



City of Alexandria

# Duke & Quaker Townhouses

**REZ2025-00007**  
**DSUP2025-10031**

**City Council**

February 21, 2026



# Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Architecture & Site Plan
5. Highlights & Benefits
6. Community Outreach & Planning Commission Guidance



# Summary

## Request

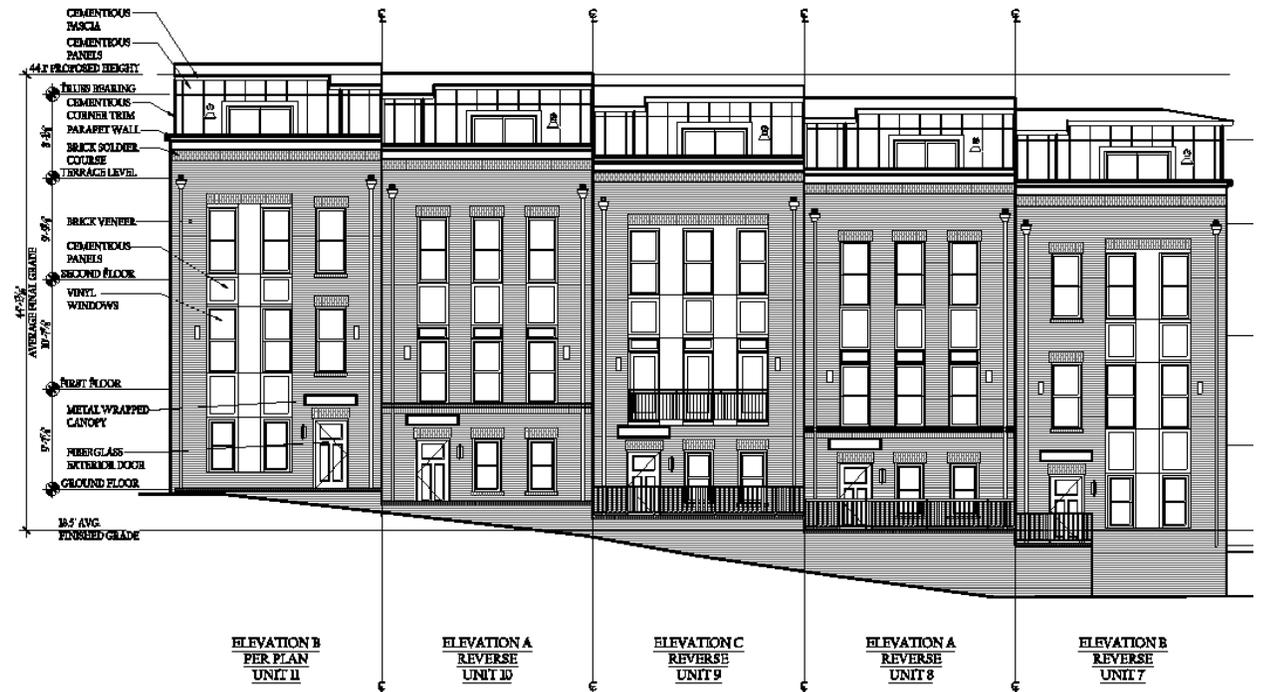
- Removal of an existing proffer
- Construction of two multi-unit buildings with 11 townhouse-style units

## Recommendation

- Approval of the Rezoning and DSUP

## Key Elements

- ROW Dedication
- Site Access
- Contributions





# Project Location

## Zoning:

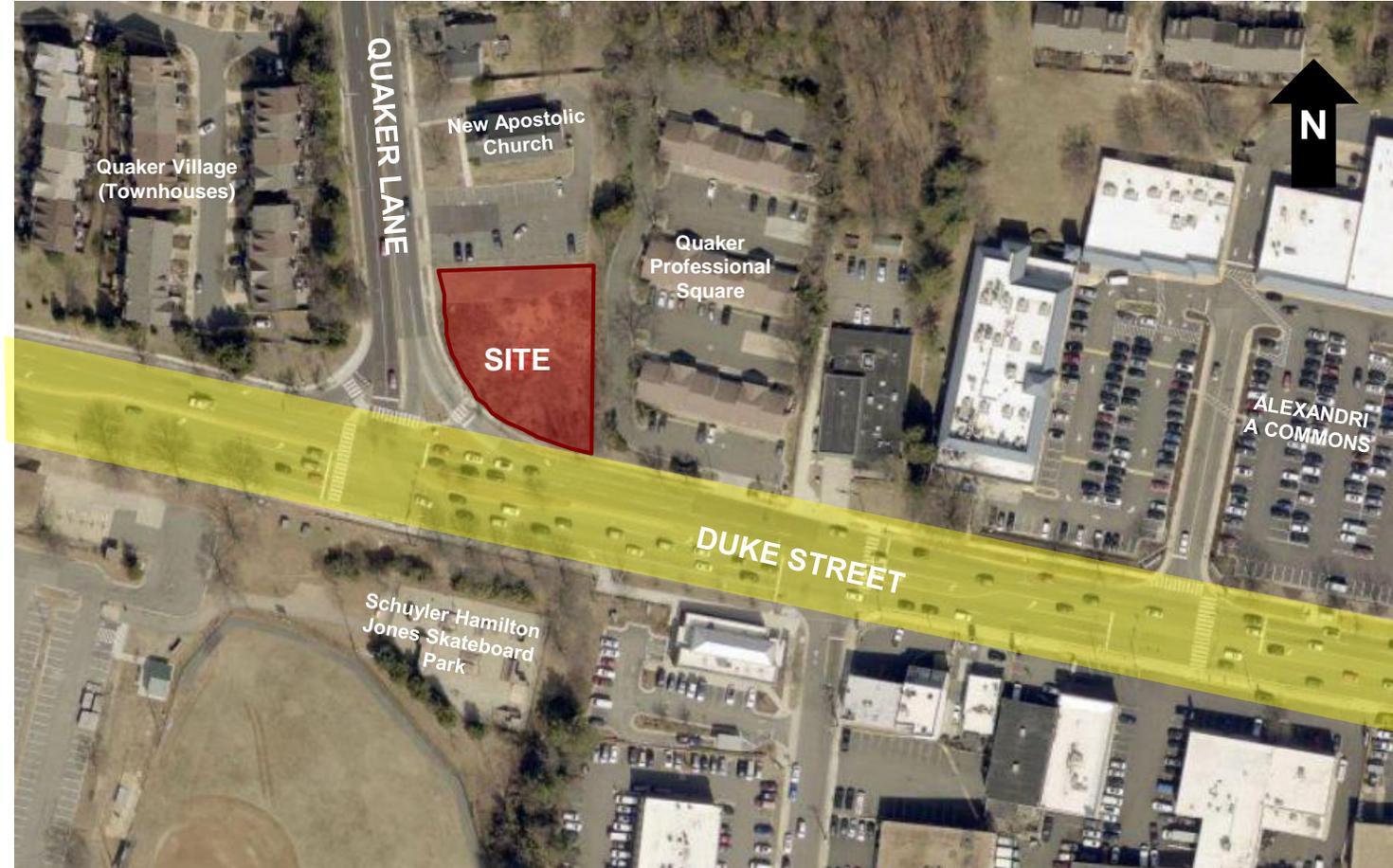
- CL/Commercial Low with Proffer

## Small Area Plan:

- Taylor Run/Duke Street

## Surrounding Uses:

- Residential, religious institutions, medical office, commercial, and park



Future Duke Street Transitway



# Land Use Requests

**Rezoning** to remove an existing proffer.

**DSUP** requests include:

- Modification to front and side yard setbacks
- Modification to the 2019 Landscape Guidelines
- SUP for bonus density (Section 7-700)
- SUP for a building height increase to 45 feet



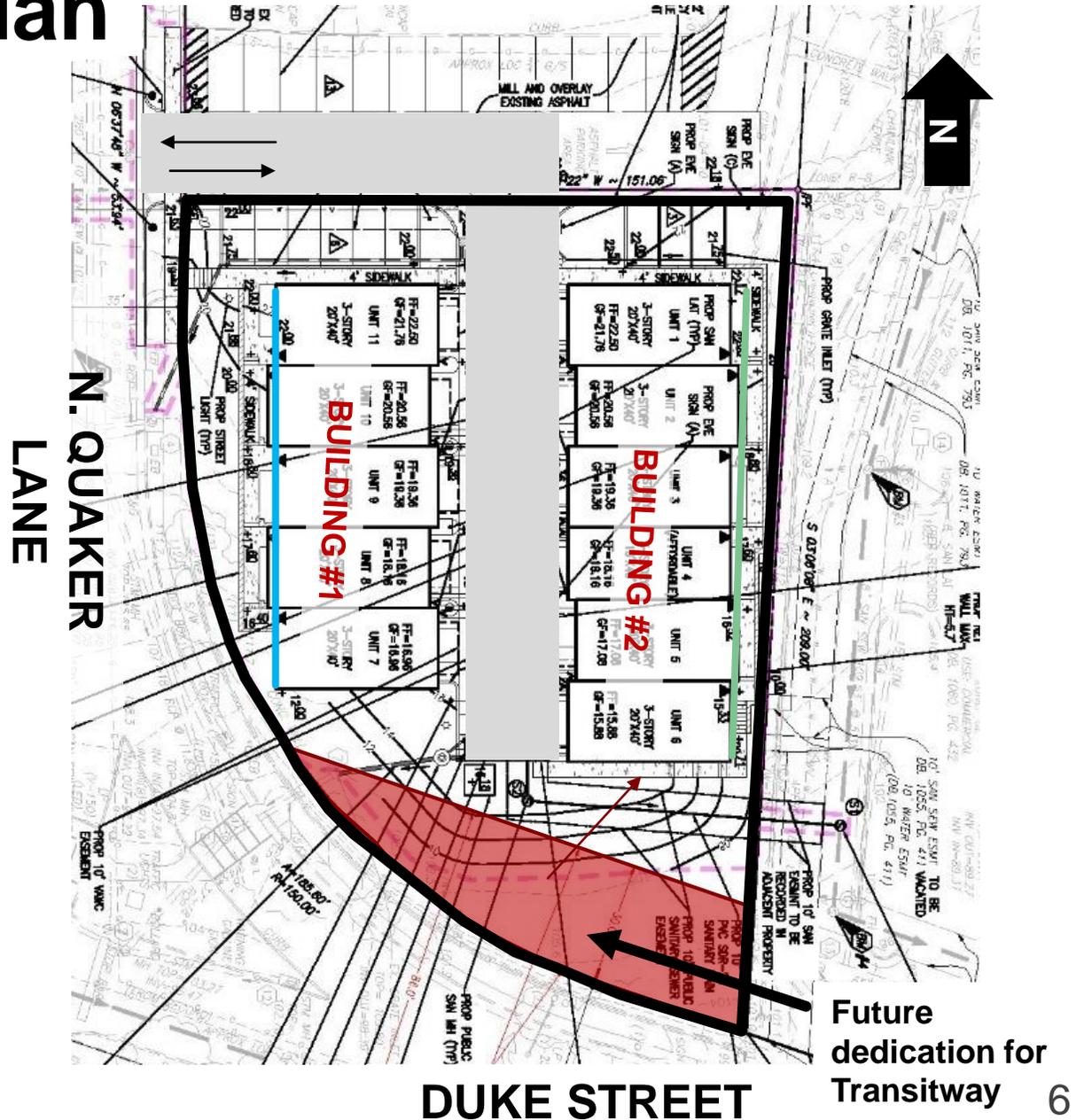
# Architecture & Site Plan



Rendering of Eastern Elevation of Building #2



Rendering of Western Elevation of Building #1





# Highlights & Benefits

## Highlights

- **Schools:** 3 new students anticipated
- **Transportation:** No traffic study required; existing bus stops and planned Transitway
- **Stormwater management:** BMP's, 11% phosphorus reduction, and off-site nutrient credits

## Benefits

- Dedication for future Duke Street Transitway
- Four-bedroom for-sale affordable unit up to 100% AMI
- \$68K voluntary affordable housing contribution
- \$9K Public Art contribution (or on-site equivalent) + \$2K Capital Bikeshare
- Consistent with Green Building Policy



# Community

Meeting	Date	Attendees
Applicant-hosted community meeting	March 10, 2025	Not documented
Seminary Hill Civic Association meeting with leadership	July 31, 2025	3
Applicant-hosted community meeting	September 30, 2025	0
Alexandria Housing Affordability Advisory Committee (AHAAC) - Preview	December 4, 2025	7
AHAAC Affordable Housing Plan Review	January 7, 2026	11
P&Z Virtual Meeting	January 8, 2026	18



- **Staff and Planning Commission recommend approval of Rezoning #2025-00007 and Development Special Use Permit #2025-10031.**



