



City of Alexandria

Development Review Compendium

Planning Commission Retreat

August 22, 2025





What is in the Compendium

- 60+ documents
- Citywide, neighborhood, and site-specific guidance
- Legal, policy, and design frameworks

Authority



City Charter
Code of Virginia

Ordinances



City Code
Zoning Ordinance

Mandatory

Master Plan



15+ topic-based chapters
20+ Small Area Plans

Policy Implementation



10+ design guidelines
16+ guidance docs
6 contribution policies

Admin. Standards



42+ memos to industry

Advisory

**Development Review
Compendium**



Legal Framework

Key Documents

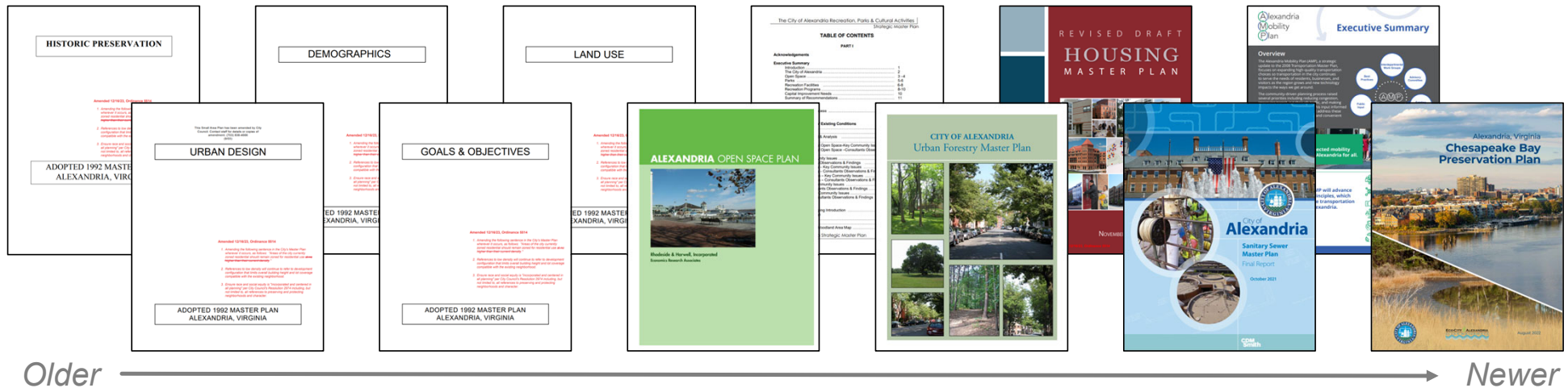
- Code of Ordinances
 - Broader regulations (building code, utility undergrounding, tree protection)
- Zoning Ordinance
 - Establish what is permissible (e.g., use, height, density)
 - Enforced through DSP, SUP, DSUP, and other reviews



Citywide Policy Framework

- Master Plan

- Topic-based chapters (1992-2022) & Small Area Plans (1992-2024)
- Establish long-term goals and inform zoning changes, design, and contributions
- **Procedure:** adopted by the City Council

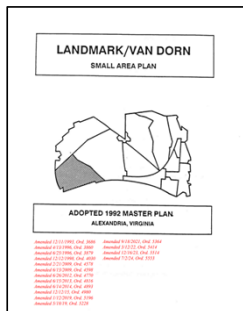


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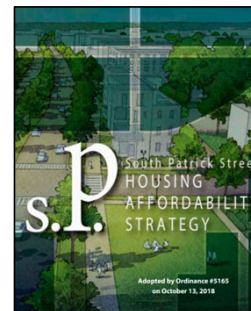
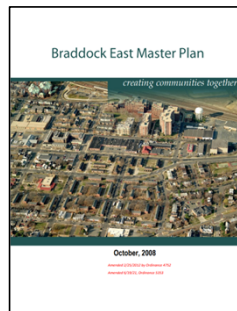


Master Plan: Small Area Plans

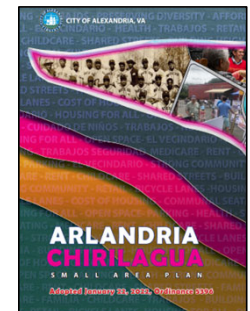
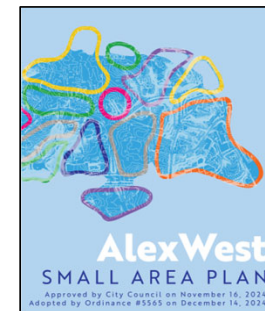
- Provide specific guidance for redevelopment in individual neighborhoods
- Address land use, connectivity, infrastructure, open space, and affordability
- **Procedure:** adopted by the City Council



12 plans adopted in 1992



12 overlay/corridor plans
(adopted 2001-2018)



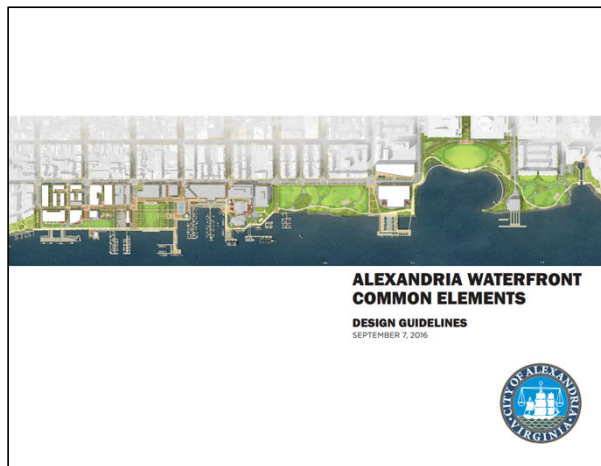
6 plans adopted since 2012

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Implementation: Design Standards

- Define expectations for massing, streetscape, materials, and character
- Interpreted by staff, design review boards, and the Planning Commission
- **Procedure:** adopted by the City Council



16 Standards and Guidelines (1993-2022)

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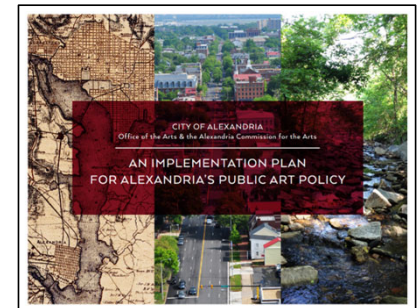
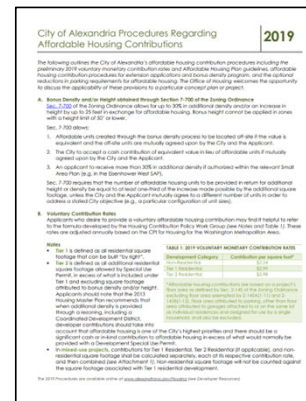
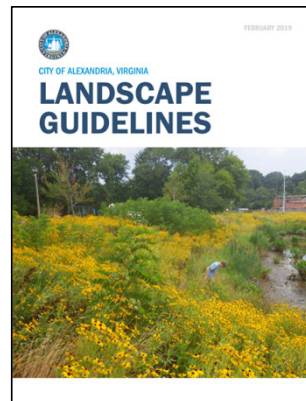
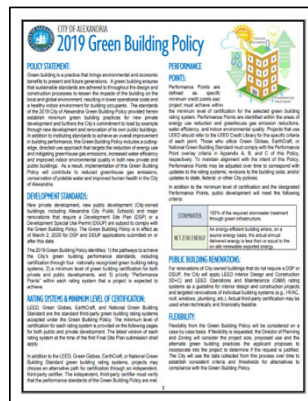
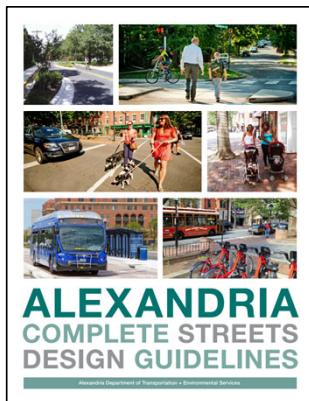


Robinson Terminal North



Implementation (Cont.)

- 16+ guidance documents to support policy execution (2010-2023)
- 6 developer contribution policies for in-kind investments
- **Procedure:** adopted by the City Council

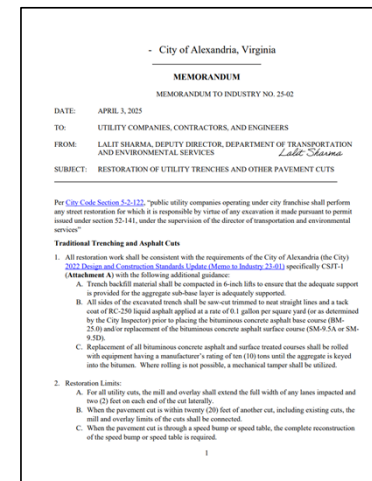
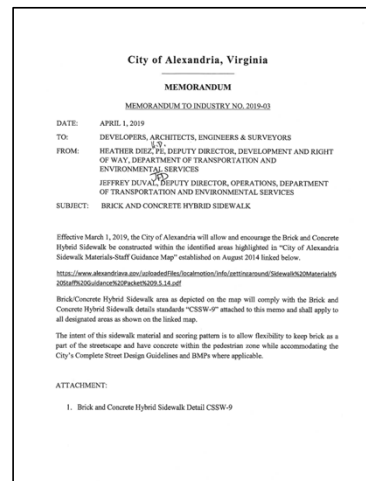
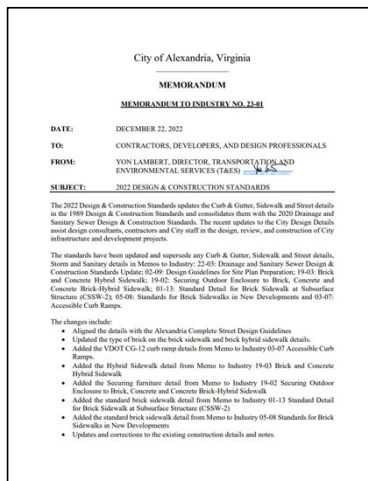


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Administrative Standards

- 42+ memos to industry to guide policy implementation
- 11 topics from site planning to construction and performance bonding
- **Procedure:** published administratively





Discussion

