

City of Alexandria, Virginia

Department of Planning & Zoning

Fall City Academy

Thursday, September 21, 2023

Beatley Central Library

6:00 – 7:55 p.m.

P&Z – 7:30 – 7:55 p.m.



The Department of Planning & Zoning

The Department of Planning & Zoning



The Department of Planning & Zoning (P&Z) works closely with communities to carry out the City Council priorities, fostering amenity-rich, service-oriented and equity-balanced neighborhoods; protecting historic and cultural resources, and supporting diverse and creative businesses. Visit [P&Z's "About Planning & Zoning" webpage](#) to learn more about the Department's Vision and planning values.

P&Z's Planning Values



- Walkability/Accessibility for Pedestrian Connections.
- Green priorities towards Sustainable Public Spaces and Buildings.
- Connections for Social and Physical Interface.
- Equity towards Equitable Solutions for All Communities.
- Balance of Tradition and Innovation in Planning.
- Vibrancy toward Inclusiveness, Boldness and Innovation.
- People-focused Design towards a Safe Built Environment.
- Sense of Place fostering Inclusiveness and Community.
- Supportive Work Environment toward Employees and Customers We Serve.

P&Z's 4 Division



- Leadership and Management Services Division
 - Director Karl W. Moritz
 - Deputy Director Jeffrey Farner
 - Assistant Director Nancy Williams
- Three Chiefs overseeing their Division
 - Development Review Division
 - Land Use and Regulatory Services Division
 - Neighborhood Planning & Community Development
- 55 FTEs across the Department/Divisions

P&Z Development Division



- The [Development Review](#) Division retains and enhances Alexandria's quality of life by ensuring that development proposals are consistent with the [City's Master Plan](#) and [Zoning Ordinance](#); have high-quality building design, urban design and site planning; are taken through the review process in a fair, consistent, and timely manner; and provide an overall public benefit.

P&Z Land Use and Regulatory Services Division



- The [Land Use Regulatory Services Division](#) includes Zoning Review, Zoning Enforcement, Special Use Permit Administration, and [Historic Preservation](#).

P&Z Neighborhood Planning and Community Development Division



- The [Neighborhood Planning and Community Development](#) (NPCD) Division includes 1) Small Area Planning, Citywide and Master Planning, and Major Studies; 2) Plan Implementation; and 3) Demographic Analysis and Forecasts.

P&Z's Major Pending Priority Planning/Policy Initiatives

P&Z Priority Planning/Policy Initiatives underway with Robust Community Engagement



- [Alex West Planning Process](#)
- This effort updates the long-term vision for the 1992 Alexandria West Small Area Plan and integrate the 2012 Beauregard Small Area Plan. Creating an updated community vision allows the City, with community engagement, to proactively plan for change and prepare for challenges and opportunities in the years to come.
 - More Information:
- [Zoning for Housing/Housing for All \(Z4H/H4All\)](#)
 - This presentation highlights Z4H/H4All and builds on tonight's Office of Housing's presentation.
 - Series of Z4H/H4All Community Engagement Opportunities in September – November 2023.
 - City Council consideration anticipated in late November 2023.

Zoning for Housing/ Housing for All Initiative



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

Housing for All is the equity component of *Zoning for Housing* and will explore the extent of past discriminatory housing policies and any identified continued impact, especially on people of color and/or low-income. Equity Impact Statement for each proposed Zoning for Housing Reform

Draft Zoning for Housing Reforms



- Zoning for Housing/Housing for All Proposed Recommendations
 - Bonus Height Zoning Text Amendment
 - Historic Development Patterns Analysis
 - Residential Multi-Family Zone Analysis
 - Industrial Zones Analysis
 - Coordinated Development Districts and Affordable Housing
 - Expansion of Transit Oriented Development
 - Office to Residential Conversions
 - Townhouse Zoning Analysis
 - Expanding Opportunities in Single Family Zones

Housing for All (Equity Component): Ongoing Work



- Researching and documenting past laws, policies and practices of housing discrimination.
- Researching data-based impact of past policies and practices on Alexandria communities today, particularly those of color
- Developing Equity Impact Statements for proposed Zoning for Housing Zoning Reforms:
 - Accessibility of Housing in Location
 - Affordability in Housing Price Points
 - Availability of Housing Choice in Housing Typology

Work of the Housing for All Subcommittee: Housing for All Webpage and Research



- [Housing for All | City of Alexandria, VA \(alexandriava.gov\)](http://alexandriava.gov)
 - **A Timeline of African American Housing in Alexandria** (Subcommittee and Dr. Krystyn Moon)
 - **A History of Land Use Zoning and Restrictive Covenants in Alexandria** (Dr. Krystyn Moon)
 - **A Courageous Journey: A Guide to Alexandria's African American History** (Source: Office of Historic Alexandria and VisitAlex)
 - **A Map of Alexandria African American Neighborhoods** (City of Alexandria Information Technology Department)
 - **A List of African American Neighborhoods and related Oral Histories** (Dr. Krystyn Moon and information from the Office of Historic Alexandria's Oral History webpage)
 - **Race-Based Discrimination and Mortgages in Alexandria** (Dr. Krystyn Moon)
- **Work Continues**
- **Become/Stay Engaged: Zoning for Housing/Housing for All:**
[Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](http://alexandriava.gov)

Questions/Answers



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