



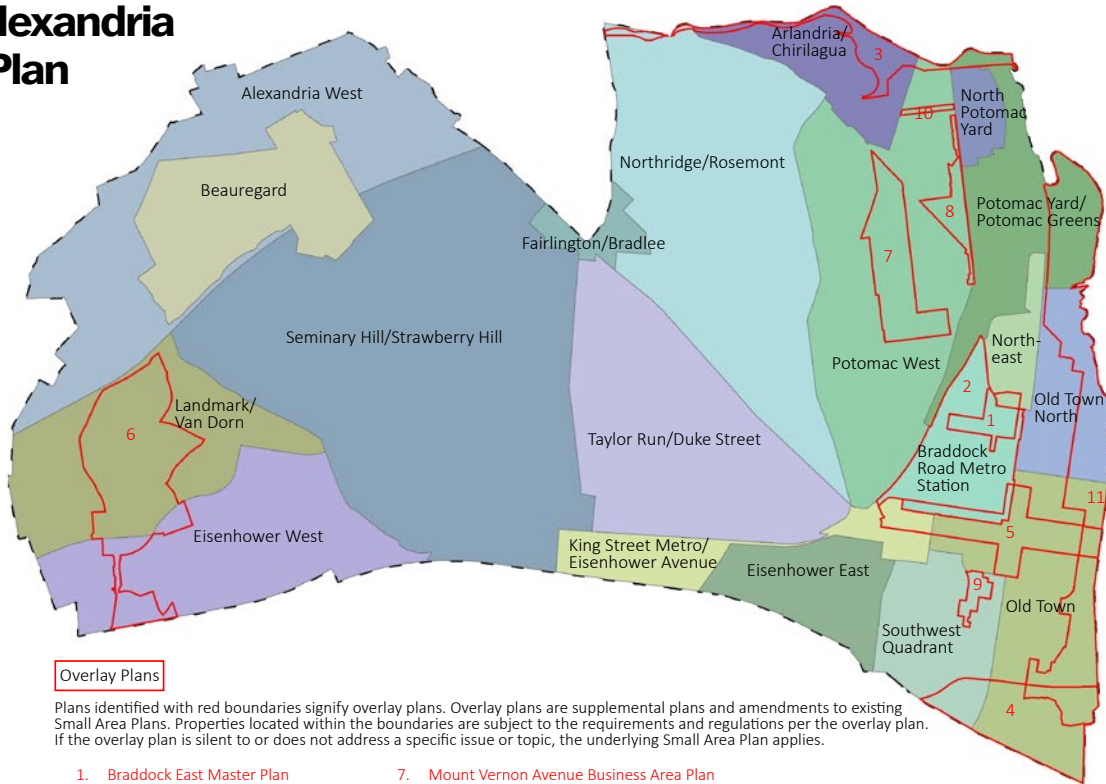
# Alexandria Master Plan

## FY 2023 Status of Implementation Report



October 2023

# City of Alexandria Master Plan



### Overlay Plans

Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, the underlying Small Area Plan applies.

- |                                     |   |
|-------------------------------------|---|
| 1. Braddock East Master Plan        | 7. Mount Vernon Avenue Business Area Plan       |
| 2. Braddock Metro Neighborhood Plan | 8. Oakville Triangle & Route 1 Corridor Plan    |
| 3. Four Mile Run Master Plan        | 9. South Patrick Housing Affordability Strategy |
| 4. Hunting Creek Area Plan          | 10. Upper Potomac West Task Force Report        |
| 5. King Street Retail Strategy      | 11. Waterfront Area Plan                        |
| 6. Landmark/Van Dorn Corridor Plan  |   |

## OVERVIEW

The City of Alexandria Master Plan is made up of Small Area Plans covering neighborhoods throughout the city, as well as chapters on citywide topics. Each chapter includes a series of recommended implementation tasks.

This FY 2023 Status of Implementation Report provides a summary of the year's implementation and development activities relative to the City's recently approved small area plans (SAP), as well as projects associated with the implementation of topical chapters of the Master Plan.

This report details efforts from July 2022 – June 2023. Each of the highlighted activities contribute to fulfilling the vision of these Plans.

An integral tool in implementing the City's Master Plan is the programming of capital projects in the City's Capital Improvement Program (CIP). All of the recent SAPs recommend capital projects in their implementation measures. Fiscal impacts of implementation are related to capital projects approved in the FY 2022-2030 Capital Improvement Program and existing staff resources.

## Featured projects/ plans include:

### Implementation Tracking

#### Small Area Plans

- Alexandria West/Beauregard
- Arlandria-Chirilagua
- Braddock
- Eisenhower East/Carlyle
- Eisenhower West/Landmark Van Dorn
- Old Town North
- Potomac West/Oakville Triangle
- Potomac Yard
- Waterfront

#### Community Facilities

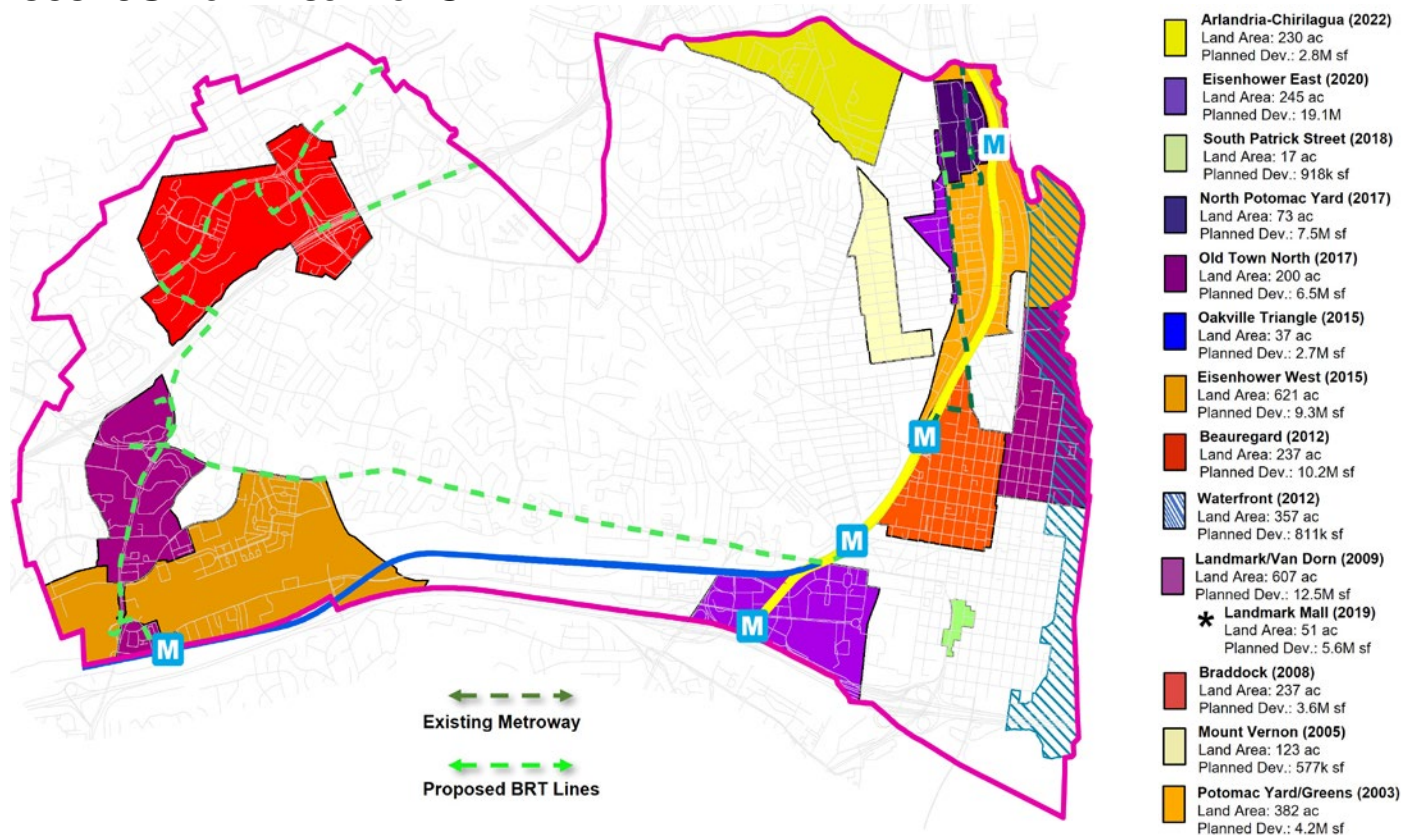
#### Topical Chapters

- Alexandria Mobility Plan
- Housing Master Plan
- Open Space Master Plan
- Sanitary Sewer Master Plan
- Chesapeake Bay Preservation Plan



## Recent Small Area Plans

Plans Listed in Order of Approval



# PLANNING FOR THE FUTURE

## Small Area Plan Implementation Progress Tracking

Department of Planning and Zoning staff track progress toward goals outlined in SAPs through a database that records implementation activity accomplished to date. The database organizes implementation tasks into the following categories: total development, open space, infrastructure, and community development.

Areas of the city respond differently to market conditions over time. The progress shown from the tracking of these implementation goals reflects the relationship among market drivers, City investment, and catalytic projects. For example, minimal real estate development

in some SAPs may be balanced by more City investment in transit and infrastructure to prepare for future development. In essence, implementation of SAPs is not a linear process, and is different from one area to another.

As illustrated by the map above, all of the City's recently approved SAPs are in areas of the city well served by transit where most growth is expected to occur, comprising what is known as the "Growth Crescent." Implementation progress charts for SAPs that reside within the growth crescent follow in the succeeding report sections. Each chart indicates progress to date since the Plan's adoption and assumes implementation of each SAP will take 30 years. The charts indicate adoption, current, and full buildout years.

For the purposes of this report, implementation tasks are considered Anticipated, In Progress or Complete. Category definitions are listed below and reflect the blended nature of recent land use trends. Residential, Commercial and Mixed-use land uses are combined into a Total Development category. Details are included in the database and available upon request.

- Total Development — square feet (SF) of residential, commercial and mixed-use construction since plan adoption.
- Open Space — acreage of developed outdoor space since plan adoption. Open spaces include publicly accessible parks, hardscaped plazas, and landscaped streets.

- Infrastructure – tasks related to providing physical facilities and maintaining environmental resources. Physical facilities include streets, sidewalks, public transit structures, and utility networks and buildings. Waterway restoration and flood mitigation tasks are examples of environmental resource maintenance. Infrastructure tasks may also include studies to support the development of physical facilities or environmental resource maintenance.
- Community Development – tasks related to enabling relationships among residents, businesses, and local government. Community outreach, economic development strategies, public art, historic preservation, and construction of public and institutional buildings are examples of community development tasks.
- Anticipated – development and tasks are included as plan goals, but no work has been started.
- In Progress – development and tasks have begun, but some additional work is ongoing or outstanding.
- Complete – development and tasks have been accomplished and require no additional work.

## Alexandria West Community Outreach Event



# ALEXANDRIA WEST/BEAUREGARD

## Implementation Progress Tracking

Implementation progress tracking for the Alexandria West/Beauregard area of the city will resume in the fiscal year following adoption of the new Alexandria West Small Area Plan (AWSAP), which will incorporate the Beauregard Plan.

## Planning, Development and Housing Affordability

### Beauregard Design Advisory Committee (BDAC)

BDAC met virtually four times during this implementation period to provide input and receive updates on multiple projects. Background and meeting information can be found on the [committee's website](#).

### Alexandria West Planning Process

A community planning process to update the long-term vision for the 1992 Alexandria West Small Area Plan and incorporate the Beauregard Plan is currently underway. Launched in Fall 2022, the process will engage

the community to create an updated land use vision for the long-term future and explore topics such as land use, housing affordability, equity, mobility and connectivity, pedestrian safety and accessibility, and connecting existing and future open spaces. Further information can be found on the [project website](#).

- **Virginia Housing Community Engaged Grant (CE):** The Virginia Housing Community Engaged Grant has enabled the City to further deepen the level of engagement in the Alexandria West Planning process. Six organizations were granted stipends in June: ALIVE!, Southern Towers United Association, African Communities Together (ACT),

Tenants & Workers United (TWU), Landmark Church, and Concerned Citizens Network of Alexandria. Funding will support engagement efforts related to AWSAP through early 2024.

- **Virginia Housing Multicultural Materials Grants (MM):** The Virginia Housing Multicultural Grant has enabled the City to expand language access as part of the Alexandria West Planning process. Funding will support engagement efforts through early 2024, providing language access (via printed, digital media, and translation services) for Dari and Pashto speaking communities.



### The Rutherford at Mark Center



The project is providing right-of-way and some elements of the Mark Center Transit Facility expansion, which will be located on Mark Center Avenue, across the street from the current facility. This will serve current bus traffic, as well as the future West End Transitway. They are also providing contributions for the Beauregard Implementation Fund, public art, installing 700 feet of new sidewalk and street trees along Mark Center Drive, and meeting the City's Green Building Policy.

## Recreation, Parks, and Cultural Activities

### Holmes Run Trail Repair

In 2018 and 2019, multiple sections of Holmes Run Trail received historic flooding, which severely damaged trail infrastructure, requiring that the trail be closed to the public for safety reasons. With funding from the City's Capital Improvement Program, the trail and bridges will be restored for community use in phases. The portion of trail behind 4600 Duke Street opened in early August 2023. The remaining portions will be substantially complete in the fall of 2024 (Ripley St. & 395) and winter 2026 (Dora Kelly Park).

### The Benchmark at West Alex

The Benchmark at West Alex senior living building was approved in November 2020, and has been under construction for the last 18 months. The development is a Continuum of Care facility that has 143 beds and 117-units, including floors dedicated to assisted living and memory care, and three dedicated auxiliary grant subsidized units. It is anticipated to open in 2024.

This building is the final part of the West Alex (formerly Gateway at King and Beauregard) mixed-use development, which includes the Array, a market-rate apartment building, the Nexus, an affordable building managed by Housing Alexandria, a Harris Teeter grocery store, Silver Diner, and other commercial uses.

### The Rutherford

In June 2023, City Council approved a Development Special Use Permit (DSUP) for the Rutherford, a new 367-unit multifamily building in Mark Center, located on a 4.25-acre site behind the Hilton Hotel. It will include 25 affordable units, a 405-space parking garage, and 40% on-site open space. Given site topography, the building's primary entrance, parking, and loading will be accessed from Mark Center Drive.

### Holmes Run Trail Repair





# Transportation

## North Beauregard Street Multi-Use Trail Project

The final design for the North Beauregard Street Multi-Use Trail Project is nearing completion and the City has begun land acquisition for the trail with a goal of beginning construction in Fall 2024 for a portion of the trail between Fillmore Avenue and Berkeley Street. When complete, this project will provide a new multi-use trail along the east side of North Beauregard Street between Seminary Road and King Street.

## King and Beauregard Intersection Improvements

The City is actively seeking grant funding to implement the updated design for the King and Beauregard intersection, which will include crossing improvements, pedestrian refuge islands, and curb ramps to enhance safety at this location. The design will be finalized by Fall

2023 and construction will begin in Summer 2024.

## North Beauregard Street and Seminary Road Intersection Improvement Study

A study is underway to re-evaluate the North Beauregard Street and Seminary Road intersection Ellipse design concept originally developed during the Beauregard planning process to take into account changing travel behavior and safety for all users. The study is analyzing alternative intersection designs and other improvements within the study area that would improve safety for all. The study recommendation will be developed in coordination with the Alexandria West Plan.

## West End Transitway

The design for Phase 1 of the West End Transitway is underway and the plans are advancing with a design consultant on board. The City has continued to work with development projects along the corridor including Southern Towers, Mark Center, and Landmark Mall, each of which

will have a new transit center on the properties that will serve the Transitway as well as other bus service.

## Complete Streets

- Rectangular Rapid Flashing Beacons were installed at the intersection of Sanger Avenue and Knole Court to increase pedestrian safety and access.
- The City upgraded/installed ten crosswalks, five median refuge areas for people crossing the street, two key sidewalk connections, and over fifteen ADA improvements.
- Performed planning, outreach, and conceptual design for safety improvements near William Ramsay Elementary.
- Permanent speed radar signs were installed on Seminary Road.







# ARLANDRIA-CHIRILAGUA

## Implementation Progress Tracking

The Arlandria-Chirilagua Small Area Plan was adopted by City Council in January 2022. Progress tracking will be provided in the FY 2024 report.

### Planning, Development and Housing Affordability

#### The Sansé

In June 2023, the City approved an additional funding request from Housing Alexandria for a new project in Chirilagua located on West Glebe Road and Mount Vernon Avenue. The project, split into multiple phases, will create 416 affordable (40%-80% AMI) rental units and 58 affordable (80% AMI) homeownership units, with a focus on family-sized units. The project will be constructed across four phases comprising two buildings. Phase Zero will include land acquisition, sitework, and

infrastructure improvements that will serve buildings built in future phases. Phases One and Two will construct Building One, comprising 416 affordable rental units and City flex space, and Phase Three will construct Building Two, which will deliver 58 affordable for-sale units and neighborhood-serving commercial and City flex space. Construction activity is expected to commence in Fall 2023 with Phase Zero.

#### Housing Census Evaluation

The City anticipates evaluating the need for an updated affordable housing demand study following the development and lease-up of the Sansé.

#### CLI/Elbert Avenue

In February 2023, the City approved a proposal by Community Lodgings, Inc (CLI) for a new residential building on the site of its 28-unit affordable community on Elbert Avenue in Arlandria. Consistent with the goals and housing priorities of the Arlandria-Chirilagua (AC) SAP, the project provides deepened affordability (21 of the planned 91 units will be affordable at 30-40% AMI) and provides a diversity of unit types (80% of the units are two- to three-bedroom) in proximity to transit, retail, and amenities. This will be the fourth project to utilize the Residential Multifamily (RMF) Zone and the first to access the bonus height provisions permitted by the AC SAP.



The project is in the City's affordable housing pipeline; the City and CLI are working together to identify city, state, federal, and other resources to fund the project. Consistent with the RMF Zone Tenant Assistance and Relocation Policy, CLI developed a Relocation Plan which outlines notification and relocation assistance requirements for existing tenants to mitigate the impacts of the proposed redevelopment, as well as the right to return for all income eligible households. CLI has selected a firm to work with tenants to implement the Relocation Plan, and the City's relocation specialist will provide oversight and coordinate with ACPs and social services agencies as needed during the redevelopment process.

### Other Affordable Housing Preservation and Development Initiatives

The preservation, improvement, and expansion of affordable and deeply affordable housing in Arlandria were key recommendations in the AC SAP. In addition to the Housing Alexandria and CLI projects, multiple housing initiatives have occurred or are underway. Pursuant to the neighborhood's demonstrated need for deeply affordable housing, substantial components of new projects will include units affordable to households at 40% AMI. In February 2022, Housing Alexandria announced its acquisition of Park Vue Apartments, now called Square at 511, a 196-unit building in Arlandria. Initial financing for the purchase is being provided to Housing Alexandria through a loan from Amazon's Housing Equity Fund. In March, City Council approved \$5 million in federal funding for capital improvements for energy efficiency in the building as well as a rental subsidy grant to create a small component of 40% AMI units in the community.



### Virginia Housing Community Impact Grant (CIG)

The Virginia Housing CIG has provided vital support to the development and implementation of the Arlandria Chirilagua Small Area Plan. FY 2023 activities included:

- Ready to Rent Framework — Housing Alexandria continued to refine its pilot “Ready to Rent Program” whose goal is to establish a replicable framework and best practices to help ensure all eligible renter applicants have an equal opportunity to benefit from new affordable housing resources being created in the City, in particular Alexandrians who have not historically been prepared to rent a Low Income Housing Tax Credit (LIHTC) unit. It is anticipated that Housing Alexandria will roll out its pilot at the Square at 511. The City will continue to collaborate with Housing Alexandria on this effort, as well as solicit input and feedback from other affordable housing partners. As part of this process, the City anticipates identifying resources needed to conduct education and outreach to prospective tenants.
- Business Outreach — With CIG support, the Alexandria Economic Development Partnership and its Small Business Development Center continued to conduct business outreach to support and foster small businesses and entrepreneurs in Arlandria. A Spanish-speaking consultant conducted training and provided technical assistance to help interested small businesses access resources available to strengthen and grow their operations. In addition to one-on-one outreach, the consultant held virtual Spanish-based trainings and an in-person Spanish Heritage Business Breakfast.



The Square at 511

- ACHC – Engagement continues with the Arlandria Chirilagua Housing Cooperative’s (ACHC) board to chart a course to strengthen their governance practices and to enhance Cooperative members’ capacity for future real-estate development. With support from a Virginia Housing Community Impact Grant and as a first step in this process, the City is helping the Cooperative record member shares. With ARPA resources, the City is also helping the Cooperative conduct a capital needs assessment to identify, prioritize and undertake critical improvement projects. The ACHC Board has approved the first two of four projects for implementation. The first project is roof replacement at 12 of 16 ACHC buildings. ACHC’s contract architect is developing plans and specifications to replace these roofs. The remaining roofs will be further investigated to verify age and condition and may be included for replacement as well. The second project is the repair or replacement of the HVAC at the Commonwealth Avenue building.

## Transportation

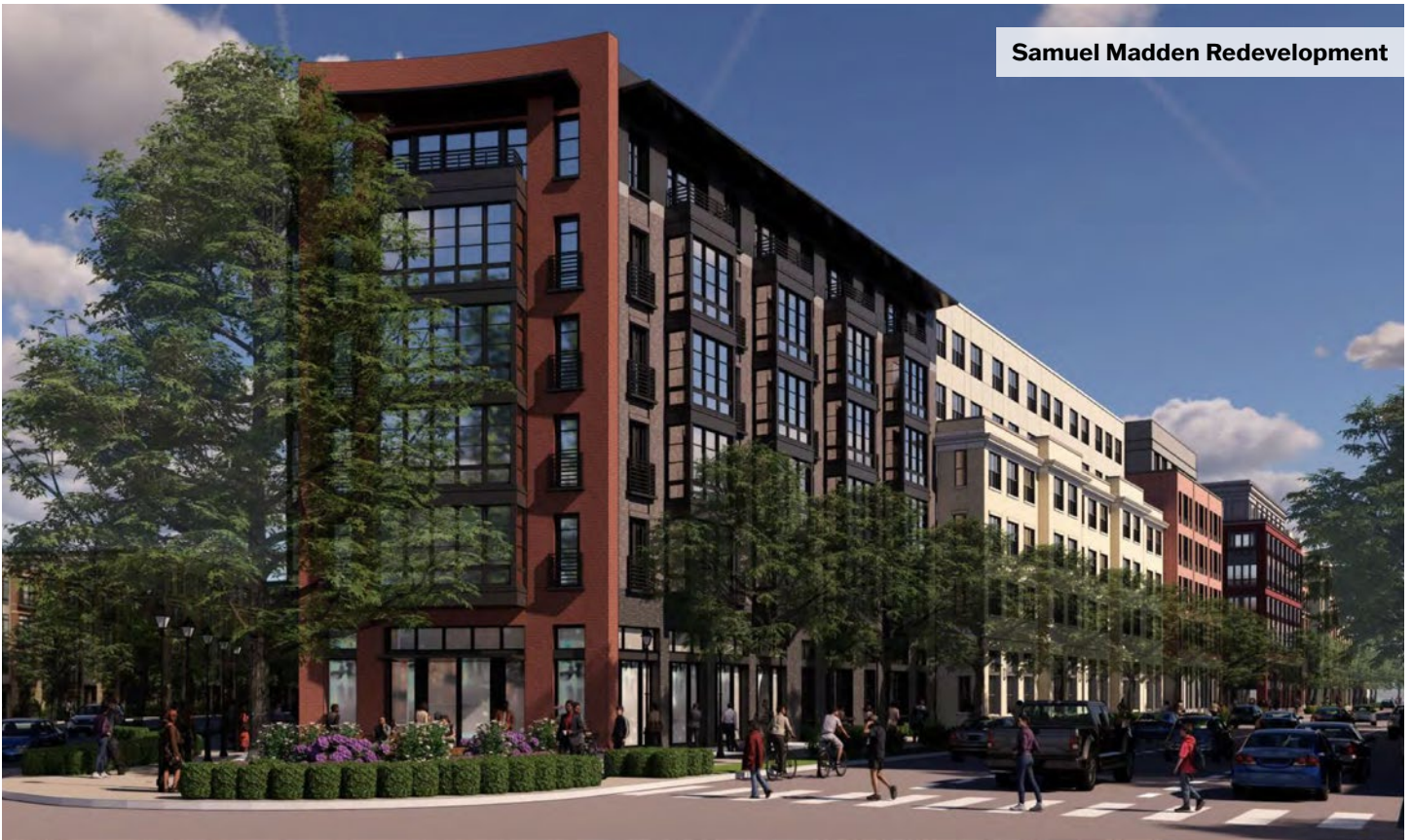
### Mount Vernon Avenue North

With the goal of improving safety and access for people traveling in and around Arlandria-Chirilagua, the City is in the process of planning and developing conceptual designs for safety improvements for four Mount Vernon Avenue intersections (Glebe Road, Russell Road, Executive Avenue, and Four Mile Road). In FY 2023, the City also coordinated with property owners on potential ROW needs. This project is funded by a \$1 million Congestion Mitigation and Air Quality (CMAQ) grant.

### Complete Streets

- Permanent speed radar signs were installed on Glebe Road.
- The City is finalizing new dockless corrals.

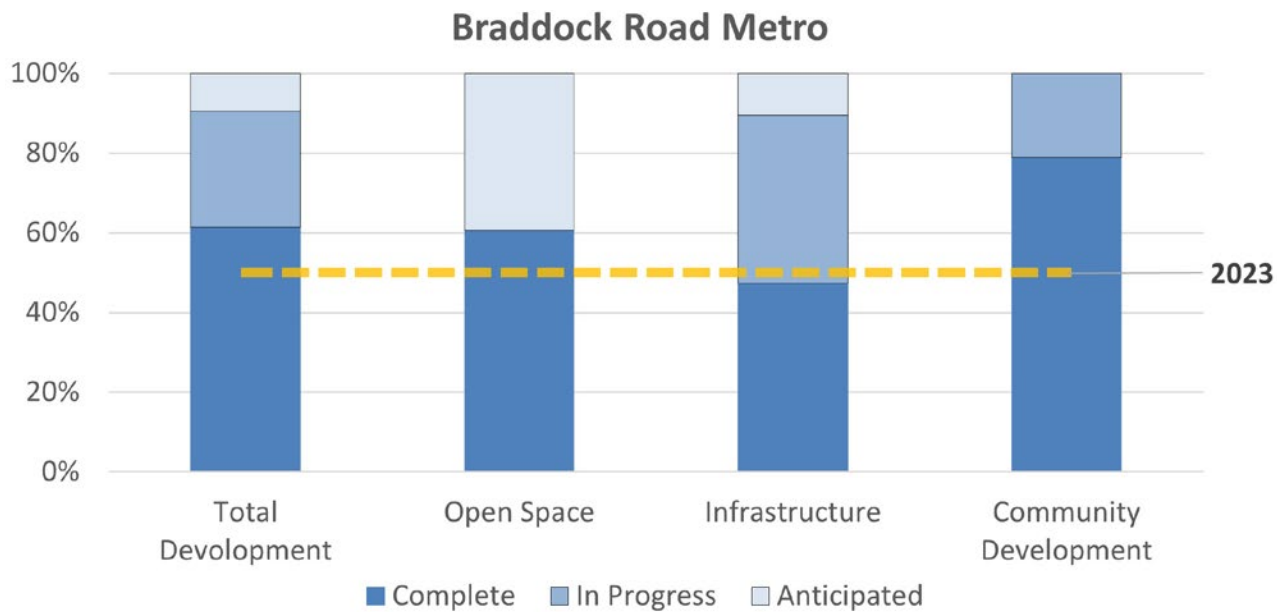




# BRADDOCK

## Implementation Progress Tracking

Implementation of the Braddock Metro Neighborhood Plan and Braddock East Master Plan continue to be on track in all areas. City Council’s approval of the Samuel Madden redevelopment is a significant milestone for implementing the long-term vision for the neighborhood as a walkable area with mixed income housing, high-quality architecture, open spaces, and mix of uses.



Note: Tracking is based on the Braddock Metro and Braddock East Master Plans.

# Planning, Development and Housing Affordability

## The Grayson - 1200 North Henry

Construction is currently wrapping up at this multifamily building that will include a 15,000 square foot childcare center operated by Goddard. The center will have its own covered open space as well as access to a shared play area at the north apex of the site. The building will have 119 residential units, 11 of which are committed affordable, and below grade parking. The project also provides on-site public art and contributions to the City's Capital Bike Share Fund and Braddock Implementation Funds.

## Samuel Madden

In February 2023 the City Council approved the two-block Samuel Madden redevelopment, an Alexandria Redevelopment and Housing Authority project. The new development will include 532 residential units in two buildings, ranging from deeply affordable to workforce housing, with 206 market rate units in the south building. The south building will also include some affordable units, ground floor retail, and the Hopkins House early childhood learning center. The north building will be an all-affordable building with an Alive food hub on the first floor. The six-story buildings include interior courtyards, a publicly accessible open space at the north tip, and a private playground along Montgomery Street for use by residents and the Hopkins House early childcare center.

There are several community benefits associated with this project: a significant increase in affordable housing units, improved streetscapes



1022 Pendleton Street

and wider sidewalks, creation of an oral history project highlighting past and current residents and meeting (south building) or exceeding (north building) the Green Building policy.

## 1022 Pendleton Street Rooming House

In June 2023, the City approved funding up to \$1.95 million for the renovation and preservation of a rooming house located at 1022 Pendleton Street, which provides deeply affordable accommodations to residents with low incomes. As a condition of City funding, the property will operate as a rooming house for at least 15 years, and residents will be selected in coordination with the property owner, the Office of Housing, and the Department of Community and Human Services as vacancies occur. In addition, the scope of the project includes improving accessibility, providing energy-

efficient heating and cooling systems, and restoring the building's historical appearance. Construction is expected to begin in early- to mid-FY 2024 and last approximately 12 months. All impacted residents will be relocated during the construction period and will have a right to return.



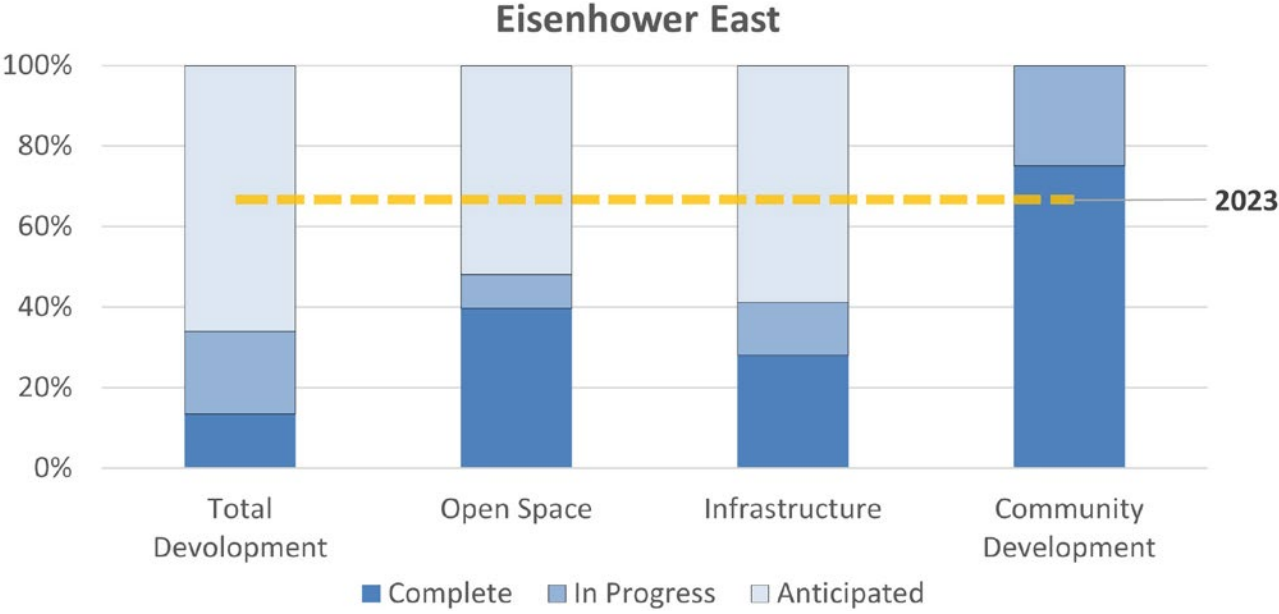


WMATA Headquarters Building

# EISENHOWER EAST/CARLYLE

## Implementation Progress Tracking

Eisenhower East Small Area Plan implementation efforts have progressed during this period with the completion of the WMATA headquarters building and significant progress on the construction of the Meridian 2250 project which will provide affordable housing, significant open space, and pedestrian streetscape improvements.



# Planning, Development and Housing Affordability

## Carlyle Design Review Board

The Design Review Board (DRB) met three times during this implementation period. Projects reviewed and discussed include 1940 Duke Street (Carlyle Block C Rooftop Amendment) and 765 John Carlyle Street (Carlyle Block P Materials Boards). Background and meeting information as well as the Design Review Board schedule can be found on the [DRB website](#).

## Meridian 2250 at Eisenhower Station (Block 20)

Construction of the 26-story residential building at Block 20 is underway with the “topping out” of the building completed in February 2023. The 420-unit residential development will include 15 affordable units, rooftop open space on the 4th and 24th floors, and ground level open space and

infrastructure improvements including a half-acre, publicly accessible dog park on the southern portion of the development’s site. Pedestrian streetscape improvements will connect the dog park with the open space and pond improvements along Eisenhower Avenue completed with the adjacent Parc Meridian development. Construction of the building and associated site improvements is expected to continue into 2024.

## WMATA Headquarters Building

The recently completed building is approximately 400,000 SF with 14 stories. This project is part of a regional effort by the Washington Metro Area Transportation Authority (WMATA) to consolidate their offices to three headquarters in Maryland, Virginia, and the District of Columbia. For the Virginia headquarters, WMATA has chosen Alexandria, near the Eisenhower Avenue Metro Station. The building includes a roof top green space as well as a public art installation at the lobby level.

# Transportation

## Old Cameron Run Trail

Design continues for the Old Cameron Run Trail. This project will install a new multi-use trail along Old Cameron Run between Hooffs Run Drive and Hooffs Run. The existing trail between Hooffs Run and South Payne Street will be resurfaced as part of this project.

## Capital Bikeshare

- A bikeshare station was installed at the intersection of Mandeville Lane and Stovall Street next to Wegmans.





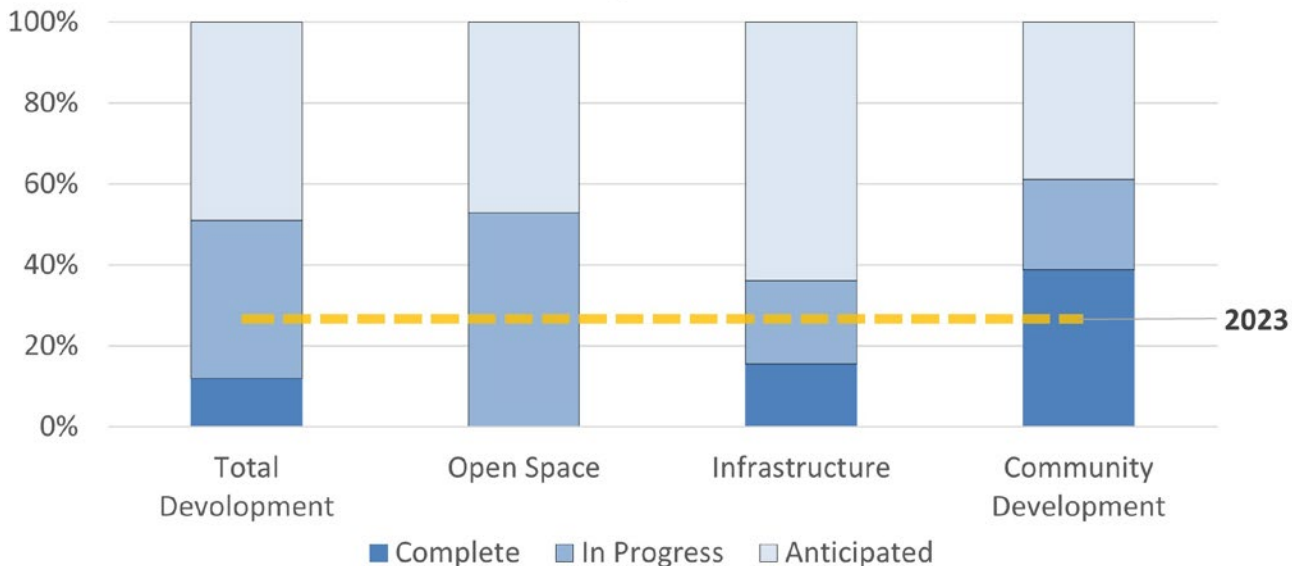


# EISENHOWER WEST/LANDMARK VAN DORN

## Implementation Progress Tracking

Implementation of the 2009 Landmark/Van Dorn Corridor Overlay and 2015 Eisenhower West Small Area Plan is on track with tasks in all areas in progress or complete. Approvals and redevelopment progress at the former Landmark Mall site mark significant progress in a project that will substantially move overall implementation ahead.

Eisenhower West / Landmark Van Dorn



# Planning, Development and Housing Affordability

## Eisenhower West / Landmark Van Dorn Implementation Advisory Group

The Advisory Group met two times during this implementation period regarding the redevelopment of the Landmark Mall, Landmark Overlook, Restaurant Depot, Victory Center, and Edgewood Townhomes. More information can be found on the [project website](#).

## Landmark Mall Redevelopment

In December 2022 and March 2023, the City Council approved Blocks E, G, I, and K (“phase one blocks”); and the Inova Hospital Campus, respectively. The phase one blocks will be the core of the new neighborhood providing over 1,100 apartments, including 45 committed affordable rental units affordable to households earning up to 60% of AMI for a period of 40 years; about 250,000 SF of retail, and nearly 120,000 SF of office. The 1.1 million SF Inova Hospital Campus will feature a state-of-the-art hospital, cancer center, specialty care center, and a portion of the Central Plaza. Each building will achieve at least



LEED Silver plus the enhanced sustainability requirements for the Coordinated Development District and deliver considerable stormwater quality and quantity improvements compared to the former Landmark Mall building and parking. The contemporary design of each building reinforces the reimagining of the site into a walkable, mixed-use neighborhood with ample ground floor activity through shops, restaurants, and other businesses. In September 2023, the Planning Commission and City Council will review the open space blocks, the comprehensive sign plan, and an amendment to the Block E residential building design.

## Parks and Recreation

### Joseph Hensley Park

The final design for the renovation of Joseph Hensley Park on Eisenhower Avenue was approved in early 2023. The renovation plans will maintain diamond and rectangular athletic uses on site and upgrade the facilities in two phases. Included among the Phase I upgrades are stormwater and site drainage improvements, increased parking capacity, upgraded sports lighting, upgrades to one natural turf diamond field and conversion of a second diamond field to synthetic turf, and improved site circulation and ADA access. The project will replace the current restrooms, and add a play space, a second park shelter, and a multi-use court/performance space. Phase II will convert the rectangular field to synthetic turf and improve the western parking lot.

The Joseph Hensley Park renovations are funded through the Capital Improvement Program. The first phase of construction will begin in fall 2023 and is anticipated to be complete in 2025.





# Transportation

## Eisenhower Broadband

The final design is complete for the City's expansion of the Smart Mobility fiber optic communications (broadband) network on Eisenhower Avenue. Construction is anticipated to begin in Spring 2024.

## I-395 Ramp to Duke Street Modification Project

A design modification is required for the I-395 ramp to Duke Street to reduce traffic weaving conflict, improve safety to the ramp approach, as well as provide direct access into the approved INOVA site within the Landmark Mall redevelopment area. This modification includes an analysis and design approved by the Virginia Department of Transportation (VDOT), as well as construction prior to July 2027 according to the Development Agreement between the City and the developer. The City has awarded a design contract and staff are coordinating with VDOT regarding their oversight during the design phase. Construction is slated to begin Summer 2025.

## Landmark Mall Redevelopment Transit Center

The City coordinated with Foulger-Pratt to identify the location for the future transit station on the Landmark Mall redevelopment site, which will include six bus bays and layover space. The City was awarded a grant of \$13 million in Smart Scale funding for FY 2026 and has begun planning for the design and amenities to be provided at the future station. Additionally, staff and the developer established a plan to maintain bus access to a temporary transit stop at the site for continued access during construction. The City is working with the Department of Rail and Public Transit (DRPT) finalize an agreement and begin the procurement process.

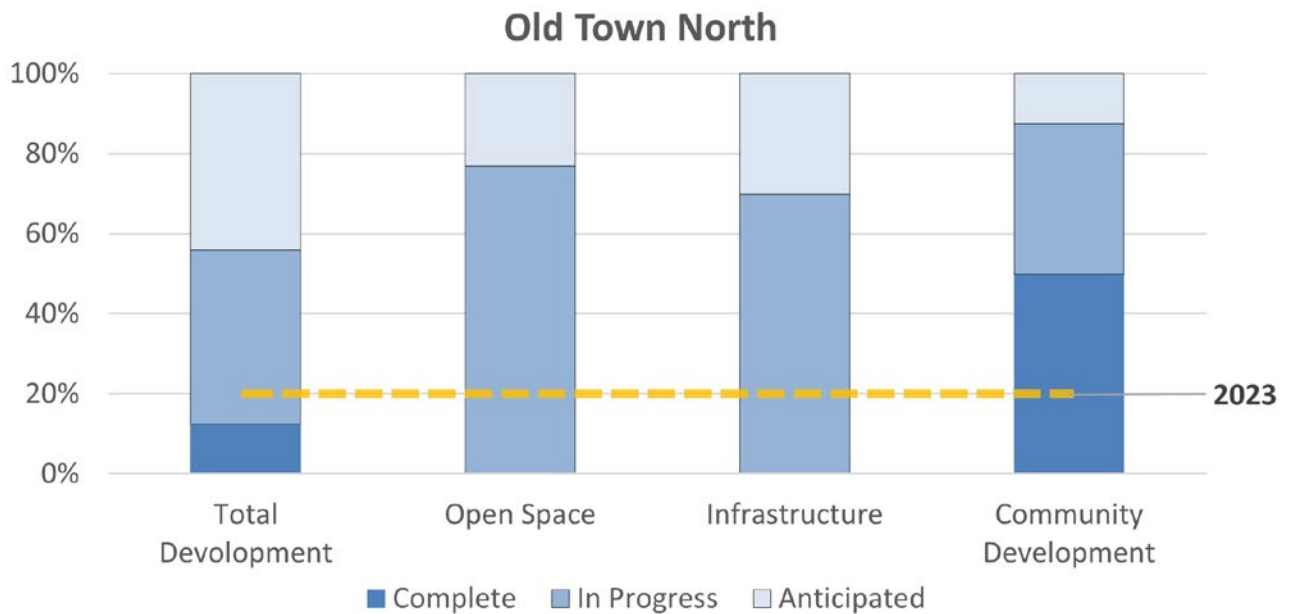
## Montgomery Center Redevelopment



# OLD TOWN NORTH

## Implementation Progress Tracking

Implementation of the Old Town North Plan continues with progress on the redevelopment of the former Potomac River Generating Station (PRGS), including the Coordinated Sustainability Strategy, the Infrastructure Development Site Plan and concept review for several DSUPs on the site. City Council also approved the redevelopment of the Montgomery Center, which will provide affordable housing, significant open space, and a mix of uses.





# Planning, Development and Housing Affordability

## Urban Design Advisory Committee

The Urban Design Advisory Committee (UDAC) met four times during this period to review and discuss the redevelopment of the Montgomery Center, Tidelock (formerly Transpotomac Plaza) and the Potomac River Generating Station. More information can be found on the [UDAC website](#).

## Potomac River Generating Station Site Redevelopment

In July 2022, City Council approved a Coordinated Development District (CDD) for the 18-acre Potomac River Generating Station (PRGS) site. After years of community effort, the power plant was closed in 2012 and the Small Area Plan established framework and development goals for the site.

After purchasing the property in 2020, Hilco Redevelopment Partners (HRP) began working with the City and community to develop a conceptual design plan and zoning parameters for the site. The approved CDD includes six development blocks created by the extension of North Fairfax and North Royal streets into the site with a portion of North Fairfax Street designed as a woonerf or shared street.

The CDD approval permits up to 2.5 million SF of gross floor area across the site for mixed use development that includes at least 20% commercial uses, 30,000 SF of arts space, a minimum of 58,300 SF of affordable set-aside units and a potential public-private partnership for an on-site affordable housing project with approximately 100 units.



The proposed open space includes the design and construction of an expanded waterfront park (3 acres), a rail corridor park (1.67 acres), and the portion of the Old Town North Linear Park adjacent to the site as well as a central plaza and open space adjacent to the PEPCO substation.

The CDD established performance targets as part of a comprehensive sustainability approach to be further developed in a Coordinated Sustainability Strategy. HRP will provide Old Town North Developer Contributions of approximately \$21.5 million (in 2022 dollars) for the construction of a portion of the Linear Park. Additional off-site improvements include enhancements to the adjacent National Park Service waterfront lands, streetscape improvements to Slaters Lane and

transportation improvements to the George Washington Memorial Parkway.

During FY 2023, the Coordinated Sustainability Strategy was endorsed by City Council, the Infrastructure Development Site Plan was approved by Planning Commission and staff began concept reviews for Development Special Use Permits for buildings on Blocks A, B and C as well as the waterfront and linear park open spaces. In July 2023, the City and developer accepted the Red Clay Award for the Virginia Development of the Year from the Virginia American Planning Association.



### Montgomery Center

In April 2023 the City Council approved the redevelopment of the Montgomery Center. The future full-block 327-unit mixed-use multifamily building will have 25,000 SF of ground floor retail and a 13,000 SF arts and cultural anchor. The project includes two at-grade plazas which will provide areas for public gathering and outdoor seating for restaurants and visitors. A covered “paseo” will provide pedestrian access through the site and connect the two plazas.

The building’s high-quality design and architecture and different building heights are consistent with the Old Town North Small Area Plan. Streetscape improvements, a covered loading area within the footprint of the building, and art themes will be integrated into the building design and courtyards. The building complies with the Green Building Policy and is the first private development project to commit to providing rooftop solar panels as a condition of approval. The proposed arts and cultural anchor will contain up to 600 seats for live entertainment and is intended to be a regional destination.

## Transportation

### Complete Streets

- Design continues for improvements to the Mount Vernon Trail at E. Abingdon Drive.
- Developed designs for access improvements for the Mount Vernon Trail, including a new bicycle turn lane on Pendleton Street.

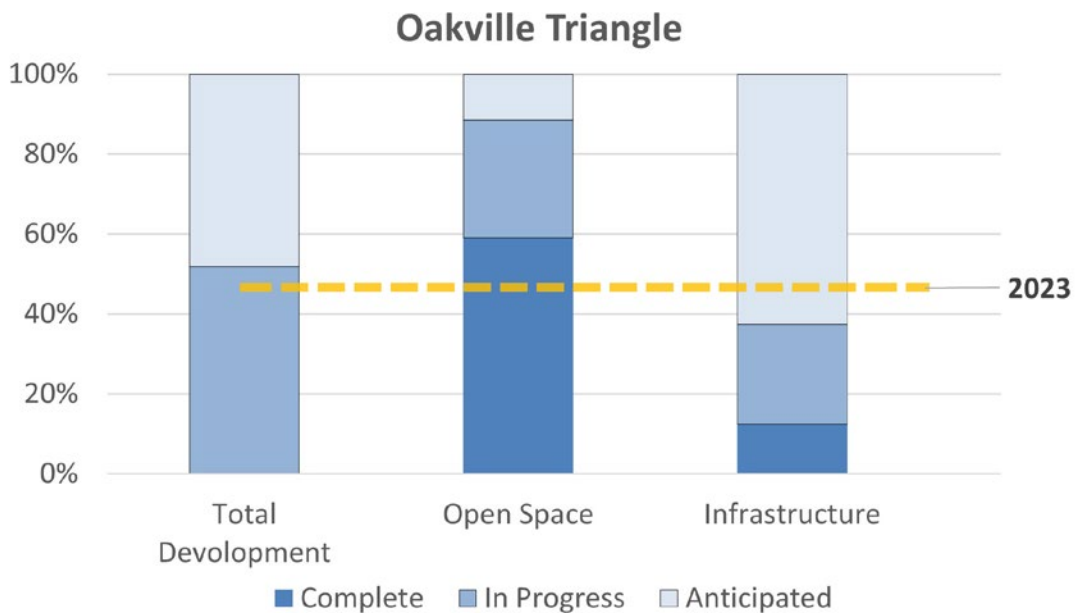




# POTOMAC WEST/OAKVILLE TRIANGLE

## Implementation Progress Tracking

Significant implementation work continues with near completion of the Mount Jefferson Park improvements, construction progress on the Inova Healthplex medical facility and residential mixed-use buildings, and Complete Streets/traffic calming tasks.



# Planning, Development and Housing Affordability

## Oakville Triangle

Progress continues, following City Council approvals in 2021, on the redevelopment of Oakville Triangle, which is anchored by a new Inova Healthplex medical facility use and includes an expansion of the open space network. Several of the approved buildings are currently under construction:

- **Block A1** is under construction with several stories of the building completed. Block A1 was approved for a mixed-use building totaling 419,000 SF with 324 residential units, 37 of which will be affordable to households with incomes at 60% of the area median income for a period of 35 years. Retail space,

totaling 40,000 SF will occupy the first floor fronting Swann Avenue and Richmond Highway.

- **Block A2** is well under construction and includes the approximately 93,012 square foot Inova Healthplex medical facility, which includes emergency services, medical professional offices, radiology and imaging, and multispecialty outpatient services. This development facilitates transportation and pedestrian improvements at Fannon Street and Richmond Highway.
- **Block B** is under construction with several stories of the building now completed. Block B was approved for a mixed-use building totaling 255,000 SF. The building will consist of approximately 15,000 SF of ground floor retail and 253 residential units, 11 of which

will be affordable to households with incomes at 60% of the area median income for a period of 35 years. Blocks A1 and B are providing 48 of the 65 affordable units being constructed in the Oakville Triangle development.

- The **Block D** development team has submitted building permit requests for the construction of 84 fee-simple townhomes totaling approximately 259,320 gross SF of new development. The new townhomes are four stories each and provide private open space and two parking spaces per unit. The development includes a series of north-south links through the site, including a new road and pedestrian passageways, along with sidewalks. Additional sitewide improvements include new landscaping, new private and publicly accessible ground level open spaces, updated stormwater management facilities, and a public art sculpture.

- The park portion of **Block C** is currently at the Final Site Plan stage of review and includes a 31,425 square foot privately-owned, publicly accessible park located directly adjacent to Mount Jefferson Park. The park design is integrated with the planned improvements to Mount Jefferson Park and features an open lawn area, pollinator gardens, natural areas for children's play, and an allee of trees with flexible outdoor games. The design of the park is the result of a community outreach program organized by the development, Stonebridge Inc, and the Department of Recreation, Parks and Cultural Activities (RPCA).





# Parks and Recreation

## Mount Jefferson Park Improvements

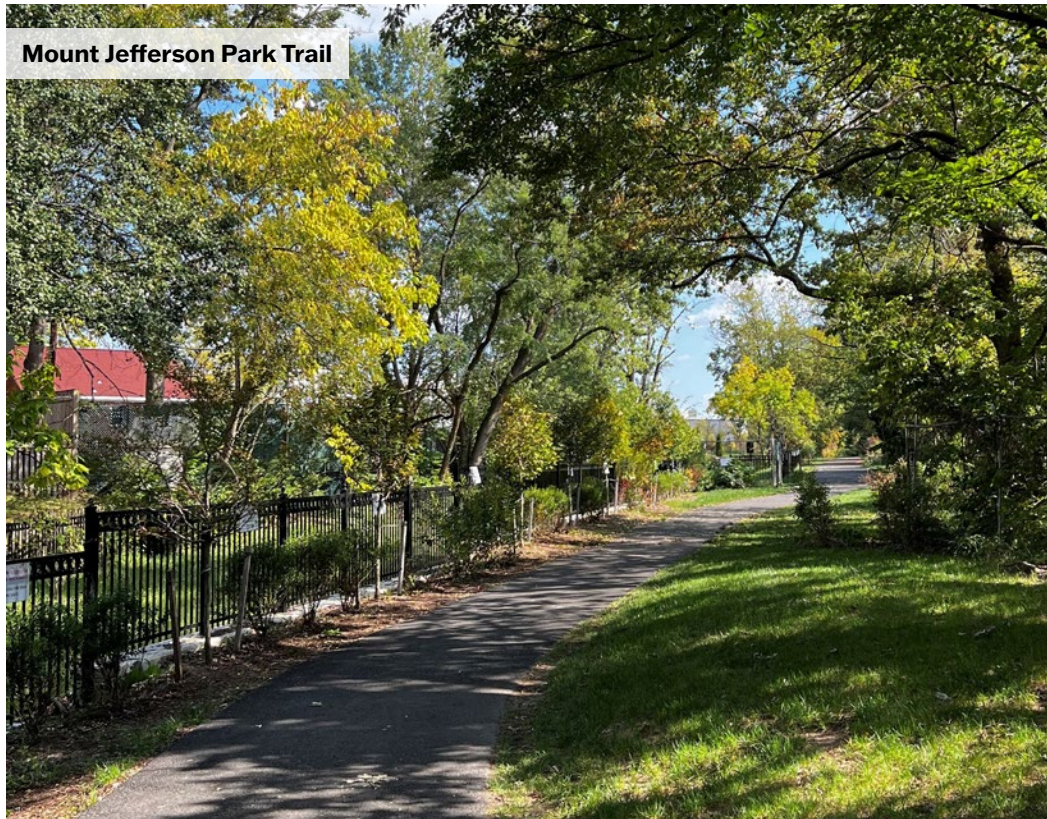
The developer of Oakville Triangle, Stonebridge, Inc., has nearly completed construction of improvements to the lower portion of Mount Jefferson Park from East Raymond Avenue to Richmond Highway. The park and trails reopened in April of 2023. The developer will continue to address punch list items, including the dog exercise area, this fall, in fulfillment of their performance bond release and development conditions.

Improvements to the 4.6-acre park area include site drainage and stormwater infrastructure, an ADA multi-use permeable trail and trail connectors, an expanded off-leash dog exercise area, native plantings, invasive species removal, a new speed table at Raymond Avenue to slow vehicular traffic, a new water meter, new park wayfinding signage, and new historical interpretative features.

The approved park design draws inspiration from the site's former use as a railroad and seeks to balance the natural characteristics of the park through enhanced landscape plantings and the preservation of the nature trails south of Fannon Street. The former parking lot and industrial buildings that once encroached into the park have been demolished, significantly expanding the park's useable open space.

Further information can be found on the [project website](#).

Mount Jefferson Park Trail



# Transportation

## Complete Streets

- The City is finalizing new dockless corrals.
- Completed the design for the City's first "neighborhood slow zone" in the Lynhaven neighborhood.
- Installed permanent speed radar signs on Glebe Road.
- Completed the design for the City's first contra-flow bicycle lane on E. Glendale Avenue between Mt. Vernon Avenue and Leslie Avenue.
- Installed a new sidewalk on Leslie Avenue north of Glendale Avenue.
- Installed new Rectangular Rapid Flashing Beacons (RRFBs) to improve pedestrian safety.

New RRFBs on E. Glebe Road





**Potomac Yard Metro Station Grand Opening**

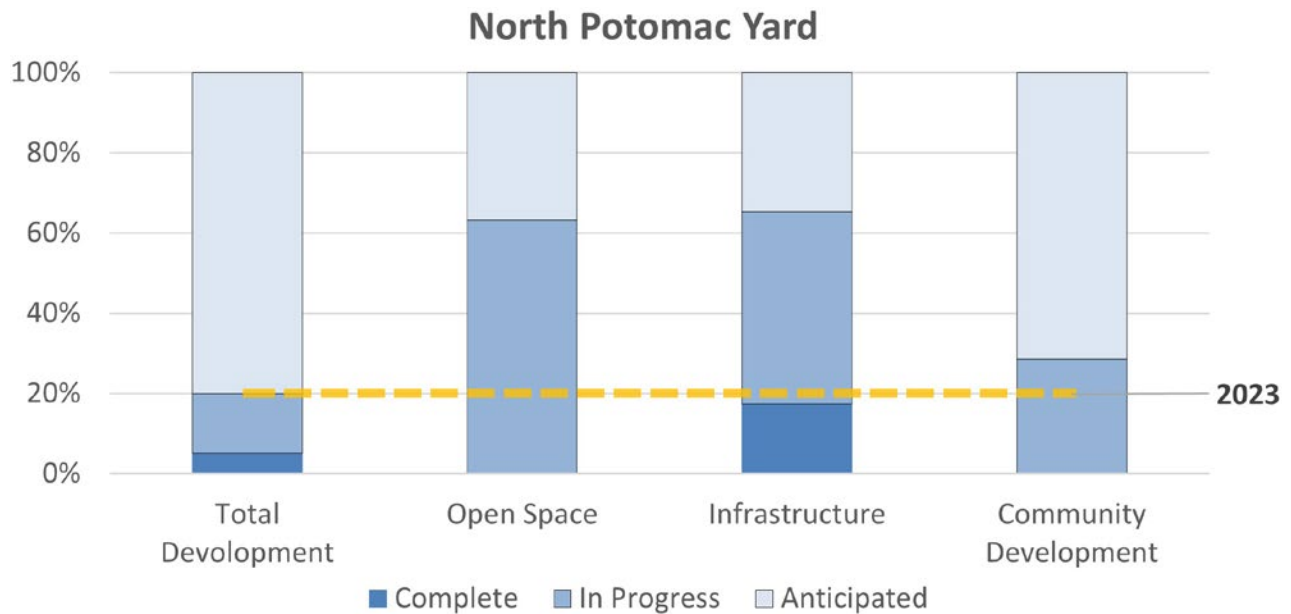


**POTOMAC YARD**

**Implementation Progress Tracking**

**North Potomac Yard**

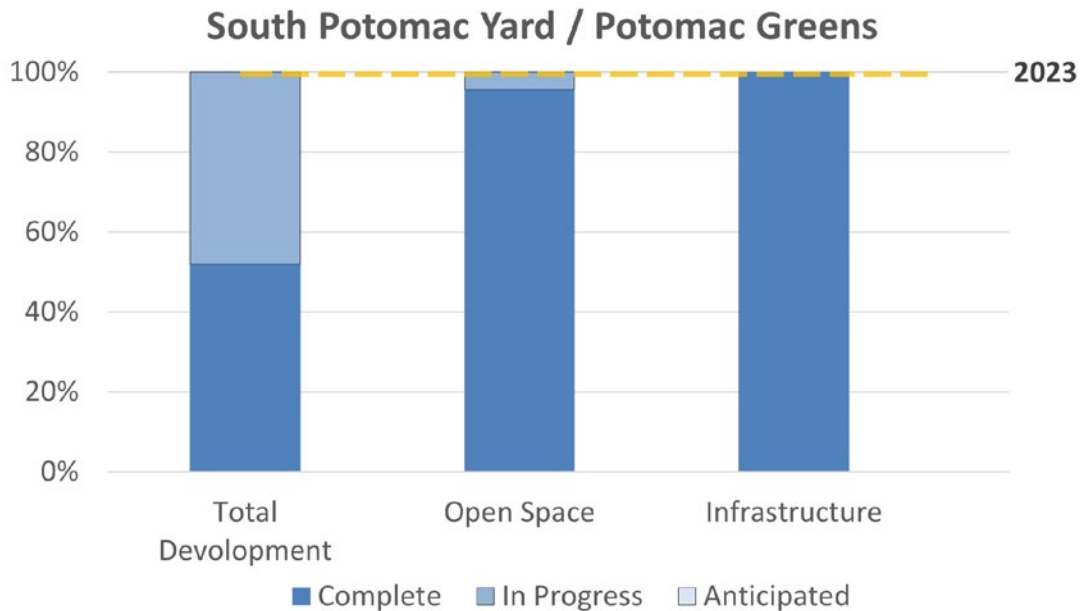
Plan implementation reached a significant milestone with the opening of the new Potomac Yard Metrorail station, as well as ongoing work facilitating Phase 1 development, expanded open space, and significant construction progress at the Virginia Tech Innovation Campus.





## South Potomac Yard

Plan implementation is nearing completion with the opening of the Dylan condominiums. Residential and open space development have exceeded the goals set for this area, and all planned infrastructure tasks have been completed.



## Planning, Development and Housing Affordability

### Potomac Yard Design Advisory Committee (PYDAC)

PYDAC met once during this implementation period to provide input on the continued development of North Potomac Yard and the Innovation District. More information can be found on the [PYDAC website](#).

### North Potomac Yard Buildings

Following the Council approval of seven DSUP's in October 2020, four of the approved buildings have finished or nearly finished the final site plan review process.

### VT Innovation Campus

The first of three buildings at the Virginia Tech Innovation campus in North Potomac Yard is scheduled to open in the fall of 2024. The 300,000 square foot, 11-story building will be the home of graduate education

in computer science and computer engineering. The bold design is centered on sustainable design with photo-voltaic panels covering much of the exterior of the structure to harvest energy from the sun. The building has a goal of LEED Silver certification. The 3.5-acre campus will be home to two additional buildings, each at 150,000 SF.

Other approved projects in North Potomac Yard include an approximate 240,000 square foot office building and two residential buildings with a combined 474 apartments. A total of 40,000 SF of retail is planned among the first floors of the three buildings. All parking is planned below grade. These three buildings are expected to receive building permit approvals before the end of the 2023.

### Potomac Yard Park

Potomac Yard Park in North Potomac Yard will serve as the link between the existing South Potomac Yard Park and Four Mile Run to the north. This

will be the largest park within the Plan redevelopment area, and is designed to include a variety of active, passive, natural, and sustainable features. Construction began in the spring of 2023 and is anticipated to be substantially complete in the fall/winter 2023. Public art will be incorporated into the park after construction is completed.

### Pump Station

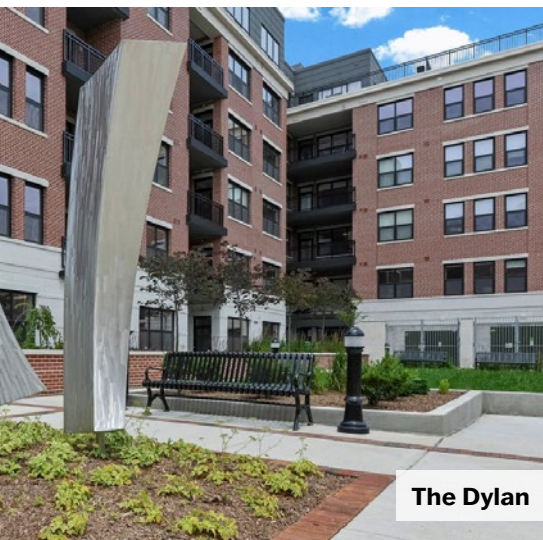
The purpose of the pump station building is to process solid waste created from the new development in North Potomac Yard and is necessary infrastructure to pump sanitary sewage through the city's sewer system to the AlexRenew facility for processing. The pump station is a self-cleaning type wet well and dry well configuration with an above-grade operations building. The building is nearly complete but is going through final testing before it is handed over to AlexRenew. The pump station is expected to be fully operational in the fall of 2024.

## Metro Plaza – Interim Design

Metro Plaza, an approximately 0.3-acre space, sits at the doorstep to the new Potomac Yard Metrorail Station. The interim plaza, constructed in the spring of 2023, provides direct and safe access to the station as well as trees and an open lawn area to accommodate passive uses such as movable furniture for informal gathering. The final design, which is planned in conjunction with the construction of future building 18 in several years, will be the civic gateway to the North Potomac Yard Innovation District. It will also serve as a major transportation hub that will connect transit riders from the Metrorail Station, Metroway, and local bus routes.

## Dylan Condo Building

The Dylan is the first multifamily for-sale project in Potomac Yard. This development includes twin 6-story buildings with a total of 129 units, including nine committed affordable homeownership units. The City held a lottery for the units in December 2022. Nine income-qualified households were selected out of 94 applicants through the lottery. The first closing occurred in July 2023 with the remaining closings anticipated in August and September 2023.



The Dylan

# Transportation

## Potomac Yard Metrorail Station

Construction activity during FY 2023 focused on ushering the project to substantial completion and the start of Metro revenue service. Structural steel and masonry elements on the South Pavilion and pedestrian bridge were completed, followed by egress infrastructure and equipment, including sidewalks, elevators, and escalators. All emergency facilities were installed and tested, including the station access path, platform emergency egress ramps and gates, knuckle stairs, fire hydrants, and fire alarm systems. Site work continued with construction of the installation of stormwater BMPs, the east side retaining wall, as well as preparations for wetland restoration work. Substantial HVAC, electrical and mechanical work was required for completion of control rooms, and installation of the kiosks, fare gates, pylons, digital displays, wayfinding, and other station signage throughout the facility. A public art piece by artist Rob Ley was installed at each of the station pavilions. Major trackwork was completed in conjunction with the station's integration with the greater WMATA system. The station officially opened to the public with a ribbon cutting ceremony at the North Pavilion site on Friday, May 19, 2023.

While the Potomac Yard Metrorail Implementation Work Group (PYMIG) has fulfilled the terms of the group charter and is no longer active, all PYMIG materials remain publicly accessible on the Work Group's [website](#). The City also continues to engage directly with former PYMIG members and the homeowners associations directly adjacent to the station site as site and wetland restoration work continues into FY 2024.

## Capital Bikeshare

- The City purchased a bikeshare station to be installed near Potomac Yard Metro's South Pavilion.



Potomac Yard Metro Station Grand Opening



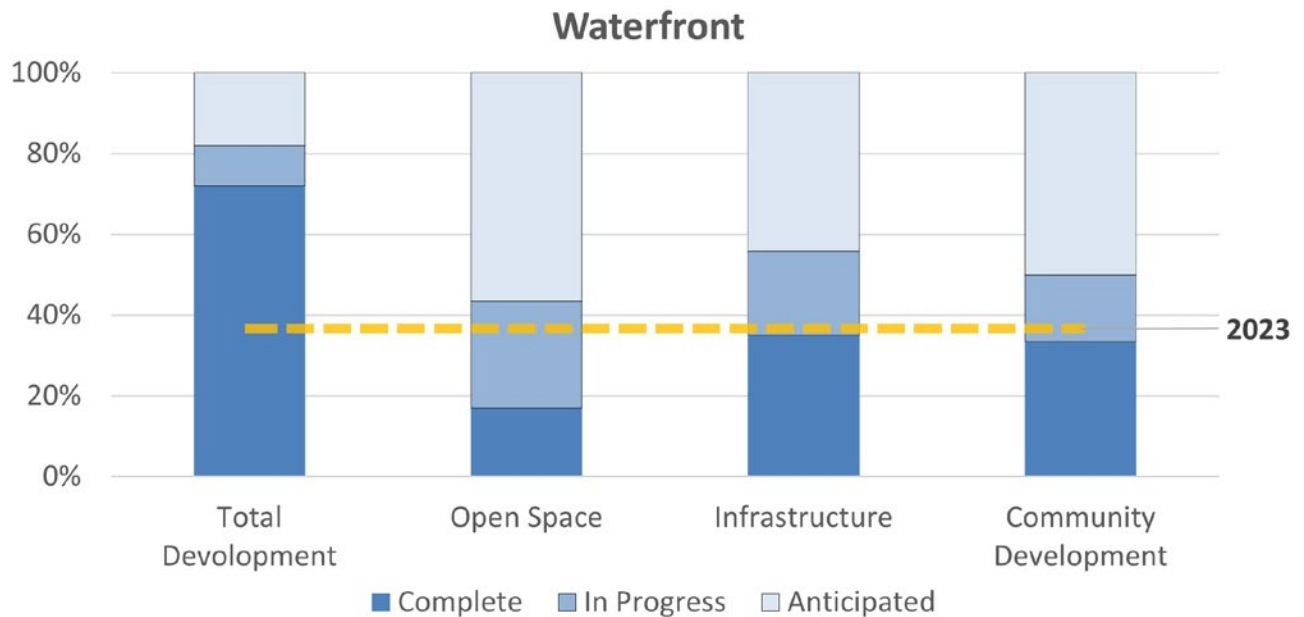


Two Boxes of Oranges and Admonia Jackson by Nina Cooke John

# WATERFRONT

## Implementation Progress Tracking

The City is currently on track toward meeting its implementation goals in the Waterfront Plan focusing on pedestrian and bike facilities and public space improvements.





# Planning, Development and Housing Affordability

## Waterfront Commission

The Alexandria Waterfront Commission met multiple times during this implementation period to discuss issues related to the implementation of the Waterfront Plan. Background and meeting information can be found on the [project website](#).

## Site See: New Views in Old Town

In March 2022, the City unveiled a new public art installation, I Love You, in Waterfront Park. This temporary installation by Roberto Behar and Rosario Marquardt of R&R STUDIOS is the fourth in the Site See: New Views in Old Town annual public art series. I Love You ended in November 2022 after national notoriety. March 2023 welcomed the newest installation Two Boxes of Oranges and Admonia Jackson by Nina Cooke John, the fifth installation since the series began in 2019.

## Tall Ship Providence

The Tall Ship Providence Foundation hosted its ribbon cutting ceremony in June, marking the opening of the John Warner Maritime Heritage Center. The Providence’s new and permanent waterfront home brings educational, historical, and maritime opportunities to residents and visitors alike and adds an important new dimension to our city’s waterfront. The Center includes a new pier for the ship and two cottages that serve as space for seeing an educational film, a welcome and orientation room and gift shop.

# Transportation

## Lower King Street

Following the success of the temporary closure to support businesses during COVID, City Council approved the permanent closure of the unit and 100 block of King Street to vehicle traffic. Short-term, temporary improvements were added to the block including bollards, platforms for outdoor dining, additional tree lighting, and enhanced crosswalks. Concept planning and engagement for a permanent redesign will begin in FY 2024 in coordination with the larger Waterfront project.





## Douglas MacArthur Elementary School



# COMMUNITY FACILITIES

Successful communities incorporate civic and social infrastructure and services for residents of today and the future. All of the City's recent small area plans identify the importance of integrating community facilities in Alexandria's neighborhoods – such as schools, child care centers, recreation/community centers, fire stations, libraries, and art space, among others.

### Alexandria City High School – Minnie Howard Campus

The new Minnie Howard Campus is under construction and expected to open in the fall of 2024, providing over 300,000 SF of education space designed for 1,600 students as well as several collocated spaces such as a new Health Department Teen Wellness Center, and Department of Community and Human Services programming for families. In addition, the site will feature many community

recreation facilities, including a central artificial turf athletic field, outdoor tennis, basketball and pickleball courts, a full-size gymnasium, a 25-yard pool for competitive swimming and diving, and a perimeter walking path at the rear of the site connecting the various recreational areas.

The school is designed to meet LEED Gold and net zero standards, being the first building in Alexandria designed to meet this high standard. Net zero energy will be achieved through a combination of nearly three acres of photovoltaic panels and about two acres of geothermal wells for the heating and cooling system.

### Douglas MacArthur Elementary School

A new Douglas MacArthur Elementary School opened its doors in August 2023. The new school building is located on the same site as the original building. The new three-story 150,000 square-foot building accommodates space for classrooms, art and music rooms and physical education. The design also includes turf fields and play areas. Features of sustainability include the use of geothermal wells for heating and cooling, solar array on the roof for energy, and on-site bioretention area to manage stormwater.



Duke Street in Motion Meeting

# MOBILITY PLAN

The 2021 Alexandria Mobility Plan establishes a vision and framework to 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 people move. The plan focuses on improving and expanding choices for how to get around.

### Alexandria Transit Vision Plan

Since the launch of the fare-free New DASH Network in September 2021, DASH has seen unprecedented ridership growth that helped it become the first transit agency in the region to return and surpass pre-pandemic ridership levels. In the last year, DASH ridership has continued its meteoric rise with the 451,000 passenger boardings recorded in April 2023 representing the highest ridership total for a single month in agency history. Today, DASH carries

more than 15,000 boardings on a typical weekday and 9,000 to 12,000 boardings on Saturdays and Sundays. The 4.5 million total boardings in fiscal year 2023 was the highest annual ridership total in DASH's 39-year history, eclipsing the previous record of 4.3 million in fiscal year 2015.

DASH continues to incrementally make improvements to service to work towards the 2030 Transit Vision Plan, including improvements to service on Lines 30 and 33, and realignment of Lines 33, 34, and 36A/B in coordination with the opening of the Potomac Yard Metro.

### Duke Street Transitway

Duke Street in Motion launched in March 2021 with the visioning phase of planning. Input collected in 2021 from over 1,800 stakeholders helped to inform the vision and guiding

principles which were adopted by the Duke Street Advisory Group in June 2022. In June 2023, after a 13-month Advisory Group and a variety of public engagement efforts, Council passed a resolution authorizing staff to advance the design of the corridor based on the Advisory Group's recommendation for center running bus with sections of mixed traffic along the corridor.

### West Taylor Run/Duke Street Project

This project will implement safety improvements at the Duke Street and West Taylor Run intersection and discourage regional travel along West Taylor Run. The project will also add a new connection from Duke Street eastbound to Telegraph Road. VDOT is reviewing the traffic study and once they approve it, the design of the preferred alternative will move forward.



## Alexandria Union Station Project

In FY 2023, Virginia Railway Express (VRE) continued design and planning of accessibility improvements at the Alexandria Union Station. Improvements will include a new pedestrian tunnel between the Alexandria Union Station and the tracks owned by CSX. The new tunnel will eliminate the existing at-grade crossing of tracks between the Alexandria Union Station West (closest to the station) and East (middle) platforms, improve pedestrian access between the two platforms with a direct ADA accessible route; extend and widen the East Platform to allow VRE and Amtrak passenger use of Track 1 (farthest east track), all while maintaining rail traffic during construction.

## Wayfinding Program

The City's Wayfinding Program has created a system of signs that orient visitors and residents to historic locations, parks, civic locations, and other points of interest throughout the City of Alexandria. The multi-year, multi-phase program includes a wide range of distinctive signs – from interpretive panels and business signs in Old Town to large, directional signs on main roadways.

Wayfinding efforts in FY 2023 focused on the installation of the replacements for the defective vehicular directional signs installed by a contractor in an earlier phase of work. More than 50 of the affected signs have now been replaced by a different contractor. Underground utility conflicts posed a significant issue during installation of these new signs.

During FY 2023, a contract was initiated, and work began on the fabrication and installation of the City gateway signs. It is anticipated

that the new gateway signs will be installed in Spring 2024.

TES continues to coordinate with the Office of Historic Alexandria in the development of interpretive signs and in the installation of state historic markers.

## Complete Streets (citywide)

- Implemented dozens of spot improvements citywide to enhance mobility, access, and safety, including LPs, NTORs, new curb ramps, crosswalk markings and signs, bicycle sharrows, and others.
- Performed planning, outreach, and conceptual design for the intersections of Duke Street/South Patrick Street and Duke Street/South Henry Street. Applied for a federal Safe Streets and Roads for All grant to fund design and construction.
- Received a federal Safe Streets and Roads for All grant to perform planning, outreach, and conceptual design for seven high-crash intersection audits on the West End of Alexandria.
- Reduced the posted speed limit from 35 MPH to 25 MPH on North Beauregard Street (entire length) and West Braddock Road (Beauregard Street to Quaker Lane) and installed permanent speed radar signs on both corridors.
- Reduced the school zone speed limit from 25 MPH to 15 MPH for the following school zones: Ferdinand T. Day ES, John Adams ES, Francis C. Hammond MS, and Minnie Howard. Established a new 15 MPH school zone for Alexandria City High School.



***“The City’s Wayfinding Program has created a system of signs that orient visitors and residents to historic locations, parks, civic locations, and other points of interest throughout the City of Alexandria.”***





- Conducted Walk Audits as part of its Safe Routes to School (SRTS) program. These Walk Audits identified infrastructure recommendations to improve safety for schoolchildren and families and encourage more children to walk and bike to school. Five schools were included in Phase 2 of the Walk Audits: Ferdinand T. Day ES, George Washington MS, Francis C. Hammond MS, Alexandria City High School (King Street), and Alexandria City High School (Minnie Howard).
- Developed designs for turn calming treatments on Duke Street between N. Ripley Street and N. Jordan Street.
- Implemented LPIs and NTOR restrictions on Patrick Street and Henry Street between First Street and Prince Street.
- Passed an ordinance to allow for speed limits below 25 MPH in business and residential districts.
- Passed an ordinance to allow speed cameras in school zones.
- Developed conceptual designs for new curb extensions near four schools to improve pedestrian safety.



**Reducing the Speed Limit on Beauregard Street**



**SRTS Walk Audits**

### **Bike Parking**

Installed over 200 bike racks at key locations citywide, including near bus stops, parks, trails, libraries, rec centers, and commercial areas.

### **Dockless Mobility**

Held new dockless mobility permit application process and selected Bird, Lime, Link, and Spin for the 2023-2024 permit year. Redesigned Alex311 scooter reporting process for improperly parked vehicles.



## Zoning for Housing/Housing for All Kick-off Event

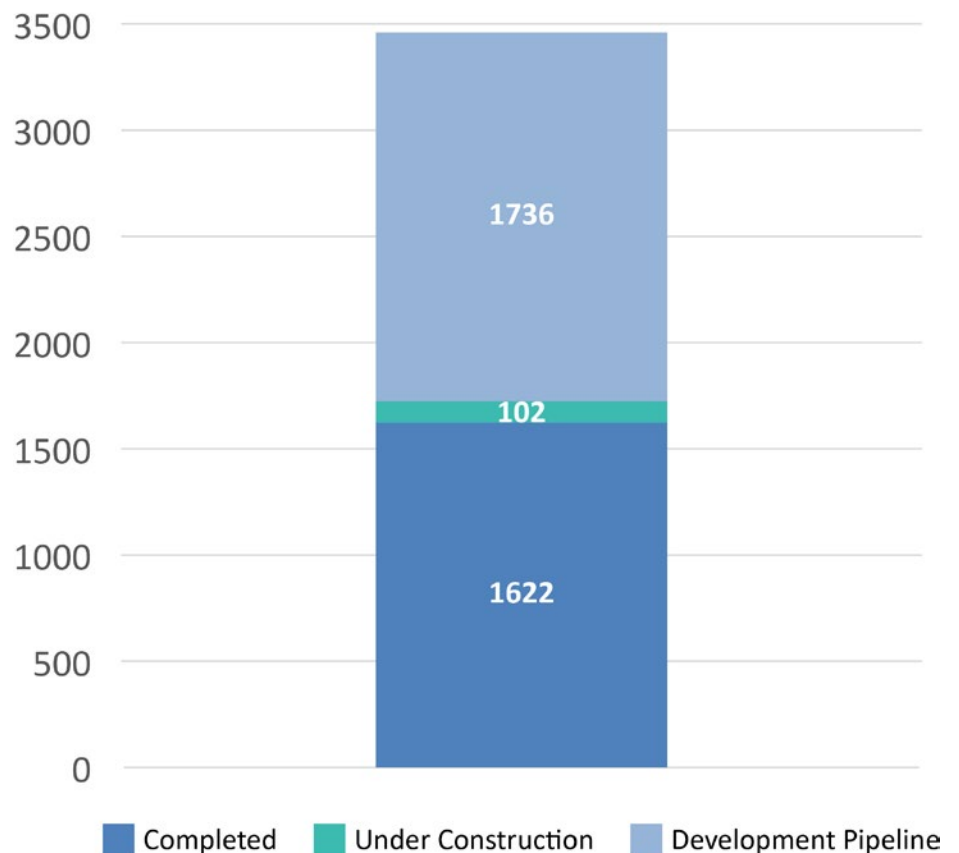


# HOUSING MASTER PLAN

## Implementation Progress Tracking

The Housing Master Plan established a goal to create or preserve affordability in 2,000 units by the year 2025. At the end of FY 2023, 1,622 units had been completed or preserved and 1,838 units were either under construction or in the development pipeline for an estimated total of 3,460 units, exceeding the Plan's original goal.

FY 2023 Housing Master Plan Progress



The City continues to implement the Housing Master Plan goal of preserving or developing 2,000 units with new affordability by 2025 through enhanced planning and housing policies, public/private and nonprofit partnerships, increased leverage of City financial investment, and regulatory incentives to secure additional affordable housing through the development process. The following was accomplished in FY 2023:

- 81 committed affordable rental units constructed at The Waypoint at Fairlington.
- 102 committed affordable rental units under construction, comprising affordable set-aside units secured through the development process.
- 1,736 units in the pipeline, comprising 1,094 units created, converted, or preserved through partnerships, 316 units created through the development process, and 326 units created or preserved through redevelopment support to ARHA.
- 11 first-time homebuyers received loans for down payment and closing cost assistance, including through a SPARC grant allocation from Virginia Housing discounting mortgage rates.
- Five projects were completed through the Home Rehabilitation Loan Program.
- Ten grants (\$5,000+) were issued through the Rebuilding Together DC-Alexandria Program.
- One grant was issued through the Rental Accessibility Modification Program.

## Funding

In addition to units gained through the development and/or planning processes, pursuant to the Housing Master Plan, the City continues to make investments in affordable housing through the use of developer contributions, federal grant allocations, dedicated funds, and other sources:

- In FY 2023, \$2.1 million was pledged by developers to the Housing Trust Fund; and \$0.55 million was received in developer contributions.
- City Council's FY 2019 resolution to increase the City restaurant meals tax rate from 4% to 5% now generates nearly \$6 million per year in dedicated funding for affordable housing. Another \$1 million per year is also dedicated to affordable housing purposes in the budget pursuant to the City's 2018 pledge to mitigate impacts to housing affordability related to Amazon HQ2.
- For FY 2023 the City was allocated \$1,143,364 in federal Community Development Block

Grant (CDBG) funding and \$693,431 in Home Investment Partnership (HOME) funding. CDBG funds were used to provide overnight winter shelter to 278 individuals; help 54 individuals move into stable housing; rehabilitate the homes of five low-income homeowners; rehabilitate the elevators and elevator lobbies of a building with 141 low-income tenants; and conduct one round of fair housing testing. HOME funds assisted four first-time homebuyers become homeowners and will be used to support FY24 affordable housing projects.

- In the Housing section of the FY 2024 Capital Improvement Project budget, \$14.5 million in CIP funds (previously allocated as ARPA funds) continue to be allocated as follows: \$2.5 million to assist with capital improvements at the Arlandria Chirilagua Housing Cooperative; \$10 million for infrastructure requirements related to Housing Alexandria's Arlandria Mount Vernon-Glebe project; and \$2





million towards the cost of the City's flex space to be developed as part of that project. Additional Housing FY 2024 CIP funds have been allocated to Housing Alexandria's Arlandria Mount Vernon-Glebe project.

## Emergency Rental Assistance and Eviction Prevention

In FY 2023, Housing staff continued to work closely with the Department of Community and Human Services and partners, such as ALIVE! and Legal Services of Northern Virginia and others, on eviction prevention efforts including the review of court filings to identify client needs and reach out to tenants at risk of eviction. Engagement among Housing, DCHS, landlord representatives and community organizations, such as African Communities Together, Tenants and Workers United, and Edu Futuro, continues on the Eviction Prevention Task Force along with courthouse outreach on eviction court days. Five Tenant Know Your Rights Seminars were hosted throughout the year to provide information on how to interpret a lease according to Virginia Landlord/Tenant Law, how to avoid an eviction, and the responsibilities of both tenants and property managers. Two housing staff positions are currently funded by ARPA grant funds to supplement the Landlord Tenant division to enhance housing stability. These include a Rental Resiliency staff member through December 2024, and a Housing Relocator, to help marshal city resources and assist in identifying housing resources for households at risk of eviction.



## State Rental Assistance Program (SRAP)

SRAP provides eligible individuals with developmental disabilities rental assistance so that they can live independently. Eight participating clients were housed through the program, including five who moved into The Waypoint at Fairlington in the winter. One application was approved in June, allowing for one additional slot for FY 2023; five more openings are available for FY24.

## Outreach and Education

The Office of Housing conducts extensive outreach to ensure city renters, homebuyers, homeowners, and workers have access to comprehensive and timely information on available housing services and programs. Activities included:

- The 13th Annual Northern Virginia Housing Expo was held in-person on April 1 in Sterling,

VA. This was the first time that this regional housing fair was offered in-person since 2019. Workshops covered topics such as housing resources for renters and first-time homebuyers, the ABCs of credit scores, and options for accessible and supportive housing. Individuals were able to schedule one-hour financial coaching sessions with trained coaches. The exhibit hall featured booths highlighting resources provided by local jurisdictions, non-profit organizations, mortgage and finance companies, real estate professionals, and affordable housing developers. The event continues to offer a comprehensive online portal of information and resources; including video recordings of prior workshops, a virtual exhibit hall, and an option for online financial counseling year-round.

- The Office of Housing continued to provide financial support to the Energy Masters program, a Cooperative Extension-sponsored program which trains City of Alexandria and Arlington

County volunteers in energy efficiency, water conservation, and community outreach and education. Working with tenants, Energy Master typically trains volunteers to help modify affordable rental housing units to maximize energy efficiency. Energy Master volunteers completed one Alexandria workday at ParcView Apartments in FY 2023.

- In September DCHS and Housing staff conducted an Apartment Managers’ Seminar on fair housing rights, mental health issues and de-escalation strategies, and local resources.
- Condominiums and other common interest communities have traditionally been the most affordable homeownership option for first-time homebuyers in Northern Virginia. To support existing and potential homeowners and preserve this important affordable housing resource, the Office of Housing, in partnership with Alexandria-based law firm Mercer Trigiani, hosted four virtual educational sessions on Owner Rights and Responsibilities, Board Meetings, Rules and Rule Compliance, and Environmentally Conscious Communities.
- In FY 2023, the Office of Housing was awarded \$5.68 million in Sponsoring Partnership and Revitalized Communities (SPARC) allocations from Virginia Housing to support affordable homeownership purchases in the city. SPARC funds are used to decrease an individual homebuyer’s mortgage interest rate by 1%, and, in combination with the City’s Flexible Homebuyer Assistance Program,

make homeownership more affordable for persons who live or work in Alexandria.

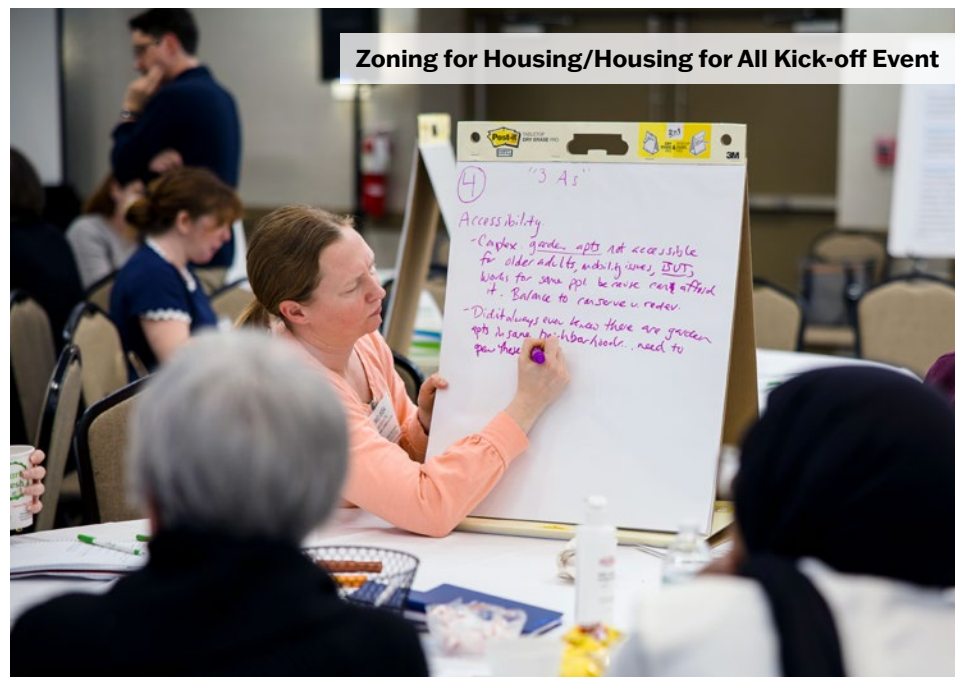
- As part of its annual fair housing testing, Housing staff tested for discrimination in real estate lending. No problems were identified in the 13 tests completed.
- Monthly updates on available affordable units were prepared and circulated in English and Spanish; the Housing Resource Guide was updated and circulated in English, Arabic, Amharic, Spanish, Dari, and Pashto.
- Annual collection of rent data was completed.

## Regional Housing Initiative

The RHI is an initiative by the Washington Metropolitan Council of Governments to encourage enhanced housing production and affordability between 2020 and 2030 to help meet growing regional housing demand. In 2020, the City

adopted a resolution to support an increase in housing production by an additional 3,000 units, above current projections, over the ten-year period with an emphasis on low- to moderate-income housing. This target is being pursued through a variety of Housing Master Plan mechanisms, resources, and tools, including the identification of regulatory barriers to more equitable housing production and access under the Zoning for Housing/Housing for All initiative. Zoning for Housing/Housing for All (Z4H) work began in 2020 and continued this year with a comprehensive package of proposed zoning reforms to expand housing production and affordability and to shape reforms in a manner that includes equity goals. This year’s process began in March 2023 with a 1.5 day in-person community kickoff event. Since then, staff have:

- Held seven community meetings,
- Monitored an ongoing active online comment board and have responded to questions/ comments,





- Generated a summer questionnaire with over 1,700 responses,
- Hosted two joint work sessions for City Council and Planning Commission, and
- Participated in multiple community events and pop-up activities.

During spring and summer 2023, the project managers assigned to the proposed zoning reforms continued their data collection and research while also tracking community comments and questions. Research, data collection and community input informed the development of draft recommendations that were released in early September allowing for approximately two months of community input before anticipated public hearings in November 2023. For more information, please visit the [Zoning for Housing/Housing for All website](#).

## Affordable Housing Projects

In addition to the projects mentioned within specific Small Area Plans earlier in this report, the following projects are also creating additional affordable housing units throughout the City:

### Housing Alexandria Seminary Road Project (Seminary Hill/ Strawberry Hill)

The Seminary Road project proposes a mixed-ability community that will create new affordable homeownership opportunities for 36 households and modern accommodations, designed to reflect current best housing practices, for six existing and six new Sheltered Homes of Alexandria (SHA) residents with intellectual and developmental



disabilities currently living in group homes. The project includes a land assemblage comprised of an existing SHA group home, a privately owned residence, and disposition and use of a City owned parcel. The project represents the second collaboration between Housing Alexandria and SHA. In addition to providing units ranging in affordability between 30 and 80 percent of the area median income, the project will deliver streetscape improvements (widened sidewalks, new street trees, utility undergrounding, and ADA upgrades to the existing bus stop) and a traffic signal and safety improvements. Housing Alexandria is working with the City on its final site plan. In coordination with Housing staff and in preparation for the project's delivery in 2025/2026, Housing Alexandria has begun conducting homeowner education efforts with interested Housing Alexandria residents and other prospective first-time homebuyers.

### The Waypoint at Fairlington (Seminary Hill/Strawberry Hill)

In October, the City celebrated the opening of the Waypoint at Fairlington, a 81-unit committed affordable rental community on Menokin Drive. In 2018, the City approved a proposal by Wesley Housing, in partnership with Fairlington Presbyterian Church, to convert a portion of the Church's existing surface parking lot into a four-story affordable building through the use of bonus density. The project is fully leased and is providing housing affordable to households with incomes between 40% and 60% AMI; a rental subsidy grant program is helping to make nine units deeply affordable.

### Witter Place (Taylor Run/Duke Street)

In November 2022, the City approved a proposal by Community Housing Partners (CHP) to construct a 94-unit committed affordable community along the future Duke Street transitway on the site of a former car



Witter Place

dealership. The community will offer family-sized rental units affordable to households with incomes between 40% and 60% AMI.

This will be CHP's first project in the city and the third project to utilize the Residential Multifamily Zone (RMF) Zone. The project successfully competed and was awarded Low Income Housing Tax Credits in the spring. In addition to the affordable housing, the project will implement streetscape enhancements, including wide, tree-lined sidewalks and a new bus shelter on Duke Street to improve pedestrian safety and reduce phosphorus runoff levels by 24 percent.

### Heritage at Old Town (Southwest Quadrant)

In 2021, the City approved the redevelopment of the Heritage at Old Town site; the first project in the city to be approved within the 2019 South Patrick Housing Affordability Strategy and with a rezoning to the RMF/Residential Multifamily zone. Consistent with the approved Tenant Assistance and Relocation Policy, all impacted residents by the first phase of development have been relocated.

All households of the subsidized units have a right to return to the Heritage when the project is complete. Site work is anticipated to resume in the Fall 2023.

## ARHA Redevelopment and Repositioning Activities

The Alexandria Redevelopment Housing Authority (ARHA) has made significant progress in advancing its planned repositioning of several projects over the past year, with ongoing collaboration and technical and financial assistance provided by the City.

- The redevelopment of the ARHA-owned Samuel Madden Homes was approved by City Council. The project is a 534-unit mixed-income, mixed use development that will include the replacement of existing public housing units consistent with the City's 1:1 policy, the creation of new affordable and market rate units, neighborhood-serving commercial space and a food hub. The City provided a \$3.1 million loan to support the project. The project successfully competed and was awarded Low Income Housing Tax Credits in

the spring.

- ARHA has initiated the development review process for Ladrey Senior Highrise to demolish the existing building and build a new affordable housing development. ARHA is conducting a robust tenant engagement process and meets monthly with existing residents.

## Health Opportunities Fund

Thanks to generous support from INOVA's Health Opportunities fund, from Dominion Energy, and from community donors, Housing Alexandria's community gardens are fully operational this year for the first time since the COVID pandemic began. Over 250 households are anticipated to receive free produce on a bi-weekly basis either from The Station at Potomac Yard or The Bloom at Braddock. Gardening experts from Love & Carrots and the Housing Alexandria resident services team have also hosted multiple community







A Portion of the Tunnel Dug by Hazel



## SANITARY SEWER MASTER PLAN

### RiverRenew

AlexRenew is leading a major infrastructure program in response to the 2017 Virginia law to achieve cleaner, healthier waterways in Alexandria. The AlexRenew program is called RiverRenew and features a new tunnel system that will connect to the four combined sewer outfalls that currently pollute our waterways on rainy days. The tunnel system will capture millions of gallons of sewage mixed with rainwater for treatment at AlexRenew and the cleaned water will be returned to the Potomac River.

In July 2022, AlexRenew welcomed the arrival of the tunnel boring machine (TBM) at their facility. The TBM, named Hazel in honor of Hazel Johnson who was an early leader of the environmental justice movement, was lowered more than 100 feet into the ground from AlexRenew in August 2022 and began to dig the over two-mile-long waterfront combined sewer tunnel. In June 2023, Hazel achieved a major milestone, reaching the first of two outfall sites.

The cost of the program is estimated at \$615 million. The largest infrastructure project in Alexandria's history, RiverRenew will prevent millions of gallons of combined sewage from being discharged into City waterways.

### RiverRenew Stakeholder Advisory Group

The RiverRenew Stakeholder Advisory Group (SAG) monitors construction progress.



The cover of the Chesapeake Bay Preservation Plan.



Alexandria, Virginia

# Chesapeake Bay Preservation Plan

## CHESAPEAKE BAY PRESERVATION PLAN

On October 15, 2022, the City Council approved a Master Plan Amendment to update the Water Quality Management Supplement (WQMS) and rename it the Chesapeake Bay Preservation Plan.

A routine inspection by the Virginia Department of Environmental Quality (VDEQ) of the City's local program that administers the Chesapeake Bay Preservation Act's Preservation Area Designation and Management Regulations required the City to provide an update to the WQMS to ensure that the plan uses contemporary policy decisions concerning future land use and development to protect and improve water quality. The Plan provides guidance for restoring water quality in impaired streams, protecting streams from pollution generated by development, reducing pollution during development, and affording the public a wide range of opportunities to interact with the natural environment.

The Plan's approach addresses various methods and strategies to protect and increase water quality, focusing on: reducing impervious surface areas during redevelopment, retrofitting regional facilities on City property, planting trees, preserving and restoring forest buffers, managing urban nutrients, and educating the public.

**Department of Planning and Zoning**  
**Department of Project Implementation**  
**Department of Recreation, Parks and Cultural Activities**  
**Department of Transportation and Environmental Services**  
**Office of Historic Alexandria**  
**Office of Housing**  
**Alexandria Economic Development Partnership**  
**Visit Alexandria**  
**City Manager's Office**



City of Alexandria, VA  
Department of Planning and Zoning, October 2023