

City of Alexandria, Virginia

# Proposed Bonus Height Provision Zoning Text Amendment

May 19, 2022  
Community Meeting #2  
7:00 – 9:00 PM



# April 12 Community Meeting



## April 12, Community Meeting

- **What:** Amend Section 7-703(B) of the Zoning Ordinance (Bonus Height)
- **Why:** Incentivize use of Section 7-703 (B) for housing production and affordability under the City's Zoning for Housing Program
- **Where:** Maps of Likelihood Use
- **How: Special Use Permit**
  - Regulatory compliance
  - Neighborhood character

## April 12 Community Meeting –Questions/Feedback Themes

- Clarity of Maps shown on April 12
- Impacts on neighborhood character, infrastructure and historic districts
- Housing affordability definition and need

# Other related Feedback/ Questions Themes



- How does this interface with planning & other regulatory guidelines:
  - Height Districts
  - Historic Districts
  - Small Area Plans and Height
  - Coordinated Development Districts



# Outreach since April 12

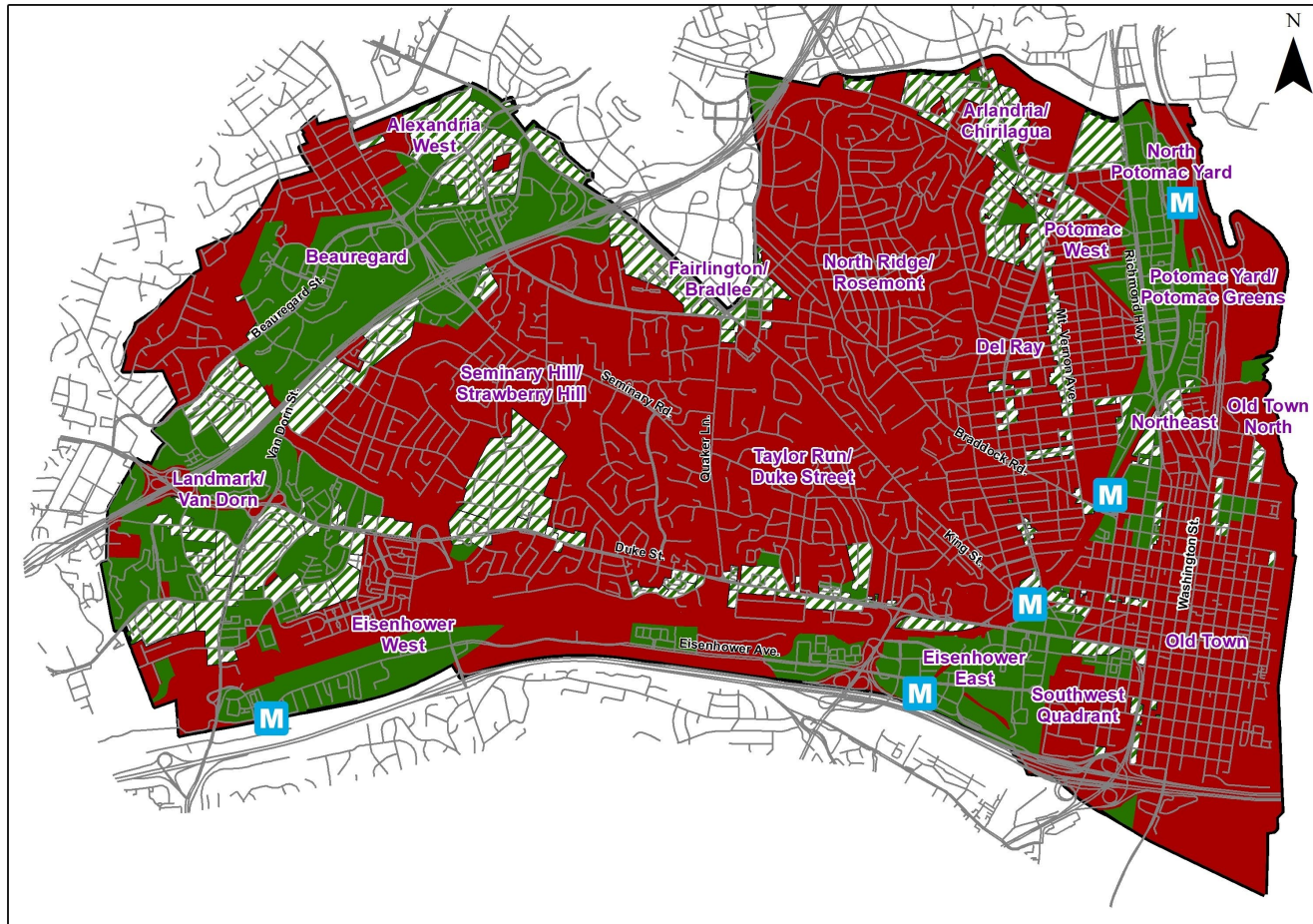
- **May 19, 2022 Community Meeting Scheduled**
  - **May 5** eNews
  - **May 6** emails to Civic Associations and Community Members
  - **May 18** eNews for May 19 Meeting reminder & FAQs
  - **May 18 email** to Civic Associations and Community Members
  - **Compilation of Questions and Responses**
    - ❑ **April 12** Questions/Comments and Subsequent Inquiries
    - ❑ **May 12** Responses Posted (70)
    - ❑ **May 18** FAQs posted (English, Amharic and Spanish)

# Proposed Changes since April 12



- **Proposed Limitation on Applicability**
  - Not with Single-family, Two-family and Townhomes dwellings
  - Not in Height Districts of 50 ft or less.
- **Applicability in Zones which allow Multi-family uses** (subject to all other regulatory considerations and site conditions).
- **Current Changes to proposed Text**
  - 7-703(B)
  - 1. Height increases pursuant to this section are not permitted for single-family, two-family, or townhouse dwellings.
  - 2. Height may not be increased pursuant to this section by more than 25 feet beyond the height otherwise permitted by this ordinance; provided, however, that no building located in any zone where the maximum allowable height is less than 45 feet or height district where the maximum allowable height is 50 feet or less may be allowed to exceed such height limit.
- **Height District provisions do not change (Historic Districts including Washington Street limit is 50 feet).**
- **Special Use Permit still required under 7-703(B).**
- **Height limit addition remains at 25 feet under 7-703(B).**
- **Mixed income - 1/3 of the additional units for affordable housing under 7-703(B).**

# Potential Application

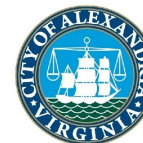


## Legend

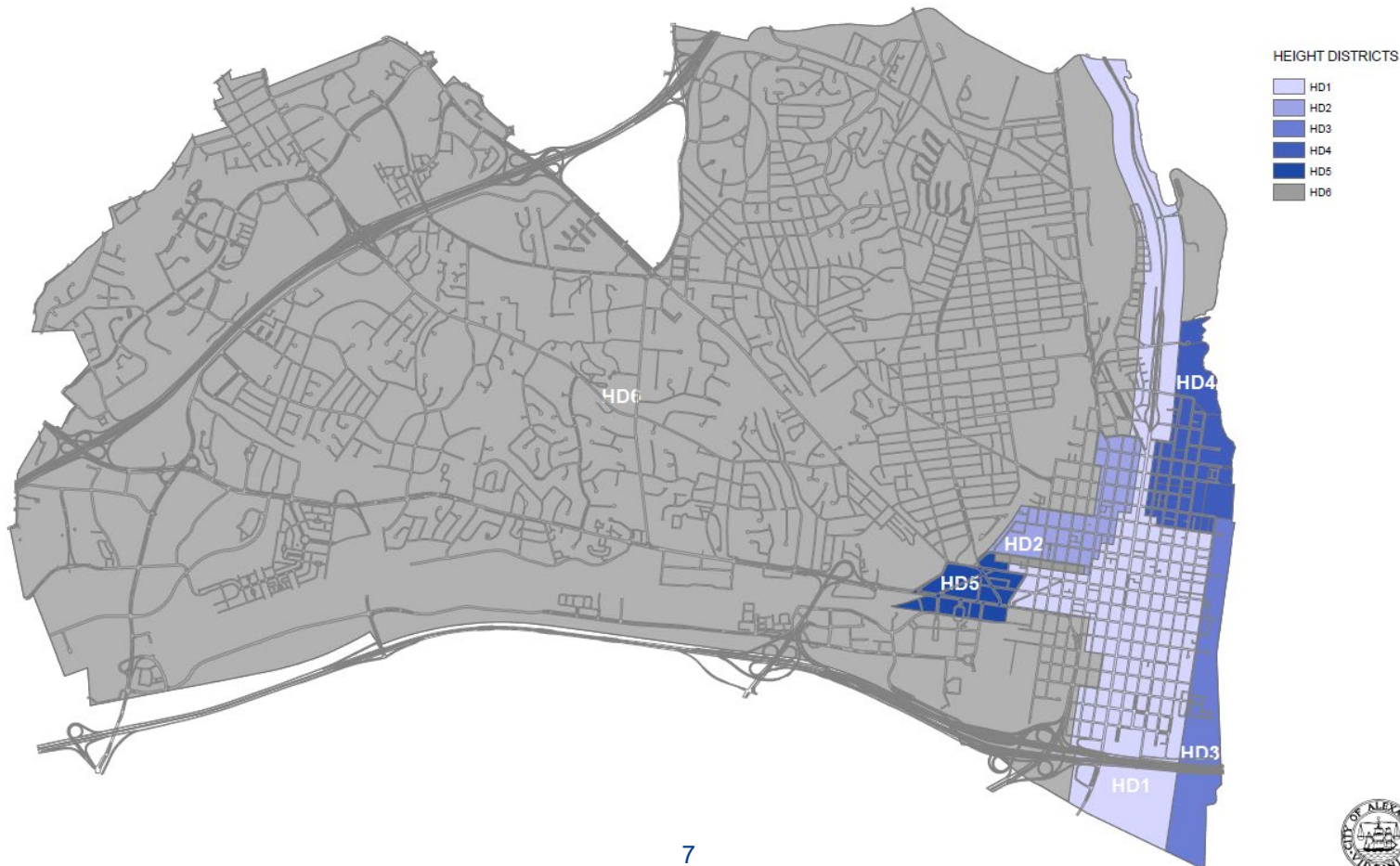
- 7-703(B) Cannot Be Requested
- 7-703(B) Can Currently Be Requested
- 7-703(B) Could Be Requested with Approval of Proposed Updated

**Note:** Staff has made every effort to ensure the accuracy of this map as of May 2022. Property owners are entitled to request Rezoning, which can impact height limits, including those imposed by height districts. Rezoning requests are evaluated for consistency with Small Area plans and other criteria and require community outreach and public hearings prior to consideration by the Planning Commission and City Council.

**Note:** In all cases, the ability to utilize the bonus height achievable via Section 7-703(B) is subject to a public hearing process and City Council's approval of a Special Use Permit.



# Height Districts (Unchanged)



# Next Steps



- Planning Commission: June 23
- City Council: July 5

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# COMMUNITY OUTREACH - DRAFT BONUS HEIGHT AMENDMENT



## ■ COMMUNITY ENGAGEMENT

- April 7 Planning Commission Discussion Item
  - April 12 Community Online Meeting
  - April 18 AHAAC Meeting
  - April 18 NAIOP Meeting
  - May 19 Community Meeting
  - June 23 Planning Commission
  - July 5 City Council
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- Communication via eNews, email and Project Website
  - Project Webpage: <https://www.alexandriava.gov/zoning/bonus-height>
  - Meetings and Materials:
    - 5/5/2022 Questions/Comments/Responses (70):  
<https://www.alexandriava.gov/sites/default/files/2022-05/Bonus-Height-Community-Mtg-Q%26A-20220512.pdf>
    - 5/18/2022: FAQs English, Amharic, Spanish (15): Project Webpage

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# Questions and Answers

