

City of Alexandria, Virginia

MEMORANDUM

DATE: April 7, 2026

TO: Chair McMahon and Members of Planning Commission

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

SUBJECT: Director's Report – April 7, 2026

FY2027 Proposed Budget

The annual budgeting process is underway. The proposed budget supports steady progress on the City Council Priorities, including Housing Opportunities, Reducing Community Disparities, Economic Strength, and Employee Attraction and Retention.

For Planning & Zoning specifically, the Department's FY27 focus areas include:

1. One Start – continuing to streamline the development review process to facilitate private investment that advances the Community's Vision,
<https://www.alexandriava.gov/planning-and-zoning/alexandria-one-start>
2. Economic Development – increasing coordination with AEDP to implement AlxForward,
<https://www.alexandriava.gov/ALXForward>
3. Co-Planning – consolidating Co-Planning with other departments within Neighborhood Planning
4. Quality of Life – continue core services for inspections and historic preservation

The budget process began last fall and there are ongoing opportunities for [public comment](#). Key dates coming up include the Add/Delete Work Sessions on April 22 and 28 and final consideration on April 30. More information is available on the budget webpage,
<https://www.alexandriava.gov/Budget>

Zoning for Housing Dashboard

The City has updated the Zoning for Housing Dashboard,
<https://www.alexandriava.gov/planning-and-zoning/zoning-for-housing-implementation-0>. The dashboard now includes a static map showing the general location of the new or expanded units and the applicable zoning reform. In total, the reforms have resulted in approximately 162 new units, including 96 Accessory Dwelling Units (ADUs).

More information about Zoning for Housing/Housing for All is available on the project webpage,
<https://www.alexandriava.gov/planning-and-zoning/zoning-for-housing-housing-for-all>

One Start Quarterly Report

The City's One Start initiative includes a series of internal improvements designed to facilitate investment and economic development in the city. One Start is focused on improving the efficiency of the application review process while maintaining rigorous application reviews. The

attached report provides summary information regarding One Start and lists project approvals by quarter, including project size, composition, and time from application to approval.

New this quarter, the report tracks project deliveries in addition to approvals. This allows for more complete tracking of the development pipeline by monitoring project approvals, final engineering, building permits, and certificates of occupancy.

Land Use + Preservation Quarterly Report – FY26 Q2

The attached quarterly report from Land Use Services and Historic Preservation summarizes activity completed in the second quarter of Fiscal Year 2026 (October, November, December). Activity is broken down by function. Land Use Services continues to see a high volume of work across all functions – zoning reviews, non-development applications, historic preservation, and inspections. Not included in the report are consultations with property owners and other non-application driven activity.

Alexandria Master Plan Explorer

The Master Plan Explorer is now live, <https://www.alexandriava.gov/MasterPlan> This tool is designed to make the Master Plan more accessible to the general public. It utilizes interactive maps and graphics to summarize the vision and goals of the various Small Area Plans (SAPs). The tool highlights key projects in each SAP and shows how the various plans connect and fit together within the City. The online tool will be updated on a regular basis to keep the information current.

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, May 19, 2026. The most recent meeting was held Tuesday, March 17. 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 June 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. Proposed Budget In Brief
2. One Start Quarterly Report, CY 2026 Quarter 1
3. Land Use + Preservation Quarterly Report, FY26 Quarter 2
4. Docket Lookahead April 2026 through June 2026



PROPOSED BUDGET-IN-BRIEF

FISCAL YEAR 2027

FY 2027 PROPOSED BUDGET OVERVIEW

The City Manager’s FY 2027 Proposed Budget honors the City’s collective bargaining agreements and funds ongoing capital investments across the City while making steady progress across City Council’s strategic priorities. FY 2027’s budget development forecasted expense pressures driven by the City’s collective bargaining obligations, Alexandria City Public Schools (ACPS) operating and capital budget requests, and City and Schools debt service obligations. Increased City expenditures and modest City general fund revenue growth required collaborative efforts to close an initial \$22.9 million budget gap.

The proposed FY 2027 General Fund Operating Budget totals \$977.3 million and makes several investments in City Council priority areas without proposing a real estate or personal property tax rate increase. The budget recommends a step increase and a 1.5% pay scale adjustment for eligible non-collectively bargained City employees and funds \$7.2 million in FY 2027 collective bargaining costs for Administrative & Technical, Labor and Trades, Fire, and Police groups. The proposed budget also recommends strategic investments to several City Council priority areas including employee attraction and retention, affordable housing, eliminating community disparities, and improving the City’s economic strength. Key highlights of the proposed budget include:

- Maintains the current real estate tax rate of \$1.135 per \$100 of assessed value and continues elderly, disabled, and veteran tax relief programs;
- No proposed change to personal property tax, sanitary sewer, or refuse rates;
- Increases stormwater utility fee rates from \$340.30 to \$357.40 as scheduled;

- Fully funds the third year of Labor and Trades collective bargaining agreements and the first year of the Administrative & Technical, Fire, and Police collective bargaining agreements;
- Provides a step increase and 1.5% pay scale adjustment for eligible non-collectively bargained City employees;
- Funds an increase of \$4.2 million or 1.5% in the ACPS Operating transfer to support the ACPS operating budget, which is the level of funding outlined by City Council’s budget guidance to the City Manager;
- Adds 4.0 Fire Fighters to support the reduction of fire fighter work schedules;
- Increases DASH funding to support collective bargaining and continues the DASH Line 32 services between Landmark and the Van Dorn Metro Station;
- Provides new ongoing funding for survival services including emergency shelter and meals for seniors;
- Supports community-based food hub operations;
- Allocates funding for early childhood support and intervention projects;
- Funds additional waterfront river debris cleanups and enhancing recreation centers’ physical exteriors;
- Increases operations and dental services funding for Neighborhood Health;
- Continues funding for the Alexandria Recovery Court;
- Funds ALX Forward’s economic development investments;
- Supports small business recovery through expanded marketing efforts;
- Eliminates 38.06 vacant positions and five over hire FTEs across City departments to manage City costs within available revenue; and
- Uses \$9.0 million in efficiency reductions, cost cutting savings, and vacant position reductions to balance the budget.

ALEXANDRIA CITY COUNCIL

Mayor Alyia Gaskins

Vice Mayor Sarah R. Bagley

Councilman Canek Aguirre

Councilman John T. Chapman

Councilman Abdel-Rahman Elnoubi

Councilwoman Jacinta E. Greene

CITY MANAGER

James F. Parajon

BUDGET DIRECTOR

Morgan Rountt

FISCAL YEAR 2027 PROPOSED BUDGET-IN-BRIEF

CAPITAL IMPROVEMENT PROGRAM

The Proposed FY 2027 – 2036 Capital Improvement Program (CIP) totals \$2.01 billion, which represents a \$64.7 million decrease over last year’s 10 Year CIP.

HIGHLIGHTS OF THE 10-YEAR PLAN

- \$193.6 million for Schools capital projects which is equivalent to the Schools’ Non-Capacity capital program as approved by the School Board for FY 2027 – FY 2036 and places the remainder of the School Board’s capital capacity funding request in reserves to allow for further dialogue between City Council and the School Board;
- \$782.0 million to fund the City’s Capital Facility Maintenance Programs, state of good repairs programs, and other major renovations projects (i.e., City Hall);
- \$230.1 million for investments in the City’s stormwater management systems, including improvements to mitigate flooding during major rain events;
- \$177.3 million and state and federal grant sources identified to support transportation and transit projects throughout the City;
- \$192.6 million to support capital program of WMATA regional public transit system;
- \$126.0 million, over the 10-year plan, to support affordable housing initiatives, including funds from the 1% dedication of the restaurant meals tax and real estate tax dedications; and
- \$67.2 million over the ten-year plan for street reconstruction and repaving program.

HIGHLIGHTS OF THE FY 2027 PROPOSED CAPITAL BUDGET

The FY 2027 Capital Budget (only year formally appropriated by City Council) totals \$238.7 million, which is a \$20.4 million decrease from FY 2027 in last year’s approved CIP. Highlights of the FY 2027 projects are as follows:

- \$25.0 million for Alexandria City Public Schools capital funding request which reflects 100% of the School Board’s Year 1 (FY 2027) capital funding request;
- \$22.3 million for stormwater management projects; including \$7.1 million for capacity improvements at Commonwealth Ave, E. Glebe Road, and Ashby St;
- \$22.2 million to purchase wastewater capacity at AlexRenew;
- \$15.8 million for the City’s contribution to WMATA’s Capital Improvement Program;
- \$12.0 million for the renovation of City Hall, Market Square Plaza, and Parking Garage;
- \$11.6 million for investments in affordable housing;
- \$9.3 million to support DASH Bus Fleet Replacement/ state of good repair rolling stock replacement;
- \$9.3 million to support Old Town Pool Renovation project;
- \$5.6 million for street reconstruction and resurfacing, which will support the resurfacing of approximately 50-55 lane miles in FY 2027;
- \$5.0 million for capital maintenance of parks, playgrounds, recreation centers, and other public spaces; and
- \$2.0 million for improvements at Ewald Park.

DEBT AND CAPITAL FUNDING POLICIES

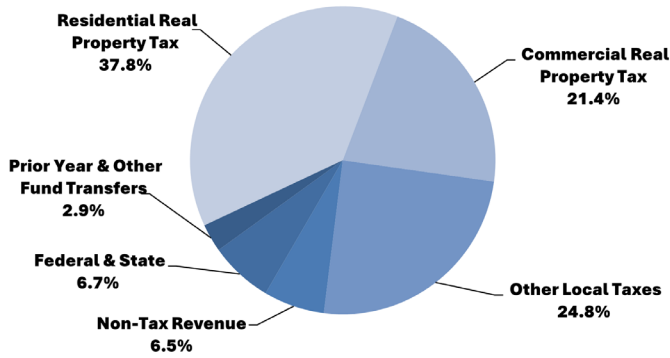
- The Proposed CIP is in compliance with the City’s adopted debt ratios throughout the 10-year plan. See the Proposed CIP document for additional details.
- The CIP has 45% cash sources versus 55% bonds over the life of the 10-year CIP
- The General Fund Cash Capital Transfer is in compliance with the City Council approved policy. The percentage as relates to total General Fund expenditures in FY 2027 is 3.0%.

Type	Unit	CY 2025 Approved Rate	CY 2026 Proposed Rate
Real Estate	\$100/AV	\$1.135	\$1.135
Personal Property	\$100/AV	\$5.33	\$5.33
Refuse Collection Disposal	Household	\$500	\$500
Average Condominium Assessed Value			\$460,185
Average Residential Tax Bill CY 2025 (\$1.135 Approved Rate)			\$5,080
Average Residential Tax Bill CY 2026 (\$1.135 Proposed Rate).....			\$5,223
Average Single-Family Home Assessed Value.....			\$1,045,750
Average Residential Tax Bill CY 2025 (\$1.135 Current Rate Rate)			\$10,992
Average Residential Tax Bill CY 2026 (\$1.135 Approved Rate)			\$11,365

FISCAL YEAR 2027 PROPOSED BUDGET-IN-BRIEF

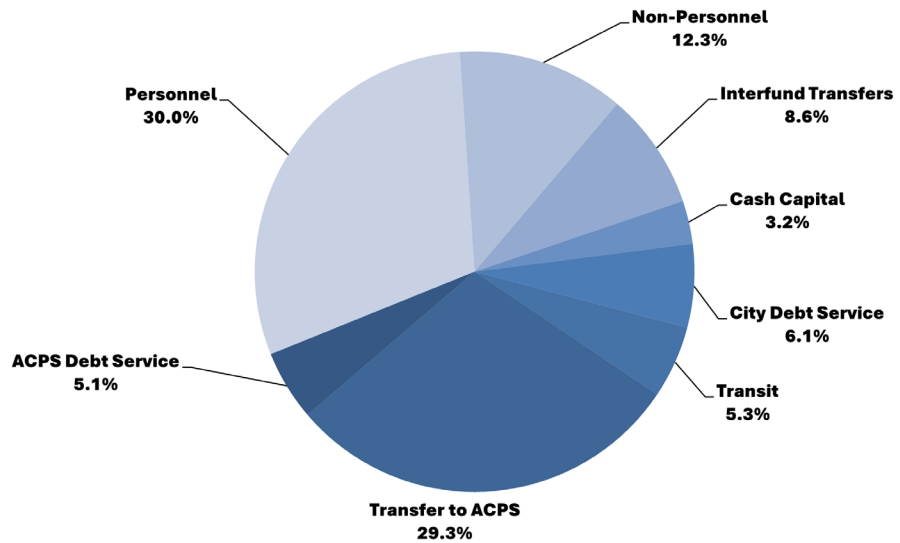
GENERAL FUND REVENUES & EXPENDITURES

FY 2027 PROPOSED GENERAL FUND REVENUES



	FY 2026 Approved	FY 2026 Projected	FY 2027 Proposed	% Change From FY 26 Approved
Real Property Tax	558	563.1	578.1	3.6%
Other Taxes	245.7	239.5	242.1	-1.5%
Non-Tax Revenue	59.9	61.6	63.1	5.3%
Fed & State Revenue	62.9	64.7	65.2	3.6%
Prior Year Surplus & Other Fund Transfers	29.9	16.0	28.8	-3.7%
TOTAL:	956.4	944.9	977.3	2.2%

FY 2027 PROPOSED OPERATING EXPENDITURES



General Fund Expenditures	FY 2025 Actual	FY 2026 Approved	FY 2027 Proposed	\$ Change	% Change
City Operations	\$468,518,428	\$485,340,319	\$497,643,853	\$12,303,534	2.5%
City Related Debt Service	\$42,565,405	\$57,703,661	\$59,956,303	\$2,252,642	3.9%
City Subtotal	\$511,083,833	\$543,043,980	\$557,600,156	\$14,556,176	2.7%
Schools					
School Operations	\$273,034,300	\$282,384,561	\$286,620,329	\$4,235,768	1.5%
School Related Debt Service	\$45,749,475	\$47,834,265	\$50,296,916	\$2,462,651	5.1%
Schools Subtotal	\$318,783,775	\$330,218,826	\$336,917,245	\$6,698,419	2.0%
Transit Services	\$49,814,499	\$50,431,975	\$51,868,728	\$1,436,753	2.8%
Cash Capital	\$29,976,152	\$32,754,924	\$30,889,996	(\$1,864,928)	-5.7%
Total Expenditures	\$909,658,259	\$956,449,705	\$977,276,125	\$20,826,420	2.2%



FISCAL YEAR 2027 PROPOSED BUDGET-IN-BRIEF

BUDGET CALENDAR

City Council and City Staff will hold a series of meetings during the budget process to discuss and deliberate the FY 2027 budget. There will be a public presentation, two budget public hearings, a tax rate public hearing, and an Add/Delete public hearing. All meetings begin at 7 p.m., unless otherwise noted. Scheduled budget meetings will have both in person and remote attendance options.

- Tues., Feb. 24 Proposed Budget Presentation
- Wed., Feb. 25 Work Session #1: City Capital Improvement Program & Revenues
- Thur., Feb. 26 Public Presentation of City Manager’s Proposed Budget
- Wed., Mar. 4 Work Session #2: ACPS Operating & Capital Budgets
- Mon., Mar.9 City Council Budget Public Hearing (5:30 p.m.)
- Tues., Mar. 10 Introduce & Set the Maximum Property Tax Rates
- Wed., Mar. 11 Work Session #3 : Safe, Secure, & Just
- Sat., Mar. 14 City Council Budget Public Hearing (9:30 a.m.)
- Mon., Mar. 16 Work Session #4: Livable, Green, & Prospering
- Wed., Mar. 18 Work Session #5: Healthy, Thriving, & Equitable
- Wed., Mar. 25 Work Session #6: Accountable & Effective Government
- Sat., Apr. 18 Tax Rate Public Hearing & Add/Delete Public Hearing (9:30 a.m.)
- Tues., Apr. 21 Preliminary Add/Delete Work Session
- Mon., Apr. 27 Final Add/Delete Work Session
- Wed., April 29 Budget Adoption/Tax Rate Adoption (6 p.m.)

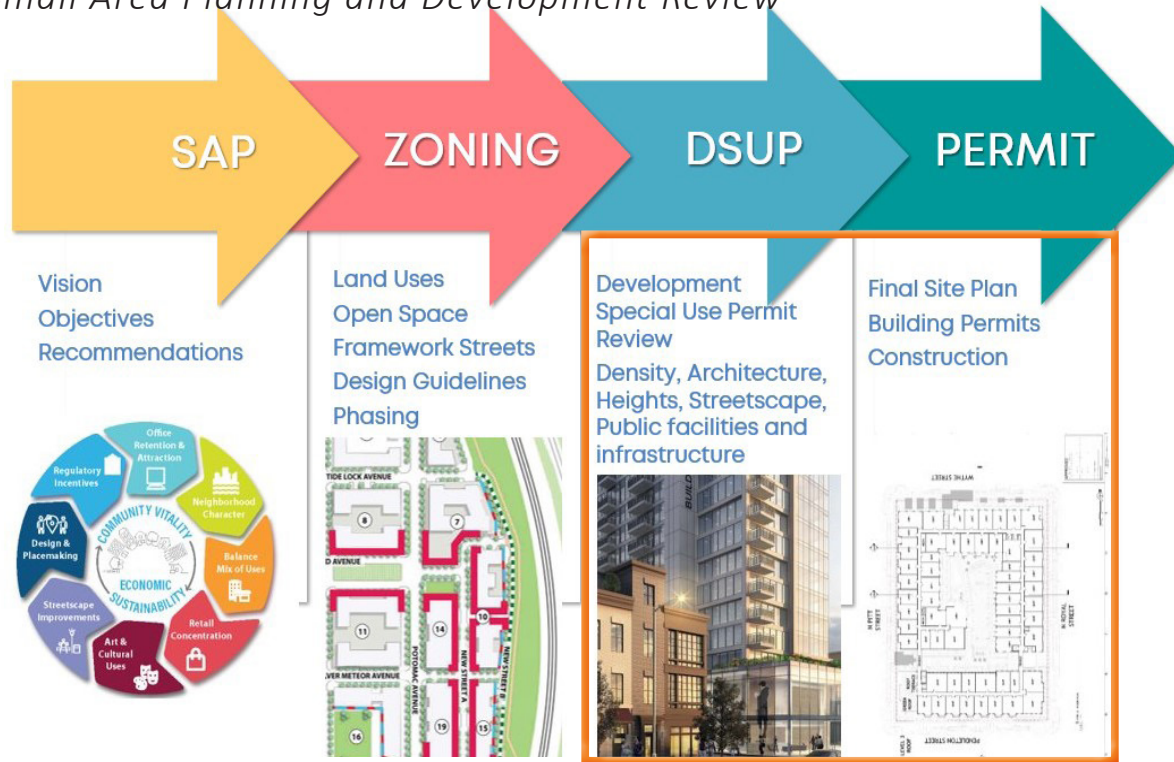
Visit alexandriava.gov/Budget for the most up-to-date list of meeting dates, times, and locations.



ALEXANDRIA ONE START

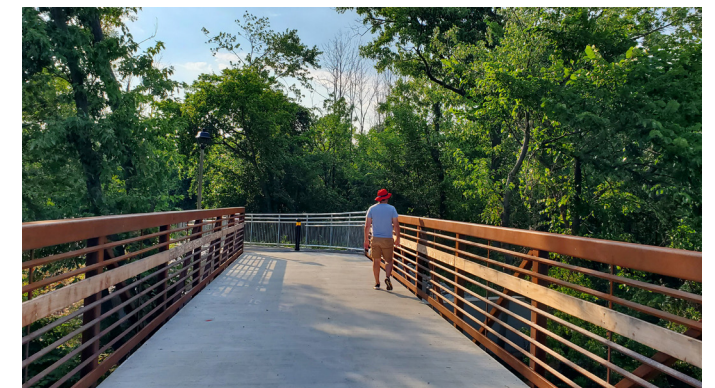
Facilitating review of development applications from Concept to Occupancy

Small Area Planning and Development Review



One Start: Why It Matters

- Private investment is necessary to realize the community's vision, grow the local economy, and meet housing needs
- New investment supports citywide services by positively contributing to the City's General Fund
 - Property taxes generated exceed service costs by \$0.59 to \$0.93 per dollar generated
- Timely project reviews result in more value available for community benefits and earlier enjoyment of new amenities





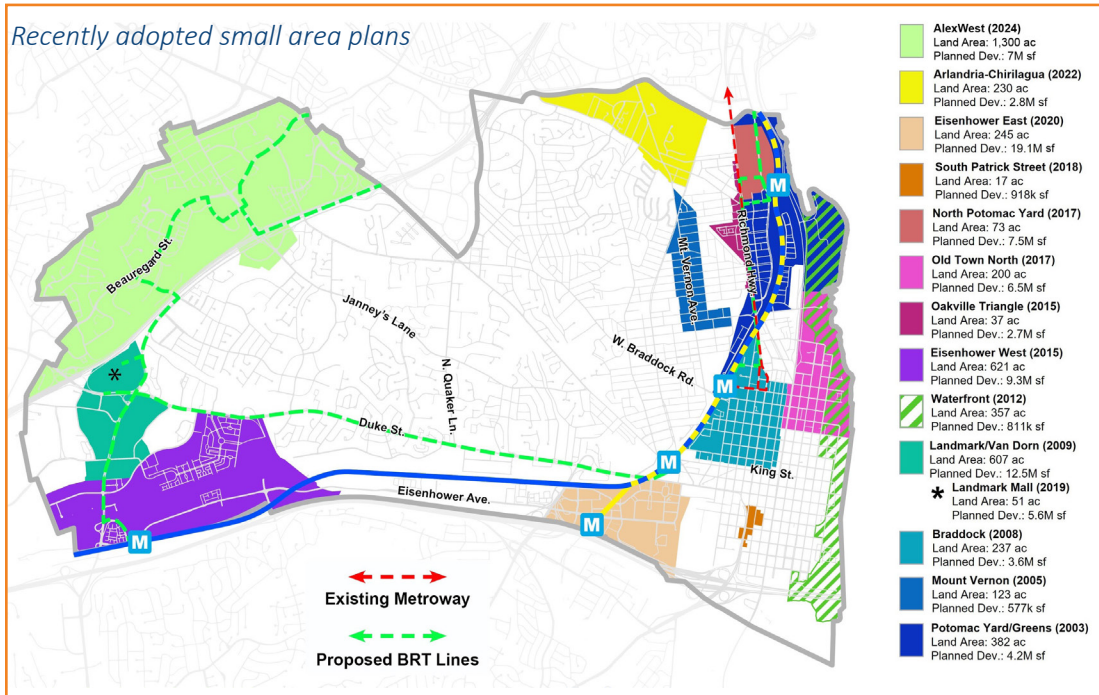
ALEXANDRIA ONE START

In Operation— One Year, One Year

Guided by Community Informed Small Area Plans

2-Year Development Review

Recently adopted small area plans



Rigorous Plan Review

City staff continue to review applications for stormwater, transportation, utilities, facility needs, architecture, site design, and other development review elements.

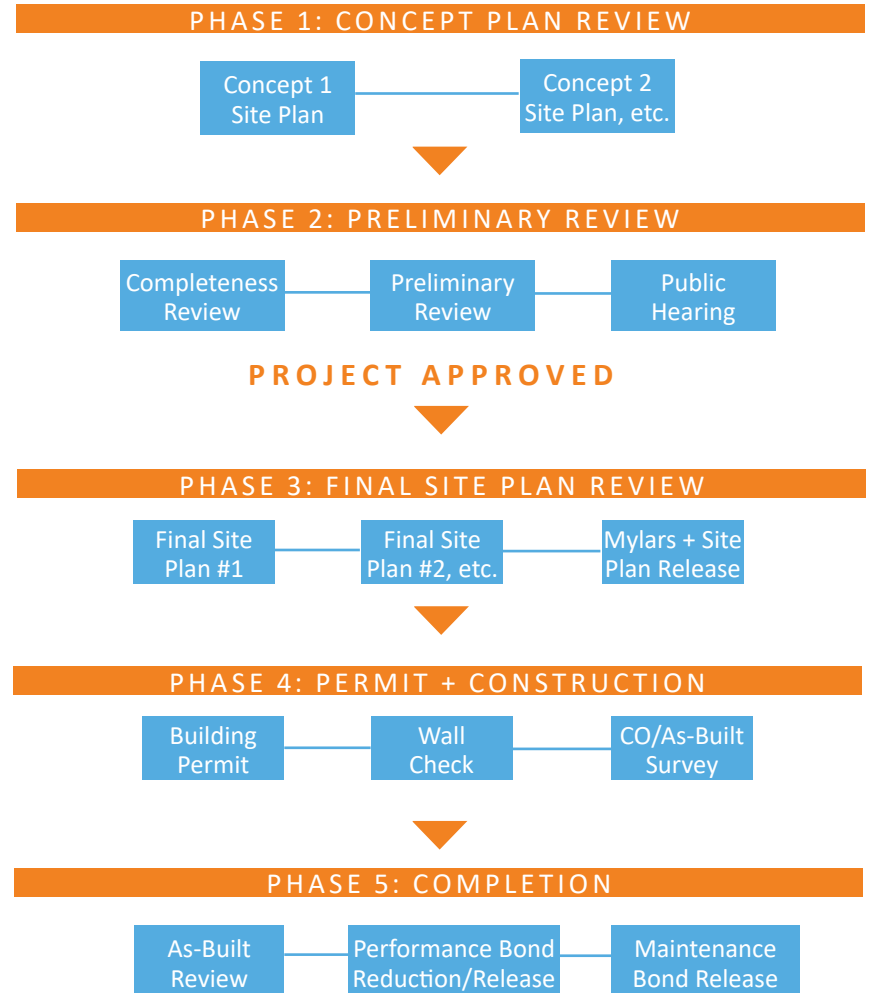


One Year

From concept to public hearing

One Year

From approval to start of construction





ALEXANDRIA ONE START

Quarterly Report (CY 2026)

Summary Project Approvals by Quarter

Quarter	Q1	Q2	Q3	Q4	YTD
Entitled Projects					
Projects	3				3
Gross Square Feet	45,290				45,290
Dwelling Units	22				22
Final Site Plans Released					
Projects	3				3
Gross Square Feet	269,827				269,827
Dwelling Units	27				27
Building Permits Approved by P&Z					
Projects	5				5
Gross Square Feet	794,434				794,434
Dwelling Units	546				546
Certificates of Occupancy Issued					
Projects	2				2
Gross Square Feet	259,138				259,138
Dwelling Units	224				224

Calendar Year 2026 Approval Times

Application Stage	Number of Applications	Time in Months		
		Min	Median	Max
Preliminary Plan (Hearing)	3	7	8	12
Final Site Plan (Construction Release)	3	5	7	9

Detailed Project Approvals by Quarter

Q1 – Entitled Projects			
Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
Duke & Quaker Lane Townhouses	26,160	11	12
220-224 S. Peyton St.	10,540	8	7
806 N. Columbus St. Townhouses	8,590	3	8

Q1 – Final Site Plans Released			
Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
126 Longview Dr., Westridge Towns	36,500	20	7
City Hall/Market Square Renovation	122,753/91,865	n/a	5
5216 Seminary Rd. Townhouses	18,709	7	9

Q1 – Building Permits Approved by P&Z		
Project	Gross Sq. Ft.	Dwelling Units
126 Longview Dr., Westridge Towns	36,500	20
1201 E. Abingdon Dr.	178,179	143
VRE Union Station	6,163	n/a
DASH expansion, 3000 Business Center Dr.	14,850	n/a
4898 W. Braddock Rd., Newport Village	558,742	383

Q1 – Certificates of Occupancy Issued		
Project	Gross Sq. Ft.	Dwelling Units
811 N. Columbus, Whitley Phase 1	108,580	78
2700 Main Line Blvd, Riviera Senior Living	150,558	146

Land Use + Preservation Activity Report

Q2 FY 2026 – October-December 2025

Mission: The Land Use + Preservation Division engages with community and business stakeholders to create a vibrant and livable built environment through the professional creation and consistent interpretation, application, and enforcement of zoning regulations.

ZONING UNIT		
Case Type	Q1	Q2
Board of Zoning Appeals	5	3
Code Permit Reviews		
Residential Building Permit (BLDR)	432	507
Commercial Building Permit (BLDC)	150	114
Trade (ELE, MEC, PLM, GAS)	52	126
Occupancy	24	33
Signs	66	39
Demolitions	12	36
Zoning Reviews		
Grading Plans	39	32
Encroachments	8	1
Vacations	4	1
Curb Cuts	8	6
BAR Zoning Compliance	140	4
Mechanical Waivers	1	6
Noncomplying Structures	2	0
Shared Parking	0	0
Small Cells/Telecom.	5	12
Wayfinding Signs	2	1
Verification Letters	26	29
Determination Letters	6	9
Total Cases Processed	982	959

INSPECTIONS UNIT		
Inspection Type	Q1	Q2
Zoning	239	217
Historic Preservation	4	3
Total Inspections	243	220

LAND USE UNIT		
Case Type	Q1	Q2
Zoning Text Amendments	2	3
Special Use Permits	2	2
Subdivisions	4	5
Rezoning	2	3
Total Cases Processed	10	13

NON-DEVELOPMENT UNIT		
Case Type	Q1	Q2
Special Use Permits	11	2
Admin. Special Use Permits	14	3
Daycare Pick-up/Drop-off Plans	3	0
Business License Review	264	264
Total Cases Processed	292	269

HISTORIC PRESERVATION UNIT		
Case Type	Q1	Q2
Board of Architectural Review		
Cert. of Appropriateness/Demo	48	9
Admin. Cert. of Appropriateness	103	24
Code Permit Reviews		
Residential (BLDR)	139	102
Commercial (BLDC)	90	45
Trade (ELE, MEC, PLM, GAS)	11	27
Occupancy	12	4
Signs	0	13
Demolitions	0	1
Total Cases Processed	403	225

Planning & Zoning | April – June 2026 Look-Ahead

Planning Commission and City Council Meetings & Community Engagement

Note: This information is tentative and subject to change.

Updated: April 7, 2026

APRIL	MAY	JUNE
<p><i>FY2027 Planning Commission Hearing Schedule Resolution</i></p> <p><i>FY2027-36 CIP</i> - Presentation and Vote to Determine the CIP’s consistency with the Master Plan.</p> <p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 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 (<i>Planning Commission Only</i>) 4. 3908/3910 Elbert Avenue – Development Special Use Permit extension for a multi-unit residential building <p><i>Zoning Text Amendment</i></p> <ol style="list-style-type: none"> 1. Commercial Uses Zoning Ordinance Text Amendment – Indoor music, trailers, and outdoor fitness <p><i>Vacation of Right of Way</i></p> <ol style="list-style-type: none"> 1. 2800 & 2702 Russell Road – Vacation of approximately 40’x194’ of ROW at Kent Place and Russell Road 	<p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 1. 1609 Cameron Street - Old Town Pool – Development Special Use Permit for renovations of the Old Town Pool 2. 5050 Mark Center Drive - Rutherford Extension – Development Special Use Permit extension for a multi-unit residential building <p><i>Special Use Permit – Infill</i></p> <ol style="list-style-type: none"> 1. 404 E Alexandria Avenue – Special Use Permit for development of a substandard lot <p><i>Zoning Text Amendment</i></p> <ol style="list-style-type: none"> 1. Zoning Text Amendment for beekeeping regulations <p><i>Subdivision (Planning Commission Only)</i></p> <ol style="list-style-type: none"> 1. 411 Clifford Avenue – Re-subdivide one lot into two <p>Duke Street Land Use Plan Update - PC on 5/5 and CC on 5/12 or 5/26</p>	<p><i>Development – New, Extensions, and Amendments</i></p> <ol style="list-style-type: none"> 1. 1019 Cameron St – Development Special Use Permit for an addition to an existing two-story office building and a Rezoning from Commercial Low to Commercial Downtown 2. 1300 N Royal Street-PRGS Blocks B&C and Open Spaces – Development Special Use Permits and Coordinated Development District Concept Plan for multi-unit residential buildings and open space 3. Section 9.06 PC review of lease of property at 912-920 King Street for outdoor dining <p><i>Master Plan Amendment</i></p> <ol style="list-style-type: none"> 1. Master Plan Amendment to adopt the Housing 2040 Plan as a chapter of the Master Plan <p>OTN Arts District Update - PC on 6/2 CC on 6/9 or 6/23</p>
COMMUNITY ENGAGEMENT		
<ol style="list-style-type: none"> 1. Duke Street Land Use Plan Virtual Community Meeting Draft Framework - April 22 	<ol style="list-style-type: none"> 1. P&Z Virtual Community Update – May 19 2. Duke Street Land Use Plan: <ul style="list-style-type: none"> -Community Mtg (Topics: Housing + Health) - May 28 -Commission Updates: AHAAC (5/7), TC (5/20) PRC (5/21), 	<ol style="list-style-type: none"> 1. Duke Street Land Use Plan: <ul style="list-style-type: none"> - Community Mtg June 17 (Topics Transpo + Sustainability) - Commission Updates: EPC (6/15), ARHA (6/22), ACPS (TBD)