

City of Alexandria, Virginia

**A Draft Text Amendment to the Bonus Height
provision of Section 7-700 of the Zoning Ordinance
to allow bonus height to be utilized in zones with
height limits of 45 feet or more**

April 12, 2022
Informational Meeting



BACKGROUND

ALEXANDRIA 2020 DEMOGRAPHIC ESTIMATES



Population and Housing from 2010 to 2020

- **2020 Population** was 159,467, a 13.9% increase from 2010.
- **Total Housing Units** were 80,479, a 11.2% increase from 2010 with similar **Occupancy Rates**
- **Average Household Size** increased by .05 persons per household

Data Source: 2010 and 2020 Decennial Census

2020 Estimates on Income, Poverty, and Housing Cost Burden

- **Median Household Income** is \$102,227 (2020 \$) and **Per Capita Income** is \$64,835 (2020 \$)
- 9.4% of Individuals and 12.4% of Families with Children are in **Poverty**
- 33% of Renters spend more than 35% of their gross **income on rent**
- 18% of renters are acutely **housing cost burdened**, spending more than 50%

Data Source 2020 5-Year American Community Survey

2021 AFFORDABILITY TABLE

Washington Metropolitan Area including Alexandria, VA



Table 1: 2021 Area Median Household Incomes for DC Metro Area

Income range	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
40% AMI	\$36,120	\$41,280	\$46,440	\$51,600	\$55,760	\$59,880
50% AMI	\$45,150	\$51,600	\$58,050	\$64,500	\$69,700	\$74,850
60% AMI	\$54,180	\$61,920	\$69,660	\$77,400	\$83,640	\$89,920
80% AMI	\$72,240	\$82,560	\$92,880	\$103,200	\$111,520	\$119,760
100% AMI	\$90,300	\$103,200	\$116,100	\$129,000	\$139,400	\$149,700

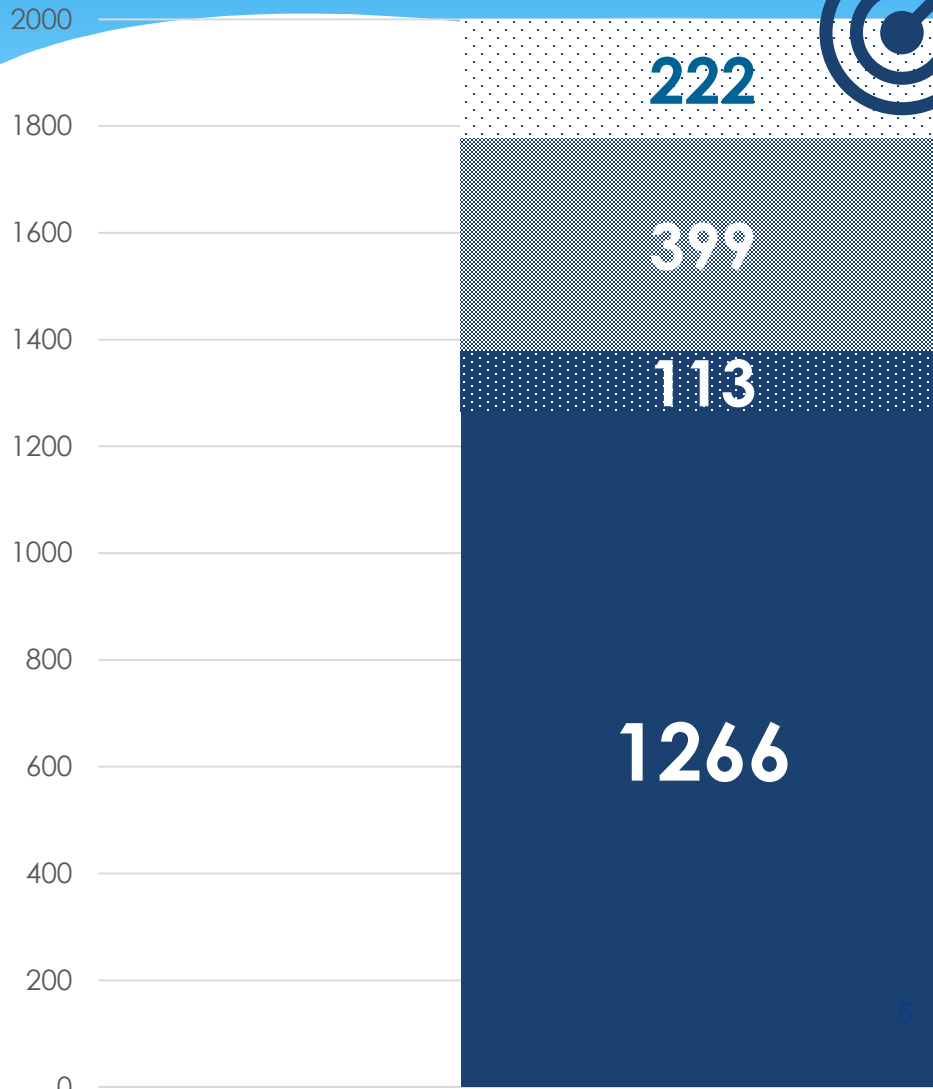
Source: HUD 2021

City Progress in Meeting Housing Goal

January 2014-December 2021



HMP Goal: 2,000 UNITS WITH NEW AFFORDABILITY by 2025
"On track"



+ City Council endorsed COG Regional Housing Initiative in March 2020 to expand Alexandria's housing production and preservation target by 2,250+ more affordable and workforce units by 2030

- Gap
- ▒ Development Pipeline
- Under Construction
- Completed

ZONING FOR HOUSING ADDED TO THE HOUSING MASTER PLAN HOUSING PROGRAM TOOLBOX



- Zoning for Housing as an Additional Tool.
- 2020 City Council endorsed the Metropolitan Washington Council of Government's Regional Housing Initiative.
- 75,000 units of additional housing in the region beyond current estimated 320,000 units between 2020 – 2030.
- Alexandria's target is approximately 200-300 new units above the 800 units (market and affordable) currently produced annually.
- Seventy-five percent to be affordable to low- and moderate income households near activity and transit centers.

ZONING FOR HOUSING PROGRAM INITIATIVES



- Number of Zoning for Housing Initiatives divided into Phases over next several Fiscal Years
- Phase 1 (FY 2021-2022) Completed Initiatives:
 - Accessory Dwelling Unit Policy (Completed in 2021)
 - Co-living Policy (Completed in 2022)
 - Number of Practical Zoning Ordinance Updates (Completed since 2020)
- Phase I Pending Initiatives:
 - Auxiliary Dwellings in Commercial Zones Zoning Text Amendment
 - Bonus Height Zoning Text Amendment
- Future Phases (Phase II – FY 2023) and (Phase III – FY 2024-2025)
 - Staff will bring a draft Prioritization Plan to Planning Commission and City Council by the end of FY 2022

Section 7-703B Bonus Density Text Amendment



- **7-703B proposed change** is to amend section 7-703(B) to allow bonus height of 25 feet to be utilized in zones with 45 foot maximum height limits and above. The 25 ft allowable increase would stay the same.
- Existing text states zones with 50 foot maximum height limits.

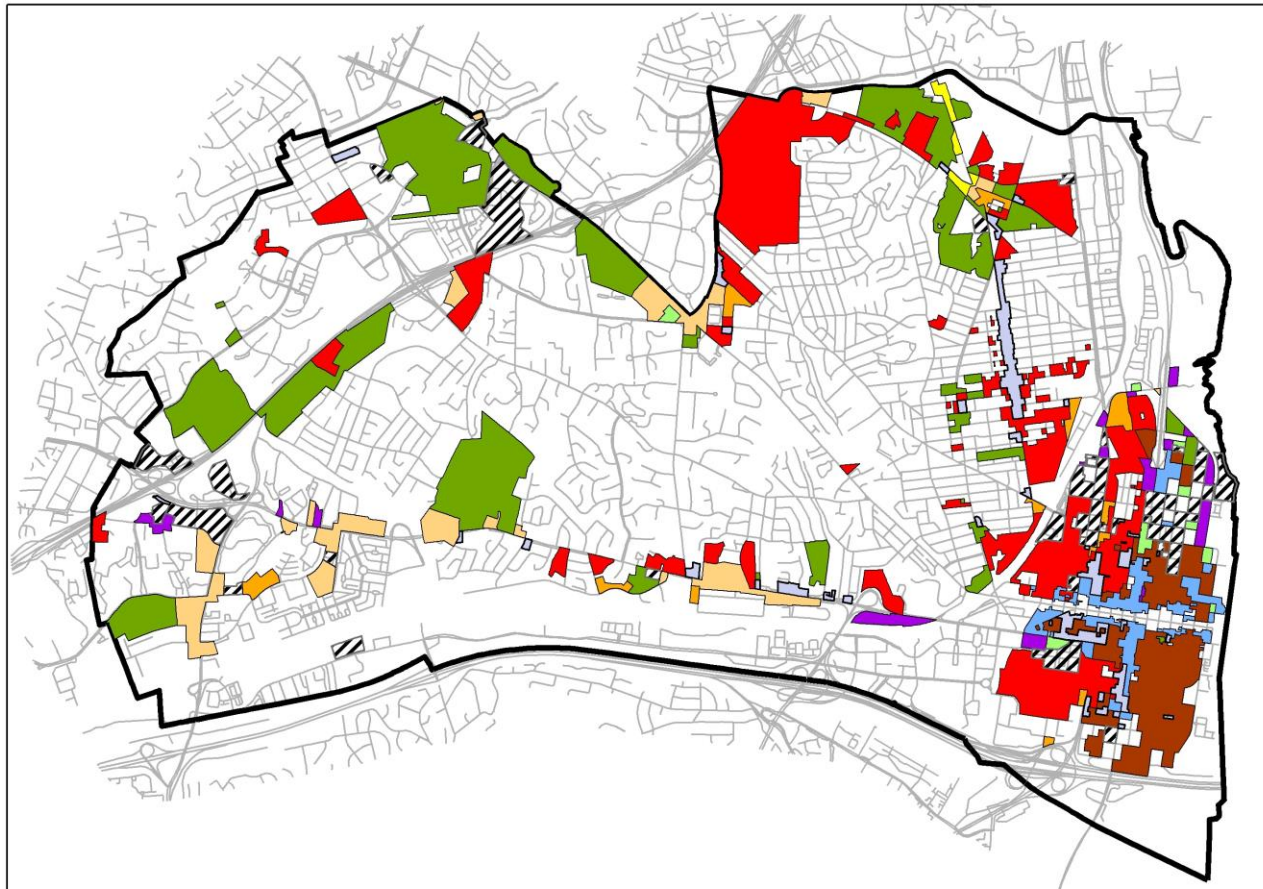
UTILITY OF DRAFT TEXT AMENDMENT



- Alexandria Zones with Height Limits of 45 Feet
- Utility of this proposed Zoning Text Amendment may not be viable in all such Zones due to:
 - Use Restrictions
 - Bulk Regulations
- Where there is potential applicability consideration to:
 - Overall Neighborhood Character
 - Architectural and Design Features
- Special Use Permit public review and hearing process

HEIGHT LIMITS

MAP OF RELEVANT ZONES

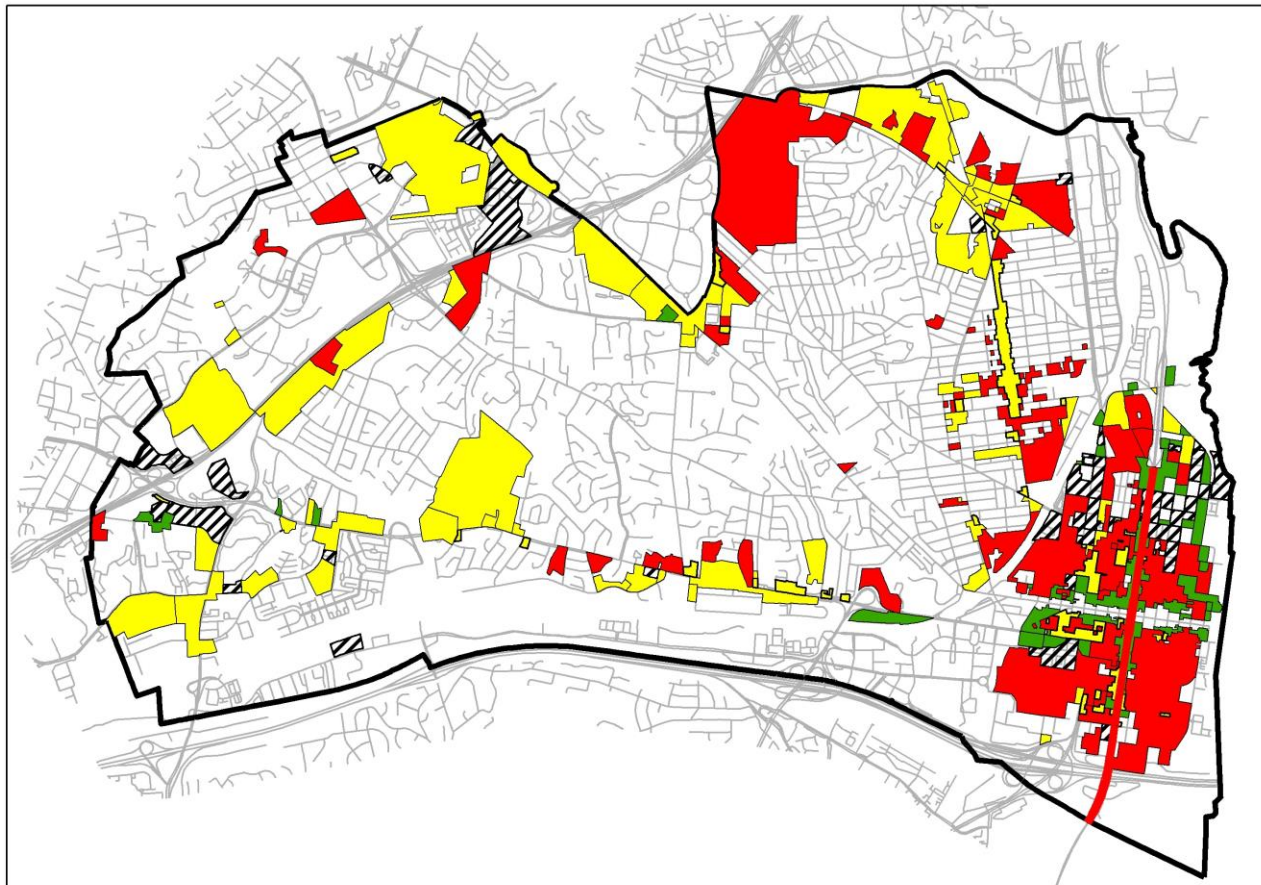


Legend

CD	CRMU and CDX Zones	RM
CG	NR	OC
CL	RA	OCM(50)
CSL	RB	

Zones with Height Maximums of 45'-50'

Likelihood of Use



Legend

- Most Potential (CD, OC, & OCM(50))
- Moderate Potential (RA, CSL, CG, CL, & NR)
- Little Potential (RM & RB)
- Washington Street
- CRMU and CDX Zones

Potential for Application of Updated
Bonus Height Provision (7-703(B))

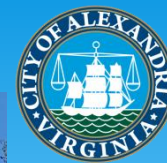
DESIGN SCALE AND CONTEXT



SUCCESSFUL TRANSITIONS



ALEXANDRIA, VA



SUCCESSFUL TRANSITIONS



ALEXANDRIA, VA

SUCCESSFUL TRANSITIONS



ALEXANDRIA, VA

SUCCESSFUL TRANSITIONS



ALEXANDRIA, VA

SUCCESSFUL TRANSITIONS



MOUNT PLEASANT - WASHINGTON, DC

SUCCESSFUL TRANSITIONS



MOUNT PLEASANT - WASHINGTON, DC

INAPPROPRIATE STYLISTIC RELATIONSHIPS



ALEXANDRIA, VA



COLUMBIA HEIGHTS - WASHINGTON , DC

SUCCESSFUL TRANSITIONS



MOUNT PLEASANT - WASHINGTON, DC

SUCCESSFUL TRANSITIONS



COLUMBIA HEIGHTS – WASHINGTON, DC

SUCCESSFUL TRANSITIONS



**DUPONT CIRCLE and COLUMBIA
HEIGHTS – WASHINGTON, DC**



3 ST + 1 ST SET BACK
33' / 44' MAX. HEIGHT



**MID-CITY
NEIGHBORHOOD**



4 ST + 1 ST SET BACK
44' / 55' MAX. HEIGHT



MID-CITY
NEIGHBORHOOD

5 ST + 1 ST SET BACK
55' / 66' MAX. HEIGHT



MID-CITY
NEIGHBORHOOD



3 ST + 1 ST SET BACK
33' / 44' MAX. HEIGHT



**BRADDOCK
NEIGHBORHOOD**





4 ST + 1 ST SET BACK
44' / 55' MAX. HEIGHT



**BRADDOCK
NEIGHBORHOOD**



5 ST + 1 ST SET BACK
55' / 66' MAX. HEIGHT



BRADDOCK NEIGHBORHOOD





COMMUNITY OUTREACH - DRAFT BONUS HEIGHT AMENDMENT



COMMUNITY ENGAGEMENT

- THROUGH TARGETED MEETINGS AND ILLUSTRATIVE GRAPHICS IN APRIL 2022:
 - Tuesday, April 12, Virtual Community Information Meeting
 - Wednesday, April 13, Alexandria Housing Affordability Advisory Committee Meeting:
7:00 – 9:00 PM, City Hall, 301 King Street – Hybrid
Registration Link
https://zoom.us/webinar/register/WN_IFwh_hD9RLKIYBiDnk6xzA
 - Wednesday, April 20, NAIOP MEETING
 - 8:30 – 10:00 AM
 - Virtual – More Information to be Announced
 - Planning Commission Briefings
 - City Council Briefings
 - Public Hearings – Anticipated May 2022

QUESTIONS

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Project Website – <https://www.alexandriava.gov/zoning/bonus-density-and-height>