

# City of Alexandria, Virginia

## Planning Commission Annual Report

### Fiscal Year 2022

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#### BACKGROUND

The Planning Commission is appointed by City Council and performs its duties under Sections 15.2-2223 and 2225 and Chapter 9 of the City Charter and the Zoning Ordinance. It is charged with adopting, reviewing, and amending the City's Master Plan, making final decisions on Subdivision and Site Plan regulatory cases, and making recommendations to City Council on other regulatory cases such as Zoning Text Amendments, Special Use Permits, Development Special Use Permits, Encroachments and Vacation proposals.

In Fiscal Year 2022, the Planning Commission held 12 Public Hearings including two in December 2021 and two in June 2022. January and February 2022 Public Hearings were held electronically with the Planning Commission, staff, and public participating from remote locations through Zoom Webinars.

The electronic Public Hearings were held pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020, or Sections 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch.1283 and 1289), to undertake essential business. These electronic Public Hearings, and all the other Public Hearings, could also be accessed by the public through live broadcast on AlexTV (Comcast Channel 70) and streamed on the City's website. Additionally, public comments were received at the Public Hearings via Zoom and telephone. The video and audio recordings were posted on the City website shortly after the Public Hearings.

The Planning Commission also held a February 1, 2022 Work Session on the proposal for redevelopment of the Potomac River Generating Station (PRGS) site in Old Town North. Additionally, on June 27, 2022, there was a Joint Work Session with the City Council, Planning Commission and Alexandria Housing & Redevelopment Authority (ARHA) regarding the progress of ARHA's Strategic Plan and, more specifically, the Samuel Madden Redevelopment proposal. While the February 2022 PRGS Work Session was held electronically, the July 2022 City Council, Planning Commission and ARHA Joint Work Session was held in-person. Electronic access by the public was provided for both Work Sessions.

As a result of a Joint Work Session between the Planning Commission and Environmental Policy Commission on December 13, 2021, the Planning Commission appointed representatives to the Joint Environmental Policy Commission, Planning Commission and Transportation Commission Coordinating Subgroup. The purpose of the Subgroup was to identify recommendations in support of addressing the Climate Emergency which the City Council declared on October 22, 2019. Planning Commission representatives included Commissioners Stephen Koenig and Melinda Lyle and Vice Chair Melissa McMahon. A [joint letter](#) signed by the Chairs of all three Commissions was sent to City Council on February 2, 2022. A record of the Planning Commission's representation on other City Boards and Commissions in FY 2022 is included later in this report.

The Planning Commission also held an in-person Retreat on August 24, 2021 at the Episcopal Church of the Resurrection; topics included (1) the value of development; (2) tree canopy; (3) public engagement; (4) community benefits and (5) plan implementation. The Retreat also included a tour of The Spire, a 113-unit affordable housing development. The Spire, which opened in March 2021, was developed through a partnership between AHC, Inc. and the Episcopal Church of the Resurrection, using multiple funding sources including some local, state and federal sources.

## SUMMARY OF REGULATORY ACTIVITIES

<b>Regulatory Cases</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Public Hearing Special Use Permits (SUP)	28	37	19
Encroachments, Subdivisions and Vacations	8	21	15
Development Projects (DSP/DSUP)	17	35	22
Master Plan Amendments and Re-zonings	6	14	21
Text Amendments	7	10	12
Consolidated Development District (CDD) Conceptual Design Plans	3	5	5
City Charter Section 9.06	3	2	8
Transportation Management Plan Special Use Permits	5	13	11
<b>Total</b>	<b>77</b>	<b>137</b>	<b>113</b>
<b>Administrative Approvals</b>			
Administrative Special Use Permits (SUP)	47	26	35

One hundred thirteen (113) regulatory cases were considered by the Planning Commission in FY 2022, with the Planning Commission meeting 12 times. The number of cases for FYs 2020, 2021 and 2022 are included in the table above for comparison.

All regulatory cases were either recommended to City Council for approval or approved by the Planning Commission. As noted earlier, Subdivisions and Site Plans are cases which are approved by the Planning Commission and do not require approval by the City Council.

Three categories of case types in the chart above increased in numbers from FY2021 to FY2022. They include Master Plan Amendments and Re-zonings; Text Amendments; and City Charter Section 9.06 cases. Four categories of case types decreased in numbers. They include Public Hearing Special Use Permits; Encroachments, Subdivisions and Vacations; and Transportation Master Plan Special Use Permits.

Administrative Special Use Permits increased in numbers from FY 2021 to FY 2022.

The following pages provide examples of several case types, within the above categories, that were included on the Planning Commission's FY 2022 Dockets. All FY 2022 Planning Commission Dockets, and Dockets prior to FY 2022, include with Staff Reports and Presentations for all docketed cases and can be found on the [City's Meeting Dockets and Video webpage](#).

# LONG RANGE PLANNING

## Alexandria Mobility Plan

In October 2021, the Planning Commission recommended approval and the City Council adopted the Alexandria Mobility Plan (AMP). Planning staff was involved in the interdepartmental review throughout the planning effort along with members of the Planning and Transportation Commissions. The AMP, which is a strategic update to the 2008 Transportation Master Plan, focuses on expanding high-quality transportation choices so transportation in the City continues to serve the needs of residents, businesses, and visitors as the region grows and new technology impacts the ways we get around. The community-driven planning process raised several priorities including reducing congestion, improving transit, cut-through traffic, and making the transportation system safer. This input informed a set of recommendations that will address these needs and improve access to safe and convenient travel choices for all Alexandria.



Vision: Safe, seamless and connected mobility options foster a thriving Alexandria for all.



# LONG RANGE PLANNING

## Arlandria-Chirilagua Small Area Plan



Rendering of retail core area



Rendering of linear park

In [December 2021](#), following a two-year community planning process, the Planning Commission recommended approval of and the City Council adopted the Arlandria-Chirilagua Small Area Plan.

By proactively addressing impending challenges, such as housing affordability, the plan will enable existing residents, the service providers, and businesses in this multicultural neighborhood to stay in their communities for years to come. The planning process was conducted in Spanish first and engaged local residents through various high- and low-technological tools that made participation easy and convenient. In July 2022, the Arlandria-Chirilagua Small Area Plan received the Commonwealth Plan of the Year award from the American Planning Association Virginia Chapter.

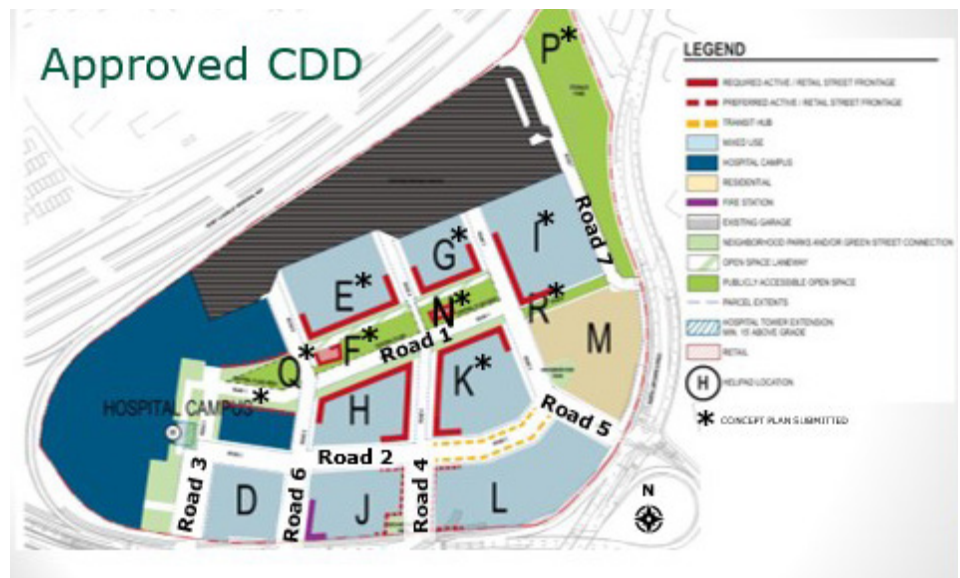
# DEVELOPMENT

## West End (Landmark)

Following on from the July 2021 City Council approval of the Coordinated Development District (CDD), the Foulger-Pratt and Inova Health System teams have worked with staff over the last year to continue to advance the long-awaited redevelopment of the former Landmark Mall site, now renamed West End Alexandria.

Demolition started this past spring with a wrecking ball smashing through the mall's atrium and the Planning Commission approved the Infrastructure Site Plan in June 2022, which further detailed the roads, pipes, and wires beyond the approved CDD. Simultaneously, the applicant teams have submitted applications for Blocks E, G, I, and K representing 1,119 homes, 207,699 sq. ft. of retail, and 123,316 sq. ft. of office. These initial phase buildings will abut the existing parking garage, future Transit Hub, and the Central Plaza.

The applicant teams have also submitted concept plans for over four acres of publicly accessible open space, comprising the Central Plaza, Paseo, and Terrace Park. Finally, staff have received Concept Plans for the nearly 1.1 million square foot Inova Health System campus, with a new Hospital, Cancer Center, Specialty Care Center,



and garage. Staff anticipates docketing the first Development Special Use Permits for City Council Public Hearings in late fall 2022 and early winter 2023.

- Address: 5801 and 6001 Duke Street
- Approved: July 2021 (Coordinated Development District); June 2022 (Infrastructure Site Plan)



# DEVELOPMENT

## Carlyle Crossing



Stonebridge reached substantial completion of Carlyle Crossing, a 1.7 million square foot mixed-use development in Eisenhower, in early 2022 with delivery of the residential towers and the opening of the major retail anchor, Wegmans. The development is notable for the multi-levels of retail which radiate from a large central plaza that relates to the termination of Hoffman Street – Swamp Fox Road. The development delivers 750 units of housing and more than 210,000 square feet of

retail within close proximity to the Eisenhower Metrorail station. The entire development is contiguous and shares a common podium with above-grade parking. To create the appearance of a more organically evolved site, the towers and podium of the development are expressed as unique pieces of architecture. To meet the required open-space, the development features numerous activated terraces, including a three-acre common level above the podium; one of the largest in the City. The area includes an impressively sized

dog park, large open lawn areas and places for outdoor relaxation, cooking and refuge.

- Address: 2460 Mandeville Lane
- Approved: Stage #1 January 2018 / Stage #2 March 2018 / Coordinate Sign Plan April 2021
- Opened: Spring 2022 – On-going

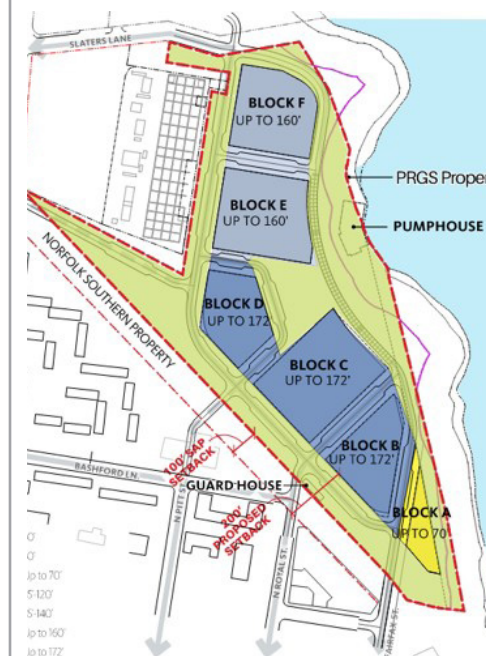


# DEVELOPMENT

## Potomac River Generating Station Redevelopment

In July 2022, City Council approved a Coordinated Development District (CDD) for the 18-acre Potomac River Generating Station (PRGS). After years of community effort, the power plant was closed in 2012 and the Old Town North Small Area Plan established framework and development goals for the site. After purchasing the property in the fall of 2020, Hilco Redevelopment Partners (HRP) began working with staff and the community to develop a conceptual design plan and zoning parameters for the site. HRP began an extensive community outreach process in February 2021 that included site tours and a series of virtual meetings over an 18-month period. The approved CDD includes six development blocks created by the extension of N. Fairfax and N. Royal streets into the site with a portion of N. Fairfax Street designed as a woonerf or shared street. The approval permits up to 2.5m square feet of gross floor area across the site

for mixed use development that includes at least 20% commercial uses, 30,000sf of arts space, a minimum of 58,333sf of affordable set-side units and a potential public-private partnership for an on-site affordable housing project with approximately 100 units. The proposed open space includes the design and construction of an expanded waterfront park (3 acres), a rail corridor park (1.67 acres), and the portion of the Old Town North Linear Park adjacent to the site as well as a central plaza and open space adjacent to the PEPCO substation. The CDD established performance targets as part of a comprehensive sustainability approach to be further developed in a Coordinated Sustainability Strategy. HRP will provide Old Town North Developer Contributions of approximately \$21,495,167 (in 2022 dollars) for the construction of a portion of the OTN Linear Park. Additional off-site improvements include enhancements to the adjacent NPS waterfront lands, streetscape improvements to Slaters Lane and



transportation improvements to the George Washington Memorial Parkway. The Infrastructure Development Site Plan (DSP) has been submitted and individual block Development Special Use Permits (DSUPs) are anticipated to be submitted later in FY 2023.

# DEVELOPMENT

## 1300 King Street



Construction continues and is nearly complete on the new development at 1300 King Street. The mixed-use development contains 33 multi-family units and over 6,000 square feet of ground-floor retail. The development contains a four-story brick-clad building and the integration of two historic early 19th century buildings by the corner of King Street and South Payne Street. The site is served by one level of underground parking accessed from South Payne Street and four surface parking spaces accessed from a public alley to the south of the property. The developer, the Holladay Corporation, will be seeking initial certificates of occupancy in the fall of 2022.

- Address: 1300 King Street
- Approved: September 2019
- Opened: Fall 2022



# DEVELOPMENT

## The Blake



In March 2022, The Blake opened with 300 new apartments at the corner of North Beauregard Street and Seminary Road in place of a small office building and large surface parking lot. The 6-7 story building has a signature curve at the intersection with Seminary Road and an indent with a sculpture and seating area to break up the massing and emphasize the distinct architecture of the eastern and western wings.

The Blake achieved National Green Building Standard's Bronze certification and offers an outdoor pool, indoor fitness center, club room, and co-working spaces. Many apartments also have balconies. In addition to the new apartments, The Blake provided several community benefits including a streetscape in-line with the Beauregard Small Area Plan, dedicated right-of-way for the future West End Transitway, contributions for Capital Bikeshare and the Beauregard Implementation Fund, and five on-site dedicated affordable units.

- Address: 2000 N. Beauregard Street
- Approved: October 2018 (amended May 2019)
- Opened: March 2022

## DEVELOPMENT

### ParcView II

In February 2022, the City Council approved the wholesale renovation and expansion of the ParcView Apartments to preserve the long-term affordability of 373 new or refurbished affordable rental apartments, including 224 net new apartments. The project involves constructing an underground garage and a pair of 10-story wings to the existing building atop the current surface parking lot.

Rezoning to the Residential Multi-family (RMF) zoning district made the project possible, as the floating zoning district allows increases in density if at least one-third of the additional floor area is for affordable units. In the case of ParcView, now dubbed ParcView II, all 373 apartments will be affordable to households with incomes ranging from 30 to 80 percent of Area Median Income. In addition to this significant increase of affordable housing, the project phasing enables current ParcView residents to move into new apartments before work begins to renovate the current 1970s era building.

ParcView II will achieve LEED Silver or equivalent, dedicate over 15,600 sq. ft. of Holmes Run Parkway and Holmes Run Park to the City, upgrade the streetscape along Holmes Run, provide a new Capital Bikeshare station and



bus shelter, and reserve up to 8,000 sq. ft. of space within the building for an onsite daycare, retail, or other community use.

- Address: 5380 Holmes Run Parkway
- Approved: February 2022



# DEVELOPMENT

## The Waypoint at Fairlington



In partnership with Fairlington Presbyterian Church, Wesley Housing is constructing 81 affordable rental housing units on a site adjacent to the Church. The project includes a mix of one-, two- and three-bedroom units affordable to households with incomes ranging from 40 to 60 percent of Area Median Income. The four-story building features underground parking, on-site tenant amenities, and

is located within easy access of public transit, Interstate 395 and nearby grocery, retail, and dining options. The building design incorporates a red brick base with limited use of a light-white fiber-cement panel along the upper floors and was designed to echo the garden style apartments and townhomes in the surrounding area as well as complement the Church. The applicant was able to utilize Section

7-700 of the City's Zoning Ordinance for the provision of affordable housing, increasing the permitted floor area ratio (FAR) for the site to 0.975, while complying with the maximum height for the RA/Multi-family Zone of 45 feet.

- Address: 2451 Menokin Drive
- Approved: November 2018
- Opened: September 2022



## DEVELOPMENT

### Silverstone “The Landing” Senior Living — Phase 1



Phase 1 of Phase 2 of Silverstone senior living development at 2620 Main Line Boulevard in Potomac Yard is complete.

The phase one building has been branded as “The Landing” and includes 123 assisted living/memory care units, 40 independent living units, and approximately 131 underground parking spaces. The building also contains a 12,000 square foot CVS store at the corner of Richmond Highway and Swann Avenue.

The overall 2-phased project includes construction of two residential buildings for seniors that include a total of 186 assisted living/memory care units, seven deeply affordable assisted living units and 146 independent living units.



# DEVELOPMENT

## Mount Jefferson Park Improvements

In January 2022, the developer, Stonebridge, began construction of improvements to the lower portion of Mount Jefferson Park from East Raymond Avenue to Richmond Highway. The approved park design draws inspiration from the site's former use as a railroad, and seeks to balance the natural characteristics of the park through enhanced landscape plantings and the preservation of the nature trails south of Fannon Street. The former parking lot and industrial buildings that once encroached into the park have also been demolished, significantly expanding the park's useable open space.

Improvements to the 4.6-acre park area include site drainage and stormwater infrastructure, an Americans with Disabilities Act (ADA) multi-use permeable trail and trail connectors, expanded off-leash dog exercise area, native plantings, invasive species removal, a new speed table at Raymond Avenue to slow vehicular traffic, a new water meter, new park wayfinding signage, and new historical interpretative features. Construction is expected to be complete fall 2022.





# ZONING TEXT AMENDMENTS AND LAND USE SERVICES

## Auxiliary Dwellings



The June 2022 “Auxiliary dwellings” Text Amendment amended the Zoning Ordinance to modernize and transform how commercial buildings can provide more housing while continuing to keep active and vibrant uses where each use can benefit from the other.

One type of housing that can be found in various commercial areas throughout the City is known as “Accessory Apartments.” These are residential units located above a first-floor

commercial space. The approved Text Amendment updated the “Accessory Apartment” provisions across most commercial zones and rebranded them as “Auxiliary Dwellings.”

The name change from “Accessory Apartments” to “Auxiliary Dwellings” comes for two reasons. The first is to reduce confusion with Accessory Dwellings Units (ADUs) and the second is to ensure the definition of “accessory”, which is one-third of

the structure, would not be applied to residential units in commercial buildings. Due to the definition for “accessory,” many of the current units that exist over first floor commercial businesses would have been rendered as non-complying given they often have an equal or greater square footage than the commercial units below.

The most significant impact of the change will provide flexibility in location of Auxiliary Dwellings, not only above commercial uses, but also in the basement and first floor of a commercial building. The Text Amendment seeks to preserve commercial uses by only allowing first floor Auxiliary Dwellings if located more than 50 feet from the front building wall, meaning the first 50 feet of a commercially designated building shall remain available for retail or other commercial use.



# ZONING TEXT AMENDMENTS AND LAND USE SERVICES

## Co-living Dwellings

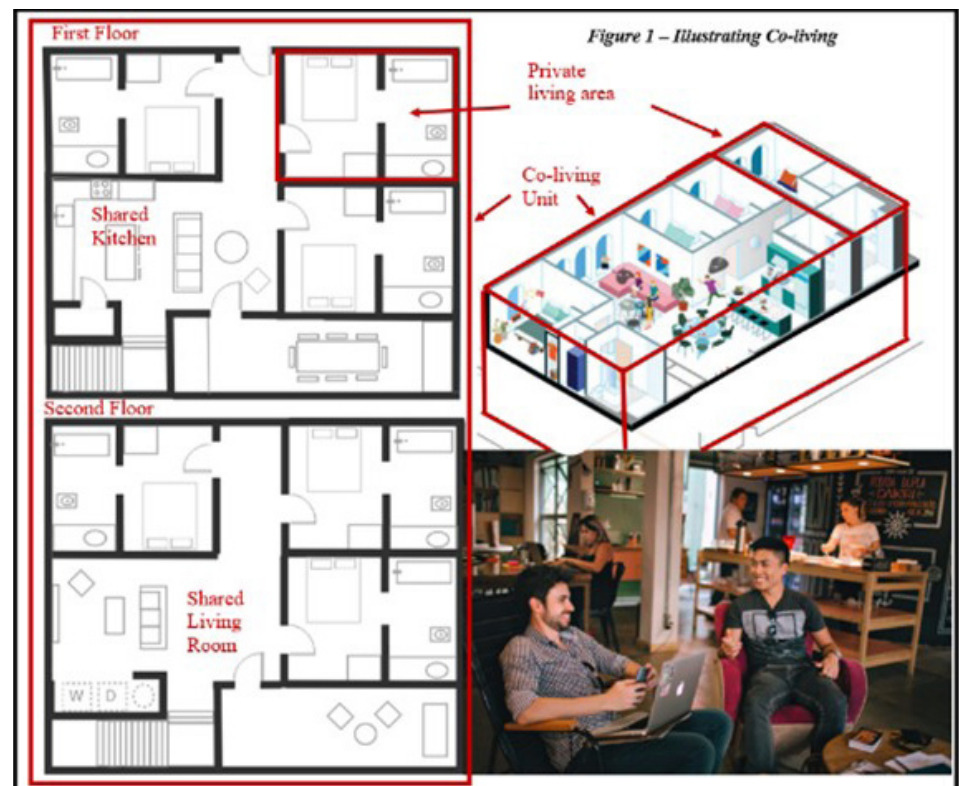
In January 2022, the City Council approved a Text Amendment the Zoning Ordinance to allow Co-living Dwellings in Alexandria.

Co-living typically refers to a residential unit which provides individuals who are unrelated a private living space as well as access to a communal kitchen, bathrooms, and living areas. Each private living space must include a bedroom but may or may not have a private bathroom and does not include a kitchen. To clearly distinguish Co-living Dwellings from traditional roommate arrangements, apartments, and micro-units, this use must have between five and six private living spaces with a maximum occupancy of eight people.

The adopted proposal allows Co-living Dwellings in all commercial, high/medium density residential, multi-family, mixed-use, and office zones with an administrative Special Use Permit (SUP). The policy also allows Co-living in townhouse zones as well as for proposals with greater than two Co-living units through a full-hearing SUP. Ultimately, it was determined that this use would not be permitted in single- or two-family zones based on both community feedback and limited examples, from a policy perspective, in these zones among the communities studied.

The Text Amendment will allow for gentle density by increasing the number of unrelated people who are allowed to legally live under the same roof. This policy shift enables greater housing choice for people of all ages, abilities and incomes; preserves the potential stock of market affordable units; and encourages social and cultural diversity through mixed-income communities. The City may see an incremental increase in housing

supply over the next few decades while maintaining the established character of the community.



# ZONING TEXT AMENDMENTS AND LAND USE SERVICES

## Closure of 100 Block of King Street

### Business Recovery

Through FY 2022, the Department of Planning & Zoning supported the temporary business expansion into sidewalks, on-street parking and private parking lots through temporary permits and worked closely with the Old Town Business Association in managing the closure of the 100 block of King Street to traffic. The public and businesses expressed interest in the continuation of the programs beyond the City's pandemic emergency and P&Z and T&ES staff took the lead with proposed text amendments and ordinances for Planning Commission and City Council review in October and November 2021. Outdoor dining and retail shopping in parklets, retail sales on sidewalks, and the closure of the 100 block of King Street are now in place on a permanent basis, contributing added vitality to the City's public spaces.



## MEMBERSHIP & ATTENDANCE

There were changes in the membership of the Planning Commission for FY 2022. Commissioner John Goebel resigned from the Planning Commission in August 2021 and Commissioner Jody Manor was appointed to the Commission in September 2021. Elections were held in March 2022; Chair Nathan Macek was re-elected as Chair and Vice Chair Melissa McMahon was re-elected a Vice Chair. All members attended at least 75 percent of the scheduled meetings in FY 2022.

Planning Commission appointments to other Commissions and Work Groups for FY 2022 are noted below:

### FY 2022 Planning Commission Appointments to Other Commissions and Work Groups

Group	Planning Commission Member
Transportation Commission*	Melissa McMahon and Jody Manor
Waterfront Commission*	Nathan Macek
Potomac Yard Metrorail Implementation Group*	Stephen Koenig
ARHA Redevelopment Work Group	Stephen Koenig
Eisenhower West/Landmark Van Dorn Implementation Advisory Group	Mindy Lyle (Chair)
Open Space Steering Committee	David Brown
Duke Street Transitway Advisory Group	Mindy Lyle
Superintendent's Advisory Team	Vivian Ramirez

\*City Council appointments



CITY OF ALEXANDRIA, BOARDS AND COMMISSIONS  
MEETINGS ATTENDANCE REPORT  
JULY 1, 2021 THROUGH JUNE 30, 2022

COMMISSION: Planning Commission

CHAIR: Chair Nathan Macek

Board Member	2021				2022						
	Sept 9	Oct 5	Nov 4	Dec 7	Jan 4	Feb 1	Mar 1	Apr 7	May 3	June 7	June 23
<b>Nathan Macek, Chair</b>	X	X	X	X	X	X	X	X	X	X	X
<b>Melissa McMahon, Vice Chair</b>	X	X	X	X	X	X	X	X	X	X	X
<b>Mindy Lyle</b>	X	X	X	X	E	X	X	X	X	X	X
<b>David Brown</b>	X	X	X	X	X	X	X	X	X	X	X
<b>Stephen Koenig</b>	X	E	X	X	X	X	X	X	X	X	X
<b>Jody Manor</b>	X	X	X	X	X	E	X	X	X	X	X
<b>Vivian Ramirez</b>	X	X	X	X	X	X	X	X	X	X	X

INDICATE: (X) PRESENT; (E) EXCUSED, (U) UNEXUSED

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: None.

APPROVED:

Nathan Macek, Chair



## OTHER

### Planning Commission Information

The Planning Commission's process for elections to fill leadership positions, namely, Chair and Vice Chair, is covered in its By-laws and involves the election of officers on an annual basis in March. Elections this year are described in the summary of membership and attendance. As called for in the By-laws, it is the vote of the Planning Commission that determines changes in leadership. Term limits can also affect changes in the Planning Commission's leadership.

Questions? Please contact Planning & Zoning staff at 703.746.4666 or email the Planning Commission at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov).

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