



III
3-20-01

The Mission

To create a common VISION for the future of Alexandria through a pro-active community planning effort that incorporates involvement of all stakeholders in a consensus building process ... and assures that all new development reflects the community's VISION

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Goals

- To transform the department from a reactive processing agency to a pro-active planning department
- To balance the “rule driven” activities with “mission driven” planning and outreach
- To provide the best information, analysis and advice to the community and decision makers
- To develop the planning tools and processes to manage change in ways that benefit the community

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Current State of the Department

- Department is overwhelmed with carrying out the mandated legal, regulatory and enforcement activities and the processing of applications
 - Manage 8 to 9 Board/Commission meetings per month
 - Prepare 80 to 100 agenda reports per month
 - Manage/coordinate/attend 10 task force and committee meetings per month
 - Issue 5,500 permits/year

Development applications in 2000 nearly doubled over 1998

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The Outlook

- Department is facing application processing for approximately 10,000,000 - 12,000,000 SF
 - Approximately six times the 1,700,000 SF at King Street Metro
- 6,400 residential units in process
- 300 cases at various stages at any one time
- Project size & complexity is increasing

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The Future

- The Department is committed to increasing the public benefit and quality of life through good planning, to do so we must:
- Improve the delivery of the mandated functions
 - Work with applicants at the conceptual stage
 - Obtain community input early in the process
 - Reduce time for plan review
- Create a successful neighborhood planning process to achieve an agreed upon set of expectations

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The Future

- Provide certainty and clarity to developers and the community through the use of implementation tools
 - Development Standards
 - Design Guidelines
 - Incentive Zones
 - Performance Zones

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Actions

- The following are the programs we want to undertake in 2001
- Focus initial planning on critical neighborhoods and corridors:
 - Upper Potomac West
 - Eisenhower Valley
 - Braddock Road
 - Duke Street
 - Washington Street
 - Route 1

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Actions

- Focus initial citywide efforts on:
 - Open Space
 - Parking Standards
 - Landscape Guidelines
 - In-fill development & intensification
 - FAR (floor area ratio)
- Revamp the development review process:
 - Initiate conceptual review of large scale projects to identify issues and appropriate alternatives
 - Establish a team approach to development review
 - Ensure interdepartmental coordination
 - Facilitate community input
 - Provide enhanced analysis for decision makers
 - Streamline post-approval process

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FY 2002 Budget Initiatives

Professional Staff	\$337,500
<i>Division Chief</i>	
<i>Planner II</i>	
<i>Planner III</i>	
<i>GIS Specialist (currently funded through CIP)</i>	
<i>Administrative (upgrade from existing part-time position)</i>	
Professional Services	\$50,000
Professional Staff Support	\$61,500
<i>AutoCAD</i>	
<i>Printing/Advertising</i>	
<i>Staff Development</i>	
<i>Census 2000</i>	

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Required Resources

- Staff:
 - Neighborhood & Community Planning
 - Division Chief will coordinate neighborhood and community planning efforts with Planner II
 - Current Planning
 - Planner III will manage the pre-application process, interdepartmental review process, community input and large scale developments.
 - GIS
 - This is a conversion of an existing GIS analyst position to a permanent position to continue the current effort to support a city-wide Geographic Information System.
 - Administrative Support
 - Conversion of a part-time to a full-time secretarial position to undertake work currently completed by planners.

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Required Resources

- **Professional Services**
 - Provide expertise to begin to develop the desired type of planning studies
 - Raise the level of technical review for large scale development applications
 - Undertake market analysis to assure realities in each land use area
 - Develop economic tools such as development standards, performance zones, economic incentives
 - Evaluate planning processes

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Required Resources

- **Staff Support**
 - Professional Development and Retention
 - Training for site plan analysis, design review and zoning
 - Census
 - Purchase census data, publish reports and provide access to reports on the internet
 - AutoCAD
 - Maintain departments new AutoCAD capabilities and expand to include 3D modeling.
 - Advertising and Publishing
 - Enhance the quality and descriptive nature of public notices and increase the number of advertisements

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