

Docket Item #13-B
MASTER PLAN AMENDMENT #97-0008
REZONING #97-0008
TEXT AMENDMENT #98-0004
HOFFMAN SITE

Planning Commission Meeting
February 3, 1998

ISSUE: Consideration of a request for an amendment to the King Street/Eisenhower Avenue Small Area Plan Chapter of the 1992 Master Plan to increase heights permitted by the CDD guidelines for the Eisenhower Avenue CDD.

APPLICANT: Hoffman Management Inc.
by J. Howard Middleton, Jr., attorney

LOCATION: 2400 Eisenhower Avenue

ZONE: CDD-2/Coordinated Development District, Eisenhower Avenue

CITY COUNCIL ACTION, FEBRUARY 21, 1998: Approved the recommendation of the PC and approved the request, with amended guideline #5.

PLANNING COMMISSION ACTION, FEBRUARY 3, 1998: On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances and staff recommendations, with an amendment to the proposed wording of guideline #5. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, but added language to clarify that the increased height would not be permitted if the applicant was not the successful bidder for the U.S. Patent and Trademark Office.

Speakers:

Howard Middleton, representing the applicant.

STAFF RECOMMENDATION

Staff recommends approval of the proposed master plan amendment and the text amendment required to implement the amendment, with the language below:

5. Amended Guideline for the CDD in The King Street/Eisenhower Avenue Small Area Plan: That buildings shall not exceed 200 feet in height except for one building which may be permitted to reach 225 feet in height, provided that the average building height within the CDD shall not exceed 150 feet. In conjunction with any proposal for the U.S. Patent and Trademark Office, the height of a single building may be further increased from 225 feet to 270 feet. If the site is not selected as the site of the U.S. Patent and Trademark Office, the height increase shall not be permitted.

Amended Zoning Ordinance Text §5-602 Table 1:

CDD No./Name	With a CDD Special Use Permit		
	Maximum F.A.R. and/or development levels	Maximum Height	Uses
2 Eisenhower Avenue CDD	2.5 except - 3.75 for projects within 1,000 feet of metro providing affordable housing in accordance with the guidelines in the CDD	200 feet, with a maximum average of 150 feet, except 1. one building to 225 ft 2. one building to 270 ft in conjunction with any proposal for the U.S. Patent and Trademark Office or 250 feet with an average of 200 feet for buildings within 1,000 feet of Metro providing affordable housing accordance with the guidelines in the CDD.	Mix of uses including office, residential and retail along with active and passive recreation opportunities

DISCUSSION

In conjunction with their bid for the U.S. Patent and Trademark Office, the applicant seeks to amend the Coordinated Development District (CDD) Guidelines for the Eisenhower Avenue CDD to increase the maximum height permitted for a single building from 225 feet to 270 feet. This proposed master plan and rezoning/text amendment is being processed concurrent with an application for conceptual plan approval for the Hoffman portion of the Eisenhower CDD. Preliminary development plan applications for the Patent Office complex have also been filed by the applicant and are scheduled to be considered by the City in March.

The existing guidelines permit buildings within the CDD area to be constructed to a maximum height of 200 feet, and an average height of 150 feet, with one building permitted up to 225 feet. A height bonus, allowing a maximum height of 250 feet and an average of 200 feet, is permitted within the zone in return for the provision of affordable housing.

Staff has no objection to the proposed change. The proposed increase in height is limited to a single building and is tied specifically to the Patent & Trademark Office proposal, which is a high priority land use/economic development goal for the City. The City has recently approved a text amendment which would allow an increase in height on the Carlyle Site to accommodate the Patent Office to 288'. Staff believes a similar height is appropriate on the Hoffman tract. A building of this increased height would still be well below the Masonic Temple, one of the most important features of the Alexandria skyline, which rises to an elevation of about 450'. Therefore, staff recommends approval.

Clarification

Staff is proposing a change to the language in §5-602 Table 1 related to a density bonus within the Eisenhower Avenue CDD. The CDD guidelines clearly define that the increased density can only occur within 1000 feet of the Metrorail station in conjunction with the provision of affordable housing. However, the summary of these requirements provided in Table 1 mention only the 1000 square foot requirement. Staff is correcting the zoning ordinance text in order to eliminate any future confusion about the requirements.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development.

RESOLUTION NO. MPA-97-0008

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on October 30, 1997 for a change in a CDD guideline for the Eisenhower Avenue CDD; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on February 3, 1998 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development within the King Street/Eisenhower Avenue Small Area Plan section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the King Street/Eisenhower Avenue Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria, Virginia that:

1. The following amendment is hereby adopted in its entirety as an amendment to the King Street/Eisenhower Avenue Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Change CDD guideline #5 of the Eisenhower Avenue CDD as follows:

5. That buildings shall not exceed 200 feet in height except for one building which may be permitted to reach 225 feet in height, provided that the average building height within the CDD shall not exceed 150 feet. **In conjunction with any proposal for the U.S. Patent and Trademark Office, the height of a single building may be further increased from 225 feet to 270 feet. If the site is not selected as the site of the U.S. Patent and Trademark Office, the height increase shall not be permitted.**
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 3rd day of February, 1998.

W. B. Hurd, Chairman

ATTEST:

Sheldon Lynn, Secretary