



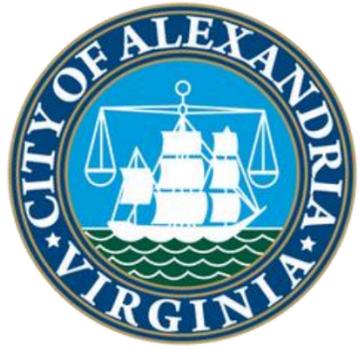
DEPARTMENT OF  
**PLANNING &  
ZONING**

## Department of Planning & Zoning Bi-Monthly Virtual Community Update

March 17, 2026, 6 p.m.

[alexandriava.gov/Planning](https://alexandriava.gov/Planning)





# Why We're Here

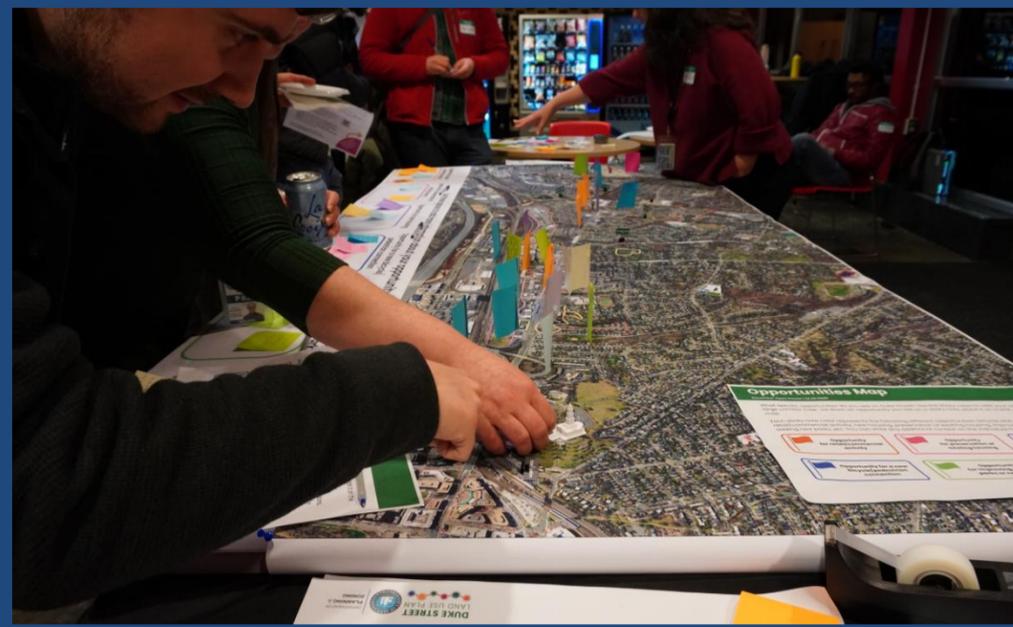
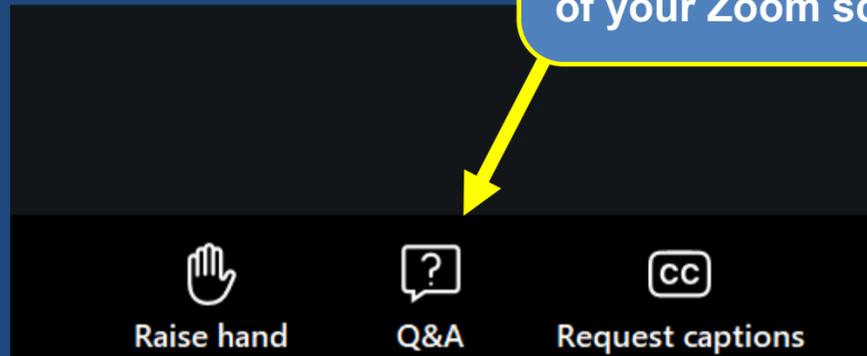
- ▶ Bi-monthly series to share information with the community and answer questions
- ▶ Learn about
  - ongoing and upcoming planning initiatives
  - larger development projects under review
  - changes to development regulations
  - links to more information and how to stay involved

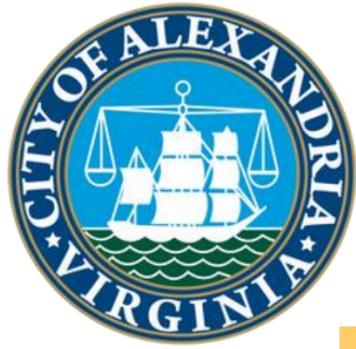


# Agenda

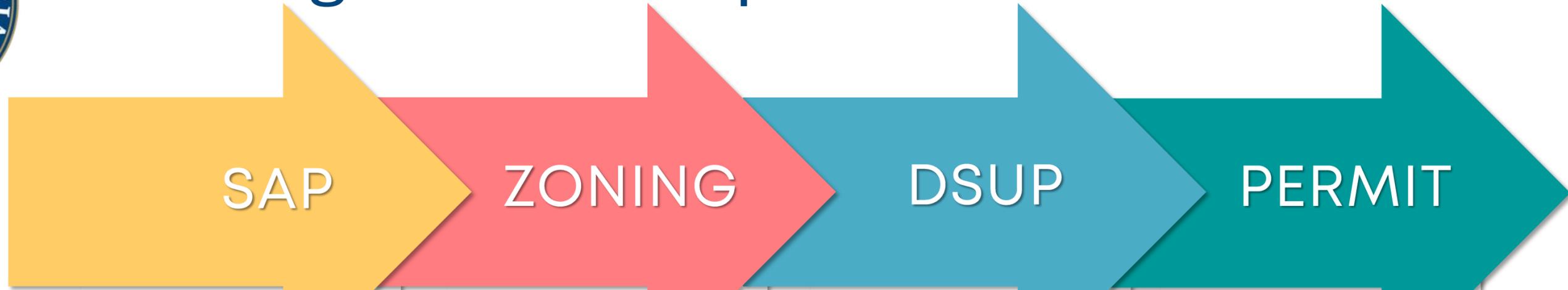
1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A

Type your question using the Q&A option at the bottom of your Zoom screen





# Planning and Development Review

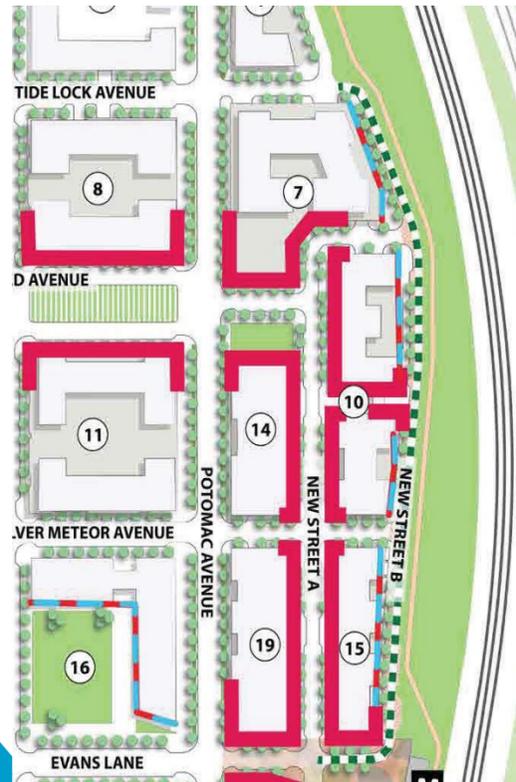


Vision  
Objectives  
Recommendations

Land Uses  
Open Space  
Framework Streets  
Design Guidelines  
Phasing

Development  
Special Use Permit  
Review  
Density, Architecture,  
Heights, Streetscape, Public  
facilities and Infrastructure

Final Site Plan  
Building Permits  
Construction



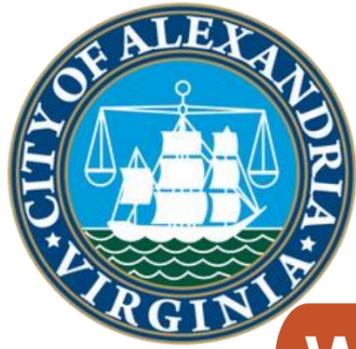
# Duke Street Land Use Plan Status Update

[alexandriava.gov/Planning](http://alexandriava.gov/Planning)



DEPARTMENT OF  
**PLANNING &  
ZONING**





# Plan Timeline: Progress and Next Steps

**Where have we been?**

**Phase 0-1**

**June '25-Sept. '25**

- Plan Launch
- Community Poll, Pop-ups
- 2 Community Meetings

**Where are we now?**

**Phase 2-3**

**Sept '25 – March '26**

- Draft Guiding Principles, Draft Land Use Themes
- Community Ideas Evaluation, Corridor Districts
- 2 Community Meetings, 1 Open House, 4 Workshops, Pop-ups

**Where are we going?**

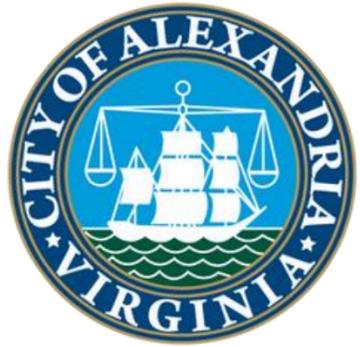
**Phase 2-4**

**April '26 – Sept. '26**

- Draft Framework Plan
- Draft Recommendations
- Draft Plan

**What are we doing to get to the next step in the process?**

- Further Evaluation/Incorporation of Community Ideas
- Additional Technical Analyses
- More Community Engagement



# Incorporating Community Input

50%

**Of Community Ideas will be included in the plan or are already being implemented**

**For example:**

- Building housing on empty lots in exchange for preservation
- More outdoor public spaces
- Consistent safety of streets throughout the corridor

25%

**Of Community Ideas are being evaluated for inclusion**

**For example:**

- Add a "destination" to the south side of Duke Street like the north side (e.g. Beatley Library)
- Duke Street Rail Trail from Union Station to Wheeler Ave.

=

75%

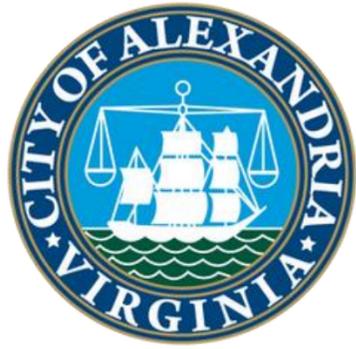
**Of Community Ideas have been included or are being evaluated to be included**

25%

**Of Community Ideas are not recommended to be included**

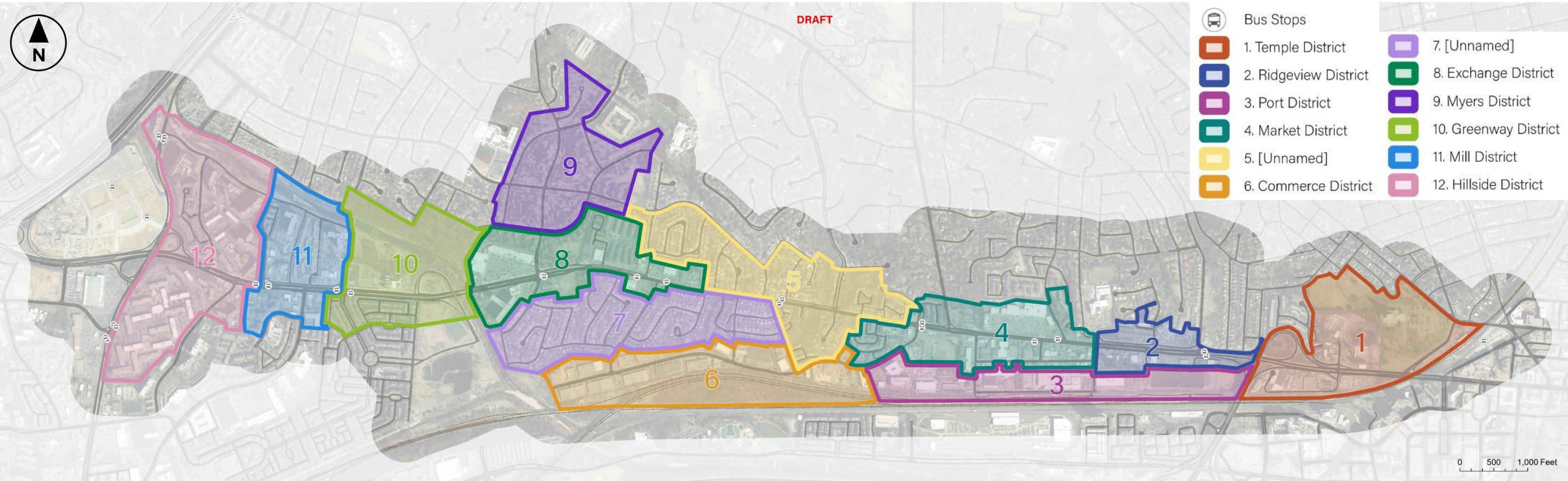
**For example:**

- *Infeasible*: Reconsider past Eisenhower Ave. and Duke Street Connection concepts
- *Outside scope of the Plan*: Add an infill metro station at the railyard



# Districts

Based on existing character and land use patterns, the Districts will help organize land use recommendations around discrete geographic areas in the Corridor.

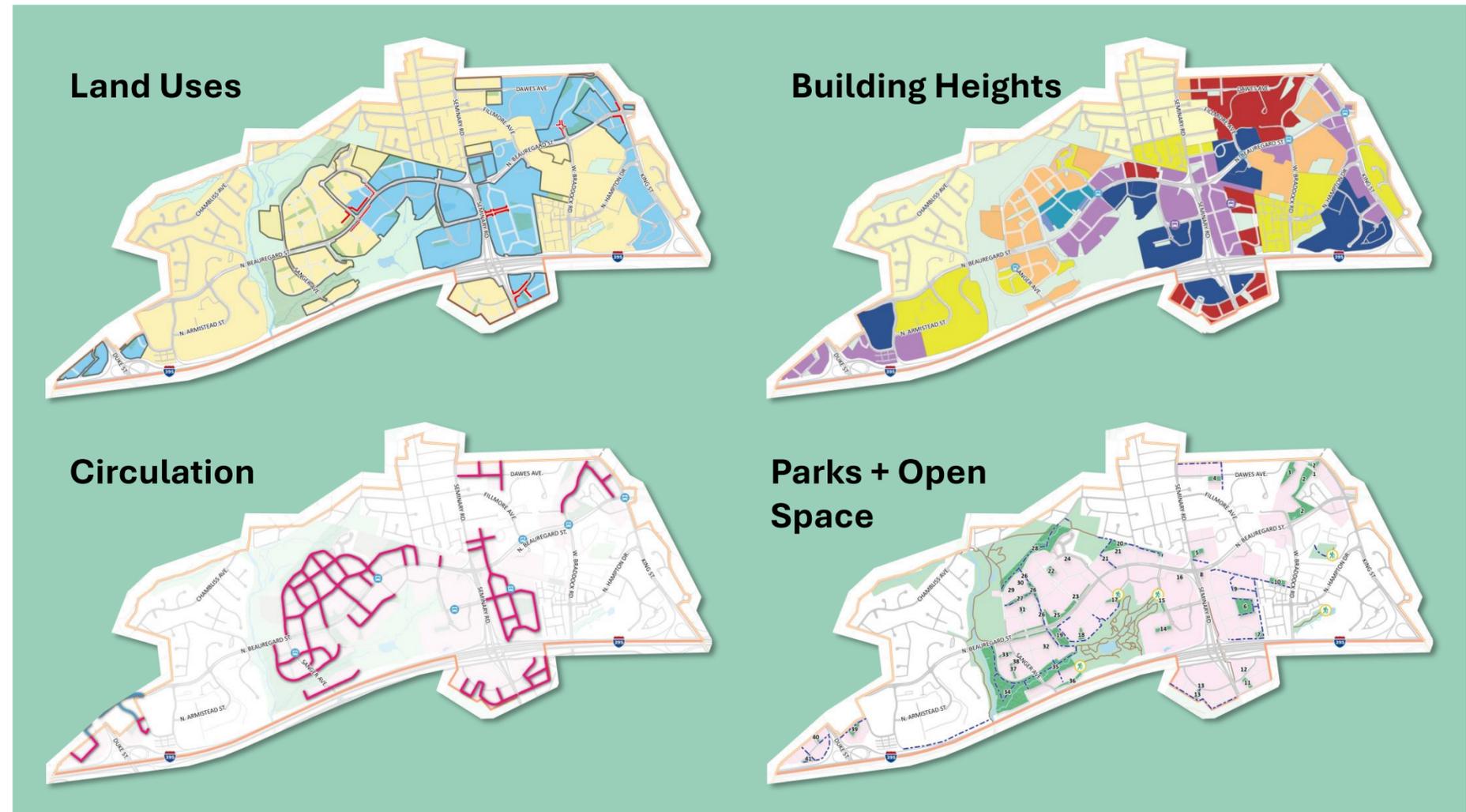




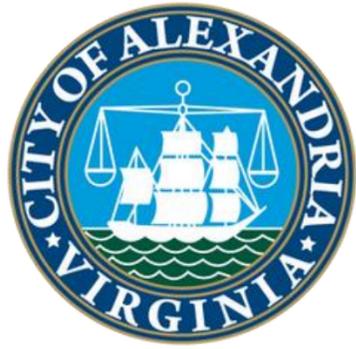
# Next Step: Framework Plan

The Framework Plan will include maps, graphics, and diagrams that lay out important place-based requirements and expectations for the plan area, including:

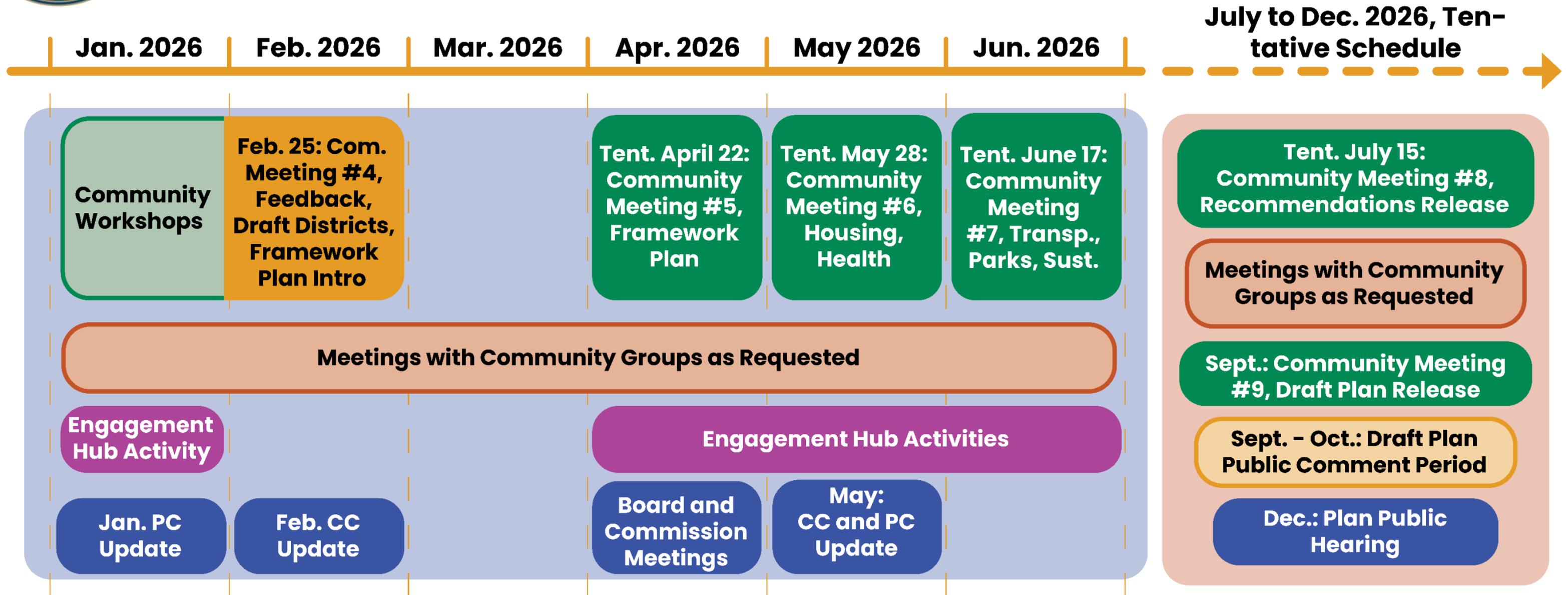
1. **Land Uses**
2. **Building Heights**
3. **Parks + Open Space**
4. **Circulation**  
(pedestrian, bicycle, and streets)



Examples of Framework Plan Maps from the AlexWest SAP



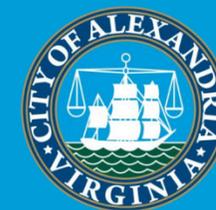
# February – July Schedule



# Alexandria Master Plan Explorer

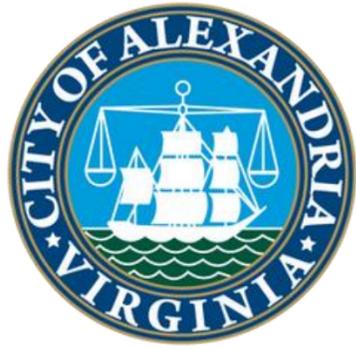
*An Interactive Online Tool for the Community*

[alexandriava.gov/MasterPlan](http://alexandriava.gov/MasterPlan)



DEPARTMENT OF  
**PLANNING &  
ZONING**





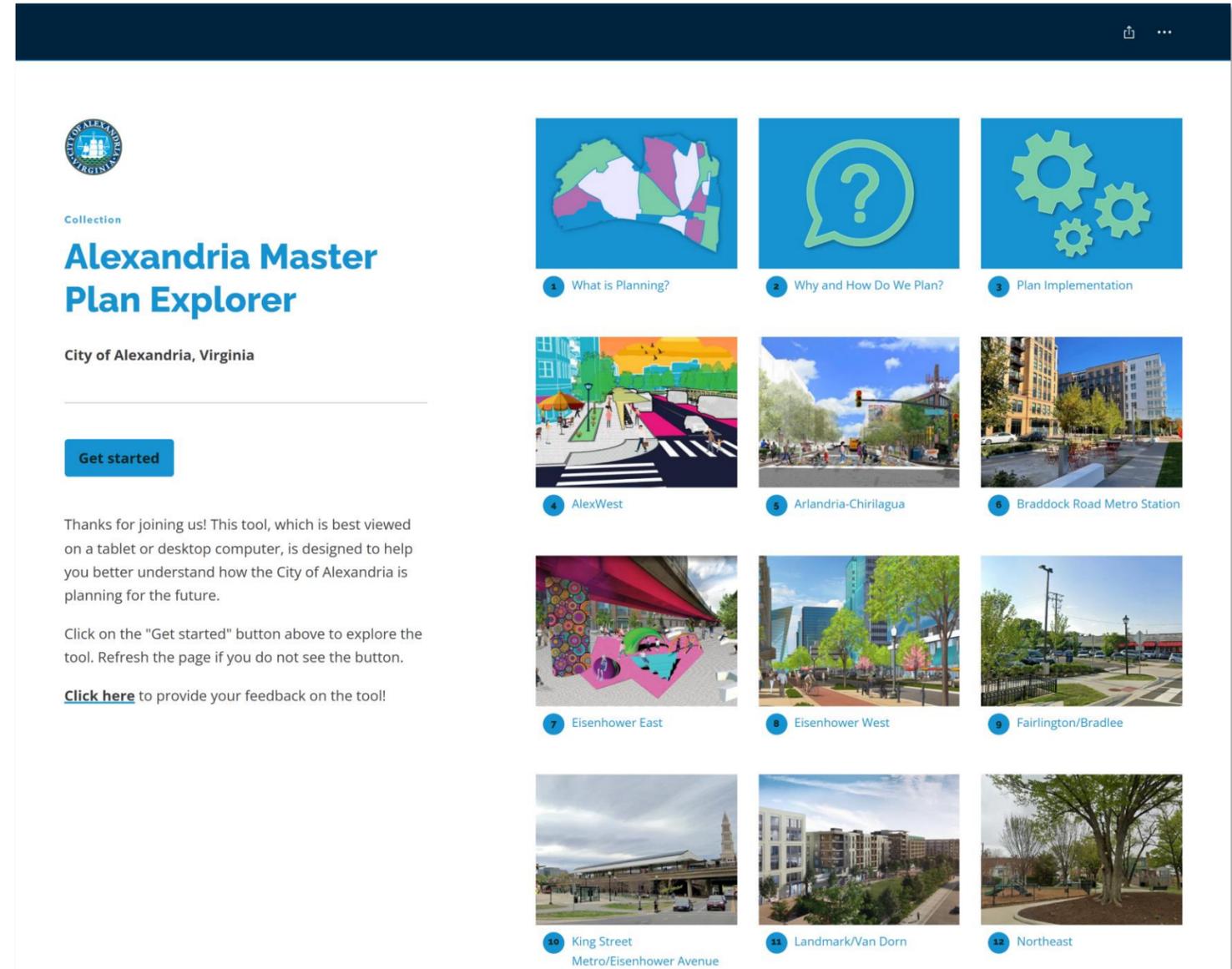
# Overview

## Background

To address a request by City Council to provide easily accessible information about the City's Master Plan.

## Approach

Create a simple, user-friendly, interactive online tool that summarizes the vision, goals, and framework maps in each Small Area Plan (SAP) as well as maps and photos of projects that implement the SAPs.

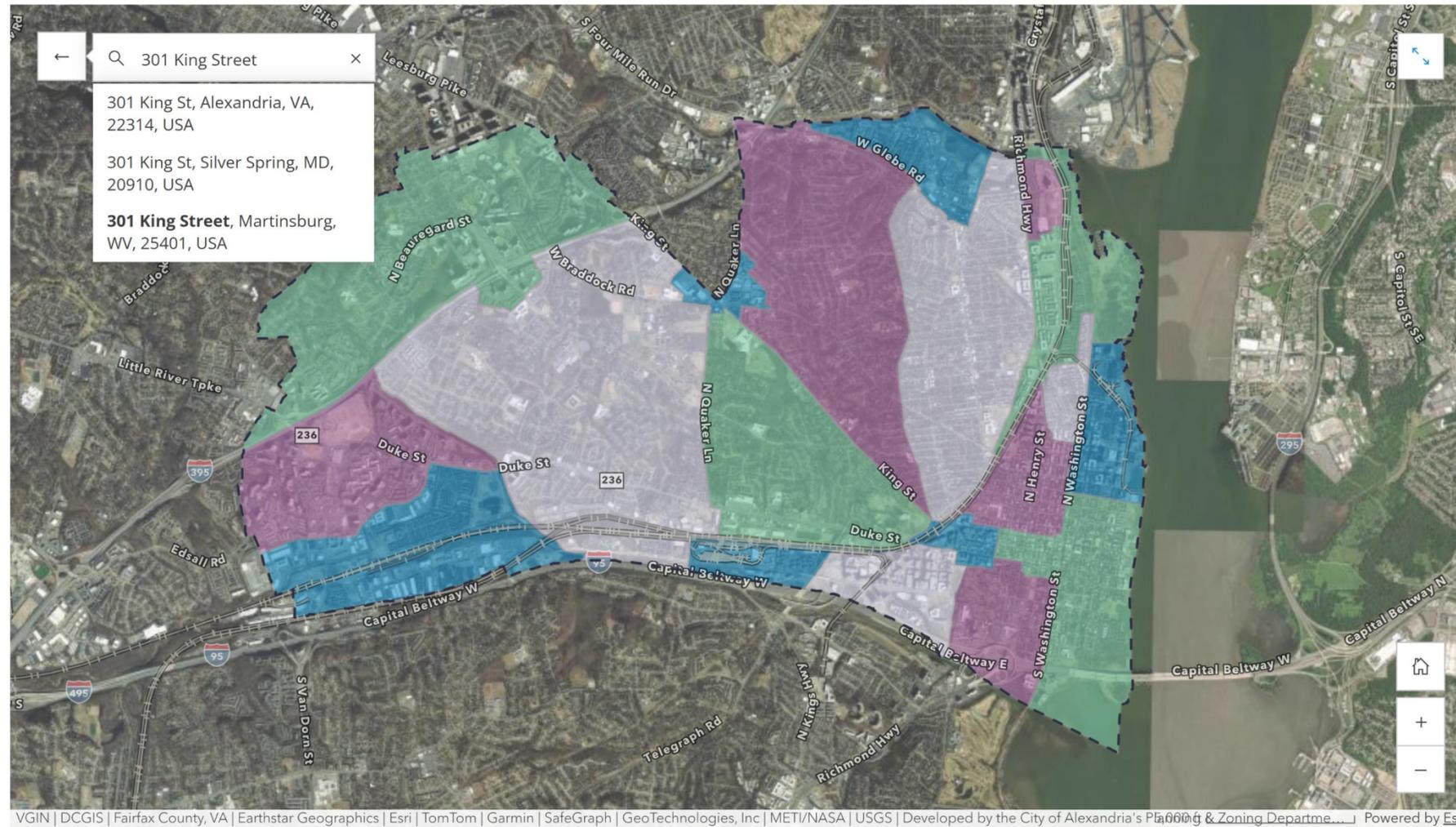




**1. Learn what SAP you live in.**

for the future, what the plans are for each neighborhood in the City, and highlights of major projects that implement these plans.

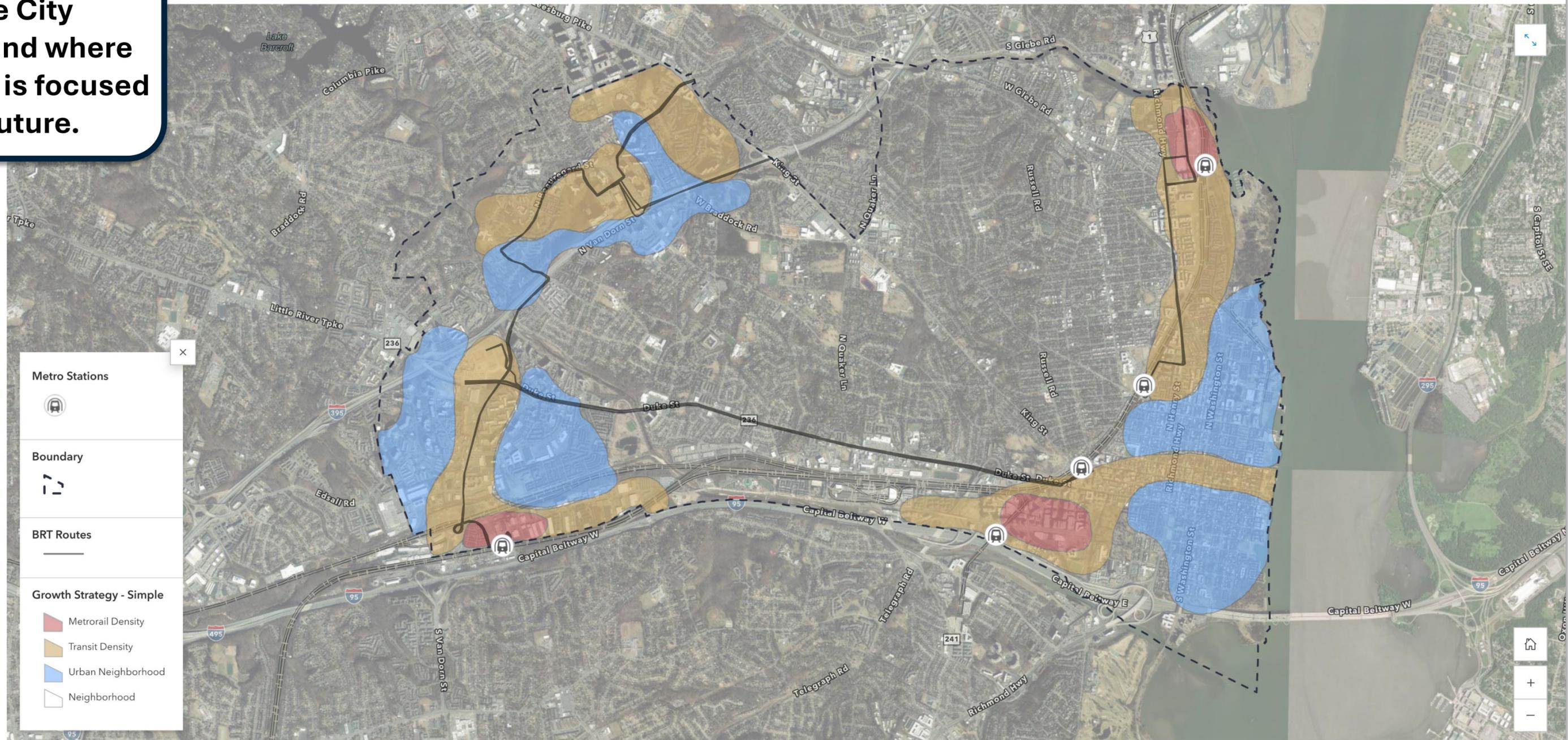
*Type your address in the search bar of the map below and click on the map or simply click on the map to explore the different SAPs.*



This tool provides high-level summaries of each SAP and does not constitute a legal document. To view the entirety of the Master Plan, as adopted and amended by City Council,

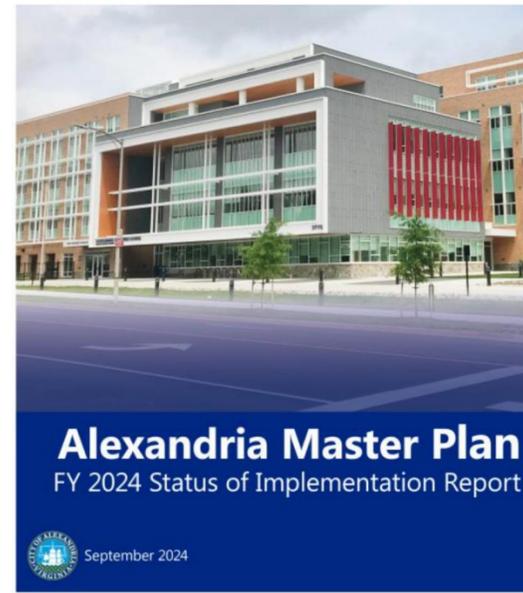
**2. Learn about why the City plans and where growth is focused in the future.**

A small portion of the City is planned for higher densities (red areas with FAR above a 4.0) near Metrorail stations and transit corridors.



3. Learn about how plans are implemented.

# Plan Implementation



Covers of Recent Master Plan Status of Implementation Reports

Each chapter of the Alexandria Master Plan includes a set of recommended actions and a general timeline to make the Plan a reality over the next 20-30 years. Some of the recommendations are for City investment in things such as a trail or new transit service. Other recommendations are for developers to follow when they propose new buildings.

Some of the projects are near term and others are expected in the long term. The pace of implementation varies and is influenced by factors such as market demand, City investment



**4. See an overview of each Plan's key elements.**

**Key Plan Elements**

- Build Community
- Enhance Housing Affordability
- Create Neighborhoods + Connected Open Spaces
- Enhance Flexibility + Balance in Land Use
- Focus Density + Height
- Achieve Excellence in Design + Form
- Plan for Sustainable Infrastructure
- Improve Mobility + Safety
- Pursue Strategies for Implementation

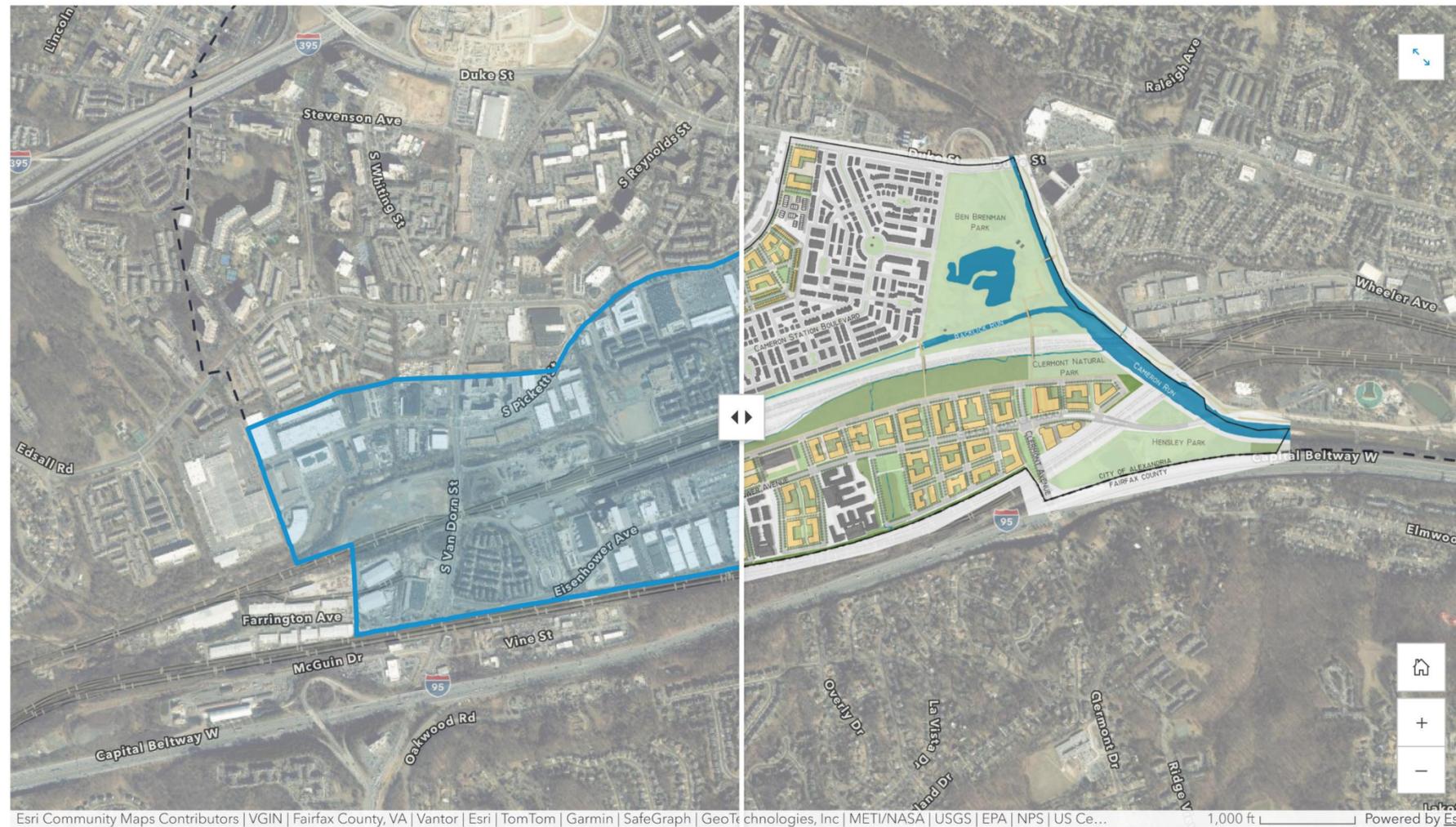


The renderings below help to illustrate the vision for the future of Eisenhower East.



**5. Explore what the Plan area may look like in the future.**

The overall vision for the Eisenhower West SAP can be summarized in the Illustrative Plan below. You can move the slider back and forth to compare what the Plan area looks like now to what it could look like in the future, applying the recommendations of the Plan for parks and open space, new streets, and redevelopment.

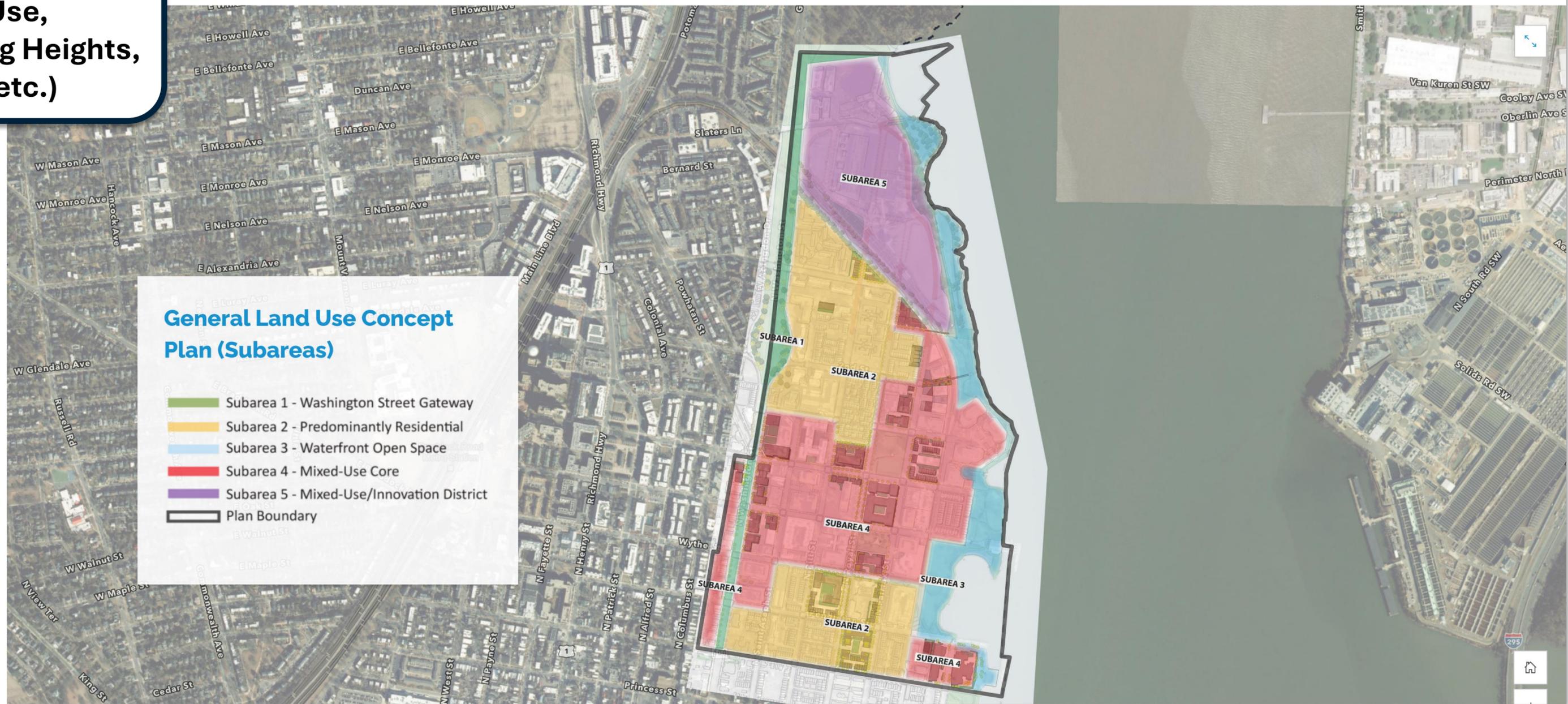


**Key Plan Maps**

*Note: All maps show three different multimodal bridge options across Backlick Run. Major design improvements to the Van Dorn Street Bridge, described in the [Tour of Key Projects](#) section*

6. Explore key maps in the Plan (Land Use, Building Heights, Parks, etc.)

### Key Plan Maps



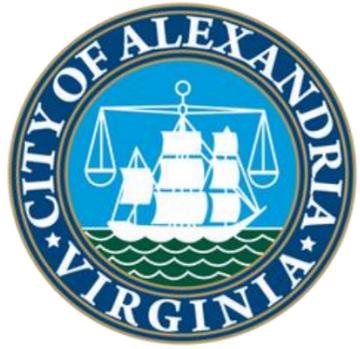
7. Review recently completed and planned projects in the Plan area.

### North Potomac Yard Park



Construction was completed on the northern portion of Potomac Yard Park in Fall 2024. A successful collaboration between the





## Next Steps

- ▶ The tool will be updated **quarterly** (or sooner if needed) based on comments from the Feedback Form to improve usability and expand information
  - ▶ **Share your feedback on the tool!**
- ▶ Long term – opportunity to incorporate data from other Chapters of the Master Plan

Link to tool: [alexandriava.gov/Master Plan](http://alexandriava.gov/Master Plan)



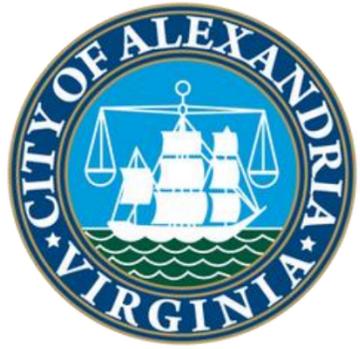
# Transportation Planning

[alexandriava.gov/TransportationPlanning](http://alexandriava.gov/TransportationPlanning)



DEPARTMENT OF  
**TRANSPORTATION &  
ENVIRONMENTAL SERVICES**





# Why Travel Behavior Matters

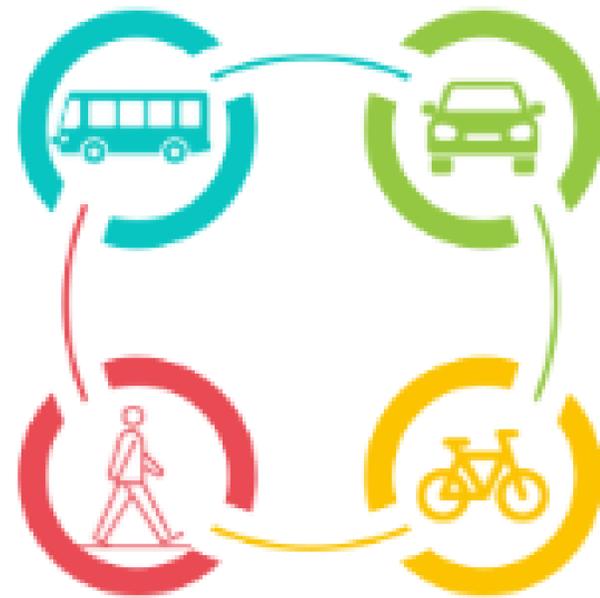
How Land Use and Transportation Shape How People Move



**LAND USE**



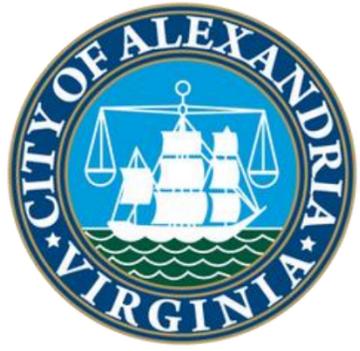
**TRAVEL BEHAVIOR**



**TRANSPORTATION CHOICES**

**OUTCOMES  
(SAFETY,  
CONGESTION,  
LIVABILITY)**





# Development Patterns Influence Travel Choices

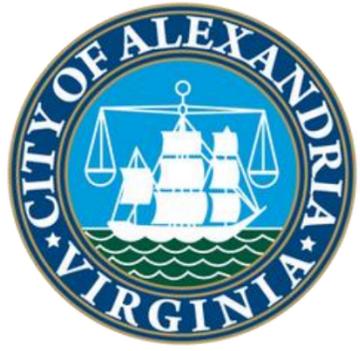
## The Built Environment Drives Transportation Demand

- ▶ Spread-out development patterns tend to **increase reliance on driving.**
- ▶ Mixed-use, connected corridors support **walking, transit, and shorter trips.**

### Infrastructure shapes behavior:

- ▶ If safe, convenient option exist, people will use them
- ▶ If streets only support cars, driving becomes the only practical choice.

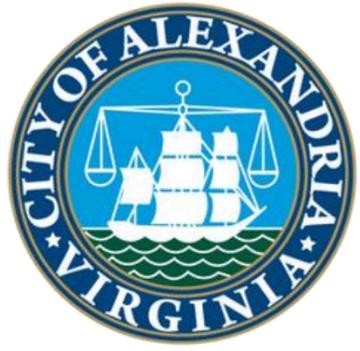




# Why Streets for Everyone Matter

Multimodal streets move *people* more efficiently, not just vehicles.

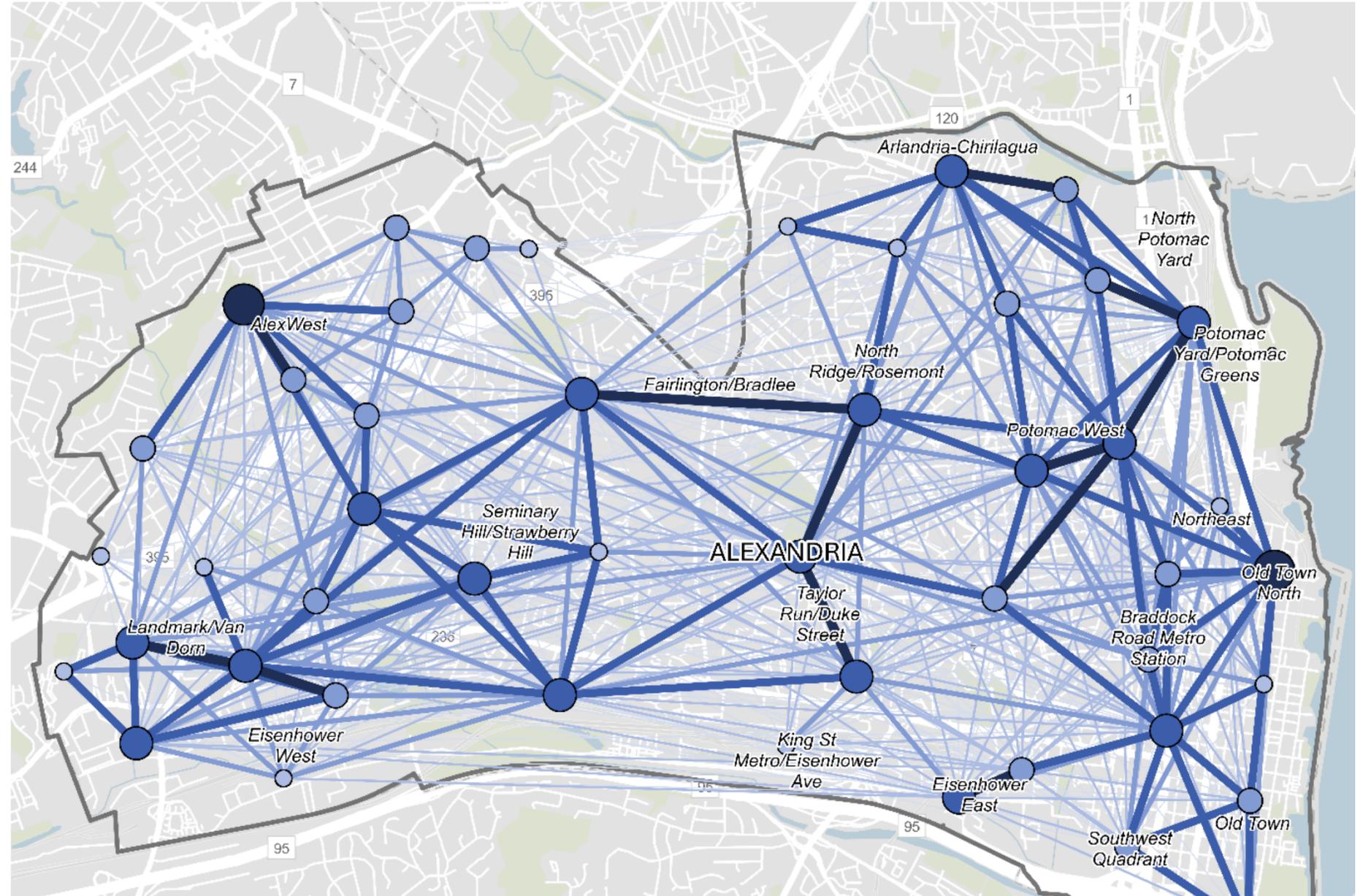




# Who Streets Should Serve First

## Prioritizing the People Who Live and Work Here

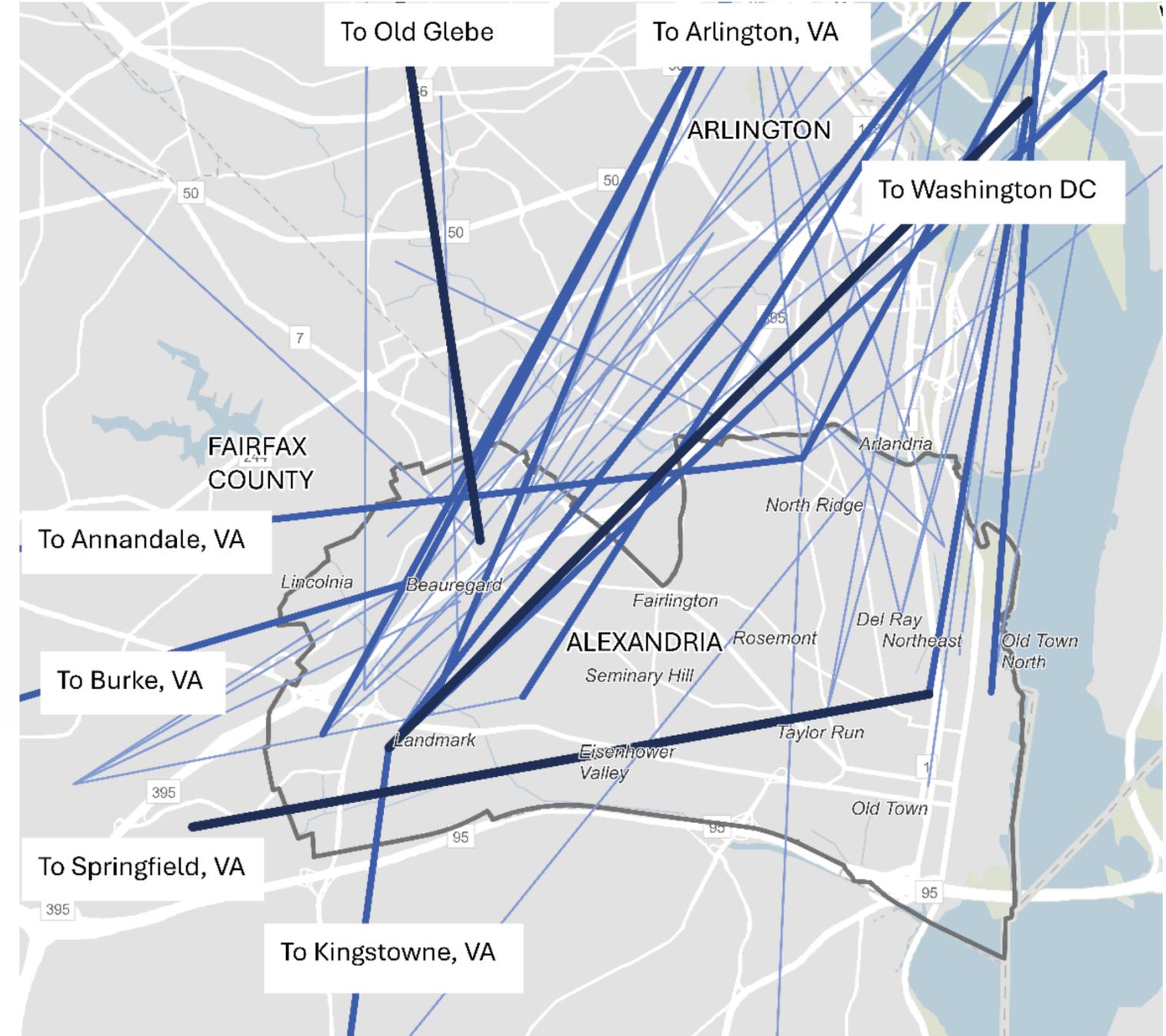
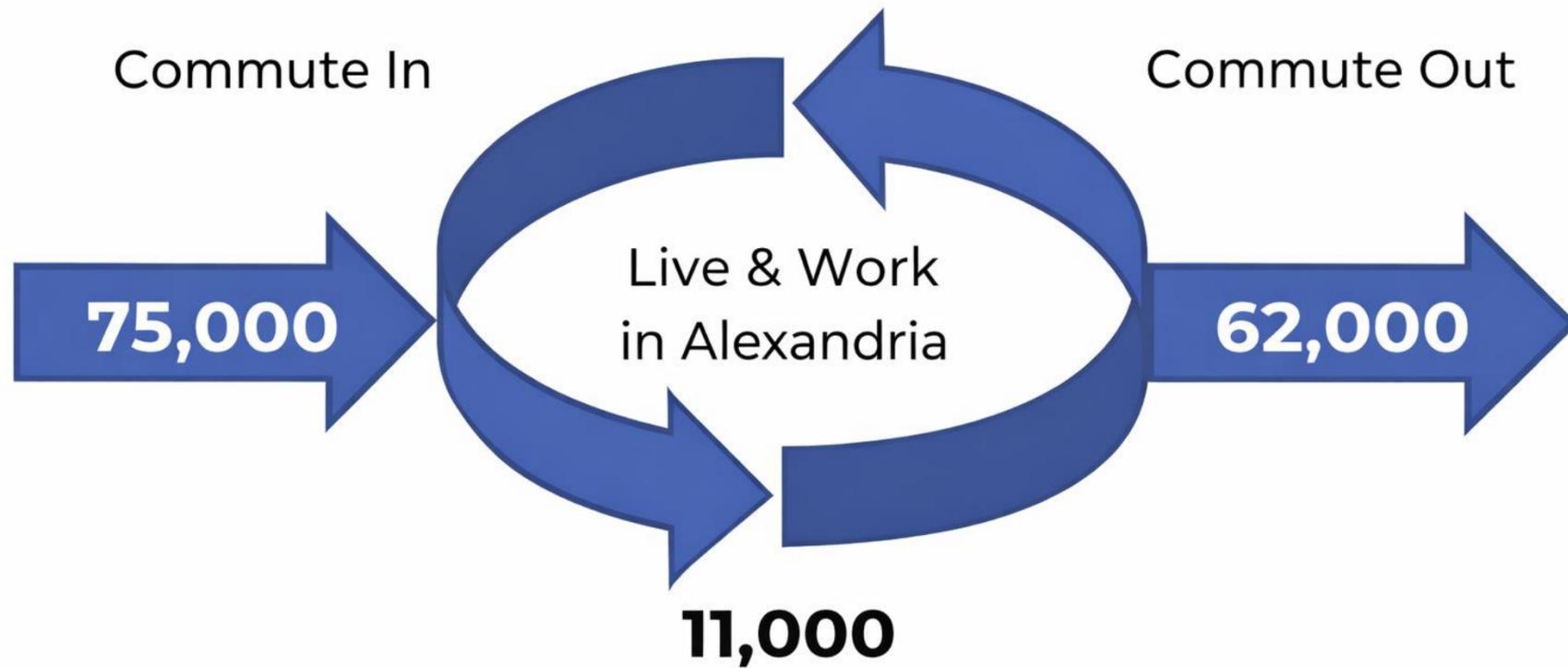
- ▶ Transportation investments should support:
  - Residents
  - Workers
  - Local businesses
- ▶ Designing for **regional through-traffic** can undermine local mobility and safety.
- ▶ Communities function best when streets balance **local access and regional movement**.





# Alexandria's Regional Context

## A Small City in a Regional Transportation System





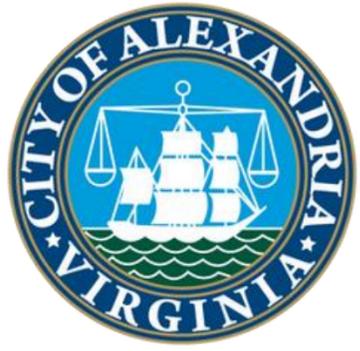
# Aligning Transportation and Land Use

## Planning Corridors for the Communities They Serve

### **THIS ALIGNMENT SUPPORTS:**

- **WALKABLE NEIGHBORHOODS**
- **RELIABLE TRANSIT**
- **LOCAL ECONOMIC ACTIVITY**
- **SAFER STREETS**





# The Big Picture: Transportation Decisions Shape Communities

Streets Designed for People, Not Just Traffic



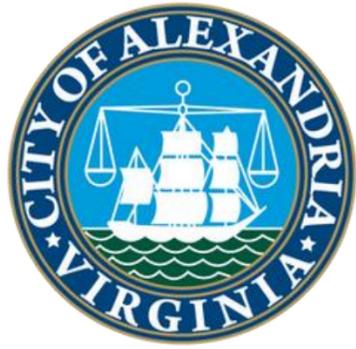
# Upcoming Public Hearing Items

[alexandriava.gov/Planning](http://alexandriava.gov/Planning)



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# Upcoming Public Hearing Items

## April Cases

### *Development – New, Extensions, Amendments*

- 4801 Eisenhower Ave. (Eisenhower Pointe 2)
- 300 N. Lee St./333 N. Fairfax St.
- 701 S . Van Dorn St., Street naming (*Planning Commission Only*)
- 3908 Elbert Ave., Extension (*Planning Commission Only*)

### *Zoning Text Amendments, Plans and Policies*

- Commercial Uses ZTA (Indoor music, trailers, outdoor fitness)
- FY2027-36 CIP – Presentation and Vote to Determine the CIP’s consistency with the Master Plan (*Planning Commission Only*)

### *Subdivisions*

- 411 Clifford Ave. (Re-subdivide one lot into two)

## May Cases

### *Development – New, Extensions, Amendments*

- 1609 Cameron St. (Old Town Pool)
- 5050 Mark Center Drive (Rutherford),  
*Extension*

### *Special Use Permits (Infill)*

- 404 E. Alexandria Ave (Substandard lot)

## June Cases (Tentative)

### *Development – New, Extensions, Amendments*

- 1019 Cameron St.
- 1300 N. Royal Street (PRGS Blocks and Open Spaces)

### *Zoning Text Amendment*

- Bee Keeping

### *Master Plan Amendment*

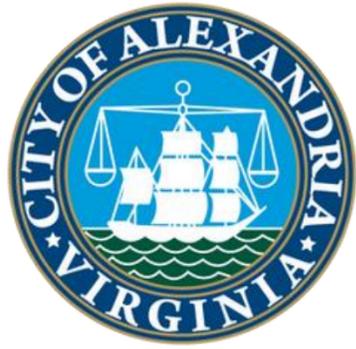
- Proposed adoption of the Housing 2040 Plan as a chapter of the Master Plan

## Upcoming Public Hearing Schedule

- Planning Commission 4/7, 5/5, 6/2, 6/23
- City Council 4/18, 5/16, 6/13, 7/1



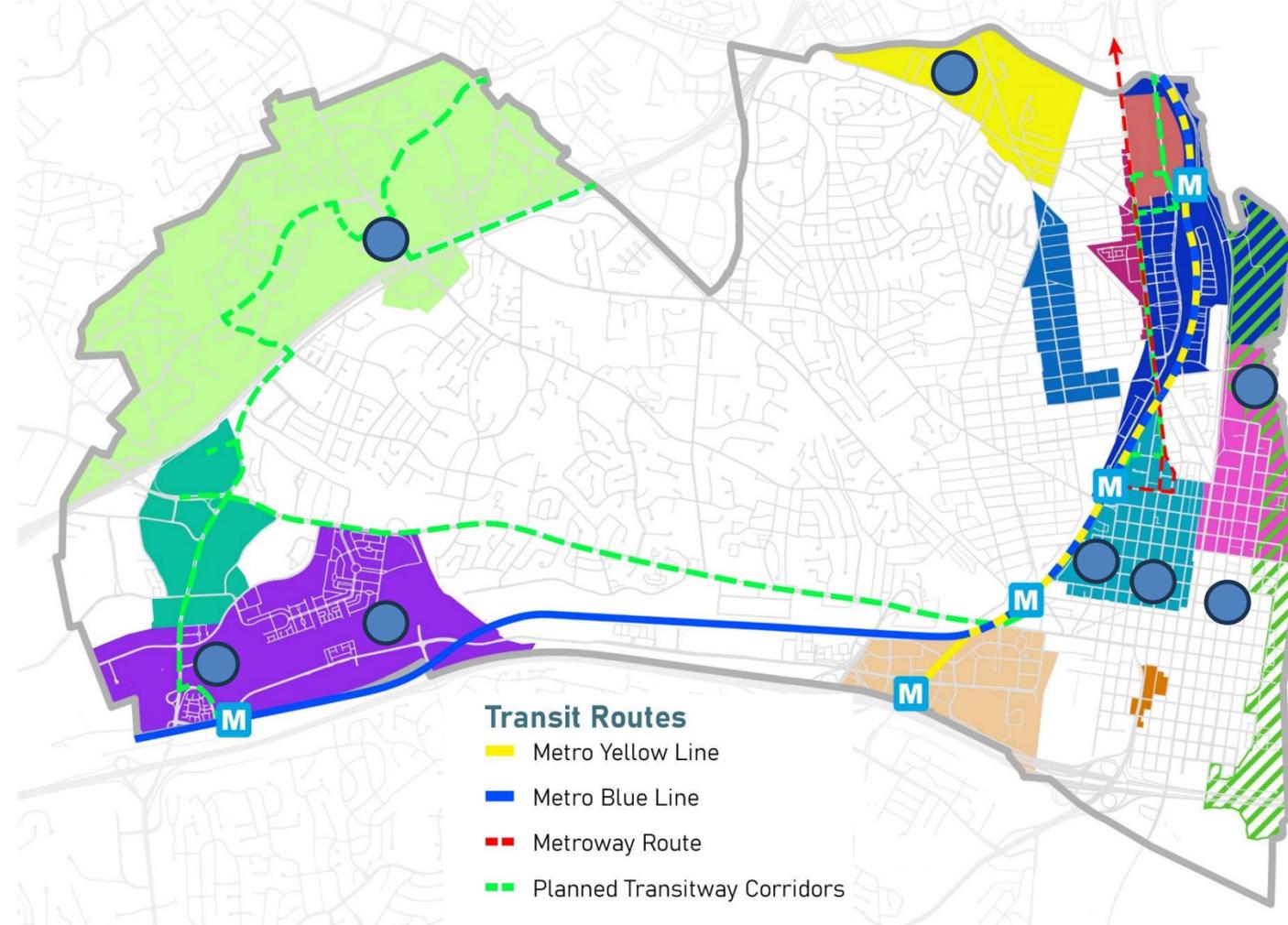
Visit [alexandriava.gov/Participate](https://alexandriava.gov/Participate) to learn how you can participate.



# Development Activity

- ▶ Applications reviewed against small area plans
- ▶ Rigorous review against standards and policies
  - Height, setbacks, and density
  - Storm-water and environment
  - Open space and tree canopy
  - Transportation and parking
  - Affordable housing
  - Architecture and design

## Recent Small Area Plans



<span style="color: #90EE90;">■</span>	<b>AlexWest (2024)</b> Land Area: 1,255 ac Development: 10.5M sf
<span style="color: #FFFF00;">■</span>	<b>Arlandria-Chirilagua (2022)</b> Land Area: 230 ac Development: 2.8M sf
<span style="color: #00CED1;">■</span>	<b>Braddock (2008)</b> Land Area: 237 ac Development: 3.6M sf
<span style="color: #FFDAB9;">■</span>	<b>Eisenhower East (2020)</b> Land Area: 245 ac Development: 19.1M sf
<span style="color: #800080;">■</span>	<b>Eisenhower West (2015)</b> Land Area: 621 ac Development: 9.3M sf
<span style="color: #008080;">■</span>	<b>Landmark/Dorn Corridor Plan (2009)</b> Land Area: 607 ac Development: 12.5M sf
<span style="color: #0000FF;">■</span>	<b>Mt. Vernon Ave. Business Plan (2005)</b> Land Area: 123 ac Development: 3.6M sf
<span style="color: #A52A2A;">■</span>	<b>North Potomac Yard (2017)</b> Land Area: 73 ac Development: 7.5M sf
<span style="color: #800080;">■</span>	<b>Oakville Triangle (2015)</b> Land Area: 37 ac Development: 2.7M sf
<span style="color: #FF00FF;">■</span>	<b>Old Town North (2017)</b> Land Area: 200 ac Development: 6.5M sf
<span style="color: #0000FF;">■</span>	<b>South Potomac Yard (2003)</b> Land Area: 382 ac Development: 4.2M sf
<span style="color: #FF8C00;">■</span>	<b>S. Patrick Housing Affordability (2018)</b> Land Area: 17 ac Development: 918k sf
<span style="color: #90EE90;">■</span>	<b>Waterfront (2012)</b> Land Area: 357 ac Development: 811k sf

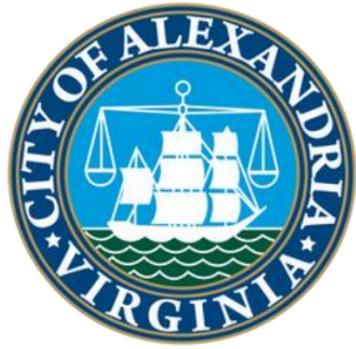
- 4 projects for April Public Hearings
- 3 projects anticipated for May Public Hearings
- 2 projects anticipated for June Public Hearings

**Upcoming Public Hearing Schedule**

- Planning Commission 4/7, 5/5, 6/2, 6/23
- City Council 4/18, 5/16, 6/13, 7/1



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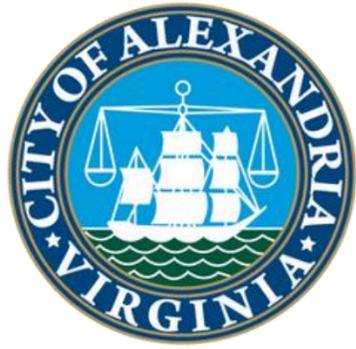


# 4801 Eisenhower Avenue (Eisenhower Pointe 2)

- ▶ Redevelop site with 37 townhouses and 80 back-to-back dwellings
- ▶ Half-acre of publicly accessible open space (15% of site)
- ▶ Continues street grid per SAP, including extending Cumberland Street
- ▶ Improve Eisenhower Ave streetscape per SAP, including utility undergrounding

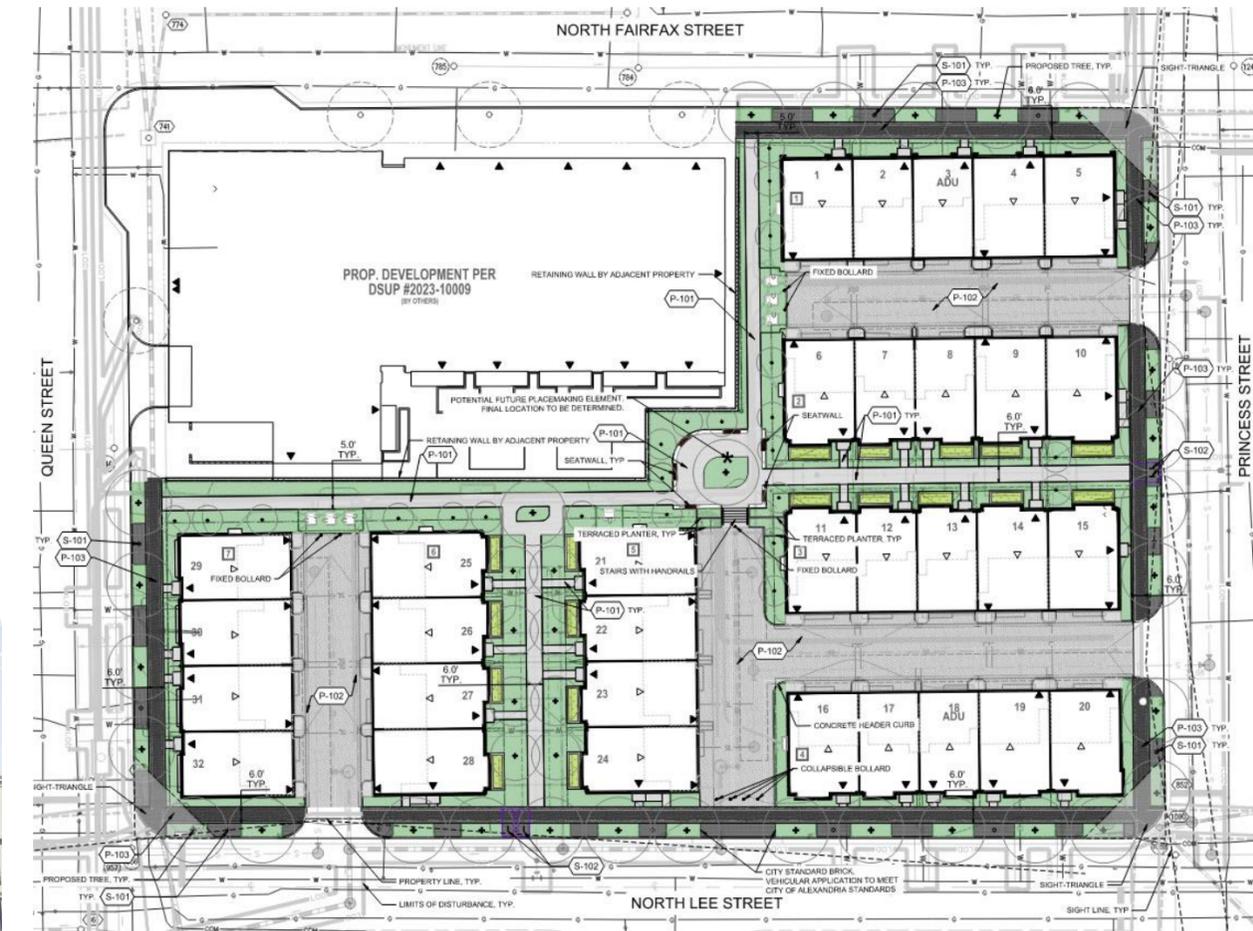


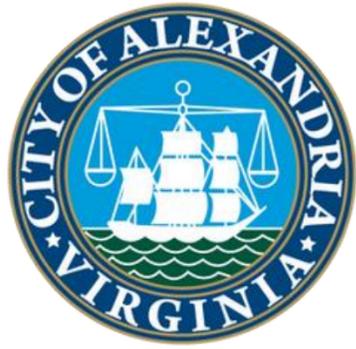
Back-to-Backs Example



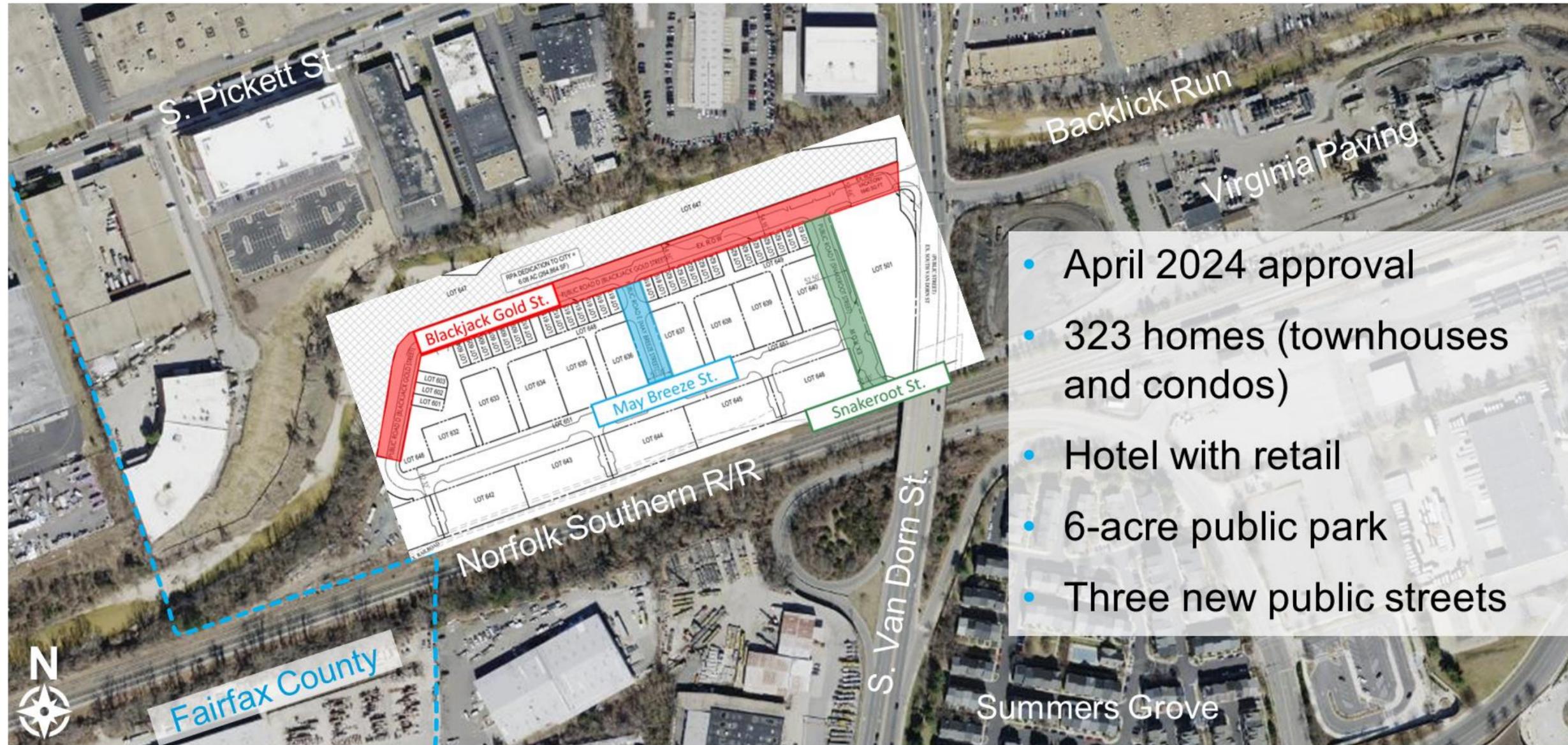
# 300 N. Lee / 333 N. Fairfax Street Townhouses

- ▶ Construction of 32 townhouses on 1.4-acre office site
- ▶ Includes 2 affordable townhouses
- ▶ Located in Old & Historic Alexandria District
- ▶ Publicly accessible walkways and pocket park at center of site
- ▶ Two-car garage for each unit

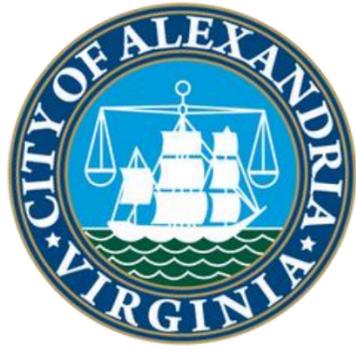




# 701 S Van Dorn Street – New Street names for the Vulcan redevelopment site

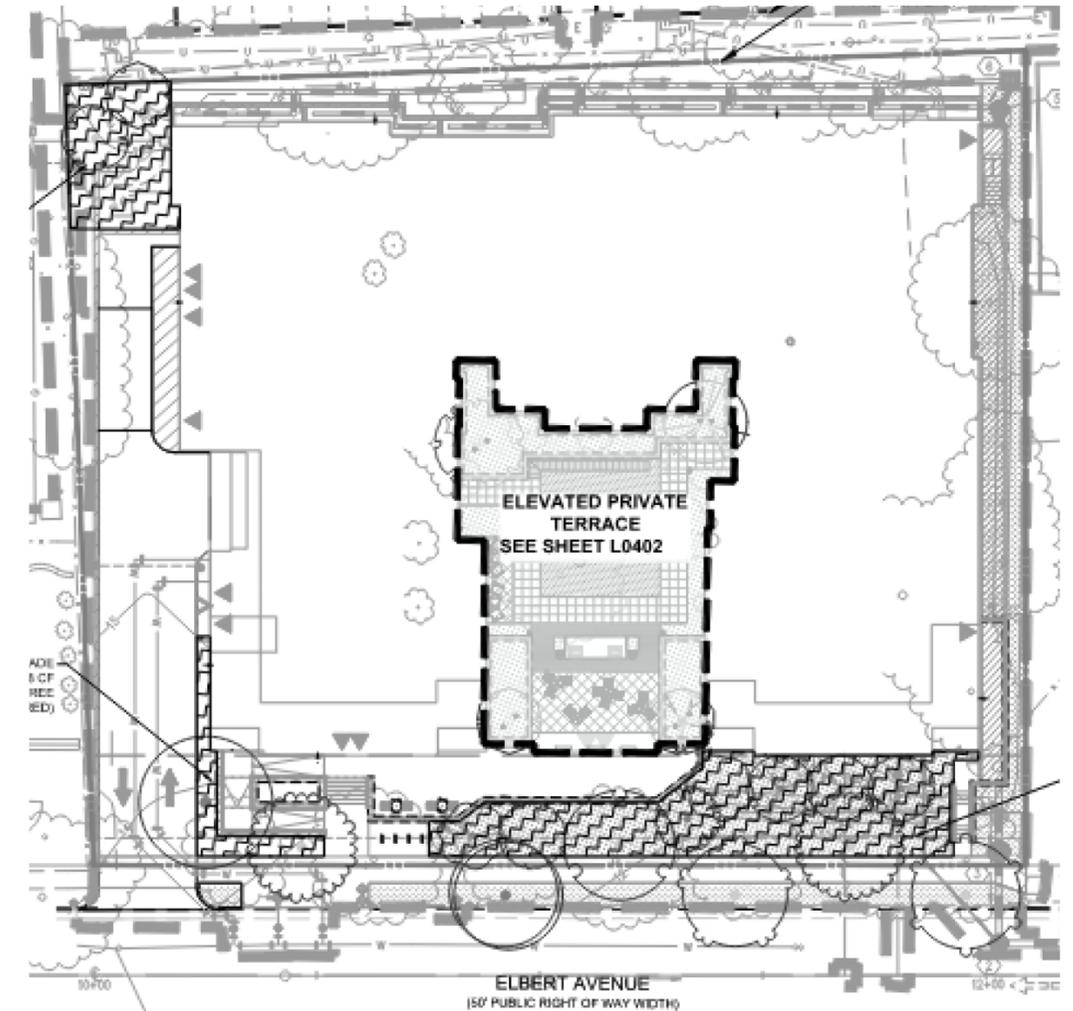


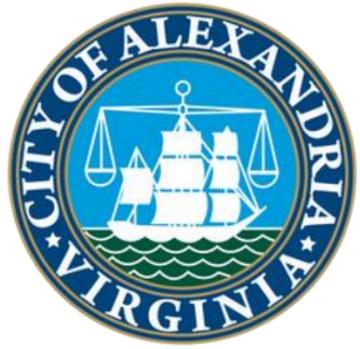
- April 2024 approval
- 323 homes (townhouses and condos)
- Hotel with retail
- 6-acre public park
- Three new public streets



# 3908 Elbert Avenue, Extension

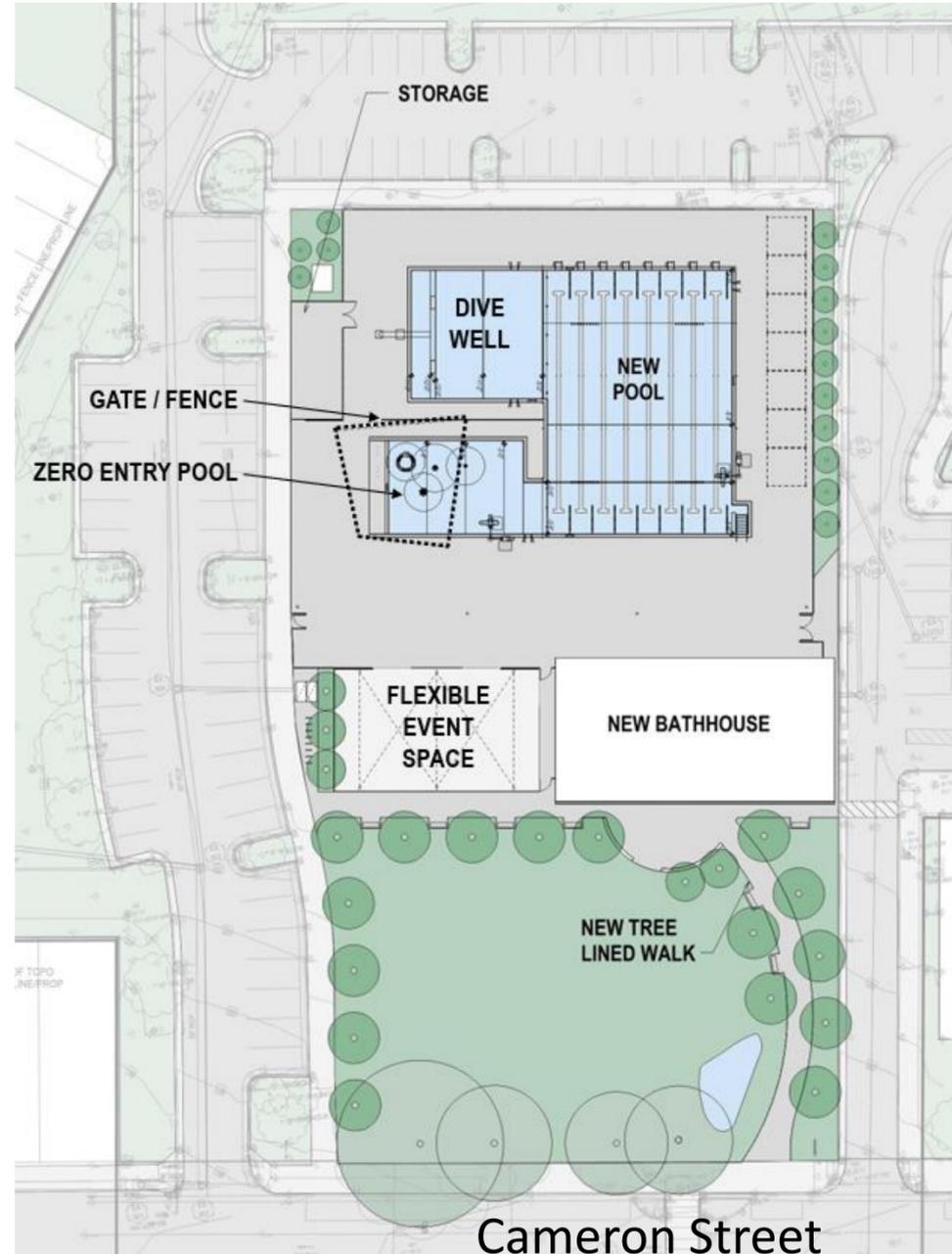
- ▶ First extension, due to financing delays
- ▶ Construction of all committed affordable six-story, residential building (127K SF)
- ▶ Total of 91 units (63 net new) available to households earning 30-50% AMI
- ▶ Private terrace on second floor
- ▶ Ground floor parking garage (60 spaces)  
+ 1 loading space on-site

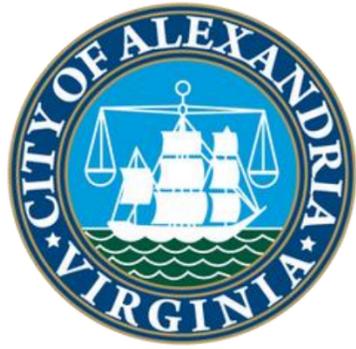




# 1609 Cameron Street, Old Town Pool

- ▶ Construction of new 3,888 SF pool house
- ▶ New, larger 8-lane, 25-meter pool and dive well
- ▶ Zero entry family pool with spray features
- ▶ Deck shading, storage and flexible event space
- ▶ Construction between Winter/Spring 2027 through Spring/Early Summer 2028

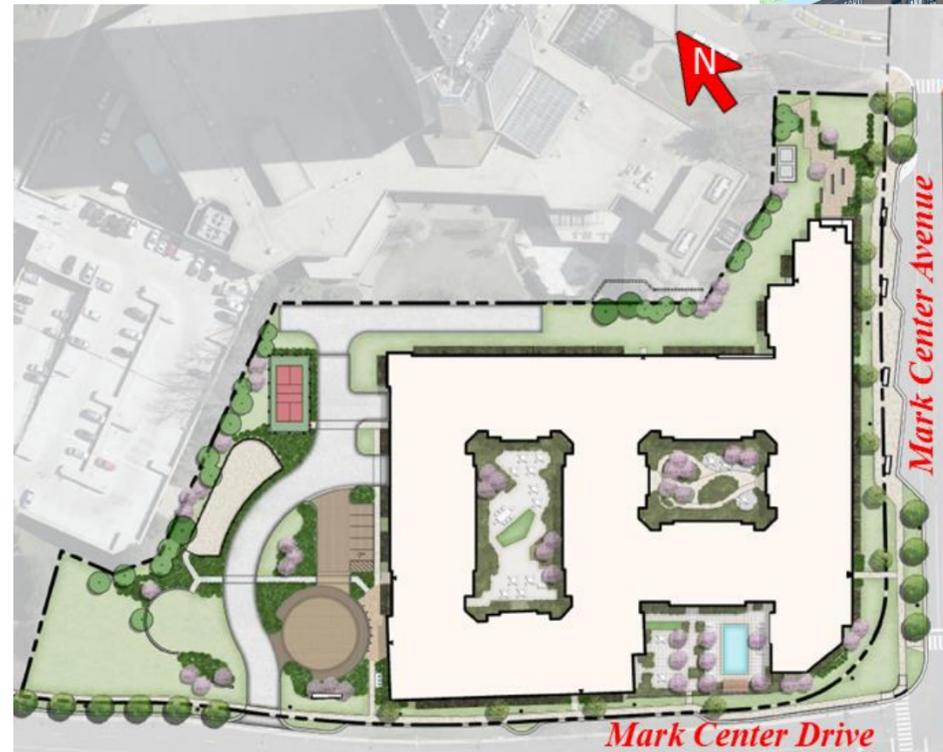




# 5050 Mark Center Dr., Extension

View from Mark Center Drive

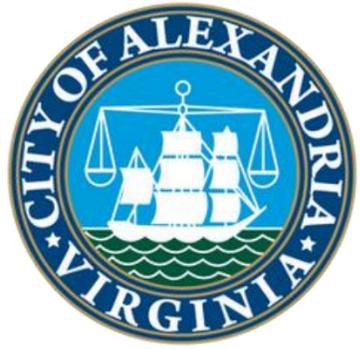
- ▶ First extension
- ▶ 367 units, including 25 affordable units
- ▶ 405 parking spaces above & below ground\*
- ▶ 40% open-space - including new sidewalks and street trees
- ▶ ROW dedications for West End Transitway expansion



View from Mark Center Drive and Avenue Intersection

May Public Hearings

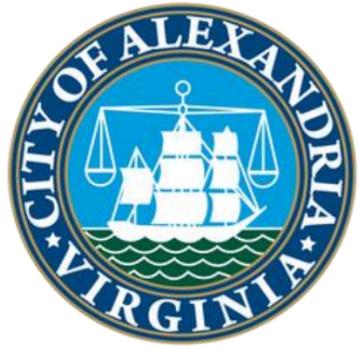
\* Parking reduction requested



# PRGS | DSUPs Blocks B, C and Open Spaces

- ▶ Two buildings with over 800 units
- ▶ Approximately 100,000+ SF of commercial space
- ▶ Two public open spaces along waterfront and rail corridor (approx. 5 acres)
- ▶ Underground parking

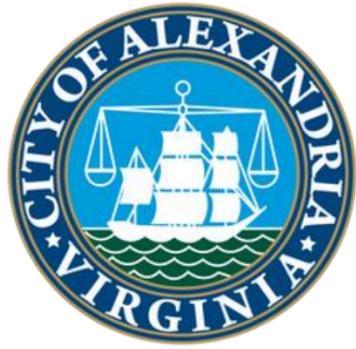




# Pizzano Building Addition (1019 Cameron)



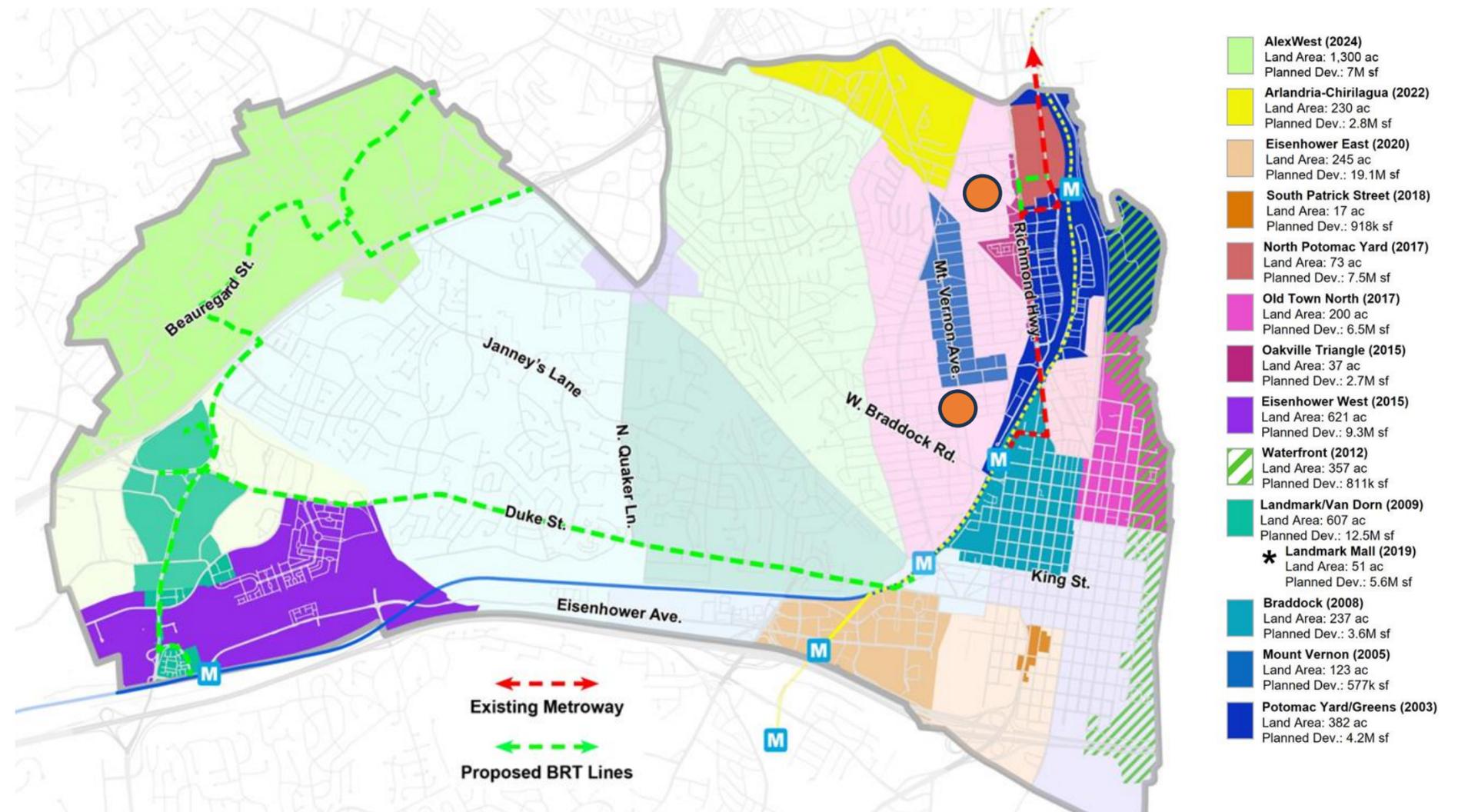
- ▶ Office consolidation for a historic Alexandria business
- ▶ Above-grade second and third floor addition (5,237 GSF)
- ▶ Improved pedestrian streetscape and street trees



# Infill Activity, Subdivisions, Special Use Permits

Projects reviewed for:

- ▶ Consistency with Master Plan
- ▶ Neighborhood compatibility
  - Bulk, height, and design of new dwellings (special use permits)
  - Lot configuration (subdivisions)
- ▶ Storm-water and environment



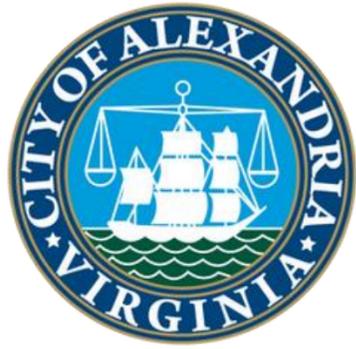
- 1 project for April Public Hearings
- 1 project anticipated for May Public Hearings

## Upcoming Public Hearing Schedule

- Planning Commission 4/7, 5/5, 6/2, 6/23
- City Council 4/18, 5/16, 6/13, 7/1

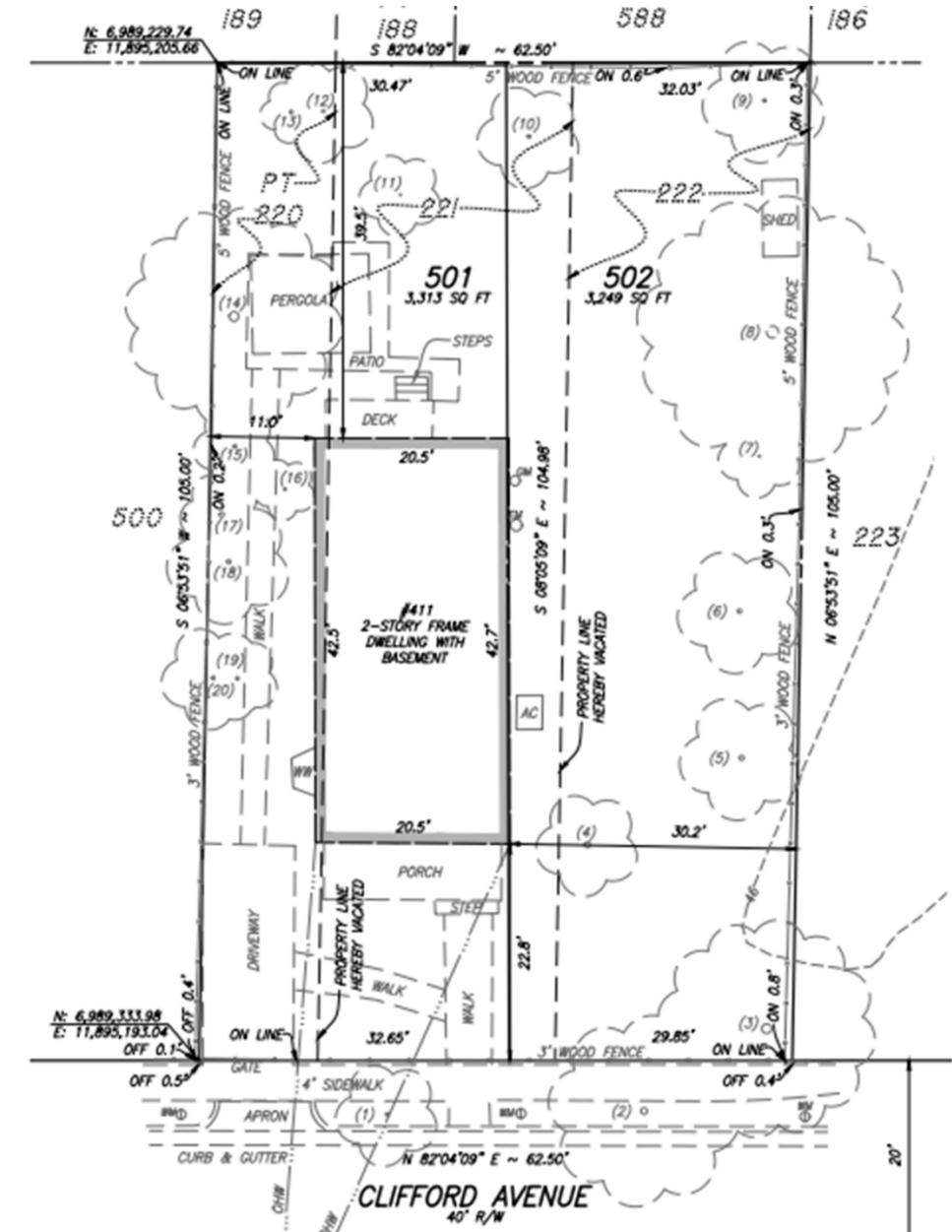
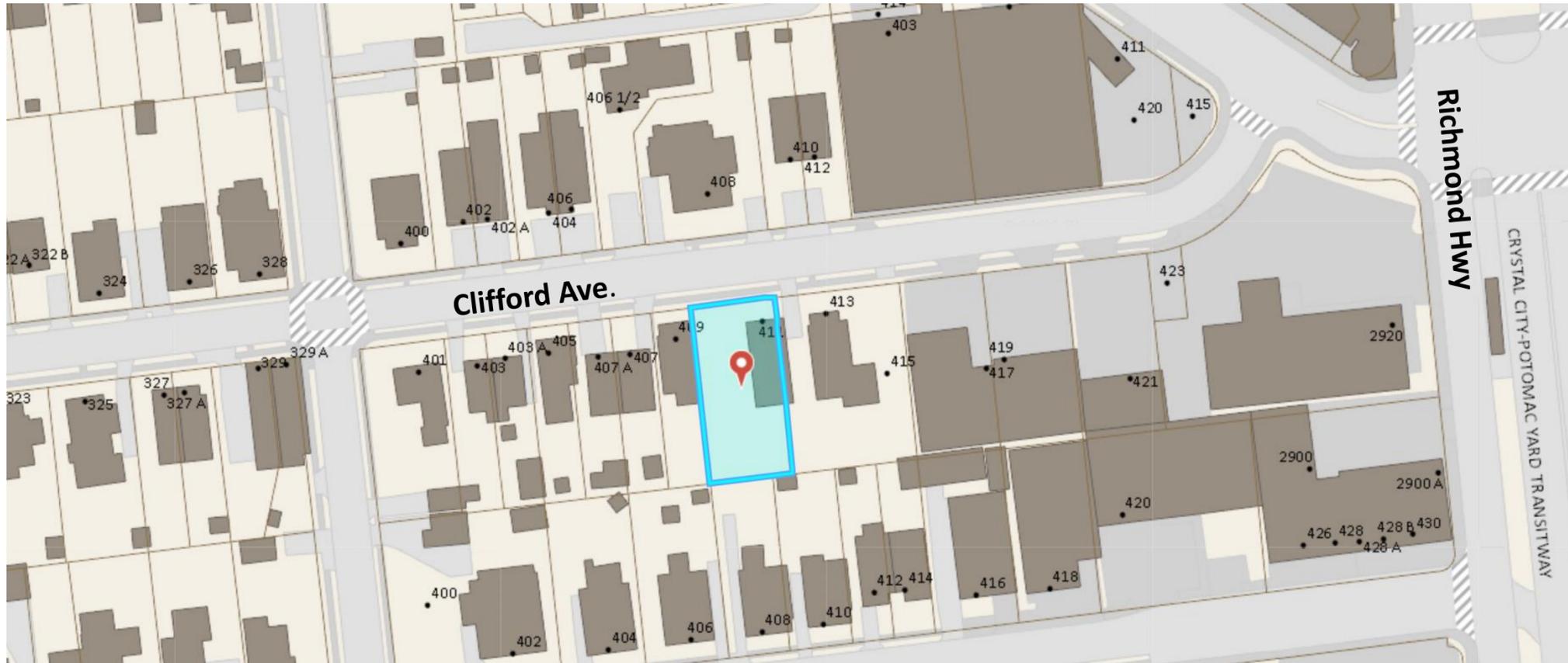


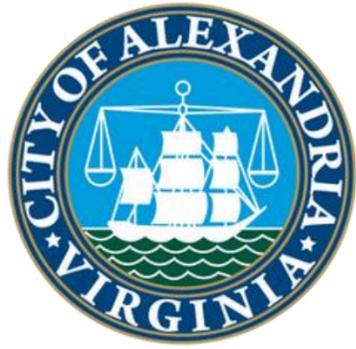
Visit [alexandriava.gov/Participate](http://alexandriava.gov/Participate) to learn how you can participate.



# Subdivisions (*Planning Commission Only*)

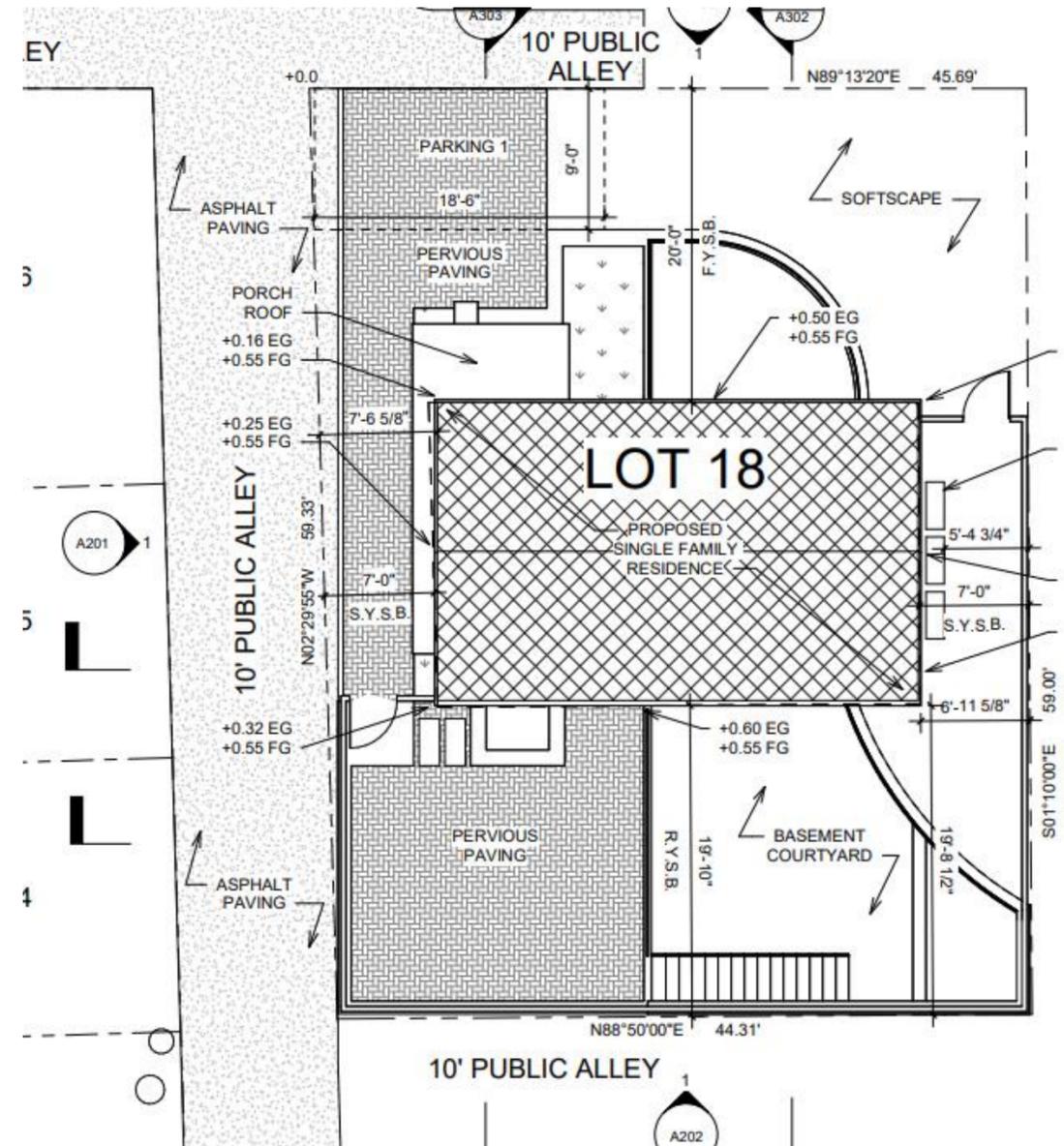
## 411 Clifford Ave: One to two lot re-subdivision

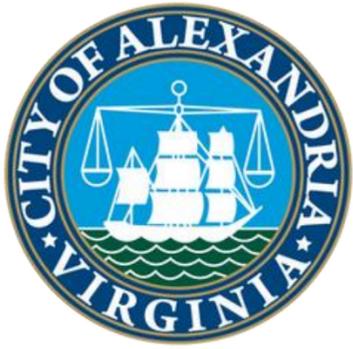




# Special Use Permits

## 404 E. Alexandria Ave: SUP for development of a substandard Lot





# Commercial Uses ZTA #2026-0001 Summary



## Background

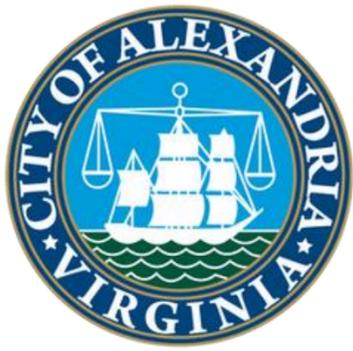
- ▶ Council request to minimize regulatory and discretionary reviews while balancing neighborhood impacts

## New Regulatory Approach

- ▶ December 2025: Restaurants moved from Special Use Permit (SUP) to a permitted use, subject to use limitations
- ▶ Continue to move certain uses from SUP to permitted, subject to use limitations
- ▶ SUP will be required when deviating from use limitations

## Purpose

- ▶ Improves predictability for applicants and residents
- ▶ Creates uniform and enforceable operating requirements
- ▶ Focuses SUP review on high-impact operations
- ▶ Protects neighborhoods from largest impacts (noise)
- ▶ Advances economic, cultural, and community health

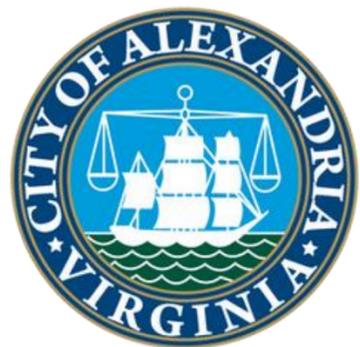


# Outdoor Health and Athletic Clubs or Fitness Studios

► **Recommendation** - Permitted use in conjunction with an abutting indoor health club/fitness studio, subject to the following use limitations:

1. 7:00 a.m. to 11:00 p.m. Mon-Fri and 9:00 a.m. to 11:00 p.m. Sat.-Sun.
2. Allowed in rear yards, side yards, rooftops, or enclosed courtyards only
3. Fencing or walls and a vegetative buffer where practicable when abutting residential
4. Lights off by 11:00 p.m., daily
5. No simultaneous classes
6. Music through house sound system with noise regulator only
7. No voice amplification or noise making devices allowed





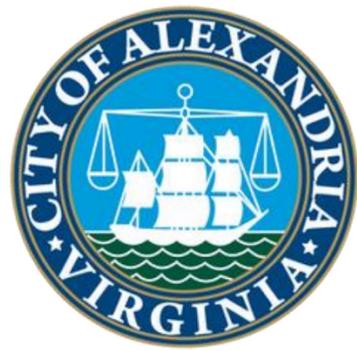
# Indoor Live Entertainment

► **Recommendation:** Permitted as a principal or accessory use, subject to the following use limitations

■ Accessory use means up to 30% of total weekly operating hours

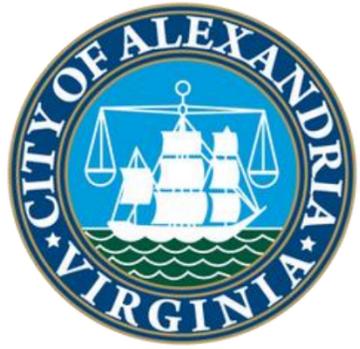


1. 9:00 a.m. to 11:00 p.m. Sun-Thurs. and 9:00 a.m. to 2:00 a.m. Fri.-Sat.
2. Manage patron queuing and prevent blocking rights-of-way
3. Manage orderly dispersal and loitering after events
4. Windows and doors must remain closed during performances and sound must be contained within the building
5. Within mixed-use building:
  - a) 9 a.m. to 11 p.m., daily
  - b) Amplified music/sound through house sound system only
  - c) Install and maintain sound attenuating construction



# Other Related Amendments

- ▶ **Formally establish “Section 7-1900 - Use limitations”**
- ▶ **Establish standard use limitations:**
  - Post use limitations and train new employees
  - Designate neighborhood liaison
  - Require control plan for 3+ verified violations of the same use limitation
- ▶ **Amend and clarify definitions related to:**
  - Accessory live entertainment
  - Limited live entertainment
  - Recreation and entertainment uses
- ▶ **Permit temporary trailers at private schools (K-12)**



# Your Input Matters for the FY27 Budget!

Each year, the City of Alexandria adopts a budget that funds:

- ▶ Education
- ▶ Public Safety
- ▶ Housing
- ▶ Transportation
- ▶ Core City Services
- ▶ And Everything Else!

The FY27 process runs from fall to spring, ending with City Council adoption in April.

**Which budget focus areas are most important to you this year?**

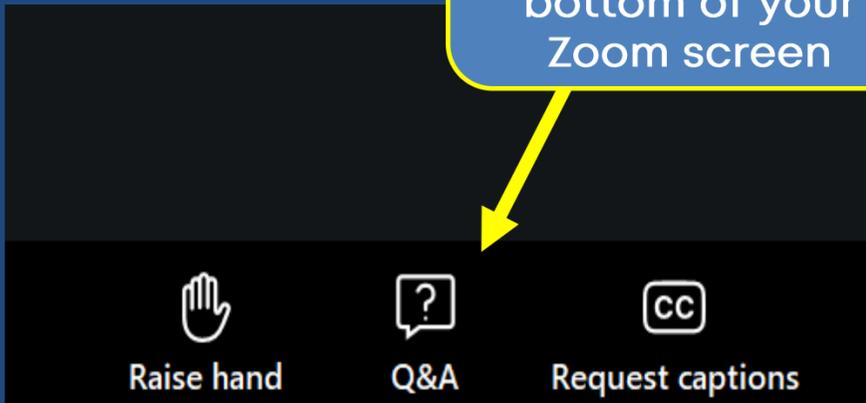




# Recap & Questions or Comments?

1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A

Type your question using the Q&A option at the bottom of your Zoom screen



All questions and answers will be posted on the project webpage following the meeting.

Go to: [alexandriava.gov/Planning](http://alexandriava.gov/Planning) and select 'How to Get Involved and Stay Informed'



DEPARTMENT OF  
**PLANNING &  
ZONING**

Thank you for joining us!

[alexandriava.gov/Planning](http://alexandriava.gov/Planning)