



City of Alexandria

Historic Preservation Zoning Text Amendments

Community Meeting
September 10, 2026





Summary

Introduction to Zoning Text Amendments for Historic Preservation

- A. Parking curb cuts in OHAD
- B. Streamlined concept review
- C. Additional administrative reviews
- D. Clean up outdated zoning language



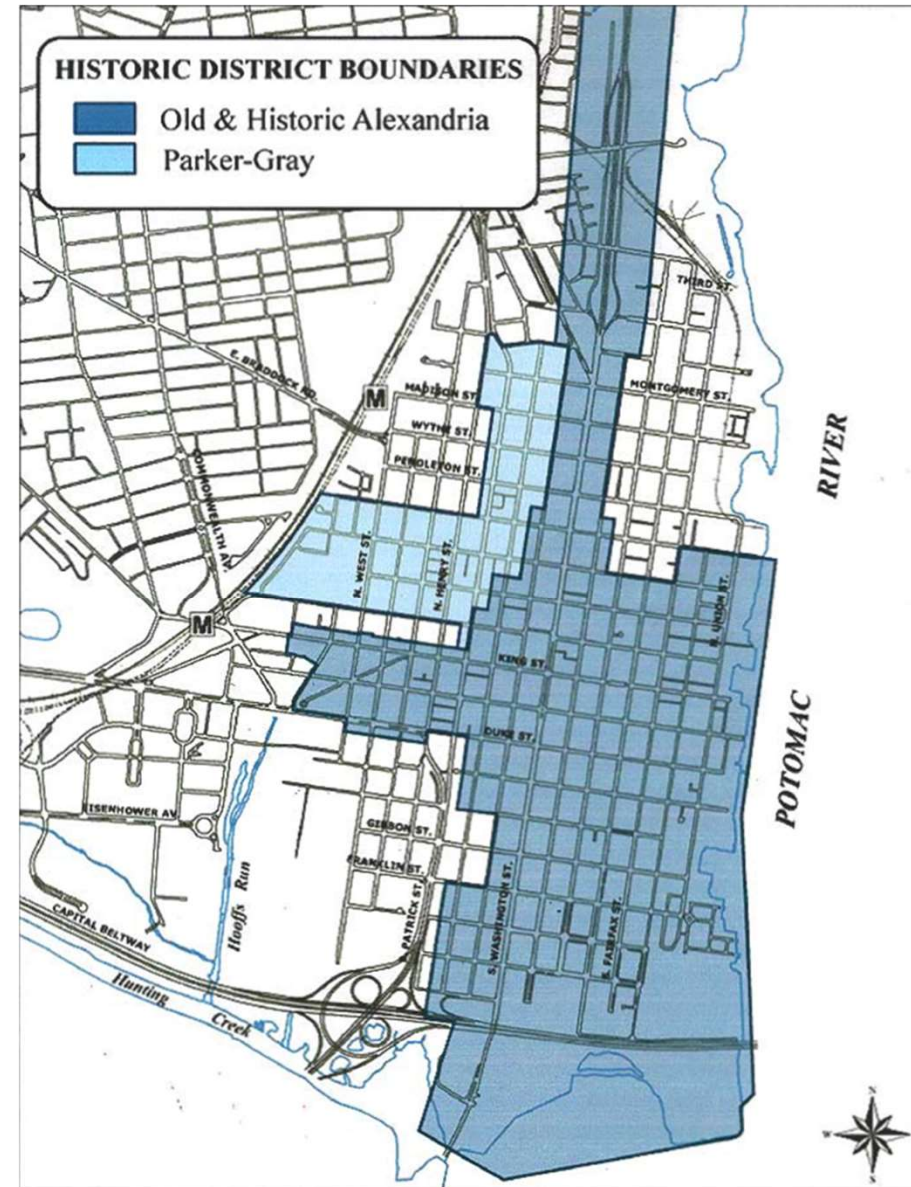
Context

3rd Oldest Historic District US!

- Charleston (1931)
- New Orleans (1936)
- Old and Historic District (1946)
 - *Parker-Gray Historic District (1984)*

OHAD and PG Comprise:

- 140 blocks
- 5,677 structures





Parking Curb Cuts: Background

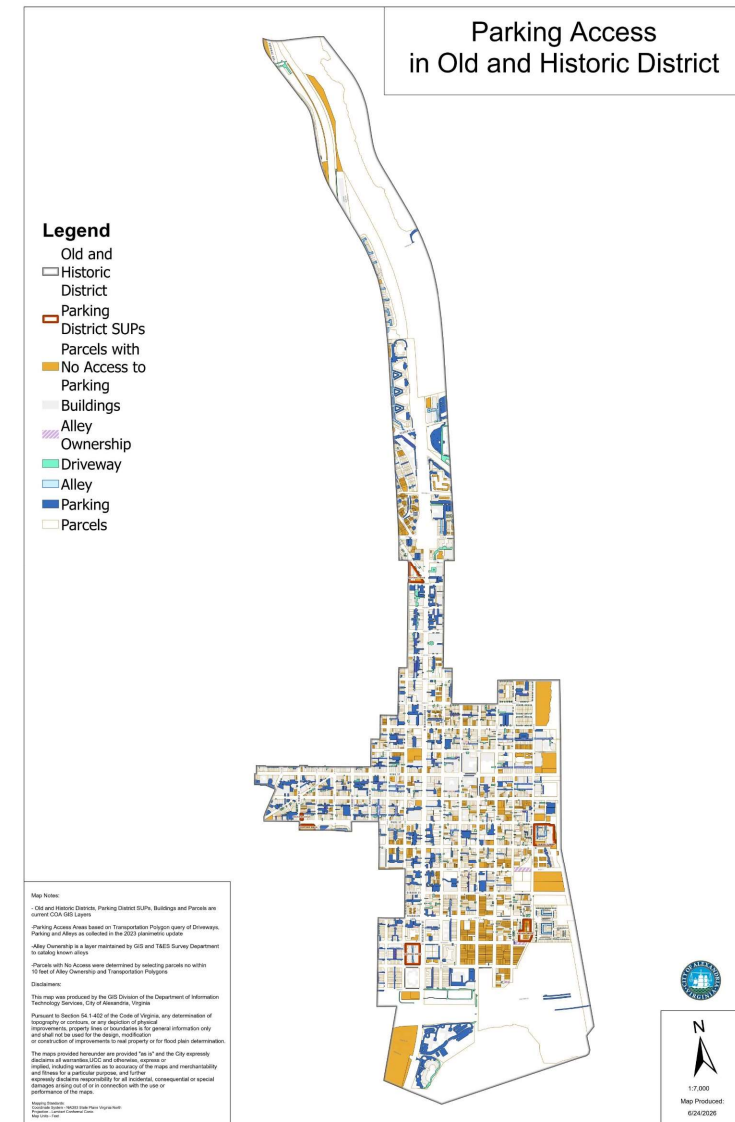


1. Property owners required to access parking through alleys or interior courts
2. In 2024, court ruled BZA may not review curb cut requests
3. No current relief mechanism for curb cut request in OHAD
4. Zoning Ordinance contains established curb cut request process for Parker-Gray and 100-year-old building properties



Alleys in OHAD

- ~4,425 properties
- 147 alleys and interior courts
- ~1,350 curb cuts
- ~1,480 properties do not have a curb cut or access to an alley or interior court

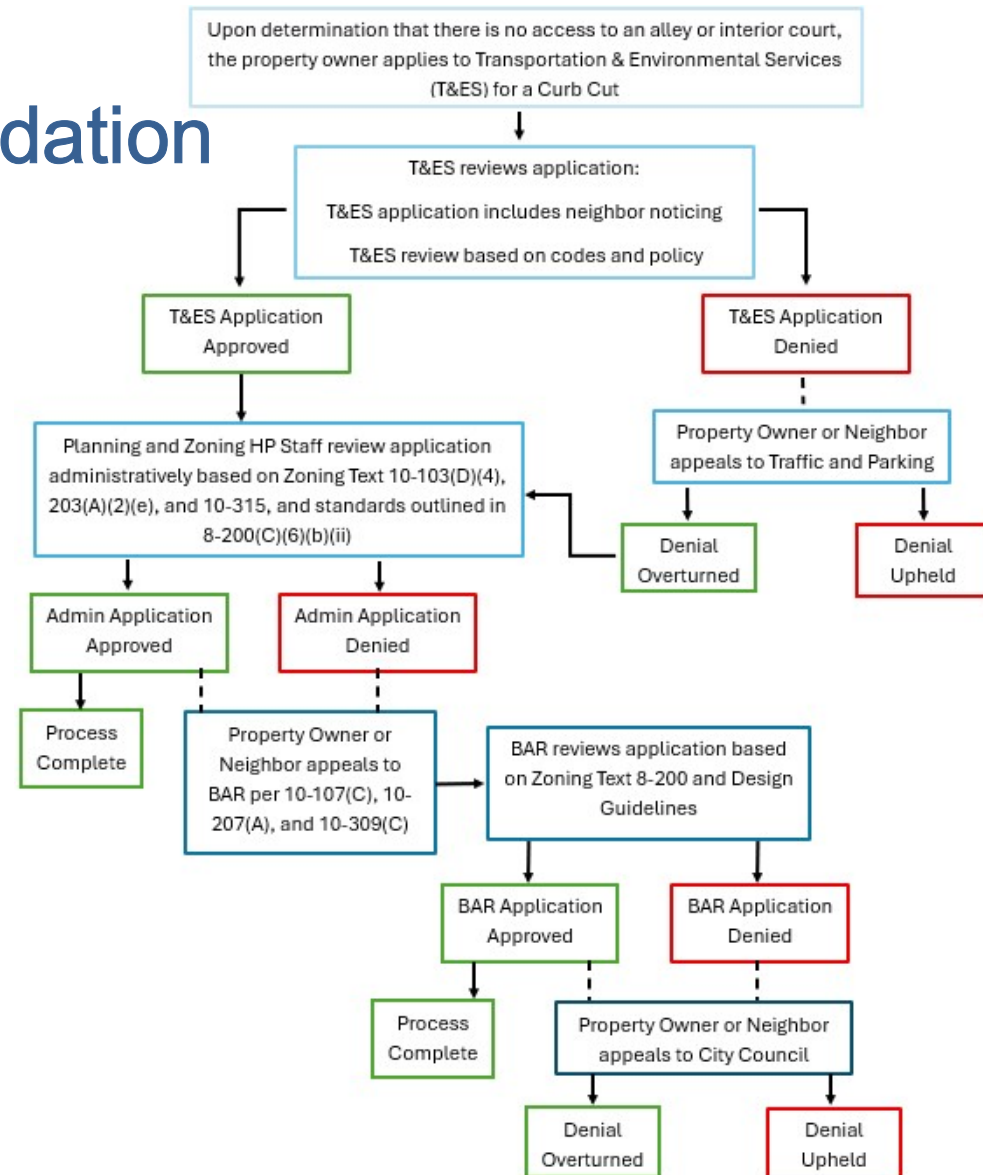




Curb Cuts: Recommendation

New Process that would apply to OHAD & Parker-Gray

- Guides property owners to utilize alleys and interior courts
- If not possible property owner may make an application to T&ES (*Section 5-2-14(c)*)
- If approved, the owner may apply to Planning & Zoning HP Staff





Updated Concept Review Process

Current Process

- BAR provides non-binding comments prior to DSUP City Council hearing
- BAR then considers Certificate of Appropriateness (CofA) for bulk characteristics (height, scale, massing) and architectural elements after DSUP approval

Proposed Process

- Create a BAR Concept Approval for bulk characteristics in lieu of the non-binding work session
- Provides a level of certainty regarding the building envelope earlier in the review process
- Following DSUP approval, BAR may review CofA for architectural elements only





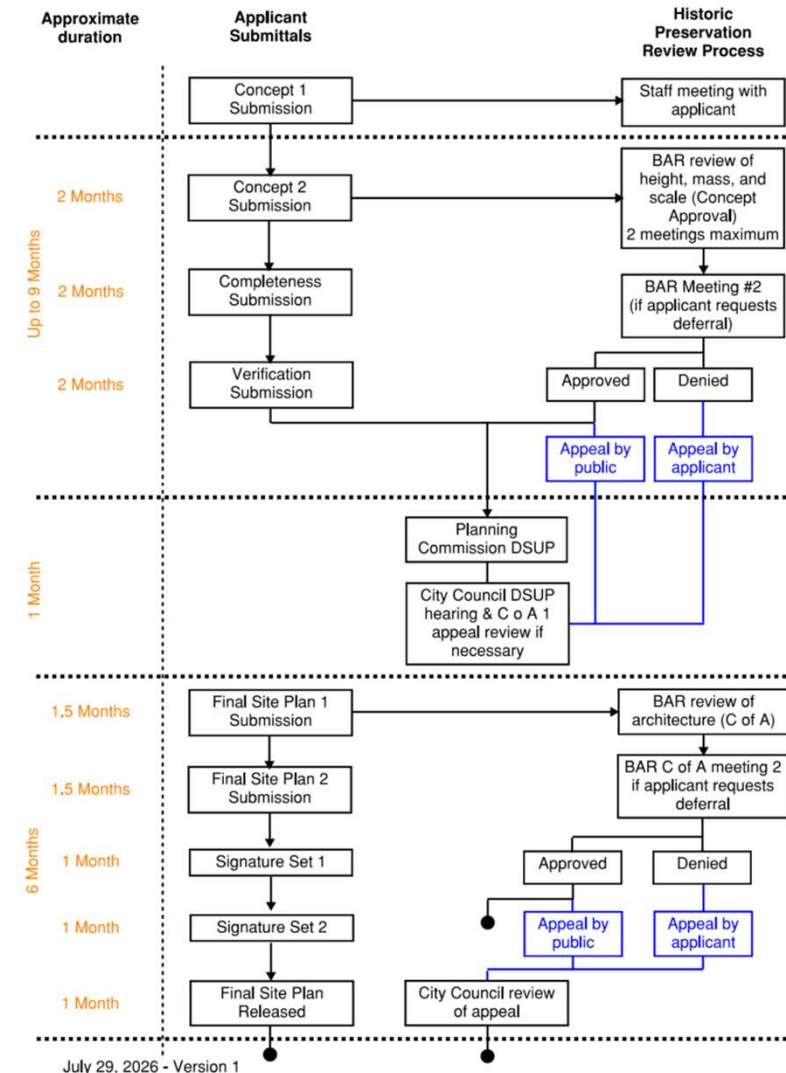
Updated Concept Review Process

Highlights

- Aligns with OneStart project timeline and development submissions
- BAR review is concurrent with development review
- Focuses BAR review after DSUP on architecture
- Maintains BAR scope of review while aligning the review timing with the project development



Two Part Certificate of Appropriateness for Development Projects





General Historic Preservation Updates

Correction of technical errors, outdated references, and language

- Ensure consistent language between Zoning Ordinance sections
- Strike "annual subscription fee" for notice of hearings
- Strike "Urban Renewal" as reason to proceed with projects

Streamline and increase clarity

- Allow rooftop mechanical screening to be approved administratively
- Create process for appeals to administrative approvals
- Clarify BAR standards for routine maintenance, repairs, and replacement
- Extend validity for CofA/Permits to Demolish from 12 to 36 months



Next Steps & Schedule

September & October

- Planning Commission workshop
- Community and stakeholder engagement
- Refine amendment based on feedback to ensure accuracy and clarity

November

- Planning Commission and City Council hearings

Public comments are encouraged through Thursday, September 17th.

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