

P&Z Virtual Community Update, 9/2/25
Questions from meeting attendees

#	Question	Answered
1	For the map that's part of the interactive small area plan tool, why did you choose the term "neighborhood" to describe areas of the city with the most restrictive density limits?	We consider all areas of the city as neighborhoods but getting community feedback on the draft interactive tool is exactly why we're sharing it. It's a good comment, so let us consider that internally and potentially come up with a new phrase.
2	Thanks for presenting. Why does Alexandria’s comprehensive plan already direct all SAPs across the cities, and link them? As is being done w this new tool?	Planning together with the community helps us create a vision of what we want to see in the future - a master plan for the city. Small Area Plans are more focused segments of the Master Plan. This interactive tool is taking all of our policy documents and putting them in one place. It's synthesizing what we have, not creating new policy but making it more accessible. https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan
3	What is the plan area for the Duke Street Plan? We know its from King Street Metro to Landmark Mall, but how far afield from Duke will it include? Will what was approved for Duke Street in Motion force recommendations for having high density multifamily buidlings all along Duke Street?	This planning process is not revisiting Duke Street in Motion, which has been approved by City Council and provides transportation and mobility recommendations for Duke Street. Our Duke Street Land Use Planning process is looking at land uses and exploring opportunities. We'll be looking at preservation and existing neighborhoods, which areas are appropriate for redevelopment and which areas are not. Together with the community we'll evaluate where the boundary ultimately ends up being. https://www.alexandriava.gov/DukeStreetPlan
4	For the major residential developments, how many of those need to request a parking reduction?	For the projects we just identified, the affordable hosuing proposals are requesting parking reductions. Because these projects are in the Landmark redevelopment site and in Potomac Yard, which are transit-rich areas adjacent to metro station locations, staff believe the request is appropriate. Also, as part of the City's Interdepartmental Work Program, Transportation & Environmental Services staff will be studying current parking standards, so further analysis will be occuring. https://www.alexandriava.gov/planning-and-zoning/interdepartmental-long-range-planning-work-program
5	Is there something happening with the project at 4018 Seminary Road? I noticed there seems to be a Public Hearing notice on the fence there. Is that from long ago, or has there been a change is the plan that requires a public hearing? No work seems to be happening there, so can you clarify this project?	The site, which has an existing detached home, was the subject of a subdivision application approved earlier this year to divide the lot into two. The grading plan applications have been submitted and are under review (these are technical applications by which stormwater requirements get reviewed). The placards could be referencing those applications.
6	Why didn't you reference the proposed new delvelopment at 333 N. Fairfax Street? Since it comes up tomorrow before the BAR for a concept review, so it must be on your scheduled planning.	Staff is aware of this project but it is now only in the concept stage. It's reviewed by the Board of Architectural Review first and then won't appear on the Planning Commission docket until later in the spring. Stay tuned!
7	Are you studying the loss of open space parkland along the Alexandria waterfront? Does the current proposal to build a pump station require amending the Waterfront Small Area Plan?	At this point an amendment to the Waterfront Plan may not be required. That Plan did discuss infrastructure as part of planning process. If/when the pump station project moves forward, it will require development review and continued community engagement.
8	Is there info on how changes in the amount of commerical versus residential buildings impact city budget projections for tax revenue and outlays?	The City has prepared a fiscal impact analysis related to various land uses. This analysis shows us that new residential and commercial development are both net positive to the City from a tax perspective. Having a balance of commercial and residential uses is needed and desirable. What's happening with commercial office space is challenging but globally the City's goal is to balance commercial and residential uses. With regard to office-to-residential conversions, many of these buildings are Class B and C office spaces in the city; given the newer, more modern layouts and needs, Class B and C spaces aren't going to revert back to office uses, so the conversion is actually enhancing the City's tax base for buildings that otherwise would sit vacant.
9	can you elaborate on the Upland Park Extension	This project is at the corner of Seminary and Beauregard. The applications are for extensions of the previously approved CDD for that neighborhood as well as for the approved DSUP for townhouses. Approvals generally have a 3-year expiration date; if development hasn't occured in that time period applicants must request an extension.

10	I live on the corner of N Pitt and Second St. There are new lines painted along Second St in front of my house and now no parking signs for the 3rd and 4th. We were not notified of this and want to know what the plan is. There are other parts of Second St that are not in front of all the houses between N Pitt and N Royal. Parking is already a nightmare .	This falls under the purview of the Department of Transportation & Environmental Services. We will contact the appropriate staff for an answer.
11	How tall will the PowerPlant (HILCO developer) buildings be?	The proposed building heights are 15-16 stories. Heights must comply with FAA height regulations for buildings that fall within the flight path of National Airport. https://www.alexandriava.gov/neighborhood-development/potomac-river-generating-station-prgs-power-plant-redevelopment-old-town
12	Thanks for hosting this. What is the status of the Urban Forestry Master Plan update and will relevant departments outside of Parks & Rec like Planning & Zoning and Office of Climate Action have a role? (apologies if I missed this early in the session after arriving late)	The Urban Forestry Master Plan is on the long range planning work programming, which is an interdepartmental schedule with a two-year look ahead of all long range planning the City does. This plan is on the schedule to begin in CY2027. Recreation Parks & Cultural Activities is the lead and will collaborate with other departments. See https://www.alexandriava.gov/planning-and-zoning/interdepartmental-long-range-planning-work-program
13	Thank you for holding these meetings! I find them really informative.	Thank you!
14	Have you considered trying to require a developer to clear a property withing a certain period of time after the property is purchased. I am thinking of the Heritage projec andt the eyesore it became before the financing was apparently finalized.	In the past we haven't had an issue with sites sitting for long periods of time, however, recently some sites have been sitting due to impacts from COVID and some significant financial issues in the market. Fortunately, the sites you mention are moving forward now. Thanks for the suggestion - it's something we'll consider.
15	Second question: what is the difference between Planning Districts and Planning Zones?	The 1962 Generalized Plan and 1974 Master Plan used Planning Districts. The 1992 Master Plan, which separated the City into Small Area Plans, did not carry over the Planning Districts geography. https://www.alexandriava.gov/small-area-plans/basic-page/city-alexandria-master-plan
16	What should a city citizen do when we see a building - formerly used by the city - fall into serious disrepair - specific building with broken windows is 720 N St Asaph St - across from Harris Teeter	This specific case is going before the Board of Architectural Review tomorrow night (9/3/25). The building is being converted to a residential use. However, please share any future concerns via Alex311 so the corect department can address whatever the issue might be. https://www.alexandriava.gov/Alex311
17	Will the BAR text review STRENGTHEN the zoning requirements in the OHAD? Too many projects are being given a pass for noncompliance?	These Zoning Text Amendments we're discussing now are related to how a project moves through the approval process, not changing the zoning requirements or how they are applied. https://www.alexandriava.gov/zoning/zoning-amendments
18	Can you share the status of the Duke Street in Motion project?	This project is being managed by Transportation & Environmental Services staff. Updated information including contact information can be found on the project's website - https://www.alexandriava.gov/DukeInMotion . Also to keep up to date on the project, sign up for the Duke Street Projects eNews group - https://www.alexandriava.gov/eNews .
19	I would like to know what CL (Commercial Low Zone) means and Building Class B.	<p>Per the City's Zoning Ordinance (Sec 4-104), the CL zone is intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed and designed so as to be in character with such development and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties allows lower intensity uses</p> <p>Class B office generally means the space offers more utilitarian space without special attractions. It will typically not have the abundant amenities and location that a class A building will have.</p>