

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 4, 2021

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR OF PLANNING

SUBJECT: FY 2022 INTERDEPARTMENTAL LONG-RANGE PLANNING WORK PROGRAM

ISSUE: What planning work priorities should be established for FY 2022?

RECOMMENDATION: That Planning Commission recommend adoption of the proposed Long-Range Planning Interdepartmental Work Program for FY 2022.

BACKGROUND: In January 2021, the Planning Commission and the City Council provided input on the Draft FY 2022 Long Range Planning Interdepartmental Work Program to help inform the FY 2022 budget and the final FY 2022 Work Program. The final FY 2022 work program is provided as Attachment 1 (“Bar Chart”) and project descriptions are provided in Attachment 2. Background on development of the annual work program as well as previous years’ work programs can be found at www.alexandriava.gov/planning.

DISCUSSION: The following sections provide highlights of the major planning efforts and priorities scheduled for FY 2022 and indicate primary revisions to the work program since it was presented earlier this year.

Completion of Major Plans Underway

Alexandria Mobility Plan (AMP): The AMP, a strategic update to the 2008 Transportation Master Plan, will ensure that transportation in the city continues to serve the needs of residents, businesses, and visitors as the region grows and new technology adds to the ways we get around. After a two year engagement process beginning in summer 2019, the [draft Alexandria Mobility Plan](#) was made available for public comment in March. Public hearing on the final plan is anticipated for Fall 2021.

Sanitary Sewer Master Plan: This update to the Sanitary Sewer Master Plan was initiated in 2019 to update the 2013 plan and will incorporate population and growth projections from small area plan updates to update sewer hydraulic and financial models. The plan will also incorporate the results of sewer user fee and connection fee studies and will provide recommendations to inform the Sanitary Sewer CIP. Finally, the plan will address the recent flooding events in 2019

and 2020 that resulted in sanitary sewer back-ups and will include specific recommendations to help reduce the potential for back-ups. Public outreach to gain feedback on the plan is proposed for Summer 2021 with public hearing in Fall 2021.

Arlandria Chirilagua Plan Update: In Spring 2020, after the emergence of the COVID-19 pandemic, City Council directed staff to prioritize Arlandria-Chirilagua planning and housing affordability. Draft recommendations on housing affordability were shared with the community, stakeholders, Planning Commission, and City Council in April. Community engagement on the remaining plan topics will resume in May with final plan adoption in Fall 2021.

Planning / Implementation of Major Redevelopment Sites

OTN Power Plant: Hilco, the new owner of the former Pepco/Mirant/NRG power plant site in Old Town North, has begun the process for redeveloping this important Old Town North site with the expectation of implementing the vision of the Old Town North SAP. The approvals that will be required are a CDD concept plan followed by Development Special Use Permits. Hilco intends to submit a CDD concept plan and rezoning request in July 2021, with hearings anticipated in late spring 2022.

North Potomac Yard: Implementation of the North Potomac Yard Plan will continue with the construction of the Potomac Yard Metrorail Station and associated pavilions. Final Site Plan review has commenced for Phase I infrastructure, buildings and open spaces to facilitate construction of the approved projects.

Landmark: The community process for the redevelopment of the former Landmark Mall implementing the recently approved Plan began in January and will wrap up in May-June. The proposal includes a four million-square-foot community and medical campus anchored by a relocated and expanded Alexandria Hospital. The site would include residential, retail, commercial and entertainment offerings integrated into a cohesive neighborhood with a central plaza, a network of parks and public spaces, a new fire-EMS station co-located with affordable housing, and a transit hub serving bus rapid transit, DASH, and Metrobus. After June/July public hearings, next steps will include an Infrastructure DSUP and Final Site Plan starting this summer through the end of 2022. Construction of the first buildings, including the hospital, is anticipated to begin in 2023 with occupancy in 2027-8.

Community Engagement

Community Engagement Principles/Practices Post Pandemic: While the shift to online engagement during the pandemic has in some ways expanded the City's capabilities and reached new stakeholders, the lack of equitable access to digital forums for public decision-making continues to be a challenge the City must address through special outreach to historically marginalized populations. This review and update of the City's community engagement principles and practices will focus on equity in engagement. As we emerge toward a new normal, departments leading and supporting community engagement initiatives will collaborate on updated engagement protocols that consider both gained efficiencies and necessary changes for in-person and online engagement and how we will ensure that these efforts can result in more

equitable outcomes. The update will reinforce and build on the City's existing principles of engagement established in the What's Next Alexandria Civic Engagement Handbook. The draft update will be shared for community review and feedback followed by City Council adoption in late 2021.

Sequencing of Upcoming Planning Efforts

The next major small area planning effort to be undertaken after Arlandria-Chirilagua will be the Duke Street Vision Plan, anticipated to begin in early FY 2023. This process will engage the community in developing a long-term vision for the corridor after substantial completion of the transportation planning initiatives that are already underway for Duke Street. The long-term vision will establish updated guidance for redevelopment sites and address community needs, infrastructure needs, affordable housing, open space, and economic development.

The planning effort to follow the Duke Street Vision Plan will be determined as part of the FY 2023 Long Range Planning Work Program. In the Fall, Staff will study and make a recommendation on the sequencing of the Alexandria West and Del Ray Plans, considering community needs and priorities, infrastructure, and anticipated timing and location of future redevelopment sites. City Council will consider the recommendation at its January 2022 discussion of the work program. The first plan would begin in mid- to late-FY 2023, followed the second in late FY 2023.

An update to the Alexandria West Plan would provide an updated vision for this portion of the City, considering potential land use changes, flexibility, implementation and bringing the plan up to date with recent City policies. The Mount Vernon Avenue-Del Ray Plan update would generally focus on the business district and update guidelines for redevelopment sites, pedestrian safety and accessibility, the open space network, and historic preservation.

FISCAL IMPACT: The proposed FY 2022 work program takes into account the resources allocated to the recommended planning initiatives in City Council's proposed FY 2022 Budget, including the FY 2022 to FY 2031 Capital Improvement Program.

ATTACHMENTS:

1. Revised FY 2022 Interdepartmental Long-Range Planning Work Program (Bar Chart)
2. Project Descriptions

STAFF:

Karl W. Moritz, Director, Planning & Zoning
Yon Lambert, Director, Transportation and Environmental Services
James Spengler, Director, Recreation, Parks and Cultural Activities
Jeremy McPike, Director, General Services
Gregg Fields, Director, Department of Code Administration
Helen McIlvaine, Director, Office of Housing
Stephanie Landrum, President and CEO, AEDP
Carrie Beach, Division Chief, Planning and Zoning

ATTACHMENT 1 FY 2022 Long Range Planning Interdepartmental Work Plan
(May 2021)

Internal Staff Work

Community Engagement

Public Hearing

MAJOR PLANS/PROJECTS		CY 2021				CY 2022				CY 2023				CY 2024			
		FY 2022				FY 2023				FY 2024				FY 2024			
		Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun	Q1 Jul-Sep	Q2 Oct-Dec	Q3 Jan-Mar	Q4 Apr-Jun
PZ LED																	
1	Arlandria-Chirilagua Plan Update (PZ, TES, Housing, RPCA, AEDP)																
2	Community Engagement Principles/Practices Post Pandemic (PZ, CMO, TES, RPCA, Housing, OCPI, CAO, ITS)																
3	Citywide Economic Recovery Project - Pandemic Response (PZ, AEDP, TES, RPCA, Health, Police, VisitAlex)																
4	Zoning for Housing (PZ, Housing) (includes RMF Zone Analysis, 7-700 refinements, colocation, others)																
5	Old Town North Power Plant CDD (PZ, TES, Housing, RPCA, AEDP)																
6	City Strategic Plan Update (PZ, TES, RPCA, Housing, OCPI, DCHS)																
7	Market Square Plaza and Garage Structural Repairs and Re-visioning (GS, PZ, TES, RPCA, Health)																
8	Duke Street Vision Plan (PZ, TES, Housing, ARHA, RPCA, AEDP)																
9 or 10	Alexandria West Plan Update (PZ, TES, Housing, RPCA, AEDP)																
9 or 10	Mount Vernon Ave. Del Ray (PZ, TES, Housing, RPCA, AEDP)																
TES LED																	
11	Alexandria Mobility Plan (TES, PZ, ITS, RPCA, APD, AFD)																
12	Sanitary Sewer Master Plan Update (TES, AlexRenew, DPI, RPCA, PZ)																
13	Mt. Vernon Avenue North (TES, PZ)																
14	Beauregard Ellipse and Pedestrian Safety Improvement Analysis (TES, PZ)																
15	Route 1 Metroway Extension (Environmental Planning / Concept design) (TES, PZ, DPI)																
16	Duke Street Transitway (Visioning, Conceptual Planning, Environmental & Design) (TES, DPI, PZ)																
17	Storm Sewer Flooding and Capacity Projects Prioritization and Implementation Plan (TES, DPI)																
18	Upper King Street- Bradlee Feasibility study (TES, PZ, DPI)																
19	FEMA Floodplain Remapping (TES, PZ, OH)																
RPCA LED																	
20	Public Open Space Policy Plan (RPCA, PZ, TES, DPI)																
21	Urban Forestry Master Plan Update (RPCA, PZ, TES)																
22	Dog Park Master Plan Update (RPCA, TES, DPI, PZ)																
23	Parks and Recreation Master Plan Update (RPCA, PZ, TES)																
24	Recreation Center Facilities Standards and Landscape Plans (RPCA)																
25	Action Plan for Vibrancy & Sustainability at Torpedo Factory Art Center (RPCA, GS)																
26	Citywide Parks Improvement Plan Update (RPCA, PZ, TES)																
OH LED																	
27	Coordinated Community Post-COVID-19 Recovery Plan (DCHS, Housing, AHD, etc.)																
28	Inclusionary Zoning Policy Feasibility Analysis (PZ, Housing)																
29	ARHA Redevelopment/Preservation – Sites #1 and #2 (ARHA, Housing, PZ)																
30	Housing Master Plan Update (Housing, PZ)																
OHA GS																	
31	Freedom House Planning (OHA, DPI, GS)																
32	Energy and Climate Action Plan (GS, TES, PZ, RPCA, OPI, Housing, Code, OMB, Finance, ACPS)																
33	Climate Vulnerability Assessment (GS, TES, PZ, RPCA, OPI, OH, DCHS, Fire-EM, APD, Code, OMB, Finance, ACPS)																

ONGOING PLAN IMPLEMENTATION AND OTHER PROJECTS																				
PZ LED																				
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)																			
38	Eisenhower East Plan (PZ, Housing, TES, RPCA, DPI)																			
39	Eisenhower West-Landmark/Van Dorn Plan, Landmark Mall (PZ, TES, DPI, RPCA, Housing)																			
40	North Potomac Yard Plan (PZ, TES, RPCA, Housing, AEDP)																			
41	Oakville Triangle Corridor Plan (PZ, TES, RPCA, Housing, AEDP)																			
42	Old Town North Plan (PZ, TES, RPCA, Housing, AEDP, OHA)																			
43	Small Business Zoning Updates (PZ)																			
44	South Patrick St Housing Affordability (Ph I Heritage at Old Town/Tenant Relocation) (PZ, Housing, TES, RPCA, DPI)																			
45	South Potomac Yard Plan (PZ, TES, RPCA, Housing)																			
46	Waterfront Plan (DPI, PZ, RPCA, TES)																			
47	Zoning Text Amendments (PZ)																			
	TES LED																			
48	Beauregard Ellipse Analysis (TES, PZ)																			
49	Chesapeake Bay 40% Total Maximum Daily Load (TMDL) Action Plan (TES, DPI, RPCA, GS, PZ)																			
50	Four Mile Run Flood Protection (TES)																			
51	Green Infrastructure Program Policy (TES)																			
52	Green Sidewalks Best Management Practice (BMP) Design Guidelines Update (TES, PZ, RPCA, DPI)																			
53	Noise Code Revision (TES)																			
54	Oronoco Outfall Remediation (TES)																			
55	Parking Technologies (TES)																			
56	Parks Plans Implementation - Citywide and Neighborhood (RPCA)																			
57	Regional Transportation Initiatives (TES)																			
58	Sanitary Sewer/CSO Long Term Control Plan (TES, AlexRenew, DPI, RPCA, PZ)																			
59	Smart Mobility Initiative (TES, ITS, DASH, OEM, APD)																			
60	Stormwater Utility Program (TES)																			
61	Stream Restoration Initiatives and Pond Rehab (TES, DPI, RPCA)																			
62	TDM and TMP Programs (TES)																			
63	Transit Vision Study (TES, DASH, PZ)																			
64	Vision Zero Action Plan and Complete Streets Program (TES, PZ, APD, AFD)																			
65	WasteSmart Strategic Plan (TES)																			
66	Wayfinding (TES, PZ, RPCA)																			
67	West End Transitway Design - TSM and Southern Towers (TES, DPI)																			
	RPCA LED																			
68	Fort Ward Management Plan Implementation (RPCA, OHA)																			
69	Open Space Master Plan Implementation (RPCA)																			
70	Public Art Implementation Plan (RPCA, PZ, TES, GS)																			
	OH LED																			
71	Housing Master Plan/Regional Housing Initiative (Housing, PZ, GIS, ARHA, TES,Code, GS, ACPS)																			
	Development/Preservation: Seminary Road, Arlandria, Parcview II, CLI - Elbert, ARHA Year 15 refinancings & Site 1, Waypoint																			
72	Enhanced Tenant Protection and Relocation Policy (Housing)																			
73	Framework for Mixed Income Assisted Living (Housing)																			
74	Equity in Housing and Community Development - Checklist																			
	GS LED																			
75	Electric Vehicle Charging Infrastructure Strategy (DGS, TES, PZ, RPCA, Code, DASH, ACPS)																			
76	C-PACE Program (DGS, Finance, AEDP, City Attorney, PZ, Housing, TES, Code)																			

Attachment 2 (May 2021)

PROJECT DESCRIPTIONS

FY 2022 Interdepartmental Long-Range Planning Work Program

Project descriptions for Major Plans and Projects in the FY 2022 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. Arlandria-Chirilagua (PZ, TES, Housing, RPCA, AEDP)

Staff began the preliminary “Listening Phase” of the process to update the two Mount Vernon Avenue Plans covering Del Ray and Arlandria in Fall 2019. After the emergence of the COVID-19 pandemic, it was determined that the project should be divided into two phases starting with Arlandria-Chirilagua, to ensure appropriate community engagement opportunities for both neighborhoods, and to prioritize issues of greater urgency in Arlandria. External work on the Plan was suspended for some time until safe in person engagement could be conducted outside over the summer and fall. Draft recommendations on the first topic, housing affordability, are being shared with the community and stakeholders in Spring 2021, so that expectations to guide future development can be established early. Community engagement on the remaining plan topics will occur in the spring and summer, with final plan adoption in Fall 2021.

2. Community Engagement Principles/Practices Post Pandemic (PZ, CMO, TES, RPCA, Housing, OCPI, CAO, ITS)

The COVID-19 pandemic abruptly shifted nearly all forms of civic engagement to online formats. While the shift to online engagement is expanding the City’s capabilities and reaching new stakeholders, there are important elements of community engagement that are not possible to duplicate online, and there isn’t equal access to digital forums for public decision-making. Phase 1 focused on establishing guidelines and protocols for online engagement early in Fall 2020. Phase 2 will focus on equity in engagement. As we emerge toward a new normal, departments leading and supporting community engagement initiatives will collaborate on updated engagement protocols that consider both gained efficiencies and necessary changes for in-person and online engagement and how we will ensure that these efforts can result in more equitable outcomes. The update will reinforce and build on the City’s existing principles of engagement established in the *What’s Next Alexandria Civic Engagement Handbook*: Respect, Inclusiveness and Equity, Transparency, Early Involvement, Easy Participation, and Meaningful Dialogue. The draft update will be shared for community review and feedback followed by City Council adoption in late 2021.

3. Citywide Economic Post-COVID-19 Recovery Project - Pandemic Response (PZ, AEDP, TES, RPCA, AHD, Police, VisitAlex)

This project is developing and implementing a series of relief initiatives through Fiscal Year 2022, and beyond if appropriate, to help Alexandria businesses and commercial property owners recover from the loss of revenue and instability created by COVID-19. At least 12.7% of City revenues is directly attributable to consumption in Alexandria businesses and COVID-19 has

already negatively impacted the City's revenue collection by an estimated \$100 million + in lost Meals, Transient Lodging, Business License, and Sales taxes. Following the direction of the Mayor and City Council, the rescue and stabilization of small businesses throughout the City has been prioritized. Tactics may include delayed taxes, developing strategies to get vacant restaurant and retail space leased, grants to businesses and changes to a variety of regulatory policies to ease and encourage business in the City, all deployed as quickly as possible while maintaining transparency and accountability. The project will also analyze and make recommendations on criteria for office to residential conversions, considering locations for retaining planned and existing office uses.

4. 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. The Regional Initiative 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. Alexandria's target under the Regional Initiative is 1,165 housing units per year which represents 325 units above its normal annual housing production level for all income groups. The total units of new commitment and workforce housing after the 10 years for Alexandria is anticipated to be 2,250 units. The Zoning for Housing project initiatives, if approved, 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 currently following a FY 2021 through FY 2023 Prioritization Plan. An Accessory Dwelling Units Policy was studied, publicly reviewed, and adopted by the City Council in mid-FY 2021 (Phase I). Examples of other studies anticipated in Phase I for community engagement and possible City Council consideration by July 2021 include a Co-Housing/Co-Living Housing Policy and a Density Bonus amendment related to height. FY 2022 (Phase II) studies include an Inclusionary Zoning Policy initiative; a Townhouse Zones Consistency Policy initiative; a Feasibility Analysis of a potential Zoning Ordinance Rewrite; Study of the application of the RMF Zone; Uneven FAR allowances in Mixed-Use Zones; Review of the Multi-family Parking Regulations; and a Review of Open Space Regulations for consistency. FY 2023 (Phase III) studies include a look at a possible expansion of housing types in single family zones; single family parking regulations; industrial zones for certain types of residential use and more. To ensure full community outreach, the timing when individual initiatives come to hearing may vary, and may fall into the following fiscal year.

5. Old Town North Power Plant CDD (PZ, TES, Housing, RPCA, AEDP)

Hilco, the new owner of the former Pepco/Mirant/NRG power plant site in Old Town North, has begun the process for redeveloping this important Old Town North site with the expectation of

implementing the vision of the Old Town North SAP. The approvals that will be required are a CDD concept plan followed by Development Special Use Permits. Hilco intends to submit a CDD concept plan and rezoning request in July 2021, with hearings anticipated in late spring 2022. Community outreach, coordinated between Hilco and the City, began in winter 2021.

6. City Strategic Plan Update (PZ, TES, RPCA, Housing, OCPI, DCHS)

The City's Strategic Plan for Fiscal Years 2017 through 2022 was adopted by the Alexandria City Council in 2017. The Strategic Plan is a tool to guide the City and community toward a collectively envisioned future for the city. City staff and City Council consider the Strategic Plan when developing, implementing or reviewing programs and services, and in considering requests for fiscal resources. As the Plan's timeframe ends in FY 2022, the Plan will be evaluated and updated through a community process in FY 2022 to guide the next six-year period. Executing this community process will require additional funding early in FY 2022.

7. Market Square Plaza and Garage Structural Repairs and Re-visioning (GS, PZ, TES, RPCA, Health)

The current Market Square Plaza, which includes the multi-story underground garage and the fountain, was constructed in 1966 after the City of Alexandria acquired the full block of commercial structures located on Sharpship Alley adjacent to the City Hall south entrance and demolished the existing buildings. This project will address necessary identified repairs as well as design and functionality. It will resolve numerous structural issues, water leakage, drainage issues, electrical malfunctions, and plaza stairs and pavers issues. In addition, this project will explore the functionality and design of Market Square, taking into consideration all of the many users as well as the important history of the site. A citywide community engagement process will solicit input from the wide variety of users to guide redesign of the space.

8. Duke Street Vision Plan (PZ, TES, RPCA, Housing, ARHA, AEDP)

The Small Area Plans guiding the Duke Street corridor west of Old Town to Landmark Mall were last approved in 1992. This process will engage the community in developing a long-term vision for the corridor after substantial completion of the transportation planning initiatives that are already underway for Duke Street as well as the City's Campus Master Plan. The planning process, scheduled to begin in FY 2023, will provide updated guidance for redevelopment sites and address community needs, infrastructure needs, affordable housing, open space, and economic development.

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

10. Mount Vernon Avenue - Del Ray (PZ, TES, Housing, RPCA, AEDP)

During the course of the first half of FY 2022, Staff will study and make a recommendation on the timing and sequencing of the Alexandria West and Del Ray Plans for City Council consideration at its January 2022 discussion of the FY 2023 Planning Work Program. In developing its recommendation, Staff will consider community needs and priorities, infrastructure, and anticipated future redevelopment sites. Whichever plan is slotted to go second in the sequence would begin approximately six months later. An update to the Alexandria West Plan would provide an updated vision for this portion of the City, considering potential land use changes, flexibility, implementation and bringing the plan up to date with recent City policies. The Mount Vernon Avenue – Del Ray Plan update would focus on the Del Ray Business District

and address topics such as an update to guidelines for redevelopment sites, pedestrian safety and accessibility, the open space network, and historic preservation.

TES LED PROJECTS

11. Sanitary Sewer Master Plan Update (TES, AlexRenew, DPI, RPCA, PZ)

The City's Sewer Master Plan was first developed and adopted in 2013. In addition to the Long-Term Control Plan Update for Combined Sewer System, this update will incorporate changes from all the small area plan updates. Updated population and growth projections will be used for updating sewer hydraulic and financial models. This plan will also incorporate the results of sewer user fee and connection fee studies and will provide recommendations to inform the Sanitary Sewer CIP. Finally, this plan is being further updated to address the recent flooding events in 2019 and 2020 that resulted in sanitary sewer back-ups and will include specific recommendations to help reduce the potential for back-ups. The plan update was initiated in FY 2019 and a draft of the plan will be available in June 2021. Public outreach to gain feedback on the plan is proposed for Summer 2021 and staff will be bringing the plan to public hearing in Fall 2021.

12. Alexandria Mobility Plan (TES, PZ, ITS, RPCA, APD, AFD)

The Transportation Master Plan was approved by City Council in 2008. The Transportation Commission has recommended that the City conduct an update to this plan every 5 to 8 years to stay current with the changes occurring in the City including new development, implementation of high-capacity transit corridors, and more recent programs and policies such as Vision Zero and Complete Streets. An updated Bicycle-Pedestrian chapter was approved by City Council in 2016. Periodic updates also ensure that the City's policies and recommendations are current with best practices, industry standards and changing technology and behavior. In 2019, the Alexandria Mobility Plan the public engaged in the development of a draft vision and guiding principles to help define priorities for the plan. In 2020, the Alexandria Mobility Plan engaged the public on strategy development for each of the Streets, Mobility Options, Smart Mobility, Parking and Curbside Management, and Transit chapters. The plan is expected to be adopted by Council in 2021. This Plan will advance Alexandria's Environmental Action Plan 2040 goals and build on the Alexandria Transit Vision and Smart Mobility Framework Plans.

13. Mt. Vernon Avenue North (TES, P&Z)

In conjunction with the Arlandria-Chirilagua plan, TES will also be conducting outreach regarding short-term safety improvements that address issues the community has raised. The study area for this effort extends from the intersection of Mt. Vernon Avenue and Glebe Road to the City border at Four Mile Run. This area has a high number of pedestrians and neighborhood-serving retail, and in previous studies traffic safety has been identified as an important concern.

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. Route 1 Metroway Extension (TES, P&Z, DPI)

The Route 1 Metroway dedicated lanes within Alexandria currently end at E. Glebe Road, where the transit then uses shared lanes on E. Glebe Road and Potomac Avenue. The dedicated transitway is planned to be extended north to Evans Lane, where it will turn east on Evans and then north on Potomac Avenue to connect with the dedicated lanes in Arlington County. The City received \$5 million through a combination of State Capital Assistance funds and CMAQ funds toward the environmental, design and construction of the transitway extension from E. Glebe Road to Evans Lane. Other portions of the transitway are expected to be funded and constructed through private development. The environmental documentation was completed in March 2021. The design of the Route 1 dedicated lanes extension will begin in mid-late 2021 and be completed in mid 2022. The use of the extension of Route 1 Metroway is dependent on the developer constructed portion on Evans Lane. This program is identified as an action to advance Alexandria's Environmental Action Plan 2040 goals, the Alexandria Mobility Plan and the Alexandria Transit Vision.

16. Duke Street Transitway Environmental Planning and Concept Design (TES, DPI, P&Z)

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 NVTAR Regional funds toward environmental planning and design. The project received an additional \$75 million in NVTAR Regional funds for right-of-way and construction in 2020. The Duke Street Transitway project will kick off in the Spring 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.

17. Storm Sewer Capacity and Flood Mitigation Project Prioritization and Implementation Plan (TES, DPI)

City Council has directed staff to formulate a Storm Sewer Capacity and Flood Mitigation Prioritization Plan for the acceleration and aggressive prioritization and implementation of capital projects and maintenance projects to provide flood mitigation. This is in response to more frequent and intense rainfall events attributable to climate change causing multiple flash flooding events over the last 18 months. This project is in response to the establishment of the an Interdepartmental Flooding Management Team charged with recommendations for increasing the Stormwater Utility Fee and shifting resources to the prioritization of flood mitigation projects and measures to create funding strategies and priorities based on feedback from residents and via neighborhood engagement activities, information from Alex311 service requests, findings from onsite investigations, and direction from City Council to make recommendations on the acceleration, funding, and prioritization of capital and maintenance projects.

18. Upper King Street – Bradlee Multimodal Reconstruction (T&ES, P&Z, DPI)

This project will look at the Upper King Street Corridor between Quaker Lane and Menokin Drive to determine what improvements can be made to the street to suit the needs outlined in the Transportation Master Plan, Alexandria Transit Vision, and stormwater infrastructure needs identified by nearby residents. This project is identified in the Transportation Master Plan as a top 10 priority projects for pedestrian and bicycle infrastructure. Further, the Alexandria Transit Vision Plan outlines more frequent headways and increased ridership on this corridor in the future. Project elements could include a pedestrian or shared use paths and stormwater management infrastructure on the north side, transit facilities and upgraded bus stops, upgraded sidewalks and pedestrian crossings, bicycle accommodations, and accommodation of existing vehicle traffic in general purpose travel lanes. Local funds will be used to conduct a feasibility study starting in FY22, to be followed by CMAQ/RSTP grant funds available in FY23/24 for design and environmental work, and funding will be sought for Utility/ROW and Construction phases in the future.

19. FEMA Floodplain Remapping (TES, P&Z, 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.

RPCA LED PROJECTS

20. 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.

21. Urban Forestry Master Plan Update (RPCA, P&Z, TES)

The Urban Forestry Master Plan (UFMP) was initially 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 December 2021. This program is identified as an action to advance Alexandria's Environmental Action Plan 2040 goals.

22. Dog Park Master Plan Update (RPCA, TES, DPI, P&Z)

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.

23. Parks and Recreation Master Plan (RPCA, P&Z, 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.

24. 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 FFE 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.

25. 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 efficiency of operations and sustainability of the Art Center while also broadening and deepening its connections to the community and re-configuring the 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.

26. 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.

OFFICE OF HOUSING LED PROJECTS

27. Coordinated Community Post-COVID-19 Recovery Plan (DCHS, Housing, AHD, etc.)

The Coordinated Community Recovery Plan is focused on interdepartmental planning for, and implementation of, initiatives to address the post-pandemic economic and social recovery needs of Alexandria's most vulnerable populations, including workforce development, affordable housing and other human services needs.

28. Inclusionary Zoning Policy Feasibility Analysis (PZ, Housing)

This analysis will evaluate the feasibility and desirability of an Inclusionary Zoning (IZ) policy for the City. Inclusionary Zoning policies require developers to set aside a certain percentage of housing units in new projects for low- and moderate-income residents. The analysis is examining whether new development will facilitate production of more affordable units than are yielded through existing City housing policy and investment. Economic analysis was undertaken in mid-2020 with internal analysis and research continuing through 2021. Findings will be shared with the community and AHAAC for their feedback in early 2022. Recommendations regarding the establishment of an IZ policy will be drafted and brought to Planning Commission and City Council in late Spring 2022.

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

ARHA completed its RFQ process to select potential development partners for redevelopment of multiple sites it owns. A shortlist of partners has been approved by the ARHA board. ARHA has identified its first redevelopment site as being Samuel Madden, a 66-unit public housing community on Route 1, and anticipates selecting a partner by the end of Q1 FY 2022. Plan development and community engagement are expected to extend through early FY 2023 with public hearings anticipated in Q2 FY 2023. In addition to Redevelopment Site 1, ARHA's FY 2021-2022 workplan also includes the "Year 15" refinancing of Chatham Square and the Braddock, Whiting, and Reynolds developments (ARHA will buy out the interests of its tax credit investors) and the renovation of Ladrey Senior Highrise. Ladrey will be undertaken with a development partner from the RFQ shortlist.

30. Housing Master Plan Update

City Council has asked staff to consider an update to the 2013 Housing Master Plan (HMP) which sunsets in 2025. On an ongoing basis, in consultation with the community, the City has reviewed and implemented tools and strategies recommended in the HMP, conducted a mid-point check in at 2020's Housing Summit, and is on track to meet its HMP target of new affordability in 2,000 units by 2025. In endorsing the COG-led Regional Housing Initiative in 2020, the City set a new goal to add 2,250 more affordable and workforce units by 2030 and launched the Zoning for Housing Initiative to broaden regulatory tools to potentially enhance housing affordability. The HMP update, which will begin with internal study in early FY 2024, will likely identify and address a limited number of specific topics such as new approaches to

affordable homeownership, strengthening housing access and equity, colocation and P3s for housing, and senior housing/housing plus care models. Community engagement to share staff's studies will be conducted in FY 2025, and a draft Plan will be developed by the end of that fiscal year.

Office of Historic Alexandria and General Services

31. Freedom House Museum Planning (OHA, GS, DPI)

The restoration and interpretation of the City's newly acquired Freedom House Museum will require planning, fundraising, community engagement, and project implementation. Over the next five years, the City will conduct a Historic Structures Report, Exterior Restoration (includes architectural study, design), Master Plan, Interpretive Plan and Exhibition (research, design, fabrication). The Commonwealth of Virginia will be providing \$2.4 million toward the cost of this project.

32. Energy and Climate Action Plan (GS, TES, PZ, RPCA, OPI, Housing, Code, 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.

33. Climate Vulnerability Assessment (GS, TES, PZ, RPCA, OPI, DCHS, Fire-EM, APD, Code, OMB, Finance, ACPS)

This project completes a climate 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 changing climate conditions, including, but not limited to, extreme storms and natural disasters, extreme heat, heat island effects, sea level rise and coastal flood implications to members of the Alexandria community and geographic area. Evaluation will include assessment of the resiliency of critical infrastructure and community systems under existing conditions as well as in response to, and recovery from, natural and climate-related disasters and emergencies. This program is identified as a key program to advance Alexandria's Environmental Action Plan 2040 goals.

Ongoing Implementation – new project highlights:

Project #73: Electric Vehicle Charging Infrastructure Strategy (DGS, TES, PZ, RPCA, Code, DASH, ACPS)

This initiative develops a community electric vehicle charging infrastructure strategy as a roadmap to anticipate needs of community members, workplaces, and visitors in the transition from conventional-fueled vehicles to electric vehicles. This will include 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 forms of mobility will also be evaluated. 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. The initiative is anticipated for City Council review and endorsement in April 2021 with implementation to follow.

Project #74: 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 with a Summer 2021 program launch.