

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 20, 2024

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: ADVISORY RECOMMENDATIONS TO THE CITY MANAGER, UNDER SECTION 6.14 OF THE CITY CHARTER, REGARDING THE CAPITAL IMPROVEMENT PROGRAM

ISSUE: The Planning Commission is asked to provide advisory recommendations to the City Manager on the Capital Improvement Program (CIP) as required under Section 6.14 of the City Charter.

RECOMMENDATION: Indicate concurrence with the staff recommendation that the proposed CIP is generally consistent with the City's Master Plan.

BACKGROUND: One of the responsibilities of the Planning Commission is to provide guidance to the City Manager on the CIP. Section 6.14 of the City Charter states, "The city manager shall obtain and transmit to the council the advisory recommendations of the planning commission with regard to the consistency of proposed capital improvement projects with the master plan and the priority and timing of those projects in comparison to other elements in the master plan."

Accompanying this memo is one from Morgan Routt, the Director of the Office of Management & Budget, transmitting the Proposed Fiscal Year (FY) 2025 – FY 2034 CIP. The Budget Calendar [can be found on the City's website](#). The proposed CIP can be found at alexandriava.gov/Budget. Appendix B of the CIP notes the Small Area Plan associated with each project in the CIP.

The Master Plan Status of Implementation Report provided annually for Planning Commission review demonstrates the City's implementation progress made over the previous year on the City's Small Area Plans and topical plans. This report can be found on [Planning and Zoning's implementation website](#).

DISCUSSION

The programming of capital projects into the City's CIP is one tool in implementing the infrastructure and community amenities projects identified in all the chapters of the City's Master Plan, from Small Area Plans to topic-oriented chapters such as the Housing Master Plan, Mobility Plan, and Open Space Master Plan. This memo highlights projects proposed for funding in the FY 2025-34 CIP, which help implement the Master Plan.

Affordable Housing

Over the 10-year CIP, \$79.2 million is committed for Affordable Housing projects. For FY 2025, the proposed CIP reflects \$7.9 million, which includes \$6.9 million from the restaurant and meals tax dedication approved by City Council in 2018 (\$69.2 million over the 10-year CIP) and an additional \$1 million committed to Affordable Housing by the City as part of the region's efforts to attract the Amazon HQ2 campus to Northern Virginia. These funds are used in numerous ways, such as gap financing for development/new construction, preservation, rehabilitation, planning, predevelopment, and employee homeownership assistance.

To ensure the continued effective use of the City housing funds, and to meet the City's 2013 Housing Master Plan goals regarding production and preservation (2,000 committed affordable units by 2025), as well as targets established for affordable and workforce housing through the Regional Housing Initiative endorsed by City Council in March 2020 (an additional 2,250 affordable and workforce units by 2030), a robust pipeline of projects has been created that can be implemented if funding were available.

One such project that has been funded by a range of funding sources is the **Housing Alexandria Sansé and Naja project** in Arlandria-Chirilagua, which will produce 474 units of affordable and workforce housing, including a substantial number of deeply affordable units. City Council approved a funding package for \$31.5 million in FY 2023 and 2024 Affordable Housing funds, along with \$22 million in FY 2025 and FY 2026 Affordable Housing Funds. The project was recently awarded \$8.1 million by the Virginia Department of Housing and Community Development for the first phase.

Small Area Planning/Implementation Studies

Development Studies (\$2.25M FY 2025 - FY 2034): The Development Studies CIP line item allocates \$250,000 per year for most years for feasibility, planning and design studies to support or implement small area plans. Projects to be funded are determined based on City Council's Long Range Planning Work Program. The Alexandria West planning effort currently underway is utilizing this funding from FY 2023. In FY 2024, the \$250,000 is being used for planning and coordination related to Landmark Mall plan implementation in anticipation of a P3 development in partnership with Foulger Pratt combining a fire station, affordable housing and retail/commercial space. There is no CIP funding for this line item proposed in FY 2025 because the next potential major planning projects, the City Vision Plan and/or the Duke Street Corridor Plan, will utilize previously allocated funding and/or grant funding currently pending.

Master Plan Implementation Projects

Landmark Van Dorn, Eisenhower West, Beauregard, and Alexandria West Small Area Plans: The proposed 10-year CIP provides funding to facilitate redevelopment of the 4 million square foot **Landmark Mall site**, including \$28 million in FY 2025. The City will fund onsite infrastructure improvements and land acquisition for the hospital to construct its new facilities. The City will lease the land long-term to Inova through the City Industrial Development Authority. Additional CIP funds also support relocation of Fire Station 208 co-located with workforce/affordable multi-family housing, as well as a new transit center, and significant pedestrian safety and access improvements.

Transit Corridor “B” (Duke Street): Consistent with the City’s adopted **Alexandria Mobility Plan** and subsequent City Council actions, this project will construct a 4.5-mile segment of high-capacity transitway along Duke Street between the former Landmark Mall Site and the King Street Metrorail Station. In 2012, the Planning Commission and City Council adopted Master Plan Amendments from the High-Capacity Transit Corridor Work Group for the cross section and phased implementation of the transitway. Based on Council direction, staff obtained \$87 million of regional transportation NVTA 70% funds for planning, design, right-of-way, construction, and asset acquisition. Design began in FY 2024 and is expected to be completed in FY 2026 with construction anticipated to begin in late FY 2026. Currently, \$56 million is allocated for the project in FY 2025.

Transit Corridor “C” (West End Transitway): In FY 2025, the CIP funds \$32.5 million for this phased construction of a high-capacity Transitway between the Van Dorn Metrorail station and the Pentagon, supporting existing and anticipated future development in the corridor. The preliminary cost estimate for the full project is approximately \$140 million which includes design, right-of-way acquisition, utility relocation, construction, and rolling stock for the full build alternative, including dedicated lanes. In addition to the \$10 million of Smart Scale Funding awarded in 2017, \$57.2 million was awarded for FY 2024 – FY 2025 for Phase 1 design, right-of-way, construction and buses. In FY 2024, design advanced and included the refinement of the bus stations, intersection improvements, and an operational analysis. Design of Phase 1 is further funded through \$4.6M in NVTA 70% grants and will be complete in FY 2025, with operation anticipated by FY 2027. Additional funding and right-of-way will be required to implement the Phase 2 plan, and the City will continue to work with private developers for the additional right-of-way and seek other funding sources.

The redesign and construction of the **Beauregard Street and Seminary Road intersection** was recommended as a project in the 2012 adopted Beauregard Small Area Plan. In 2023, in order to enable a more phased approach and incorporate new safety enhancements, multiple new concepts were considered, and a preferred compact intersection design was proposed to replace the previous “Ellipse” concept. Once approved, the new concept will include a cost estimate which will assist in determining a plan to obtain additional funding to finalize design and construct the project. Community outreach

began in FY 2023 and aligned with the Alex West Small Area Plan engagement. The CIP includes \$7 million in FY2026 to FY 2027.

The **Dora Kelly Fair-Weather Crossing Replacement with Bridge** project will replace the current fair-weather crossing over Holmes Run in Dora Kelley Park. The project includes studies to evaluate reconstruction and may recommend a new alignment or other design alternatives. The project is currently in design. FY 2025 includes \$5 million and the City was awarded NVT A 70% grant funding for executing the project in FY 2026.

The purpose of the **West End High Crash Intersection Improvements** project is to develop and implement safety improvements at the following high-crash intersections, many of which align with draft recommendations proposed as part of the Alexandria West planning process:

- King Street & Dawes Avenue
- King Street & 28th Street
- King Street & Park Center Drive
- Seminary Road & Mark Center Avenue
- Seminary Road & Kenmore Avenue
- South Van Dorn Street & Edsall Road
- South Van Dorn Street & South Pickett Street

These locations have been identified among the City’s high-crash intersections and are part of the City’s high-injury street network, based on a citywide crash analysis completed in 2022. In 2023, the City was awarded a federal Safe Streets and Roads for All grant to improve these intersections. Planning and design will occur now through FY 2027, with construction between FY 2027 and FY 2029.

Old Town and Waterfront Plans: The **Lower King Street Closure** project will develop and implement the permanent design for this pedestrian area. In FY 2023 and FY 2024, short-term improvements were made to formalize the closure, address safety issues, and make the blocks more attractive for businesses and pedestrians. In FY 2024, a concept for the permanent pedestrian plaza was developed in coordination with the consultant-led design team for the larger Waterfront project and the community. This concept will be incorporated into the construction plans for the overall Waterfront project so construction impacts can be minimized and coordinated.

Funding in the CIP continues to support the design and construction of the **Waterfront Plan flood mitigation** infrastructure prioritized through community engagement processes. A contract award was made and the design process commenced in late 2023 under the approved Interim Agreement. The design process is projected to be completed by late 2024; however, consideration of alternatives and regulatory, environmental, and grantor review and approvals may impact and extend this timeline. Currently it is anticipated that construction could begin in late 2025 and could run for up to two years until late 2027 or early 2028; however, the schedule will be determined in collaboration with the design-build contractor after further regulatory scoping is negotiated with

regulatory agencies. The team will also support development of the operations and maintenance strategy and will inform the City’s operating budget planning process, as needed.

Southwest Quadrant Small Area Plan: Design and construction of **corridor improvements on South Patrick Street between Jefferson Street and Wolfe Street**, as recommended in the 2018 South Patrick Street Housing Affordability Strategy began in FY 2024 and will continue into FY 2025 using grant funding (\$3.2 million through VDOT’s Smart Scale Program) and CIP funding (\$1 million in FY 2025). This work will improve pedestrian safety and access, calm traffic, provide a gateway into Alexandria, and aesthetically improve the corridor. This project supports the City’s goals and actions laid out in the Alexandria Mobility Plan, Vision Zero Action Plan, and Environmental Action Plan. Construction is anticipated for FY 2026.

Potomac Yard/Potomac Greens Plans: The **Route 1 Transitway**, known as Metroway, is the first segment of a 5-mile-long, high-capacity transit corridor connecting the Pentagon City and Braddock Road Metrorail stations. The initial segment of the corridor was completed in the summer of 2014. Remaining funding from the original construction project is being used in FY 2024 and FY 2025 to design the final extension of the dedicated transit lanes between East Glebe Road and the Arlington County border. In FY 2020, \$5 million of funding was added as part of the Amazon Incentive Package to help complete the planning and design as well as the right-of-way acquisition and construction. Timing of project construction and right-of-way acquisition will depend on the timing and phasing of North Potomac Yard development.

Transportation projects recommended in Small Area Plans but not yet included in the CIP are prioritized and tracked in the unconstrained Transportation Long Range Plan biannually prioritized by the Transportation Commission. Other infrastructure projects recommended in Small Area Plans may be projects that will be constructed as part of a developer contribution package.

City/School Facilities: The lists below highlight major City and ACPS capital facility projects proposed for funding in this CIP.

Major City Capital Facility Projects in the proposed FY 2025-2034 CIP:

- City Hall Renovation and HVAC Replacement \$ 98,738,000
- Fire Station 205 (Cameron Street) \$ 24,000,000
- Landmark Fire Station \$ 19,351,300
- Market Square Plaza and Garage Structural Repairs \$ 3,957,000
- Old Town Pool (FY 2026) \$ 9,096,000

Major ACPS Capital Facility Projects in the proposed FY 2025-2034 CIP

- Cora Kelly Elementary School (FY 28-29) \$ 105,000,000
- George Mason Elementary School (FY 25) \$ 87,000,000
- Transportation Facility Modernization (FY 26) \$ 6,000,000

P&Z Involvement in Development of the CIP

The Director of Planning and Zoning serves on the CIP Steering Committee, the group responsible for outlining major policy issues facing the CIP and crafting a balanced CIP recommendation for the City Manager. Through this Committee, Planning and Zoning ensures that both the projects and the details of the projects are consistent with adopted planning policies, small area plans, and functional plans.

Staff believes that the proposed CIP maintains consistency with the City's Master Plan.

FISCAL IMPACT: Details are included in the Proposed FY 2025 – FY 2034 CIP.

STAFF:

Karl Moritz, Director, Department of Planning & Zoning
Morgan Rout, Director, Office of Management & Budget
Carrie Beach, Division Chief, Department of Planning & Zoning
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ATTACHMENTS:

1. Memo from Office of Management & Budget