

# Duke Street Land Use Plan

## City Council Discussion

February 10, 2026

[alexandriava.gov/Planning](https://alexandriava.gov/Planning)



DEPARTMENT OF  
**PLANNING &  
ZONING**



# Agenda

1. Importance of a long-term plan
2. Context
3. Community + Business Engagement and Feedback
4. Plan Principles
5. Organizing Elements + Themes
6. Coordination with other City efforts
7. Schedule + Next Steps



# Importance of a long-term plan



# Context

130

small businesses

100%

of rental housing up  
to 80% AMI

70%

of commercial  
industrial areas  
are paved

60% (6,620 units)

is rental

55

acre city campus

35%

of population is  
Foreign Born

110

acres of public parks

3.5

mile long corridor



# Plan Schedule

Most engagement will happen during these phases!

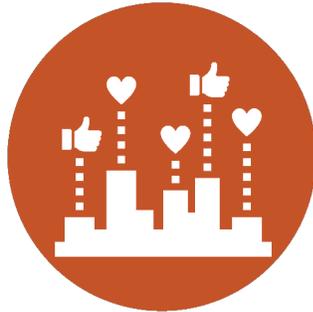
Dec. 2024 – May 2025



## Listen & Learn

- Listening sessions with stakeholders
- Pop-ups around the corridor
- Background and existing conditions

Summer – Fall 2025



## Consult

- Gather feedback
- Develop Plan Principles

Winter – Spring 2026



## Share & Draft

- Develop land use concepts that provide a direction for the corridor in the future (15-20 years)
- Develop Plan Recommendations

Updates to Planning Commission, City Council, and Boards and Commissions

Summer – Fall 2026



## Refine

- Refine and incorporate land use concepts and recommendations into a full Draft Plan for community review and comment

Updates to Planning Commission, City Council, and Boards and Commissions

Late 2026 – Early 2027



## Adopt

- Public Hearings and Consideration for Plan Adoption at Planning Commission and City Council



# Community + Business Engagement

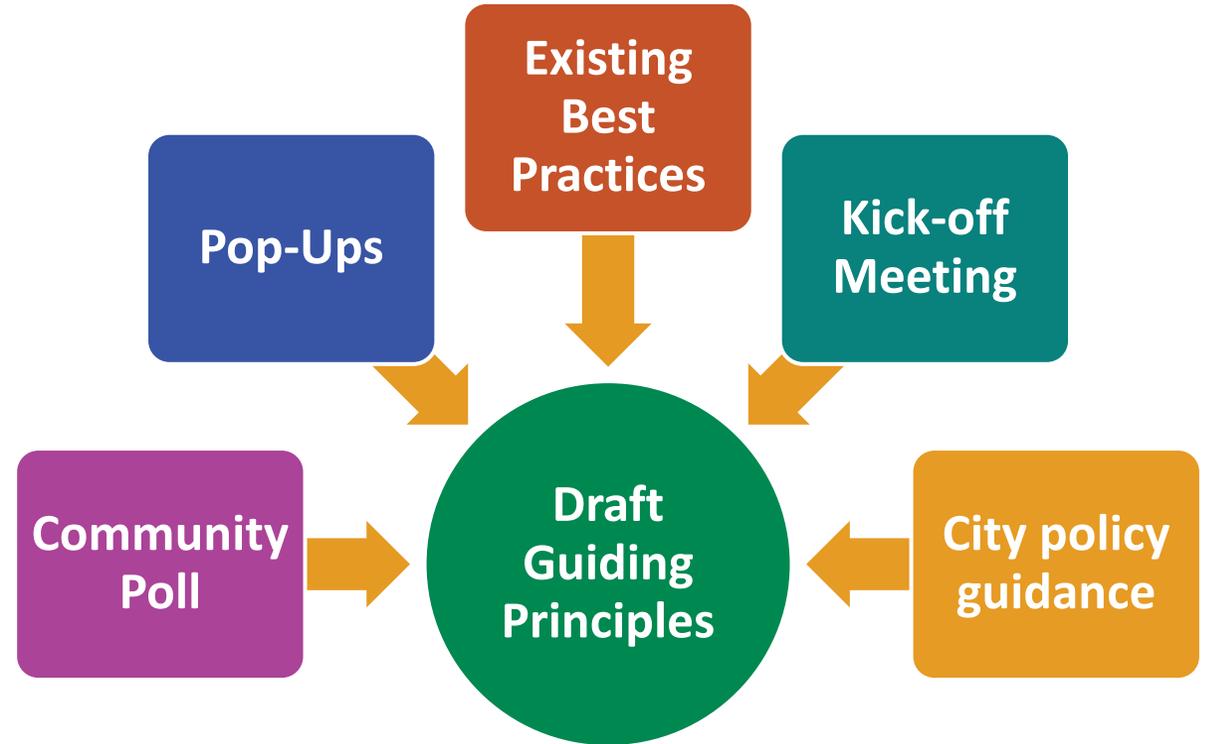
1700+ poll responses, including 77 business owners  
~40 pop-ups, 3 community meetings, 1 open house  
~1500 stakeholders engaged

1. Concerns about traffic, safety, and congestion
2. Desire for bike, transit, and pedestrian improvements
3. Concerns about loss of housing affordability
4. Desire to keep neighborhood serving retail & businesses
5. Desire to prioritize green space
6. Interest in expanded and improved amenities



# Development of Guiding Principles

1. Establish Plan intent and shape trajectory of the process moving forward
2. Guide development of more detailed strategies, concepts, and recommendations
3. Aspirational and high level
4. Not policy statements, recommendations, or specific requirements



# Plan Principles *All ages, abilities, backgrounds, and needs are welcomed and included, community health and well-being are fostered*

- 1. Land Use + Design:** well-designed, walkable neighborhoods, mix of land uses, neighborhood retail, civic uses, transit options, economic opportunity, small businesses.
- 2. Mobility + Safety:** safe and easy ways to get around, well-connected system of streets, alleys, sidewalks, and trails, support a variety of travel choices, incorporate current and emerging technologies.
- 3. Parks + Open Space:** new neighborhood parks and public open space, easy for people to connect to and enjoy existing parks; include a wide range of amenities.
- 4. Housing:** Increase supply/diversity of options, expand committed affordable supply, improve housing quality, safety, and stability, prioritize anti-displacement, preserve existing committed + naturally occurring affordable housing.
- 5. Health + Sustainability:** equitable access to services/opportunities for wellbeing, physical activity, social connection, and affordable goods; resilience against impacts of weather extremes; protected natural areas, expanded tree canopy.



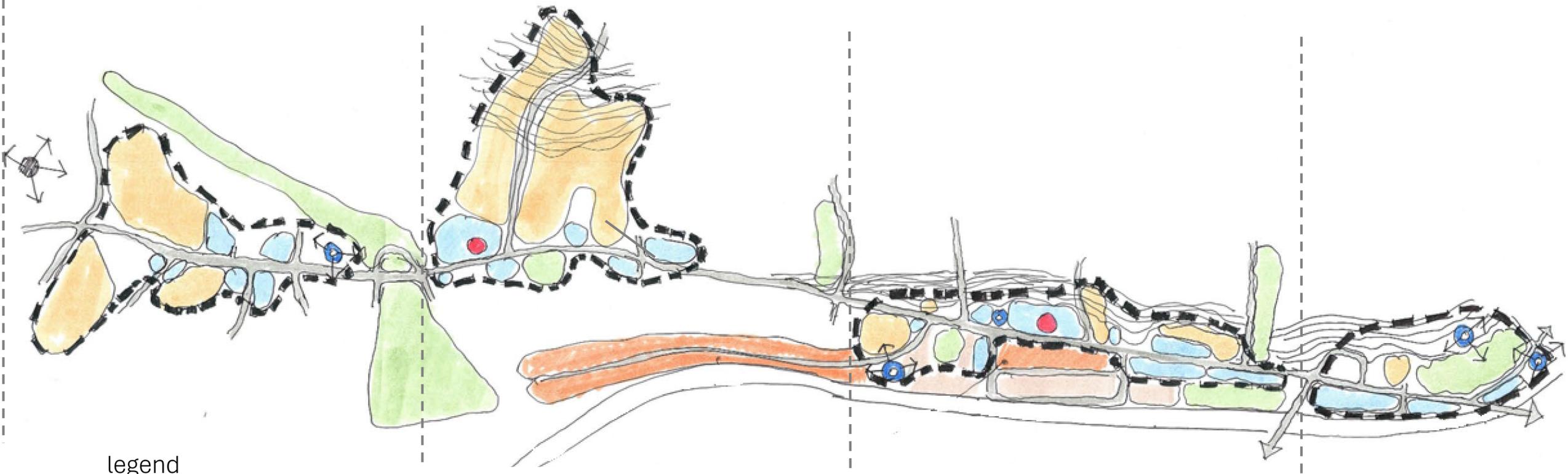
# Organizing Elements

Area 4

Area 3

Area 2

Area 1



legend

- housing
- opportunity area
- small business
- civic + city campus
- steep slopes
- retail nodes
- areas
- civic nodes

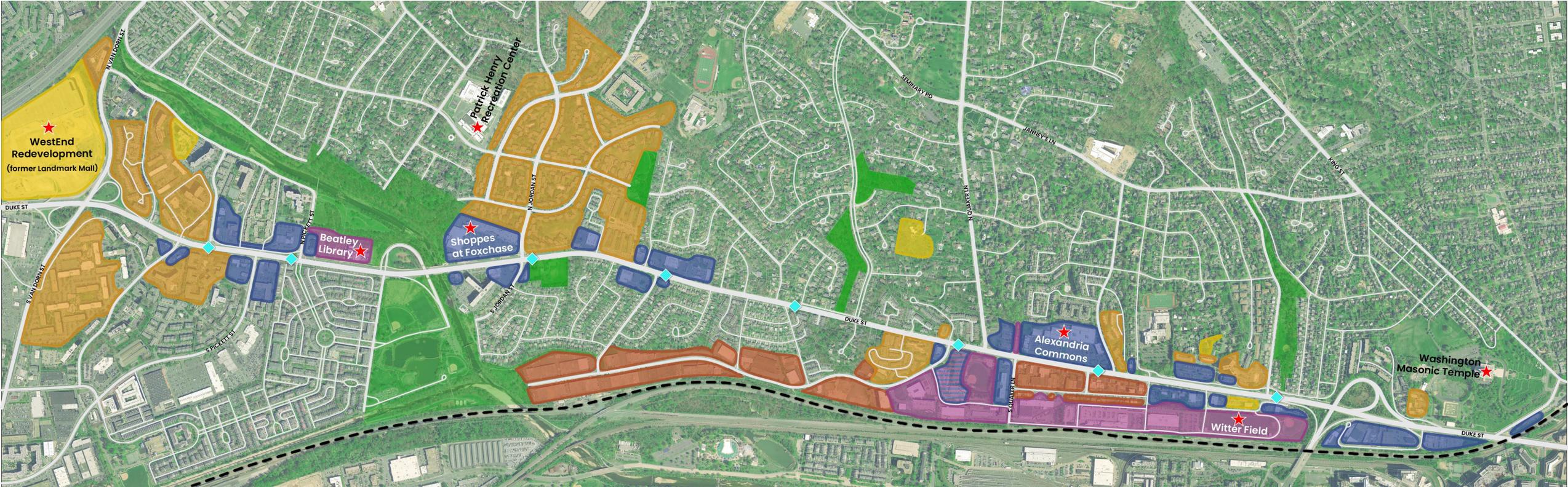
# Land Use Theme Areas

**OPPORTUNITY**

**AFFORDABILITY + GROWTH**

**SMALL BUSINESS**

**CIVIC + CITY CAMPUS**



**EXISTING OPEN SPACES**

**APPROVED/UNDER CONSTRUCTION**

**LANDMARKS**

**BRT STOP**



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# Land Use Theme Areas

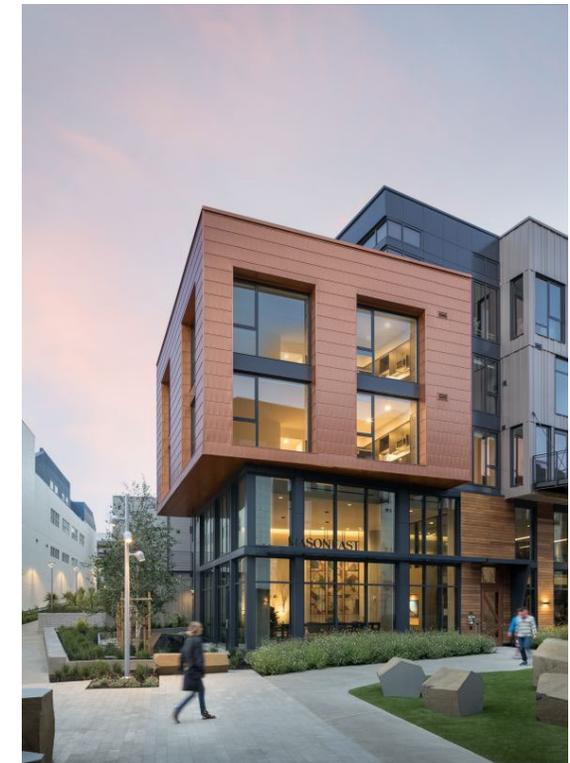
## Opportunity

Areas with the potential for reinvestment and redevelopment that implement the plan principles and provide opportunities for new housing and retail.



## Affordability + Growth

Areas with rental residential that should be retained due to their existing affordability and where strategic redevelopment and regulatory tools can be utilized to ensure longer-term affordability and the retention of units.



# Land Use Theme Areas

## Small Business

Areas with concentrations of existing commercial uses that can accommodate a diversity of small businesses and promote entrepreneurial activity.



## Civic + City Campus

Areas that consist of City-owned land that can accommodate City uses and other land use in existing buildings and new development.



# Working Draft 2026 Schedule - Next Steps



# Questions + Comments

