

Duke Street Land Use Plan

Planning Commission Work Session

January 6, 2026, 6 p.m.

alexandriava.gov/Planning



DEPARTMENT OF
**PLANNING &
ZONING**



Agenda

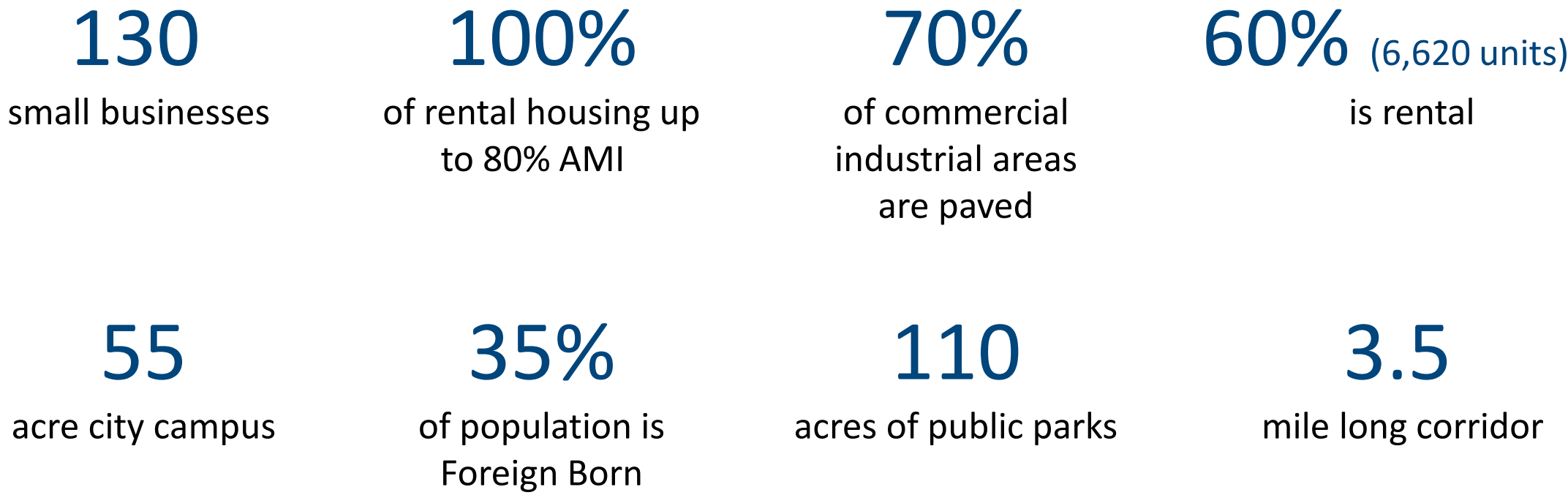
1. Importance of a long-term plan
2. Context
3. Community + Business Engagement and Feedback
4. Plan Principles
5. Organizing Elements + Themes
6. Coordination with other City efforts
7. Schedule + Next Steps



Importance of a long-term plan



Context



Plan Schedule

Most engagement will happen during these phases!

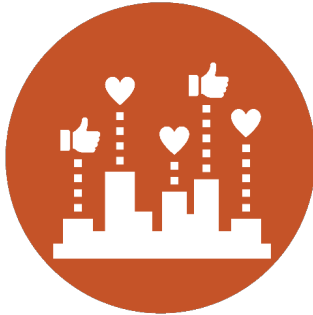
Dec. 2024 – May 2025



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



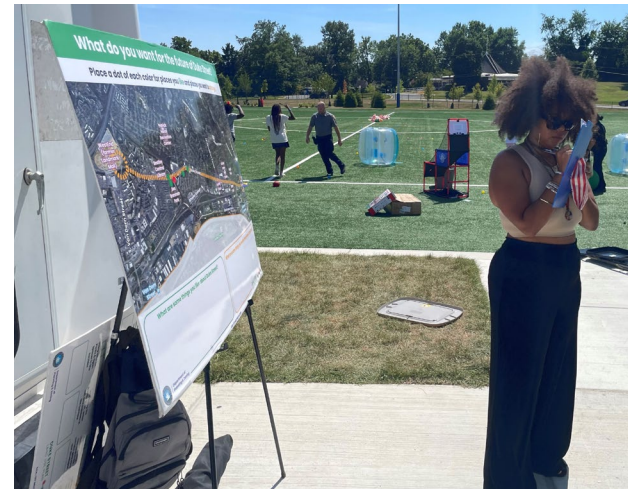
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Community + Business Engagement

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



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Duke Street Land Use Plan



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 – Land Use + Design

1. Ensure that community members of all ages, abilities, backgrounds, and needs are welcomed and included, in a community where community health and well-being are fostered.
2. Create walkable neighborhoods with a mix of land uses, public spaces, streetscapes, and services.
3. Ensure that new development is well-designed and enhances the corridor.
4. Ensure that new development enhances access to neighborhood retail, civic uses, transit options, and community focal points.
5. Prioritize uses that serve the daily needs of the residents.
6. Promote economic opportunities and the retention and growth of small businesses.



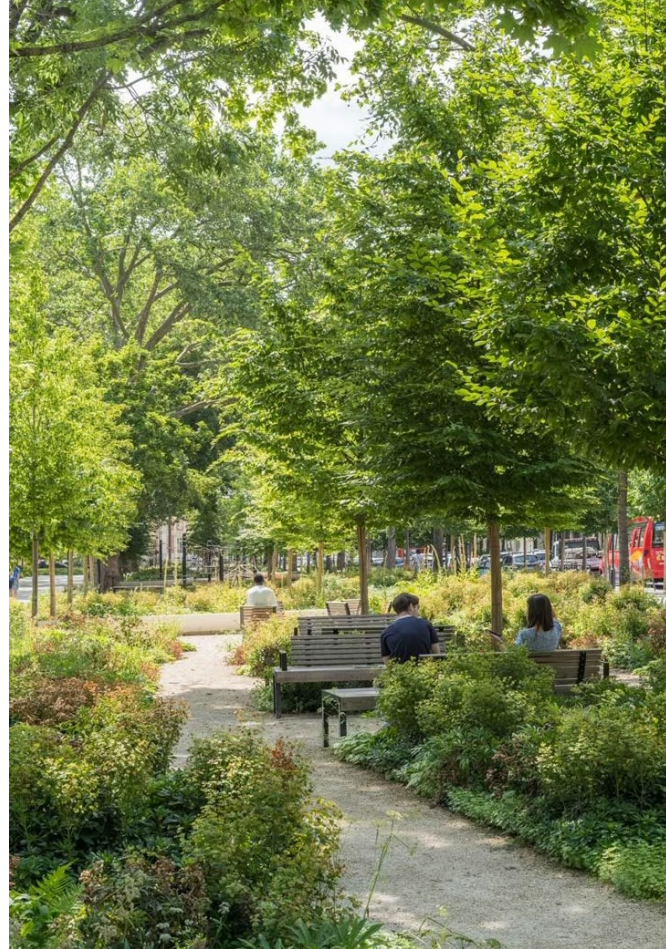
Plan Principles – Mobility + Safety

1. Provide safe ways for people to get around along the corridor.
2. Create a well-connected system of streets, alleys, sidewalks, and trails that makes it easier to get around.
3. Support a variety of travel choices, including walking, biking, transit, and driving.
4. Incorporate current and emerging technologies to enhance mobility and safety.



Plan Principles – Parks + Open Space

1. Pursue new neighborhood-serving parks and public open spaces.
2. Pursue opportunities for new City-parks and public open spaces.
3. Make it easier for people to connect to and enjoy existing parks and public open spaces.
4. Ensure parks and public open spaces include a wide range of amenities.



Plan Principles – Housing

1. Increase the **supply and diversity of housing options** accessible to households of all incomes.
2. Expand committed affordable **rental and homeownership** opportunities.
3. Improve housing **quality, safety, and long-term stability** in existing and new development, where feasible.
4. Prioritize **anti-displacement and preservation strategies** to the greatest extent possible, including the potential preservation of existing committed and naturally occurring affordable housing.

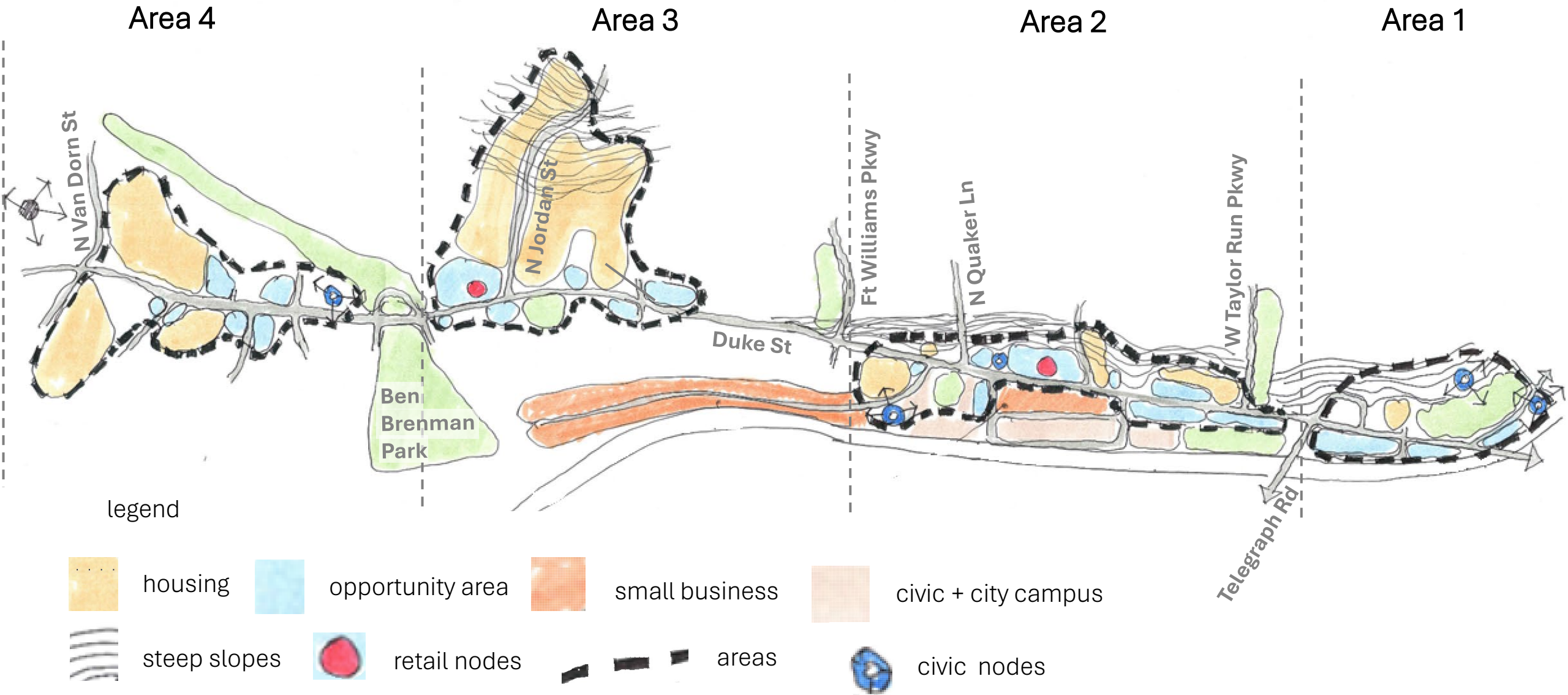


Plan Principles – Health + Sustainability

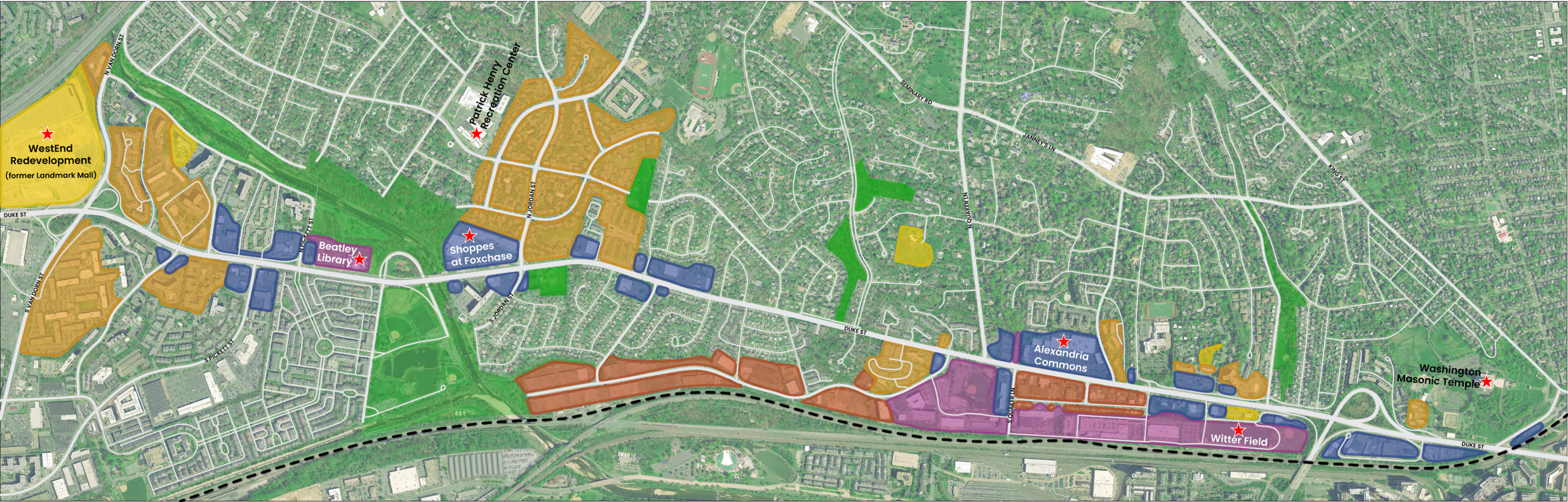
1. Ensure equitable access to services and resources that improve physical and mental health and wellbeing.
2. Provide opportunities for physical activity, community gathering areas, and social connection.
3. Expand access to affordable goods and services such as food and other resources.
4. Strengthen the corridor's resilience against the impacts of extremes in heat and cold through the design of new development, parks and infrastructure.
5. Promote a sustainable urban environment, energy-efficient buildings, and renewable energy.
6. Implement green infrastructure throughout the corridor.
7. Protect the integrity of the corridor's stream valleys, floodplains, and resource protection areas and expand the tree canopy.



Organizing Elements



Land Use Themes



-  OPPORTUNITY
-  AFFORDABILITY + GROWTH
-  SMALL BUSINESS
-  CIVIC + CITY CAMPUS
-  EXISTING OPEN SPACES
-  APPROVED/UNDER CONSTRUCTION
-  LANDMARKS



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Land Use Themes

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 Themes

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.



Schedule + Next Steps

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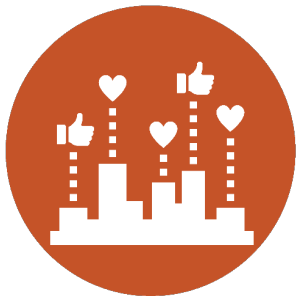
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Questions + Comments



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