

P&Z Virtual Community Update, 7.22.2026
Questions from Meeting Attendees

#	Question	Answered Live
1	Bimonthly is not frequent enough for updates in this pro-development city - Paul please reinstitute monthly updates, otherwise the community is not informed of projects in time for substantive feedback.	It's a good question. That's something that we've been looking at, and we'll take another look at it based on that comment. What we have been striving to do is make sure that we hold these meetings regularly enough that we're always looking either 2 or 3 dockets ahead. So for tonight, we were reporting on what's going to happen in September, and what is projected to be on the docket in October as well. But it's a good comment, and we'll take it back and look at the cadence of the meetings again.
2	What are TMP fees collected by residents of developments used for?	The TMP fees cover a lot of different things. It could be reserve funding for projects that we currently have within the City's work plan. The majority of the projects that would be utilizing TMP funds would be encouraging other modes of transportation, so complete streets projects, transit projects, bicycle safety projects, things of that nature. And also, the TMP Fund is also used to encourage business owners and businesses and residential management to encourage their community to utilize other modes of transportation, whether that means having a program in which they, give a certain subsidy to use the metro, or use, transit, or bike share, or things of that nature. So it's utilizing that as well. So it goes into a number of things, but typically it's either projects, or our Go Alex fund, which is encouraging other modes of transportation by encouraging business owners and residential units to give subsidies to residents. Or subsidies to their patrons to use other modes of transportation.
3	Will Alexandria include all affordable housing in its expedited processes for YIGBY taking advantage of the state's new discretionary authority to have expedited processes for all affordable housing?	So, there were a number of measures that were considered, and several of them made it through at the state level this year around how to make it easier to deliver on housing development statewide. And this is actually a trend that's playing out across the country, that a lot of different states are looking at. They're looking at housing shortages across the board. Cities and states across the country are stepping in to say, wait a second, there have to be some guardrails on local review and local control, because collectively, folks, aren't able to build enough housing to keep up with rising demand. So, we're going to meet the requirements of what's in the YIGBY legislation for reviewing those applications administratively. As part of that, we're also going to be looking at if there are other kinds of applications we can review in that administrative vein as well. And then there was another line of legislation around allowing Staff-level rezonings of applications associated with affordable housing development applications. We're going to keep looking at that one to try to understand exactly what that would mean and how that would play out. It's a little unclear what some of the language means, and so we're going to continue to review that and see what the options are.
5	If some of our historic preservation regulations contain language that we would now consider offensive, given the history of many of our zoning and land use regulations in Alexandria, could there be instances where the regulation itself is the problem?	So staff went line by line through each of the regulations. For instance, the zoning ordinance says the "chairman shall", or "he shall", so we are trying to make that language more neutral in its tone. We went line by line to ensure that what's in the current zoning ordinance isn't the problem.
6	Will the change to the SUP rules for substandard lots happen in October, or is that just a public meeting? (Tonight's call is only the 2nd meeting on this topic and there likely are residents who don't want the city to terminate the SUP process for substandard lots. BTW, at the first meeting, we were given no reason for this staff recommendation. the SUP process allows the public not only to be informed but to provide feedback.	The October date will be the public hearings at Planning Commission and City Council for the text amendment related to substandard lots. We did have a public meeting back when we were proposing changes to substandard lots, commercial zoning regulations, and historic preservation. I want to say that was late 2024, so we heard some ideas from residents back then, and then we had another meeting a couple of months ago. During the last meeting, we were trying to just gather information and ideas from residents. We didn't have a recommendation at that point. Now that we have received comments and feedback, staff is refining a recommendation, which we will provide to the public at the next public meeting, and then, gather more information, feedback, and refine the SUP process for substandard lots a little bit more before it goes to hearing.

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7	For impact related to Duke street redevelopment and rezoning plans if businesses are leasing commercial properties would the city reach out to them directly or it's contacting the owners of the properties ... when would businesses be contacted ?	So, for the purposes of the planning process, we have been doing two things. We've been reaching out to property owners to let them know that this planning process is occurring, and hear from them about whether or not they have ideas for future redevelopment. If they are thinking about redevelopment, we have asked them what their thoughts are about what they might do and what they'd like to see in the corridor. Separately, as part of the planning process, we are reaching out to businesses in the plan area, and we've done a lot of door-to-door outreach. We have used the West End Business Association, we've gone through AEDP's contacts with small businesses, basically trying to do everything we can to contact business owners to both let them know that the process is occurring and get their feedback on issues or opportunities they see with a plan. So I think this question is related to if redevelopment were to occur in the future, would the city reach out to the businesses. And I think the answer is no. That would be the property owner who holds the lease with the businesses. They would be notifying those businesses their plans in accordance with their lease terms. Additionally, one of the recommendations is related to some strategies for how we can support retaining small businesses in the corridor, and one of the biggest challenges is we see that there are certain areas of the Duke Street corridor that have more affordable rents relative to the rest of the city, and so a lot of small and independent businesses locate there because it is affordable. It's a place where they can start up a business or go from being a food truck to a brick-and-mortar kind of business. And a lot of those spaces are also very flexible in terms of what can go in the space. They're kind of light, extra light industrial. So one of the draft recommendations we have so far is related to how we can preserve the affordability of that space to the degree that a plan is able to help with that. And so we're looking at not adding additional density and height to certain sort of small business focused areas, and that's one of the strategies we're implementing so far.
8	Tony - There is great concern in the community that the zoning text amendment for review of development in historic districts will continue to relax the OHAD standards, further eroding our historic fabric.	So the Zoning Text Amendment, as staff are approaching it, maintained all the existing standards, so not only the architectural fabric of the building, but the height, scale, and mass. It just clarifies when in the process those elements get reviewed so that there isn't confusion about when that is supposed to occur. So it is trying formalize when reviews are required, and then formalize when in the process and sequence they're supposed to occur. But again, it's a good question to raise, it's something staff have been thinking about, and when we run the public meetings specifically for those text amendments, that would be a good thing for us to help clarify and talk through.
9	Tony - so have the text amendments changed since last fall?	Yes, the text amendments are essentially the same as they were last fall. What we have done is add the curb-cut text amendment to the package historic preservation text amendments, but what you'll see is essentially the same as what was proposed in December 2025.