



City of Alexandria
Planning & Zoning

Draft FY 2026-2027 Long Range Planning Interdepartmental Work Program

Planning Commission February 4, 2025



Development of 2-Year LRPIWP

- ▶ 2-year planning cycle to coordinate long range planning work, staffing, resources; opportunity for PC/CC to review alignment with Strategic Plan/CC Priorities.
- ▶ Winter: Interdepartmental staff coordinate to develop Draft Work Program
- ▶ February: Draft Work Program docketed for feedback + guidance and to help inform City Manager's Proposed Budget
- ▶ February: City Manager Proposes FY 2026 Budget
- ▶ May: Final Budget
- ▶ May/June: Final Work Program docketed for City Council approval



FY26-27 Work Program Bar Chart

Note: Image at right is Page 1 of the work program (Major Plans/Projects). Page 2 of the work plan reflects Implementation projects.

		Internal Work				Community Engagement				Public Hearing	
MAJOR PLANS/PROJECTS		CY 2025				CY 2026				CY 2027	
		FY 2025		FY 2026		FY 2026		FY 2027		FY 2027	
		Wint-Sprin	Spring-Sum	Sum-Fall	Fall-Wint	Wint-Sprin	Spring-Sum	Sum-Fall	Fall-Wint	Wint-Sprin	Spring-Sum
PZ LED											
1	Sign Ordinance Update (PZ)										
2	Potomac Yard CDD Update (PZ, TES, Housing, RPCA)										
3	Small Business Zoning Text Amendments (PZ, AEDP)										
4	Substandard Lot Regulations Update (PZ, TES)										
5	Short-Term Residential Rental Regulations (PZ)										
6	Beauregard/AlexWest CDD Updates (PZ, TES, Housing, RPCA)										
7	Eisenhower West CDD Update (PZ, TES, Housing, RPCA)										
8	Duke Street Corridor Plan (PZ, TES, Housing, RPCA)										
9	Subdivision Regulations Update (PZ, TES)										
10	Historic Preservation OHAD Documentation Project (PZ)										
11	Braddock Metro Site Joint Development study (PZ, TES, Housing, RPCA)										
12	Vision Plan (PZ, TES, Housing, RPCA)										
TES LED											
67	Landmark Mall Redevelopment Transportation Access Initiatives (TES, DPI, P&Z, DASH, CMO)										
13	Curbside Management for Food Trucks (TES, PZ, CAO)										
14	Amend Article XIII of the ZO for Chesapeake Bay Preservation Act Climate Change (TES, PZ)										
15	Multimodal Transportation Study Guidelines and Standards Update (TES, PZ)										
16	Parking Standards Evaluation & Update (TES, PZ, Housing)										
17	Carshare Policy Update (TES, PZ, APD)										
18	Automated Traffic Enforcement Expansion (TES, APD, ACPS)										
19	SmartScan: Digital Roadway Inventory (TES, ITS, OPA)										
20	Lower King Street Closure (TES, PZ, DPI, RPCA)										
21	Witter to Eisenhower Pedestrian Connections (TES, RPCA, PZ)										
22	Flood Resilience Plan (TES, PZ, DPI, OEM)										
23	Duke Street Transitway Phase II Planning (TES, P&Z, Housing)										
24	Smart Mobility Implementation: Digital City Initiatives (TES, ITS, OPA, P&Z)										
25	Eisenhower Avenue: Holmes Run Trail to Mill Road (TES, RPCA, PZ)										
RPCA LED											
26	Eisenhower East Park under the Metro Tracks (RPCA, PZ)										
27	Parks and Recreation Master Plan Update (RPCA)										
28	Urban Forestry Master Plan Update (RPCA, PZ, TES)										
29	Citywide Parks Improvement Plan Update (RPCA, PZ, TES)										
30	Cameron Run Regional Park Feasibility Study (RPCA, TES, PZ)										
OH LED											
31	City-ARHA Collaboration and Major Projects--Samuel Madden and Ladrey (Housing, PZ, ARHA)										
32	Housing 2040: Housing Master Plan Update (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code,										
33	Housing 2040: Phase 1 Implementation and Phase 2 (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA,										
OCA LED											
34	Green Building Policy Updates (OCA, GS, TES, PZ, RPCA, Housing, Code, OMB, Finance, ACPS)										
OTHER AGENCY LED PLANS/PROJECTS											
35	Freedom House Planning (OHA, DPI, GS)										

Planning & Zoning

Zoning

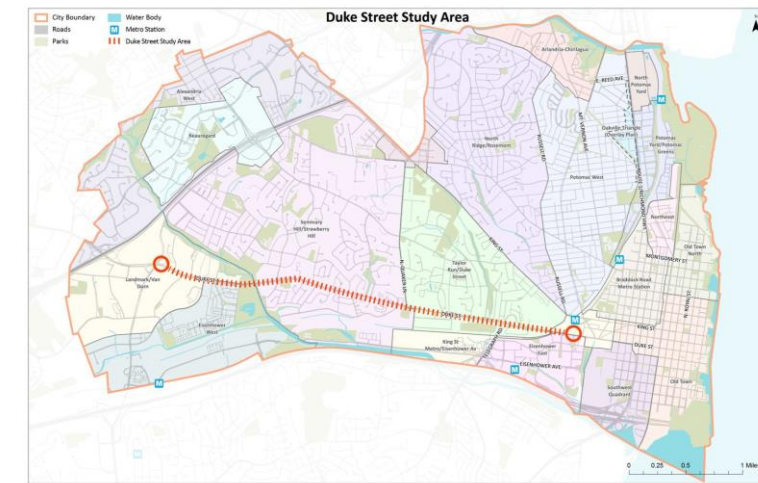
- ▶ Short-Term Residential Rental Regulations
- ▶ Substandard Lot Regulations
- ▶ Small Business Zoning Text Amendments

Development

- ▶ CDD Updates (Beauregard/AlexWest, Potomac Yard, Eisenhower West)

Long Range Planning

- ▶ Duke Street Corridor Plan



Transportation & Environmental Services

Transportation Planning

- ▶ Duke Street Transitway Phase I Design & Phase II Planning
- ▶ Automated Traffic Enforcement Expansion

Mobility Services

- ▶ Lower King Street Closure
- ▶ Curbside Management for Food Trucks
- ▶ Parking Standards Evaluation and Update

Transportation Engineering

- ▶ Landmark Mall Redevelopment Transportation Access Initiatives
- ▶ Smart Mobility Implementation: Digital City Initiatives
 - ▶ SmartScan: Digital Roadway Inventory
 - ▶ Parking Technologies Digital Curb



Transportation & Environmental Services

► Stormwater Management

- Flood Action Alexandria: Capital projects and operating programs
- Flood Resilience Plan
- Phase 3 Chesapeake Bay Total Maximum Daily Load Action Plan for 100%
- Zoning Amendments to incorporate Chesapeake Bay Preservation Act amendments for Climate Change

► Sanitary Infrastructure

- RiverRenew Program (AlexRenew)

► Environmental Quality

- Oronoco Outfall Remediation



Office of Housing

Engagement & Planning

- ▶ Housing 2040 Master Plan Update Phase 1
- ▶ City-ARHA Collaboration and Major Projects: Samuel Madden and Ladrey
- ▶ Housing 2040 Master Plan Update Phase 2

Implementation

- ▶ New Construction and Preservation Projects: Sanse/Naja, Seminary, Parcview I & II, Witter Place, CLI Elbert, Landmark AH/Fire Station
- ▶ Housing 2040 Master Plan Update Phase 1 Implementation



Recreation, Parks, & Cultural Activities

Plan Updates

- ▶ Parks and Recreation Master Plan
- ▶ Urban Forestry Master Plan
- ▶ Citywide Parks Improvement Plan
- ▶ Cameron Run Regional Park Feasibility Study

Implementation

- ▶ Eisenhower East Park Under the Metro Tracks
- ▶ Public Art Plan



Multi-Department Planning for Construction Mitigation Lower King/Waterfront

- ▶ Lower King-Waterfront Construction Mitigation Planning (DPI, GS, TES, PZ, RPCA, AEDP)
 - ▶ Flood Mitigation, City Hall / Market Square / Garage renovations, Sanitary and Stormwater Projects, Development
 - ▶ Planning for maintenance of pedestrian/vehicle access, parking, deliveries, public safety, City services
 - ▶ Minimizing disruption to businesses, residents, visitors, economic development



OVERTOPPING
of Bulkhead
30 times per year*



Requires raised bulkhead or other taller flood barrier(s).

BACKFLOW
of River Outfalls
60+ times per year



Requires riverine backflow prevention for storm sewer system.

INUNDATION
of Storm Sewers
10+ times per year



Requires larger storm sewer pipes, underground storage, and pumping.



Work Program Next Steps

- ▶ FEBRUARY: Planning Commission and City Council provide guidance on proposed draft work program
- ▶ MARCH – APRIL: Continued staff coordination + outreach
- ▶ MAY: City Council Adoption of FY 2026 Budget
- ▶ MAY/JUNE: PC and CC consider *Final* FY 2026-2027 Long Range Planning Work Program

