



# **Department of Planning & Zoning**

City Academy  
November 3, 2022

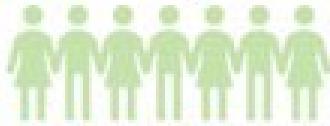
# What is Urban Planning?

“**Urban planning**, involves the design and regulation of the land use that focuses on the physical form, economic functions, and social impacts of the urban environment.”



# City Demographics

## Total Population



157,613

## Median Income



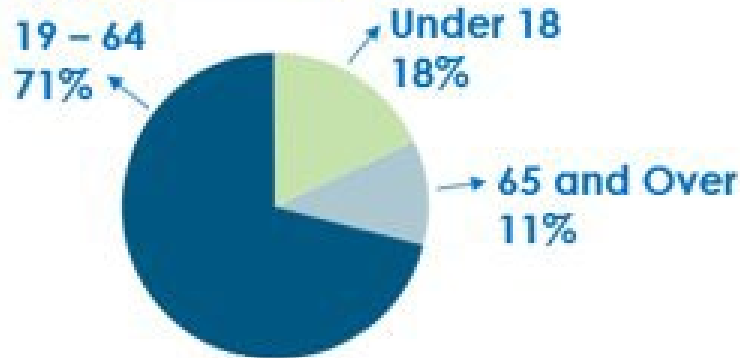
\$120,000

## Bachelor's Degree or Greater

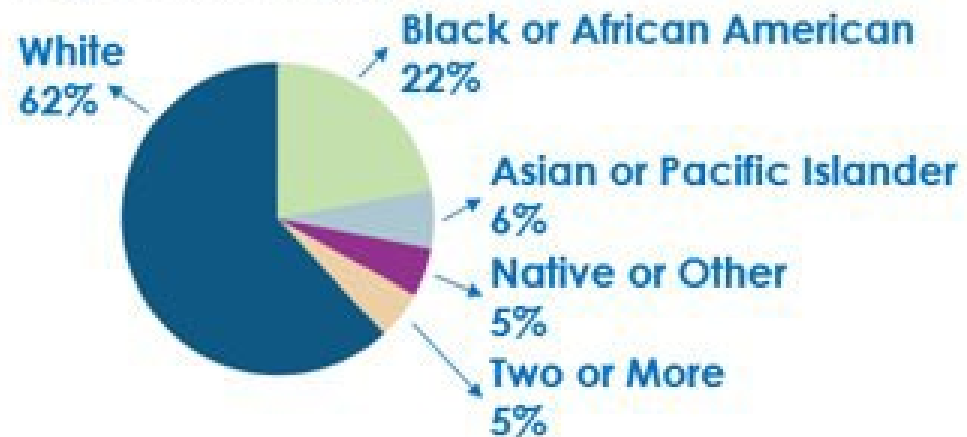


63%

## Population by Age



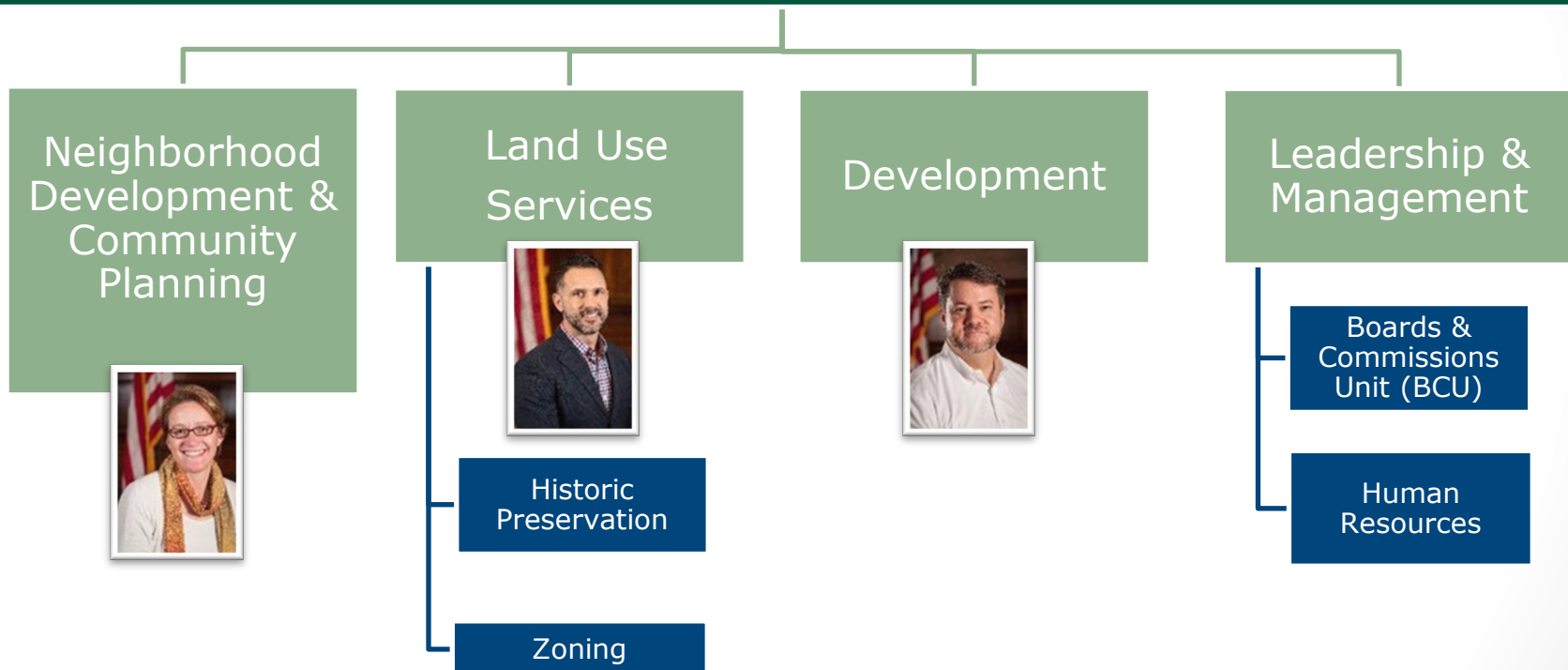
## Population by Race



# P&Z Organizational Structure



## P & Z Leadership

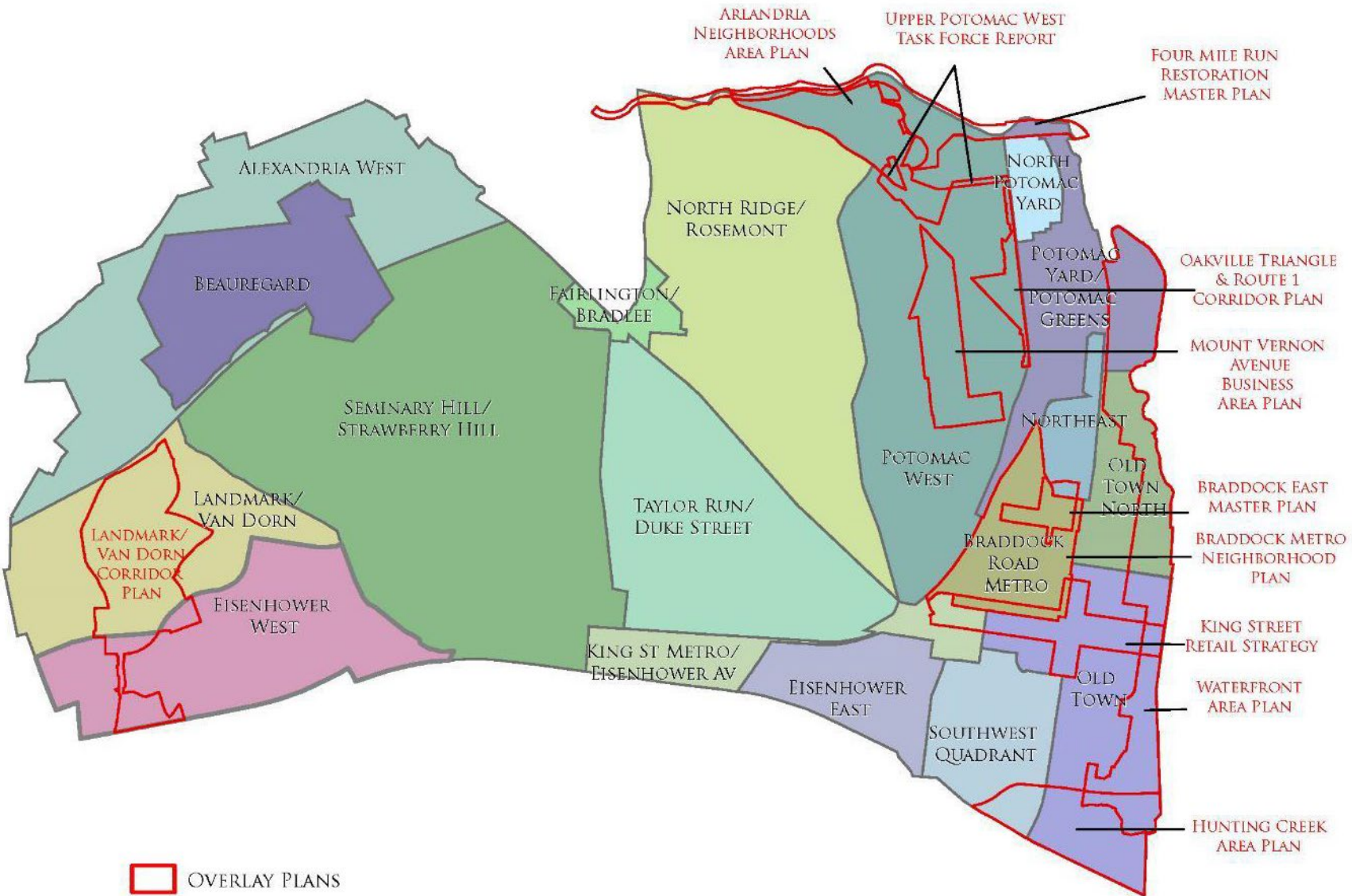


# Master Plan and Long-range Planning Approach

- Land use as a tool for furthering equity
- Spectrum of housing affordability
- Prepared with the community – all voices
- Mixed use communities, especially locally grown retail/services
- Compatible with established neighborhoods
- Mobility and connectivity
- Urban design
- Continuum of open space and recreation
- Climate change and environmental sustainability
- Economic development
- Historic preservation
- Placemaking and public art
- Implementation – mitigating development impacts, developer contributions, phasing and funding plans
- Infrastructure and school capacity



# Small Area Plans



# Arlandria-Chirilagua

Small Area Plan 2021

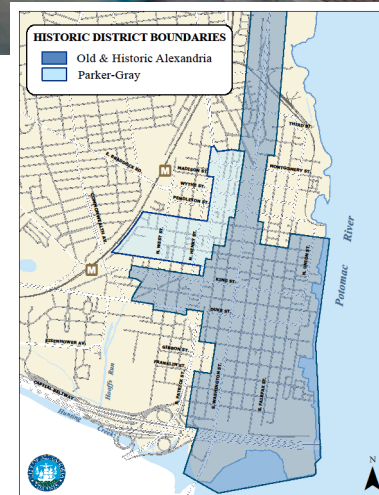




# Historic Preservation



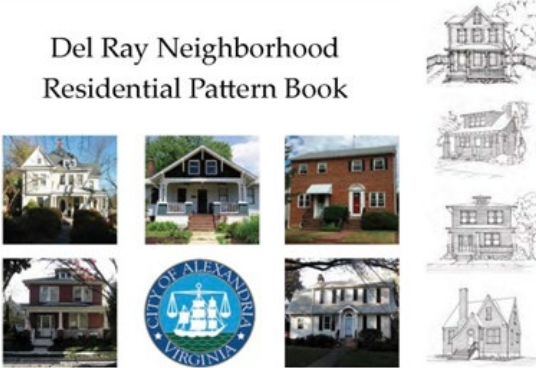
- ❖ Board of Architectural Review
- ❖ 100 year old buildings
- ❖ National Register Districts





# Preservation Initiatives

Del Ray Neighborhood  
Residential Pattern Book



Del Ray Residential Pattern Book



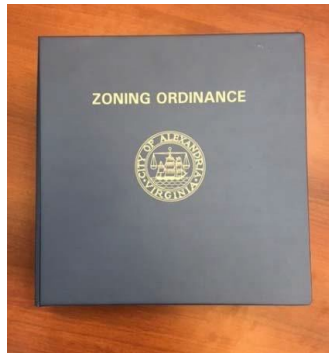
Volunteer Surveying



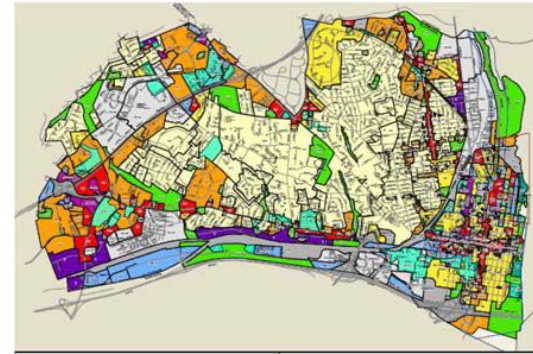
Archeology: Discovery of 18<sup>th</sup>  
century ship at 220 S Union  
Street

# From Plans to Permits

## City of Alexandria Master Plan



Zoning Ordinance



Land Use Map

### **Discretionary Approvals**

Development Special Use Permits  
Special Use Permits  
BZA Special Exceptions  
BZA Variances

### **Non-Discretionary Board Approvals**

BAR Permits  
Site Plans  
Subdivisions

### **Non-Discretionary Staff Approvals**

Administrative SUPS  
Administrative BAR Approvals  
Zoning/Permit Center Permit

# Zoning Ordinance

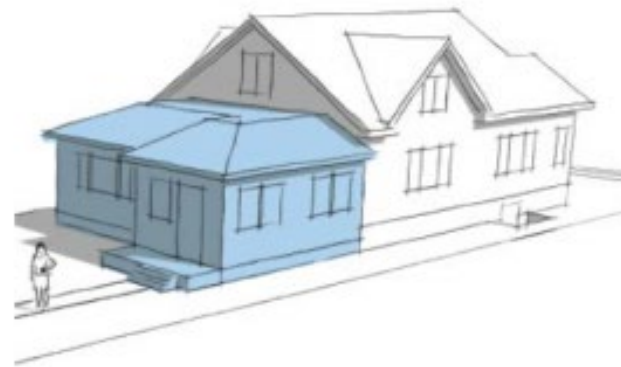
- Typically, a zone addresses:
  - Land Uses (residential, commercial, industrial)
  - Density (units per acre, floor area ratio)
  - Setbacks and Height
  - Open space
  - Parking
- Permitted/Permitted with SUP
  - Permitted
  - Administrative Special Use Permit
  - Full Hearing Special Use Permit
- Coordinated Development Districts
- Density bonus (affordable housing, Old Town Arts & Cultural District)



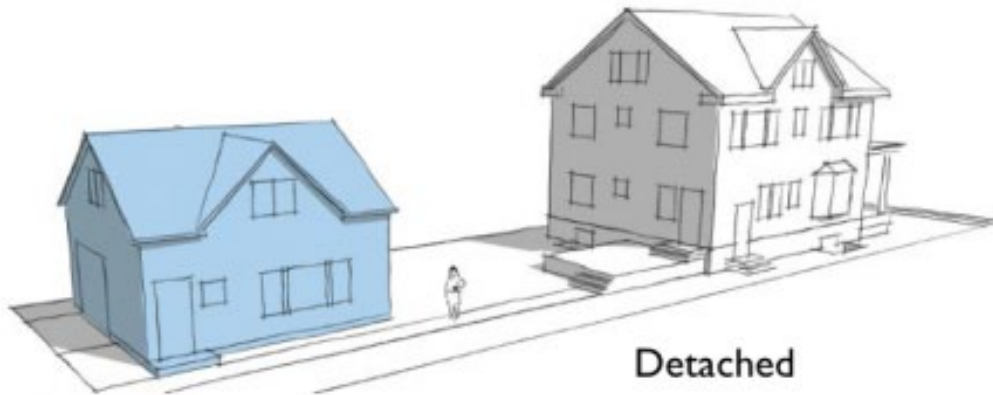
# Accessory Dwelling Unit (ADU)



Internal



Attached



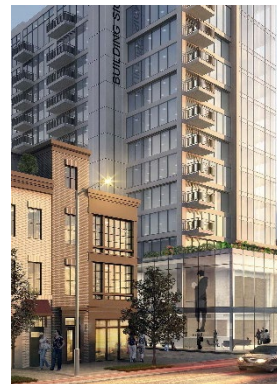
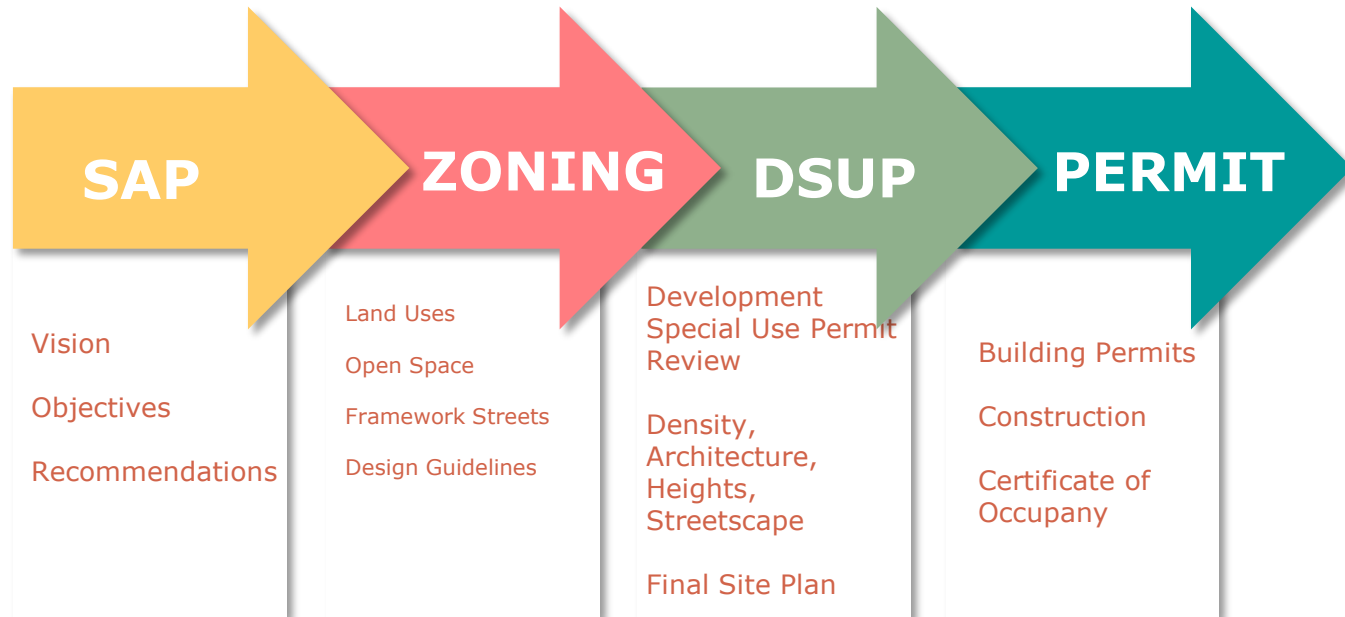
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# Outdoor Dining



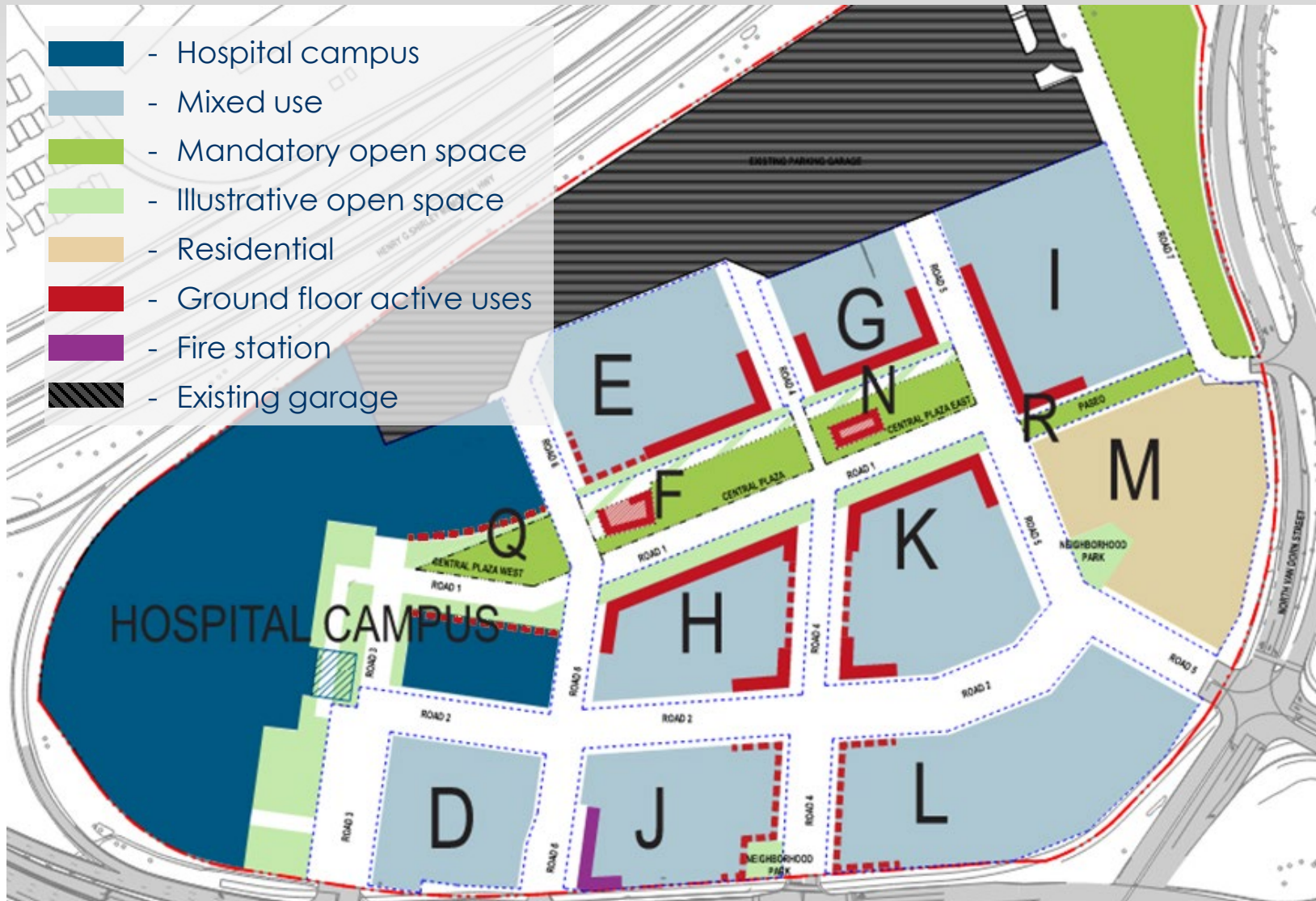


# Development Review





# Development Projects: Landmark Mall





# Development Projects: Landmark Mall

- **New Inova Campus:** 1 million sq. ft. Level II Trauma Hospital, Cancer Center, and Medical Office Building
- **4+ acres** of parks and open spaces
- **285,000 sq. ft.** of shops and restaurants
- **2,500 new residences** including apartments, condominiums, townhouses, and senior living
- **10%** of new homes will be affordable
- **Fire Station** combined with affordable housing (like Potomac Yard)
- **Central station** for DASH, WMATA, and Fairfax Connector buses



# Development Projects: Landmark Mall



Rendering courtesy of Foulger-Pratt



# Development Projects: Carlyle Crossing

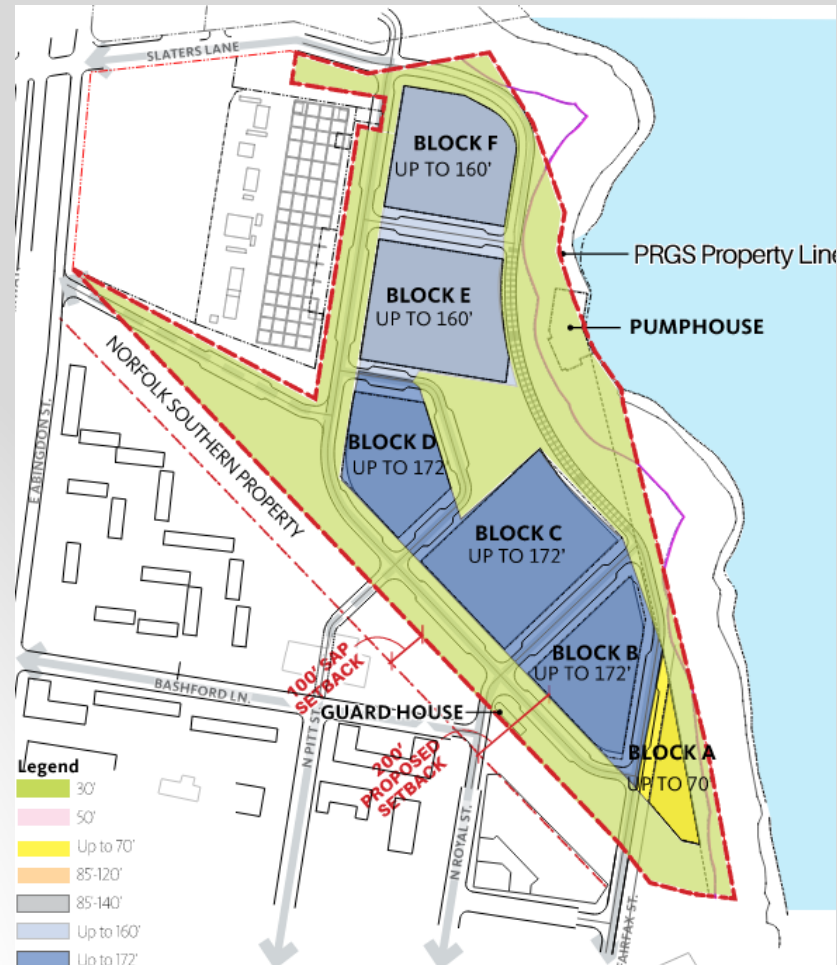


- 5 buildings on a 5-acre site
- Over 1 million square feet
- 100,000 sf Wegman's and 135,000 sf of retail
- 2 acres of above-grade private open space

# Power Plant Redevelopment

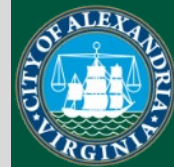


- 2.5m SF mixed use
  - 30,000 SF of arts & cultural uses
  - 58,333 SF of affordable set-aside units; potential PPP for additional 100+ affordable units on site
- Transportation improvements including extension of street grid and a “Woonerf”
- Coordinated sustainability strategy
- 5+ acres of publicly accessible open space





# Power Plant Redevelopment



## VIBRANT, FRIENDLY COMMUNITY

Connection to the Neighborhood & Waterfront



THE RIGHT  
MIX AND  
AMOUNT  
OF RETAIL



FREQUENT  
BUILDING ENTRIES



WATERFRONT CONNECTIONS



INTEGRATED  
RECREATIONAL SPACES





# Affordable Housing

*Projects to meet our affordable housing objectives*



## **The Spire**

- 113 affordable units in a six-story building next to Church of the Resurrection
- Opened May 2021



## **Waypoint**

- 81 affordable residential units in four-story building located behind Fairlington Presbyterian Church
- All underground parking, new community gathering space between the church and residential building
- New playground built in coordination with on-site daycare facility
- Opened Fall 2022



# Boards & Commissions

- Planning Commission
- Board of Zoning Appeals
- Board of Architectural Review
- Design Review Boards

For a complete listing and vacancies visit:

<https://www.alexandriava.gov/Boards>

# How to Participate

There are many ways to stay informed about future development projects in the city including...

- Sign-up for E-news/Press Releases
- Look at the City Calendar of Events
- Participate in Community Meetings
- Read Commission and Council Agendas
- Volunteer on a Board or Commission
- [Visit the Planning & Zoning Website](#)

Have questions?

Zoning Questions: [pczoning@alexandriava.gov](mailto:pczoning@alexandriava.gov)

Historic District Questions: [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov)

New Business Questions: [businesstax@alexandriava.gov](mailto:businesstax@alexandriava.gov)

Building Code Questions: [permitcenter@alexandriava.gov](mailto:permitcenter@alexandriava.gov)



# P&Z Goals and Values

**People-Focused Design:** Our work is to focus on **excellence** in **design** of spaces and buildings that improve people's **quality** of life

**Sense of Place + Community:** We **partner** with other departments and the **community** to **create safe**, livable and well-designed neighborhoods while **protecting** cultural and environmental resources

**Green:** We create a **balance** of diverse, accessible, and **quality** green spaces and achieve net improvement of our **environment** through buildings and infrastructure.

**Connections:** We recognize the importance of available public and private third spaces that foster social connections and satisfy basic needs.

**Equity:** We plan with **equitable** solutions in mind by continuously seeking innovative ways to hear from all **voices** within the **community** and use that information to **balance** competing interests.

# P&Z Values

**Balance:** We **balance** tradition and innovation to deliver a **consistent**, clear, efficient and **fair** interpretations and **application** of the City's policies and regulations.

**Vibrancy:** P&Z is focused on a sustainable, and **vibrant future** for Alexandria. We will be open, **inclusive**, **bold** and **creative** in our planning and design.

**Walkability/Accessibility:** We foster the ability to have safe and comfortable, equitable and consistent pedestrian connections with continuous improvement of our environment through buildings and infrastructure.

**Supportive Work Environment:** We encourage a **fun** and **healthy** work environment that fosters **teamwork**, **respect**, and **fairness** in order to achieve personal and professional **growth**.