City of Alexandria, Virginia

MEMORANDUM

DATE: February 3, 2026

TO: Chair McMahon and Members of Planning Commission

FROM: Paul Stoddard, AICP, Director, Department of Planning and Zoning

SUBJECT: Director's Report – February 3, 2026

Green Building Plan Approval

During its Saturday, January 24, 2026, Public Hearing, City Council approved the new Green Building Plan by unanimous vote, 7-0. As part of the approval motion, Council included the following adjustments:

- EUI target for all multifamily development set at 35
- Small project threshold set at 10,000 sq ft or less
- Onsite renewable energy generation set at 3% or an equivalent offsite payment, capped at $150,000
- EV charger placement to be reviewed during development review
- Net zero provisions for public buildings to be met through onsite or offsite energy generation
- Clarification that onsite combustion uses are prohibited unless included in the list of permitted uses
- Requirement to flush indoor air or test for air quality prior to occupancy removed
- Development review procedures to be prepared by Planning & Zoning
- Staff to report back in two years on status of GBP

Planning & Zoning has organized a small working group to prepare the development review procedures, including standard development conditions, updates to application checklists, and procedures for reviewing the components of the Green Building Plan through the various application stages. Preparing the procedures should take several months. The transition to the new plan will occur when the new procedures are developed.

Five Year Outlook

To increase general awareness of planning and development activities throughout the City, staff prepared a Five-Year Outlook that summarizes ongoing and upcoming activity for the years 2026 through 2030. The slides begin by describing the Alexandria community generally and the importance of City Planning. From there, summary information is provided about ongoing planning efforts and the status of development projects and applications. The slides close with information about how to get involved and stay involved in community conversations. Throughout the presentation, links are provided to relevant webpages with additional information.

Community Meeting Series

Beginning in April 2025, the Department of Planning & Zoning began hosting an online community meeting series. Meetings are held every other month. These meetings offer community members an opportunity to stay informed about larger development projects under consideration, changes to regulations that affect new development, and upcoming planning initiatives.

The next meeting is scheduled for Tuesday, March 17, 2026. The most recent meeting was held Thursday, January 8. Recordings from past meetings are available here https://www.alexandriava.gov/planning-and-zoning/planning-zoning-bi-monthly-virtual-community-updates

Docket Lookahead

The attached lookahead provides a tentative schedule of land use items for docketing through April 2026, including development applications, zoning text amendments, and small area plans. Note that this tentative schedule is for information purposes only and future months may change.

Attachments

1. Five-Year Outlook: 2026-2030
2. Docket Lookahead February 2026 through April 2026

Alexandria, VA, 5-Year Outlook: 2026 – 2030

Planning Commission – February 3, 2026

alexandriava.gov/Planning

DEPARTMENT OF
PLANNING &
ZONING

Agenda

Who is Alexandria?

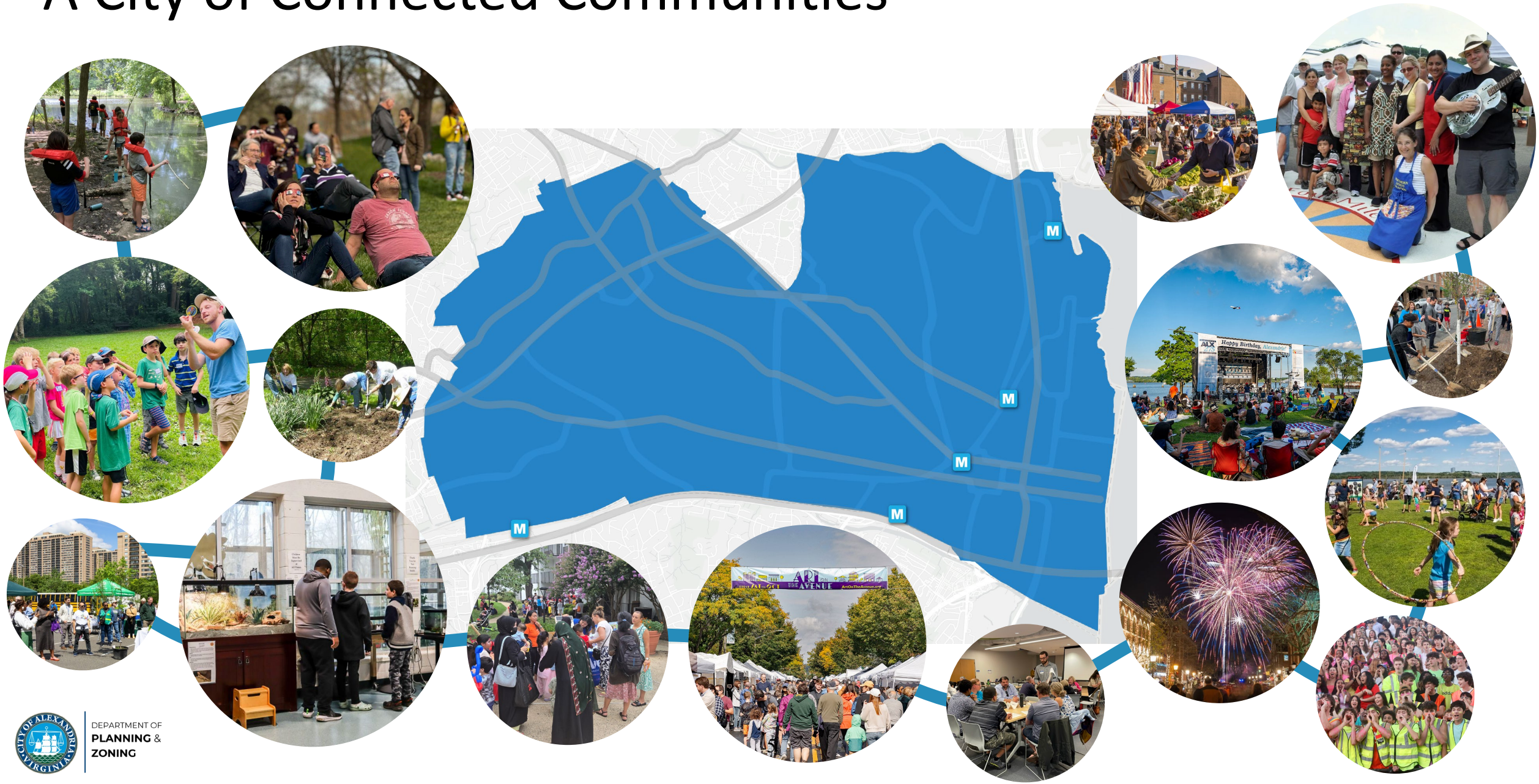
Why Planning Matters

Ongoing and Upcoming Plan Updates

Development Pipeline

Stay Involved & Q&A

A City of Connected Communities



DEPARTMENT OF
PLANNING &
ZONING

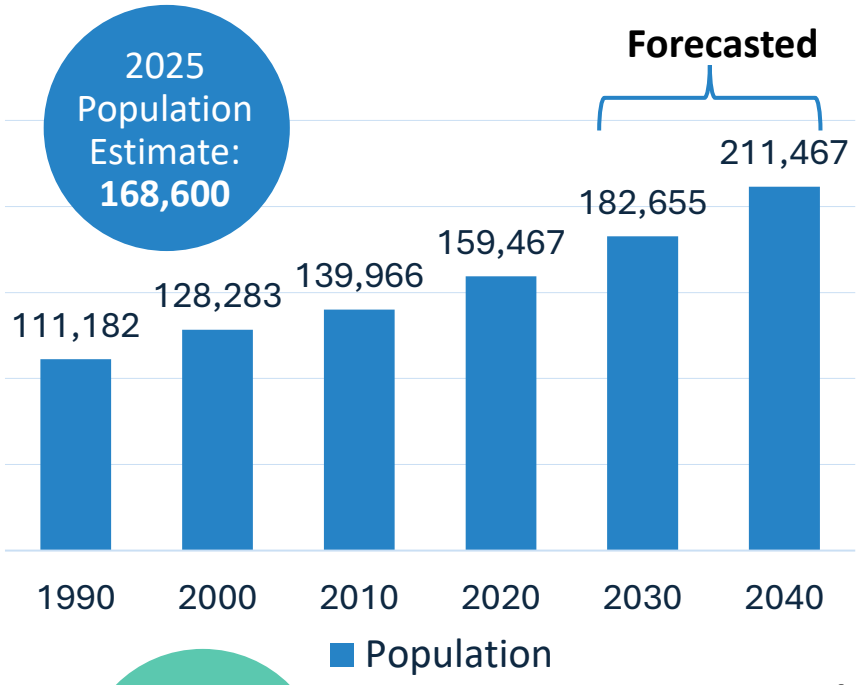
By the Numbers

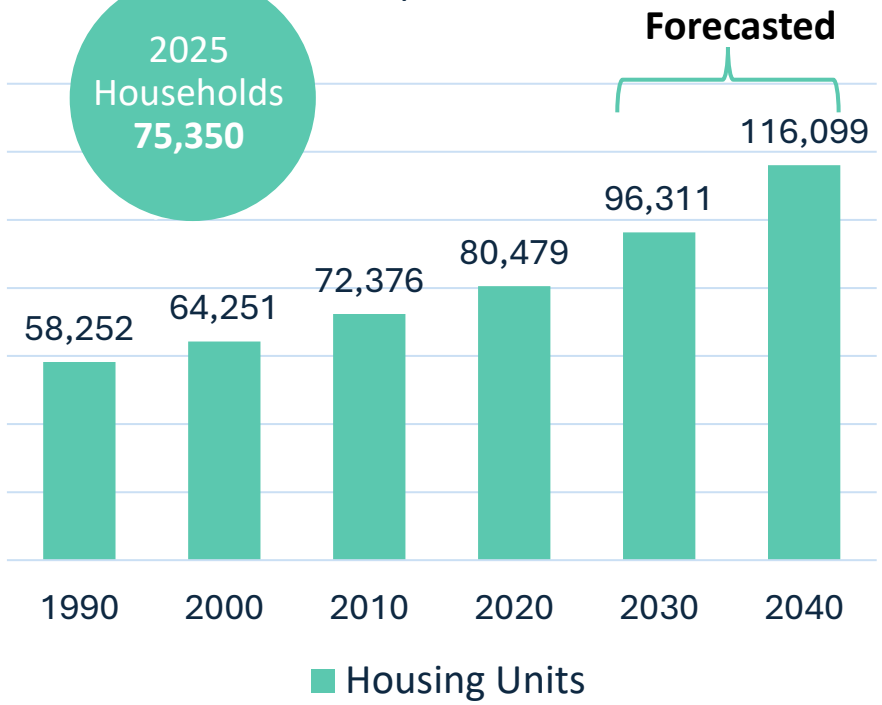
15
square miles

median
household
income
$113,638

82% of the City is within a 10-min walk of a park

31% speak a language other than English at home





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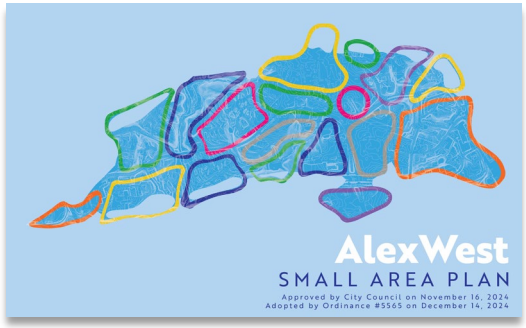
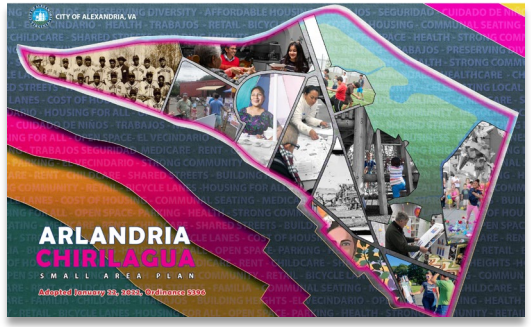
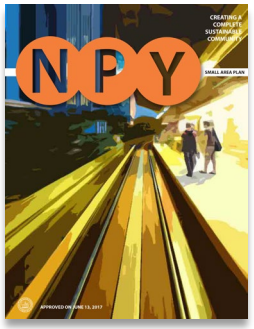
Planning for the Future – Master Plan

If you don't know where you are going, you'll end up someplace else - Yogi Berra

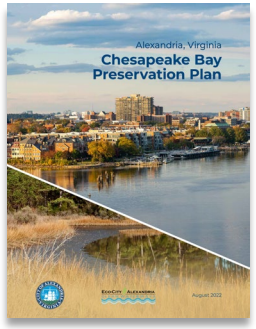
Small Area Plans

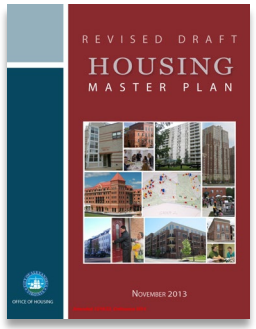


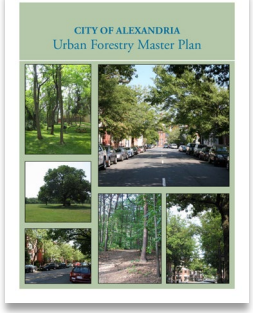


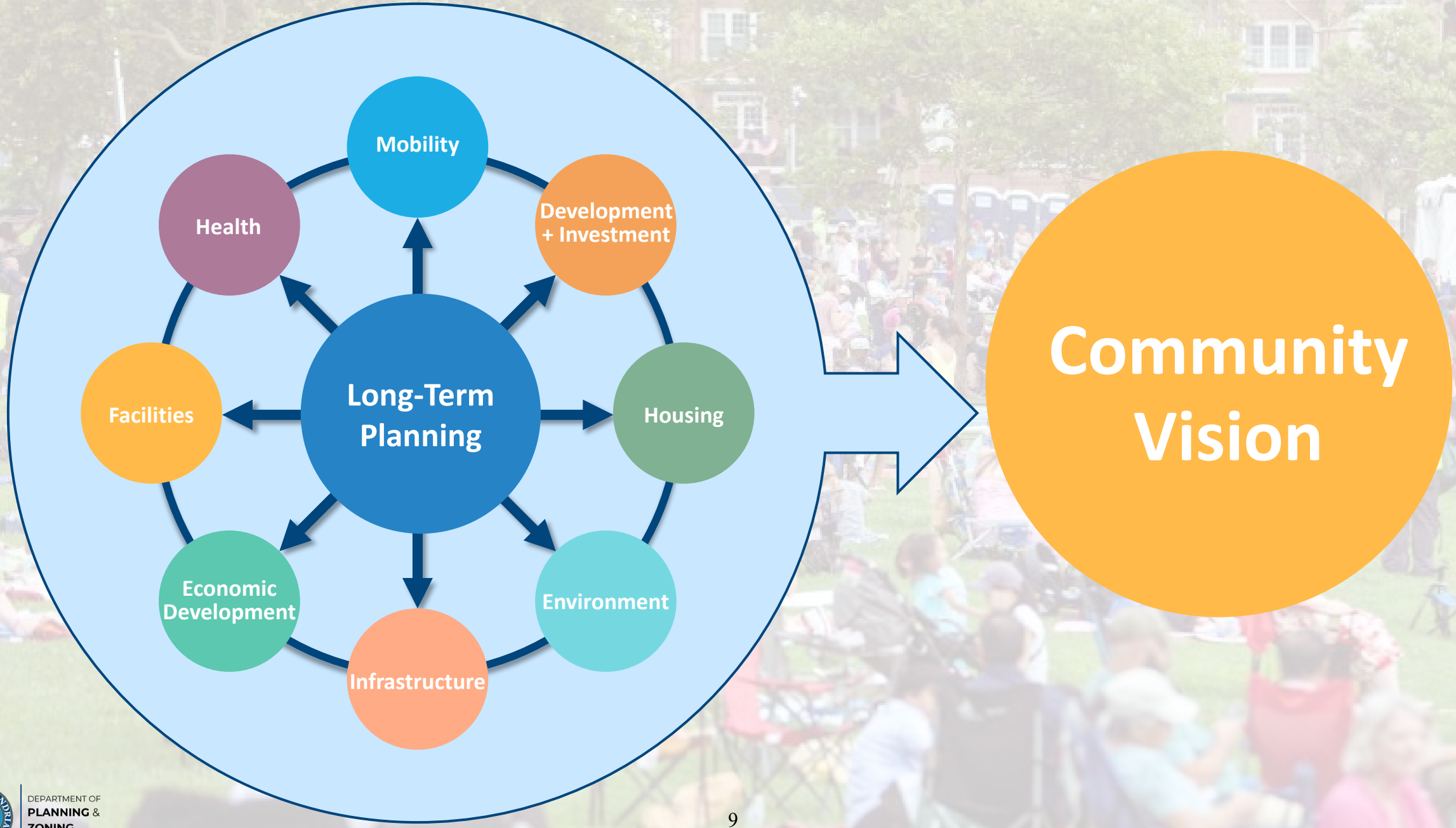


Citywide Chapters

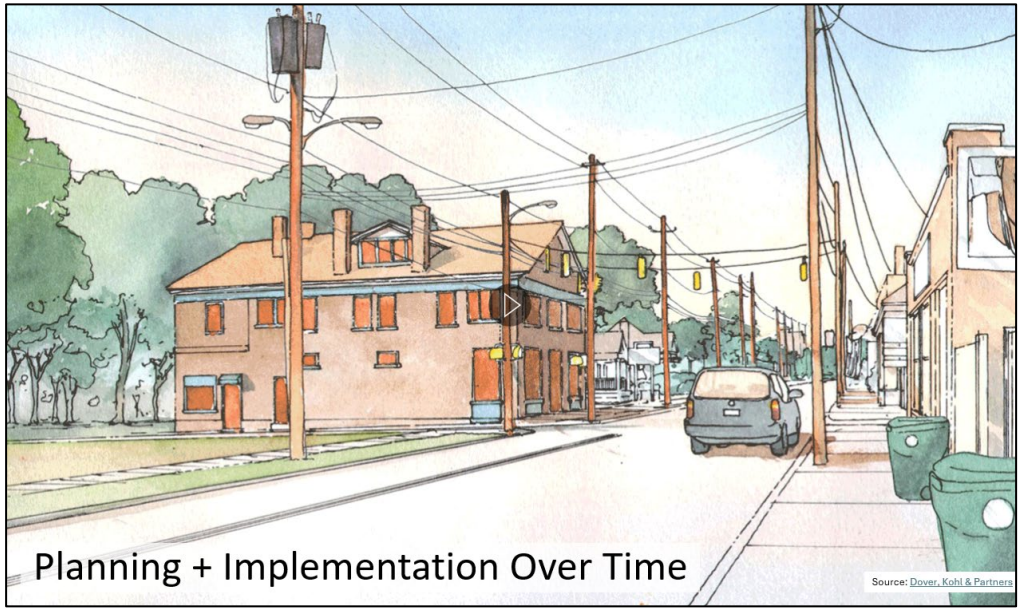


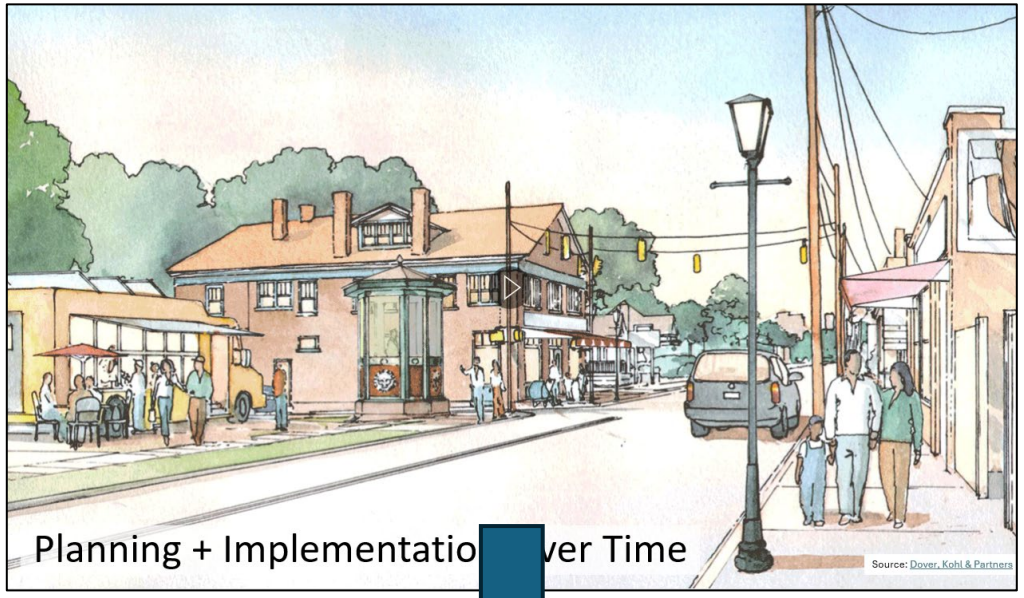





Mobility
Development + Investment
Housing
Environment
Infrastructure
Economic Development
Facilities
Health
Long-Term Planning
Community Vision

Planning + Implementation Over Time



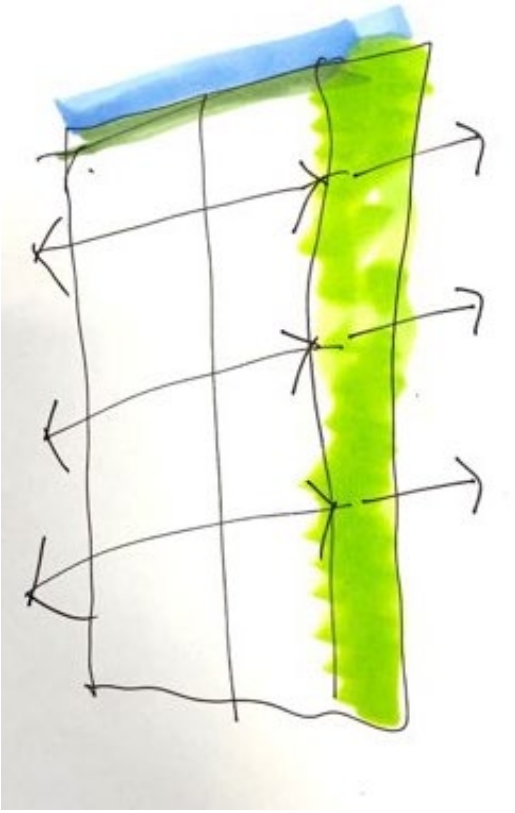


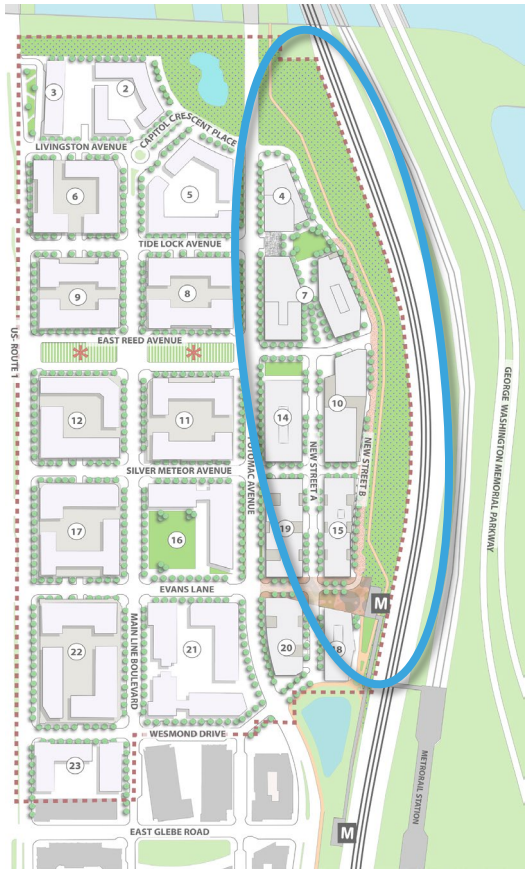
ce: Dover, Kohl & Partners

Planning for Open Space

- Community Engagement Identifies Needs
- Plans Set Direction
- Investment Delivers Vision

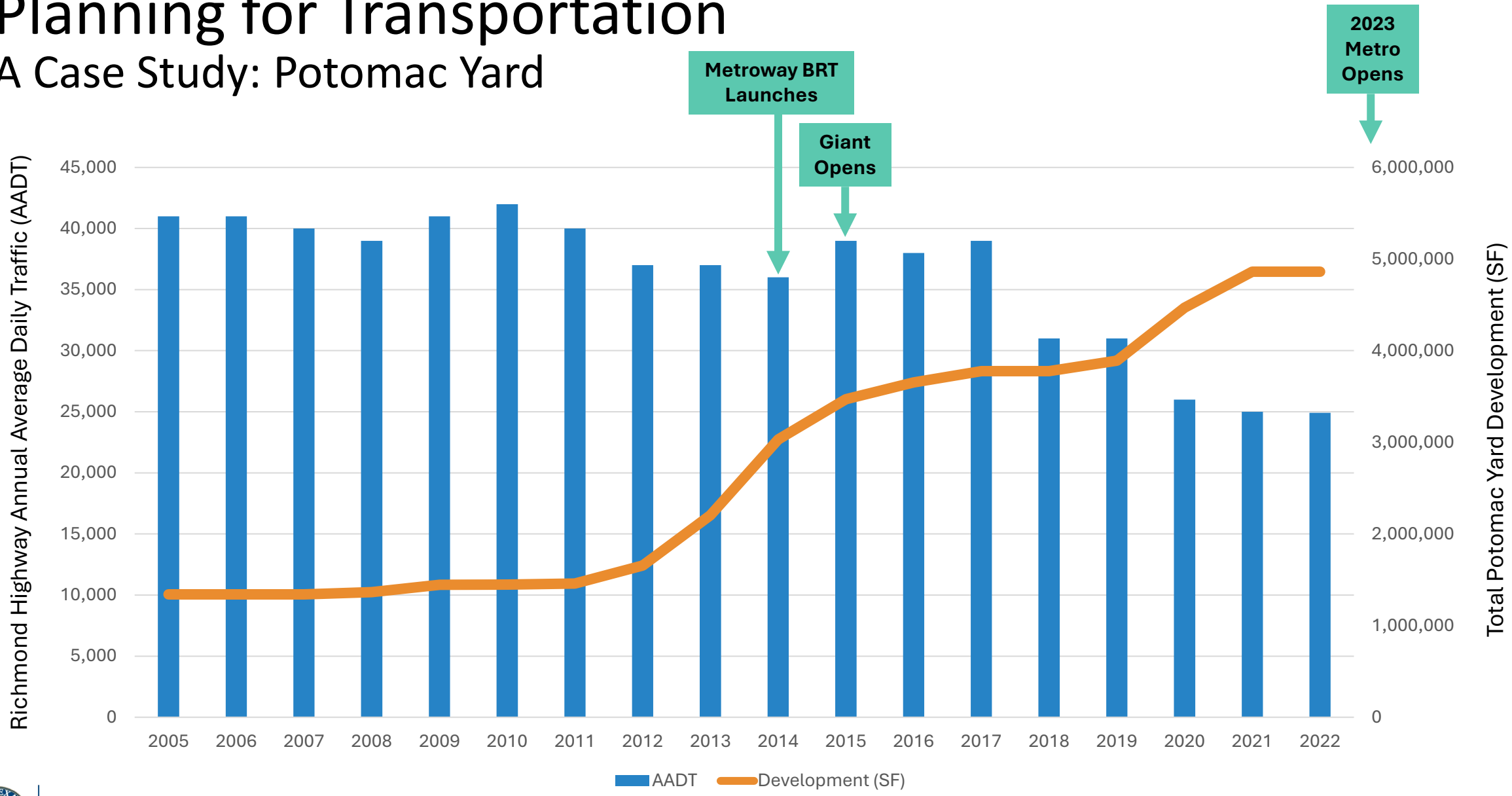
Community Idea → **Idea Included in a Plan** → **Idea Constructed!**





Planning for Transportation

A Case Study: Potomac Yard

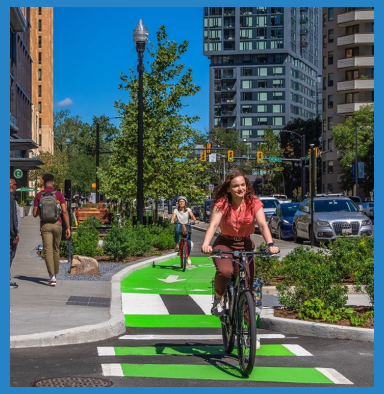


DEPARTMENT OF PLANNING & ZONING

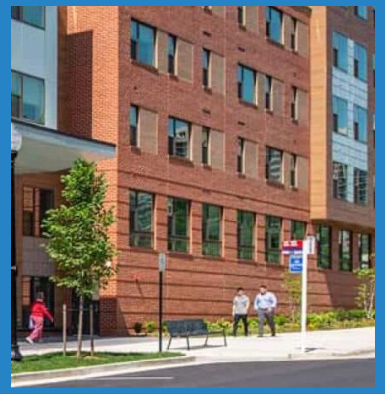
Importance of Providing Mobility Options

Local vs. Regional

Options

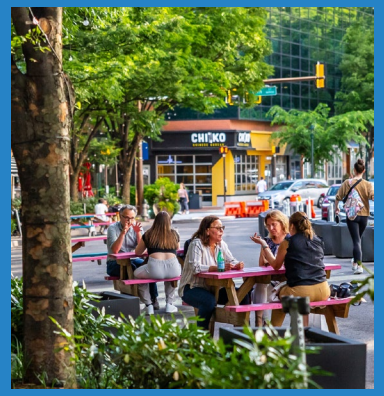


Transit



Walkability

Mix of Land Uses



Planning for the Local Economy

Does new development pay for itself?

Percentage of tax revenue available after providing city services.

Real Estate Tax revenues are approximately 60% of the City's budget

Office
80-90%

Multi-unit
60-70%
~ 125 units/acre

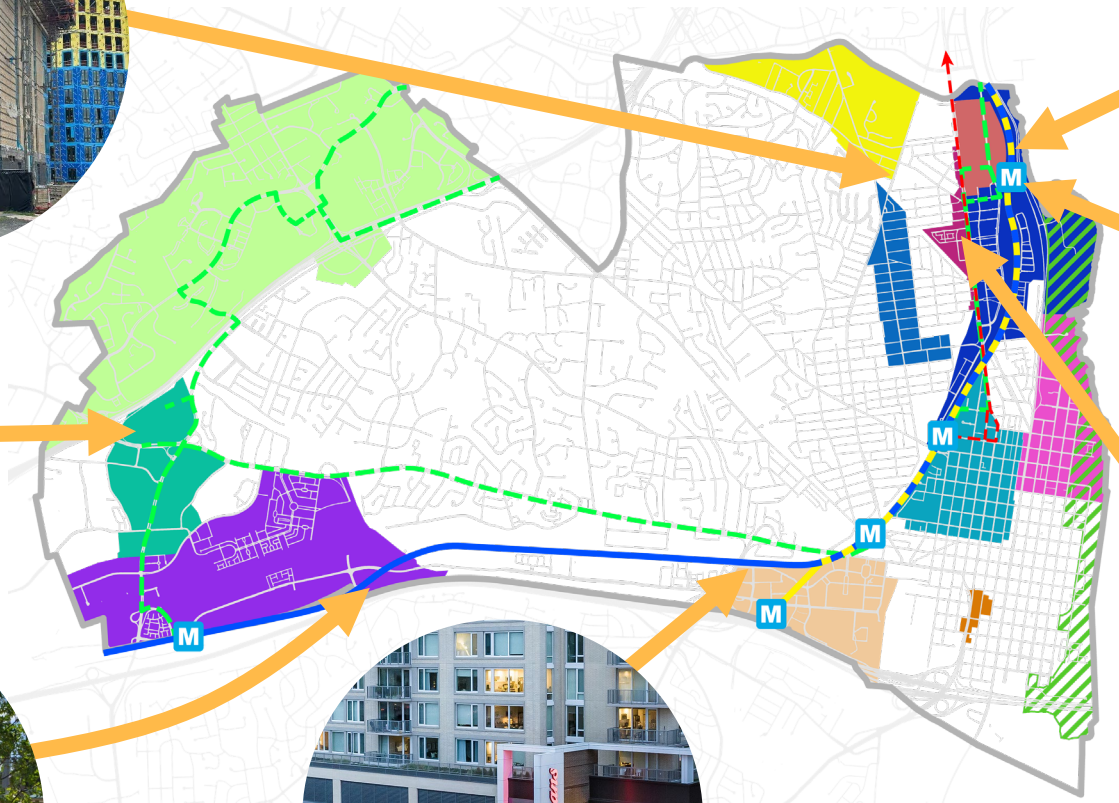
Townhouses
70-80%
~ 25 units/acre

Community Benefits from Planning + Development

The Sansé and Naja

Inova Alexandria Hospital

Joseph Hensley Park



Wegmans

Potomac Yard Park

Potomac Yard Metrorail Station

Founding Farmers

DEPARTMENT OF PLANNING & ZONING

alexandriava.gov/planning-and-zoning/master-plan-implementation

Agenda

Who is Alexandria?

Why Planning Matters

Ongoing and Upcoming Plan Updates

Development Pipeline

Stay Involved & Q&A

City Planning As an Ongoing Conversation

- Duke Street Land Use Plan
- Housing 2040
- Old Town North Arts District Evaluation
- Long Range Educational Facilities Master Plan Update

Jun-25

Internal Work | Community Engagement | Public Hearing

	PLANNING	CY 2025		CY 2026			
		FY 2026				FY 2	
	PZ LED	Sum-Fall	Fall-Wint	Wint-Sprin	Spring-Sum	Sum-Fall	Fall-Wint
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	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)						

Duke Street Land Use Plan

What Have We Heard So Far?

- Concerns about traffic, safety, and congestion
- Desire for bike, transit, and pedestrian improvements
- Concerns about loss of housing affordability
- Desire to keep neighborhood serving retail & businesses
- Desire to prioritize green space
- Interest in expanded and improved amenities
- Corridor feels unplanned or disjointed

Dec. 2024 – May 2025	Summer-Fall 2025	Winter-Spring 2026	Summer-Fall 2026	Late 2026-Early 2027
Listen & Learn	Consult	Share & Draft	Refine	Adopt

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Alexandriava.gov/DukeStreetPlan

Housing 2040

- Update 2013 Housing Master Plan (HMP) to address current and projected housing needs through 2040
- Update launched in Fall 2024
- Final Plan anticipated for public hearing June 2026

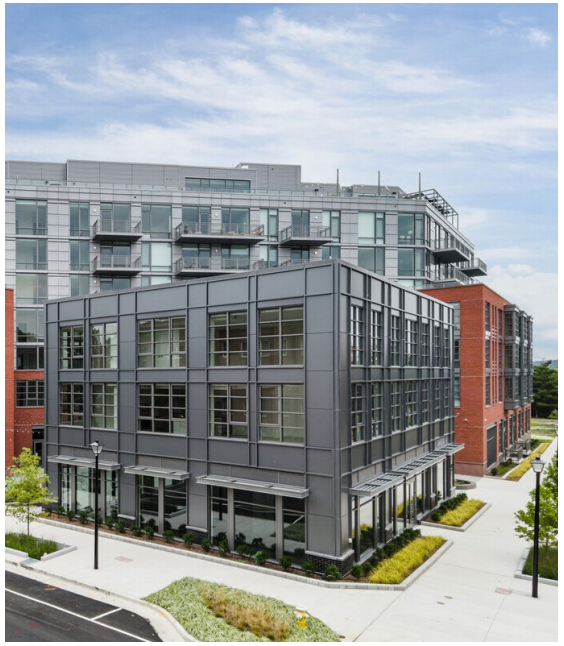
- Approach:
  - Review and update principles, goals, and recommendations
  - Incorporate commitments to equity and sustainability
  - Align with recently completed/ongoing citywide efforts
  - Strengthen partnerships and leverage City resources
  - Identify and evaluate housing strategies and tools
  - Provide a workplan through 2040

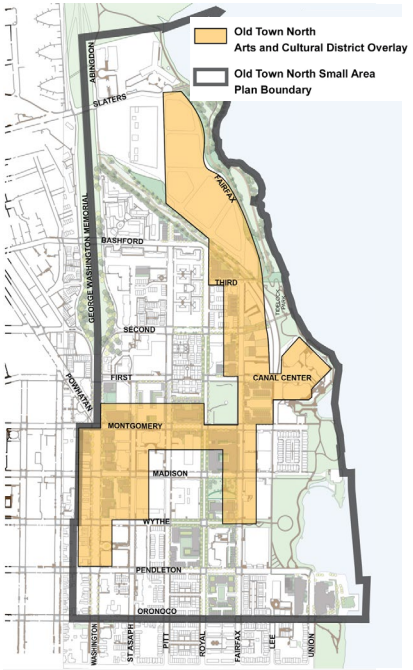
Housing 2040 Master Plan

Old Town North Arts District Evaluation

- OTN Small Area Plan established an Arts + Cultural District to:
  - Attract and retain arts and cultural uses
  - Incentivize construction of art spaces
- New Construction: The Venue, The Muse
- Under Construction: TideLock, 425 Montgomery
- Approved: Montgomery Center

- Reviewing Arts District to Accelerate Delivery





Long Range Educational Facilities Master Plan Update

- Last updated in 2018
- Internal analysis beginning Spring 2026
- Update the LREFP to confirm future capacity needs, assess options, and set priorities based on:
  - Capacity utilization - historic and projected
  - Facility Condition Assessments
  - Findings of the Joint Facilities Master Plan and ACPS studies (redistricting, K-8)
  - Small area plan sites in capacity planning
  - Analysis of school sites vs VDOE guidelines

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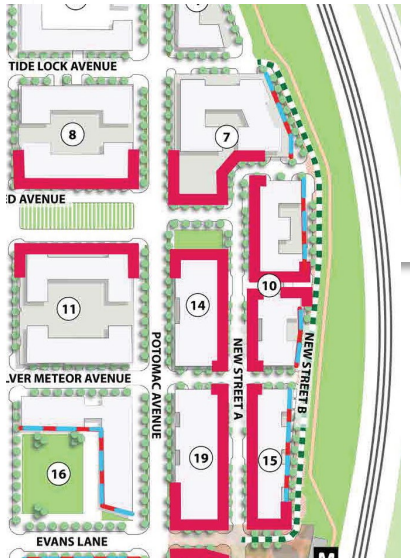
Planning and Development Review

SAP

Vision
Objectives
Recommendations

ZONING

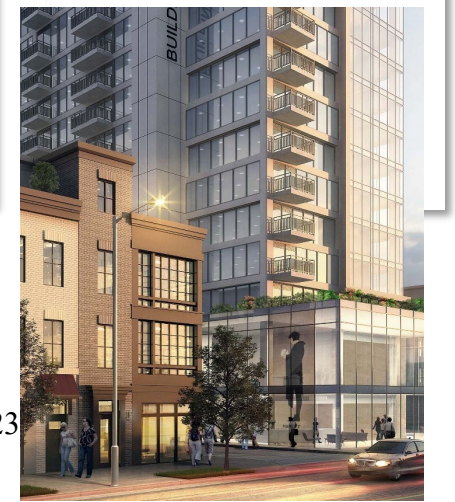
Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



DSUP

Development Special Use Permit Review

Density, Architecture, Heights, Streetscape, Public facilities and infrastructure



PERMIT

Final Site Plan
Building Permits
Construction

DEPARTMENT OF PLANNING & ZONING

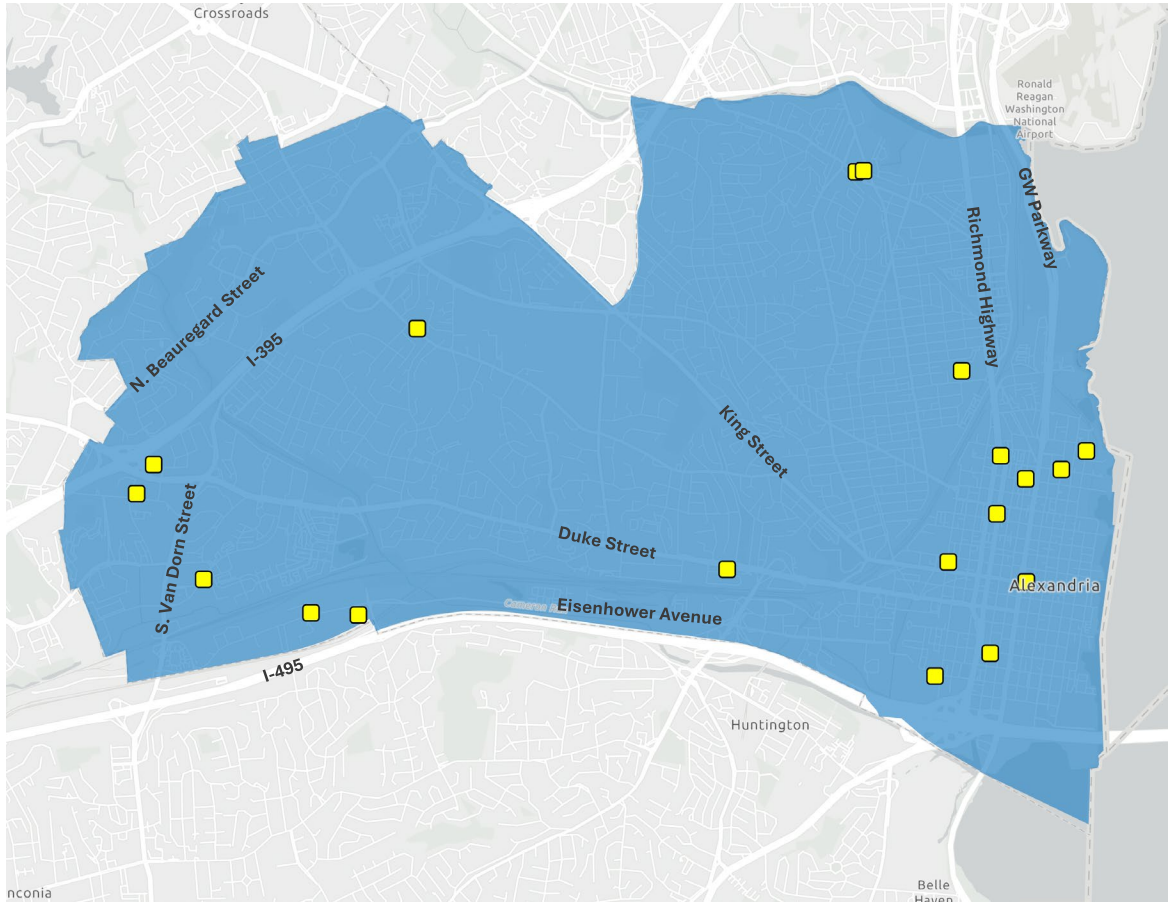
Under Construction (2026 – 2028)

- 21 projects total
- Inova Alexandria Hospital at WestEnd
- Witter Place
- Housing Alexandria's Sanse and Naja
- 2,600 residential units (3% increase from 2025)
- 1,000+ Affordable units

Inova Alexandria

Landmark Overlook

TriPointe Eisenhower



Sanse and Naja

Tidelock

Samuel Madden

The Whitley

Witter Place

The Heritage

Fleet Reserve Townhomes

DEPARTMENT OF PLANNING & ZONING

Pipeline – City Council Approved DSUPs (2028+)

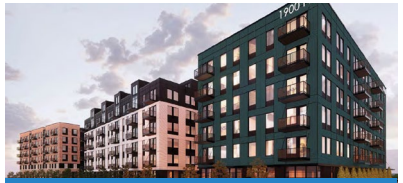
- 56 projects

- WestEnd
- Vulcan Condos
- Potomac Yard
- Robinson Terminal North

- 8,500 residential units (10% increase from 2028)
- 1,700+ Affordable Units

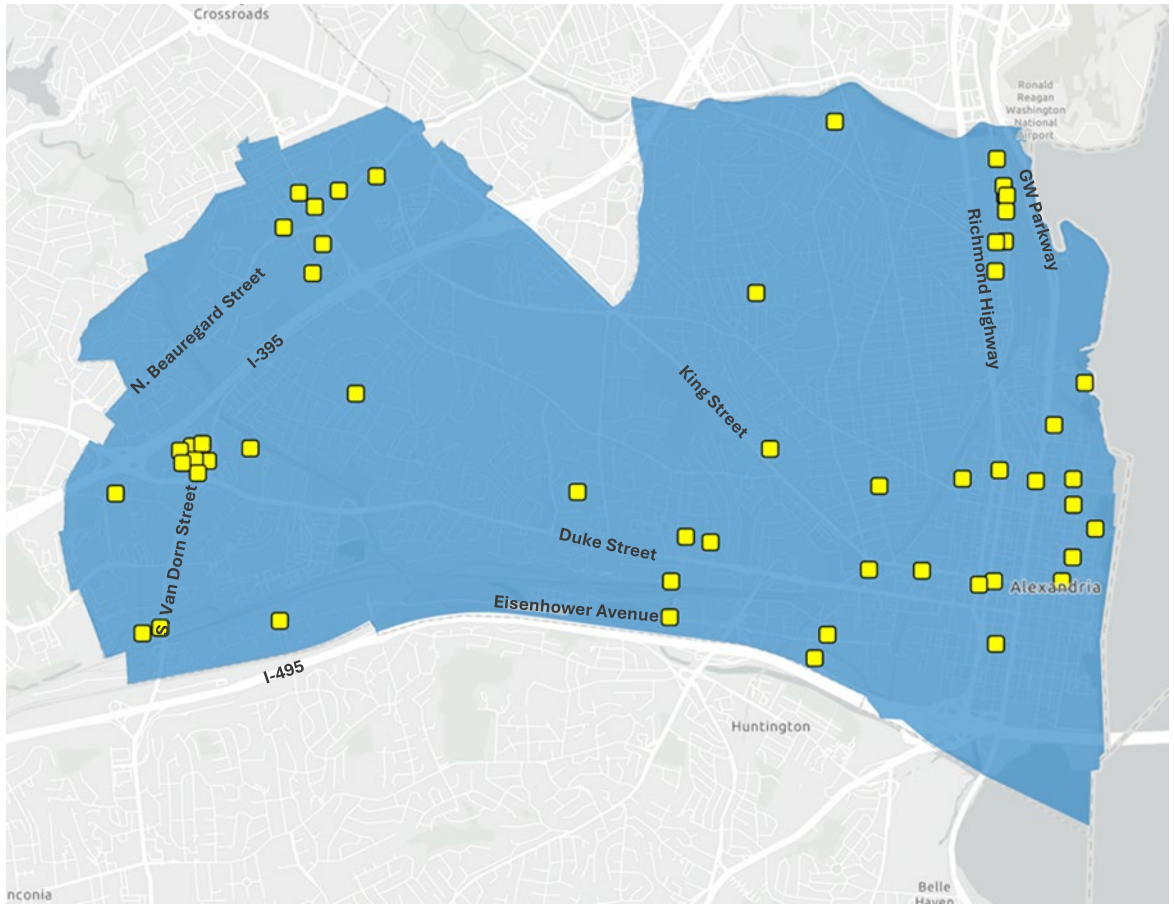
IDA Mark Center Dr

The Rutherford



1900 N Beauregard

West End



Potomac Yard

1201 E Abingdon

Robinson Terminal North

Vulcan Condos

ParcView II

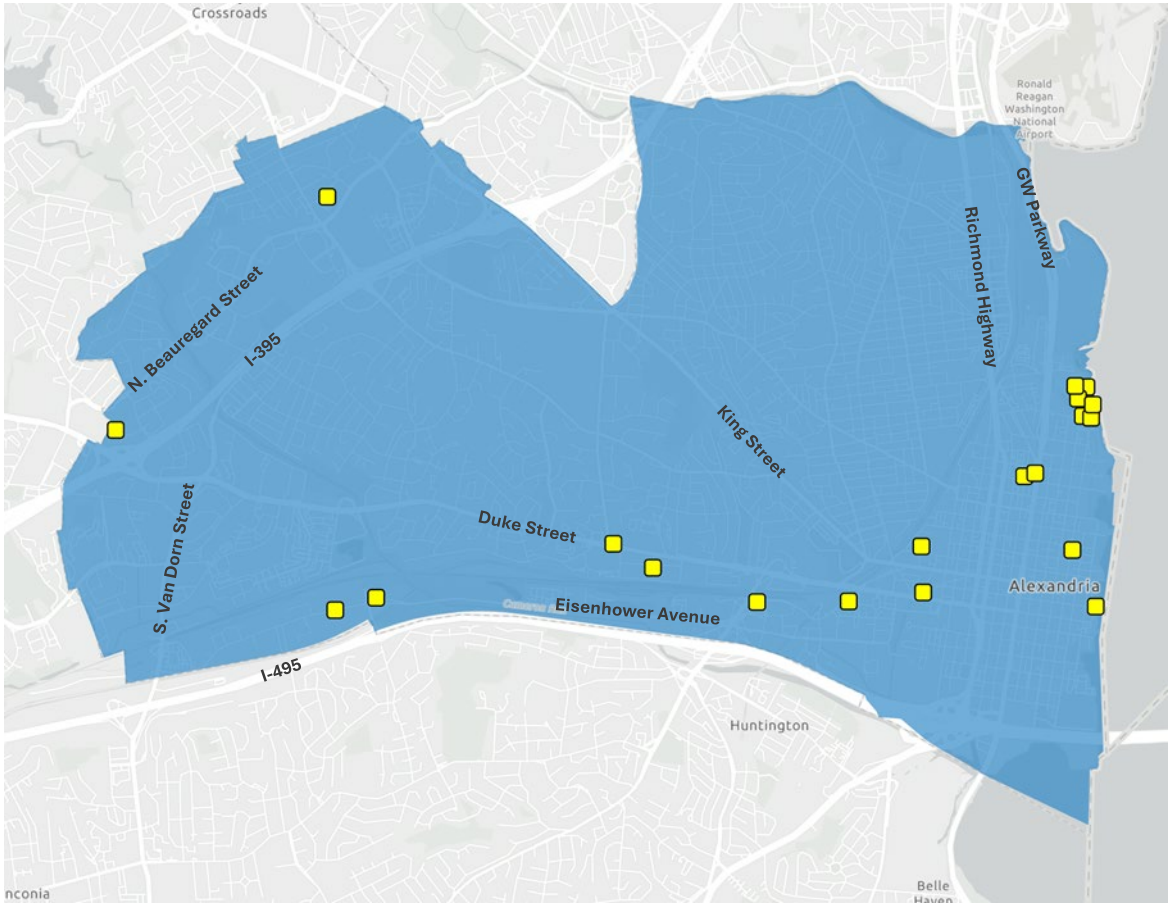
Olde Towne West

DEPARTMENT OF PLANNING & ZONING

Prospects – Preliminary Phase

- 22 projects
- PRGS Redevelopment
- Upland Park Phase 2
- Eisenhower East Block 3
- 2,400 residential units

Upland Park Phase II



PRGS

300 N Lee

Eisenhower East Block 3

2051 Jamieson

220 S Peyton

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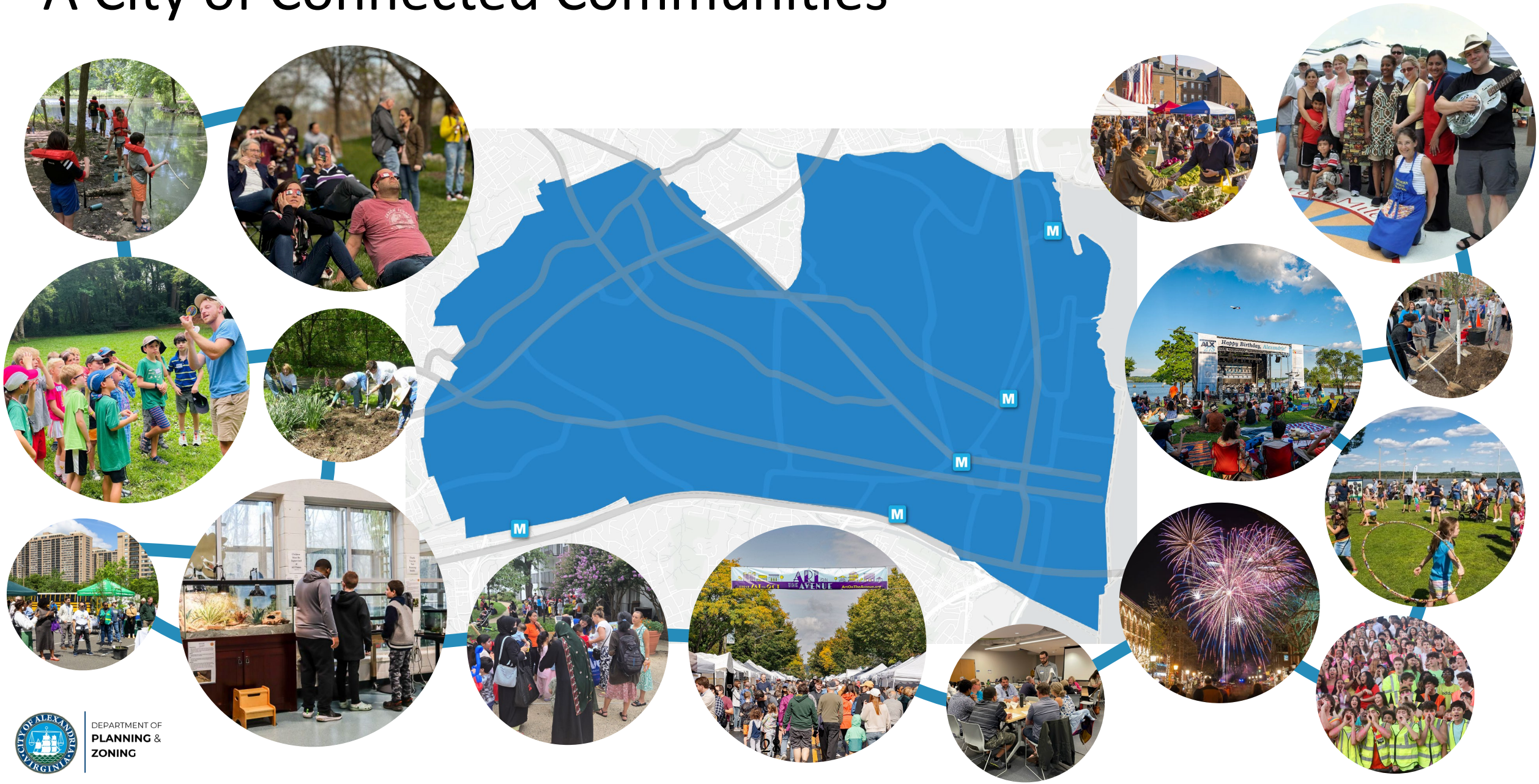

DEPARTMENT OF
PLANNING &
ZONING

Stay Engaged

- P&Z bimonthly community meetings
  - Updates on initiatives and public hearings
  - Join live via Zoom or watch later
  - Recording, Presentation, Q&A posted online

- Q&A

- Thanks for being part of the conversation!

Planning & Zoning | February – April 2026 Look-Ahead

Planning Commission and City Council Meetings & Community Engagement

Note: This information is tentative and subject to change. *Updated: January 30, 2026*

FEBRUARY	MARCH	APRIL
Development – New, Extensions, and Amendments **1.** 5165 Seminary Road-Upland Park - Extension of a Coordinated Development District Concept Plan and Development Special Use Permit for townhomes and open space **2.** 11 and 21 N Quaker Lane - 3369 Duke Street – Rezoning to remove proffers and Development Special Use Permit for multi-unit (townhouse-style) residential buildings **3.** 806 N. Columbus Street – Development Site Plan and a Subdivision for townhomes (Planning Commission Only) ***Infill Development*** **1.** 420 E Windsor Ave – Special Use Permit for a substandard lot construction. ***Commercial Use Permits*** **1.** 601 & 619 S Patrick St – Special Use Permit to operate outdoor recreation and entertainment ***Subdivisions (Planning Commission Only)*** **1.** 102 E Monroe Avenue – Subdivision of one lot into two lots ***City Council Discussion Item (Feb 10 Legislative Meeting)*** **1.** Discussion item: Duke Street Land Use Plan Update	***Subdivisions (Planning Commission Only)*** **1.** 3833, 3835 & 3837 Elbert Avenue – Subdivision request to re-subdivide four lots into two lots Election of Planning Commission Officers	***Development – New, Extensions, and Amendments*** **1.** 4801 Eisenhower Avenue- Eisenhower Pointe 2 – Development Special Use Permit for a multi-unit residential building and townhouses **2.** 300 N Lee Street & 333 N Fairfax Street – Development Special Use Permit for townhouses **3.** 701 S Van Dorn Street – New Street names for the Vulcan redevelopment site ***(Planning Commission Only)*** ***Zoning Text Amendment*** **1.** Commercial Uses Zoning Ordinance Text Amendment – Indoor music, trailers, outdoor fitness and outdoor speakers
COMMUNITY ENGAGEMENT		
1. Duke Street Land Use Plan Community Meeting February 25	**1.** P&Z Virtual Community Update – March 17 **2.** Duke Street Land Use Plan Virtual Community Meeting Draft Framework Part 1, March TBD	**1.** Duke Street Land Use Plan Virtual Community Meeting Draft Framework Part 2, April TBD