

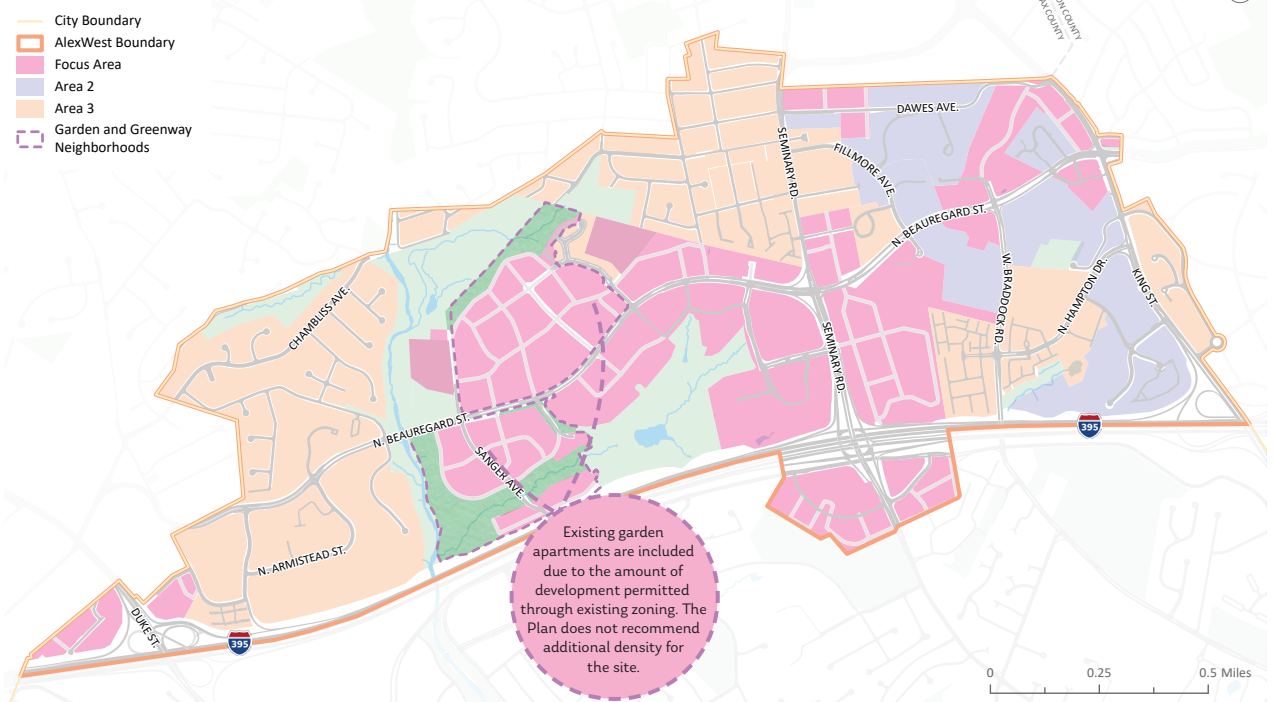


Inclusive Growth

What is the overall strategy for development in the Plan area?

In developing the Plan's land use strategy, Staff considered areas that won't displace existing residents, areas that will be near transit, and properties likely to redevelop with existing zoning. From this, three different "Areas" were identified relative to anticipated development: Focus Area, Area 2, and Area 3 shown below. The Focus Area prioritizes development on surface parking lots and commercial areas as an anti-displacement strategy and with the goal of producing new housing.

Land Use Strategy



How much development is anticipated?

The long-term (20-25 years) Plan prioritizes development in the Focus Area, roughly one-third of the Plan area. The City's growth forecast, a projection for development through 2045, generally assumes approximately one new residential building (350,000 sq. ft.) on average per year in the Plan area.



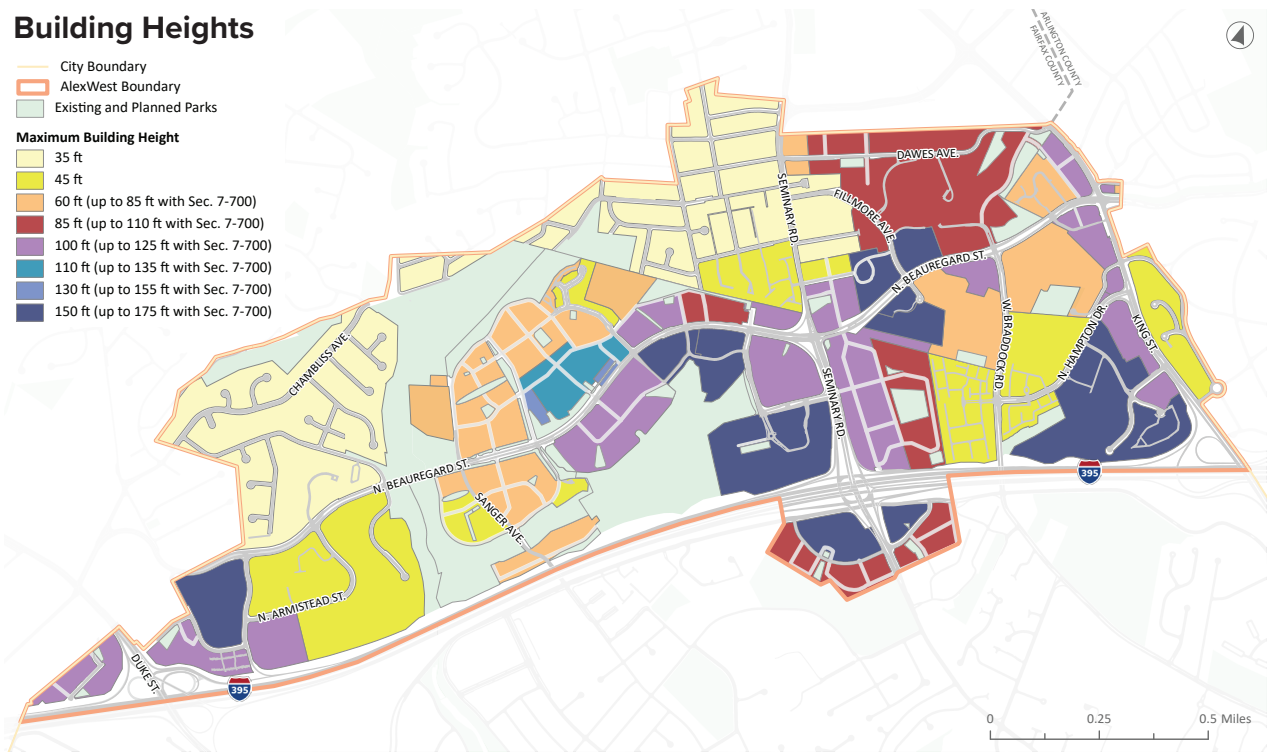
Inclusive Growth

How were building heights determined in the Focus Area and Area 2?

Staff comprehensively reviewed building heights per existing zoning and the two governing Small Area Plans (1992 Alexandria West Small Area Plan and 2012 Beauregard Small Area Plan). The Plan recommends taller heights in the Focus Area and near current and future transit as shown below. Additional heights are possible with utilization of the City's Bonus Density/Height provision in the Zoning Ordinance (Section 7-700), as shown below.

Building Heights

- City Boundary
- AlexWest Boundary
- Existing and Planned Parks
- Maximum Building Height**
 - 35 ft
 - 45 ft
 - 60 ft (up to 85 ft with Sec. 7-700)
 - 85 ft (up to 110 ft with Sec. 7-700)
 - 100 ft (up to 125 ft with Sec. 7-700)
 - 110 ft (up to 135 ft with Sec. 7-700)
 - 130 ft (up to 155 ft with Sec. 7-700)
 - 150 ft (up to 175 ft with Sec. 7-700)



What are the underlying economics that impact development in AlexWest?

Market rents dictate the construction types of buildings that will be built. In AlexWest, market rents do not currently support the cost of construction for steel and concrete high-rise buildings. It is expected that developers in AlexWest will build wood frame buildings that max out at 85 feet or about 8 stories.