

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: JUNE 3, 2025

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR PLANNING AND ZONING

RE: FY 2026-27 LONG RANGE PLANNING INTERDEPARTMENTAL WORK PROGRAM

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Following the release of the draft work program, we are recommending several refinements to better align with current priorities and planning efforts. The attached work program, dated June 2, 2025, has been updated to reflect the following changes:

**A. City Real Estate Analysis (New #33 in the work program):**

We recommend adding a City Real Estate Analysis to the work program. This initiative will evaluate existing City-owned properties for potential uses, assessing both feasibility and prioritization. The analysis will occur in two phases as follows:

- a. **Phase I (July – September):** A detailed evaluation of a select number of City sites that are most market ready.
- b. **Phase II (September – July):** Evaluation of a larger set of sites for feasibility and prioritization following completion of Phase I.

**B. Old Town North (OTN) Arts District Evaluation (New #34 in the work program):**

As outlined in the Old Town North Small Area Plan, there was a stated intent to evaluate the OTN Arts District. This evaluation is now being added to the work program and is scheduled to occur from January through June 2026.

**C. Update to the 2018 Joint ACPS-City Long Range Educational Facilities Plan (#4 in the work program):**

This item involves an update to the 2018 Joint Long Range Educational Facilities Plan between City departments and ACPS. It has been added to the work program as a tentative item, pending further direction from City Council.

# FY 2026-2027 Long Range Planning Interdepartmental Work Plan

Updated June 2, 2025

Internal Work
Community Engagement
Public Hearing
Tentative Pending City Council Discussion

PLANNING		CY 2025		CY 2026		CY 2027			
		FY 2026				FY 2027			
		Sum-Fall	Fall-Wint	Wint-Sprin	Spring-Sum	Sum-Fall	Fall-Wint	Wint-Sprin	Spring-Sum
PZ LED									
1	CDD Updates for Potomac Yard, Beauregard/AlexWest, Eisenhower West (PZ, TES, Housing, RPCA)								
2	Small Business Zoning Text Amendments (PZ, AEDP)								
3	Lower King/Waterfront Construction Mitigation Planning (PZ, DPI, GS, TES, RPCA, AEDP)								
4	( <i>Tentative</i> ) Update to 2018 Joint ACPS-City Long Range Educational Facilities Plan (City Departments, ACPS)								
5	Substandard Lot Regulations Update (PZ, TES)								
6	Subdivision Regulations Update (PZ, TES)								
7	Duke Street Land Use Plan (PZ, TES, Housing, RPCA)								
8	Apiary Regulations Development (PZ, CAO)								
9	Braddock Metro Site Joint Development Study (PZ, TES, Housing, RPCA)								
10	Vision Plan (PZ, TES, Housing, RPCA)								
TES LED									
11	Landmark Mall Redevelopment Transportation Access Initiatives (TES, DPI, P&Z, DASH, CMO)								
12	Curbside Management for Food Trucks (TES, PZ, CAO)								
13	Chesapeake Bay Presevation Act Zoning Ordinance Update (TES, PZ)								
14	Multimodal Transportation Study Guidelines and Standards Update (TES, PZ)								
15	Parking Standards Evaluation and Update (TES, PZ, Housing)								
16	Carshare Policy Update (TES, PZ, APD)								
17	Automated Traffic Enforcement Expansion (TES, APD, ACPS)								
18	SmartScan: Digital Roadway Inventory (TES, ITS, OPA)								
19	Lower King Street Closure (TES, PZ, DPI, RPCA)								
20	Witter to Eisenhower Pedestrian Connections (TES, RPCA, PZ)								
21	Flood Resilience Plan (TES, PZ, DPI, OEM)								
22	Smart Mobility Implementation: Digital City Initiatives (TES, ITS, OPA)								
23	Eisenhower Avenue: Holmes Run Trail to Mill Road (TES, RPCA, PZ)								
RPCA LED									
24	Eisenhower East Park under the Metro Tracks (RPCA, PZ)								
25	Parks and Recreation Master Plan Update (RPCA)								
26	Urban Forestry Master Plan Update (RPCA, PZ, TES)								
27	Citywide Parks Improvement Plan Update (RPCA, PZ, TES)								
27	Cameron Run Regional Park Study (RPCA, TES, PZ)								
28	Dog Park Master Plan Update (RPCA)								
OH LED									
29	City-ARHA Collaboration and Major Projects--Samuel Madden and Ladrey (Housing, PZ, ARHA)								
30	Housing 2040: Housing Master Plan Update (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES,Code, GS, ACPS)								
31	Housing 2040: Phase 1 Implementation and Phase 2 (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code, GS, ACPS)								
OTHER AGENCY/MULTI-DEPARTMENTAL-LED PLANS/PROJECTS									
32	Freedom House Museum Planning (OHA, GS, DPI)								
33	City Real Estate Analysis (CMO, GS, PZ) (new item)								
	Phase 1								
	Phase 2								
34	Old Town North Arts District Evaluation (City Departments) (new item)								

IMPLEMENTATION			
PZ LED		RPCA LED	
33	Arlandria-Chirilagua Plan (PZ, RPCA, Housing, TES)	72	Fort Ward Management Plan Implementation (RPCA, OHA)
34	AlexWest Plan (PZ, RPCA, Housing, TES)	73	Open Space Master Plan Implementation (RPCA)
35	Arlandria-Chirilagua Plan (PZ, RPCA, Housing, TES)	74	Parks Plans Implementation - Citywide and Neighborhood (RPCA, TES)
36	Braddock Plan (PZ, RPCA, Housing, TES)	75	Public Art Implementation Plan (RPCA, PZ, TES, GS)
37	Beauregard Plan (PZ, DPI, TES, RPCA, Housing)	OH LED	
38	Carlyle Vitality (PZ, RPCA, AEDP, Visit Alexandria, TES)	76	New Construction and Preservation Projects: Sanse/Naja, Seminary, Witter Place, CLI Elbert, Landmark AH/Fire Station
39	Census, Forecasting and Demographics (PZ)	OCA LED	
40	Eisenhower East Plan (PZ, Housing, TES, RPCA, DPI)	77	C-PACE Program (OCA, GS, Finance, AEDP, City Attorney, PZ, Housing, TES, Code)
41	Eisenhower West-Landmark/Van Dorn Plans, Landmark Mall (PZ, TES, DPI, RPCA, Housing)	78	Electric Vehicle Charging Infrastructure Strategy (OCA, GS, TES, PZ, RPCA, Code, DASH, ACPS)
42	Joint Facilities Master Plan (PZ, ACPS, GS)	79	Green Building Policy (OCA, PZ)
43	North Potomac Yard Plan (PZ, TES, RPCA, Housing, AEDP)	GS LED	
44	Oakville Triangle Corridor Plan (PZ, TES, RPCA, Housing, AEDP)	79	Strategic Facilities Plan Implementation (GS, PZ, DCHS, TES, RPCA)
45	Old Town North Plan; Linear Park (PZ, TES, RPCA, Housing, AEDP, OHA)	OTHER INITIATIVES	
46	South Patrick St Housing Affordability (Ph I Heritage at Old Town/Tenant Relocation) (PZ, Housing, TES, RPCA, DPI)	80	APEX Permit System Upgrade to HTML 5 (Code, PZ, TES, Fire)
47	South Potomac Yard Plan (PZ, TES, RPCA, Housing)	81	Regional Planning and Policy Initiatives (All Departments)
48	Waterfront Plan (PZ, RPCA, TES)	82	Waterfront History Implementation Plan (OHA, DPI, PZ, RPCA, Visit Alexandria)
49	Short-Term Residential Rental Regulations (PZ)	83	Municipal Broadband (DPI, IT, TES,)
50	Zoning Text Amendment Minor Updates (PZ)	84	Waterfront Plan Flood Mitigation (DPI, RPCA, TES, PZ)
TES LED			
51	Alexandria Mobility Plan Implementation (TES)		
52	Chesapeake Bay 100% Total Maximum Daily Load (TMDL) Action Plan (TES, DPI, RPCA, GS, PZ)		
53	CSO Program Implementation/RiverRenew (AlexRenew, TES, DPI, RPCA, PZ)		
54	Duke Street Transitway Phase I Design (TES, DPI)		
55	Environmental Action Plan 2040 (OCA, TES, GS, PZ, RPCA, Health)		
56	Flood Action Alexandria - Capital Projects and Operating Programs (TES, DPI, RPCA, PZ)		
57	Four Mile Run Flood Protection (TES)		
58	King & Commonwealth Streetscape & Rail Initiatives (TES, RPCA)		
59	Oronoco Outfall Remediation (TES)		
60	Paratransit Modernization		
61	Parking Technologies & Digital curb inventory (TES, APD, DGS)		
62	Route 1 Metroway Expansion TES, PZ, DPI)		
63	Smart Mobility Initiative (TES, ITS, DASH, OEM, APD)		
64	Stormwater Utility Program (TES)		
65	Storm Sewer Flooding and Capacity Projects Prioritization and Implementation Plan (TES, DPI)		
66	TDM and TMP Programs (TES)		
67	Vision Zero Action Plan and Complete Streets Program (TES, PZ, APD, AFD)		
68	WasteSmart Strategic Plan (TES)		
69	Wayfinding (TES, PZ, RPCA)		
70	Seminary/I-395 Study (TES, PZ, RPCA)		
71	West End Transitway - Phase I (TES, DPI, RPCA, DASH)		