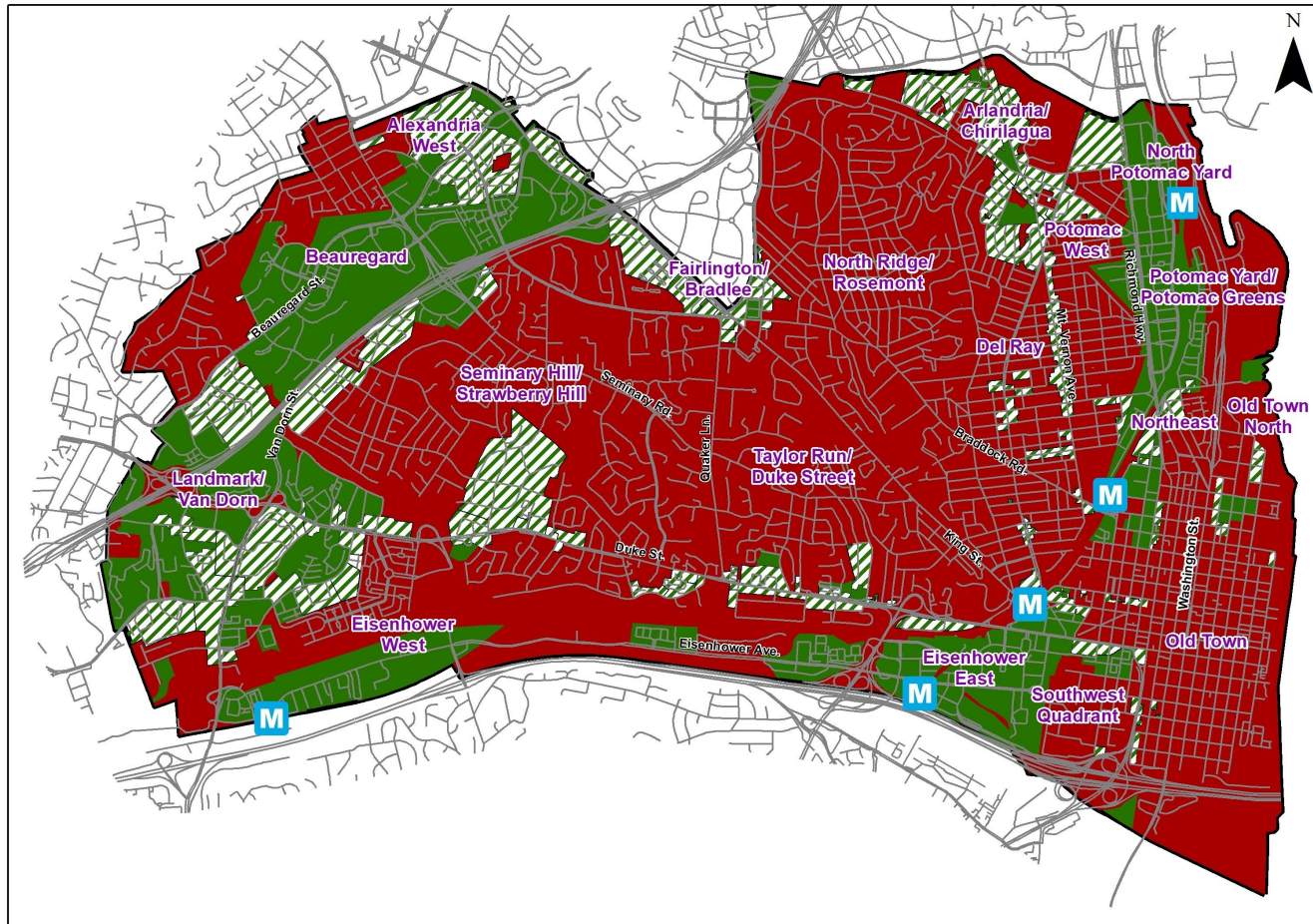


Potential Application



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.



ROSEMONT HOUSING MIX - 2023

Building Use	Building Count (#)	Building Percent (%)	Building Footprint Area (#)	Building Footprint Area (%)
Single Family	1115	66.1% now 59%	260802.769	73.1%
Duplex / Townhome	525	31.1% now 28%	51450.9633	14.4%
Multi Family	33 or 227 units	2.0% now 12%	22638.7325	6.3%
Mixed Use	1	0.1%	1548.97568	0.4%
Commercial	6	0.4%	5329.05347	1.5%
Institutional / Mass Assembly	8	0.5%	15185.6801	4.3%
Total	1688 (1882 units)	100.0%	356956.174	100.0%

We identified the 33 buildings referenced in the Building Count and confirmed that these buildings contain 227 units. We believe a more accurate snapshot of Rosemont housing stock is to count units, not buildings.

Rosemont PELT

June 8, 2023

Planning & Zoning
City of Alexandria
Alexandria, VA 22314

Housing For All:

- What are the stated goals of Housing for All?
- What is the current mix of housing stock in ALX?
- Is there a definitive timeline and process for decision-making before actual action is taken?
- What assurance is built into reaching decisions that fully realize their intent versus simply providing more benefit to developers?
- How will the input of all involved residents be taken into account by the City?
- What is the specific affordable housing component if more housing is built under the Housing for All initiative, if any?
- What is the preferred % mix of housing stock in ALX given our population, land area etc.? SF, Duplex, TH, MF?

Single-Family Study:

- What is the average lot size in Rosemont?
- What building typologies is the City studying?
- In which zones and/or neighborhoods in the City would these buildings be targeted?
- Will there be minimum lot size requirements? What about maximum building size requirements?
- Will the new buildings be allowed to be larger than single-family buildings?
- What specific parking reductions is the City studying?
- Is the City studying lot coverage or tree canopy requirements?
- Will the City consider enhanced stormwater requirements for these new building types?
- Under the current rules, what can one build on the average size lot? How big of a house? If the single dwelling rules change, how will this compare to what one can build now? Will this mean "my" single family home may be demolished to make way for a 10-story building? Do owners have a say in that decision?

Bonus Height Study:

- What building sculpting strategies is the City considering to ensure existing scale is maintained?
- Has the City examined potential shadow or light and air impacts from taller buildings on residential properties and open spaces?
- Re: the 25-foot density bonus height: Does it only apply to commercial zones? What does a developer have to do in exchange for the bonus?

Rosemont PELT

Expansion of TOD:

- Is the Braddock Road Station Plan or any other areas near Rosemont being studied for increased density?
- Will open space, specifically the GW ball fields, be considered for development?

Other:

- How might Rosemont be impacted by the Housing for All initiative?
- Our understanding is that Rosemont has a height restriction, and that the roofline of any new house may not be higher than the mean roofline of the houses on the block frontage. How might this requirement be impacted by Housing for All?
- Is it correct that there will effectively be no change to the zoning to the east side of Rosemont, which is already zoned multi-family?
- To the extent the zoning change is being pitched as an opportunity to make housing more affordable, what incentives or constraints will be put in place to achieve that goal other than simply allowing more development?
- If affordability is the goal, why not simply keep the current zoning but allow bonus density across the City (akin to what is currently available for CDD) so that any new development will be more affordable?
- The proposal to allow residential development in industrial zones mentions the impact study on current businesses and potential residents, but not the City's future needs for businesses that can only be in industrial zones. Will that be done?
- Do we have enough capacity in sanitary, storm, water, electric and gas to meet the potential for increase in housing? Please share the study the City performed, or the data used to support additional density.
- Is the City considering what has worked elsewhere, especially how Arlington County arrived at its decision, and, as importantly, what did not work particularly well? If yes, how and what are we doing?
- How does ALX compare to ARL in their mix of housing stock? Land Use? Demographics? Wealth? Etc.?
- What efforts are underway in larger jurisdictions like Fairfax, Loudoun and Prince William where there is a much larger percentage of single-family zoning, and an abundance of land?
- Where in the 1992 ZO are there examples of restrictions on housing?

Sincerely,

Garrett Erdle
Chairman, Rosemont PELT

Staff Response to Questions – June 15, 2023

June 15, 2023

Good evening,

Here is information which I promised to send as a follow-up to the meeting of today between the Department of Planning & Zoning (P&Z) and members of PELT. As we mentioned, responses to many of the questions, particularly those that are Rosemont specific or specific to any community, will be more appropriately addressed by the research and analysis that is underway to explore the feasibility of the proposed concepts under the Zoning for Housing/Housing for All initiatives.

In the meantime, here is the information we discussed today. Please let me know if you have trouble with any of the links or need further clarification on something.

- ❖ **Zoning for Housing/Housing for All Goal Statements:** Please see immediately below and on the main page of the Zoning for Housing/Housing for All webpage: [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all)
 - *Zoning for Housing* is a comprehensive proposal of zoning reforms with the goal of expanding housing production and affordability and addressing past and current barriers to equitable housing access.
 - *Housing for All* is the equity component of *Zoning for Housing* and will explore the extent of past discriminatory housing policies and their continued impact, especially on people of color and/or low-income.

- ❖ **Zoning for Housing/Housing for All Updated Schedule for Summer/Fall 2023:** Please see immediately below and on Slide 15 of this May 22 Zoning for Housing/Housing for All Community Presentation: [PowerPoint Presentation \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all-community-presentation)
 - July-August – Continue with analysis towards findings and recommendations.
 - August 2023 – Tentative Pre-release event
 - September 2023 – Anticipated release of draft recommendations
 - September – October 2023 – Fall community engagement series
 - November 2023 – Anticipated planning commission hearing
 - November 2023 – Anticipated city council hearing

- ❖ **What are the proposed initiatives under Zoning for Housing/Housing for All ?**

Staff Response to Questions – June 15, 2023

- The proposals that are being studied on Zoning for Housing/Housing for All can be found on the Zoning for Housing/Housing for All webpage: [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all)
 - Once on the webpage, scroll down a little to the section titled “Proposed 2023 Zoning for Housing Initiatives” to see a list of the 9 proposed zoning reforms and the following informational categories on each; click on the link for each one to see the information once you are at the Section titled “Proposed 2023 Zoning for Housing Initiatives”:
 - Purpose statement of each
 - Methodology for research
 - Equity Statement
 - Additional Related Facts-based Background Material

❖ **For Bonus Height, is that provision currently applicable to commercial buildings and what must a developer provide in return for the added height or density?**

- It is not applicable to commercial buildings.
- [Section 7-700 of the Zoning Ordinance, Bonus Density and Bonus Height](#), states: *The applicant for the special use permit [under Section 7-700 of the ZO] commits to providing low and moderate income sales or rental housing units in conjunction with the building or project which is the subject of the permit application in compliance with the following: Number of units required: The number of units required shall be equivalent to **at least one-third ($\frac{1}{3}$)** of the increase achieved by the bonus approved under this [section 7-700](#). Equivalency can be established with a different number of units if the size (square footage or number of bedrooms) of the units provided achieves an equivalent contribution as determined by the director of housing and approved with this SUP.*

❖ **How will the input of all involved residents be taken into account by the City?**

All members of all Alexandria communities are encouraged to provide their input on Zoning for Housing/Housing for All through a variety of engagement tools. These include:

- Keeping abreast of information posted on the Zoning for Housing/Housing for All webpage: [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all)

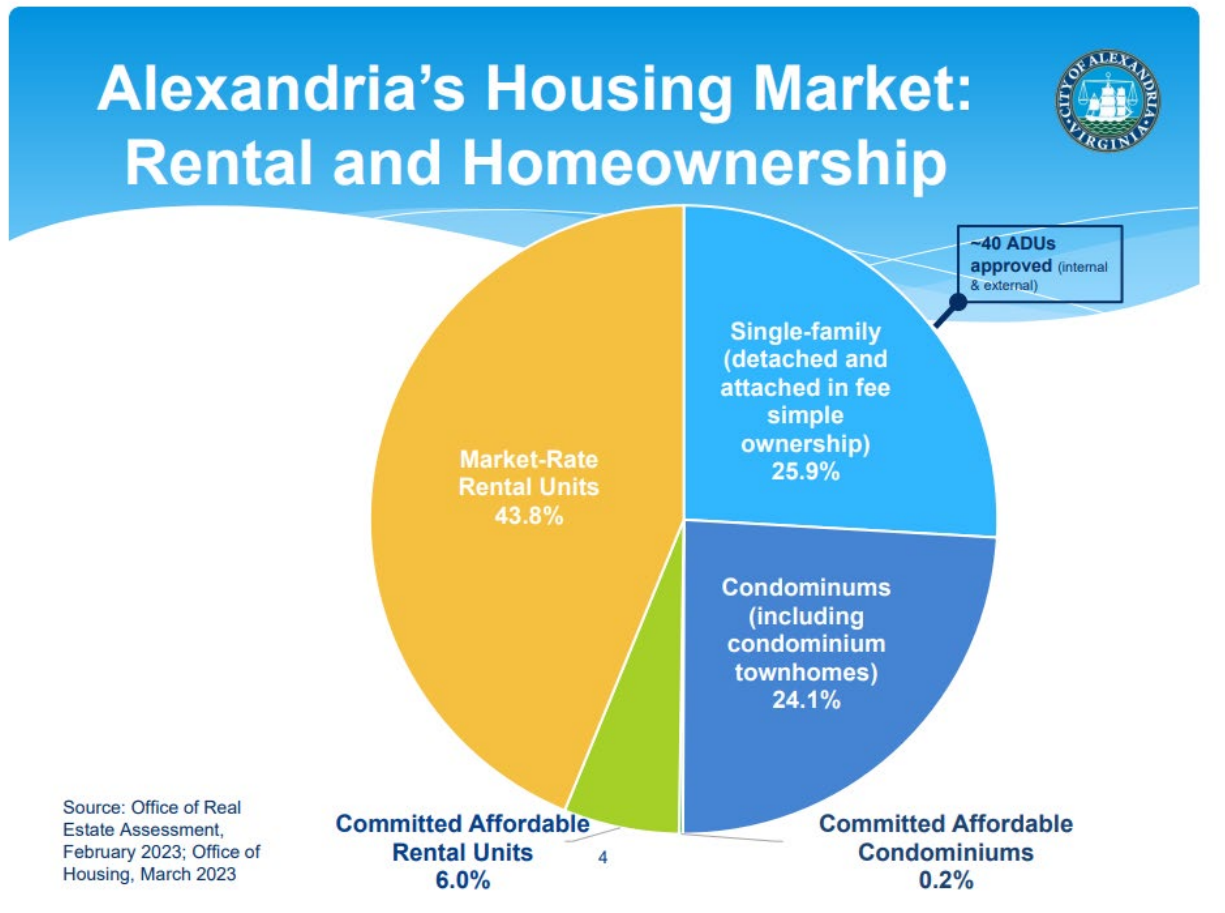
Staff Response to Questions – June 15, 2023

- Attending community meetings and events – The next event is a City Council/Planning Commission Joint Work Session
 - Joint City Council – Planning Commission Work Session, Monday, June 26, 7:00 – 9:00 p.m. at the Durant Center, 1605 Cameron Street (Hybrid)
 - Providing input through the current Zoning for Housing/Housing for All Questionnaire (closes June 19): [Zoning for Housing/Housing for All Spring Outreach Survey \(research.net\)](#)
 - Providing questions/comments through the Zoning for Housing Comment Board: [Zoning for Housing/Housing for All Survey \(research.net\)](#)
- ❖ **What checks and balances exists in zoning:** Examples of checks and balances tied to planning/land use principles:
- Small Area Plans set a vision for a community and establish land use and related policy goals for a community. Small Area Plans are developed and/or updated in conjunction with the community.
 - The City’s Functional Plans are City-wide such as the [Sanitary Sewer Master Plan](#), the [Transportation Master Plan](#), the [Housing Master Plan](#), the [Environmental Action Plan](#), and more along with [Small Area Plans/Master Plan](#), and set policies on which procedures and practices for review of land use applications are based to minimize/address impacts to neighborhoods and to help guide growth and development.
 - The Zoning Ordinance sets regulations pertaining to height, bulk, setbacks, open space, and more, for all zones.
 - City staff will review development proposals for consistency with the Zoning Ordinance and elements of the Master Plan including those Functional Plans mentioned, Small Area Plans and design guidelines if they are part of the Small Area Plan or under another City policy for an area.
 - Public hearings and noticing are tools that help encourage public input before Planning Commission and City Council. Developers also often hold their own meetings ahead of City public hearings to hear community input on proposals.
- ❖ **Link to Sanitary Sewer Master Plan (October 2021):** [alexandria-sanitary-sewer-master-plan-final-report-10-22-2021=1=.pdf \(alexandriava.gov\)](#)
- The Sanitary Sewer Master Plan uses the growth forecasts through 2045 and post 2045 (post build out). Please see the Executive Summary (Pages E-1 and E-2) for more information.

Staff Response to Questions – June 15, 2023

- For Sanitary Sewer, applicants will need to follow this [guidance](#) memorandum to undertake an adequate sanitary sewer outfall analysis (Guidance Memorandum to Industry 06-14) .
- Sanitary Sewer Webpage under the Department of Transportation and Environmental Services: [Sanitary Sewer Master Plan | City of Alexandria, VA \(alexandriava.gov\)](#)

- ❖ **What is the current mix of housing stock? Please immediately below; and Slide #4 in this presentation: [Zoning for Housing/Housing for All Spring Community Engagement Hybrid Meeting #3 \(alexandriava.gov\)](#)**



- ❖ **What changes occurred around the process related to height requirements for Single Family and Two-family?**
 - This question may be related to the Zoning Text Amendment adopted in February 2019: ZTA20018-00011 (See staff report). [TA2018-0011 Staff Report \(4\).pdf](#)
 - If this is not what was being asked, please let me know.

Staff Response to Questions – June 15, 2023