

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: NOVEMBER 7, 2024

TO: CHAIR NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – MPA #2024-00003  
ALEXWEST SMALL AREA PLAN

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**ISSUE:** Proposed Text Edits to the AlexWest Small Area Plan

**RECOMMENDATION:** Staff recommends the additional two proposed text revisions below be incorporated in the AlexWest Small Area Plan dated August 23, 2024 for Planning Commission consideration to initiate a Master Plan Amendment and recommend approval of the AlexWest Small Area Plan with revisions.

**DISCUSSION:** In addition to the recommended revisions proposed as part of the October 25, 2024 Memorandum, staff proposes the following two additional revisions:

1. **Text addition to the Land Use Chapter to clarify that units in existing buildings may be considered for committed affordable housing.**

Consistent with recommendations in the Plan, in coordination with the Directors of Planning and Zoning and Housing and at their sole discretion, developers may propose alternative housing opportunities of equivalent value to meet committed affordable housing requirements, including providing committed affordable units in existing building(s), in order to deepen and expand affordability.

2. **Text addition to the Implementation Chapter to add a new task to provide a status update to the Planning Commission and City Council on Plan implementation.**

Five (5) years after the adoption of the Plan, staff will provide a status update to the Planning Commission and City Council on the implementation of the Plan.