



AlexWEST

Small Area Plan – Project Update

March 25, 2024

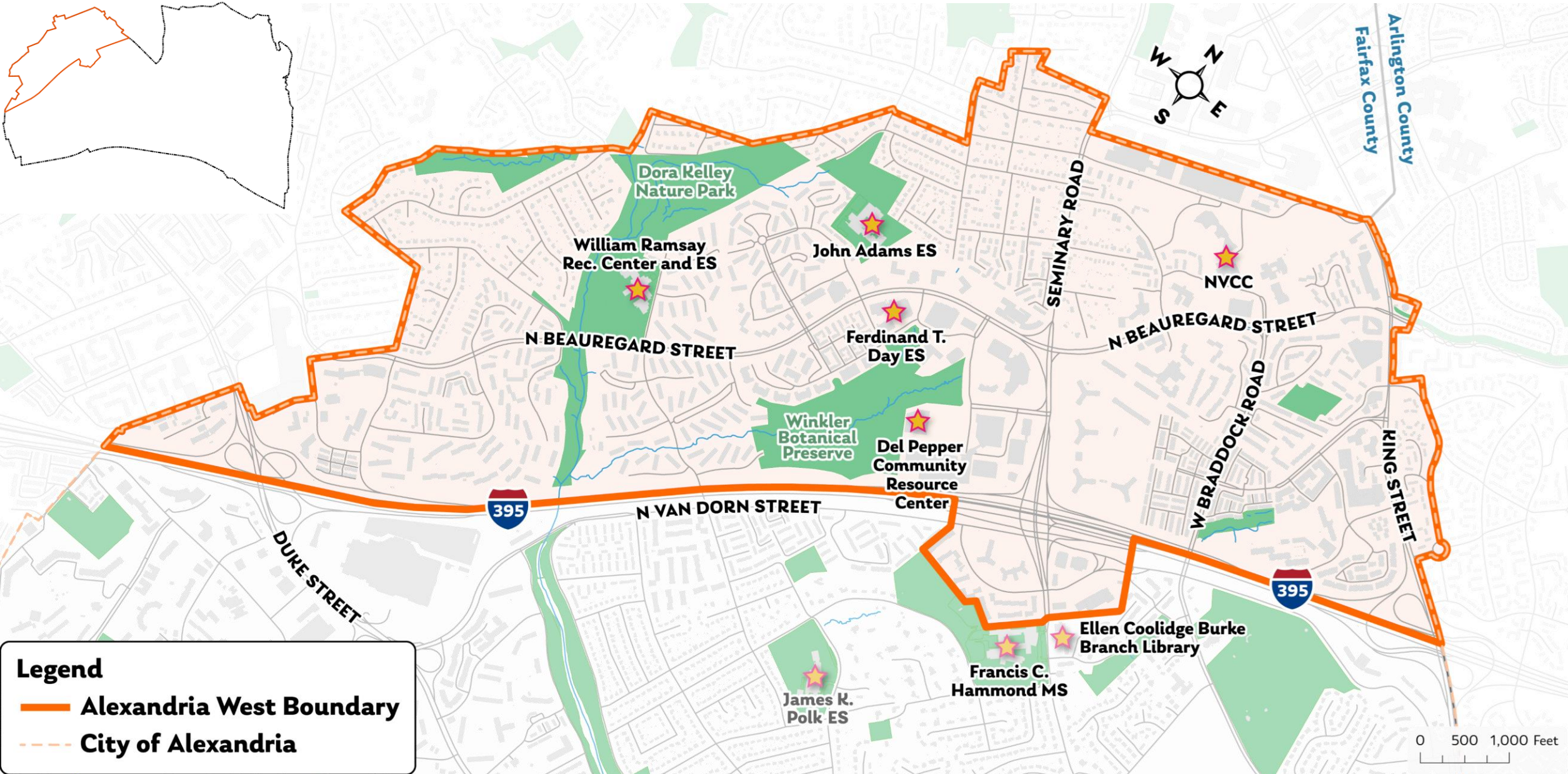


Meeting Agenda

1. Process Recap: Getting to Recommendations
2. Draft Recommendations Overview
3. Next Steps
4. Questions and Discussion



AlexWest Plan Area

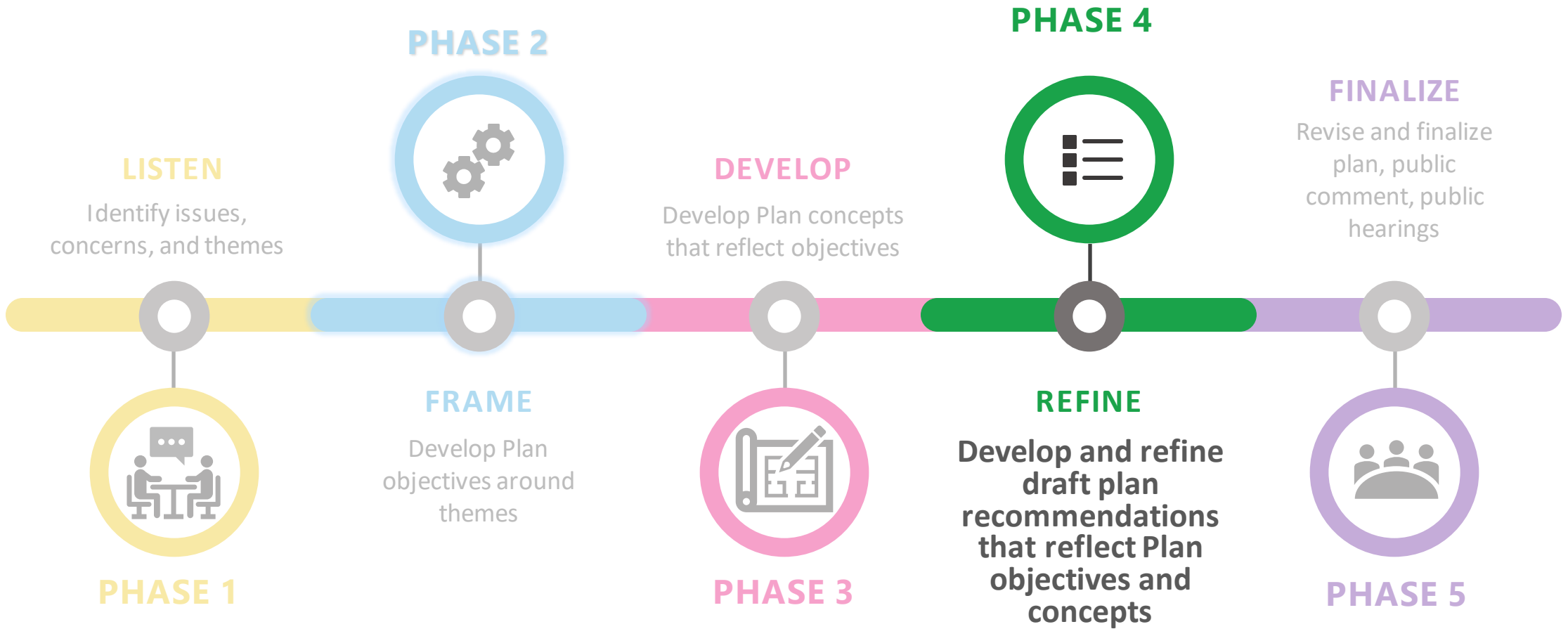


Legend

- Alexandria West Boundary
- City of Alexandria

0 500 1,000 Feet

Process Recap



Land Use Strategy

Focus Area

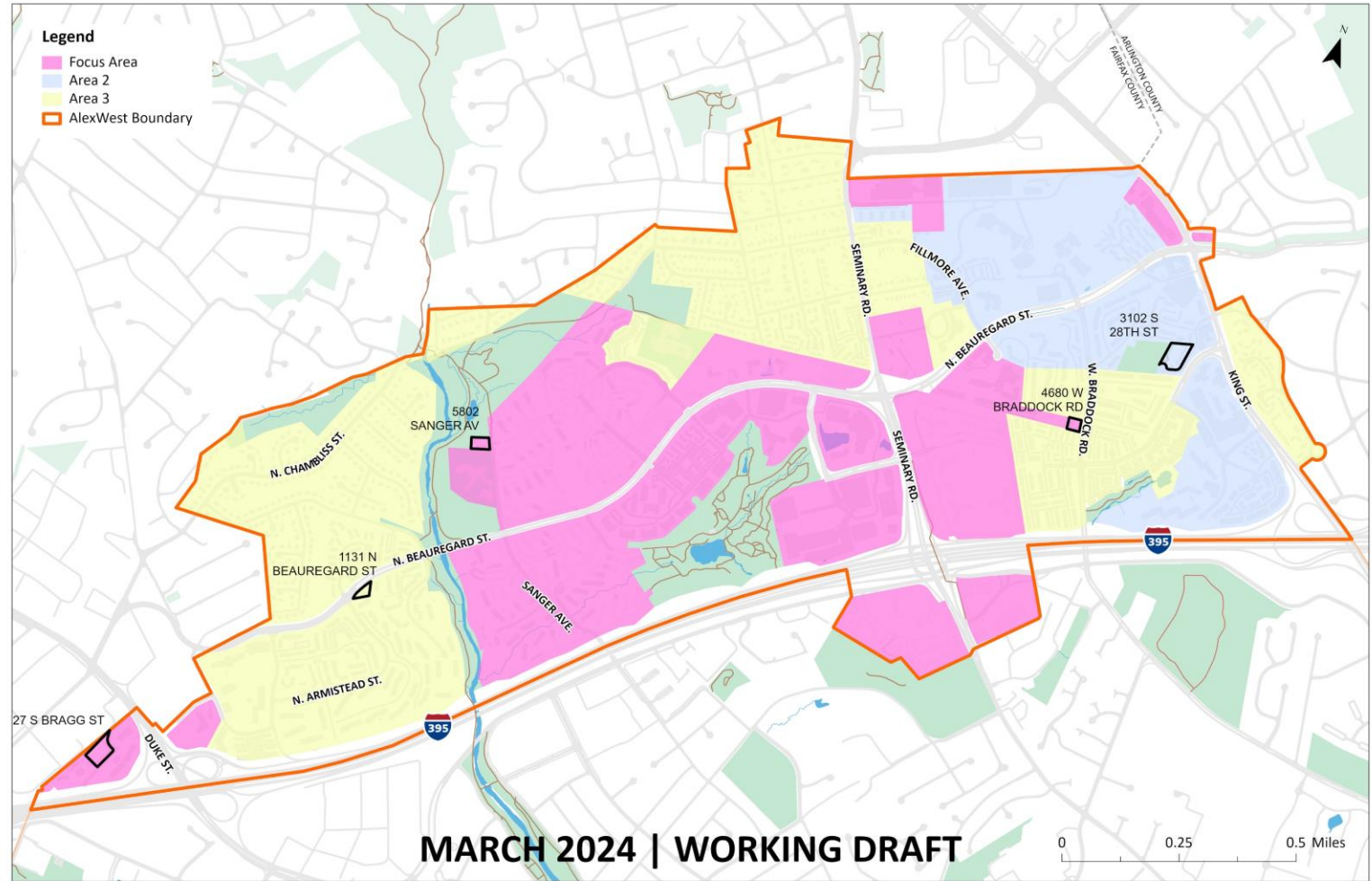
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

Area 2

New development and redevelopment will be subject to criteria established in the Plan

Area 3

New development will proceed based on existing City policies



ARHA Site Locations



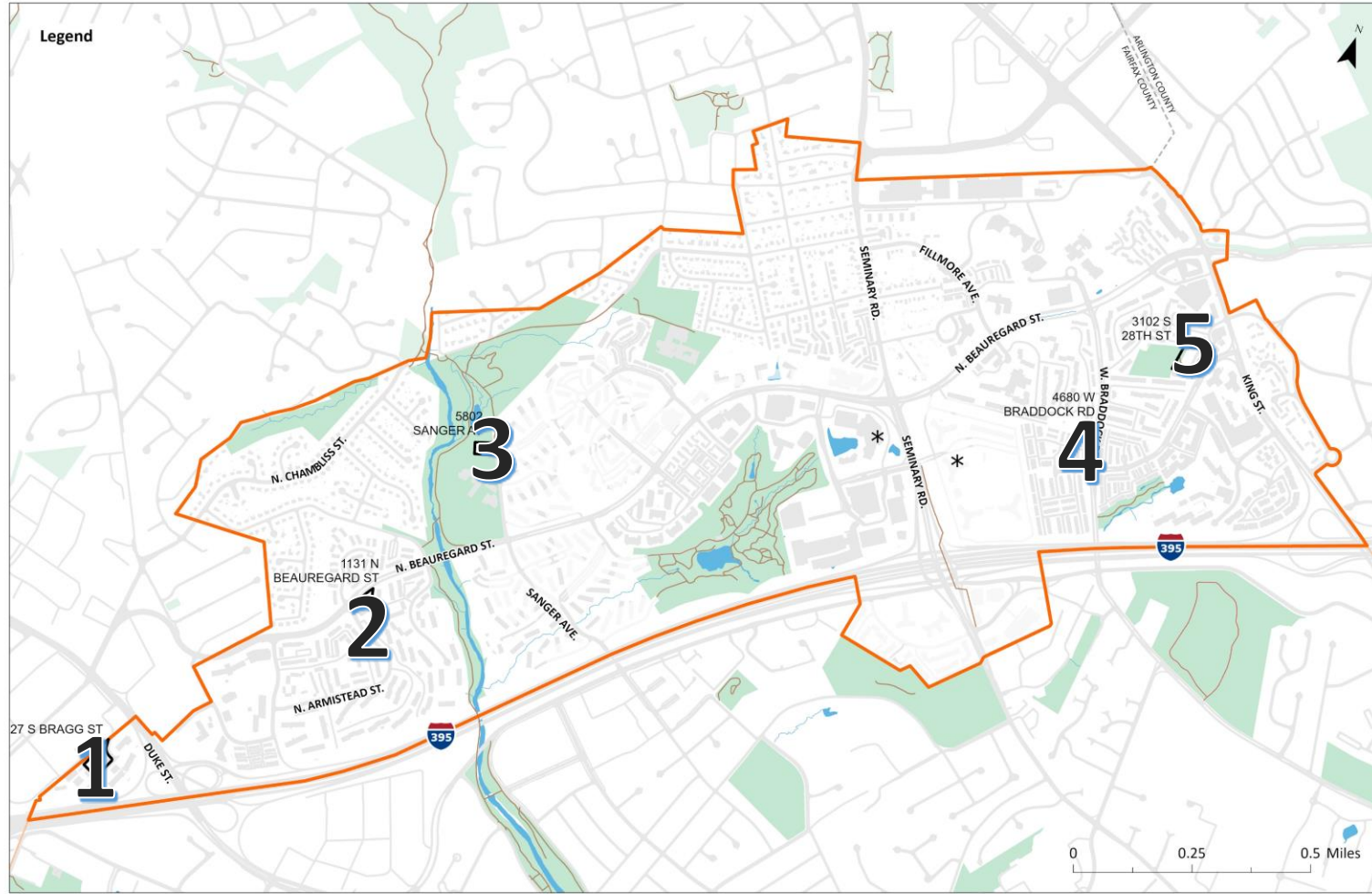
27 S Bragg



1131 N Beauregard



5802 Sanger



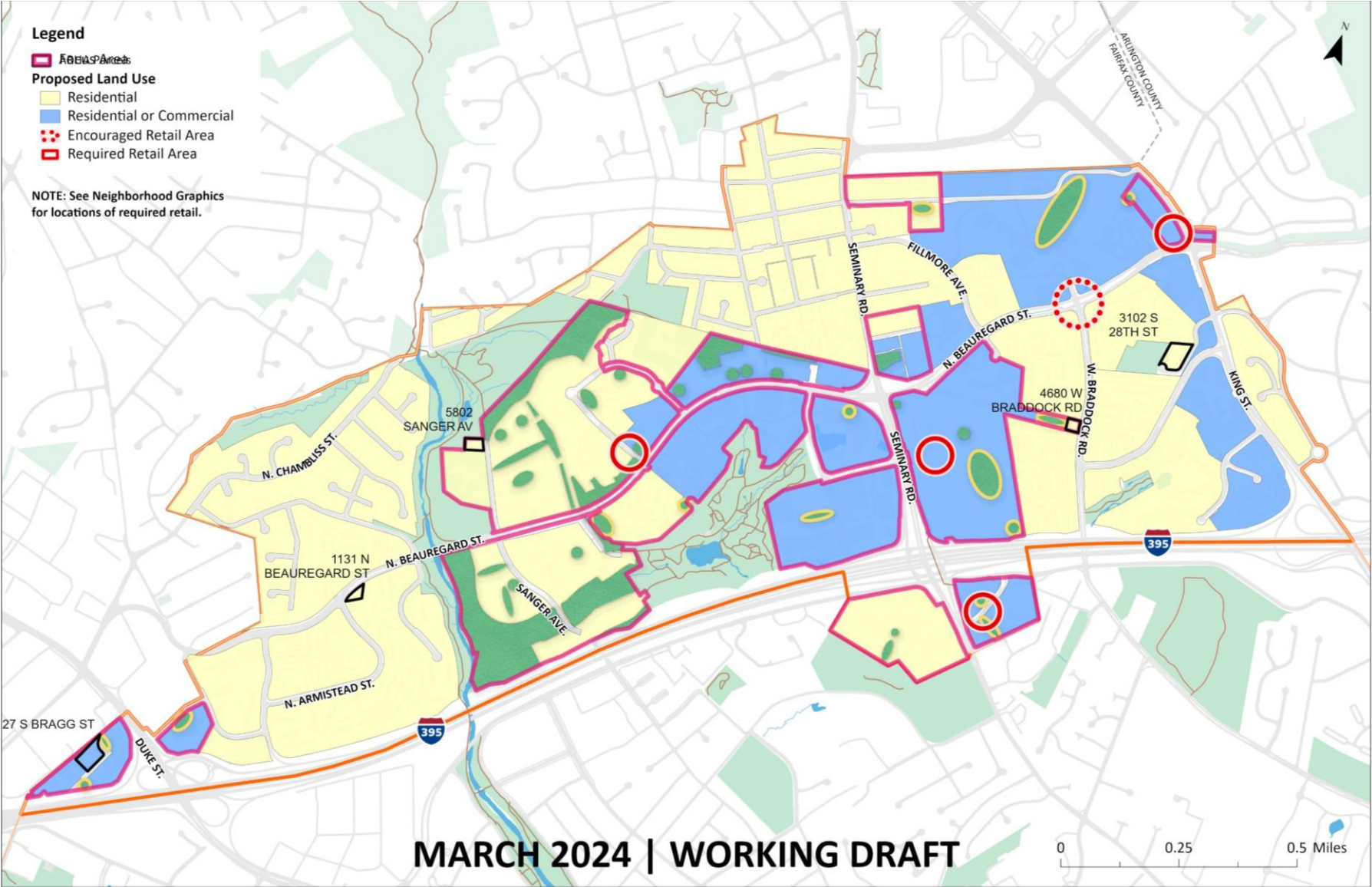
4680 W Braddock



3102 S 28th



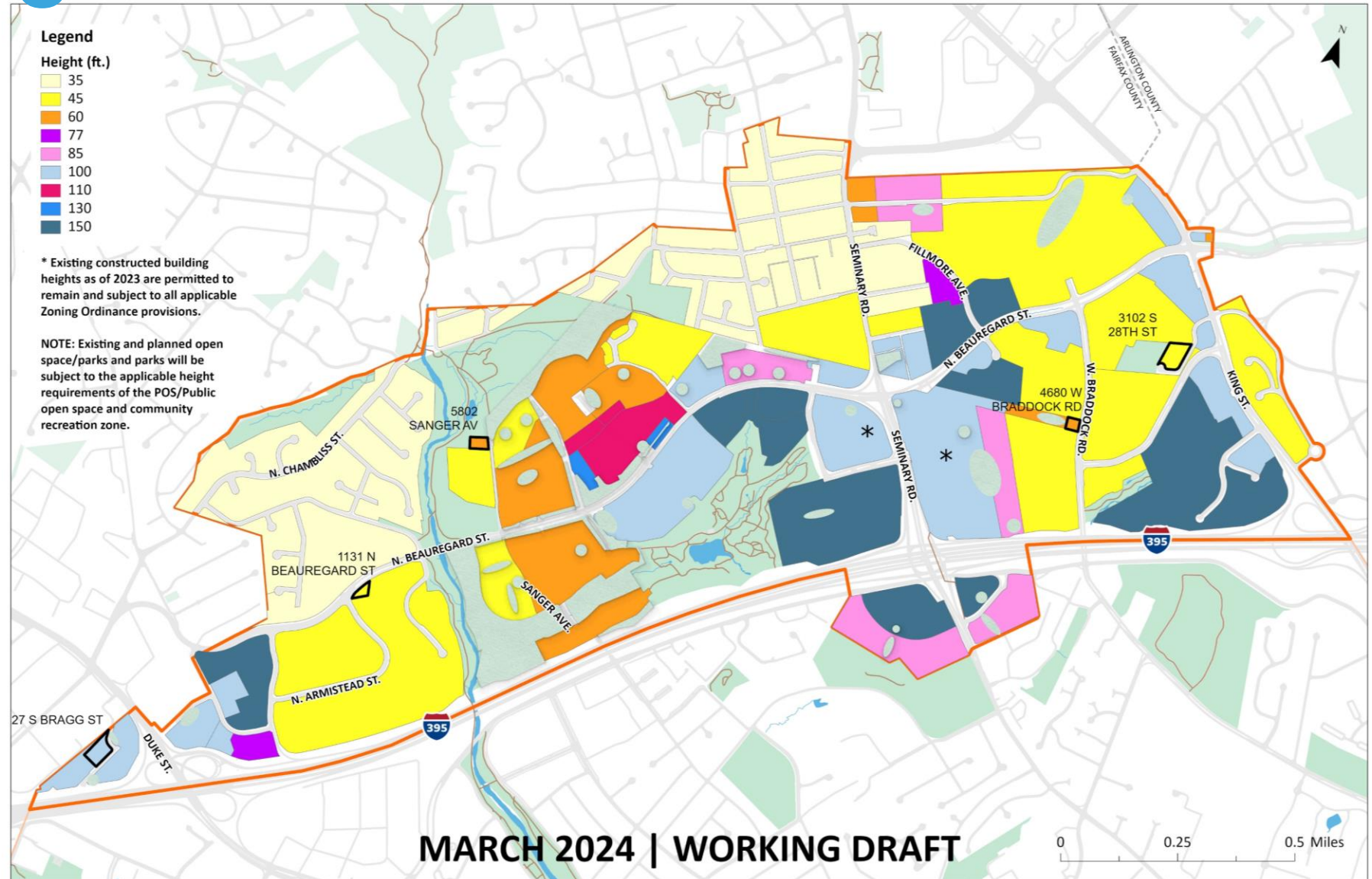
Land Uses



NOTE: No sites require retail uses; 27 S Bragg (S end of area) is the only site that would permit commercial uses



Building Height



Note: Only areas with proposed heights greater than 50 ft will permit the use of Sec. 7-700



ARHA Properties in AlexWest

ARHA Site	Address	Area (Sq Ft)	Focus Area	Land Use (existing)	Land Use (proposed)	FAR (existing / proposed)	Height (existing / proposed)
1	S Bragg St	50,000	Focus Area – Neighborhood 11E	Residential	Residential/ Commercial	1.5 / 3.0	77' / 100'
2	N Beauregard St	19,000	Area 3	Residential	Residential	0.75 / 0.75	45' / 45'
3	Sanger Av	27,000	Focus Area – Neighborhood 9G	Residential	Residential	0.75 / 3.0	45' / 45'
4	W Braddock Rd	19,000	Focus Area – Neighborhood 4C	Residential	Residential	0.75 / 3.0	45' / 60'
5	S 28 th St	68,000	Area 2	Residential	Residential	0.75 / 2.0	45' / 45'



Questions + Discussion

AlexWEST