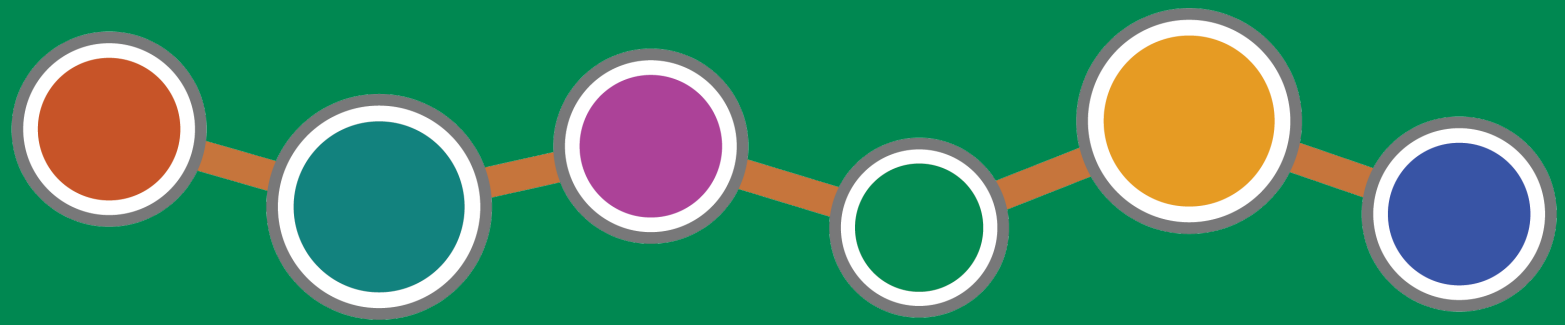
DUKE STREET
LAND USE PLAN



Update for AHAAC

Thursday, October 1, 2026

DEPARTMENT OF
PLANNING &
ZONING

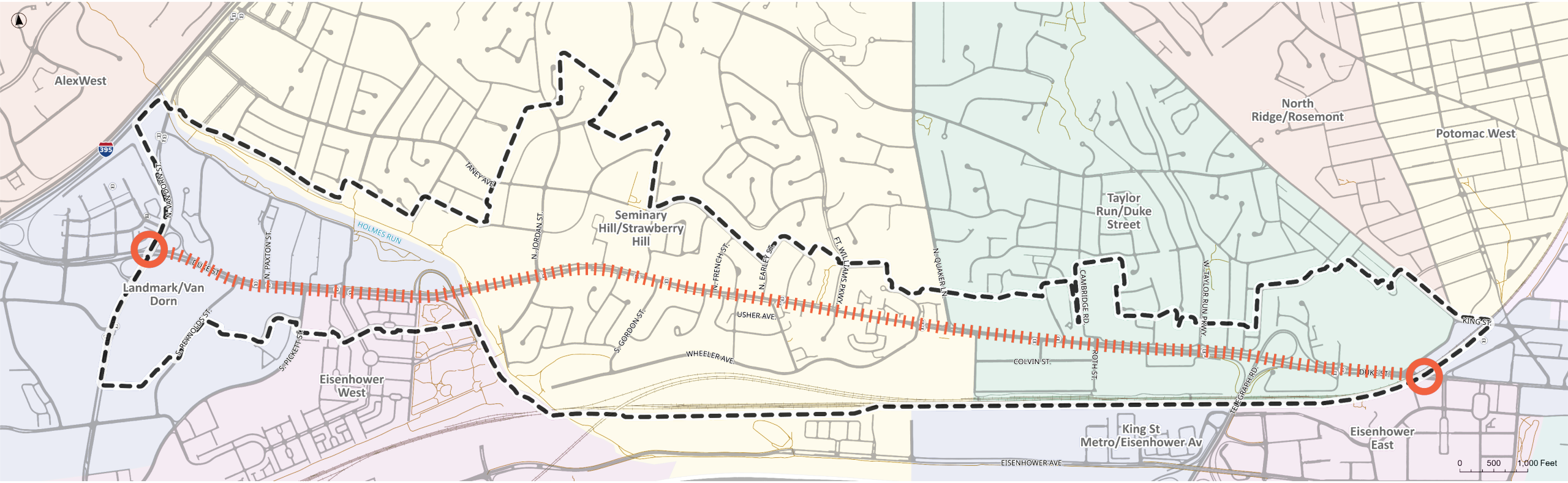
Agenda

1. Plan Background + Context
2. Overview of the Plan + Housing Chapter
3. Next Steps + How to Comment

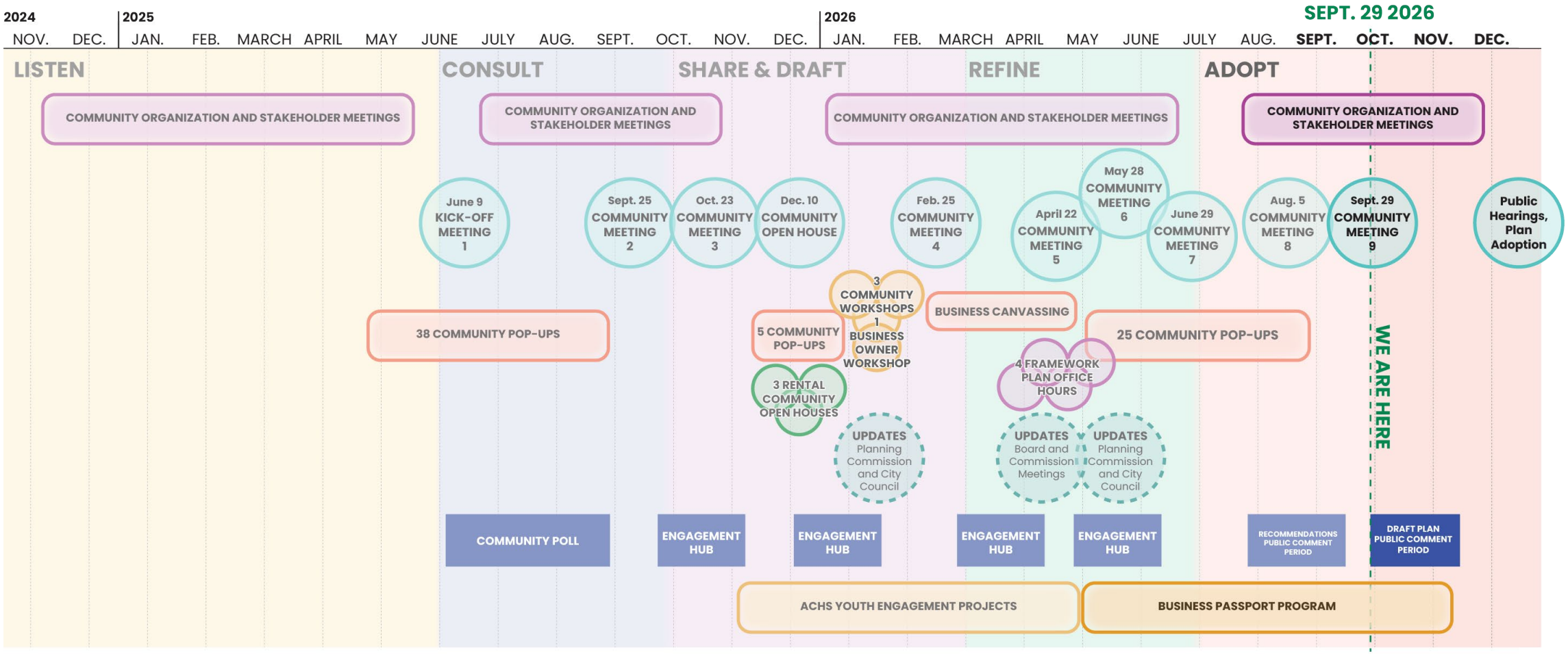
Plan Background

DUKE STREET
LAND USE PLAN

Plan Area


AlexWest
Landmark/Van Dorn
Eisenhower West
Seminary Hill/Strawberry Hill
Taylor Run/Duke Street
North Ridge/Rosemont
Potomac West
King St Metro/Eisenhower Av
Eisenhower East
395
N. VAN DORN ST.
DUKE ST.
N. PAXTON ST.
S. REYNOLDS ST.
S. PICKETT ST.
HOLMES RUN
TANEY AVE.
N. JORDAN ST.
S. GORDON ST.
WHEELER AVE.
N. FRENCH ST.
N. EARLEY ST.
USHER AVE.
FT. WILLIAMS PKWY.
N. QUAKER LN.
CAMBRIDGE RD.
COLVIN ST.
ROTH ST.
W. TAYLOR RUN PKWY.
TELEGRAPH RD.
KING ST.
EISENHOWER AVE.
0
500
1,000 Feet

Planning Process + Where We Are Now



10 Community Events

70+ pop-ups

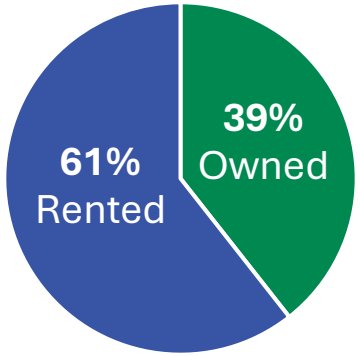
250 businesses

4,000+ residents

100+ students

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

1,371 Existing CAUs

373 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



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:



"I'm worried about getting priced out."

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



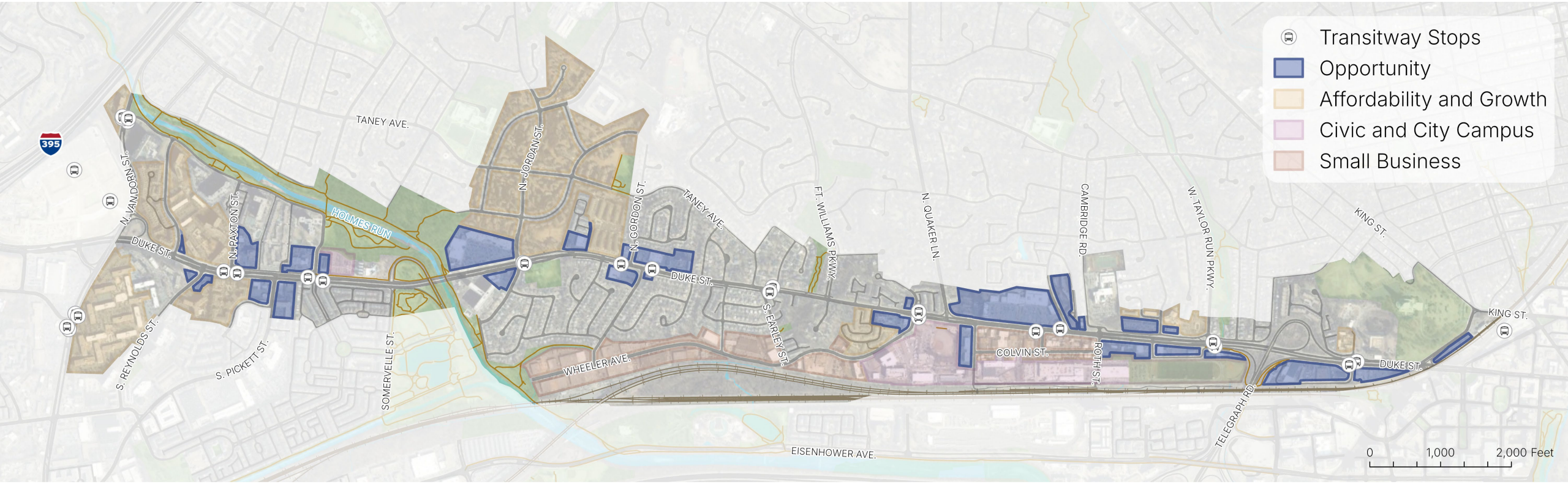


"Build housing on City-owned land."

Orientation to the Plan

DUKE STREET
LAND USE PLAN

Land Use Theme: Opportunity Areas



Opportunity Areas: Generally commercial areas that provide opportunity to expand housing supply while minimizing displacement + add committed affordable units near transit and amenities.

Land Use Theme: Affordability + Growth

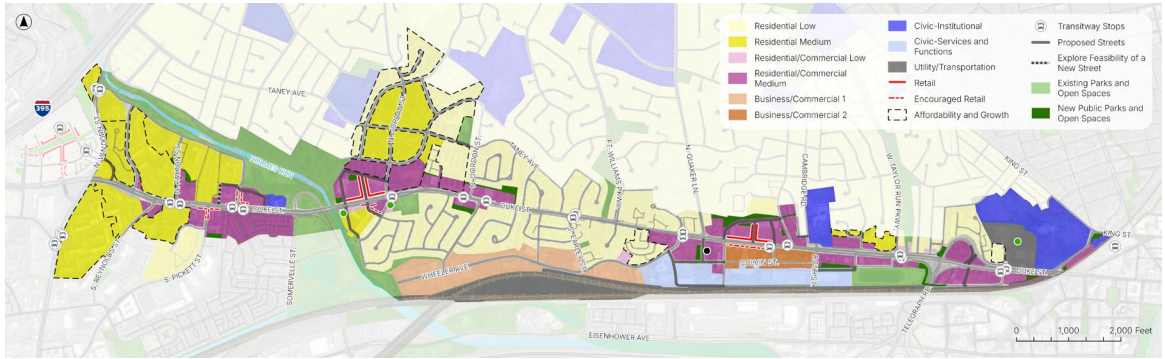


Affordability and Growth: Areas with existing market affordable rental residential where strategic redevelopment and regulatory tools can be used to retain and expand committed affordable housing and maximize the retention of market affordable housing.

Chapter 4: Land Use + Design

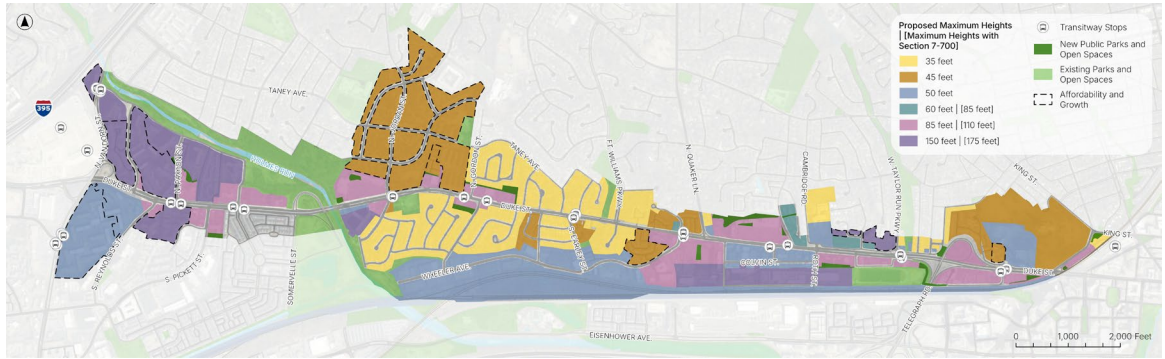
Land Use

- Expand housing in areas that are generally low-density commercial near transit
- Flexible, inclusive land use responsive to changing market
- Neighborhood-serving retail in concentrated locations; retention of grocery anchors
- Retention of small business areas + City Campus



Height

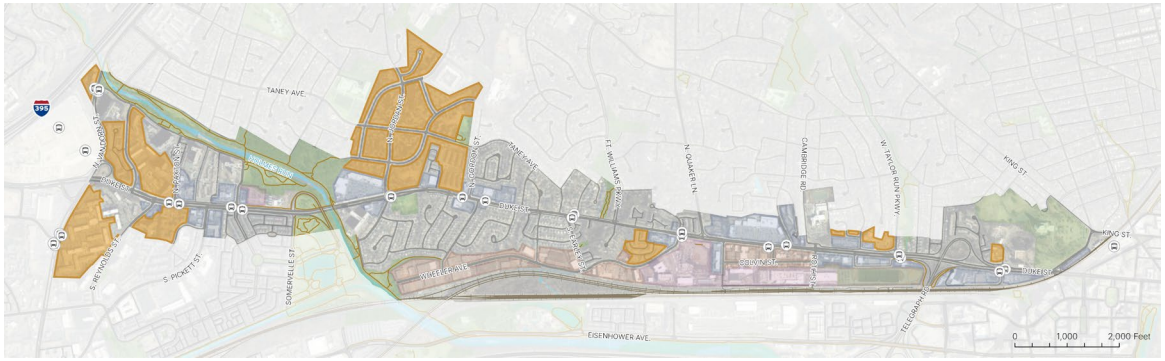
- Height and density closest to Duke Street and transit stops
- Existing rental communities can use strategic building height and density increases to maximize retention of affordability
- Section 7-700 for additional CAUs



Chapter 5: Housing

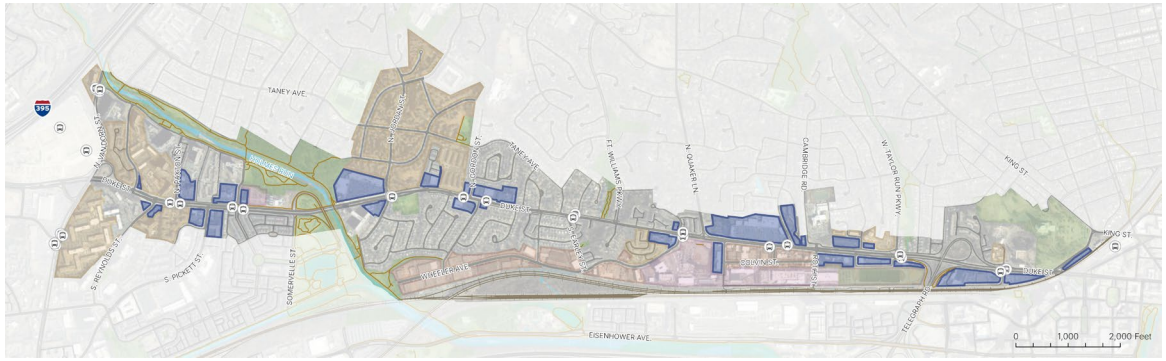
Affordability and Growth Areas

- Balance preservation and new growth
- Retention of existing CAUs
- Maximize retention of market affordable units through regulatory + financial tools + partnerships
- Production of additional CAUs
- Resident protections



Opportunity Areas

- Commercial sites - minimize displacement
- Expand housing supply and diversity of housing types to help meet demand
  - New residential will provide 10% of floor area above base residential floor area as on-site CAUs
  - Encouraged to also use 7-700



What's Next?

Share your feedback!

- Review and comment on the Draft Plan on the Engagement Hub: alexandriava.mysocialpinpoint.com/draft-plan
- Or view and download the Plan from the project webpage: alexandriava.gov/DukeStreetPlan
- Letter from AHAAC with comments before mid Nov for inclusion in the docket materials.

Up Next:

- Continuing October updates to PC and CC, Boards and Commissions
- Planned December Public Hearings





Discussion + Questions

DUKE STREET
LAND USE PLAN