



# NRCA Updates: Task Force on NRCA Guidelines for SUPs + New City Zoning Initiatives for Housing

March 2020

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# NRCA Guidelines for Special Use Permit Applications for Residential, Commercial & Civic Properties

## **Stated Purpose of the City's Zoning Ordinances:**

*Protect the established character of existing residential neighborhoods and commercial and business areas and the social and economic well-being of the residents.*

(Alexandria, Virginia, Zoning Ordinances 1-102[B])

Historically, the City has looked to its civic associations as a principal resource and “first line of defense” in determining if this standard is met.



NRCA's *Guidelines* have not been updated since 2006.

Since then, significant changes in the City's regulations have occurred that need to be reflected in our assessment criteria. In particular, these changes include:

- Major changes in infill regulations (height & bulk)
- Increased emphasis on canopy replacement
- New emphasis on stormwater drainage



## **Proposed City zoning changes:**

We are cognizant that proposals are afoot that could dramatically change - if not eliminate - residential zoning, and thereby erode the critical role of citizens and civic associations.

We must, however, continue to approach our role with objectivity and as systematically and fairly as we can to all parties.



## Where we are:

Updated NRCA *Guidelines* are in final edit review and will be submitted by March 15<sup>th</sup> to the Board for review and input.

Recent and ongoing changes in City regulations governing garages and parking will need to be covered in an addendum to the new edition.

# City- Proposed Zoning Changes for Housing



## City Commitment to Greater Density & Urbanization

- Add 2000 units of housing by 2025  
(Amazon HQ2 commitment)
- Add additional 310 housing units/year  
above projected additional 840 units/year  
(Council of Governments pledge)
- Total of 1,150 units/year for 10 years  
(11,500 additional units)
- Add commitment to target of 75% of net  
new units being affordable

# City- Proposed Zoning Changes for Housing



## Phase I: Through FY2021

- Study Accessory Dwelling Units
  - Study Inclusionary Zoning
- Study Parking Requirements in Single-Family Zones
  - Examine Subdivision Modifications for Lot Size
    - Consistent Regulation of Open Space (Update City Open Space Master Plan)
- Consider Health Care Uses in Multi-Family Buildings
  - Examine Co-Housing/Rooming Houses

# City- Proposed Zoning Changes for Housing



## Phase II: Through FY2022

- Revise Multi-Family Parking Regulations
- Potential Expansion of By-Right Development
- Allow Development of Pipestem or “Flag” Lots
  - Conduct Zoning Ordinance Rewrite with Feasibility Analysis of Form-Based Code Versus FAR and Dwelling Units Per Acre



City-  
Proposed  
Zoning  
Changes  
for  
Housing



## Phase III: Through FY2023

- Consider Increasing Permitted Units in Single-Family Zones
- Traditional Neighborhood Zoning Districts & New Housing Types

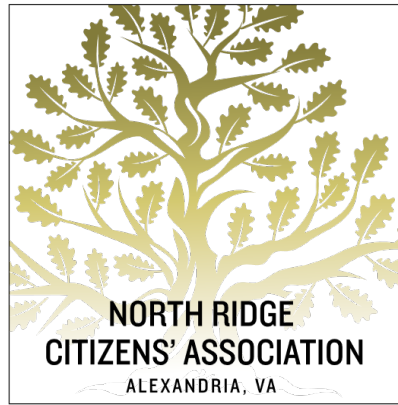
# City- Proposed Zoning Changes for Housing



## City Outreach to Date

### ***"ZONING FOR HOUSING"* CITY OUTREACH**

- January 11, 2020      Housing Summit
  - January 16, 2020      ARHA Redevelopment Work Group Meeting
  - February 6, 2020      AHAAC Board
  - February 10, 2020      TES and DOH Input
  - February 19, 2020      NAIOP
  - February 21, 2020      City's Equity Core Team
  - February 24, 2020      AEDP
  - February 26, 2020      Alex. Federation of Civic Associations
  - February 27, 2020      P&Z Memorandum
  - March 3, 2020      Planning Commission [3 bus days public comment]
  - March 24, 2020      City Council [no public comment]
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- **FUTURE OUTREACH: CITY COUNCIL to DISCUSS MARCH 24<sup>th</sup>**

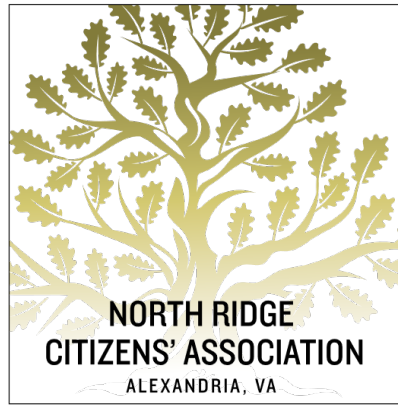


# NRCA Comments to the City

March 2020

## While we appreciate the need to preserve affordability for residents...

- We need to better understand the data and decision-making driving City commitments to significantly-increased density and housing
- The proposed initiatives are significant and sweeping in nature and should not be rushed to adoption
- The City must conduct significant public outreach and allow for full vetting of these initiatives in a fair and transparent manner

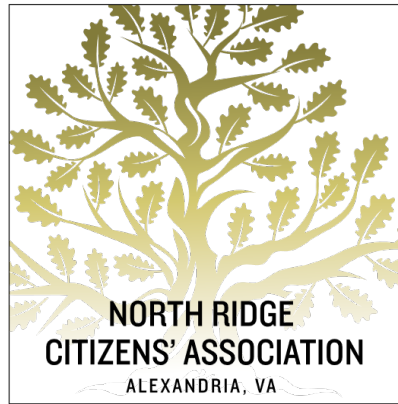


# NRCA Comments to the City

March 2020

## Letter to Planning Commission:

- Zoning changes must take into account all applicable comprehensive area plans for all areas under consideration
  - There must be demonstrated need to all zoning changes
    - Any zoning changes must be consistent with surrounding uses
- Zoning changes must be consistent with the orderly development of public services, such as transit.



March 2020

# Proposed Next Steps:

- Define and clarify the 22 proposed initiatives
- Abandon wholesale attempts to change single-family zoning & focus on initiatives that will not encounter significant resident pushback / get “bang for buck”
  - Invite Planning Commission staff to engage with NRCA on key initiatives that will impact North Ridge
- Press the City to preserve open & green space/tree canopy guidance