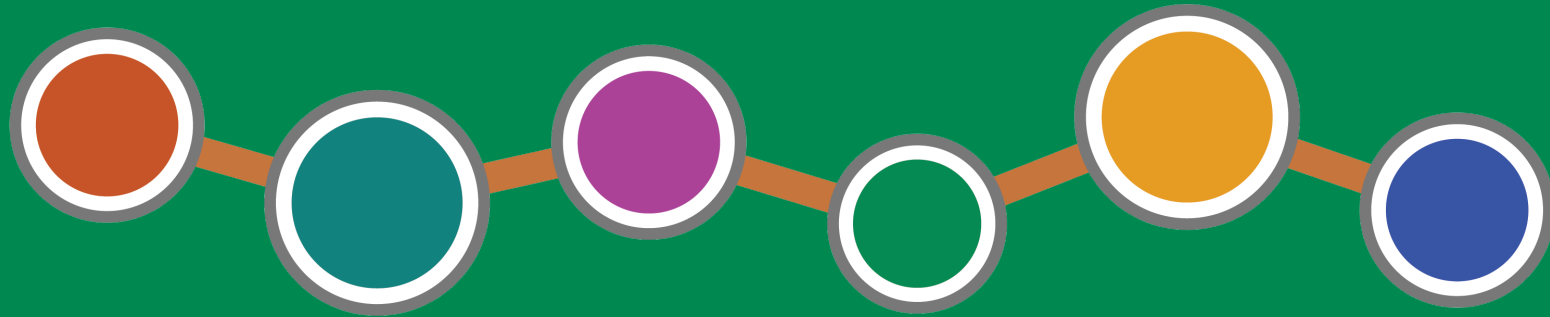


DUKE STREET LAND USE PLAN



Update for AHAAC

Thursday, May 7, 2026



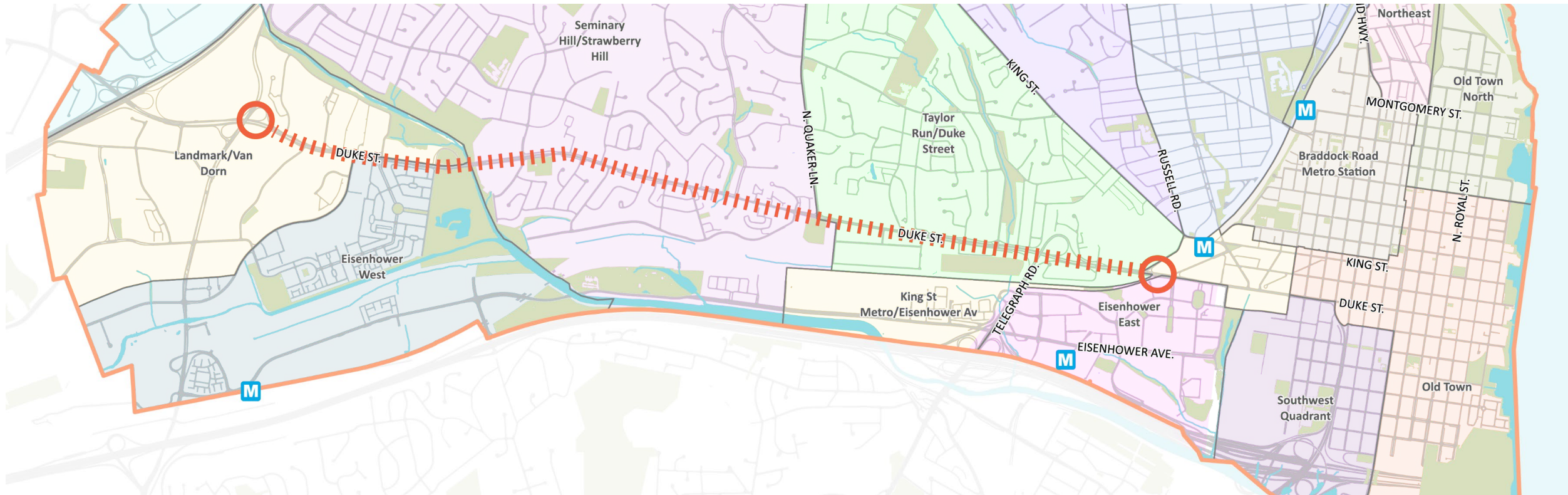
DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

1. Introduction and Background
2. Housing and Demographics Overview
3. Land Use Themes
4. Next Steps and Opportunities to Engage
5. Questions + Discussion



Duke Street Land Use Plan Area



Role + Importance of the Plan



Process Roadmap

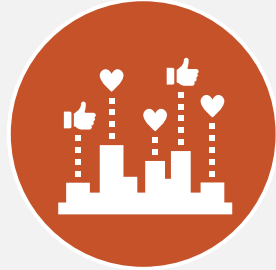
Early 2025



Listen & Learn

Existing Conditions

Summer - Fall 2025



Consult

Plan Principles

Winter - Spring 2026



Share & Draft

Land Use Themes

Districts

Plan Framework

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

Summer - Fall 2026



Refine

**Draft
Recommendations**

Draft Plan

Late 2026



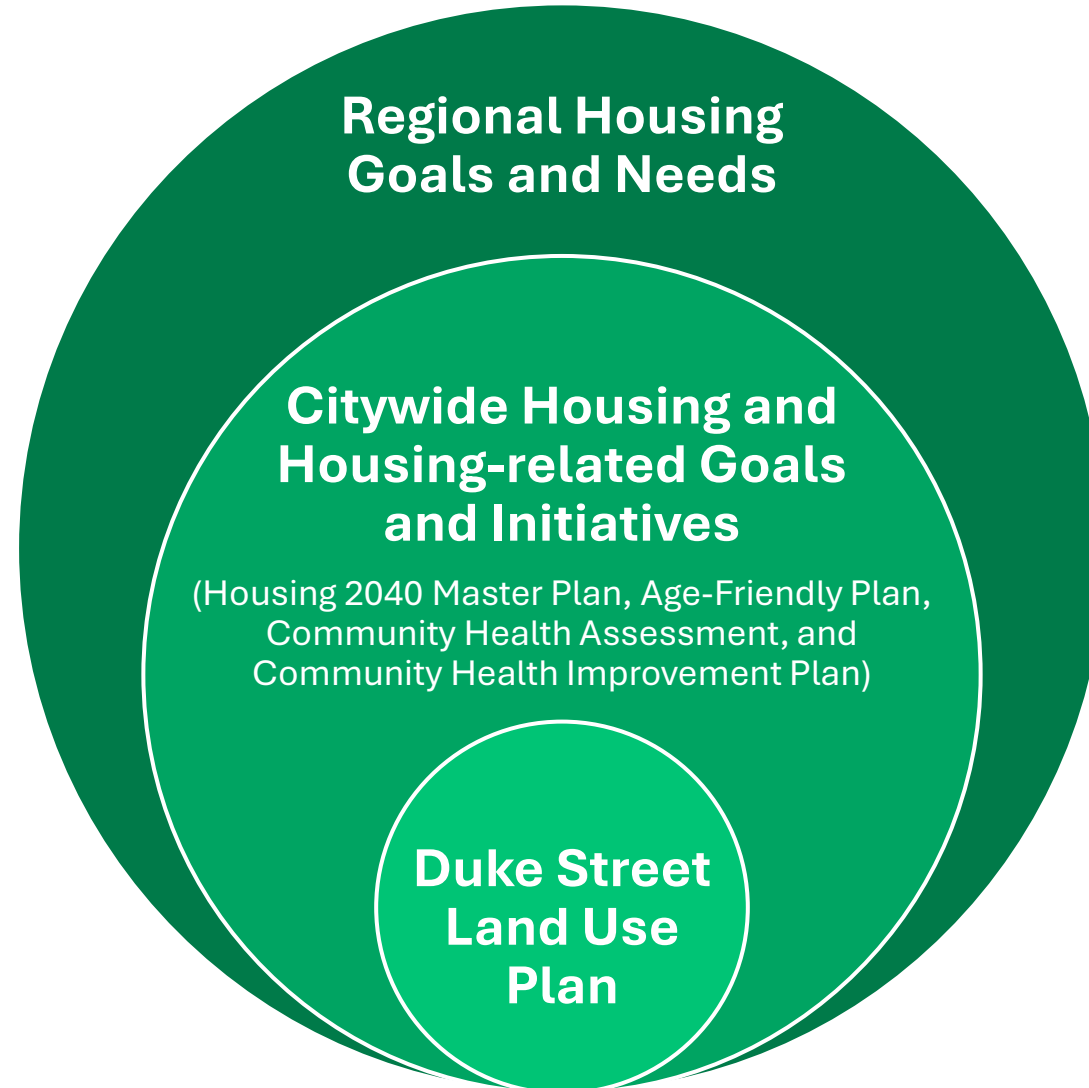
Adopt

**Public Hearing
Planning
Commission and
City Council**

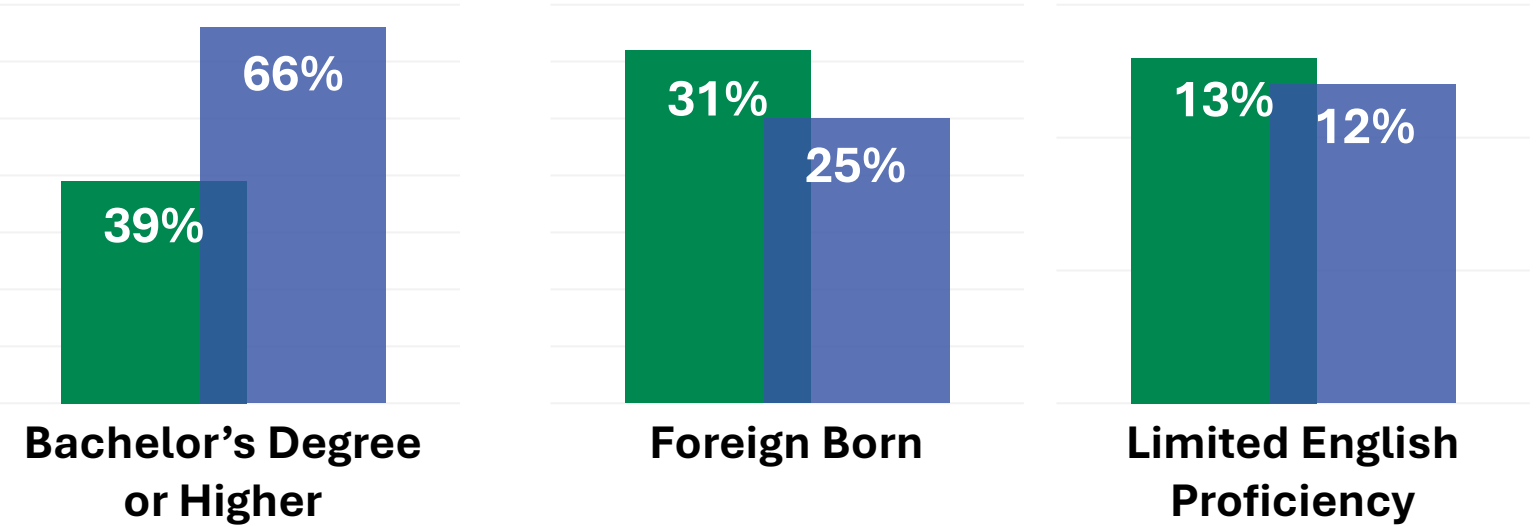
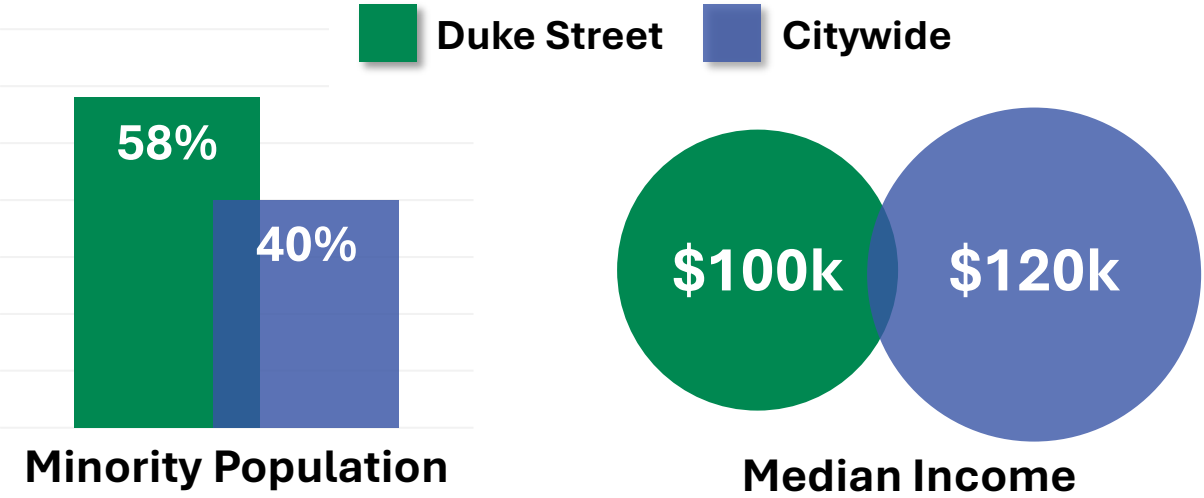
Community Meetings, Pop-ups, Open Houses, Online Engagement, Community Groups



Housing: A Regional, Citywide, and Local Issue

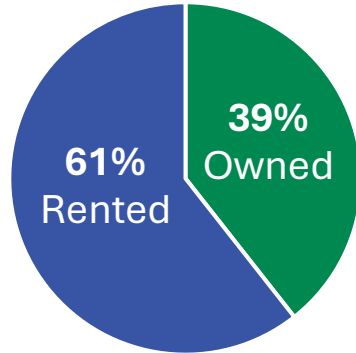


People + Community



Duke Street Housing Context + Why it Matters

11,000+
Housing
Units



50
Public Housing
Units
(ARHA)

76
Senior Living
Units

44%
of renters
are cost-
burdened

1,277
Existing CAUs
467
in Pipeline

~75% of garden apartments are market affordable

3,300 market affordable units are in the Plan area (about 45% of City's market affordable housing stock)

25% of the City's committed affordable units are in the Plan area

10 year steady rent escalation in market affordable properties, well outpacing household income



Duke Street Housing Guiding 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 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.

What the Community Has Said:



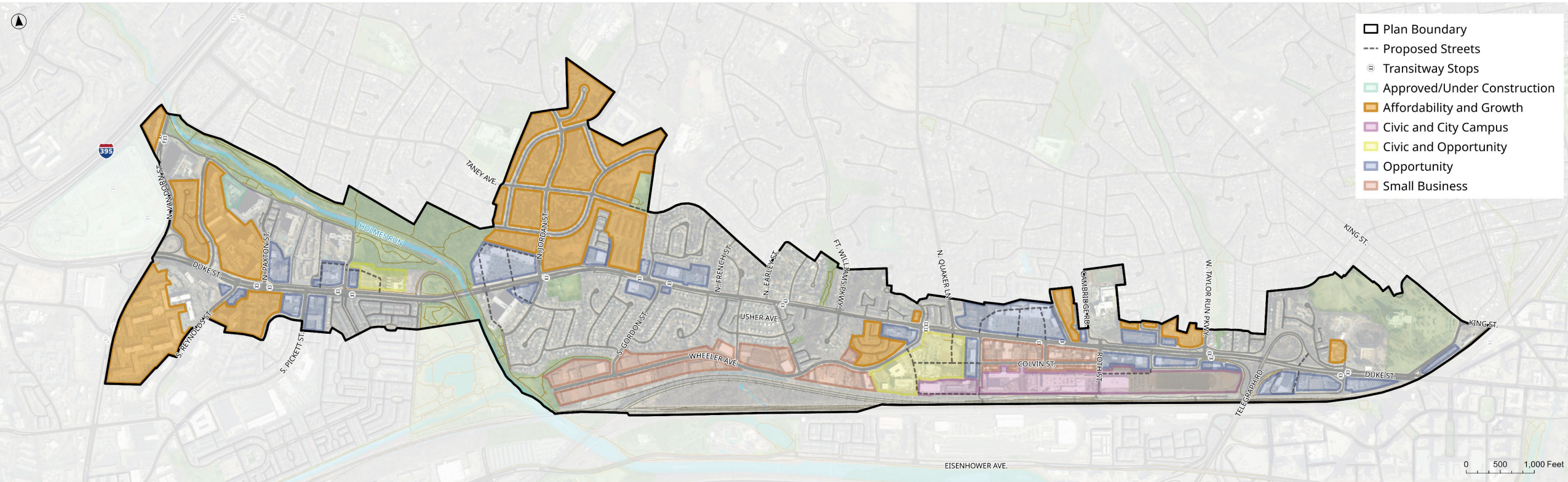
“Encourage family-sized units.”

“Ensure a diversity of housing types in new development at many price points.”



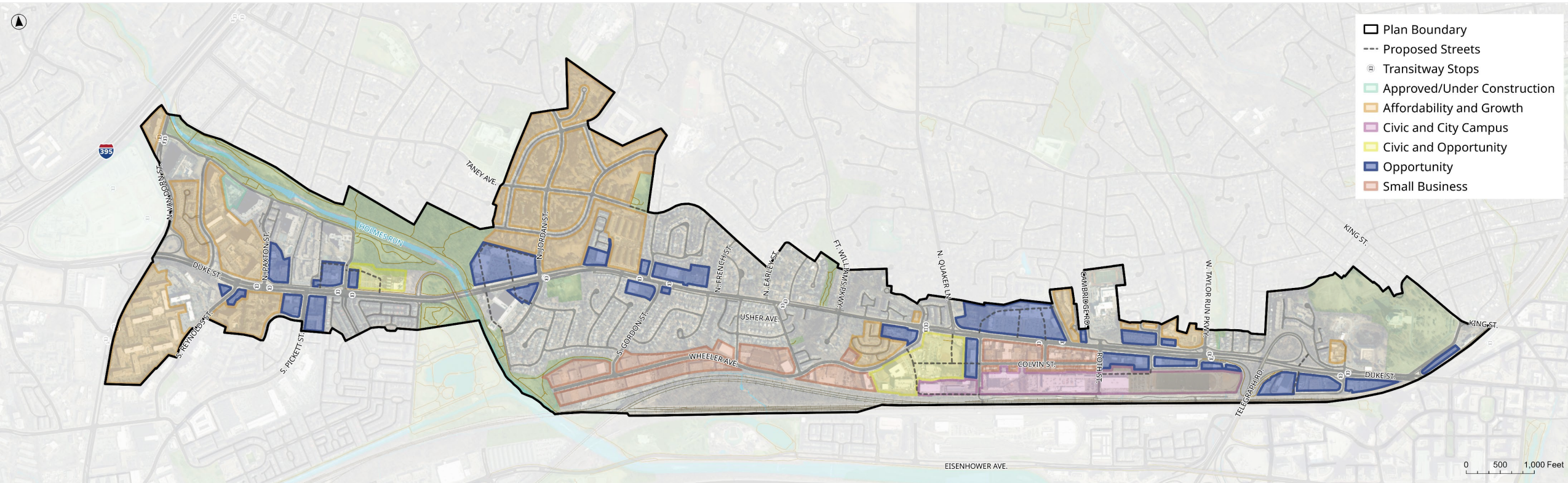
“Build housing on City-owned land.”

Land Use Theme: Affordability + Growth



Affordability and Growth: Areas with rental residential that should be retained due to their existing affordability and where strategic redevelopment and regulatory tools can be utilized to ensure longer-term affordability and the retention of units.

Land Use Theme: Opportunity Areas



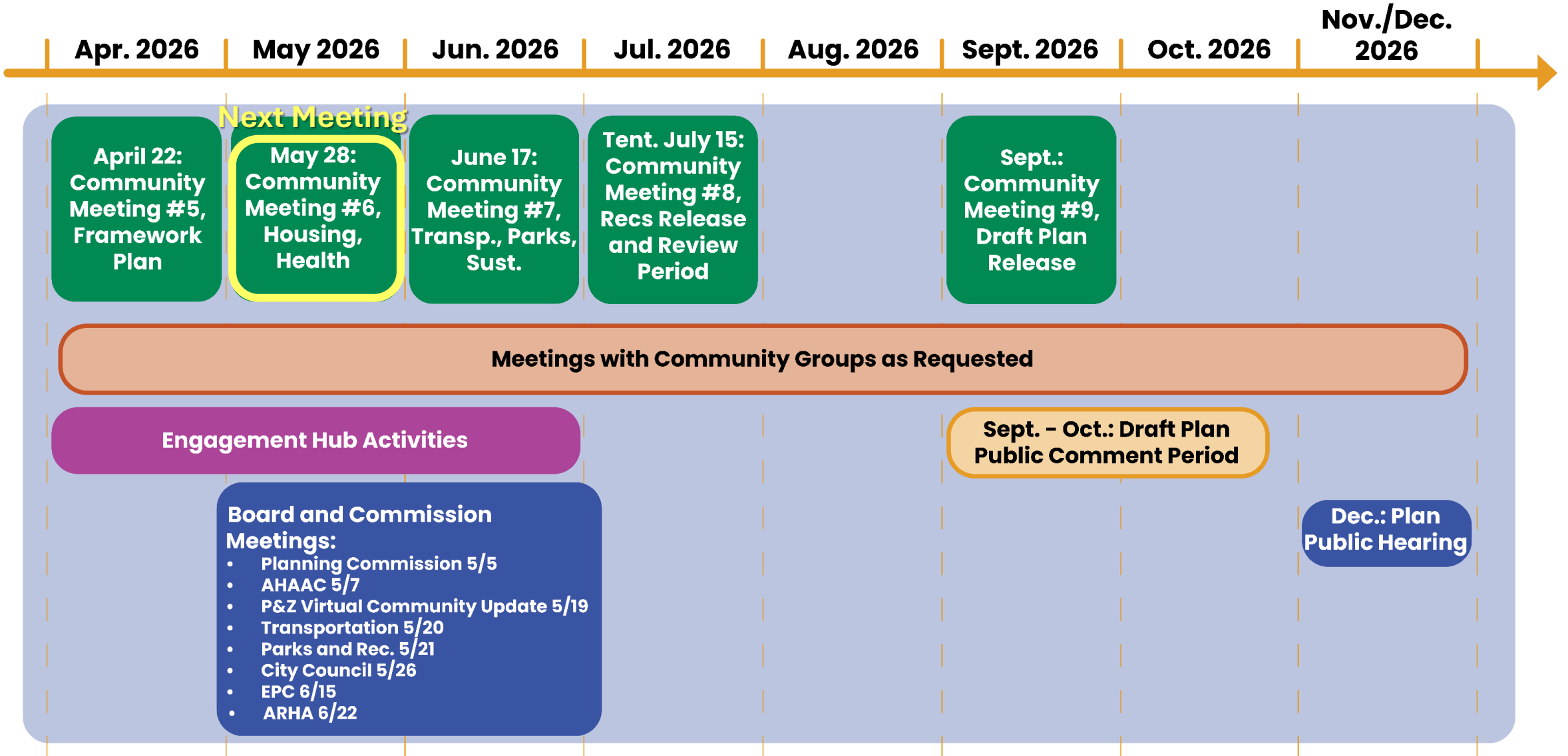
Opportunity: Areas with the potential for reinvestment and redevelopment that implement the plan principles and provide opportunities for new housing and retail.

Opportunities To Engage

There are multiple ongoing ways to participate after today:

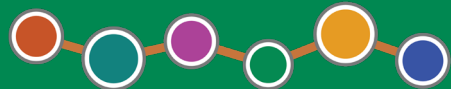
- Visit the Engagement Hub, now through May 28:
<https://alexandriava.mysocialpinpoint.com/>
- **Attend a pop-up!** Look for the schedule on our webpage.
- **Invite us to your meeting!**
 - Email: Christian.brandt@alexandriava.gov
- **Come to our Zoom Office Hours**
 - [5/12](#) 12:00 PM, [5/18](#) 4:00 PM, [5/27](#) 4:00 PM
- **Attend our Community Meetings:** 5/28 and 6/17
- **Provide your feedback by email:** Christian.brandt@alexandriava.gov
- **Project Webpage:** alexandriava.gov/DukeStreetPlan

Next Steps



Questions + Discussion

DUKE STREET
LAND USE PLAN



Thank You!

DUKE STREET
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