Strategic Plan 2017-2022 Vision:

In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and multimodal transportation.
City’s Master Plan

Includes 18 Small Area Plans that cover neighborhoods throughout the City
Vibrant Places with Housing Choices for All Residents

South Patrick Street Housing Affordability Strategy

Adopted by City Council, September 2018

Goal: Proactive strategy to preserve long-term affordability of 215 committed affordable units
Distinct and Safe Neighborhoods

Landmark Mall Re-Planning

Approved by City Council in May 2019

Goal: The entire mall site is under coordinated ownership, meaning the 2009 Plan to turn the mostly vacant mall site into a lively urban center vision can be realized while also priming the surrounding area for improvements.
Strengthen Our Local Economy

Eisenhower East Small Area Plan

Approved by City Council in February 2020

**Goal:** The purpose of the update will be to determine the optimal balance of office, retail, hotel, residential, and other land uses, as well as appropriate land use flexibility, given the City's unchanged goal for Eisenhower East to remain one of the City's key economic development engines.
Demographic data is used by many departments and organizations within the City of Alexandria to better understand the individuals that make up our community. Studying demographic trends can help inform important planning and policy decisions and plan for the future.

The Department of Planning & Zoning primarily uses data provided by the U.S. Census Bureau to produce maps, reports, and analysis on the City of Alexandria.
Age Distribution

0-24 years: 24%
25-44 years: 42%
45-64 years: 24%
65+9 years: 10%
Foreign Born Region of Origin

Europe: 8%
Asia: 25%
Africa: 30%
Oceania: 1%
Americas: 37%
Alexandria’s population grew rapidly between 1940 and 1970.

Following a slight population decline between 1970 and 1980, Alexandria’s population has grown by an average of 11% every 10 years since 1990.

Today, Alexandria has around 150,000 residents.
HISTORIC PRESERVATION

- Board of Architectural Review
- 100-year-old buildings
- National Register Districts
Preserve Historic City and Culture

Del Ray Neighborhood Residential Pattern Book

Volunteer Surveying

Discovery of 18th century ship at 220 S Union Street
DEVELOPMENT REVIEW

SAP
Vision
Objectives
Recommendations

ZONING
Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing

DSUP
Development
Special Use Permit
Review
Density,
Architecture,
Heights,
Streetscape

PERMIT
Final Site Plan
Building Permits
Construction
GROWTH CRESCENT

New Development/Major Renovation in last 10 years

- **In Growth Crescent (89%)**
- **Outside of Growth Crescent (11%)**

Existing Metroway

Proposed BRT Lines
Recent Development Projects

American Physical Therapy Association (APTA)

- Second non-residential building in Potomac Yard to be constructed (after NIB) serving as catalyst to support retail
- Office workers will support the Metroway and Potomac Yard Metro station
- High quality streetscaping, contemporary architecture
- Compliance with the City’s Green Building Policy
Recent Development Projects

Crowne Plaza: Adaptive Re-Use

41 Townhouses - 7,000SF Art Space - 90-150 Residential Units - Rooftop River Views - Public Art - Pedestrian Greenway to existing Mount Vernon Trail
Recent Development Projects

1201 N. Royal Street

- 90 Residential Units
- 5,700SF Art Studios and Art Walk along Old Town North Arts Corridor
- Green Infrastructure
- Bicycle Repair Station
Recent Development Projects

Sunrise Senior Living

- A 93-unit assisted living and memory care facility, including 27 memory care units and two deeply affordable units
- High-quality building design meets Washington Street Standards
- Streetscape improvements and ground-level open space
- LEED Silver building design, including use of green roofs
- Underground parking and loading is accessed from Princess Street
Recent Development Projects

Hoffman Blocks 4 & 5

- Three residential buildings with 750 dwelling units
- 211,000 SF Grocery & Retail
- 14,000 SF plaza, rooftop amenities & green space
- Mill Road modifications and multi-use path
Recent Development Projects

Gateway at King & Beauregard

• Mixed-use project with 352 residential units, 74 of which are affordable housing units, 40-60% area median income
• 94,000 sf office space
• Harris Teeter grocery store
• 40,000 sf retail space
• Includes stop for planned West End Transitway
• Centralized public plaza with public art
Recent Development Projects

Cameron Park

- Multi-phased project which includes Brandywine Senior Living,
- 116 suites on 6 floors
- Ground floor retail
- 67 townhomes
- Multi-family building with ground floor retail
- Open space area and two plazas along Pickett St
LAND USE & ZONING

- Administers and Enforces the Zoning Ordinance
- Zoning Enforcement
- Special Use Permits
Special Use Permit Projects

King Street Restaurants

- All restaurants located on King Street require Special use Permits
- Left: Two Nineteen Restaurant rooftop expansion
- Right: Augie’s – Expansion and renovation
Permit Center: City Hall, 4th Floor

Administrative Permits

- Business License Review
- King Street Dining Permits
- Antennas
- Home Based Businesses
Community Engagement

How to Get Involved

City Calendar
- E-news notification system
  - Community Meetings
  - Document Releases
  - AlexEngage
- Facebook and Twitter
- Planning Commission and Council Dockets
- Planning and Zoning Website: alexandriava.gov/Planning
- What’s Next Handbook: alexandriava.gov/WhatsNext
Questions?

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