

**CITY COUNCIL WORK SESSION
WITH THE PLANNING COMMISSION
ON PLANNING PRIORITIES**

TUESDAY, JANUARY 22, 2008

5:30 P.M.

CITY COUNCIL WORK ROOM

AGENDA

- | | | |
|------|---|--|
| I. | Welcome, Introduction and Comments | Mayor William D. Euille |
| II. | Demographic Changes in the City | Faroll Hamer, Director,
Planning and Zoning |
| III. | Growth Pressures | Faroll Hamer |
| IV. | Development Trends and Projections | Faroll Hamer |
| V. | Current and Future Planning Activities | Faroll Hamer |
| VI. | Council and Commission Discussion on P rioritizing
Future Activities | |

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of Council's Office at 838-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

WS
1-22-08

- Vibrant
- Historic
- Diverse
- Beautiful



Planning Challenges
Planning Priorities
FY 2009

Alexandria Department of
Planning and Zoning

Planning and Zoning – FY 2009

Agenda

- Welcome and Introductions
- Demographic Changes in the City
- Growth Pressures
- Development Trends and Projections
- Current and Future Planning Activities
- Council and Commission Discussion on
Prioritizing Future Activities

Demographics Presentation

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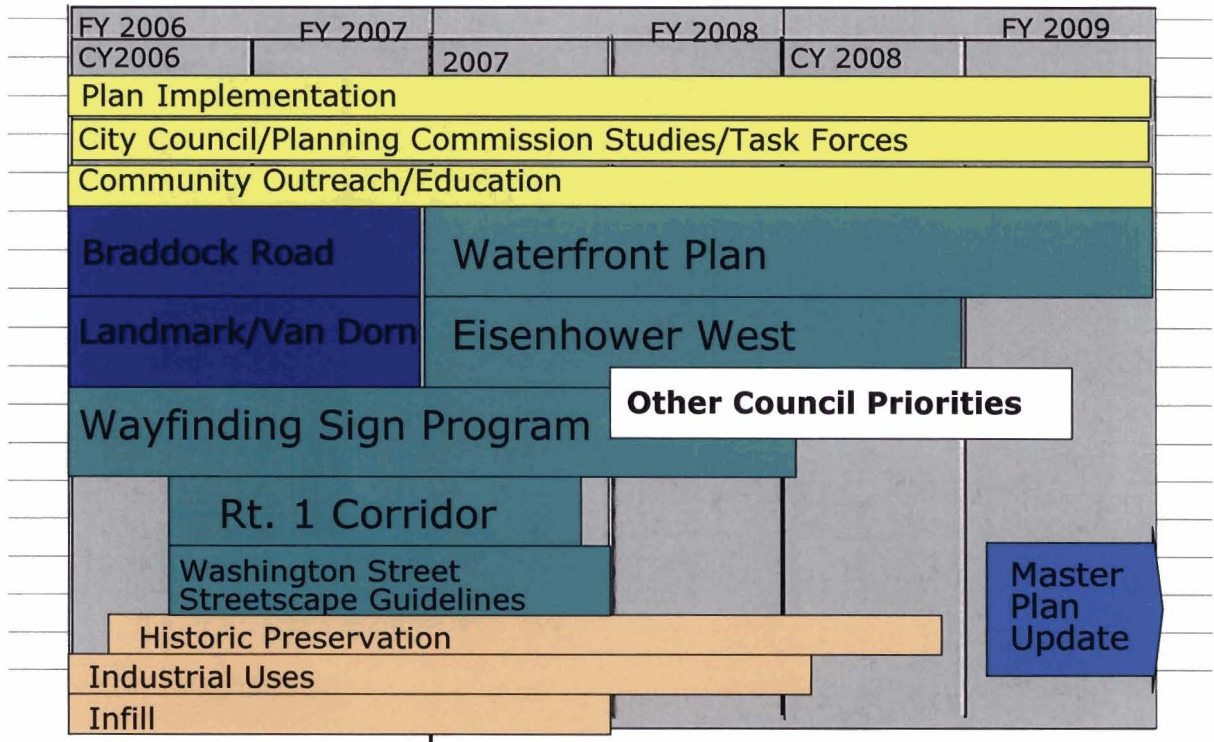
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UPDATED WORK PROGRAM

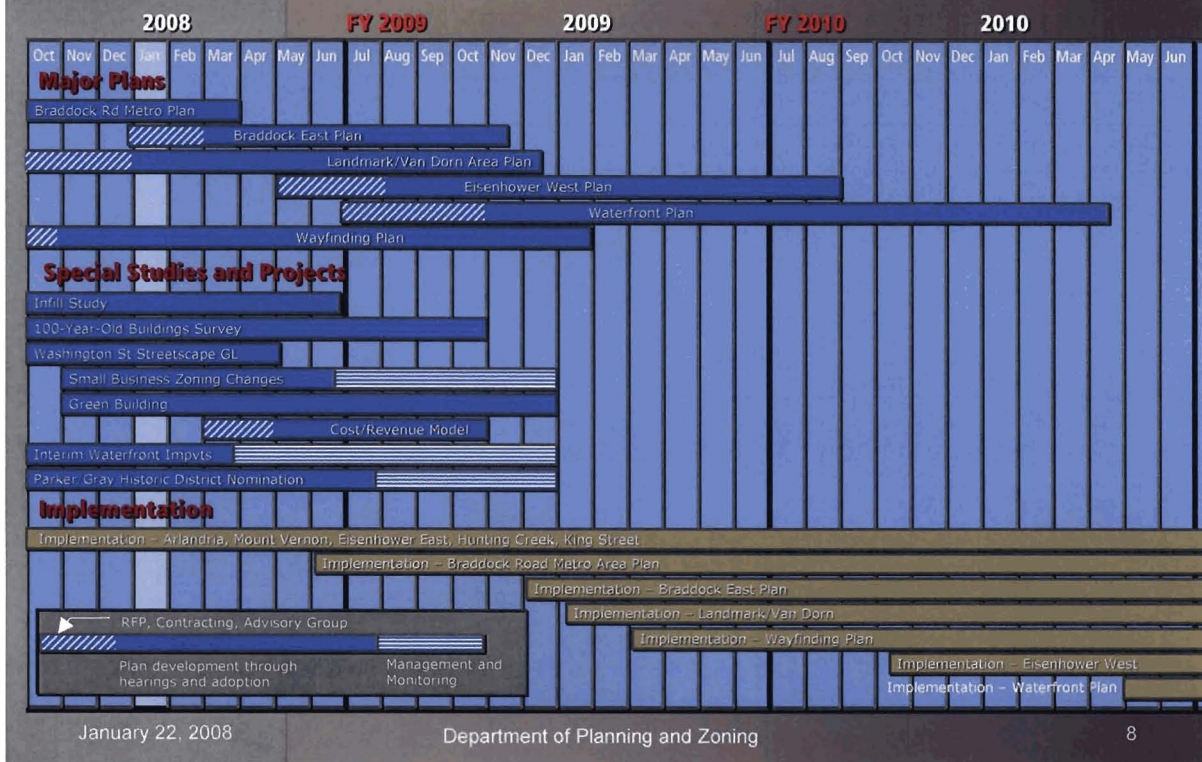
To Reflect Current Status



FY 2009 Work Program



Work Program FY 2009 with requested staffing



Work Program FY 2009 With Current Staff



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Ongoing Planning and Zoning Activities

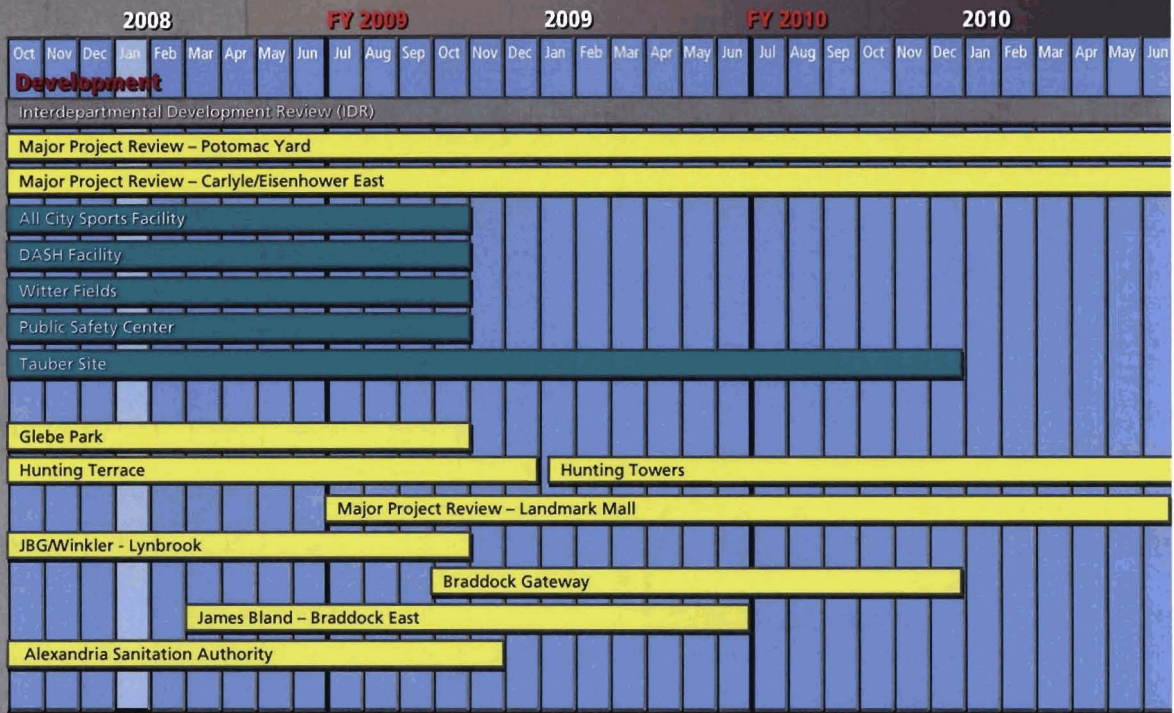


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Development Major Projects/Tasks

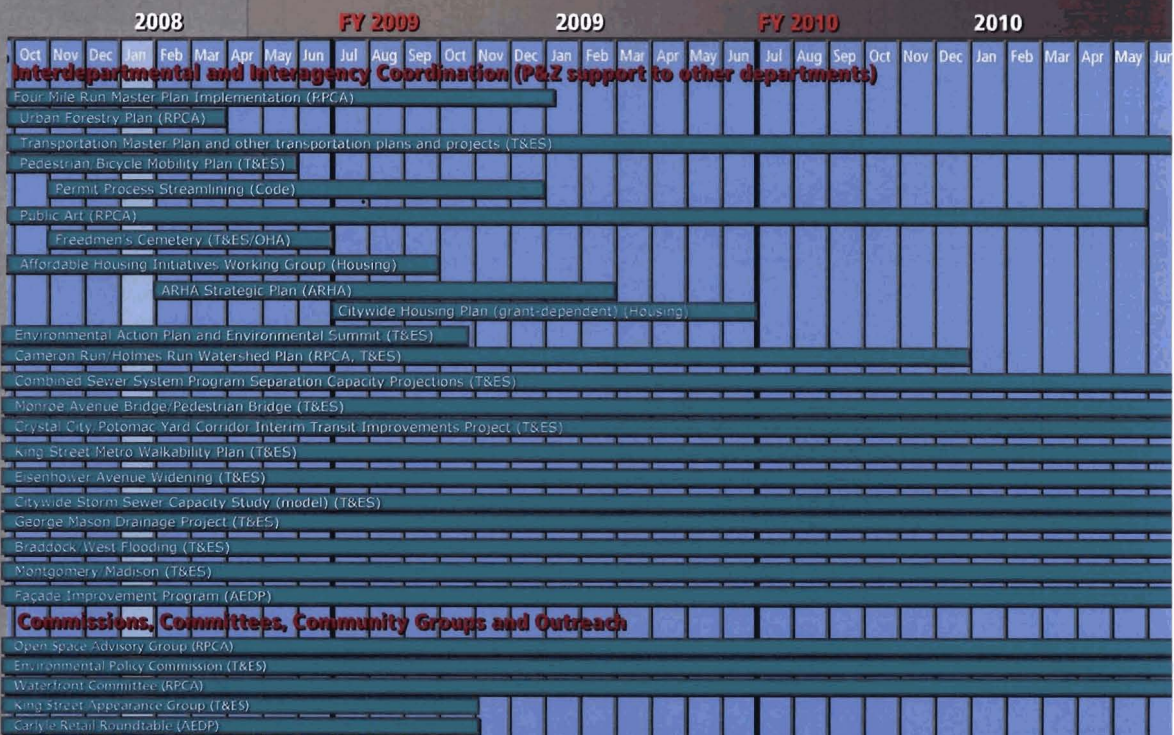


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Ongoing Activities and Interdepartmental Coordination



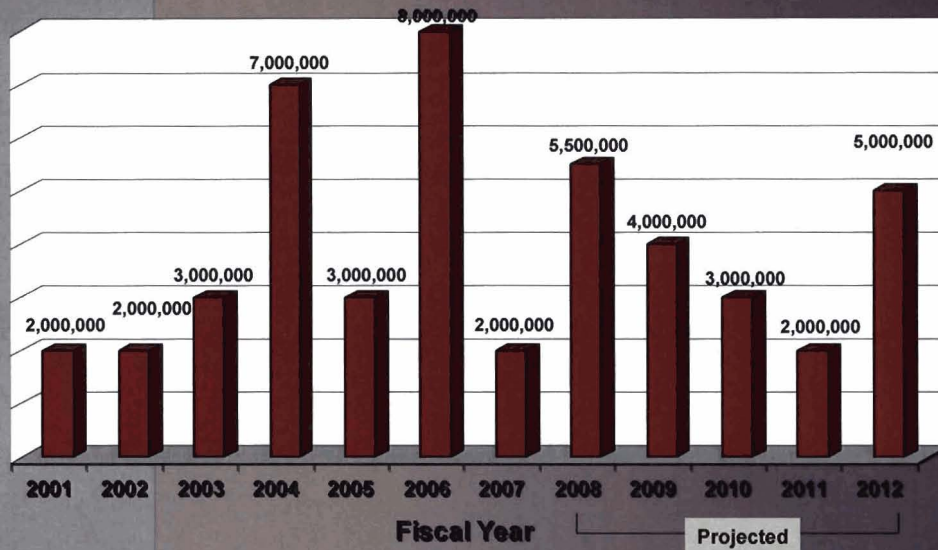
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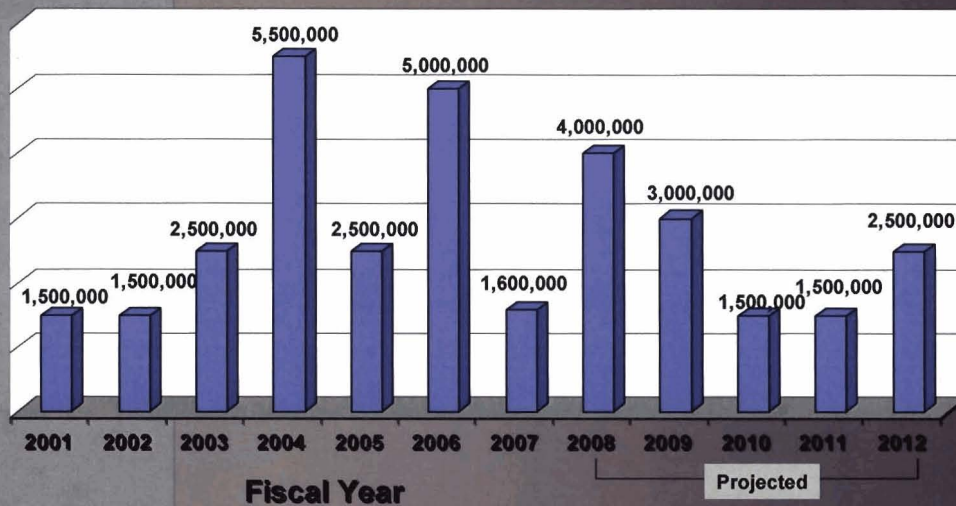
Preliminary Approvals

Floor Area in Concept/Preliminary Development Plans (sq ft)



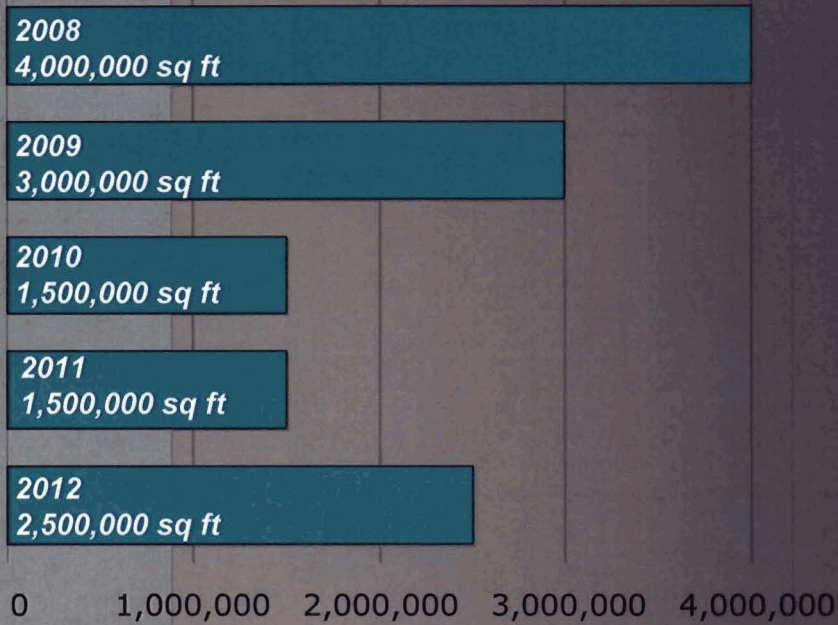
Final Site Plan and Administrative Approvals

Floor Area in Final Development Plans (sq ft)



Projected Development Approvals

(Plans Approved by Planning Commission and City Council)



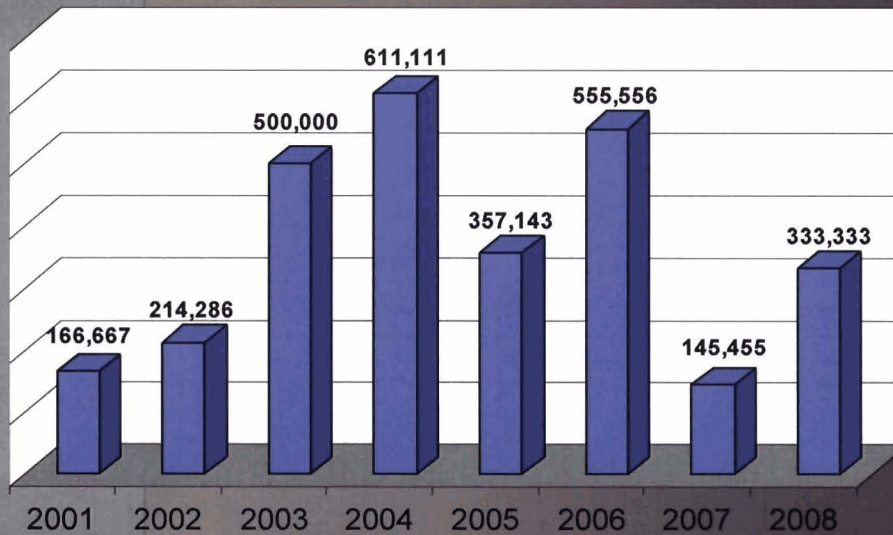
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Development Review Workload

Square Feet of Final Development per Staff Planner

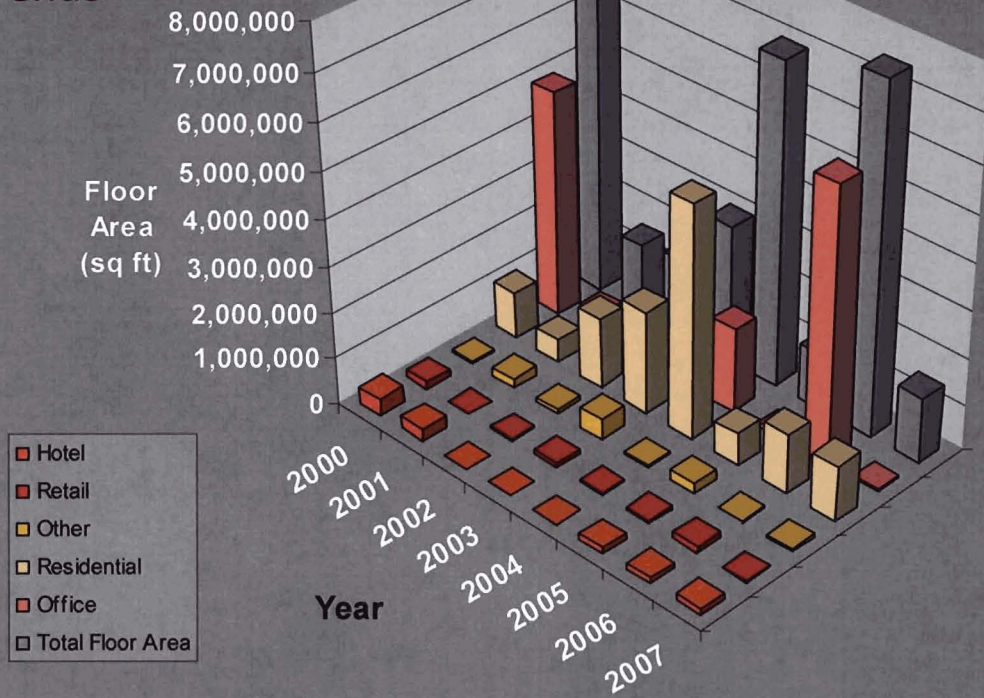


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Development Trends

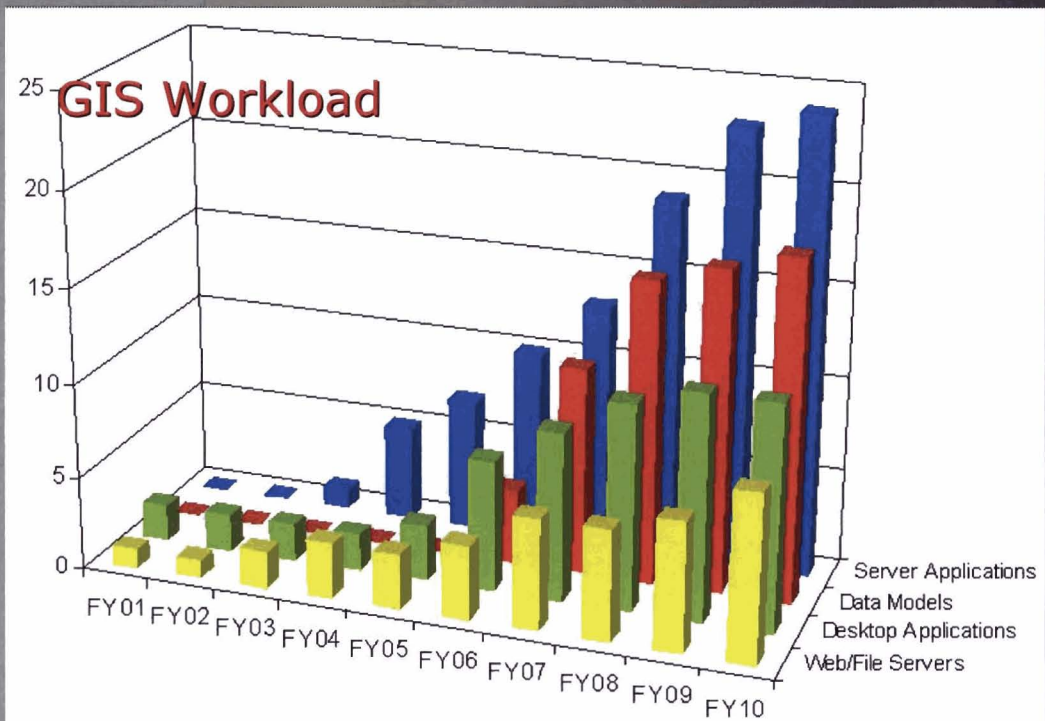


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GIS Workload

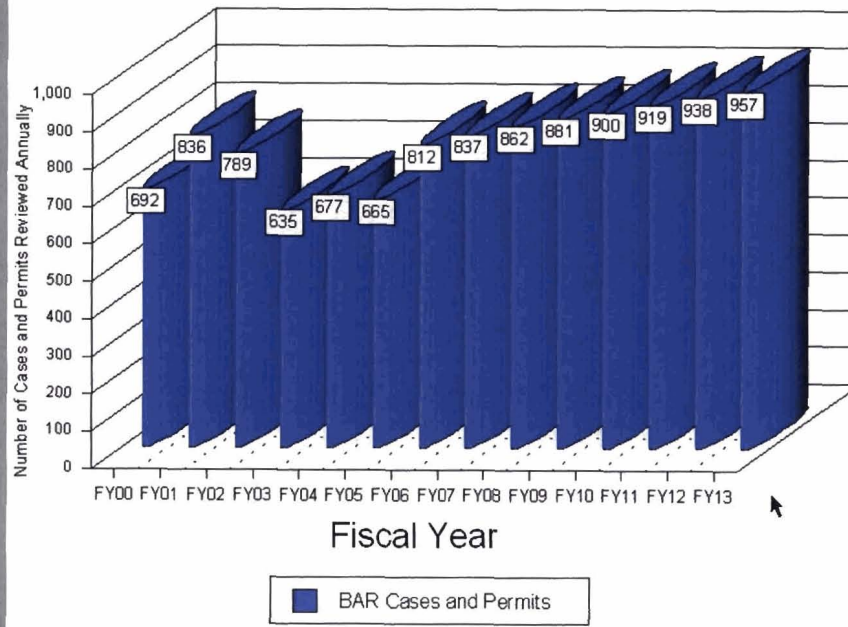


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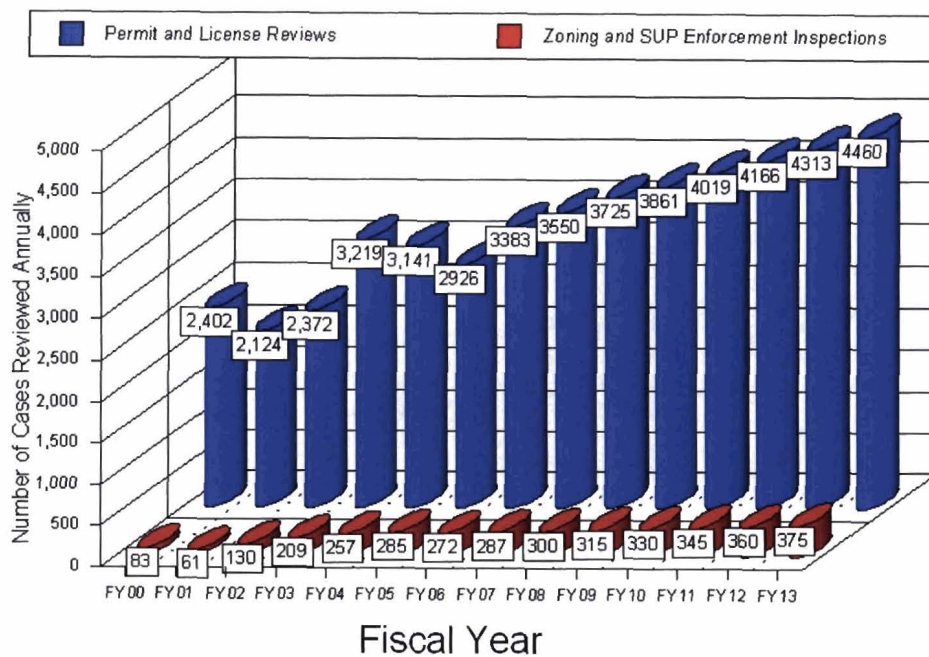
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Historic Preservation Staff Workload, FY00 - FY13 Number of cases and permits per full time staff person



Land Use Services Staff Workload, FY00 - FY13 Total Number of Reviews and Inspections Per Full Time Staff



Demographic Data American Community Survey 2006

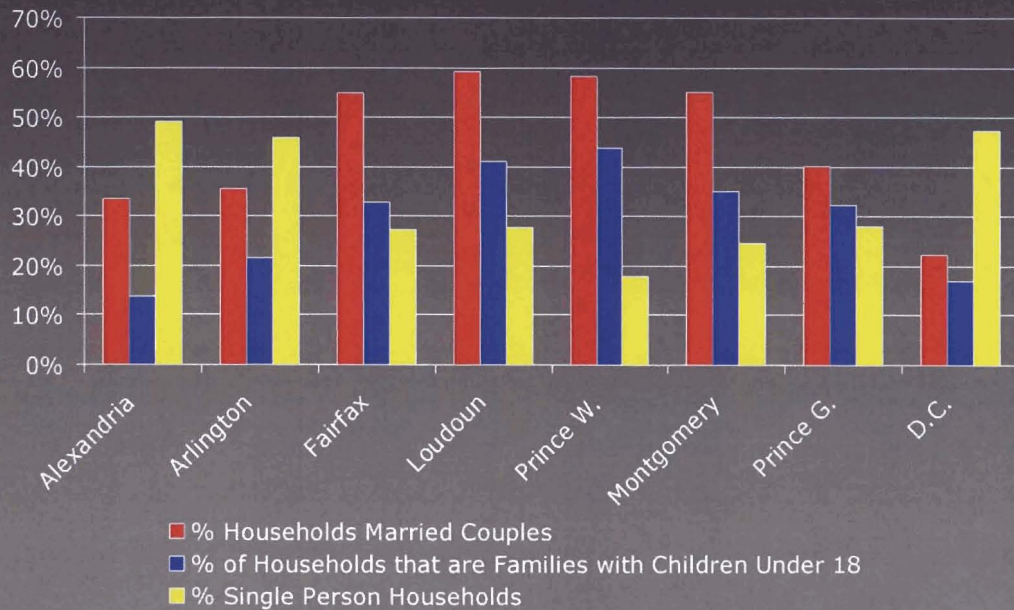
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Household Type 2006

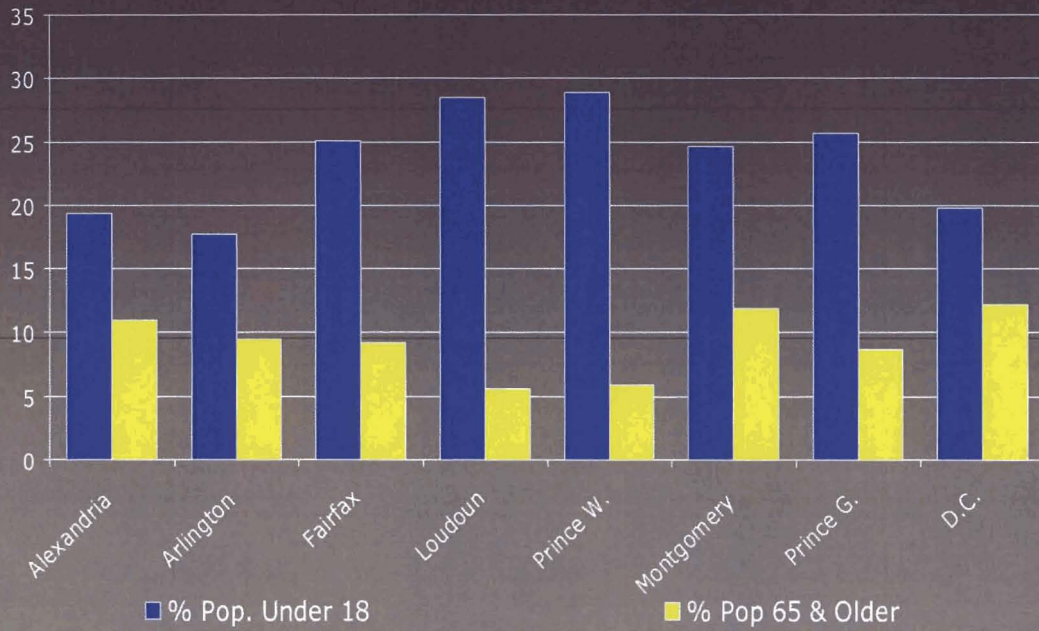


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Population by Age

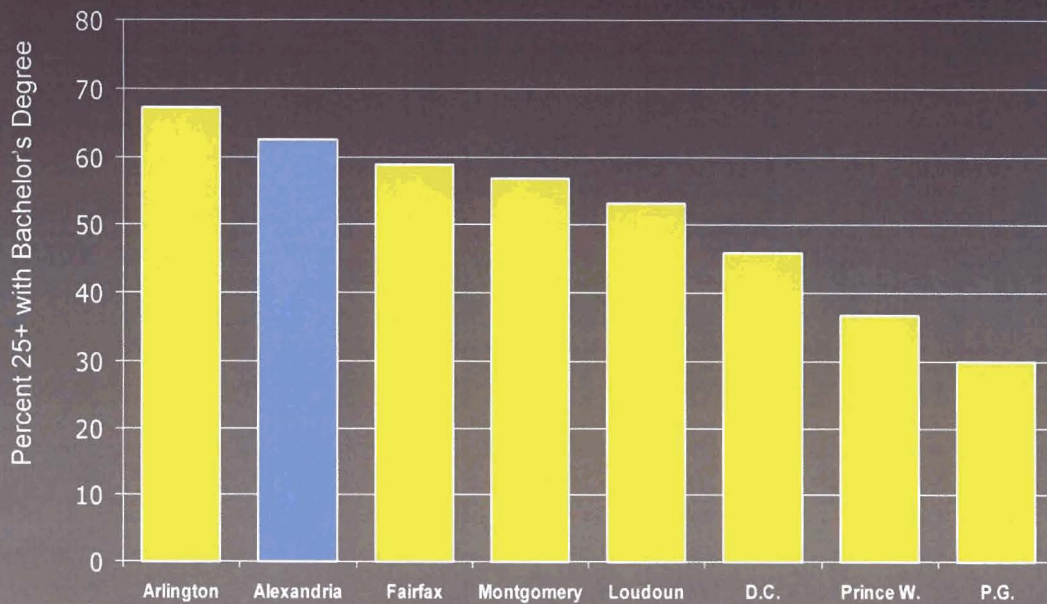


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Education Levels

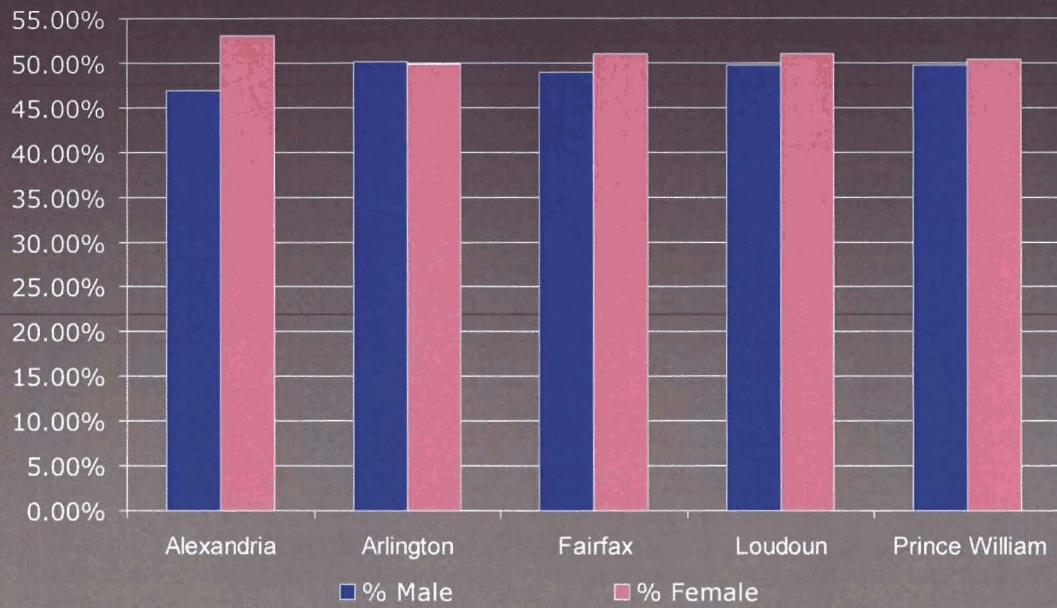


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% Male or Female Aged 18+

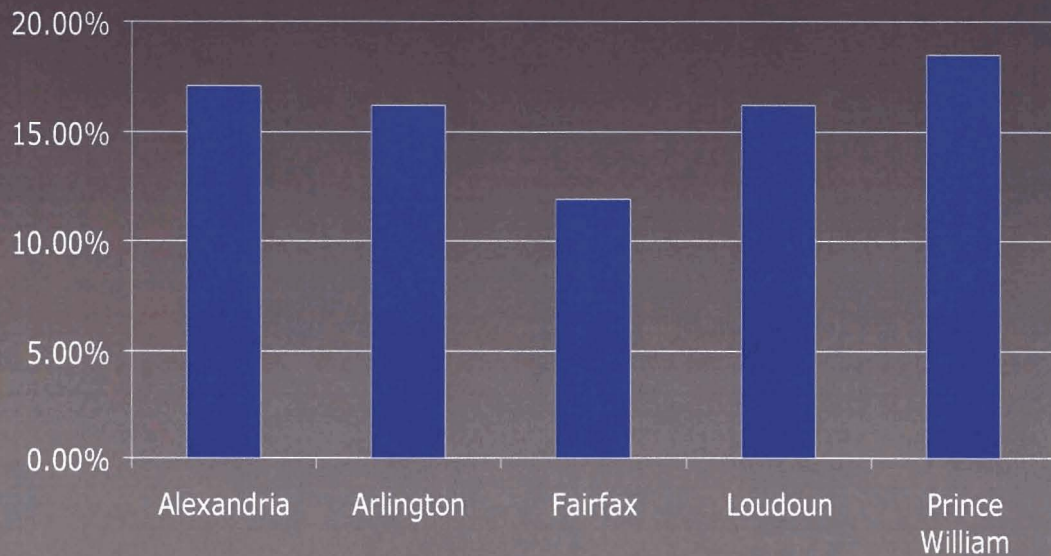


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Percent of Women Over Age 18 that Are 21 to 29 Years of Age



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Housing Prices and Rents

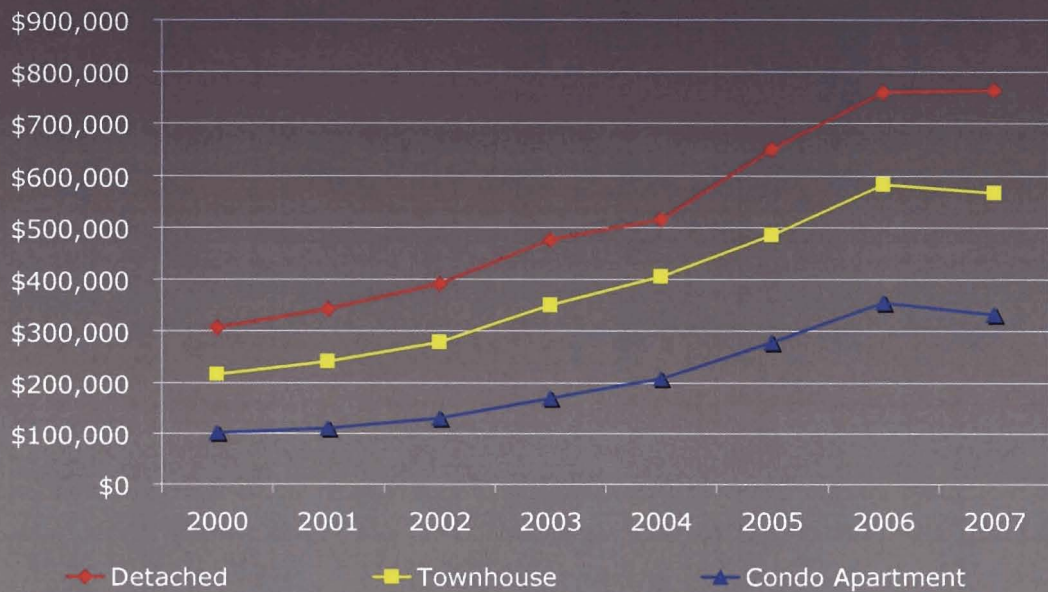
- Housing prices in Alexandria rose between 1999 and 2006
 - Detached House rose 165%
 - Townhouse rose 180%
 - Condo Apartment rose 240%
- Rental units in multi-unit apartments rose 56%

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Mean Assessed Value of Residences in Alexandria

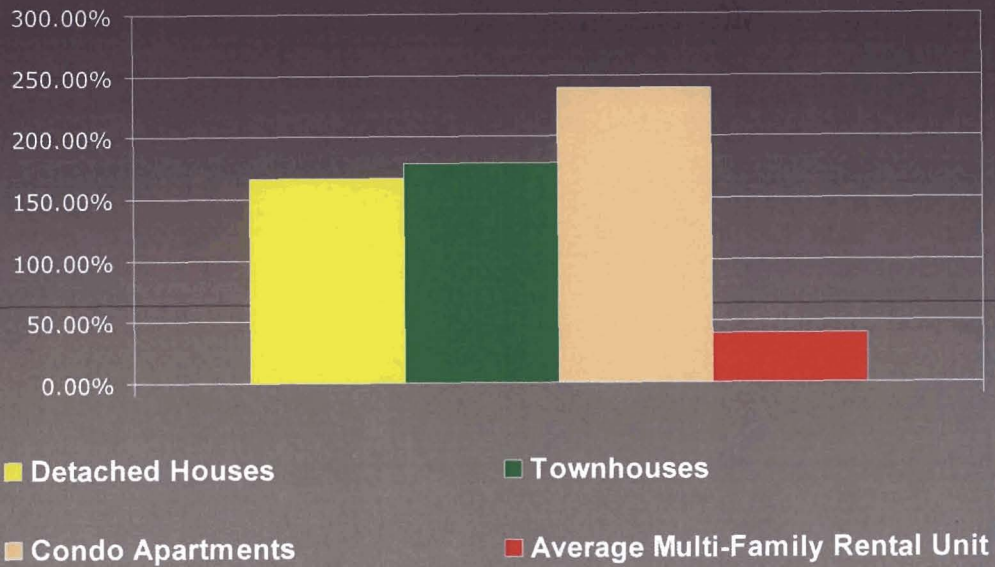


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Percentage Increase 2000 to 2006 in Price of Housing

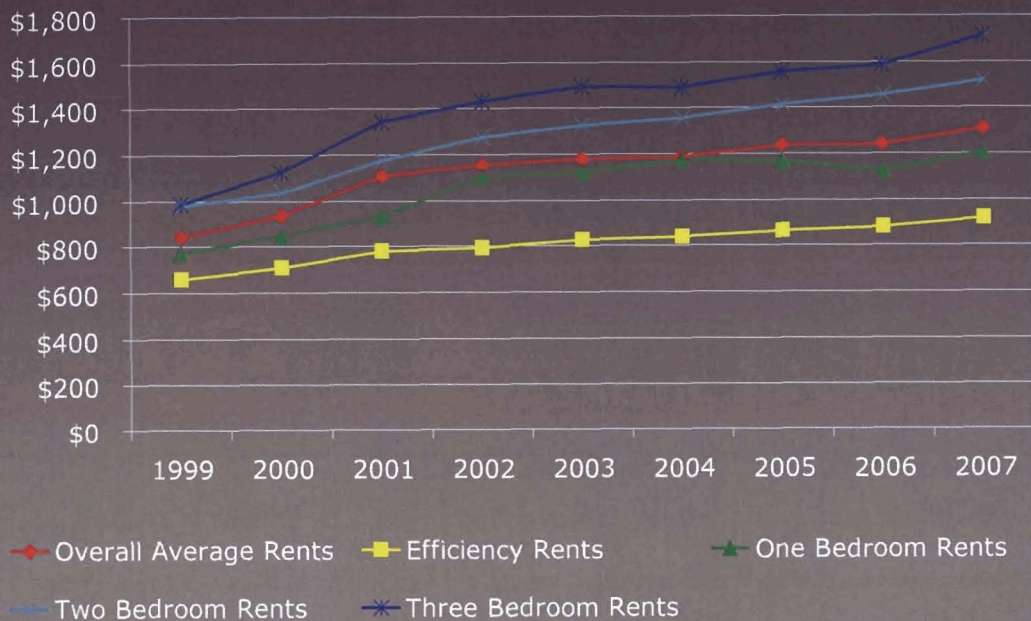


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Increase in Rents of Multi-Family Units



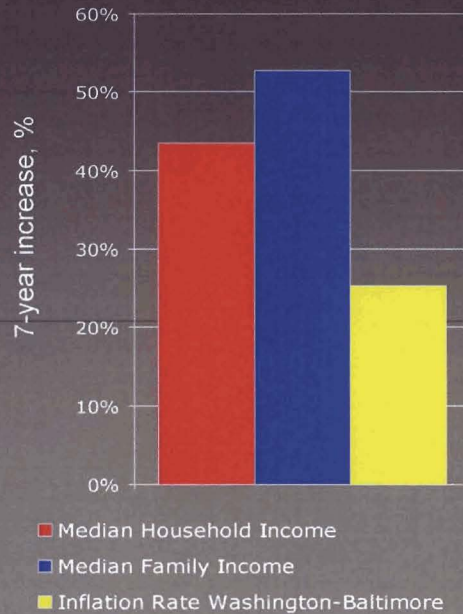
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Incomes and Inflation: Growth in Alexandria Incomes and Inflation Rate, 1999 - 2006

- Inflation in the Washington Baltimore Region was 25.3% for the period from 1999 to 2006
- Alexandria's household and family incomes increased faster than inflation between 1999 and 2006.



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Change in Alexandria Median Household and Family Incomes, 1999-2006

- Median household income in Alexandria increased 43.5% to \$80,499 between 1999 and 2006
- Median family income in Alexandria increased by 52.7% to \$102,388



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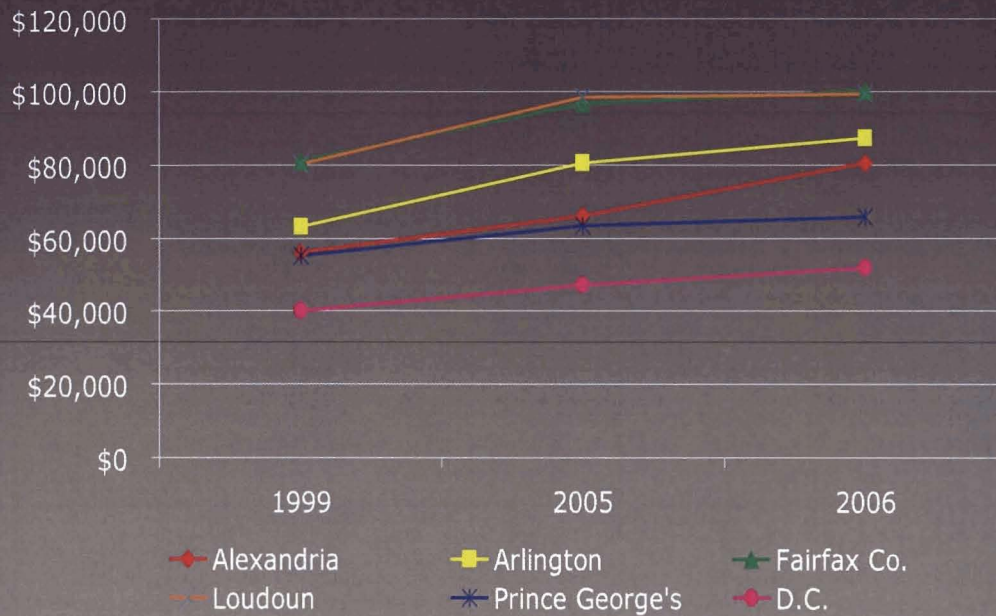
Household Incomes

- The distribution of income in Alexandria was changing with more households having incomes of \$100,000 or more and fewer with incomes of under \$30,000
- In 2000, 22% of all households had incomes over \$100,000 and 26% had incomes below \$30,000
- In 2006 39% of all households had incomes over \$100,000 and 14% had incomes below \$30,000

Incomes by Jurisdiction

- All median household incomes are rising in the Washington Region
- Alexandria's median income is rising fastest
- Alexandria's median income of \$80,500 is comparatively modest
- Alexandria's percent in poverty has fallen substantially compared to other jurisdictions since 2000.

Median Household Income, 1999 - 2006



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Per Capita Income

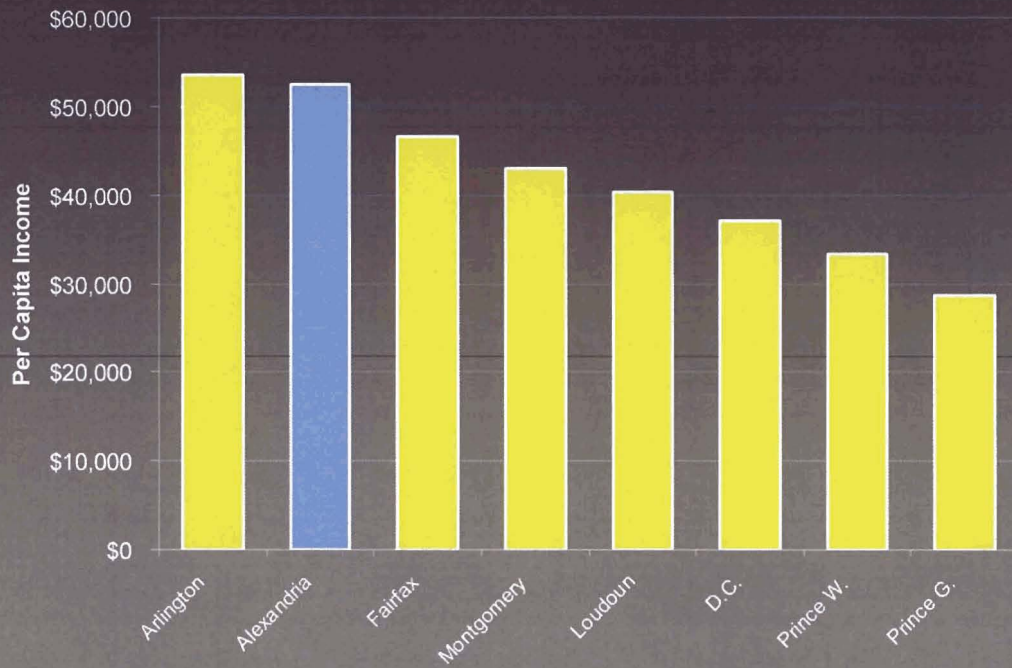
- Per capita income is aggregate income divided by total population
- Alexandria had the second highest per capita income in Virginia
- Single-person households and children are the determinants for level of per capita income

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Per Capita Income 2006

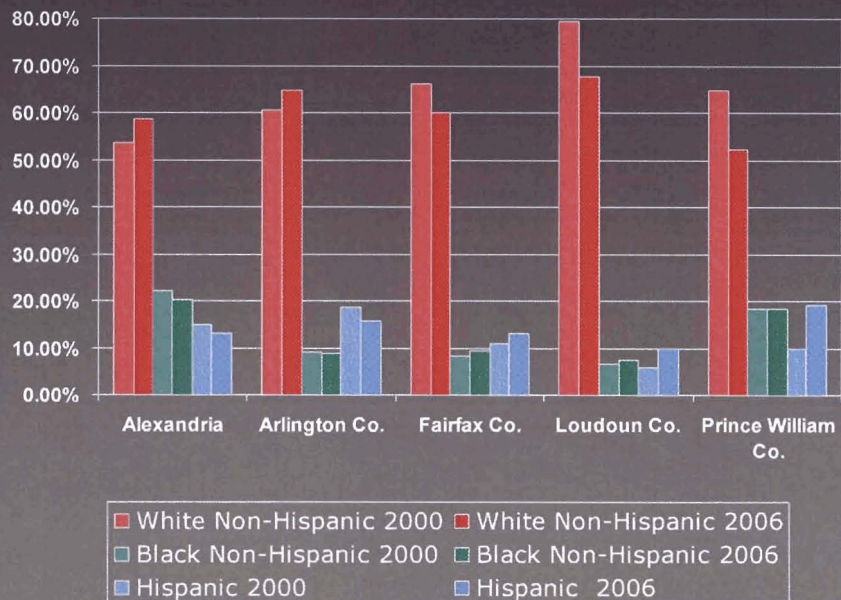


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Percent of Population by Race, 2000 and 2006 By Jurisdiction

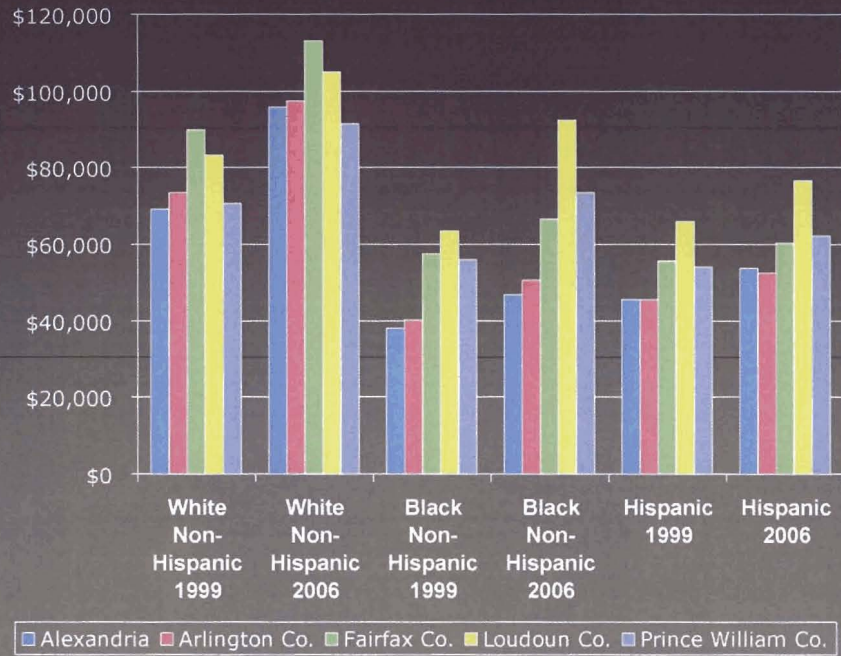


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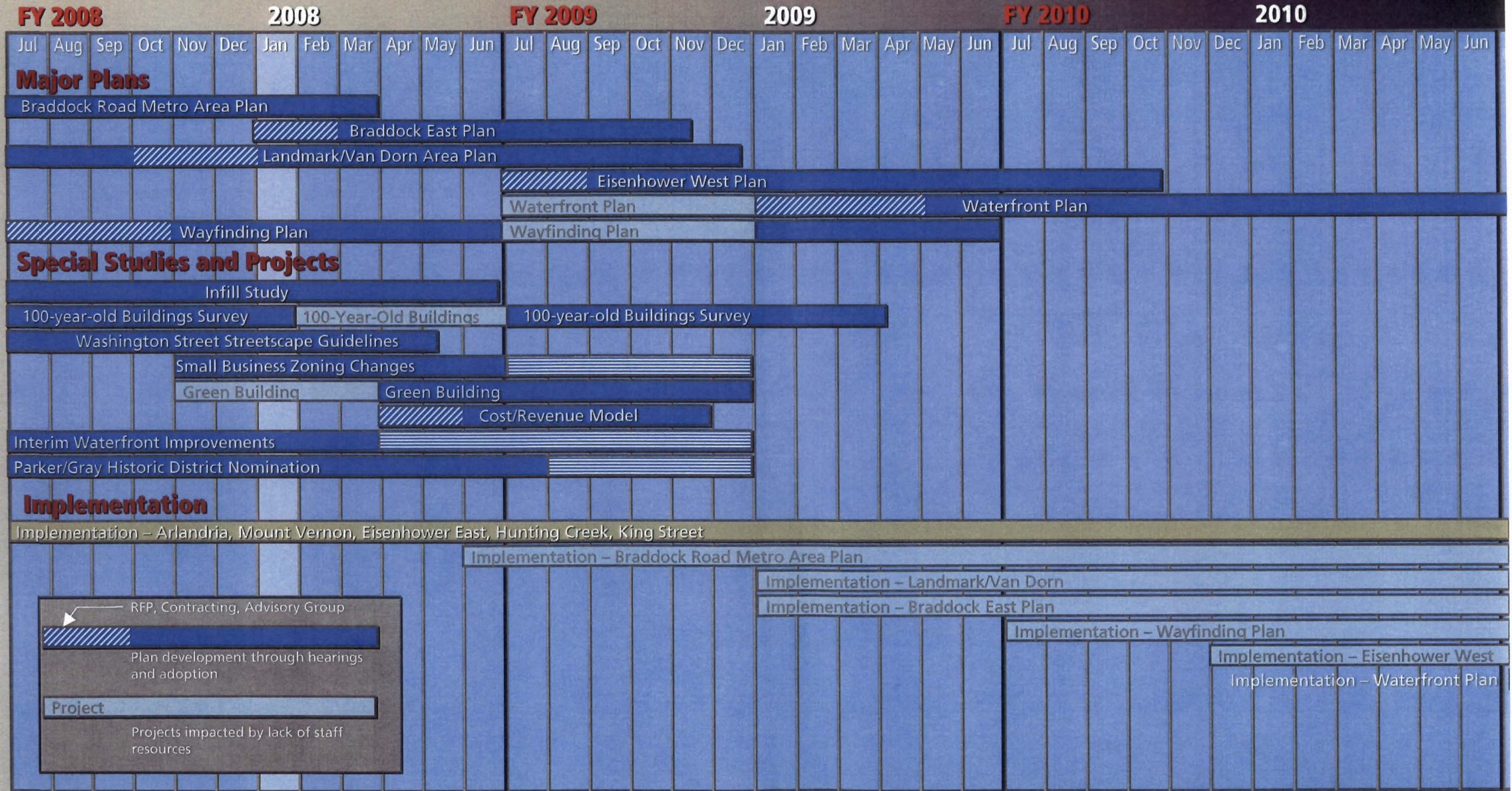
Median Household Income, 1999 and 2006 By Race by Jurisdiction



Proposed Work Program FY 2009 (Assuming Additional Staff)



Work Program FY 2009 With Current Staff



Ongoing Planning and Zoning Activities

FY 2008						2008						FY 2009						2009						FY 2010						2010					
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Ongoing Programs																																			
CIP																																			
Budget																																			
Land Use Regulation, Public Counter (Zoning, Site Plans, SUPs). Zoning Enforcement																																			
Planning Web Site																																			
Citywide GIS Support																																			
BAR – Old and Historic District, Parker-Gray District																																			
Outdoor Dining																																			
Economic and Demographic Data Maintenance																																			
COG Population and Employment Projections																																			
2010 Census Coordination																																			
Citizens Academy																																			
Virginia Paving																																			

Development Major Projects/Tasks



Ongoing Activities and Interdepartmental Coordination

FY 2008						2008						FY 2009						2009						FY 2010						2010					
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Interdepartmental and Interagency Coordination (P&Z support to other departments)																																			
Four Mile Run Master Plan Implementation (RPCA)																																			
Urban Forestry Plan (RPCA)																																			
Transportation Master Plan and other transportation plans and projects (T&ES)																																			
Pedestrian/Bicycle Mobility Plan (T&ES)																																			
Permit Process Streamlining (Code)																																			
Public Art (RPCA)																																			
Freedmen's Cemetery (T&ES/OHA)																																			
Affordable Housing Initiatives Working Group (Housing)																																			
ARHA Strategic Plan (ARHA)																																			
Citywide Housing Plan (grant-dependent) (Housing)																																			
Environmental Action Plan and Environmental Summit (T&ES)																																			
Cameron Run/Holmes Run Watershed Plan (RPCA, T&ES)																																			
Combined Sewer System Program Separation Capacity Projections (T&ES)																																			
Monroe Avenue Bridge/Pedestrian Bridge (T&ES)																																			
Crystal City/Potomac Yard Corridor Interim Transit Improvements Project (T&ES)																																			
King Street Metro Walkability Plan (T&ES)																																			
Eisenhower Avenue Widening (T&ES)																																			
Citywide Storm Sewer Capacity Study (model) (T&ES)																																			
George Mason Drainage Project (T&ES)																																			
Braddock/West Flooding (T&ES)																																			
Montgomery/Madison (T&ES)																																			
Façade Improvement Program (AEDP)																																			
Commissions, Committees, Community Groups and Outreach																																			
Open Space Advisory Group (RPCA)																																			
Environmental Policy Commission (T&ES)																																			
Waterfront Committee (RPCA)																																			
King Street Appearance Group (T&ES)																																			
Carlyle Retail Roundtable (AEDP)																																			