

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 24, 2020

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: ITEM #7: FY 2021 LONG RANGE PLANNING INTERDEPARTMENTAL
WORK PROGRAM – JUNE 2020 UPDATED DRAFT ZONING FOR
HOUSING PRIORITIZATION PLAN

Following your feedback on the March 2020 Draft Zoning for Housing Prioritization Plan, the Department of Planning & Zoning (P&Z) was scheduled to present the draft to the Mayor and City Council at the Tuesday, March 24 City Council Legislative Meeting. However, that presentation was understandably cancelled due to COVID-19 matters which the City Council needed to address.

As an alternative to the March 24 Legislative Meeting, P&Z and Office of Housing (Housing) staff met with the Mayor and individual City Council members in mid-May to early June to seek their input on the March 2020 Draft Zoning for Housing Prioritization Plan.

The Mayor and City Council members had some similar comments as those shared by the Planning Commission. As a result, P&Z identified some common themes between the comments expressed by the community, through some early outreach to several stakeholder groups; the Planning Commission; and by the Mayor and City Council members. Those comments are summarized below as themes and have been reflected as part of the June 2020 Updated Draft Zoning for Housing Prioritization Plan. The June 2020 Updated Draft Zoning for Housing Prioritization Plan is an element that is referenced under Item #7 of the June 25 Planning Commission docket titled FY 2021 Long Range Planning Interdepartmental Work Program.

P&Z would like to make sure Planning Commission members have another copy of the March 2020 Draft Zoning for Housing Prioritization Plan and a copy of the June 2020 Updated Draft Zoning for Housing Prioritization Plan for your easy reference and for comparison purposes on June 25.

JUNE 2020 DRAFT PRIORITIZATION PLAN: COMMON THEMES

Based on the early input received from stakeholders, the Planning Commission and the City Council, the March 2020 Draft Prioritization Plan has been revised as the June 2020 Draft Prioritization Plan. **Proposed changes include:**

- Focusing on those initiatives anticipated to yield the largest number of units and affordability.
- Continuing, as practical, major initiatives in Phase I which are already underway.
- Combining like items as possible.
- Moving up feasibility of Zoning Ordinance Rewrite in Phase II – Undertake assessment of whether undertaking a Rewrite is more efficient in terms of coordination of the proposed changes, staff time/capacity, and financial requirements *than* studying individual initiatives separately.
- Delaying and/or including under a package of Practical Zoning Updates the smaller tools anticipated to yield lesser units.
- Continue to emphasize a robust Community Engagement Program and an Equity Component.

Since Item #7 will proceed to the City Council at its July 7 City Council Public Hearing, P&Z also anticipates sending you a copy of a proposed memorandum to City Council summarizing in more detail feedback received on the March 2020 Draft Zoning for Housing Prioritization Plan from early stakeholder meetings; the common and individual comments of the Planning Commission at its March 3 Planning Commission public hearing; and the common and individual comments of the City Council Members.

You do already have the information on the early stakeholder meetings and information pertaining to the individual comments from the Planning Commission members as reflected in the March 3, 2020 Planning Commission Minutes. Please see Item #5 (Minutes for March 3, 2020), page 8 of the [June 2, 2020 Planning Commission Action Docket](#).

Attachments:

- (1) Attachment I – March 2020 Draft Zoning for Housing Prioritization Plan
- (2) Attachment II – June 2020 Draft Zoning for Housing Prioritization Plan

CC:

- (1) Helen McIlvaine, Director, Office of Housing
- (2) Nancy Williams, Assistant Director, P&Z
- (3) Carrie Beach, Chief, Neighborhood Planning and Community Development Division

ATTACHMENT I - MARCH 2020 DRAFT PRIORITIZATION PLAN FOR HOUSING INITIATIVE

PROPOSED “ZONING FOR HOUSING” PRIORITIZATION PLAN TABLE (March 2020)		
* PHASE I Through June 2021 (+ = work is underway)	PHASE II FY 2022	PHASE III FY 2023
Study Accessory Dwelling Units (ADUs) +	Streamline Coordinated Development Districts (CDDs)+	Consider increasing permitted units in Single Family Zones
Study Inclusionary Zoning +	Examine permitted densities within walking distance of existing and planned stations for High Capacity Transit	Study existing zoning near King Street Metro
Examine Townhouse Zoning Consistency	Examine additional Parking Requirements for Multi-family Zones	Further examine the redevelopment of industrial zones for computability of light industrial uses with residential uses
Examine KR Zone Modifications - 1400 and 1500 King Street+	Examine possible expansion of By-Right Development	Examine creation of Traditional Neighborhood Zoning Districts and New Housing Types
Examine expanding opportunities for RMF Re-zoning	Flag Lots: Look to see how other jurisdictions permit development of these lots with fewer restrictions	
Examine Section 7-700 Height and Affordability Levels	Examine Zoning flexibility for adjacent Parcels	
Examine consistency of regulations for Open Space+	Examination of a possible Zoning Ordinance Rewrite and included would be feasibility analyses of possible alternative approaches such as Form-based Code versus FAR and Dwelling Units Per Acre	
Examine locations for Health Care Uses		
Study Co-Housing/Rooming Houses+		
Study parking requirements in Single Family Zones		
Examine Subdivision Modifications+		
Units per acre inconsistent with FAR in Mixed Use Zones		

**ATTACHMENT 1I – JUNE 2020 DRAFT PRIORITIZATION PLAN FOR THE ZONING
FOR HOUSING INITIATIVE**

JUNE 2020 DRAFT PRIORITIZATION PLAN FOR THE ZONING FOR HOUSING INITIATIVE PRIORITIZATION PLAN TABLE (Draft #1 – June 15, 2020)		
* PHASE I Through June 2021 (+ = work is underway)	PHASE II FY 2022	PHASE III FY 2023 <i>(Potentially part of ZO Rewrite rather than separate items)</i>
Study Accessory Dwelling Units (ADUs) +	Examination of a possible Zoning Ordinance Rewrite <ul style="list-style-type: none"> Determine amount of Time and Capacity required to accomplish; Determine any advantages – efficiency of work and approach; potential financial savings; and efficiency of community outreach activities – to undertaking a ZO Rewrite early in Phase II rather than undertaking the remaining items in Phase II and the Items in Phase III separately. As part of this examination of a possible ZO Rewrite, also determine feasibility of possible alternative approaches such as Form-based Code versus FAR and Dwelling Units Per Acre (include examination of inconsistency of FAR with Units per Acre) 	Single Family Zones <ul style="list-style-type: none"> Consider increasing permitted units in Single Family Zones Examine Single Family Parking Regulations
Study Inclusionary Zoning +	Examine expansion of transit-oriented development <i>(Potentially part of ZO Rewrite rather than a separate item)</i> <ul style="list-style-type: none"> Permitted densities within walking distance of existing and planned stations for High Capacity Transit Study existing zoning near King Street Metro 	Further examine the redevelopment of industrial zones for computability of light industrial uses with residential uses – incorporate case studies of communities where conflicts have been documented and potential remedies for addressing
Examine Co-location as part of the City-Schools Facilities Plan or separately+	Examine additional Parking Requirements for Multi-family Zones <i>(Potentially part of ZO Rewrite rather than a separate item)</i>	Examine creation of Traditional Neighborhood Zoning Districts and New Housing Types
Practical Updates – Phase I <ul style="list-style-type: none"> Examine locations for Health Care Uses Study Co-Housing/Rooming Houses+ Examine Townhouse Zoning Consistency Examine KR Zone Modifications - 1400 and 1500 King Street+ Examine Zoning flexibility for adjacent Parcels 	Streamline Coordinated Development Districts (CDDs)+ <i>(Potentially part of ZO Rewrite rather than a separate item)</i>	Examine Residential Requirements in Commercial Zones
Examine Section 7-700 Height and Affordability Levels	Examine expanding opportunities for RMF Re-zoning <i>(Potentially part of ZO Rewrite rather than a separate item)</i>	Examine possible circumstances for possible expansion of By-Right Development
	Phase II Practical Updates – <i>(Potentially part of ZO Rewrite rather than a separate item)</i> <ul style="list-style-type: none"> Examine Subdivision Modifications+ Flag Lots Generate Text Amendments to promote consistency of regulations for Open Space+ 	