

Components of Zoning for Housing

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East Side Hybrid Community Meeting





Why Zoning for Housing/Housing for All

- **TO HELP ADDRESS ALEXANDRIA'S HOUSING NEED**
 - Approximately 15,500 Alexandria renter households with incomes up to \$75,000 are cost burdened, paying more than 30 percent of their income on housing (American Community Survey 2017-2021 5-Year Estimates).
 - Approximately 3,500 Alexandria homeowner households with incomes up to \$75,000 are estimated to be housing cost burdened (American Community Survey 2017-2021 5-Year Estimates).
 - More information on Alexandria's housing need can be found in the [presentation](#) given by Helen McIlvaine during the Zoning for Housing [kick-off event](#) in March.
- **TO HELP ADDRESS SOCIO-ECONOMIC VESTIGES OF PAST DISCRIMINATORY PRACTICES**

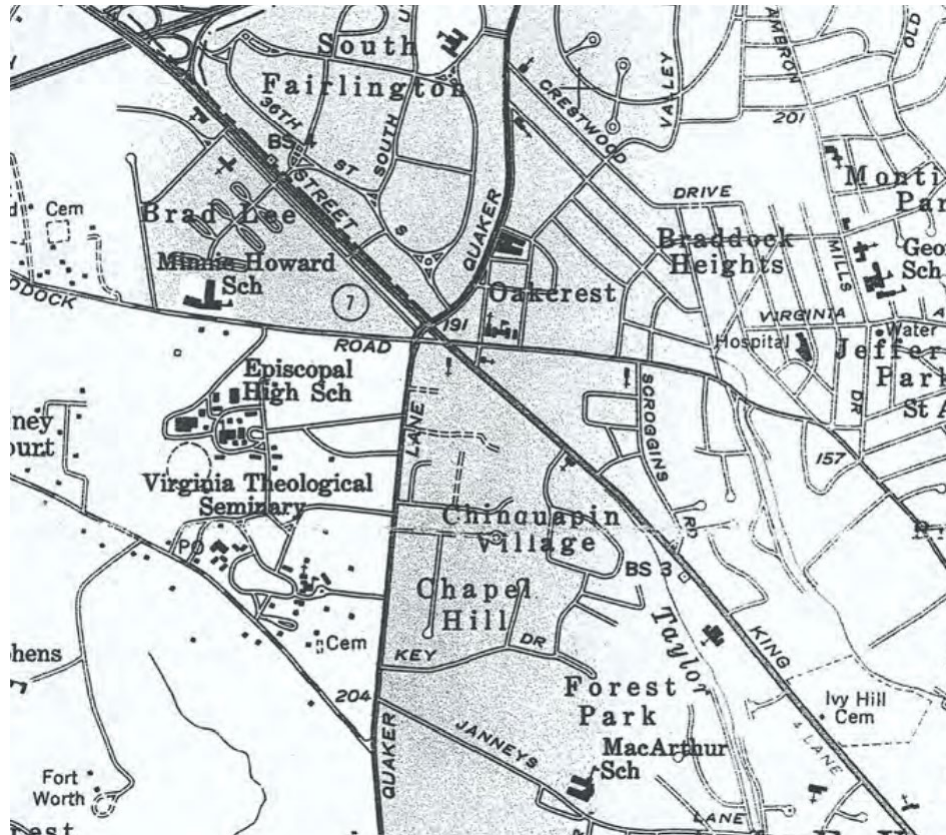


What are the initiatives being proposed?

Zoning for Housing is a comprehensive proposal of zoning reforms with the goal of expanding housing production and affordability and addressing past and current barriers to equitable housing access.

- **Accessibility:** There is unequal access to housing opportunities in Alexandria
- **Affordability:** Far too many Alexandrians cannot afford a place to live in our City
- **Availability:** Housing production has not kept pace with increasing demand, reducing housing options for everyone

Removal of Restrictive Language



Portion of a 1956 map of Alexandria

This effort is to remove from the Zoning Ordinance restrictive language tied to past laws and policies which created exclusionary barriers for some groups to equitable living opportunities across the City. This project will be supported by historic research on the origins of this language, the identification of other Zoning Ordinance language that may be exclusionary, and a discussion of how this language operates in present-day Alexandria.

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Historic Development Patterns

The purpose of this initiative is to identify land use patterns, such as the mix of uses and building types found in historic neighborhoods (Del Ray, Rosemont, Old Town, and Parker-Gray) that can no longer be built under existing zoning. Characteristics of historic land use patterns that are desirable would be identified along with recommendations for changes to the Zoning Ordinance to allow these patterns to be considered.



Alexandria Square condominiums, Del Ray

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Coordinated Development Districts and Affordable Housing



Potomac River Generating Station, Old Town North

Coordinated Development Districts (CDDs) establish the zoning for large tracts of land planned for redevelopment. The purpose of this initiative is to ensure that the creation of affordable housing is supported in each new CDD. The recent CDD for the Potomac River Generating Station site is a model that staff will examine for potential application in future CDDs.

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Expanding Housing Opportunities in Single Family Zones



This initiative will propose a zoning framework to expand housing options in single family zones by enabling new typologies in neighborhoods where they don't exist now. These options may by their nature be less expensive than the typical new single family home, but this initiative will not be examining the potential for these new units to be "committed affordable" as we have interpreted that without specific tools or public investment to make them so.

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A neighborhood in Alexandria composed of single-family detached homes

Expansion of Transit Oriented Development



Illustration from the Braddock Metro Neighborhood Plan

This initiative will review existing permitted densities within the walksheds of existing and planned Metro stations and BRT stations. It would further analyze any existing barriers currently in place that limit increased densities around transit stations.

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Residential Multi-family (RMF) Zone Analysis

The RMF zone provides a substantial density incentive to induce landowners to preserve and/or produce affordable housing. This initiative will analyze potential expanded opportunities for the Residential Multi-family (RMF) Zone including looking at criteria for consideration of the RMF zone in existing and future Small Area Plans.

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The Heritage at Old Town, the first project to use the RMF Zone

Townhouse Zoning Analysis



Townhouses on Goddard Way in Alexandria

Townhouses have been a popular housing type throughout Alexandria's history. Alexandria's zoning ordinance allows townhouses in multiple zones, but the rules can be very different depending on the zone. This initiative will seek to create a common set of rules for townhouse development and reduce unnecessary regulatory barriers to townhouse construction within commercial zones.

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Office to Residential Conversions



This initiative will review Alexandria’s recent experience with office-to-residential conversions, including an evaluation of the impacts of conversions from a variety of perspectives, including housing supply, economic development objectives, and fiscal impact. The project will determine whether the Zoning Ordinance includes impediments to office-to-residential conversions and whether there are areas where we want to encourage or limit conversions.

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A rendering of the office-to-apartment conversion project at the Park Center complex in Alexandria.

Bonus Height Text Amendment



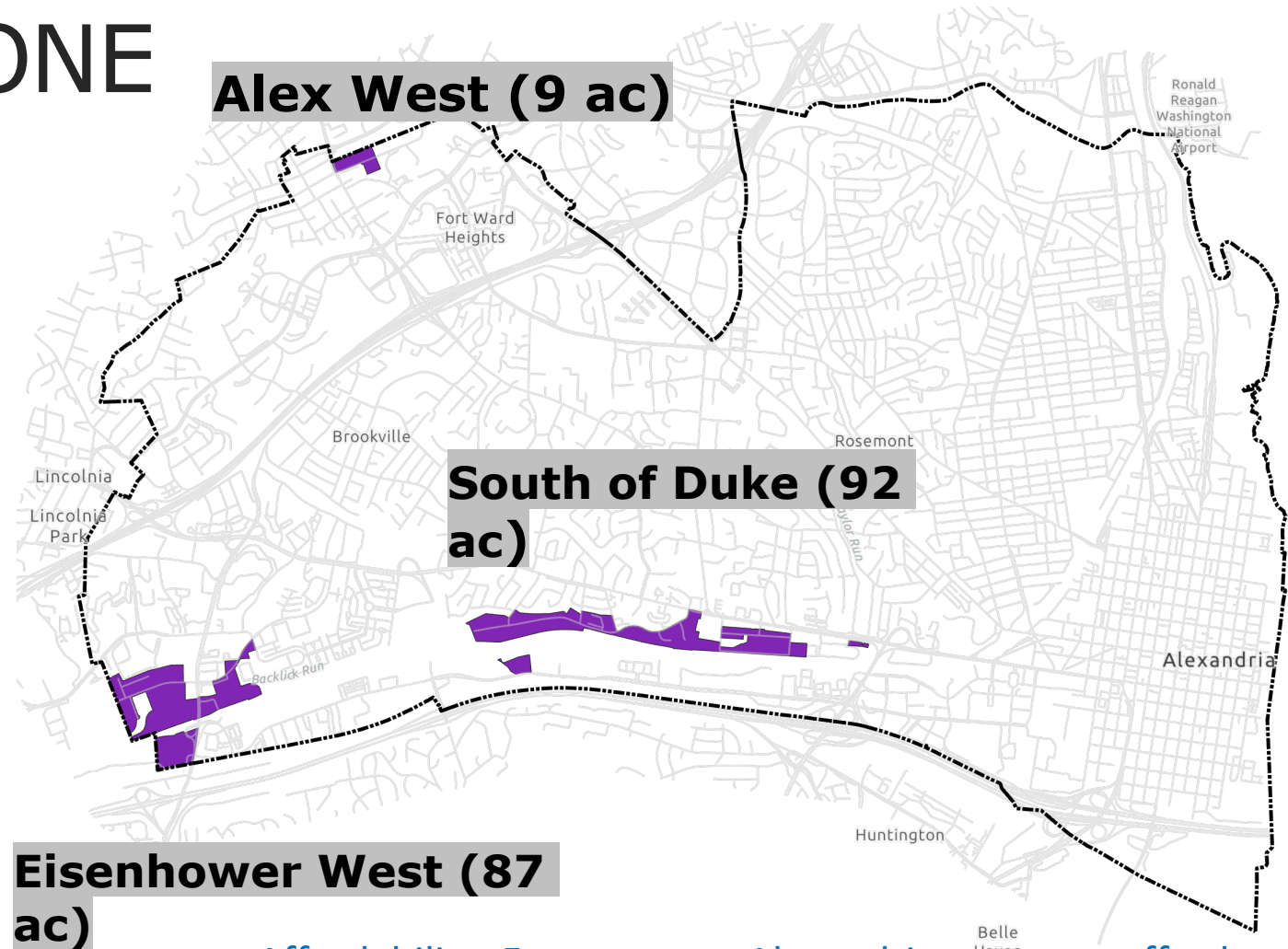
Visual depiction of “bonus height.”

This initiative would incentivize more use of Section 7-703 of the zoning ordinance that allows additional height in new residential projects in exchange for affordable housing. Current law allows the provision to be used in areas with a height limit greater than 50 feet, and the proposal is to allow it to be used in areas with height limits of 45 feet or more. A goal of the initiative is to expand housing choices and dispersion throughout more areas of the City in a manner that is harmonious to the surrounding physical context of the community.

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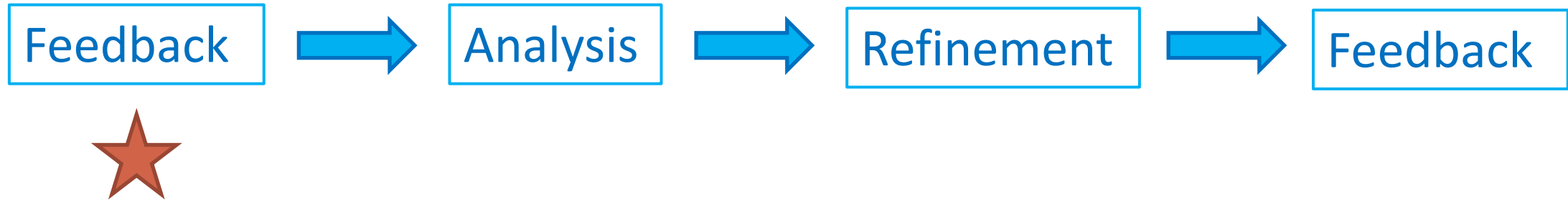
INDUSTRIAL ZONE

- Evaluate the potential for industrially-zoned land to be allowed to apply for RMF zoning and/or circumstances where affordable housing could be approved on industrially-zoned land without a rezoning, such as if it is clear that there would not be compatibility (i.e., **environmental justice**) other concerns.
- Analyze industrially zoned land planned for rezoning and redevelopment to determine if there are barriers to that planned Transition.



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What are the next steps?



Analysis examples:

- Who or what is impacted?
- Does the proposal achieve the stated goal?
- Will there be unintended consequences?
- Are there other methods that could achieve the same goals?



What are the next steps?

As we launch, we welcome questions, comments and suggestions about the proposals, how they will be evaluated, and the process for engaging all of the stakeholders in the decision-making.

Estimated Timeline

March 2023

April – June 2023

July – August 2023

September 2023

September-October 2023

November 2023

November 2023

Activity

Public Launch

Community Engagement Spring Series

Update Analysis/Findings and Develop Preliminary Recommendations

Anticipated Release of Draft Recommendations

Fall Community Engagement Series

Anticipated Planning Commission Hearing

Anticipated City Council Hearing