DUKE STREET LAND USE PLAN

Meeting 3

October 23, 2025



Agenda

- 1. Welcome and Introduction
- 2. Duke Street Land Use Plan
- 3. Mobility

Questions + Comments

4. Housing

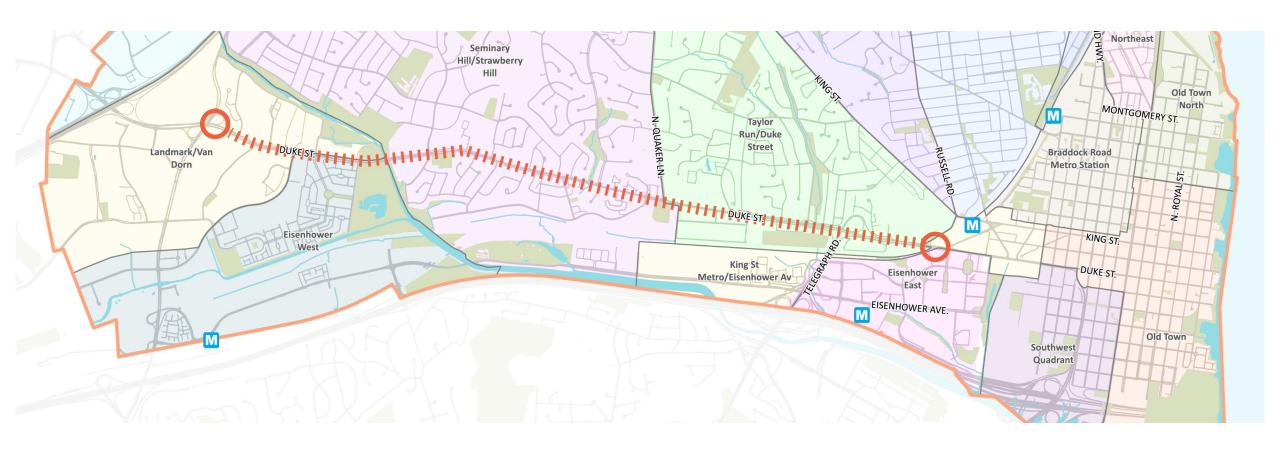
Questions + Comments

5. Next Steps

Duke Street Land Use Plan



Duke Street Land Use Plan Area



What We've Heard So Far

- Too much traffic congestion in general
- Difficulty getting around, especially at peak times
- Safety concerns for people walking and biking
- Corridor feels unplanned or disjointed
- Corridor could be more attractive
- Traffic makes it hard to get to businesses





Creating More of a Place

Building on Great Neighborhoods









Public Realm

Elements of Good Design



Blocks Public Realm Safety

"No matter what the density level, the number of good things in a neighborhood are greatly affected by its **design**." - Lincoln Institute

Public Realm

Elements of Good Design







Public Parks

Sustainability

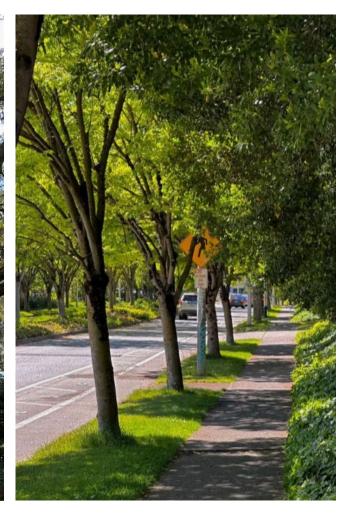
Building + Scale

Role of Street Trees

In Mobility + Safety

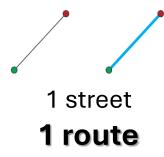


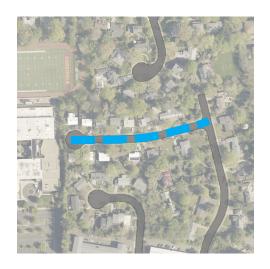


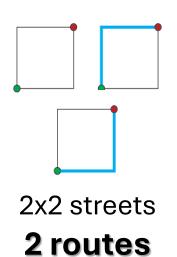


Connectivity

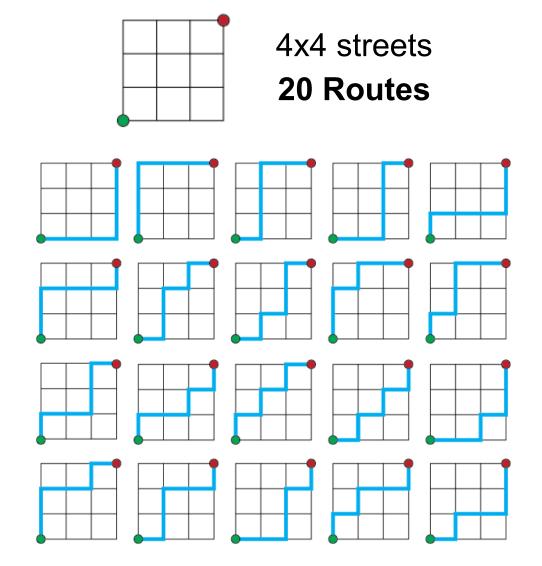
Why is it important?







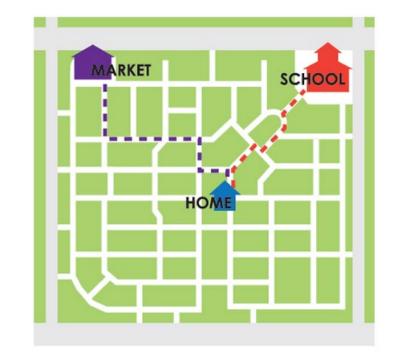


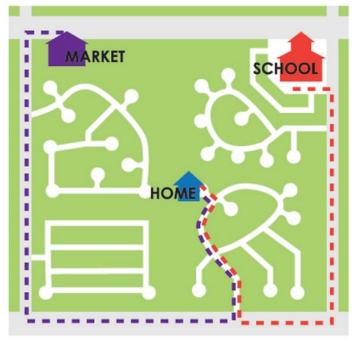


Connectivity

- 5x5 streets = 252 routes
- 6x6 streets = 924 routes
- 7x7 streets = 3,432 routes
- 8x8 streets = 12,870 routes

$$\frac{(x + y)!}{(x!)(y!)} = # of possible routes$$





Duke Street Without Median



15 ft. pedestrians + trees
62 ft. vehicles

Duke Street With Median



8 ft. pedestrians + trees

16 ft. median + trees

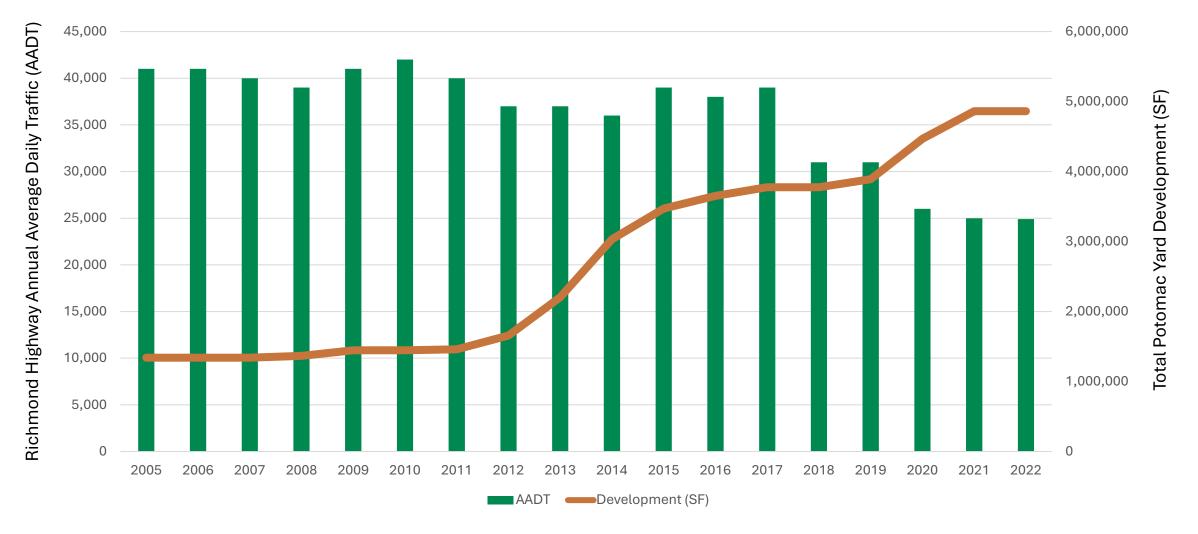
Potomac Yard Route 1





Mobility + Development

A Case Study: Potomac Yard



Duke Street Transitway



Existing and Upcoming Projects





BRT Stations



Safe Routes to School & Sidewalk Improvements



Bicycle projects



West End Transit Center



Duke Street Transitway

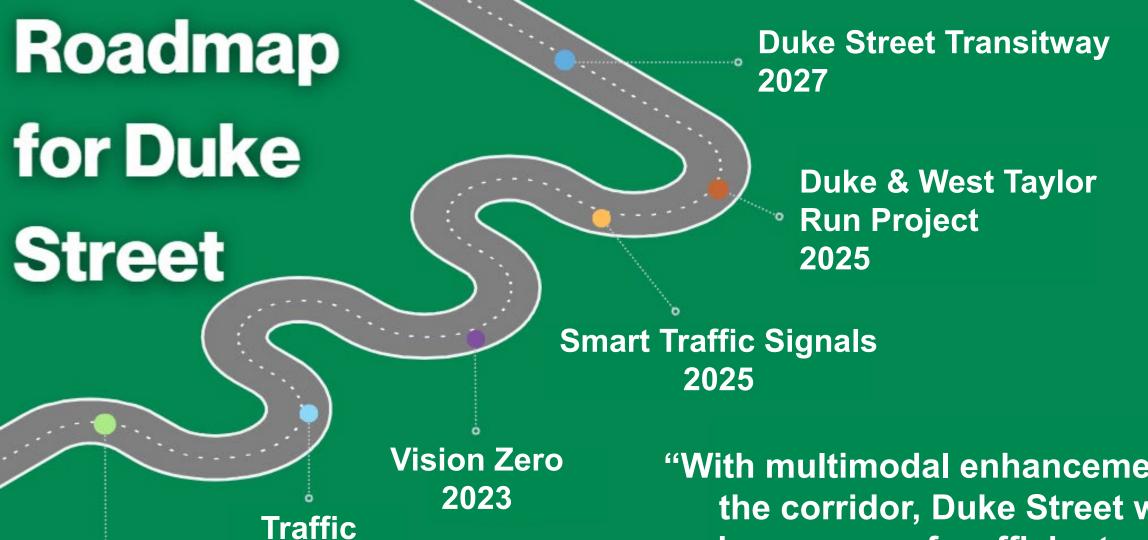


King & Commonwealth Bridges



Smart Traffic Signal





Central
Alexandria
Traffic Study
2022-2023

Traffic
Mitigation
Pilots
2022-2023

"With multimodal enhancements to the corridor, Duke Street will become a safe, efficient, and desirable community connector for people riding the bus, walking, biking, and driving."

Community Outreach

PHASE I

PHASE II

PHASE III 2023

Council Decision

INPUT

- Current Challenges
- Future wants
- Priority transit improvements

INPUT

 Space and time tradeoffs & priorities on concept ideas

INPUT

- How concepts aligned with guiding principles
- Likes & dislikes

INPUT

 Does AG concept align with board/ commission goals & approved plans

Vision & Guiding Principles



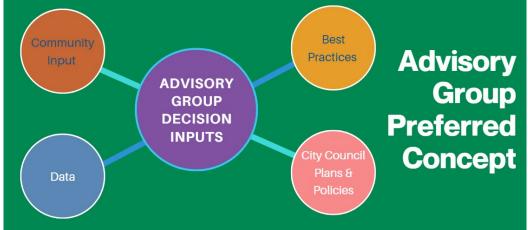


Preferred Concept
& long-term vision

City Council Approved Plan

- Center running from Ripley Street to Jordan Street and Dove Street to King Street Metro Station.
- Mixed Traffic from Jordan Street to Yale Drive.
- Westbound center running from Dove Street to Yale Drive.
- Queue Jumps at Quaker Lane.
- Separated pedestrian and bicycle facilities on the north side where feasible and shared where space is limited.









City Council Approved: Long Term Plan

 The long-term plan for the corridor should include center running bus lanes for the entirety of Duke Street with separate spaces for pedestrians and cyclists.

 This long-term plan would be partially dependent on redevelopment and available funding and should be assessed further during the **Duke Street Small Area Plan process.**



DUKE STREET TRANSITWAY

TIMELINE



Duke Street
Identified
as future
transit
corridor



Transitway
Concept
Plans
Approved



- \$12M
 Planning
 funding
 awarded
- \$75M
 funding
 awarded
 to build



Community
Visioning Concept
Planning:
Community
Priorities &
Tradeoffs

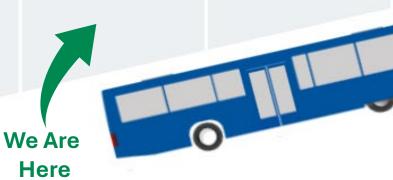


Survey,
Design,
Right of
way, and
Operations
Planning



Construct the Corridor





Mobility + Safety Draft Guiding Principles



 Provide safe ways for people to get around along the corridor.



 Create a well-connected system of streets, alleys, sidewalks, and trails that makes it easier to get around.



 Support a variety of travel choices, including walking, biking, transit, and driving.



 Incorporate current and emerging technologies to enhance mobility and safety.



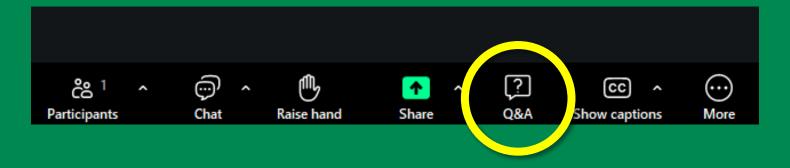




Questions + Comments



For those of you on Zoom – please use the Q+A function to ask your questions!



Housing



Housing: A Regional, Citywide, and Local Issue



What We've Heard So Far

Duke Street Plan Input

- Strong desire to keep Duke Street affordable
- Desire for more housing while ensuring "thoughtful" and "realistic" development
- Some want more residential density while others do not

Ongoing City Engagement

Housing 2040 Input

- High cost of buying and renting a home
- Lack of availability of housing options for all incomes, abilities, and ages
- Concerns over annual increases in housing costs
- Fear of displacement and not being able to stay in one's home or neighborhood
- Insufficient renter protections
- Concerns over housing conditions and quality

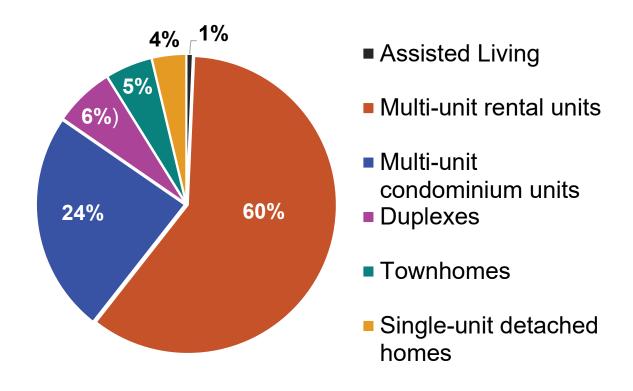
Housing Principles

- Increase the supply and diversity of housing options accessible to households of all incomes.
- Expand committed affordable rental and homeownership opportunities.
- Improve housing quality, safety, and longterm stability in existing and new development, where feasible.
- Prioritize anti-displacement and preservation strategies to the greatest extent possible, including the potential preservation of existing committed and naturally occurring affordable housing.





Housing – What's Out Here Today?



The diversity of housing typologies and price points contribute to the strength and uniqueness of the corridor and fosters inclusive communities.

















Witter Place (bottom left): 94-unit rental community affordable at 40-60% AMI along Duke Street, is scheduled to be completed in October 2026.



Housing – What's Out Here Today?

60-80% Area Median Income

Affordability of marketrate rental units

19%

Rental units that are committed affordable (with rent and income limits)

~\$500 & \$850k

Average assessments of duplexes and single-unit detached homes

~\$285k

Average assessment of condos

2025	1-Person Household	4-Person Household	1-Bedroom Gross Rent
60% AMI	\$68,880	\$98,340	\$1,845
80% AMI	\$91,840	\$131,120	\$2,460

CHALLENGES

Lack of new supply; rising rents, utilities, and fees; age and condition of buildings

Expiring affordability terms and cost of preservation

High cost of housing, high interest rates and rising insurance premiums

Rising condo fees, utilities and insurance premiums; and special assessments

Examples of Housing Approaches and Tools

Tenants Affordable Housing Homeowner **Housing Preservation** Rights/Resources **Production** Resources and Housing Quality First-time Public-private **Technical** homebuyer partnerships to **Tenant Know Your** assistance to education and **Rights Trainings** construct new extend affordability foreclosure affordable housing prevention Financial Free quarterly assistance to Proactive City land for governance address critical engagement with affordable housing trainings for condo capital landlords communities improvements Land use incentives Preservation and to encourage **Healthy Homes** Downpayment expansion through affordability in Action Plan assistance market-rate redevelopment development Housing 2040 **2026 Tenant Protections Housing 2040 Homeowner** Housing 2040 **Affordable Resources and Housing 2040** Legislative Agenda and Housing **Financial Tools** Housing 2040 Landlord-**Common Interest Communities** Preservation **Project Tenant Project Projects Project**

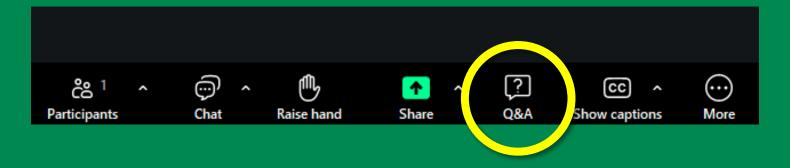




Questions + Comments



For those of you on Zoom – please use the Q+A function to ask your questions!



Next Steps



Process Roadmap

Dec. 2024 – May 2025



Listen & Learn

Listening sessions with stakeholders

Pop-ups around the corridor

Background and existing conditions

Summer - Fall 2025



Consult

Gather feedback

Develop Plan **Principles**

Winter - Spring 2026



Share & Draft

Develop land use concepts that provide a vision for community growth in the future

Develop Plan

Recommendations

Updates to Planning Commission, City Council, and Boards & Commissions

Summer - Fall 2026



Refine

Refine and incorporate land use concepts and recommendations into a full Draft Plan for community review and comment.

Updates to Planning Commission, City Council, and Boards & Commissions

Late 2026 - Early 2027

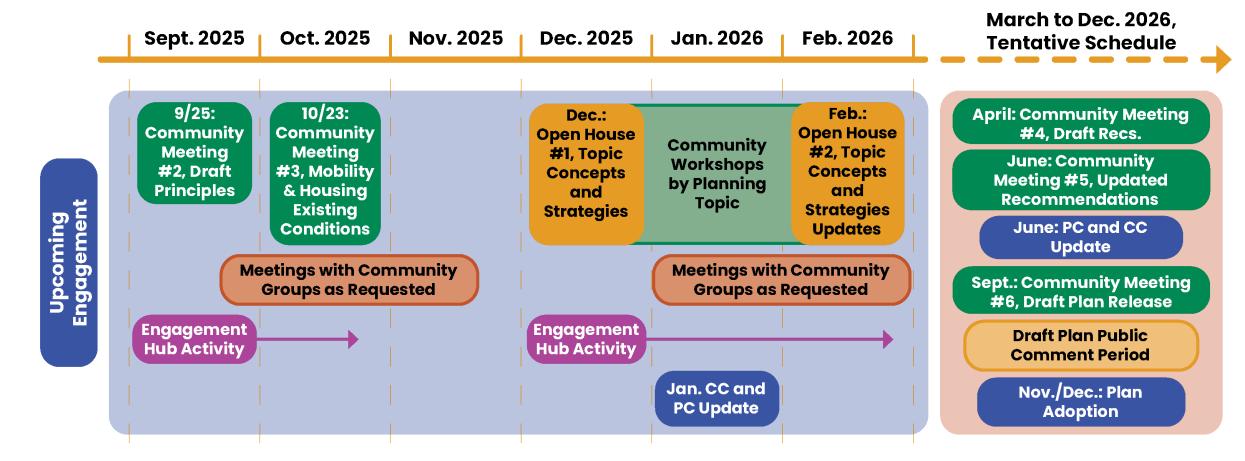


Adopt

Public Hearing and Consideration for Plan Adoption:
Planning
Commission and
City Council



2025-2026 Schedule



Thank you!





