

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 7, 2022

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR OF PLANNING

SUBJECT: DISCUSSION OF THE FY 2023 LONG-RANGE PLANNING INTERDEPARTMENTAL WORK PROGRAM

ISSUE: What planning work priorities should be established for FY 2023 and beyond?

RECOMMENDATION: That Planning Commission review and recommend approval of the FY 2023 Long-Range Planning Interdepartmental Work Program.

BACKGROUND: Each year, City departments involved in long-range planning and implementation jointly prepare a Long-Range Planning Interdepartmental Work Program for the upcoming fiscal year and beyond. The work program includes the completion of plans and studies underway, new plans scheduled to begin, and implementation of previously approved plans.

The Work Program is presented early in the calendar year for Planning Commission and City Council feedback and guidance to help inform development of the City Manager's Proposed Operating Budget, after which a final Work Program is considered for adoption in May-June. This annual 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 the City's Strategic Plan. This memo provides a brief summary of project highlights; descriptions of all projects are provided in Attachment 2.

DISCUSSION:

Planning and Zoning

The Draft FY 2023 Work Program proposed in January 2022 included an update to the City's Strategic Plan. Subsequently, in March 2022, Alexandria City Council adopted six strategic priorities for budget and policy decisions for the upcoming fiscal year. The resulting cohesive priority framework and business plans that are being developed serve the function of a Strategic Plan update, and in its place, staff is recommending a citywide

Vision Plan process. The purpose of this process is to develop a community vision to guide how Alexandria will meet the challenges of the future as the City approaches the three-century mark (1749 – 2049). The community conversation will discuss how the City has changed through history, the challenges we face, and create a community Vision for how Alexandria will grow into a livable, green, and prospering city for all. An updated Vision for the future, with high-level planning principles, will be part of the City’s Master Plan and inform future updates to Small Area Plans, the City’s Zoning Ordinance, the land use chapter of the Master Plan, and other policy and regulatory documents.

Based on feedback from Planning Commission and City Council on the draft work program in January, and considering community needs and priorities, infrastructure, and anticipated future redevelopment sites, Staff recommends prioritizing an **Update to the Alexandria West Plan** (to include the Beauregard Plan) in FY 2023. Last comprehensively addressed in 1992, the Alexandria West land use recommendations need to be updated, particularly to address large-scale properties that have recently requested redevelopment, namely Southern Towers and Newport Village and market pressure to convert existing office space to residential uses. Further, there are specific elements of the 2012 Beauregard Plan that need updating, including the Seminary-Beauregard intersection, requests for some land use reconfiguration, such as on the Monday Properties site, and the developer contributions policy. Staff believes that a planning update for this area of the City is the highest small area planning priority and should begin in FY 2023.

Staff resources to conduct the proposed long-range planning work described above will be at capacity throughout FY 2023 and a portion of FY 2024. When staff begins discussion of the FY 2024-25 work program, potential next planning efforts in the queue may include the Duke Street Plan Update and possible citywide planning work, pending the outcomes of the Vision Planning process.

City Council approves practical updates to the Zoning Ordinance on a regular basis. In addition to these, and until a broader Zoning Ordinance update is considered, Zoning staff will study, solicit public input, and bring a variety of higher-level **Zoning Ordinance Text Amendments** to hearing in FY 2023. The amendments are meant to streamline and modernize rules and regulations which regulate development and uses throughout the City and have been identified by City Council, Planning Commission, City staff, developers, and citizens.

In addition, Staff will continue the **Zoning for Housing** initiative to pursue a variety of regulatory initiatives to expand the production and affordability of housing in Alexandria. The project began at the start of FY 2021 to help the City meet its target of 2,250 additional committed and workforce level housing units by 2030 under the 2019 Regional Housing Initiative (RHI) and adopted by City Council Resolution in March 2020. A Prioritization Plan for Phase II (FY 23-24) and Phase III (FY 24-25) studies will be brought to the Planning Commission and City Council in fall 2022.

FISCAL IMPACT: Work program items proposed for FY 2023 have City or grant funding identified.

ATTACHMENTS:

1. FY 2023 Interdepartmental Long-Range Planning Work Program (“Bar Chart”)
2. FY 2023 Project Descriptions

STAFF:

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ATTACHMENT 1 FY 2023 Long Range Planning Interdepartmental Work Plan

Jun-22

 Internal Staff Work Community Engagement Public Hearing

MAJOR PLANS/PROJECTS		CY 2022		CY 2023				CY 2024			
		FY 2023				FY 2024				FY 2025	
		Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
PZ LED											
1	Vision Plan (PZ, TES, RPCA, Housing, OCPI, DCHS)										
2	Alexandria West and Beuaregard Plans Update (PZ, TES, Housing, RPCA, AEDP)										
3	Eisenhower East CDD Update (PZ, TES, RPCA, Housing)										
4	Eisenhower West CDD (PZ, TES, RPCA, Housing)										
5	Zoning Text Amendments (PZ, Code, TES)										
6	Zoning for Housing - Phase II - FY 23-24 (PZ, Housing)										
7	Arlandria Zoning Implementation (PZ, TES, Housing)										
TES LED											
8	FEMA Floodplain Remapping and Ordinance Revisions/Effective Changes (TES, PZ, OH)										
9	Water Quality Management Update Supplement to the Master Plan (TES, PZ)										
10	Stormwater Management Resiliency Master Plan (TES, PZ, DPI, OEM)										
11	Chesapeake Bay Ph3 TMDL 100% Action Plan (TES, DPI, PZ, GS, ACPS)										
12	Duke Street Transitway (Conceptual Planning, Environmental & Design) (TES, DPI, PZ)										
13	Lower King Street Closure (TES, PZ, DPI, RPCA)										
14	Beauregard Ellipse Analysis & Concept Design (TES, PZ)										
15	Update City's Multimodal Transportation Study Guidelines and Standards										
16	Curbside Management for Food Trucks (TES, PZ, CAO)										
17	Parking Standards Evaluation & Update (TES, PZ, OH)										
RPCA LED											
18	Public Open Space Policy Plan (RPCA, PZ, TES, DPI)										
19	Action Plan for Vibrancy & Sustainability at Torpedo Factory Art Center (CMO, RPCA, GS, AEDP, PZ)										
20	Recreation Center Facilities Standards and Landscape Plans (RPCA)										
21	Urban Forestry Master Plan Update (RPCA, PZ, TES)										
22	Parks and Recreation Master Plan Update (RPCA, PZ, TES)										
23	Citywide Parks Improvement Plan Update (RPCA, PZ, TES)										
24	Dog Park Master Plan Update (RPCA, TES, DPI, PZ)										
25	Cameron Run Regional Park Feasibility Study (RPCA, TES, PZ)										
OH LED											
26	ARHA Master Plan Site #1 (ARHA, Housing, PZ)										
27	Housing Master Plan Update (Housing, PZ)										
DPI LED											
28	Supporting Alternative Delivery Methods for Public Facilities (CMO/DPI/P&Z)										
29	Project Management Standards (DPI, TES, OMB, GS, RPCA, P&Z)										
OHA GS											
30	Freedom House Planning (OHA, DPI, GS)										
31	Energy and Climate Change Action Plan (GS, TES, PZ, RPCA, OPI, Housing, Code, OMB, Finance, ACPS)										
32	Climate Heat Vulnerability Assessment & Planning (GS, TES, PZ, RPCA, OPI, OH, DCHS, Fire, APD, Code, OMB)										
ONGOING PLAN IMPLEMENTATION AND OTHER PROJECTS											
PZ LED											
33	Arlandria-Chirilagua Plan (PZ, RPCA, Housing, TES)										
34	Braddock Plan (PZ, RPCA, Housing, TES)										
35	Beauregard Plan (PZ, DPI, TES, RPCA, Housing)										
36	Carlyle Vitality (PZ, RPCA, AEDP, Visit Alexandria, TES)										
37	Census, Forecasting and Demographics (PZ)										

Attachment 2

PROJECT DESCRIPTIONS

June 2022

FY 2023 Interdepartmental Long-Range Planning Work Program

Project descriptions for Major Plans and Projects in the FY 2023 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. Vision Plan (PZ, TES, Housing, RPCA, AEDP)

The purpose of this process is to develop a community vision to guide how Alexandria will meet the challenges of the future as the City approaches the three-century mark (1749 – 2049). The community conversation will discuss how the City has changed through history, the challenges we face, and create a community vision for how Alexandria will grow into a livable, green, and prospering city for all. An updated Vision for the future, with high-level planning principles, will be part of the Master Plan and inform future updates to Small Area Plans, the City's Zoning Ordinance, the land use chapter of the Master Plan, and other policy and regulatory documents.

2. Alexandria West Plan Update (PZ, TES, Housing, RPCA, AEDP)

This community planning process will update the long-term vision for the 1992 Alexandria West Plan, integrating and strategically updating the 2012 Beauregard Plan as part of the process. The Plan update will address potential redevelopment, consider potential land use changes and increased flexibility, implementation, infrastructure, and updates for consistency with City policies.

3. Eisenhower East CDD Update (PZ, TES, RPCA, Housing)

The Coordinated Development District (CDD) #2 and #11 zones were adopted in the late 1990s and the early 2000s to guide development in the City's Eisenhower East neighborhood to be consistent with the Eisenhower East Small Area Plan Chapter of the City's Master Plan. With the adoption of the 2020 Eisenhower East Small Area Plan, the CDD #2 and #11 zones no longer comply with the objectives and recommendations of the small area plan. Staff's work effort will include a text amendment to the CDD table in the zoning ordinance and working with the CDD property owners to update the CDD #2 and #11 concept plans and conditions, so the zones implement the recommendations outlined in the updated small area plan and adopt the newly developed CDD best practices.

4. Eisenhower West CDDs (PZ, TES, RPCA, Housing)

The Eisenhower West SAP adopted in November 2015, recommended establishing CDDs to guide the redevelopment and coordinate on neighborhood and plan-wide improvements. Several CDDs have since been approved, including #17 Landmark Gateway, #17a Cameron Park, #26 Public Storage/Boat US, #27 Greenhill/West Alexandria Properties, and #28 Greenhill South. CDD#26 Public Storage/Boat US at 80 acres, is the largest of the neighborhoods. This neighborhood includes industrial areas along Pickett Street at the Fairfax County border and the

former Vulcan Materials Company site south of Backlick Run. The approximately 18-acre Vulcan site is one of the largest parcels in the neighborhood and, if redeveloped, would provide nearly eight acres of open space along Backlick Run plus a variety of housing types and nonresidential uses. Staff will work with property owners to expand CDD#26 to achieve the uses, density, and infrastructure improvements identified by the SAP; coordinate with Fairfax County on the proposed Farrington Connector, a vehicular connection between Edsall Road and Fairfax County; advance the potential widening of the existing Van Dorn Street Bridge, if the multimodal bridge anticipated in the SAP is infeasible; conduct community outreach to design the road network between Edsall Road and Backlick Run; and design existing and potential park spaces on the north and south sides of the Run.

5. Zoning Text Amendments (PZ, TES)

City Council approves practical updates to the Zoning Ordinance on a regular basis. In addition to these, and until a broader Zoning Ordinance update is considered, P&Z staff will study, solicit public input, and bring a variety of higher-level Zoning Ordinance Text Amendments to hearing in FY 2023. The amendments are meant to streamline and modernize rules and regulations which regulate development and uses throughout the City and have been identified by City Council, Planning Commission, City staff, developers, and citizens. Those amendments include:

- **Small Business Updates:** With the changing business landscape, staff plans to study expanding by-right and Special Use Permit uses along King Street and Mount Vernon Avenue. This update will also include modernized hotel and lodging sections.
- **Accessory Structures:** Staff will study floor area ratio calculations for shade structures located on business storefronts, commercial and residential rooftop spaces, and playgrounds. Staff also plans to correct conflicting terminology for “accessory uses” versus “accessory structures.”
- **Sign Ordinance:** Staff have identified projecting signs and wall signs regulations which require clarification and simplification. Updates will include tabular information and visual images to help the user better understand regulations. Furthermore, staff plan to address gas station and electric vehicle charging signage as well as study potential regulations for murals.
- **Subdivision Regulations:** The subdivision section of the Zoning Ordinance is often difficult for staff, applicants, and the Planning Commission to understand. In addition to its subjective nature (i.e., the term substantial injustice) some sections are poorly written or outdated. Staff intends to study how other similar jurisdictions approach subdivisions and propose a modernized set of regulations.
- **King Street Outdoor Dining Standards:** With the expansion of outdoor dining in public rights of way, the recent closure of the 100 block of King Street, and the introduction of parklets and streeteries, staff has identified the need to update the King Street Outdoor Dining Standards to accommodate new forms of outdoor dining and broaden them to encompass the entire city.

6. Zoning for Housing (PZ, Housing)

This project includes a variety of regulatory initiatives to help expand the production and affordability of housing in Alexandria. The Zoning for Housing project began at the start of FY 2021 in large part to help the City meet its targets under the Washington Metropolitan Council of Government’s September 2019 Regional Housing Initiative (RHI) which were adopted by City

Council Resolution in March 2020. The RHI seeks to expand housing in the region by 75,000 new units over the next 10 years, with 75 percent of the new units designated for households of very low income to moderate income and which seeks to locate such housing near activity and transit zones. The City's allocation includes 2,250 additional units of committed affordable and workforce level housing by 2030 beyond what is produced or preserved pursuant to the Housing Master Plan. The Zoning for Housing project initiatives will be used in conjunction with other tools under the City's Housing Master Plan to expand housing and affordability.

To help coordinate and manage the multiple initiatives that are part of this effort, the City is following a multi-fiscal year Prioritization Plan. Phase I (FY 2021- 2022) initiatives which have been approved and which are being implemented so far including an Accessory Dwelling Units Policy and a Co-Living Housing Policy. A Density Bonus amendment related to height and an Accessory Dwellings amendment are anticipated to be completed in FY 2022; A Prioritization Plan for Phase II (FY 23-24) and Phase III (FY 24-25) studies will be brought to the Planning Commission and City Council in fall 2022. Examples of Phase II potential studies include a feasibility analysis of a possible Zoning Ordinance Rewrite, reconciliation of Town House Zones; streamlining of Coordinated Development District provisions; and review of Multi-family parking regulations. To ensure full community outreach for Phase II studies, the timing when individual initiatives come to hearing may vary and may overlap with the Phase III timeline.

7. Arlandria Zoning Implementation (PZ, Housing, TES)

The Arlandria-Chirilagua Plan recommends a new zone or modifications to an existing zone to implement the housing affordability incentives established by the Plan. After Plan adoption Staff will review and analyze options, and if a new zone is deemed necessary, the proposal will undergo a public process and approval by City Council. The Plan also recommends an amendment to the Zoning Ordinance to allow small-scale street vendors to sell items such as food, art, crafts, and other items within specified locations in the public right-of-way. The City will engage community stakeholders in developing the parameters of a new street vendor program. Potentially, a pilot program may be considered to provide an opportunity to experience the potential benefits and test the viability of such a program, as well as to help determine and refine the standards and parameters that would guide the program.

TES LED PROJECTS

8. FEMA Floodplain Remapping and Ordinance Revisions/Effective Changes (TES, PZ, OH)

The Federal Emergency Management Agency (FEMA) is performing a Flood Insurance Study to update the City's current floodplain maps. Updates are conducted periodically by FEMA to update floodplain maps, with the last updates in Alexandria occurring in 2011. The maps help set minimum floodplain standards to help communities build safely and resiliently, and they also determine the cost of flood insurance, which helps property owners financially protect themselves against flooding. Changes will affect some residential and commercial property owners, who may need to obtain coverage under a new flood insurance policy or alter existing policies. Properties newly added to the FEMA floodplain will be subject to floodplain development regulations. Owners of properties entering, leaving, and staying in the FEMA floodplains will be receiving notifications from the City, on behalf of FEMA. This effort is unrelated to recent flooding the city has experienced. The City is a partner in this process, but

FEMA develops the new maps and sets the process timeline. Preliminary Maps and a new Preliminary Flood Insurance Study were published by FEMA in September 2020. Before the new maps take effect in Fall 2022, residents will be invited to participate in a review and appeals process. The City's Floodplain Management Ordinance will need to be revised and accepted for the new maps to go into effect.

9. *Water Quality Management Update Supplement to the Master Plan (TES, PZ)*

This update is effectively an update to the City's Chesapeake Bay Preservation Plan of the City's Master Plan that was previously adopted in 2001. The need for the update is jointly precipitated by the need to bring the Plan to current requirements and to make changes noted in the recent review by the Virginia Department of Environmental Quality (VDEQ) of the City's Chesapeake Bay Act implementation and overall program. Minor changes will be made to the plan that will go through the requisite public engagement, Planning Commission, and City Council approvals following inter-departmental collaboration.

10. *Stormwater Management Resiliency Master 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 these large capital projects can provide a mix of conveyance and storage options to achieve long-term solutions to flooding issues. As part of the City's Flood Action Alexandria initiative and broader climate change impacts beyond extreme weather events, resiliency planning will look holistically at the stresses the City faces and work 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, and will consider revisions to existing ordinances, policies, and procedures to create a more resilient Alexandria.

11. *Chesapeake Bay Phase 3 Total Maximum Daily Load (TMDL) 100% Action Plan (TES, DPI, PZ, GS, ACPS)*

The Phase 3 Chesapeake Bay Total Maximum Daily Load (TMDL) 100% Action Plan is to comply with remaining 60% pollutant reductions to clean up the Bay under the "Chesapeake Bay TMDL special condition" to be incorporated into the 2023 – 2028 General Virginia Pollution Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4) No. VAR040057. The upcoming 5-year MS4 permit is currently under development to be subsequently issued to the City of Alexandria (City) in 2023. The "Bay Cleanup Mandates" are enforced through three 5-year MS4 permit cycles. The MS4 permit required the City to implement stormwater treatment best management practices (BMPs) sufficient to achieve 5% of the reduction targets for the first 5-year permit (2013-2018). The City's current MS4 general permit effective November 1, 2018 through June 30, 2023 requires implementation of practices to achieve an additional 35% or 40% of total reduction targets during the second 5-year permit by 2023. The anticipated MS4 general permit effective for the July 2023 - June 2028 timeframe will require the remaining 60%, or 100% total of the reductions, be met by the end of the third permit cycle (2023-2028), no later than by June 2028.

Development of the Plan will include cross-functional collaboration to finalize and begin implementation of the plan by the anticipated July 2023 timeframe.

12. Duke Street Transitway Environmental Planning and Concept Design (TES, DPI, PZ)

The Duke Street Transitway is included in the City's Transportation Master Plan (2008), and further studied in the Transitway Corridors Feasibility Study (2012), where the mode and alignment were recommended. In 2018, the project received \$12 million of NVTa Regional funds toward environmental planning and design. The project received an additional \$75 million in NVTa regional funds for right-of-way and construction in 2020. The Duke Street Transitway project kicked off in June of 2021 with a visioning and planning phase to create the concept for the transportation elements of the corridor, focusing on transit and access to the transit system. This project will help establish the transportation goals for the corridor. This effort is intended to be coordinated with the future Duke Street Area Plan Update. This project will advance Alexandria's Environmental Action Plan 2040 goals, the City's Alexandria Mobility Plan and the Alexandria Transit Vision.

13. Lower King Street Closure (TES, PZ, DPI, RPCA)

The Lower King Street Closure project includes the engagement, design, and construction of a redesign for the recently closed 100 block of King Street. This project will include coordination with other waterfront improvements, particularly those related to stormwater management. Through this project, the street section will be redesigned to create a new pedestrian-oriented plaza. Additionally, building on the success of the closure of the 100 block of King Street and responding to requests from the business community, staff will also evaluate the closure of the Unit block of King Street as part of this effort. Staff anticipate closing the Unit block as pilot project in spring 2022. Staff will review the outcomes and community response to this closure and determine a more permanent closure should be incorporated into the redesign planned for the 100 block. Engagement from the business and residential communities will be included early in the process prior to developing a concept plan and ultimately the final site plan.

14. Beauregard Ellipse and Pedestrian Safety Improvement Analysis (TES, PZ)

The Seminary Road and N. Beauregard St. Intersection Improvement Study will evaluate the previously proposed Ellipse design for the Seminary Road and N. Beauregard intersection, with updated travel data and land use development expectancy, as well as explore other alternative designs that would address the projected traffic conditions while emphasizing multi-modal accommodations and safety. This project will also evaluate nearby intersections such as Seminary Road/Mark Center Drive and recommend proposed improvements.

15. Update City's Multimodal Transportation Study Guidelines and Standards (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.

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. *Parking Standards Evaluation & 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.

RPCA LED PROJECTS

18. *Public Open Space Policy Plan (RPCA, P&Z, TES, DPI)*

This project aims to implement the Environmental Action Plan and Open Space Master Plan goal to increase the publicly accessible open space quantity and improve its environmental quality, management, and social benefits. Action items will include re-assessment of the methodology, policies, and tools for evaluating future publicly accessible open space sites, whether through acquisition, easements, or development.

19. *Action Plan for Vibrancy & Sustainability at Torpedo Factory Art Center (RPCA, GS)*

Based on the recommendations of prior studies and the current Art Center management, this Action Plan is designed to achieve priority results and outcomes to establish a foundation for a renewed Torpedo Factory Art Center. The goal is to improve the operations, sustainability, and vibrancy of the Art Center while also broadening and deepening its connections to the community and its diversity, and re-configuring a to-be-determined amount of first-floor spaces to create a more dynamic public experience. The Plan will be reviewed by City Council in 2021 and is anticipated to be a 3-5-year implementation process.

20. *Recreation Center Facilities Standards and Landscape Plans (RPCA)*

This project will develop a Recreation Center Standards Manual and Recreation Center Landscape Plan. The manual, using the parks standards manual as an example, will provide an easy guide for rec center staff, designers, and general services when upgrading center spaces. The scope of work includes selection and documentation of furnishings, fixtures, and equipment (FF&E), color and design palettes, and entrance amenities for Recreation Centers. The manual will be focused on the customer experience in order to create environments that encourage social interaction, are safe, and vibrant. It will also consider the durability of the FF&E in order to be efficient with future purchases and can be easily maintained, and inform the future FF&E projects in the CFMP. Consistent with RPCA's Park Plans, the plan will also look at the exterior grounds of the recreation centers to identify areas for capital improvement.

21. *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 Fall 2023. This program is identified as an action to advance Alexandria's Environmental Action Plan 2040 goals.

22. Parks and Recreation Master Plan (RPCA, PZ, TES)

In 2022, 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 10 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.

23. 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 every ten years to reflect changing community and infrastructure needs. The next update will occur in 2024.

24. Dog Park Master Plan Update (RPCA, TES, DPI, PZ)

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.

25. Cameron Run Regional Park Feasibility 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 consultant will facilitate a community-driven public planning process to 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 2017 feasibility study identified a range of options from a conversion to a full natural site to a multi-use active recreation park with aquatic facility. Costs to implement the 2017 options ranged from \$1.7 million to \$26.0 million. The project will provide updated conceptual plans, a park management plan and implementation strategies beginning in 2029.

OFFICE OF HOUSING LED PROJECTS

26. ARHA Master Plan – Redevelopment Site 1 (ARHA, Housing, PZ)

ARHA has selected a development partner for the 66-unit Samuel Madden site and proposed a a mixed-income, mixed use development concept incorporating approximately 500+ rental units

and commercial space for day care and other retail uses. The first opportunity to apply for tax credits, if the development is approved, including a Section 106/historical review process, is March 2023. In addition to Madden, ARHA's workplan includes the refinancing of the Chatham Square and Braddock, Whiting, and Reynolds developments and the potential renovation and/or redevelopment of Ladrey Senior Highrise. ARHA is currently interviewing potential development partners for the Ladrey project.

27. Housing Master Plan Update

Housing will begin internal staff work to update the 2013 Housing Master Plan (HMP) which sunsets in 2025, pursuant to City Council Strategic Priorities established, policies resulting from the Zoning for Housing Initiative, and other tools and strategies yet to be studied. The HMP target of new affordability in 2,000 units by 2025 was recently attained with the preservation of two projects in Arlandria (ParcVue Apartments and Parc Square Apartments) and approval of two AHDC project (Seminary Road and Arlandria). With the new RHI target increasing the goal by 2,250 additional affordable and workforce units to be established through 2030, the City's HMP update will address specific topics such as inclusionary zoning, affordable homeownership, strengthening housing access and equity, green building tools and resources to increase energy efficiency and enhance housing affordability, colocation and P3s for housing, senior housing/housing plus care models, asset management and enhanced tenant protections and empowerment.

DEPARTMENT OF PROJECT IMPLEMENTATION

28. Supporting Alternative Delivery Methods for Public Facilities (CMO/DPI/P&Z)

The City is increasingly utilizing alternative delivery methods (such as Design/Build and Public Private Partnerships) for large facility and infrastructure projects. The City's land use approval processes have evolved to support more traditional delivery methods such as Design/Bid/Build. A staff team evaluated best practices and lessons learned from internal experience as well as from other communities that are leaders in alternative project delivery methods to facilitate and streamline the implementation of these methods and ensure streamlined approaches continue to deliver projects in conformance with the City's policies, plans and standards. This work is in coordination with other efforts to improve efficiency and schedules for delivery of the City's Capital Improvement Program (CIP). The initial process of benchmarking and planning discussions is complete. The next step is collaboration on the next alternative delivery project (Waterfront) - development of the RFP to identify land use approval and City review processes that will complement the design-build timeline and strategies.

29. Project Management Standards (DPI, TES, OMB, GS, RPCA, P&Z)

The City is undertaking an initiative to develop common Project Management Standards for use in delivery of CIP projects. The initiative includes development of standard project management processes, common tools to support management and governance, and robust training for our project managers. The goal is to develop professional project managers and a culture of project management excellence, which will result in projects delivered per the agreed scope, schedule, budget, and objectives.

OFFICE OF HISTORIC ALEXANDRIA AND GENERAL SERVICES

30. 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.

31. Energy and Climate Change Action Plan (GS, TES, PZ, RPCA, OPI, Housing, Code, VDH/AHD, OMB, Finance, ACPS)

This project convenes a multidisciplinary Energy and Climate Change Task Force to provide guidance to City staff's update of the City's Energy and Climate Change Action Plan. The Plan will include recommendations for specific policies and programs – including implementation pathways, funding, and partnership strategies – to achieve aggressive emissions reductions targets by 1) increasing of renewable energy production and availability for City residents and businesses; 2) working to curtail consumption of fossil fuels; and 3) engaging Alexandria residents and businesses in emissions-reducing actions. The Energy and Climate Change Plan will include identifying and evaluating primary community climate vulnerabilities, opportunities to focus equity-centered climate adaptation and resiliency policies and practices, and consider the leverage of climate change action solutions to support the City's fundamental economic development goals. This program is identified as a key program to advance Alexandria's Environmental Action Plan 2040 goals.

32. Climate Heat Vulnerability Assessment and Planning (GS, TES, PZ, RPCA, OPI, Housing, DCHS, Fire-EM, APD, Code, VDH/AHD, OMB, Finance, ACPS)

This project completes a climate heat vulnerability assessment of community and infrastructure systems, including evaluating the vulnerabilities and risks to the City and community's financial and social-welfare resulting from climate change caused extreme heat and urban heat island effects. Planning to include consideration of urban design considerations, and public health and emergency response guidance. This program is identified as a key program to advance Alexandria's Environmental Action Plan 2040 goals.

Ongoing Implementation – new project highlights:

Project #75: Electric Vehicle Charging Infrastructure Strategy (EVRS) (DGS, TES, PZ, RPCA, Code, DASH, ACPS)

This initiative implements the community electric vehicle charging infrastructure strategy roadmap to anticipate needs of community members, workplaces, and visitors in the transition from conventional-fueled vehicles to electric vehicles. The EVRS was adopted by City Council in April 2021 and as funding and staffing resources allow, this initiative includes implementation of EVRS recommendations for publicly-accessible charging infrastructure and charging infrastructure options; updated, or new zoning, permitting, or development processes and requirements; language to promote and anticipate electric vehicle charging needs; and policies, approaches, and synergies for locating electric vehicle charging infrastructure at

businesses, multi-unit dwellings, single-family homes, right-of-way, and other locations. Synergies with the City’s electric vehicle initiatives, DASH zero emission bus projects, and other mobility strategies are taken into consideration. This program is identified as a key program to advance smart mobility and Environmental Action Plan 2040 goals. An inter-departmental implementation working group for consideration of placement of charging infrastructure on public property will prioritize according to location and funding needs considerations.

Project #76: Commercial Property Assessed Clean Energy (C-PACE) Program (DGS, Finance, AEDP, City Attorney, P&Z, Housing, TES, Code)

A Commercial Property Assessed Clean Energy (C-PACE) program supports sustainable economic development opportunities by leveraging unique local government tax authority to facilitate private capital markets to incentivize the implementation of high performing energy and water systems in the commercial real estate sector – new and existing building – to generate local economic development, environmental, historical preservation/conservation, green building, preservation of housing affordability through enhanced energy efficiency, and resiliency benefits for local jurisdictions. This program is identified as a key program to advance Alexandria’s Green Building Policy and Environmental Action Plan 2040 goals. This initiative includes community engagement with members of the real estate, lending, and contractor communities. Ordinance adopted by City Council in November 2020 and program launched in September 2021 with a program administrator support. Due to statutory changes offering technical and programmatic opportunities, ordinance amendments will be sought in Fall.