

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MARCH 27, 2026

**TO:** CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** PAUL STODDARD, 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

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**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:** Staff finds the proposed CIP generally consistent with the City's Master Plan and recommends that Planning Commission advise the City Manager accordingly.

**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." This gives the Commission the responsibility to review the proposed CIP and sets the standard for review of consistency with the master plan, which includes the various small area plans and topical chapters.

Accompanying this memo is one from Morgan Routt, the Director of the Office of Management & Budget, transmitting the Proposed Fiscal Year (FY) 2027 – FY 2036 CIP. The proposed CIP can be found at [alexandriava.gov/Budget](http://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 identified in 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 2027 - 2036 CIP, which help implement the Master Plan.

### **Small Area Planning/Implementation Studies**

Development Studies (\$1.25M FY 2027 - FY 2036): The Development Studies CIP line item allocates \$250,000 every two years through FY 2036 for feasibility, planning, and design studies to support or implement small area plans. Sufficient funding, along with prior year balances, remains in this project to support immediate-term and anticipated needs. Projects are determined through City Council’s Long Range Planning Work Program. The ongoing Duke Street Land Use Plan process is utilizing previously allocated funding and federal grant funding.

### **Master Plan Implementation Projects – By Plan Area**

#### Landmark Van Dorn, Eisenhower West, and AlexWest Small Area Plans

The proposed 10-year CIP continues to provide funding to facilitate redevelopment of the 4 million square foot **Landmark Mall site**. The CIP includes \$19.4 million to support the relocation of Fire Station 208, which is to be co-located with workforce/affordable multi-family housing, as well as a new transit center funded by \$13 million in state SMART SCALE grants. The City designed a new ramp from I-395 to provide vehicular access into the site (\$11.75 million). Construction is slated to be completed in FY 2028.

**Transit Corridor “C” (West End Transitway):** Phased construction will implement a high-capacity Transitway between the Van Dorn Metrorail station and the Pentagon consistent with the Landmark/Van Dorn Small Area Plan (SAP) and the AlexWest SAP. The City was awarded \$57.2 million for FY 2024 - FY 2025 SMART SCALE for Phase 1, for improvements such as Transit Signal Priority, queue jump lanes, new bus stations, pedestrian and bicycle improvements, and intersection and safety improvements. Operation is expected to begin by FY 2028. Phase 2 includes dedicated transit lanes on portions of Van Dorn and Beauregard Streets. Additional funding and right-of-way will be required, and the City will continue to work with private developers for the additional right-of-way and seek other funding sources, including federal funds.

The **Seminary Road Corridor** has multiple ongoing projects that align with the approved AlexWest Small Area Plan. The City will finalize conceptual designs for the **West End High Crash Intersections** project in FY 2027, funded by \$1 million in federal grant and \$3 million for design from NVTA 70%. Additionally, the City is utilizing grant funds to refine design concepts for **safety improvements along Seminary Road, between N Beauregard Street and South George Mason Drive**. Also in this area, the City is working with landowners to begin design of the **Southern Towers Transit Center**.

The City received \$5 million of NVTA 70% funding to begin design of the **South Van Dorn Street Bridges** project in FY 2026. The project will feature pedestrian and bicycle accommodation along the corridor as well as over the bridge and rail tracks. NVTA awarded \$10 million to begin construction in FY 2028.

The **Dora Kelley Fair-Weather Crossing Replacement with Bridge** project will replace the current fair-weather crossing over Holmes Run in Dora Kelley Park. The City was awarded NVTA 70% grant funding for executing the project. Design is complete and construction is expected to be completed in Fall 2026.

In FY 2030, the CIP includes \$200,000 for site feasibility studies, program/space studies, initial community engagement and cost estimating for a future **AlexWest Recreation Center**, as recommended in the AlexWest Small Area Plan. The land for the Center would be dedicated to the City as part of a future redevelopment process, with potential opportunities to incorporate other City uses within the future site.

### Duke Street Corridor

**Transit Corridor “B” (Duke Street):** Consistent with the City’s Mobility Plan and subsequent City Council actions, this project will construct a 4.5-mile high-capacity transitway along Duke Street between the former Landmark Mall site and the King Street Metrorail Station. Supported by \$87 million of regional transportation NVTA 70% funds for planning, design, right-of-way, construction, and asset acquisition, the project includes both the busway and improvements to the sidewalks, bike paths, and streetscape. Design began in FY 2025, and construction is anticipated to begin in FY 2028. Currently, \$19.2 million is allocated for the project in FY 2027 for construction, with \$68.2 million already appropriated. The project will support planned development while increasing transit options for local and through trips.

The **Duke Street and West Taylor Run Parkway Intersection Improvement** project consists of design modifications to improve traffic signal operations, enhance multimodal safety, and improve access. In addition, this project will include a new roadway connection from eastbound Duke Street to southbound Telegraph Road, which aims to improve safety and reduce peak hour congestion on Duke Street. Design will be completed in FY 2027, and construction is anticipated to begin in FY 2028.

**Witter Place**, a 94-unit CHP development south of Duke Street, which is partially financed with \$10.5 million in committed City housing funds, is currently under construction and expected to be delivered in late 2026.

### Arlandria-Chirilagua Plan

The **Mt. Vernon Avenue North Complete Streets** project will design and construct safety, mobility, and access improvements at three intersections along Mt. Vernon Avenue (Executive Avenue, Russell Road, and Glebe Road). Safety improvements for this area were recommended in the 2016 Transportation Master Plan and the Arlandria-Chirilagua

Small Area Plan. Design began in FY 2026 and will continue into FY 2028, with construction expected in FY 2029 for the Mt. Vernon and Glebe Road intersection.

The Arlandria-Chirilagua affordable housing projects in the proposed CIP are HALX's **Sansé and Naja projects** (a 495-unit mixed-use project) which is already under construction; and **Elbert Avenue**, a CLI project that will redevelop an existing 28-unit existing apartment building in Arlandria-Chirilagua into 91 affordable units; this project used the RMF Zone and the City has committed \$3.8 million in housing funds.

#### Old Town and Waterfront Plans

Funding in the CIP continues to support design and construction of the **Waterfront Plan flood mitigation** infrastructure prioritized through community engagement processes. The design process commenced in late 2023 and is now anticipated to be completed in 2027. Consideration of alternatives and regulatory, environmental, and grantor review and approvals have impacted and extend the original project timeline. A revised timeline and construction schedule will be determined after further scope confirmation and as regulatory approval is undertaken with the regulatory agencies having jurisdiction. It is anticipated that the project will incorporate scope, additional funding, and construction for Lower King Street Improvements as well.

The **Lower King Street Closure** project will develop and implement the permanent design for the 100 and unit blocks of King Street that were approved for permanent closure to vehicular traffic to improve the pedestrian experience. Permanent improvements are being planned through the larger Waterfront Flood Mitigation. Additionally, in FY 2026, the City closed the 200 Block of King Street to vehicular traffic as a two-phase pilot. The City is evaluating ways to create and fund a consistent design for all of these blocks.

#### South Patrick Street Housing Affordability Strategy

Design of **corridor improvements on South Patrick Street between Jefferson Street and Wolfe Street**, as recommended in the 2018 Strategy, was completed in FY 2026. This project, funded through an award of \$4.2 million from the SMART SCALE Program, will improve pedestrian safety and access, calm traffic, provide a gateway into Alexandria, and aesthetically improve the corridor. This project also 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 to be completed in FY 2027.

The housing affordability goals of the 2018 Strategy is paving the way for expanded affordability with redevelopment of housing sites in the area using the Plan's proposed RMF zone, including for Olde Towne West III Apartments, which received a DSUP in December 2025 for Phase I of the project which will replace 35 existing units and add 105 net new affordable units.

#### Potomac Yard/Potomac Greens/North Potomac Yard Plans

**Transit Corridor A**, known as Metroway along Route 1, 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 was completed in 2014. Remaining funding was used in FY 2025 and FY 2026 to design the final extension of the dedicated transit lanes between East Glebe Road and the Arlington County border. For FYs 2028 – 2030, the City was awarded \$7 million of NVTA 70% funding for the future construction of the extended bus lanes. Timing of project construction and right-of-way acquisition will depend on the timing and phasing of Phase II of the North Potomac Yard development project.

The City has partnered with VA Tech Transportation Institute (VTTI) to deploy **Smart Mobility** pilots and lay the groundwork for future innovation in this area and around the City. The City is working with VTTI through the newly formed Smart Mobility Lab, funded by a federal grant awarded to the City, to host a data exchange and develop a platform for monitoring and managing traffic through data. In FY 2026, the City began the process to deploy smart signals along the Route 1 corridor as part of the **Traffic Adaptive Signal Project** (\$7.68 million of SMART SCALE funding budgeted in a previous CIP). Adaptive traffic systems will later be implemented on both Van Dorn Street and Duke Street, with construction complete in FY 2027. For Phase II, detection and smart traffic signal controllers will be installed along adaptive corridors, currently planned for implementation along Route 1, Duke Street, South Washington Street, King Street, and Beauregard Street. Installation is slated to begin in FY 2027.

**Affordable Housing**

Over the 10-year CIP, nearly \$126 million is committed for Affordable Housing projects, many detailed in the previous SAP implementation sections. For FY 2027, the proposed CIP reflects \$11.6 million, which includes \$6.4 million from the restaurant and meals tax dedication approved by City Council in 2018 (\$68.9 million over the 10-year CIP) and an additional \$1 million committed annually 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 effective use of the City housing funds and to meet the City’s 2013 Housing Master Plan and 2020 Regional Housing Initiative targets, a robust pipeline of projects has been created that can be implemented if funding were available. The pipeline cumulatively totals 4,250 new and preserved affordable and workforce units by 2030.

**City/School Facilities**

Major City Capital Facility Projects Funded in the Proposed FY 2027 - 2036 CIP:

- City Hall, Market Square Plaza, and Garage Renovation\* \$ 20,000,000
- Fire Station 205 (Cameron Street) \$ 24,000,000
- Landmark Fire Station \$ 19,352,000
- Old Town Pool\*\* \$ 9,283,000

\* with \$139,894,434 for prior appropriations

\*\* with \$1,800,000 for prior appropriations

For ACPS capital projects, the FY 2027 - FY 2036 CIP includes funding totaling \$193.6 million, which continues the City's commitment to the ACPS capital plan from the previous CIP. The remainder of the School Board's FY 2027 – FY 2036 capital funding request has been placed in a Reservation of Capital to ensure that capital funding is reserved in future years for School capacity projects (\$88.7 million). Releasing of funds from the Reservation of Capital will be determined by the City Council, informed by dialogue with the School Board on these key land use decisions and their future impact on the community.

**P&Z Involvement in Development of the CIP**

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 the projects are consistent with adopted planning policies, small area plans, and functional plans.

**FISCAL IMPACT:** Details are included in the Proposed FY 2027 – FY 2036 CIP.

**STAFF:**

Paul Stoddard, Director, Department of Planning & Zoning  
Morgan Rout, Director, Office of Management & Budget  
Carrie Beach, Division Chief, Department of Planning & Zoning  
Julia Taylor, Analyst, Office of Management & Budget  
Arthur Wicks, CIP Coordinator, Office of Management & Budget  
Michael D’Orazio, Urban Planner III, Department of Planning & Zoning

**ATTACHMENTS:**

1. Memo from Office of Management & Budget

## City of Alexandria, Virginia

### MEMORANDUM

DATE: APRIL 7, 2026

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MORGAN ROUTT, DIRECTOR, OFFICE OF MANAGEMENT AND BUDGET  
*Morgan Routt*

SUBJECT: TRANSMITTAL OF THE PROPOSED FY 2027 - FY 2036 CAPITAL IMPROVEMENT PROGRAM FOR REVIEW BY THE PLANNING COMMISSION

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Attached (via hyperlink, noted as Attachment 1) you will find the Proposed FY 2027 - FY 2036 Capital Improvement Program (CIP) for review at your April 7, 2026 meeting. The Planning Commission is requested to review the proposed capital improvement projects with regard to the consistency of these proposed projects with the City's master plan. This is pursuant to Section 6.14 of the City Charter, which 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 the elements in the master plan."

Subsequent to the City Manager's release of the Proposed Operating and Capital Budgets on February 24, 2026, a work session was held on February 25, 2026 to begin City Council's deliberation of the CIP. Additionally, responses to budget questions submitted by City Councilmembers on operating and capital budget issues will be provided as completed. "FY 2027 Budget Questions and Answers" are posted and available for review on the Office of Management and Budget (OMB) page of the City's website (<http://alexandriava.gov/Budget>).

The results of the Commission's review are requested prior to the preliminary add/delete work session of City Council, which is scheduled for April 21, 2026. Please feel free to contact Morgan Routt, Budget Director at (703) 746-3744, or via e-mail at [morgan.routt@alexandriava.gov](mailto:morgan.routt@alexandriava.gov), if you have any questions regarding the proposed projects included in the CIP.

For your information, City Council set the dates noted in Attachment 2 for consideration of the FY 2027 budget, including the Proposed FY 2027 - 2036 CIP. Staff presentations and video recordings of the meetings that have already occurred are available in the Archive on the City Dockets & Webcasts website ([https://alexandria.granicus.com/ViewPublisher.php?view\\_id=57](https://alexandria.granicus.com/ViewPublisher.php?view_id=57)), and the "FY 2027 Budget Development Resources" page of the OMB site (<https://www.alexandriava.gov/budget/fy-2027-budget-development-resources>).

Attachments

Attachment 1: FY 2027 – 2036 Proposed Capital Improvement Program (CIP) -

<https://www.alexandriava.gov/budget/fy-2027-proposed-operating-and-cip-budget-documents>

Attachment 2: FY 2027 Budget Calendar and Work Sessions

cc: Emily Baker, Deputy City Manager  
Paul Stoddard, Director, Planning & Zoning  
Jeff Farner, Deputy Director, Planning & Zoning  
Carrie Beach, Division Chief, Planning & Zoning  
Arthur Wicks, Capital Improvement Program Manager  
Julia Taylor, Budget Management Analyst for CIP

## Attachment #2 - FY 2027 Budget Calendar and Work Sessions

All meetings have hybrid access. Virtual access information can be found on the City's website.

<b>Tuesday, February 24, 2026</b> 7:00 PM	<b>City Manager's Proposed Budget Presentation</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Wednesday, February 25, 2026</b> 7:00 PM	<b>Work Session #1: CIP &amp; Revenues</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Thursday, February 26, 2026</b> 7:00 PM	<b>Public Presentation of FY 2027 Proposed Budget</b> Charles Houston Recreation Center, 901 Wythe St.
<b>Wednesday, March 4, 2026</b> 7:00 PM	<b>Work Session #2: ACPS Operating &amp; Capital Budgets</b> ACPS, 1340 Braddock Place
<b>Monday, March 9, 2026</b> 5:30 PM	<b>City Council Budget Public Hearing</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Tuesday, March 10, 2026</b> 7:00 PM	<b>Set the Maximum Property Tax Rates</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Wednesday, March 11, 2026</b> 7:00 PM	<b>Work Session #3: Safe, Secure, &amp; Just</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Saturday, March 14, 2026</b> 9:30 AM	<b>City Council Budget Public Hearing</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Monday, March 16, 2026</b> 7:00 PM	<b>Work Session #4: Livable, Green, &amp; Prospering</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Wednesday, March 18, 2026</b> 7:00 PM	<b>Work Session #5: Healthy, Thriving, &amp; Equitable</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Wednesday, March 25, 2026</b> 7:00 PM	<b>Work Session #6: Accountable &amp; Effective Government</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Saturday, April 18, 2026</b> 9:30 AM	<b>Saturday Public Hearing (including Tax Rate &amp; Add/Delete)</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Tuesday, April 21, 2026</b> 7:00 PM	<b>FY 2027 Budget Work Session #7: Preliminary Add/Delete</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Monday, April 27, 2026</b> 7:00 PM	<b>FY 2027 Budget Work Session #8: Final Add/Delete (if needed)</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room
<b>Wednesday, April 29, 2026</b> 6:00 PM	<b>FY 2027 Budget Adoption/Tax Rate Adoption</b> Del Pepper Community Resource Center, 4850 Mark Center Drive First Floor Community Conference Room






# FY 2027 OMB Memo to Planning Commission

Final Audit Report

2026-03-10

Created:	2026-03-05
By:	Arthur Wicks (Arthur.Wicks@alexandriava.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAkHdI3fUtKg5qFFh_j4m0wULFItbprkSR

## "FY 2027 OMB Memo to Planning Commission" History

-  Document created by Arthur Wicks (Arthur.Wicks@alexandriava.gov)  
2026-03-05 - 7:32:31 PM GMT
-  Document emailed to Morgan Routt (Morgan.Routt@alexandriava.gov) for signature  
2026-03-05 - 7:32:35 PM GMT
-  Email viewed by Morgan Routt (Morgan.Routt@alexandriava.gov)  
2026-03-10 - 10:21:10 PM GMT
-  Document e-signed by Morgan Routt (Morgan.Routt@alexandriava.gov)  
Signature Date: 2026-03-10 - 10:21:38 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-10 - 10:21:38 PM GMT