

ORDINANCE NO. 4765

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 as Master Plan Amendment No. 2012-0003 to incorporate the Beauregard Small Area Plan Chapter into the Master Plan 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. The Planning Commission initiated on its own motion an amendment to the Alexandria West Small Area Plan and Seminary Hill/Strawberry Hill Small Area Plan chapters of the Master Plan of the City of Alexandria to incorporate the Beauregard Small Area Plan and, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval of Master Plan Amendment No. 2012-0003 with amendments to the City Council on May 3, 2012, which recommendation was approved with amendments by the City Council at a public hearing on May 12, 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 Alexandria West Small Area Plan and Seminary Hill/Strawberry Hill Small Area Plan chapters of the Master Plan of the City of Alexandria, be, and the same hereby are, amended by incorporating the document titled Draft Beauregard Small Area Plan, dated March, 27, 2012 (“Draft Plan”), with the amendments as shown in Exhibit A to this Ordinance, as a new chapter of the Master Plan.

Section 2. That the Director of Planning and Zoning be, and hereby is, directed to record the foregoing master plan amendment as the Beauregard Small Area Plan Chapter of Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions 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the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.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.

WILLIAM D. EUILLE  
Mayor

Final Passage: June 16, 2012

**Exhibit A**  
**Planning Commission and City Council Amendments to Draft Beauregard  
Small Area Plan, dated March, 27, 2012**

Planning Commission Amendments:

1. Revise the recommendation title of each Chapter and all recommendations within each chapter from recommendation to requirement.
2. **(Page 32)** Revise requirement 3.23 under “A” streets to add a provision that states: Building(s) with frontages on both Seminary Road and new streets internal to the development could have their primary entrances on the street internal to the development.
3. **(Page 74)** Revise requirement 4.7 as to state: Establish new CDD zoning for the designated redevelopment sites (Figure 8) to implement the Vision and recommendations of the Plan. The number of new CDDs and the allocation of property within the CDDs will be the subject of a future action by Planning Commission and City Council pursuant to the map amendment process set forth in the Zoning Ordinance. Each new CDD will be considered individually for purposes of the map amendment process, including, without limitation, any zoning protest petition.
4. **(Page 74)** Revise requirement 4.15 to add a provision that states: Above grade structured parking is permitted at Southern Towers to replace existing required parking for existing buildings to remain, above grade structured parking is also permitted along alleys in the Plan area, which will be screened with architectural treatment as opposed to active uses. The appropriate architectural treatment for above grade parking structures should be defined in the Urban Design Standards and Guidelines to be developed as part of the rezoning and CDD Concept Plan.
5. **(Page 75)** Revise requirement 4.27 to state: The .85 acre open space adjacent to the Dora Kelley Nature Park is one option to be considered with the \$1.5 million BRAC funds. The use of the Upper Town (Town Center) site or other potential open space sites using the \$1.5 million BRAC funds will be decided as part of a future rezoning(s) or separate approval by the Planning Commission and City Council. If the .85 acre site within the Upper Town (Town Center) is not selected, the Plan will revert back to the townhouse layout depicted in Figure 5 of the staff report and the 19,200 square feet of development that is proposed to be removed under the Small Area Plan and under the existing zoning will be added back into the Upper Town (Town Center) as originally contemplated.
6. **(Page 77)** Revise requirement 4.45 to state: Each redevelopment areas is required to provide 40% tree canopy unless it is determined by the staff and supported by the Planning Commission and City Council that the tree canopy could be off-site in the Plan area and/or the Dora Kelley Nature Park. In no case, shall tree canopy

coverage be less than the applicable City requirements and provisions at the time of approval for each redevelopment area.

7. **(Page 95)** Revise requirement 5.1 to state: A minimum of thirty-two percent (32%) of the existing units (2,475) which are demolished will be replaced with 800 committed affordable and workforce rental housing, including a mix of units to serve households with incomes at or below 40%, 50%, 55%, 60% and 75% AMI. Committed affordable and workforce units will be also be available to otherwise qualified participants in the Housing Choice Voucher/Section 8 rental assistance program. Committed, affordable, and workforce housing shall be maintained for a minimum of 40 years at no additional cost to the City.
8. **(Page 96)** Revise requirement 5.9 to state: Create perpetual affordable housing units by creating opportunities for non-profit and/or AHRA site or building acquisition during the plan implementation process.
9. **(Page 104)** Revise requirement 6.1 to state: Require the submission of a Sustainability Plan for each neighborhood. Each development will be required to meet the City's Green Building Policy in effect at the time of such development. Therefore, an overall sustainability plan is not necessary and would cause unnecessary additional expense.
10. **(Page 143)** Revise requirement 8.32 to state: Evaluate, and if staff finds appropriate, require the installation of real-time parking occupancy technologies in new shared parking facilities in the Plan area to monitor and manage parking demand and to reduce traffic congestion.
11. **(Page 143)** Revise requirement 8.33 to state: Evaluate, and if staff finds appropriate, require the unbundling of parking.

#### City Council Amendments:

1. **(Page 75)**, regarding open space, add language stating, "Staff shall work to develop additional open space options using the \$1.5 million Base Realignment and Closure (BRAC) funding to expand existing or proposed park/open space and shall seek to enhance such park/open space with community-oriented, low intensity uses such as picnic areas, trails or a structure for outdoor concerts."
2. **(Page 96)**, regarding Southern Towers additional affordable housing, insert language stating, "the portion of the Southern Towers property remaining in the Beauregard Small Area Plan (BSAP) but not currently planned for redevelopment and contains a large concentration of market rate and affordable housing. The City shall consider amending the BSAP to permit redevelopment of Southern Towers provided that any such redevelopment contains an affordable housing component."

3. **(Page 140)**, regarding transportation, add language. "during the application for Development Special Use Permit (DSUP) staff shall evaluate additional options for the Beauregard-Seminary Road intersection to ensure that other options might be considered in terms of efficiency and level of service (LOS). While the ellipse configuration shows promise, this option should be evaluated along with other planned transportation improvements associated with BRAC and other alternatives identified in the DSUP process."
4. **(Page 75)** new language for Section 4.26 stating, "At the perimeter of Dora Kelly Park, the design of the road should distinctly change character and speed, creating a large park lane where pedestrians and bicyclists have primacy. The width of the park road should narrow, perhaps to a single one-way lane for cars but with a substantive bike and pedestrian lane of equal width integrated. Its surface should change to one that is rough textured and employs pervious paving material. Consideration should be given to providing no parking or parking on one side away from the park and the road should undulate along its length. The neighborhood side should have a widened walkway that becomes narrower and wider at various points to accommodate landscaping and curves in the lane. The park side should not have curb and gutter, but a swale to accommodate infiltration of run-off. Consideration should be given to permitting only local traffic on this park lane at certain times of day or seasonally on weekends so the road itself can become an extension of the park at time, particularly on weekends in the spring and fall."
5. **(Page 75)** add language to Section 4.27 stating, "As part of the city's regular budget review process, the city will consider additional opportunities to purchase open space to expand the Winkler Preserve, Dora Kelly Park and other areas of this small area plan that would contribute to the overall community quality of life. Any such proposal would be subject to the standard budget evaluation process."
6. **(Page 77)** add Section 4.47 stating, "Stormwater plans within the planning area, whenever feasible, must seek to minimize, and if possible reduce stormwater discharge into the Winkler Botanical Preserve."
7. **(Page 141)** add to the transportation section. Section C language stating, "Adequate transportation infrastructure should take into consideration features within the planning area, including provision of a transportation hub, as well as connected infrastructure outside the planning area, such as the implementation plans for all of the Corridor C transit system."
8. **(Page 140)** add language to the Transportation section, regarding Transportation phasing stating, "Prior to granting any final densities (DSUP) considered in this plan, the transportation infrastructure projects described as well as any refinements to them should be found to address the goals laid out in this plan and should have a clear and reliable implementation plan."

9. **(Page 142)** add language to Section 8.15 regarding transit improvement implementation stating, "DSUP applications shall not be approved unless the approval authorities have reviewed and made a finding that in their judgment Corridor C is proceeding as planned."
10. **(Page 152)** add a section to the Implementation Section stating, "in order to provide oversight and to ensure the plan is implemented carefully and thoughtfully, the City will create a citizen advisory group to monitor and provide guidance to the Planning Commission, City Council and City staff on all aspects of this small area plan. The group will include a broad cross section of community stakeholders and will be appointed by the City Council prior to rezoning."
11. **(Page 152)** add language to the Implementation Section stating, "in order to carefully manage the various financing approaches called for in this plan, the City shall prepare for Council a regular (annual or as appropriate) update on the financial projections and costs associated with the plan."
12. **(Page 96)** add language to the affordable housing section stating, "Any property owners that provide committed, dedicated units at the time of the rezoning shall have such dedication count toward their obligation to provide 40 years of dedicated housing."
13. **(Page 96)** add language to the affordable housing section stating, "Prior to any rezoning the City shall complete a survey of current area tenants and that information shall be used to design the specific implementation plans of the affordable housing elements of the plan."
14. **(Page 96)** add language to the affordable and workforce housing distribution section stating, "Properties that are proffered or purchased to achieve affordable housing goals should be distributed throughout the plan area and should provide a range of subsidies."
15. **(Page 96)** add language to the affordable and workforce housing distribution section stating, "Prior to rezoning the Affordable Housing Advisory Committee shall provide recommendations related to the provision of affordable housing to City Council and the Planning Commission. These recommendation will take into account the results of the tenant survey and the funding recommendations of the plan."
16. **(Page 96)** add language to the affordable housing section stating, "Due to the expected competition for affordable housing units in the BSAP, the Office of Housing should give preference to current, income-qualified tenants in the BSAP at the time of adoption, to obtain the affordable units."
17. **(Page 96)** add language to the affordable housing section stating, "The Office on Housing shall circulate among City employees, including firefighters, teachers, police officers, and sheriff's office, information regarding the availability of units in the BSAP area."

18. **(Page 76)** add language regarding tree canopy stating, "Implementation of the plan by the City should consider creating an agreement early in the implementation process with a commercial tree grower for pre-contracted nursery stock needed in the Beauregard area for the next 10 to 15 years. The goal is to increase the caliper of trees planted in the planning area."
19. **(Page 77)** revise recommendation 4.45 to state, "The redevelopment area is required to provide 40% tree canopy. In no case, shall tree canopy coverage be less than the applicable City requirements and provisions at the time of the approval for each redevelopment area. To the extent that the tree canopy cannot be accommodated on-site, tree canopy may be provided off-site within the Plan area, Dora Kelley, and/or other nearby areas as determined by staff and supported by the Planning Commission and City Council."
20. **(Page 96)** revise the language at Section 5.9 regarding the affordable housing recommendation stating that cost-sharing between the City and the Developer shall be negotiated for an extension of ten years.
21. City Council requested that staff shall create a clear and detailed delineation of responsibilities for property owners as it relates to the implementation of the BSAP. City Council also requested that staff bring a recommendation for the establishment of the citizen advisory group by the last legislative meeting in June.