



Reference Illustrative Map #1
Old Town North Small Area Plan,
Figure 2.14:
Maximum Building Heights Using
Sections 7-700 and 6-904

LEGEND (Base Plan Heights without Sec. 7-700 or Sec. 6-904 height allowances)

■ 120'	■ 77' Maximum 50' Average	 Area subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
■ 100'	■ 66'	
■ 77'	■ 50'	
■ 77' (50' Max along N Royal)	■ 30'/50'	
■ 70'	■ 45'	
	■ 30'	

Links to Sections 7-700 and 6-904

Sec. 7-700 - Allowance for increases in floor area ratio, density and height and reductions in required off-street parking as incentive for provision of low- and moderate-income housing.

6-904 - Incentives for arts and cultural anchors.

##	Max Height using Plan plus Section 7-700 and Section 6-904
##	Max Height using Plan plus Section 7-700 or Section 6-904
##	Max Height using Plan
##	Base Height (existing zoning maximum at time of SAP adoption, refer to Figure 2.13 of Old Town North SAP)

- NOTES (note numbers do not match note numbers in OTN SAP Figure 2.14)**
1. 50' average height required for this portion of the block
 2. 50' height limitation only applies along North Royal Street
 3. Ord. 5450, height range of 70' to 172' with maximum height of 172' as shown in PRGS CDD Concept Plan 2021-00004
 4. Ord. 5136, allow 142' of building height for the existing tower located at 901 and 901A N Fairfax
 5. Any changes to building heights on Canal Center will require all applicable approvals by the NPS.
 6. Existing buildings located with the Old Town North SAP may currently exceed maximum allowable heights and those buildings may be entitled to retain those heights.