



City of Alexandria

# City Hall, Market Square and Garage Renovation DSP2025-00005



Picture: City Hall C. 1890 at intersection of N. Royal St. and Cameron St.

**Planning Commission Public Hearing**

June 23, 2025

# Agenda



1. Summary
2. Community
3. Project Location
4. Project Details
5. Architecture & Site Plan
6. Key Findings and Insights
7. Recommendation



# Summary

## Request

- Development Site Plan (DSP) to renovate and expand City Hall, replace the below grade parking garage and Market Square Plaza

## Planning Commission Action

- Approval of DSP

## Key Elements

- Designed with sustainability at the core
- Enhanced community gathering space
- Enhanced accessibility

**City Hall | Market Square**  
**DSP2025-00005**



Picture: June 1967 newly completed Market Square



Rendering of Proposed Market Square



# Community Outreach

|  | Series #1<br>Listen & Envision | Series #2<br>Discovery to Design | Series #3<br>Design to Refine | Series #4<br>City Hall Design |
|--|--------------------------------|----------------------------------|-------------------------------|-------------------------------|
| In-Person &<br>Virtual Events                  | 17                             | 11                               | 7                             | 6                             |
| Engaged<br>Individuals                         | 530                            | 700                              | 727                           | 360                           |
| Ongoing<br>Online and Social<br>Media Presence | 486,159<br>Online Views        | 32,448<br>Online Views           | 124,910<br>Online Views       | 16,750<br>Online Views        |

Information gathered as of 4/15/2025





# Project Location

1871 Original City Hall building to be preserved.



Picture: Current City Hall, as seen from N. Royal St. & Cameron St.



City Hall | Market Square  
DSP2025-00005





# Project Details

## City Hall Details

- +/-106,969 SF renovated community and City office space
- Ground floor Council Chamber
- Preservation and restoration of exterior

## Market Square Site Design

- Flexible design for fountain, Farmers Market & events

## Garage

- New construction
- Safer pedestrian connection to City Hall





# Architecture – City Hall

- Historically appropriate exterior rehabilitation of City Hall
- BAR review of City Hall exterior and Market Square design
- Design updates to 1961 addition (King Street façade)
- Expansion of fifth floor



Rendering of Renovated City Hall, as seen from N. Royal St. & Cameron St.



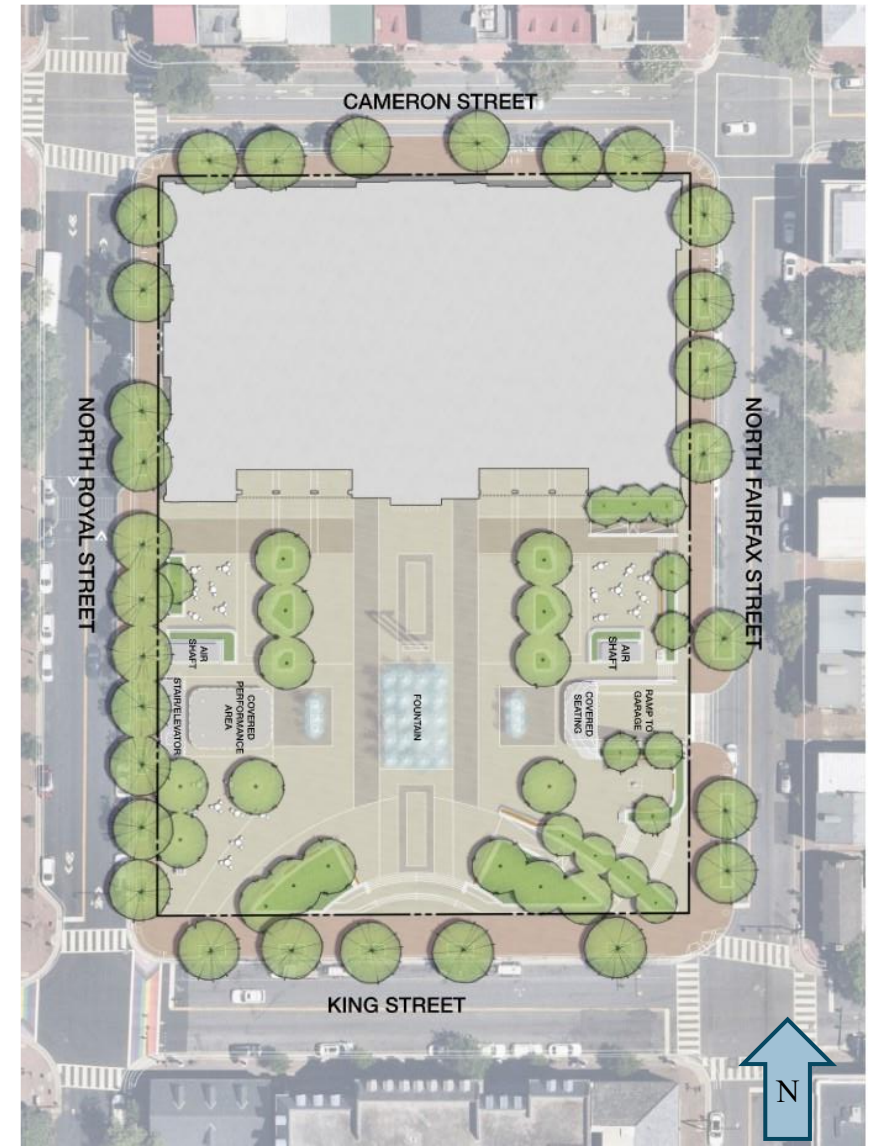
Rendering of proposed City Hall, as seen from Market Square (looking North)





# Site Design – Market Square

- New flexible water feature
- Expanded community gathering space
- Plaza will be more accessible
- Addition of two performance spaces
- Enhanced seating areas with new trees for shade
- Eliminated outdoor trash storage







# Key Findings and Insights

## Highlights:

- **City Hall:** Complete renovation with ground level Council Chamber
- **Stormwater:** Phosphorous removal of up to 0.43, exceeding the 0.12 pounds requirement
- **Transportation:** DASH bus and King Street Trolley service, new bikeshare station, added bicycle racks, EV charging, and dedicated motor coach parking

## Benefits:

- New public meeting and collaboration spaces
- Exterior rehabilitation of historic City Hall and rebuild of garage, new plaza and streetscape
- Public access to exterior restrooms and drinking fountains in City Hall
- Green building, public art, and bikeshare



# **Planning Commission Guidance**

**Staff recommend approval of  
DSP2025-00005**

