

ORDINANCE NO. 4076

MP 99-04
FY

AN ORDINANCE to amend and reordain the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), by adopting and incorporating therein the amendments heretofore approved by city council to such Small Area Plan Chapter as Master Plan Amendment No. 99-0004, and no other amendments, and to repeal all provisions of such Small Area Plan Chapter as may be inconsistent with such amendments.

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

1. In Master Plan Amendment No. 99-0004, an application has been made to amend the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan to change the land use designation, with a Coordinated Development District Special Use Permit, on the Potomac Yard and Potomac Greens site to permit up to 1,900,000 square feet of office space, up to 625 hotel rooms, up to 735,000 square feet of retail space, and up to 2,200 residential units.

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 Chapter entitled "CDD Guidelines for Potomac Yard/Potomac Greens," of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended to read as stated on Exhibit A, attached hereto and incorporated herein fully by reference.

Section 2. That the Land Use Concept Map, Map 23, of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended as shown on Exhibit B, attached hereto and incorporated herein fully by reference.

Section 3. That the Predominant Height Limits for CDD Map, Map 24, of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), be, and the same hereby is, amended as shown on Exhibit C, attached hereto and incorporated herein fully by reference.

Section 4. That the director of planning and zoning be, and he hereby is, directed to record the foregoing Master Plan Amendment as part of the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.).

Section 5. That the Potomac Yard/Potomac Greens Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.), as amended by this ordinance, be, and the same hereby is, reordained as part of the 1992 Master Plan of the City of Alexandria, Virginia (1998 ed.).

Section 6. 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 7. That this ordinance shall become effective upon the date and at the time of its final passage.

KERRY J. DONLEY
Mayor

Final Passage: October 18, 1999

CDD Guidelines for Potomac Yard/Potomac Greens

Development under the Special Use Permit procedures within the CDD shall be in accord with the following principles:

Land Use

1. The maximum amount of development permitted in this CDD shall be:
 - a) 625 hotel rooms,
 - b) 735,000 net square feet of retail space,
 - c) 2,200 residential units, and
 - d) 1.9 million net square feet of office space.
2. The CDD shall be predominantly residential and mixed use, with the highest densities of commercial uses adjacent to the existing Potomac Yard shopping center, near the location where a future Metro station could be located. Uses shall be consistent with the concept plan shown on Map 1.
3. The Potomac Greens site shall be developed entirely in residential use, except for a possible Metro station.
4. At least one-third of the residential units shall be townhouses; no more than one-third shall be multifamily units; no more than one-third shall be stacked townhouse units.
5. At least one-third of the area of the CDD excluding streets, Four Mile Run, and the operating rail corridor shall be public open space or common private open space. The City may utilize a portion of this land private land for institutional uses.

Transportation

6. Development within the CDD shall not preclude the possible future construction of a Metro Station; nor shall development within any right-of-way or dedicated open space within the CDD preclude the future construction of a light rail or other similar transit system.
7. A comprehensive transportation management plan shall be implemented to encourage residents and employees to travel by modes other than single-occupancy-vehicles.
8. A road with a minimum of four travel lanes shall be provided in Potomac Yard to connect Route 1 at its intersection with Slater's Lane to the area north of Four Mile Run in Arlington County. Construction on this road shall occur at a time or level of development as determined in the Concept Plan.

9. The street system within the CDD shall be designed to minimize use of existing residential streets to the east, west and south of the district by traffic heading to or from the district. Through vehicular connections between the Potomac West area and the Potomac Yard tract shall only occur at E. Glebe Road and Swann Avenue, unless other connections are approved by the Director of Transportation and Environmental Services after consultation with the neighborhoods.
10. A system of pedestrian and bicycle trails shall be provided throughout the CDD, connecting to existing trails outside the district and connecting open spaces and neighborhoods within the district.
11. There shall be no intersection or connection between the George Washington Memorial Parkway and the Potomac Greens site by which motor vehicles can access that site from the Parkway or by which vehicles can access the Parkway directly from the site.
12. In the event projected development results in traffic spillover onto residential streets, the City shall implement traffic control mechanisms to mitigate such spillover and protect local neighborhoods. These measures shall include the neighborhood protection measures discussed on pages 31-33 of the City's Master Transportation Plan.

Urban Design

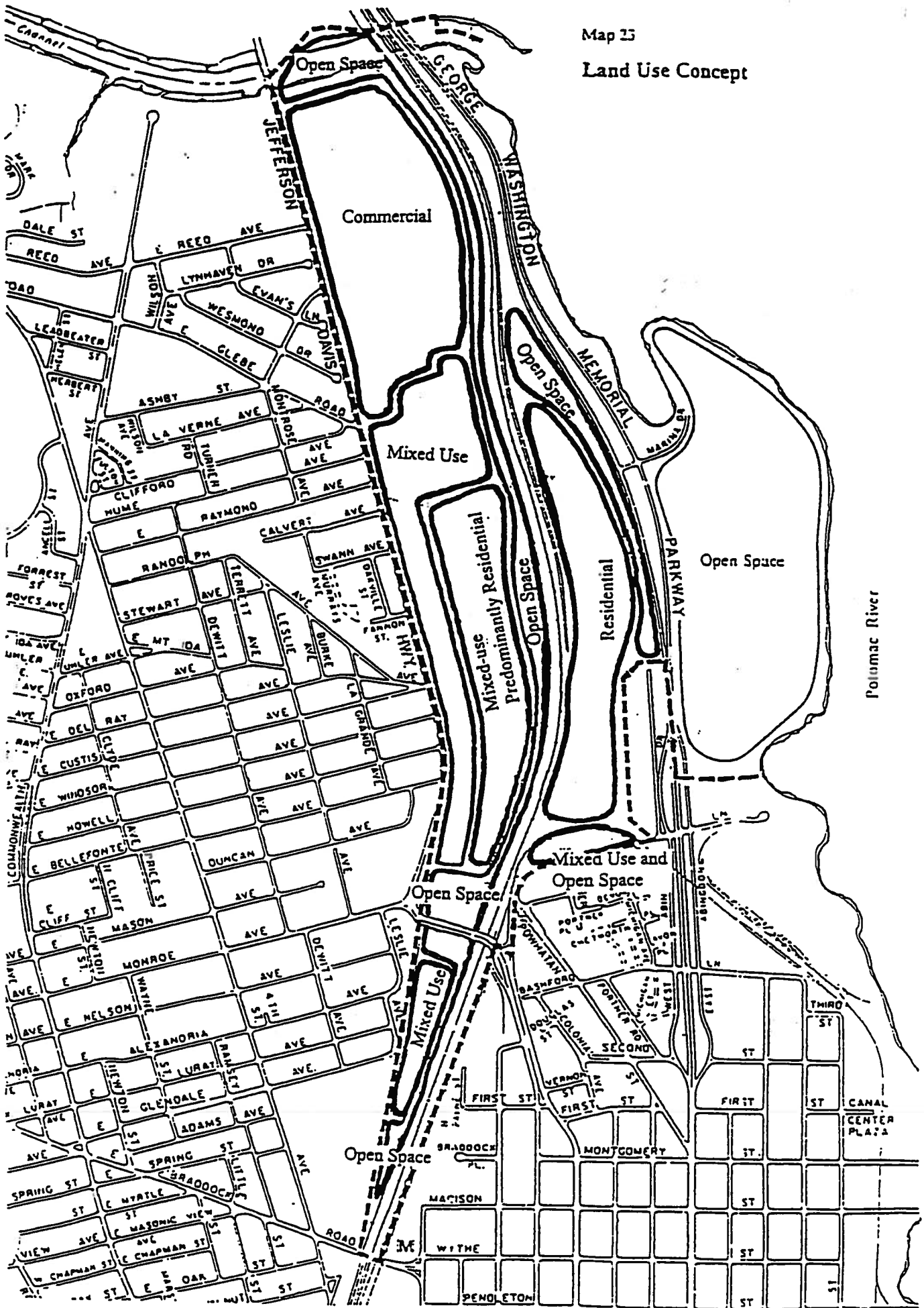
13. Buildings on the Potomac Greens site shall be designed and sited so as to minimize the visual impact on the Parkway.
14. Required parking in the CDD shall be underground or embedded within the block, to the maximum extent possible. Required parking for individual townhouses and other single family units shall be served by alleys to the maximum extent feasible.
15. In general, a grid system with moderate block sizes shall be favored.
16. A process shall be established whereby a Design Review Board established by City Council for the District shall review and comment upon each building within the district.
17. Heights shall be limited as shown on Map 2.

DEVELOPMENT WITHOUT A CDD SPECIAL USE PERMIT

Within the CDD zone the uses permitted without a CDD special use permit shall be as follows: the area south of the Monroe Street Bridge and the area east of the Metro tracks shall be RB (townhouse); the first 250 feet east of Route 1 shall be CSL; the remainder of the site shall be I (Industrial); except that the U/T regulations of the site shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way for the purpose of accommodating the relocated rail mainline on the yard; and except also that the area known as the 'Piggyback Yard' and Slaters Lane portion of Potomac Yard may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:

- a) shall contain no more than 275 dwelling units;
- b) shall contain no more than 60,000 sq.ft. of commercial space, of which no more than 30,000 may be office;
- c) shall be planned and developed pursuant to a special use permit;
- d) shall have a maximum height of 50'; and
- e) shall generally be consistent with the goals and the guidelines of the small area plan.

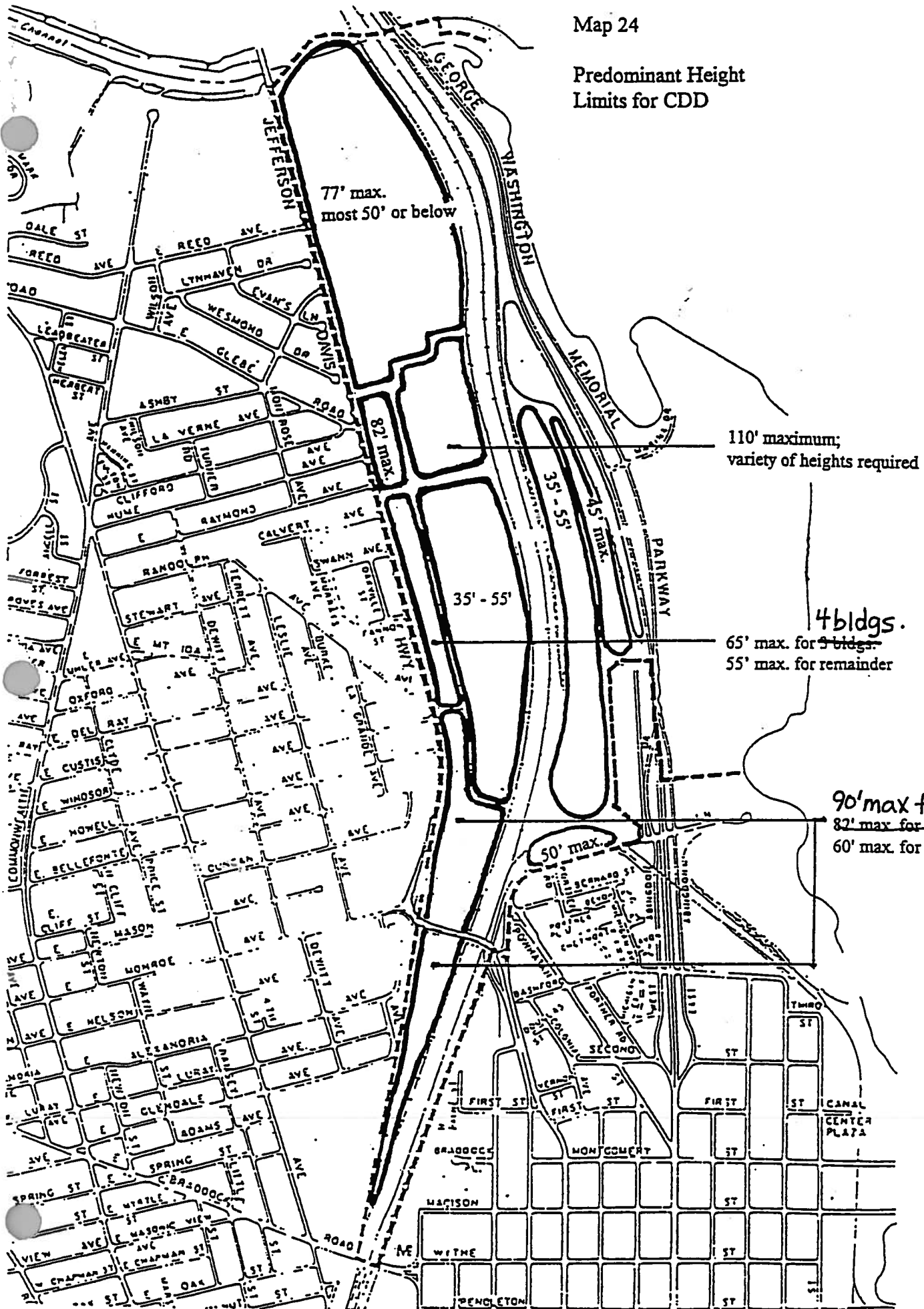
Map 25
Land Use Concept



Potomac Yard /
Potomac Greens



Predominant Height Limits for CDD



4 bldgs.

Potomac Yard / Potomac Greens



