

# **Planning & Zoning**

**Karl Moritz**  
**Acting Director**

# Community Development

Economic Development  
– AEDP

Tourism  
– ACVA

Office of Housing

**Planning and Zoning**



# Planning and Zoning

Karl Moritz, Acting Director



Zoning  
Public Counter



Eisenhower West Small Area Plan Community Meeting



Landmark Gateway Construction



# Presentation Overview

- **Who we are**
- **What we do**
- **Major initiatives and projects**
- **How to get involved**
- **Contact us**



**First, a little about you.**



# Ways We Engage

- **What's Next, Alexandria**
- **Community Meetings**
- **Advisory Groups and Committees**
- **Online Polling**
- **Community Events (Earth Day, Farmers Markets)**
- **Keypad Polling**



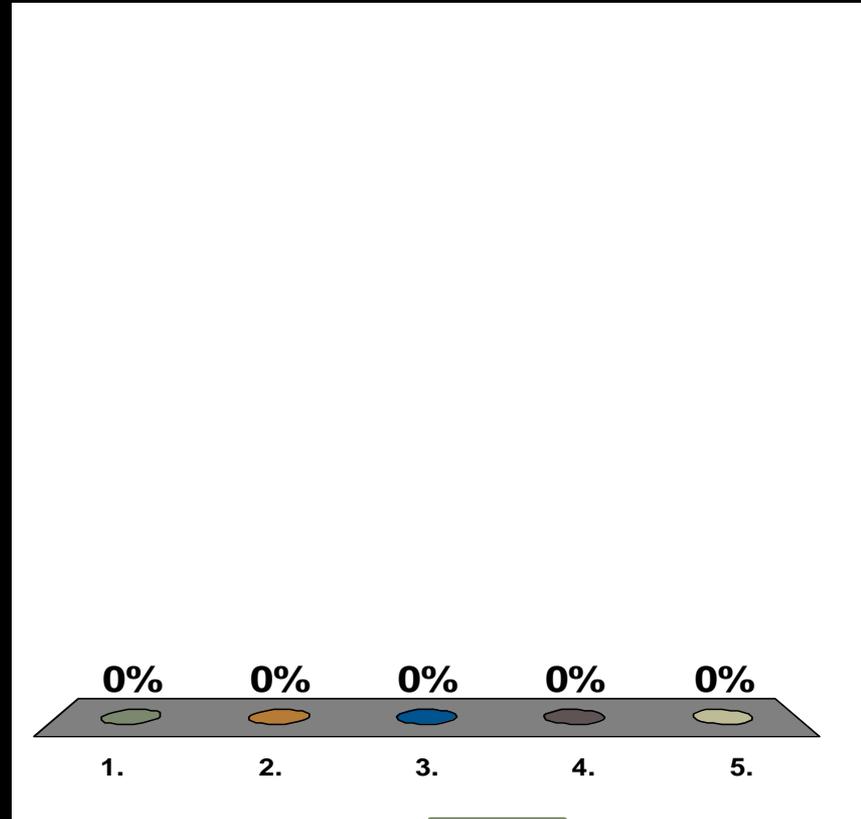
# Keypad Polling

- ❑ One of many techniques used to gather community input
- ❑ Responses are anonymous
- ❑ Responses are recorded individually by keypad for correlation
- ❑ Responses can be reported back to the group immediately
- ❑ Your last response before polling closes is the one tabulated – you can change your mind or correct a mistake



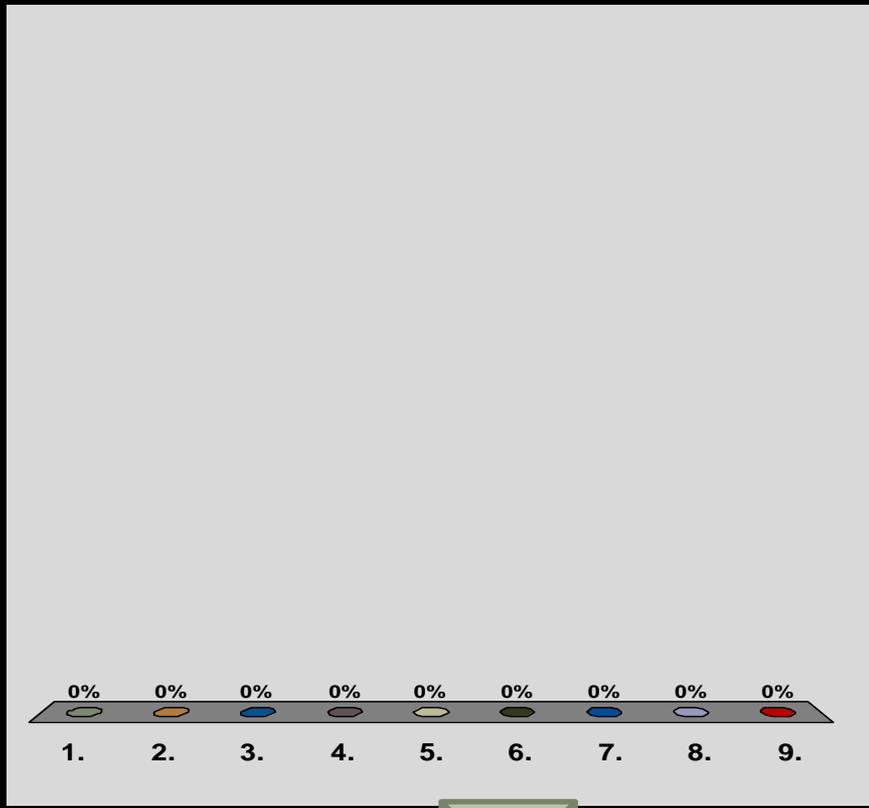
# How long have you lived or worked in Alexandria?

1. Up to 1 year
2. 1 to 2 years
3. 2 to 5 years
4. 5 to 10 years
5. More than 10 years



# Where do you live?

1. Alexandria - Yellow Line to Potomac River
2. Alexandria - Quaker Lane to Yellow Line
3. Alexandria - West End (West of Quaker Lane)
4. Arlington County
5. Fairfax County
6. Other Northern Virginia
7. Washington, D.C.
8. Maryland
9. Other

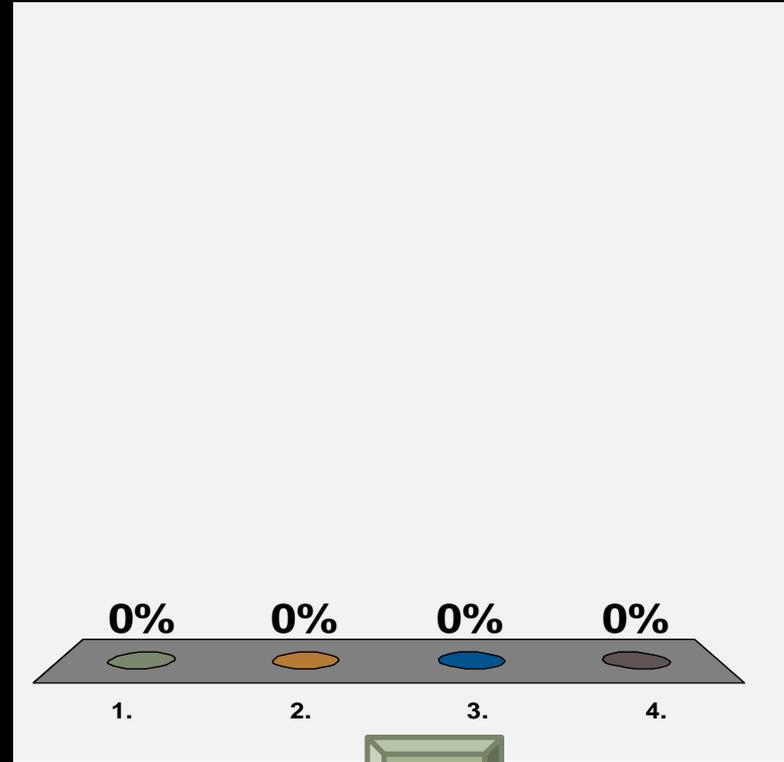


# Test your knowledge and preconceptions about Alexandria and the people the City serves



# Since 1960, what is Alexandria's average rate of population growth?

1. 0.5% per year
2. 0.9% per year
3. 1.8% per year
4. 2.9% per year

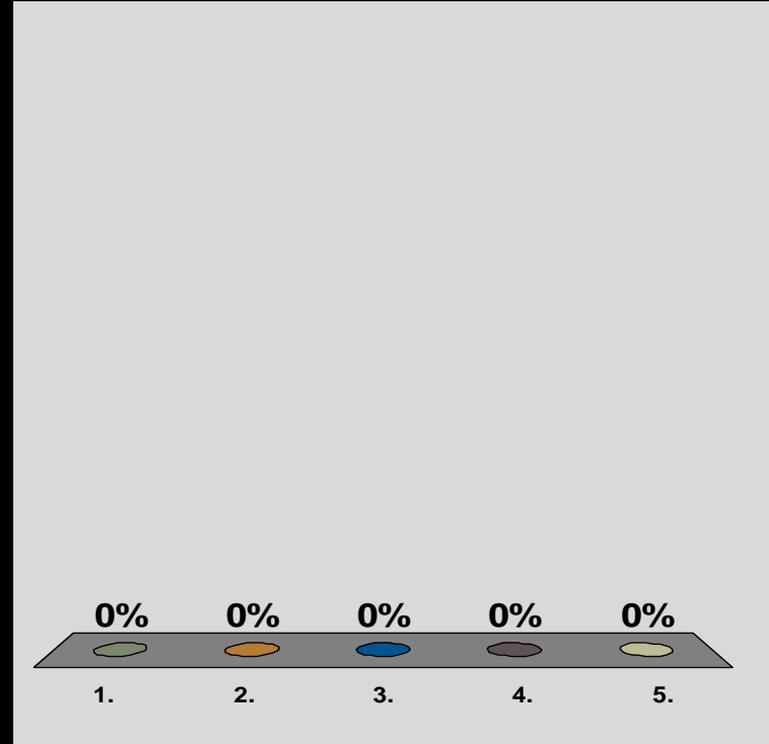


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# Among these, which group in Alexandria grew the fastest from 2000 to 2010?

1. Seniors - age 65 or older
2. Young workers – age 20 to 24
3. Hispanic of any race
4. Foreign born from Africa
5. People in poverty



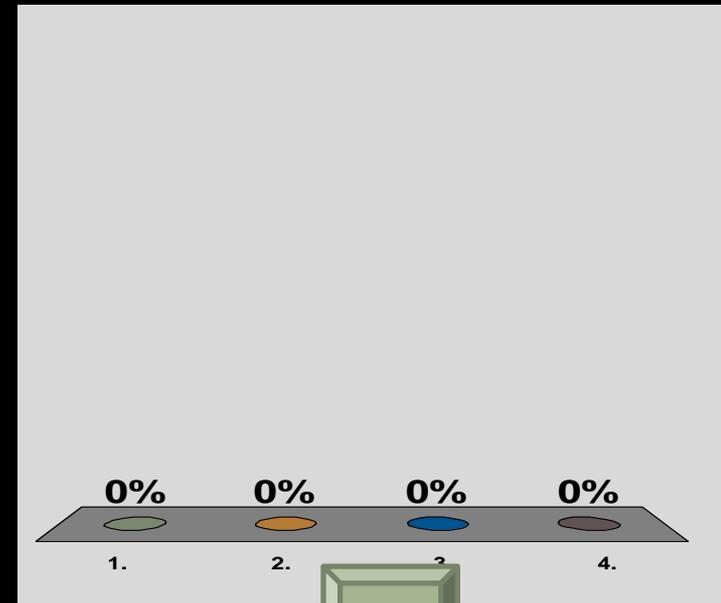
# Growth Rates for Alexandria Population Groups from 2000 to 2010

- ❑ The total population of Alexandria grew 9.2% to 140,000.
- ❑ Population 65 or older grew 10.3% to 12,806.
- ❑ Population aged 20 to 24 fell 17.8% to 8,142.
- ❑ Hispanic population grew 19.3% to 22,524.
- ❑ Foreign born from Africa grew 13.2% to 8,432.
- ❑ People in poverty grew 22.9% to 13,850, the fastest-growing of these groups.



Among 3,500 counties and independent cities in the U.S., where does Alexandria rank by share of people over 25 with a college degree?

1. 1st
2. 4th
3. 28th
4. 117th



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# What is the Department of Planning & Zoning (P&Z)?

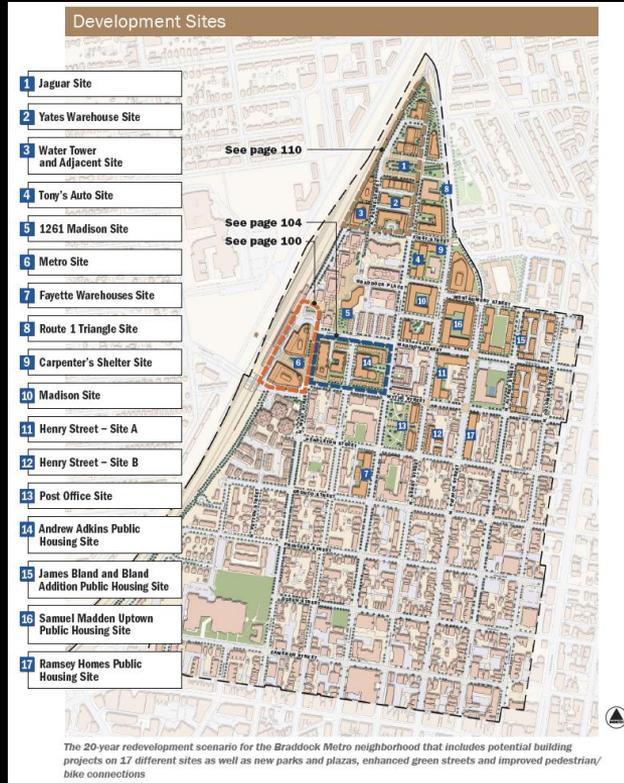
Planning and Zoning works closely with the community in each area of the City to carry out City Council's 2004-2015 Strategic Plan and Community Vision for vibrant, walkable neighborhoods, protected natural resources, and vital Main Street business districts.



# Preserve Our History and Culture



# Create Transit-Oriented Development



## Building Height Examples 65-75 FEET

Analog from Alexandria



Analogs from elsewhere



## Building Height Examples 90 FEET

Analogs from Alexandria



Analogs from elsewhere



## Building Height Examples 120 FEET

Analog from Alexandria



Analogs from elsewhere



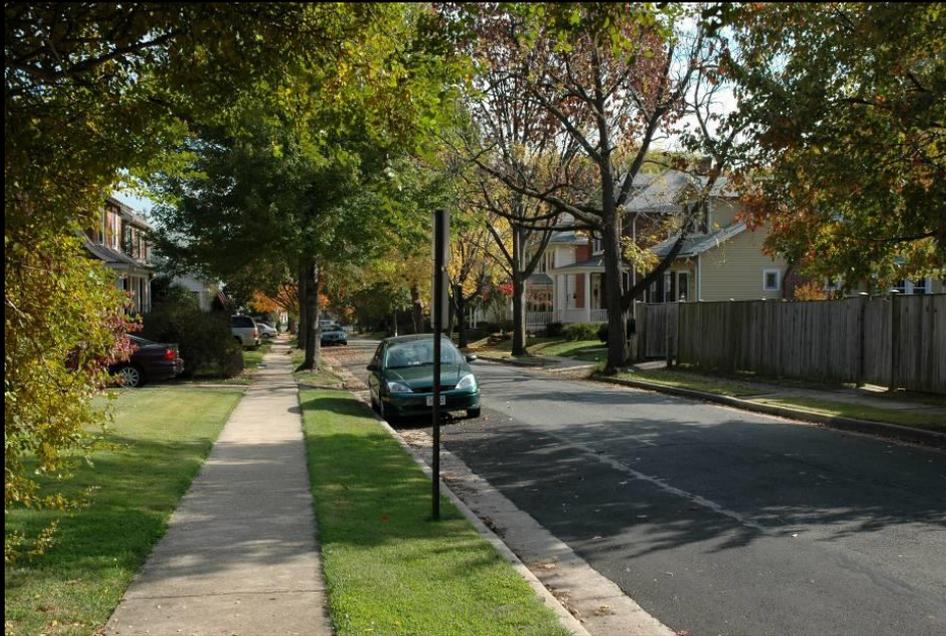
# Create Livable Places with Housing Choices for All Residents



# Strengthen Our Main Streets



# Preserve and Enhance Neighborhoods

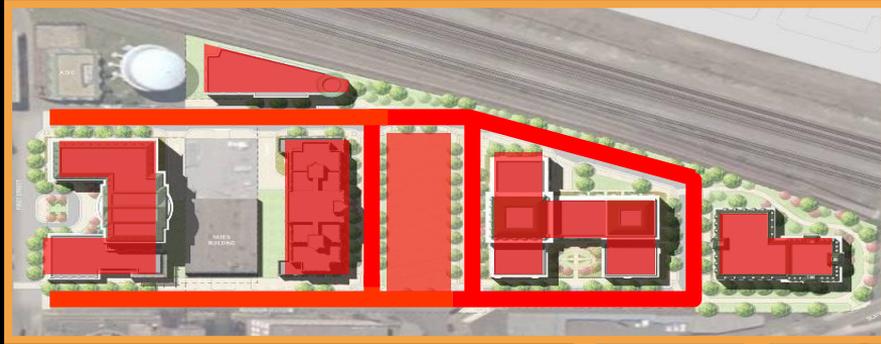


# What is P & Z?

- **Neighborhood Planning & Community Development**
  - Long-Range Plans, Implementation, Forecasting
- **Zoning**
  - Day-to-Day Improvements to Property
- **Development Review**
  - Major Projects
- **Historic Preservation**
  - Character of Local Historic Districts
- **Commission/Committee Support**
  - Planning Commission, Board of Zoning Appeals, Old & Historic Alexandria Board of Architectural Review, Parker-Gray District Board of Architectural Review, Advisory Groups/Committees



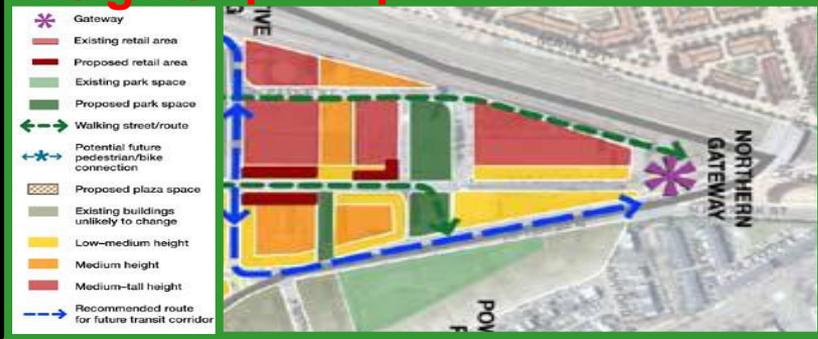
# Development Review Process



SUP

ADD

## Design Open Space



Area Plan



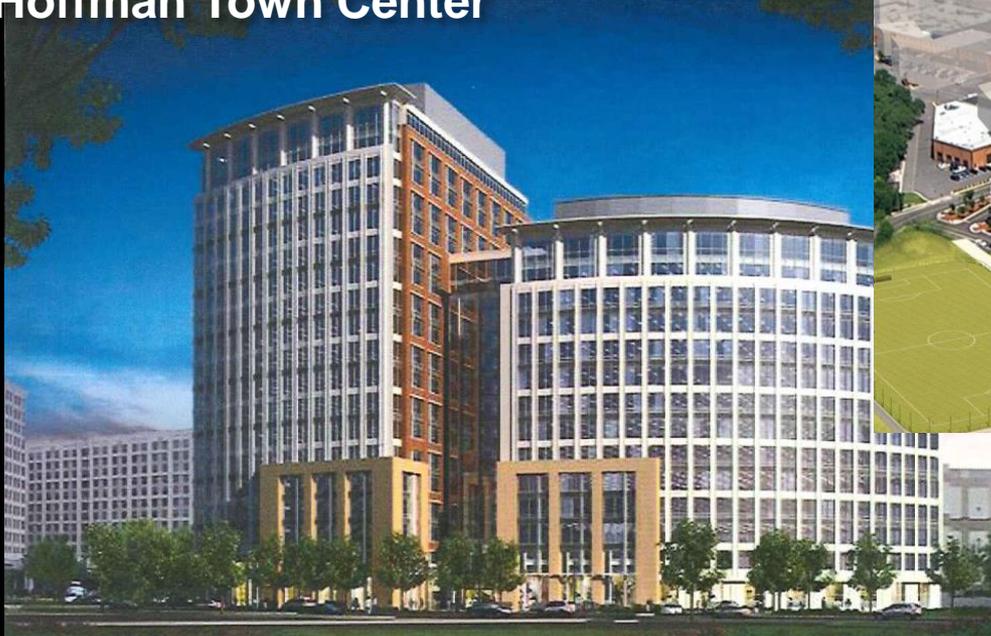
# Current Projects and Initiatives

- **Waterfront Implementation with DPI**
- **Eisenhower West Small Area Plan**
- **Potomac Yard Development**
- **Citywide Parking Study with TES**
- **Transitway Corridors with TES**
- **Long-Range Educational Facilities Plan with APCS**
- **Oakville Triangle**



# Current Projects and Initiatives

**National Science Foundation  
Hoffman Town Center**



**Carlyle Plaza Two**



# Current Projects and Initiatives



**Belle Pre**

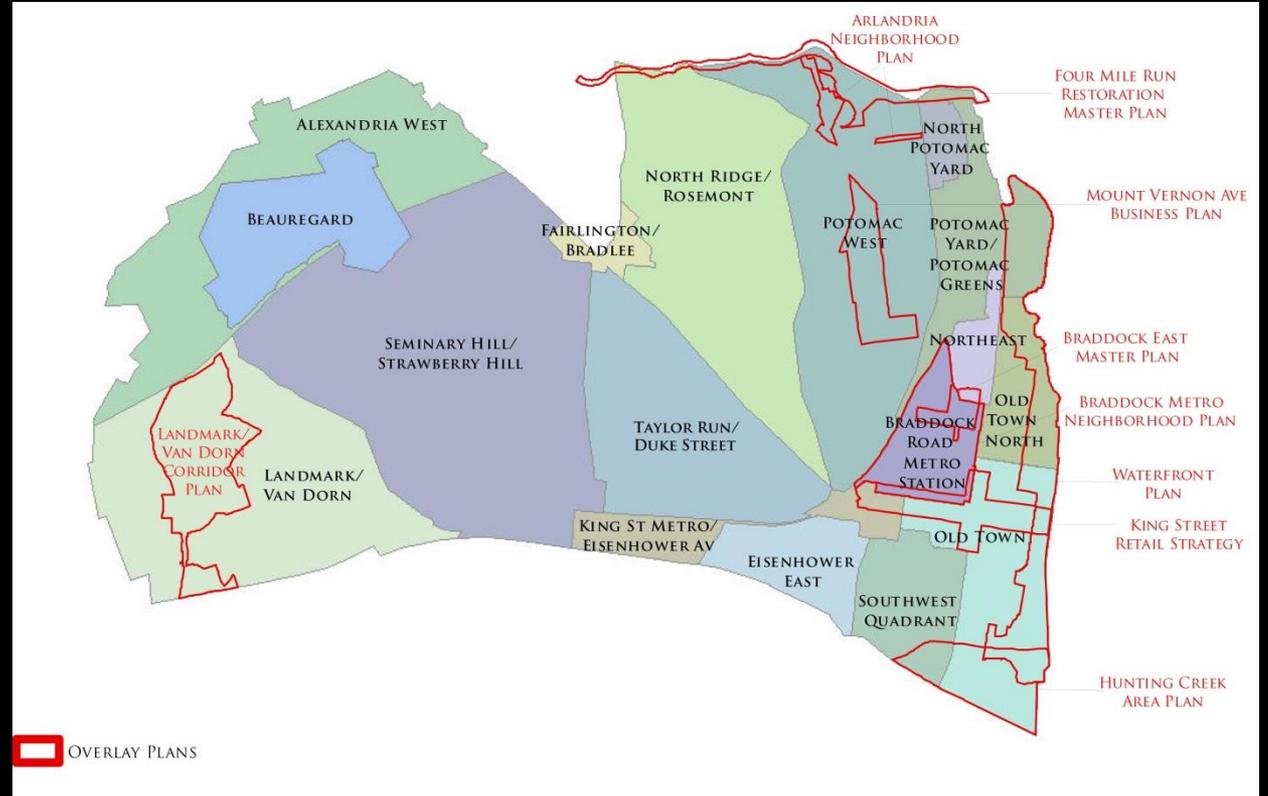


**The Oronoco**

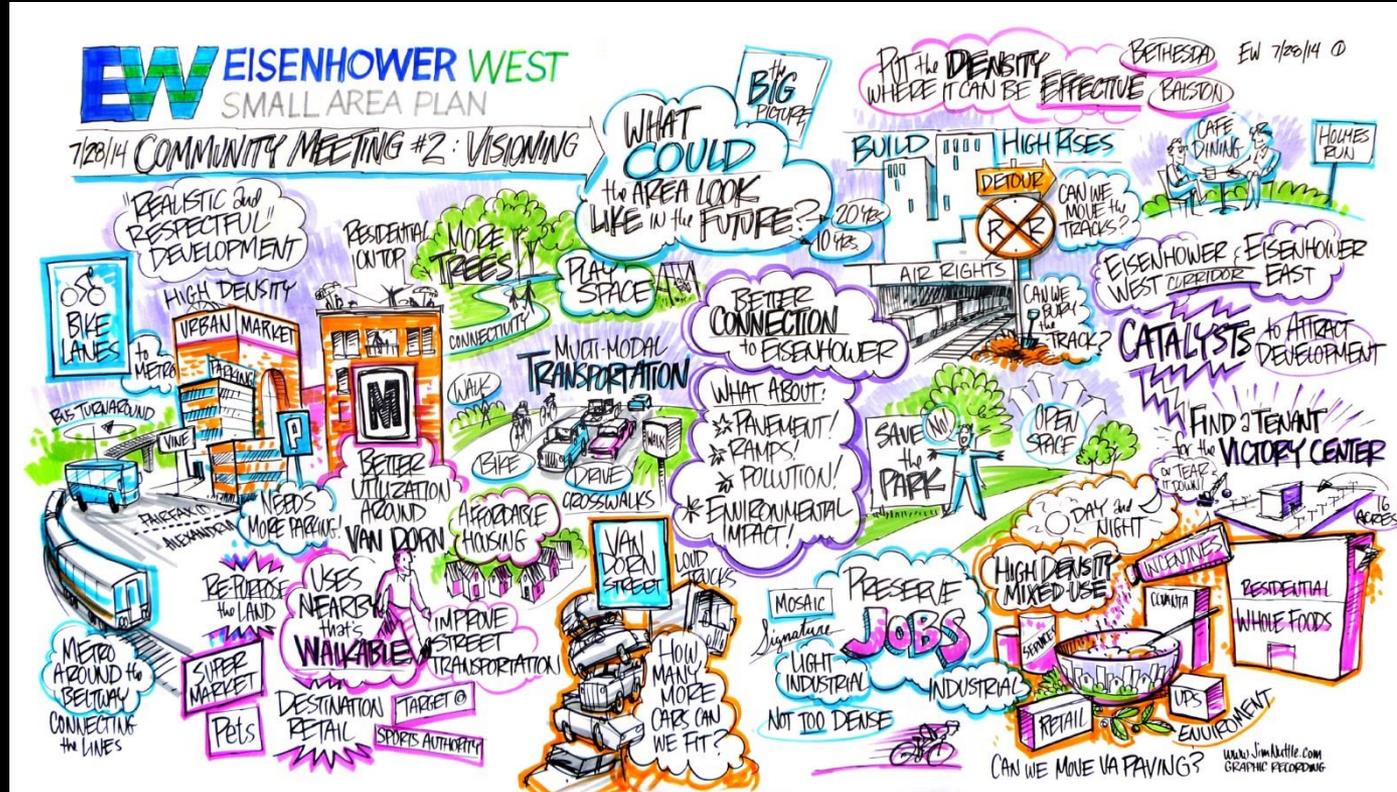


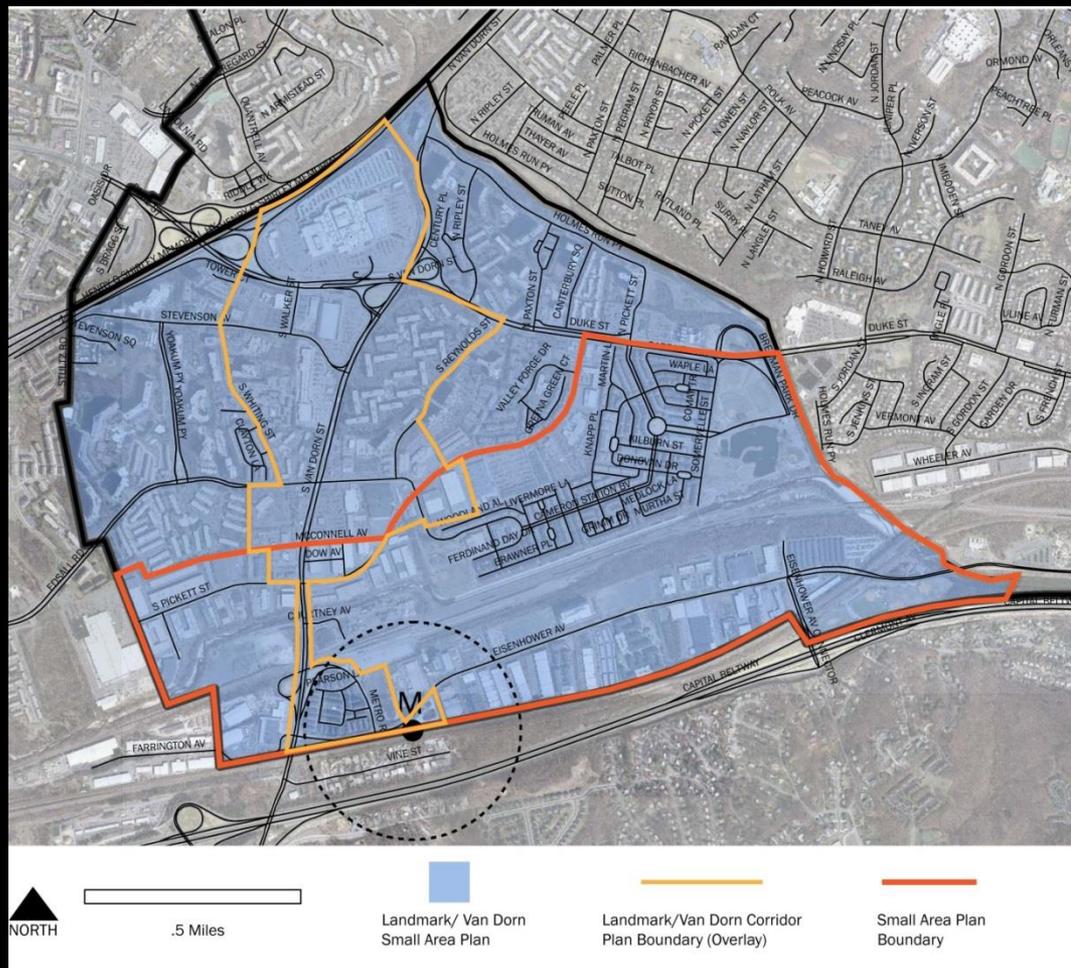
# Citywide Master Plan

- **Small Area Plans (SAPs):** cover neighborhoods throughout the City
- **Chapters on specific topics** pertaining to entire City (i.e., Transportation, Open Space)

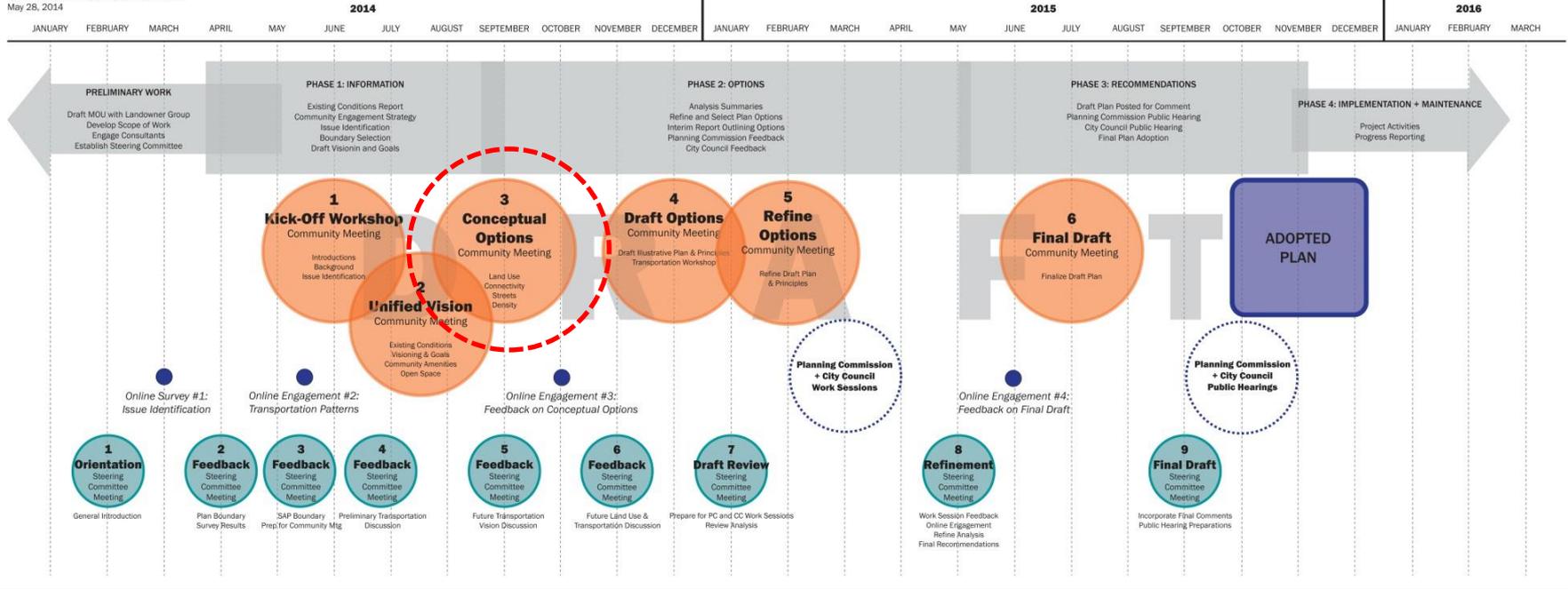


# Eisenhower West Small Area Plan



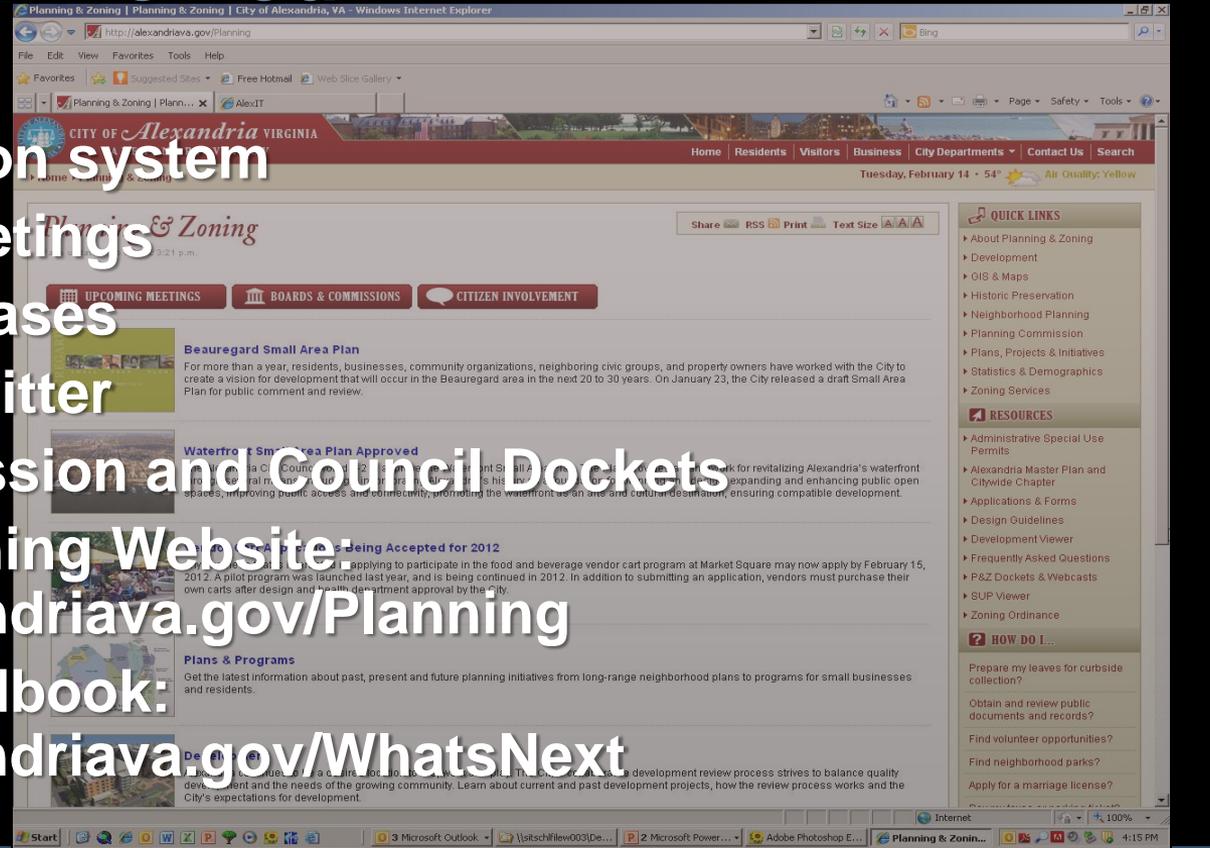


**DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM**  
 DRAFT FOR STEERING COMMITTEE REVIEW  
 May 28, 2014



# How to Get Involved

- City Calendar
- E-news notification system
  - Community Meetings
  - Document Releases
- Facebook and Twitter
- Planning Commission and Council Dockets
- Planning and Zoning Website:  
<http://www.alexandriava.gov/Planning>
- **What's Next** Handbook:  
<http://www.alexandriava.gov/WhatsNext>



# Contact Information

- Department: 703.746.4666, [www.alexandriava.gov/planning](http://www.alexandriava.gov/planning)
- Land Use Services:
  - Alex Dambach, Division Chief, 703.746.3829, [alex.dambach@alexandrava.gov](mailto:alex.dambach@alexandrava.gov)
- Zoning:
  - Peter Leiberg, Zoning Manager, 703.746.3937, [peter.leiberg@alexandrava.gov](mailto:peter.leiberg@alexandrava.gov)
- Historic Preservation: 703.746.3833
- Development:
  - Rob Kerns, Division Chief, 703.746.3811, [rob.kerns@alexandriava.gov](mailto:rob.kerns@alexandriava.gov)
- Neighborhood Planning and Community Development:
  - Carrie Beach, Division Chief, 703.746.3853, [carrie.beach@alexandriava.gov](mailto:carrie.beach@alexandriava.gov)
  - Pat Mann, 703.746.3857, [pat.mann@alexandriava.gov](mailto:pat.mann@alexandriava.gov)
  - Radhika Mohan, 703.746.3850, [radhika.mohan@alexandriava.gov](mailto:radhika.mohan@alexandriava.gov)





# Questions?

## **Planning & Zoning**

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[www.alexandriava.gov/Planning](http://www.alexandriava.gov/Planning)