




**TOPIC 1**







**Standard Practices/City-Wide Policies - Practices**

Beauregard Small Area Plan Implementation

AG Findings:

-  = Consistent with Beauregard Small Area Plan
-  = Needs additional information
-  = Not consistent with Beauregard Small Area Plan

1-A: CITY-WIDE POLICIES

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
3.40	The public art will be determined as part of the development review process. If a City-wide public art policy is approved, new development will be subject to any future city policy requirements for public art.			X LINK 1	
8.4	Consistent with the City's Complete Streets policy, consider all users in the future design of streets and streetscapes (i.e. vehicles, transit, pedestrians, bicyclists).		X FIG 1 LINK 2		
8.7	(a) Consistent with City of Alexandria policy, streets should be designed as complete streets to accommodate vehicles, pedestrians on both sides of the street, existing and future transit and bicyclists. Sidewalks and pathways should be developed as an integral, aesthetic part of the community, that are much more than simply functional, but that feel like a part of the design plan.		X FIG 1 LINK 2		
	(d) Streets should be dedicated to the City, with the goal that all streets be public.	X LINK 2			
8.21	Ensure that adequate bicycle parking (Class I and Class II), in compliance with Alexandria's Bicycle Parking Standards, is provided within public and private uses, including residential, commercial, recreational, office and transit areas, to serve all bicyclists' needs. Provide centralized, long and short term bicycle storage facilities, in visible locations near public recreation and open space, retail, office and other commercial uses, and transit facilities.			X LINK 3	
8.29	Require participation in an area wide Transportation Management Plan (TMP) as part of any Development Special Use Permit (DSUP) application, consistent with the City's revised TMP ordinance.			X LINK 4	

**1-B: DEVELOPMENT SPECIAL USE PERMIT STANDARD PRACTICES**

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
3.21	All townhouses are required to be rear-loaded townhouses with garage access from a rear alley. All other building types are encouraged to provide access from a rear and/or internal alley or provide access consistent with the street hierarchy requirements.		X FIG 2		<input type="radio"/>
3.27	All existing above grade utilities and new utilities within or along the frontage of the redevelopment sites will be located below grade as part of the redevelopment.	X			<input type="radio"/>
7.6	Every new or re-development proposal must include an effective sanitary sewer plan approved as part of the Development Special Use Permit by the City's Transportation and Environmental Services Department. Any required Alexandria Sanitation Authority (ASA) permits must also be obtained.			X	<input type="radio"/>
7.7	Ensure adequate sanitary sewer facilities are provided to serve the proposed development in any Development Special Use Permit application.			X	<input type="radio"/>
8.31	Each development will be required to submit a comprehensive approach and policy regarding truck loading and deliveries as part of the development review process.			X	<input type="radio"/>
	(a) Dumpsters/trash areas must be well screened from public view to the extent possible and practicable;		X		<input type="radio"/>
	(b) There should be defined hours during which dumpsters can be emptied;			X	<input type="radio"/>
	(c) Ensure adequately sized loading docks based upon use; and			X	<input type="radio"/>
	(d) Incorporate measures to mitigate potential noise impacts associated with truck loading.			X	<input type="radio"/>
8.34	Provide infrastructure for accommodating the use of electrical vehicles.			X	<input type="radio"/>

These recommendations are addressed by standard practices for Development Special Use Permitting.

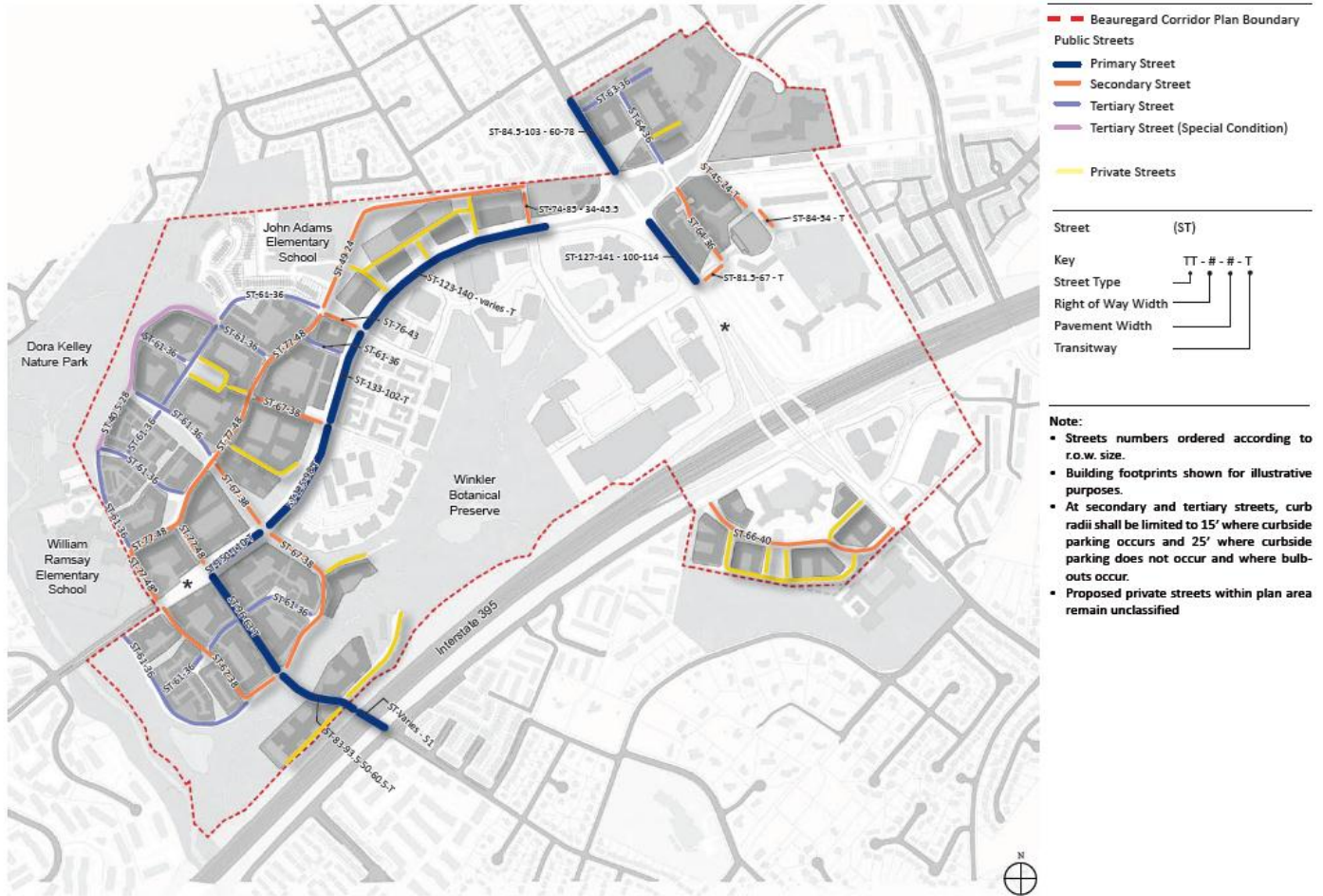
\*Note: Townhomes in Alexandria are typically rear-loaded, with the garage entrance on the back of the building. This orientation keeps the front façade engaged with the street and sidewalk and creates a more pedestrian-friendly environment. See Figure 2 for an example from Alexandria.

**1-C: IMPLEMENTATION TOOLS**

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG FINDINGS
3.1	Urban Design Standards and Guidelines are required as part of any future rezoning(s) to ensure implementation of the recommendations and intent of the Plan.	X	X		<input type="radio"/>
4.7	Establish new CDD zoning for the designated redevelopment sites to implement the Vision and recommendations of the Plan.	X			<input type="radio"/>
4.58	The City and the developer(s) of the designated redevelopment sites will be responsible for coordinating with the existing Mark Center Transportation Management Plan (TMP) to ensure transit connections between the existing office building and the Required Retail areas.	X			<input type="radio"/>
7.8	Improvements related to individual future development plans and the costs related thereto are borne by the respective property owner.	x			<input type="radio"/>
8.10	Require dedication of right-of-way to accommodate the high-capacity transitway as approved by City Council and other needed transportation improvements as part of a rezoning and Coordinated Development District Concept Plan.	X			<input type="radio"/>
8.15	Rezoning of the properties is contingent upon the City and the landowners agreeing to a financial plan funding the transitway and other needed and identified transportation improvements.	X			<input type="radio"/>

These recommendations set the tone for the creation of a Coordinated Development District and are generally addressed by the application process.

WORKING DRAFT Standard Practices/City-Wide Policies  
CITY-WIDE POLICY: FIGURE 1



CITY-WIDE POLICY: FIGURE 2



## City-Wide Policies Hyperlinks

### Link 1

Alexandria Public Art Policy:

(Link to City Council legislative session docket item from October 23, 2012)

<http://alexandria.legistar.com/LegislationDetail.aspx?ID=1217435&GUID=CE08A0E5-3F92-4367-9860-A17DE8AC88D4&Options=&Search=>

### Link 2

Alexandria Complete Streets Policy:

<http://alexandriava.gov/localmotion/info/default.aspx?id=49868>

### Link 3

Alexandria's Bicycle Parking Standards:

<http://alexandriava.gov/uploadedFiles/localmotion/info/BicycleParkingStandards2006.pdf>

### Link 4

Transportation Management Plan Ordinance:

<http://alexandriava.gov/tes/info/default.aspx?id=3088>