DEPARTMENT OF
PLANNING &
ZONING

Department of Planning & Zoning Bi-Monthly Virtual Community Update

alexandriava.gov/Planning

November 17, 2026, 6:00 PM



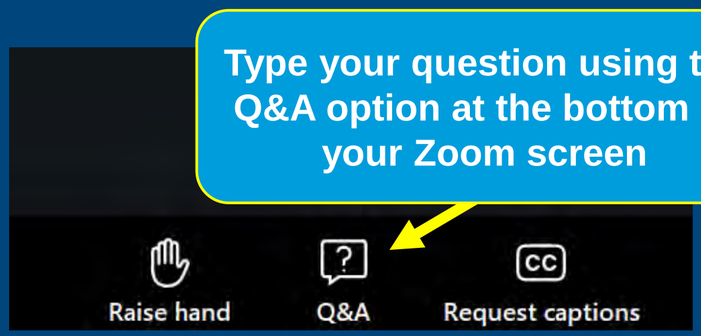
Why We're Here

- Bi-monthly series to share information with the community and answer questions
- Learn about:
  - Ongoing and upcoming planning initiatives
  - Larger development projects under review
  - Changes to development regulations
  - Links to more information and how to stay involved



Agenda

1. Welcome!
2. Long range planning
3. Sanitary sewer planning
4. Alexandria Sports and Events Complex
5. Development activity
6. Zoning ordinance updates
7. Q&A



DUKE STREET
LAND USE PLAN











Planning and Development Review

SAP

Vision

Objectives

Recommendations



ZONING

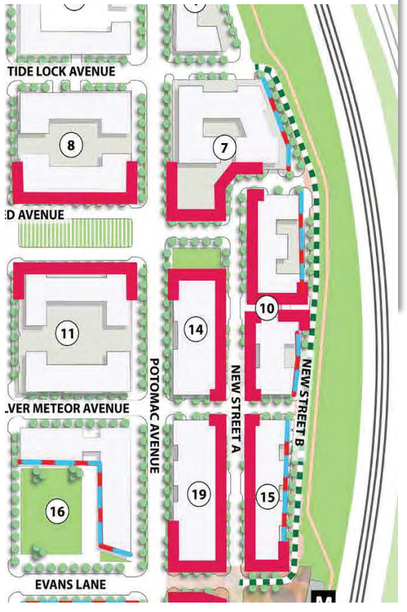
Land Uses

Open Space

Framework Streets

Design Guidelines

Phasing



DSUP

Development Special Use Permit Review

Density, Architecture, Heights, Streetscape, Public facilities and Infrastructure



PERMIT

Final Site Plan

Building Permits

Construction



DEPARTMENT OF
PLANNING &
ZONING

Duke Street Land Use Plan
Status Update

alexandriava.gov/DukeStreetPlan



Plan Overview

Housing affordability + choice
Expand housing options across income levels.

Safer travel + traffic
Address congestion and improve walking, biking and transit.

Retail + local businesses
Retain grocery stores, everyday retail and small businesses.

Parks + connections
Add green spaces and connect neighborhoods.

Coordinated growth
Plan development and infrastructure as a unified corridor.



~9 acres New Public Open Space
1.25 Miles New Trails

4 Miles New Bike Facilities
New Committed Affordable Units

What Changed Since Draft Plan Release

Traffic: More discussion of regional traffic, on-going congestion, and transportation review of future projects.

Affordable housing: Clearer guidance on using height and density to support affordability, reduce displacement, and deliver community benefits.

Small businesses: Clearer direction on small business language and adding as a Recommendation of the Plan.

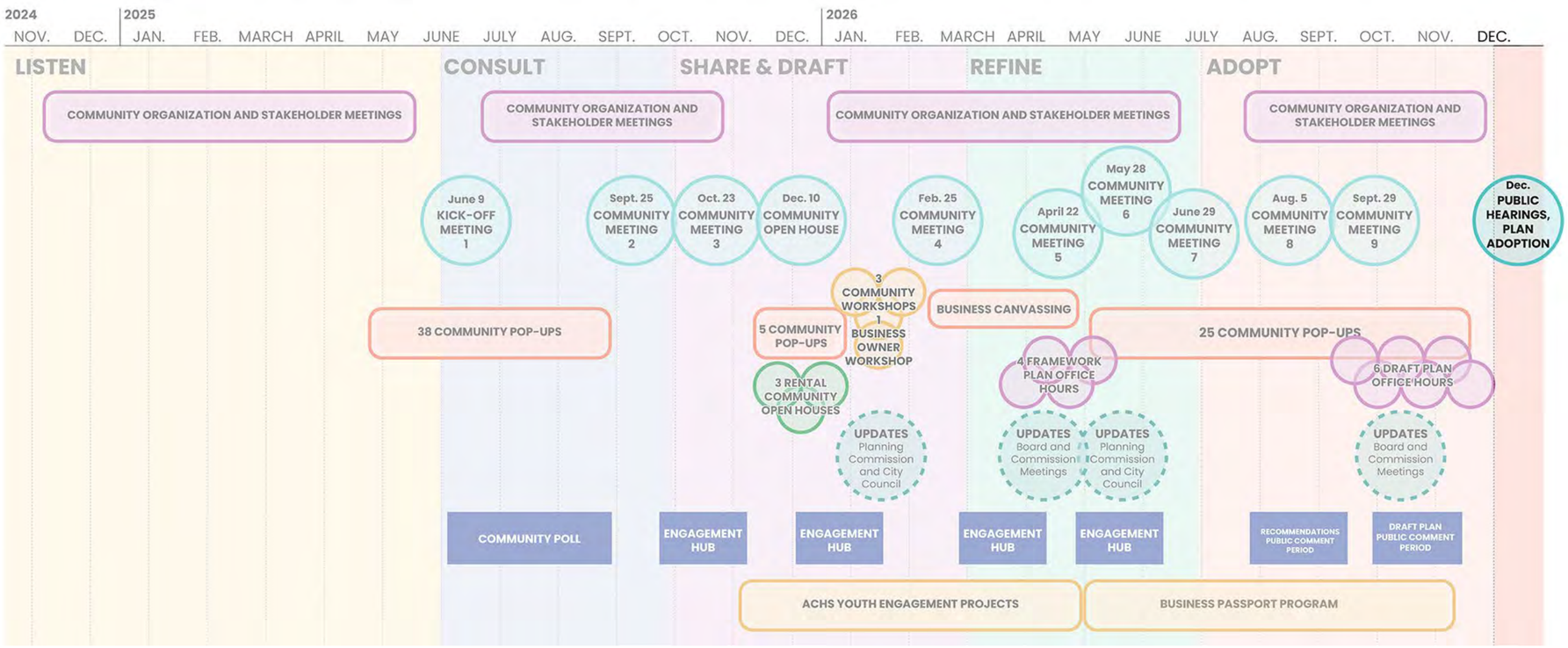
Streets: More flexibility to address site constraints while retaining safety and connectivity.

Open space: Clearer public access provisions and requirements for residential development.

Supporting information: More detail on the **Transitway**, building height and density, and school enrollment.



Engagement Summary









4,000+ residents

10 public meetings

70+ pop-ups

250 businesses

100+ students

Recent Progress + Next Steps

Recent Progress:

- Draft Plan released September 29 for public comment through Nov. 13
- Planning Commission update October 6
- City Council update October 27

Up Next – Public Hearings:

- Planning Commission: December 1
- City Council: December 12



View the Draft Plan on our website here: alexandriava.gov/DukeStreetPlan

Sanitary Sewer Planning

Erin Bevis-Carver, P.E., Deputy Director, Department of Transportation and Environmental Services (T&ES)

Sanitary Infrastructure Division Overview

What do we do?

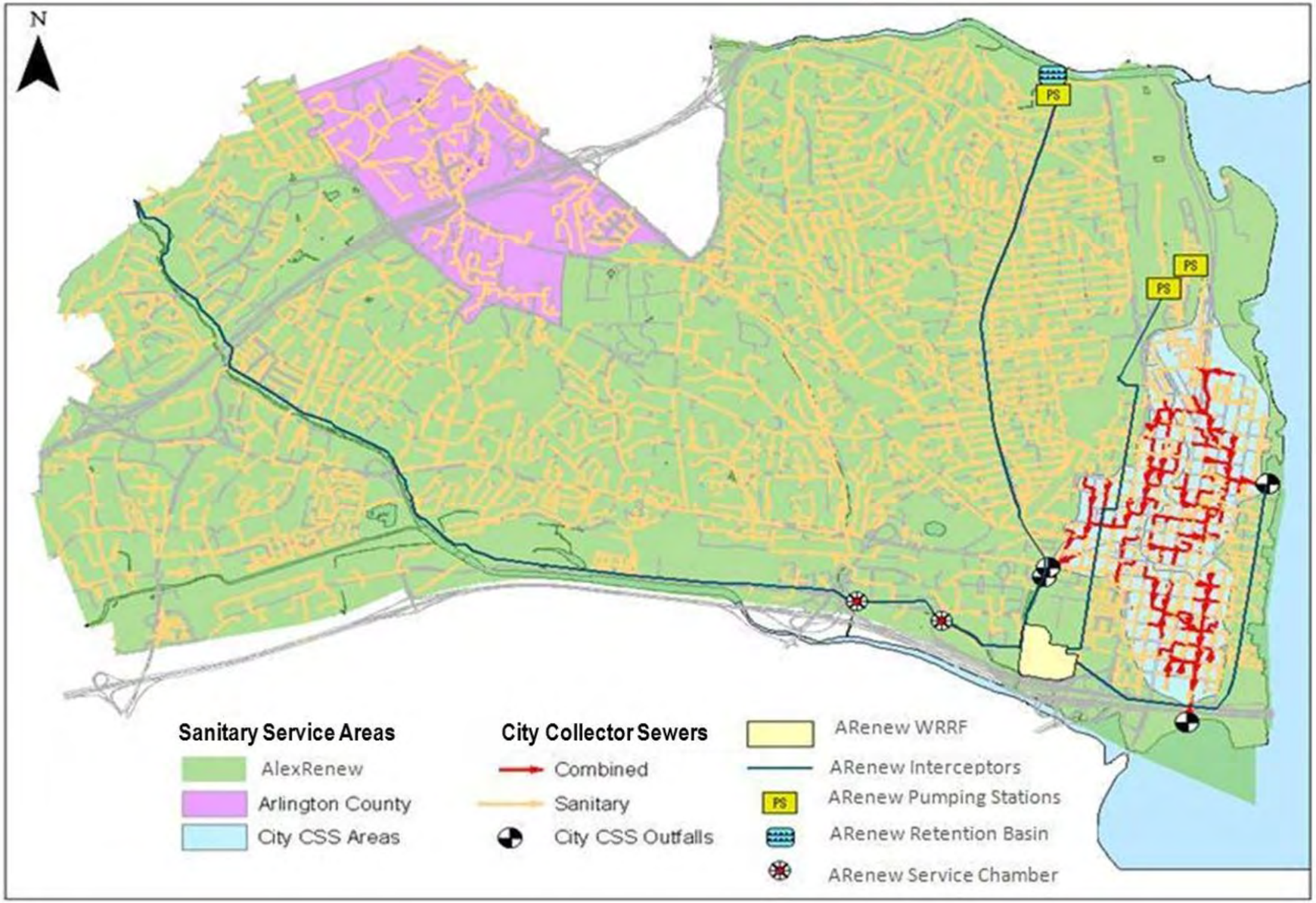
- Identify City's long-term wastewater treatment needs
- Development of 10-year Capital Improvement Program (CIP)
- Development site plan (DSUP) review
- Administer City's Fats Oils and Grease (FOG) program
- Perform CCTV inspections to identify rehabilitation needs
  - Cured-in-place pipe lining
- Mitigate sewer backups from extreme wet weather events
- Update the City's sewer network (GIS)

Alexandria Sanitary Sewer System

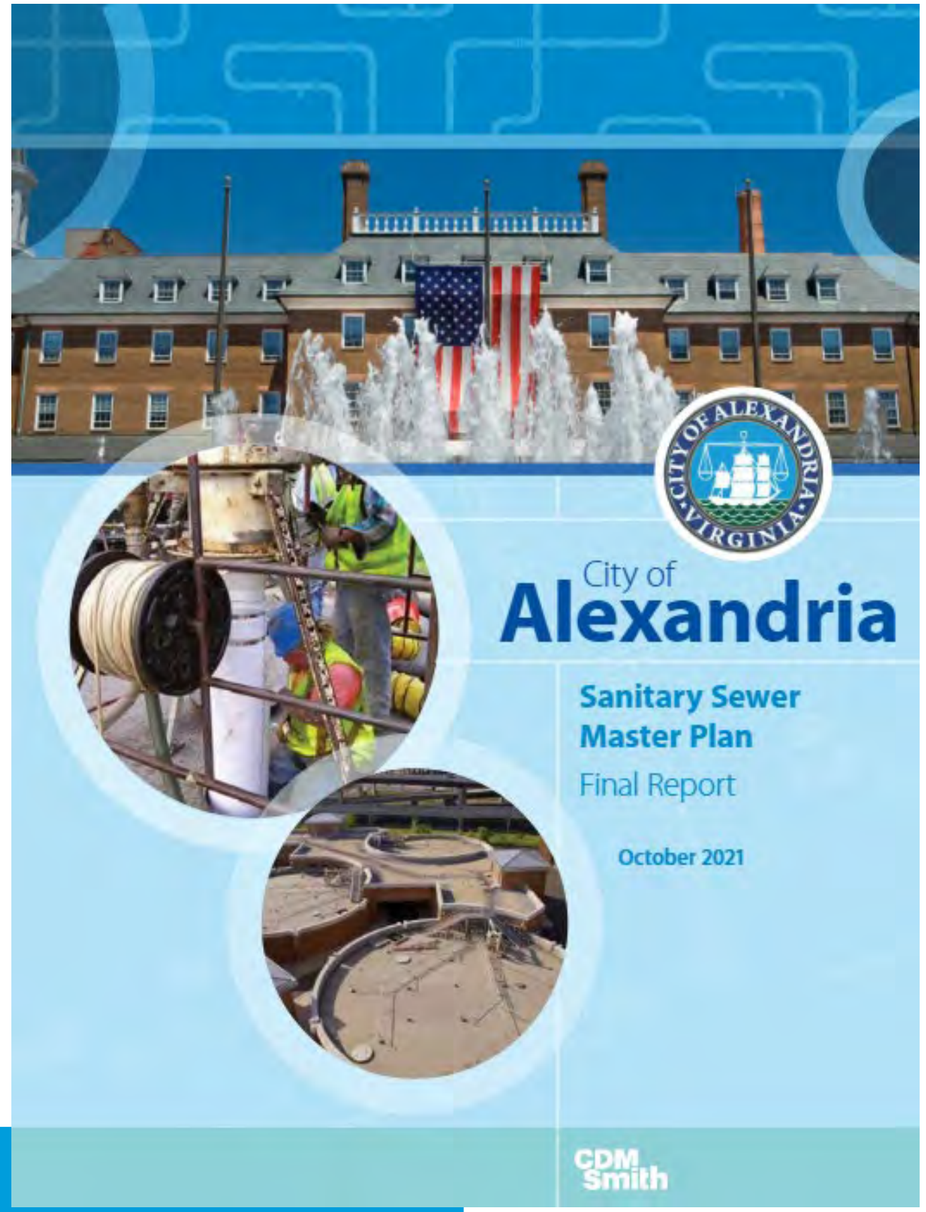
City owns and operates 240 miles of sanitary and combined sewer

About 85% of all sewers 12-inches in diameter or smaller

60 miles of sanitary sewer have been rehabilitated



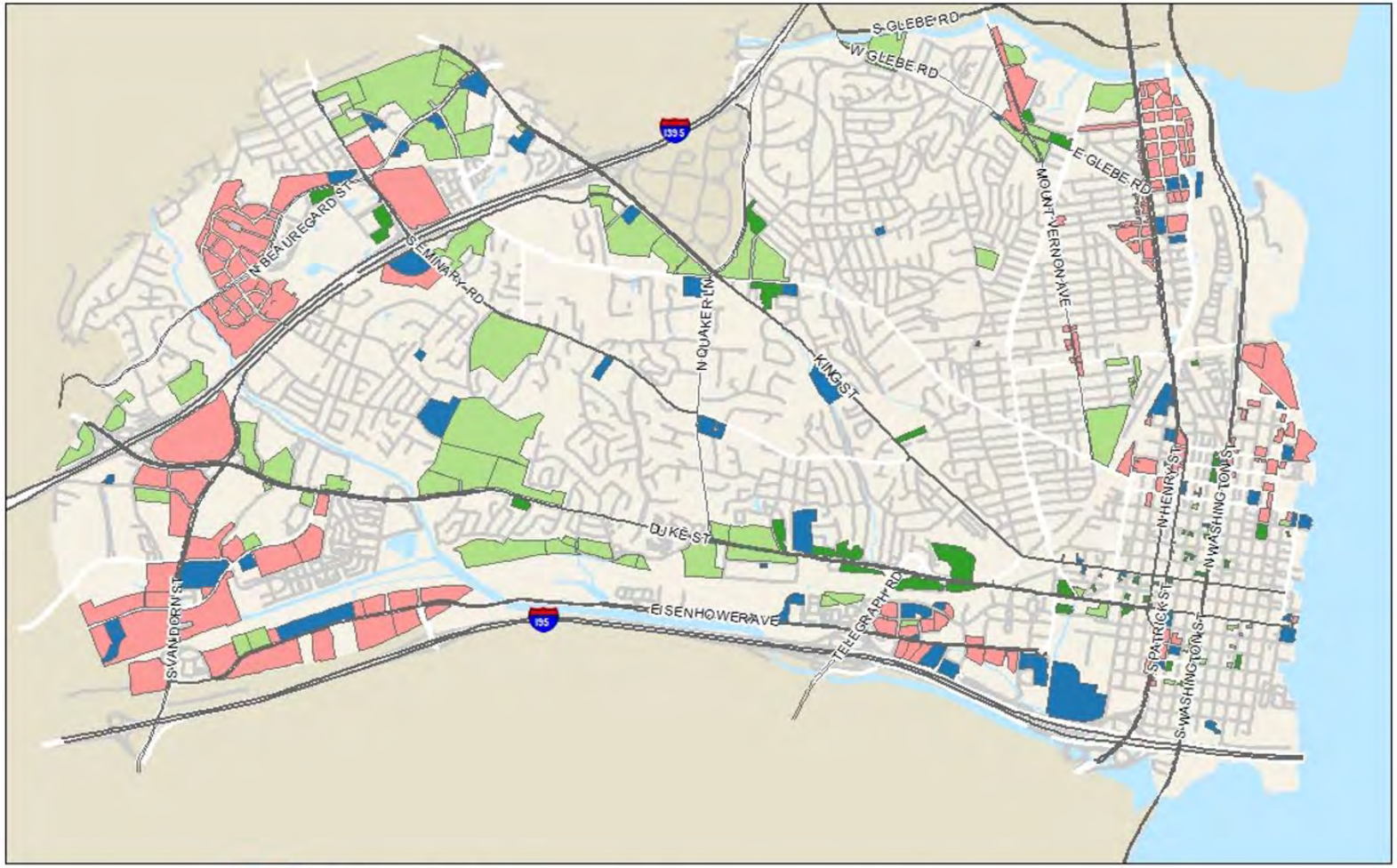
Sanitary Sewer Master Plan



- Summarizes:
  - Sanitary Sewer Assets
  - Existing and Future Infrastructure Needs
  - Strategies for Addressing Wet Weather-Related Sewer Backups
  - Last Updated in 2021
  - Next Update to Commence in July 2027

[Sanitary Sewer Master Plan | City of Alexandria, VA]

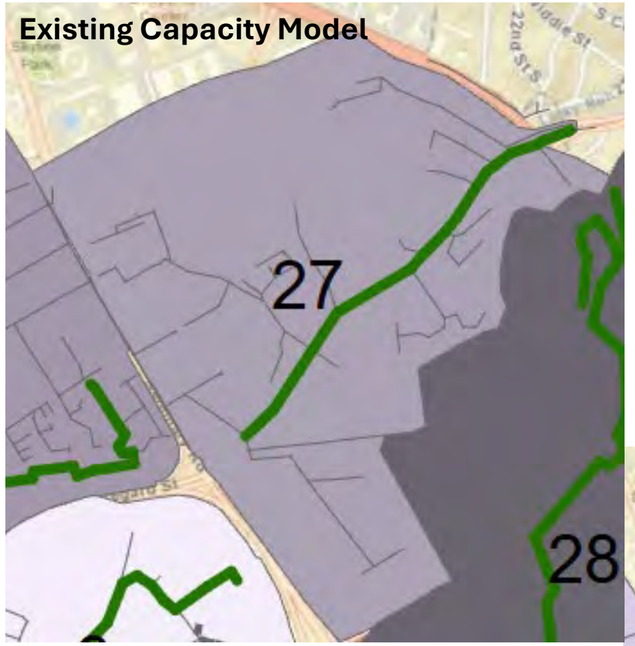
Wastewater Treatment Needs

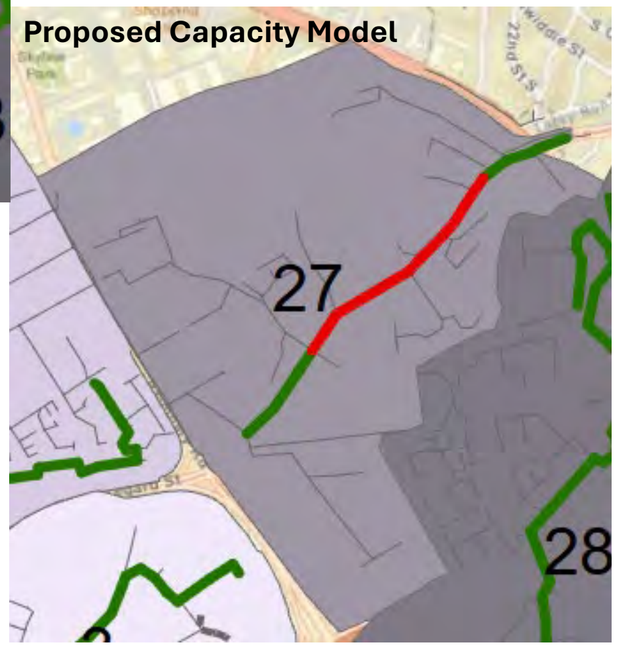


- Sanitary Sewer Master Plan identified 4 million gallons per day (mgd) additional wastewater treatment at AlexRenew needed to support growth
  - City purchased 2.2 mgd capacity from Fairfax County at AlexRenew in July 2026
  - AlexRenew to build in remaining 1.8 mgd

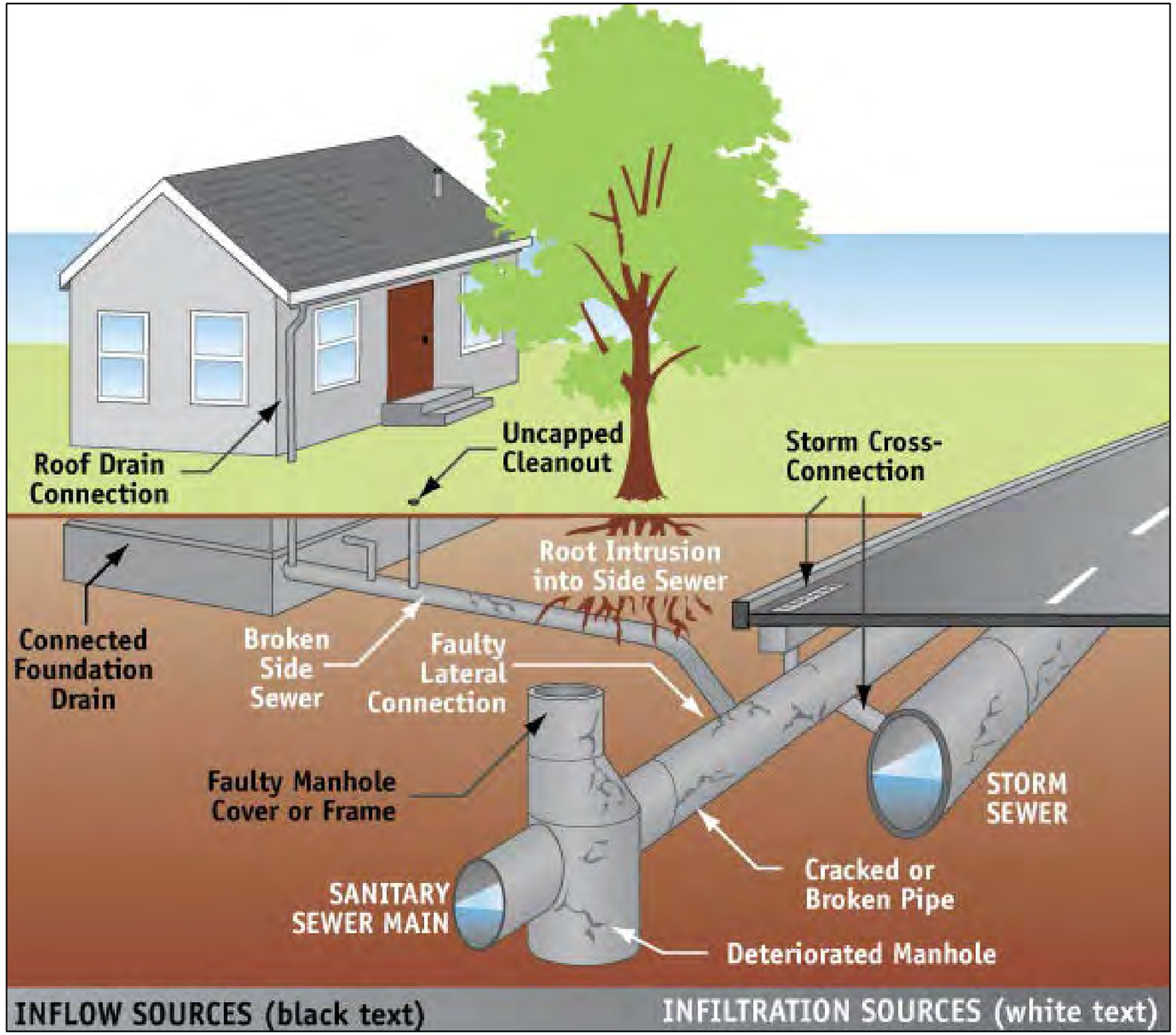
Development Site Plan Review

- Developers analyze the capacity of the existing sewer system
- Developers upsize existing sewer system, if needed, to alleviate capacity deficiencies
- City developed a hydraulic model for areas where the largest amount of development planned – currently building out to cover all areas of the City





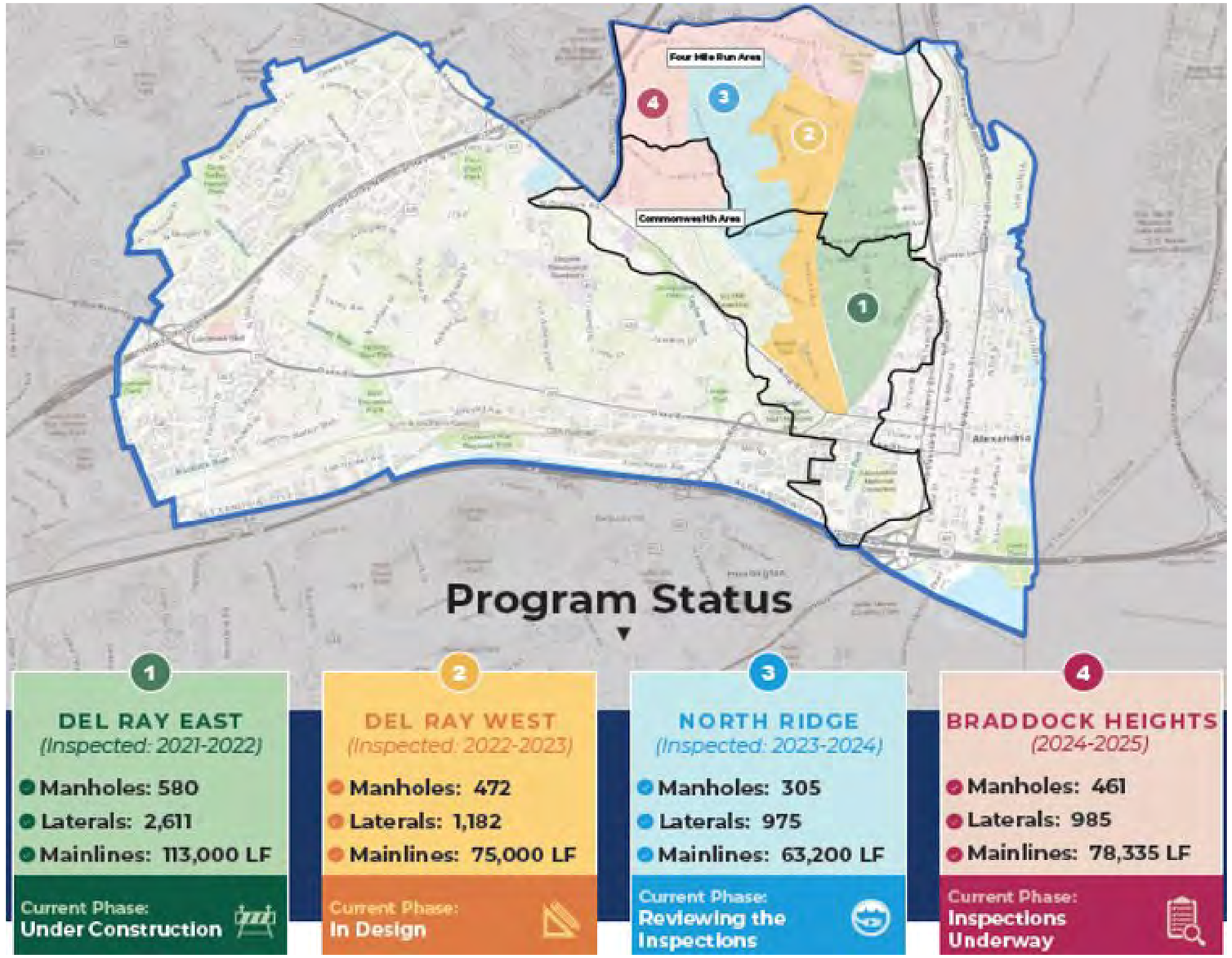
Wet Weather Impacts on the Sanitary Sewer



- Groundwater and stormwater runoff intrudes into sanitary sewer system
- Can lead to sanitary sewer backups during wet weather events

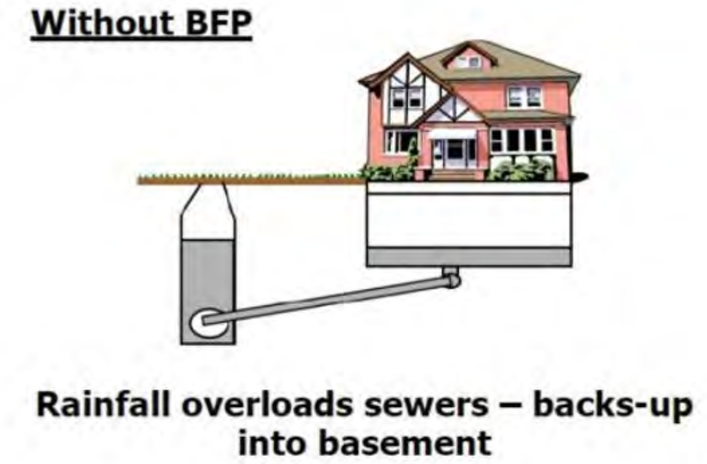
Sanitary Sewer Inspection and Rehabilitation

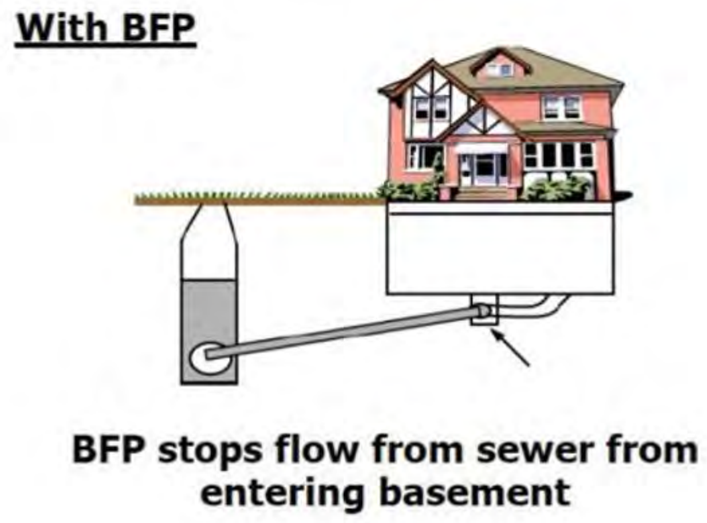
- **Sewers rehabilitated (CIPP) through an on-call contractor**
- **Del Ray East (Area 1):**
  - Sewers and manhole rehab completed 2025
  - Sewer lateral rehab in November 2026
- **Del Ray West (Area 2):**
  - Includes manholes, mainlines and lateral sewers
  - Construction to start by Spring 2027



Backflow Preventer Reimbursement Program

- Program implemented in 2018 in response to wet-weather related sewer backups
- 50% reimbursement, up to $2000
- Cannot use some indoor plumbing when activated
- Annual maintenance recommended





How to Protect the Sewer System

- Can the grease
  - Wipe pans with paper towels and dispose in trash
  - Pour grease in cans, put in freezer, reuse or dispose in trash
- No wipes in the pipes
  - Wipes do not break down like toilet paper
- Use Alex311 to report any issues



CITY OF ALEXANDRIA

Alexandria Sports and Events Complex

November 17, 2026



Cameron Run Regional Park

NOVA Parks lease expires in December 2028



A large part of the property is leased to NOVA Parks, which operates:

Great Waves Waterpark:	late May - Labor Day
Mini-golf course & batting cages:	mid-March - mid-October
Holiday lights experience:	mid-Nov - December

Site Orientation & Background

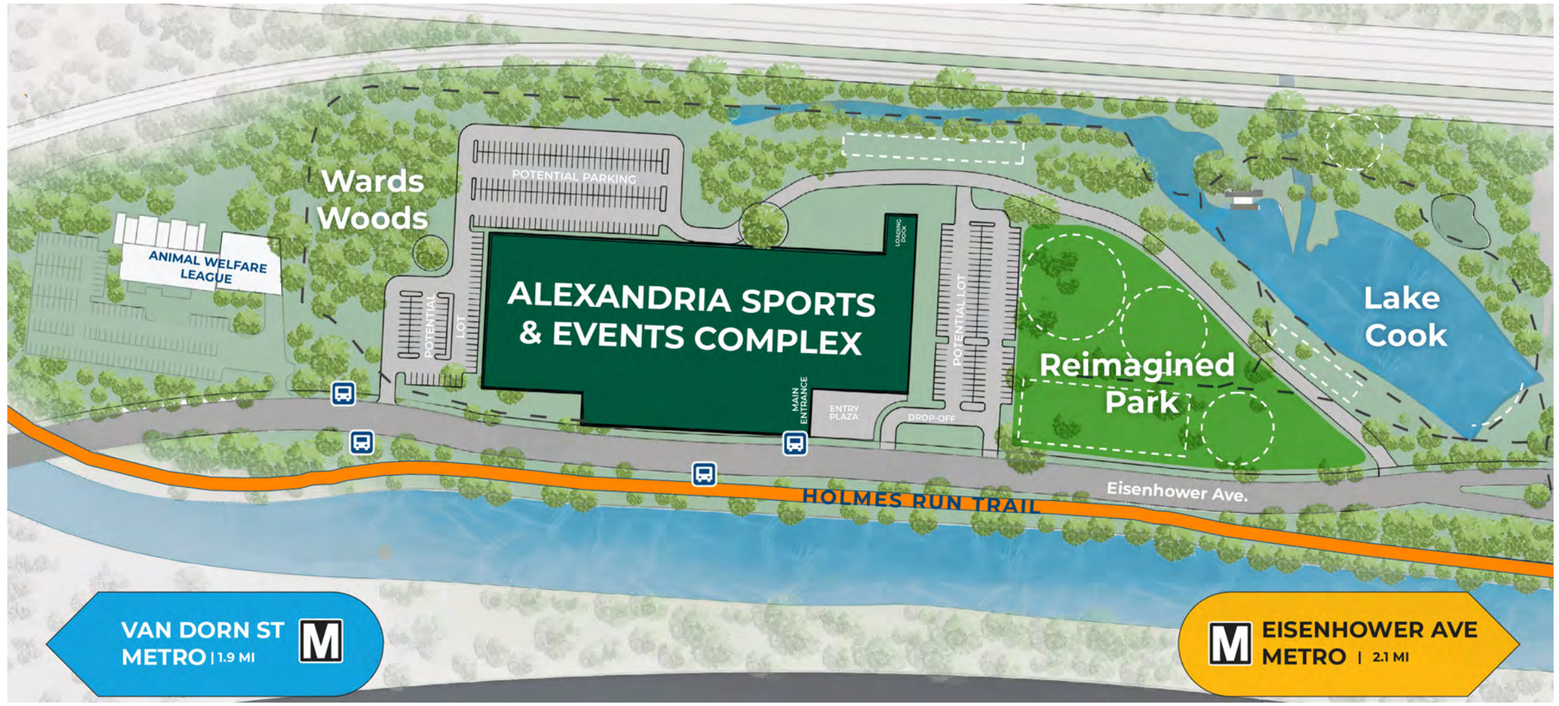
A Reimagined Cameron Run

The Alexandria Sports & Events Complex at Cameron Run

A 210,000 SF indoor sports and events complex- flexible courts and turf for:

- Volleyball
- Basketball
- Pickleball
- Futsal
- Soccer
- Baseball/Softball
- Field hockey
- Lacrosse
- Track, and
- other sports and events.

Convert underutilized space and a seasonal asset into a modern gathering and sports facility and activated park



Facility operated by a local nonprofit entity required to provide community benefit and access:

- Regional and national events are booked first to ensure economic development targets are met
- Local groups get preference for weekdays and times without a tournament

Alternative Development Opportunity

Examples of Community Elements



OUTDOOR ACTIVATION



COMMUNITY SPACE



AMPHITHEATER



WATERFRONT ACTIVATION



PLAYGROUND



SPLASH PAD



COURTS



NATURE WALK



DOG PARK



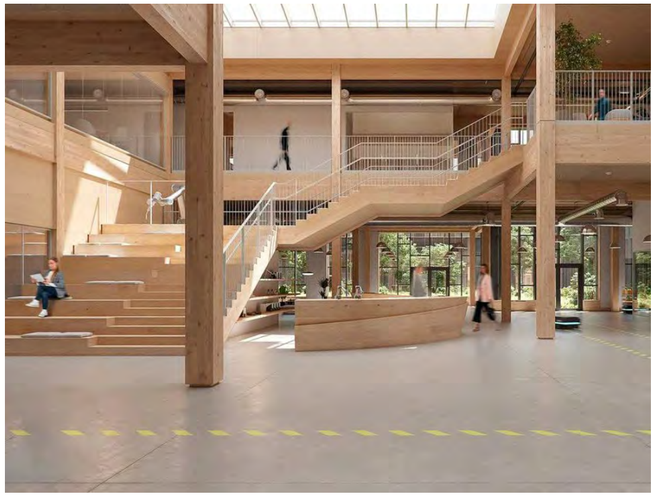
FITNESS CIRCUITS

Examples of Interior Programming













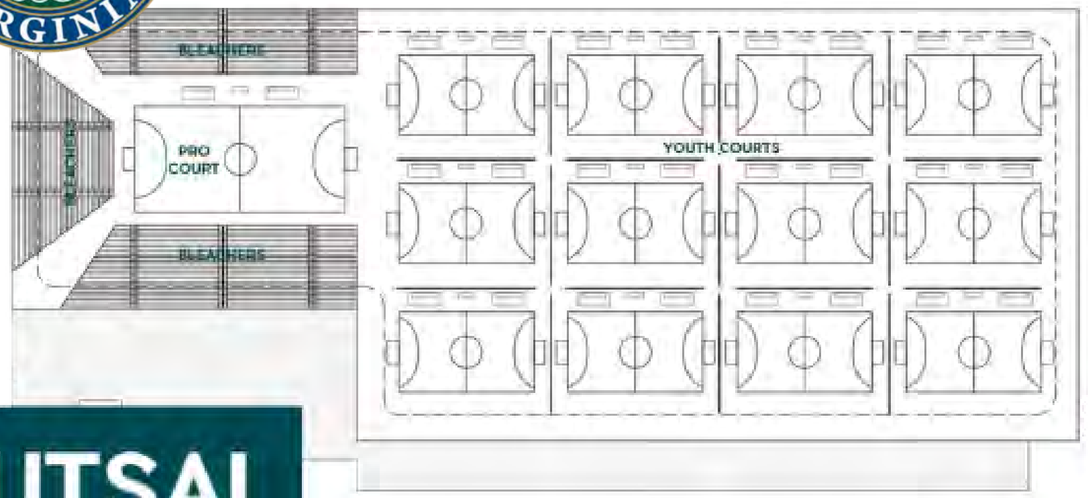
1ST FLOOR

- BOX OFFICE
- MAIN ENTRY
- WELCOME LOBBY
- COURTS (CLEAR SPAN)
  - 16 COURTS
  - INCLUDES ARENA SEATING
  - TOTAL SEATS
- TEAM ROOMS
- REFEREE ROOMS
- MEDICAL CENTER
- FLEX OFFICE
- FOOD COURT / MARKET
  - FOOD COURT / MARKET
  - BOH KITCHEN
  - OPEN SEATING
- BAR
- COMMUNITY SPACE
- RESTROOMS
- STAIRS / ELEVATOR
- RECEIVING DOCK
- STORAGE / MISC.
- CIRCULATION

2ND FLOOR

- ADMIN OFFICES
- FITNESS CENTER
- LOUNGE SEATING
- COMMUNITY SPACE
- OUTDOOR TERRACE
- RESTROOMS
- STAIRS / ELEVATOR
- STORAGE / MISC.
- CIRCULATION

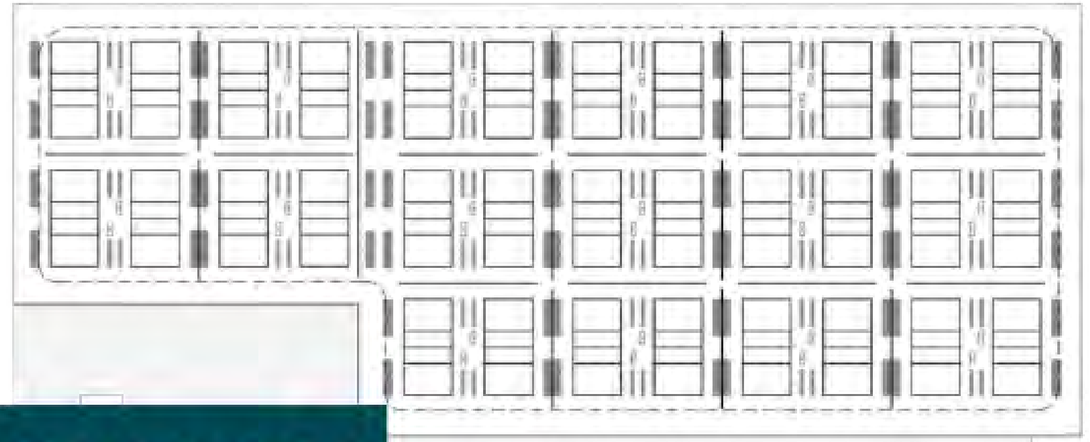
Conceptual Blocking- Court Sports



FUTSAL

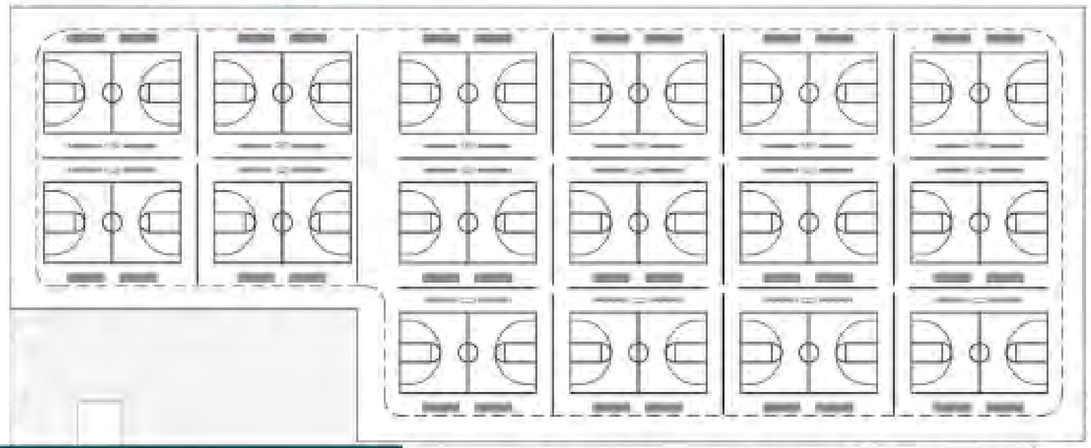
PRO COURT COUNT: 1
PRO COURT SIZE: 131' X 86'

YOUTH COURT COUNT: 12
YOUTH COURT SIZE: 84' X 50'



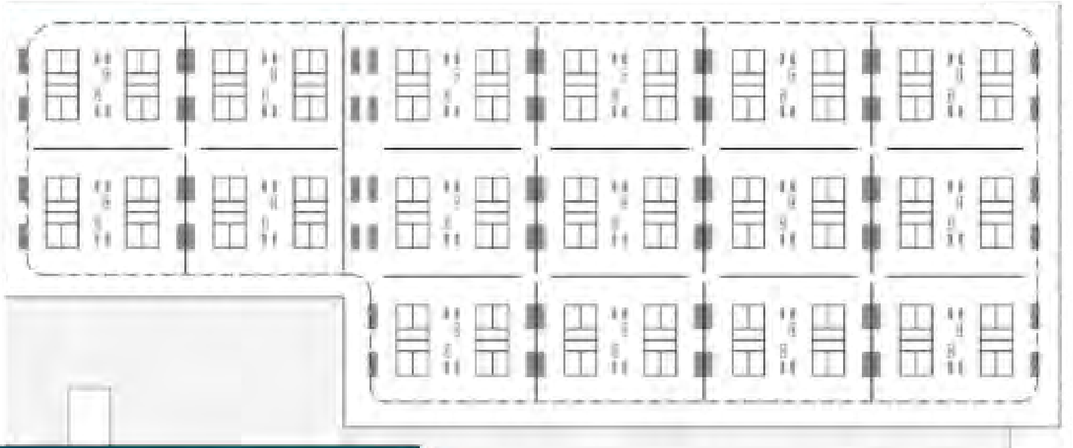
VOLLEYBALL

COURT COUNT: 32
COURT SIZE: 60' X 30'



BASKETBALL
HIGH SCHOOL REGULATION

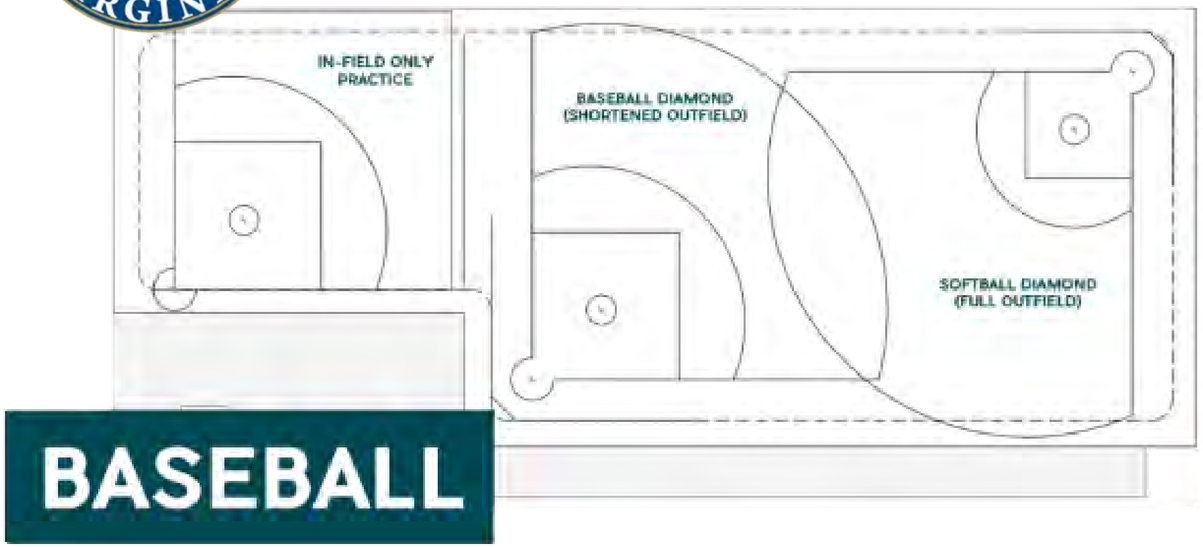
COURT COUNT: 16
COURT SIZE: 84' X 50'



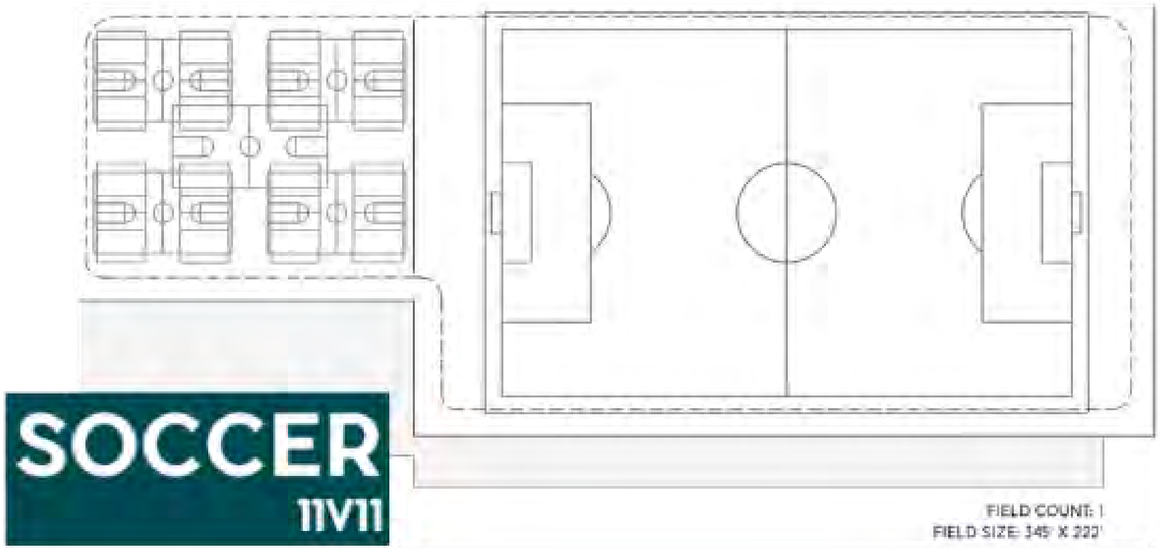
PICKLEBALL

COURT COUNT: 32
COURT SIZE: 44' X 20'

Conceptual Blocking- Turf Sports



BASEBALL



SOCCER
11V11

FIELD COUNT: 1
FIELD SIZE: 345' X 222'



SOCCER
9V9

FIELD COUNT: 2
FIELD SIZE: 240' X 160'



FIELD HOCKEY
LACROSSE

FIELD COUNT: 1
TRACK SIZE: 350' X 200'

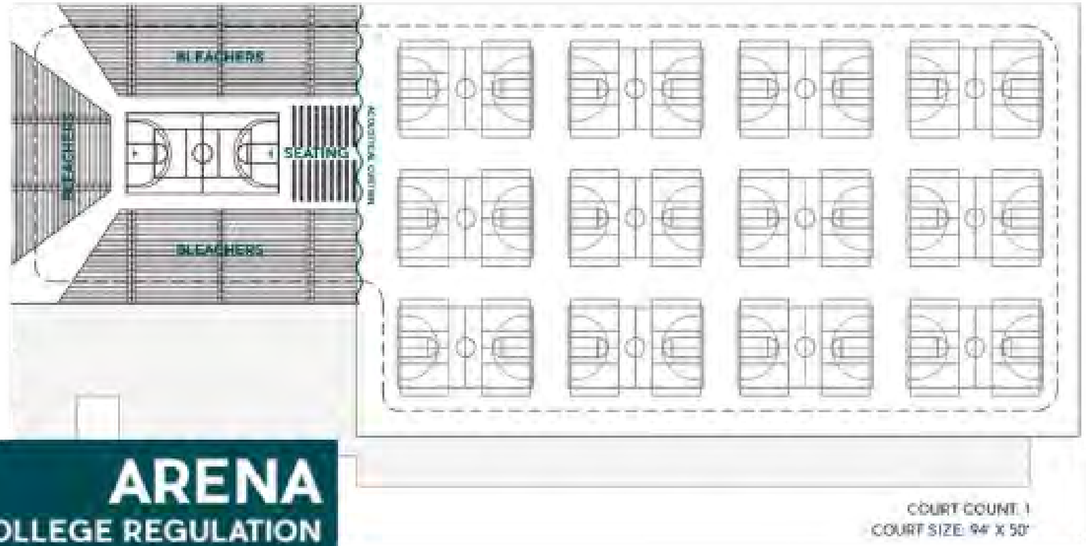
Conceptual Blocking- Events & Special



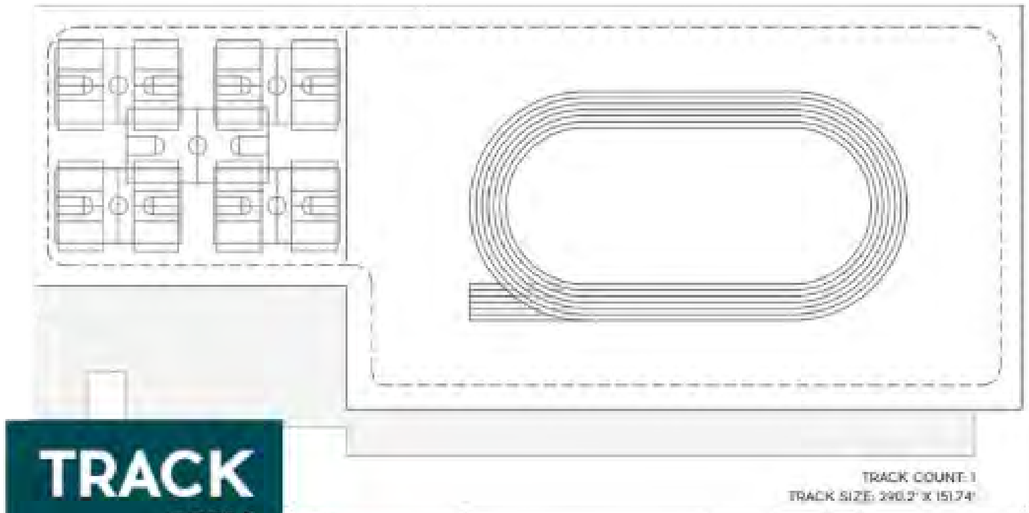
GRADUATION



CONVENTION



ARENA
COLLEGE REGULATION



TRACK
200M

Operational Partners

- In order to deliver a facility purpose-built to host tournaments, which draw overnight visitors and can require hotel stays within the City, would transfer ownership of the Cameron Run property to the **Industrial Development Authority (IDA).**

- The IDA would then lease the property to a new nonprofit entity, **ALX Sports**, established by the **Alexandria Soccer Association (ASA).** ALX Sports serves as the proposed operator and manager of the complex.

Proposed Partners

Deal Structure

- Public ownership and financing of facility, paired with long-term private operation
- Operator capital contribution, annual rent, commitment to events and economic activity
- Target Groundbreaking – Q1 2029
  Target Opening – Q2 2031

FINANCE	City issues GO bonds to fund development of the facility.
DEVELOP	IDA leads entitlement, design, and development of the sports complex.
LEASE	IDA lease the facility to ASA / ALX Sports under a 30-year structure.
OPERATE	ALX Sports operates and programs the facility, including local use, tournaments, and events.

The structure maintains public ownership while assigning day-to-day operations to ALX Sports under a long-term lease.

Financial Plan

- The project would be financed by the City, to achieve the most favorable borrowing rates and lowest total cost for delivery

- Debt would be repaid using direct project revenues (operator base rent) and visitor-driven tax revenues generated by the facility:
  - Admissions tax
  - Hotel taxes
  - On- & off-site food & beverage tax

Funding Source	Amount
City Contribution	$107 M
ALX Sports Contribution	$10 M
Total Project Costs	**$117 M**



Economic Impact

WATERPARK | BASELINE SCENARIO

$10.9M 30-year direct local tax revenues

PROJECT | 30-YEAR CASH FLOW

$160.0 M Available for fiscal services

INCLUDING FOR AFFORDABLE HOUSING

$20.4 M Combined 30-year revenue



Process and Proposed Timeline

January 2027: Finalize term sheet for Council Consideration

- Financial structure
- Roles and Responsibilities
- Performance criteria
- Protections

Q1 2027 – Q4 2027: Community Elements Planning

- Budgeting, planning and prioritization of Open Space community elements

Q1 2027 – Q2 2028- Design & Entitlement of Sports & Events complex

- Project Design, community engagement and entitlement process

Q1 2029: Target Groundbreaking

alexandriava.gov/ALXSportsandEvents

Opportunities to Learn More

Community Session	Date
Virtual Community Session #1	Thursday, November 12
Planning & Zoning Community Update	Tuesday, November 17
Site Pop Up	Saturday, November 21
Potential Site Pop Up	Sunday, December 6
Virtual Community Session #2	Thursday, December 10
City Council Public Hearing	Saturday, December 12
City Council Legislative Meeting & Vote	**Tuesday, January 12**

Sample Presentations to Groups, Boards, Commissions	Date
Closest Neighborhood Groups	Scheduling
Youth Sports Advisory Committee	Monday, November 16
Eisenhower Partnership	Monday, November 16
Business Associations	Thursday, November 19
Parks and Recreation Commission	Thursday, November 19

Full and updated calendar available at
alexandriava.gov/ALXSportsandEvents

DEPARTMENT OF
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Upcoming Public Hearing Items

alexandriava.gov/Planning

Upcoming Public Hearing Items

Planning Commission 12/1
City Council 12/12

Development
- 330 N. Washington Street

Special Use Permits
- 3221 Colvin Street

Master Plan Amendment
- Adoption of the Duke Street Land Use Plan as a chapter of the Master Plan

Planning Commission 1/5
City Council 1/23

Special Use Permits
- 1737 King Street

Zoning Text Amendments
- Cannabis regulations

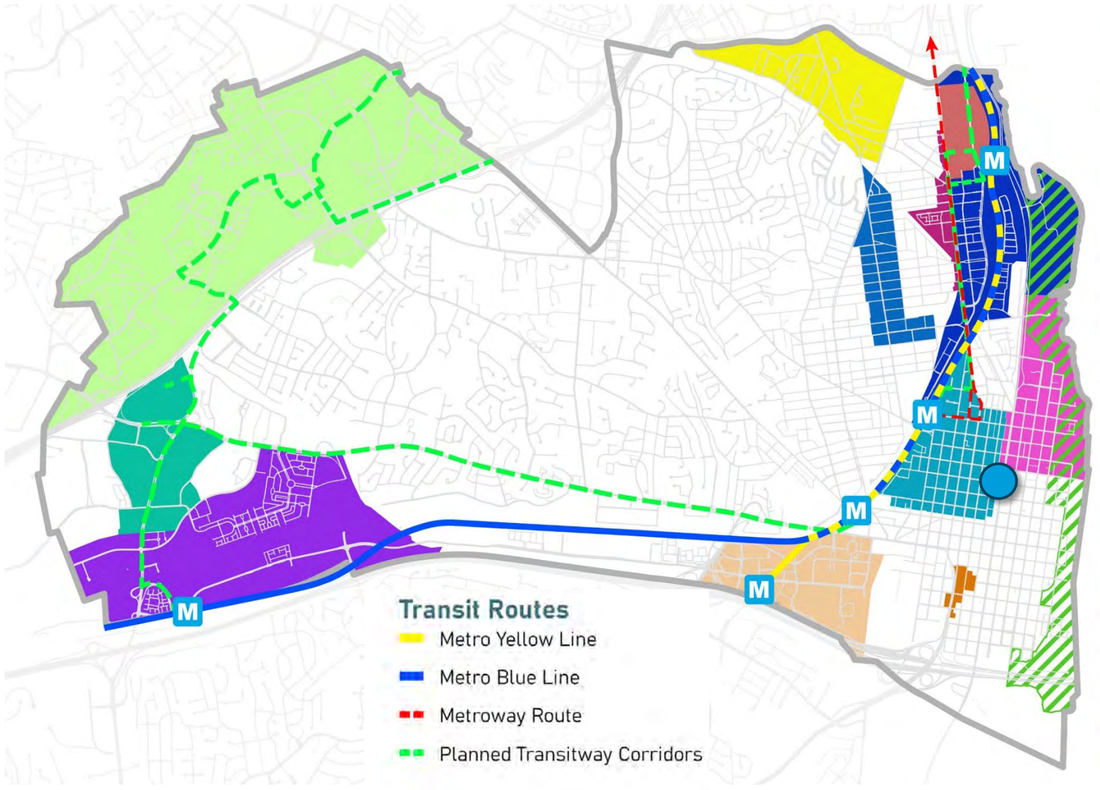
Upcoming Public Hearing Schedule
- Planning Commission: 12/1, 1/5
- City Council: 12/12, 1/23

Visit alexandriava.gov/Participate to learn how you can participate.

Development Activity

- Applications reviewed against Small Area Plans
- Rigorous review against standards and policies
  - Height, setbacks, and density
  - Storm-water and environment
  - Open space and tree canopy
  - Transportation and parking
  - Affordable housing
  - Architecture and design

Recent Small Area Plans



AlexWest (2024)
Land Area: 1,255 ac
Development: 10.5M sf

Arlandria-Chirilagua (2022)
Land Area: 230 ac
Development: 2.8M sf

Braddock (2008)
Land Area: 237 ac
Development: 3.6M sf

Eisenhower East (2020)
Land Area: 245 ac
Development: 19.1M sf

Eisenhower West (2015)
Land Area: 621 ac
Development: 9.3M sf

Landmark/Dorn Corridor Plan (2009)
Land Area: 607 ac
Development: 12.5M sf

Mt. Vernon Ave. Business Plan (2005)
Land Area: 123 ac
Development: 3.6M sf

North Potomac Yard (2017)
Land Area: 73 ac
Development: 7.5M sf

Oakville Triangle (2015)
Land Area: 37 ac
Development: 2.7M sf

Old Town North (2017)
Land Area: 200 ac
Development: 6.5M sf

South Potomac Yard (2003)
Land Area: 382 ac
Development: 4.2M sf

S. Patrick Housing Affordability (2018)
Land Area: 17 ac
Development: 918k sf

Waterfront (2012)
Land Area: 357 ac
Development: 811k sf

1 project planned for December Public Hearings

Upcoming Public Hearing Schedule
- Planning Commission: 12/1, 1/5
- City Council: 12/12, 1/23

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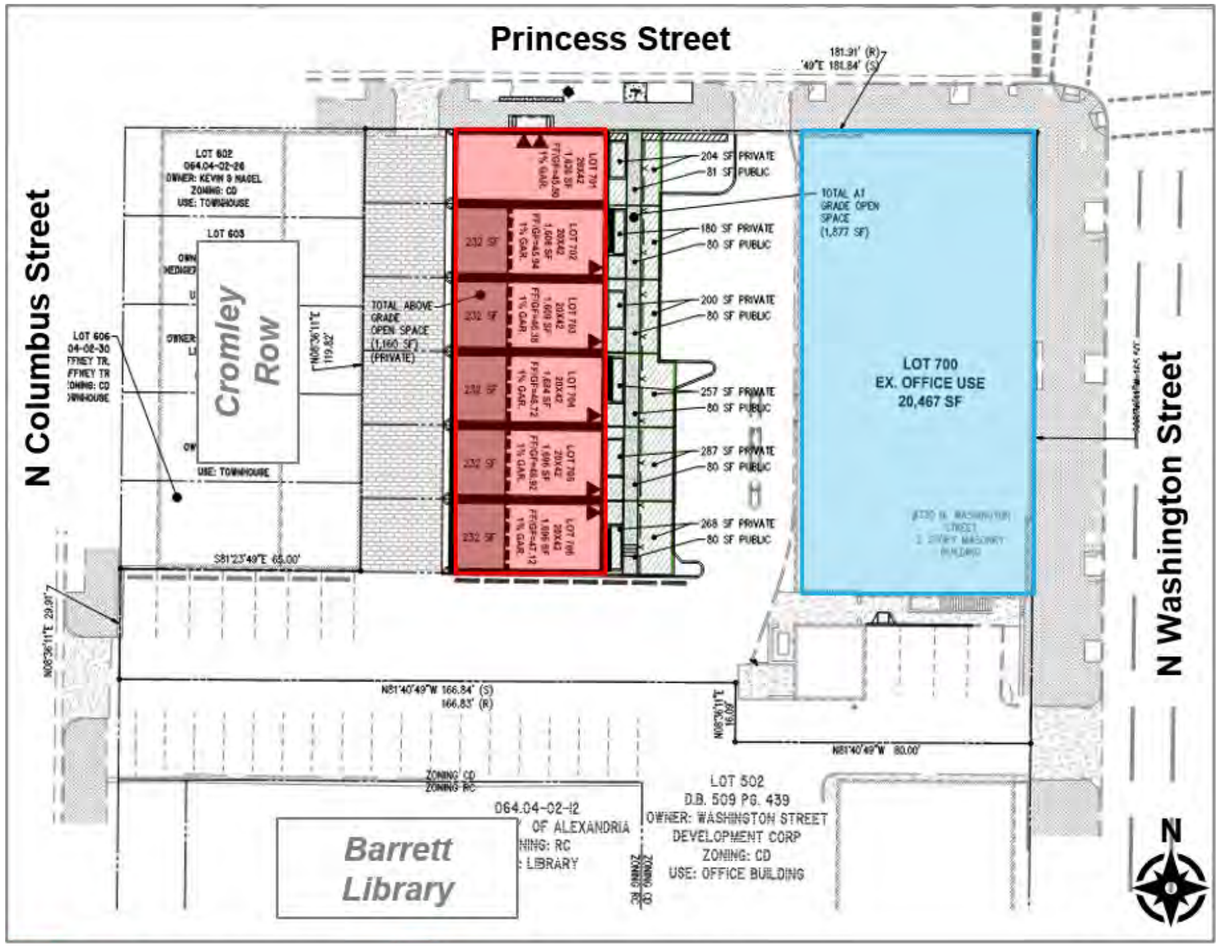
330 N. Washington Street

- Construct 6 townhouses on a surface parking lot behind an office building
- Located in the Old & Historic Alexandria district
- Contributions to the Affordable Housing Trust Fund ($49K) and Public Art ($4.5K)



Front Facades (facing East)

Princess St. ▶



Merion Row (proposed) Office Building (existing)

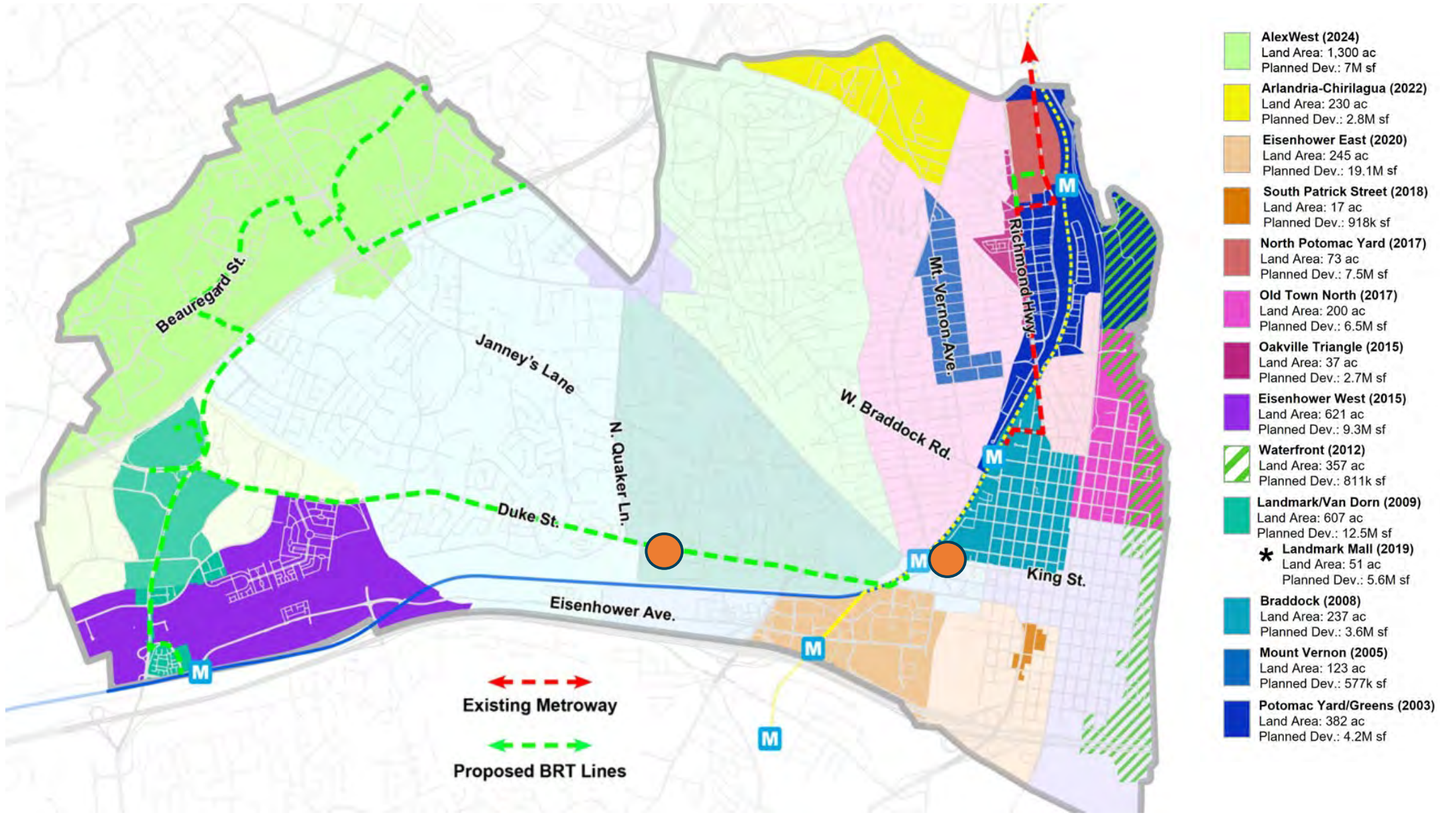
Site Plan

12/1 Planning Commission Public Hearing
12/12 City Council Public Hearing

Special Use Permits

Projects reviewed for:

- Consistency with Master Plan
- Neighborhood compatibility
  - Bulk, height, and design of new dwellings (special use permits)
  - Lot configuration (subdivisions)
- Storm-water and environment



1 project planned for December Public Hearings
1 project planned for January Public Hearings

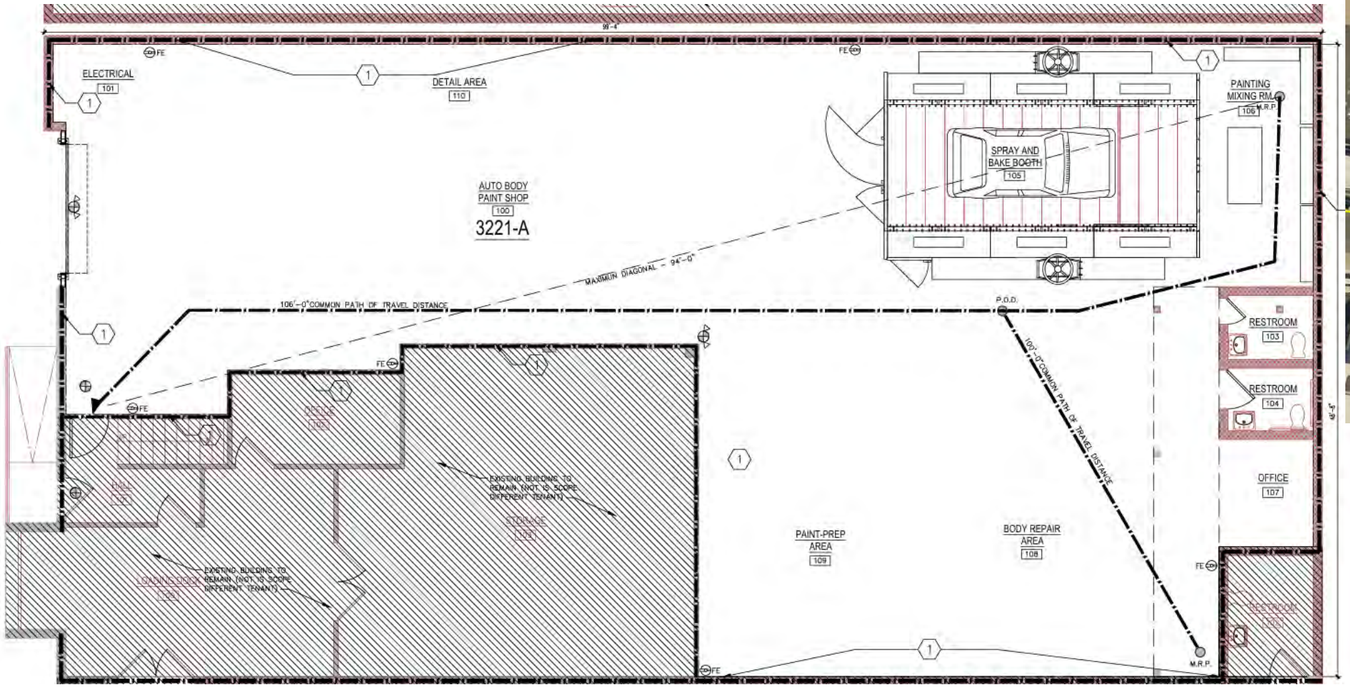
Upcoming Public Hearing Schedule
- Planning Commission: 12/1, 1/5
- City Council: 12/12, 1/23

Visit alexandriava.gov/Participate to learn how you can participate.

3221 Colvin Street – SUP2026-00047

Special Use Permit for a general automobile repair use

- **I/Industrial Zone**
- **Auto body painting and frame repair**





12/1 Planning Commission Public Hearing
12/12 City Council Public Hearing

1737 King Street – SUP2026-00052

Special Use Permit for an office to residential conversion

- **KR/King Street Retail Zone**
- **Additional requests:**
  - Open space modification
    - Existing: 0 Sq. Ft.
    - Required: 20,400 Sq. Ft.
    - Proposed: 3,302 Sq. Ft.
  - FAR up to 3.0
- **Key Points:**
  - Ground floor lobby and retail to remain
  - On-site parking exceeds requirements
  - Small Area Plan identifies the area for mixed-use
  - 136 proposed dwelling units with 20% studio units and ~ 50% one-bedroom units



1/5 Planning Commission Public Hearing
1/23 City Council Public Hearing

DEPARTMENT OF
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Zoning Ordinance Updates

alexandriava.gov/Planning

Zoning Text Amendment – Cannabis Regulation

- **Purpose**
  - Implement new state regulations establishing allowance for cannabis sales, processing, testing, transport, and cultivation.

- **What's being proposed**
  - Establish zones where uses are allowed based on comparable uses
  - Establish minimum distance requirements between:
    - Retail marijuana stores and microbusinesses;
    - Public, private, or parochial school, or institution of higher learning; and
    - Child daycares (includes both day care centers and home day cares)
  - Establish "use limitations" such as hours of operation and odor controls

Zoning Text Amendment – Cannabis Regulation

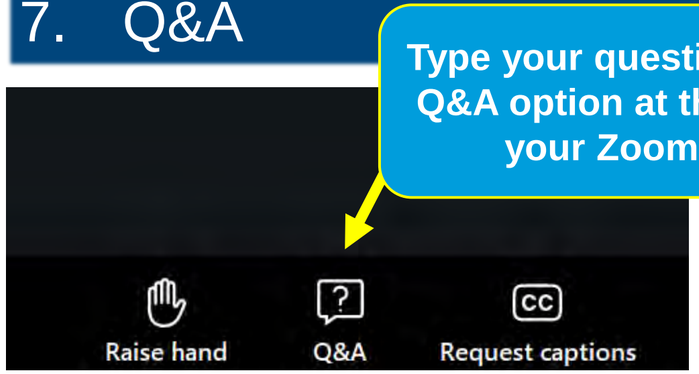
- **State Timeline**
  - February 1, 2027: State begins accepting applications for cannabis facilities
  - May 1, 2027: Deadline for locality action. State may begin issuing licenses
  - July 1, 2027: State provisions related to licensing and enforcement take effect

- **More Information**
  - Public Input: Late November and early December
  - Public Hearings: January 2027 (TBD)

Recap & Questions or Comments?

1. Welcome
2. Long range planning
3. Sanitary sewer planning
4. Alexandria Sports and Events Complex
5. Development activity
6. Zoning ordinance updates
7. Q&A





All questions and answers will be posted on the project webpage following the meeting.

Go to: alexandriava.gov/Planning and select ‘How to Get Involved and Stay Informed’

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ZONING

Thank you for joining us!

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