

Open House Guide

December Open House | 12.10.2025

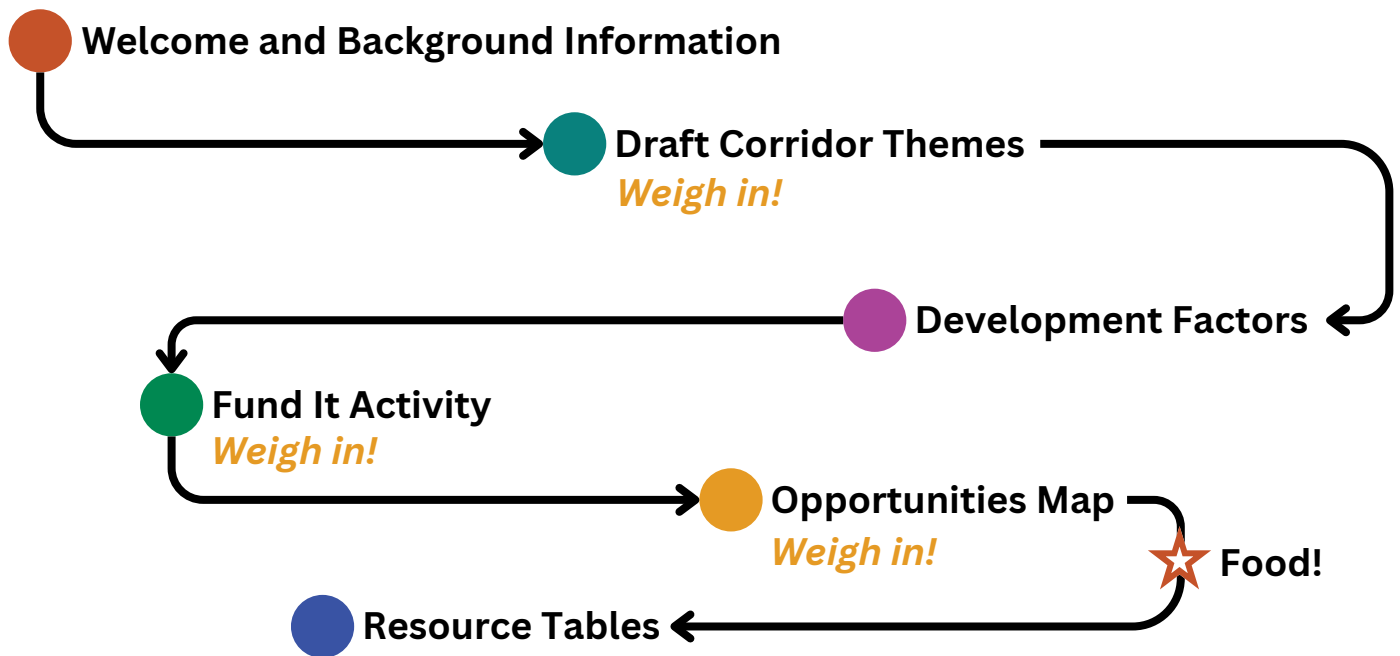
DUKE STREET
LAND USE PLAN



DEPARTMENT OF
PLANNING &
ZONING

Welcome to the December Open House!

Use this guide to make your way through the different open house stations. On the back, you can review the Draft Guiding Principles.



What's Next?

- **January:** Join us at workshops that will focus on the content from this Open House, in a more conversational setting. Let us know you're interested using the QR Code.
- **February:** Join us at a follow up community open house to review and discuss the feedback from today and the January workshops. Your feedback will shape the recommendations and plan concepts that will form the basis for the completed Duke Street Land Use Plan.



Draft Guiding
Principles on
the back!

Questions? Contact Christian Brandt, Urban Planner at
christian.brandt@alexandriava.gov or visiting our webpage:
alexandriava.gov/DukeStreetPlan

Guiding Principles

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Overall

- In all of these principles, ensure that community members of all ages, abilities, backgrounds, and needs are welcomed and included, in a community where community health and well-being are fostered.

Land Use + Design

- Create walkable neighborhoods with a mix of land uses, public spaces, streetscapes, and services.
- Ensure that new development is well-designed and enhances the corridor.
- Ensure that new development enhances access to neighborhood retail, civic uses, transit options, and community focal points.
- Prioritize uses that serve the daily needs of the residents.
- Promote economic opportunities and the retention and growth of small businesses.

Mobility + Safety

- 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.

Parks + Open Space

- Pursue new neighborhood-serving parks and public open spaces.
- Pursue opportunities for new City-parks and public open spaces.
- Make it easier for people to connect to and enjoy existing parks and public open spaces.
- Ensure parks and public open spaces include a wide range of amenities.

Housing

- 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 long-term 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.

Sustainability

- Promote a sustainable urban environment, energy-efficient buildings, and renewable energy.
- Implement green infrastructure throughout the corridor.
- Protect the integrity of the corridor's stream valleys, floodplains, and resource protection areas and expand the tree canopy.
- Strengthen the corridor's resilience against the impacts of extremes in heat and cold through the design of new development, parks and infrastructure.

Health

- Ensure equitable access to services and resources that improve physical and mental health and wellbeing.
- Provide opportunities for physical activity, community gathering areas, and social connection.
- Expand access to affordable goods and services such as food and other resources.