notes and conditions to Figure 4-10.

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 the Eisenhower East chapter of such master plan as Master Plan Amendment No. 2012-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Project Name: Carlyle Plaza II)

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2012-0001, 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 June 5, 2012 of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, by revising Figure 4-10 of the Eisenhower East Small Area Plan to consolidate blocks 26A, 26B and 29 into one new block, increase the allowable height of that block to 375 feet and add related notes and conditions to Figure 4-10 which recommendation was approved by the City Council at public hearing on June 16, 2012;

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 Land Use Plan of the Eisenhower East Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended with the following changes:

- a. Revise Figure 4-10 on page 4-14 to delete Blocks 26A, 26B, and 28 and create new Block 32, which includes the site area and floor area of all three blocks as shown in the attached exhibit labeled as Attachment #1.
- b. Revise Figure 4-10 on page 4-14 to allow the maximum height for Block 32 to be 375 feet as shown in the attached exhibit labeled as Attachment #1.
- c. Revise Figure 4-10 on page 4-14 to amend and add footnotes and associated conditions, as shown as shown in the attached exhibit labeled as Attachment #1.

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 Eisenhower East Small Area Plan Chapter of Master Plan of the City of Alexandria, Virginia.

1 Section 3. That all provisions of the Eisenhower East Small Area Plan Chapter of
2 the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of
3 this ordinance be, and same hereby are, repealed.

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5 Section 4. That the Master Plan of the City of Alexandria, as amended by this
6 ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria,
7 Virginia.

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9 Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to
10 the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the
11 Circuit Court shall file same among the court records.

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

15
16 WILLIAM D. EUILLE
17 Mayor

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20 Introduction: 6/16/12
21 First Reading: 6/16/12
22 Publication:
23 Public Hearing:
24 Second Reading:
25 Final Passage:
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Retail Centers

The City commissioned a market study by a national real estate economist to assess the potential for retail within the Eisenhower East study area (see discussion above - Real Estate Market Context). The results of the study indicate that, given the proposed scale and development intensity of Eisenhower East, the central location of the Metro and the potential for a regional draw with the existing and potential entertainment venues, there is a market for a regional serving retail/entertainment center focused on the Metro and contained within the Hoffman Town Center, as well as a neighborhood serving convenience retail center at the east end of the study area south of Eisenhower Avenue and located on the extension of John Carlyle Street.

Property Name/Owner	Block	Net Development Site Area*	Principal Use	Allowable Gross Floor Area	Building Height (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail
Park	22	116,000	Open Space				
Hoffman	24	61,100	Office	176,007	10-15	200	
Hoffman	24	48,200	Residential	224,920	10-15	200	
So. Dulany Gardens		15,300	Open Space				
Hoffman	25A	60,400	Residential	175,840	10-15	200	
Carlyle Plaza Two	26A ²	93,500	Office Residential	755,114 56,056	10-15	200	
Alexandria Sanitation Authority	26B ²	41,000	Residential	364,717	4-8	100	
So. Carlyle Square			Open Space				
Alex Mini-Storage	27	73,300	Residential	293,944	4-8	100	
Virginia Concrete	28 ²	63,600	Residential	211,203	4-8	100	
Alexandria Sanitation Authority	29 ^{1,2}	55,500	Utility&Office	60,000 ³	4-8	100	
Alexandria Sanitation Authority	30 ^{1,2}	114,000	Utility	512,000	10-15	200	
<u>Carlyle Plaza Two</u>	<u>32^{2,4}</u>	<u>271,222</u>	<u>Office Residential (w/ Hotel option)</u>	<u>755,114⁵ 632,056</u>	<u>5-37</u>	<u>375</u>	<u>2</u>

*The net development site area does not reflect surveyed information and is based on best available information. This site area may be adjusted in the actual creation of the block areas.

Figure 4-10 Development Controls CDD 11

¹The Principal Use for these blocks may also be wastewater treatment facility/Public Utility if approved by a special use permit. The Alexandria Sanitation Authority's development of Block 29 and 30 with utility uses shall incorporate a continuous public amenity space located on the top of any above ground storage tanks and associated mechanical equipment.

²It is recognized that these blocks have unique site constraints, including documented contaminated soils, deed restrictions prohibiting below grade construction, and adjacency to the ASA site. Due to these constraints and if a significant public benefit is provided, including no less than 4.5 acres of high quality, integrated public open space across Blocks 32 26A, 26B, 28, 29 and 30 with connections to the bike path, then parking for these blocks shall not be included in the Allowable Gross Floor Area.

³The square footage allocated for this block is part of the existing square footage on the ASA plant site. It is only permitted in South Carlyle if the administration building is relocated from the existing site to Block 29 only. The relocation of the building is encouraged provided that the building is located along the northern edge of Block 29.

⁴The B street that separates Block 26B and Block 28 and the eastern portion of the C street between Blocks 28 and 29 may not be required provided that the redevelopment approvals for these blocks demonstrate that doing so will not have an adverse traffic impact. The A street west and south of Blocks 29 and 30, the B street east of Blocks 29 and 30, and the C street south of Block 29 are no longer required.

⁵~~The City Council may approve a reallocation of the allowable gross floor area between properties, adjustments to the maximum building height, and a conversion of a portion of the residential office floor area may be converted to hotel uses as part of future amendments to this plan to be used within Block 32.~~

⁶This new block, which is a consolidation of previous Blocks 26A, 26B, and 28, will be developed as one master planned development per the Carlyle Plaza Design Guidelines and the CDD concept plan. Floor area will be constructed in one office building, with two towers and two residential buildings per the two massing schemes outlined in the Design Guidelines. The height of each building, number of stories, and the variation of heights between buildings shall comply with the requirements of the Carlyle Plaza Design Guidelines.

⁷Retail is not required for these blocks; however, should retail be added, the locations will be consistent with the Carlyle Plaza Design Guidelines and the floor area shall come out of the total floor area for the block.

Figure 4-11 indicates the primary concentrations of retail/entertainment uses and the general street frontages where ground floor retail must be located.

The Plan envisions retail/entertainment uses as an integral part of the development of Eisenhower East. The intent is to create carefully planned retail centers integrated into the other uses to create the desired vibrant mixed-use community.

The retail and entertainment uses must be carefully planned to create a modern, cohesive urban retail environment, rather than just accommodating retail in the ground floor of buildings along street frontages. Several quality retail environments have recently been constructed in the Washington, DC