

City of Alexandria

Shaping our Future Managing our Growth

Council/Commission Workshop



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City of Alexandria Department of Planning and Zoning

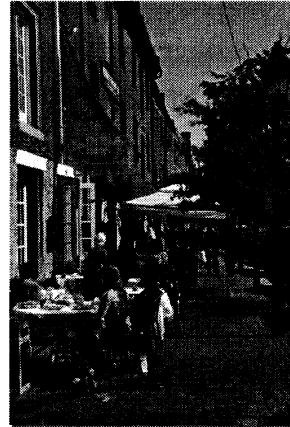
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PURPOSE

- ❖ To provide an overview of planning activities & programs
- ❖ To review development trends
- ❖ To establish planning priorities for the future
- ❖ To explore how we accomplish the future



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The City Council Establishes the Vision

"Alexandria is a Vibrant, Diverse, Historic, and Beautiful City with Unique Neighborhoods and Multiple Urban Villages where we take Pride in Our Great Community"

The P&Z Mission

To create a common vision for the future of Alexandria through a pro-active community planning effort that involves all stakeholders in a consensus building process... and assures that all new development reflects the community's vision



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Implementing the Vision

We Shape the Future by

- Involving the community in creating a shared vision
- Directing and managing change to meet the community's vision
- Creating public benefits
- Ensuring that redevelopment is coordinated
- Establishing predictability for residents and property owners



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Without Planning

- Haphazard, unrelated developments
- Available properties are developed or operated to meet short-term economic objectives
- Obsolescence, reinvestment are not addressed until whole neighborhoods fail
- Public benefits of mutually supportive uses and projects are not realized

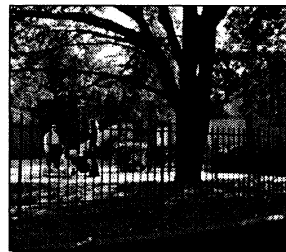
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Council's Vision

- Create a sense of place
- Pedestrian environment
- Mix of residential, retail and office uses
- Usable public open space
- Establish and preserve neighborhoods
- Transit and pedestrian connections
- Affordable housing

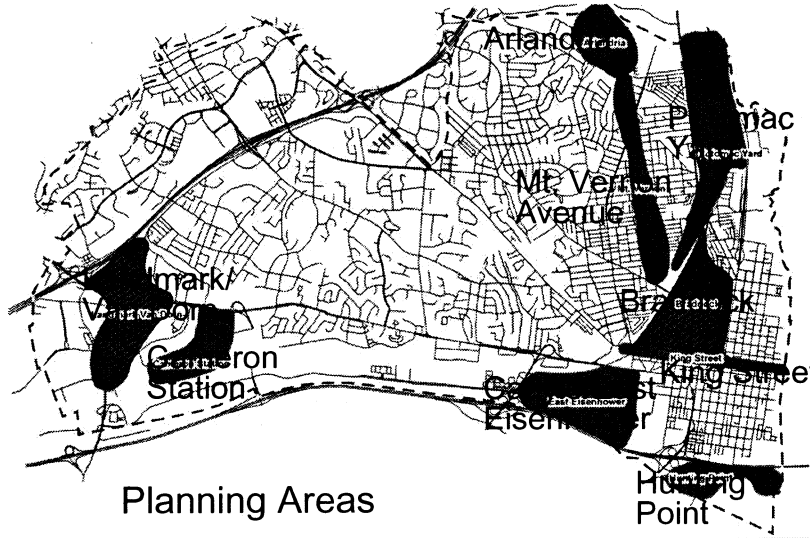


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PLANS COMPLETED/UNDERWAY



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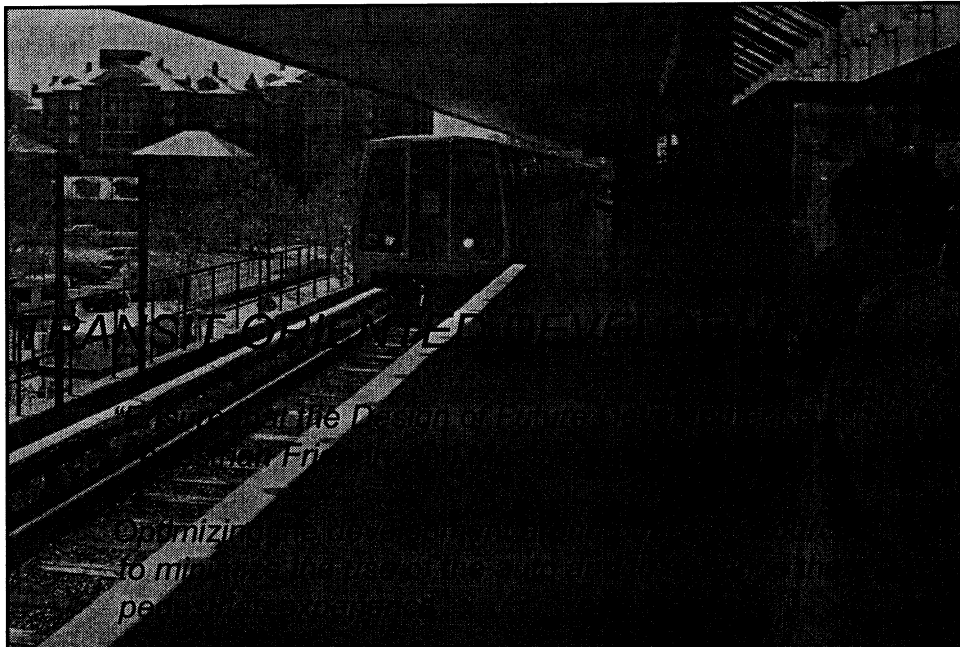
Council's Planning Themes

- Transit-Oriented Development
 - Eisenhower Avenue
 - Braddock Road
- Creating and Preserving Neighborhoods
 - Mount Vernon Avenue
 - Arlandria
- Strengthening our Main Streets
 - King Street
 - Mount Vernon Avenue
- Urban Villages
 - Landmark/Van Dorn

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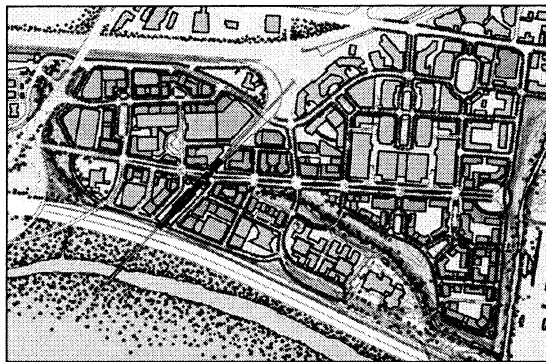


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TRANSIT-ORIENTED DEVELOPMENT

Eisenhower East



- Builds upon the Metro transit infrastructure
- Coordinated transit management



- Balance and mix of uses
- Grid of streets
- Active street level uses
- Lively 16-hr/7-day environment
- Integrated public spaces
- Building placement to define public gathering and walking areas

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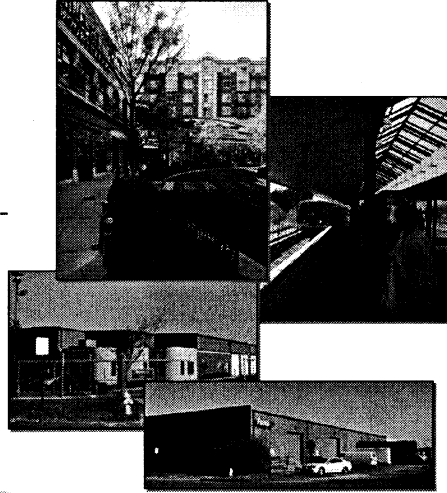
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TRANSIT-ORIENTED DEVELOPMENT

Braddock Road Metro Area Plan

PLANNING ISSUES

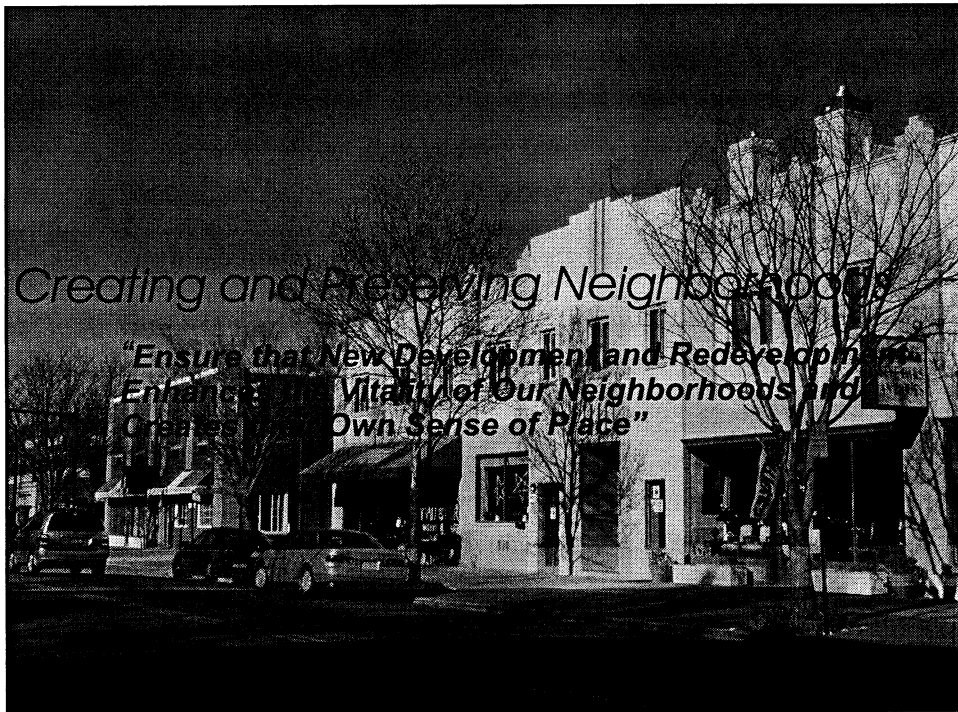
- Ensure compatible new development to create strong neighborhoods
- Provide a balanced mix of residential and office uses to reduce traffic and ensure 16-hr/7-day street activity
- Create attractive and walkable streets with active retail
- Improve pedestrian safety and transit connections
- Provide public open space
- Enhance quality of life



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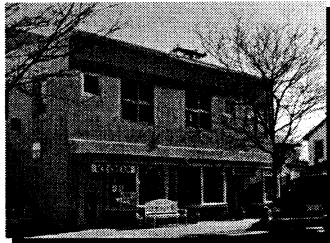
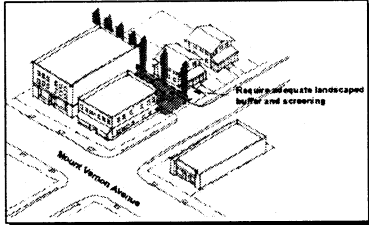
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CREATING AND PRESERVING NEIGHBORHOODS

Mt. Vernon Avenue Plan

There is still a Main Street – it's called The Avenue.



- Strengthening of the retail/restaurant uses
- Maintain the historic Main Street character
- Preserving the building form through guidelines
- Strengthening pedestrian connections
- Parking/transit solutions

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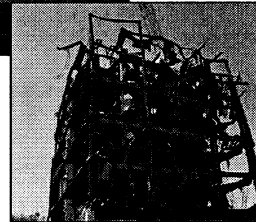
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CREATING AND PRESERVING NEIGHBORHOODS

Arlandria

- Active and viable commercial retail center
- Pedestrian retail environment
- Safe environment
- Visual and physical connections to the Park
- Multicultural diversity
- Retain and support existing businesses and housing



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STRENGTHENING OUR MAIN STREETS

King Street Retail Strategy

Increases street-level vibrancy



Preserves King Street's unique character with storefront guidelines



Ensures King Street remains competitive



Development standards better match the character of the street

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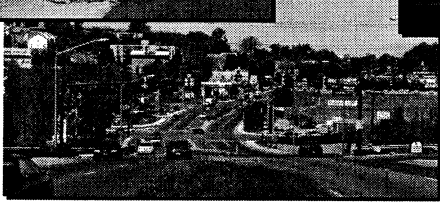

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Urban Villages are integrated with nearby neighborhoods, maintaining Alexandria's character and historic architecture. They recognize the importance of creating a walkable, pedestrian-friendly environment while...


Urban Villages, Mixed - Use Centers
Landmark/Van Dorn Area Plan

Pedestrian improvements needed

Auto-dominated environment, through traffic concern

Create a place

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THE COUNCIL & COMMISSION CAN BE PROUD OF THEIR PLANNING ACHIEVEMENTS!

- Extensive community involvement to identify a common vision.
- Plans in place for significant areas of the City.
- Plans translate into guidelines and standards for development.
- Broad community involvement through development review.
- Significant increase in quality of development.

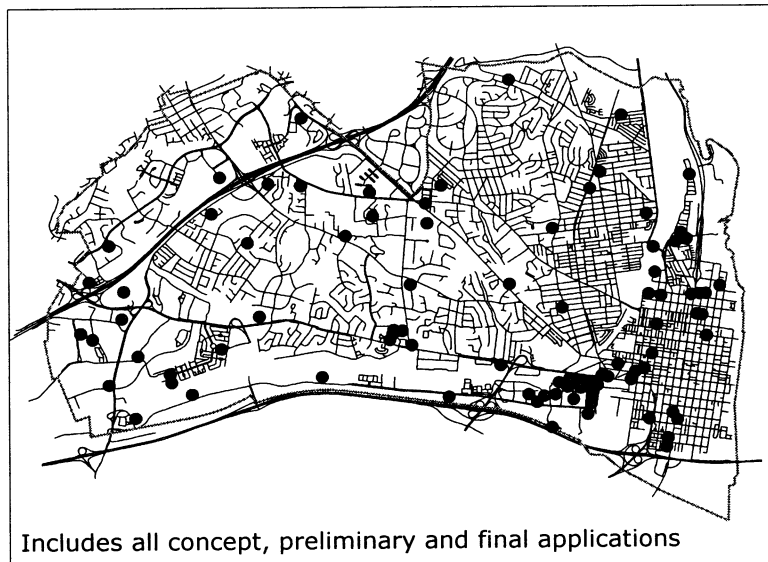
New applications from quality developers seeking opportunities in planned areas – a quality community

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DEVELOPMENT ACTIVITY (IN PROCESS)

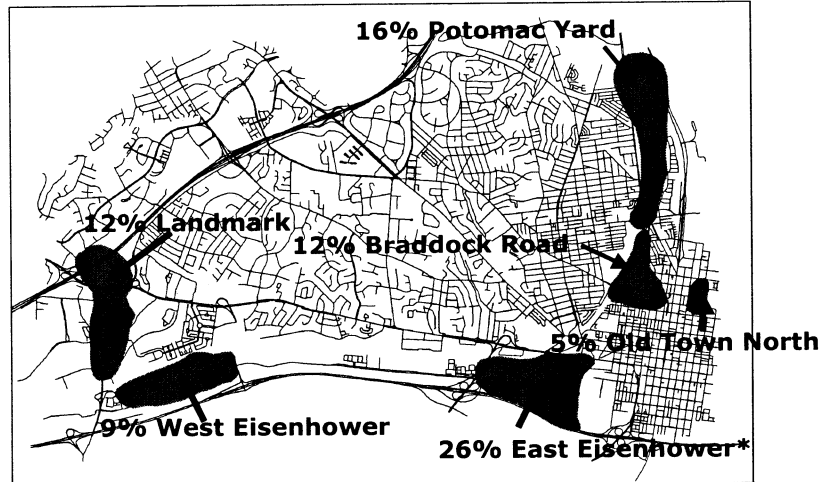


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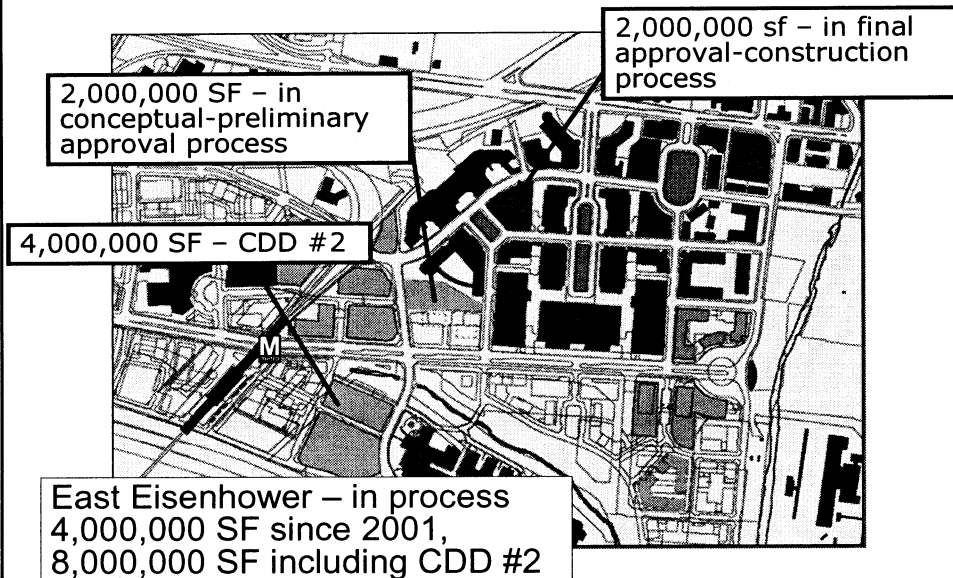
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Where is Development Occurring?



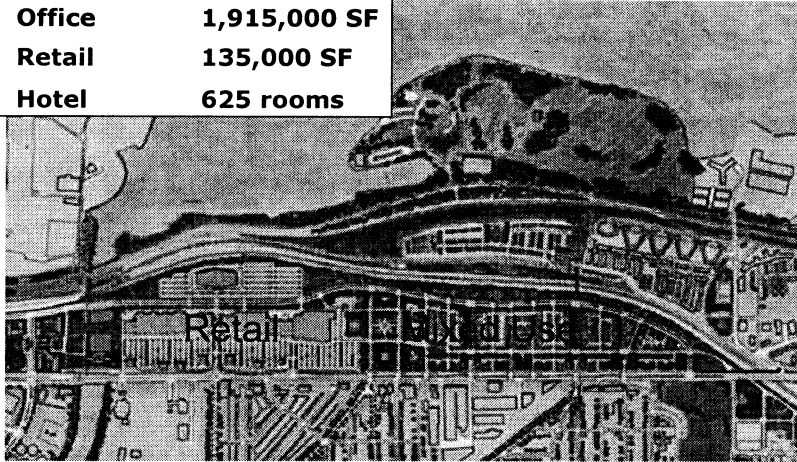
*Does not include 3,365,000 for CDD #2, East Eisenhower

MAJORITY OF DEVELOPMENT WITHIN PLANNED NEIGHBORHOODS (55%)



POTOMAC YARD

Residential	1927 units
Office	1,915,000 SF
Retail	135,000 SF
Hotel	625 rooms



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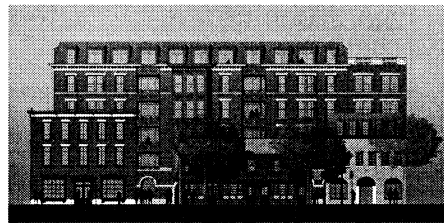
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DEVELOPMENT WITHIN PLANNED AREAS

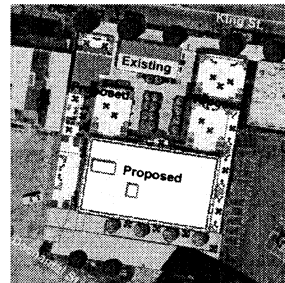
Mount Vernon Avenue



King Street



1500 King St.



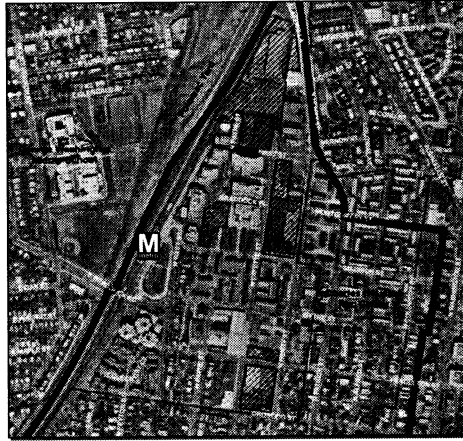
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DEVELOPMENT PRESSURE IN AREAS TO BE PLANNED

Braddock Road Metro Area Plan



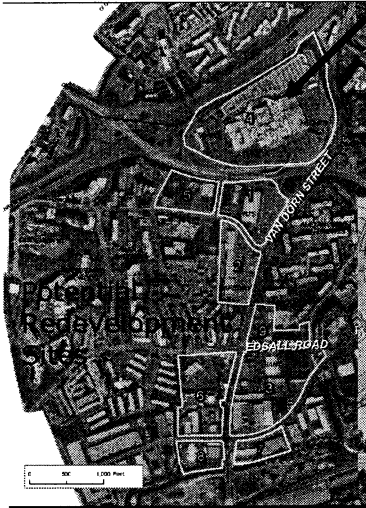
Full Buildout will include approximately **3.1 million sq ft**

Existing development is approximately **1.1 million sq ft**

Current development proposals total: **900,000 sq ft - or 46% of potential new development**

DEVELOPMENT PRESSURES IN AREAS TO BE PLANNED

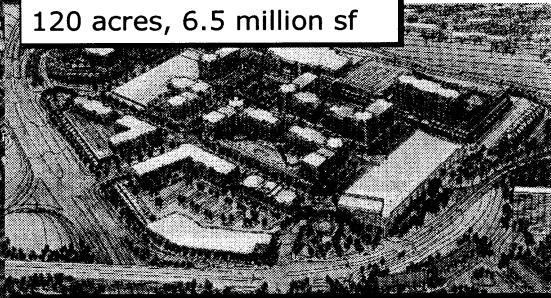
Landmark/Van Dorn



Landmark Mall:
51.5 acres, 3.5 million sf,
up to 1600 dwelling units

Other sites:
70 acres, 3 million sf

Total:
120 acres, 6.5 million sf



DEVELOPMENT PRESSURE IN OTHER AREAS

The West End



Landmark	2,500,000 SF
Other	1,200,000 SF
TOTAL	3,700,000 SF

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DEVELOPMENT PRESSURE IN OTHER AREAS

Old Town North



ABC
AFBA
Chatham Square
Liberty Row
Postmasters
WMATA Bus Barn
TOTAL 732,000 SF

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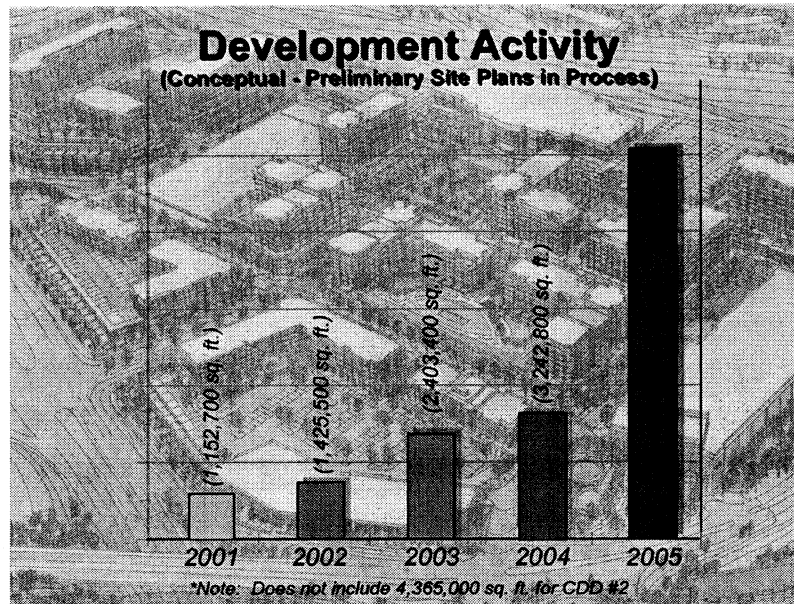
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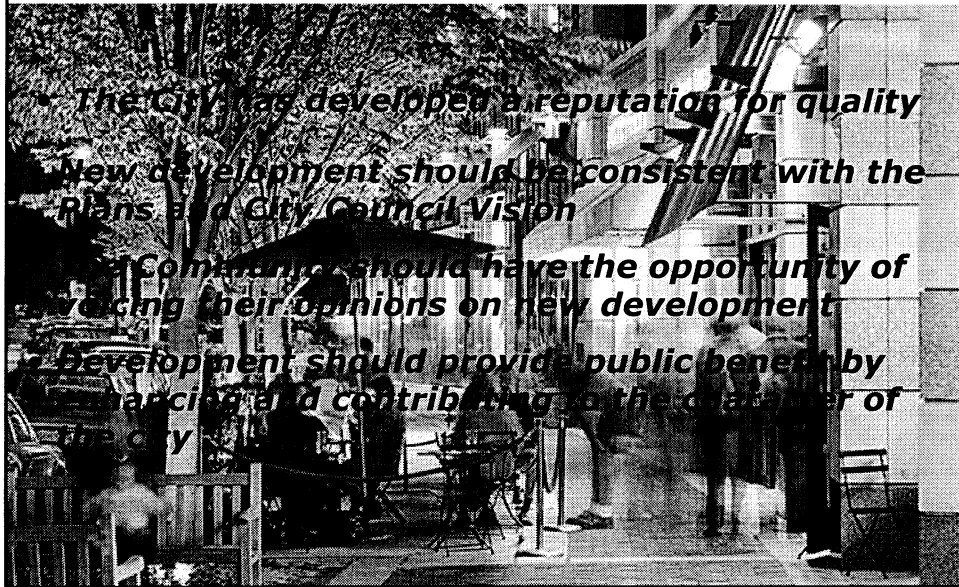
DEVELOPMENT ACTIVITY 2001-2005 Conceptual - Preliminary Site Plans in Process

	Fiscal Year (units/sq. ft.)				
	2001	2002	2003	2004	2005 *
Rental	261	550	708	251	500,000 (500 units)
Ownership	189	137	910	690	4,800,000 (4,800 units)
Retail	0	9,800	82,600	4,400	1,500,000
Office	493,500	389,600	396,900	1,742,100	3,200,000
Hotel	87,800	0	293,300	0	100,000
Institutional	121,600	339,100	13,800	555,300	70,000
Total	1,152,900	1,425,500	2,403,400	3,242,800	10,170,000
CDD #2					4,365,000
Total including CDD #2					14,535,000

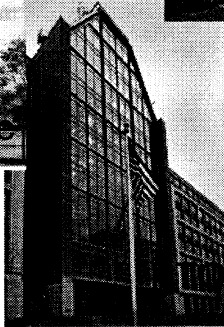
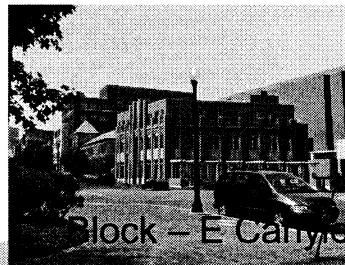
Development Activity	2001	2002	2003	2004	2005 *
Planning Commission Docket Items Processed	61	55	60	65	75
Master Plan Amendments and Rezoning	8	17	16	9	3
Final Site Plans	76	65	75	80	95



Opportunities/Choices

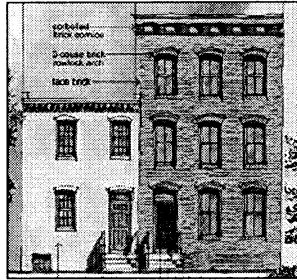


QUALITY NEW PROJECTS- Transit Oriented



- Transit Oriented
- Mix of Uses
- Pedestrian Streetscape

QUALITY NEW PROJECTS – Residential Infill



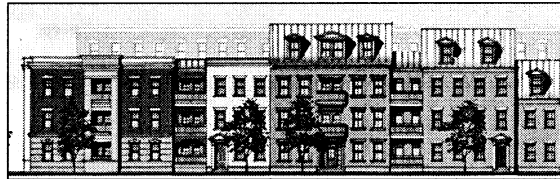
Harambee



Chatham Square



Old Colony Residential



Hopkins Warehouse

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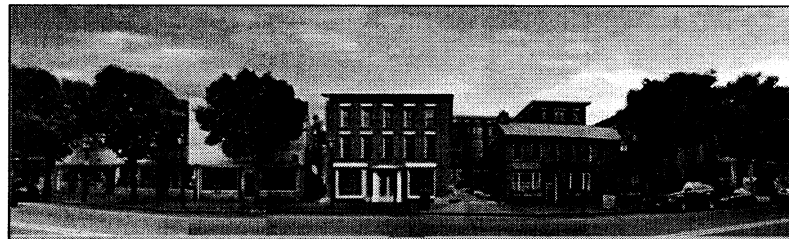
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QUALITY NEW PROJECTS – Mixed-Use



Hennage
The Monarch

- Ground Floor Retail
- Mixed Use
- Underground Parking



1500 King Street

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Conclusion

- Alexandria is a Special Place
- Community plan identifies vision and expectations
- Collaborative Public Process
- The City has choices and can expect the best!

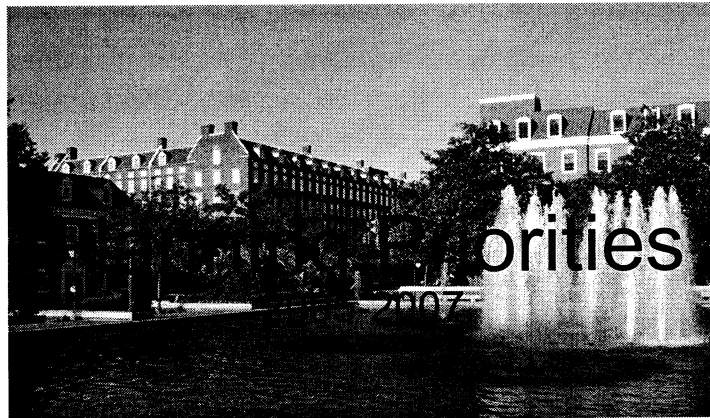


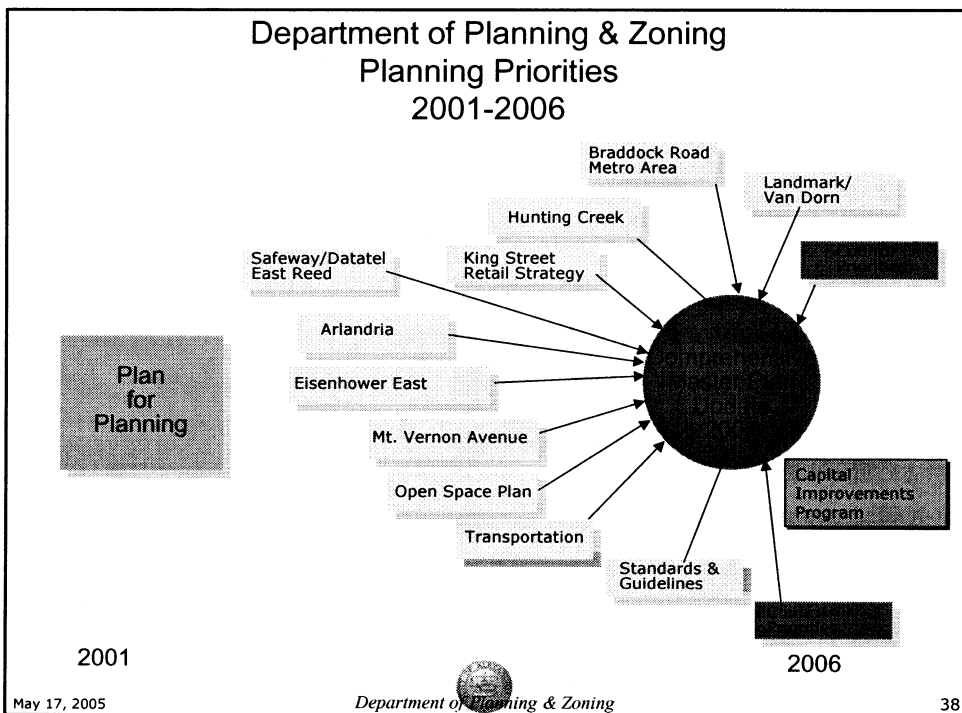
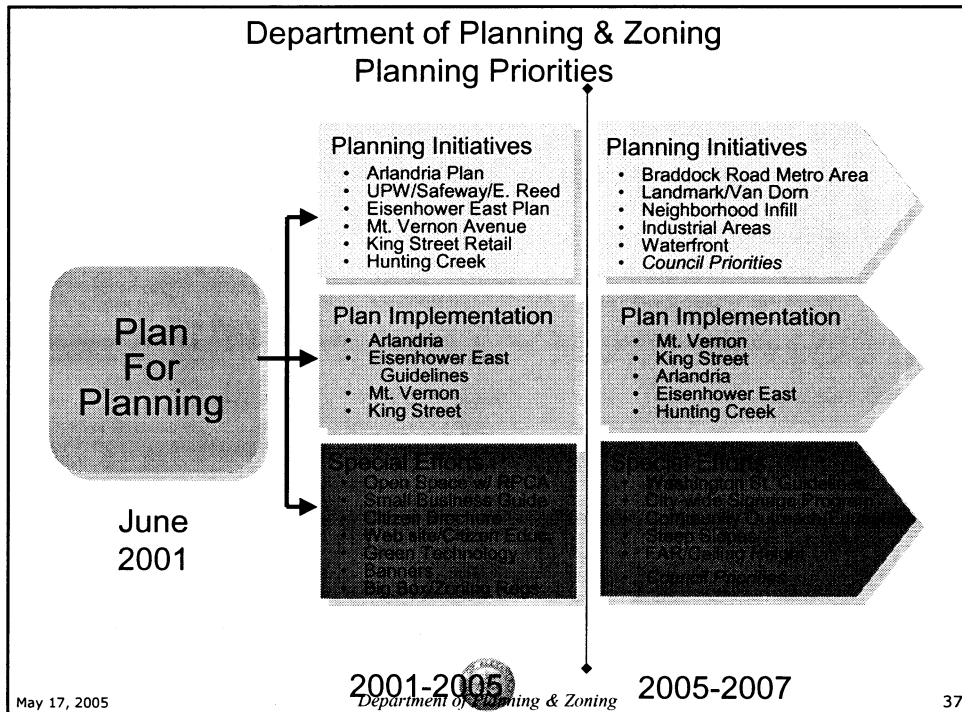
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 Planning Priorities

Planning Initiatives

Completed	Arlandria	Eisenhower East	Mt. Vernon Avenue
	Safeway/Datatel East Reed	King Street	Open Space RPCA
On-Going	Landmark/Van Dorn	Braddock Metro	Transportation Element TES
	Hunting Creek	Industrial Areas	4-Mile Run RPCA
Pending <i>to be prioritized</i>	Waterfront	Route 1 Corridor	Neighborhood Infill
	Eisenhower West	Duke St East	Areas within West End
		Duke St West	Other Council Priorities

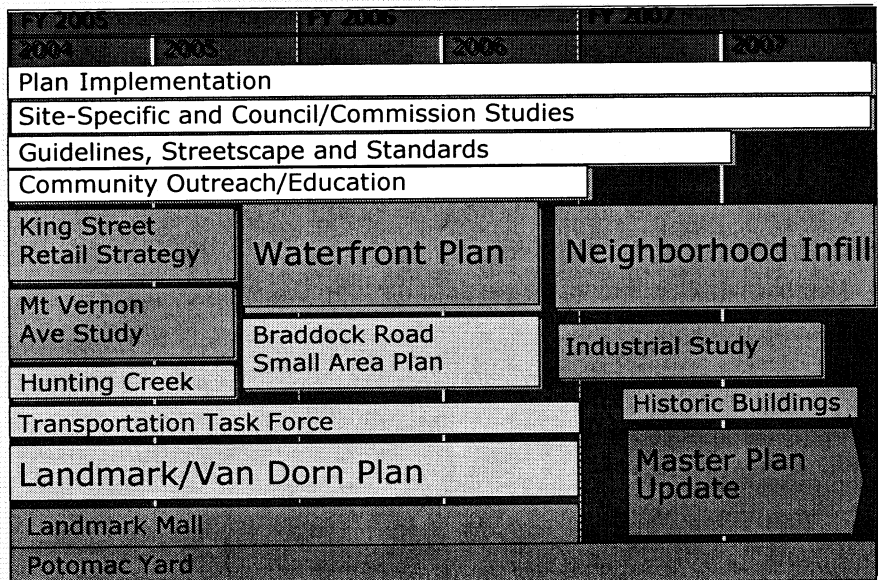
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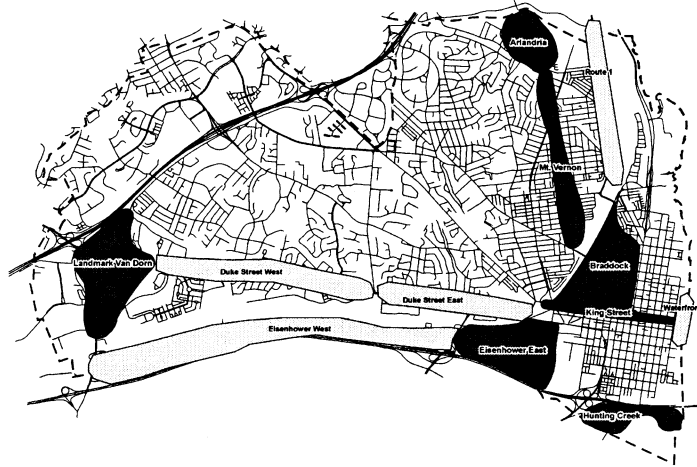
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Work Program FY2005 - 2007

As approved by City Council



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Planning Priorities

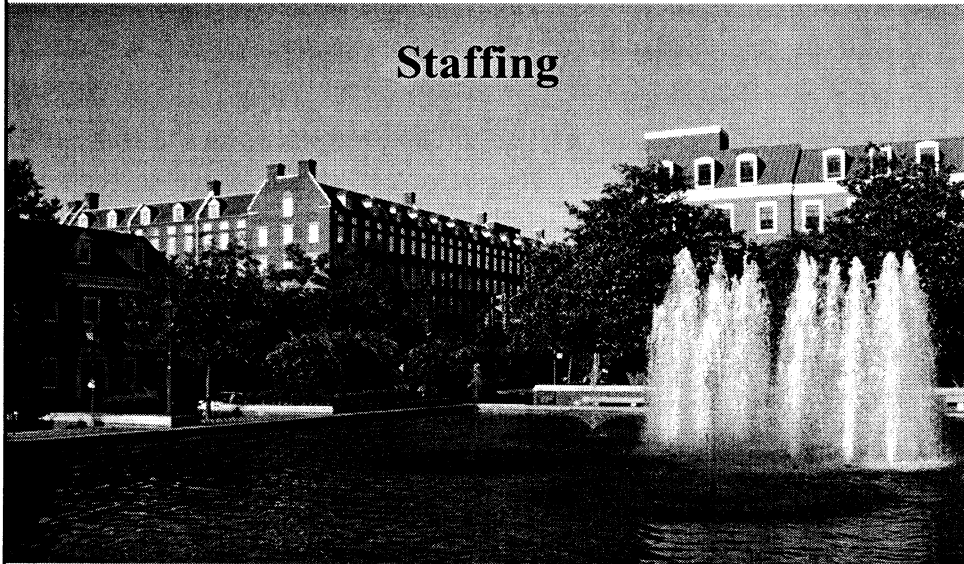


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Staffing



Development Review Staffing Needs

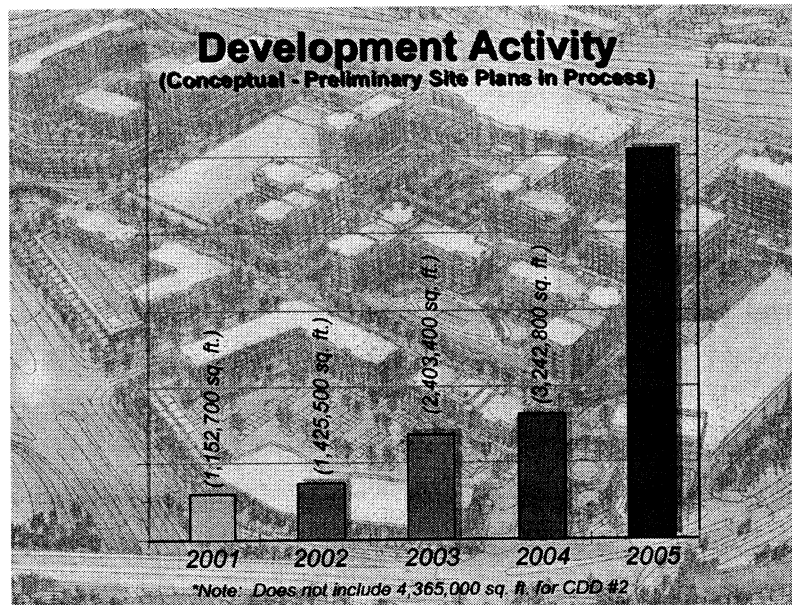
Coordination, Collaboration, Quality

- Need to assure timely review and approval through coordination between key departments
- Need to assure continued high level of community participation
- Need to maintain high level of quality in development projects

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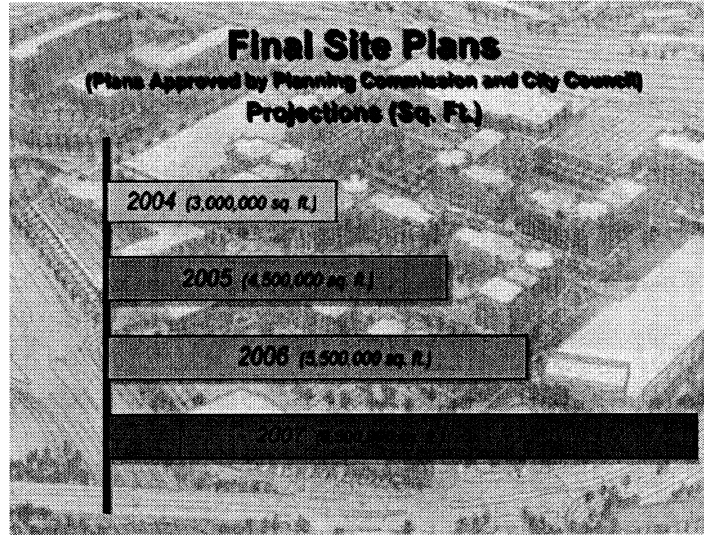


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Unprecedented Level of Development



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Development Review Staffing Needs

New Positions to be Phased

- Code Enforcement 7 positions
- Planning and Zoning 3 positions
- T&ES 3 positions
- Recreation and Parks 2 ½ positions

Total Positions 15 ½

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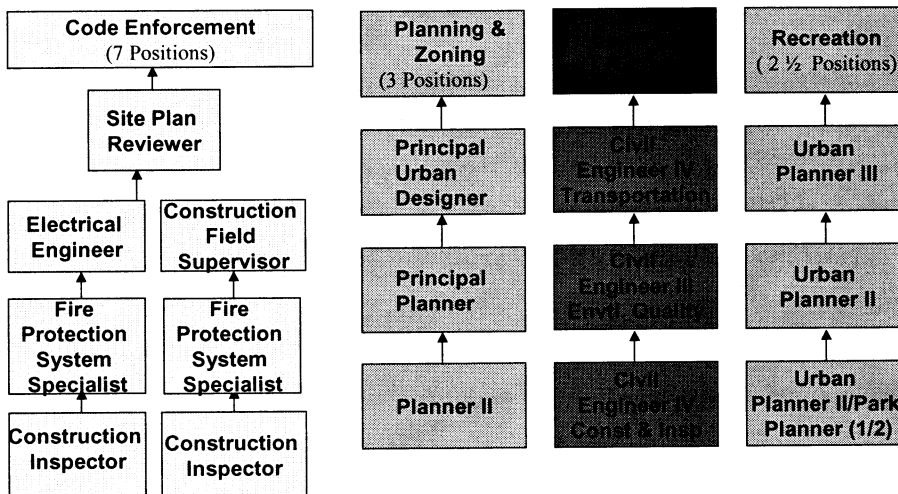
Development Review Staffing Needs

**Cumulative Total of New Positions Needed
(by year)**

Dept/Year	1	2	3	4	5	Total
Code	1	5	7	7	7	7
P&Z	3	3	3	3	3	3
T&ES	3	3	3	3	3	3
RP&CA	1 ½	2 ½	2 ½	2 ½	2 ½	2 ½
TOTAL	8 ½	13 ½	15 ½	15 ½	15 ½	15 ½

Development Review Staffing Needs

Positions by Department



Development Review Staffing Needs

Estimated Costs over next five years
(in 000's)

Dept/Year	1	2	3	4	5	Five Year Total
CODE	\$ 99.9	595.0	730.4	682.5	695.6	\$ 2,803.7
P&Z	\$ 385.9	356.8	363.8	370.9	378.2	\$ 1,855.9
T&ES	\$ 380.3	327.9	336.4	345.1	354.1	\$ 1,743.9
RP&CA	\$ 192.0	278.8	272.0	277.3	282.7	\$ 1,303.1
TOTAL	\$ 1,058.2	1,558.7	1,702.7	1,676.0	1,710.8	\$ 7,706.6

Development Review Staffing Needs

Planned Funding Sources

Increase in volume of activity

Building Permit Fees Increase

Final Site Plan Fees Increase

**Fees for Dedicated Service for
Major Projects**

Next Steps

Preparation of Specific Fee Proposal

**Discussion with Development and Building
Community**

Final Proposal for Council Consideration - Sept