



Department of Planning & Zoning

City Academy
April 20, 2023

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.”



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**.

City Demographics

Total Population



158,613

Median Income



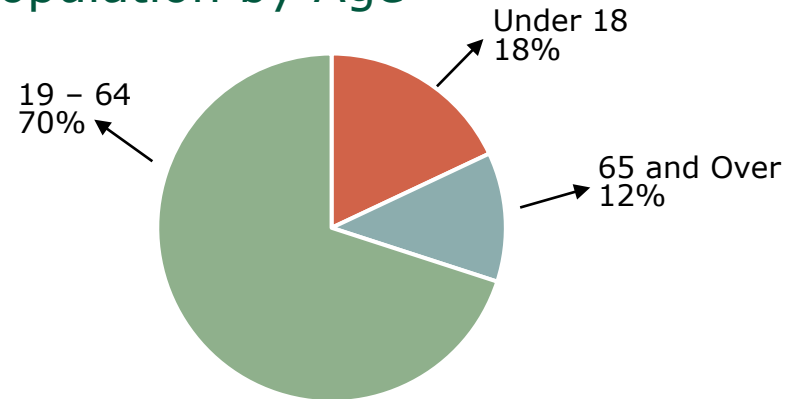
\$120,000

Bachelor's Degree Or Greater

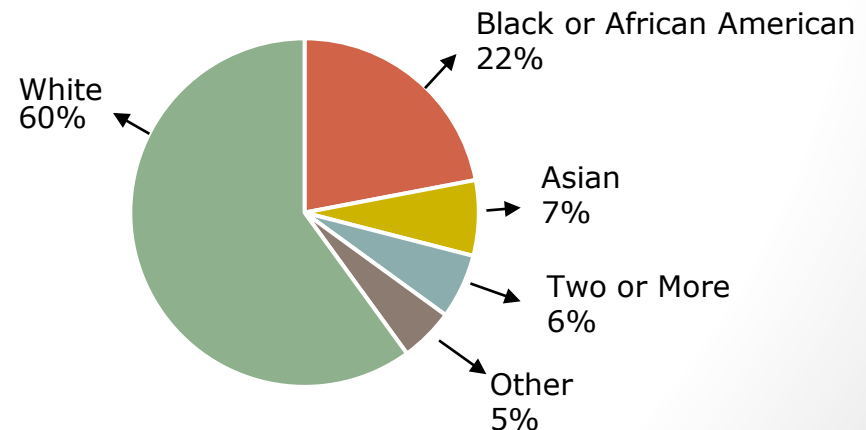


49%

Population by Age



Population by Race



P&Z Organizational Structure



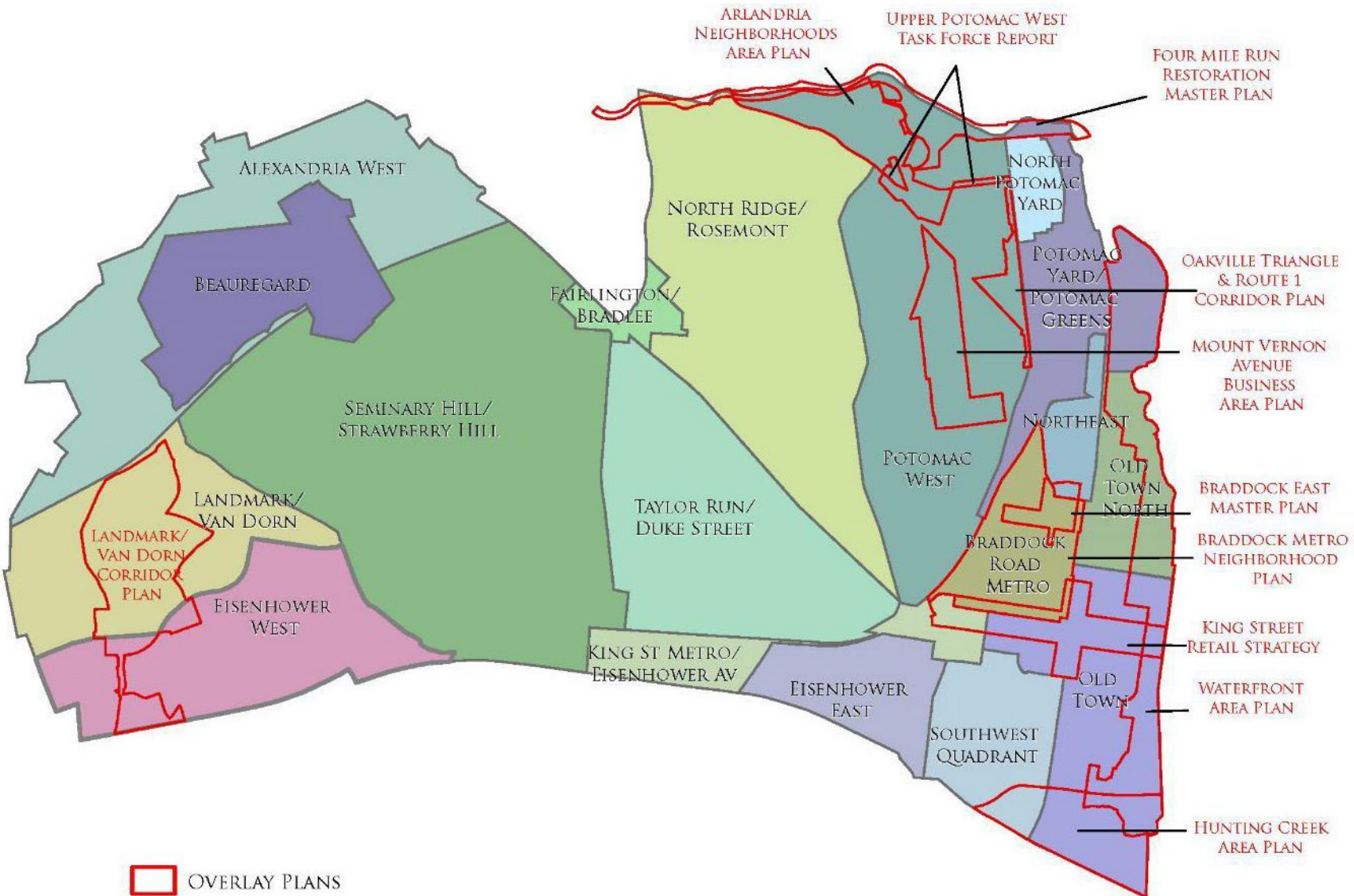
P & Z Leadership



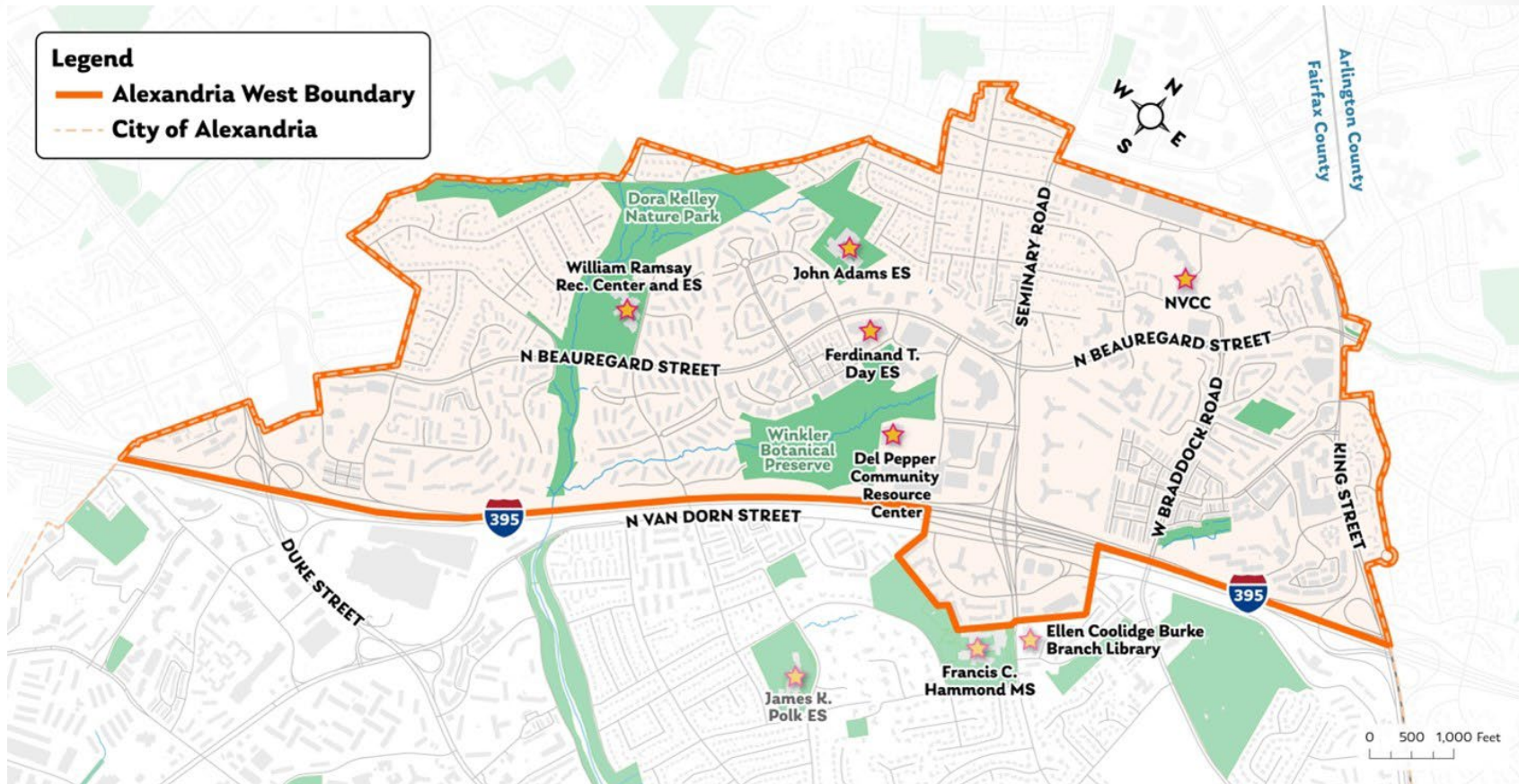
Master Plan and Long-range Planning Approach

- 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



Alexandria West

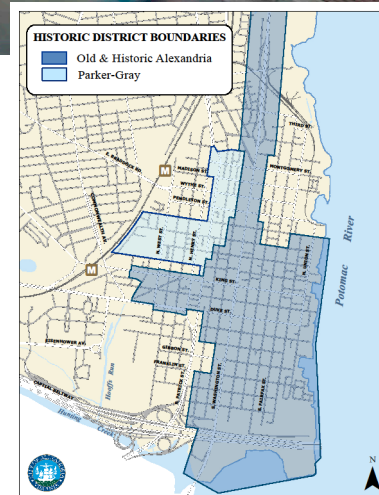


- Started in November 2022
- Inclusive Community Engagement
- Plan to address topics such as equity, culture, housing, getting around, land use, parks, and safety.

Historic Preservation

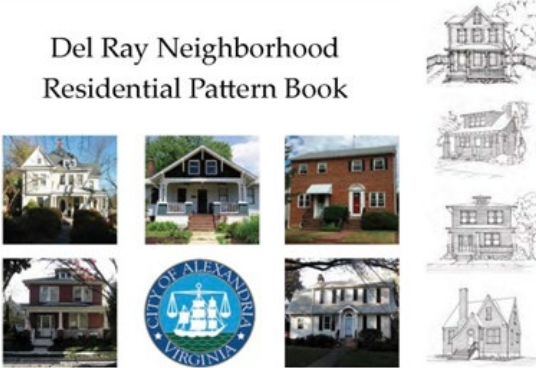


- ❖ Board of Architectural Review
- ❖ 100 year old buildings
- ❖ National Register Districts



Preservation Initiatives

Del Ray Neighborhood
Residential Pattern Book



Del Ray Residential Pattern Book



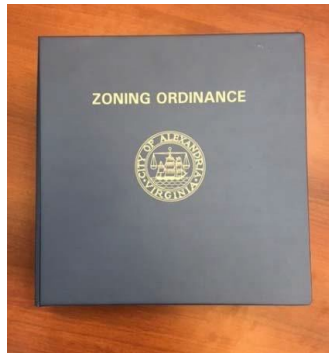
Volunteer Surveying



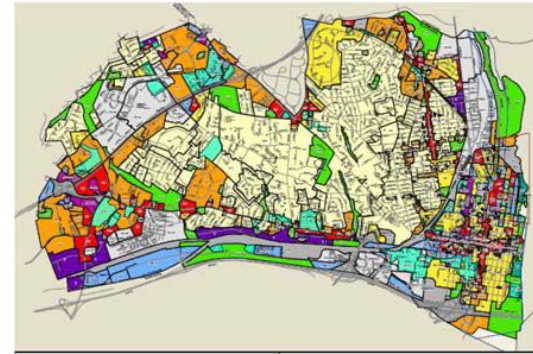
Archeology: Discovery of 18th
century ship at 220 S Union
Street

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)

Zoning for Housing/Housing for All

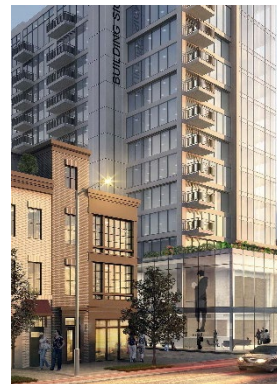
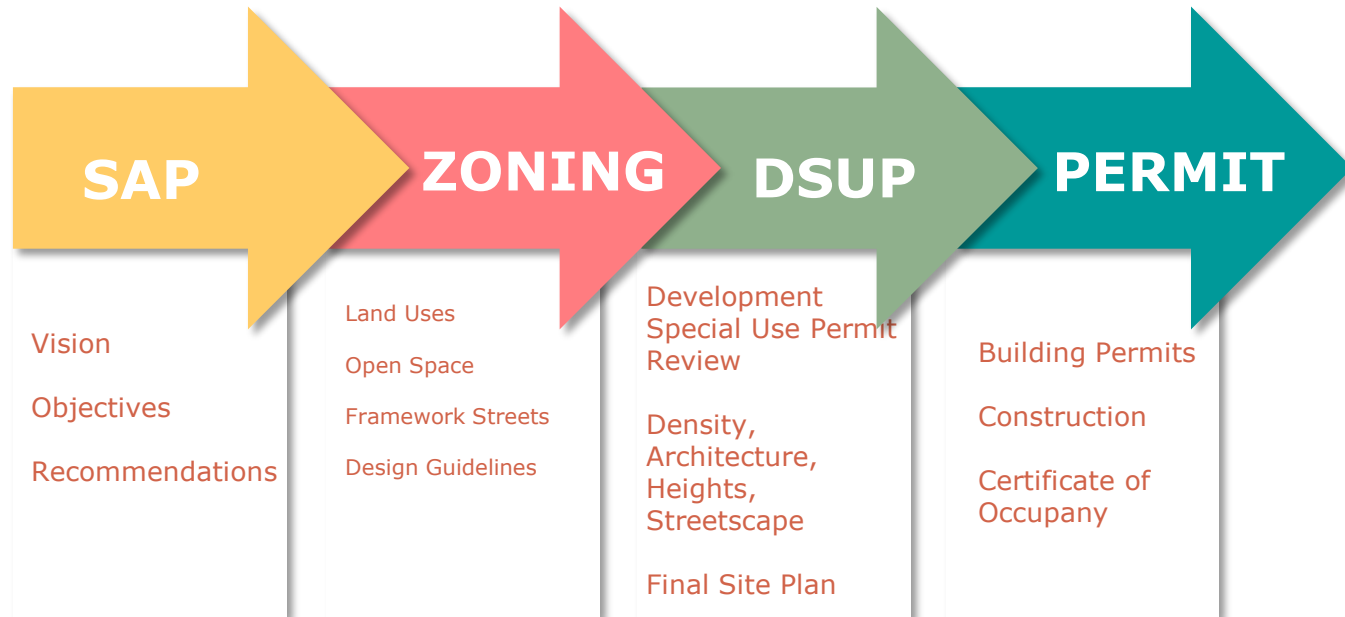
- Started with Kick-off event in March
- Upcoming Community Meetings
 - May 10
 - May 22



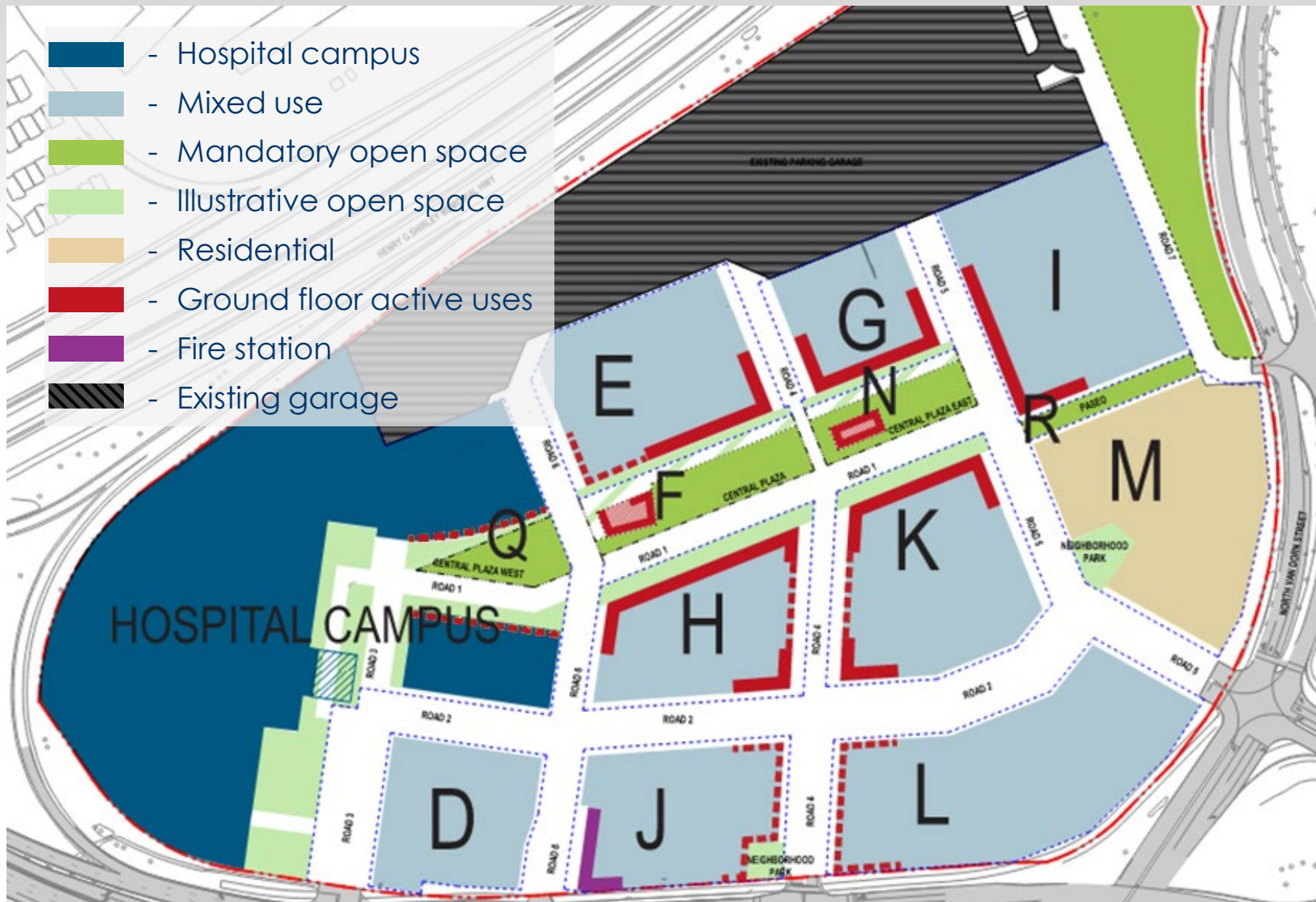
Outdoor Dining



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

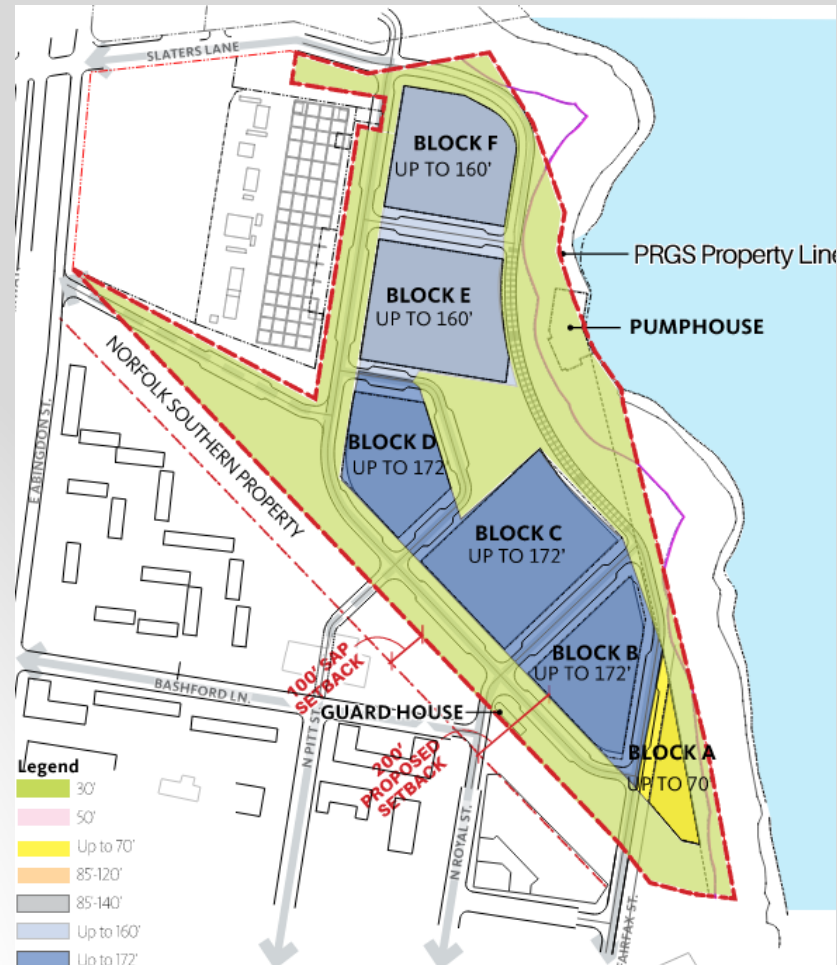


- 5 buildings on a 5-acre site
- Over 1 million square feet
- 100,000 sf Wegman's and 135,000 sf of retail
- 2 acres of above-grade private open space

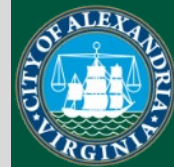
Power Plant Redevelopment



- 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



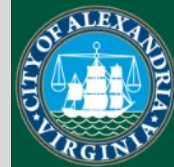
VIBRANT, FRIENDLY COMMUNITY

Connection to the Neighborhood & Waterfront



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

Historic District Questions: preservation@alexandriava.gov

New Business Questions: businesstax@alexandriava.gov

Building Code Questions: permitcenter@alexandriava.gov