

**ARLANDRIA-CHIRILAGUA PLAN**  
**9/20/21 DRAFT PLAN RECOMMENDATIONS FOR PUBLIC COMMENT**  
***PLEASE SEE ATTACHED FIGURES AND TABLES PACKAGE FOR REFERENCES WITHIN THE RECOMMENDATIONS***

**HOUSING FOR ALL**

**Expand more deeply affordable housing options.**

1. New development will provide ten percent of the floor area in excess of the floor area permitted by existing zoning as committed affordable housing, exclusive of bonus density pursuant to Section 7-700.
  - a. Multifamily rental: five percent of the increase will be affordable to households with incomes at 40% AMI (inclusive of utilities) and five percent of the increase will be affordable to households with incomes at 50% AMI (inclusive of utilities) for a minimum of 40 years.
  - b. Multifamily condominiums and two-over-two and back-to-back units: ten percent of the increase will be affordable to households consistent with City housing policy in effect at the time development proposals are submitted.
  - c. Townhouse/single-family: ten percent of the increase will be affordable to households consistent with City affordable housing policy in effect at the time development proposals are submitted.
  - d. Projects that involve a rental and for-sale component will be subject, on a prorated basis, to the rental and for-sale housing requirements.
2. Affordable housing developer contributions on residential and commercial/industrial development permitted under existing zoning will be consistent with City affordable housing contribution policy in effect at the time development proposals are submitted. The City may choose to convert the monetary contributions into on-site affordable units in residential developments by buying down market rents.
3. Pursuant to Section 7-700 of the Zoning Ordinance, bonus density and bonus height are encouraged to facilitate the production of affordable set-aside units.
4. Pursuant to Section 7-703(A) of the Zoning Ordinance, bonus density in excess of 30% is allowed to encourage the production of additional affordable units.
5. Encourage the conversion of affordable rental set-aside units from 60% AMI to an equivalent value at deeper levels of affordability (e.g. 40-50% AMI).
6. The Office of Housing will explore opportunities, tools, and resources to further deepen levels of affordability in the neighborhood to 30% AMI.
7. Support the use of zoning tools that encourage the production of deeply affordable units.
8. The Office of Housing will build partnerships among public, private, and nonprofit entities to maximize the use of private and public land and to leverage all available resources, including Low Income Housing Tax Credit (LIHTC) equity, for the development of affordable and mixed-income housing.

9. Offer housing on terms to enhance retention of those living in the neighborhood at the time of the Plan adoption, expand inclusivity and eliminate barriers for those who are income qualified, regardless of their legal status.
10. The Office of Housing, in collaboration with community partners, will evaluate the need to undertake a census of households residing in the Arlandria-Chirilagua community approximately five to seven years following the adoption of the Plan, to determine if and how housing and affordability needs have changed.
11. Encourage co-location of affordable housing with future development where feasible.

**Preserve and invest in existing housing.**

12. The Office of Housing will provide technical assistance to and explore partnerships among public, private, and nonprofit housing owners and neighborhood institutions to leverage resources for the preservation and improvement of market-affordable, committed affordable, and mixed-income housing.
13. The Office of Housing will work with private landowners to develop potential financial and non-financial tools to address capital needs and expand affordability in exchange for the preservation of committed or market affordability. This may include donations of existing buildings for affordability preservation when redevelopment occurs and/or the potential right of refusal for the City to acquire assisted properties when/if they are sold.
14. In cooperation with board leadership, the Office of Housing will continue to offer to the Arlandria Chirilagua Housing Cooperative capacity building, training, and financial support for capital improvements in exchange for successful governance as a cooperative and committed affordability.

**Empower residents to address individual and community fears regarding housing security, displacement, and other concerns.**

15. The Office of Housing will work with community partners and other non-profit entities to cultivate and promote tenant empowerment through training and mutual support, and to ensure tenants are prepared to apply for new affordable units as they are delivered to market.
16. The Office of Housing will offer landlord-tenant mediation and other support, including eviction prevention services, in the Arlandria community.
17. Redevelopment proposals for existing residential properties should ensure that eligible residents receive tenant protections as well as relocation support and assistance, consistent with City policy in effect at the time redevelopment proposals are submitted, to mitigate impacts of potential future development. Support may include, but may not be limited to, payment to offset moving costs, notification, and coordination of support services offered by ACPS, DCHS, and other City agencies.
18. Implement preferences that enable new deeply affordable housing to be prioritized for residents living in the Arlandria-Chirilagua community, including working with HUD on fair housing considerations.

## **Incorporate amenities and services that are responsive to community needs in future development.**

19. Offer a range of housing types within the neighborhood to meet current and future housing demand and to accommodate different household sizes, compositions, ages, and abilities.
20. Ensure equal access for all residents to community amenities on site.

## **Expand homeownership opportunities**

21. Expand access to homeownership training and counseling to local residents, including providing such programs and services in Spanish.
22. Explore ways to create new affordable homeownership, including opportunities to create ownership structures that deepen affordability and housing stability over the long term (e.g., community land trusts and shared equity cooperatives).
23. On a case-by-case basis, evaluate need for enhanced City financial assistance to deepen levels of affordability of affordable homeownership units created in the Plan area.

## **HEALTHY, SUSTAINABLE AND RESILIENT**

### **Community**

24. With redevelopment, encourage the addition, retention and/or expansion of grocery store(s) to ensure access to fresh food, neighborhood goods and services, as well as local businesses that provide options for fresh produce and other food and needs that benefit the community.
25. Pursue opportunities to provide community gardens, including shared resource gardens in City parks and/or other City-owned properties such as libraries and/or recreational centers and schools. Encourage new development to incorporate areas for community gardens in outdoor open spaces, including roof-top open spaces
26. Support the inclusion of a medical/dental clinic within future redevelopment.
27. Explore opportunities to enhance neighborhood access to community resources that build self-sufficiency and well-being, including healthy food, job and language training, and wireless internet service through collaboration with local partners.
28. Explore opportunities to expand access to programs to support and engage youth and seniors through collaboration with local partners.

### **Buildings**

29. New development will implement strategies to reduce carbon that support the City's *Environmental Action Plan (EAP) 2040*. The strategies for new development to achieve this goal will include, but are not limited to:

- a. Buildings will be all electric, except for limited accessory elements of the building such as commercial use, food and beverage uses. For these limited accessory elements, the buildings will be designed to support low cost and available conversion from fossil fuel to electricity in the future.
- b. Buildings will reduce the embodied carbon of materials and construction.
- c. Building materials will consider the long-term life cycle of the building.
- d. Buildings will provide on-site energy through the use of technology such as solar photovoltaic (PV) and other available renewable resources for a minimum of 50% of the roof or equivalent.
- e. Buildings will provide electric vehicle charging.

### **Infrastructure – Stormwater**

30. New public streets and streetscapes will be designed per the City's Green Streets and Sidewalks Stormwater Design Guidelines.
31. New development will coordinate with City of Alexandria Storm Sewer Capacity Analysis and planned Capital Improvement projects to address flooding within the plan area.
32. New development and redevelopment will implement stormwater quality treatment through green infrastructure to the maximum extent feasible. Proprietary and underground devices may only be used when the use of green infrastructure has been shown to be infeasible or undesirable.
33. To provide protection of sensitive environmental areas and improve the quality of waterways within the plan area, remove existing buildings and other existing impervious surfaces from the Resource Protection Area (RPA) to the extent feasible concurrent with the redevelopment of sites on which they are located.
34. All development, either new or substantially improved, within the FEMA Special Flood Hazard Areas (SFHA) floodplains will develop in accordance with the City's Floodplain Ordinance requirements and must use the currently effective Floodplain maps, or any FEMA preliminary maps where the BFE is higher than the effective map elevation.
35. All development within any portion of the effective or preliminary FEMA floodplain Zone AE must provide a first floor elevation above the effective regulated Base Flood Elevation (BFE) plus one foot, or the Preliminary BFE plus one foot, whichever is higher, to account for future climate conditions.
36. All development projects within the currently effective FEMA floodplain maps and/or any preliminary maps under review must include implementation of site flood mitigation and protection measures and/or floodproofing for building openings at grade. Below grade floodproofed enclosed areas are permitted in the FEMA SFHA for new and substantially improved nonresidential buildings, only.
37. Remove encroachments on the Four Mile Run Flood Control Project, as identified by the United States Army Corps of Engineers (USACE).

## **Infrastructure – Sanitary Sewer**

38. New development will submit a sanitary sewer adequate outfall analysis to determine the impact of the project on available sewer capacity as outlined in the City's guidance in effect at the time of development. If adequate capacity does not exist, the project will provide all necessary sewer infrastructure improvements to accommodate the project's sewer flows.
39. With each development submission, each applicant will provide a report updating sanitary sewer capacity as impacted by their project.

## **GATHER + PLAY**

40. Provide the at-grade publicly accessible open space network as generally depicted in Figure 1 and Table 1. The open space network should include a mixture of active, passive, natural, educational, physical fitness, cultural, and social elements for people of all ages and abilities. All open spaces should include amenities of some kind that enhance usability such as seating options, grilling areas, exercise and play equipment, and accessible restrooms.
41. Each ground level open space depicted in Figure 1 will be made accessible and usable to the public through dedication to the City as a public park or provision of a perpetual public access and use easement.
42. In coordination with the Department of Recreation, Parks and Cultural Activities, parcels that redevelop adjacent to Four Mile Run Park and other publicly owned open space will not intrude into the adjoining public parkland. Redevelopment shall be consistent and compatible with the City's Open Space Master Plan and City Park Improvement Plans.
43. All public open spaces in the neighborhood will be designed to be welcoming, open and accessible to all. To support safety in public parks, all open spaces will be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
44. Each block developed with a multifamily residential use will provide a minimum of 20% at- or above-grade public and/or private open space. The percentage will be based on the development block, excluding required streets. Blocks required to provide on-site publicly accessible open space as part of the Plan area's open space network depicted in Figure 1 and Table 1 are eligible for a one-for-one credit toward the 20% open space requirement. The design, configuration, and programming of open space will be consistent with the goals of the Plan and will be determined during the development review process.
45. Accessory structures that support recreational uses and programming consistent with the intent of the Plan to enhance park users' experience may be provided within publicly accessible open spaces, subject to approvals through the development review process.
46. Special events and community activities in support of the Plan goals may be held within publicly accessible open spaces subject to all applicable City approvals and permits.

47. The existing community facility at 4109 Mount Vernon Avenue in Four Mile Run Park will remain, as recommended in the *Four Mile Run Park Improvement Plan*. To support the ongoing need for community/public facilities in Arlandria, future park planning will consider long-term replacement of the building.
48. As part of redevelopment, properties adjacent to Four Mile Run will be responsible for providing the open space area and improvements recommended by the *Four Mile Run Master Plan Restoration Plan*.
49. As part of new open spaces, parks and streetscapes, integrate recreational amenities, public art, and murals of scale that function as interpretive elements for the area's unique history and sustainable future. Incorporate historical markers and elements of the neighborhood history and culture to enhance the experience of users of the parks within the plan area. For historic interpretation recommendations, see Appendix X (Arlandria-Chirilagua Cultural History Report).
50. Open Space #5 depicted in Figure 1 (parking lot located at 3850 Mount Vernon Avenue), or a portion thereof, is recommended to function as a communal gathering space within the commercial core.
51. Open Space #10 depicted in Figure 1 is intended to provide connectivity between existing open spaces, and should include elements such as exercise equipment, a walking trail, and seating areas.

## **LAND USE**

### **General**

52. Provide a mix of land uses to support a vital, distinctive, and walkable neighborhood and allow for a variety of neighborhood residential supportive uses, such as medical offices, grocery stores, pharmacies, retail, commercial, City social services, daycare, schools, recreation centers, and meeting spaces for an array of neighborhood activities. Redevelopment sites will be subject to all requirements and applicable provisions of the recommendations and Figure 2 (Land Use Map). Continuum of care and nursing home uses may be provided to further expand diversity of housing types in the neighborhood.

### **Zoning**

53. As part of the implementation of the Strategy, create a new zoning district that implements the intent of the Plan to incentivize housing affordability and maintain local neighborhood-serving retail, commercial, and services. Redevelopment will implement the new zone to enable a flexibility of land uses and allow for additional height as depicted in Figure 2 and Figure 4B with the provision of affordable housing as specified in Recommendation 1.

## **Retail**

54. Provide ground floor retail uses in the required Retail Focus frontages as generally depicted in Figure 3.
55. Permitted ground floor uses in the Retail Focus Areas include retail, restaurant, personal service, entertainment, daycare, and other uses that activate the public realm.
56. Residential lobby space is discouraged but permitted in limited amount in retail focus area frontage.
57. Retail uses may be provided in other locations if consistent with the intent of the Plan and permitted by zoning.
58. Retail spaces on the ground floor fronting retail streets (for new buildings) in the Retail Focus Area will have a minimum depth of 20 feet as depicted in Figure 3A. All buildings will provide a minimum ground floor to ceiling height of 15 feet, with a preferred ground floor to ceiling height of 18 feet.
59. Work to retain and grow existing businesses by connecting business owners to private, public, or non-profit resources to maintain and sustain their operations within the neighborhood.

## **Entrepreneurship – Street Vendors**

60. Amend the Zoning Ordinance to allow small scale street vendors to sell items such as food, arts, crafts, and other items subject to all Health Department and City requirements.
61. Work with community stakeholders to develop the parameters of the new street program to be implemented in Arlandria-Chirilagua consistent with the intent of the Plan to provide economic opportunity for neighborhood entrepreneurs, affordable products to residents, and preservation of the culture and diversity of the neighborhood.
62. The Small Business Development Center will provide assistance to entrepreneurs and existing businesses on necessary permits, and in collaboration with local non-profit or community organizations, will offer assistance in Spanish to ensure that all potential neighborhood vendors have equitable access to the entrepreneurship opportunity.

## **Interim Placemaking**

63. Allow for interim placemaking strategies that incorporate programming for existing surface parking areas.

## **Community Facilities**

64. Redevelopment sites with 150 residential units or more will incorporate space for neighborhood-serving community facilities such as space for after-school tutoring,

library satellite space, job training programs and/or other comparable community-serving uses such as shared access to indoor community meeting space. This space will not count against the site's maximum development limits, will not be subject to developer contributions, nor will the site be required to provide parking for these uses.

65. As part of the Cora Kelly Elementary School modernization project, explore opportunities to coordinate modernization of the adjacent Leonard "Chick" Armstrong Recreation Center.
66. Planning for school capacity and after school enrollment will be addressed by the City and Alexandria City Public Schools and take into account impacts of new development.

## **URBAN DESIGN**

### **Culture and History**

67. Buildings are encouraged to include murals that celebrate neighborhood history and culture and enliven the public realm.
68. Integrate the interpretation of neighborhood history and culture in the public realm through public art, murals of scale, historical markers and other interpretive elements that highlight the area's unique history and culture. For historic interpretation recommendations, see Appendix X (Arlandria-Chirilagua Cultural History Report).

### **Building Height**

69. Buildings will comply with the maximum building heights as depicted in Figure 4B. To achieve the maximum height (exclusive of the application of Section 7-700 for bonus height), sites will provide ten percent of the floor area associated with the increase in height as affordable housing consistent with the affordability provisions outlined in Recommendation 1. All properties are also eligible for additional height with the provision of additional affordable housing pursuant to Section 7-700 of the Zoning Ordinance. (Figure 5 provides an example of how the bonus height provisions work).
70. New development should include a variety of building heights within each redevelopment site.
71. Buildings will provide appropriate building height transitions. The specific type of transition will be established through the development review process. Maintain, to the greatest extent feasible, the existing heights and facades of the neighborhood core buildings identified in Figure 3.

### **Building Streetwall**

72. While each new building should contribute to a generally continual streetwall, each building should also provide articulation and porosity to enliven the street and support locations for pedestrians to gather.



73. Building breaks should be provided to avoid long, uninterrupted building elevations unless, during the development review process, it is determined that a comparable level of benefit can be provided through other forms of architectural variation.
74. Redevelopment may include interior facing units (mews) only if units are also provided on each of the project's street frontages and/or public park frontages.
75. Building materials for new buildings will be limited to glass, stone, wood, brick, architectural precast concrete and/or metal.
76. Where fiber cement materials are proposed to be used, they will be limited to 20% or less on facades that are visible from public streets, rights-of-way, or public parks/or open spaces, or consistent with City policy in place at the time of development application, whichever is more restrictive.
77. Building materials that are prohibited include synthetic stucco and vinyl siding.

### **Streets and Sidewalks**

78. New streets and sidewalk cross sections will generally be consistent with Figures 5A , 5B, 5C and 5D.
79. Enhance the public realm with landscaping, hardscaping, signage, lighting, public art, street trees, street/sidewalk materials and/or painting.
80. Design, locate, and group sidewalk furniture to accommodate family and neighborhood gatherings and community events.
81. All new development will implement pedestrian-scale, LED street lighting that meets current City and Dominion Electric design standards as well as City Standard bus shelters and other bus stop amenities when there are bus stops adjacent to new development.
82. As part of the upcoming bridge reconstruction projects, public art will incorporate history and culture of the neighborhood.

### **Parking**

83. Multi-family buildings (excluding stacked townhouses) are encouraged to provide a minimum of one full level of parking below grade, if not precluded by the applicable floodplain requirements. If parking is provided above grade, it will be subject to the following:
  - a. Three of the four building street and/or park frontages will be entirely screened with active uses as defined in the Plan. The fourth frontage of the building will be screened with an architectural design, materials, and fenestration comparable to the remainder of the building(s), which may include public art and/or murals. The fourth frontage is not permitted on Mount Vernon Avenue, East and West Glebe Road, or on public parks.
84. Parking for all townhouses and stacked townhouses will be in rear loaded garages accessed from an internal alley. Front loaded garages are prohibited.
85. Shared parking is encouraged to reduce single-purpose parking. New surface parking areas and porte cochères (pick-up/drop-off loops) are prohibited.

86. Guidance from the Alexandria Mobility Plan's curbspace prioritization framework will be used to allocate curb space. All passenger pickup and drop-off should take place curbside on the streets.
87. Provide flexibility in parking requirements for committed affordable units, including parking reductions and off-site parking options.
88. To prioritize the safety and experience of people walking, all driveways, garage entrances, and loading entrances should be consolidated and widths should be minimized to the extent possible.

## **SAFE ACCESS**

89. Provide the streets, blocks, and pedestrian connections depicted in Figures 7 as part of redevelopment. All new streets will be dedicated to the City, unless otherwise approved by the City.
90. All pedestrian and bicycle connections will have public access easements or be dedicated to the City as shown in Figure 7.
91. Provide safe, comfortable, and connected bicycling facilities as part of redevelopment or City infrastructure improvements according to the Complete Streets Design Guidelines, Transportation Master Plan, and this section of the Small Area Plan. These may include enhanced bicycle facilities on Mount Vernon Avenue, West Glebe Road, and other key connections.
92. As part of redevelopment, provide a continuous, connected, and accessible network of sidewalks or shared-use paths that meet the Complete Streets Design Guidelines and enable people of all ages and abilities to move safely and comfortably within and outside the neighborhoods as shown in Figures 6 and 7
93. Sidewalks adjacent to new developments on Mount Vernon Avenue and Glebe Road (Main Street and Neighborhood Connector Complete Streets Typologies) will be consistent with the curb to building dimensions depicted in Figures 5A ,5B, 5C and 5D.
94. Evaluate multimodal safety, access, and connectivity along Mount Vernon Avenue and East and West Glebe Road and implement intersection improvements as shown in Figure 8.
95. As part of the redevelopment, provide safe, well-lit, ADA compliant internal pedestrian and bicycle connections within larger redevelopment blocks to maintain the neighborhood's walkable environment.
96. As part of redevelopment, implement safe pedestrian crossings generally consistent with the Federal Highway Administration (FHWA) Safe Transportation for Every Pedestrian (STEP) guidance and with the Complete Streets Design Guidelines.
97. Provide bicycle racks that are public and private, convenient, easily accessible, and meet the City's established Bicycle Parking Standards at key locations, particularly at mixed-use nodes.
98. Improve and expand access to shared mobility options (e.g. Capital Bikeshare, Dockless Scooters, etc.).
99. Evaluate safety, accessibility, mobility, and multimodal connectivity for West Glebe Road from the City/county line to Commonwealth Avenue through a feasibility study.