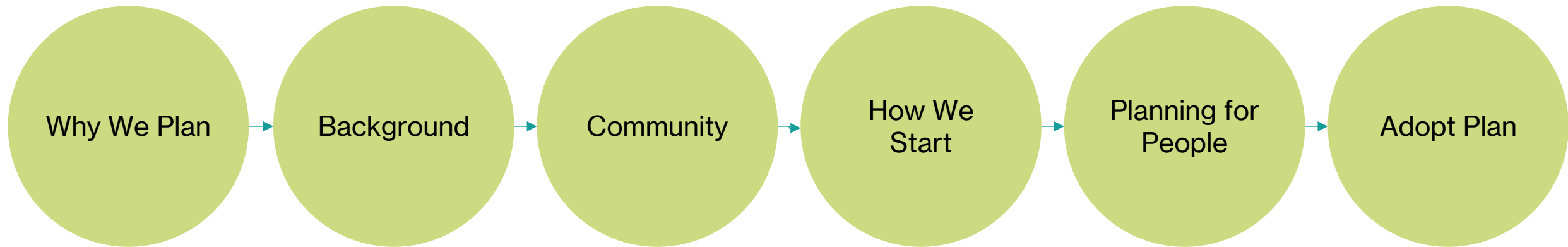


A faded, historical map of Alexandria, Egypt, showing the city's layout, including the harbor with numerous sailing ships, and the surrounding landscape with hills and fields. The map is overlaid with a semi-transparent white rectangle containing the title text.

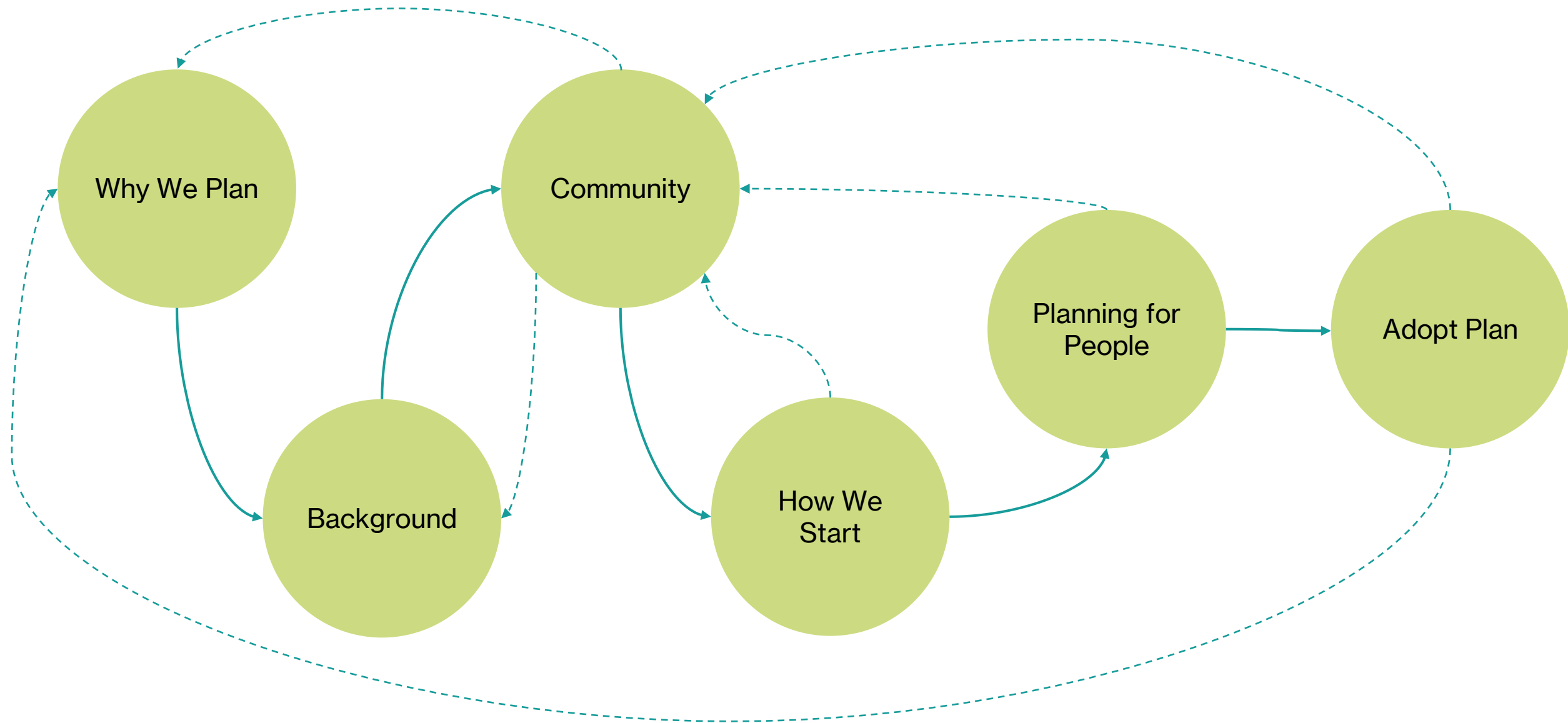
How We Plan

NPCD · Department of Planning & Zoning · City of Alexandria · August 2025

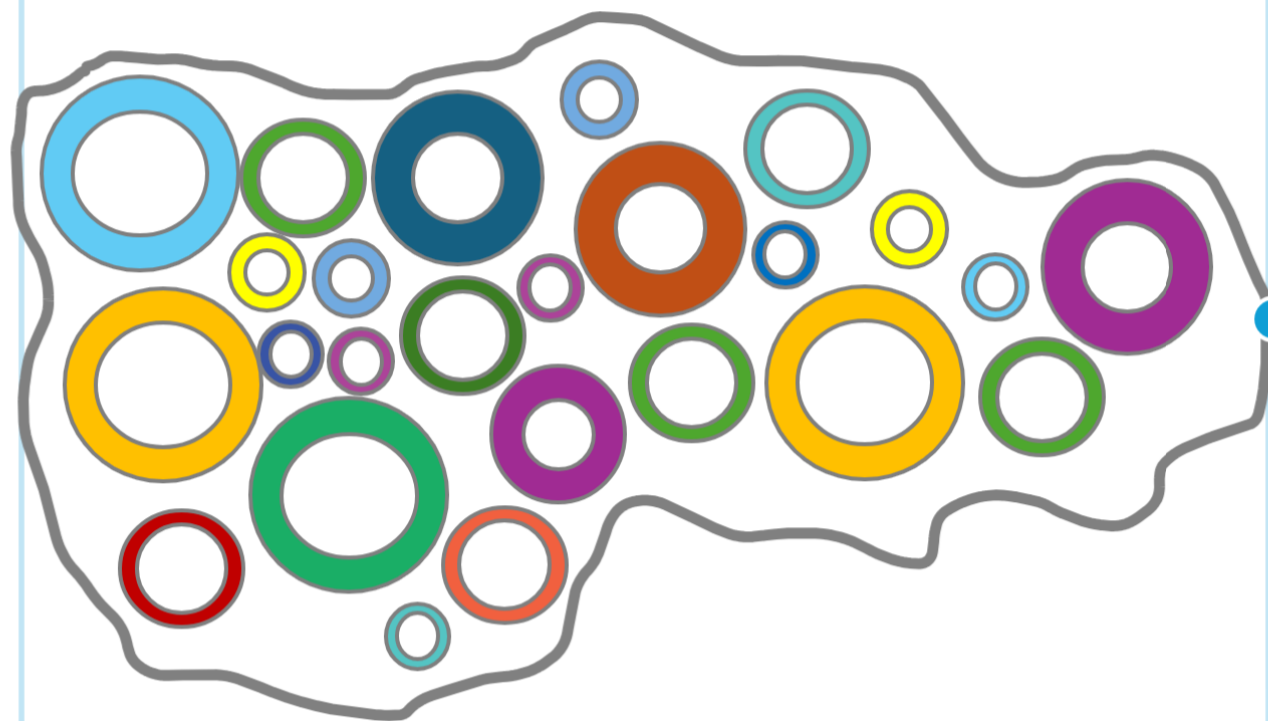
While it's tempting to think of planning as a **linear** process...



...the **reality** is a bit more like this:



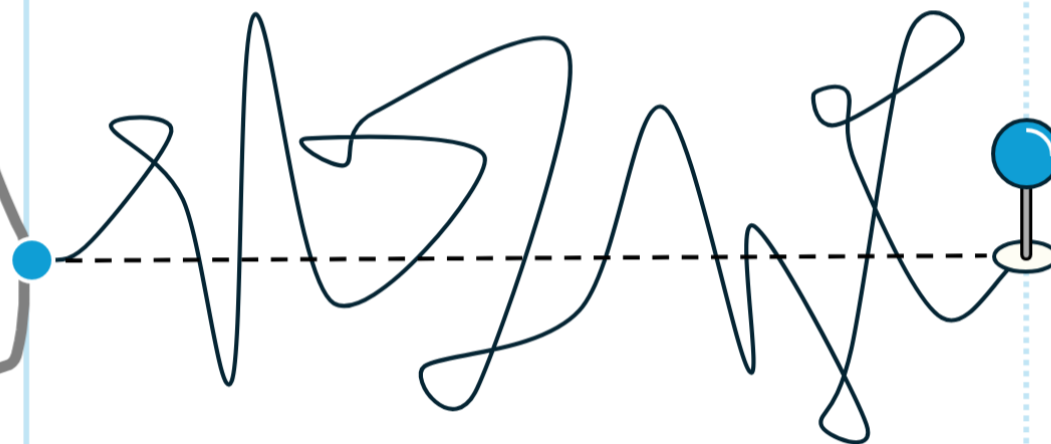
All the decisions we made in the past have led to where we are today...



1749

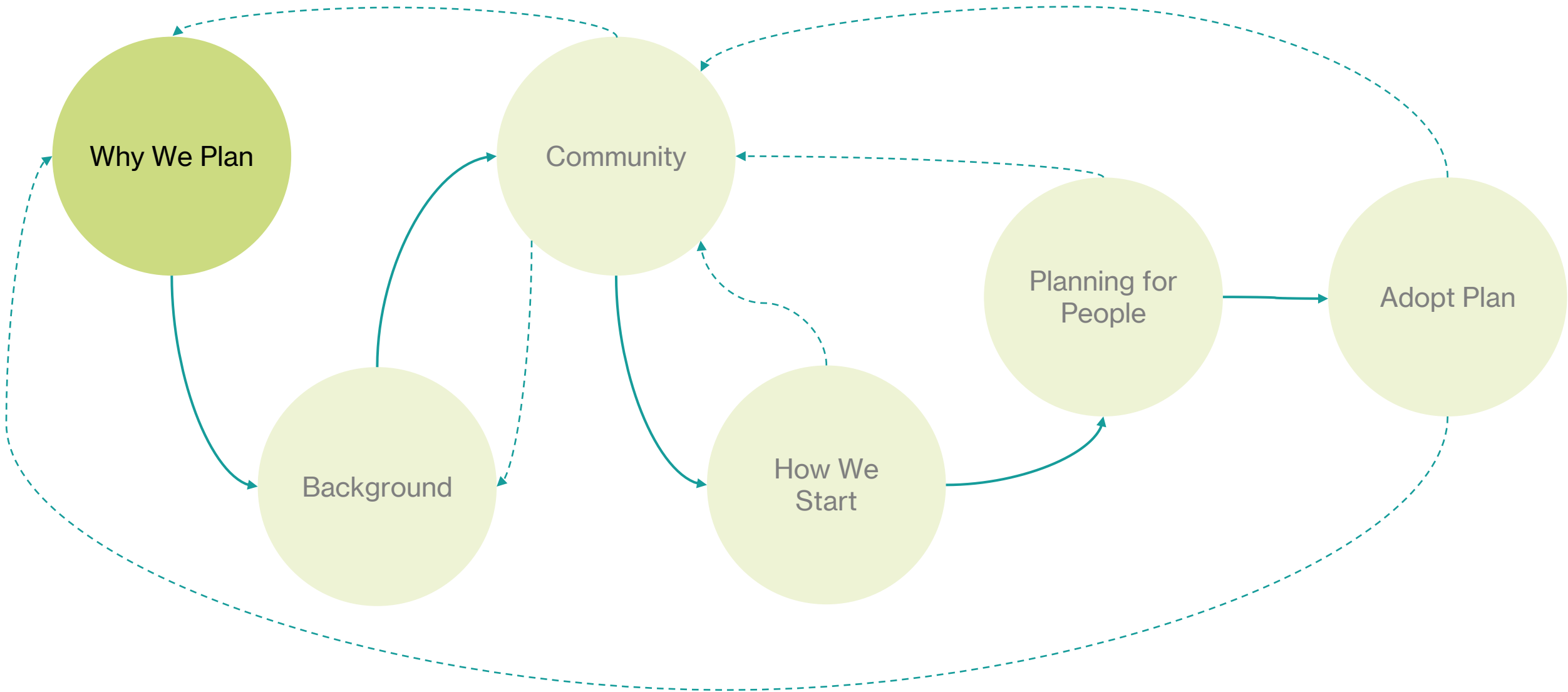
2025

...and all the decisions we have yet to make will shape our future.



Future

August 2025

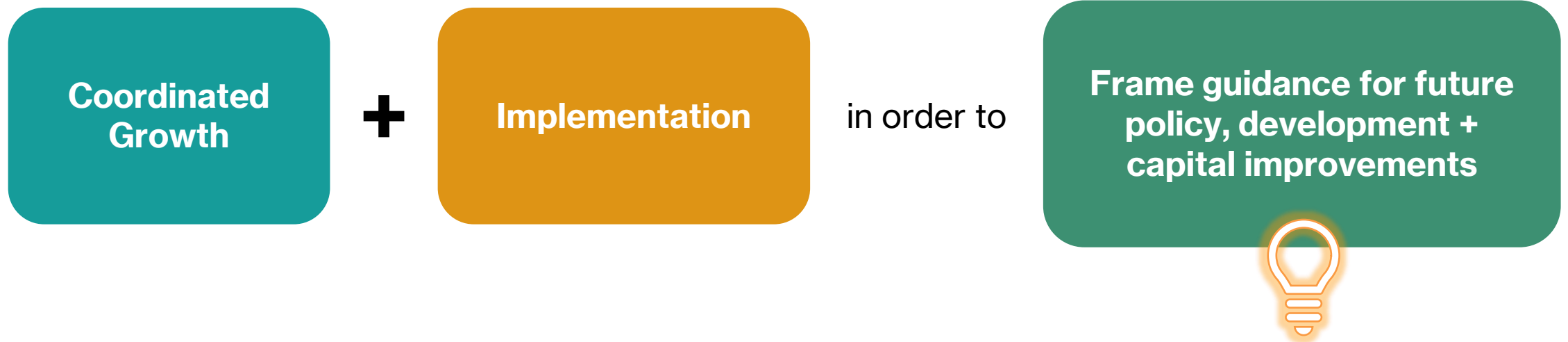


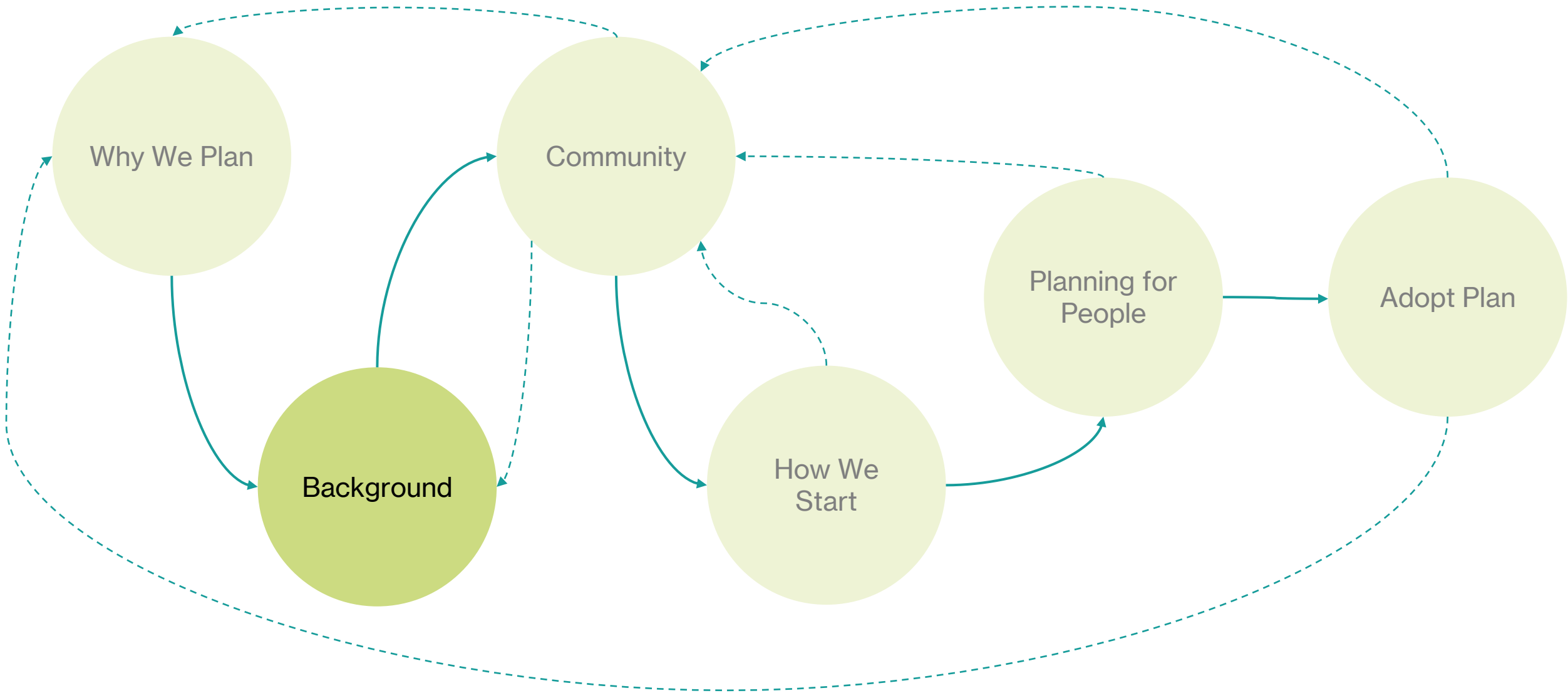
Why We Plan

Small area plans allow us to actualize a **long-term vision** for a community's future.

The process of small area planning has the best outcomes when planners adopt a **proactive – versus reactive** – approach while remaining aware of the **opportunity costs**.

A high-quality plan includes strategies for:





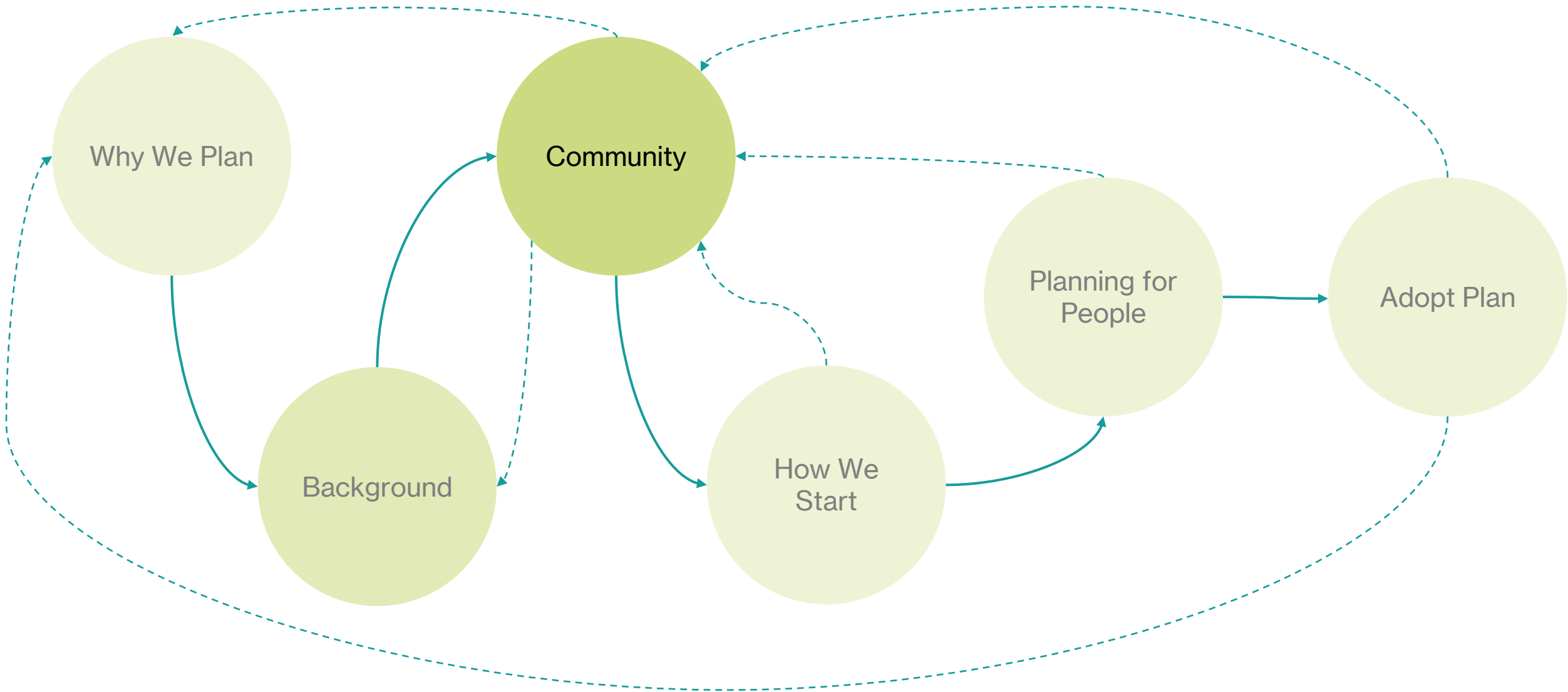
Context + Background

Background research includes:

- History of the area
- Demographics
- Existing land uses
- Housing stock + affordability
- Infrastructure + public utilities
- Mobility
- Natural systems (Environmental)
- Open space
- City/School facilities



[click cover to access report](#)

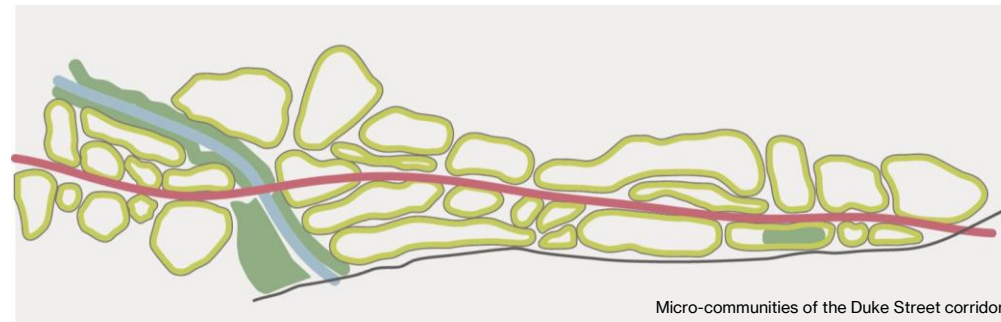


Community

Community is made up of **diverse constituents** who are affected in some aspect by future land uses and growth.

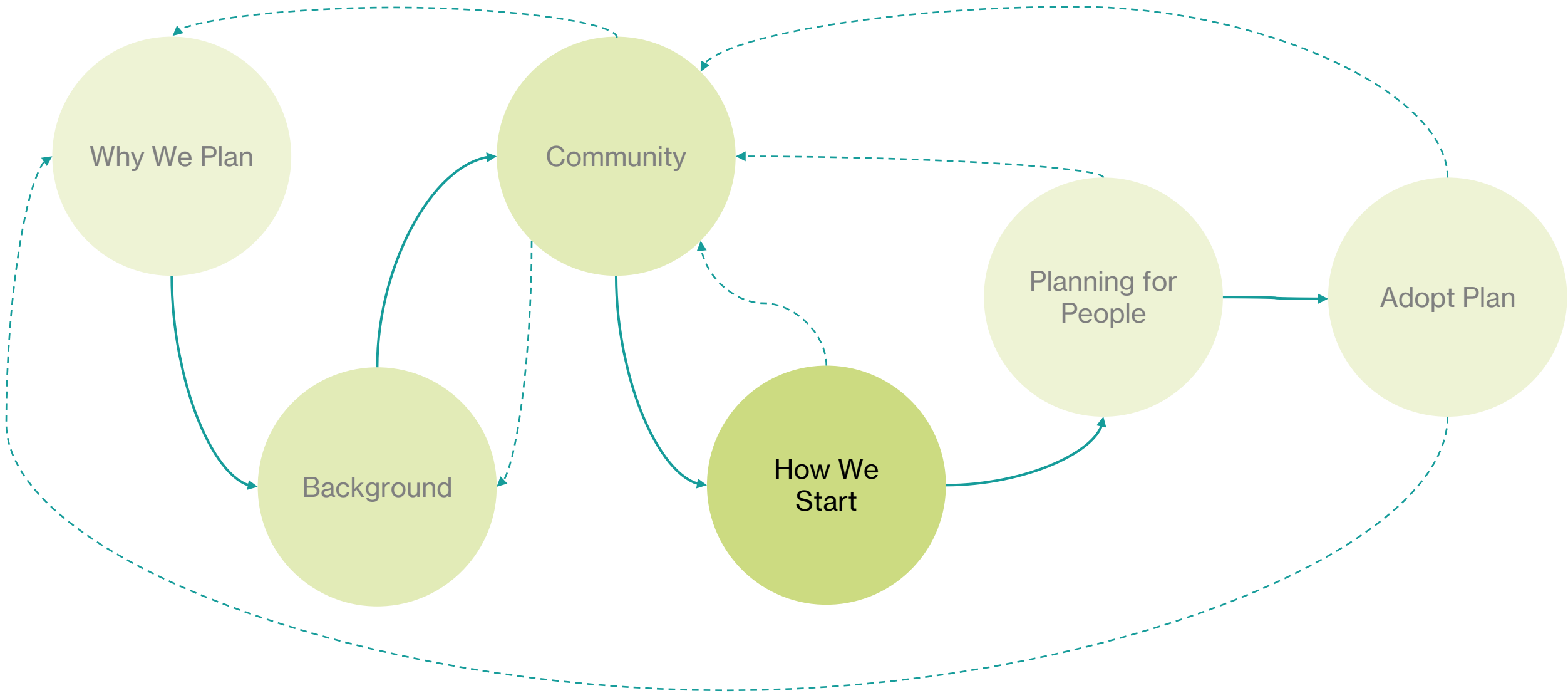
They include:

- ✓ Residents
- ✓ Businesses
- ✓ Organizations
- ✓ Public/Private institutions
- ✓ Property owners



Effective engagement includes these voices at **all stages** of the planning process and through multiple, accessible means!





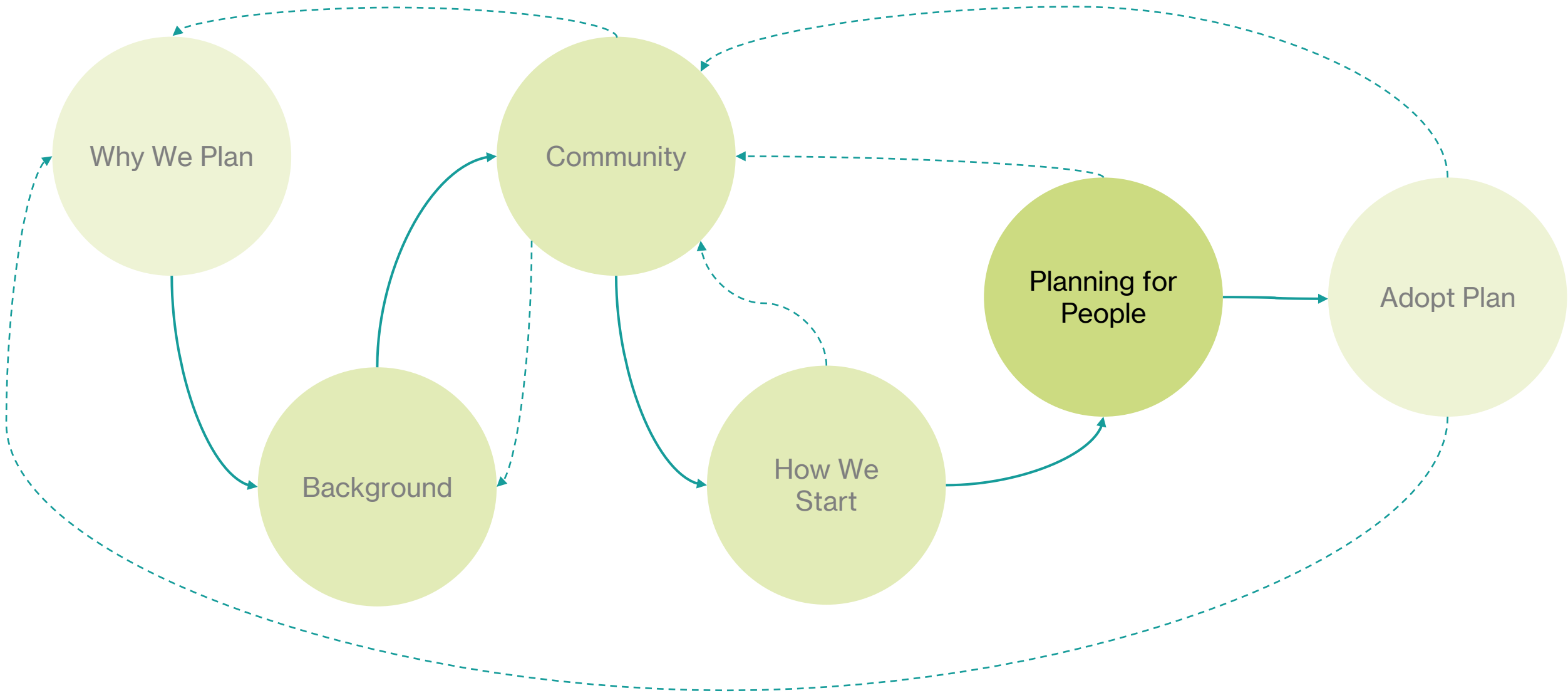
How We Start

Project Timeline:



Transparent Process:





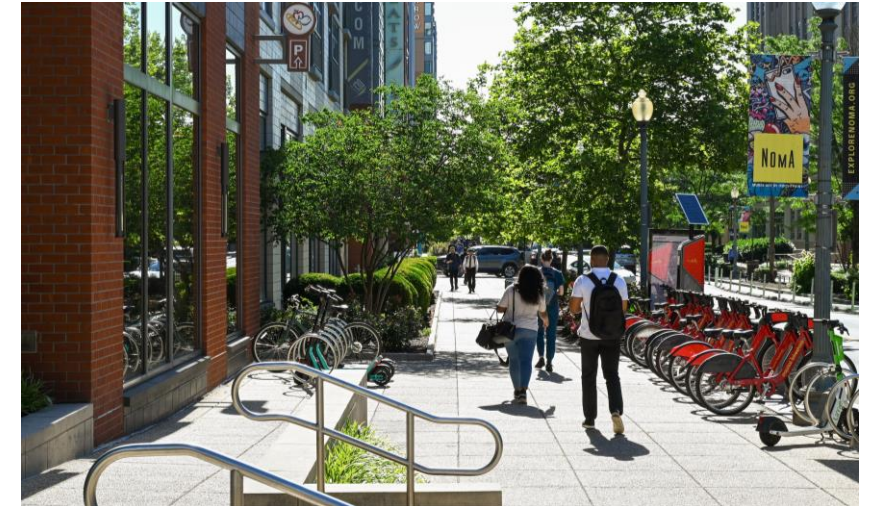
Planning for People

Land Use



Flexibility for changing land use needs (ex. Declining office market, ground floor retail ready)

Mix of uses



Retail, shopping, and civic spaces

Neighborhood functionality

Urban Design



Building form



Walkability + complete streets



Engaging public spaces



Integrated green infrastructure



Ground floor uses

Planning for People

Housing



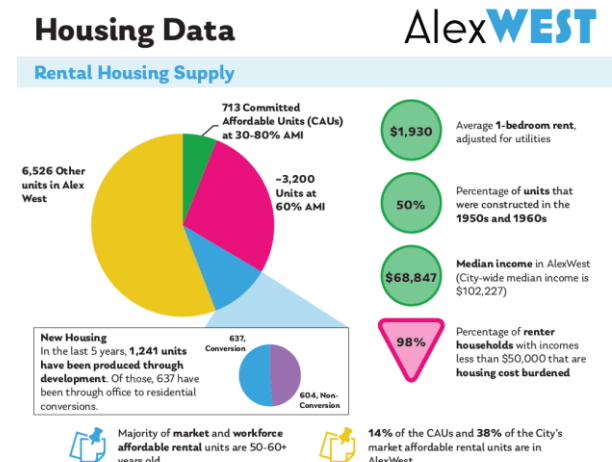
Variety of housing typologies



Affordability + accessibility



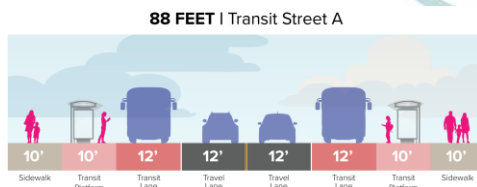
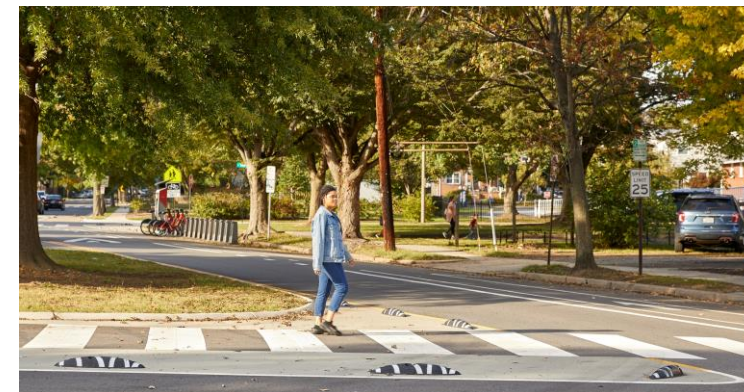
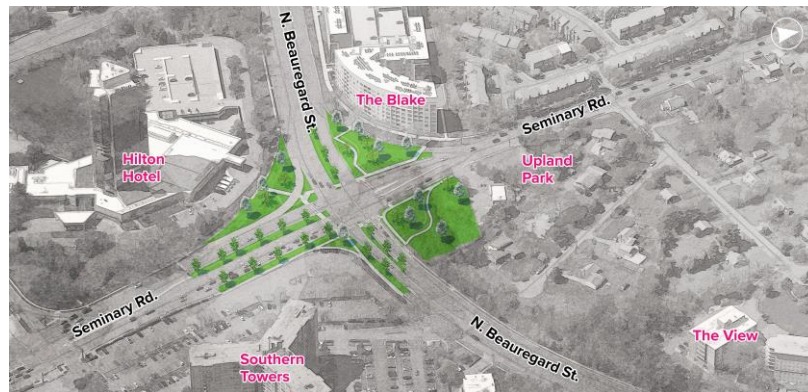
15-minute neighborhoods



Supply + demand

Planning for People

Mobility



Human-scale

Accessibility

For people of all ages + abilities

Transit reliability

Ped + bike safety

Connecting the gaps

Multimodality

Parks + Open Space



Multi-Purpose Athletic Court



Shade Structure



Rectangular Field



Exercise Play Feature



Flexible Lawn Area



Natural Area

Variety of typologies



Green natural paths



Passive open spaces



Active open spaces

Existing + New Parks



132
Acres existing
public parks



60
Acres proposed
new public parks



192
Acres public parks with
the AlexWest Plan

Connected network of green and open spaces

Economic Development



Retail + streetscape + activity



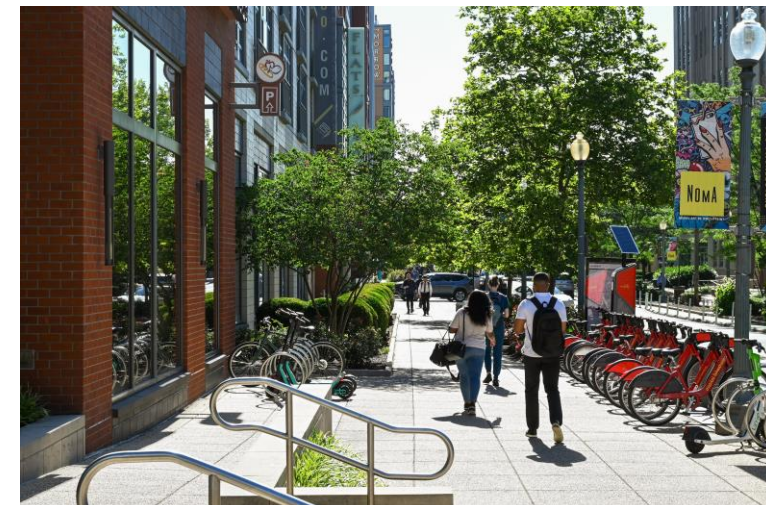
Small local businesses



Design + Visual Interest

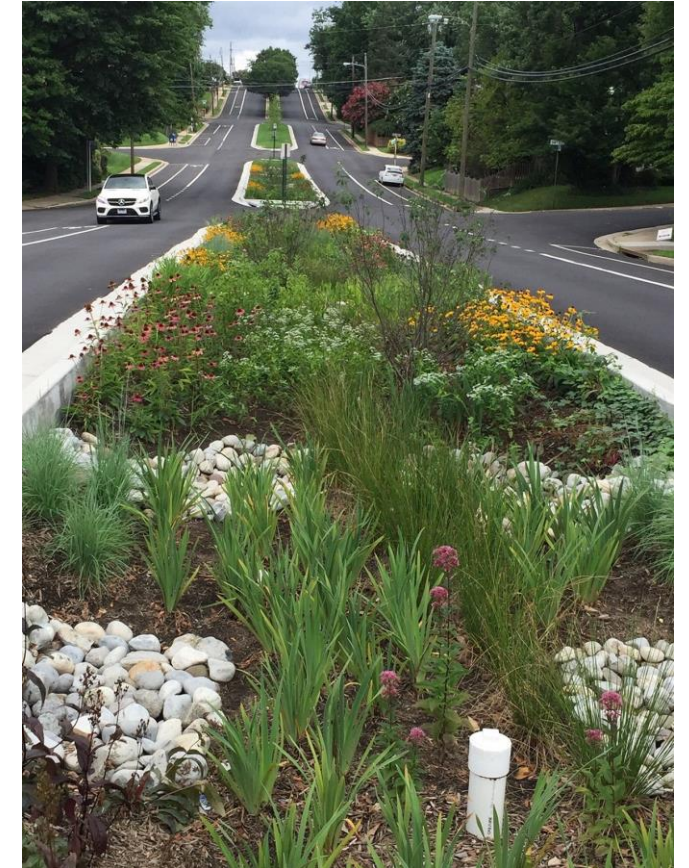


Live, work, and play

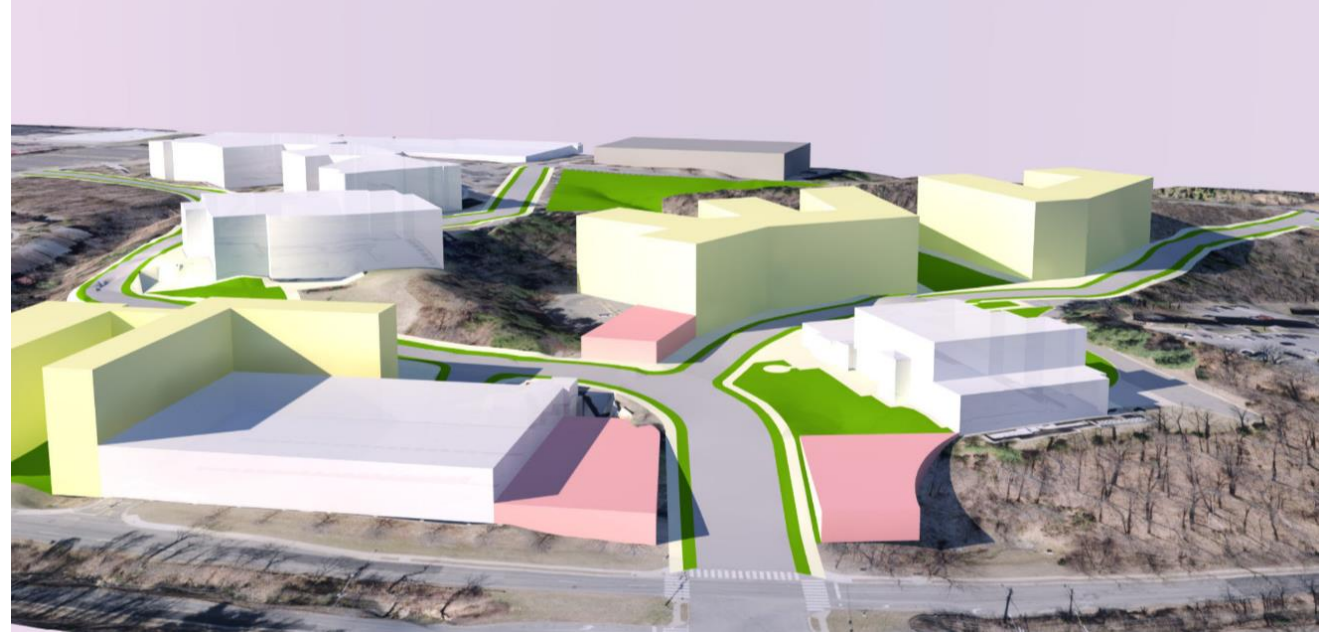


Place attracts people drives demand

Infrastructure



Development Economics



Yield study analysis + Test fits

Health



Land Use Plan + Citywide Services interconnected to promote health and wellbeing

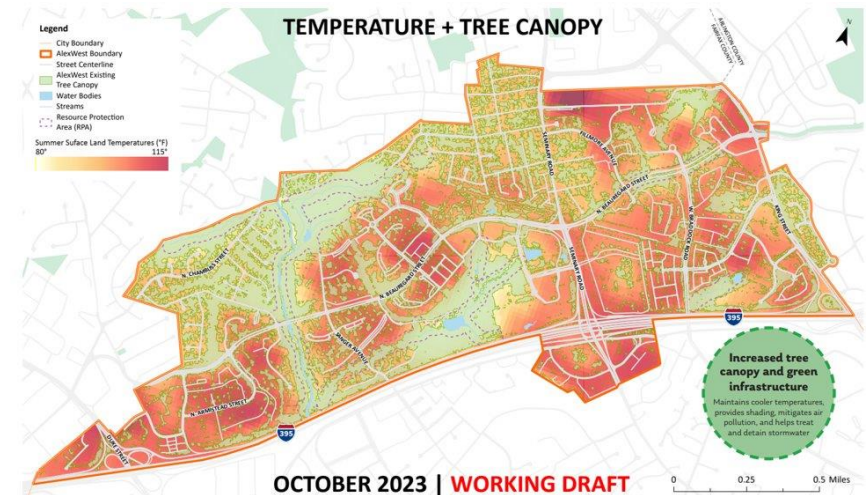
Environment + Sustainability



Canopy expansion + preservation



Sustainable design



Urban heat + climate strategies



Built environment



Stormwater improvements



Topography

Community + Equity



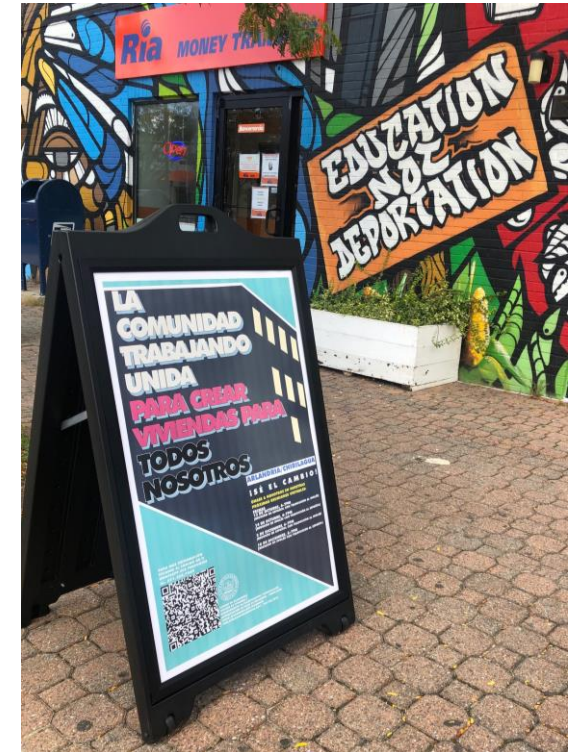
Community gathering spaces



Equitable access to amenities



Outreach + input



Incremental Change



Existing Conditions

Source: [Dover, Kohl & Partners](#)



Phase 1 Community safety kiosk added



Phase 2 Building restored, power lines moved underground, and bin collection moved to rear



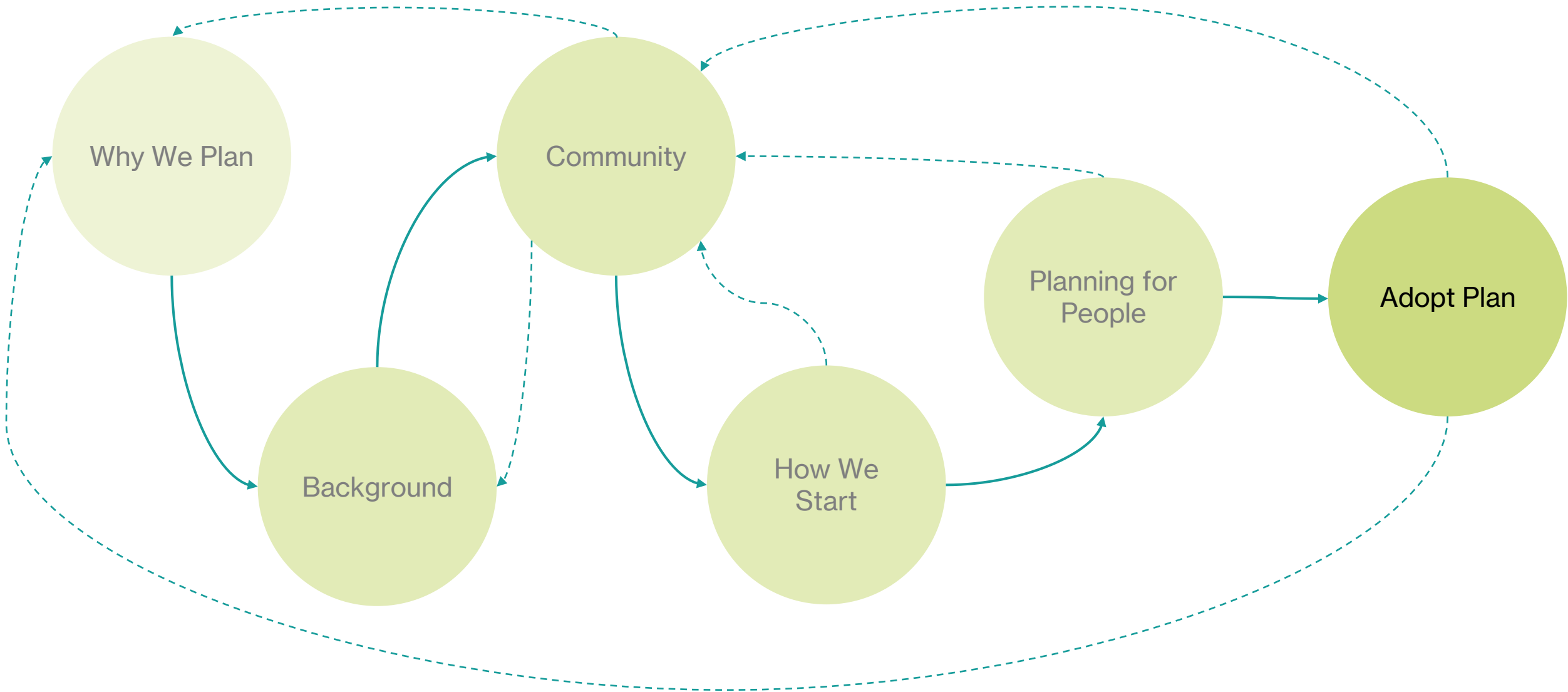
Phase 3 Food truck as interim use and streetlamps added



Phase 4 Street trees and landscape buffers added



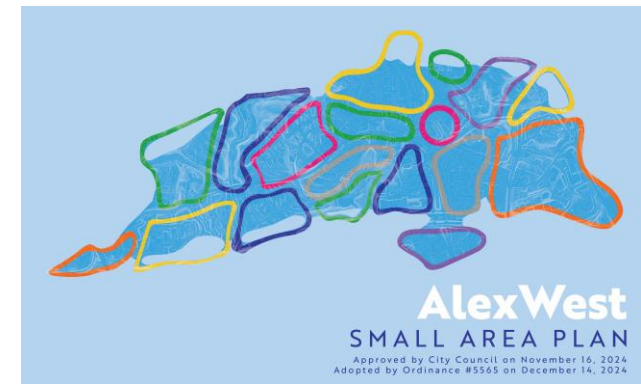
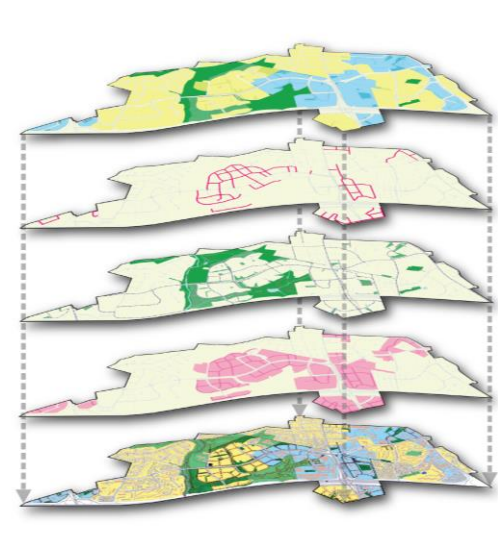
Phase 5 Development completed



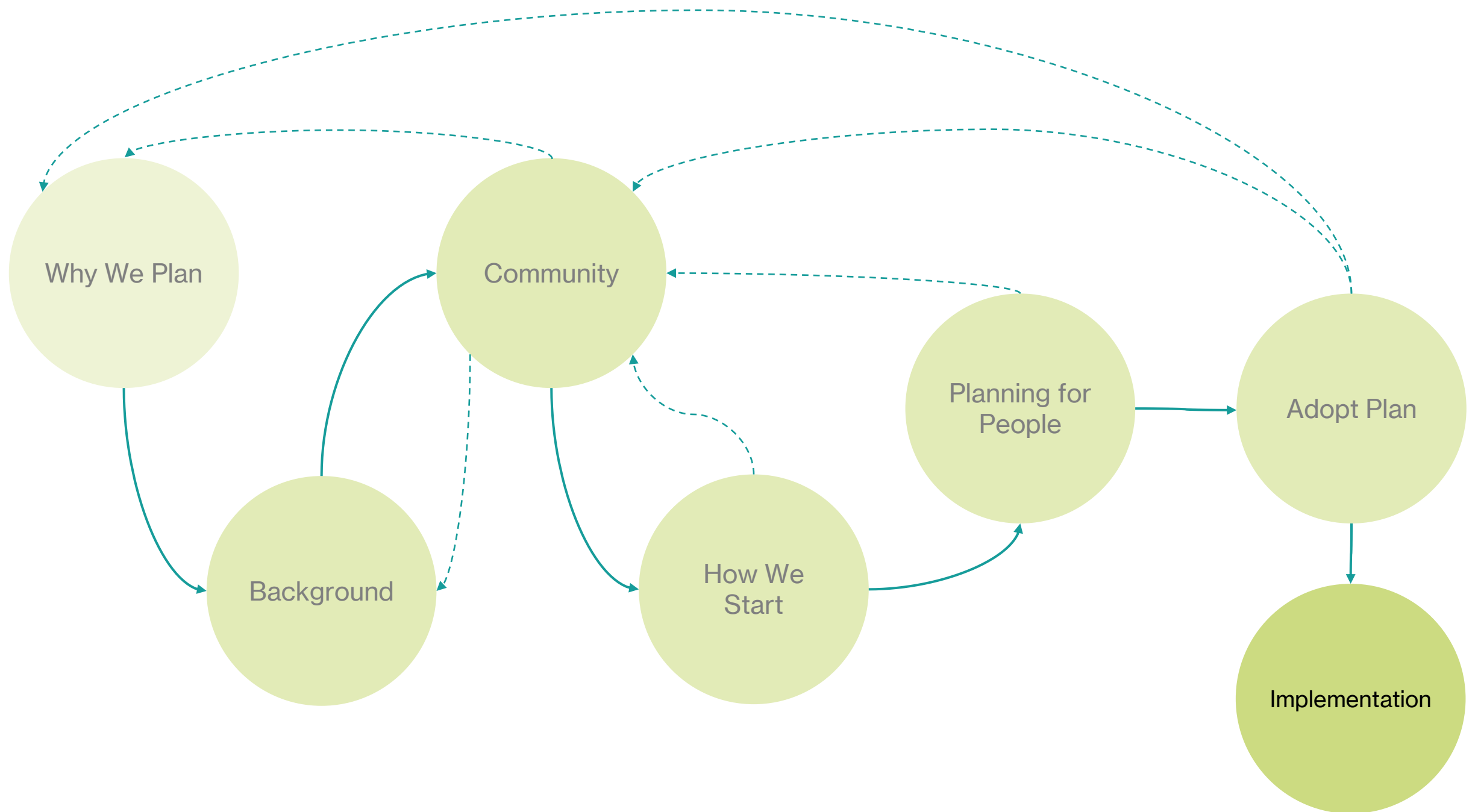
Adopt Plan

After extensive community input, land use plans are slated for Planning Commission and City Council hearings and subsequent approval, officially becoming part of the **citywide master plan**.

Adopted plans represent the culmination of diverse community engagement and planning best practices that will serve as the **legal mechanism** for future growth.



[click cover to access report](#)

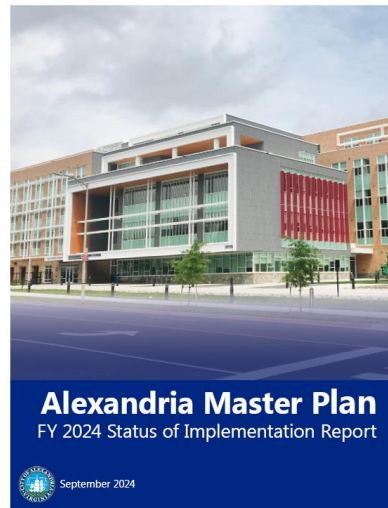


Implementation

Every small area plan includes a dedicated chapter on how the plan will be implemented in the short-, mid-, and long-term with specific tasks, prioritization, and roles to help guide resource allocation. The pace of plan implementation can vary dramatically depending on market economics, grant funding, City investment and other factors.

Table 9.3: Implementation Rubric

Task #	Rec. #	Implementation Action	Responsibility	Short-term	Mid-term	Long-term	On-going
LAND USE							
1	13	Dedicate the land identified in Figure 8.10A to the City for a future community facility.	Developers	●	○	○	○
2	1	Per Figure 2.2, prioritize development in the Focus Area, including on existing surface parking lots and underutilized commercial sites.	Developers	○	○	○	●
3	2, 5, 6	Provide Residential, Commercial, and ground floor retail uses as depicted in Figure 2.3 and Figures and Tables 8.1–8.12.	Developers	○	○	○	●
4	N/A	As part of the next Long Range Planning Work Program, propose a citywide initiative to evaluate land use strategies to assist small businesses.	City	●	○	○	○
HOUSING							
5	14 - 17	Provide committed affordable housing units and contributions.	Developers	○	○	○	●
6	18	Develop coordinated affordable housing plans for properties involving multiple residential sites.	Developers	○	○	○	●
7	22	Produce and preserve new committed affordable housing units through partnerships and other tools and resources.	City & Partners	○	○	○	●
8	23	Pursue tenant support and protections through community partners, programs, voluntary commitments from developers/property owners, and future legislative tools.	City & Partners	○	○	○	●



The City tracks progress of all small area plans, and other citywide master plan chapters, through an annual [Implementation Report](#) that monitors development, open space, and other key priorities outlined in each plan's implementation chapter.

Thank you!

City of Alexandria · Department of Planning + Zoning · Division of Neighborhood Planning + Community Development

Document prepared by:

- Amanda Dias, Urban Planner II – amanda.dias@alexandriava.gov
- Andra Roventa Schmitt, Urban Planner II – andra.schmitt@alexandriava.gov
- Melissa Symmes, Urban Planner III – melissa.symmes@alexandriava.gov