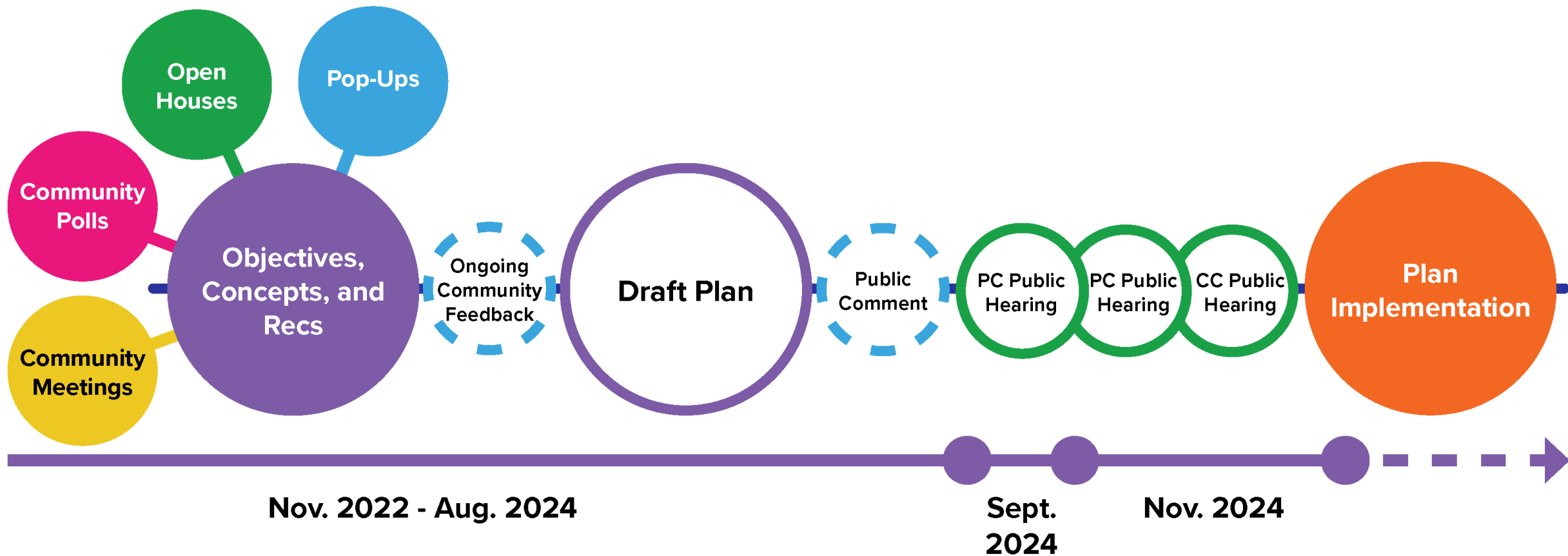


Planning Commission 11/7/24
City Council 11/16/2024

AlexWest

SMALL AREA PLAN

Plan Timeline



Planning Commission Comments - September Deferral

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 in Existing CDDs**;
5. Address Comments About **Small Businesses**;
6. Allow More Flexibility for **Future Recreation Center**;
7. Explore the Feasibility of a **Community Gathering Area**;
8. Prioritize **Grant Funding** for Implementation of Bus Rapid Transit (BRT);
9. Explore **Additional Access Points to Dora Kelley** Nature Park;
10. Identify the Key **Differences Between BSAP and AlexWest**; and
11. Explore **Other Housing Strategies** similar to the Arlandria-Chirilagua Small Area Plan.



Figure 2.4: Building Heights

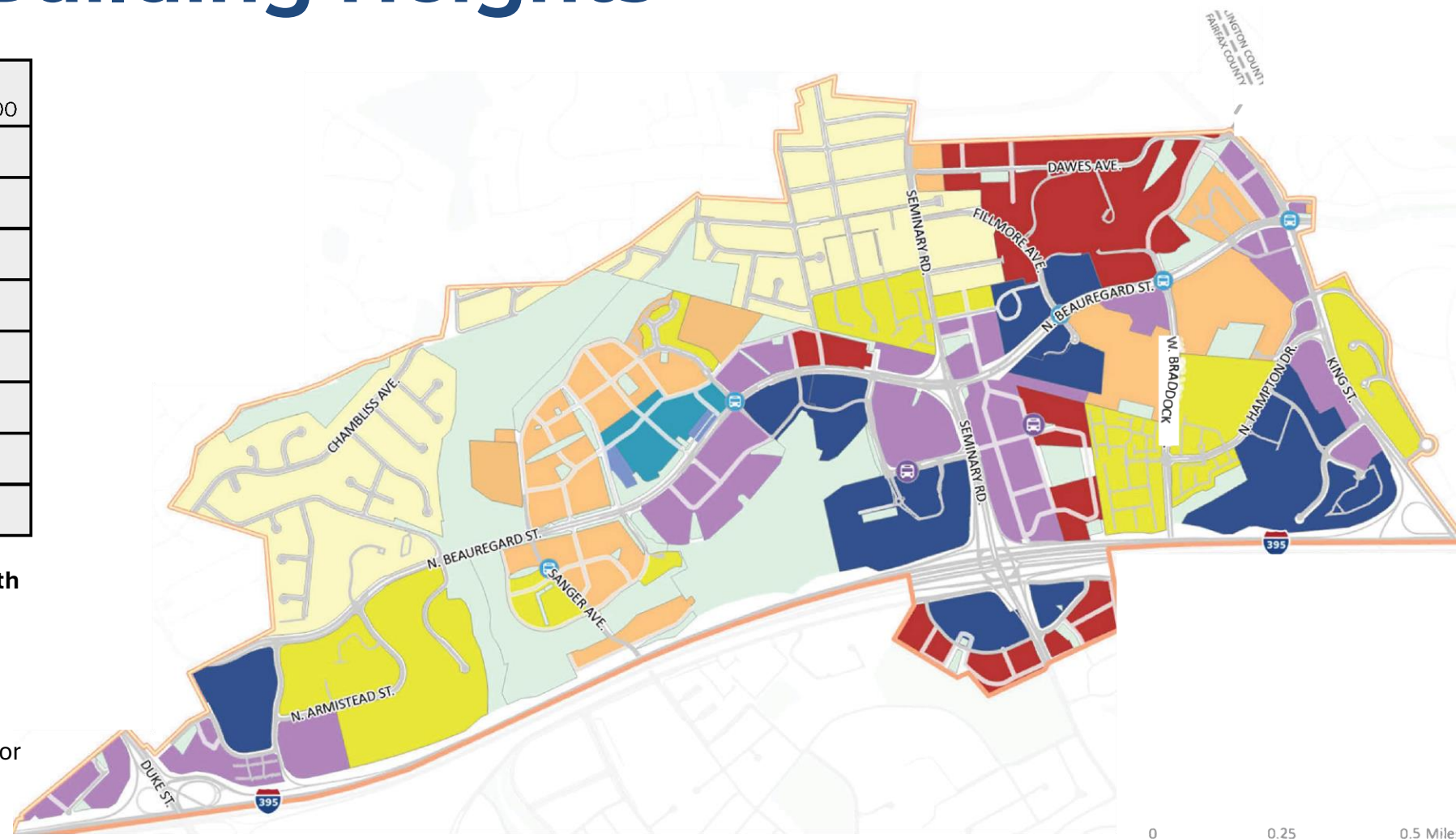
	Tier A: Plan	New Tier B: Plan Max	Tier C: With Section 7-700
	35 ft	35 ft	35 ft
	45 ft	45 ft	45 ft
	60 ft	85 ft	110 ft
	85 ft	110 ft	135 ft
	100 ft	125 ft	150 ft
	110 ft	135 ft	160 ft
	130 ft	155 ft	180 ft
	150 ft	175 ft	200 ft

Housing Affordability requirements with additional height:

Tier A: Provide 10% of additional residential development over base as committed affordable units at 60% AMI for rental and 70-100% AMI for homeownership.

NEW Tier 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.









Tier C: Provide at least 1/3 of bonus height and/or density requested as committed affordable units pursuant to Section 7-700.

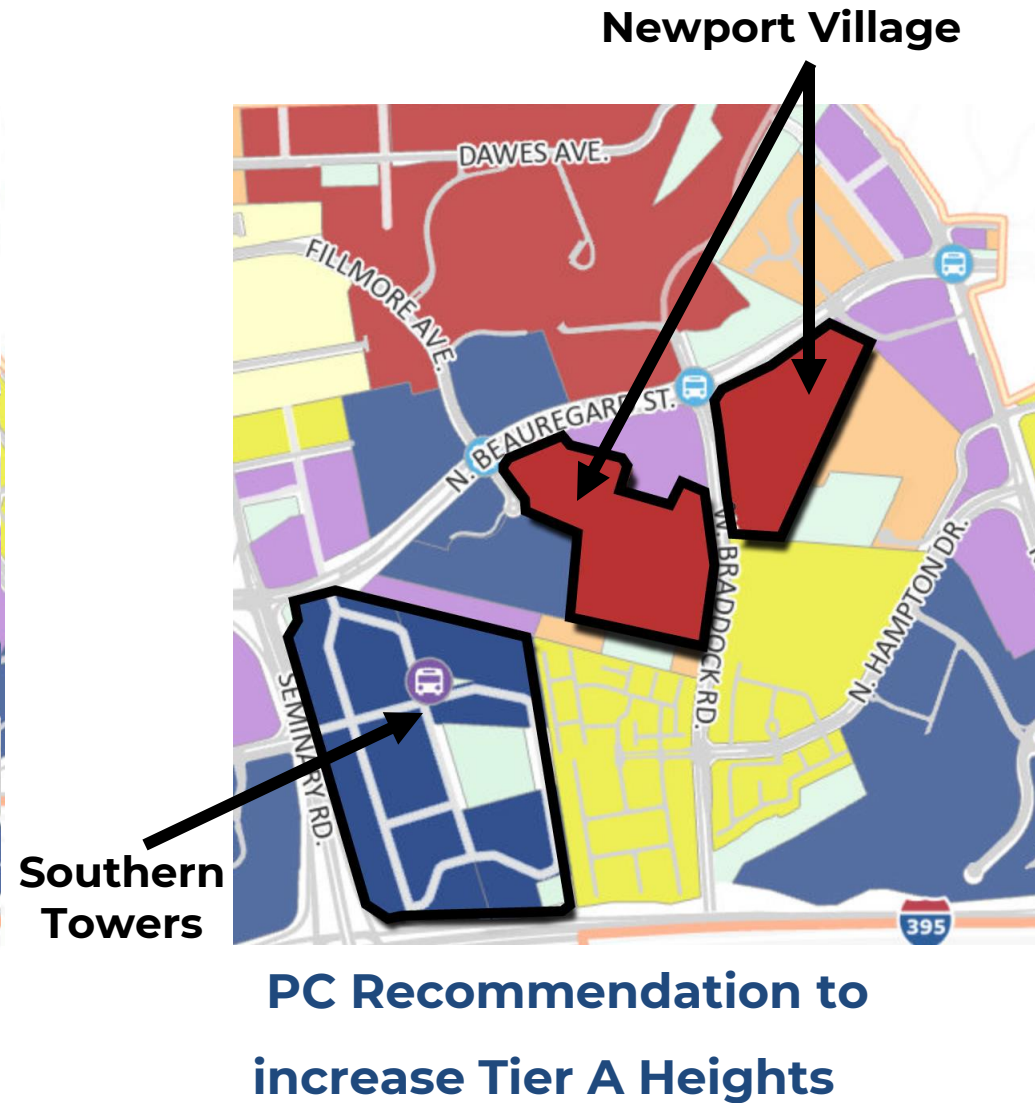
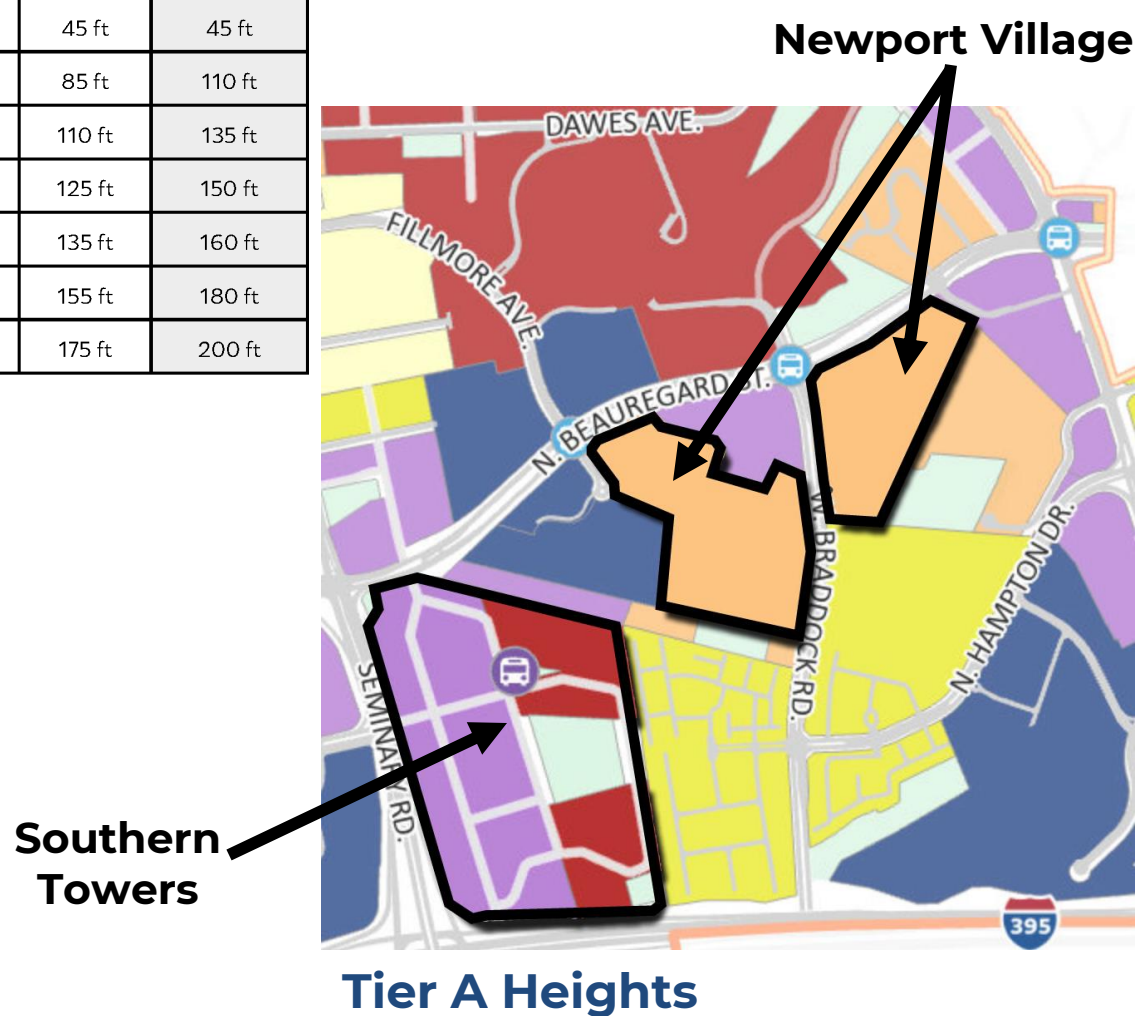


Notes:

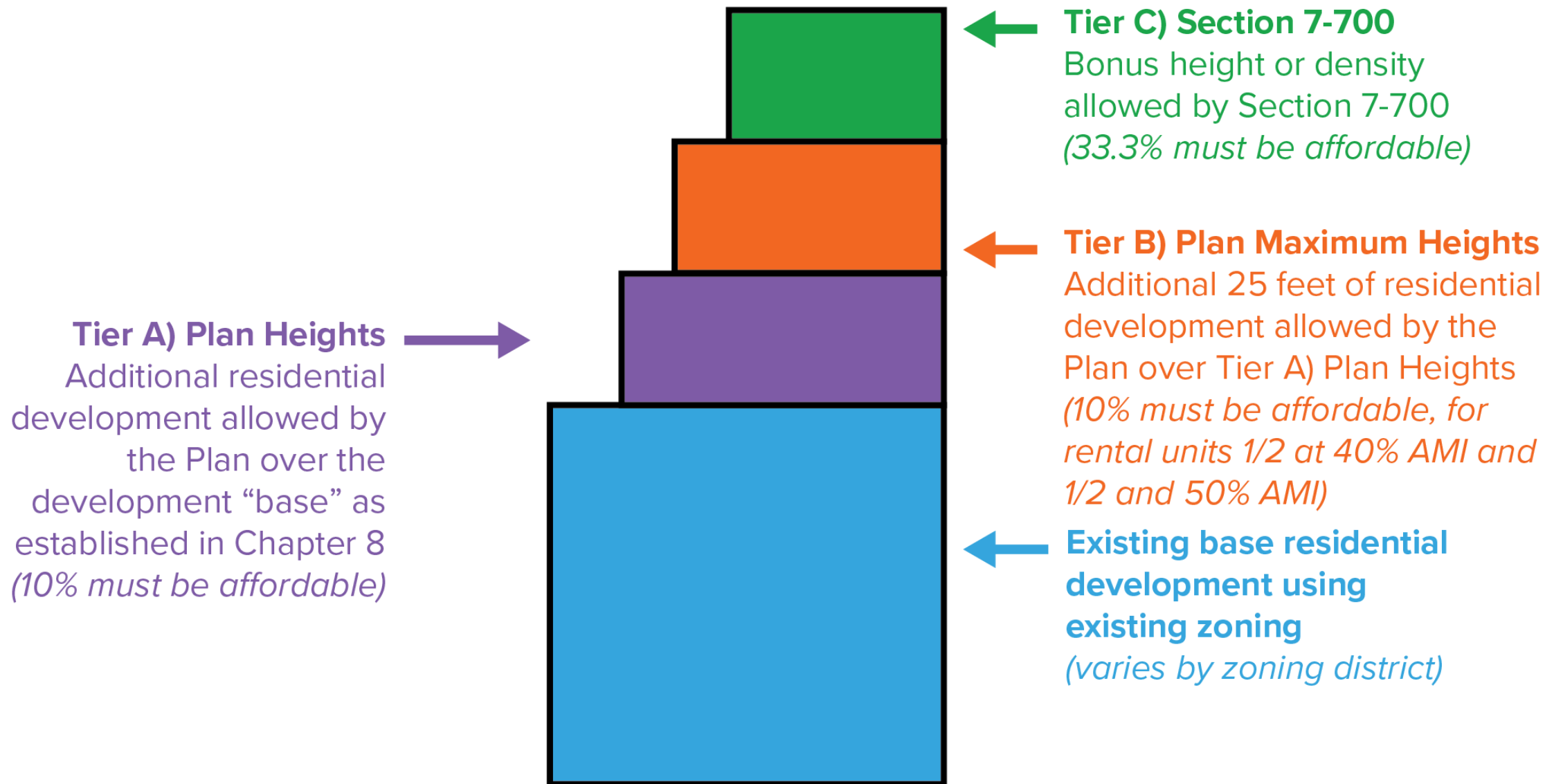
1. The final design and configuration of the public open spaces/park(s) will be subject to compliance with the intent of the AlexWest Plan, and the size and amenities requirements of Tables 8.1–8.12.
2. Height of structures within parks are limited by the City's applicable Zoning Ordinance provisions.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

Building Heights: PC Recommendation

	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



Building Heights and Housing Affordability



Building Heights - Existing Zoning and Plan



Building Heights, Parking, CDDs

Clarifies that existing heights can remain:

- *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.*

Provides an additional 1.0 FAR for replacement parking:

- *...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.*

Clarifies density on tract and update to Upland Park:

- *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.*
- *Revised Neighborhood Table - Upland Park*

Small Businesses

Adds additional language about small businesses' needs in the Plan area and strengthens the language regarding the Plan's intent to support small businesses

Adds a new task in table 9.3 in Chapter 9: Implementation:

- *Task 4: As part of the next Long Range Planning Work Program, propose a citywide initiative to evaluate land use incentives for small businesses and other opportunities to expand and support small businesses in coordination with work underway by the Alexandria Economic Development Partnership.*



Recreation Center + Community Gathering Space

Clarifies the Recreation Center paragraph in Chapter 2:

- NVCC is the primary opportunity site given its redevelopment potential
- The City will identify other opportunity sites through development

Adds a new recommendation regarding Community Gathering Spaces

- *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.*



Housing Affordability

Introduces new recommendations that addresses important tenant protections to Recommendation 23:

- 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.
- 23e. Work with property owners during and immediately following redevelopment to maximize the return of impacted tenants in good standing.
- 24g. 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.



Housing Affordability

Creates a new task in Chapter 9: Implementation regarding documenting displacement impacts from residential development:

- **Project:** Analyze displacement impacts of residential redevelopment
- **Priority:** 1
- **Notes:** Include analysis of displacement impacts of residential redevelopment in the DSUP or DSP staff reports and the annual Implementation Report.

Encourages developers to work with City to maximize depth of affordability

- 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



Other Proposed Revisions and Notes

There are several additional notes addressing Planning Commission comments:

- After Plan approval, staff proposes **returning to community stakeholders for a 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.
- **Dora Kelley Nature Park access points** were explored through the planning process, however private property ownership and steep topography prohibit any additional pedestrian and bike access points
- Attachment 5 includes a description of the **key differences between the Beauregard and AlexWest Small Area Plans.**

There is also one additional proposed revision to the Chapter 9: Implementation

- BRT/WET Transitway prioritization has been included in Table 9.1: Community Benefits + Funding Responsibility in Chapter 9: Implementation

Planning Commission Action November 7

Planning Commission voted 7-0 to recommend approval of MPA to adopt AlexWest SAP subject to revisions outlined in the October 25 and November 7 Staff Memoranda, with the following amendments:

1. Increase Tier A Plan Building Height on UDR from 60 feet to 85 feet.
2. Increase Tier A Plan Building Height on Southern Towers from 85 feet and 100 feet to 150 feet.
3. Staff to review and propose for City Council consideration increasing FAR to 3.5 on commercial properties smaller than four acres.
4. Staff to review and propose for City Council consideration removing the “alternate option” for an expanded Phase 2 Upland Park open space.
5. Add new sentence to proposed new implementation task regarding future Plan status evaluation as follows:
 - a) The Planning Commission and City Council may consider modifications to enhance the efficacy of the Plan at that time.