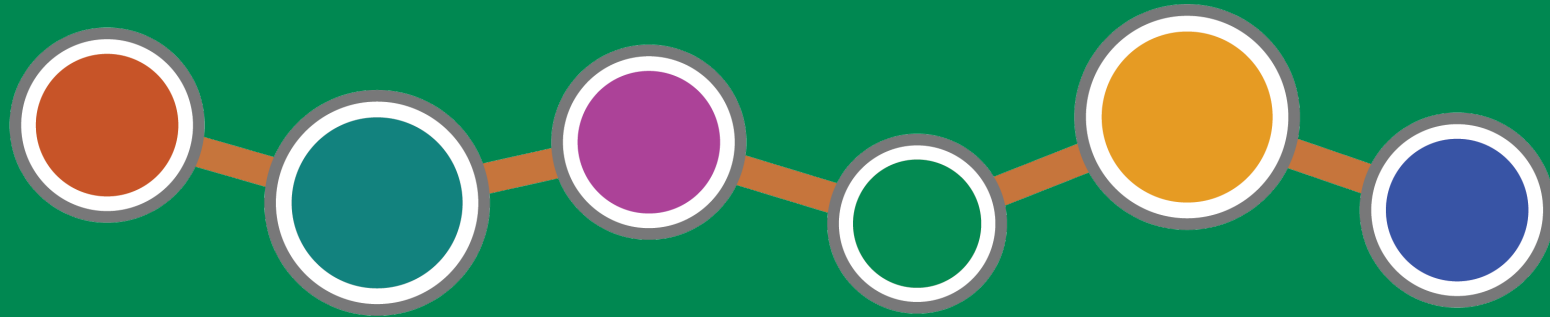


DUKE STREET LAND USE PLAN



Update for EPC

Monday, October 19, 2026



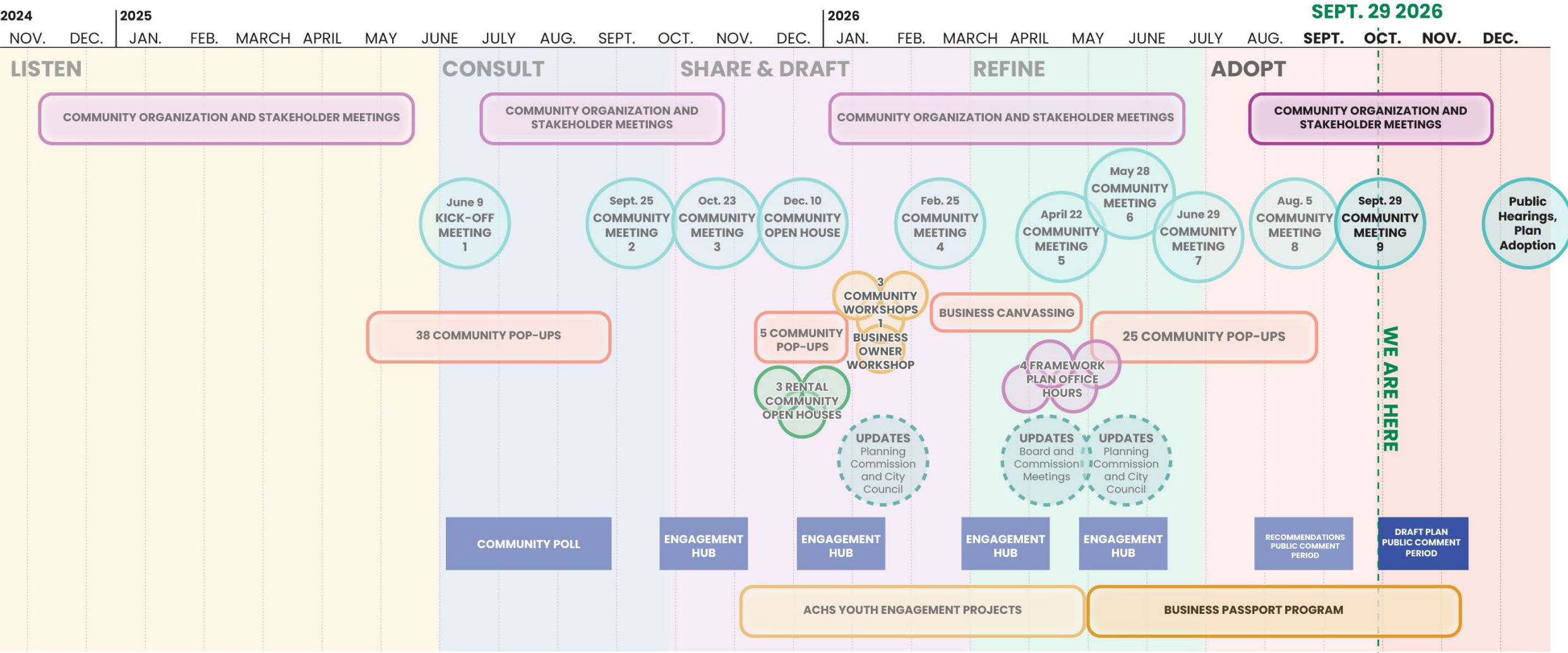
DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

1. Overview of the Plan

2. Next Steps

Planning Process + Where We Are Now



Duke Street

A Greener, Healthier Corridor



10 Community Events



70+ pop-ups



250 businesses



4,000+ residents



100+ students

Existing Conditions



250+ acres of canopy along corridor

29% total canopy coverage (compared to 32% City-wide)

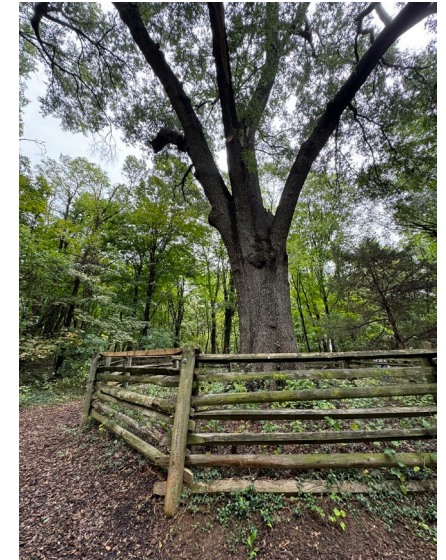
200+ acres of untreated parking lots

+/-20°F hotter surface temperatures over large parking lots

28 acres within the 100 or 500-year floodplain

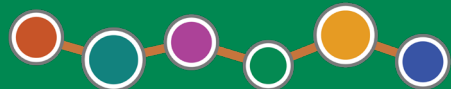
10% commute down the corridor via public transit

0 Existing commercial/multi-family buildings are Green Building Plan compliant



Orientation to the Plan

DUKE STREET
LAND USE PLAN



Tree Canopy + Heat

A Direct Relationship





Areas with low tree canopy coverage





High impervious surface coverage (like parking lots)

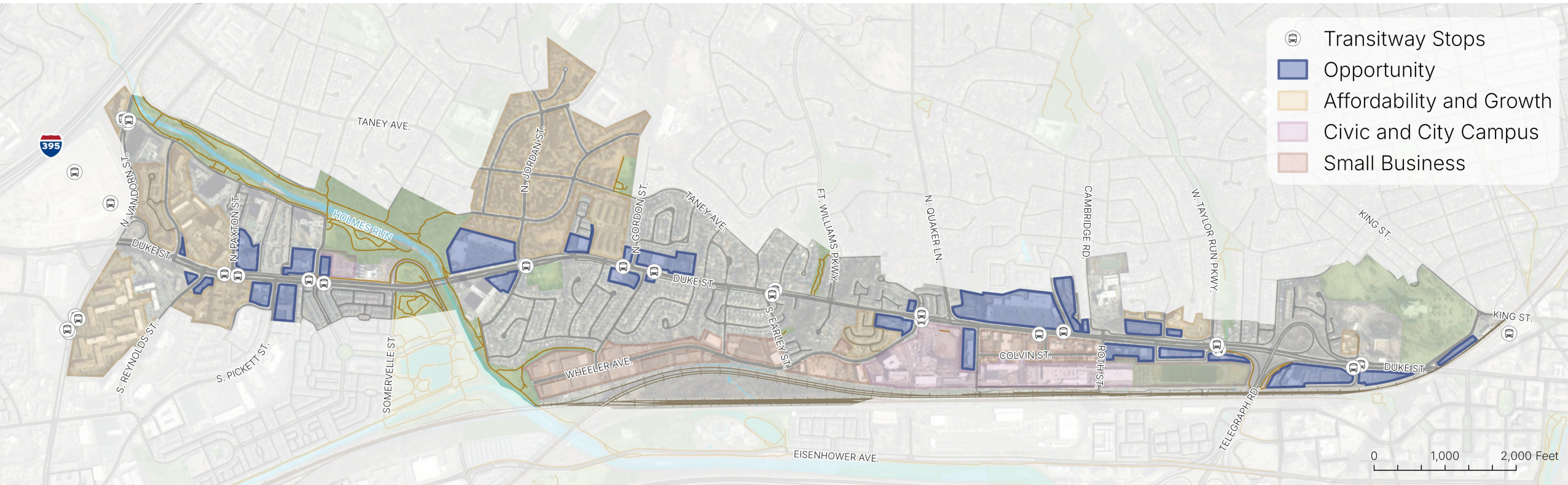




Instances of greater urban heat exposure

Land Use Theme: Opportunity Areas

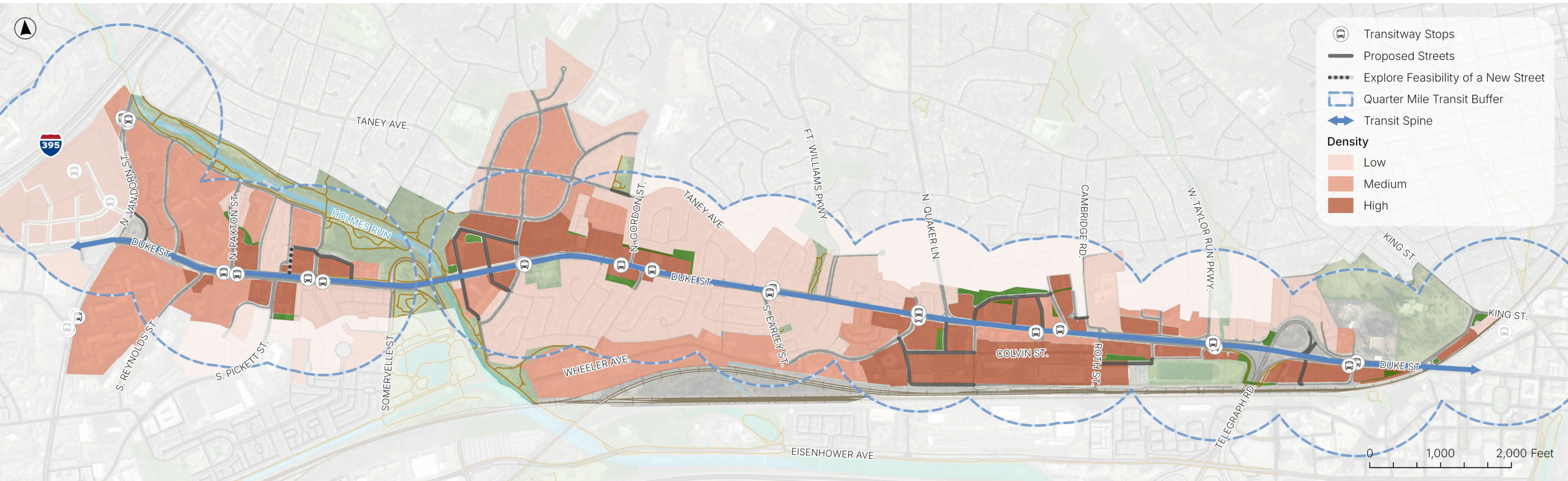
Part of an Environmental Strategy



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

Transit for Today + Tomorrow

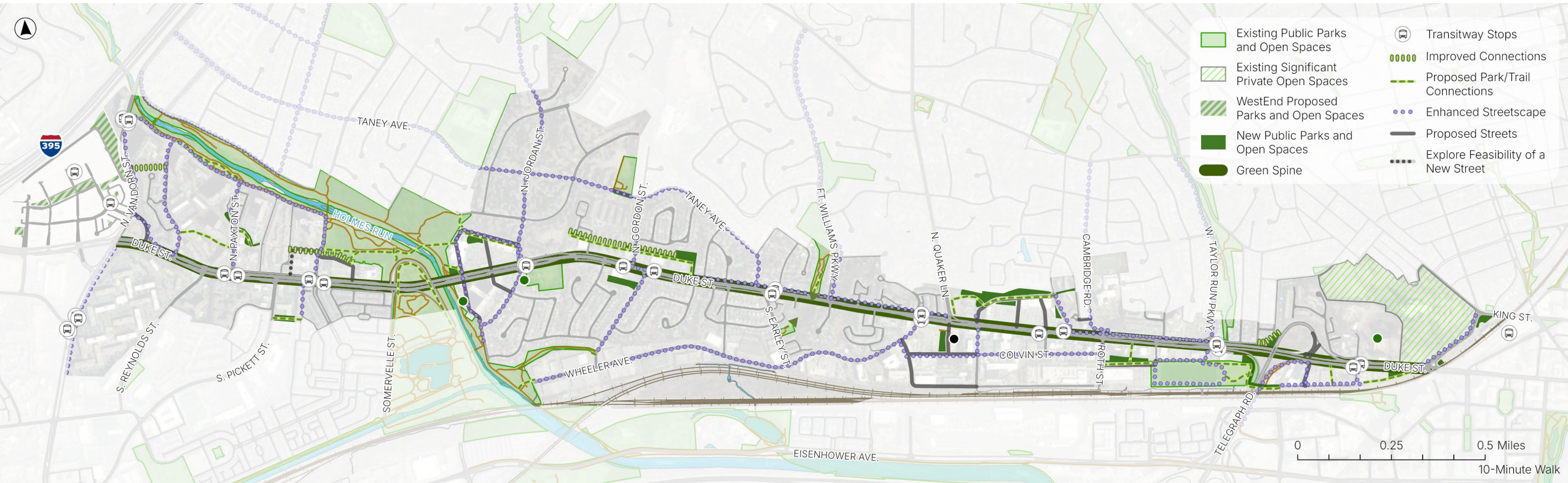
Encouraging Use of Transit



Density Along Duke's Transit Spine: Majority of the Duke Street Plan area falls within ¼ mile of a BRT stop, or about a ten-minute walk for shopping, parks, and places to live.

Public Open Spaces

Connected Network of Public Open Spaces + Nature



Over 9 Acres of New Proposed Open Space: New parks to better connect existing green spaces and serve immediate neighborhoods.

Public Open Spaces + Connections + Tree Canopy



Potential Redevelopment at Lockett Field (Orange District)



Potential Redevelopment at Alexandria Commons (Market District)



Hilton Street Pedestrian Connection



Potential Redevelopment Adjacent to Witter Fields



Potential Redevelopment at the USPS Site (Temple District)

A Cooler, More Resilient Corridor



Depicted (Left): Large-scale solar panels on existing Wheeler Avenue warehouse roofs – opportunities to make existing buildings more energy efficient.



Depicted (Right): Addition of street trees as both an environmental, public space, and transportation safety benefit for pedestrians and bikes.

Plan Recommendations

24. Retain Existing Tree Canopy:

- a. Coordinate with the property owner of the approximately 16-acre wooded area within the rail corridor to encourage tree canopy retention.
- b. Encourage the retention of mature trees as part of new development where feasible.

25. Expand Tree Canopy for Safety, Shade, and Carbon Sequestration:

- Pursue grants and partnerships to work with private, institutional, and non-profit property owners to expand tree canopy in the Plan area over time.
- Prioritize tree canopy expansion in areas that:
 - Lack tree canopy (and are not otherwise identified for recreational uses) and have higher heat severity, as depicted in [Figure 8.1 Existing Tree Canopy and Heat Severity](#); or
 - Are in Resource Protection Areas or their 100-foot buffers.
- Explore ways to expand existing consolidated, forested areas.
- Prioritize large-canopy, climate-resilient native tree species that maximize shade, longevity, biodiversity, and environmental benefits.
- Underground utilities to enable additional mature tree canopy.

Plan Recommendations

26. Heat Mitigation: Address the effects of heat with the following strategies:

- Encourage the orientation of new buildings and trees to support the use of passive shade on adjoining sidewalks and parks.
- Encourage the use of materials for sidewalks and paved trails that reduce heat absorption.
- Encourage the use of trees, solar panels, and/or other shade elements for large areas of parking and larger commercial buildings that are not planned for development.

What's Next?

Share your feedback through November 13!

- 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

Up Next:

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

To view the Environmental Report for the Duke Street area, [visit the project webpage.](#)



Discussion + Questions

DUKE STREET
LAND USE PLAN

