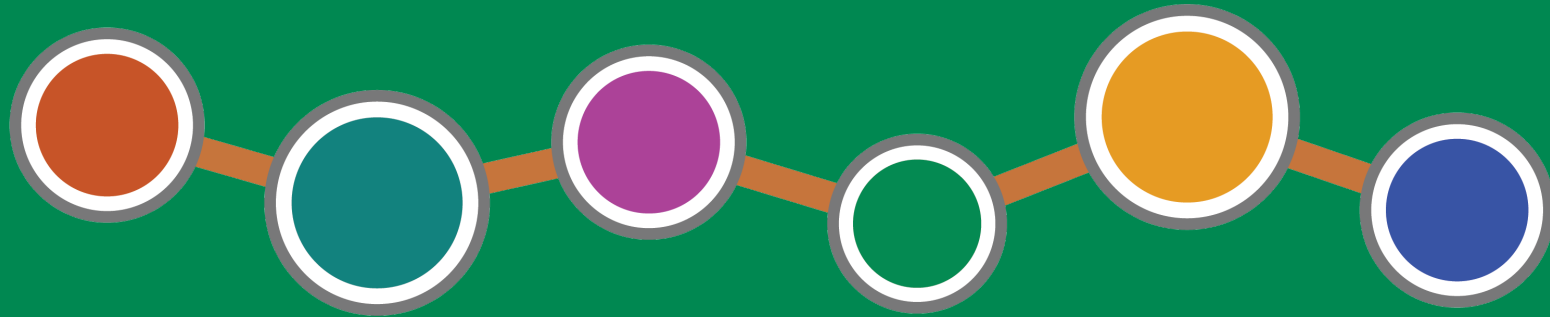


DUKE STREET LAND USE PLAN



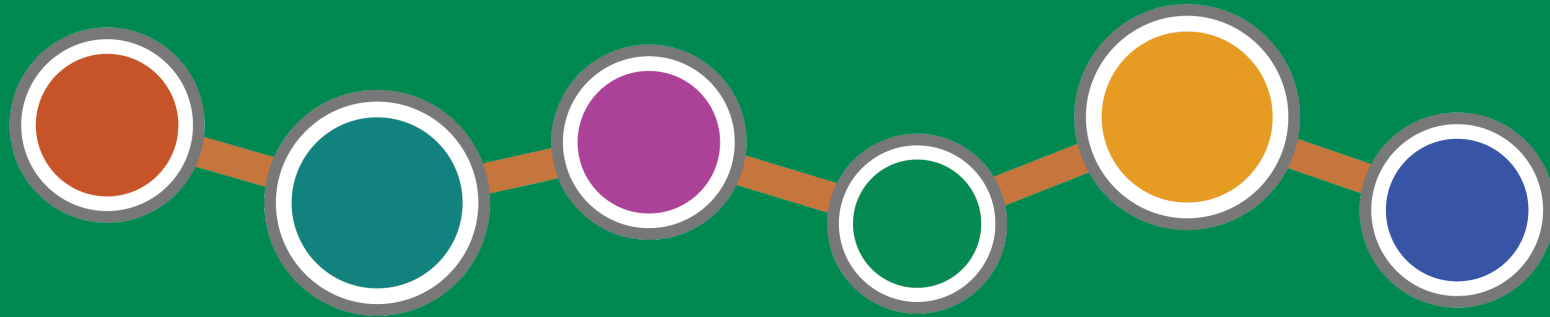
Thank you for joining us!
The Presentation will start at 7:30

September 29, 2026



DEPARTMENT OF
**PLANNING &
ZONING**

DUKE STREET LAND USE PLAN



Community Meeting #9: Draft Plan Release

September 29, 2026



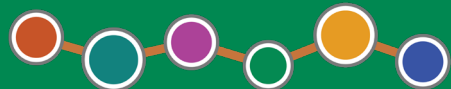
DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

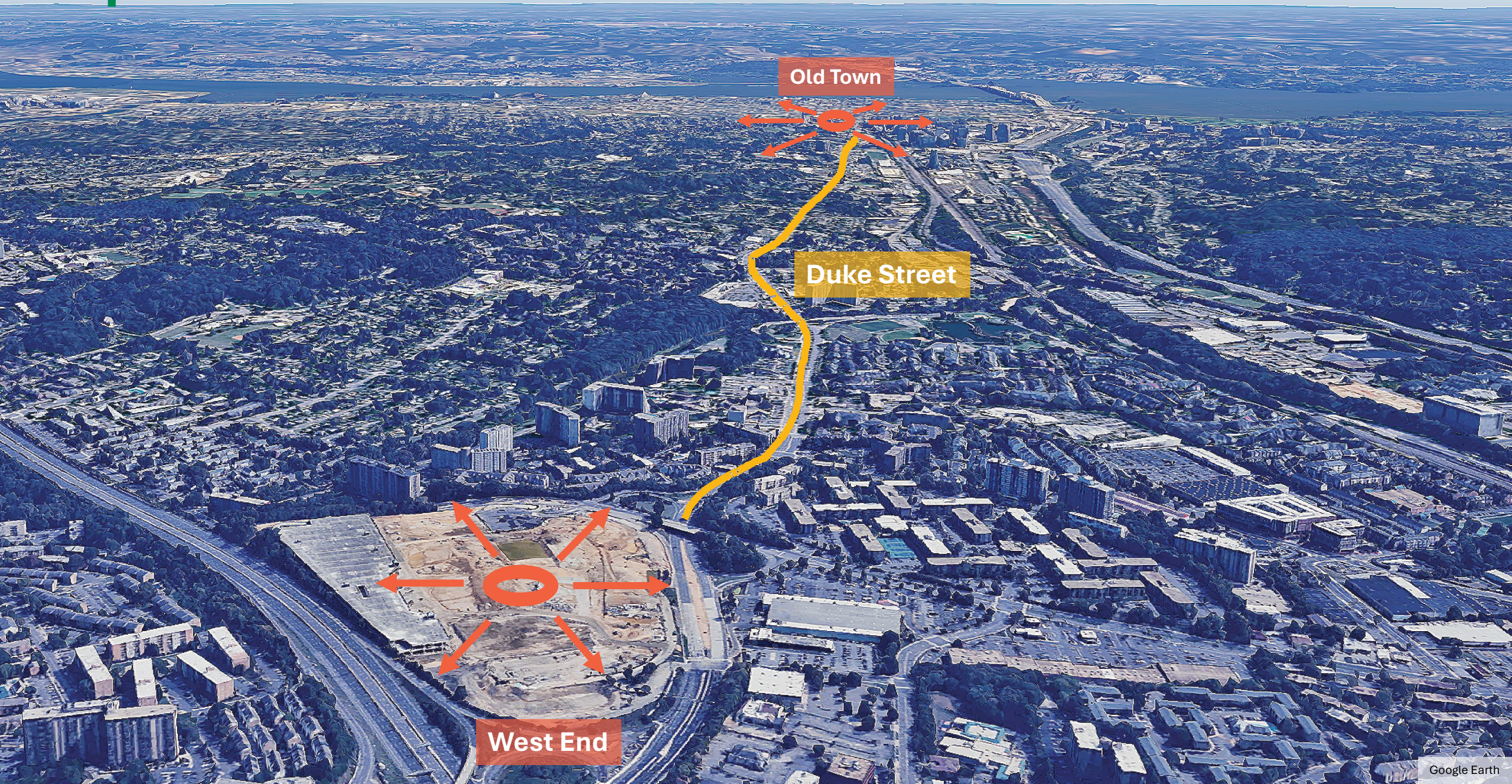
1. Welcome and Background
2. Draft Plan Document
3. Q&A
4. Open House

Plan Background

DUKE STREET
LAND USE PLAN



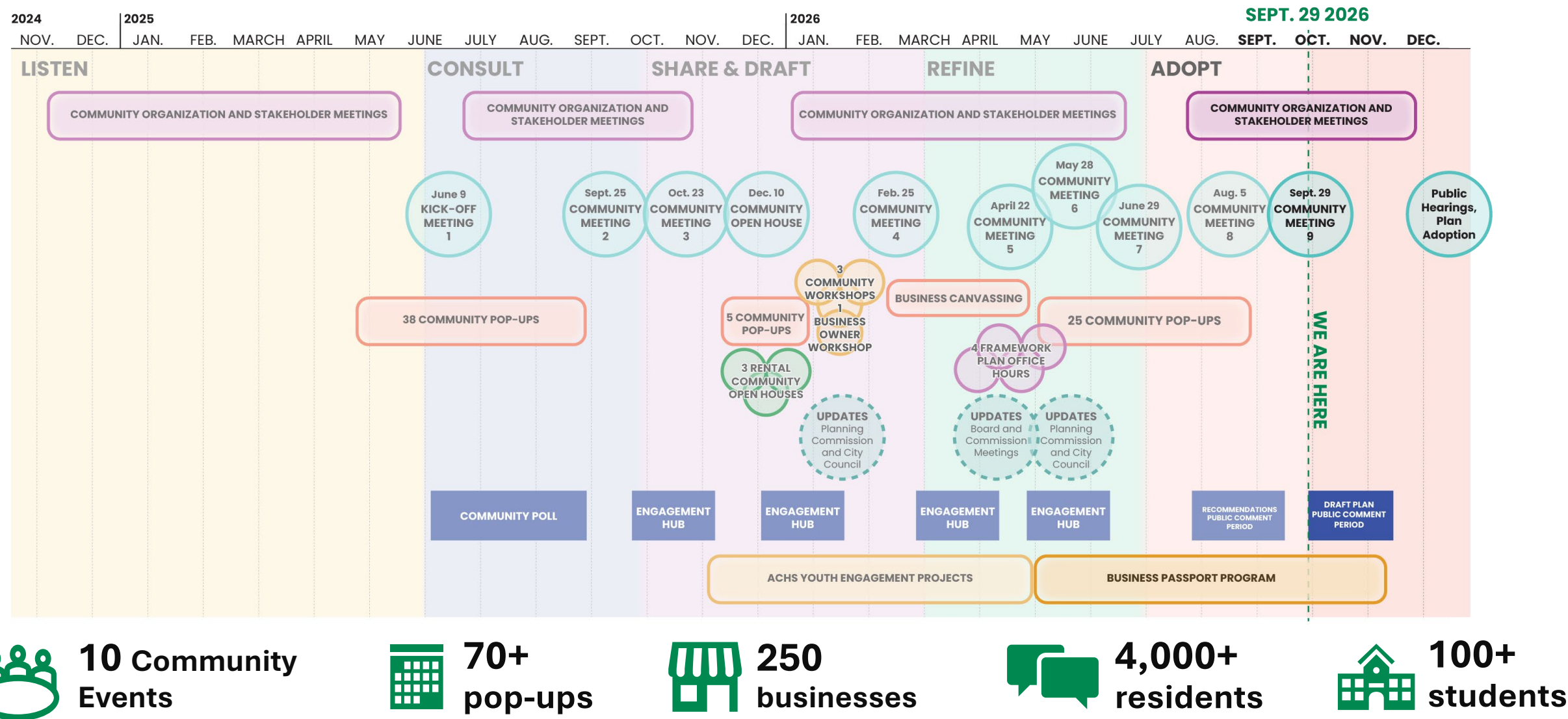
Importance of this Plan Now



Plan Area



Planning Process + Where We Are Now

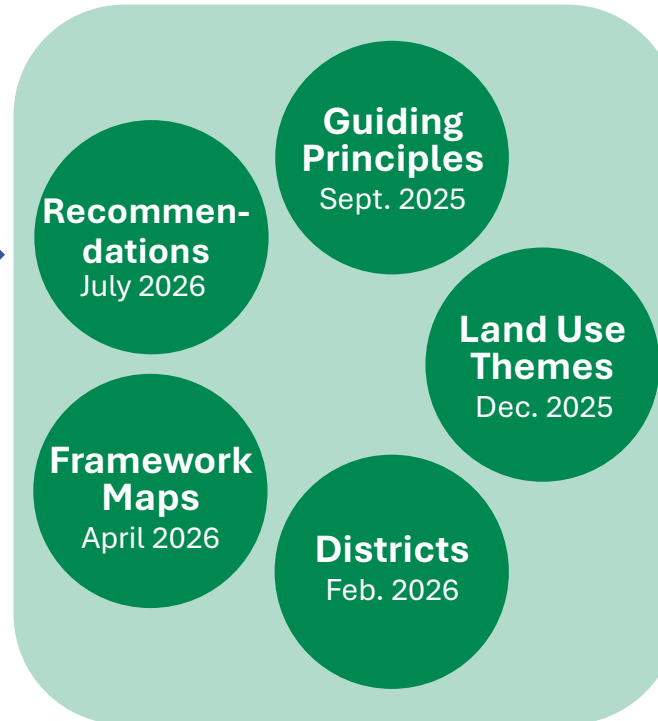


How We Got Here

The **feedback collected** throughout the process...



...formed these **core plan elements**:



These were shared for review, then revised, informed by community feedback.

The **Draft Plan** being released now wraps narrative and graphics around the core elements you've seen and helped shape in earlier phases.



Themes We Heard from the Community

Neighborhood-Serving Retail

Retain grocery and everyday retail in important locations serving the area's neighborhoods

Traffic and Mobility

Address congestion while improving all ways of moving around

Safer Connections

Improve safety and accessibility for pedestrians + cyclists

Cohesive Corridor Design

Move away from piecemeal development toward a more unified corridor

Expanded Open Space Network

Provide more green spaces, particularly in the central area

Housing Affordability and Supply

Increase housing opportunities while ensuring a range of affordability options

Infrastructure Capacity

Ensure adequate infrastructure to support future growth

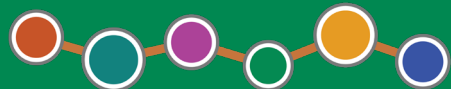
Support for Local Businesses

Retain and integrate existing small businesses



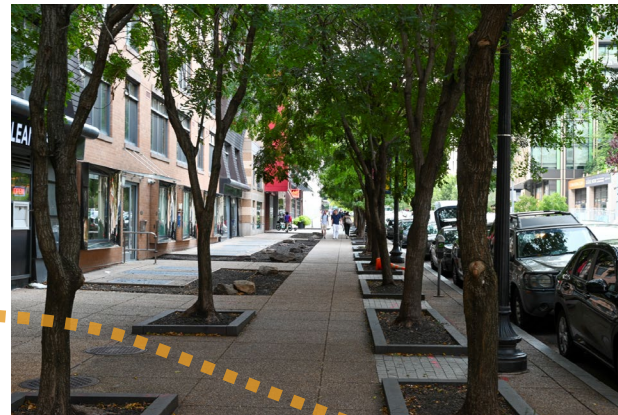
Orientation to the Plan

DUKE STREET
LAND USE PLAN



Plan At a Glance

- ~9 acres of new parks and open space
- New committed affordable units with development
- 4 miles of new proposed bicycle facilities
- 1.25 miles of new trails
- 1.8 miles of new streets
- 20 year plan horizon



How Should I Use This Plan?

Chapters 1 – 3

Vision + Context + Strategy

These chapters establish the vision, provide context, and summarize the Plan strategy.



Chapters 4 – 8

Topical Chapters

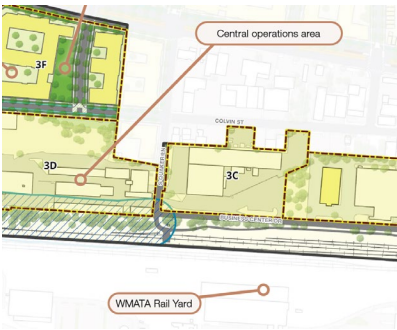
Provide rationale + intent for Land Use, Housing, Mobility, Parks, Sustainability; Include text, graphics, and maps.



Chapter 9

Districts

Collate the development requirements from Ch 4-8. Each District has a **development table** and a **conceptual map**.



Chapter 10

Recommendations

Plan recommendations refer to the **maps** and **graphics** in each of the chapters with **specific requirements** for new development.

Chapter 11

Implementation

This chapter includes **Implementation actions**, **responsible party**, and **timeframe** (short-term, mid-term, long-term, and/or ongoing).

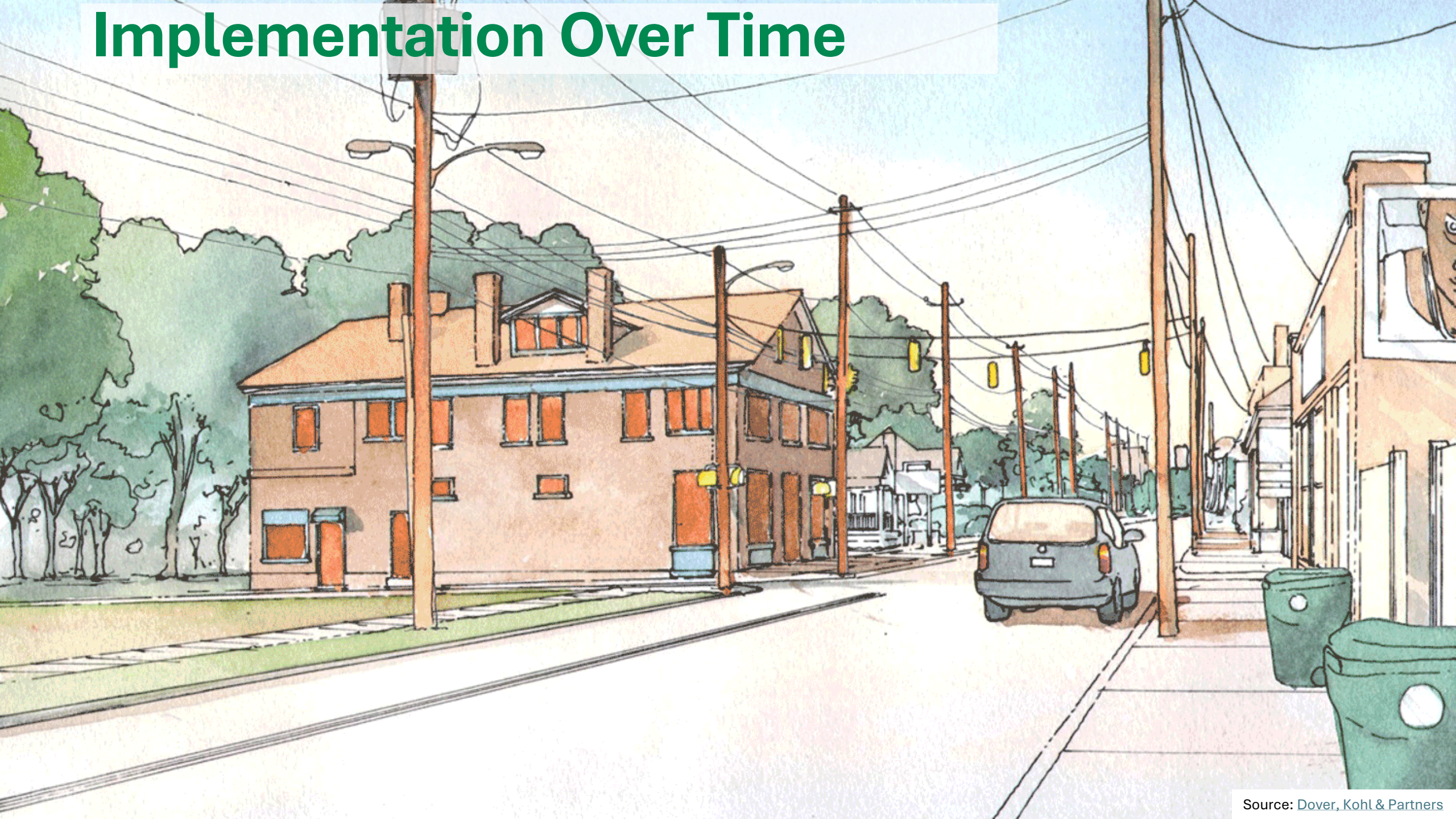
Table 11.1 Implementation Schedule, continued

Item #	Implementation Action	Responsibility	Short-term	Mid-term	Long-term	Ongoing
Housing Affordability						
9a	Collaborate and leverage available tools to maximize retention and preservation of existing committed and market affordable units.	Developers + City	○	●	●	○
9b	Provide 10 percent of additional residential floor area above the base residential floor area as new on-site OCHs.	Developers	○	●	●	○
Mobility + Safety						
13	Provide streets, blocks, and connections generally depicted in Figure 6.3 Street Network.	Developers + City	○	●	●	○
15	Study and address mobility related issues at intersections and areas identified in Figure 6.12 Mobility Network Study Areas.	City + Property Owners	●	●	●	○
17	Provide bike and pedestrian facilities as generally depicted in Figure 6.10 Bicycle and Pedestrian Network.	Developers + City	○	●	●	○
18	Provide necessary right-of-way for the Duke Street Transitway to accommodate the Duke Street Transitway.	Developers	○	●	●	○



Tour of the Plan

Implementation Over Time



What's Next?

There will be lots of ways to share your feedback – we are interested in hearing from everybody!

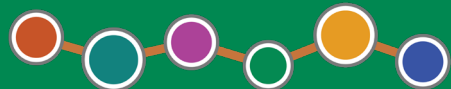
Right Now you can:

- View and download the PDF on the Webpage:
 - alexandriava.gov/DukeStreetPlan
- Provide comments on the Engagement Hub
 - <https://alexandriava.mysocialpinpoint.com/draft-plan>
- Provide comments via email or phone to Christian Brandt,
Christian.brandt@alexandriava.gov, 703-746-3859
- Attend Office Hours (register on the webpage)
- Follow E-News
- Bookmark (and visit!) the Website or scan the QR code: alexandriava.gov/DukeStreetPlan



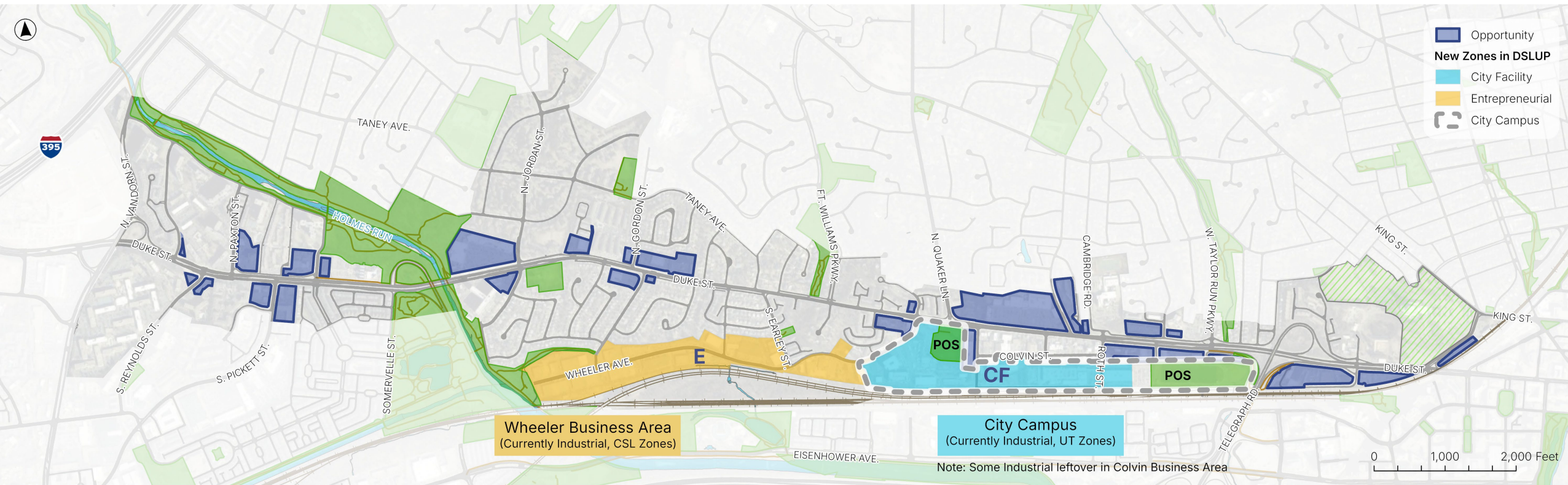
Discussion + Questions

DUKE STREET
LAND USE PLAN



Chapter 11: Implementation Over Time

Zoning Overlay



Chapter 11: Implementation Over Time

Small Area Plan Overlay

