



CITY OF ALEXANDRIA

CDD# 21 Amendment

CDD2023-0003

Park & Recreation Commission | Feb. 20, 2025





Agenda

1	Summary
2	Alex West Small Area Plan
3	CDD#21 Details
4	Discussion



Summary

- ▶ **Request:** amend CDD#21 to align conditions with the Alex West SAP and update the Adams Neighborhood concept plans*
- ▶ **Background:**
 - ▷ Be a u r e g a r d S A P a d o p t e d i n J u n e 2 0 1 2
 - ▷ A r e a r e z o n e d t o C D D # 2 1 i n A p r i l 2 0 1 3
 - T h e B l a k e , 2 0 0 0 N B e a u r e g a r d , b u i l t a n d U p l a n d P a r k t o w n h o u s e s a p p r o v e d
 - ▷ A l e x W e s t S A P a d o p t e d i n D e c e m b e r 2 0 2 4 r e p l a c e s B e a u r e g a r d S A P
 - ▷ C D D # 2 1 A m e n d m e n t s c h e d u l e d f o r M a r c h 2 0 2 5 p u b l i c h e a r i n g s

* DSUP in Adams Neighborhood anticipated for April 2025, future DSUPs will update concept plans for other SAP neighborhoods

CDD = Coordinated Development District | DSUP = Development Special Use Permit |

SAP = Small Area Plan



Alex West Small Area Plan

- ▶ **Public + Connected Open Spaces Recommendations:**
 - ▷ Development will provide at -grade publicly accessible public park/open space network as depicted in Figure 5.3 (#40)
 - ▷ City will locate a new recreation center or similar facility within the plan area*, potentially within public open space (#41)
 - ▷ Improve access to existing public and public easement parks (#42)
 - ▷ Each residential development will provide 25% on-site open space (#43)
 - ▷ Additional 10K SF of open space in Garden Neighborhood if development is only residential (#44)
 - ▷ Public art will highlight cultural diversity of the plan area (#45)
 - ▷ Special events, community activities, etc. encouraged within open spaces (#46)
 - ▷ Interim recreational uses encouraged on existing surface parking lots (#47)
 - ▷ Accessory park structures (e.g., restrooms) may be provided within open spaces (#48)



Location



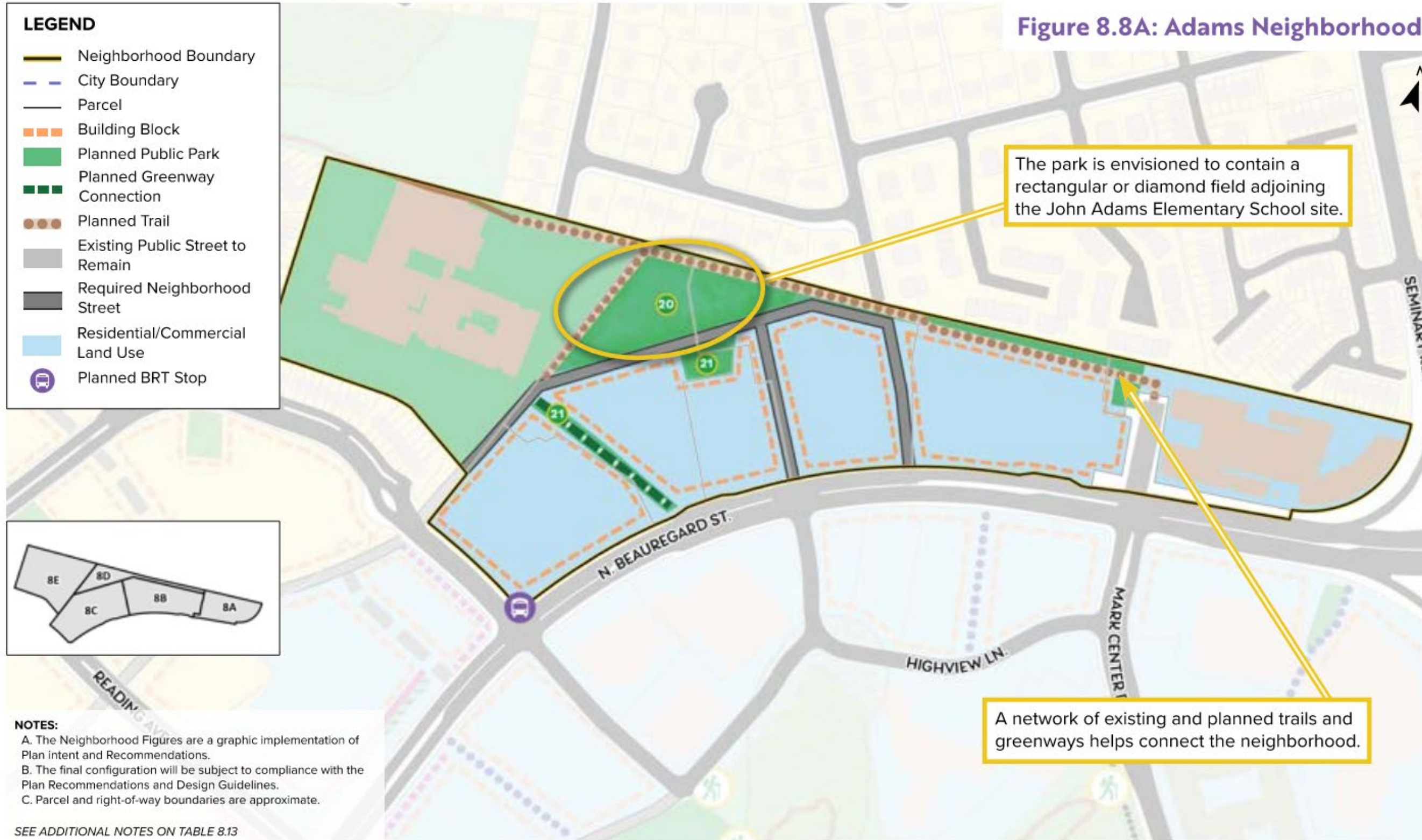


CDD# 21 Neighborhoods



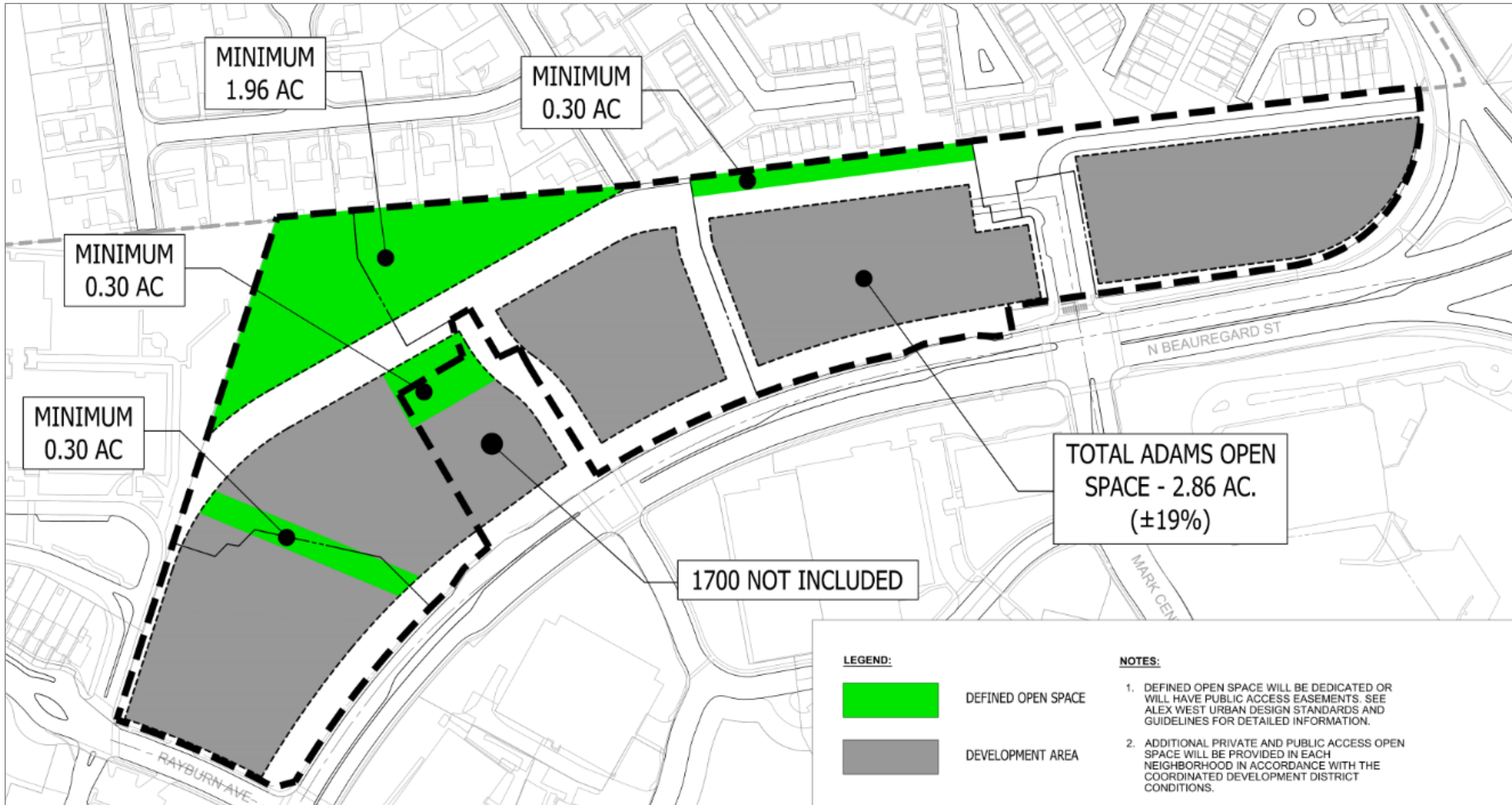


Adams (Alex West SAP)





Adams CDD





CITY OF ALEXANDRIA

Discussion

