

P&Z Virtual Community Update, 1/8/26  
Questions from meeting attendees

#	Question	Answered Live
1	<p>How far north and south of Duke Street will the Duke Street Land Use Plan cover?</p> <p>Many different small area plans cover Duke Street that establish what type of housing and density as well as traffic is doable. Many people are concerned that where we could end up is massive density in the form of apartment buildings along Duke Street and far north and south as well that will exacerabte traffic and elimatte much needed sinlge family and townhomes that are essential as entry level ownership opportiunites. Will these concerns and the small area plans be given heavy emphasis.</p>	<p>The Plan area will generally cover the length of Duke Street from the Alexandria Union Station to Van Dorn Street at the future Landmark/West End development. Referring to slide 13 of the presentation as a guide, we have oportunities in these areas to look at potential changes to existing zoning to implement the principles of the plan we're developing along with the community. The map shows, for example, affordable housing areas along the corridor and our planning process includes looking at strategies/tools to help save these resources. In terms of traffic concerns and as with all infrastructure needs (sewers, traffic, schools), during the planning process we test to make sure that what is being discussed can be accommodated - if we're increasing density we certainly need to look at associated infrastructure needs.</p>
2	<p>The January PC meeting was last night - why don't you update the viewers with the outcomes?</p>	<p>We hold community updates every other month and in advance of public hearings for projects, but as a result of the holiday schedule we had to hold tonight's meeting after this month's Planning Commission hearing. One of the reasons we look ahead three months during these presentations is that in the event we have a calendar challenge we're always able to get the word out to the community on upcoming projects before they go to public hearing. To summarize last night's Planning Commission hearing, a series of subdivision applications were approved, and the Commission recommended approval by a vote of 7-0 that the Colvin Street, S. Peyton St, and N. Washington Street projects move forward for City Council consideration, as well as the proposed Zoning Text Amendment for Commercial to Residential Conversions. The Green Building Master Plan (which we covered in October's virtual update) was discussed for the majority of the meeting during which the Commission recommended a series of changes and approved it to move forward for Council's consideration this month. The Planning Commission discussion can be found on the City's Docket &amp; Webcasts page: <a href="https://alexandria.granicus.com/ViewPublisher.php?view_id=57">https://alexandria.granicus.com/ViewPublisher.php?view_id=57</a></p>
3	<p>Regarding safety, EMS, and fire services for these new developments, the increase in population is a plus for first responder services. Do we expect to match the rise in population and infrastructure?</p>	<p>Each development application that comes forward is reviewed in detail for its ability to respond to an emergency on the site, including at the building permit stage to ensure the building design is safe and meets all modern building and fire codes. The review also makes sure the site is safe in terms of how emergency vehicles access it and that infrastructure in the ground supports it in terms of water pressure and supply - overall ensuring the building and site are designed to be safe. With each small area plan process, we do an analysis of needed community facilities to support potential develoment in area. Within these planning processes we think about the housing capacity envisioned and what that means for schools, parks, playgrounds etc., and look at emergency servcies as well including evaluating response times to make sure we have the right facilities in place. Each year when developing the City's budget, we look at service levels for the immediate future and what is needed going forward.</p>
4	<p>Will the city commit to hiring an independent traffic consultant for Duke Street?</p>	<p>Yes - we're in the process of bringing on a transportation consultant and will report back to the community in the coming months on findings.</p>
5	<p>Will the public be able to speak at the City Council hearing on Jan 13th regarding the City Manager's appeal of the BAR decision for the design of the south facade of City Hall?</p>	<p>For these community meetings we generally cover projects going through the Planning Commission to the City Council, but for everyone's awareness the Board of Architectural Review (BAR) recently heard and made a decision on the City's application for the City Hall renovation. The City Manager has appealed portions of the BAR's decision and the appeal date has been set for Tuesday's City Council meeting which normally is a legislative meeting - this appeal, however, is a public hearing item and so there will be time for the public to speak on this topic.</p>