



Alexandria Waterfront

Small Area Plan | November 16, 2011

- **Green building requirements**
- **In soil contamination**
- **RPA/Impervious surfaces**
- **Naturalizing shoreline/daylighting**

City of Alexandria

Green Building Policy



Green Building Policy (adopted in 2009) expects that all Public and Private Development that require an DSP or a DSUP shall achieve the following green building standards:

- Non-residential: LEED Silver
- Residential: LEED Certified or LEED for Homes

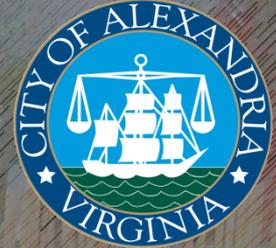
City Environmental Priorities

- Enhance energy efficiency
- Increase water conservation and reduce storm water runoff
- Reduce overall carbon footprint

Eco-City Green Building Principal

Alexandria's government, businesses, and citizens impact our environment through the choices they make when renovating existing structures and constructing new ones. These choices manifest themselves in the quantity and types of energy we use, the impact we have on our water quality, the amount of waste we create, the amount and quality of green space available to us and our public health.

City of Alexandria Contaminated Land Program



Authority for the City's program is generated from the Zoning Ordinance (Article 11-410(V)) and the accompanying Development Site Plan Conditions

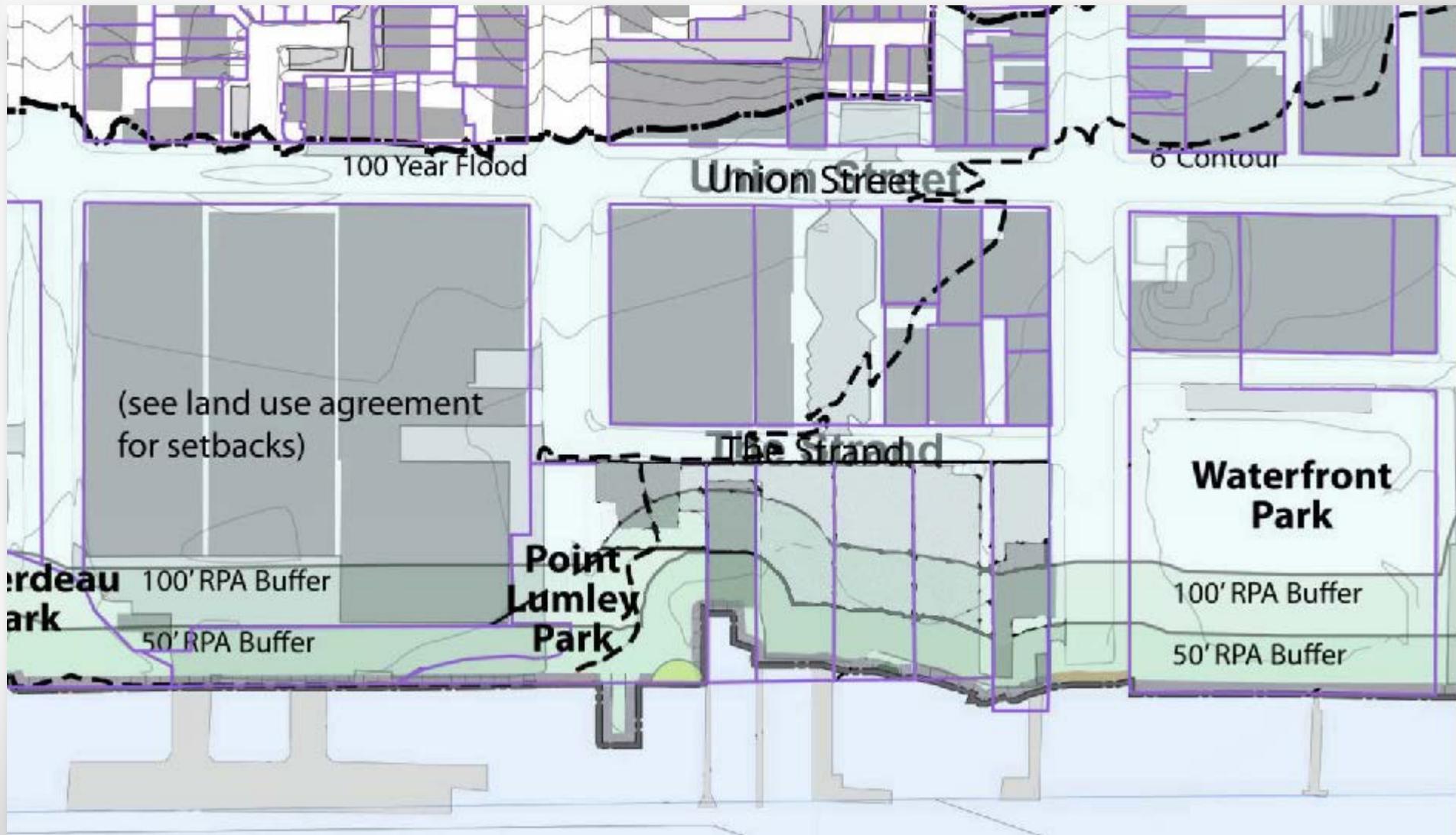
Prior to final site plan approval developer is required to submit and receive approval for the following;

- Site Characterization
- Risk Assessment
- Soil Management Plan
- Health and Safety Plan

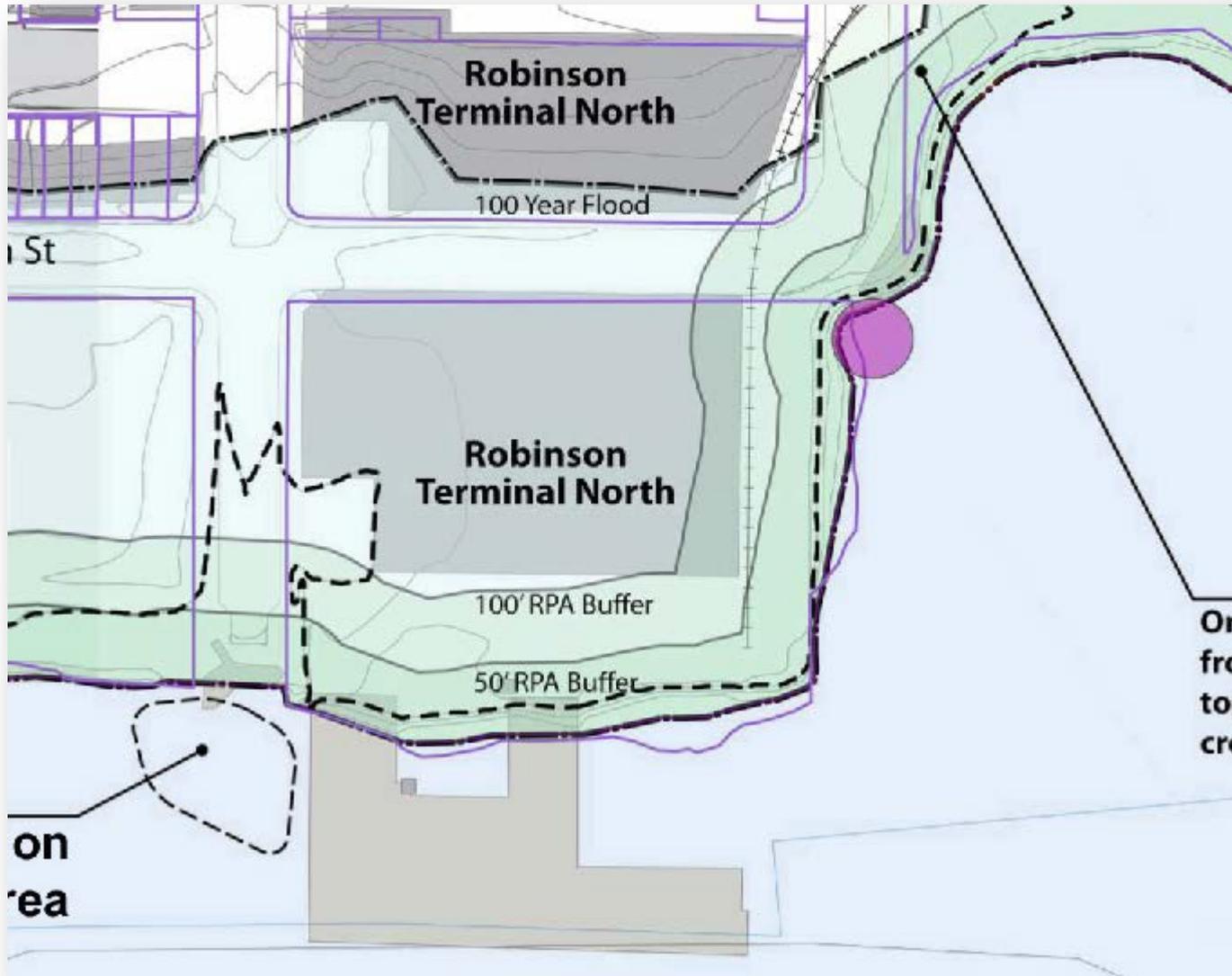
Contaminated sites shall also meet the requirements of the Virginia Department of Environmental Quality. The City typically requires minimal additional information beyond VDEQ requirements

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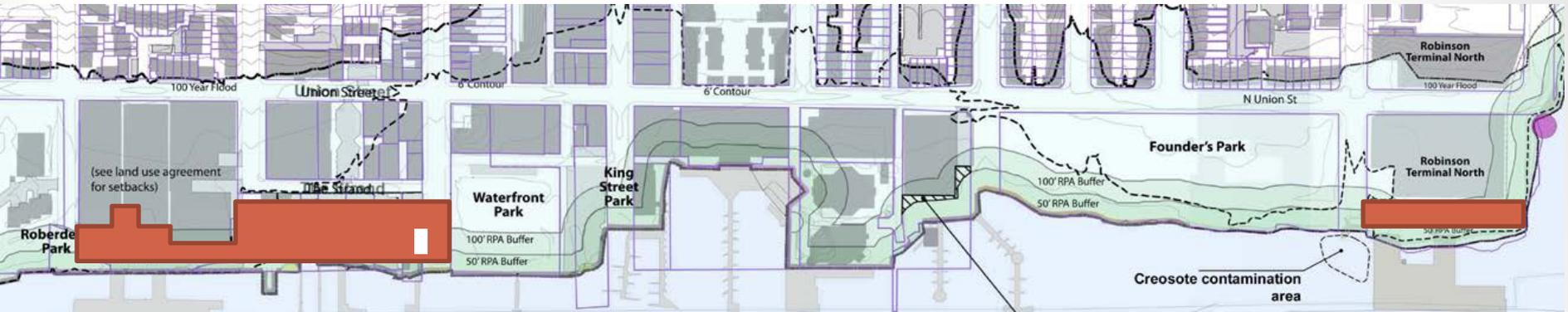
Resource Protection Area



Resource Protection Area



Impervious Surface Reductions

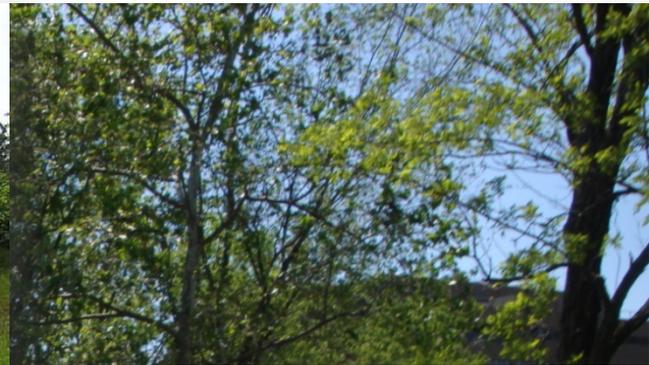


- First floor elevation of habitable buildings must be designed to 10.2' elevation.

Limited development flexibility within the RPA.



Naturalizing Shoreline



Daylighting

“Creeks channeled into underground culvert pipes destroy a healthy natural environment. Creeks that have been encased in pipes or hidden beneath decks can be “daylighted.” Stormwater pipes also can be daylighted or replaced with naturalized swales, constructed wetlands, or rehabilitated estuaries.”

Ecological Riverfront Design: Restoring Rivers, Connecting Communities

