# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:**      MAY 23, 2025

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

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

**SUBJECT:**   FY 2026-2027 Long-Range Planning Interdepartmental Work Program

**ISSUE**:      What planning work priorities should be established for FY 2026 - FY2027?

**RECOMMENDATION**: That Planning Commission review and recommend approval of the
FY 2026-27 Long-Range Planning Interdepartmental Work Program.

**BACKGROUND**: Every two years, City departments involved in long-range planning and
implementation jointly prepare a two-year Long-Range Planning Interdepartmental Work
Program. The work program includes the completion of plans and studies underway, new plans
scheduled to begin, and implementation of previously approved plans. A draft two-year Work
Program is presented for Planning Commission and City Council feedback and guidance early in
the calendar year to help inform development of the City Manager's Proposed Operating Budget.
A final two-year Work Program, provided as Attachment 1, is docketed for approval in June.
This biannual review ensures coordination of work, staffing, and financial resources, and the
opportunity for Planning Commission and City Council to ensure alignment of proposed
planning work across departments with City Council Priorities and the City's Strategic Plan.

**DISCUSSION**:

The proposed final work program takes into account guidance provided by Planning Commission
and City Council in February, achievable within the budget adopted by City Council in April.

The Work Program Bar Chart, provided as Attachment 1 shows all projects by lead department
with a high-level schedule for internal planning, public engagement, and public hearing/approval
over the course of Fiscal Years 2026-2027. Descriptions of all projects proposed in the work
program are provided as Attachment 2.

In addition to minor refinements to some project schedules that were presented in the Draft work
program (from February), there are some additional limited changes as follows:

1. *Added Update to 2018 Joint ACPS-City Long Range Educational Facilities Plan (City Departments, ACPS)*
   The City and ACPS jointly developed the Long Range Educational Facilities Plan to improve facilities planning, accommodate the growing student population, and enhance educational programs and services. Led by ACPS with support from City departments, this update is anticipated to begin in the fall/winter (2025/2026) and will include assessing and identifying elements that require updating with the goal of achieving consensus on issues, opportunities and options.

2. *Adjusted Lower King/Waterfront Construction Mitigation Planning:* P&Z will be leading this effort, closely supported by the Department of Project Implementation, to prepare for, manage, and mitigate the impacts of lower King/Waterfront construction projects in 2026 and 2027. Departments will be coordinating to minimize disruption from construction to residents, visitors, small businesses, and economic development. The change in the work program was to designate a lead department and reflect the community outreach and engagement that staff will be conducting over the course of the construction process.

3. *Added Apiary Regulation Development (PZ, CAO):* City Council has requested that P&Z add this effort to the work program. The project would be to develop and propose regulations governing beekeeping within the City. If the project is added, some adjustments to the timing of other zoning initiatives may be necessary. The timeframe for the project is somewhat unknown until staff has a better understanding of the extent of community engagement that will be appropriate.

4. *Moved Duke Street Transitway Planning:* This was removed as a separate project from the TES section as the *Duke Street Land Use Plan* project will incorporate recommendations from the Transitway planning process approved by City Council and will help lay the foundation for future phases of the bus rapid transit project. The Duke Street Land Use Plan will launch in June and is estimated to take 18 months, addressing the topics of land use, environment and climate, equity, mobility and connectivity, pedestrian safety and accessibility, parks and open space, and housing affordability for the areas near Duke Street from Van Dorn Street to Callahan Drive.

5. *Added Dog Park Master Plan Update:* Adopted by City Council in 2000, the Dog Park Master Plan defines areas for unleashed dog exercise and establishes guidelines for the creation of any new fenced dog parks and dog exercise areas. An update to the Dog Park Master Plan was added to the work program in response to guidance from City Council. It will include a study of equitable distribution of dog facilities in the City and will review and update dog park rules, regulations and design standards to ensure best practices are maintained. The update will include an action plan to meet projected development plans and population forecasts. The update will begin in 2027.

6. *Deferred Recreation Center Facilities Standards and Landscape Plans and Neighborhood Parks Improvement Plan Update*: The two initiatives will be added to the

workplan in 2028 in order to incorporate policy guidance from the Parks and Recreation Master Plan Update, currently planned to begin in FY 2026.

**ATTACHMENTS:**
1. FY 2026-2027 Interdepartmental Long-Range Planning Work Program ("Bar Chart")
2. FY 2026-2027 Project Descriptions

**STAFF:**
Karl Moritz, Planning and Zoning
Helen McIlvaine, Office of Housing
Jeffrey Farner, Planning and Zoning
Carrie Beach, Planning and Zoning
Hillary Orr, Transportation and Environmental Services
Jack Browand, Recreation, Parks, and Cultural Activities

# FY 2026-2027 Long Range Planning Interdepartmental Work Plan

Legend: ▇ Internal Work  ▇ Community Engagement  ▇ Public Hearing

| PLANNING | CY 2025 (FY 2026) | | CY 2026 (FY 2026 / FY 2027) | | | | CY 2027 (FY 2027) | |
|---|---|---|---|---|---|---|---|---|
| | Sum-Fall | Fall-Wint | Wint-Sprin | Spring-Sum | Sum-Fall | Fall-Wint | Wint-Sprin | Spring-Sum |
| **PZ LED** | | | | | | | | |
| 1 CDD Updates for Potomac Yard, Beauregard/AlexWest, Eisenhower West (PZ, TES, Housing, RPCA) | C | C | | | | | | |
| 2 Small Business Zoning Text Amendments (PZ, AEDP) | C | P | | | | | | |
| 3 Lower King/Waterfront Construction Mitigation Planning (PZ, DPI, GS, TES, RPCA, AEDP) | C | C | C | C | C | C | C | C |
| 4 Update to 2018 Joint ACPS-City Long Range Educational Facilities Plan (City Departments, ACPS) | I | I | I | I | I | I | I | I |
| 5 Substandard Lot Regulations Update (PZ, TES) | I | C | P | | | | | |
| 6 Subdivision Regulations Update (PZ, TES) | I | C | C | P | | | | |
| 7 Duke Street Land Use Plan (PZ, TES, Housing, RPCA) | C | C | C | C | C | C | P | |
| 8 Apiary Regulations Development (PZ, CAO) | | C | C | P | | | | |
| 9 Braddock Metro Site Joint Development Study (PZ, TES, Housing, RPCA) | | | | | | | | C |
| 10 Vision Plan (PZ, TES, Housing, RPCA) | | | | | I | I | I | C |
| **TES LED** | | | | | | | | |
| 11 Landmark Mall Redevelopment Transportation Access Initiatives (TES, DPI, P&Z, DASH, CMO) | I | I | C | P | I | I | | |
| 12 Curbside Management for Food Trucks (TES, PZ, CAO) | P | | | | | | | |
| 13 Chesapeake Bay Presevation Act Zoning Ordinance Update (TES, PZ) | C | P | | | | | | |
| 14 Multimodal Transportation Study Guidelines and Standards Update (TES, PZ) | C | P | | | | | | |
| 15 Parking Standards Evaluation and Update (TES, PZ, Housing) | C | P | | | | | | |
| 16 Carshare Policy Update (TES, PZ, APD) | C | P | | | | | | |
| 17 Automated Traffic Enforcement Expansion (TES, APD, ACPS) | I | I | | | | | | |
| 18 SmartScan: Digital Roadway Inventory (TES, ITS, OPA) | I | C | | | | | | |
| 19 Lower King Street Closure (TES, PZ, DPI, RPCA) | P | C | | | | | | |
| 20 Witter to Eisenhower Pedestrian Connections (TES, RPCA, PZ) | I | I | I | C | | | | |
| 21 Flood Resilience Plan (TES, PZ, DPI, OEM) | C | I | I | I | I | C | | |
| 22 Smart Mobility Implementation: Digital City Initiatives (TES, ITS, OPA) | | | | | | | I | I |
| 23 Eisenhower Avenue: Holmes Run Trail to Mill Road (TES, RPCA, PZ) | | | | | | | I | I |
| **RPCA LED** | | | | | | | | |
| 24 Eisenhower East Park under the Metro Tracks (RPCA, PZ) | I | I | I | I | I | I | C | P |
| 25 Parks and Recreation Master Plan Update (RPCA) | | | | | I | I | C | P |
| 26 Urban Forestry Master Plan Update (RPCA, PZ, TES) | | | | | | | I | I |
| 27 Citywide Parks Improvement Plan Update (RPCA, PZ, TES) | | | | | | | I | I |
| 27 Cameron Run Regional Park Study (RPCA, TES, PZ) | | | | | | | I | I |
| 28 Dog Park Master Plan Update (RPCA) | | | | | | | I | I |
| **OH LED** | | | | | | | | |
| 29 City-ARHA Collaboration and Major Projects--Samuel Madden and Ladrey (Housing, PZ, ARHA) | I | I | I | I | I | I | I | I |
| 30 Housing 2040: Housing Master Plan Update (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code, GS, ACPS) | C | P | | | | | | |
| 31 Housing 2040: Phase 1 Implementation and Phase 2 (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code, GS, ACPS) | | | C | C | C | C | C | |
| **OTHER AGENCY/MULTI-DEPARTMENTAL-LED PLANS/PROJECTS** | | | | | | | | |
| 32 Freedom House Museum Planning (OHA, GS, DPI) | I | I | I | I | I | I | I | I |

# IMPLEMENTATION

## PZ LED

| | |
|---|---|
| 33 | Arlandria-Chirilagua Plan (PZ, RPCA, Housing, TES) |
| 34 | AlexWest Plan (PZ, RPCA, Housing, TES) |
| 35 | Arlandria-Chirilagua Plan (PZ, RPCA, Housing, TES) |
| 36 | Braddock Plan (PZ, RPCA, Housing, TES) |
| 37 | Beauregard Plan (PZ, DPI, TES, RPCA, Housing) |
| 38 | Carlyle Vitality (PZ, RPCA, AEDP, Visit Alexandria, TES) |
| 39 | Census, Forecasting and Demographics (PZ) |
| 40 | Eisenhower East Plan (PZ, Housing, TES, RPCA, DPI) |
| 41 | Eisenhower West-Landmark/Van Dorn Plans, Landmark Mall (PZ, TES, DPI, RPCA, Housing) |
| 42 | Joint Facilities Master Plan (PZ, ACPS, GS) |
| 43 | North Potomac Yard Plan (PZ, TES, RPCA, Housing, AEDP) |
| 44 | Oakville Triangle Corridor Plan (PZ, TES, RPCA, Housing, AEDP) |
| 45 | Old Town North Plan; Linear Park (PZ, TES, RPCA, Housing, AEDP, OHA) |
| 46 | South Patrick St Housing Affordability (Ph I Heritage at Old Town/Tenant Relocation) (PZ, Housing, TES, RPCA, DPI) |
| 47 | South Potomac Yard Plan (PZ, TES, RPCA, Housing) |
| 48 | Waterfront Plan (PZ, RPCA, TES) |
| 49 | Short-Term Residential Rental Regulations (PZ) |
| 50 | Zoning Text Amendment Minor Updates (PZ) |

## TES LED

| | |
|---|---|
| 51 | Alexandria Mobility Plan Implementation (TES) |
| 52 | Chesapeake Bay 100% Total Maximum Daily Load (TMDL) Action Plan (TES, DPI, RPCA, GS, PZ) |
| 53 | CSO Program Implementation/RiverRenew (AlexRenew, TES, DPI, RPCA, PZ) |
| 54 | Duke Street Transitway Phase I Design (TES, DPI) |
| 55 | Environmental Action Plan 2040 (OCA, TES, GS, PZ, RPCA, Health) |
| 56 | Flood Action Alexandria - Capital Projects and Operating Programs (TES, DPI, RPCA, PZ) |
| 57 | Four Mile Run Flood Protection (TES) |
| 58 | King & Commonwealth Streetscape & Rail Initiatives (TES, RPCA) |
| 59 | Oronoco Outfall Remediation (TES) |
| 60 | Paratransit Modernization |
| 61 | Parking Technologies & Digital curb inventory (TES, APD, DGS) |
| 62 | Route 1 Metroway Expansion TES, PZ, DPI) |
| 63 | Smart Mobility Initiative (TES, ITS, DASH, OEM, APD) |
| 64 | Stormwater Utility Program (TES) |
| 65 | Storm Sewer Flooding and Capacity Projects Prioritization and Implementation Plan (TES, DPI) |
| 66 | TDM and TMP Programs (TES) |
| 67 | Vision Zero Action Plan and Complete Streets Program (TES, PZ, APD, AFD) |
| 68 | WasteSmart Strategic Plan (TES) |
| 69 | Wayfinding (TES, PZ, RPCA) |
| 70 | Seminary/I-395 Study (TES, PZ, RPCA) |
| 71 | West End Transitway - Phase I (TES, DPI, RPCA, DASH) |

## RPCA LED

| | |
|---|---|
| 72 | Fort Ward Management Plan Implementation (RPCA, OHA) |
| 73 | Open Space Master Plan Implementation (RPCA) |
| 74 | Parks Plans Implementation - Citywide and Neighborhood  (RPCA, TES) |
| 75 | Public Art Implementation Plan (RPCA, PZ, TES, GS) |

## OH LED

| | |
|---|---|
| 76 | New Construction and Preservation Projects: Sanse/Naja, Seminary, Witter Place, CLI Elbert, Landmark AH/Fire Station |

## OCA LED

| | |
|---|---|
| 77 | C-PACE Program (OCA, GS, Finance, AEDP, City Attorney, PZ, Housing, TES, Code) |
| 78 | Electric Vehicle Charging Infrastructure Strategy (OCA, GS, TES, PZ, RPCA, Code, DASH, ACPS) |
| 79 | Green Building Policy (OCA, PZ) |

## GS LED

| | |
|---|---|
| 79 | Strategic Facilities Plan Implementation (GS, PZ, DCHS, TES, RPCA) |

## OTHER INITIATIVES

| | |
|---|---|
| 80 | APEX Permit System Upgrade to HTML 5 (Code, PZ, TES, Fire) |
| 81 | Regional Planning and Policy Initiatives (All Departments) |
| 82 | Waterfront History Implementation Plan (OHA, DPI, PZ, RPCA, Visit Alexandria) |
| 83 | Municipal Broadband (DPI, IT, TES,) |
| 84 | Waterfront Plan Flood Mitigation (DPI, RPCA, TES, PZ) |

**Attachment 2**

**PROJECT DESCRIPTIONS**
**June 2025**

**FY 2026-7 Interdepartmental Long-Range Planning Work Program**
Project descriptions for Major Plans and Projects in the FY 2026-7 Work Program are provided below in the same numbered order as those shown in the Bar Chart, with the lead agency and participating departments shown in parentheses.

**PZ LED PROJECTS**

1. ***CDD Updates for Potomac Yard, Beauregard/AlexWest, Eisenhower West (PZ, TES, Housing, RPCA):*** Each of these plan areas either has a new plan or new development interest/applications which necessitate updates to the Coordinated Development District (CDD) zoning to achieve the uses, density, and infrastructure improvements identified by the SAP. It is anticipated that multiple CDDs will be updated or created over the next two fiscal years to facilitate development and implementation of the Master Plan.

2. ***Small Business Zoning Text Amendments (PZ, AEDP):*** In an effort to support and enhance small business generation, staff will study existing special use permit requirements with the potential to transition certain special uses to by right uses. In addition, staff also plan to update and simplify standard conditions for a variety of special use permit types.

3. ***Lower King/Waterfront Construction Mitigation Planning (PZ, DPI, GS, TES, DPI, PZ, AEDP):*** In 2026 and 2027, two large, complicated construction projects will be starting in the lower King Street and Waterfront area: the renovation of City Hall, Market Square, and the Garage, as well as Waterfront Flood Mitigation. In advance of this work, multiple departments will be coordinating to plan for continuation of access for people walking, driving, and cycling, parking, and deliveries. This project will anticipate and minimize disruption from construction to residents, visitors, small businesses, and economic development.

4. ***Update to 2018 Joint ACPS-City Long Range Educational Facilities Plan (City Departments, ACPS)***
   The City and ACPS jointly developed the Long Range Educational Facilities Plan to improve facilities planning, accommodate the growing student population, and enhance educational programs and services. Led by ACPS with support from City departments, this update is anticipated to begin in the fall/winter (2025/2026) and will include assessing and identifying elements that require updating with the goal of achieving consensus on issues, opportunities and options.

5. ***Substandard Lot Regulations Update (PZ, TES):*** Staff will study process improvements and potential zoning text amendments to expedite the review of redevelopment on substandard lots.

6. ***Subdivision Regulations Update (PZ, TES):*** Staff will study and propose revisions to the current subdivision regulations to simplify regulations, streamline subdivision review, and better accommodate modern development practices. This initiative will address current regulatory challenges, incorporate stakeholder feedback, and align with best practices in urban planning.

7. ***Duke Street Land Use Plan (PZ, TES, Housing, RPCA):*** This community planning process will update the land use plan for the Duke Street Corridor, recognizing that the land use concept for this area was last comprehensively updated in 1992. The planning process will evaluate topics such as land use, environment and climate, equity, mobility and connectivity, pedestrian safety and accessibility, parks and open space, and housing affordability for the areas near Duke Street from Van Dorn Street to Callahan Drive. The Land Use Plan will incorporate recommendations from the Duke Street Transitway planning process approved by City Council and will help lay the foundation for future phases of the bus rapid transit project and the upcoming Housing 2040 plan. In late 2024 and early 2025, Staff conducted pre-planning background analysis, including a housing inventory, and connected with stakeholders to get input on the engagement process, which officially launches June 2025 and is projected to take approximately 18 months.

8. ***Apiary Regulation Development (PZ, CAO):*** Staff will develop and propose specific regulations governing beekeeping within the City.

9. ***Braddock Metro Site Joint Development Study (PZ, TES, Housing, RPCA):*** Staff will work with WMATA to develop potential development scenarios for this site. Previous studies were conducted by the Office of Housing to look at affordable housing options in 2020-21 and in 2022-3. The latter included a feasibility study of Transit Oriented using COG HAPP grant funds.

10. ***Vision Plan (PZ, TES, Housing, RPCA):*** Project scoping would occur in summer 2026 to agree on the framework and purpose of this planning effort with City Council direction.

**TES LED PROJECTS**

11. ***Landmark Mall Redevelopment Transportation Access Initiatives (TES, DPI, P&Z, DASH, CMO):*** In conjunction with the redevelopment of the Landmark Mall site and to support transportation access to the new INOVA hospital, the City's Transportation & Environmental Services (T&ES) Department is leading several initiatives to enhance

safety and accessibility for all travel modes. Together, these projects will ensure convenient, multimodal access to this transformative development.

12. **Access to Landmark Sidewalk Project**: This initiative will improve pedestrian connectivity, making it easier and safer for people to walk to and from the site.

13. **Landmark Transit Hub**: A new multimodal transfer point will provide seamless connections for bus riders and travelers switching between transportation modes.

14. **On-Route Charging Pilot**: Supporting the DASH electric bus fleet, this pilot will introduce on-route charging infrastructure to enhance the efficiency and sustainability of transit services.

15. **Landmark Mall Ramp from I-395**: This project will improve safety and traffic flow for drivers accessing the hospital directly from I-395 by modifying the I-395 northbound ramp to eastbound Duke Street to include a separated access to the proposed INOVA Hospital site via a traffic signal at the ramp that leads into the left turn lanes on Duke Street at Hospital Access intersection.

16. ***Curbside Management for Food Trucks (TES, PZ, CAO):*** This project will build on the previous efforts of the Food Truck program that was developed in 2015 and will identify potential changes to make the program more effective.  Currently there are only three locations for food trucks on public right of way, which have had very limited success, and the process to remove or add new locations is cumbersome. This project will evaluate the overall approval process for food trucks on public right of way, assess the current locations for continued food truck service, and potentially identify new food truck service locations.

17. ***Chesapeake Bay Preservation Act Zoning Ordinance Update (TES, PZ):*** The Chesapeake Bay Preservation Act (CBPA) has been amended to explicitly include "coastal resilience and adaptation to sea-level rise and climate change" as a key objective, allowing localities in Virginia to use the Act as a tool to implement regulations aimed at mitigating the impacts of climate change on the Chesapeake Bay watershed, primarily through managing land use to protect sensitive areas and promote adaptation strategies like preserving mature trees and managing shoreline development.  Article XIII of the Zoning Ordinance – the Environmental Management Ordinance – will be revised to incorporate these amendments to the CBPA effective on or before October 31, 2025.

18. ***Multimodal Transportation Study Guidelines and Standards Update (TES, PZ):*** The purpose of this effort is to update the City's guidelines and standards for Multimodal

Transportation Studies associated with site development. The update will include guidance more aligned with industry standards and practices and consistent with other jurisdictions and agencies, as well as an update to the City's submission process.

19. ***Parking Standards Evaluation and Update (TES, PZ, OH):*** The standards for multifamily residential buildings were last updated in 2015 with a recommendation to evaluate the performance of those standards about every five years. The purpose of this effort is to collect data to evaluate the current parking standards for new development and determine if adjustments are warranted.

20. ***Carshare Policy Update (TES, PZ, APD):*** The Council approved a resolution in 2013 that created a process for establishing carshare spaces in Old Town and Carlyle. The Carshare Policy Update would build on that resolution by adding carshare regulation to the City Code and enabling carshare spaces in other locations in the City.  This effort would also explore creating a regulatory model for a free-floating carshare program (where cars could be picked up and dropped off at different locations). Staff would review similar carshare regulations from Arlington and Washington, DC to ensure regional coordination for this service.

21. ***Automated Traffic Enforcement Expansion (TES, APD, ACPS):*** This effort will expand use of the City's automated enforcement tools, including school speed cameras and red-light cameras, to improve traffic safety in support of the City's adopted Vision Zero goal to eliminate fatal and severe crashes. Additional speed cameras are being installed in three school zones in Spring 2025, and staff will continue to explore opportunities to deploy additional red light cameras.

22. ***SmartScan: Digital Roadway Inventory (TES, ITS, OPA):*** This project will help the City take a more proactive approach to maintaining its roads by using advanced tools and sensor technology. AI-powered cameras will help identify areas where infrastructure problems are likely to happen. In partnership with the Virginia Tech Transportation Institute (VTTI), the project will include a full assessment of roadway conditions. VTTI will verify the findings from each tool and sensor to make sure the results are accurate and reliable.

23. ***Lower King Street Closure (TES, PZ, DPI, RPCA):*** The Lower King Street Closure encompasses the conceptualization and implementation of a redesigned permanent pedestrian concept for the Unit and 100 blocks of King Street, which have been pedestrianized since early COVID. The primary objective of this project is to harmonize with other enhancements and design elements along the Waterfront, specifically focusing on stormwater management initiatives.  Currently, staff is collaborating with the

Waterfront Flood Mitigation group and providing updates to the community to ascertain the design components for the final design for the locations.

24. ***Witter to Eisenhower Pedestrian Connections (TES, RPCA, PZ):*** As part of VPRA's 4th track project, there will be impacts to Alexandria infrastructure which provides opportunities for new pedestrian and bicycle routes. One of the impacts will be the need to eliminate the non-ADA accessible tunnel underneath the tracks connecting Mill Road to the Duke Street area. To mitigate this, TES is working with VPRA to improve the pedestrian and bicycle connection from the Eisenhower East area on Telegraph Road to the Duke Street area, and to add a more direct connection to Witter Field.

25. ***Flood Resilience Plan (TES, PZ, DPI, OEM):*** The City has experienced repeated and increasingly frequent flooding from intense storms that has led to recent flash flooding events primarily as a result of climate change-induced severe rain events. Indications are that the City will continue to experience these severe rainfall events more frequently and that large capital projects can provide a mix of conveyance and storage options to mitigate flooding issues at the neighborhood scale, while spot projects can provide a mix of increased inlets and larger underground pipes to reduce flooding at the block scale. As part of the City's Flood Action Alexandria program and broader climate change initiatives beyond extreme weather events, resiliency planning will look holistically at the stresses the City faces and create a plan to implement creative solutions that will allow the community to adapt and thrive, even under challenging conditions. The Plan will outline the City's approach to managing the risk from these extreme rain events and the worsening of average conditions, will identify at risk infrastructure, identify hazards, lay out a plan for the future, and will consider revisions to existing ordinances, policies, and procedures to create a more resilient Alexandria.

26. ***Smart Mobility Implementation: Digital City Initiatives (TES, ITS, OPA):*** This project is designed to make the city safer, smarter, and more efficient through the use of advanced AI technology. It brings together data from multiple sources including our curb management project, which digitizes curbside regulations into a national standard format called the Curb Data Specification (CDS), adaptive traffic signals that adjust based on real-time movement, and Transit Signal Priority systems that improve traffic flow for buses and emergency vehicles. By collecting information from sensors, cameras, and connected devices, the system uses AI and dashboards to turn raw data into actionable insights for planning and decision-making. All of this information feeds into the Digital City platform, where it is integrated, analyzed, and used to support services across transportation, emergency response, and city planning.

27. ***Eisenhower Avenue: Holmes Run Trail to Mill Road (TES, RPCA, PZ):*** In 2024, City Council approved a design concept to implement multimodal safety improvements on Eisenhower Avenue between South Van Dorn Street and Holmes Run Trail. This project would build upon that effort and identify additional improvements on the middle part of the Eisenhower Avenue corridor, between Holmes Run Trail and Mill Road. This is expected to be a collaborative effort between T&ES, RPCA, and P&Z to explore opportunities to improve mobility, access, safety, parks and open space, and sense of place.

**RPCA LED PROJECTS**

28. ***Eisenhower East Park under the Metro Tracks (RPCA, PZ):*** The project will engage the community and WMATA to develop a plan for the park proposed under the Eisenhower Metrorail tracks as part of the Eisenhower East Small Area implementation. The planning process will begin in Winter 2026-27.

29. ***Parks and Recreation Master Plan Update (RPCA):*** In Spring 2026, RPCA will update its Parks and Recreation Master Plan (2002) in order to provide a broad policy and management framework to guide decision-making for current park and recreational needs of Alexandria residents for the next 20 years. The plan will be informed by the Publicly Accessible Open Space Policy Framework, the Parks and Recreation Needs Assessments, the Resource Recovery Policies, the Department's Strategic Plan, and other relevant city plans. The recommended vision, policies, and actions are intended to further the city's comprehensive planning approach for the recreational needs for residents, the existing work force, and visitors to Alexandria.

30. ***Urban Forestry Master Plan Update (RPCA, PZ, TES):*** The Urban Forestry Master Plan (UFMP) was created in 2009 to prepare a comprehensive plan addressing key challenges of the urban forest, and to guide future initiatives. The UMFP is currently being reviewed to ensure that the goals around urban forest health and canopy coverage are progressing, and that additional elements, including growing the urban canopy through planting programs and citizen engagement, ensure that environmental stresses are being monitored and addressed to maintain and grow the urban forest into the future. The update is expected to be completed in Winter 2027. This program is identified as an action to advance Alexandria's Environmental Action Plan 2040 goals.

31. ***Citywide Parks Improvement Plan Update (RPCA, PZ, TES):*** The Citywide Parks improvement plan was created in 2014 with the intent that it would be updated approximately every ten years to reflect changing community and infrastructure needs. The next update will occur in 2027.

32. ***Cameron Run Regional Park Study (RPCA, PZ, TES):*** This project will implement a feasibility study of Cameron Run Regional Park in advance of the expiring lease agreement between the City of Alexandria and Northern Virginia Regional Park Authority (NOVA Parks) on December 31, 2028. A community-driven public planning process will reevaluate conceptual plans developed in the 2017 Park Planning and Conceptual Design for the Cameron Run Regional Park, located at 4001 Eisenhower Ave. The 2025 plan will consider changes in the community since 2017 and potential impacts to surrounding open spaces. The project will provide updated conceptual plans, a park management plan and implementation strategies. This study is funded in the approved FY 2026 – FY2035 Capital Improvement Program budget. In late 2025, a consultant will be hired. The planning process will start in 2026.

33. ***Dog Park Master Plan Update (RPCA):*** Adopted by City Council in 2000, the Dog Park Master Plan defines areas for unleashed dog exercise and establishes guidelines for the creation of any new fenced dog parks and dog exercise areas. This update will include a study of equitable distribution of dog facilities in the City and will review and update dog park rules, regulations and design standards to ensure best practices are maintained. The update will include an action plan to meet projected development plans and population forecasts. The update will begin in 2027.

## OFFICE OF HOUSING LED PROJECTS

34. ***City-ARHA Collaboration and Major Projects--Samuel Madden and Ladrey (Housing, PZ, ARHA):*** Housing will continue to coordinate multidepartment staff and the ARHA Redevelopment Work Group to provide technical and financial support for ARHA development and redevelopment initiatives. In FY 2026 construction of Samuel Madden North will begin.  ARHA will reassess the redevelopment and/or renovation of Ladrey Senior Housing.

35. ***Housing 2040: Housing Master Plan Update (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code, GS, ACPS):*** Beginning in September 2024, in cooperation with multiple city departments and agencies, Housing is leading Housing 2040, an update to the 2013 Housing Master Plan. Building on a housing needs assessment, multiple topics including financial tools, expanding homeownership, strengthening condominium communities, updating affordable housing contributions and policies, enhanced tenant protections, senior housing + care options, and housing preservation will be explored. In December 2025, a first bundle of actionable items, along with updated Principles and Goals, will be presented for consideration of the community and Council.

36. ***Housing 2040: Phase 1 Implementation and Phase 2 (Housing, PZ, DCHS, Health, OCCE, GIS, ARHA, TES, Code, GS, ACPS):*** Implementation of the first bundle of

actionable items will begin, with Phase 2 intended to complete outreach and study of complex topics in Phase 2 culminating in a draft Plan and a second bundle of actionable items coming to public hearing in mid-2026.

**OTHER AGENCY PLANS/PROJECTS**

37. ***Freedom House Museum Planning (OHA, GS, DPI):*** The restoration and interpretation of the City's newest historic property, the Freedom House Museum at 1315 Duke Street, is in progress but will continue to require planning, fundraising, community engagement, and project implementation. Over the next five years, the City will conduct a Master Plan, Building Design, Building Restoration, and Exhibition (research, design, fabrication). The Commonwealth of Virginia has provided $2.4 million toward the cost of this project and additional fundraising is in progress.