

P&Z Virtual Community Update, 5.19.26

Questions from Meeting Attendees

#	Question	Answered Live
1	Why is a portion of Cameron Station (which is governed by a CDD) included in the Greenway District? Why does the Mobility Network map show a bike facility going down Cameron Station Blvd. which Cameron Station has opposed on three separate occasions?	<p>In terms of why Cameron Station is included in the Greenway District, as we have been thinking about the Plan and thinking about how different segments of the corridor are shaping the plan, Cameron Station is a larger development along the corridor, and it influences pieces around it. So, the Duke Street Land Use Plan (DSLUP) is not really proposing changes for Cameron Station, but since we're thinking about the corridor as a whole, Cameron Station is part of that, and we wanted to include it in the Plan area.</p> <p>In terms of why there's a dashed line on Cameron Station Boulevard, one of the things that we did when we were developing the Mobility Network for the DSLUP was to include what's already approved in other City documents. The bike facility on Cameron Station Boulevard was recommended as part of the Alexandria Mobility Plan. In the future, we may revise this map to identify what the DSLUP is proposing versus what's already recommended in existing City policy.</p>
2	Why does the city allow developers to clear cut properties even though the developer isn't supposed to such as was done in Karig Estates?	<p>The ability that the City has to regulate the preservation of trees is within the confines of what the state allows us to do. So, right now, the state doesn't have a preservation regulation that allows us to require the preservation of particular trees. We're allowed to require new trees, by grandfathering, so our 25% canopy cover actually exceeds what most communities around us have, as far as those requirements go. However, this doesn't give us the ability to require 25% canopy cover through preservation of existing trees.</p> <p>Certainly, through the DSP and the DSUP process, we work with developers to see if there are ways that existing trees can be preserved, while still allowing them to achieve the development they're proposing. In the end though, there isn't any enabling legislation that allows us to mandate the preservation of a particular tree or trees.</p>
3	What's happening with the ground.soil remediation from the power plant? I understand there are issues with this.	<p>A major component of the redevelopment of this will be the deconstruction, the abatement, and the remediation before construction can get underway or concurrent with that. So, right now, HRP has submitted a preliminary site characterization, along with a risk assessment and remedial action plan, based on their preliminary results and testing that they have done. The additional site characterization will be done more fully as part of the final site plan process. In addition, as part of the infrastructure DSP (IDSP), that was approved in 2023, there was a requirement for HRP to develop a community outreach plan and a strategy for connecting with neighbors and sharing information as specifically targeted for the deconstruction and remediation.</p> <p>So, there will be outreach related to that, and the associated reports will be shared. But right now, HRP has done preliminary work, and we will see more coming up once they get these DSUPs approved.</p>
4	Do we still use proffers? I've seen a couple of examples of proffers that were enacted many years ago, but can't remember if I've seen any recent examples.	<p>Proffers are enabled under Virginia code, and they are voluntary offers that an applicant makes as part of a rezoning application. They are a restriction on what the applicant can then do with the property. So they might request to zone into a denser use or a different type of land use, but then as part of that, they would voluntarily offer to provide some restriction, or, to otherwise mitigate the impact of the rezoning application. They're not something that Alexandria commonly uses today, but proffers do run with the land, meaning that they are permanent impacts, or permanent restrictions, on the property.</p> <p>So, it's not uncommon to see folks come back with proffers that were put in place many years ago and seek to amend them to allow some flexibility for future reuse and redevelopment.</p>
5	Is there a timeline for coming back to the second phase of Zoning for Housing? There were a number of great things that didn't make it into the first phase, but were noted as being things for consideration in the second phase.	<p>The Housing 2040 Plan, a draft of which will be released on May 22, 2026, will provide guidance on the timing and scoping for the second phase of Zoning for Housing.</p>
6	It was part of the agreement with the developer of the Karig Estate and he cut the trees down regardless.	<p>The trees within the tree preservation area were a part of our ongoing discussion with the developer. There were several trees on the property that died of natural causes. There was a bit of oak wilt that went through there, as well as a couple of other things. And because the trees were dead, they needed to be removed. So, the City was part of that, and we did, at that point in time, require replacement of those trees, which were put in into that tree preservation area, because the purpose of that is to maintain the woodland that had been there.</p>