



CITY OF ALEXANDRIA

Department of Planning & Zoning Bi-Monthly Virtual Community Update

April 24, 2025, 6 p.m.



Agenda

1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A





Planning and Development Review

SAP

ZONING

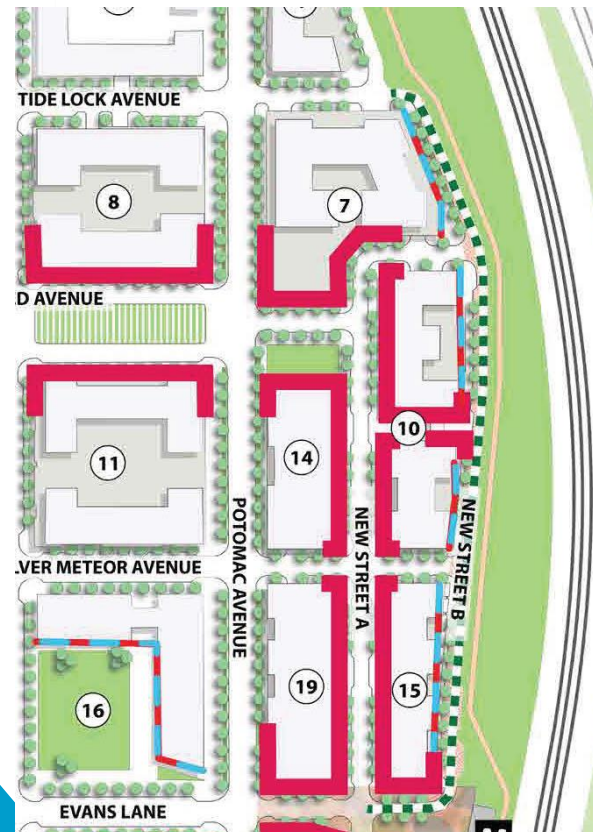
DSUP

PERMIT

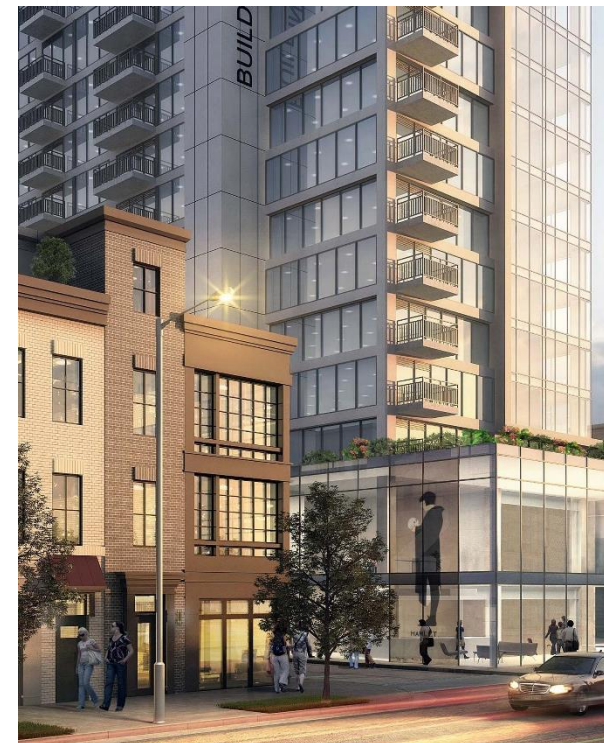
Vision
Objectives
Recommendations



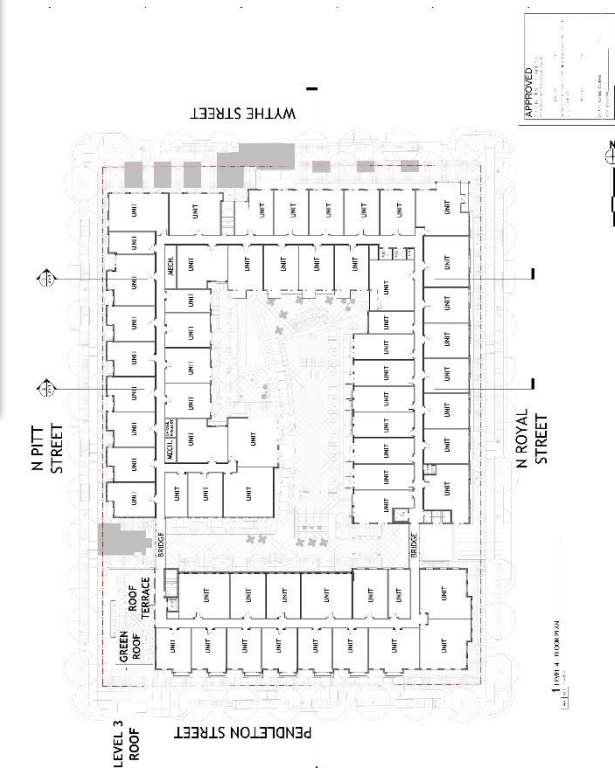
Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



Development
Special Use Permit
Review
Density, Architecture,
Heights, Streetscape,
Public facilities and
infrastructure



Final Site Plan
Building Permits
Construction

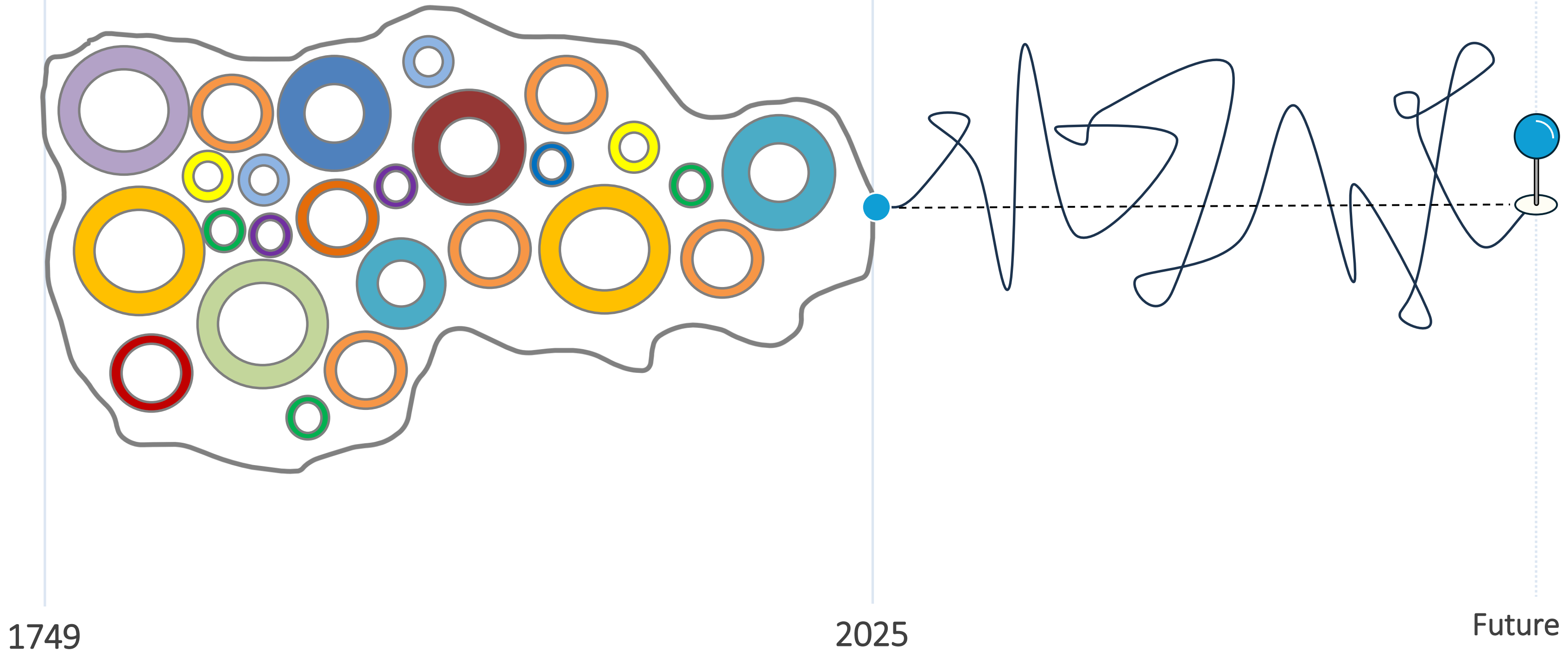


city of alexandria long-term planning



our city's future

a series of decisions





thinking of our future

When we think long-term, we can often make a difference on the big, complex issues we are facing.

does all planning have to be long-term?

No.

It's a combination of:

short term



medium term



and long term

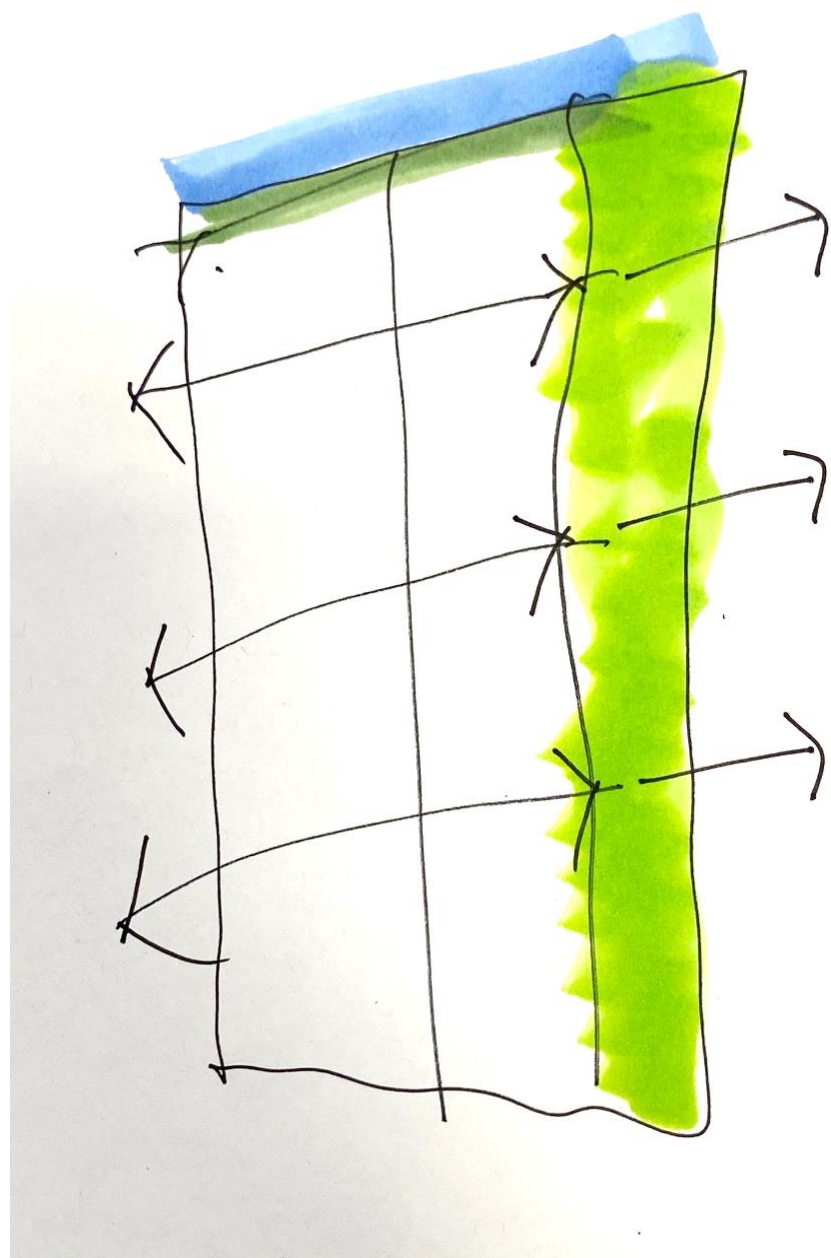


thinking and implementation.

north potomac yard park

how are my comments reflected in planning ?

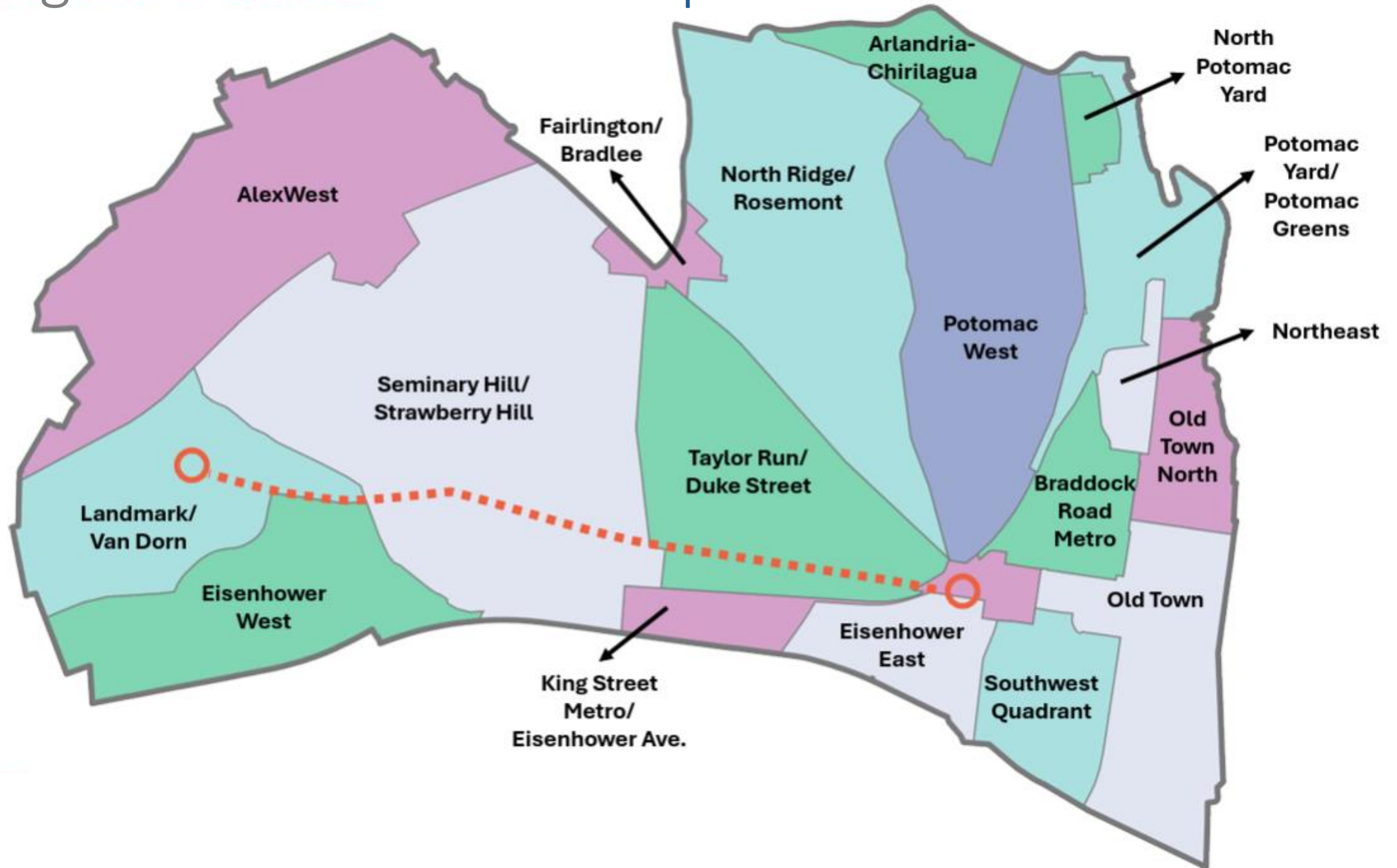
idea

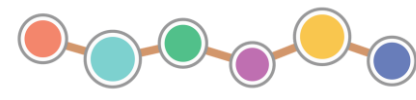


implementation



upcoming: duke street land use plan



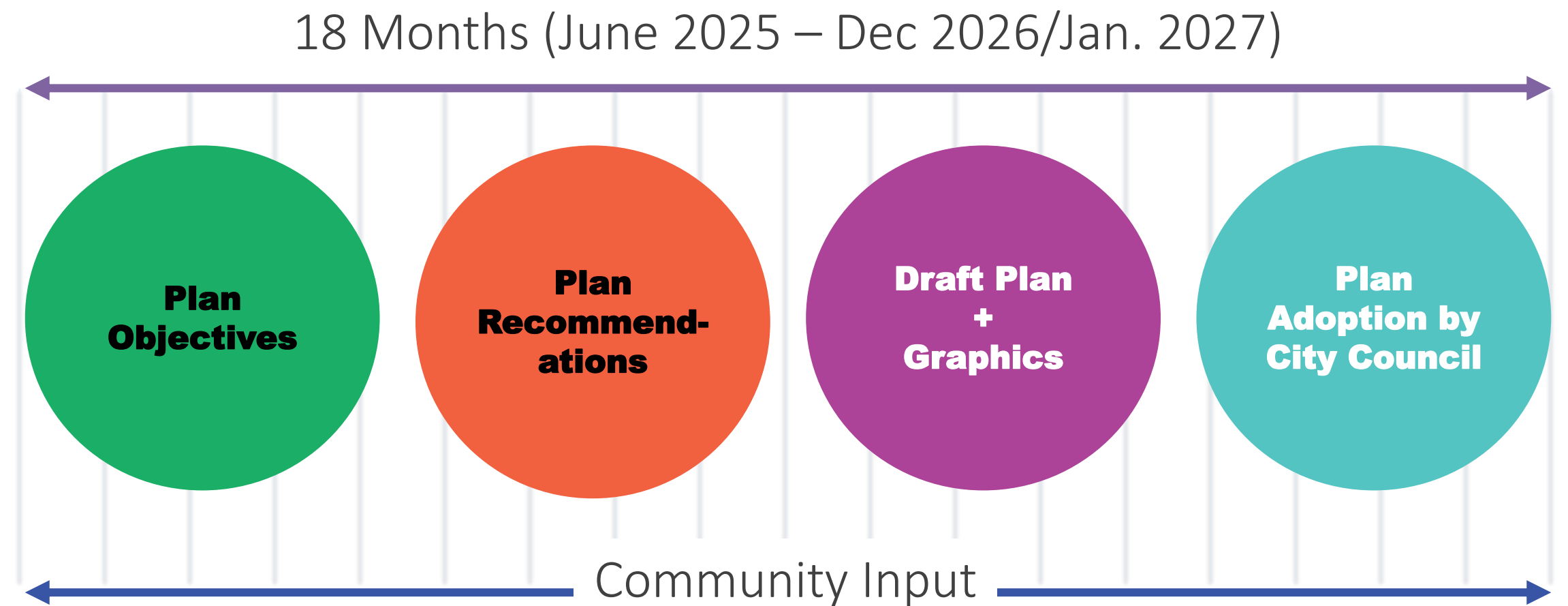


duke street land use plan

scope



timeline



what is included in a land use (small area) plan ?

Land Uses and Design



Parks and Open Space



Sidewalks and Safety



what is included in a land use (small area) plan ?



Infrastructure

what is included in a land use (small area) plan ?



Community Facilities (Schools, Libraries, Fire Stations, etc.)

What is included in a land use (small area) plan ?

Single-Unit Housing



Townhouses



Multi-Unit Buildings



planning together

There will be lots of ways to participate over the course of the Planning process – we are interested in hearing from everyone!

For now you can:

- Request a meeting
- Attend a future pop-up
- Attend a community meeting
- Follow E-News
- Bookmark (and visit) the website:

alexandriava.gov/DukeStreetPlan





Upcoming Public Hearing Items

Interested in speaking at a public hearing? Learn more:

alexandriava.gov/Participate

May (Planning Commission 5/6; City Council 5/17)

- Westridge Towns | DSUP2024-10010
- George Mason Modernization | DSUP2025-10001
- Block P Extension | SUP2024-00063
- Alante Parking Reduction | SUP2024-00034
- Oliver Parking Reduction | SUP2024-00035
- 2525 Mt. Vernon Ave. | SUP2025-00008
- Zoning Ordinance Minor Updates

June (Planning Commission 6/4; City Council 6/14)

- 912-920 King Street DSUP Extension | DSUP2025-10006
- 116 S. Henry DSUP Extension | DSUP2025-10005
- Braddock West DSUP Extension | DSUP2025-00006
- Robinson Terminal North | DSUP2024-10009
- The View | DSUP2025-00003

July (Planning Commission 6/23; City Council 7/1)

- City Hall/Market Square Renovation | DSP2025-00005



Westridge Towns

- New residential development with 19 townhouse style units and one single unit dwelling
- 35-foot (townhouse) and 24-foot (single-unit) building heights
- SUP for bonus density (Section 7-700), SUP for compact-sized garage spaces, and setback modifications requested
- One on-site, for sale, affordable unit (70-100% AMI) and monetary contribution





George Mason Elementary School | DSUP2025-10001

- New 113,852 square foot elementary school.
 - Increased capacity from 540 to 750 students and teachers/staff.
 - Improved indoor and outdoor recreational facilities.
- Increased onsite parking with shared parking at adjacent Church.
- LEED Gold and Net Zero ready building with rooftop solar and geothermal wells.





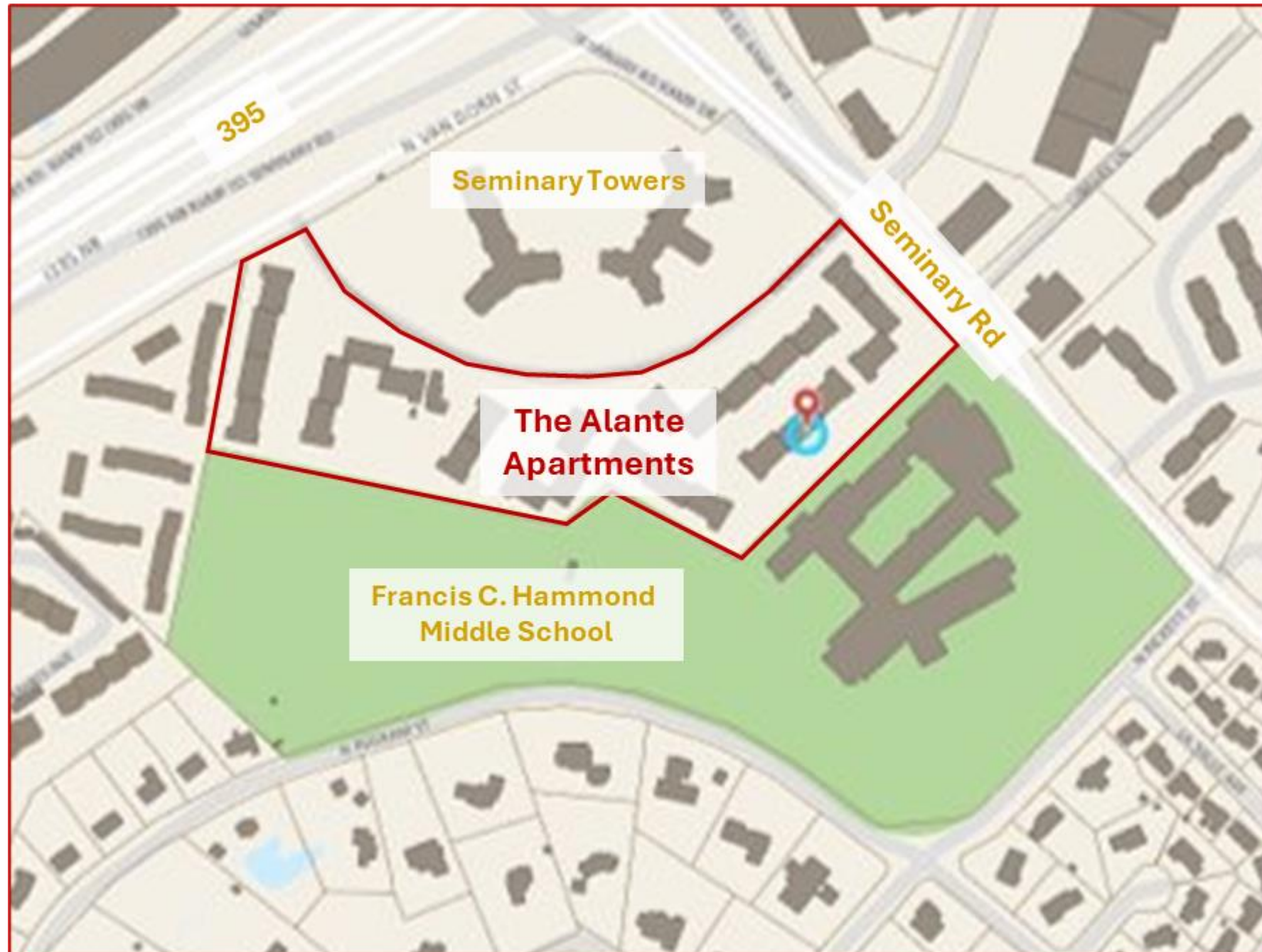
Carlyle Block P Extension| SUP2024-00063



- Extension of the previous approval of SUP2020-00065
- Last undeveloped lot of Carlyle District
- Elderly housing (186 units) and commercial building with shared parking base
- Original SUP Request
 - Increase in gross square footage for the block
 - Conversion of office to residential use
 - Amendments to the Carlyle SUP documents



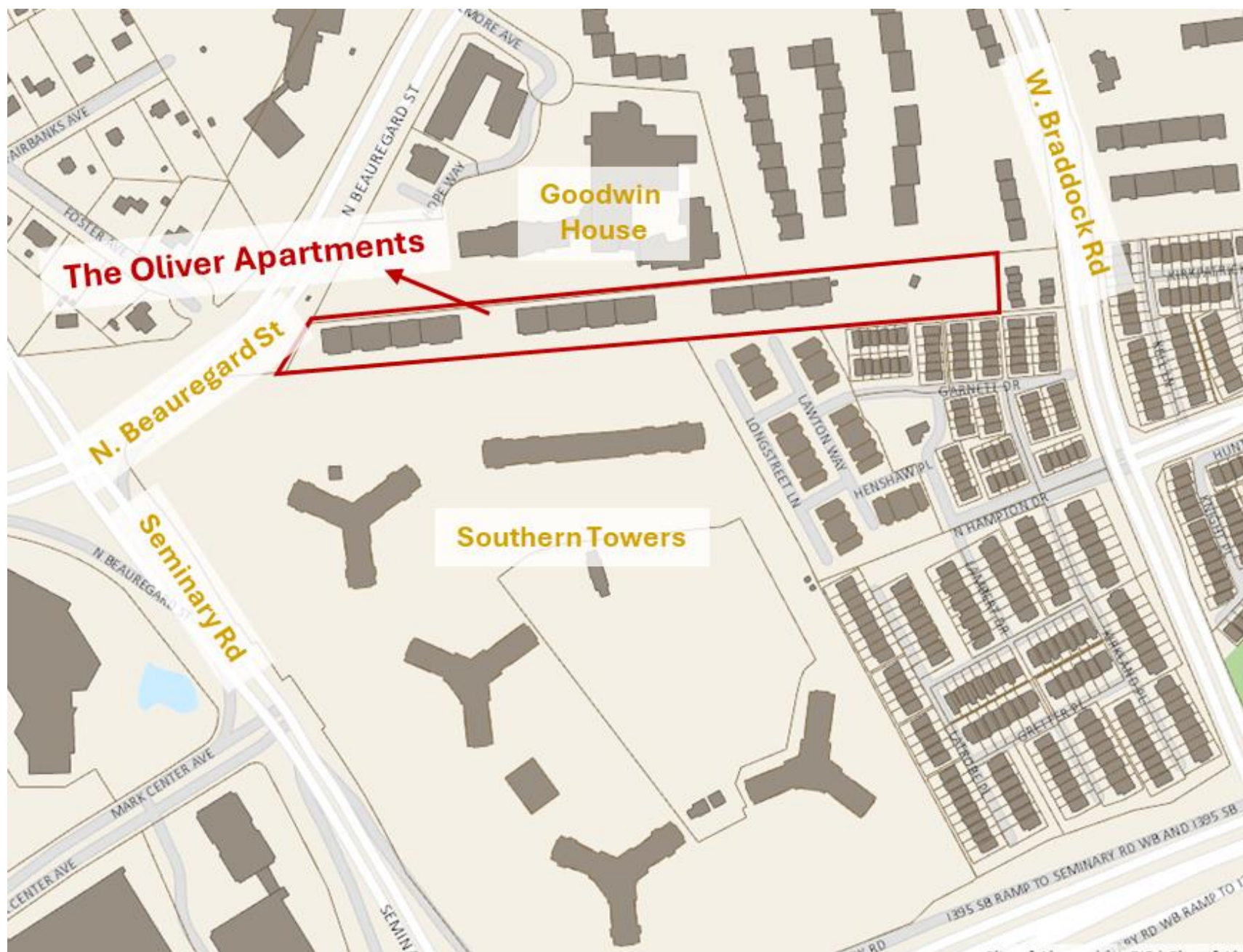
Parking Reduction Special Use Permit (SUP): The Alante Apartments, 4718 Kenmore Ave



- SUP #2024-00034 requests a 50-space parking reduction to add 19 additional apartments within eight existing multi-unit buildings, totaling 315 units
- Required parking:
 - 497 spaces; 1.57 spaces per unit
- Provided parking:
 - 447 spaces; 1.41 spaces per unit
- Site is directly served by 7 bus routes: WMATA 7A, 8W, 21C, 28A, 36A, 36B & DASH 102, and is a .7 mile/15-minute walk from two future West End Transitway centers [20](#)



Parking Reduction Special Use Permit (SUP): The Oliver Apartments, 2240 N. Beauregard St



- SUP #2024-00035 requests a 40-space parking reduction to add 11 additional apartments within three existing multi-unit buildings, totaling 133 units
- Required parking:
 - 192 spaces; 1.44 spaces/unit
- Provided parking:
 - 152 spaces; 1.14 spaces/unit
- Site is a 10-minute walk from two future West End Transitway centers & served by multiple bus routes connecting to Van Dorn, Potomac Yard, Braddock, King St, Pentagon and Tysons Metro stations



912-920 King St. | DSUP2025-10006



- Extension of DSUP2019-0032 for a multi-unit residential building (19 units) with ground floor retail
- One of two City parking lot redevelopments
- King St. project constructed after completion of the Henry St. project (DSUP2025-10005)



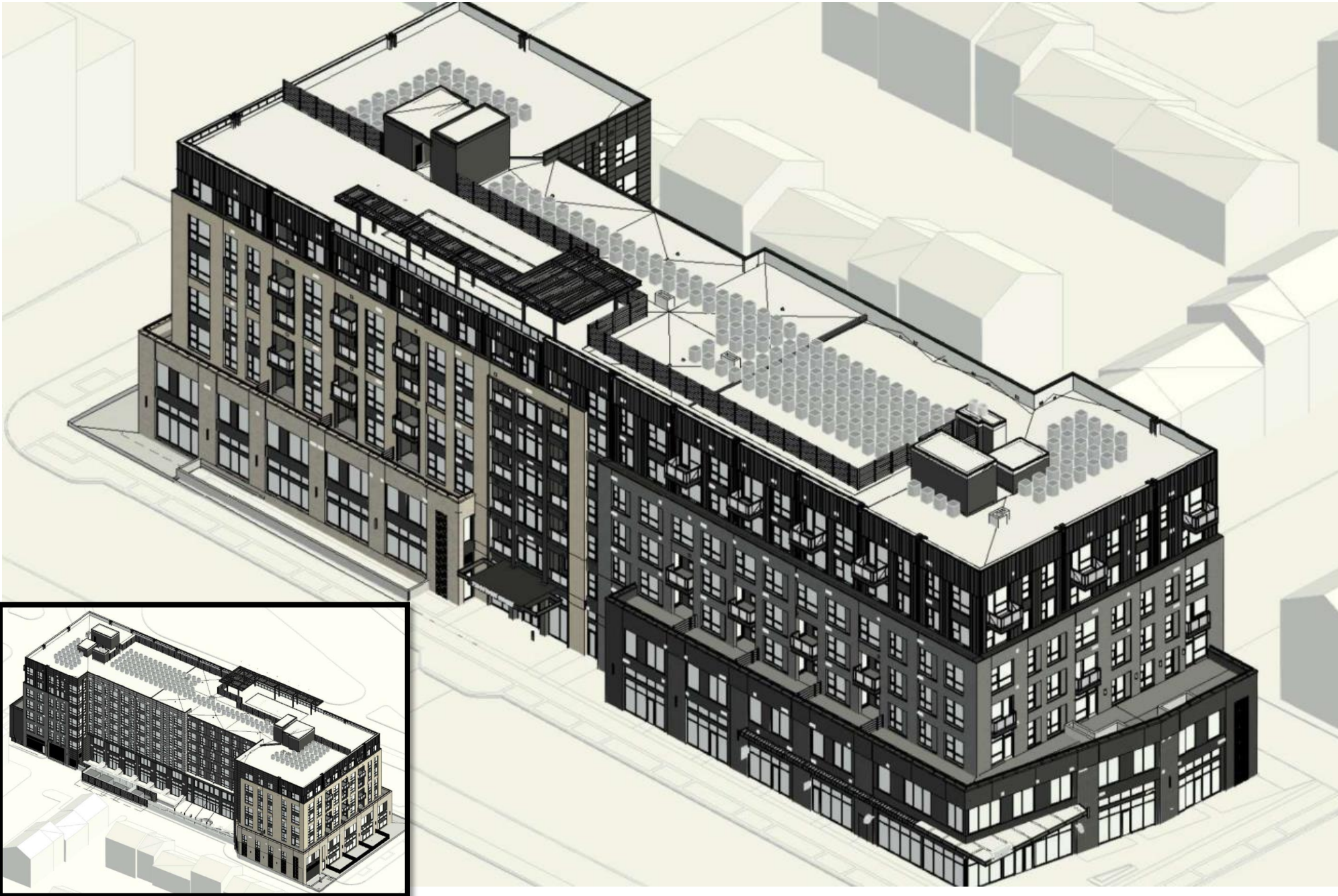
116 S. Henry St. | DSUP2025-10005



- Extension of DSUP2019-0033 for two multi-unit residential buildings (19 units) and an automated parking garage
- One of two City parking lot redevelopments
- Henry St. project to be completed before the King St. Project (DSUP2025-10006)
- Ground floor retail on S. Henry Street



Braddock West



- Extension of DSUP2020-10027: a multi-unit building with 180 units
- Located adjacent to the Braddock Road Metro Station
- Underground garage with a minimum of 108 parking spaces
- Special Use Permit for a fraternal or private club



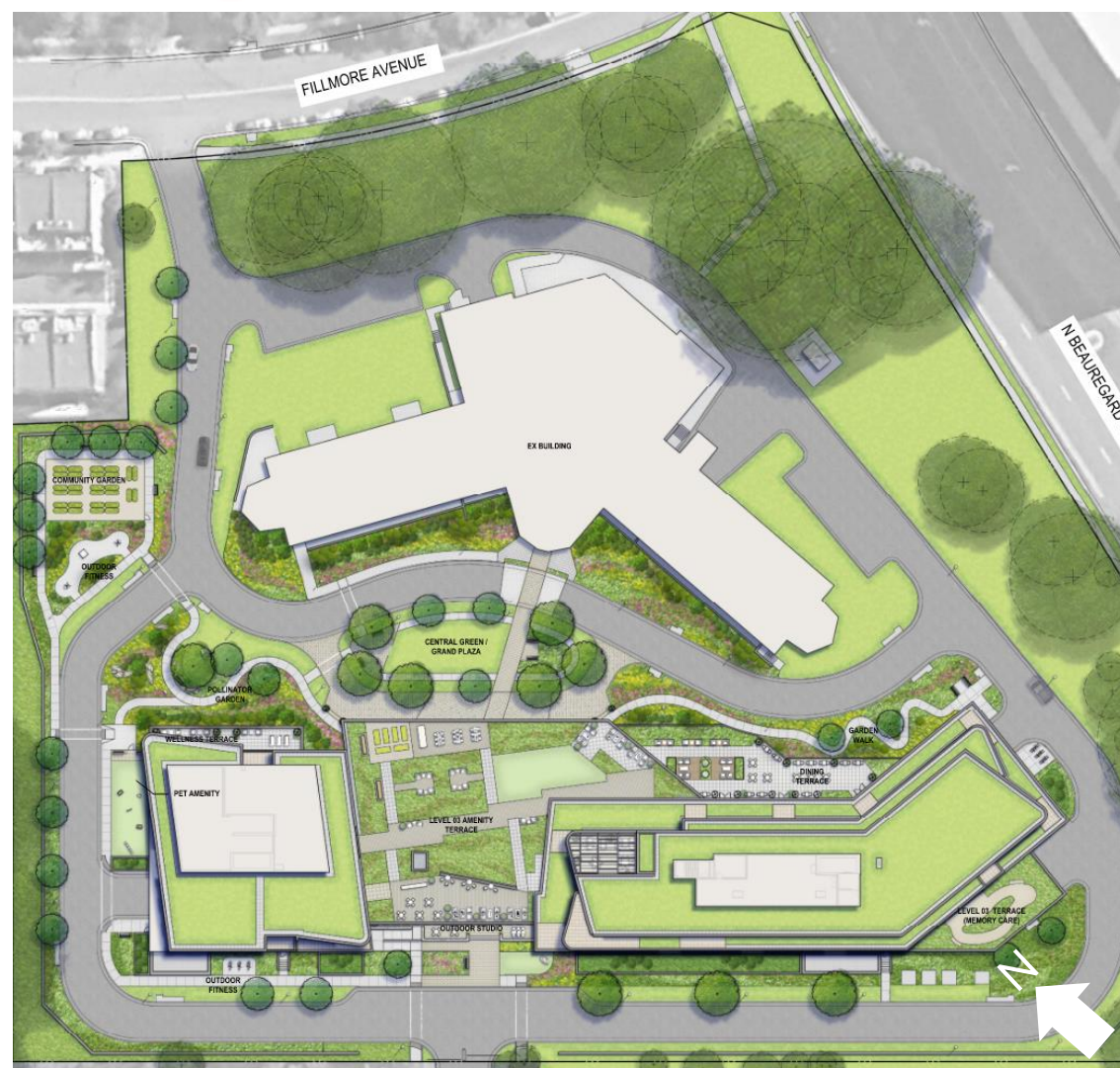
Robinson Terminal North

- Construct two mixed-use buildings with 73 units and 3 retail/restaurant spaces, totaling 239K GSF
 - West Bldg – 5 stories / 62', 2 restaurants, 38 units
 - East Bldg – 4 stories / 45', 35 units and waterfront restaurant
- 153 spaces over two garages with 16 public spaces in East garage
- Over 50,000 SF total open space, including over 1 acre in waterfront open space (over 0.5 acres publicly accessible or dedicated)





The View | DSUP2025-10003



Site Plan



Existing building on left, proposed on right

- Construct age-restricted multi-unit residential building
 - Existing (to remain): 161.5K GSF, 125 units, 70' tall (6-stories)
 - Proposed: 699K GSF, 257 units, 156-175' (14-16 stories)
- Underground garage with 425 spaces plus 18 surface spaces
- 123K SF at-grade open space (40%), plus terraces



City Hall Renovation | DSP2025-00001

- Renovation & restoration of City Hall
 - First floor Council Chamber
 - Publicly Accessible Meeting rooms
 - Sustainable Enhancements
- Reconstruction of the parking garage
 - Direct access to City Hall
 - New restrooms
- New Market Square Plaza
 - Enhance accessibility
 - New Fountain
 - Two performance stages





2525 Mt. Vernon Ave. | SUP2025-00008



- Convert former DCHS office building to mixed-use
 - 1st floor: daycare and retail/restaurant
 - 2nd floor: 30 apartments
- SUP Request
 - 38 space parking reduction
 - Open space reduction from 35% to 17.7%
 - Yard modifications



Zoning Ordinance Minor Updates

- Correct minor technical and grammatical errors
- **Churches:** Permit in all zones and exempt from certain parking requirements
- **Light Poles:** Remove height limitations for poles permitted with a SUP
- **Electric Vehicles:** Permit charging equipment in any required yard
- **Accessory Dwelling Units:** Remove permit and owner occupancy requirement
- **Historic Districts:** Establish appeals process for administratively approved applications in OHAD



Questions or Comments?

- Type your question or comment in the Q&A feature at the bottom of your screen.
- All questions and answers will be posted on the project webpage following the meeting.



Go to: alexandriava.gov/Planning and select **How to Get Involved and Stay Informed**



CITY OF ALEXANDRIA

**Thank you for joining
us!**

alexandriava.gov/Planning

