



City of Alexandria

Duke & Quaker Townhouses

Rezoning #2025-00007
Development Special Use Permit
#2025-10031

Planning Commission

February 3, 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

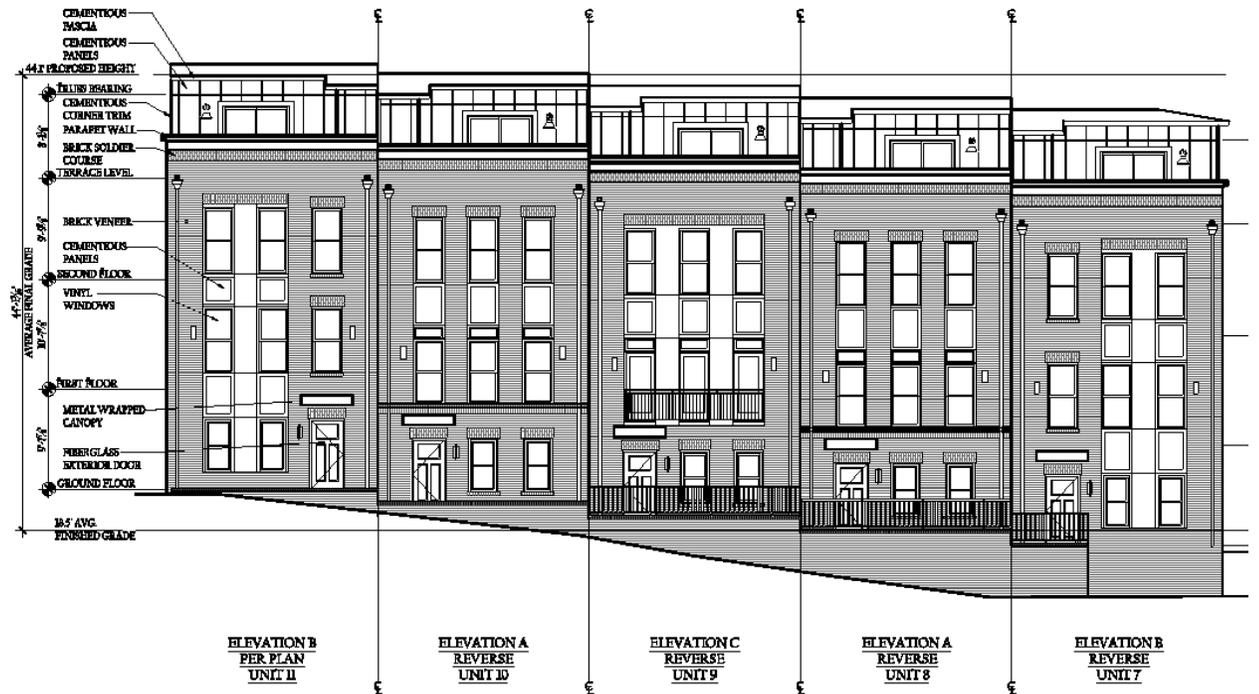
- Removal of an existing proffer
- Construction of two multi-unit buildings with 11 townhouse-style units

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

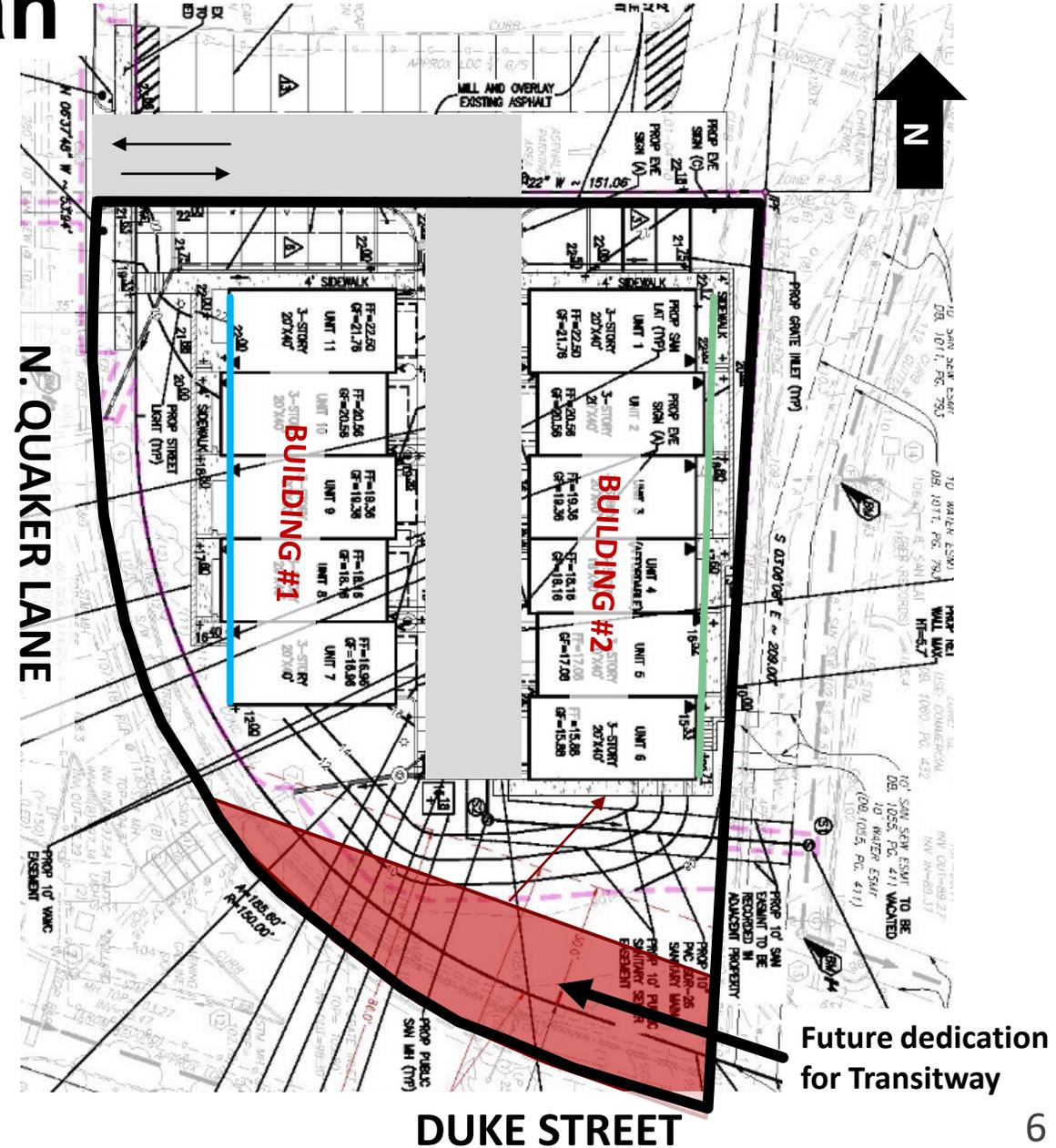


Rendering of Eastern Elevation of Building #2



Rendering of Western Elevation of Building #1

Duke & Quaker Townhouses
DSUP2025-10031





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

