

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 25, 2024

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – MPA #2024-00003
ALEXWEST SMALL AREA PLAN

ISSUE: Updates to the AlexWest Small Area Plan.

RECOMMENDATION: Staff recommends the revisions outlined in this memo be incorporated in the AlexWest Small Area Plan dated August 23, 2024 for Planning Commission consideration to initiate a Master Plan Amendment and recommend approval of the AlexWest Small Area Plan with revisions.

DISCUSSION: At the September 5, 2024 Planning Commission Hearing, the Commission recommended deferral of the AlexWest Small Area Plan to evaluate the following:

1. Increase Building Heights Adjacent to Transit;
2. Allow Existing Buildings to Remain;
3. Provide FAR (Floor Area Ratio) Credit for Replacement Parking;
4. Retain Density (Floor Area) in Existing CDDs;
5. Address Comments About Small Businesses;
6. Update the Recreation Center Language to Allow More Flexibility for Potential Locations;
7. Explore the Feasibility of a Community Gathering Area;
8. Prioritize Pursuing Grant Funding for Implementation of the Bus Rapid Transit (BRT) Corridor;
9. Explore Additional Access Points to Dora Kelley Nature Park;
10. Identify the Key Differences Between Beauregard Small Area Plan (BSAP) and AlexWest; and
11. Explore Other Housing Strategies Similar to the Arlandria-Chirilagua Small Area Plan.

Each section below includes a discussion of each topic and proposed Plan revisions using strikeout for proposed deletions and underline for proposed new text. Attachment 2 includes only the recommended text changes without the additional explanations included in this memo. Attachments 3 and 4 include recommended figure updates.

1. Increase Building Heights Adjacent to Transit

The Plan's recommendations for building heights are intended to balance the need to minimize displacement and provide affordable housing with the Plan's goal of adding density near transit and increasing the City's housing supply. A core element of the Plan is encouraging development in commercial areas and surface parking lots through the provision of density and height.

If the Plan building heights were just to be increased, it would pre-empt the use of one of the City's main tools for obtaining affordable housing: density and building height. This would reduce the need for the application of Section 7-700 and reduce the production of affordable housing. Staff recommends an alternative approach that requires more units and deeper levels of affordability with the provision of additional height. The alternative approach proposes an additional tier of potential building heights, for a total of three tiers of potential building heights shown in Attachment 3: Figure 2.4 (revised) Building Heights. The proposed text changes relative to this proposed change in Chapters 2, 3, 7, and 8 are below:

Chapter 2: Inclusive Growth, page 20:

Maximum Building Heights

~~Maximum~~ Building heights are depicted in Figure 2.4: Building Heights. Taller heights are generally located within the Focus Area, closer to transit service, and along major corridors. As depicted on Figure 2.4, there are three tiers of building heights that can be utilized with the provision of committed affordable housing in the amounts specified below or in amounts consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater. also illustrates the potential maximum height for buildings utilizing the City's Bonus Density/Height provision in the Zoning Ordinance (Section 7-700). In order to gain additional density, one-third of the units must be provided as committed affordable housing. For reference, Bonus Density/Height has been used in an average of approximately 1-2 projects per year.

Tier A Plan Building Height: These are the building heights recommended in the Plan. 10% of the residential Floor Area Ratio (FAR) above the base FAR, as defined in Tables 8.1-8.12, or above the existing zoning for properties not included in Tables 8.1-8.12, will be provided as committed affordable housing. Resulting committed affordable rental units will be affordable to households with incomes at 60% AMI; resulting committed affordable for-sale units will be priced to be affordable generally between 70% and 100% AMI consistent with City homeownership policies.

Tier B Plan Maximum Building Height: Areas in Figure 2.4 that have a Tier A Plan Building Height that is greater than 50 feet in height are eligible for an additional 25 feet in building height with the provision of 10% of the increased FAR above the Tier A Plan Building Height as committed affordable housing. For resulting committed affordable rental

units, half will be affordable to households with incomes at 40% AMI and half will be affordable to households with incomes at 50% AMI. Resulting committed affordable for-sale units will be priced to be affordable up to 80% AMI consistent with City homeownership policies.

Tier C Section 7-700: Areas in Figure 2.4 that have a Tier A Plan Building Height that is greater than 50 feet are eligible to utilize Section 7-700 to request an additional 25 feet in building height with the provision of at least 1/3 (33.3%) of the increased FAR above Tier B Plan Maximum Building Height as committed affordable housing pursuant to Section 7-700.

Chapter 2: Inclusive Growth, page 21:

Replace Figure 2.4: Building Heights with Figure 2.4 (revised) Building Heights. See Attachment 3.

Chapter 3: Housing Affordability, page 33

Percentage of Affordable Housing Requirement

Development in the Focus Area that utilizes Tier A Plan Building Heights will provide a ~~minimum~~ of 10% of new residential development over ~~the development “base”~~ base residential Floor Area Ratio (FAR) (as established in Figures 8.1–8.12 and Tables 8.1–8.12 in Chapter 8: Neighborhoods) as committed affordable housing or in an amount consistent with the City’s affordable housing contributions policies and regulations in effect at the time development is accepted for review, whichever is greater. Affordable rental units are intended to be affordable to households at 60% of the Area Median Income (AMI), while for-sale units are priced to be affordable generally between 70% and 100% of the AMI.

While significant development is not anticipated in Area 2, future development proposed in this area that utilizes Tier A Plan Building Heights will be required to provide 10% of additional residential development proposed above their existing zoning as affordable housing.

In addition to the requirements outlined above, development that utilizes Tier B Plan Maximum Building Heights will provide 10% of the increased Floor Area Ratio (FAR) above Tier A Plan Building Height as committed affordable housing. For resulting committed affordable rental units, half will be affordable to households with incomes at 40% AMI and half will be affordable to households with incomes at 50% AMI. Resulting committed affordable for-sale units will be priced to be affordable up to 80% AMI consistent with City homeownership policies.

Bonus Building Height and Density

Properties may request additional bonus building height and density above what is depicted in the Plan in Figure 2.4 (Tier C Section 7-700), Figures 8.1–8.12 and Tables 8.1–8.12 with the provision of additional committed affordable units as permitted by the Zoning Ordinance.

In the Focus Area and Area 2, bonus density above 30% is authorized to encourage further production of committed affordable units. Building heights are intended to facilitate flexibility for property owners, such as the Alexandria Redevelopment and Housing Authority (ARHA), to add to the AlexWest affordable housing stock.

Chapter 3: Housing Affordability, page 34

See Attachment 4 for an updated graphic.

Chapter 7: Recommendations, page 78, Recommendation 10:

~~Maximum~~ Building heights will comply with ~~the building heights depicted in~~ Figure 2.4: Building Heights. In addition, buildings may request additional building height pursuant to the applicable provisions of Section 7-700 of the Zoning Ordinance as depicted on Figure 2.4.

Chapter 7: Recommendations, page 79, Recommendation 14:

Residential development in the Focus Area that utilizes Tier A and Tier B heights will provide 10% of any development above the base residential, as generally depicted in Figures and Tables 8.1–8.12 in Chapter 8: Neighborhoods and described in Chapters 2 and 3, as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.

Chapter 7: Recommendations, page 79, Recommendation 15:

Residential development in Area 2 that utilizes Tier A and Tier B heights will provide 10% of any development proposed above the existing zoning, as described in Chapters 2 and 3, as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.

In order to ensure consistency throughout the Plan, staff recommends the following change to the tables throughout Chapter 8: Neighborhoods:

Chapter 8: Neighborhoods, Tables 8.1-8.12

~~Maximum~~ Tier A Plan Building Height (FT)

2. Allow Existing Building Heights to Remain

The Plan dated August 23 allows existing buildings to remain. Note 3 on Figure 2.4: Building Heights (page 21) states: “*Existing constructed building heights as of 2024 are permitted to remain and subject to all applicable Zoning Ordinance provisions.*” This enables the existing

building to legally remain within the Plan area. Staff proposes revising Note 3 on Figure 2.4 to clarify that existing buildings can remain, be renovated, or convert uses:

Chapter 2: Inclusive Growth, page 21, Figure 2.4, Note 3:

Existing constructed buildings above Tier B Plan Maximum Heights as of 2024 are permitted to remain, renovate, or convert use(s) and subject to all applicable Zoning Ordinance provisions.

3. Provide Floor Area Ratio (FAR) Credit for Replacement Parking

Staff proposes revising the text in Chapter 8: Neighborhoods, page 85 as follows:

The Plan acknowledges that development in neighborhoods where existing building(s) are to remain will likely involve structured parking for the development or existing buildings. Within some of the neighborhoods in the Focus Area there will likely be a need for parking structure(s) as part of development. The Plan recommends flexibility for up to an additional 1.0 Floor Area Ratio (FAR) for the provision of replacement parking for existing building(s) that will be retained long-term on the site. The additional FAR for parking does not trigger the affordable housing recommendations. The parking structure(s) will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.

Chapter 7: Recommendations, page 79, Recommendation 12:

Development that occurs on existing parking lots will provide new parking for existing and future uses consistent with all applicable provisions of the Zoning Ordinance at the time development is accepted by the City for review. Up to an additional 1.0 Floor Area Ratio (FAR) can be granted for the provision of replacement parking for existing building(s) that will be retained long-term on the site. The additional FAR for replacement parking does not trigger the affordable housing recommendations. The replacement parking structures will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.

In addition, Staff proposes including this updated text as an additional note in Table 8.13:

Chapter 8: Neighborhoods, page 136, Table 8.13:

Up to an additional 1.0 Floor Area Ratio (FAR) can be granted for the provision of replacement parking for existing building(s) that will be retained long-term. The additional FAR for parking does not trigger the affordable housing recommendations. The parking structures will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.

4. Retain Density (Floor Area Ratio) in Existing CDDs

The draft Plan includes development tables for the neighborhoods in the Focus Area and sets the maximum density for each subarea within the neighborhoods. The intent of the Plan is for the densities of existing CDDs to be retained, and as such, the square footages and number of units currently allowed have been converted to FARs. For the Upland Park neighborhood, the Plan Floor Area Ratio (FAR) should be increased to 3.2 to reflect the density in the existing CDD. This change will be reflected as follows:

Chapter 8: Neighborhoods, page 101, Table 8.4:

Revise Plan Maximum Floor Area Ratio from 3.0 to 3.2

In addition, it should be noted that the draft Plan currently includes language that explains that density can be applied to an entire tract of land under common ownership and can be transferred (see Chapter 8, Page 85). It reads:

“The intent of the Plan is that in neighborhood(s) under common ownership, density will be based on entire tract consistent with the Zoning Ordinance. In addition, density may be transferred with the neighborhood(s) subject to all applicable zoning provisions and the street, land use, open space and building height recommendations of the Plan.”

In order to make this intent more visible and explicit, Staff proposes adding a note to Table 8.13 (Chapter 8, Page 136). The proposed new note will state the following:

Chapter 8: Neighborhoods, page 136, Table 8.13

For any neighborhood(s) under common ownership, density will be based on the entire tract of land consistent with the Zoning Ordinance. Density may be transferred within the neighborhood(s) subject to all applicable zoning provisions and the street, land use, open space and building height recommendations of the Plan.

5. Address Comments About Small Businesses

One of the requests by the Planning Commission was to document what the Plan is recommending for small businesses and how the plan text and recommendations relate to previous Small Area Plans. The Plan recognizes the important role that local and neighborhood-serving retail uses play in the Plan area. Businesses in the Plan Area are facing redevelopment and rent escalation pressures that make opening and operating a business difficult. While zoning and land use are factors that are important to small business creation, success and longevity, these challenges are not confined to any individual Small Area Plan but are instead citywide. It is Staff's intention to explore planning and zoning tools to support local businesses as part of the upcoming Long Range Planning Work Program.

In addition, Staff proposes to strengthen the small business language in the Plan as shown below. This language is based on previous Small Area Plans (Landmark/Van Dorn) and also documents potential future land use efforts in this area.

Chapter 2: Inclusive Growth, page 14 (Existing Conditions):

The Plan area features a mix of residential, commercial, civic, and institutional uses of varying building scales and densities. The existing land uses, as depicted in **Figure 2.1: Existing Land Uses**, are generally separated with a concentration of commercial uses in the central portion of the Plan area and on the major corridors of King and Duke Streets. A significant portion of the commercial office uses are anticipated to convert to other uses. Retail businesses in the area are experiencing and will likely continue to experience increasing financial pressures, including rent escalation, impacting their ability to remain in the Plan area and potentially also acting as a deterrent to new small and/or local businesses. Institutional uses in the Plan area include public schools, the City's community resource center, and the Northern Virginia Community College. Interstate 395 serves as a barrier on the eastern side of the Plan area.

Chapter 2: Inclusive Growth, page 22:

Neighborhood-serving retail is a key element for a thriving community, providing essential goods and services within walking distance, and fostering social interaction among neighbors and local business owners, and providing opportunities for culturally relevant businesses and entrepreneurs to serve their communities. Concentrating retail in key nodes in the Focus Area, rather than having it dispersed, will create a critical mass of commercial activity, supporting active, walkable neighborhood centers. The required retail locations are generally located near major transit stops or at nodes along key neighborhood corridors.

Figure 2.3: Land Uses depicts the locations for *required* ground floor retail in new development. The map also indicates several *encouraged* retail areas, locations where ground floor retail is preferred but not required. Design of the ground floor retail spaces in the Required and Encouraged Retail Areas will be subject to Design Guidelines to ensure that future uses promote a high degree of pedestrian activity, transparency, and engagement with the adjacent streetscape.

The Plan area's locally owned small businesses help foster a sense of community, provide a diversity of jobs, and provide important neighborhood services. There is a strong desire for these businesses, many of which reflect the identity and culture of the residents, to remain within and/or locate within the Plan area. The Plan recognizes that the small, affordable commercial tenant spaces that most local businesses occupy are a key element in commercial districts to provide opportunities for a diversity of businesses.

It is the intent of the Plan that City programs, policies, and zoning be used to retain and grow small and locally owned businesses. In addition, the Plan recommends allowing interim uses, including pop-up commercial uses, in the surface parking lots as areas for entrepreneurs and local businesses.

Chapter 9: Implementation, page 142, Table 9.3:

Task 4: As part of the next Long Range Planning Work Program, propose a citywide initiative to evaluate land use strategies to assist small businesses.

6. Update the Recreation Center Language to Allow More Flexibility for Future Locations

Staff proposes updating the text in the Plan as follows:

Chapter 2: Inclusive Growth, page 24:

Successful urban communities incorporate civic and social infrastructure and services for residents. Community facilities provide space for essential social and public services and play an important role in enhancing the livability of the Plan area.

Given the size of the Plan area, its population, and the limited capacity of the existing recreation center in the southern portion of the Plan area, the Plan recommends that a new Recreation Center be located within AlexWest to serve the community, ideally within the northern portion of the Plan area and near transit. The primary opportunity site for locating a new facility is the Terrace Neighborhood portion of NVCC, given its location and redevelopment potential. In the event that the Terrace Neighborhood is deemed infeasible by the City, there are other potentially feasible sites and the City will continue to work with other development/opportunity sites in the Plan area. The location for a new facility will be considered as part of future development and/or City-owned properties and will compete for funding through Funding for a new facility will be considered as part of the City's Capital Improvement Program (CIP) and/or grant funding sources.

7. Explore the Feasibility of a Community Gathering Area

Creating community gathering areas is a key goal of the Plan. As stated in Recommendation 40b, "...all public parks will include gathering spaces", and in Recommendation 48, "Accessory park structures, such as but not limited to restrooms, may be provided within the required publicly accessible open spaces if they are consistent with the City's open space policies and overall intent of the Plan." Community spaces can also potentially be accomplished through the recreation center or other civic facilities. Other facilities for community gathering are also intended to be permitted as part of the Plan. To further clarify this, Staff recommends updating the text in the Plan as follows:

Chapter 2: Inclusive Growth, page 24:

Successful urban communities incorporate civic and social infrastructure and services for residents. Community facilities provide space for essential social and public services and play an important role in enhancing the livability of the Plan area. The flexible land use strategy recommended by the Plan enables opportunities and permits uses for implementing creative community serving spaces that support small businesses, artist entrepreneurs, and community arts/cultural uses that can serve as a cultural hub for the community.

To emphasize the importance of this goal, the intent of the Plan, and the desire to encourage this use, Staff recommends adding the following new recommendation:

Chapter 7: Recommendations, page 82, Recommendation 40c

As part of the design of the larger redevelopment sites, explore the feasibility of providing areas or structures that facilitate and encourage community gathering and entrepreneurship opportunities.

8. Prioritize pursuing grant funding for implementation of the Bus Rapid Transit (BRT) corridor

Staff recommends adding a new high priority task to Table 9.2: Prioritization of City- and Grant-Funded Projects as follows:

Chapter 9: Implementation, page 141, Table 9.2: Prioritization of City- and Grant-Funded Projects

Project: Pursue all applicable state and federal grant funds for BRT/WET

Priority: 1

Note: The City will pursue all applicable state and federal grant funds for BRT/WET.

9. Explore additional access points to Dora Kelley Nature Park

Staff agrees that pedestrian and bike access to Dora Kelley Nature Park from North Chambliss area is desirable to the greatest extent feasible and this was explored as part of the planning process. However, private property ownership and steep topography prohibit any additional pedestrian and bike access points to Dora Kelly beyond the current access points. As shown in Attachment 5, current access points include North Chambliss Street at Glen Hills Park (Fairfax County Park Authority) and Morgan Street (currently under construction anticipated for completion in September 2026).

The Plan's recommendations for open space and access to open space were comprehensively studied and analyzed, as detailed in the Open Space report linked on the AlexWest [planning process webpage](#).

10. Identify the Key Differences Between the Beaugard and AlexWest Small Area Plans

The AlexWest Small Area Plan includes several key changes from the previous Beaugard Small Area Plan:

- Simplifies the height ranges across the Plan area;
- Provides more guidance and requirements and additional density for the entirety of the Southern Towers site rather than a small portion of the site;
- More flexibility in land use classification, including for properties that were previously limited to only office use;

- Concentrates retail within each neighborhood but with reduced required square footage;
- Recommends in-kind contributions in lieu of monetary developer contributions, including the requirement for the provision of ten percent affordable housing with the use of density provided by the Plan; and
- Recommends a revised intersection design at N. Beauregard Street and Seminary Road that better balances all users (pedestrian, bikes and cars).

Attachment 6 outlines in more detail the key differences between the Beauregard Small Area Plan and the AlexWest Small Area Plan.

11. Explore other housing strategies, including some similar to the Arlandria-Chirilagua Small Area Plan

Since 2012, the City has invested local funds to leverage millions of dollars in equity, grants and loans to support development of affordable housing in Alex West, including The Spire, St. James Plaza, the Nexus and Parkstone Apartments. A committed affordable unit program negotiated with the owner of Southern Towers has created 105 units within that market rate project. It is anticipated that production and preservation of affordable and workforce housing will continue with City nonprofit partners and ARHA, as well through agreements with private developers, and all options to seek dedications of land, buildings and/or development rights will be explored, including as a strategy to create components of more deeply affordable housing.

In addition, similar to the Arlandria-Chirilagua Small Area Plan, during the AlexWest Small Area Plan process residents emphasized the importance of having equitable access to new affordable housing resources as they are constructed in the community. The leasing process in such developments can be daunting and eligibility criteria can preclude many from applying due to their rental history (including informal or undocumented subleasing) or the nature of their employment in the service, restaurant, childcare, day labor, construction and gig economies. One solution to these challenges is the extension of the Ready to Rent initiative to educate and empower residents to successfully prepare for and navigate the application process when new affordable units are brought to the market. Staff recommends adding the following new bullet to Recommendation 23:

Chapter 7: Recommendations, page 80, New Recommendation 23.G:

23g. Implement Ready to Rent or similar initiatives to educate and empower residents to successfully prepare for and navigate the application process when new affordable units are brought to the market.

Staff proposes adding the following expanded language to Chapter 3: Housing Affordability to more explicitly state the intent of the plan to address displacement risk:

Chapter 3: Housing Affordability, page 36

Tenant Protections

A thriving and affordable housing market in AlexWest requires that residents are aware of their legal rights and have easy access to the tools and resources they require to advocate for themselves. The City currently works with community partners to promote tenant empowerment through training and mutual support, pair housing assistance with workforce development and job training, offer landlord-tenant mediation services, and provide eviction services. The City will continue to promote and seek compliance with the Voluntary Rent Increase Policy and will work with property owners during redevelopment to minimize impacts to tenants through the development of comprehensive Tenant Relocation Assistance Plans. In the case of applications subject to the DSUP or DSP process, the displacement impacts of residential redevelopment on existing tenants will be documented as part of the projects' respective staff reports and in the City's annual Implementation Report. Further, the City will work on legislative and other changes to expand tenant protections and resources.

In service of this added analysis, Staff proposes adding the following new task to Table 9.2 in Chapter 9: Implementation:

Chapter 9: Implementation, page 141, Table 9.2: Prioritization of City- and Grant-funded Projects

Project: Analyze displacement impacts of residential redevelopment

Priority: 1

Notes: Include analysis of displacement impacts of residential redevelopment in DSUP or DSP staff reports and the annual Implementation Report.

To more explicitly recommend additional tenant protections such as Tenant Relocation Assistance Plans and Tenant Right to Return, Staff proposes adding the following new bullets to Recommendation 23:

Chapter 7: Recommendations, page 80, New Recommendations 23D and 23E:

23d. Work with property owners during redevelopment to minimize impacts to tenants through the development of comprehensive Tenant Relocation Assistance Plans consistent with City policy in effect at the time development proposals are accepted for review.

23.e Work with property owners during and immediately following redevelopment to maximize the return of impacted tenants in good standing.

The City has made substantial investments in supporting the development of affordable housing in AlexWest pursuant to the BSAP. Three recent developments in the Plan area were enabled with City gap funding and LIHTC equity: The Spire, St. James Plaza, and the Nexus. These developments provide 280 new committed affordable units at 40% - 60% AMI. In addition, Parkstone Alexandria, which was repositioned from market-rate to mixed-income, provides 244 committed affordable units at 60% - 80% AMI. The City does not currently have funding identified for additional projects in the area. However, as described in the Plan, the City will continue to pursue partnerships and other opportunities, such as land dedication for affordable housing, to help preserve and expand housing affordability.

To underscore the importance of deepening affordability in the Plan Area, Staff proposes adding the following language to Chapter 3:

Chapter 3: Housing Affordability, page 33:

Percentage of Affordable Housing Requirement

Development in the Focus Area that utilizes Tier A Plan Building Heights will provide a minimum of 10% of new residential development over ~~the development “base” base~~ residential Floor Area Ratio (FAR) (as established in Figures 8.1–8.12 and Tables 8.1–8.12 in Chapter 8: Neighborhoods) as committed affordable housing or in an amount consistent with the City’s affordable housing contributions policies and regulations in effect at the time development is accepted for review, whichever is greater. Affordable rental units are intended to be affordable to households at 60% of the Area Median Income (AMI), while for-sale units are priced to be affordable generally between 70% and 100% of the AMI. Where feasible, and in coordination with the City, developers are encouraged to consider alternative opportunities of equivalent value to meet their committed affordable rental housing requirements in order to maximize the provision of deeply affordable rental housing at 40-50% AMI, and/or to expand affordability through public private partnerships, preservation or dedication.

To support the proposed revision above, Staff proposes adding the following language to Recommendation 17:

Chapter 7: Recommendations, page 79, Recommendation 17

Where feasible, and in coordination with the City, developers are strongly encouraged to consider alternative opportunities of equivalent value to meet their committed affordable housing requirements in order to ~~deepen~~ maximize the provision of deeply affordable rental housing at 40-50% AMI and to expand affordability. These can include, but are not limited to:

- a. Offering a greater number of affordable units, including family-sized units, in existing buildings (versus new development);
- b. Providing a greater number of affordable units off-site, but within or in close proximity to the Plan area;
- c. Providing a fewer number of affordable units ~~but at~~ in exchange for deeper levels of affordability;
- d. Providing a monetary contribution to leverage other sources, and;
- e. Dedicating land, development rights, or property to maximize affordable housing development through third party partners.

Other Proposed Revisions and Notes

In addition to the information requested by the Planning Commission, Staff is also recommending the following refinements based on additional comments.

After Plan approval, Staff proposes returning to community stakeholders for follow-up discussion on Plan implementation and how the implementation process can best be designed to be clear and understandable to members of the community and tracking most impactful.

Chapter 4: Mobility + Safety, page 48, Figure 4.5, under the Primary Street cross-section:

The Plan does not recommend new streetscape improvements along the north side of King Street due to the steep topography and existing tree canopy.

Chapter 4: Mobility + Safety, pages 45-48 and page 50, Figures 4.2 – 4.6, add the note:

Planned improvements on private property are generally based on development occurring to implement the Plan recommendations.

Staff Recommendation: Staff recommends that the Planning Commission, on its own motion, initiate a Master Plan Amendment and recommend approval of the proposed AlexWest Small Area Plan with revisions (as specified in Attachments 2, 3, and 4) replacing the Alexandria West Small Area Plan and the Beauregard Small Area Plan.

Attachments

Attachment 1: Resolution MPA 2024-0003

Attachment 2: Plan Text Changes

Attachment 3: Figure 2.4 (revised) Building Heights

Attachment 4: Building Heights, Bonus Density, + Housing Affordability Graphic (Revised)

Attachment 5: Dora Kelley Park Access points

Attachment 6: Beauregard-AlexWest Key Differences

Attachment 7: Community Comment Letters

Attachment 8: [AlexWest Small Area Plan, dated 8.23.24](#)

RESOLUTION NO. **MPA 2024-00003**

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, the proposed amendment will create the AlexWest Small Area Plan chapter of the City's Master Plan, and replace the **Alexandria West Small Area Plan and Beauregard Small Area Plan** chapters of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **September 5, 2024** 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 of the **AlexWest 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 **AlexWest 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 **AlexWest 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 **AlexWest Small Area Plan** chapter of 1992 Master Plan will, in accordance with present and probably 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 that:

1. The attached AlexWest Small Area Plan and any appendices to such document are hereby adopted replacing the Alexandria West Small Area Plan and Beauregard Small Area Plan chapters of the 1992 Master Plan of the City of Alexandria, Virginia, creating the AlexWest Small Area Plan Chapter of the City's Master Plan in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia.
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 ___ day of November 2024.

Chair, Alexandria Planning Commission

ATTEST: _____
Karl Moritz, Secretary

Attachment 2: Plan Text Changes

Chapter 2: Inclusive Growth, page 20:

Maximum Building Heights

~~Maximum~~ Building heights are depicted in Figure 2.4: Building Heights. Taller heights are generally located within the Focus Area, closer to transit service, and along major corridors. As depicted on Figure 2.4, there are three tiers of building heights that can be utilized with the provision of committed affordable housing in the amounts specified below or in amounts consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater. also illustrates the potential maximum height for buildings utilizing the City's Bonus Density/Height provision in the Zoning Ordinance (Section 7-700). In order to gain additional density, one-third of the units must be provided as committed affordable housing. For reference, Bonus Density/Height has been used in an average of approximately 1-2 projects per year.

Tier A Plan Building Height: These are the building heights recommended in the Plan. 10% of the residential Floor Area Ratio (FAR) above the base FAR, as defined in Tables 8.1-8.12, or above the existing zoning for properties not included in Tables 8.1-8.12, will be provided as committed affordable housing. Resulting committed affordable rental units will be affordable to households with incomes at 60% AMI; resulting committed affordable for-sale units will be priced to be affordable generally between 70% and 100% AMI consistent with City homeownership policies.

Tier B Plan Maximum Building Height: Areas in Figure 2.4 that have a Tier A Plan Building Height that is greater than 50 feet in height are eligible for an additional 25 feet in building height with the provision of 10% of the increased FAR above the Tier A Plan Building Height as committed affordable housing. For resulting committed affordable rental units, half will be affordable to households with incomes at 40% AMI and half will be affordable to households with incomes at 50% AMI. Resulting committed affordable for-sale units will be priced to be affordable up to 80% AMI consistent with City homeownership policies.

Tier C Section 7-700: Areas in Figure 2.4 that have a Tier A Plan Building Height that is greater than 50 feet are eligible to utilize Section 7-700 to request an additional 25 feet in building height with the provision of at least 1/3 (33.3%) of the increased FAR above Tier B Plan Maximum Building Height as committed affordable housing pursuant to Section 7-700.

Chapter 2: Inclusive Growth, page 21:

Replace Figure 2.4: Building Heights with Figure 2.4 (revised) Building Heights. See Attachment 3.

Chapter 3: Housing Affordability, page 33

Percentage of Affordable Housing Requirement

Development in the Focus Area that utilizes Tier A Plan Building Heights will provide a ~~minimum~~ of 10% of new residential development over ~~the development “base” base~~ residential Floor Area Ratio (FAR) (as established in Figures 8.1–8.12 and Tables 8.1–8.12 in Chapter 8: Neighborhoods) as committed affordable housing or in an amount consistent with the City’s affordable housing contributions policies and regulations in effect at the time development is accepted for review, whichever is greater. Affordable rental units are intended to be affordable to households at 60% of the Area Median Income (AMI), while for-sale units are priced to be affordable generally between 70% and 100% of the AMI.

While significant development is not anticipated in Area 2, future development proposed in this area that utilizes Tier A Plan Building Heights will be required to provide 10% of additional residential development proposed above their existing zoning as affordable housing.

In addition to the requirements outlined above, development that utilizes Tier B Plan Maximum Building Heights will provide 10% of the increased Floor Area Ratio (FAR) above Tier A Plan Building Height as committed affordable housing. For resulting committed affordable rental units, half will be affordable to households with incomes at 40% AMI and half will be affordable to households with incomes at 50% AMI. Resulting committed affordable for-sale units will be priced to be affordable up to 80% AMI consistent with City homeownership policies.

Bonus Building Height and Density

Properties may request additional bonus building height and density above what is depicted in the Plan in Figure 2.4 (Tier C Section 7-700), Figures 8.1–8.12 and Tables 8.1–8.12 with the provision of additional committed affordable units as permitted by the Zoning Ordinance. In the Focus Area and Area 2, bonus density above 30% is authorized to encourage further production of committed affordable units. Building heights are intended to facilitate flexibility for property owners, such as the Alexandria Redevelopment and Housing Authority (ARHA), to add to the AlexWest affordable housing stock.

Chapter 3: Housing Affordability, page 34

See Attachment 4 for an updated graphic.

Chapter 7: Recommendations, page 78, Recommendation 10:

~~Maximum~~ Building heights will comply with ~~the building heights depicted in~~ Figure 2.4: Building Heights. In addition, buildings may request additional building height pursuant to the applicable provisions of Section 7-700 of the Zoning Ordinance as depicted on Figure 2.4.

Chapter 7: Recommendations, page 79, Recommendation 14:

Residential development in the Focus Area that utilizes Tier A and Tier B heights will provide 10% of any development above the base residential, as generally depicted in Figures and Tables 8.1–8.12 in Chapter 8: Neighborhoods and described in Chapters 2 and 3, as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.

Chapter 7: Recommendations, page 79, Recommendation 15:

Residential development in Area 2 that utilizes Tier A and Tier B heights will provide 10% of any development proposed above the existing zoning, as described in Chapters 2 and 3, as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.

Chapter 8: Neighborhoods, Tables 8.1-8.12

~~Maximum~~ Tier A Plan Building Height (FT)

2. Allow Existing Building Heights to Remain

Chapter 2: Inclusive Growth, page 21, Figure 2.4, Note 3:

Existing constructed buildings above Tier B Plan Maximum Heights as of 2024 are permitted to remain, renovate, or convert use(s) ~~and~~ subject to all applicable Zoning Ordinance provisions.

3. Provide Floor Area Ratio (FAR) Credit for Replacement Parking

Chapter 8: Neighborhoods, page 85:

~~The Plan acknowledges that development in neighborhoods where existing building(s) are to remain will likely involve structured parking for the development or existing buildings. Within some of the neighborhoods in the Focus Area there will likely be a need for parking structure(s) as part of development. The Plan recommends flexibility for up to an additional 1.0 Floor Area Ratio (FAR) for the provision of replacement parking for existing building(s) that will be retained long-term on the site. The additional FAR for parking does not trigger the affordable housing recommendations. The parking structure(s) will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.~~

Chapter 7: Recommendations, page 79, Recommendation 12:

Development that occurs on existing parking lots will provide new parking for existing and future uses consistent with all applicable provisions of the Zoning Ordinance at the time development is accepted by the City for review. Up to an additional 1.0 Floor Area Ratio

(FAR) can be granted for the provision of replacement parking for existing building(s) that will be retained long-term on the site. The additional FAR for replacement parking does not trigger the affordable housing recommendations. The replacement parking structures will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.

Chapter 8: Neighborhoods, page 136, Table 8.13:

Up to an additional 1.0 Floor Area Ratio (FAR) can be granted for the provision of replacement parking for existing building(s) that will be retained long-term. The additional FAR for parking does not trigger the affordable housing recommendations. The parking structures will be subject to all applicable Design Guidelines and will not preclude other recommendations of the Plan such as streets and parks.

4. Retain Density (Floor Area Ratio) in Existing CDDs

Chapter 8: Neighborhoods, page 101, Table 8.4:

Revise Plan Maximum Floor Area Ratio from 3.0 to 3.2

Chapter 8: Neighborhoods, page 136, Table 8.13

For any neighborhood(s) under common ownership, density will be based on the entire tract of land consistent with the Zoning Ordinance. Density may be transferred within the neighborhood(s) subject to all applicable zoning provisions and the street, land use, open space and building height recommendations of the Plan.

5. Address Comments About Small Businesses

Chapter 2: Inclusive Growth, page 14 (Existing Conditions):

The Plan area features a mix of residential, commercial, civic, and institutional uses of varying building scales and densities. The existing land uses, as depicted in **Figure 2.1: Existing Land Uses**, are generally separated with a concentration of commercial uses in the central portion of the Plan area and on the major corridors of King and Duke Streets. A significant portion of the commercial office uses are anticipated to convert to other uses. Retail businesses in the area are experiencing and will likely continue to experience increasing financial pressures, including rent escalation, impacting their ability to remain in the Plan area and potentially also acting as a deterrent to new small and/or local businesses. Institutional uses in the Plan area include public schools, the City's community resource center, and the Northern Virginia Community College. Interstate 395 serves as a barrier on the eastern side of the Plan area.

Chapter 2: Inclusive Growth, page 22:

Neighborhood-serving retail is a key element for a thriving community, providing essential goods and services within walking distance, and fostering social interaction among neighbors and local business owners, and providing opportunities for culturally relevant businesses and entrepreneurs to serve their communities. Concentrating retail in key nodes in the Focus Area, rather than having it dispersed, will create a critical mass of commercial activity, supporting active, walkable neighborhood centers. The required retail locations are generally located near major transit stops or at nodes along key neighborhood corridors.

Figure 2.3: Land Uses depicts the locations for *required* ground floor retail in new development. The map also indicates several *encouraged* retail areas, locations where ground floor retail is preferred but not required. Design of the ground floor retail spaces in the Required and Encouraged Retail Areas will be subject to Design Guidelines to ensure that future uses promote a high degree of pedestrian activity, transparency, and engagement with the adjacent streetscape.

The Plan area’s locally owned small businesses help foster a sense of community, provide a diversity of jobs, and provide important neighborhood services. There is a strong desire for these businesses, many of which reflect the identity and culture of the residents, to remain within and/or locate within the Plan area. The Plan recognizes that the small, affordable commercial tenant spaces that most local businesses occupy are a key element in commercial districts to provide opportunities for a diversity of businesses.

It is the intent of the Plan that City programs, policies, and zoning be used to retain and grow small and locally owned businesses. In addition, the Plan recommends allowing interim uses, including pop-up commercial uses, in the surface parking lots as areas for entrepreneurs and local businesses.

Chapter 9: Implementation, page 142, Table 9.3:

Task 4: As part of the next Long Range Planning Work Program, propose a citywide initiative to evaluate land use strategies to assist small businesses.

6. Update the Recreation Center Language to Allow More Flexibility for Future Locations

Chapter 2: Inclusive Growth, page 24:

Successful urban communities incorporate civic and social infrastructure and services for residents. Community facilities provide space for essential social and public services and play an important role in enhancing the livability of the Plan area.

Given the size of the Plan area, its population, and the limited capacity of the existing recreation center in the southern portion of the Plan area, the Plan recommends that a new Recreation Center be located within AlexWest to serve the community, ideally within the northern portion of the Plan area and near transit. The primary opportunity site for locating a new facility is the Terrace Neighborhood portion of NVCC, given its location and

redevelopment potential. In the event that the Terrace Neighborhood is deemed infeasible by the City, there are other potentially feasible sites and the City will continue to work with other development/opportunity sites in the Plan area. The location for a new facility will be considered as part of future development and/or City-owned properties and will compete for funding through Funding for a new facility will be considered as part of the City's Capital Improvement Program (CIP) and/or grant funding sources.

7. Explore the Feasibility of a Community Gathering Area

Chapter 2: Inclusive Growth, page 24:

Successful urban communities incorporate civic and social infrastructure and services for residents. Community facilities provide space for essential social and public services and play an important role in enhancing the livability of the Plan area. The flexible land use strategy recommended by the Plan enables opportunities and permits uses for implementing creative community serving spaces that support small businesses, artist entrepreneurs, and community arts/cultural uses that can serve as a cultural hub for the community.

Chapter 7: Recommendations, page 82, Recommendation 40c

As part of the design of the larger redevelopment sites, explore the feasibility of providing areas or structures that facilitate and encourage community gathering and entrepreneurship opportunities.

8. Prioritize pursuing grant funding for implementation of the Bus Rapid Transit (BRT) corridor

Chapter 9: Implementation, page 141, Table 9.2: Prioritization of City- and Grant-Funded Projects

Project: Pursue all applicable state and federal grant funds for BRT/WET

Priority: 1

Note: The City will pursue all applicable state and federal grant funds for BRT/WET.

9. Explore additional access points to Dora Kelley Nature Park

No text changes

10. Identify the Key Differences Between the Beauregard and AlexWest Small Area Plans

No text changes

11. Explore other housing strategies, including some similar to the Arlandria-Chirilagua Small Area Plan

Chapter 7: Recommendations, page 80, New Recommendation 23.G:

23g. Implement Ready to Rent or similar initiatives to educate and empower residents to successfully prepare for and navigate the application process when new affordable units are brought to the market.

Chapter 3: Housing Affordability, page 36

Tenant Protections

A thriving and affordable housing market in AlexWest requires that residents are aware of their legal rights and have easy access to the tools and resources they require to advocate for themselves. The City currently works with community partners to promote tenant empowerment through training and mutual support, pair housing assistance with workforce development and job training, offer landlord-tenant mediation services, and provide eviction services. The City will continue to promote and seek compliance with the Voluntary Rent Increase Policy and will work with property owners during redevelopment to minimize impacts to tenants through the development of comprehensive Tenant Relocation Assistance Plans. In the case of applications subject to the DSUP or DSP process, the displacement impacts of residential redevelopment on existing tenants will be documented as part of the projects' respective staff reports and in the City's annual Implementation Report. Further, the City will work on legislative and other changes to expand tenant protections and resources.

Chapter 9: Implementation, page 141, Table 9.2: Prioritization of City- and Grant-funded Projects

Project: Analyze displacement impacts of residential redevelopment

Priority: 1

Notes: Include analysis of displacement impacts of residential redevelopment in DSUP or DSP staff reports and the annual Implementation Report.

Chapter 7: Recommendations, page 80, New Recommendations 23D and 23E:

23d. Work with property owners during redevelopment to minimize impacts to tenants through the development of comprehensive Tenant Relocation Assistance Plans consistent with City policy in effect at the time development proposals are accepted for review.

23.e Work with property owners during and immediately following redevelopment to maximize the return of impacted tenants in good standing.

Chapter 3: Housing Affordability, page 33:

Percentage of Affordable Housing Requirement

Development in the Focus Area that utilizes Tier A Plan Building Heights will provide a minimum of 10% of new residential development over ~~the development “base”~~ base residential Floor Area Ratio (FAR) (as established in Figures 8.1–8.12 and Tables 8.1–8.12 in Chapter 8: Neighborhoods) as committed affordable housing or in an amount consistent with the City’s affordable housing contributions policies and regulations in effect at the time development is accepted for review, whichever is greater. Affordable rental units are intended to be affordable to households at 60% of the Area Median Income (AMI), while for-sale units are priced to be affordable generally between 70% and 100% of the AMI. Where feasible, and in coordination with the City, developers are encouraged to consider alternative opportunities of equivalent value to meet their committed affordable rental housing requirements in order to maximize the provision of deeply affordable rental housing at 40-50% AMI, and/or to expand affordability through public private partnerships, preservation or dedication.

Chapter 7: Recommendations, page 79, Recommendation 17

Where feasible, and in coordination with the City, developers are strongly encouraged to consider alternative opportunities of equivalent value to meet their committed affordable housing requirements in order to ~~deepen~~ maximize the provision of deeply affordable rental housing at 40-50% AMI and to expand affordability. These can include, but are not limited to:

- a. Offering a greater number of affordable units, including family-sized units, in existing buildings (versus new development);
- b. Providing a greater number of affordable units off-site, but within or in close proximity to the Plan area;
- c. Providing a fewer number of affordable units ~~but at~~ in exchange for deeper levels of affordability;
- d. Providing a monetary contribution to leverage other sources, and;
- e. Dedicating land, development rights, or property to maximize affordable housing development through third party partners.

Other Proposed Revisions and Notes









Chapter 4: Mobility + Safety, page 48, Figure 4.5, under the Primary Street cross-section:

The Plan does not recommend new streetscape improvements along the north side of King Street due to the steep topography and existing tree canopy.

Chapter 4: Mobility + Safety, pages 45-48 and page 50, Figures 4.2 – 4.6, add the note:

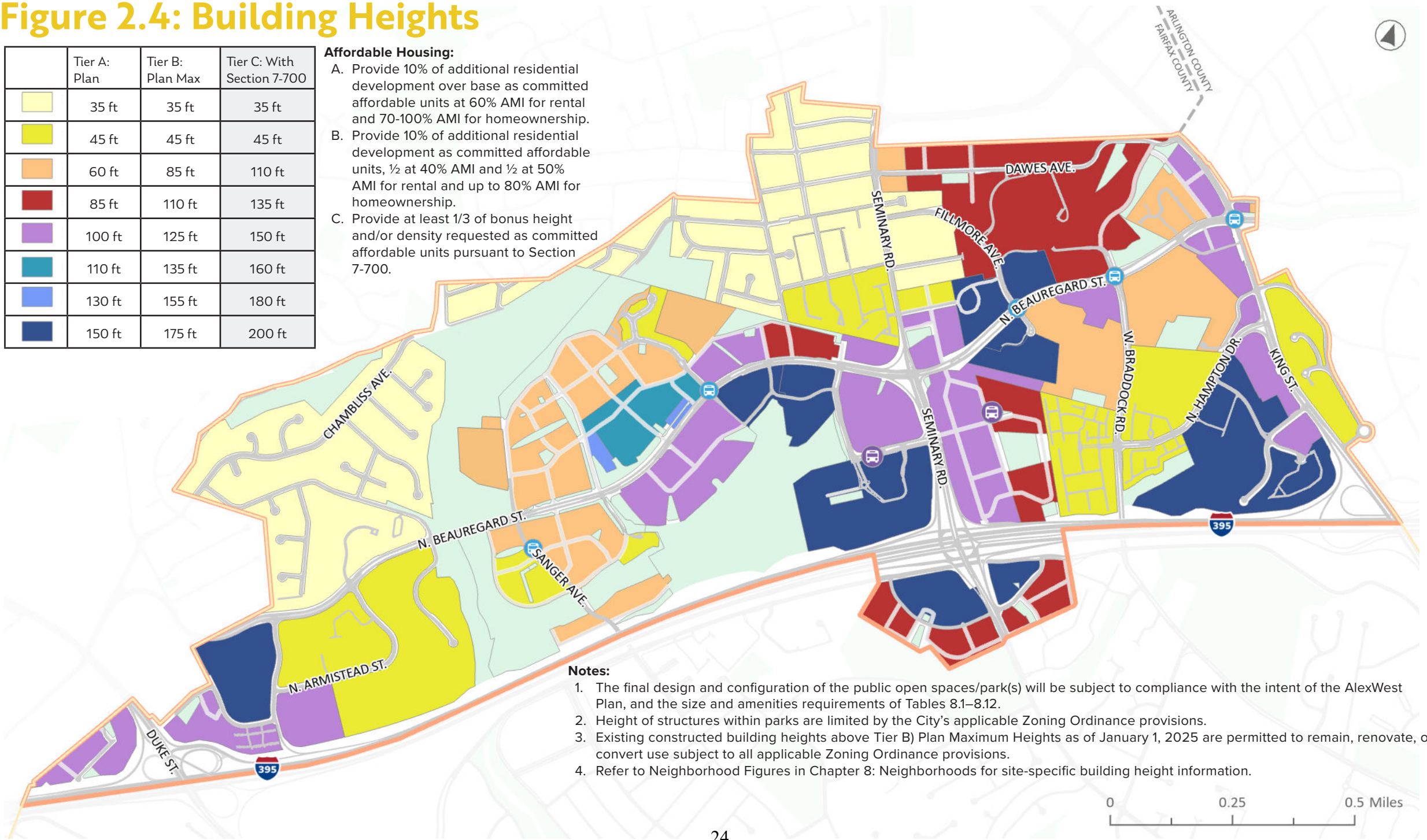
Planned improvements on private property are generally based on development occurring to implement the Plan recommendations.

Figure 2.4: Building Heights

	Tier A: Plan	Tier B: Plan Max	Tier C: With Section 7-700
	35 ft	35 ft	35 ft
	45 ft	45 ft	45 ft
	60 ft	85 ft	110 ft
	85 ft	110 ft	135 ft
	100 ft	125 ft	150 ft
	110 ft	135 ft	160 ft
	130 ft	155 ft	180 ft
	150 ft	175 ft	200 ft

Affordable Housing:

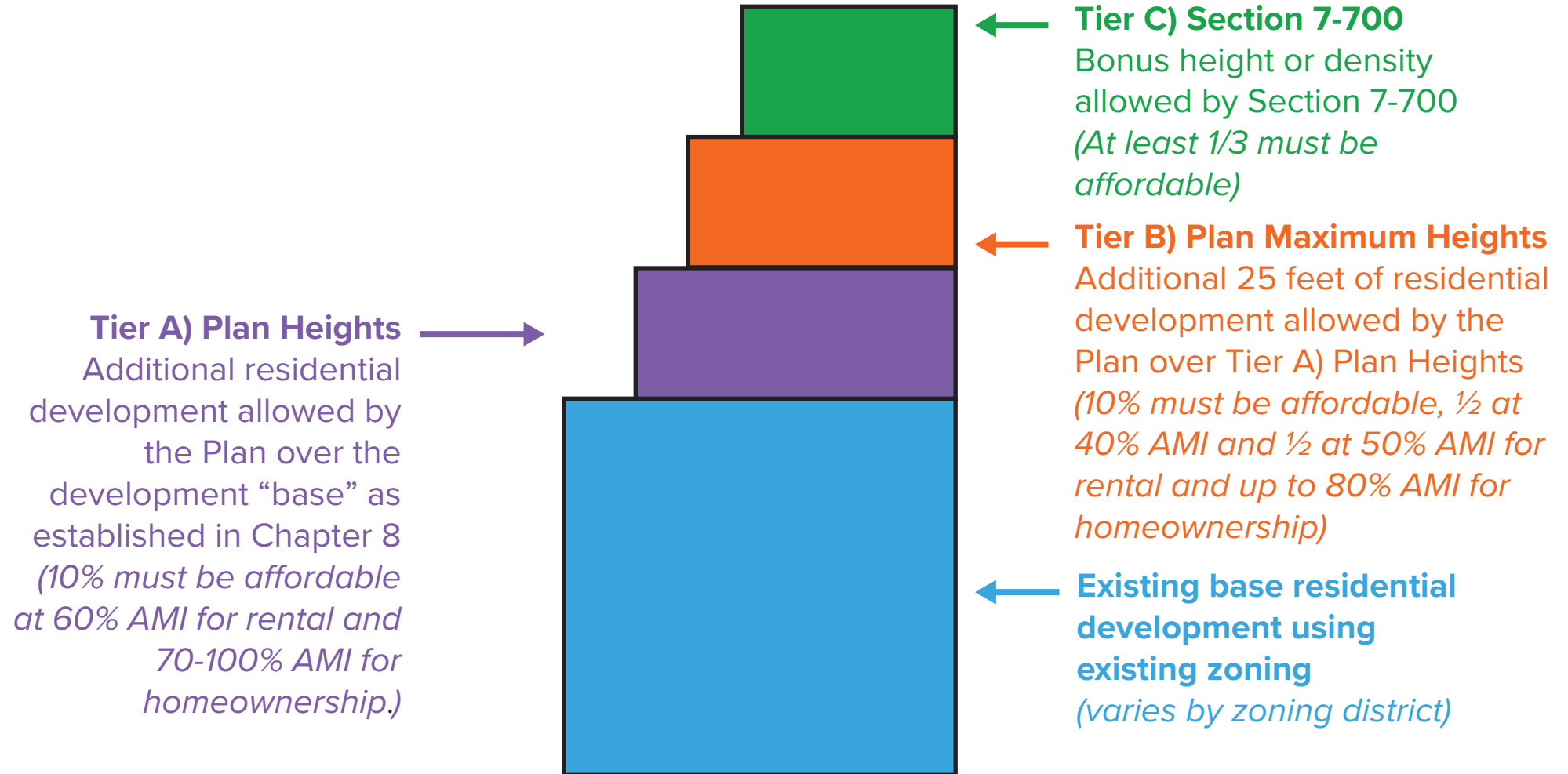
- A. Provide 10% of additional residential development over base as committed affordable units at 60% AMI for rental and 70-100% AMI for homeownership.
- B. Provide 10% of additional residential development as committed affordable units, ½ at 40% AMI and ½ at 50% AMI for rental and up to 80% AMI for homeownership.
- C. Provide at least 1/3 of bonus height and/or density requested as committed affordable units pursuant to Section 7-700.



Notes:

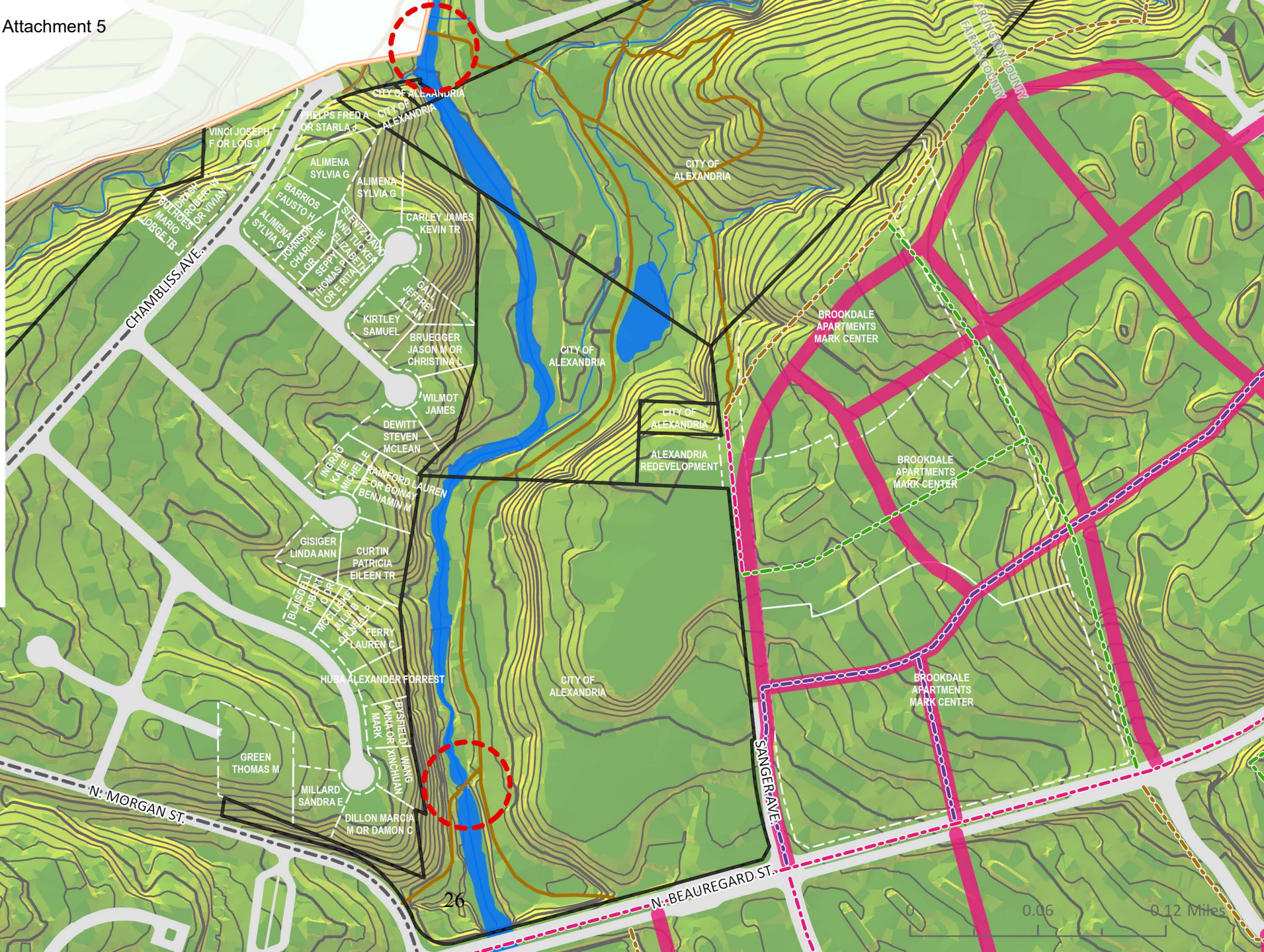
1. The final design and configuration of the public open spaces/park(s) will be subject to compliance with the intent of the AlexWest Plan, and the size and amenities requirements of Tables 8.1–8.12.
2. Height of structures within parks are limited by the City’s applicable Zoning Ordinance provisions.
3. Existing constructed building heights above Tier B) Plan Maximum Heights as of January 1, 2025 are permitted to remain, renovate, or convert use subject to all applicable Zoning Ordinance provisions.
4. Refer to Neighborhood Figures in Chapter 8: Neighborhoods for site-specific building height information.

Building Heights, Bonus Density, and Housing Affordability



Park Connections and Terrain - Dora Kelly Attachment 5

-  City Boundary
-  AlexWest Boundary
-  Existing Bike Facility
-  Existing Trail
- Planned Bike and Pedestrian Facilities**
-  Planned Off-Road Multi-Use Paths
-  Planned On-Road Protected Bike Facilities
-  Planned Sharrows
-  Planned Greenways
-  Planned Trails
-  Planned Streets with Sidewalks and Streetscape
- Contours**
-  Index Contour
-  Contour
- Slope**
-  0 - 3.04
-  3.04 - 8.73
-  8.73 - 18.23
-  18.23 - 42.84
-  42.84 - 90
-  City-owned Parcels
-  Existing Connections over Holmes Run



0.06 0.12 Miles

Key Differences between AlexWest SAP and Beauregard SAP

Building Heights

- **Beauregard SAP** ranges from 45 feet to 130 feet, for properties located within CDD 21 and CDD 22.
- **AlexWest SAP** ranges from 45 feet to 150 feet within those same CDDs.
- The key height differences between the two plans are:
 - **Garden and Greenway Neighborhoods** are more consistently maxed out at 60 feet in the AlexWest SAP, as opposed to pockets that are limited to 45 feet in the Beauregard SAP.
 - **Adams Neighborhood** ranges from 85 feet to 100 feet in the AlexWest SAP, as opposed to 45 feet to 110 feet in the Beauregard SAP. But they are more consistently and contiguously applied.
 - This is also true of the Southern Towers corner and Upland Park Neighborhood within CDD21.

Retail/Land Use

Land Use

- **Beauregard SAP** classifies future land uses as residential, office, hotel or senior housing.
- **AlexWest SAP** approaches land use in a more flexible way with residential, residential or commercial.
- The AlexWest SAP provides new flexibility for properties that were limited to only office use in the Beauregard SAP, such as the Adams Neighborhood, which in the AlexWest Plan can be “residential or commercial.”
 - Development tables in AlexWest SAP Chapter 8 limit the maximum allowed commercial development, including office, for some of these areas.

Retail

- **Both SAPs** include required retail locations.
- The Beauregard SAP required more retail in designated locations, including more retail at the “Town Center.”
- **AlexWest SAP** Increases the number of required retail locations to small but more neighborhood serving locations. The **AlexWest SAP** also introduces the “Encouraged Retail” category.

N. Beauregard St./Seminary Rd Intersection

- **Beauregard SAP** recommends an “ellipse” design intersection at N. Beauregard Street and Seminary Road, a design that required additional right of way to implement.
- **AlexWest SAP** recommends a more compact intersection design that better achieves the City’s policy goals for safety and mobility for all users and no longer requires additional right of way.

Plan Implementation and Developer Contributions

- **Beauregard SAP** includes guidance for a monetary developer contribution for each new development in CDD 21 and CDD 22. The developer contribution rate is based on the total cost to implement the Beauregard SAP, including the “ellipse” intersection at N. Beauregard Street and Seminary Road. The total contribution cost (in 2024 dollars) per square foot ranges from \$15.25 to \$17.61 per square foot, as established in the CDD 21 and CDD 22 conditions.
- **Beauregard SAP** also includes a recommendation for the potential for City financial participation in some plan improvements.
- **AlexWest SAP** recommends contributions to be provided in-kind rather than via monetary developer contributions. These in-kind contributions anticipated to mitigate impacts of new development include the provision of affordable housing, new roads and connections, and ground level publicly accessible open spaces and parks consistent with the neighborhood area maps and/or other recommendations.

Southern Towers Density

- **Beauregard SAP** only addresses an 8.28-acre portion of the 40.45- acre Southern Towers site and, in addition to keeping the existing Berkley building, allows office, retail, and a hotel.
- **AlexWest SAP** addresses the entire site and proposes an increase in FAR from 1.25 to 3.0 and encourages infill development for the existing surface parking lots surrounding the residential towers. The AlexWest SAP also allows a limited amount of commercial development, matching what is allowed by the Beauregard SAP.

From: [Susan Schoenberg](#)
To: [PlanComm](#)
Subject: [EXTERNAL]Alexandria West Draft Small Area Plan
Date: Wednesday, October 9, 2024 9:55:15 AM

You don't often get email from susan.schoenberg@yahoo.com. [Learn why this is important](#)

Dear Planning Commissioners,

I have owned a condo in the Alexandria section of Fairlington Villages for the past 23 years. It is a very special community that provides an oasis from the big city that is just outside our door. My condo is located directly across the street from the two-story office buildings on King St. near the 395 exit. There is currently good light and open sky, this helps to make some of the noise and traffic volume more bearable. There is minimal vegetation on either side of King in this area; my property is 50ft. from the road, so having a large building replace a two story building would truly be dreadful...our sun would be blocked in the later hours of the day, the sky would be smaller, and the traffic density (it's already dense) would be significantly worse and that would also equate to more noise in an already noisy traffic corridor. I really appreciate, especially with such a clear view of the road, the shorter two-story buildings across King and all of the natural light that comes into my condo; I am concerned that significantly larger high-rise buildings would make things feel closed in and cut the natural light.

I do understand the need for more housing in our city and support the need for lower income housing as well; I would like to request that it be done in a way that takes the existing environment, structures, and neighbors into consideration. I chose Fairlington because it is an oasis from the city, I don't want to look out my back windows and see 10-12 story buildings in addition the busyness of King St. Should there be development of the King Street parcel with the two story office buildings, how could it blend in with the existing, lower story buildings in the surrounding areas? Is it possible that redeveloped areas have a village feel vs. a city feel so that they are in alignment with the neighbors in the surrounding areas? Thank you for your time and consideration.

Best regards,

Susan Schoenberg
2970 S. Columbus St. #A1

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From: [John Davidson](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Wednesday, October 9, 2024 11:34:21 AM

You don't often get email from jdavidson1@me.com. [Learn why this is important](#)

Dear Planning Commissioners,

By way of context, I have owned my Clarendon II townhouse in Fairlington Villages (Ward VI) section of Alexandria City for 46 years and counting. As you can imagine, Fairlington has been a very special place for me! I am extremely concerned about the major changes to King Street and to the (very nearby) surrounding WestAlex neighborhoods implied by the draft Small Area Plan.

For well over a decade, I have been getting up before sunrise and walking around Fairlington Villages enjoying nature, including the natural soundscape and the morning sky. I have seen an occasional fox, deer, raccoon, and once an opossum. To me, it is like living in the middle of a private park. I am concerned that if Alexandria City develops as suggested in your current plan such walks will be further and further diminished as time goes by with a diminished natural environment and skyline with the proposed 100/125 feet high buildings on King Street and the 150/175 feet high buildings behind King Street, and additionally more city-like noise including traffic noise, and such. I suggest, Fairlington Villages should be viewed as a young (80-year-old) "Old Town" and should receive similar restrictions and considerations like you already have for development around our actual Old Town. How do you think Old Town residents would react to your current plan of a city-scape setting happening in such a situation for them?

Sincerely,

John Davidson
2824 S Columbus St
Arlington, VA
22206-1411

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From: gunterrd@aol.com
To: [PlanComm](#)
Subject: [EXTERNAL]Subject: AlexWest Draft Small Area Plan
Date: Thursday, October 10, 2024 11:31:41 AM

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Dear Planning Commissioners:

I own a condominium in the City of Alexandria. My address is 2944 South Dinwiddie Street, located in Fairlington Villages. I purchased my home in 1986, making me a long-time resident of Fairlington Villages for the past 38 years.

My wife and I thoroughly enjoy the beauty and tranquility that Fairlington Villages and the surrounding area provides. We live on a secluded street within Fairlington that provides us with a view that reminds us of what it was like to once live in the country. We witnessed the building of numerous tall buildings over the 38 years since residing in Fairlington Villages, and we simply do not want to see any more buildings, particularly any additional tall buildings towering over us. We take long walks within the confines of Fairlington Villages and thoroughly the openness that Fairlington provides. From a historic prospective, there were very few tall buildings that were visible when walking through Fairlington. The view mainly provided us with beautiful trees that lined the skyline which was beautiful to see without having to see tall buildings that obscured our view. The back of my condominium faces King Street, and I can clearly see the tall office buildings that line King Street. The continuing building of tall structures is destroying the character of Fairlington Villages, that once stood alone with the absence of tall buildings that now encompass the surroundings of Fairlington Villages.

Warmest Regards,

Ron Gunter
2944 South Dinwiddie Street
Alexandria, Virginia
E-Mail: Gunterrd@aol.com

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From: [Sheryl Durga](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Sunday, October 13, 2024 2:45:54 PM

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Dear Planning Commissioners,

I own a condominium in the City of Alexandria Fairlington Villages. I have been a resident of the City of Alexandria for a combined total of 17 years, sometimes as an owner and other times as a tenant. The areas in Alexandria that I had chosen to live in had buildings that were low in height, had greenery, suburban open-space and were communities where people knew their neighbors. This is the primary reason I chose to buy a home in Fairlington Villages.

In Fairlington Villages, when the leaves are off the trees, which is about half the year, across from my home which faces King street, it currently looks like a small city setting both at night and during the day. With more proposed 10-12 story buildings along King Street in Area 2, it will be a city looking environment and it will expand on the city setting on King Street, something I am highly opposed to. It won't have the feel of a neighborhood setting similar to a suburban or town-like setting. I was hoping this small area plan would be more like that than of Crystal City or the new development within Pentagon City.

Additionally, I am concerned about the increase in noise from the additional traffic. We already have noise from the current traffic during peak hours in the morning and in the evening and sometimes non-peak hours. As much as I like sleeping with the windows open on cool nights, I can't in the current setting. With the increase in density, there will be an increase in traffic noise, which is currently already a problem.

Thank you for your consideration and I hope we all find a suitable resolution.

Kind Regards,
Sheryl Durga

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Per Segerstrom
2924 S. Dinwiddie Street
Arlington, VA 22206

October 19, 2024

Dear Planning Commissioners,

My partner and I moved to the Fairlington Villages to live close to the city, but far enough away so that we could enjoy an environment filled with trees and nature. We have owned a condominium here for several years and really like the location. We enjoy the scenic settings and calmer environment.

We have heard about upcoming plans for development in the area and this caused us great concern. That is why I am writing this letter to provide our perspective. This area continues to become more congested with additional buildings and retail locations.

We really do not want our scenic environment to become one of a city setting with 10-12 story buildings on King Street. This will really harm the beautiful views we enjoy today and make it feel like a city. We urge you to maintain Fairlington's current environment.

Greatly appreciate you reading this letter and giving it consideration.

Sincerely

A handwritten signature in blue ink that reads "Per Segerstrom". The signature is written in a cursive style and is followed by a long horizontal line that extends to the right.

Per Segerstrom

From: [Ann Gough](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Wednesday, October 23, 2024 11:52:58 AM

[You don't often get email from ann0418@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commissioners,

I own a condominium in Alexandria City section of Fairlington Villages for eleven years. I don't want to see this area substantially changed in character to a city setting by the building of 10-12 story high buildings on King Street and surrounding areas.

I enjoy living in this area for not only its historical significance but also for the feeling of suburbia in a more urban setting. The open air and trees make this area a very attractive and unique place to live. If I had wanted to live in a more urban setting, there are many opportunities to do so, but I deliberately chose to live in Fairlington Villages due to the feeling of being able to get away from the city. With our fast-paced lifestyle, such an oasis is extremely important.

While I understand the need for improvement and development, I also believe that such improvements should not change the fundamental nature of the area. I fear the addition of 10-12 story buildings will do just that and this area will lose what makes it so special.

Regards, Ann Gough

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From: [Kate Hawley](#)
To: [PlanComm](#)
Subject: [EXTERNAL]AlexWest Draft Small Area Plan
Date: Wednesday, October 23, 2024 6:10:12 PM

You don't often get email from eventmanagerdc@gmail.com. [Learn why this is important](#)

Kate Hawley
2924 S. Dinwiddie Street
Arlington, VA 22206

October 23, 2024

Dear Planning Commissioners,

My partner and I chose to reside in the Fairlington Villages for its unique blend of urban convenience and suburban tranquility. We have owned a condominium here for several years and cherish the scenic beauty and peaceful atmosphere.

Recent development plans have raised significant concerns for us. We fear that increased congestion from 10-12 story buildings and retail locations will erode the very qualities that drew us to Fairlington. We do not want to see our beloved community transformed into a bustling urban center with towering buildings on King Street.

Preserving Fairlington's suburban character is essential to maintaining its appeal and quality of life. We urge you to consider our perspective and prioritize the preservation of our scenic environment.

Thank you for your time and attention to this important matter.

Sincerely,

Kate Hawley

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