



CITY OF ALEXANDRIA

CDD#21 Amendment

CDD2023-0003

Planning Commission - March 4, 2025



Agenda



1 Summary

2 Background

3 AlexWest Small Area Plan

4 CDD#21 and Adams Neighborhood
Details

5 Discussion and Recommendation



Summary

- ▶ Request
 - ▶ Amend CDD#21 to align conditions with the Alex West SAP and update the Adams Neighborhood concept plans
- ▶ Action
 - ▶ Recommendation of Approval to City Council
- ▶ Key Elements of Discussion
 - ▶ Update to CDD#21 Conditions
 - ▶ Update to Adams Neighborhood Conditions and Concept Plan



Background

- ▶ Beauregard SAP adopted in June 2012
- ▶ Area rezoned to CDD#21 in April 2013
- ▶ The Blake (2000 N Beauregard) built and Upland Park townhouses approved
- ▶ AlexWest SAP adopted in December 2024 replaces Beauregard SAP



CDD#21 Amendments

- ▶ Updating Conditions to align with AlexWest SAP
- ▶ Adams Neighborhood DSUP anticipated April 2025
- ▶ Future DSUPs will update concept plans for other neighborhoods
- ▶ Retire BDAC





Benefits

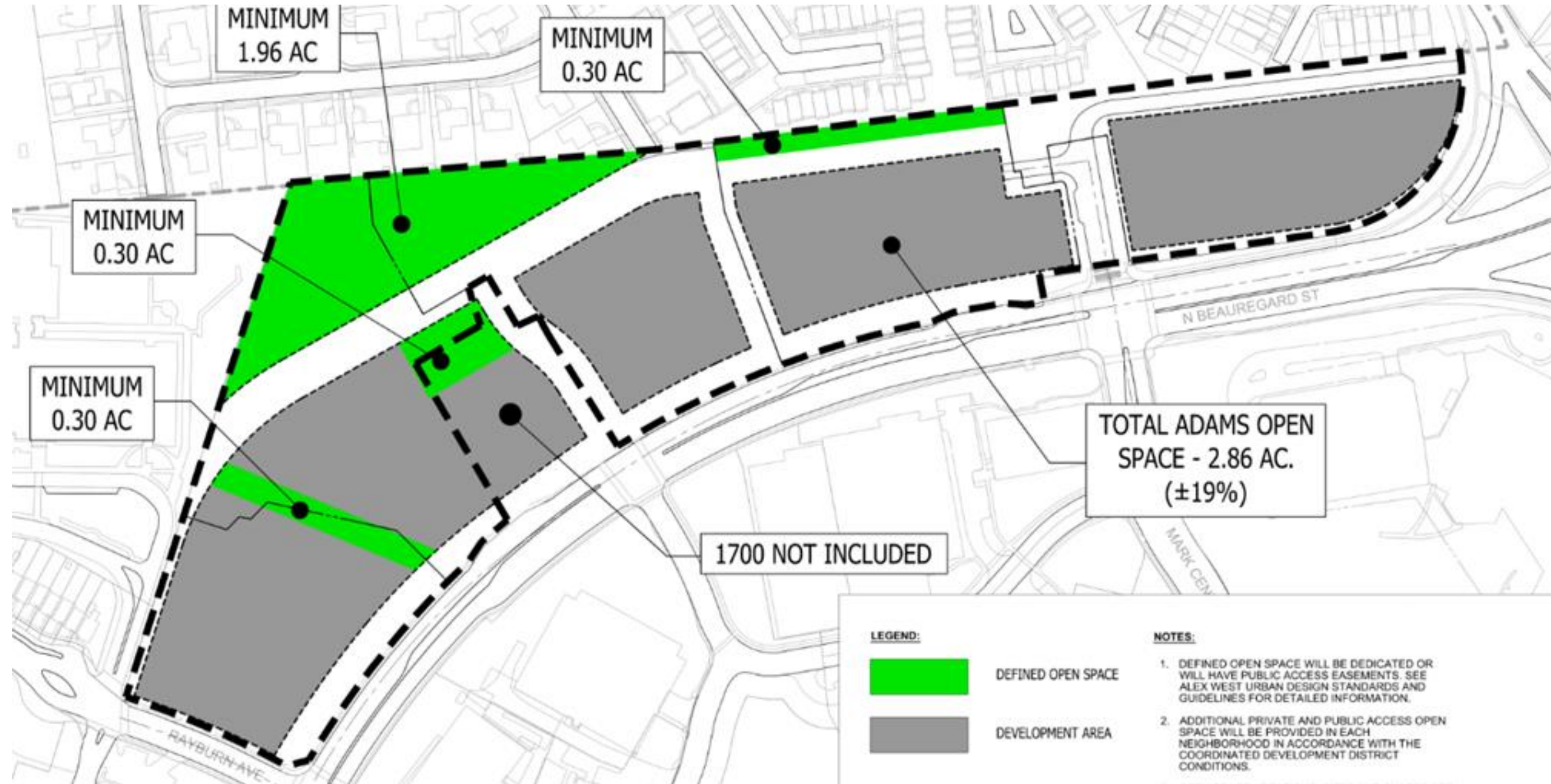
Implementation of the AlexWest SAP requires following condition changes:

- ▶ Replace references, figures, images and graphics to Beauregard SAP with AlexWest SAP
- ▶ Update open space, contributions, retail use, infrastructure conditions to be consistent with AlexWest SAP
- ▶ Streamline conditions to be consistent with standard conditions
- ▶ Comply with City Policies:
 - ▶ Green Building, Public Art, Affordable Housing, Transportation Management Plans

Improve public open space and amenities, including new community facility *



Adams (AlexWest SAP)





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Staff recommends approval

