



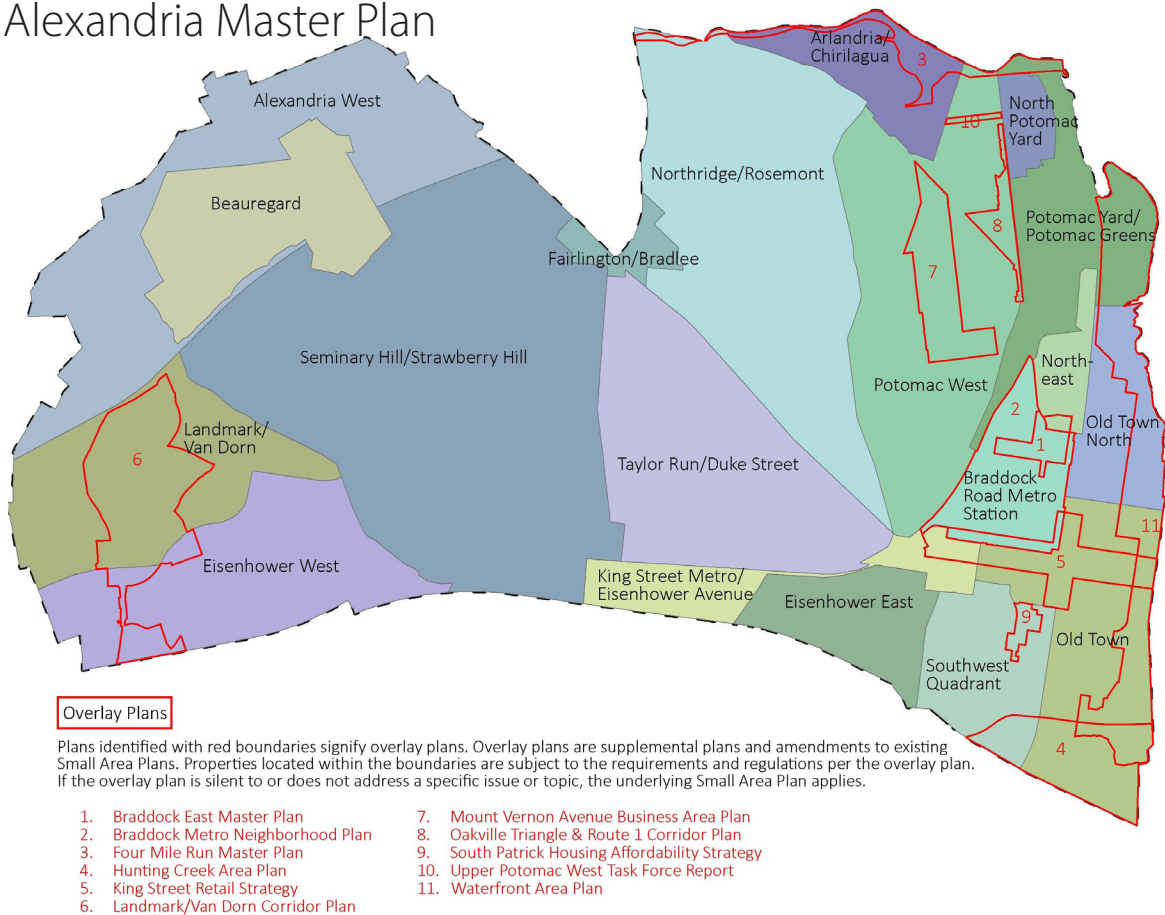
# Alexandria Master Plan

## FY 2022 Status of Implementation Report



September 2022

# City of Alexandria Master Plan



## OVERVIEW

The City of Alexandria Master Plan is made up of 20 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 2022 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, as well as projects associated with the implementation of topical chapters of the Master Plan.

This report details efforts from July 2021 – June 2022. 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 Small Area Plans 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](#)
- [Potomac Yard](#)
- [Waterfront](#)

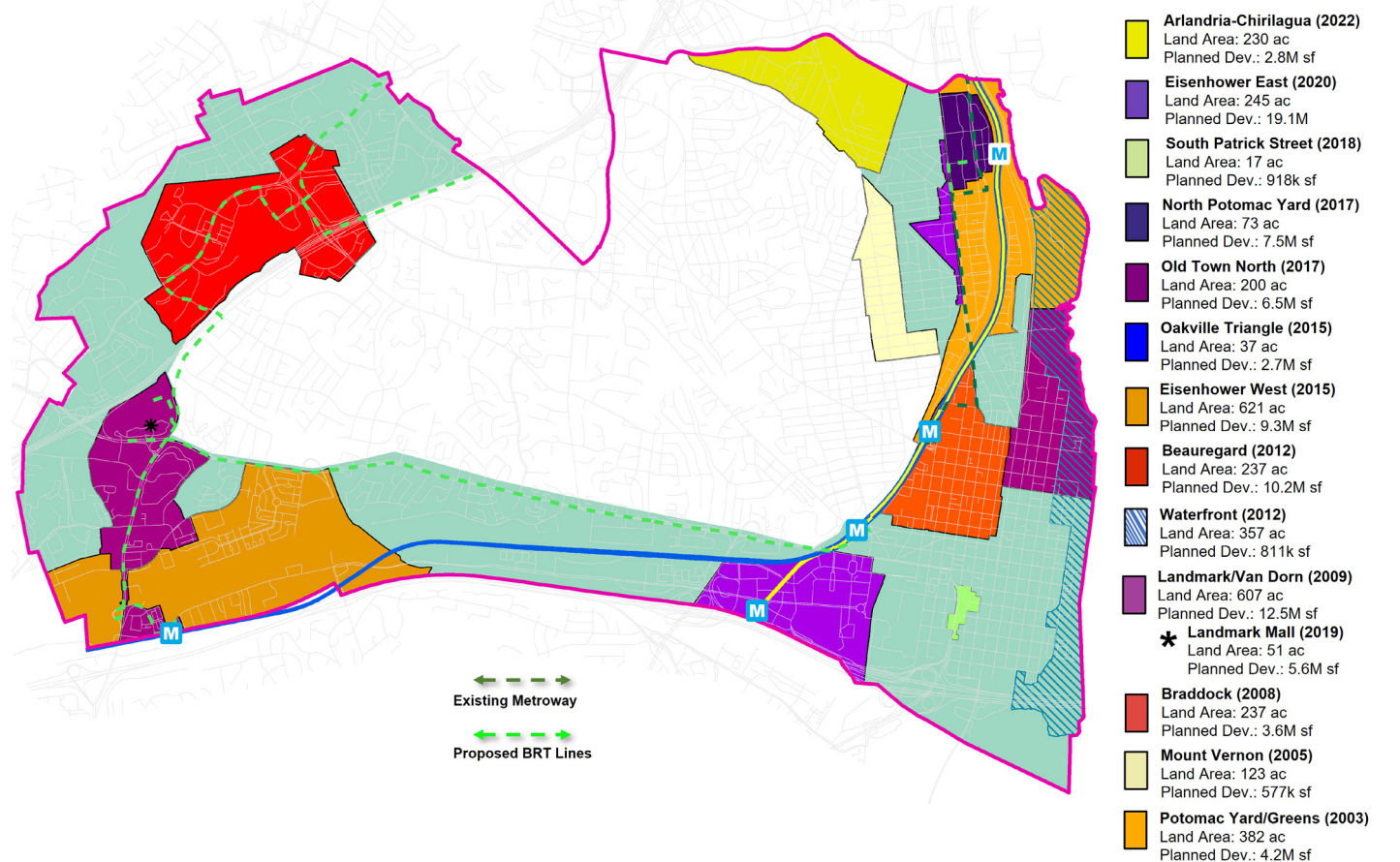
### [Community Facilities](#)

#### Topical Chapters

- [Alexandria Mobility Plan](#)
- [Housing Master Plan](#)
- [Open Space Master Plan](#)
- [Sanitary Sewer Master Plan](#)



## Recent Small Area Plans



# PLANNING FOR GROWTH

## Small Area Plan Implementation Progress Tracking

Department of Planning and Zoning staff tracks progress toward development, community and infrastructure goals outlined in Small Area Plans (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.

In some SAPs, implementation goals identify discrete tasks, the progress of which are tracked in the database. Other implementation goals were written to be flexible to accommodate

changing conditions over time. Inclusive of these differences, the database is designed to capture the unique nature of each SAP.

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 on the following page and reflect the blended nature of recent land use trends. Residential, Commercial and Mixed-use land uses are combined into a *Total Development* category. Detail is included in the database and available upon request.

- *Total Development* — square feet 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.

Office to residential conversion at 4401 Ford Avenue —

When demand for office space at the site fell, the property owner repurposed the towers into the Park + Ford apartments to help meet the City's housing needs.



Park + Ford, Alexandria West





# ALEXANDRIA WEST/BEAUREGARD

## Implementation Progress Tracking

Implementation progress tracking for the Alexandria West / Beauregard area of the city will resume following the completion of the Alexandria West planning process in 2024.

### Planning, Development and Housing Affordability

#### Beauregard Design Advisory Committee (BDAC)

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

#### Alexandria West Planning Process

In June, the City Council adopted the [FY 2023 Long-Range Planning Interdepartmental Work Program](#), which includes a community planning process to update the long-term vision for the [1992 Alexandria West Small Area Plan](#) and integrate the [2012 Beauregard Small Area Plan](#). Recognizing that

market demands and conditions, particularly for retail and office uses, have significantly changed since the adoption of these Plans, this planning 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. Translation and interpretation services will be provided throughout the process to ensure that all who wish to participate may do so.

The 18-month planning process will be launched this fall and over the summer, staff is engaging with the community and stakeholders to get feedback on how best to structure the community engagement process.

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

#### The Blake

In March, the Blake opened with 300 new apartments at the corner of North Beauregard Street and Seminary Road, replacing a small office building and large surface parking lot. The Blake achieved National Green Building Standard's Bronze certification and offers an outdoor pool, indoor fitness center, club room, and coworking spaces.

The project provided several community benefits including an improved streetscape, dedicated right-of-way for the future West End Transitway, contributions for Capital Bikeshare and the Beauregard Implementation Fund, and five on-site dedicated affordable units.



## ParcView II

In February, City Council approved the renovation and expansion of the ParcView Apartments at 5380 Holmes Run Parkway to preserve the long-term affordability 149 existing units and to construct 224 new affordable units owned and operated by Wesley Housing. The project involves constructing an underground garage and a pair of 10-story wings to the existing building atop the current surface parking lot.

Rezoning to the Residential Multifamily zoning district made the project possible, as the floating zoning district allows increases in density if at least one-third of the additional floor area is for affordable units. The project will enhance affordability in the community by serving households with incomes ranging from 30 to 80 percent of area median income (AMI).

In addition, the project's staggered phasing enables current ParcView residents to move into new units before work begins on the renovation of the current 1970s era building. ParcView II will achieve LEED Silver or equivalent, dedicate over 15,600 square feet of Holmes Run Parkway and Holmes Run Park to the City, upgrade the streetscape along Holmes Run, provide a new Capital Bikeshare station and bus shelter, and reserve up to 8,000 square feet of space within the building for an onsite daycare, retail or other community use. Staff continue to coordinate closely with the Wesley on the development of a financing strategy for the project.

## Park + Ford

In October 2021, Park + Ford at 4401 Ford Avenue opened after Lowe Enterprises Real Estate Group converted a pair of 14-story office buildings into 435 apartments, including 10 committed affordable units at 70 percent AMI. The buildings are part of the over 40-acre Park Center development first planned in the early 1970s. When demand for office space at the site fell, Lowe

### Legend:

- City Boundary
- Proposed Multi-Use Trail
- Existing Multi-Use Trail
- Existing Bike Lane
- ... Existing Shared-Lane Markings
- - - Existing Bike Route

Location of North Beauregard Street Multi-Use Trail Project

decided to repurpose the towers into the Park + Ford apartments, helping to meet the city's housing needs.

The project achieved LEED certified status and involved renovating the interior and modernizing the façade. Concrete plazas around the towers were transformed into landscaped open spaces with outdoor amenities. As part of an amendment to the approved plan, Lowe further enhanced the site by converting surface parking spaces adjacent to Ford Avenue into a dog park and paved amenity space; adding bulb outs, shelters and a crosswalk to the bus stops on Ford Avenue; and filling a gap in the existing sidewalk network. In addition, Park + Ford has a Capital Bikeshare station and a preexisting underground parking garage.

## Parks and Recreation

### Holmes Run Trail Repair

In 2018, a portion of Holmes Run Trail that connects to North Morgan Street was closed due to flooding and severe erosion that undermined stability and integrity of the trail and boardwalk. In 2019, the City received historic flooding, which severely damaged three additional sections of Holmes

Run Trail, including the bridge behind 4600 Duke Street, the access ramp at the Ripley Street Crossing and bridge just west of 395. The damaged sections of the trail are currently not safe to use and have been closed to the public. The approved FY 2021 and FY 2023 Capital Improvement Program provided funding to restore the trail and bridges for community use. It is anticipated that the portion of trail behind 4600 Duke Street will reopen to the public in the spring of 2023 and the remaining portions will be substantially complete in the summer and fall of 2024.

## Transportation

### North Beauregard Street Multi-Use Trail Project

The City awarded a contract and made substantial progress on design for the [North Beauregard Street Multi-Use Trail Project](#). This project will provide a new multi-use Beauregard Trail along the east side of North Beauregard Street between Seminary Road and King Street.

### King and Beauregard Intersection Improvements

In FY 2021 and 2022, the City re-evaluated the King and North



Beauregard streets intersection design to ensure that it met current design standards and complied with the [Complete Streets and Vision Zero policies](#). With new uses and amenities in the area such as new multi-family buildings, restaurants, a Capital Bikeshare station, and future West End Transitway bus stops, there will be a substantial increase in people walking around this location.

The design is currently being modified, based on an updated traffic analysis, to include crossing improvements, pedestrian refuge islands and curb ramps to enhance safety at this location. The medians will be widened to narrow travel lanes to slow traffic and will include green elements to improve stormwater management on the site. There will be additional capacity enhancements including new turn lanes for vehicles as well. The City is actively seeking grant funding to implement the updated design.

### North Beauregard Street and Seminary Road Intersection Improvement Study

In 2012, a Beauregard Corridor Plan Traffic Impact Analysis was prepared to analyze the transportation impacts associated with proposed development in the Beauregard planning area. The study identified transportation improvements necessary to sustain future development and projected population growth, including an Ellipse design within the North Beauregard and Seminary Road intersection. However, due to the reduced expectancy in development and updated travel behaviors, the City is re-evaluating the Ellipse design concept and exploring alternatives to address existing and projected traffic conditions.

A [study was initiated July 2021](#) to re-evaluate the validity of the Ellipse design and analyze other possible designs that would improve safety for all users of the North Beauregard Street and Seminary Road intersection. The study

and conceptual design(s) is slated to be complete in coordination with the upcoming Alexandria West community planning process.

### West End Transitway

The design for Phase 1 of the West End Transitway is underway. 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

- Multiple ADA improvements were completed at key locations where access for people with mobility impairments was limited.
- Rectangular Rapid Flashing Beacons were installed at key locations to increase pedestrian safety and access.
- The City completed design and began implementation of mobility, safety, and access improvements on Rayburn and Reading Avenues. The project includes multiple high visibility crosswalks, new sidewalk connections, ADA improvements, and pedestrian improvements that were recommended in the [John Adams Elementary Safe Routes to School Walk Audit](#). Implementation will be completed this summer.

### Capital Bikeshare/Dockless Mobility

- New Bikeshare stations were installed at Kenmore Avenue and Seminary Road, and at Fillmore Avenue and Bisdorf Drive.

## HAWK Signal Ribbon Cutting at West Braddock Road and North Early Street





Arlandria-Chirilagua planning process

# ARLANDRIA-CHIRILAGUA

## Implementation Progress Tracking

The Arlandria-Chirilagua Small Area Plan was adopted by City Council in January of this year. Implementation progress tracking will be reported in the FY 2023 Status of Implementation Report.

### Planning, Development and Housing Affordability

Following a two-year community planning process launched to proactively address housing affordability concerns in the area and develop strategies that enable residents to remain in their community, City Council adopted the [Arlandria-Chirilagua Small Area Plan](#), including it as a new chapter of the City's Master Plan.

With a Spanish-first approach, the planning process focused on social, economic and cultural diversity in the area; residential land use to prioritize deeply affordable housing; infrastructure improvements to address

stormwater and flooding challenges; maintaining and enhancing the commercial core; providing better and safer connections for people walking and biking; and expanding and connecting open spaces and parks.

The Plan received the [Commonwealth Plan of the Year Award](#) from the Virginia Chapter of the American Planning Association (APA Virginia) for its "outstanding planning process, vision, implementation strategies and innovative approaches." Citing the tools and strategies used during the planning process to inclusively engage the neighborhood's residents, APA Virginia commended the City for its Spanish-first approach during the process. More information can be found on the [project website](#).

### AHDC Glebe/Mt. Vernon

In January, City Council approved the mixed-use, mixed-tenure, mixed-income AHDC Mount Vernon-Glebe project (the project was subsequently amended in July 2022 to include an additional parcel and reconfigure the circulation through the site). The development includes a disposition of City-owned property. At full build-out, the two phased project will create 416 affordable (40-80% area median income) rental units, in addition to 58 new homeownership units (80% AMI) with a focus on family-sized units. In a direct effort to help address demand for deeply affordable housing in the ACSAP, one quarter of the rental units will be affordable to households with incomes at 40% AMI. The new community will feature



several forms of public and private open-space, including a 16,600 square foot central public courtyard and three activated terraces with outdoor cooking, gardening, integrated landscaping and shade. Approximately 36,000 square feet of community serving retail will create opportunities for a City satellite office and neighborhood businesses and organizations, including medical and dental care, and a potential daycare.

This complex project involves several funding and building phases and the assemblage of multiple privately owned parcels and a city-owned parcel. AHDC has secured site control of the assemblage, as well as funding for the initial phase of Building 1, including a City loan of \$10.5 million and \$23 million tax credit equity. Besides the \$12.5 million in American Rescue Plan Act (ARPA) funds, \$6 million in CDBG Section 108 loan funds, and a Virginia Housing Amazon REACH grant of \$18 million, a range of other private, state, and federal sources, including first trust mortgage financing and Amazon Housing Equity loan and grant funds are being sought. Construction is anticipated to begin in 2023.

### 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 Arlandria-Chirilagua Small Area Plan.

In addition to the AHDC Mount Vernon Glebe project, multiple housing initiatives have occurred or are underway, including the preservation of Parc Square and ParcVue Apartments, using Amazon Housing Equity Funds, and the proposed redevelopment of Community Lodgings-Elbert Avenue. 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:



Rendering of AHDC Glebe as seen from Mt. Vernon Avenue

- **Parc Square Apartments** — In January, Wesley Housing, a regional affordable housing provider with three properties (and one under construction) in the city, acquired Parc Square Apartments, a 66-unit six-building property in Arlandria. One of the buildings, which is located near Four Mile Run, is being considered for future rehabilitation and conversion to affordable for-sale housing. Wesley's acquisition of Parc Square will ensure that future rents will be maintained at no more than 60% AMI pending redevelopment, when Wesley hopes to introduce a range of affordability below 60% AMI consistent with identified housing need in the community. While Wesley will manage the properties, the nonprofit is partnering with its neighbor, Community Lodgings, Inc., to provide services, including educational support, to residents and their children.
- **ParcVue Apartments** — In February, AHDC announced its acquisition of Parc Vue Apartments, a 196-unit building in Arlandria. Initial financing for the purchase is being provided to AHDC through a loan from

Amazon's Housing Equity Fund. Rents will be maintained at approximately 60% AMI, pending permanent refinancing, when affordability levels will be fixed and potentially broadened.

### Virginia Housing Community Impact Grant (CIG)

The Virginia Housing CIG continued to provide vital support to the development and implementation of the Arlandria-Chirilagua Small Area Plan through the following efforts:

- **Ready to Rent Framework** — Work on the first stage of the "Ready to Rent Program" was completed through a partnership with the Alexandria Housing Development Corporation (AHDC), an Alexandria-based nonprofit housing developer. The goal of the initiative 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 LIHTC unit. These include gig workers, unbanked persons, residents who do not have traditional rental history,

traditionally documented income, and/or English as a primary language, as well as recent immigrants. The City will continue to collaborate with AHDC 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 City has expanded the work of the Alexandria Economic Development Partnership and its Small Business Development Center to conduct business outreach and identify strategies and tools to support and foster small businesses and entrepreneurs in Arlandria. A Spanish-speaking consultant is conducting training and 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 has held virtual Spanish-based trainings and is coordinating an in-person meet and greet in the fall.
- **ACHC** — Engagement continues with the Arlandria Chirilagua Housing Cooperative's board to chart a course to strengthen their governance practices and to enhance Cooperative members' capacity for future real-estate development. As a first step the City is supporting technical assistance for the process of recording member shares. Legal assistance has been secured with CIG support to help manage the recordation process. With ARPA resources, the City is also helping the Cooperative conduct a capital needs assessment to identify, prioritize and undertake improvement projects.
- **First-time homebuyer trainings** were conducted at neighborhood recreation centers in Spanish and English to expand access to first-time homebuyer resources in anticipation of the delivery of future

for-sale units in Potomac Yard and in Arlandria. The trainings continue to be publicized broadly throughout the Arlandria-Chirilagua and general Alexandria community via WhatsApp, neighborhood PTAs, a local community advocacy group, as well as the city's website, social media, and e-news.

## Transportation

### Mt. Vernon Improvements

The City is conducting planning, outreach and conceptual design for safety improvements at several Mount Vernon Avenue intersections — at Glebe Road, Russell Road, Executive Avenue, and Four Mile Road. Staff developed multiple conceptual design options to improve safety and access for people traveling in and around Arlandria-Chirilagua, and selection of preferred alternatives and detailed designs are expected to occur in FY 2023. In FY 2022, the City was awarded \$1 million in Congestion Mitigation and Air Quality (CMAQ) grant funding for implementation of these projects.

### Complete Streets

- The City planned locations for speed radar signs on Glebe Road to mitigate vehicle speeds and improve traffic safety as part of its citywide Vision Zero program. These will be installed in FY 2023.
- New crosswalks were installed in the Hume Springs neighborhood.

### Capital Bikeshare

- Bikeshare Stations were installed at Commonwealth and Reed avenues, and Reed Avenue and Edison Street.

Work on the first stage of the “Ready to Rent Program” was completed through a partnership with the Alexandria Housing Development Corporation.



Ready to Rent Survey and Plan Open House



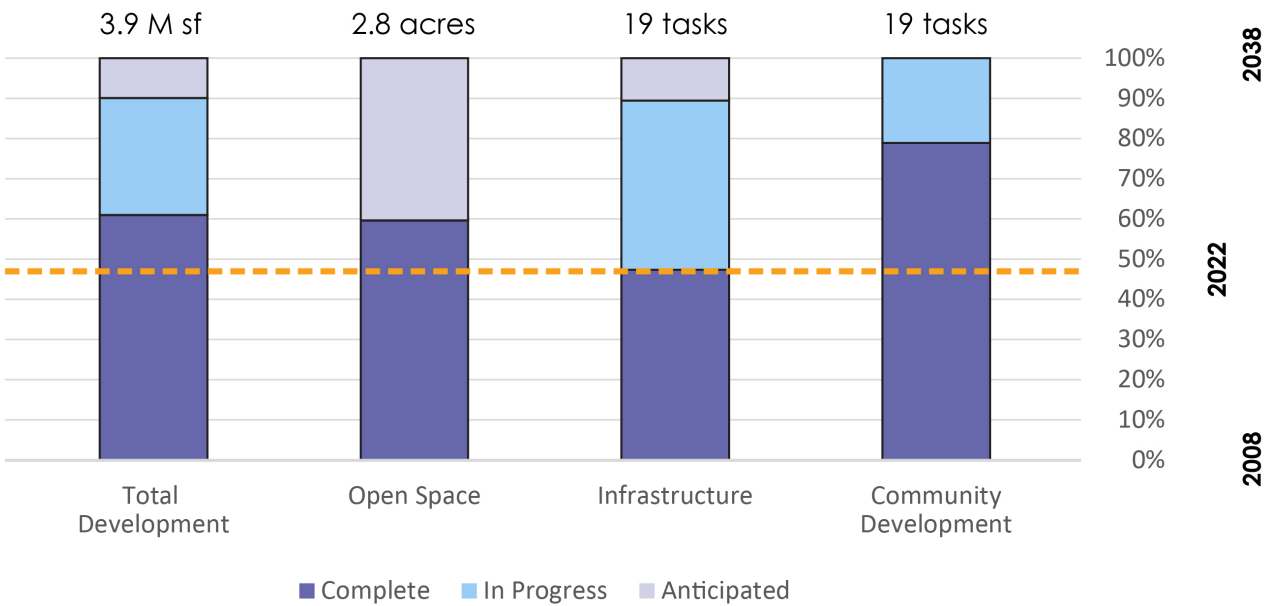


Braddock Gateway

# BRADDOCK

## Implementation Progress Tracking

Implementation of the Braddock Metro Neighborhood and Braddock East Master Plans continues to progress. The completion of Braddock Gateway is a significant milestone for implementing the long-term vision for the neighborhood as a walkable, transit-oriented area with 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

## Braddock Implementation Advisory Group

The Advisory Group met twice this past fiscal year and was updated on the Queen Street Business Corridor Grant Program as well as the redevelopment of ARHA's Samuel Madden site and 805 North Columbus Street. Background and meeting information can be found on the [project webpage](#).

## Queen Street Business Corridor Grant Program

The Braddock Metro Neighborhood Plan recommends support of locally owned, neighborhood-oriented businesses in the Braddock area, especially along the Queen Street corridor, including using a portion of the implementation funds for the stabilization and revitalization of these businesses.

In FY 2021 and 2022, Alexandria Economic Development Partnership and City staff partnered with the Social Responsibility Group to engage business owners within the Queen Street Business Corridor impacted by and still experiencing the effects of the COVID-19 economic downturn. The Queen Street Business Corridor Grant Program was developed to provide tailored services and assistance to support the recovery and resiliency of these small businesses. The program was funded through a portion of the Braddock implementation funds, as per the policy adopted by City Council in 2008.

By the end of March 2022, the Program was finalized with 21 community-serving businesses receiving \$5,000 grants to support their ongoing recovery and long-term resiliency. [Read the Implementation & Outcomes Summary for more information.](#)

## Braddock Gateway

Phases II & III of the three-phased Braddock Gateway project have been completed and are almost fully



leased. The completion of this overall development is a significant milestone for implementing the long-term vision for the Braddock neighborhood as a walkable, transit-oriented area with high-quality architecture, open spaces, and a mix of uses.

These phases consist of four buildings, two in each phase, separated by a publicly accessible park with a large colorful art installation at the east end. Phase II consists of 258 apartment units, 4 of which are committed affordable units, in six to seven stories over below grade parking, a pool and amenity space, as well as ground floor retail across from the public park. Phase III also has two separate buildings over below grade parking with 370 units, 4 of which are committed affordable units, and neighborhood serving retail.

The project provides additional benefits including construction of an off-street shared pedestrian/bicycle path that enhances connectivity to the Braddock Metrorail station, extension of North Fayette Street to Slaters Lane with streetscape improvements, and contributions to the Braddock Implementation Funds and Housing Trust Fund.

## 1200 North Henry

This multifamily building is currently under construction and will include community serving ground floor retail and a 10,000 square foot childcare

center. 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 onsite public art and contributions to the City's Capital Bike Share Fund and Braddock Implementation Funds.

## Transportation

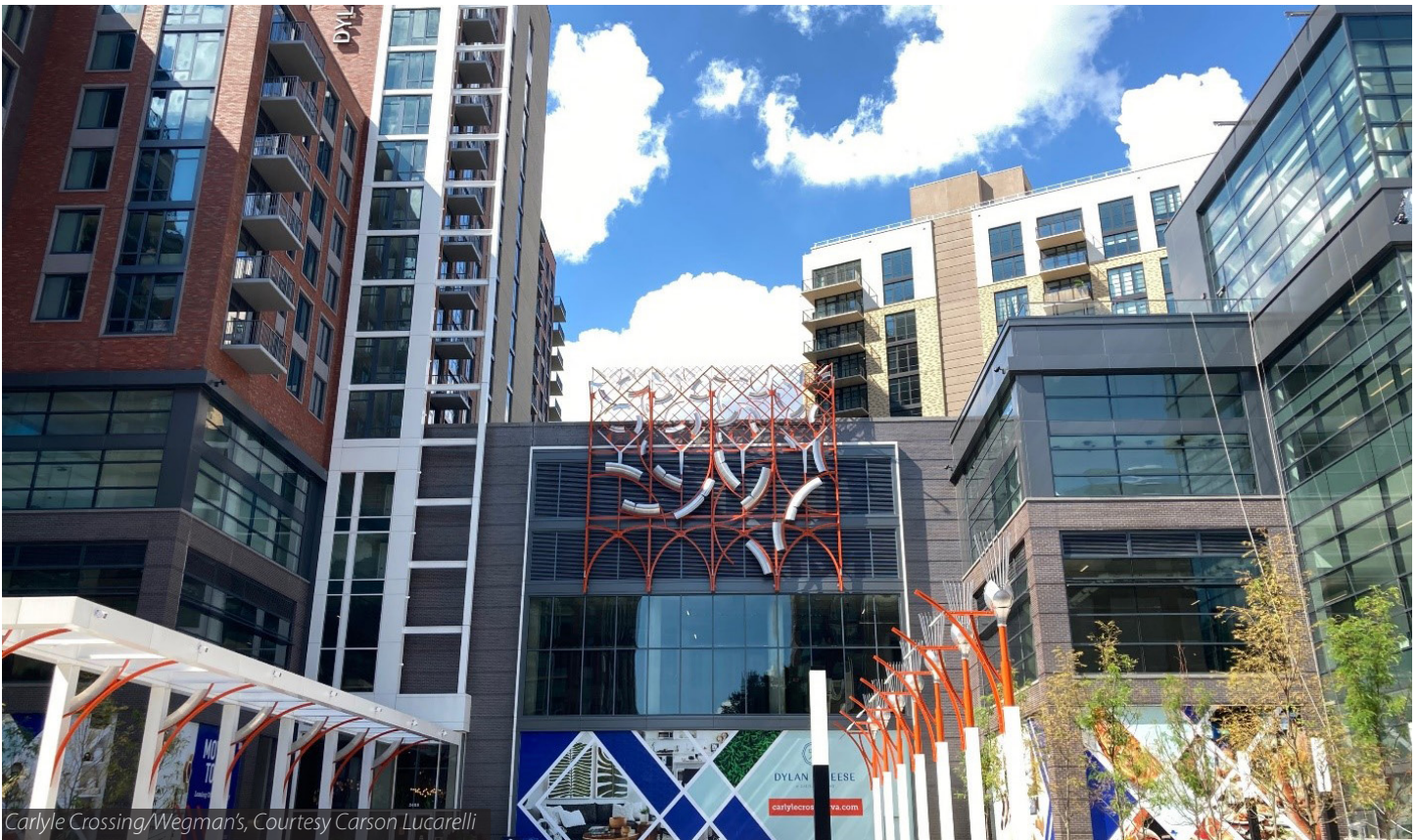
### Braddock Road Metrorail Station

The City is coordinating with the Washington Metropolitan Area Transit Authority on an expansion of the [2016 Phase 1 Joint Development Feasibility Study](#) for the site. The expanded study, anticipated for completion this fall, will include development of concept designs for public infrastructure improvements in preparation for a future potential joint development project, including reconfiguration of the bus loop and kiss-n-ride facilities and bicycle and pedestrian facilities.

### Complete Streets/Capital Bikeshare

- High-visibility crosswalk markings and pedestrian signal and signage improvements were completed at key locations within the area.
- A bikeshare station was installed at Braddock Gateway and First & Fayette streets.



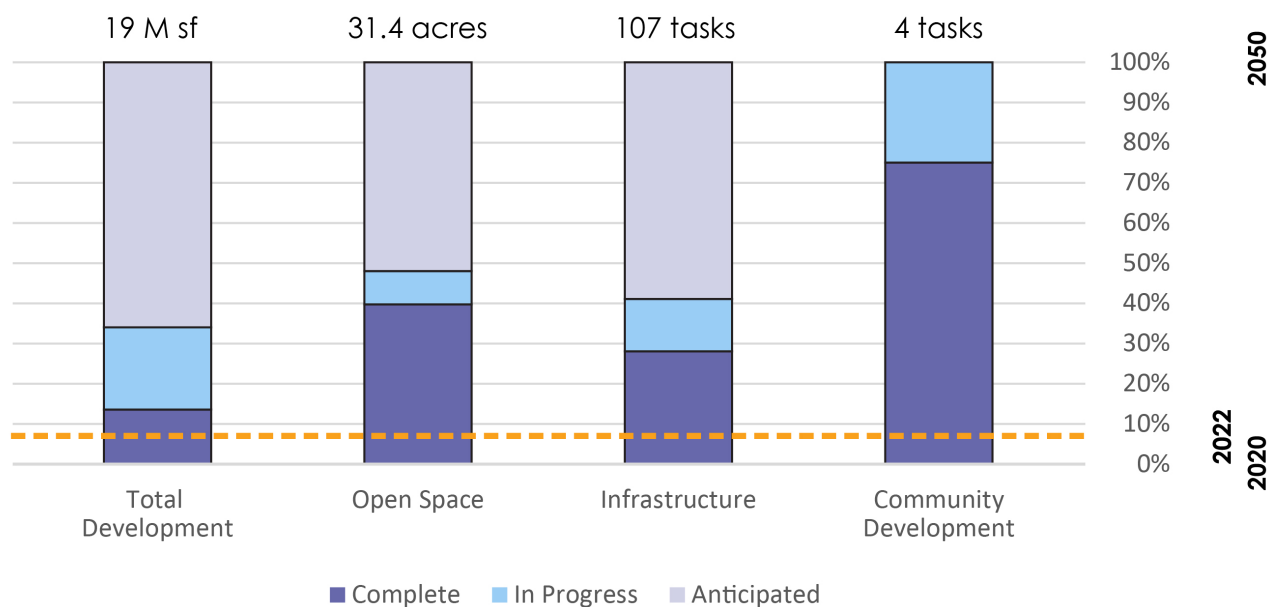


Carlyle Crossing/Wegman's, Courtesy Carson Lucarelli

# EISENHOWER EAST / CARLYLE

## Implementation Progress Tracking

Eisenhower East Small Area Plan implementation efforts have progressed during this period with the completion of Carlyle Crossing which brings a major retail anchor to the area, Wegman's. Infrastructure improvements continue along the Eisenhower Avenue corridor to create a multimodal environment that emphasizes safety and access for all.



# Planning, Development and Housing Affordability

## Carlyle Design Review Board

The Design Review Board (DRB) met four times during this implementation period. Projects reviewed and discussed include 765 John Carlyle Street (Block P), 2111 and 2113 Eisenhower Avenue (Block 23) and 1940 Duke Street (Block C). Background and meeting information as well as the Design Review Board schedule can be found on the [DRB webpage](#).

## Carlyle Crossing/Wegman's

In early 2022, this 1.7 million square foot project reached substantial completion with delivery of the residential towers and the opening of the major retail anchor, Wegman's. The development includes multiple levels of retail totalling 210,000 square feet and delivers 750 units of housing, all within close proximity to the Eisenhower Avenue Metrorail station.

The entire development is contiguous and shares a common podium with above-grade parking. To create the appearance of a more organically evolved site, the towers and podium of the development are expressed as unique pieces of architecture. The project features numerous activated terraces, including a three-acre common level above the podium — one of the largest in the city — and a large dog park, open lawn areas and places for outdoor relaxation, cooking and refuge.

## 2111 & 2121 Eisenhower Avenue

In May, City Council approved the redevelopment of Block 23 from existing office use to two residential tower buildings with approximately 802 units, 44 of which will be committed affordable units. The project will also provide new roadway connections, pedestrian crossings, ground-floor activation spaces and enhanced streetscapes. Contributions will be made to the City's Housing Trust Fund and Eisenhower East Implementation Fund.



Rendering of Block 23 residential project

## Transportation

### Eisenhower Avenue Widening Project

The City is making improvements to portions of the roadway and sidewalks along Eisenhower Avenue between Mill Road and Holland Lane. [The project](#) will add an additional westbound left turn lane at the Eisenhower / Mill Road intersection; upgrade the receiving lanes on Mill Road to accept the dual left turns from Eisenhower Avenue; convert the traffic circle at Eisenhower and Holland to a "T" intersection; upgrade the street lighting and sidewalks on the north side between Mill Road and Elizabeth Lane, and both sides between John Carlyle Street and Holland Lane; and road resurfacing. Construction began in December 2020, and is anticipated to be completed this fall.

### Eisenhower Avenue Metrorail Station Improvements

The City will be making [improvements to the Eisenhower Avenue Metrorail Station Plaza](#) in collaboration with WMATA to improve the overall experience of Metrorail users by enhancing available open space

and making it more accessible while also connecting it to the Eisenhower Metrorail Station. The proposed design currently includes updates to the bus loading areas, relocating the kiss-and-ride facility, relocating the car-share spaces, providing spaces for private shuttles, and the creation of an enhanced pedestrian plaza. The construction is contingent on the redevelopment of a new loop road by adjacent development.

The City is working on planning and design for an enhanced pedestrian crossing between the station and the north side of Eisenhower Avenue, as recommended in the Eisenhower East Small Area Plan.

### 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.

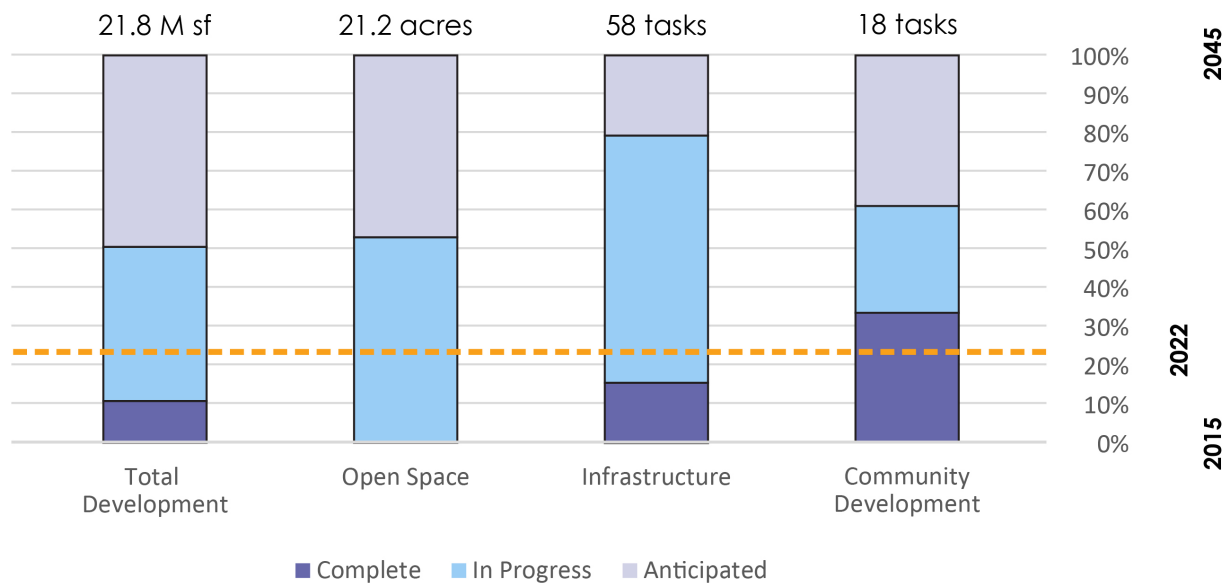




# EISENHOWER WEST/LANDMARK VAN DORN

## Implementation Progress Tracking

Implementation of the 2009 Landmark/Van Dorn Corridor Overlay and 2015 Eisenhower West Small Area Plan is on track with open space, infrastructure, and community development tasks. The redevelopment of the Landmark Mall site is a significant milestone and will substantially move implementation of the Plans ahead in terms of delivery of public benefits.



# Planning, Development and Housing Affordability

## Eisenhower West / Landmark Van Dorn Implementation Advisory Group

The Advisory Group met virtually six times during this implementation period regarding the redevelopment of the Landmark Mall site, as well as Winchester Homes, Eisenhower Retail, Landmark Overlook and Avanti 550. More information can be found on the [project website](#).

### West End (Landmark)

Following the July 2021 City Council approval of the Coordinated Development District (CDD), the Foulger-Pratt and Inova Health System teams have worked with staff over the last year to advance the long-awaited redevelopment of the former Landmark Mall site, now renamed West End Alexandria.

Demolition began in May and in June the Planning Commission approved the infrastructure site plan, which further detailed the roads, pipes and wires beyond the approved CDD. Applications have been submitted to the City for Blocks E, G, I and K representing approximately 1,119 homes, 207,000 square feet of retail, and 123,000 square feet of office.

These initial phase buildings will abut the existing parking garage, future transit hub and the Central Plaza. The applicant teams have also submitted concept plans for over four acres of publicly accessible open space, comprising the Central Plaza, Paseo and Terrace Park. Finally, staff have received concept plans for the nearly 1.1 million square foot Inova Health System campus, with a new hospital, cancer center, specialty care center and garage. Staff anticipates docketing the first Development Special Use Permits for City Council hearings in late fall 2022 and early winter 2023.



*Hensley Park Improvements Plan*

## Parks and Recreation

### Joseph Hensley Park

Design work is underway for the [renovation of Joseph Hensley Park](#) on Eisenhower Avenue, which will maintain diamond and rectangular athletic uses on site and upgrade the facilities. Included among the upgrades are stormwater and site drainage improvements, increased parking capacity, upgraded sports lighting, upgrades to two natural turf diamond fields, conversion of the rectangular 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.

The Joseph Hensley Park renovations are being designed at one time with phased implementation as funding is programmed into the Capital Improvement Program. The first phase of construction will begin in 2023 and include the lower diamond field and associated parking, stormwater improvements, ADA improvements, and replacement of the restrooms.

## Transportation

### West End Transitway

The design for Phase 1 will begin in late summer 2022 and is anticipated to be finalized within a year. Work will

continue with development projects along the corridor, notably Southern Towers and West End (Landmark), each of which will have a new transit center on the properties that will serve the West End Transitway as well as other bus service.

### 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 early fall of 2023 with project completion in late 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 West End (Landmark) 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. A pre-scoping meeting was held with VDOT officials and a path forward was determined toward VDOT's approval of the Operational and Safety Analysis Report (OSAR) required for the ramp modification. The required



Framework Document was reviewed and approved by VDOT early 2022. The OSAR is slated to be complete in December 2022.

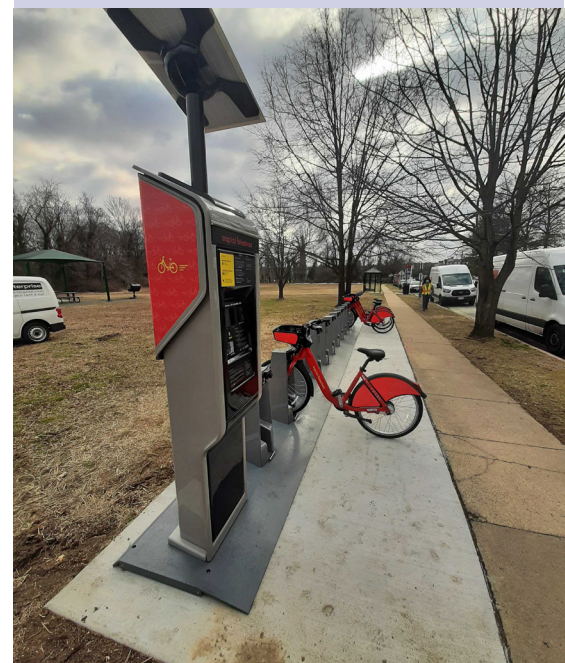
## West End (Landmark) Transit Center

The City coordinated with Foulger-Pratt to identify the location for the future transit station on the West End site, which will include six bus bays and layover space. The City was awarded a grant of \$13 million in Smartscale 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.

## Complete Streets

- Crosswalks, pedestrian signs, pedestrian signals and rectangular rapid flashing beacons were added or upgraded to increase pedestrian visibility, safety, and mobility at key intersections and driveways.
- Conceptual design planning began for turn calming treatments to improve pedestrian safety on the Duke Street corridor.

Capital Bikeshare stations were installed at South Pickett and Shillings streets, South Reynolds Street and Edsall Road, Holmes Run Parkway and N. Pickett Street, and the Van Dorn Metro Station.



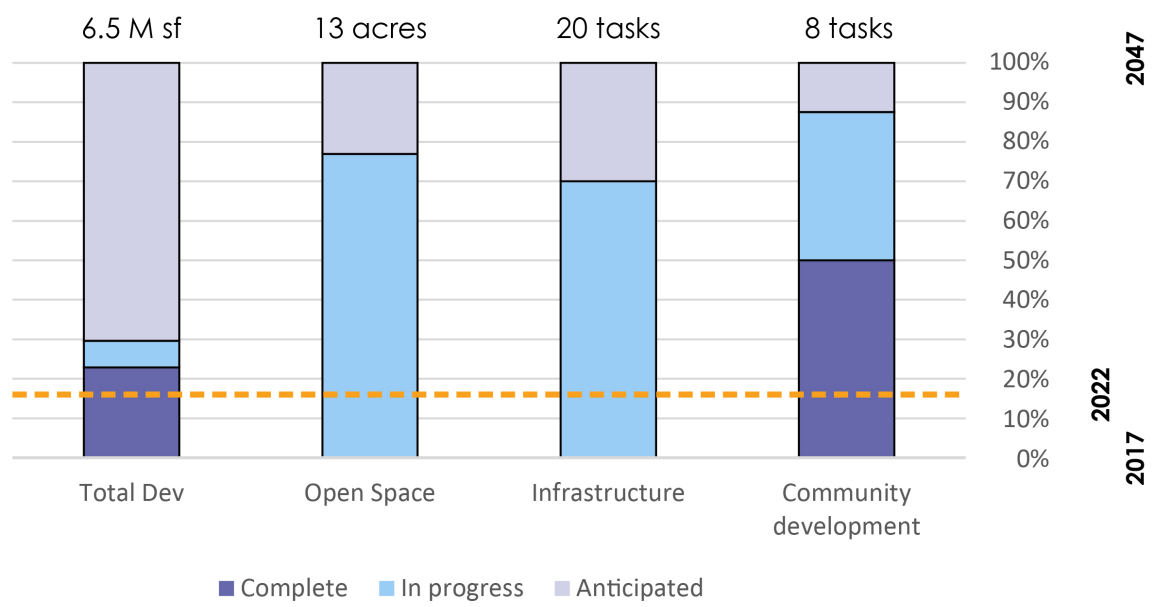


The Muse, view looking toward the arts and cultural anchor space

# OLD TOWN NORTH

## Implementation Progress Tracking

Implementation of the Old Town North Plan continues to progress with City Council’s adoption of the Coordinated Development District plan for the redevelopment of the former Potomac River Generating Station and planning for the future implementation of the Linear Park.





# Planning, Development and Housing Affordability

## Urban Design Advisory Committee

The Urban Design Advisory Committee (UDAC) met once during this period to review and discuss the redevelopment of Transpotomac Plaza Office Buildings. More information can be found on the [UDAC webpage](#).

## Potomac River Generating Station Site Redevelopment

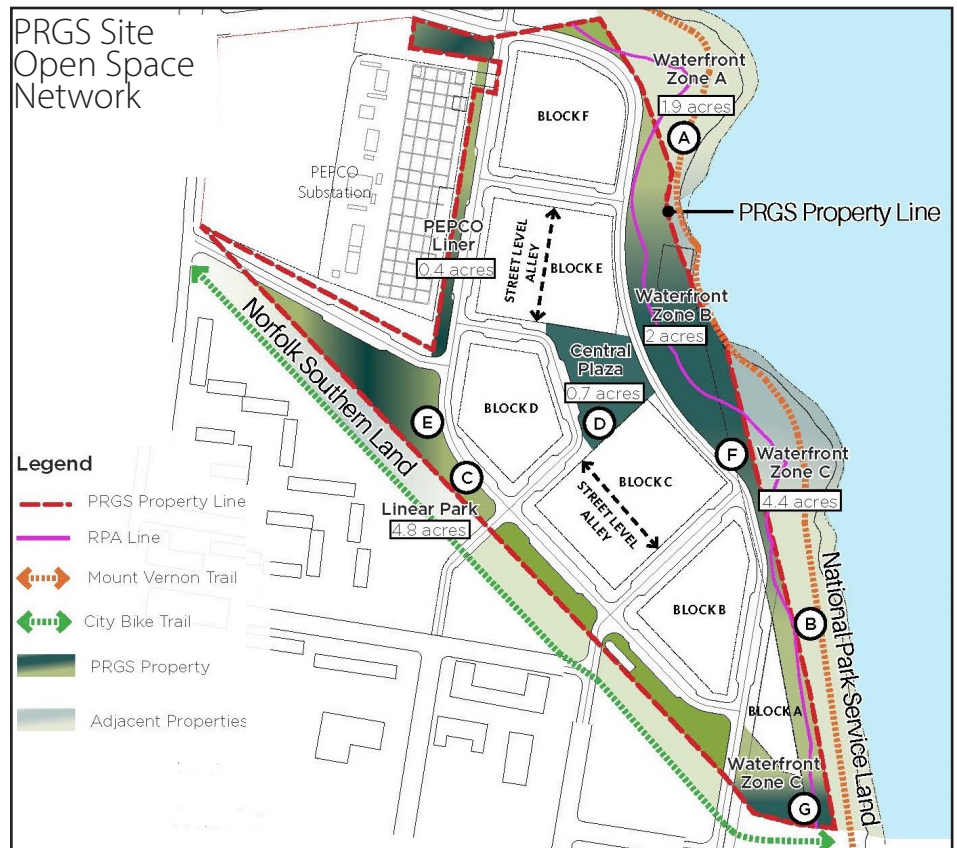
In July, City Council approved a Coordinated Development District (CDD) for the 18-acre Potomac River Generating Station (PRGS) site. After years of community effort, the power plant was closed in 2012 and the [Small Area Plan](#) established framework and development goals for the site.

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 approval permits up to 2.5 million square feet of gross floor area across the site for mixed use development that includes at least 20% commercial uses, 30,000 square feet of arts space, a minimum of 58,300 square feet of affordable set-side 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 \$21,495,167 (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. The Infrastructure Development Site Plan has been submitted and individual block Development Special Use Permits are anticipated to be submitted in FY 2023.

## The Muse

The Muse, located at the corner of North Royal and Third streets and by the future Old Town North Linear Park, has been in the process of phased occupancy since the spring of 2022. The building comprises of 73 condominium units and over 5,700 square feet of ground-level arts and cultural anchor space to be utilized by the Art League.

The site features a publicly accessible “arts walk” through the center of the site with seating areas and flexible event space that connects the Art League’s classroom, operational and

maker spaces. The development was approved in January 2019 as the second project within the Old Town Arts and Cultural District Overlay to include arts and cultural anchor space within the development. The Art League will open its doors by early 2023.

## Parks and Recreation

The City’s Public Art Program has commissioned three local and regional artists to create designs to be used to cast approximately 24 unique stormwater covers throughout Old Town North, with a focus on Fairfax Street, which was established as an Arts Corridor in the Small Area Plan.

## Transportation

### Complete Streets and Bikeshare

- Design continues for improvements to the Mount Vernon Trail at E. Abingdon Drive.
- New wayfinding signs were installed for Mt. Vernon Trail users.
- New crosswalk markings were installed at key locations.
- A new bikeshare station was installed at North Pitt and Montgomery streets.



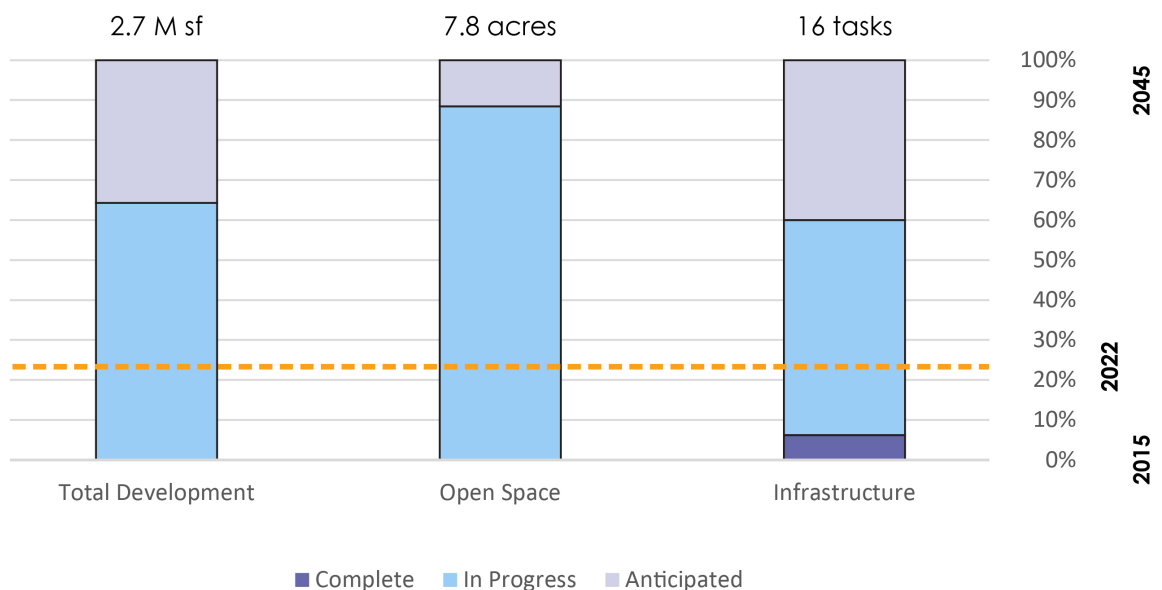
# POTOMAC WEST

## Implementation Progress Tracking

The Potomac West Small Area Plan boundaries were amended with the adoption of the Arlandria-Chirilagua Small Area Plan earlier this year. Implementation progress tracking for the Potomac West area will be adjusted accordingly and reported in the FY 2023 Status of Implementation Report.

### Oakville Triangle Overlay

Progress continues in the Overlay following City Council approvals that facilitated the redevelopment of Oakville Triangle anchored by a new Inova Healthplex medical facility use and expansion of the open space network.





# Planning, Development and Housing Affordability

## Oakville Triangle

Progress continues following City Council approvals in 2021 that facilitate the redevelopment of Oakville Triangle anchored by a new Inova Healthplex medical facility use and expansion of the open space network:

- **Infrastructure Plan:** This first phase of the Plan is underway and includes construction of the road network and sitewide infrastructure.
- **Block A1:** This block is under construction and includes a mixed-use building totaling 419,000 square feet 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 square feet will occupy the first floor fronting Swann Avenue and Richmond Highway.
- **Block A2:** The block is 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:** The block is under construction and includes a mixed-use building totaling 255,000 square feet. The building will consist of approximately 15,000 square feet 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



Oakville Triangle  
Block Map

a period of 35 years. Blocks A1 and B are providing 48 of the 65 affordable units being provided across the Oakville Triangle development.

- **Block D:** This block is currently in Final Site Plan review and includes the demolition of an existing warehouse and surface parking lot to construct 84, fee-simple townhomes, totaling approximately 259,320 gross square feet 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 and updated stormwater management facilities.
- **Block C Park:** The park portion of the block 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

In January, the developer of Oakville Triangle, Stonebridge, Inc., began construction of improvements to the lower portion of Mount Jefferson Park from East Raymond Avenue to Richmond Highway. 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.

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. Construction is expected to be complete this fall.

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



*In progress implementation of Mount Jefferson Park Improvements, courtesy Judy Lo.*

## Transportation

### East Glebe and Richmond Highway Improvements

In FY 2021, the City was awarded \$3.1 million in FY 2026 [SmartScale](#) funds through the Virginia Department of Transportation to be used toward the construction of this project, which will include a dedicated left turn, through and right turn lanes in the eastbound direction, as well as pedestrian safety improvements. This new funding will be leveraged with developer required contributions toward the project.

for a [neighborhood slow zone pilot project in the Lynhaven neighborhood](#). Potential improvements include gateway treatments, speed cushions and a reduced speed limit. Final design and implementation is expected to occur in FY 2023.

- Crosswalks were upgraded on Richmond Highway to enhance pedestrian connectivity and safety.

### Complete Streets

- Mobility, access and safety improvements were installed on Commonwealth Avenue, including high-visibility crosswalks, buffered bike lanes, curb extensions, median refuge areas, updated speed cushions, and improved signage. This project implemented recommendations developed through the [Naomi Brooks Elementary Safe Routes to School Walk Audit](#).
- The City made progress on community outreach and design



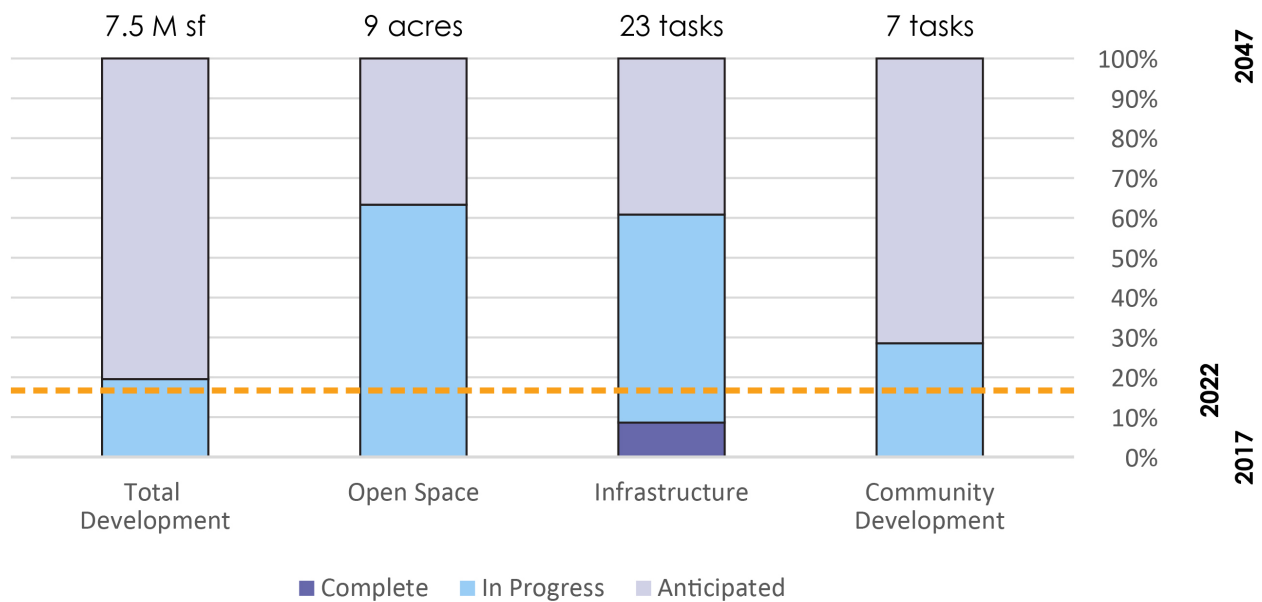


# POTOMAC YARD

## Implementation Progress Tracking

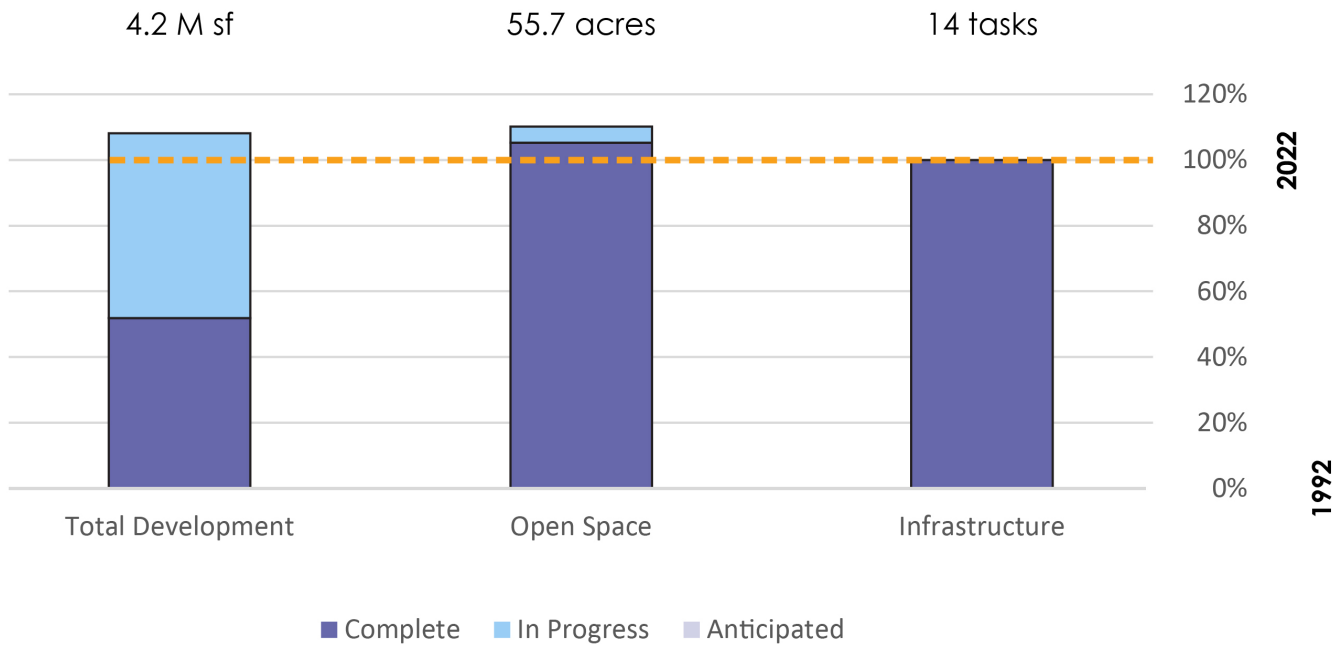
### North Potomac Yard

Plan implementation continued steadily during this period with the near completion of the new metrorail station and ongoing work facilitating Phase 1 development and expanded open space.



South Potomac Yard

Implementation of the Potomac Yard/Potomac Greens Small Area Plan and CDD #10 is nearing completion. 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 four times virtually during this implementation period to provide input on the continued development of Potomac Yard. More information can be found on the [PYDAC webpage](#)

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. These include the 300,000 square foot Virginia Tech building which is currently under construction with completion expected in the summer of 2024. This building will not only consist of a cutting-edge design but will be cutting edge regarding sustainability with a goal to achieve LEED Silver certification.

The other buildings include an approximate 240,000 square foot office

building and two residential buildings with a combined 474 apartments. A total of 40,000 square feet 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 year.

Potomac Yard Park

Potomac Yard Park will be extended into North Potomac Yard by approximately 4.57-acres, that once conveyed to the City, will link to the existing Potomac Yard Park in South Potomac Yard and Four Mile Run to the north. Located on the eastern portion of the Plan area, this linear park is the largest park within the Plan redevelopment area, and is designed to include a variety of active, passive, natural, and sustainable features. Potomac Yard Park includes flexible open areas that can be programmed for a variety of functions, a mix of shaded and open areas, sections for native plant conservation areas, trails and walking paths, and active areas for fitness and natural play. Incorporated throughout the park are sustainable features such as native plantings and

bio-retention areas that will provide stormwater management for the site and provide educational opportunities for users.

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 North Potomac Yard pump station will be a self-cleaning type wet well and dry well configuration with an above-grade operations building. The above grade size of the pump station is expected to be about 95 feet by 45 feet for an overall area of approximately 4,275 square feet. The below grade portion of the structure will extend to approximately 48 feet below grade.

The above-grade operation building will be divided into multiple rooms. The room above the screening room will include a compactor and receptacle for screenings. It will also include HVAC services, odor control systems,



an operator restroom, and exterior and interior access. A stairwell will lead down to the screening room. The pump station is expected to be operational by the fall of 2024.

## Metro Plaza – Interim Design

Metro Plaza is an approximately 0.3-acre space, sits at the doorstep to the new Potomac Yard Metrorail Station and near the two residential buildings. The Plaza be the civic gateway that welcomes new residents, workers, and visitors to the North Potomac Yard Innovation District. It also serves as a major transportation hub that will connect transit riders from the Metrorail Station, Metroway, and local bus routes. The Plaza will be built in its final form with the future office building, known as building 18 located immediately to the south. As construction of Plaza is planned in conjunction with building 18, which is several years from being constructed, an interim design has been approved to serve the North Pavilion of the station. The interim design will provide direct and safe access to the station as well as provide a park space with trees and an open lawn area to accommodate passive uses such movable furniture for informal gathering.

## 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. Nine of the units are set aside for affordable homeownership for those earning between 70 and 100% area median income (AMI). All parking, including bicycle storage, are in a below grade parking garage. Amenities include, a fitness center, work-at-home business center, vehicle electric charging stations, rooftop lounges and outdoor terraces. An at-grade courtyard separates the two buildings and provides ground level open space. The buildings are in the final stages of construction and are



expected to be completed in late fall 2022.

## Silverstone “The Landing” Senior Living

Phase 1 of Phase 2 of Silverstone senior living development at 2620 Main Line Boulevard in Potomac Yard is complete. The phase one building has been branded as “The Landing” and includes 123 assisted living/memory care units, 40 independent living units, and approximately 131 underground parking spaces. The building also contains a 12,000 square foot CVS store at the corner of Richmond Highway and Swann Avenue. The overall 2-phased project includes construction of two residential buildings for seniors that include a total of 186 assisted living/memory care units, seven deeply affordable assisted living units and 146 independent living units.

## Transportation

### Potomac Yard Metrorail Station

In the past year construction on all elements of the Potomac Yard Metro Station progressed with the completion

of the roof and structural steel on the station headhouse and north pavilion. Work began on the headhouse exoskeleton with much of the stone veneer completed on the north pavilion and platforms. Interior station work advanced with the installation of conduit, wiring, equipment, and build out of control rooms. By the end of FY 2022 all three pedestrian bridges were erected and work on the decking, mesh panels, roof, lighting, and conduit continued. Work on the tracks through the station as well as the crossover tracks north of the station were constructed. The south pavilion structural steel was completed while roof and decking work continued.

The Potomac Yard Metrorail Implementation Work Group (PYMIG) continued to receive construction updates in the form of in person meetings and narrated presentations posted to the [City's project website](#). The next major project milestone will occur on September 10 when the WMATA tracks will be shut down to allow the existing tracks to be cut and the new track alignment installed through the Potomac Yard Station. During this time the new station, track

and train control systems will be tested. The Metrorail station is anticipated to be open for revenue service in late fall 2022.

## Metroway Extension

In late 2022, design will begin for the final Richmond Highway extension of the Metroway dedicated lanes from East Glebe Road to Evans Lane. Construction of these lanes will be coordinated with the redevelopment of Phase 2 of North Potomac Yard. The design and construction schedule of the BRT line through the existing shopping center as well as along Potomac Avenue will be coordinated with Phase 2 planning and scheduling.

## Potomac Avenue/Glebe Road Intersection Improvements

Staff performed targeted outreach and developed designs for safety and access improvements at the intersection of Potomac Avenue and Glebe Road. The project includes a dedicated bus lane, ADA improvements, a new pedestrian refuge, No Turn on Red restrictions, an exclusive pedestrian and bicycle crossing signal phase, and trail improvements adjacent to the south entrance to the Potomac Yard Metrorail Station. Design and implementation are expected to be complete in FY 2023.

## Complete Streets and Bikeshare

- Crosswalks were upgraded on Richmond Highway to enhance pedestrian connectivity and safety. Design continued for a new sidewalk on Leslie Avenue.
- A Bikeshare station was installed at Main Line Boulevard and East Glebe Road.



*Rendering of Potomac Yard Pump Station*

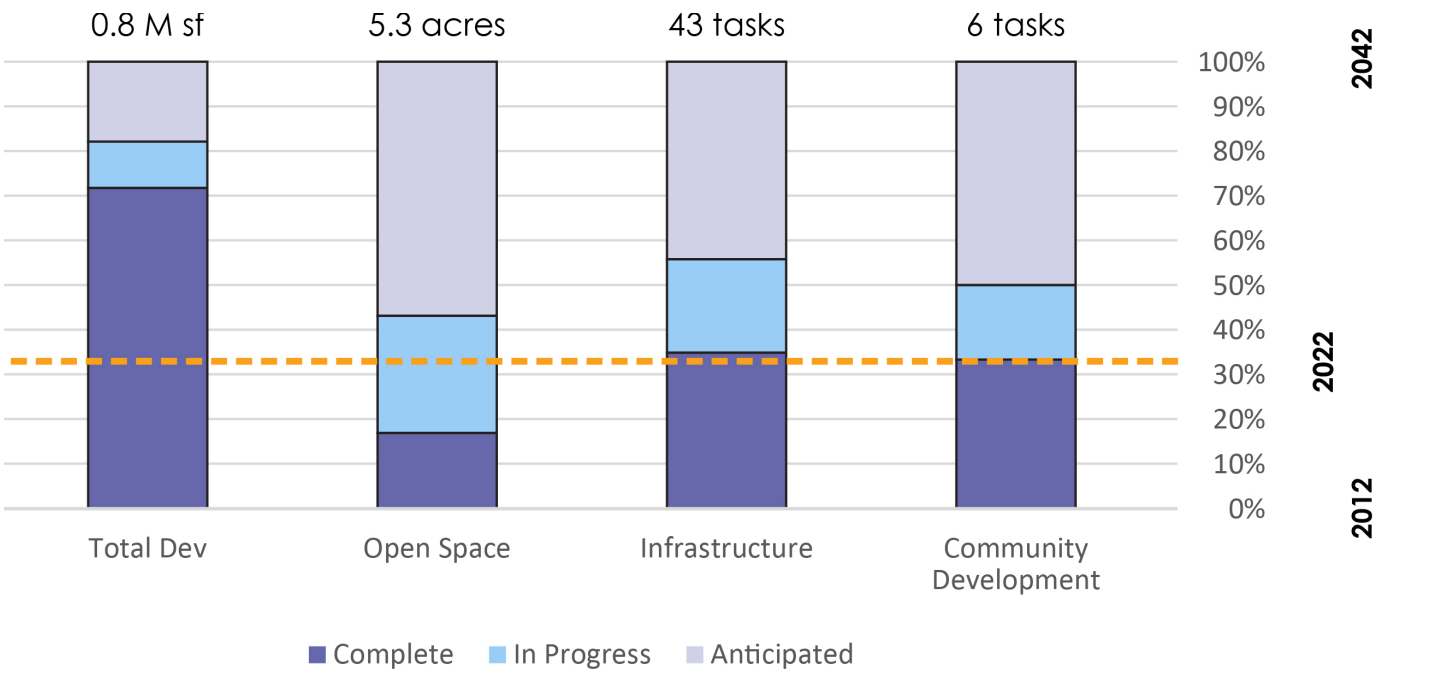




# WATERFRONT PLAN

## Implementation Progress Tracking

The City is currently on track toward meeting its implementation goals in the Waterfront Plan focusing on flood mitigation, pedestrian and bike facilities, and open space rehabilitation.



# 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 webpage](#).

## Site See: New Views in Old Town

In March, 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](#). The installation will be on view through November 2022.

Commissioned to create an original installation for Waterfront Park in Old Town, Behar and Marquardt focused on the community-building possibilities of public art. *I Love You* captures public imagination in a celebration of friendship and camaraderie in the heart of Alexandria.

## Transportation

### Lower King Street

Following the success of the temporary closure to support businesses during COVID, City Council approved the permanent closure of the 100 block of King Street to vehicle traffic.

Concept planning and engagement for a permanent redesign will begin in FY 2023. The Unit Block of King Street was temporarily closed from May to September 2022 and will be evaluated in the fall for a permanent closure.



## Complete Streets

- Design continues for trail improvements at Mt. Vernon Trail at East Abingdon Drive.
- New shared-lane markings were installed on Union Street to enhance wayfinding and inform riding position for people biking.
- Pedestrian signs were installed at key locations to enhance pedestrian safety.





Rendering of Alexandria City High School - Minnie Howard Site

## 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 flexible theatre/performance space, among others.

### Alexandria City High School – Minnie Howard Campus

The new Minnie Howard campus of Alexandria City High School received its DSUP approval by City Council in January. The final site plan was approved in July and initial staging and grading activities are underway. The new school will provide needed educational space for the growing high school population. The school will have over 300,000 square feet designed for 1,600 students.

In addition to the much-needed space for students, the project will include several collocated spaces including a new Health Department Teen Wellness Center, Department of Community and Human Services programming for families, including Early Learning classrooms for children and community recreation facilities. Community recreation facilities will include a central artificial turf athletic field that can accommodate a variety of field sports, as well as outdoor tennis, basketball and pickleball courts. Indoor recreation includes a full-size gymnasium and a 25-yard pool for competitive swimming and diving events. A perimeter walking path is planned 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. The school is expected to open in the fall of 2024.

### Douglas MacArthur Elementary School

Construction on the new [Douglas MacArthur Elementary School](#) began in April 2021. The new school is designed to achieve a LEED Gold rating and be net-zero ready, with a geothermal heating and cooling system, bio-retention stormwater facilities, orientation of classrooms to maximize natural light, and integration of photovoltaic (solar) panels. The project also includes a new synthetic turf field, a hard surface flex court, three new playgrounds, and landscaped natural open space. Several paths will provide on-site loops for walking as well as two pedestrian walkways that provide public access to Forest Park. The new school is anticipated to open in August 2023 for the 2023-2024 school year.



# ALEXANDRIA MOBILITY PLAN

## Alexandria Mobility Plan

In the fall 2021, City Council adopted the [Alexandria Mobility Plan](#), a strategic update to the 2008 Transportation Master Plan 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. The plan is structured around the following elements: Transit, Smart Mobility, Streets, Supporting Traveling Options; Parking and Curbside Management; and Pedestrian and Bicycle (incorporation of the 2016 chapter update). City staff have since worked on developing tools to track and support the implementation of the plan.

## Alexandria Transit Vision Plan

The first phase of the [Alexandria Transit Vision Plan](#), known as the “New DASH Network”, launched in September 2021,

highlighted by a new frequent, all-day bus network with buses running every 15 minutes or better, all-day, seven days per week. Frequent, all-day bus service will be available in Old Town, Arlandria, the West End, Parkfairfax Potomac Yard, and the King Street corridor.

In the months since the network launch, DASH has seen unprecedented ridership growth. Total DASH systemwide ridership more than doubled from August 2021 to May 2022 as more and more residents have been able to take advantage of the more useful bus service. The full 2030 Alexandria Transit Vision Plan will be implemented over the next decade based on funding availability, and the timelines for projects such as the Potomac Yard Metro, West End Transitway, and Duke Street BRT.

## Duke Street Transitway

[Duke Street in Motion](#) launched in March 2021 with the visioning phase of planning. Input collected in 2021

from over 1800 stakeholders helped to inform the vision and guiding principles which were adopted by the Duke Street Advisory Group in June 2022. The Advisory Group will meet regularly in FY 2023 and ultimately endorse a preferred alternative for the corridor. The project will move into the design phase once the concept and phasing plans are approved by City Council.

## 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. In addition, the project will add a new connection from Duke Street eastbound to Telegraph Road. A traffic analysis is underway to determine a preferred alternative design that meets the project goals. The project is slated to start construction summer of 2024.



## King Street Metrorail Station Access Improvements

The King Street-Old Town Metrorail Station Access Improvement Project was completed in FY 2022 and includes three additional bus bays, improved pedestrian access and safety, reconfigured shuttle, kiss-and-ride and taxi areas, improved bike parking, stormwater facilities, and lighting throughout the area adjacent the station.

## Alexandria Union Station Project

In FY 2022, 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 2022 focused on the replacement of defective vehicular directional signs installed by a contractor in an earlier phase of work. The ensuing legal case against that contractor was finally settled in 2020

and the structurally suspect signs were removed. More than 50 of the affected signs are now being replaced by a different contractor. Underground utility conflicts and current supply chain issues have pushed the installation date for the replacement signs to spring 2023.

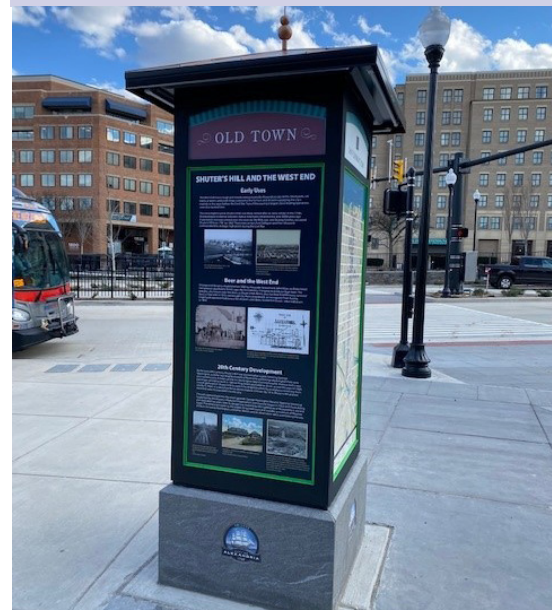
During FY 2022, work also has been undertaken to refine design intent drawings for city gateway signs. It is anticipated that the project will be released for bid in FY 2023, depending on material costs and availability.

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)

- The City completed a five-year citywide analysis of traffic crashes which will inform prioritization of future safety interventions. A new crash dashboard was also created and is available on the [Vision Zero webpage](#).
- City Council approved an ordinance authorizing the implementation of "slow zones" in residential and business districts. The City began design for a pilot neighborhood slow zone which will inform the development of broader slow zone criteria.
- Staff initiated the development of an Automated Speed Enforcement in School Zones program, which is expected to launch in FY 2023.
- The City applied for and was awarded multiple grants, including Safe Routes to School Walk Audits (Phase 2), High-Crash Intersection Audits, and a Pedestrian/Bicycle Bridge for Holmes Run Trail in Dora Kelly Park. Additional funding was also awarded for the Mount Vernon Avenue North project.
- The City implemented a new bicycle lane and bike box on Daingerfield Road to provide a link

New wayfinding pedestrian pointers and an informational kiosk were installed near the King Street Metro as part of the recently completed site improvements.



between the bicycle facilities on Cameron and Prince streets.

- New pedestrian refuge areas were installed in the medians at several intersections along Washington Street. New high-visibility crosswalk markings, pedestrian signal improvements, and pedestrian signs were installed at key locations.
- Mobility, access, and safety improvements were installed on Commonwealth Avenue, including high-visibility crosswalks, buffered bike lanes, curb extensions, median refuge areas, updated speed cushions, and improved signage. This project implemented recommendations developed through the Naomi Brooks Elementary Safe Routes to School Walk Audit.
- Crosswalks, pedestrian signs, pedestrian signals, and rectangular rapid flashing beacons were added or upgraded to increase pedestrian visibility, safety, and mobility at key intersections and driveways. Staff began conceptual design for turn calming treatments to improve pedestrian safety on the Duke Street corridor.
- Staff performed planning, outreach, and design for a new sidewalk on Polk Avenue near Polk Elementary and Hammond Middle schools.



## Capital Bikeshare

- Bikeshare stations were installed at King and North Pitt streets; King and Peyton streets; Duke and Jordan Streets, Suth Jordan and Venable streets, North Howard and North Imboden streets; King Street and Kenwood Avenue



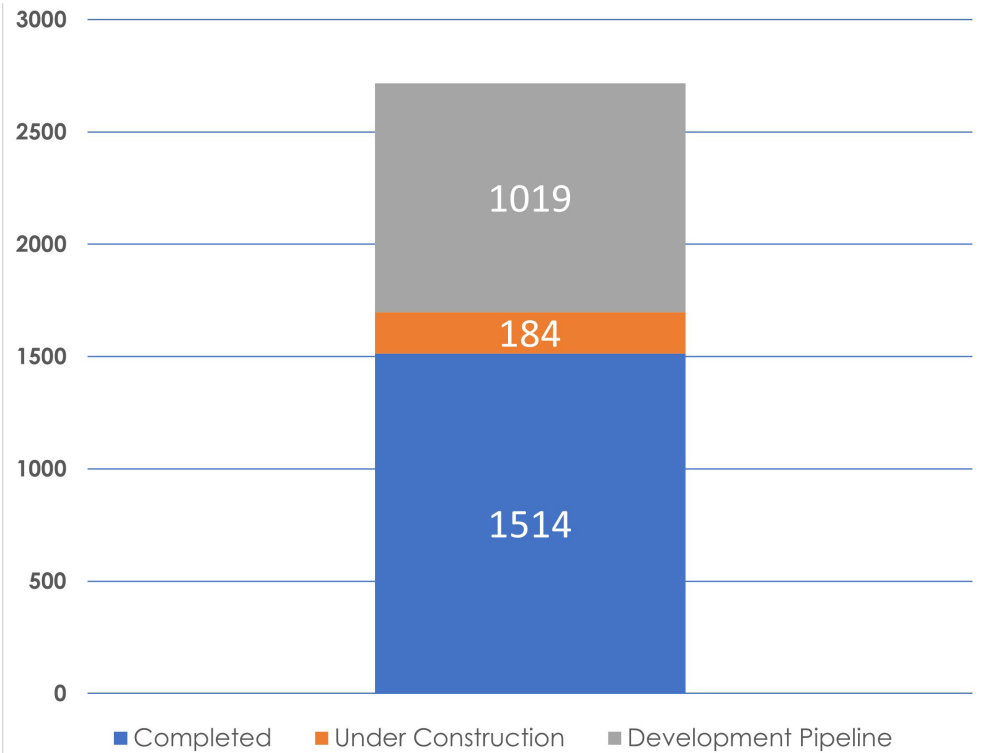


The Waypoint at Fairlington

# 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 2022, 1,514 units had been completed or preserved and 1,203 units were either under construction or in the development pipeline for an estimated total of 2717 units, exceeding the Plan's original goal.



The City continues to implement the Housing Master Plan (HMP) 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 2022:

- 228 committed affordable rental units constructed/converted, comprising 32 affordable set-aside units secured through the development process and 196 existing units at Park Vue Apartments in Arlandria converted to committed affordable housing.
- 184 committed affordable rental units under construction, comprising 81 affordable units at the Waypoint at Fairlington (being leased up as of August 2022) and 103 affordable set-aside units secured through the development process.
- 1,019 units in the pipeline, including 288 units to be preserved through redevelopment or renovation, 508 units to be constructed with federal/state/local assistance, and 223 set-aside units to be secured through the development process.
- 15 first-time homebuyers received loans for down payment and closing cost assistance, including through a SPARC grant allocation from Virginia Housing discounting mortgage rates.
- 7 loans were issued through the Home Rehabilitation Loan Program.
- 4 grants (\$5,000+) were issued through the Rebuilding Together DC-Alexandria Program.
- 2 grants were issued through the Rental Accessibility Modification Program.



With pipeline units anticipated to meet/exceed the HMP goal, the City has also begun counting units towards its COG Regional Housing Initiative (adopted by City Council in March 2020) target of 2,250 additional affordable and workforce committed units.

## 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 2022, \$8.6 million was pledged by developers to the Housing Trust Fund of which \$5 million was new and \$3.6 million was associated with a prior development approval that was amended in FY 2022; and \$6.6 million was received in developer contributions.
- City Council's FY 2019 resolution to increase the City restaurant meals tax rate from 4% to 5% continues to generate approximately \$5 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. In FY 2022 these funds helped enable a loan for Phase 1 of the AHDC Arlandria project.

- For FY 2022 the City was allocated \$1.2 million in federal Community Development Block Grant (CDBG) funding and \$600,000 in Home Investment Partnership (HOME) funding. CDBG was used to provide overnight winter shelter to 142 individuals; help 50 individuals move into permanent housing; rehabilitate the homes of two low-income homeowners; allow two low-income renters to remain in their homes by providing accessibility modifications to their units; and conduct one round of fair housing testing. HOME assisted four first-time homebuyers become homeowners.
- In the FY 2023 Capital Improvement Project budget, \$14.5 million in federal ARPA grant funds was approved for affordable



housing purposes, including \$2.5 million to assist with capital improvements at the Arlandria Chirilagua Housing Cooperative, \$10 million for infrastructure requirements related to AHDC'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.

## Emergency Rental Assistance and Eviction Prevention

Since the beginning of the COVID-19 pandemic, the Office of Housing has collaborated with the Department of Community and Human Services (DCHS) to develop, administer, and subsequently coordinate local and State emergency rental assistance resources for impacted tenants and landlords. In FY 2022, Housing staff continued to work closely with DCHS and partners, including 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 with DCHS, landlord representatives and community organizations such as African Communities Together, Tenants and Workers United, and Edu Futuro on the Eviction Prevention Task Force; participation in courthouse outreach on eviction court days; and targeted outreach at Casa Chirilagua and the Arlandria Chirilagua Housing Cooperative.

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 through December 2024, and a Housing Relocator, to help marshal city resources and assist in identifying housing resources for households at risk of eviction.

Although the State emergency rental assistance program stopped taking new

applications in mid-May 2022, local coordination to prevent and mitigate eviction continues.

## State Rental Assistance Program (SRAP)

SRAP provides eligible individuals with developmental disabilities rental assistance so that they can live independently. Three participating clients were housed through the program with four additional applicants anticipated to move into The Waypoint at Fairlington in the fall; one application is under review and two openings are available for FY 2023.

## 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:

- In response to the COVID-19 pandemic, the 12th Annual Northern Virginia Housing Expo continued to be offered virtually with the same success as the prior online expos in 2020 and 2021. The Expo provided monthly workshops, year-round on-line financial coaching, and an on-line virtual exhibit hall. The monthly workshops were livestreamed and covered topics such as housing resources in response to the COVID-19 emergency, what to know before you purchase a condo, a landscape of the Virginia housing market, and more. Workshops were offered in both English and Spanish and the recorded videos remained on the Expo webpage all year. Individuals were able to schedule one-hour financial coaching sessions with trained coaches. The online exhibit hall featured virtual booths highlighting resources and programs provided

Office of Housing continued to provide financial support to the Energy Masters program, a Cooperative Extension-sponsored program which trains Arlington and Alexandria volunteers in energy efficiency, water conservation, and community outreach and education.



by local jurisdictions, non-profit organizations, mortgage and finance companies, real estate professionals, and affordable housing developers.

- The Office of Housing continued to provide financial support to the Energy Masters program, a Cooperative Extension-sponsored program which trains Arlington and City of Alexandria 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. During the COVID-19 emergency, Energy Masters transitioned to virtual events and training. During FY 2022 the organization hosted virtual events around the topic of energy efficiency, weatherization, and environmental sustainability.
- In July 2021 staff conducted an Apartment Managers' Seminar on fair housing training.
- Condominiums and other common interest communities have traditionally been the most affordable homeownership option for first-time homebuyers in Northern Virginia. This type of homeownership offers unique sets of rules, rights, responsibilities, guidelines - and potential pitfalls. To support existing and potential homeowners and preserve this important affordable housing resource, the City continued to offer an education series on a variety of topics, including the structure and governance of common interest communities, legal rights and responsibilities of owners and board members, community managing and budgeting, state law related to virtual meetings, and reserve studies. In FY 2022, the City, in partnership with Alexandria-based law firm Mercer Trigiani, hosted four virtual educational sessions



Rendering of Heritage Old Town, Block 2

- In FY 2022, the Office of Housing was awarded \$10 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%. The City uses this program, in combination with its Flexible Homebuyer Assistance Program, to make homeownership more affordable for persons who live or work in Alexandria.
- As part of its annual fair housing testing, staff tested for discrimination in 13 real estate firms. No problems were identified.
- 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 and Spanish.
- Annual collection and analysis of rent data was completed.

## Regional Housing Initiative

Zoning for Housing began out of the Washington Metropolitan Council of Government's initiative 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 initiative.

The following was accomplished in FY 2022:

- In January, the Co-Living Study and text amendment were approved to expand housing opportunities and affordability for unrelated individuals to reside together in units with shared common areas in commercial and multifamily zones.
- In June, the Auxiliary Dwellings text amendment was approved to modernize and transform how commercial buildings can provide more housing while continuing to keep active and vibrant uses where each use can benefit from the other.



- Affordable housing production: 76 committed affordable rental units constructed/converted, comprising 10 workforce affordable set-aside units secured through the development process and 66 existing units at Parc Square apartments converted to committed affordable housing.

## Affordable Housing Projects

### AHDC Seminary Road Project

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 the Alexandria Housing Development Corporation (AHDC) and SHA. In 2020 the two organizations partnered to renovate Bellefonte Apartments, a small SHA property in Del Ray which provides deeply affordable housing to 12 adult residents with special needs, with staffing and services from the Department of Community and Human Services.

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. The total development cost is estimated to be \$23 million, including a \$5 million City equity investment/grant. To date, the project has also received a \$2.5

million Amazon Impact REACH Virginia grant award from Virginia Housing. Other projected funding sources include anticipated sales proceeds and funding from the VA Housing Trust Fund, including funds targeting special needs housing, grant funds from the Northern Virginia Regional Housing Commission's Planning District Award from Virginia Housing, the Federal Home Loan Bank of Atlanta, New Market Tax Credits, as well as buyer subsidies from Virginia Housing and other state and federal sources.

In coordination with Housing staff and in preparation for the project's delivery in 2024/2025, AHDC has begun conducting homeowner education efforts with interested AHDC residents and other prospective first-time homebuyers.

### The Waypoint at Fairlington

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 81-unit project includes a mix of one-, two- and three-bedroom units and is providing a range of improvements including increased tree canopy, open space, a plaza area and undergrounding of overhead utilities and parking. The Church and a daycare will continue to operate on the site. The project will provide housing affordable to households with incomes between 40% and 60% AMI; a rental subsidy grant program will help make nine units deeply affordable.

The nearly \$38 million project secured funding from numerous sources, including low-income housing tax credit equity, commercial financing, a \$0.7M grant from the state Housing Trust Fund, and a City gap loan of up to \$7.65M, in addition to a \$270,000 rental assistance grant. The project is scheduled to open in October and is currently leasing units in coordination with the City.

The Bloom's rooftop garden serves as part of the rainwater system and provides green space in an urban setting. Love & Carrots, AHDC's gardening partner, provides gardening classes and recipes for residents. Produce is harvested biweekly and shared with residents.



## Heritage at Old Town

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, relocation counseling and support is being provided to impacted residents in coordination with Housing staff. Households were temporarily relocated this summer in anticipation of the start of construction in September. All households of the subsidized units have a right to return to the Heritage when the project is complete.

## ARHA Redevelopment and Repositioning Activities

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 and the ARHA Redevelopment Work Group.

- ARHA selected development partners (with Fairstead as the lead partner) for the redevelopment of Samuel Madden Uptown. A 534-unit mixed-income, mixed use concept that would combine replacement units per the City's 1:1 policy, affordable units and market rate units is proposed. Community outreach is ongoing, and ARHA hopes to complete the development approval and historical review processes in time for the March 2023 low-income housing tax credit round.
- ARHA is reviewing responses to its RFP seeking development partners for a mixed-income redevelopment of the Ladrey Senior Highrise. While the existing senior units will be replaced, the redevelopment is anticipated to offer housing to multi-age households also.
- In FY 2022, ARHA completed improvements to 43 units it owns at Saxony Square (5) and Park Place (38) and is in the process of completing a rental subsidy conversion to increase revenues operating and maintaining these units (the subsidies supplement the unchanged tenant paid portion of the rent).
- ARHA has exited its tax credit partnerships for Chatham Square and for the Braddock, Whiting and Reynolds properties (totaling 100 affordable units) and is working with HUD to convert the subsidies on those properties to complete a refinancing and renovation of these properties in FY 2023.





# OPEN SPACE MASTER PLAN





Tunnel boring machine named after Hazel Johnson

# SANITARY SEWER MASTER PLAN

## RiverRenew Project

As part of the City's implementation of the [2001 Water Quality Management Supplement](#) and the [2021 Sanitary Sewer Master Plan](#), and following the 2017 Virginia General Assembly enacted law requiring Alexandria to mitigate the impact of its four combined sewer outfalls (CSOs) on an accelerated schedule, the Planning Commission and City Council authorized the transfer of ownership of the CSOs to AlexRenew, effective July 1, 2018, to provide the best approach to comply with the level of CSO control and implementation schedule mandated by the State Legislature.

In FY 2019, City Council approved AlexRenew's development special use permit application for new sewer infrastructure and associated surface enhancements to remediate the combined system in these areas. The project, referred to as [RiverRenew](#), will

be implemented within the boundaries of the following Small Area Plans: Old Town North, Old Town, Water-front Plan, and King Street/Eisenhower Avenue.

### Implementation Progress

On December 1, 2020, AlexRenew issued a Notice to Proceed to Traylor-Shea to design and construct the RiverRenew tunnel project. Construction activities commenced with a groundbreaking ceremony on September 30, 2021 and active construction is currently occurring at all of the projects sites, including the combined sewer outfalls, along the future Hooffs Run Interceptor corridor, and at the AlexRenew wastewater treatment facility. 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, will be lowered more than

100 feet into the ground and begin to dig the two-mile-long waterfront combined sewer tunnel. The cost of the program is currently estimated at \$615 million. The largest infrastructure project in Alexandria's history, RiverRenew will prevent millions of gallons combined sewage from being discharged into City waterways.

### RiverRenew Stakeholder Advisory Group

A [Stakeholder Advisory Group \(SAG\)](#) has been established through City Council. The 9-member SAG represents a diverse group of residents from Alexandria neighborhoods, businesses and environmental groups. Building off the foundation from previous SAGs, this group will monitor construction progress of the RiverRenew project. Meetings began in February 2021 and are typically held every other month.





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, September 2022