

ARLANDRIA NEIGHBORHOOD QUICK FACTS

I. DEMOGRAPHICS (Source: US Census Bureau, 2000)

Race:	Hispanic	62.3%
	Black/African American	22.1%
	White	11.5%
Age:	0-19 yrs	27.7%
	20-54 yrs	66.5%
	55+ yrs	5.9%
Education:	No H.S. diploma	57%
	H.S. diploma	11.8%
	Some College/Associate Degree	14%
	Bachelor's Degree	10.4%
	Graduate or Professional Degree	6.9%
Place of Birth:	Native	44.3%
	Foreign Born	55.7%
Median Household Income:	\$40,599	

II. KEY SITES

- Neighborhood shopping center, 4118 Mount Vernon Avenue
- Chirilagua residential cooperative, 3910-3918 Bruce Street
- Presidential Greens apartments, 3800-3810 Russell Road, 3800-3904 Executive Ave., 3900 Mount Vernon Ave.
- Mount Vernon Village Center, 3811 Mount Vernon Avenue
- The Birchmere, 3701 Mount Vernon Avenue
- Safeway-Datatel (Duron Paint), Mount Vernon Avenue & W. Glebe Road

III. ZONING

Four zoning districts are represented in Arlandria:

- Multifamily Zone (RA)
- Coordinated Development District #6 (CDD #6)
- Coordinated Development District #12 (CDD #12)
- Neighborhood Retail Zone (NR)

RA – Multifamily zone (Section 3-600)

Intended to provide for medium-density residential neighborhoods where apartments predominate. Permitted uses (not inclusive): Residential1

CDD No.	CDD Name	Without CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
6	Mt. Vernon Village Center/Birchmere	NR zone regulations shall apply except that the FAR shall not exceed 0.5 for nonresidential and 0.75 for a mixed use project including residential and ground floor retail uses.	Up to 3.0 gross floor area (GFA) including above-grade parking for the total mixed use development. (See CDD guidelines for definition of GFA) Development shall be consistent with the CDD guidelines and the Arlandria Neighborhood Plans, as adopted in the Potomac West Small Area Plan.	Maximum permitted building height along the street is 35 feet. Building height may be increased to 50 feet with a minimum building step back of 15 feet from the front façade of the building. Additional building height may be allowed as outlined in the CDD guidelines	Retail, office, residential. Development of uses fronting on Mt. Vernon Avenue shall consist of pedestrian-orientation uses as listed in the NR zone with office and/or residential uses above the ground floor to create an integrated mixed use development.
12	Safeway-Datatel	NR zone regulations shall apply except that the FAR shall not exceed 0.5 for nonresidential and 0.75 for a mixed use project including residential and ground floor retail uses.	Up to 3.0 gross floor area (GFA) including above-grade structured parking for the total mixed use development (see CDD guidelines for definition of GFA). Development shall be consistent with the CDD guidelines and the Arlandria Neighborhood plans, as adopted in the Potomac West Small Area Plan.	The overall height of buildings should be generally consistent with the heights depicted in the UPW Task Force Report Illustrative Plan.	A mixed use, neighborhood center that provides a retail anchor and supporting retail, office and live/work or residential uses with public and private parking. A minimum of 10 percent of the total number of residential units shall be affordable units.

Arlandria Neighborhood Retail (NR) Zone

Purpose: Strengthen existing commercial uses and attract new complimentary business to create a desirable, active urban place with shops, services, and restaurants consistent with the Mount Vernon Avenue Design Guidelines. The goal is to maintain the existing mixed-use environment, encourage compatible infill with new retail, foster a pedestrian friendly environment, and enhance connections to Four Mile Run Park.

Permitted Uses

- *Ground floor uses:* retail shopping establishments; restaurants; personal service establishments with limitations for banks, business and professional offices, medical laboratory/offices and laundromats.
- *Upper floor uses:* office, church, and dwelling units.

Administrative Uses - in lieu of SUP public hearing process

- Subject to standards and approval, administrative uses include: restaurants with limited seating, live theater and outdoor food & crafts markets.

Off-Street Parking Requirements

- Existing off-street parking must be maintained until centralized parking facilities are constructed.
- *Waived:* Outdoor dining (for the first 16 seats); outdoor food and crafts markets; live theaters; a change in use requiring increased parking if site is within 500 ft. walking distance of a public parking facility.
- *Reduced:* Provide 40% of required parking if new construction is less than 5000 sq. ft. and within 500 ft. walking distance of a public parking facility.

Signage Requirements

- All new signs shall comply with the Mount Vernon Avenue Design Guidelines.
- Unique & creative signs and awnings are strongly encouraged.
- Internally illuminated, flashing, freestanding and/or perpendicular box signs are not allowed.

Incompatible Uses

- Automobile service station; check cashing uses; drive thru facility; dry cleaning operation; light automobile repair; pawnshops; wholesale business; and motor vehicle parking, except public parking lots and private parking accessory to a principal use.

Bulk Regulations

- Buildings facing Mt. Vernon Avenue shall have a build-to line of 10 ft.
- Permitted FAR is 0.5, up to 1.5 for mixed use with a SUP.
- Building height: 35 ft., up to 50 ft. maximum with 15 ft. setback from façade.

Building and Retail Guidelines

- Desired form and location of buildings, facades, storefront designs, parking areas, height, scale, lighting, greenery and screening requirements are graphically depicted in Mount Vernon Avenue Design Guidelines.
- Special attention should be given to conform to the historic art deco architectural style of Arlandria.
- Public Art is strongly encouraged to help create a sense of place.

* This summary is for informational purposes only. See Sec. 4-1400 of City of Alexandria Zoning Ordinances for full requirements.