

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MARCH 21, 2025

**TO:** CHAIR MCMAHON 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

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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:** 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) 2026 – FY 2035 CIP. The Budget Calendar [can be found on the City's website](#). 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 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 2026 - 2035 CIP, which help implement the Master Plan.

### **Affordable Housing**

Over the 10-year CIP, nearly \$82 million is committed for Affordable Housing projects. For FY 2026, the proposed CIP reflects \$7.57 million, which includes \$6.57 million from the restaurant and meals tax dedication approved by City Council in 2018 (\$72.0 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 (cumulatively totaling 4,250 new and preserved affordable and workforce units by 2030), a robust pipeline of projects has been created that can be implemented if funding were available.

Among the projects in the proposed FY 2026 - 2035 CIP are HALX's **Sansé and Naja** in Arlandria-Chirilagua (a 474-unit mixed-use project) which is already under construction, with \$78 million in City funding committed so far; **Witter Place**, a planned 94 two- and three-bedroom unit CHP development south of Duke Street, will break ground in April with \$10.5 million in committed City housing funds; and **Elbert Avenue**, a CLI project that will redevelop an existing 28-unit existing apartment building in Arlandria-Chirilagua into 91 affordable units in early 2026 – this project used the RMF Zone and the City has committed \$3.8 million in housing funds.

The pipeline includes three public private partnership (P3) projects approved in concept through recent CDDs and/or Small Area Plans including the 200-unit Landmark Fire Station and Affordable Housing project with Foulger Pratt; the 100-unit PRGS Affordable Housing Project with Hilco; and the North Potomac Yard Block 23 School/Affordable Housing (150 units) project.

For reference, future CIP pipeline projects, with timelines for construction dependent on future funding being available, include Parcview II and I, Wesley's project which proposes to redevelop an existing affordable housing site with new housing and renovate an existing unit for a total of 373 affordable units. While Parcview has a 2022 DSUP, other projects in the CIP pipeline do not, but are monitored by staff. These include the redevelopment of Olde Towne West III Apartments, through a partnership between Alfred Street Baptist Church and The Community Builders (TCB). Their proposal will replace 75 existing units with HAP subsidies into mixed income communities over two phases. A future Arlandria

Assemblage, led by Wesley Housing, proposes to redevelop multiple small properties owned by Wesley, CSB, ARHA and others to expand the number of committed affordable units in the Notabene neighborhood to 300+. Two HALX projects will further develop the nonprofit's holdings at Parkstone, off King Street. One project will add 225+ rental units on underutilized property connected to the existing apartment building. Another proposes to develop approximately 70 affordable for-sale homes on a one-acre parcel across the street.

Based on the limited CIP resources currently available each year, it is anticipated that most of the projects listed above will be funded and constructed in the early 2030 timeframe and beyond.

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

Development Studies (\$1.25M FY 2026 - FY 2035): The Development Studies CIP line item allocates \$250,000 every two years through FY 2035 for feasibility, planning and design studies to support or implement small area plans. Funding planned for this CIP is reduced by \$1.25 million as part of CIP reductions/reprioritizations to support other critical capital needs. Sufficient funding, along with prior year balances, remains in this project to support immediate-term needs. Projects to be funded are determined based on City Council's Long Range Planning Work Program. The upcoming Duke Street Corridor planning process will utilize previously allocated funding and may also potentially use federal grant funding.

### **Master Plan Implementation Projects**

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 \$11.5 million in state SMART SCALE grants, and significant pedestrian safety and access improvements (\$6.8 million in state SMART SCALE grants). The City is currently designing a new ramp from I-395 to provide vehicular access into the site (\$11.75 million).

**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 NVT A 70% funds for planning, design, right-of-way, construction, and asset acquisition such as buses and shelters. The project includes both the busway and improvements to the sidewalks, bike paths, and streetscape connecting people to the transit stations. 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. Once completed, this project will support development approved in the Eisenhower West, Eisenhower East and Landmark/Van Dorn Small Area Plans (including the redeveloped Landmark Mall), while increasing transit options for local and through trips emphasizing inter-jurisdictional coordination. The project is also closely connected to other capital projects, such as the Landmark Mall Transit Center, which will be utilized by the buses along this route.

**Transit Corridor “C” (West End Transitway):** This project will take a phased approach toward construction of a high-capacity Transitway between the Van Dorn Metrorail station and the Pentagon and supports the development approved in 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 the design, right-of-way, construction and bus purchases for the first phase of this project. Phase I is focused on Transportation Systems Management (TSM) improvements, such as Transit Signal Priority, queue jump lanes, new bus stations, pedestrian and bicycle improvements, intersection and safety improvements. In FY 2025, design advanced and included the refinement of the bus stations, intersection improvements, and an operational analysis. Design of Phase I is funded through \$4.6M in NVTa 70% grants. The West End Transitway is anticipated to begin operation by FY 2028. Phase II of this project includes dedicated transit lanes on portions of Van Dorn Street and Beauregard Street. Additional funding and right-of-way will be required to implement the Phase II plan, 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 a number of ongoing projects that align with the approved AlexWest Small Area Plan. In FY 2026, the City will engage with the community to develop concept designs as part of the **West End High Crash Intersection** project, currently funded by \$1 million in federal grant and \$3 million for design from NVTa 70% money. The concepts for the intersections and corridor, between Library Lane and North Beauregard Street, include the updated plan for the Seminary Road and Beauregard Street intersection in the AlexWest Plan. Additionally, in FY 2026, the **Seminary West Transportation Study** will be finalized with a preferred concept for the roadway from the City boundary to North Beauregard Street. Also in this area, the City is working with the land owners to define and begin design of the **Southern Towers Transit Center**. Design will begin in FY 2026.

The City received \$5 million of NVTa 70% funding to begin design of the **South Van Dorn Street Bridges** project in FY 2026, including pedestrian and bicycle accommodation along the corridor and over the bridge and rail tracks. Two of the intersections included in the West End High Crash Locations projects, Van Dorn Street at Edsall Road and South Pickett Street, will be incorporated into the project.

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 City was awarded NVTa 70% grant funding for executing the project. Design of the fair-weather crossing is complete and construction is anticipated to begin summer 2025.

The approved AlexWest Small Area Plan recommends a new recreation center in the plan area to support the needs of the growing community. In FY 2030, the CIP includes \$200,000 for the planning phase of the **AlexWest Recreation Center**, including site feasibility studies, program/space studies, initial community engagement and cost estimating. The land needed for the Recreation Center would be dedicated to the City as part of the redevelopment process. While this new community facility will function primarily as a City Recreation Center, there are also opportunities to incorporate other City uses within the future site. Options will be explored with City agencies and partners as part of the facility planning process.

Arlandria-Chirilagua: The purpose of the **Mt. Vernon Avenue North Complete Streets** project is to design and construct safety, mobility, and access improvements at intersections in along Mt. Vernon Avenue in the Arlandria-Chirilagua neighborhood. Safety improvements for this area were recommended in the 2016 Transportation Master Plan: Pedestrian & Bicycle Chapter and the Arlandria-Chirilagua Small Area Plan. Planning, community engagement, and conceptual design concluded in 2024 with three key intersections identified for improvements: Mount Vernon Avenue at Executive Avenue; Mount Vernon Avenue at Russell Road; and Mount Vernon Avenue at Glebe Road.

Due to the nature of the recommended improvements, the intersections of Executive Avenue and Russell Road will be designed and constructed as their own project, funded with prior year local dollars. The approved concept plan at Mt. Vernon Avenue and Glebe Road will address multiple safety and operational challenges, including a high crash history, complicated intersections, and frequent, uncontrolled pedestrian crossings in a high-activity area for residents. Elements of the project may include intersection improvements, bus stop upgrades, enhanced sidewalks and pedestrian crossings, bicycle facilities, and on-street parking throughout the corridor. This project is funded through approximately \$3.1 million Virginia Department of Transportation (VDOT) grant. Design for these projects is expected to begin in FY 2025 and will continue into FY 2026, with construction expected to begin in FY 2027.

Old Town and Waterfront Plans: 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 and is projected to be completed in 2026; however, consideration of alternatives and regulatory, environmental, and grantor review and approvals may impact and extend this timeline. Construction is anticipated to begin in late 2026 or early 2027 and could extend for two years; however, the schedule will be determined in collaboration with the design-build contractor after further regulatory scoping is negotiated with regulatory agencies. The project will incorporate scope, funding, and construction for Lower King Street Improvements as well. The team will also support development of the operations and maintenance strategy and will inform the City's operating budget planning process, as needed.

The **Lower King Street Closure** project will develop and implement the permanent design for this pedestrian area. The 100 and unit blocks of King Street were approved for permanent closure to vehicular traffic and short-term improvements to the blocks have been implemented to improve the pedestrian experience. Permanent improvements are being considered through the larger Waterfront Flood Mitigation project since the scope of this project includes these blocks. In FY 2025, a concept for the permanent pedestrian corridor was developed in coordination with the consultant-led design team for the larger Waterfront Flood Mitigation project and community stakeholders. As design of the Waterfront Flood Mitigation project advances, this concept will be refined, shared with stakeholders, and incorporated into the design, local development review approvals, and construction phase for the overall Waterfront Flood Mitigation project. It is anticipated that prior approved funding will cover streetscape and stormwater improvements to the 100 and unit block of King Street, a pedestrian-oriented intersection at King Street and Union Street, and a portion of Strand Street north of Prince Street. Additionally, in FY 2025 and FY 2026, the City closed the 200 Block of King Street to vehicular traffic as a two-phase pilot. In FY 2026, the City Council will determine if this closure should become permanent.

Southwest Quadrant Small Area Plan: Design of **corridor improvements on South Patrick Street between Jefferson Street and Wolfe Street**, as recommended in the 2018 South Patrick Street Housing Affordability Strategy, was completed in FY 2025. This project is funded through an award of \$4.2 million from the SMART SCALE Program and 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 will take place in and is anticipated to be completed by the end of FY 2026.

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 of the corridor was completed in the summer of 2014. Remaining funding from the original construction project was used in FY 2025 and FY 2026 to design the final extension of the dedicated transit lanes on Richmond Highway between East Glebe Road and the Arlington County border. For FYs 2028 – 2030, the City was awarded \$7 million of NVTAA 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 two of the North Potomac Yard development project.

In the North Potomac Yard plan area, the City has partnered with the VA Tech Transportation Institute to deploy **Smart Mobility** pilots and lay the groundwork for future innovation in this area. The City is working with VTTI through the newly formed Smart Mobility Lab, funded by a federal grant that was awarded to the City, to host a data exchange and develop a platform for monitoring and managing traffic through data. The City was awarded FY 2028 funding to deploy connected vehicle infrastructure that will provide valuable insights as we determine how to better manage our transportation system.

In FY 2026, the City will begin 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).

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 Funded in the Proposed FY 2026 - 2035 CIP:**

- City Hall, Market Square Plaza, and Garage Renovation      \$ 39,296,000
- Waterfront Small Area Plan Implementation                      \$ 25,531,000  
(w/ Construction Funding)\*
- Fire Station 205 (Cameron Street)                                      \$ 24,000,000
- Landmark Fire Station    \$ 19,351,300
- Old Town Pool (FY 2026)    \$ 11,083,000

*\*An additional \$14.5 million in prior year funding being redistributed to the Waterfront project.*

**Major ACPS Capital Facility Projects Funded in the Proposed FY 2026 - 2035 CIP**

- Cora Kelly Elementary School (FY 28-29)                              \$ 105,000,000

**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 2026 – FY 2035 CIP.

**STAFF:**

Karl Moritz, 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

**ATTACHMENTS:**

1. Memo from Office of Management & Budget



# City of Alexandria, Virginia

## MEMORANDUM

DATE: MARCH 21, 2025

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: TRANSMITTAL OF THE PROPOSED FY 2026 - FY 2035 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 2026 - FY 2035 Capital Improvement Program (CIP) for review at your April 1, 2025 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 25, 2025, a work session was held on February 26, 2025 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 2026 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 22, 2025. 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 2026 budget, including the Proposed FY 2026 - 2035 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 2026 Budget Development Resources" page of the OMB site (<https://www.alexandriava.gov/budget/fy-2026-budget-development-resources>).

Attachments

Attachment 1: FY 2026 – 2035 Proposed Capital Improvement Program (CIP) -  
<https://www.alexandriava.gov/budget/fy-2026-proposed-operating-and-cip-budget-documents>  
Attachment 2: FY 2026 Budget Calendar and Work Sessions

cc: Emily Baker, Deputy City Manager  
Karl Moritz, 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 2026 Budget Calendar and Work Sessions**

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

**Tuesday, February 25–FY 2026 Proposed Budget Presentation City Council**

7:00 p.m. – City Hall, Council Chambers, 301 King Street

**Wednesday, February 26– Budget Work Session #1: City Capital Improvement Program (CIP)**

7:00 p.m. – City Hall, City Council Work Room (next to Council Chambers), 301 King Street

**Thursday, February 27– FY 2026 Proposed Budget Public Presentation**

7:00 p.m. – Beatley Library, 5005 Duke Street

**Wednesday, March 5– Budget Work Session #2: ACPS**

7:00 p.m. – ACPS, 1340 Braddock Place

**Saturday, March 8– City Manager Budget Pop Up (no virtual access)**

10:00 am – Market Square in front of City Hall, Farmer's Market, 301 King Street

**Monday, March 10– Budget Public Hearing**

5:30 p.m. – City Hall, Council Chambers, 301 King Street

**Tuesday, March 11– Set the Maximum Property Tax Rates**

7:00 p.m. – City Hall, Council Chambers, 301 King Street

**Wednesday, March 12– Budget Work Session #3: Public Service, Community Well Being, City Operations & Asset Management**

7:00 p.m. – City Hall, City Council Work Room (next to Council Chambers), 301 King Street

**Saturday, March 15– Budget Public Hearing**

9:30 a.m. – City Hall, Council Chambers, 301 King Street

**Monday, March 17– Budget Work Session #4: Development & Infrastructure**

7:00 p.m. – City Hall, City Council Work Room (next to Council Chambers), 301 King Street

**Wednesday, March 19– City Manager Budget Pop Up (no virtual access)**

6:00 p.m. – Del Pepper Community Resource Center, Community Conference Room First Floor, 4850 Mark Center Dr

**Thursday, March 20– FY 2026 Budget Bonanza (no virtual access)**

11:30 a.m. – Market Square in front of City Hall, 301 King Street

**Wednesday, March 26– Budget Work Session #5: Safe, Secure, Just, and BFAAC**

7:00 p.m. – City Hall, City Council Work Room (next to Council Chambers), 301 King Street

**Tuesday, April 8– Tax Rate Public Hearing**

5:30 p.m. – City Hall, Council Chambers, 301 King Street

**Tuesday, April 8– Budget Add Delete Public Hearing Meeting**

6:00 p.m. – City Hall, Council Chambers, 301 King Street

**Wednesday, April 22– Non Real-Estate Tax Public Hearing**

6:30 p.m. – City Hall, Council Chambers, 301 King Street

(continued on next page)

**Wednesday, April 22 – Budget Work Session #6: Preliminary Add/Delete**  
7:00 p.m. – City Hall, Council Chambers, 301 King Street

**Monday, April 28 – Budget Work Session #7: Final Add/Delete (if needed)**  
7:00 p.m. – City Hall, Council Chambers, 301 King Street

**Wednesday, April 30 – Budget Adoption / Tax Rate Adoption**  
6:00 p.m. – City Hall, Council Chambers, 301 King Street

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