



DEPARTMENT OF
**PLANNING &
ZONING**

Department of Planning & Zoning Bi-Monthly Virtual Community Update

alexandriava.gov/Planning

September 15, 2026, 6:00 PM





Why We're Here

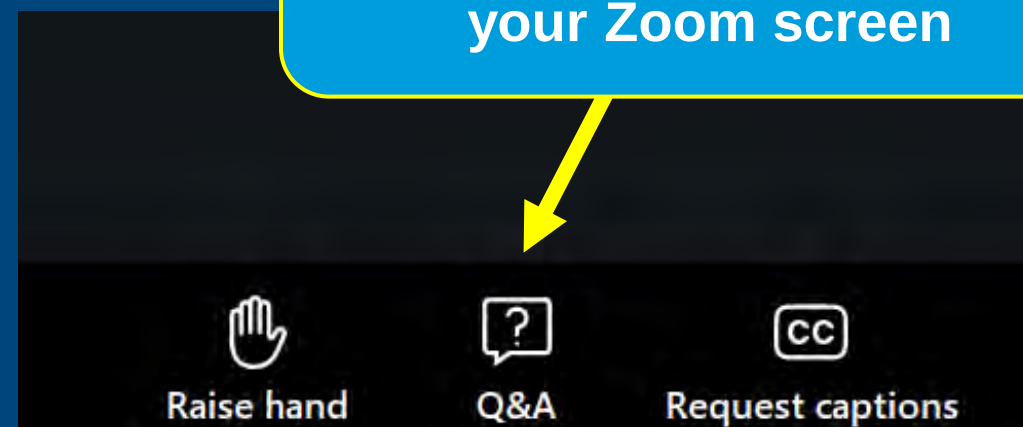
- ▶ Bi-monthly series to share information with the community and answer questions
- ▶ Learn about:
 - Ongoing and upcoming planning initiatives
 - Larger development projects under review
 - Changes to development regulations
 - Links to more information and how to stay involved



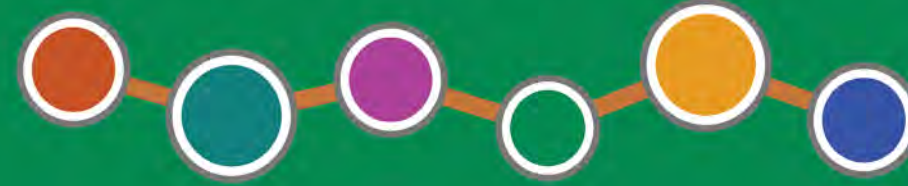
Agenda

1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A

Type your question using the Q&A option at the bottom of your Zoom screen



DUKE STREET LAND USE PLAN





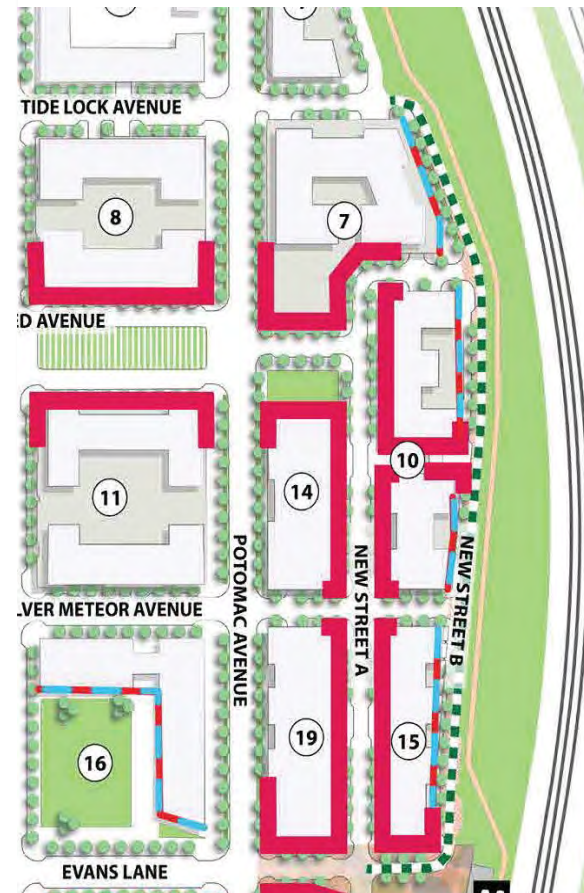
Planning and Development Review



Vision
Objectives
Recommendations

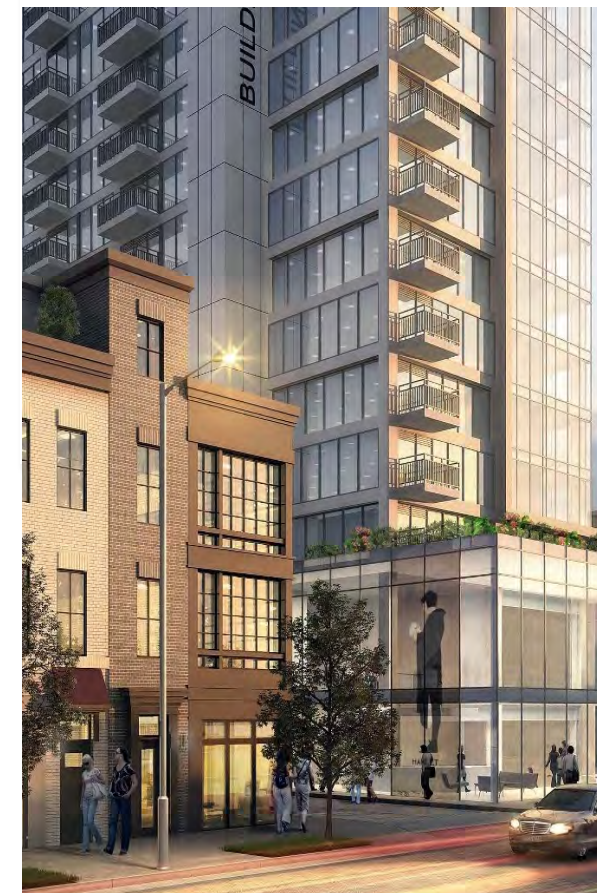


Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



Development
Special Use Permit
Review

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



Final Site Plan
Building Permits
Construction





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**PLANNING &
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Duke Street Land Use Plan Status Update

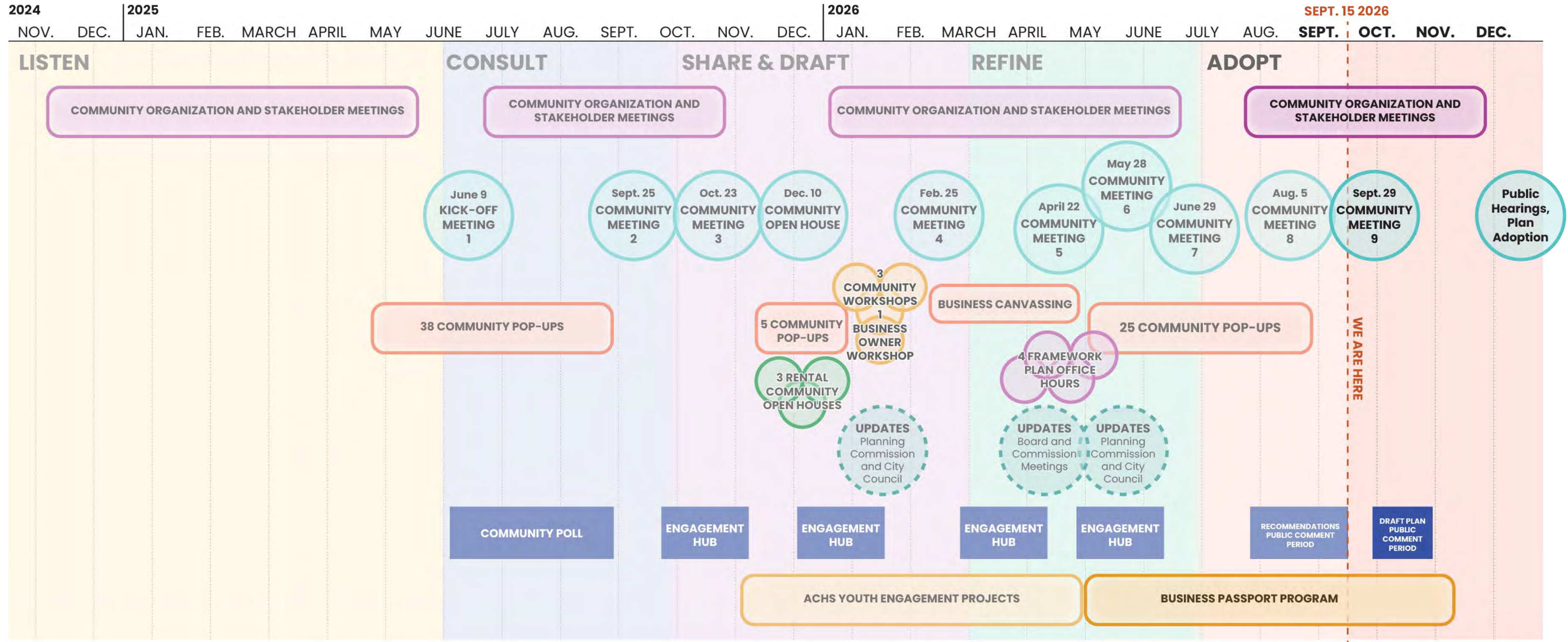
alexandriava.gov/DukeStreetPlan





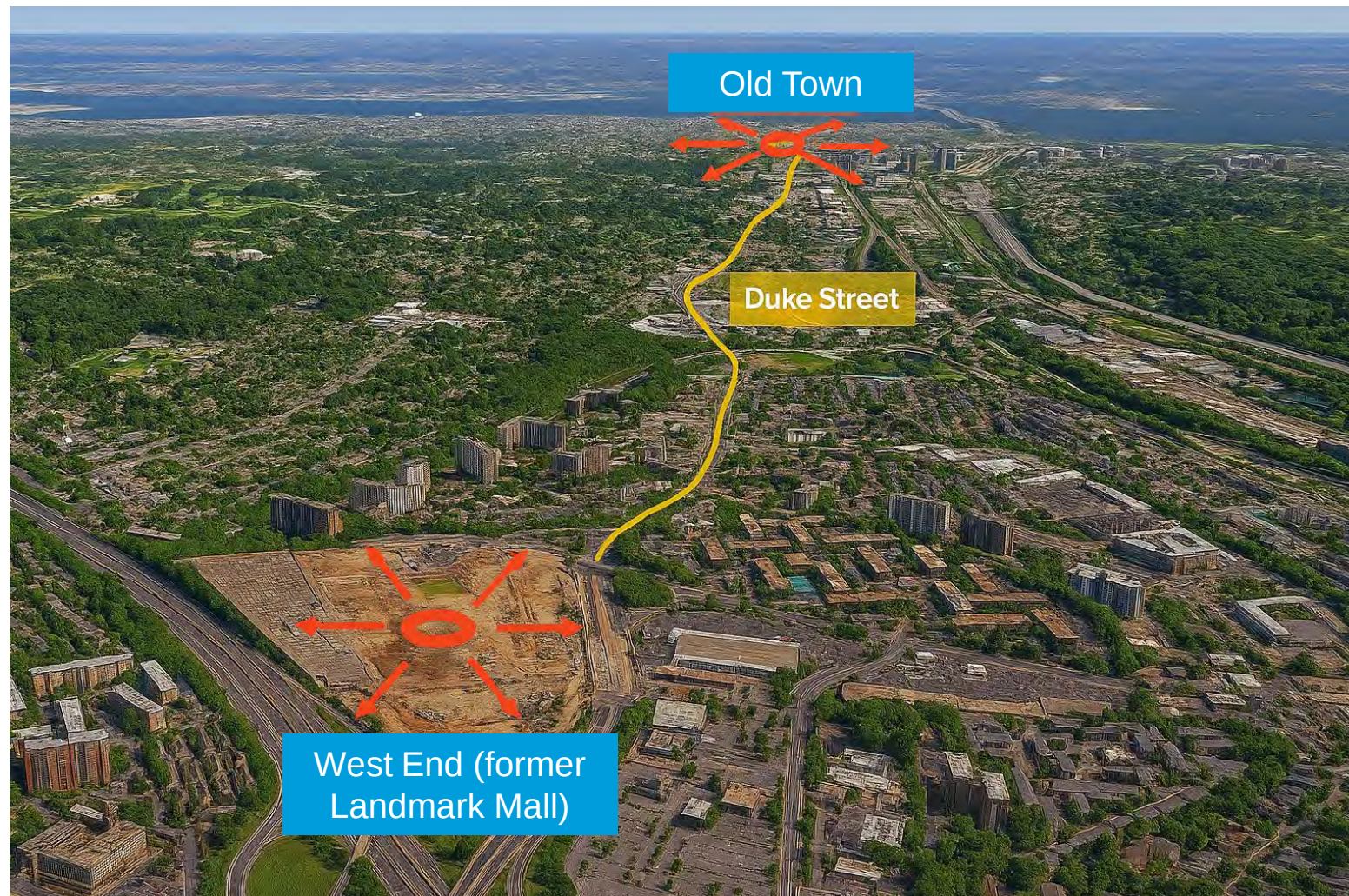
Duke Street Land Use Plan

Schedule + Next Steps





Duke Street



Recommendations are being refined now, informed by community input. Plan is in process of being developed for a September 29 th release.

Change will continue

- Corridor will evolve with or without a plan.
- Current conditions create challenges for safety, mobility, housing affordability, businesses and public spaces.
- The Plan guides change so it benefits existing and future residents, businesses and neighborhoods.



What We Heard Shaped the Plan

- 1 **Safer walking, biking and street crossings**
- 2 **Better transit and stronger connections**
- 3 **More housing choices with protections against displacement**
- 4 **Support for existing businesses and neighborhood retail**
- 5 **More parks, trees and places to gather**
- 6 **Growth that delivers meaningful public benefits**



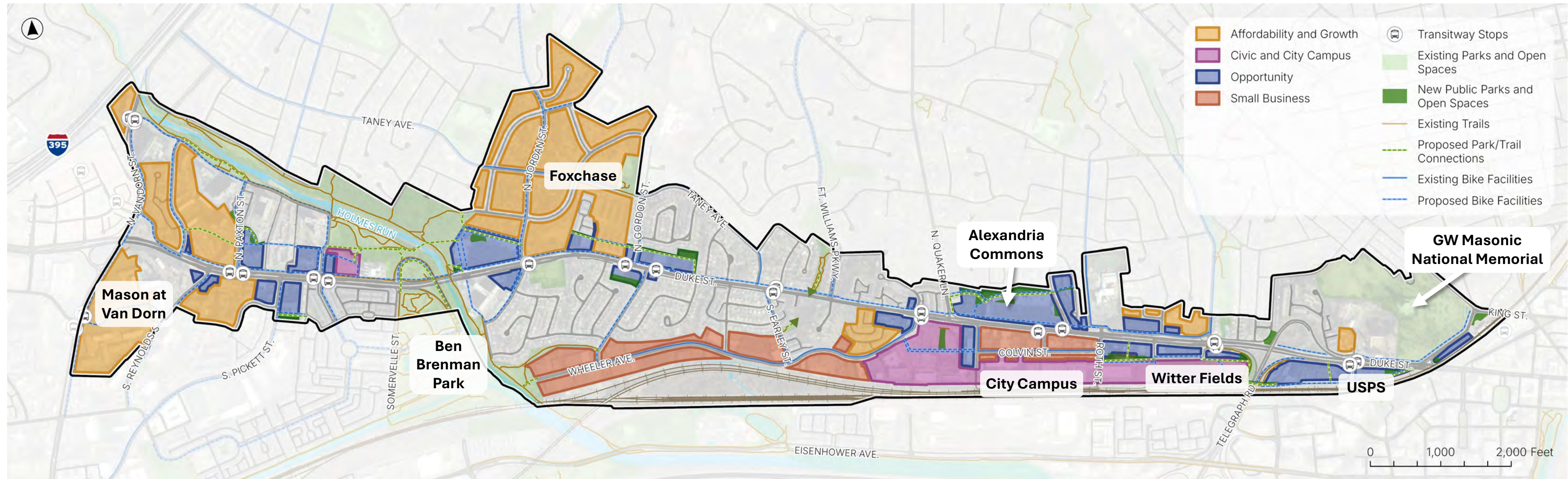
4,000+ Participants

5 languages 10 meetings
5 workshops 60+ pop-ups

Community input remains part of the process as the draft plan moves forward.



One corridor. Different places. One framework.





The recommendations are designed to deliver:



Safer, more connected streets



More housing choices



Businesses that can thrive



Better transit access



More parks + trees



Public benefits with growth



Implementation Connects Policy to Visible Change

- 1 Set the framework**

Adopted Plan aligns community vision and expectations with clear guidance for future investment.
- 2 Fund public projects**

Advance transitway, crossings, sidewalks, bicycle connections, parks and other capital priorities.
- 3 Guide redevelopment**

Coordinate infrastructure, affordable housing and public benefits as part of public review of development.
- 4 Build partnerships**

Leverage partnerships among City departments, property owners and businesses.
- 5 Track results**

Report progress and adjust priorities as funding and market conditions change.

Implementation will occur over time and will depend on funding, approvals, partnerships and market conditions.



Next Steps and How to Participate

Next Community Meeting

- ▶ Draft Plan Release Celebration and 30-day Public Comment Period

- ▶ When: September 29, 7-9 PM
- ▶ Where: Patrick Henry Recreation Center and [on Zoom](#)

Expected Public Hearing Dates

- ▶ 12/1: Planning Commission
- ▶ 12/12: City Council

How to Engage:

- ▶ Engagement Hub for Recs. (open until tonight, 9/15!):
alexandriava.mysocialpinpoint.com/draft-recommendations
- ▶ Engagement Hub for Draft Plan (forthcoming):
alexandriava.mysocialpinpoint.com/draft-plan
- ▶ Project Webpage:
alexandriava.gov/DukeStreetPlan



DEPARTMENT OF
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Upcoming Public Hearing Items

alexandriava.gov/Planning



Upcoming Public Hearing Items

CC 9/19 Cases

Development

- 724-728 N. Patrick Street

Special Use Permits

- 911 Pendleton Street
- 1913 Mt. Vernon Avenue
- 1 E. Custis Avenue

PC 10/6 and CC 10/17 Cases

Development

- St Stephens/St Agnes Private School Plaza and Field Lights

Special Use Permits

- 501 E Howell Avenue
- 108 N. Quaker Lane

Vacation of Public Right-of-Way

- 218 E. Alexandria Avenue

Discussion Item

- Duke Street Land Use Plan Updates

Zoning Text Amendment

- Substandard Lot Regulations

Subdivision (PC Only)

- 108 N. Quaker Lane

PC 11/5 and CC 11/14 Cases

Development

- Bishop Ireton Field Improvements
- 765 John Carlyle and 1900 Eisenhower Ave

Special Use Permits

- 501 E Howell Avenue
- 108 N. Quaker Lane

Zoning Text Amendments

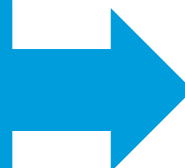
- Historic Preservation Regulations
- YIGBY Legislation and Administrative Site Plan Regulations

Subdivision (PC Only)

- 424 N. Columbus Street
- 5535 Dawes Avenue
- 1803 Orchard Avenue

Upcoming Public Hearing Schedule

- Planning Commission: 10/6, 11/5
- City Council: 9/19, 10/17, 11/14



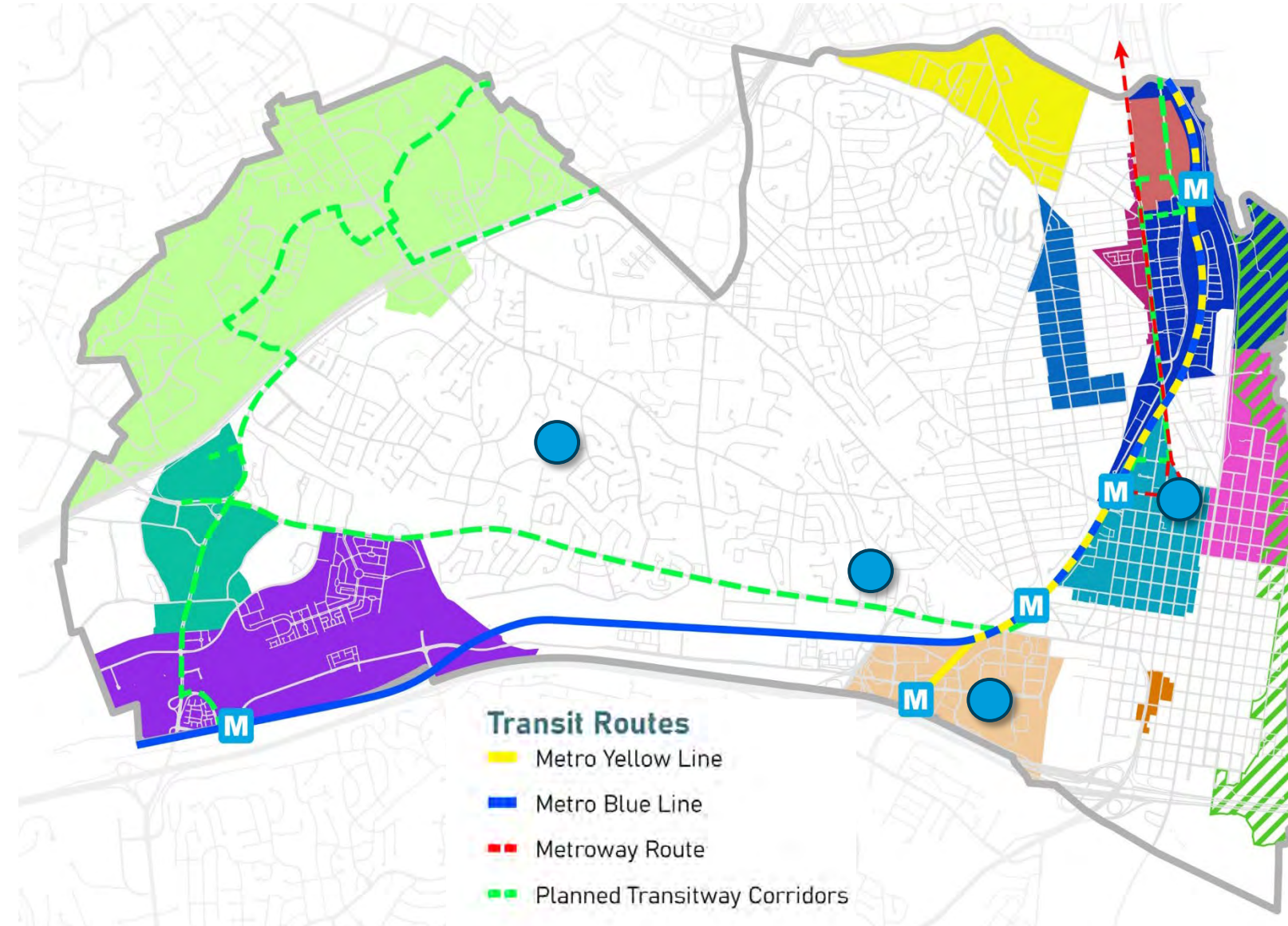
Visit alexandriava.gov/Participate to learn how you can participate.



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 projects for September Public Hearings
- 1 projects planned for October Public Hearings
- 2 projects planned for November Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission: 10/6, 11/5
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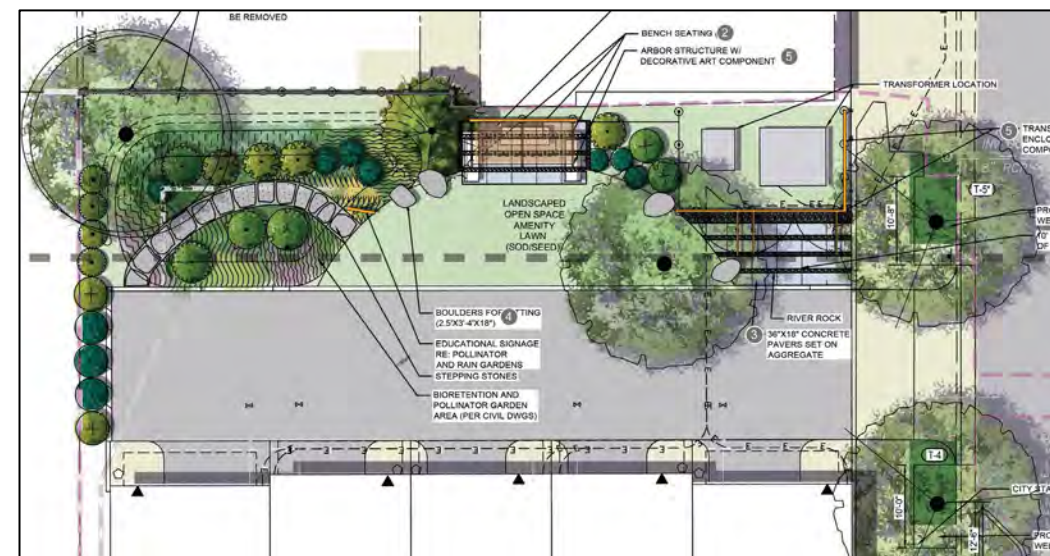


724-728 N. Patrick Street - DSUP

- ▶ Construction of five townhouses on the corner of N. Patrick and Madison streets
- ▶ Located in the Parker-Gray District
- ▶ Private open space at the rear of the townhouses
- ▶ Streetscape improvements: street trees, widened sidewalks, bus platform and ADA compliant curb ramp



N. Patrick Street rendering

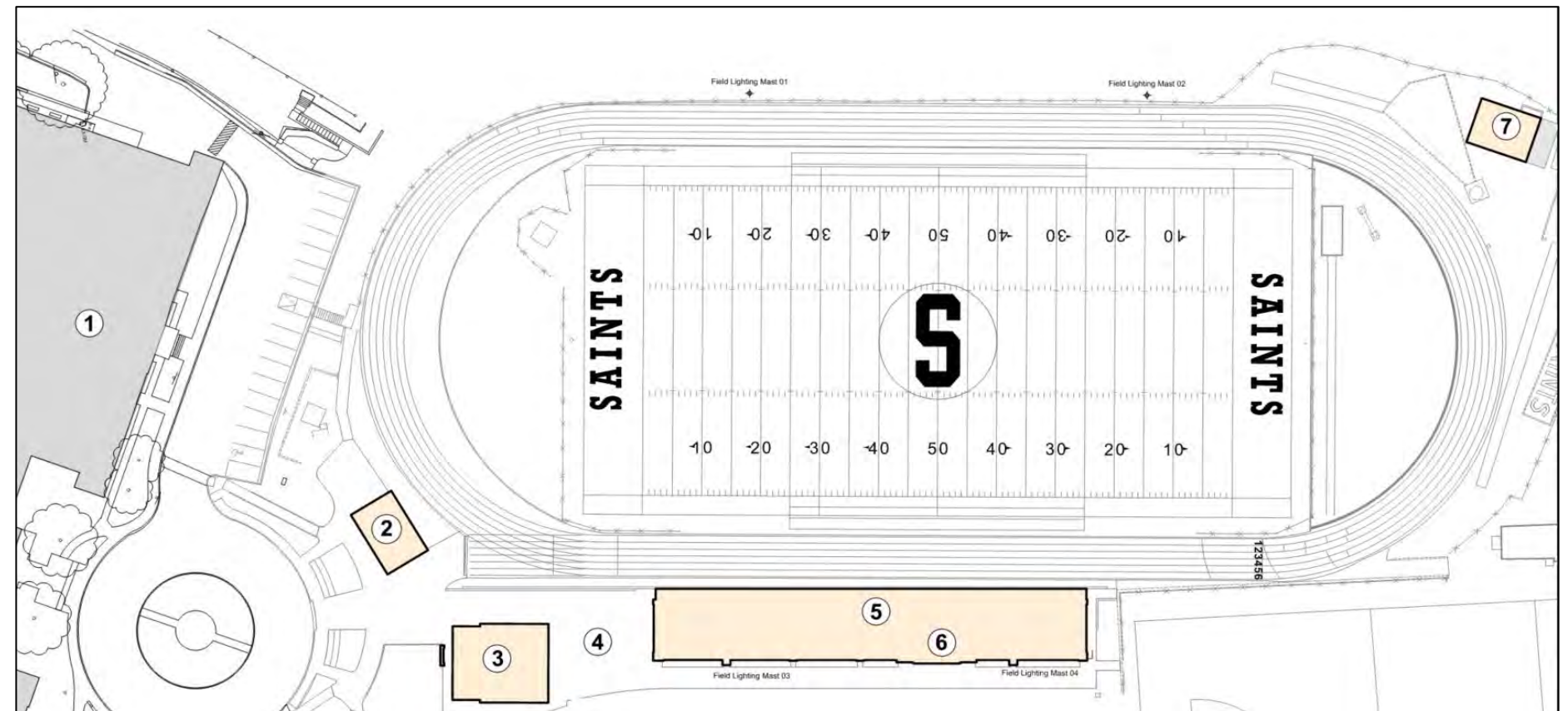
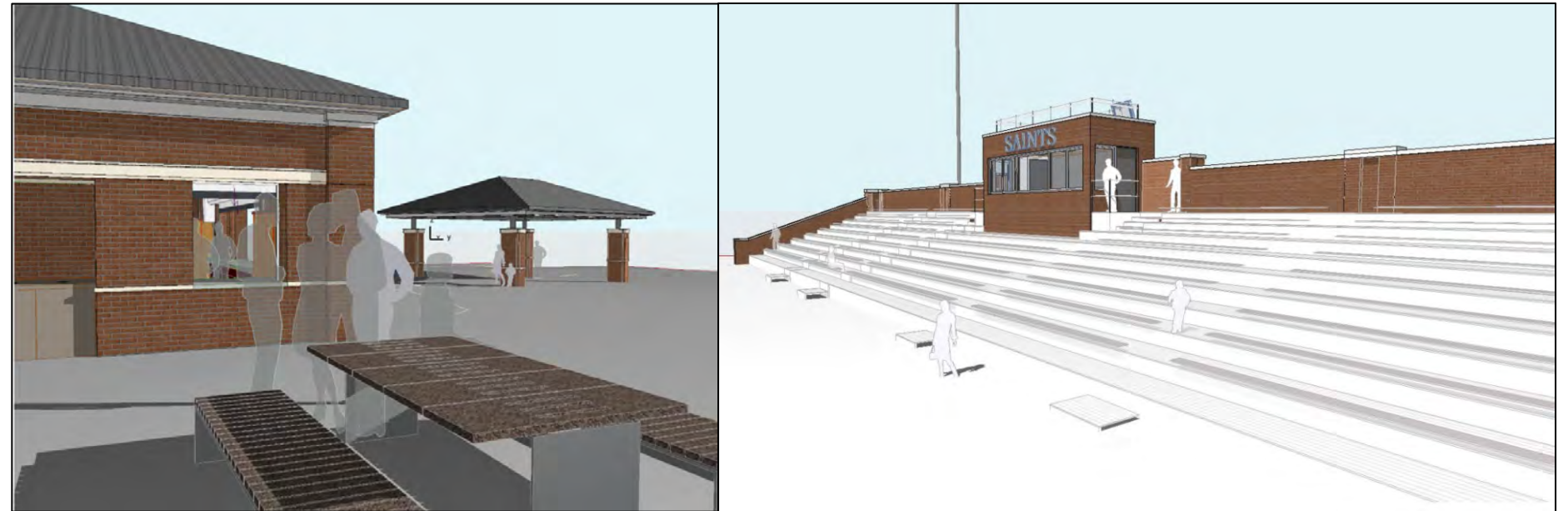


Rendering of private open space



St. Stephen St. Agnes Game Day Plaza – DSUP Amendment

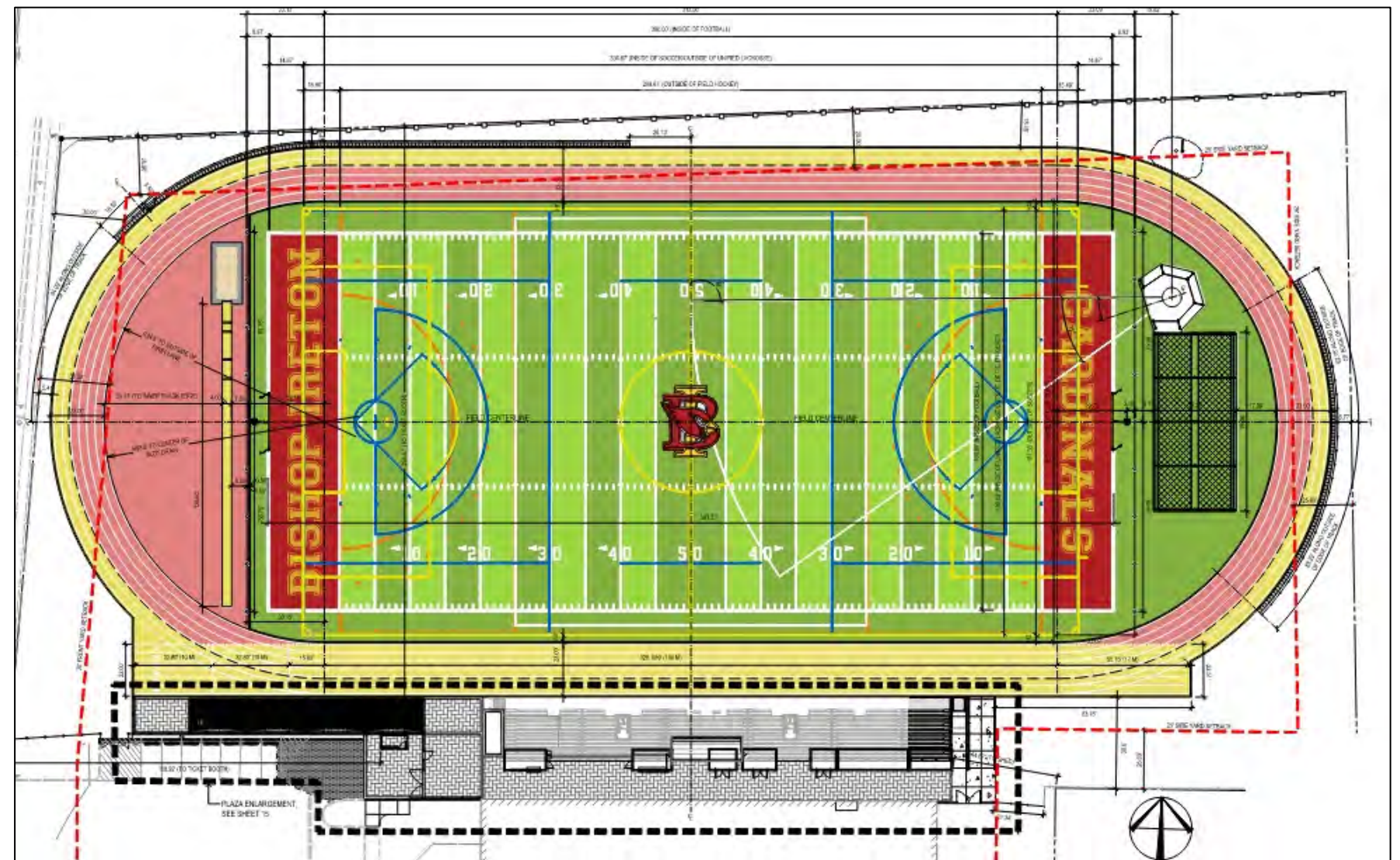
- ▶ Eight New Athletic Field Lights, 85 feet high
 - Football and Soccer Fields
- ▶ New Buildings
 - Concessions, Pavilion
- ▶ Replacement/Improvements
 - Bleachers, Shed





Bishop Ireton Field Improvements – DSP Amendment

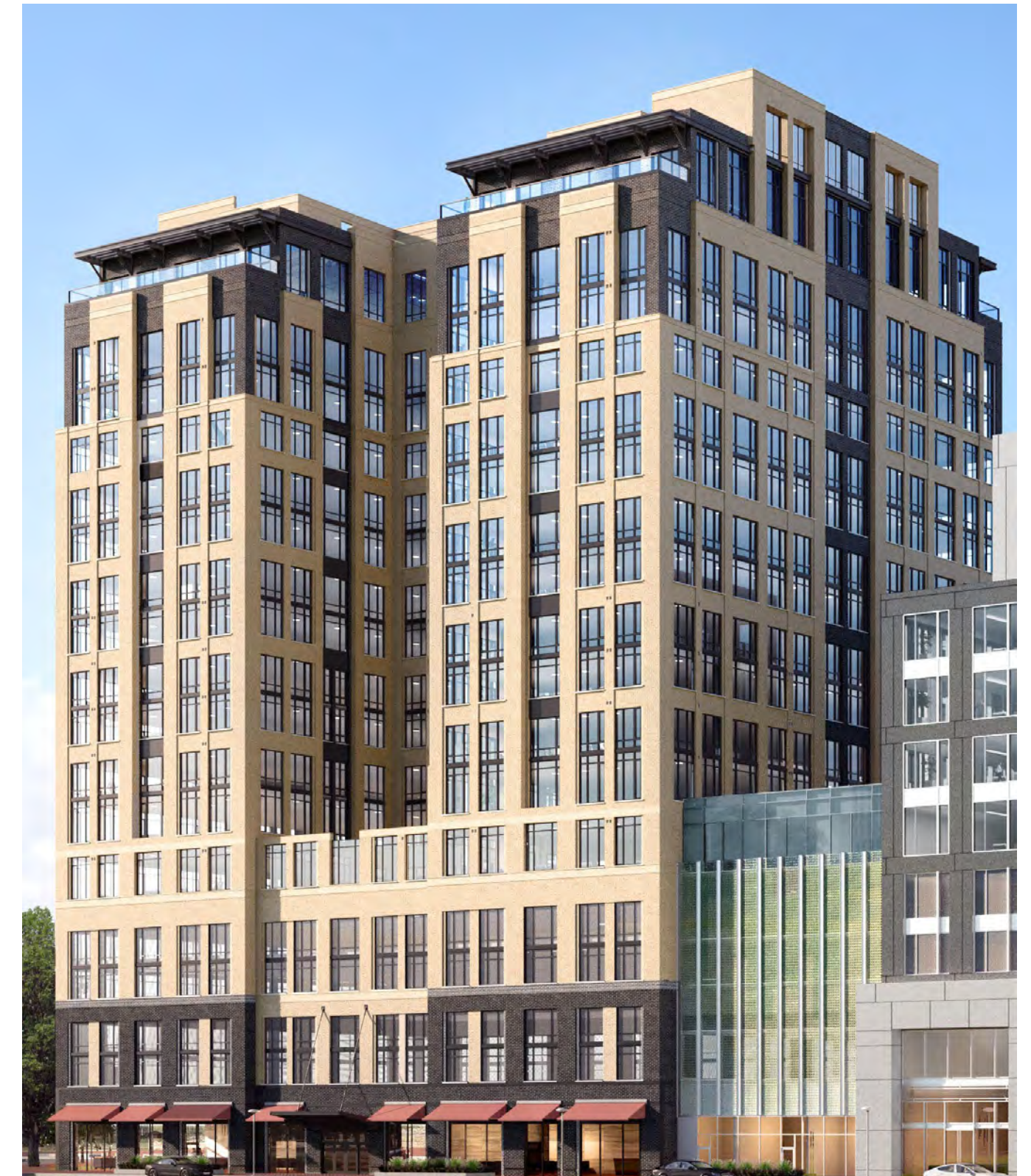
- ▶ Expanded track lanes
- ▶ New athletic field surface
- ▶ New concessions, storage and restrooms
- ▶ Relocated scoreboard and new fence (setback modification requested)
- ▶ New entrance plaza
- ▶ Expanded bleachers





Carlyle Block P – SUP Amendment

- ▶ Transfer of development square feet from office to residential (senior living) - 60,000sf
- ▶ Conversion of parking floors to residential use
- ▶ Reduction in size of office building



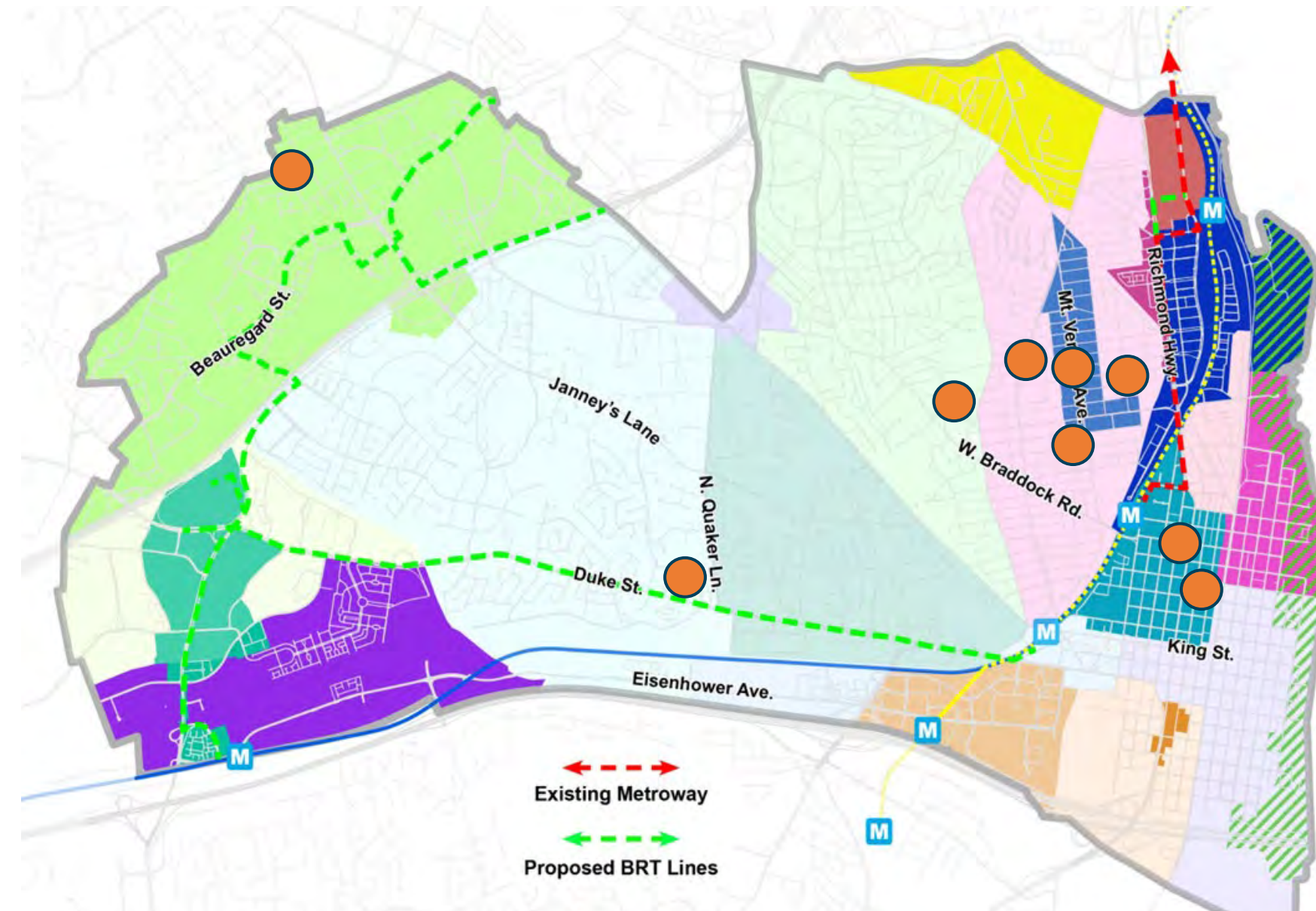
Note: images are from previous approval and may be altered for current proposal.



Special Use Permits + Vacations

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



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- 3 projects for September Public Hearings
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Upcoming Public Hearing Schedule

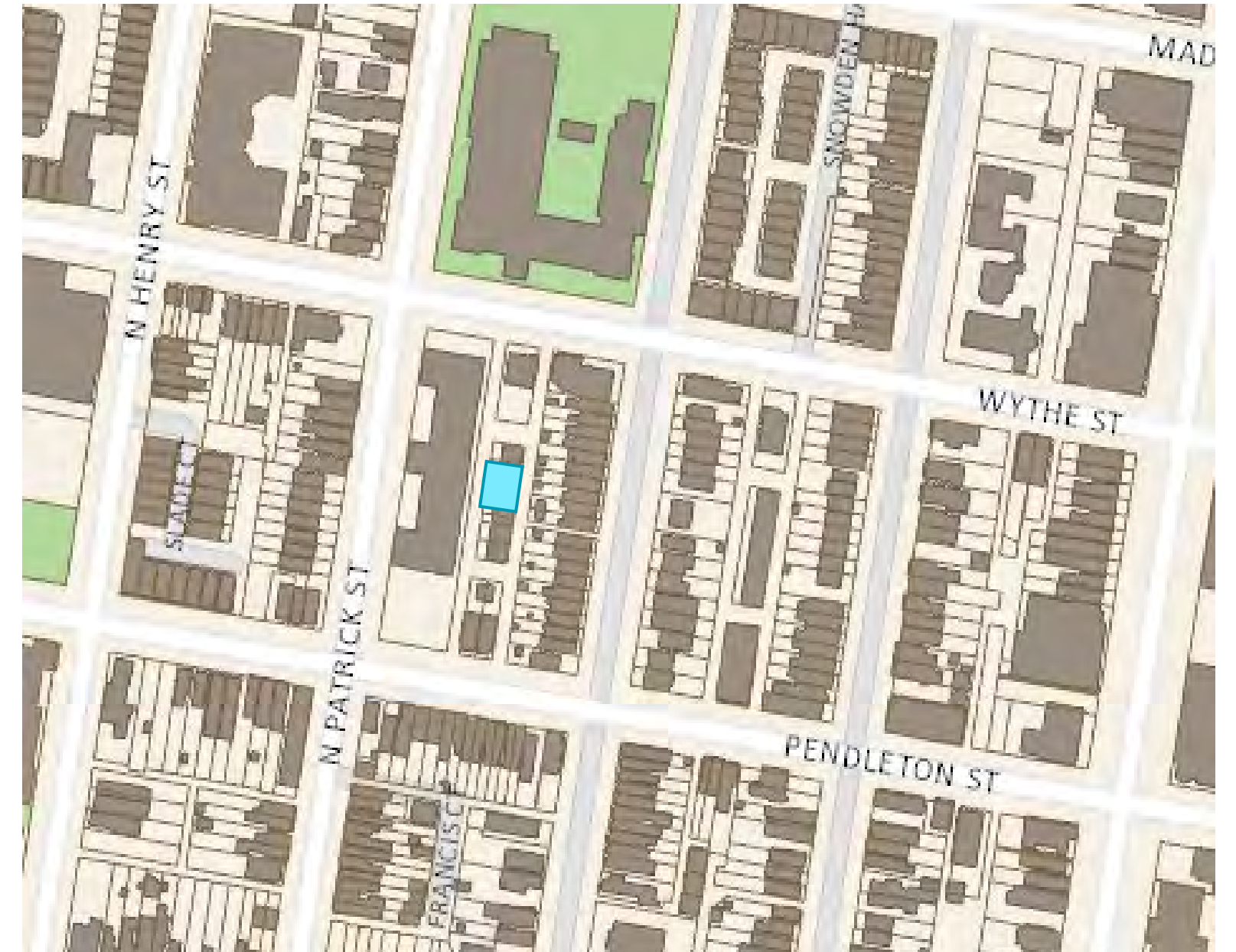
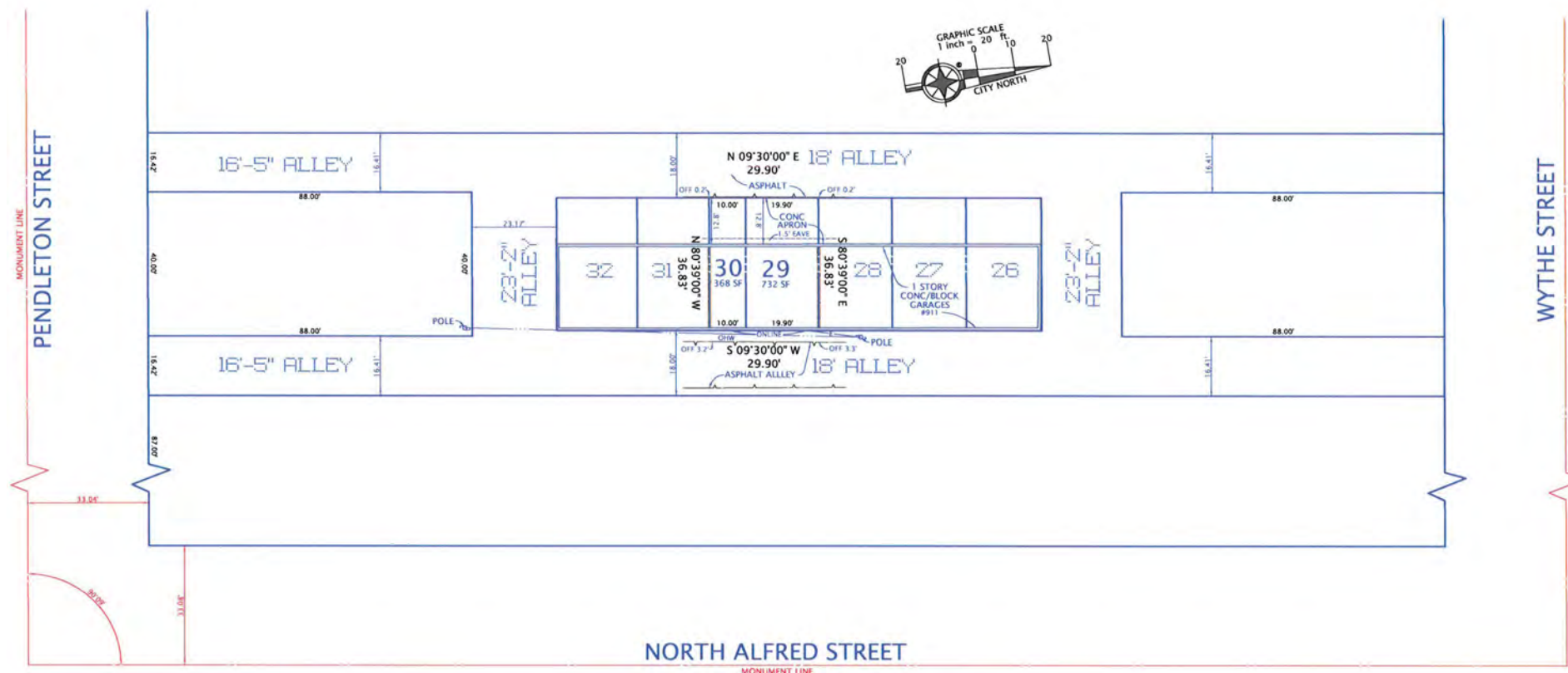
- Planning Commission: 10/6, 11/5
- City Council: 9/19, 10/17, 11/14

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Special Use Permit: 911 C/D Pendleton Street

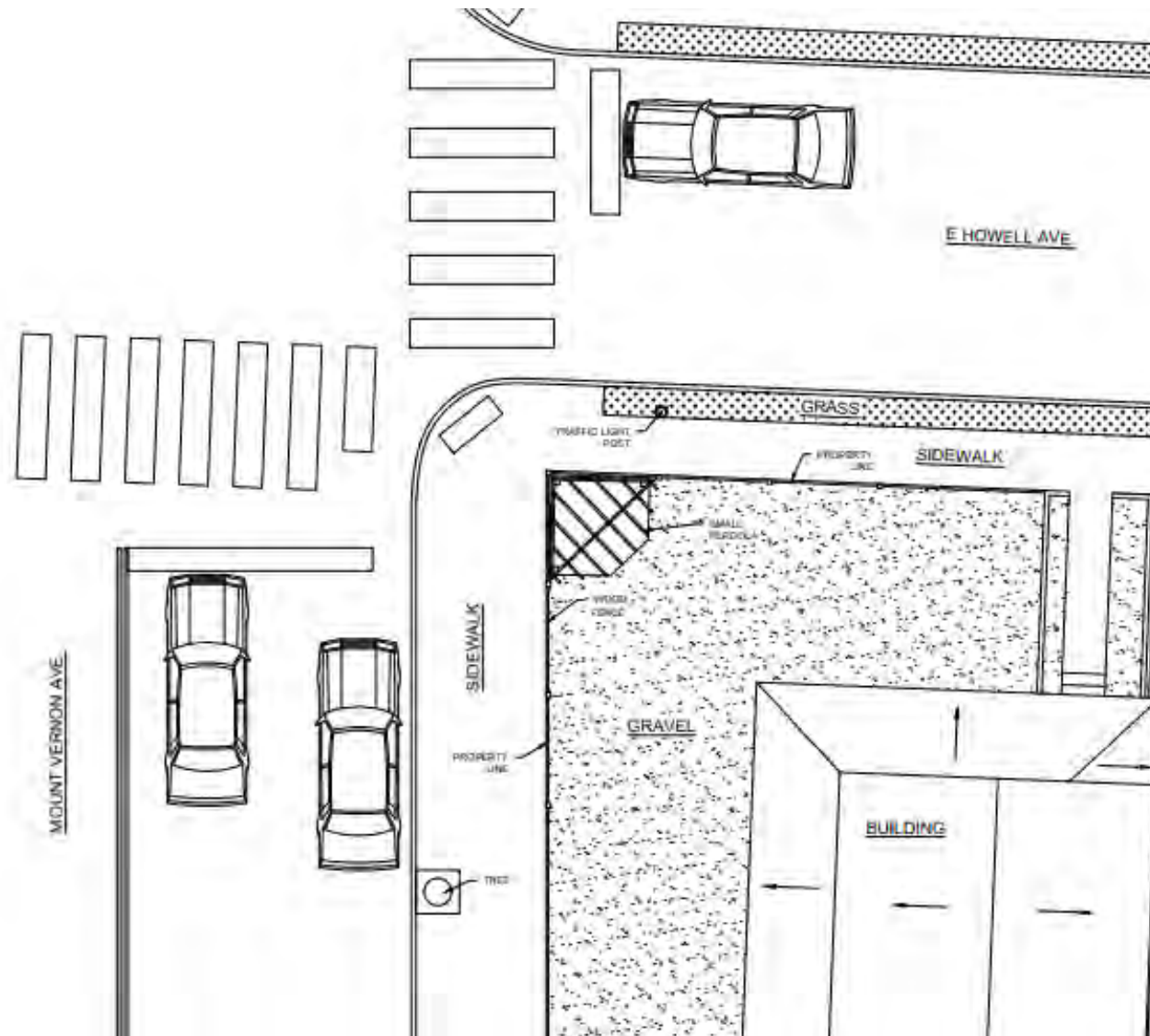
Redevelopment of a lot without frontage: Conversion of a commercial storage building to single-unit dwelling with second-story addition



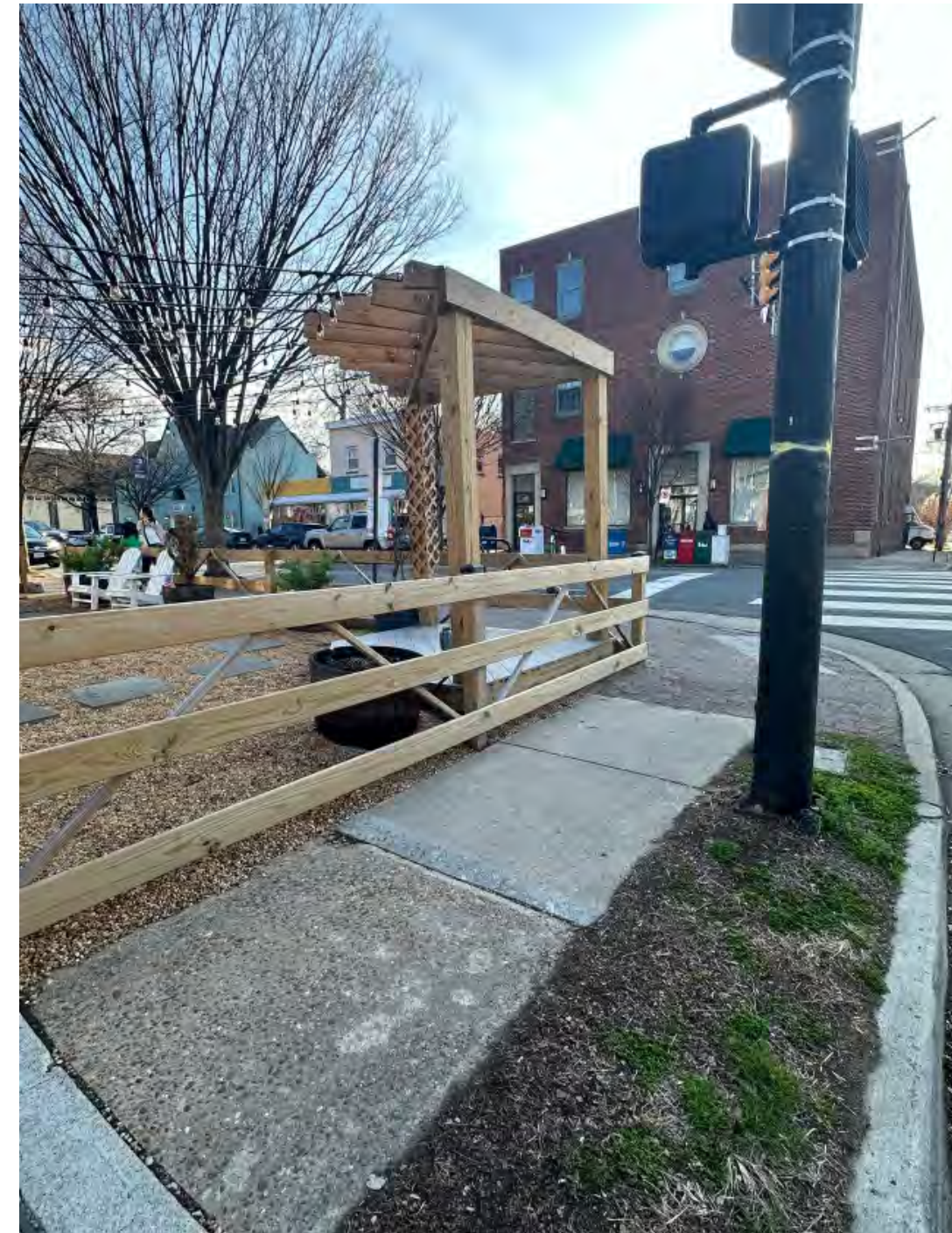


Special Use Permit: 1913 Mt. Vernon Avenue

Outdoor live entertainment and modification to vision clearance triangle



Del Ray Farmhouse Market and Garden





A two-story house with a covered front porch. The house features a mix of horizontal siding, vertical siding, and brickwork. The porch has a dark metal roof and is supported by columns. There are several windows with black frames and white trim. The landscaping includes a lawn, shrubs, and a walkway leading to the porch.

PART 104

N/F DAVID N ELLNER &
VICTORIA SOPH ROESSLER
2109 COMMONWEALTH AVE
ALEXANDRIA, VA 22301
TM: #034.03-02-11
ZONE: R 2-5
USE: RESIDENTIAL
INSTR #230003690

#1 E CUSTIS AVE
PROP 2-STORY
DWELLING
FF=44.10
BF=34.10

PROP GARAGE
GF=42.82

PROP STOOB

PROP PORCH

PROP PERMEABLE DRIVE

PROP WALK

CONCRETE PAD (2)

PROP APRON

PART 553

TOTAL AREA =
4,607 SQ. FT.

EAST CUSTIS AVENUE

DRIVEWAY

FRAME WALL

FRAME FENCE

FRAME WALL

GATE

FRAME WALL

APPROX LOC W/S

BENCHMARK
SAN MH
TOP=41.1

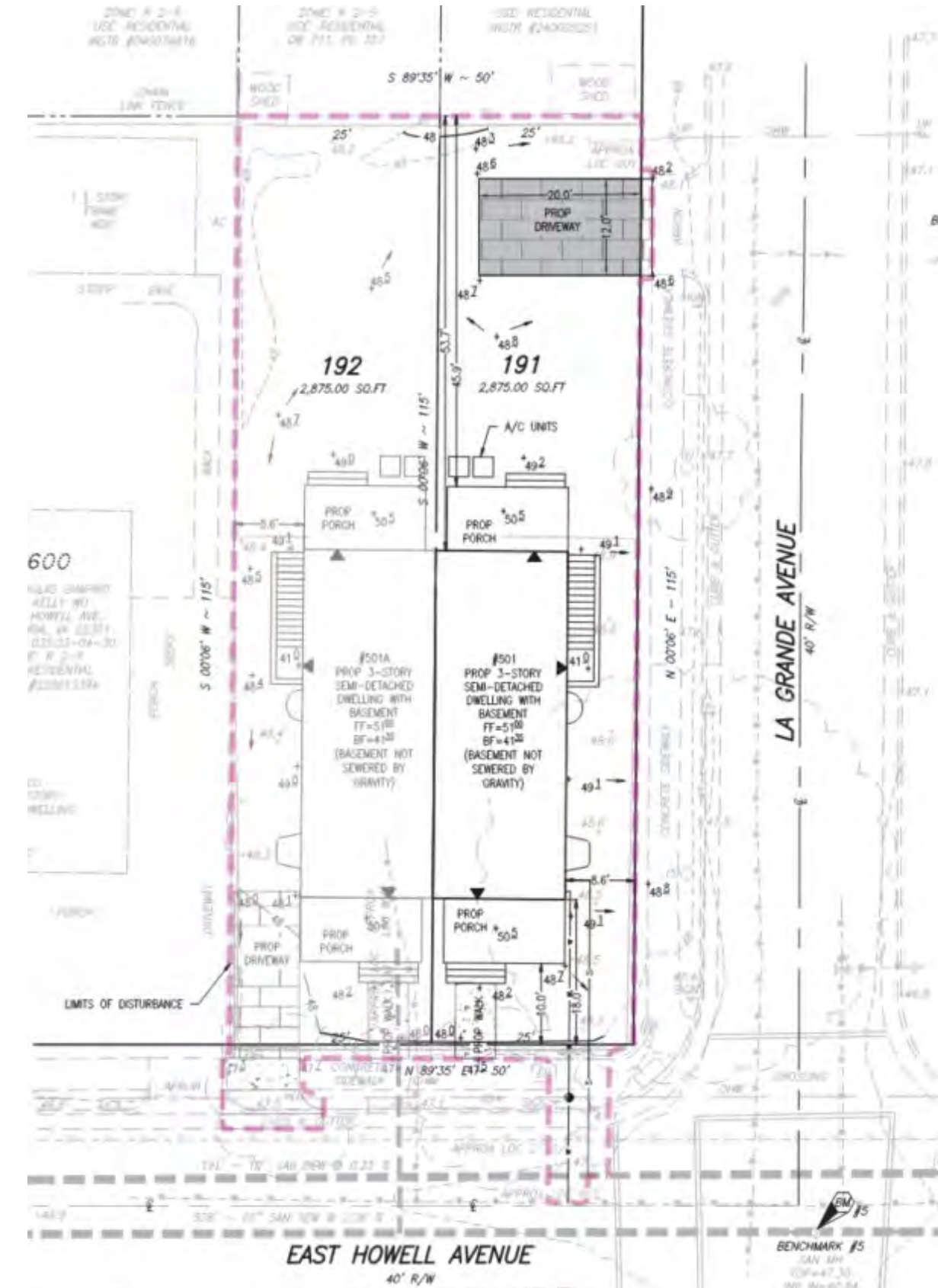


Special Use Permit: 501 E Howell Avenue

Special Use Permit for a substandard lot



Proposed two-unit dwelling, each 1,290 sq. ft. and 27.2 feet in height





Subdivision and Special Use Permit: 108 N. Quaker Ln.

Resubdivide one lot into two lots with Special Use Permit for a lot without frontage

Resubdivide 68,494 sq. ft. lot into:

- **Lot 500 – 34,116 sq. ft.**
 - o *w/ variations for lot width and frontage*
 - o *Retain existing home*
- **Lot 501 – 34,378 sq. ft.,**
 - o *SUP for development of a lot without frontage*





Vacation of Public Right-of-Way

218 E. Alexandria Avenue and 300 E. Alexandria Avenue: Partial Vacation



- Maintain current alley use
- Reduce existing 50-foot-wide right-of-way to 20 feet
- Applicants to repave to current City standard



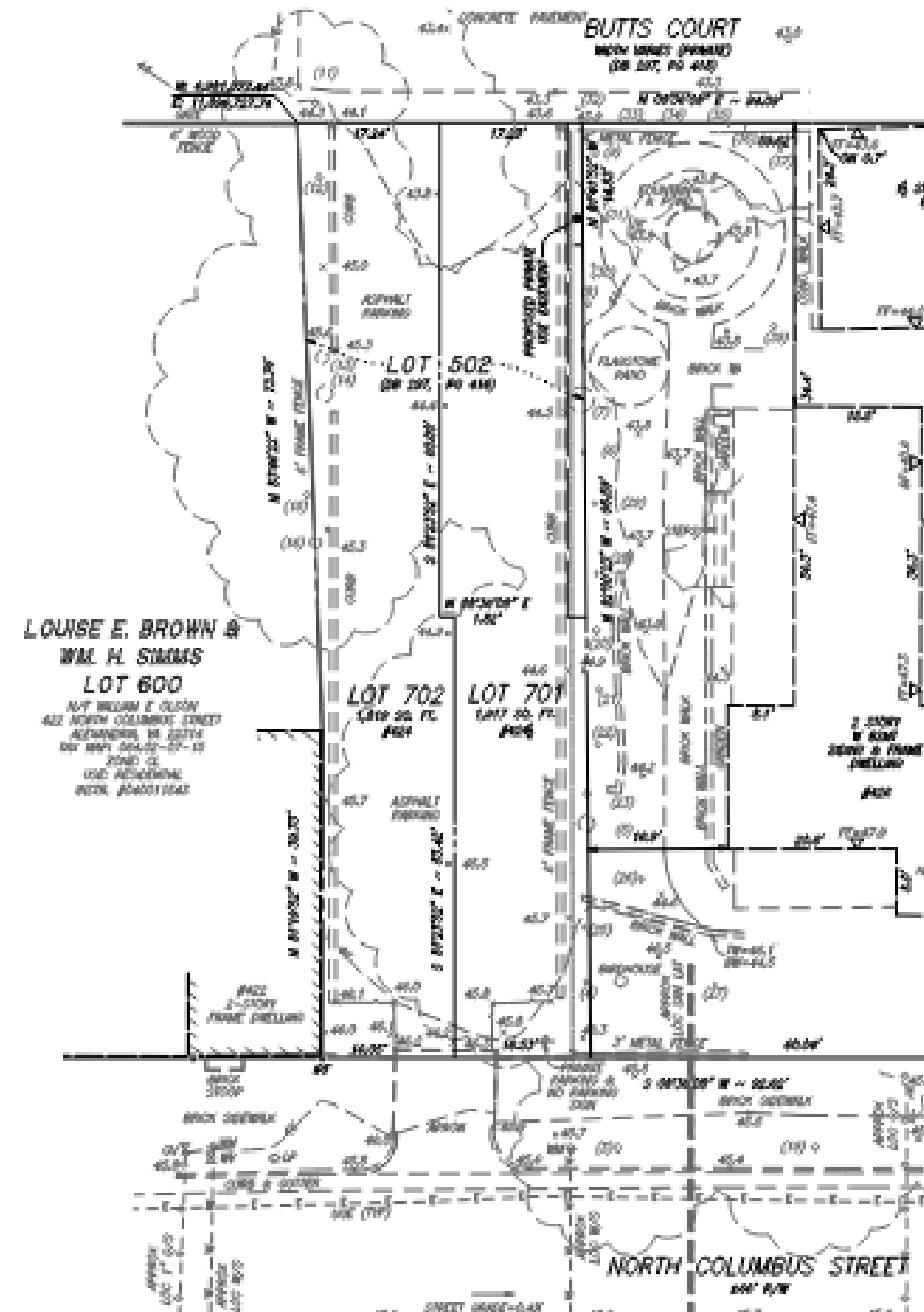
Subdivision: 424 N. Columbus Street

Resubdivide one lot into two lots

Redubdivide 3,736 sq. ft. into:

- **Lot 701 – 1,917 sq. ft.**
 - o *w/ variation for lot width and frontage (16.52 ft.)*
- **Lot 702 – 1,819 sq. ft.**
 - o *w/ variation for lot width and frontage (16.05 ft.)*

CL zone requirement for townhomes: 18 ft. of frontage for interior lots





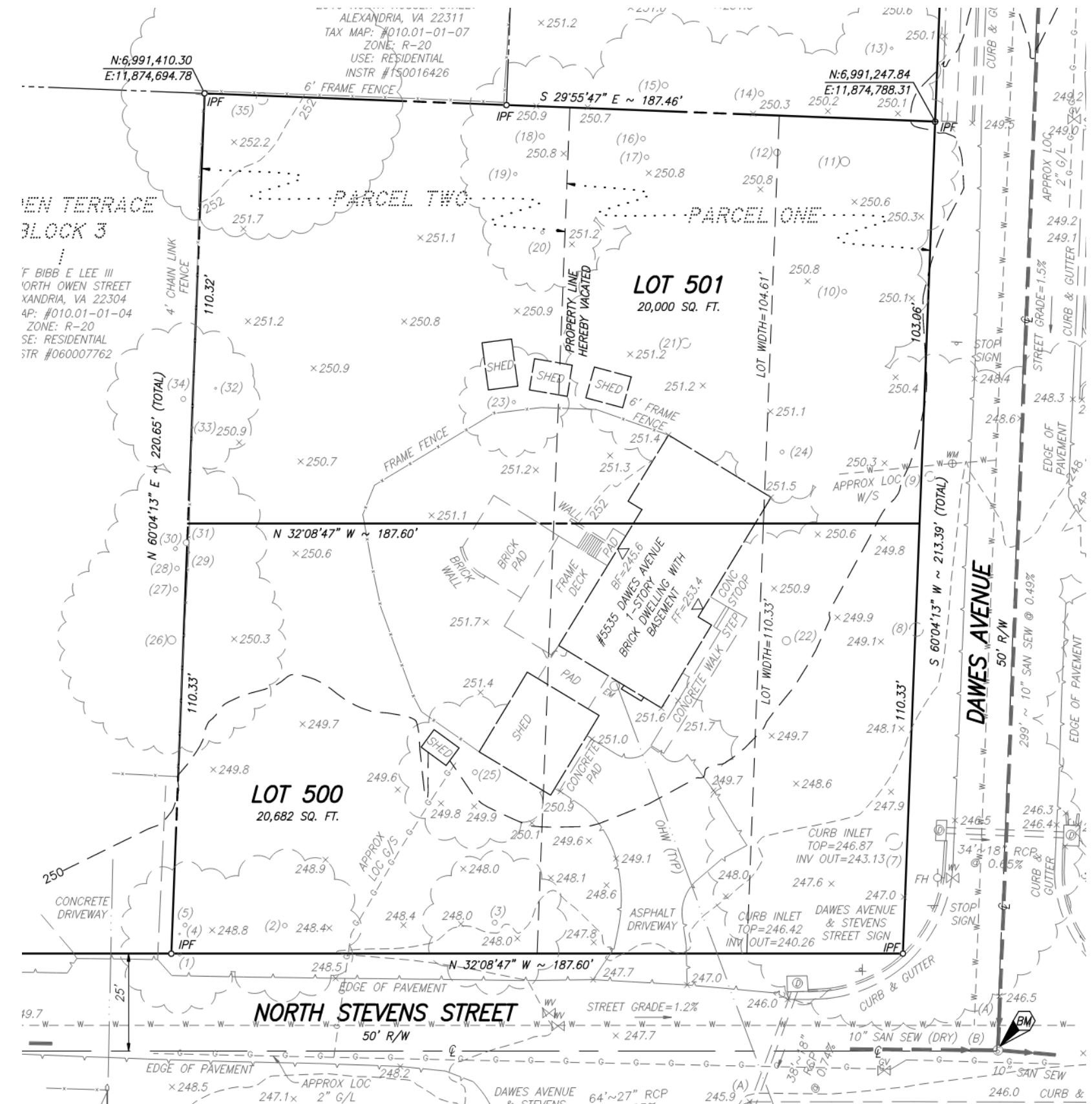
Subdivision: 5535 Dawes Avenue

Resubdivide two lots into two lots with variations for frontage

Resubdivide two lots totaling 40,682 sq. ft. lot into:

- **Lot 500 – 20,000 sq. ft.**
 - o *w/ variation for lot width (110.35 ft.)*
- **Lot 501 – 20,682 sq. ft.**

R-20 requires 120 ft. of lot width for corner lot



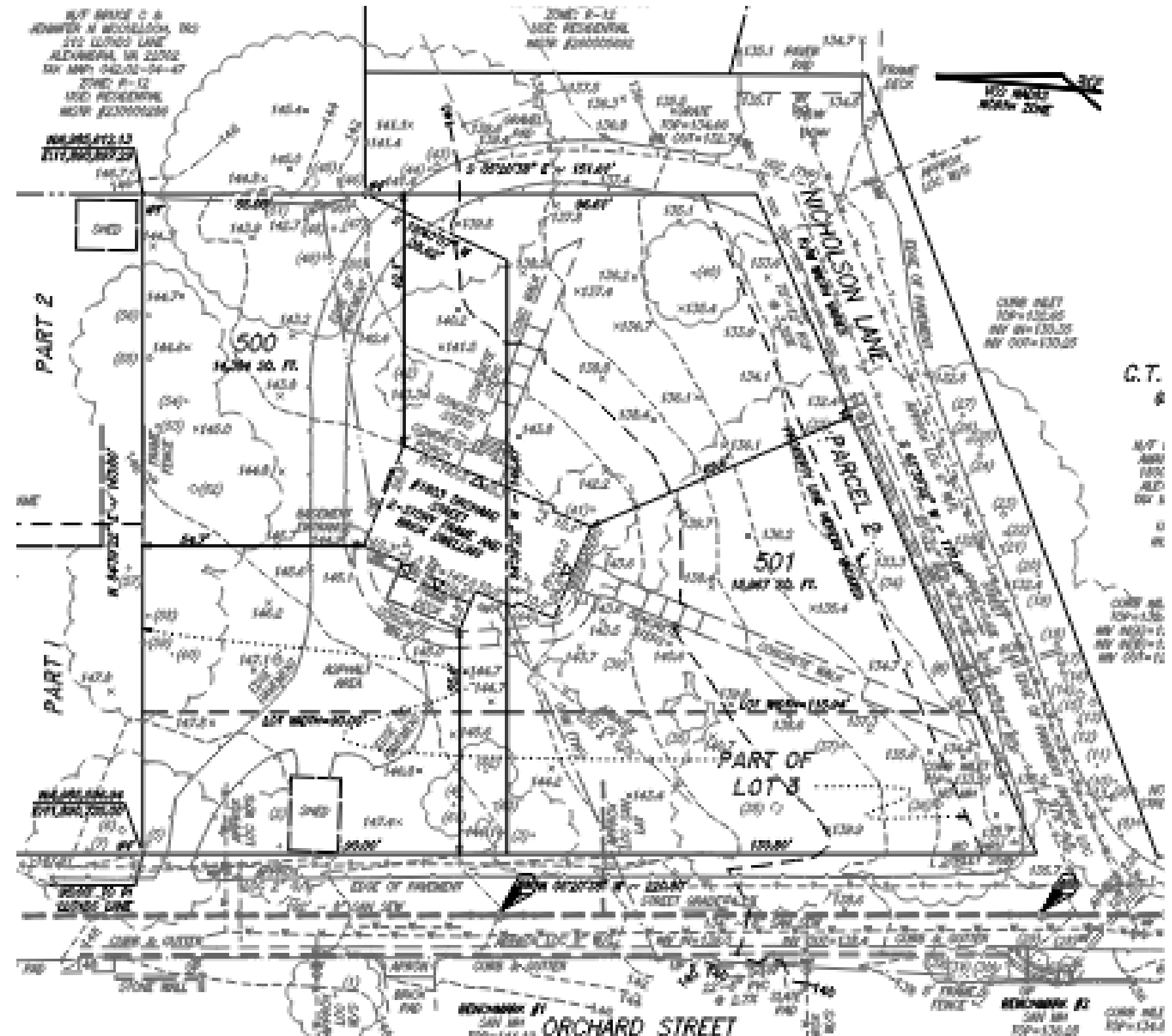


Subdivision: 1803 Orchard Street

Resubdivide one lot into two lots

Subdivide 30,351 sq. ft. lot into:

- **Lot 500 – 14,384 sq. ft.**
- **Lot 501 – 15,967 sq. ft,**





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Zoning Ordinance Updates

alexandriava.gov/Planning



Zoning Text Amendment – Substandard Lots

► Purpose

- Implement City Council Workplan to revise substandard lot regulations and streamline review

► What's Proposed

- Allow most substandard lots to be developed by-right
- SUP review required if lot size, frontage, or width don't meet certain thresholds
- SUP review required for lots without frontage

► More Information

- Public Hearings: October
- alexandriava.gov/zoning/zoning-amendments



Zoning Text Amendment – Substandard Lots

▶ Lot Inventory

- ~9,000 single-unit detached housing inventory
- ~2,933 (one third) are substandard
- Most fall just short of minimum requirements
- Most are clustered together with similarly sized/shaped lots
- Concentrated in R-8 (North Ridge/Beverley Hills) and R-5/R-2-5 (Rosemont/Del Ray) zones
- Caused by Zoning being applied after lots were created

▶ Past Cases

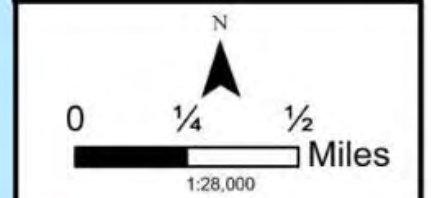
- 74 out of 80 SUP cases approved over 50 years
- Houses built through SUP process very similar to by-right development

Substandard Lot Locations

Substandard Lots

ZONING

- R 12
- R 2-5
- R 20
- R 5
- R 8

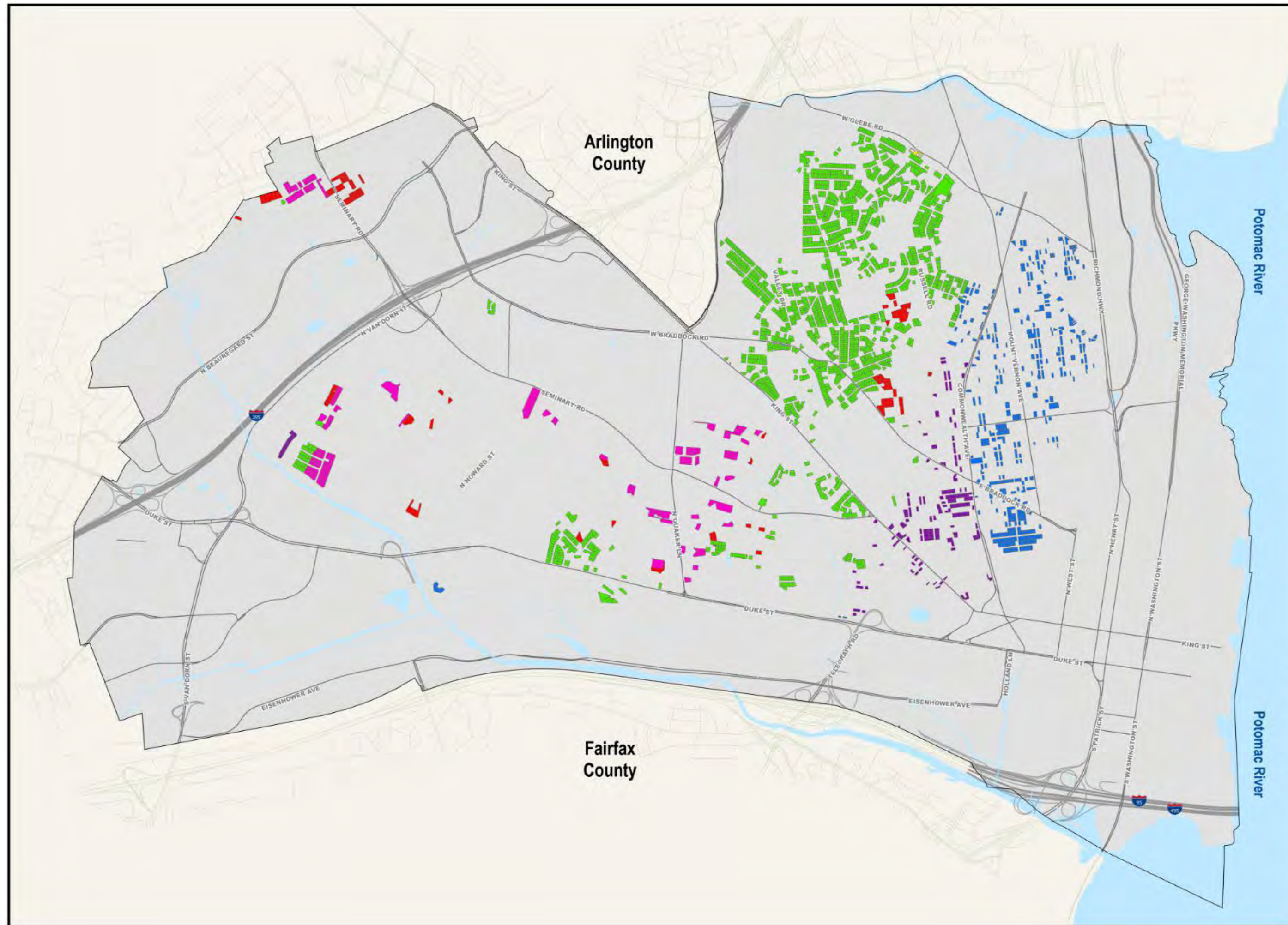


This map was produced by the GIS Division of the Information Technology Services Department, City of Alexandria, VA

Mapping Standards:
Coordinate System: NAD83 State Plane Virginia North
Projection: Lambert Conformal Conic
Map Units: Feet

The maps provided hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use of or performance of the maps.

Map Produced: 8/11/2026





Zoning Text Amendment – Substandard Lots

► Draft Recommendations

Allow development of substandard lots that are either:

- A. Similar in size/shape to surrounding lots, or
 - B. Meets $\geq 90\%$ of the zone's minimum requirements
- Development must comply all other requirements (setbacks, FAR, height, etc.)
 - Retain SUP requirement for lots that fall outside of these parameters
 - Retain SUP requirement for lots without frontage



Zoning Text Amendments for Historic Preservation

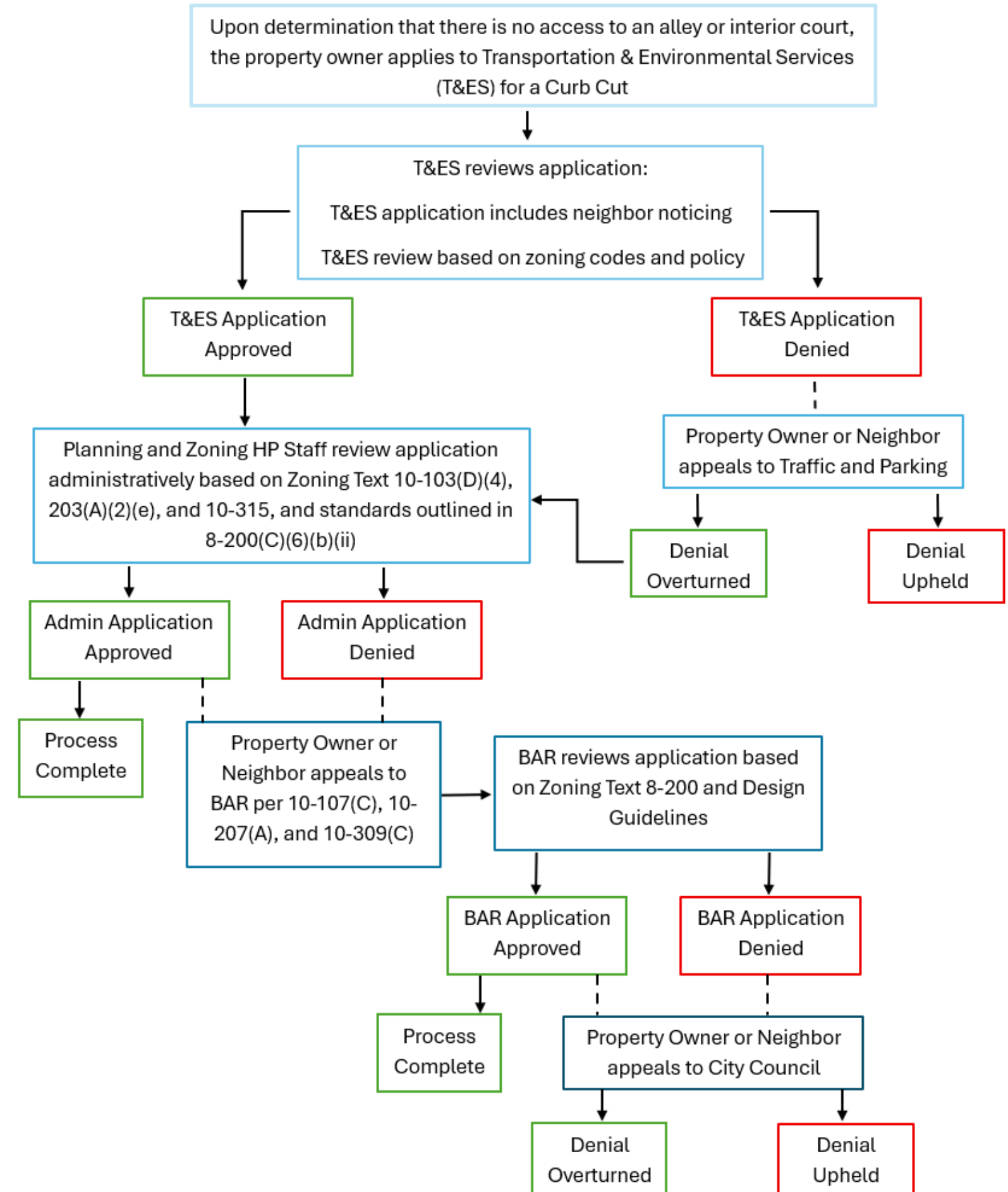
- ▶ Curb cuts in OHAD
- ▶ Streamlined concept review
- ▶ Additional administrative reviews
- ▶ Clean up outdated zoning language



Curb Cuts

New Process that would apply to OHAD & Parker-Gray

- Guides property owners to utilize alleys and interior courts
- If not possible property owner may make an application to T&ES (Section 5-2-14(c))
- If approved, the owner may apply to Planning & Zoning HP Staff





Updated Concept Review Process

► Current Process

- BAR provides non-binding comments prior to DSUP City Council hearing
- BAR then considers Certificate of Appropriateness (CofA) for bulk characteristics (height, scale, massing) and architectural elements after DSUP approval

► Proposed Process

- Create a BAR Concept Approval for bulk characteristics in lieu of the non-binding work session
- Provides a level of certainty regarding the building envelope earlier in the review process
- Following DSUP approval, BAR may review CofA for architectural elements only



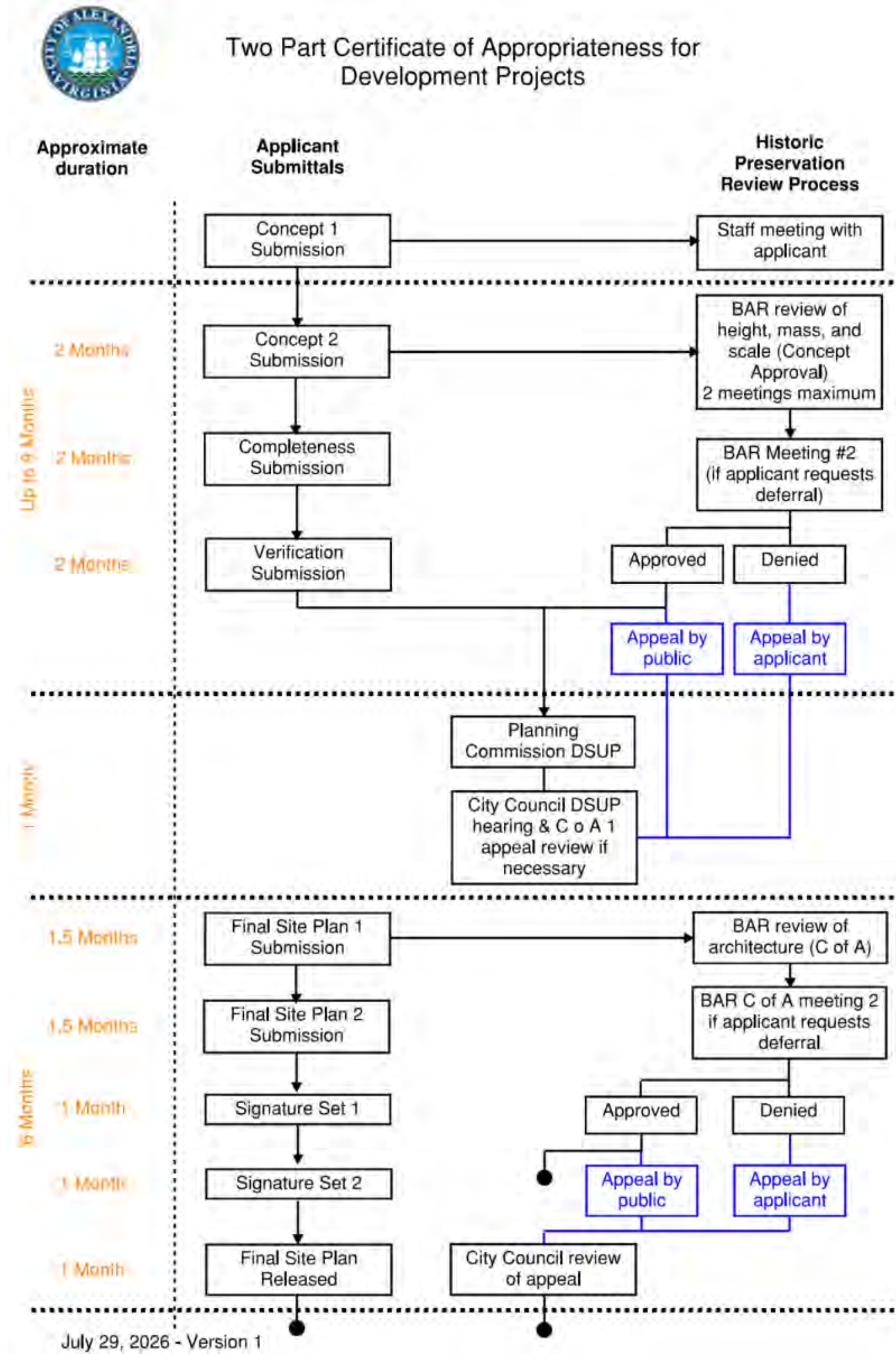


Updated Concept Review Process

► Highlights

- Aligns with OneStart project timeline and development submissions
- BAR review is concurrent with development review
- Focuses BAR review after DSUP on architecture
- Maintains BAR scope of review while aligning the review timing with the project development

11/5 Planning Commission Public Hearing
11/14 City Council Public Hearing





Zoning Text Amendment – Historic Preservation

► **Correction of technical errors, outdated references, and language**

- Ensure consistent language between Zoning Ordinance sections
- Strike "annual subscription fee" for notice of hearings
- Strike "Urban Renewal" as reason to proceed with projects

► **Streamline and increase clarity**

- Allow rooftop mechanical screening to be approved administratively
- Create process for appeals to administrative approvals
- Allow BAR to review appropriateness of ATMs rather than Zoning
- Clarify BAR standards for routine maintenance, repairs, and replacement
- Extend validity for CofA/Permits to Demolish from 12 to 36 months



Zoning Text Amendment: YIGBY ("Yes in God's Back Yard") & Administrative Site Plans

1. General YIGBY Overview and Purpose
2. Map of Real Property Tax Exempt Properties
3. YIGBY Zoning Allowances
4. Administrative Site Plan Process
5. Staff Recommended Additional Provisions for Administrative Approvals
6. Administrative Site Plan Impact Analysis
7. Community Engagement + Schedule

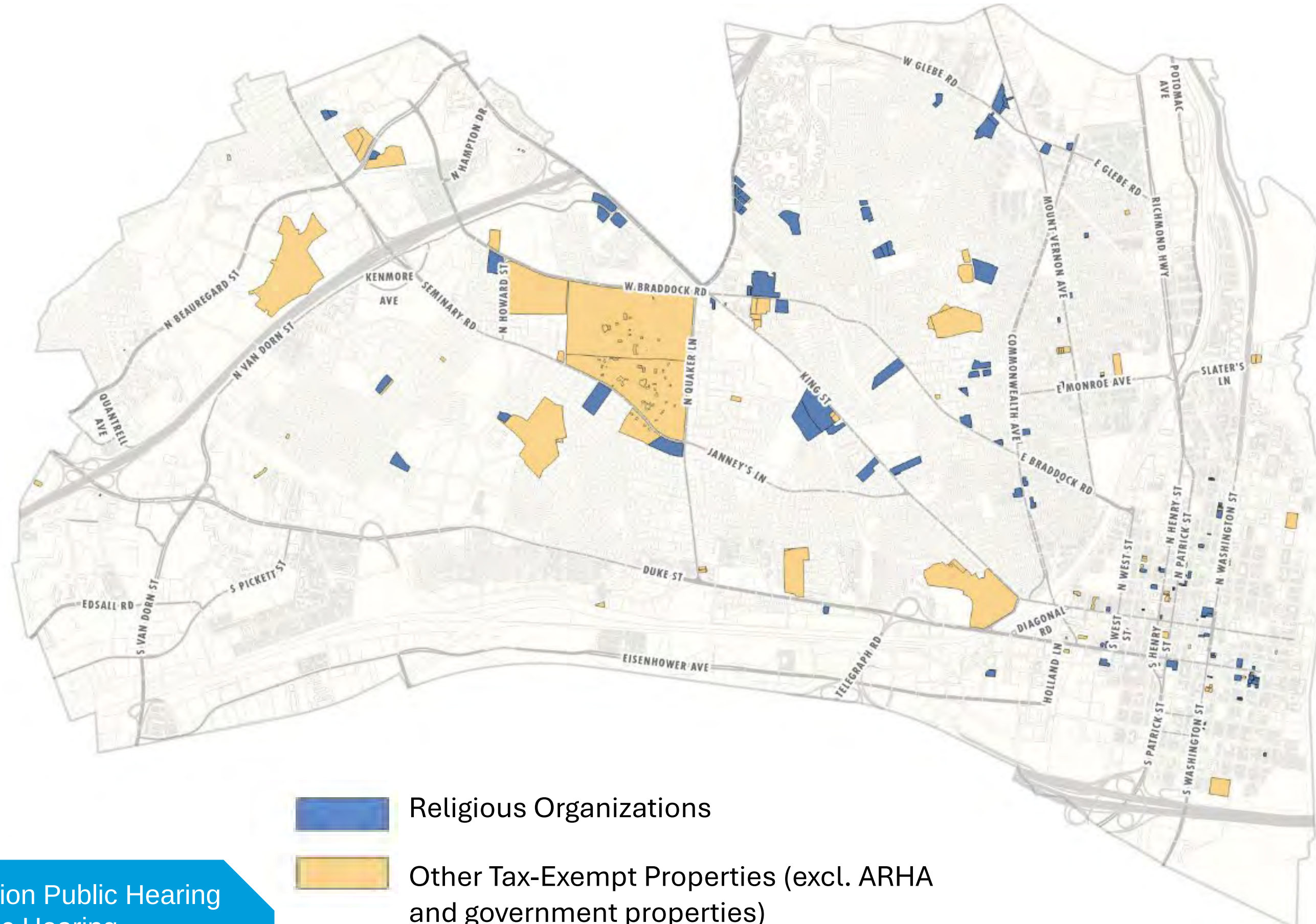


General Overview & Purpose

- ▶ Effective January 1, 2027 through January 1, 2031 (VA state mandate)
- ▶ New streamlined administrative approval pathway for certain affordable housing projects
- ▶ Zoning allowances and administrative site plan process with timeline required through state legislation
- ▶ Applies to tax-exempt properties owned by religious and non-profit organizations for at least five years
- ▶ 60% of units must be committed affordable for 30 years to renters at 80% AMI (area median income) and purchasers up to 120% AMI



Real Property Tax-Exempt Properties (illustrative)





YIGBY Zoning Allowances

- ▶ **Height** - 45 feet, or the height of the tallest existing building within 500 feet, whichever is greater
- ▶ **Density** - 20 units per acre, or the most intensive existing residential unit density within 500 feet of the property line of the proposed project, whichever is greater
- ▶ **Setbacks** - 10 feet or the smallest setback allowed for any existing property within 500 feet, whichever is less
- ▶ **Nonresidential uses** – up to 30% permitted for coffee shops, worship space, etc.
- ▶ **Parking** – no more than one space per residential unit, or fewest required by ZO
- ▶ **Open Space** – 25% (staff is recommending adding pending legal review)



Administrative Site Plan Process

- ▶ State mandate to create administrative site plan process
- ▶ Administrative approval of site plans – no public hearings
- ▶ Accelerated staff review timeframes (40/30/14 days) for each complete submission in a combined Preliminary and Final Site Plan review
- ▶ No noticing or outreach requirements defined in state legislation
- ▶ Staff is recommending City-initiated noticing standard
- ▶ Historic, Environmental, Siting & Archaeological Review Standards
- ▶ Approval period of validity for five years



Staff Recommended Additional Provisions for Administrative Approvals

- ▶ Streamline smaller projects that meet all Z.O. requirements, separate from YIGBY legislation
- ▶ No site plan required for 4 or fewer units (currently 2 or fewer)
 - Grading plan still required for disturbance over 2500 SF
- ▶ Other projects available for Administrative Site Plan
 - Up to 10 dwelling units
 - Up to 30,000 sf non-residential floor area
- ▶ Must meet zone requirements – no modifications nor special use permits



Administrative Site Plan Impact Analysis

16 DSPs approved, or under review, since 2021

- ▶ 4 would become administrative approvals
 - 4 - non-residential projects would qualify
 - 0 - residential projects would qualify
- ▶ 2 not need DSP approval because relief provided by prior ZTA
- ▶ 10 would still require DSP approval at a public hearing
 - 1 - Conflict with original approval condition
 - 1 - Exceeding square footage (City Hall)
 - 8 - Required modifications (5 residential, 3 non-residential)



Community Engagement + Schedule

▶ September:

- Community engagement: Planning Commission, Alexandria Housing Affordability Advisory Committee, Virtual Community Meeting, and Commercial Real Estate Development Association (formerly NAIOP)
- Refine zoning text amendments based on feedback + further research

▶ November:

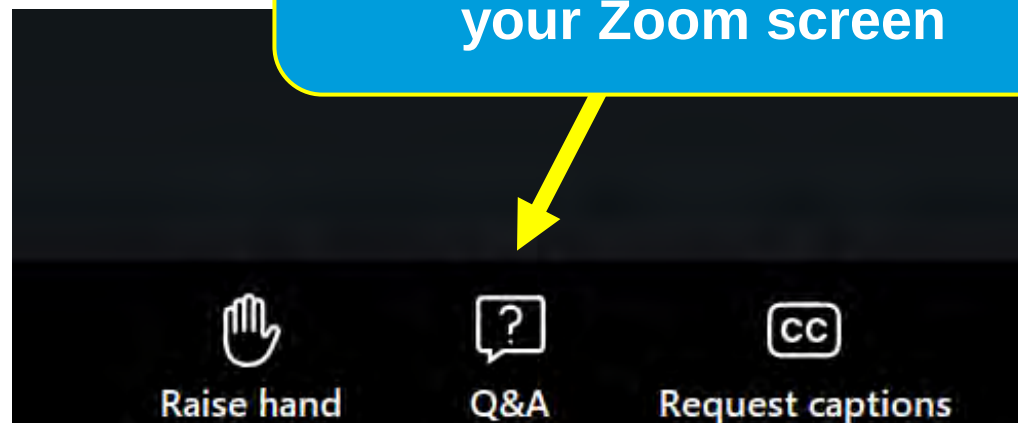
- Planning Commission and City Council hearings



Recap & Questions or Comments?

1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A

Type your question using the Q&A option at the bottom of your Zoom screen



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'



DEPARTMENT OF
**PLANNING &
ZONING**

Thank you for joining us!

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