

Plan Statements: Redevelopment Sites

- There should be some additional mixed-use development on Alexandria's waterfront.
- ~~A plan should not decrease existing development rights of private property.~~
- Current guidelines for redevelopment (existing small area plans, zoning ordinance, etc.) are not sufficient to ensure that the public's goals for architecture and site design, land use, historic preservation, public art, public spaces, and other public benefits are met.
- If there is increased density on redevelopment sites, it should be balanced by increased amenities and benefits and additional zoning controls.
- Uses on redevelopment sites that face public space should accommodate and be compatible with active and publicly accessible public space.

Plan Statements: Cont..

- **Hotels should be added to the list of land uses permitted in the W-1 zone with a special use permit.**
- **The heights on redevelopment sites should permit the existing height district limits.**
- **Architecture and site design should be contemporary design inspired by historic precedent while maintaining compatibility with nearby neighborhoods.**
- **New development should make significant contributions to on-site and off-site public amenities, including parks, streetscapes, other public spaces, and art and history elements of the plan.**
- **Parking for new buildings should be accommodated on site and below grade.**

Plan Statements: Implementation & Funding

- The general timeframe for implementing a plan should be 20-25 years.
- Flood mitigation and parking are two of the highest priority initiatives for City action.
- Implementation of a plan should not place an undue financial burden on the City.
- The revenues from increased economic activity should pay for as great a portion of the costs of the plan as feasible in an effort not to place an undue burden on the City.
- The City should pursue federal, state, and other governmental/non-governmental grants and funding programs to support the construction, maintenance and operation of the waterfront.
- Individuals, groups and cultural institutions should play a strong role in implementing the all aspects of a plan, such as:
 - Advisory participation in the design, planning, and implementation of public projects such as flood mitigation and new parks and guiding implementation programs, such as parking