

RESIDENTIAL INFILL DEVELOPMENT



DEFINING THE ISSUE IN ALEXANDRIA

- Focus is single-family residential neighborhood infill - (80% land area in Alexandria)
- Market forces have increased property values
- Trend toward larger houses:
 - Nationally: Average house size 983 sf in 1950; 2,200 sf in 2000
 - Regionally: Median size of house 2,315 sf in 1998
- Excess land being developed - Housing size is being maximized;
- Communities across country and region studying issue (including Arlington, Montgomery County and Fairfax).

DEFINING THE ISSUE IN ALEXANDRIA



Russell Rd

- Some new in-fill construction is consistent with zoning but not with the neighborhood context;
- Changes to the scale and the style of the existing neighborhood are occurring

DEFINING THE ISSUE IN ALEXANDRIA



- Neighborhood is under-built for zoning
- Addition *complies* with R-8 zone; only building permits required

BUT

- Out of scale with neighbors

DEFINING THE ISSUE IN ALEXANDRIA



- Addition *complies* with R-2-5 zone; only building permits required
- Addition generally in scale with neighbors
- Modern design differs from character of neighborhood

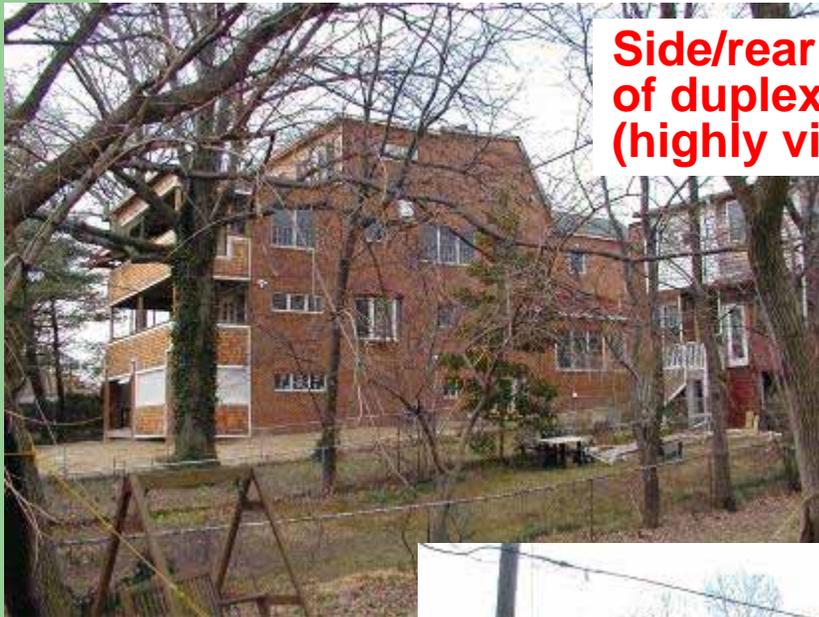
Hickory St

DEFINING THE ISSUE IN ALEXANDRIA



- Addition *complies* with R-8 zoning; only building permits required
- Neighborhood is under-built for zoning
- Addition to rambler
- Nice design, BUT out of scale with immediate neighbors

DEFINING THE ISSUE IN ALEXANDRIA



Side/rear
of duplex
(highly visible)

Front of duplex w/
front-loaded
garages



Sunset Dr

- Teardown of single-family for new duplex
- Out of scale with neighbors; garages at front; loss of open space
- Applicant chose not to proceed with SUP to reduce parking; built only with building permits

DEFINING THE ISSUE IN ALEXANDRIA



King St

- Complies with R-8 zoning; only building permits required
- Neighborhood under-built for zoning
- Teardown of existing rambler-style house

DEFINING THE ISSUE IN ALEXANDRIA

SUCCESS

- New construction
- Site design negotiated through site plan
- Could have been developed with 6 houses; 2 approved



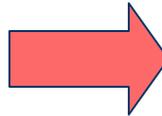
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Lloyd's Lane

HOW ALEXANDRIA REGULATES INFILL

- **Zoning Regulates:**

- FAR
- Height
 - Based upon roof type/ orientation
- Parking/paving
 - no more than 50% parking/paving in yards
- Setbacks
 - May conform to average setback
 - Ratio between side/rear setbacks and height



- **Subdivision Regulates:**

- Lot line changes
- Not lot consolidation



HOW ALEXANDRIA REGULATES INFILL

- **Board of Architectural Review** (design review)
- **Board of Zoning Appeals** (variance and special exception)
 - Setback
 - Height
 - Open space
- **Special Use Permit (SUP)**
 - Parking reduction
 - Lot without frontage (behind 219 West Street)
 - Vary lot size in RA/RB zones
 - Substandard lots

AVAILABLE INFILL TOOLS

- There is no “one size fits all” solution
- Any discretionary review of all single-family houses would impact over 9,000 detached homes

Approaches

- Interim measures
- Neighborhood Infill Study to identify strategies to address broader infill issues

INTERIM REGULATIONS

COMMUNITY-WIDE INPUT ESSENTIAL

Interim (short –term) ordinance until April 2007 (or the passage of further long-term in-fill zoning regulation amendments)

- Building Height
 - Limit infill development to be no higher than 120% of the average height of the adjacent neighborhood, unless SUP approved
 - All building permits for single family additions and new construction
- Steep Slope Ordinance
- Subdivision Ordinance Modification

OPTIONS FOR NEIGHBORHOOD INFILL STRATEGY

- Modify Subdivision Regulations
- Modify Development on Steep slopes
- Control Lot Coverage
- Modify FAR Requirements
- Establish Building Envelopes
- Modify Average Front Setback Regulations
- Modify Height Requirements
- Create Incentives
- Publish Design guidelines

SUBDIVISION REGULATIONS

Issues:

- Limited legal authority
- Demand to develop on excess land

Recommendation:

- Clearly define “character” of existing neighborhood

STEEP SLOPES

- Regulate development on steep slopes
 - Preserve Alexandria's environmental character
 - Water quality/quantity
 - Soil stability
 - Trees and habitat
 - Topographic transitions



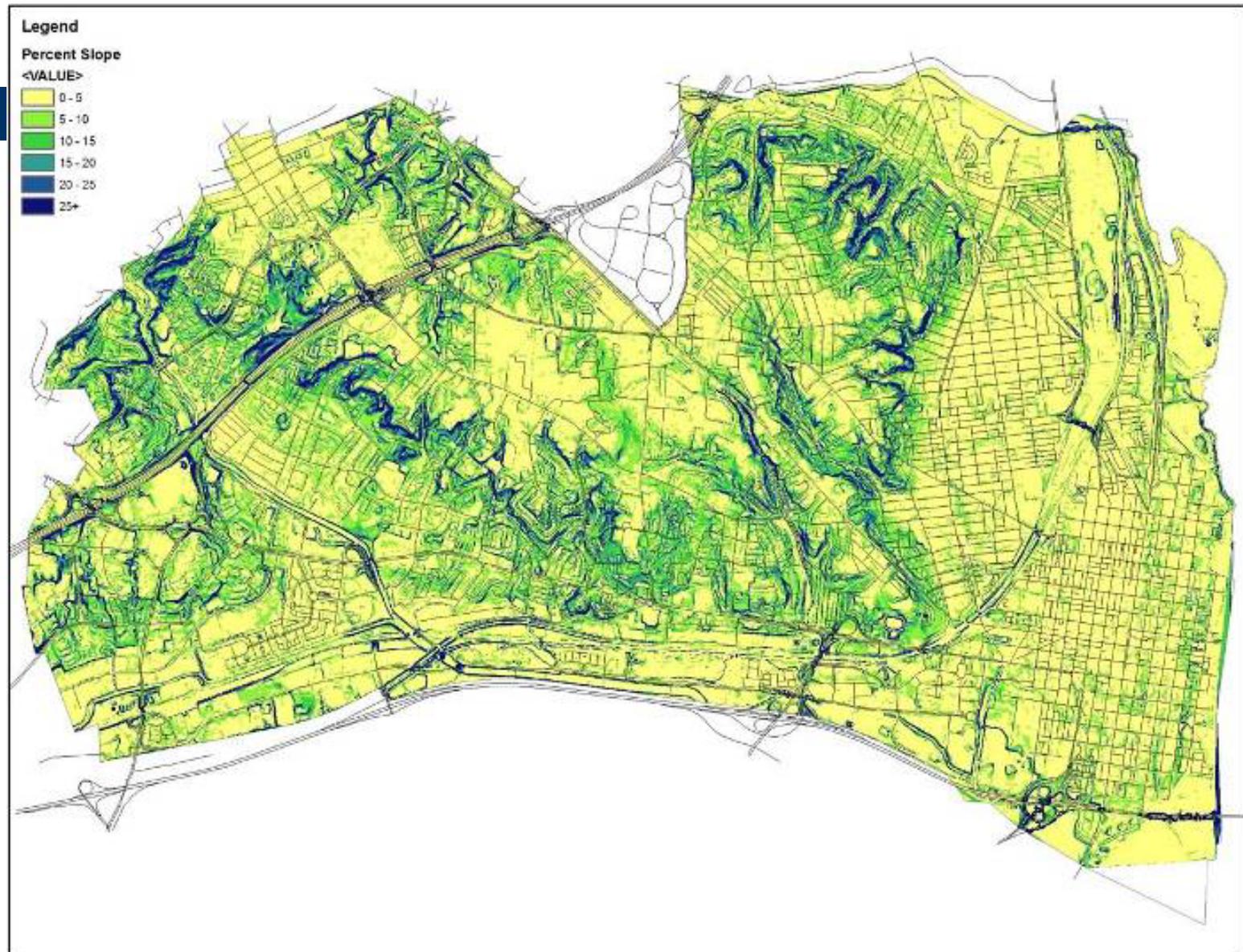
STEEP SLOPES



- Tree to be removed
- Tree to be saved
- Graded area
- Ungraded area

Originally Proposed Plan

STEEP SLOPES



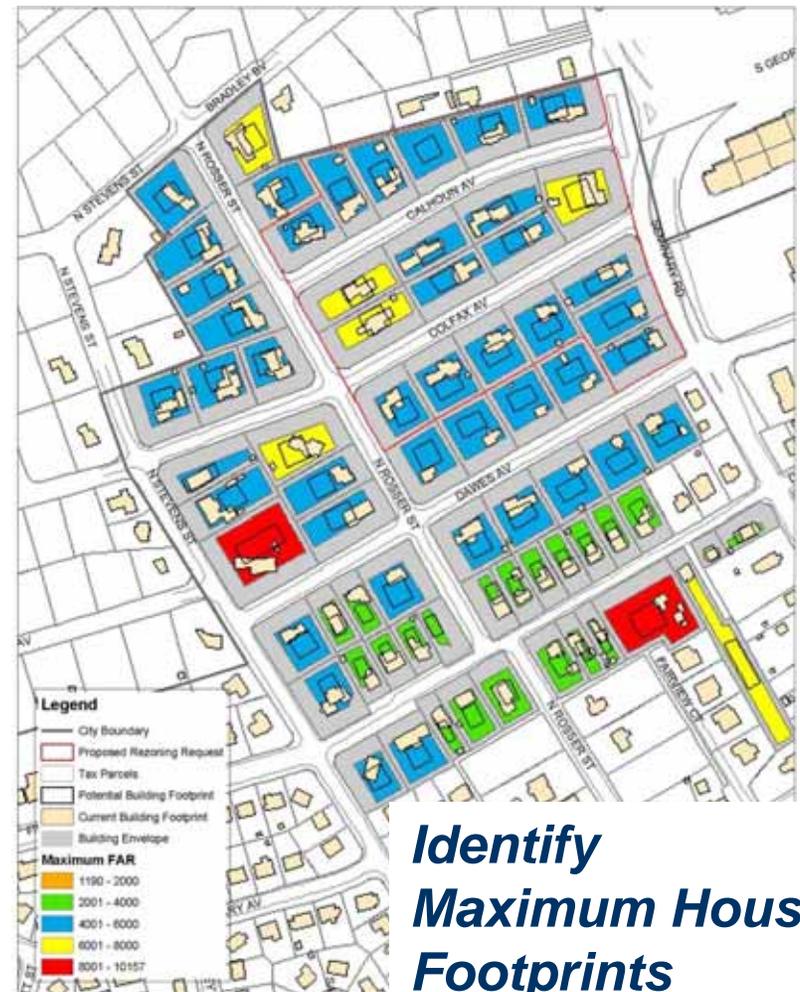
STEEP SLOPES

Ordinance Preparation:

- Identify appropriate slopes for building
- Identify the affected zones and areas targeted as specific development areas
- Create a Text Amendment

LOT COVERAGE

- Evaluate and define appropriate coverage limits through neighborhood by neighborhood analysis
 - Almost three year study process in Arlington

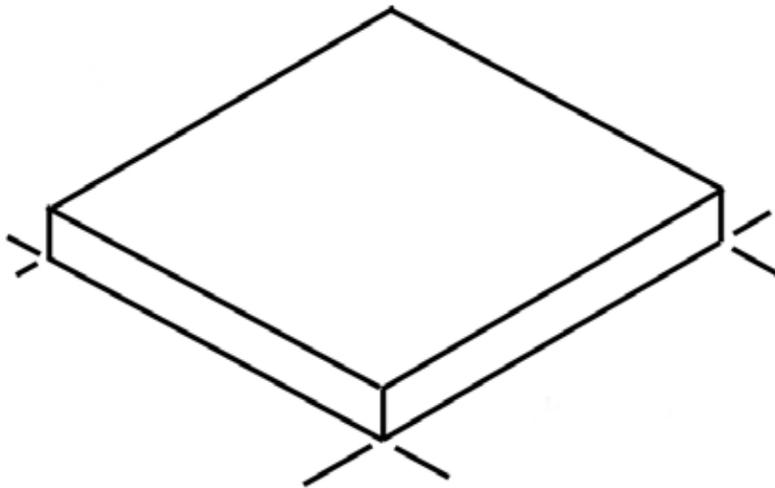


**Identify
Maximum House
Footprints**

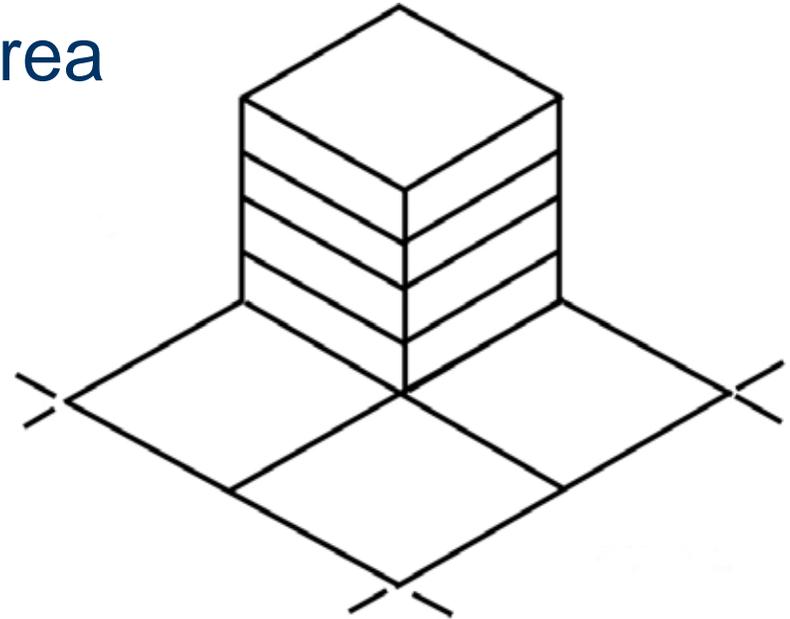
FAR

Consider:

Redefining the Floor Area Ratio formula of total building floor area to lot area



FAR 1.0



FAR 1.0

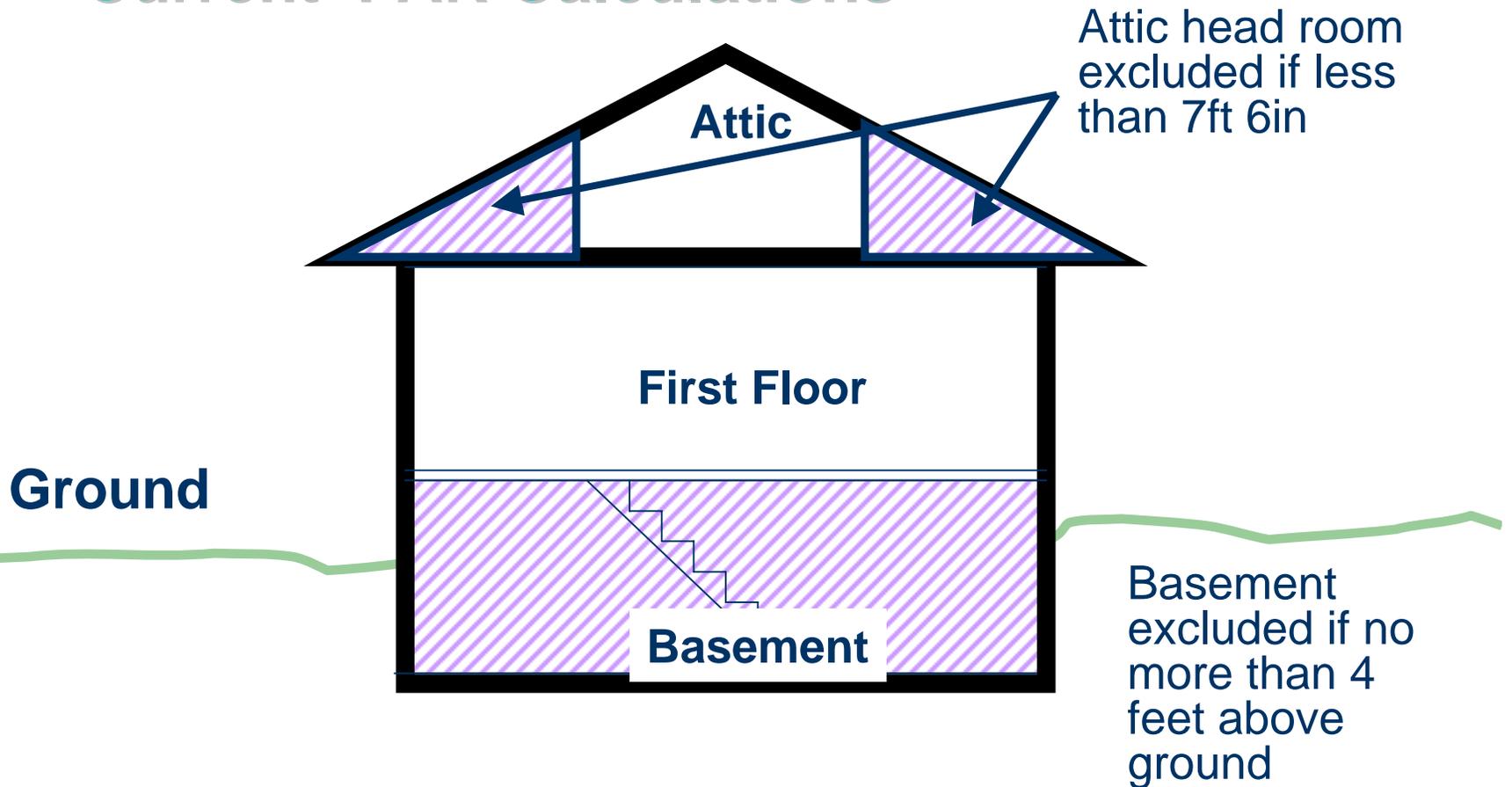
FAR

Issue:

- Current definition includes deductions for:
 - Mechanical equipment
 - Stairwells, elevator shafts
 - Below 7' 6" room height
 - Basements
- Creates uncertainty as to allowable size

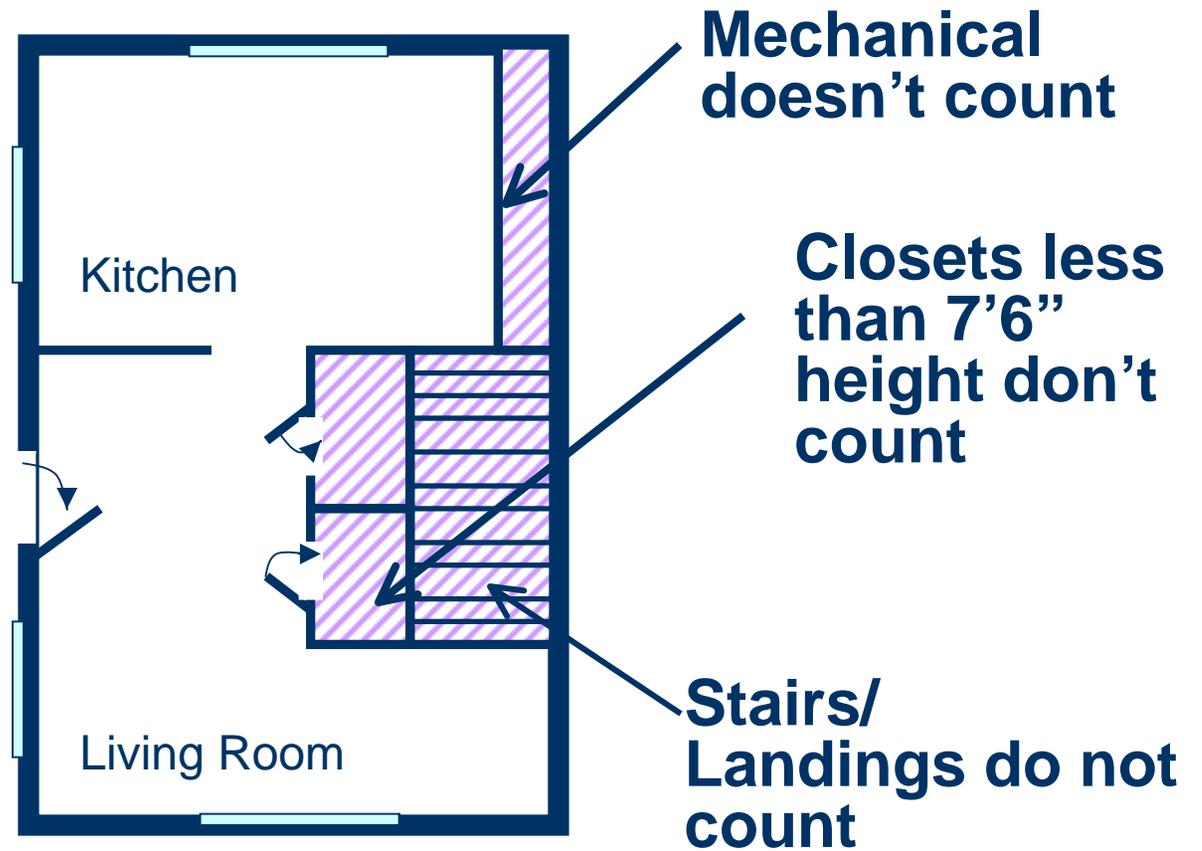
FAR

Current FAR Calculations



FAR

Current FAR Calculations

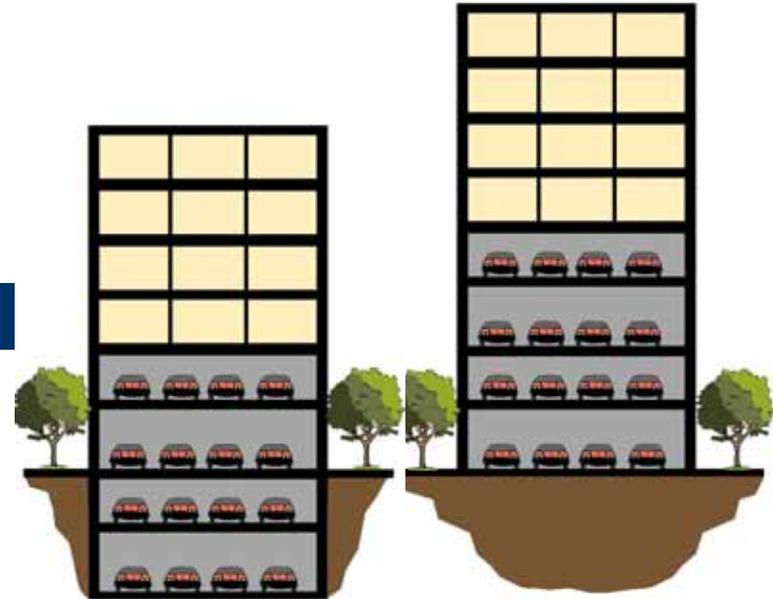


FAR

Study Approach:

Consider:

- Eliminating deduction for rooms less than 7'-6" in height
- Revising the daylight basement deduction
- Adopting an Adjusted Gross Floor Area – similar to Eisenhower East/Landmark



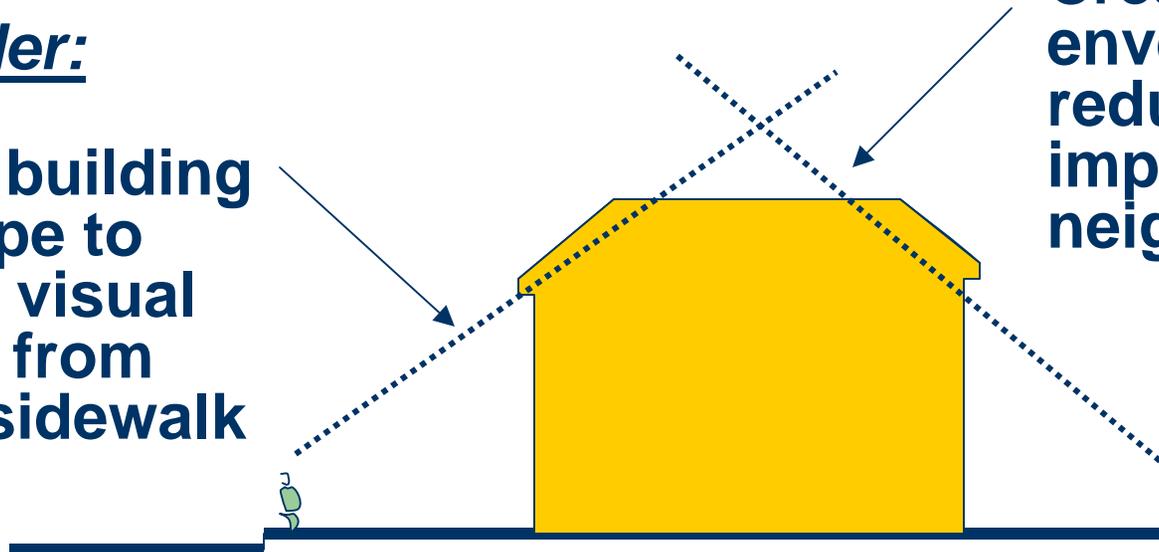
BUILDING ENVELOPES

Study Approach:

Consider:

Create building envelope to reduce visual impact from street/sidewalk

Create building envelope to reduce visual impact on neighbors

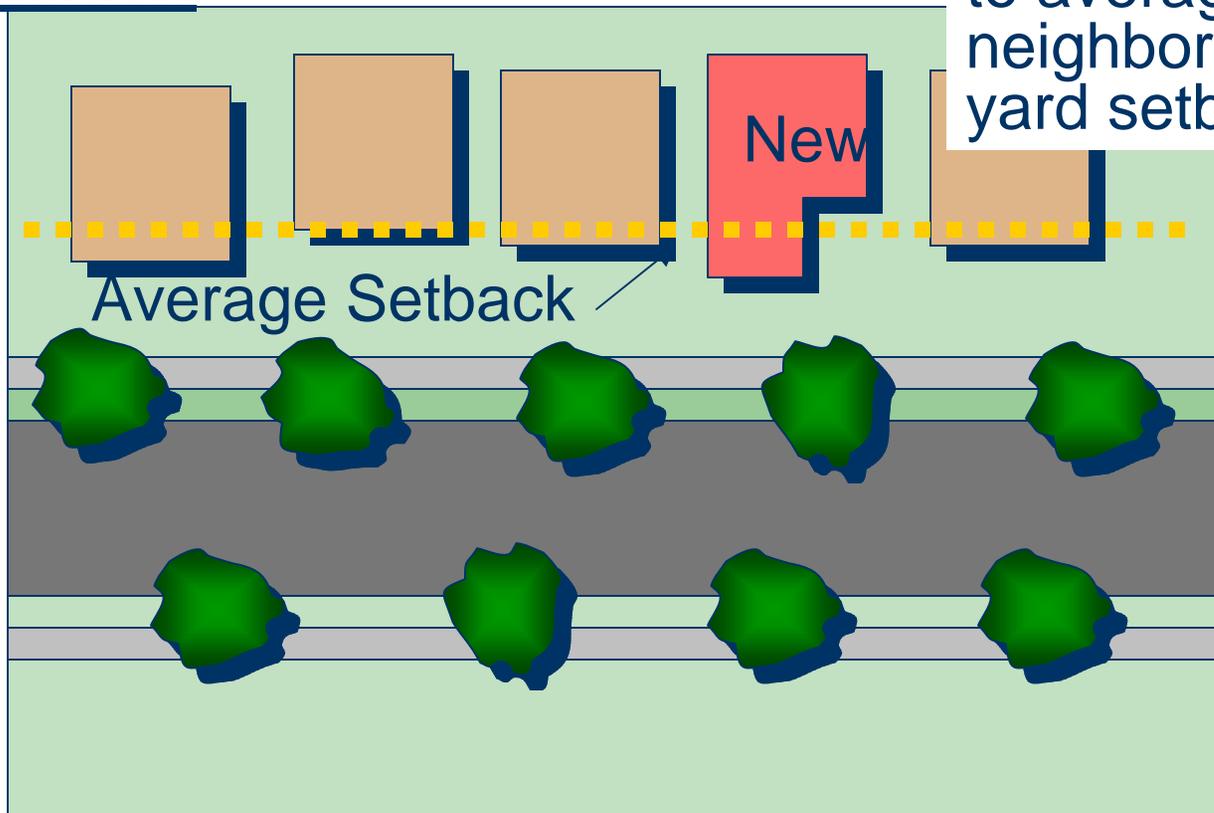


BUILDING SETBACKS

Study Approach:

Consider:

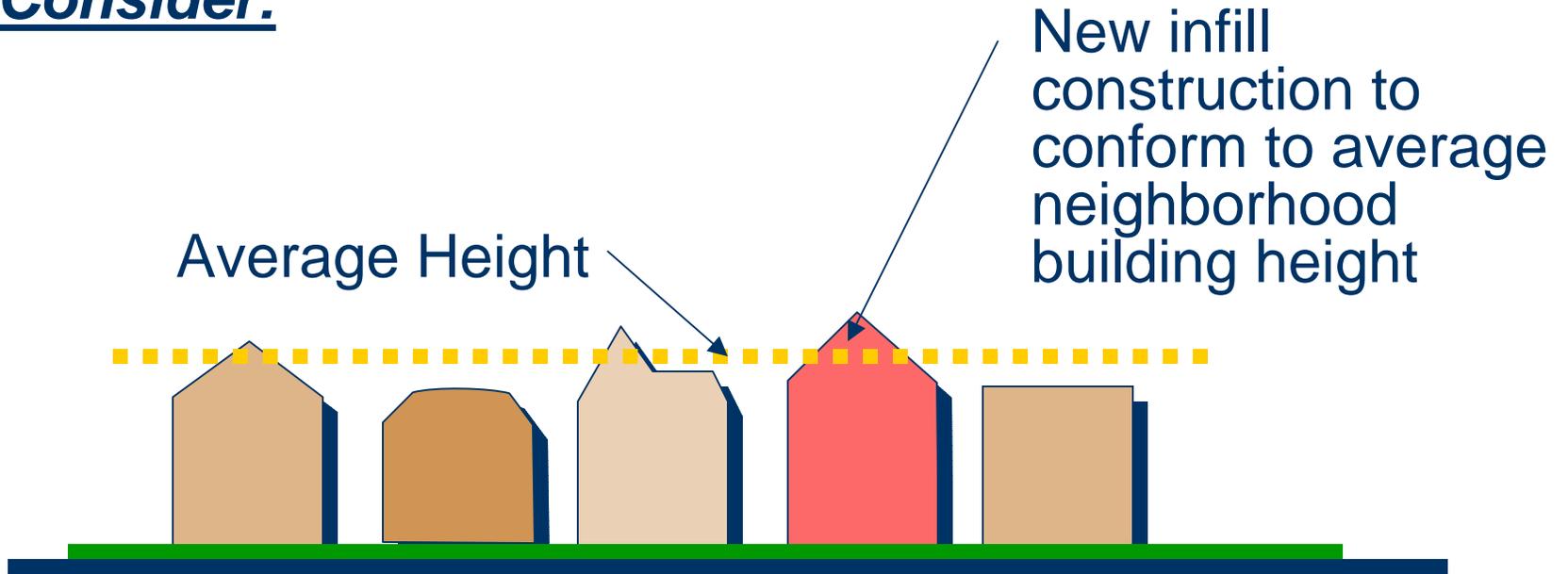
New construction
required to conform
to average
neighborhood front
yard setback



BUILDING HEIGHTS

Study Approach:

Consider:



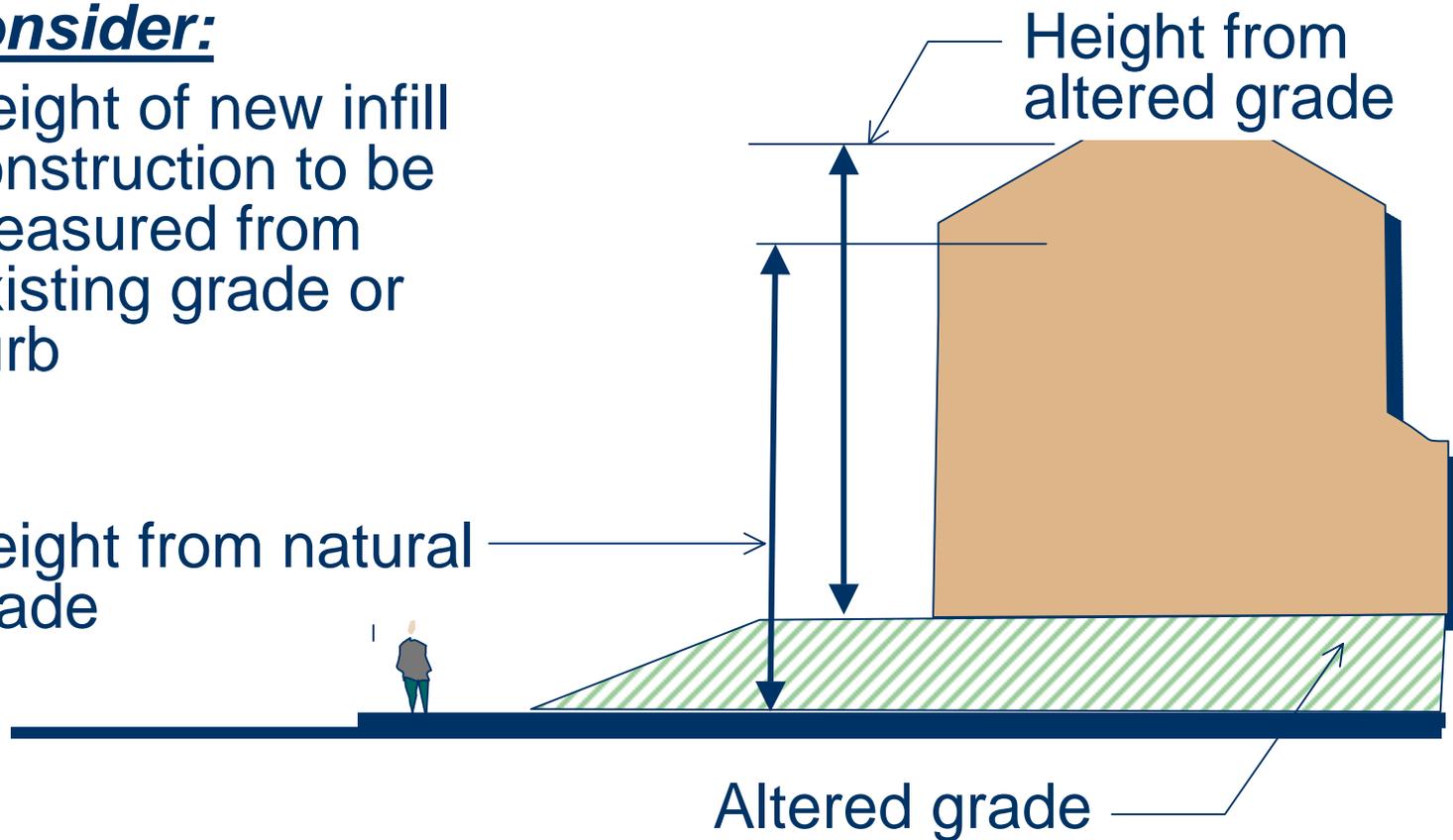
BUILDING HEIGHTS

Study Approach:

Consider:

Height of new infill construction to be measured from existing grade or curb

Height from natural grade

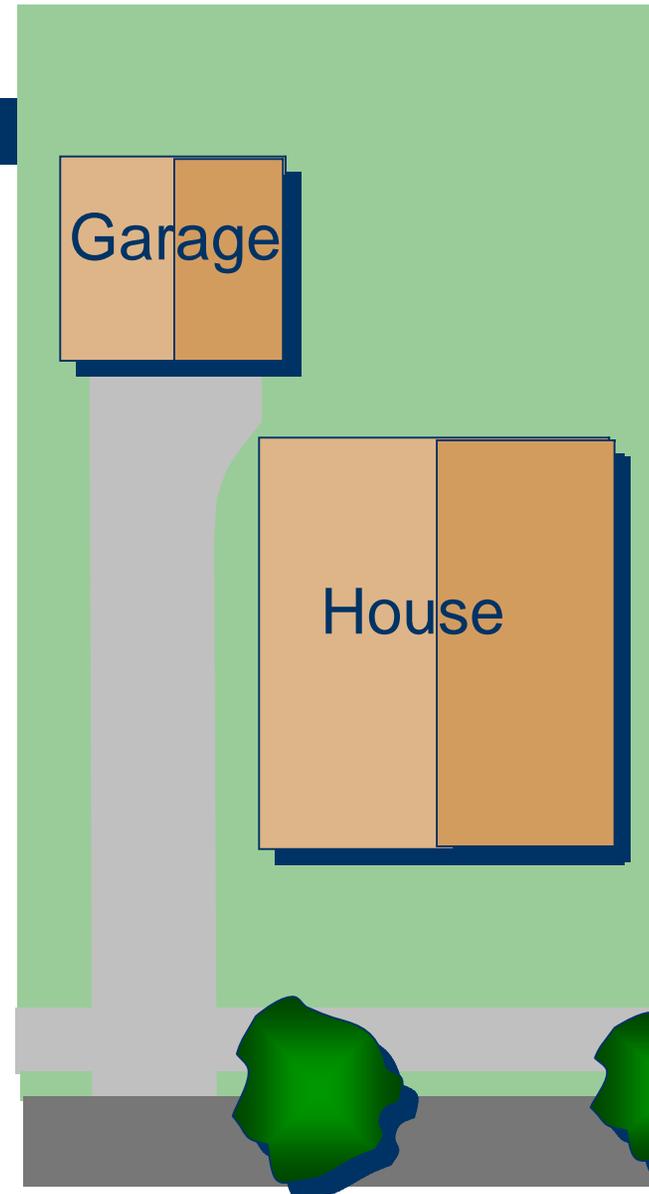


INCENTIVES

Study Approach:

Consider:

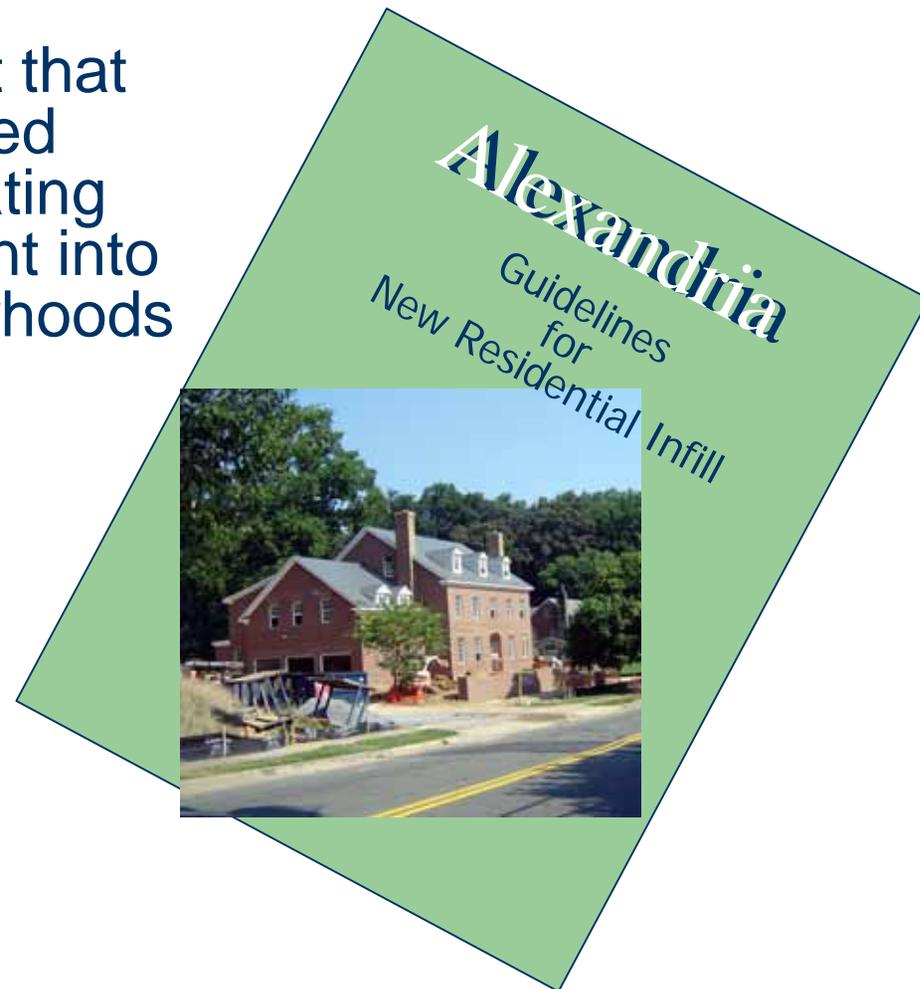
Providing incentives for locating the building mass associated with the automobile (garage) located in the rear of the lot (away from the street)



GUIDELINES

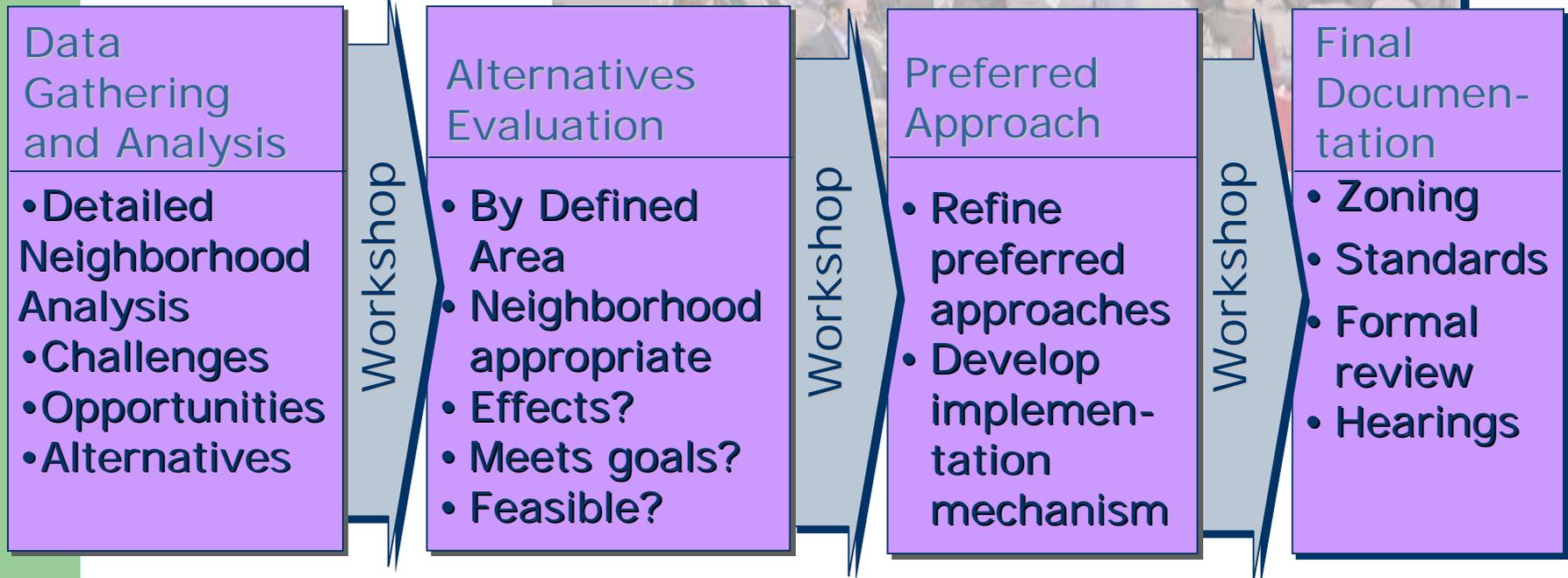
Consider:

Creating a document that outlines recommended guidelines for integrating new infill development into established neighborhoods



NEIGHBORHOOD INFILL STUDY

PROCESS



SUMMARY

- Potential Interim Measures
 - Height
 - Steep Slopes
 - Subdivision
- Components of Neighborhood Infill Study
 - Modify Subdivision Regulations
 - Modify Development on Steep slopes
 - Control Lot Coverage
 - Modify FAR Requirements
 - Establish Building Envelopes
 - Modify Height Requirements
 - Create Incentives
 - Publish Neighborhood Guidelines
- Community Process

Work Program

2005-2007

As approved by City Council

