

Industrial Land Use Study Update

Planning Commission

July 7, 2015



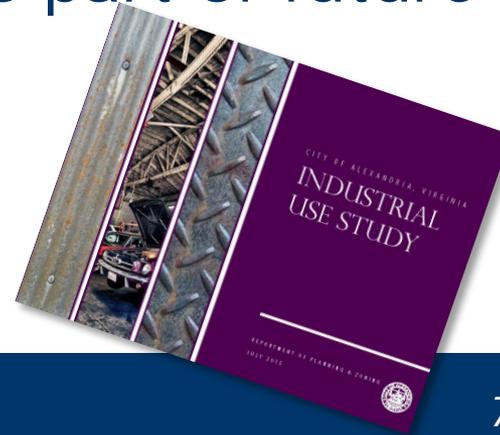
Information/Discussion

- Present preliminary results of research and analysis
- For use as background information for PC for Eisenhower West and Oakville Triangle Plans, SUPs, and future planning efforts
- Guidance from Planning Commission
 - Additional analysis + stakeholder outreach
 - Future work program



Process to Date

- Staff research and analysis – Fall/Winter 2014
- Presentation to Oakville Triangle Advisory Group – February 2015
- Eisenhower West PC/CC Work Session– March 2015
- **PC Informational – July 2015**
- Chamber of Commerce Update– July 2015
- Issue report Online - Summer 2015
- Evaluate next steps/timing as part of future work program – Spring 2015

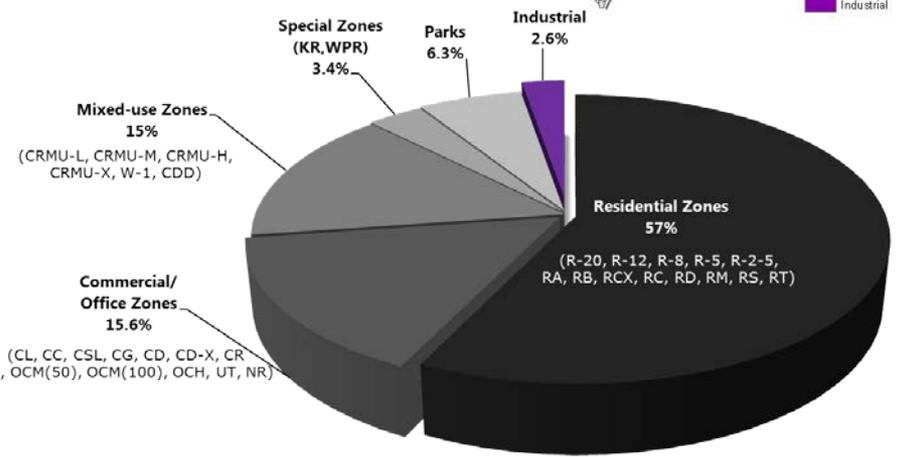
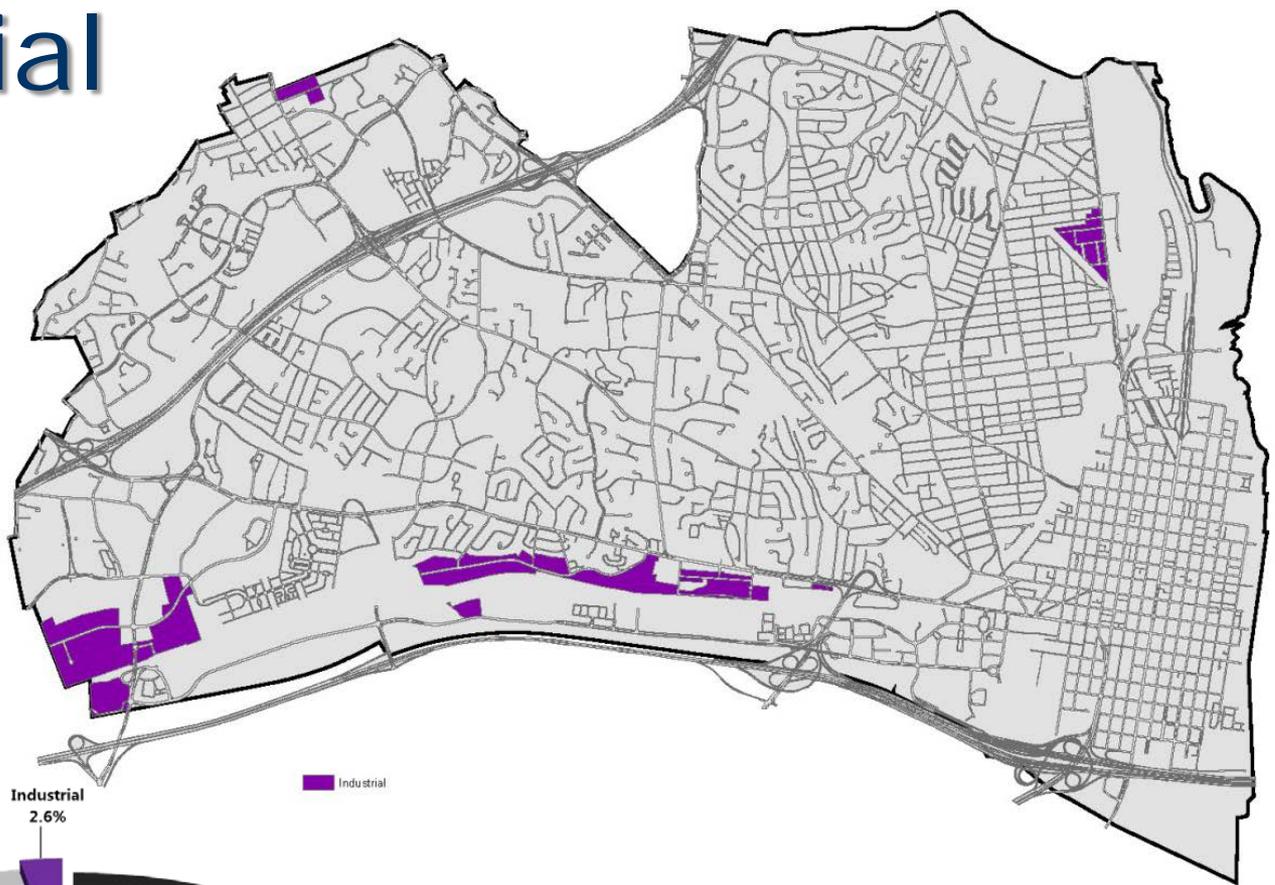


Methodology

- Assessed existing conditions citywide with regard to industrial and light-industrial neighborhood-serving uses and zoning.
- Conducted study with two components:
 - Zoning analysis: I/Industrial zoned land
 - Use analysis: industrial and light industrial businesses/uses citywide.
- Used business license data as a baseline.
- Reviewed market data.
- Explored regional and national trends.



I/Industrial



- 255 acres
- ~2.6% of total land area of City.

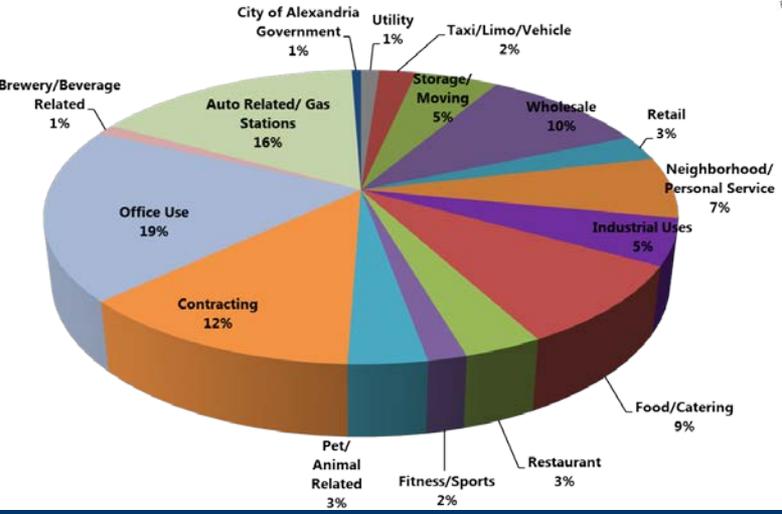
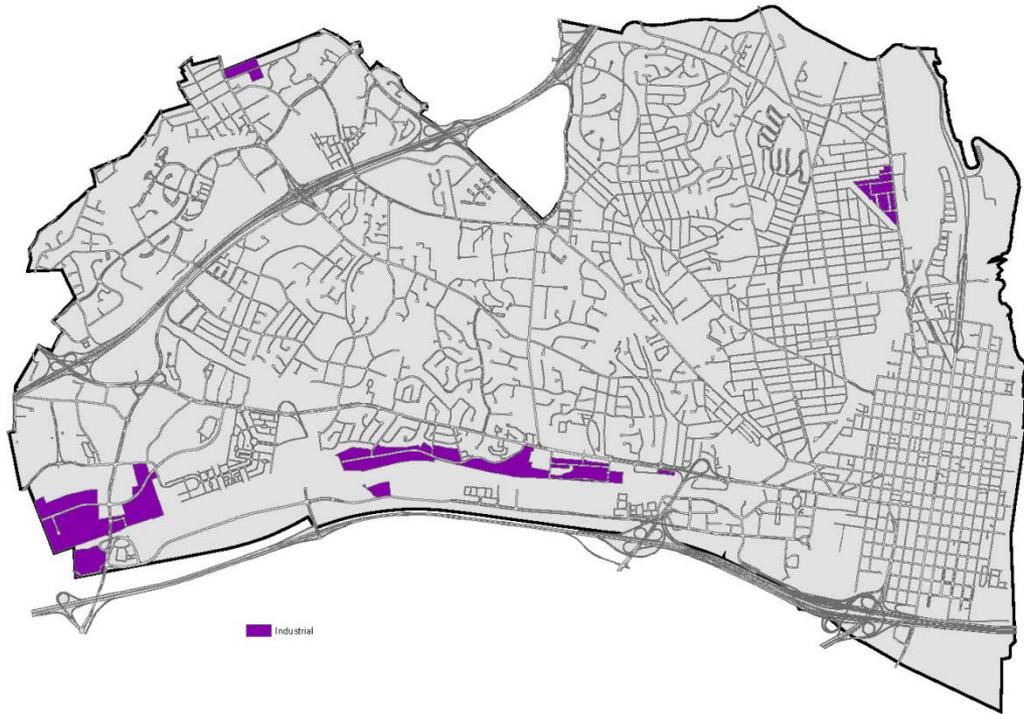


I/Industrial - Proximity to Transit

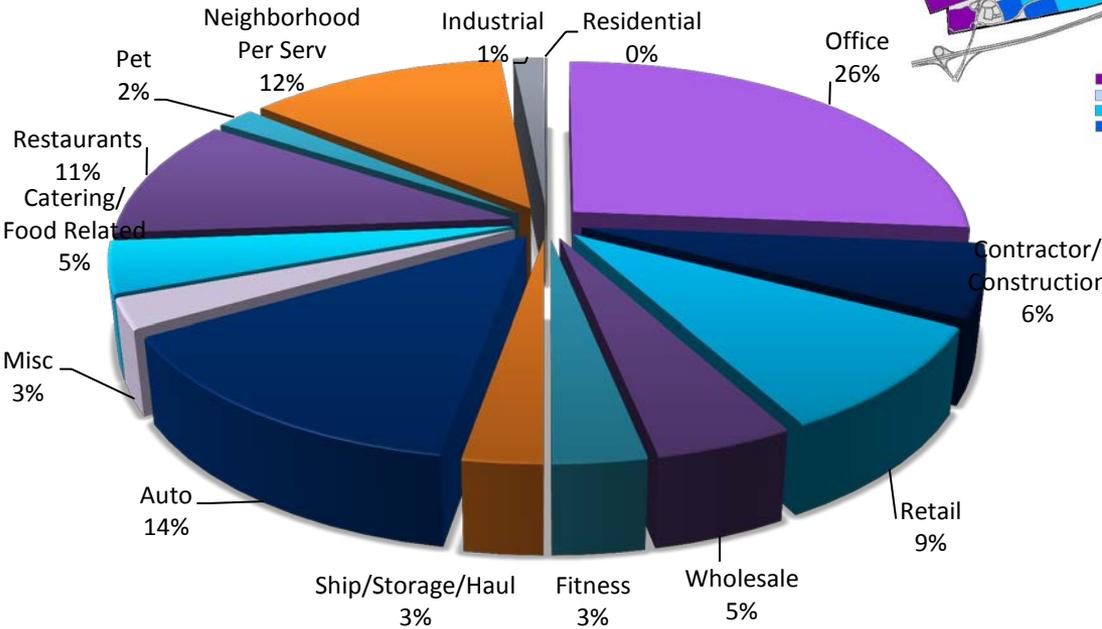
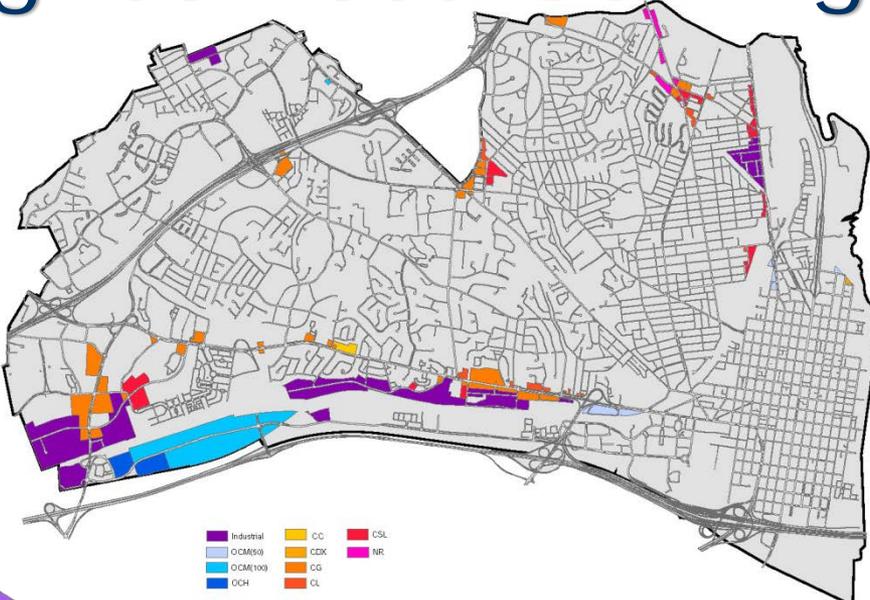


Existing Uses in I/Industrial

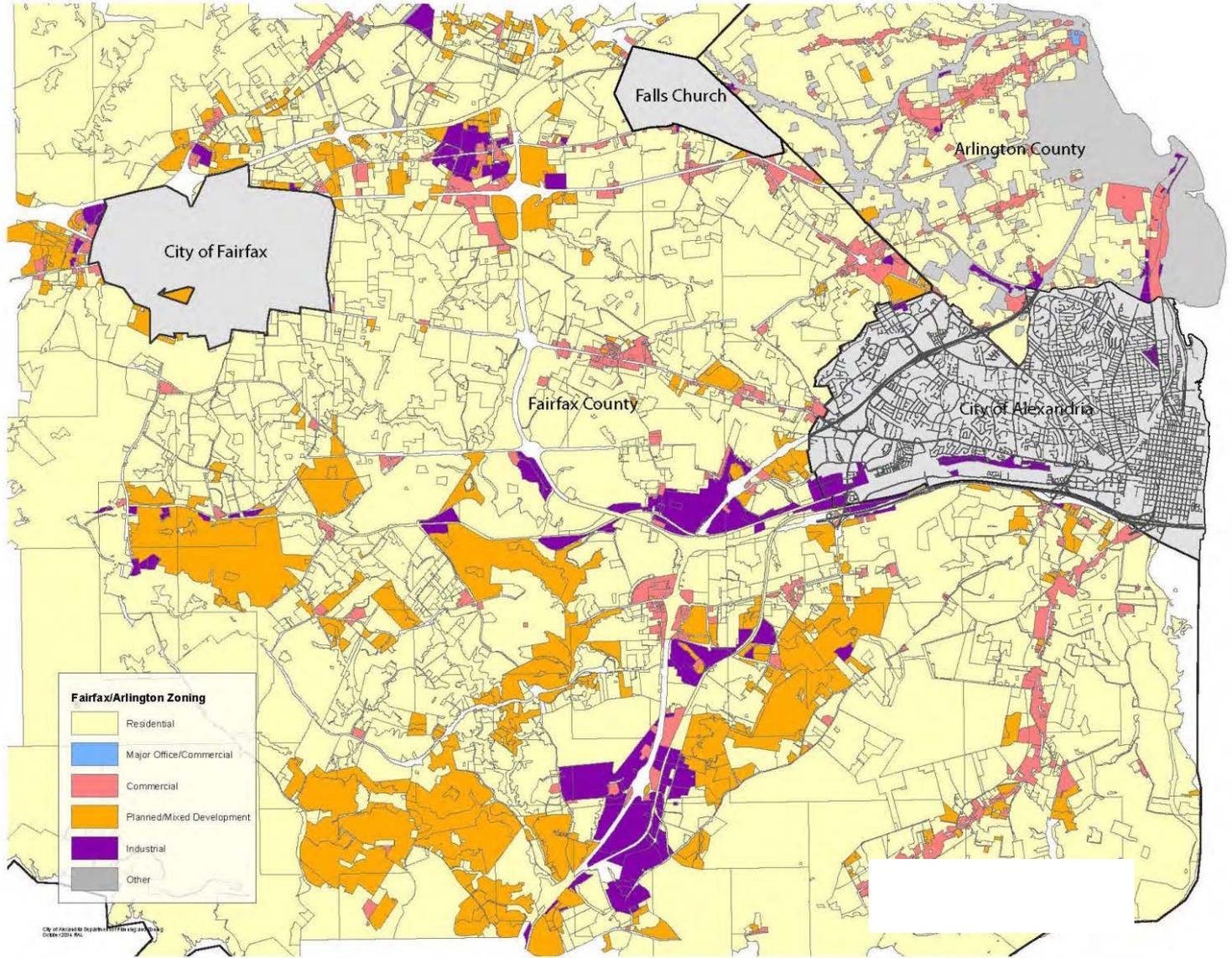
	I
Office	35
Contractor/Construction	22
Retail	5
Wholesale	18
Fitness	3
Ship/Storage/Haul/Moving	9
Auto	33
Miscellaneous	2
Catering/Food Related	16
Restaurant	6
Pet	6
Neighborhood Per. Service	12
Industrial	11
Residential	0
Total Business	178



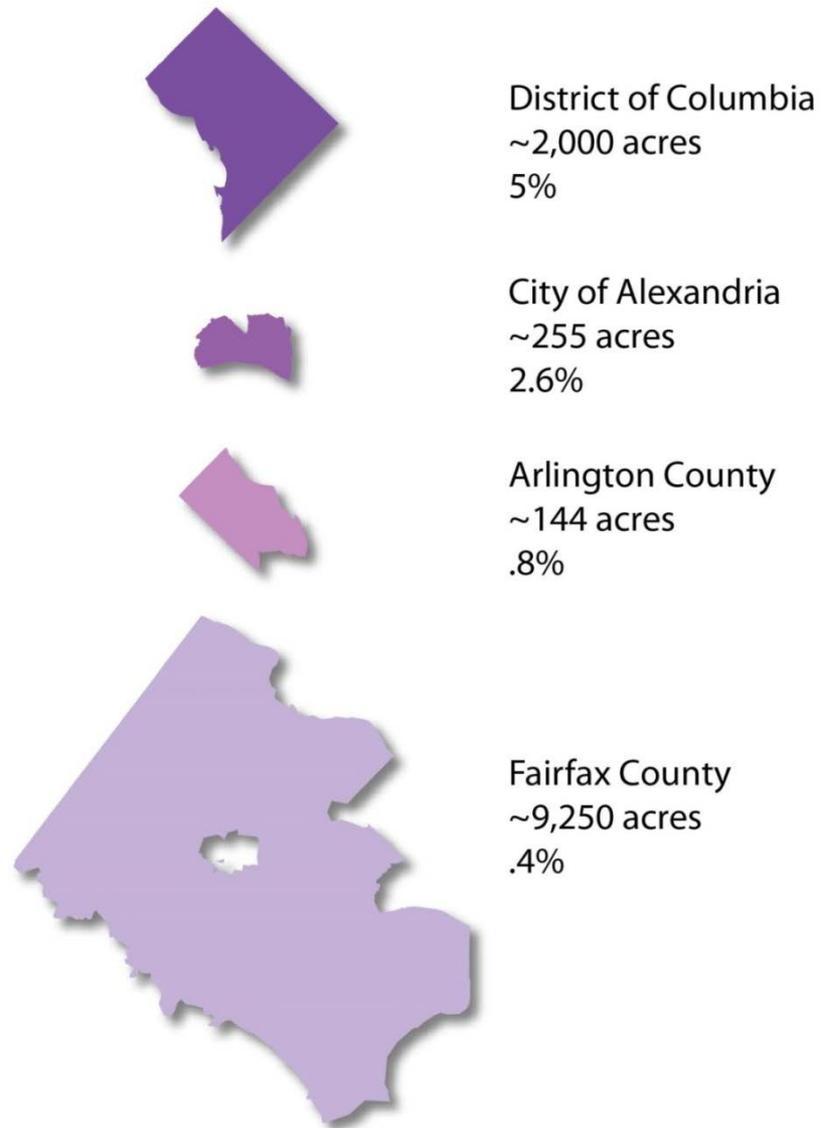
Expanded Analysis Light Industrial/Neighborhood-Serving



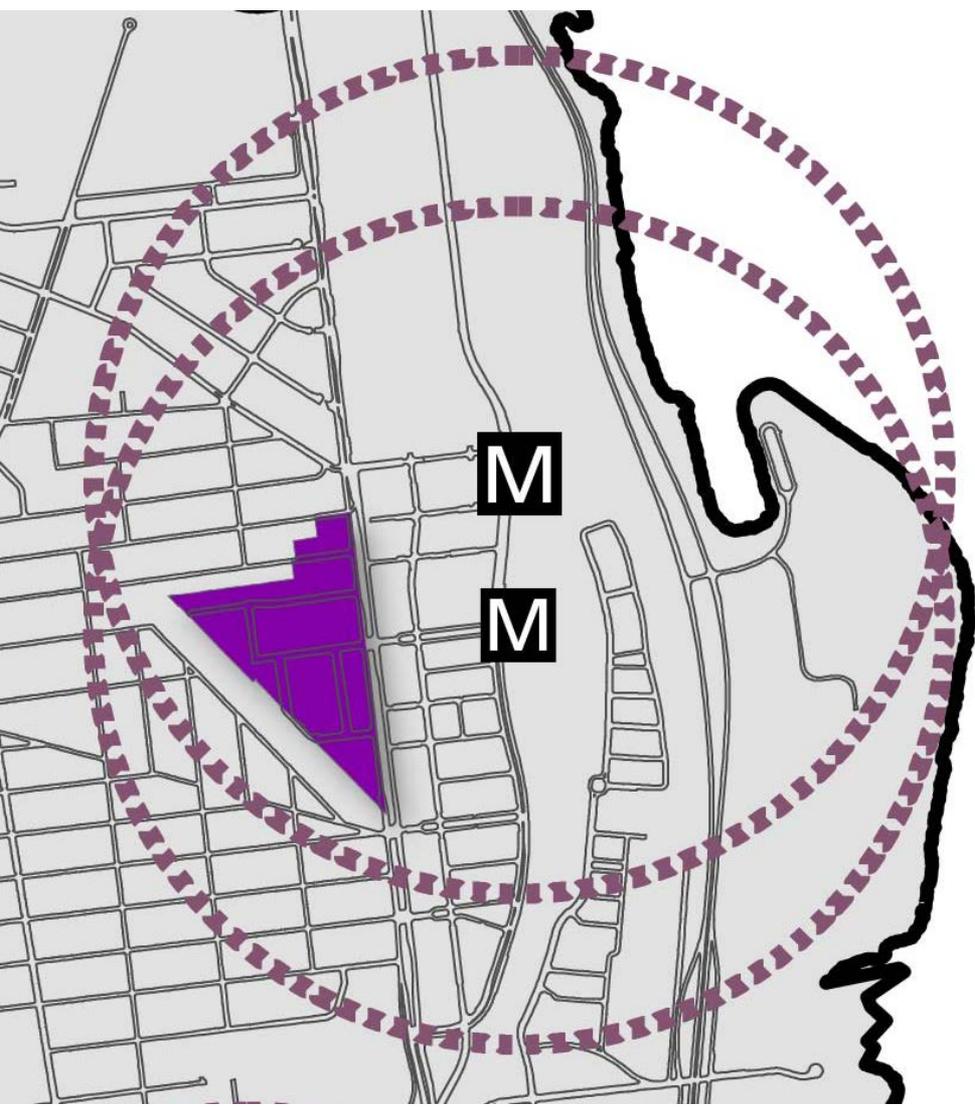
Regional Industrial Land - proximity



Regional Industrial Land comparison



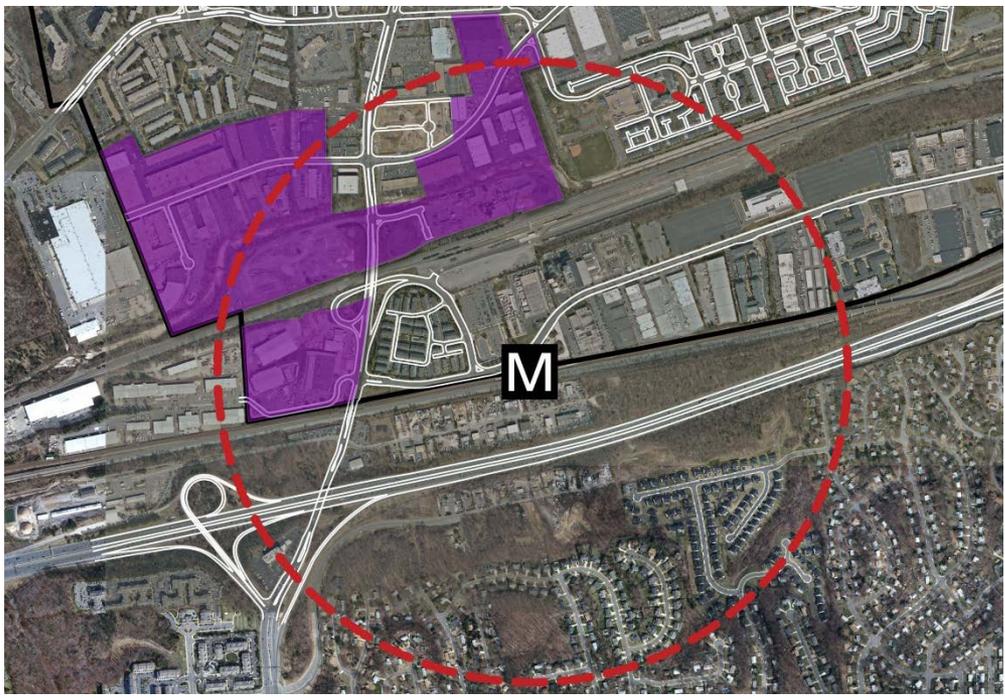
Oakville Triangle Site



- ~13 acres I-zoned
- Existing uses within the area are auto-related, food industries, and neighborhood serving uses.
- Plan calls for “maker” spaces



Eisenhower West Sites



- ~111 acres I-zoned
- 71 acres within .5 mile of Metro.
- Predominant uses are auto-related, food industries, and neighborhood serving uses.
- Average building age 50 years.
- Planning process exploring "innovation district"

Findings

- Majority of businesses/uses within industrial zone can occur in other zones citywide; Approximately 77% of existing uses are permitted in other zones in the City.
- About 100 acres of existing industrial land within ½ mile of Metro stations (existing and planned).
- City is largest land owner of I/Industrial property



Findings

- Market rents for industrial buildings considerably lower than other commercial properties
- Vacancy rates for industrial buildings in industrial zone higher (11.5%) than industrial buildings on commercial zones (.9%)
- Regionally, within 10 miles of Alexandria, there are over 3,600 acres of industrial land available (primarily in Fairfax)



Initial Recommendations

- Permit uses formerly considered “industrial” in commercial zones – craft manufacturing and maker spaces; “PWR – production, wholesale, repair”
- Small Area Plans can explore ways to retain light industrial/neighborhood serving uses.
- Establish building parameters that provide flexibility as properties redevelop.
- Examine retention of existing areas not proximate to transit.

