



CITY OF ALEXANDRIA
Department of Planning & Zoning

Housing Wins

MWCOG PDTAC Meeting

February 2025

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The List

- ▶ Zoning reform: RMF, Zoning for Housing/Housing for All; affordable housing contribution policy
- ▶ Upzoning/up-Planning Transit Corridors: 85 add'l million sf in 20 years
- ▶ Office to Residential Conversions: 2500 units in 15 projects
- ▶ Reduction/Partial Elimination of parking minimums
- ▶ Affordable housing on church property: 281 units in 3 projects
- ▶ Affordable Housing pipeline: more than 2,400 units in 12 projects



RMF Zone

- ▶ Allows a Floor Area Ratio (FAR) up to 3.0 and available for any parcel where the master plan allows “high density” or “medium density” development.
- ▶ Ground floor uses may be non-residential and largely by-right.
- ▶ Affordable target: average 40% of AMI.
- ▶ Bonus height and density program is allowed in addition (one-third affordable)
- ▶ Five projects approved (over 350 units).

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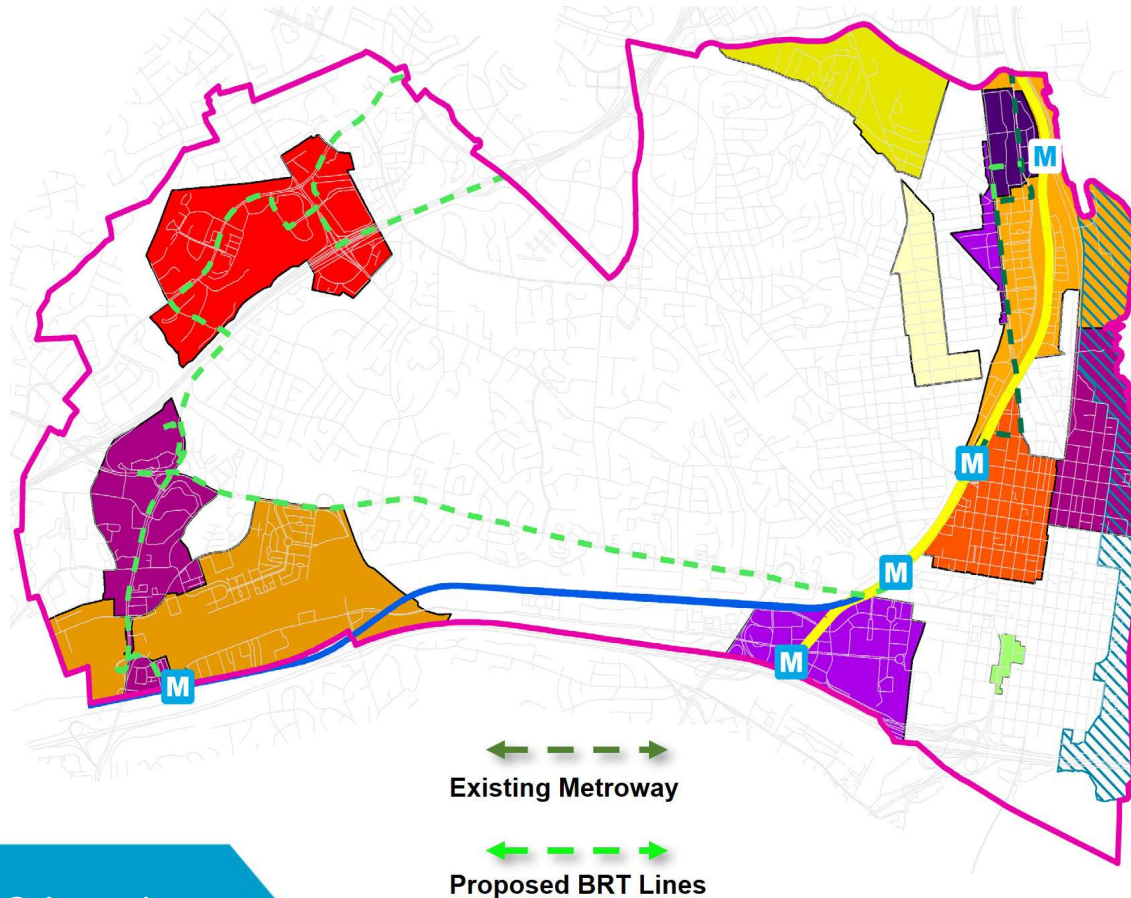


Zoning for Housing

- ▶ Allows up to four-plex on former single family zones
- ▶ Removes “family” from zoning ordinance; allows rooming houses
- ▶ Accessory dwelling units (previously approved)
- ▶ Co-living and auxillary dwelling units (previously approved)
- ▶ Elimination of cap on units per acre and excessive setbacks among land uses
- ▶ Consistency in townhouse zones
- ▶ Policy support for RMF zone, housing on industrially zoned land, office to residential conversions, affordable housing in Coordinate Development Districts.



Upzoning Transit Corridors



	Arlandria-Chirilagua (2022) Land Area: 230 ac Planned Dev.: 2.8M sf
	Eisenhower East (2020) Land Area: 245 ac Planned Dev.: 19.1M
	South Patrick Street (2018) Land Area: 17 ac Planned Dev.: 918k sf
	North Potomac Yard (2017) Land Area: 73 ac Planned Dev.: 7.5M sf
	Old Town North (2017) Land Area: 200 ac Planned Dev.: 6.5M sf
	Oakville Triangle (2015) Land Area: 37 ac Planned Dev.: 2.7M sf
	Eisenhower West (2015) Land Area: 621 ac Planned Dev.: 9.3M sf
	Beauregard (2012) Land Area: 237 ac Planned Dev.: 10.2M sf
	Waterfront (2012) Land Area: 357 ac Planned Dev.: 811k sf
	Landmark/Van Dorn (2009) Land Area: 607 ac Planned Dev.: 12.5M sf
	* Landmark Mall (2019) Land Area: 51 ac Planned Dev.: 5.6M sf
	Braddock (2008) Land Area: 237 ac Planned Dev.: 3.6M sf
	Mount Vernon (2005) Land Area: 123 ac Planned Dev.: 577k sf
	Potomac Yard/Greens (2003) Land Area: 382 ac Planned Dev.: 4.2M sf

2024 Council Orientation

alexandriava.gov/Planning

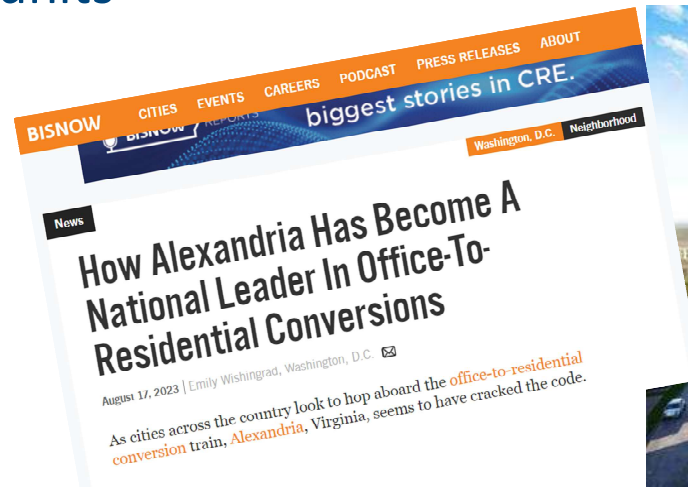


Office to Residential Conversions

- Total projects: 16
- Housing units: 2,780
- Largest project: 520 units
- Smallest project: 10 units
- Average: 158 units



Then: Park Center office buildings



Now: Park + Ford Apartments

Alexandria Housing Wins



Reduction/Elimination of Parking Minimums

- ▶ 2014-18: “Right-sized” parking minimums for commercial and multi-unit residential development. Broadly lowered parking minimums, especially near transit, and introduced maximums.
- ▶ 2023: Approval of residential project without a parking requirement.
- ▶ 2024: Approval of zoning for Eisenhower East neighborhood with no parking minimum.
- ▶ More work in this space is planned.



Affordable Housing on Church Property

- ▶ Episcopal Church of the Resurrection: this eight-story 113 unit building plus replacement church
- ▶ St. James Plaza: 93 affordable apartments and an onsite preschool. The three-acre site also includes market-rate townhomes.
- ▶ The Waypoint at Fairlington is 81 units at 40-60% AMI.





Affordable Housing Pipeline

NAME	UNITS	STATUS
Sanse/Naja	474	Under construction
Ladrey Senior Housing	270 (100 net new)	Approved
Landmark Fire Station/Affordable Housing	~200	Zoning approved
ParcView I&II	373 (227 net new)	Approved
Olde Towne West III	~225	In the approval process
Elbert Ave	91	2025 construction start
Pendleton Rooming House	10	2025 construction start
Seminary Road	39	Under construction
Witter Place	93	Approved
Samuel Madden (mixed income)	536 units	Approved
North Potomac Yard	~150	Land to be dedicated
PRGS site	~100	Land to be dedicated