



City of Alexandria

CDD#21 Amendment

CDD2023-00003

City Council Public Hearing

March 15, 2025



Agenda



1. Summary
2. Background
3. AlexWest Small Area Plan
4. CDD#21 and Adams Neighborhood
5. Discussion and Recommendation



Summary

Request

- Amend CDD#21 to align conditions with the AlexWest SAP and update the Adams Neighborhood concept plan

Council Action

- Approve the CDD amendment

Key Elements of the Discussion

- Update CDD#21 conditions
- Update Adams neighborhood conditions and concept plan



Background Information

- Beauregard SAP adopted in June 2012
- Area rezoned to CDD#21 in April 2013
 - The Blake (2000 N Beauregard) built
 - Upland Park townhouses approved
- Alex West SAP adopted in Dec. 2024



CDD#21 Amendments

- Revise CDD#21 conditions to align with AlexWest SAP
 - Update open space requirements and base density
- Update Adams neighborhood-specific conditions
- Retire BDAC with the updated design guidelines



CDD21 Amendment



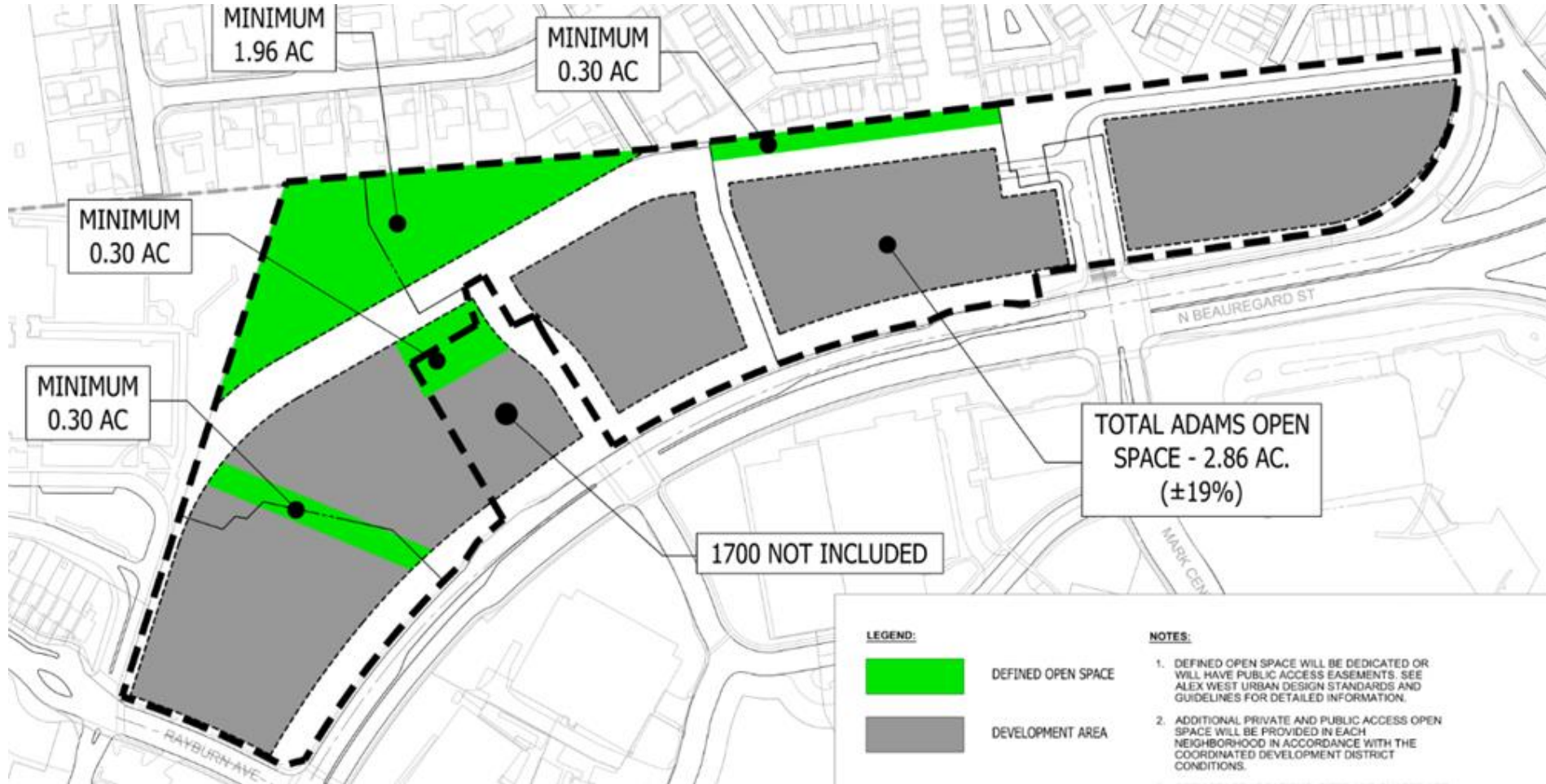
Benefits

Implementing AlexWest SAP requires these condition changes:

- Replace Beauregard references, figures, images, and graphics
- Update open space, contributions, retail use, and infrastructure conditions to be consistent with AlexWest
- Streamline conditions to be consistent with City standards
- Comply with current City policies:
 - Green building, public art, affordable housing, TMPs



Adams Concept



CDD21 Amendment

Dotted lines = owned by Monday Properties



City Council Guidance

Staff and Planning Commission
recommend approval

1. **ZTA #2025-00002**
2. **CDD #2023-00003**





Adams Base Density

- Underlying zone is OC, max. 1.25 FAR for multi-unit residential
- 2013, CDD#21 conceptual design plan for Adams neighborhood without any residential
- 2018, CDD#21 amended to allow residential at 2000 N Beauregard (The Blake)
- 2024, AlexWest SAP recommends residential throughout Adams. Existing CDD did not allow residential, so SAP showed zero base residential density
- Staff now agrees that the Zoning Ordinance requires calculating base residential density per the underlying zoning district, OC