

Attachment 2

PROJECT DESCRIPTIONS

June 2023

FY 2024 Interdepartmental Long-Range Planning Work Program

Project descriptions for Major Plans and Projects in the FY 2024 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. 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 in 2020 to help address the City's housing need which shows 15,000 households in Alexandria that are cost burdened, meaning they pay more than 30% of their gross income on housing related costs, a standard measure of housing affordability. As part of that process, the City is also working to 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 10-year period extending through 20230, 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 for households in need.

Since 2020, three initiatives have been adopted by the City Council with community engagement under Zoning for Housing. They include an Accessory Dwelling Units Policy, a Co-Living Policy and an Auxiliary Dwelling Units Policy. There are 9 other initiatives that are currently being studied in calendar year 2023 with community engagement. Additionally, there is an equity component to Zoning for Housing titled Housing for All that is being examined as part of this process. For information on Zoning for Housing and Housing for All [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://www.alexandriava.gov/zoning/housing/housing-for-all), click here.

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

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 needed, 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. It will also consider options to preserve and expand housing affordability and enhance tenant protections for those living in the Plan area. The planning process launched in November 2022 and is anticipated for completion in June 2024.

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. Zoning Text Amendments (PZ, TES)

City Council approves small-scale 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. 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 FY 2024, Staff will consider the Sign Ordinance. Staff have identified several sign 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 and consider allowing some signs that currently require a Special Use Permit, to be approved administratively.

5. Vision Plan (PZ, TES, Housing, RPCA, AEDP)

The purpose of this process will be 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 document and update City policy established through the City’s Small Area Plans since 1992 and inform the City’s future growth and challenges. The Vision Plan 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.

6. 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 the property owners and the public to institute the zoning to implement plan recommendations, including design of the transportation and open space network.

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

The Plan 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.

8. Duke Street Small Area Plan Update (PZ, TES, Housing, RPCA)

This land use update is scheduled to launch after completion of the Alexandria West Plan Update in mid 2024. The Duke Street Plan update will integrate the transit corridor recommendations of *Duke Street in Motion* and update the land use concept for the plan area last comprehensively updated in 1992. The intent is to apply for federal grant funding to support the planning effort.

TES LED PROJECTS

9. 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 2023, 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.

10. 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 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 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.

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 draft plan by the anticipated October 2024 timeframe contingent on the timeline of the state permit regulations being finalized.

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

The Duke Street Transitway was incorporated into the City's Transportation Master Plan in 2008 and was further examined in the Transitway Corridors Feasibility Study conducted in 2012, which provided recommendations on the roadway design. To support the project's development, \$12 million of NVTA Regional funds were allocated for environmental planning and design in 2018. An additional \$75 million of NVTA regional funds were secured in 2020 for right-of-way acquisition and construction. The Duke Street Transitway project commenced in June 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. An Advisory Group was established to make a recommendation to Council on a preferred design concept. Council will be considering a resolution on the concept design in June 2023 and full design will commence soon after with a continued public process. 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. Furthermore, this project will contribute to the realization of Alexandria's Environmental Action Plan 2040 goals, align with the City's Alexandria Mobility Plan, and support the Alexandria Transit Vision.

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

The Lower King Street Closure encompasses the involvement, conceptualization, and implementation of a redesigned concept for the Unit and 100 blocks of King Street, which were recently closed to traffic. The primary objective of this project is to harmonize with other enhancements along the Waterfront, specifically focusing on stormwater management initiatives. Currently, staff is collaborating with a dedicated Lower King Street work group to ascertain the design components for both temporary and ultimate designs for the location.

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

The evaluation of the Seminary Road and N. Beauregard St. Intersection Improvement Study involves assessing the previously suggested Ellipse design for the intersection. The evaluation takes into account updated travel data and expected land use development. The study aims to investigate alternative designs that can effectively handle projected traffic conditions while prioritizing multi-modal accommodations and safety. Additionally, this project will assess nearby intersections like Seminary Road/Mark Center Drive and provide recommendations for potential 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. 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.

17. 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.

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. 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 2024. This program is identified as an action to advance Alexandria’s Environmental Action Plan 2040 goals.

20. 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.

21. 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. The planning process will begin in 2024.

22. 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.

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

In 2024, 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. 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 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 beginning in 2029.

26. Neighborhood Parks Improvement Plan Update (RPCA, PZ, TES)

The Neighborhood Parks improvement plan was created in 2015 with the intent that it would be updated every ten years to reflect changing community and infrastructure needs. The next update will occur in 2025.

27. Old Town North Linear Park Planning (RPCA, PZ)

This project will develop a plan for the Linear Park proposed in the Old Town North Small Area Plan. The plan will be based on the recommendations in the Small Area Plan and will be coordinated with the adjacent development proposals. The project is anticipated to begin in 2024 pending completion of due diligence and acquisition of the Norfolk Southern rail corridor.

OFFICE OF HOUSING LED PROJECTS

28. ARHA Master Plan Sites (ARHA, Housing, PZ)

ARHA's redevelopment proposal for the 66-unit Samuel Madden site as a mixed-income, mixed use development community incorporating approximately 500+ rental units and commercial space for day care and other retail uses was approved by City Council in February 2023. One of the two buildings that comprised the project applied for competitive/9% tax credits in March 2023, concurrent with the Section 106/historical review process. A noncompetitive tax credit application (4% credits) is planned for later this year. ARHA has selected Winn Development as its partner for the redevelopment of Ladrey Senior Highrise and the former ARHA HQ building. Although it plans for current Ladrey residents to return following relocation (during construction), the new 275-unit development will not be limited to seniors. ARHA has 170 housing vouchers to help finance the new project. If the development review process stays on track, ARHA expects to go to public hearing with its proposal in January or February 2024 in time to apply for 9% credits. In addition to Madden, ARHA's workplan includes the refinancing of the Chatham Square and the Braddock, Whiting, and Reynolds developments. The Ladrey redevelopment project is currently in the Concept 1 stage of the development review process.

29. Housing Master Plan Update

Housing has begun internal staff work to prepare for an update of the 2013 Housing Master Plan (HMP) which sunsets in 2025. Topics to be studied are being developed; funds to study a local housing voucher program were approved as part of the FY 2024 City budget and will be part of a contingency reserve that may be used for other consultant work related to the HMP Update, if available. It is anticipated now that public process associated with the HMP Update will not start until Fall 2024 to allow completion of the Zoning for Housing/Housing For All Initiative and Alexandria West Planning process first.

30. WMATA Affordable Housing Feasibility Study (Housing, PZ, TES, CMO-RASE/P3)

Housing staff will use grant funds awarded by COG to study the feasibility of affordable housing development at/near the Van Dorn and Eisenhower Metro Stations. These are internal processes; any City decision to move forward, including in partnership with WMATA through a joint development RFP, would include a public, community process. It is noted that the studies being undertaken now are similar to one already completed for the Braddock Metro Station area in 2021.

OCA LED

31. 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.

32. Green Building Policy Updates (OCA, PZ, TES, Housing)

This effort will review and provide recommended updates to the City's Green Building Policy. Improving the sustainability and energy performance of the built environment is a priority of the Environmental Action Plan 2040, and updating the Green Building Policy is included as a priority in the Energy and Climate Change Action Plan. The effort will likely include the establishment of a Task Force, and a community-engagement process.

OTHER AGENCY PLANS/PROJECTS

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

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.

34. 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.