

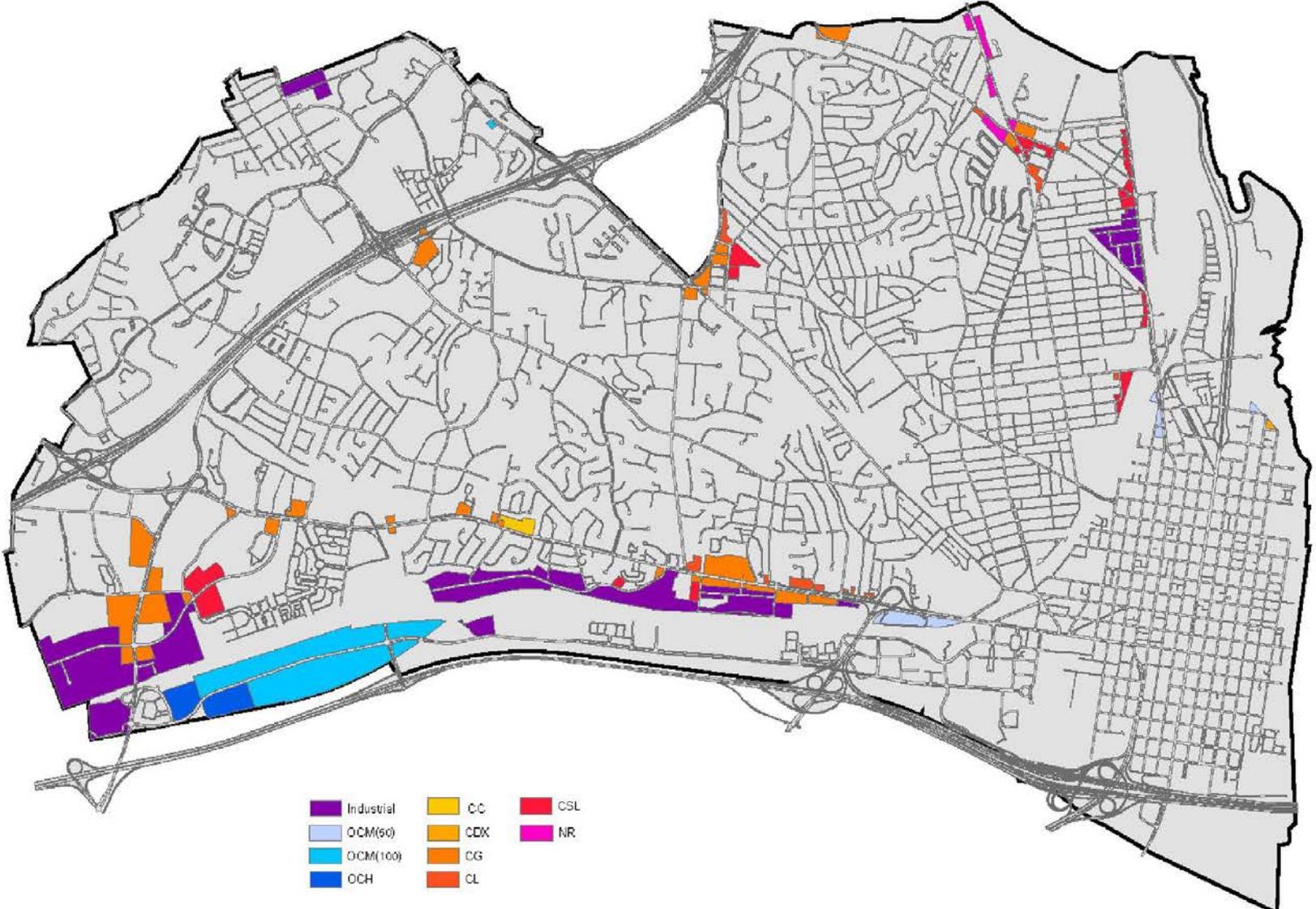
CITYWIDE INDUSTRIAL STUDY OVERVIEW



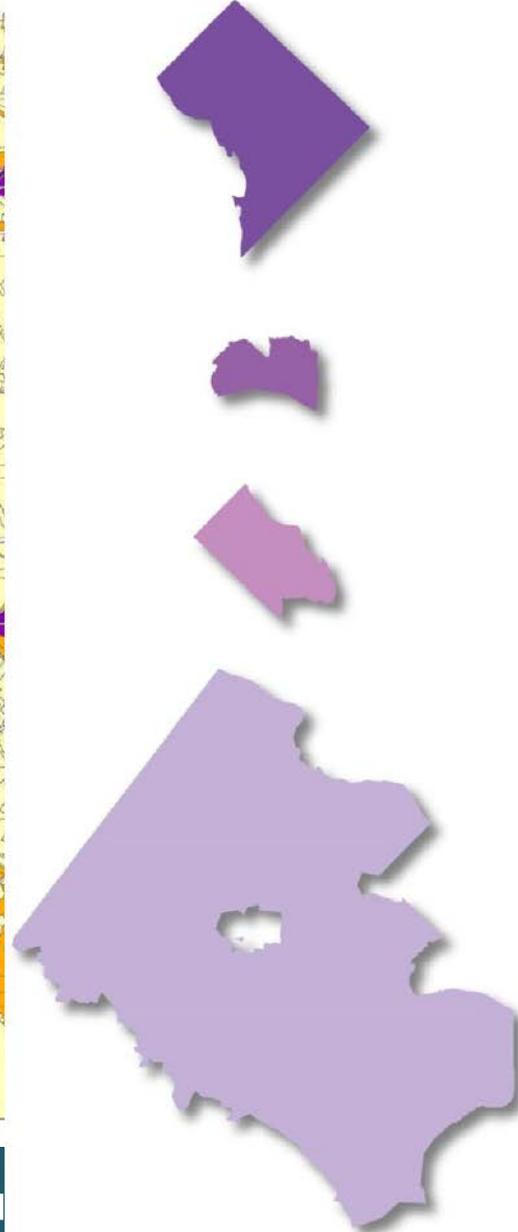
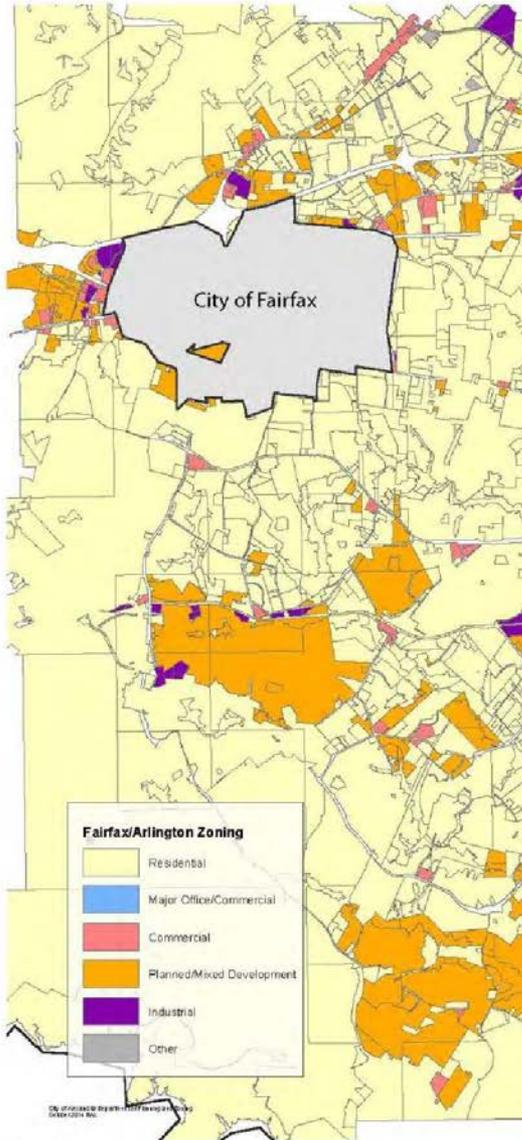
CITYWIDE INDUSTRIAL STUDY



INDUSTRIAL STUDY TARGET AREAS



REGIONAL INDUSTRIAL LAND



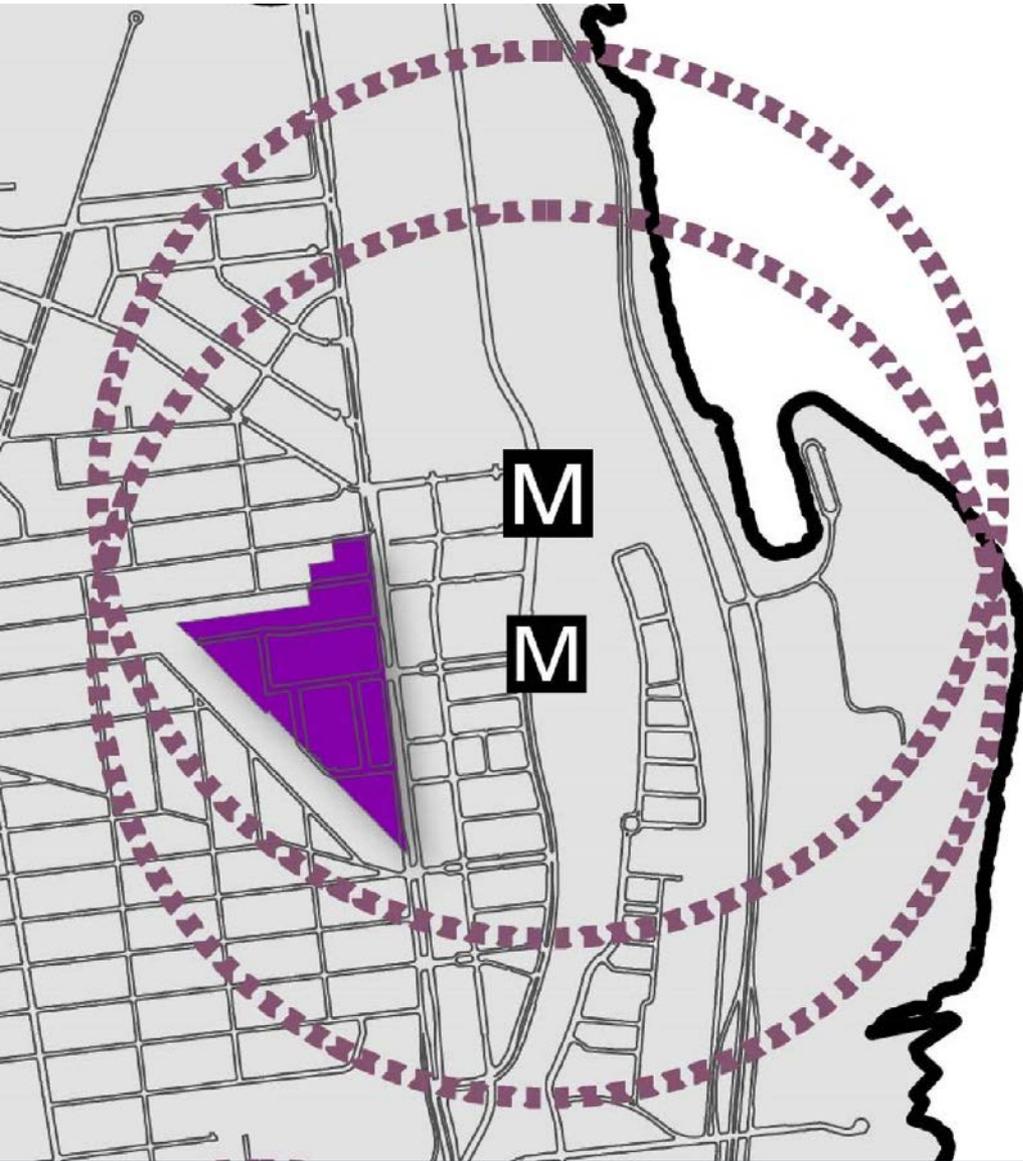
District of Columbia
~2,000 acres
5%

City of Alexandria
~255 acres
2.6%

Arlington County
~144 acres
.8%

Fairfax County
~9,250 acres
.4%

OAKVILLE TRIANGLE SITE



~13 acres I-zoned

Predominant uses within the area are auto-related, food industries, and neighborhood serving uses.

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 formerly “industrial” uses in commercial zones (e.g. craft manufacturing, brewery)
- Restrict I/Industrial zone to industrial uses; remove some non-industrial permitted uses (e.g. Office use, day care centers)
- 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