



Alexandria Waterfront

Small Area Plan | October 11, 2011

- **Proposed zoning, design guidelines, community benefits**
- **Comparative scenarios**
 - **Current Zoning, No SUP**
 - **Current Zoning, with SUP**
 - **Planning Commission Recommendation**
 - **Parks and Museums Alternative**

- **Approvable now: 640,000 square feet**

Site	Currently Allowed (sf)	FAR	Proposed (sf)	FAR	Change
Robinson Terminal North	195,296	1.38	238,816	1.69	43,520
Robinson Terminal South	327,393	2.0	380,529	2.32	53,136
Cummings – Turner Block	124,760	2.0	187,140	3.0	62,380
Totals	647,449		806,485		159,036

- **housing: 400,000 sf in more than 250 units**
- **plus commercial: 240,000 sf (office, retail, restaurant)**
- **No limit on restaurants**

Current Zoning



Saul Center

1 ½ Porto Vecchios

+



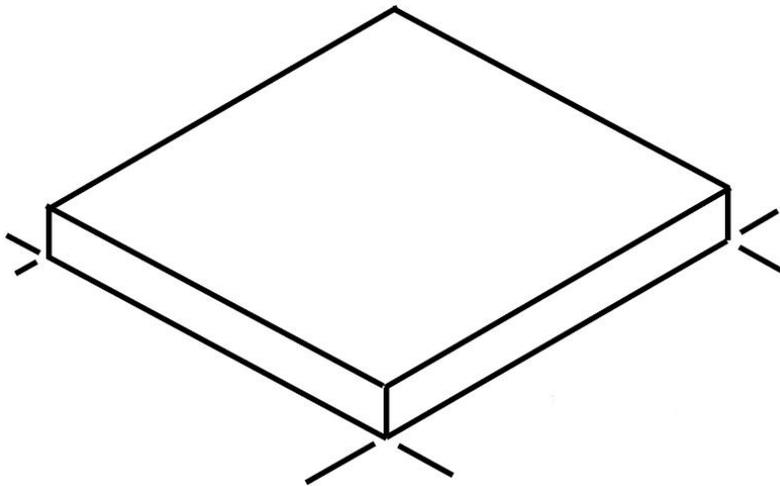
2 Chart Houses

- **Approvable now: 640,000 square feet**

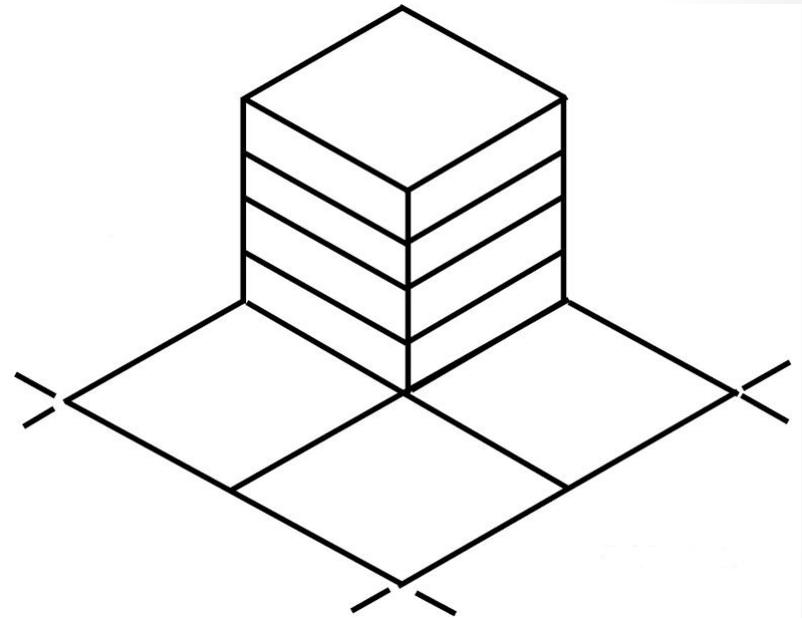
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- **FAR limits aren't enough control over Waterfront development**
- **W-1 zone has very limited requirements for amenities such as open space**

Floor Area Ratio = ratio of building floor area to lot area



FAR 1.0



FAR 1.0



Harborside is a 1.2 FAR



Abingdon Row is a 1.2 FAR



The Prescott is a 1.2 FAR



The Lorien Hotel is a 2.5 FAR

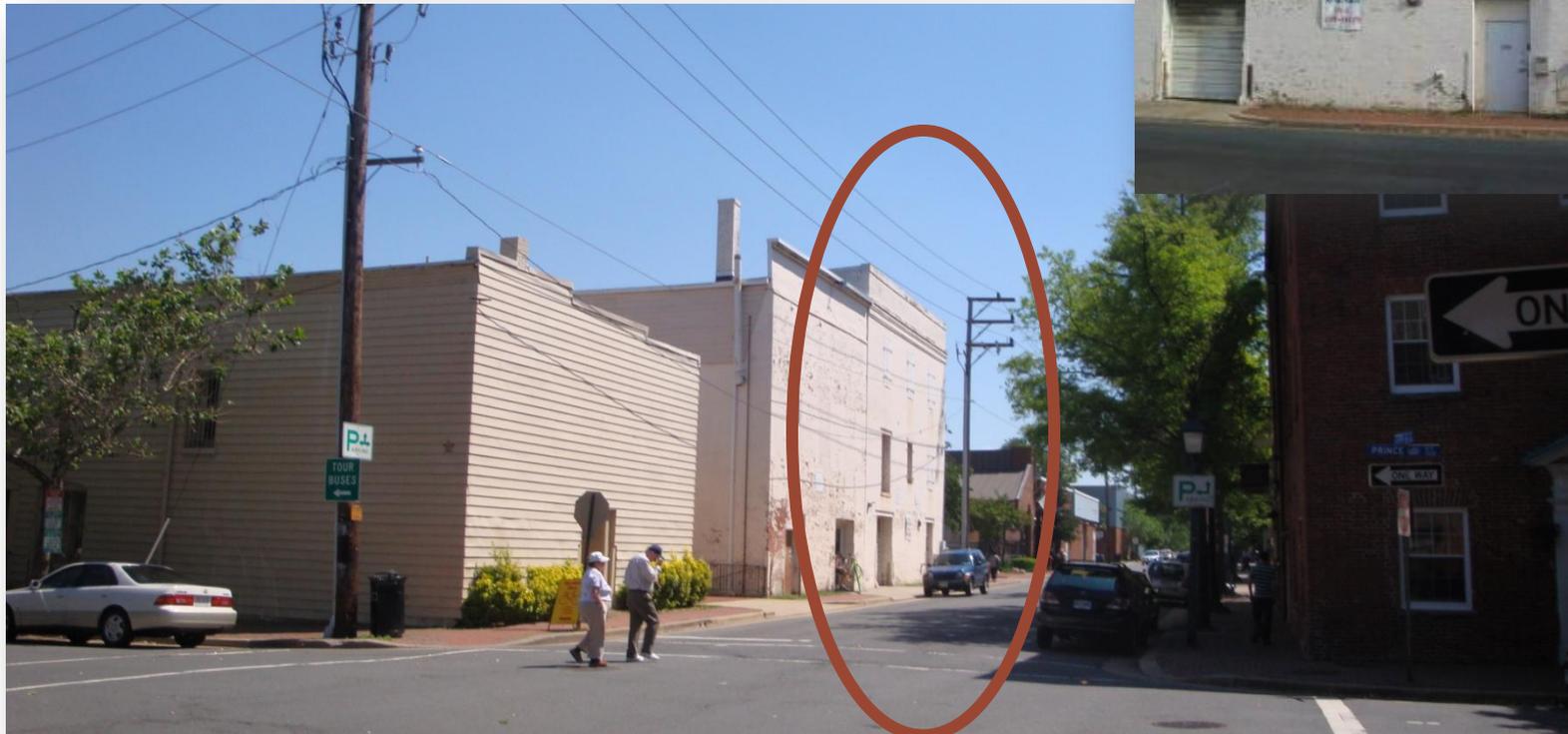


Chatham Square is a 2.3 FAR



The Saul Center is a 2.5 FAR

Wattles Corn Mill
206 S. Union St.
1843, modified 1912



206 S. Union is a 3.0 FAR



Strand Building: effective 3.5 FAR

The Waterfront Plan calls for the 3 development sites to:

- **Construct and maintain major new parks on site**
- **Contribute to off-site improvements such as parks and buildings for recreation to showcase Alexandria's history and culture**
- **Implement the Waterfront History Plan, including preservation and restoration of all historic buildings**
- **Implement the Art Walk**
- **Provide exceptional site and building design**
- **Improve the environment, including a restored shoreline**

The Waterfront Plan strengthens the development review process to ensure that plan goals are met.

- *Development goals and guidelines* that would be added to W-1 zone: land uses, parking, architecture, site design, streetscape, public spaces, historic preservation, public art.
- *A hotel/restaurant/commercial uses policy* to ensure that the SUP process addresses all neighborhood impacts: traffic, parking, noise, loading, trash, and cumulative impacts.

With each small area plan, the City has exacted more of the value created by additional density:

- **Developer contributions in small area plans:**
 - **Braddock: up to \$9/sf**
 - **Landmark/Van Dorn: up to \$20/sf**
 - **North Potomac Yard: over \$28/sf**

Current & Proposed Zoning: Heights

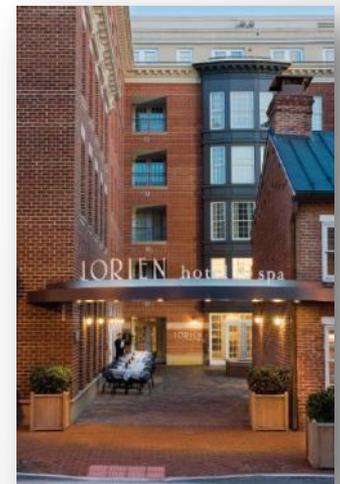
- Heights over 30 feet require an SUP

Block	Current Zoning Heights	Proposed Zoning Heights
Robinson Terminal North	30, 45, and 55 feet	30, 45, and 66 feet
Robinson Terminal South	50 feet	50 feet
Cummings/Turner	50 feet	50 feet

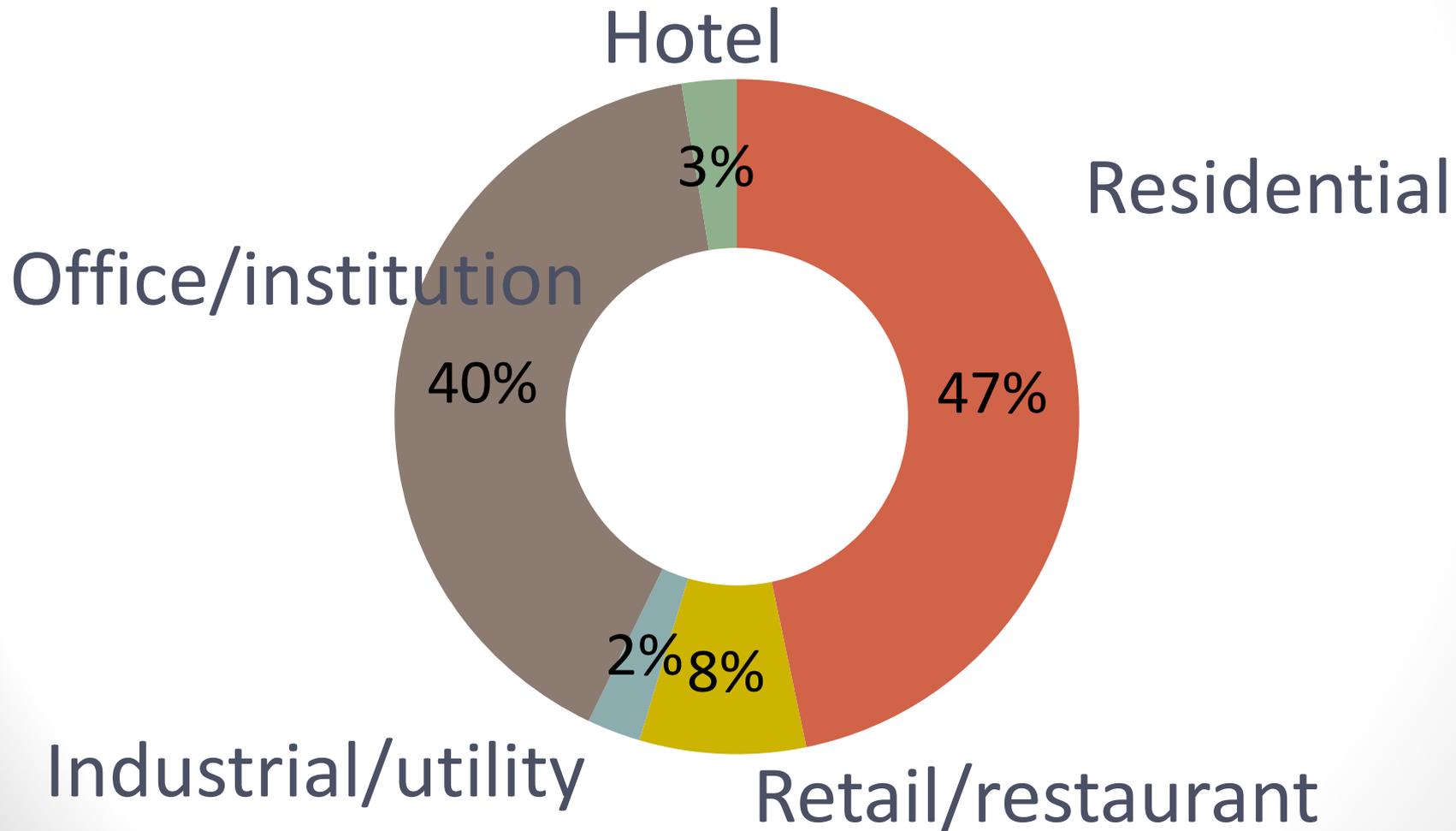


***Planned height modification
(55 feet to 66 feet with SUP)***

- Plan does not *require* a specific number of hotel rooms; *encourages* hotel adjacent to water and active public spaces
- Hotels are good neighbors
- Hotel revenues could pay for the planned improvements
- Strong market
- Better suited to flood plain



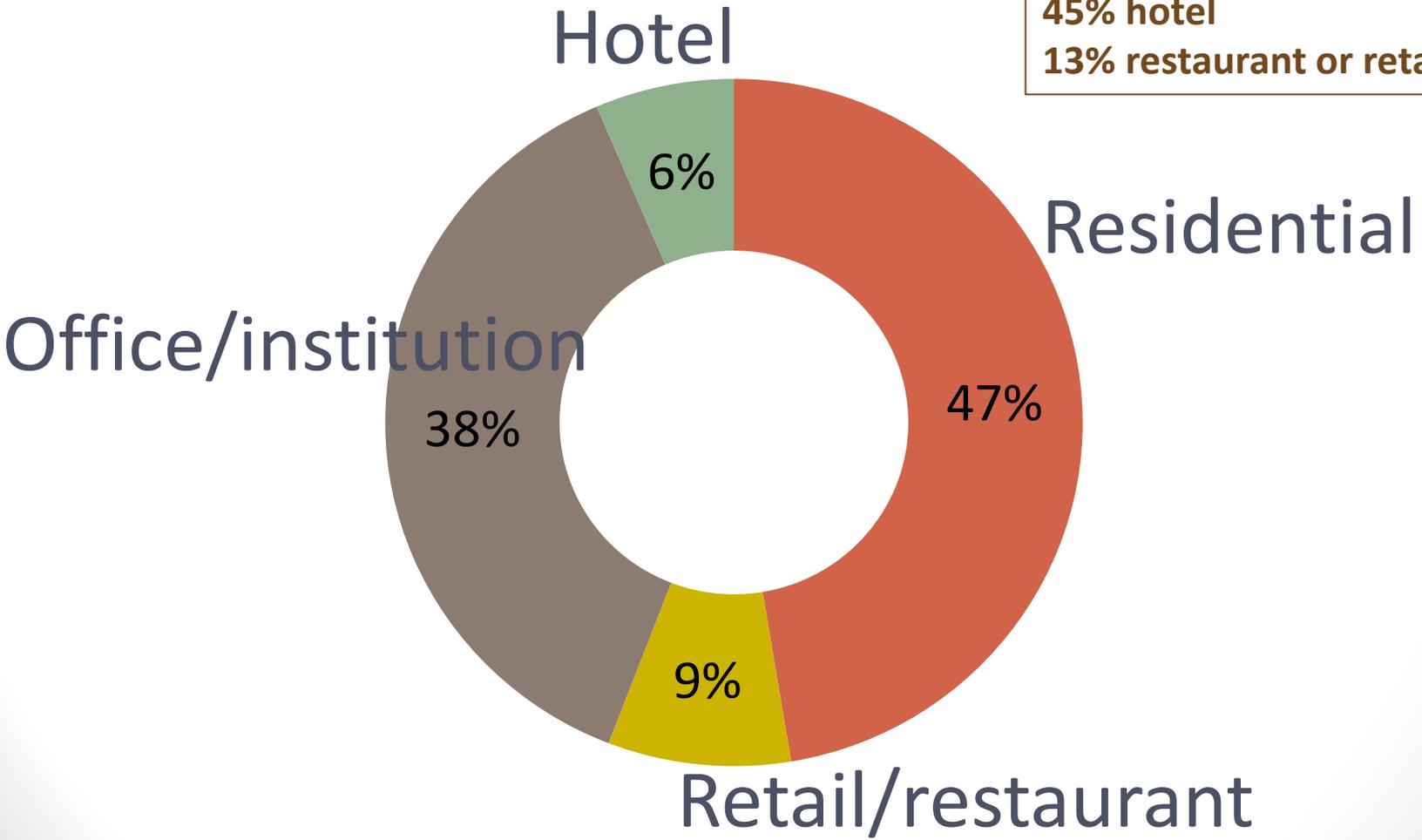
Waterfront Land Use - Today



Measured in building square feet. does not include GenOn Energy plant

Waterfront Plan - mixed use scenario

42% residential
45% hotel
13% restaurant or retail



Measured in building square feet. does not include GenOn Energy plant

Parking needs

Use	Need
Hotel	0.5 – 1.0 (per room)
Office	2.0 – 3.5 (per 1,000 sf)
Residential	1.0 – 2.0 (per unit)
Retail	2.0 - 3.5 (per 1,000 sf)
Civic/cultural	2.5 – 3.5 (per 1,000 sf)

Flood Plain development

