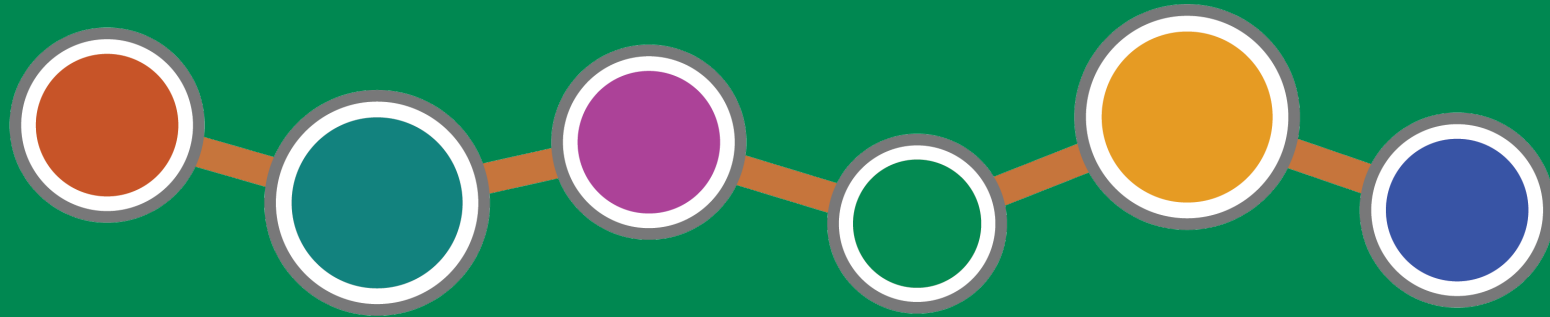


DUKE STREET LAND USE PLAN

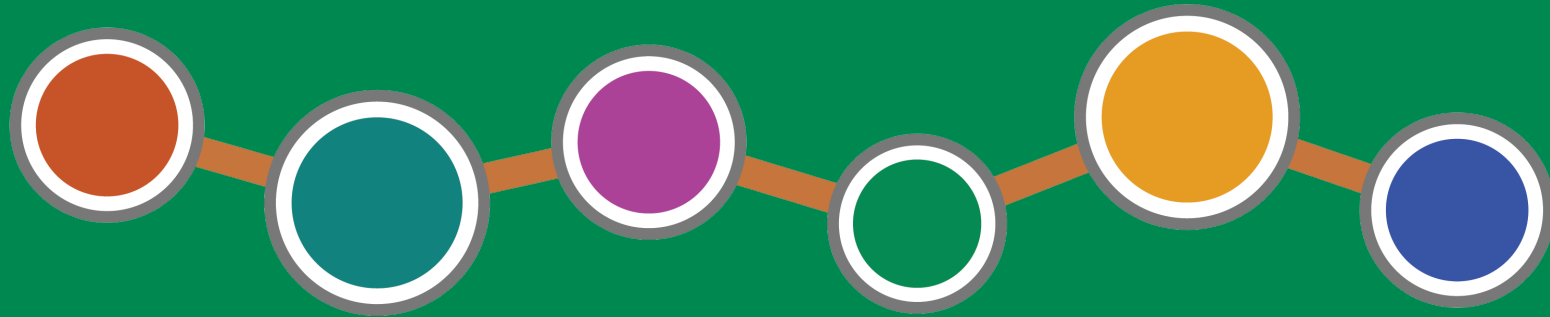


**Thank you for joining us! Our
meeting starts at 7:00 pm.**



DEPARTMENT OF
**PLANNING &
ZONING**

DUKE STREET LAND USE PLAN



Community Meeting #7: Transportation, Parks, and Sustainability

Monday, June 29, 2026



DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

1. Introduction and Background
2. Parks + Open Space
3. Sustainability
4. Mobility + Safety
 - a. Context and Existing Plans
 - b. Mobility - Duke Street Plan
5. Questions + Discussion
6. Opportunities for Engagement and Next Steps

Duke Street Land Use Plan Area



Duke Street Plan

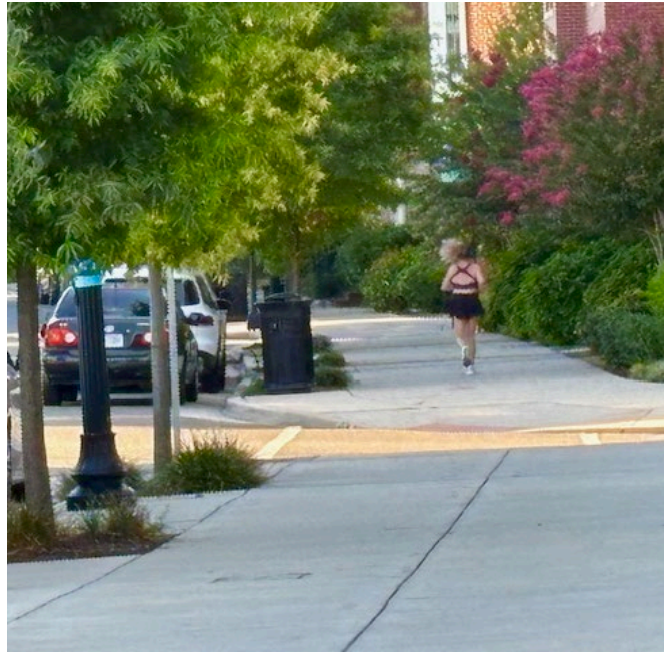
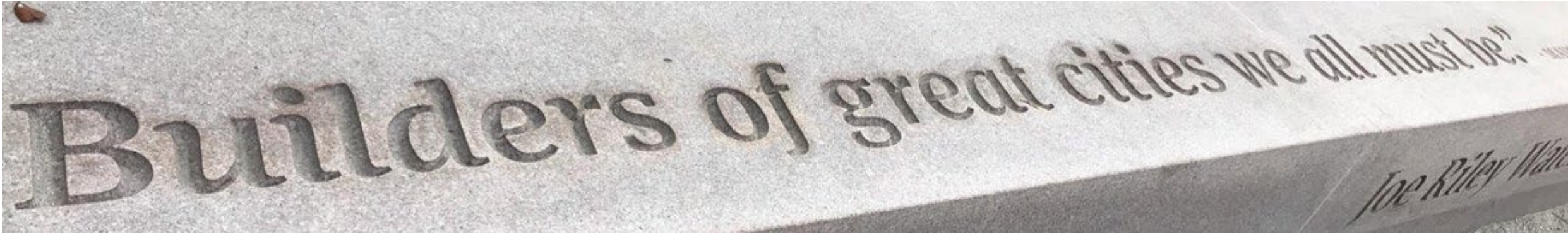


What We've Accomplished So Far



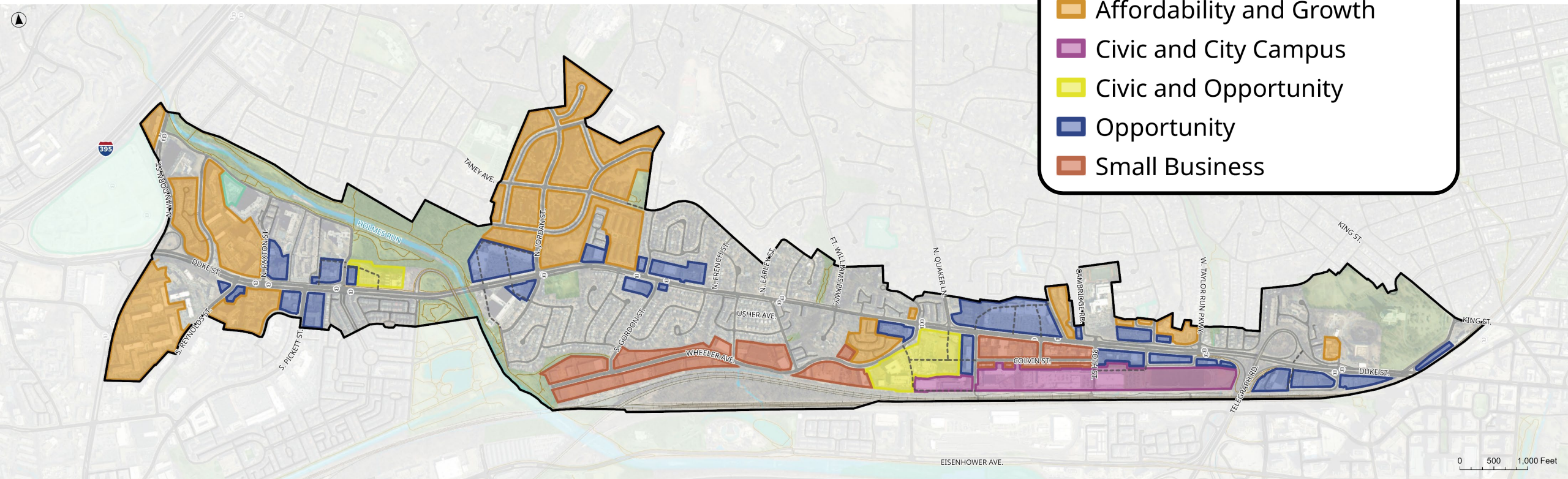
Duke Street Plan

What Kind of Place We Are Creating?

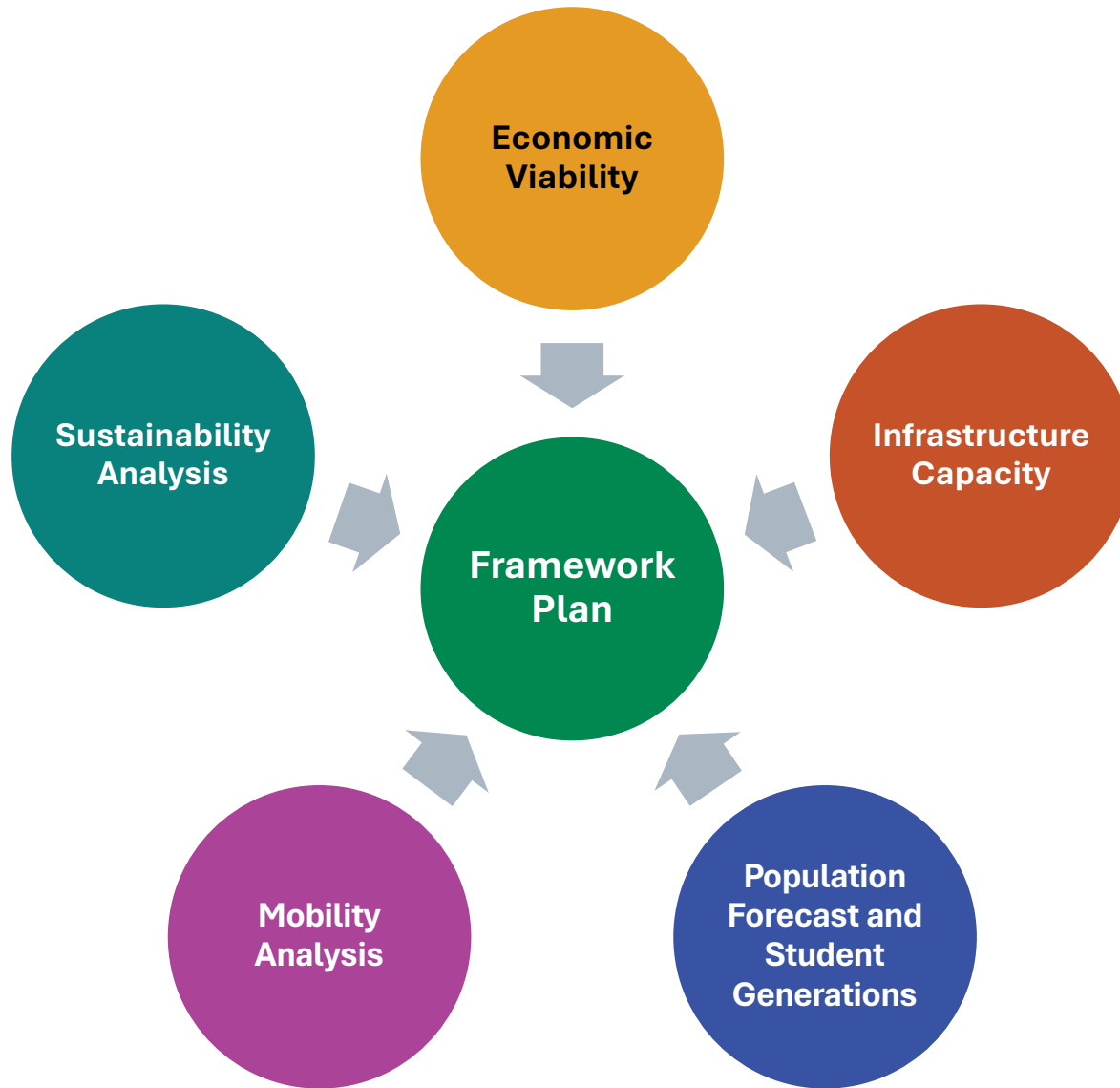


Plan Themes

- Plan Boundary
- Proposed Streets
- Transitway Stops
- Approved/Under Construction
- Affordability and Growth
- Civic and City Campus
- Civic and Opportunity
- Opportunity
- Small Business



Supporting Review

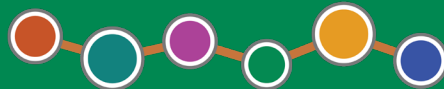


Key Questions

- How much development can the market along the corridor absorb?
- Do we have the infrastructure to be able to accommodate growth?
- How will Alexandria and Duke Street grow in the future? What do we need to plan for?
- How many students do we expect to live in the Plan Area?
- How will new development impact the environment and the mobility network?

Parks + Open Space

DUKE STREET
LAND USE PLAN



Parks and Open Space | Guiding Principles

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

What the Community Has Said:



“Mas parques cerca en el area. [More parks nearby].”

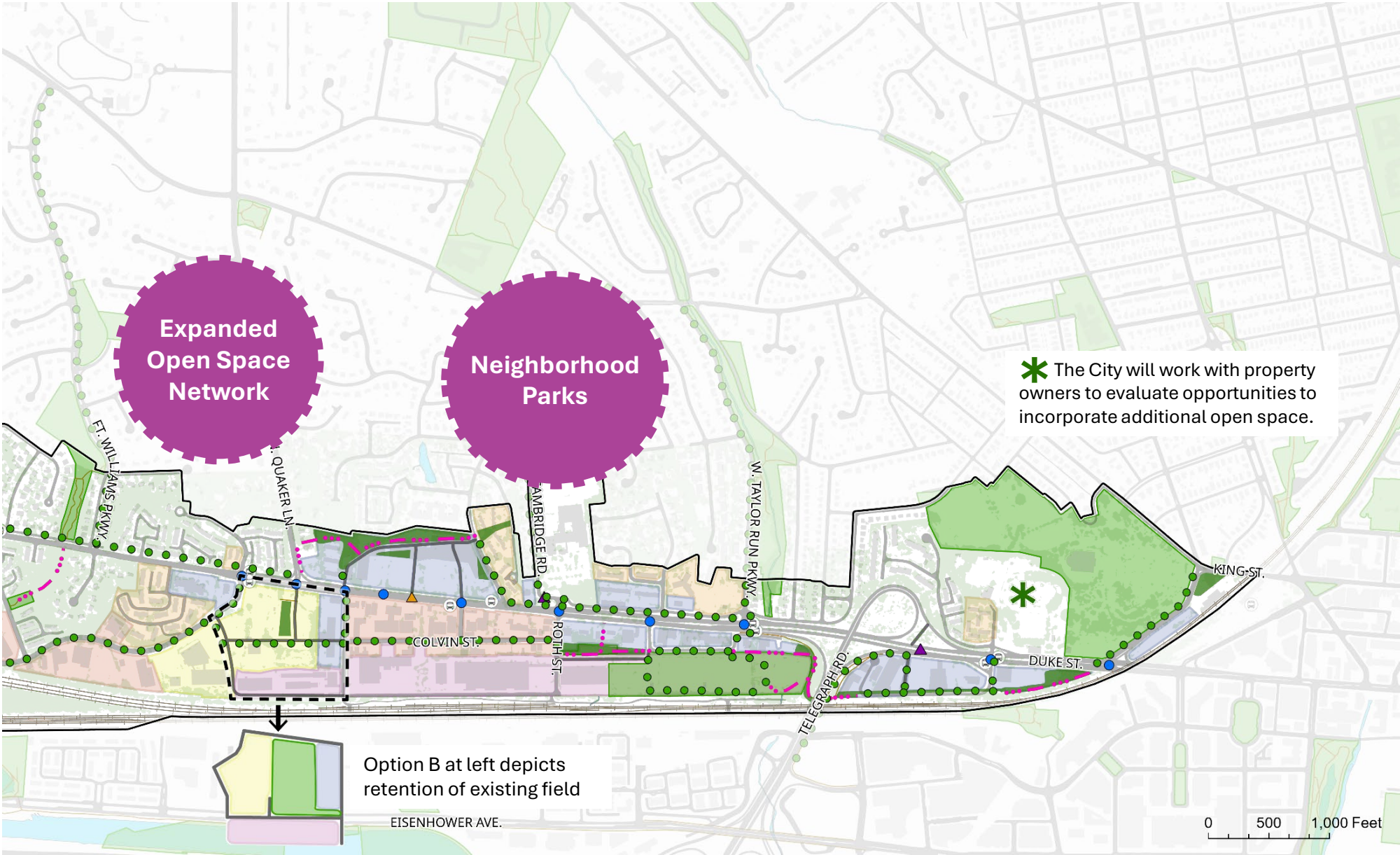
“Improve existing parks and add new park.”



“All the proposed parks and open spaces in and around the current shopping centers are terrific.”

Framework Plan | Parks and Open Space - East

- Plan Boundary
 - Proposed Streets
 - Transitway Stops
 - Proposed Parks and Open Spaces
 - Existing Parks and Open Spaces
 - Existing Tree Canopy
 - Proposed Park/Trail Connections
 - Proposed Linear Greenways
 - Streetscape Connections
 - Existing Trails
- Traffic Signals**
- Duke Street Land Use Plan
 - Duke Street Transitway
 - Existing
- DSLUP Themes**
- Affordability and Growth
 - Civic and City Campus
 - Civic and Opportunity
 - Opportunity
 - Small Business



Framework Plan | Parks and Open Space - West

- Plan Boundary
 - Proposed Streets
 - ⊕ Transitway Stops
 - Proposed Parks and Open Spaces
 - Existing Parks and Open Spaces
 - Existing Tree Canopy
 - ... Proposed Park/Trail Connections
 - || Proposed Linear Greenways
 - Streetscape Connections
 - Existing Trails
- Traffic Signals**
- ▲ Duke Street Land Use Plan
 - ▲ Duke Street Transitway
 - Existing
- DSLUP Themes**
- Affordability and Growth
 - Civic and City Campus
 - Civic and Opportunity
 - Opportunity
 - Small Business



Neighborhood Parks - Amenities



Playground



Dog Park



Flexible Seating Area



Exercise Play Area



Flexible Lawn Area



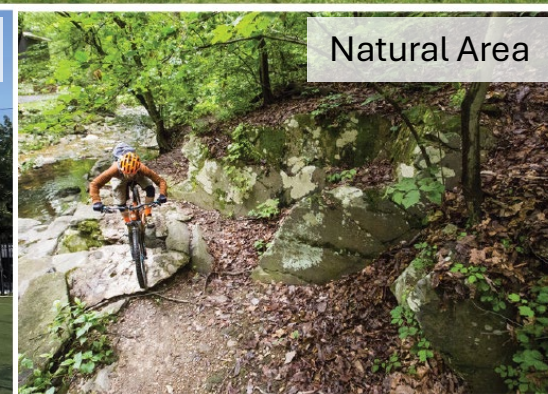
Multi-Purpose Courts



Shade Structures



Rectangular Field



Natural Area

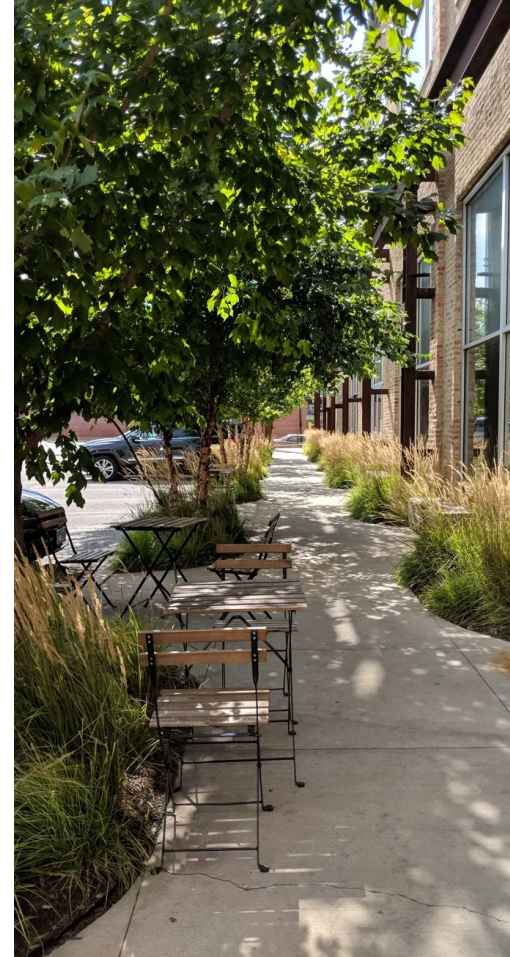
Sustainability

DUKE STREET
LAND USE PLAN



Sustainability | Guiding Principles

- Promote a **sustainable urban environment**, **energy-efficient buildings**, and **renewable energy**.
- Implement **green infrastructure** throughout the corridor.
- Protect the integrity of the corridor's **stream valleys**, **floodplains**, and **resource protection areas** and expand the **tree canopy**.
- Strengthen the corridor's resilience against the **impacts of extremes in heat and cold** through the **design of new development, parks and infrastructure**.



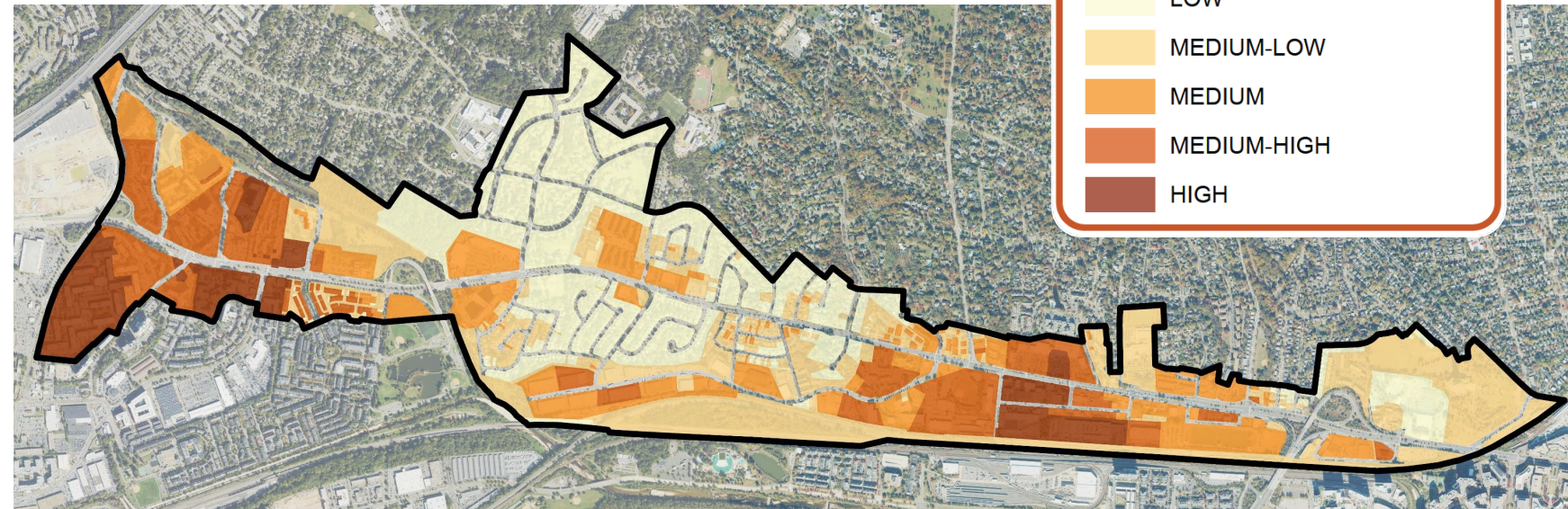
Sustainability | What We've Learned

Total Environmental Risk

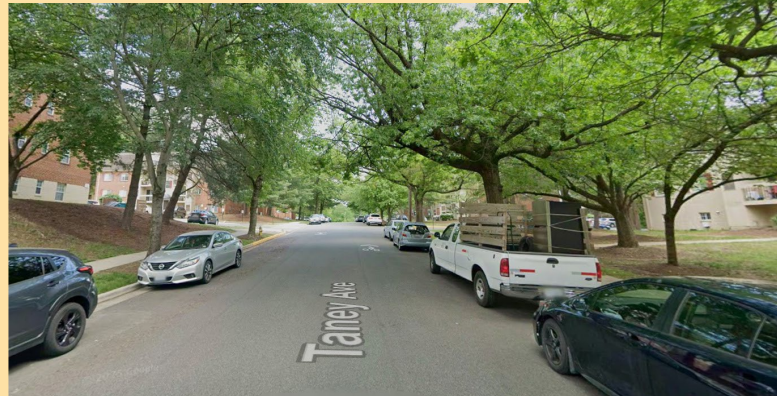
Risk “hotspots” are concentrated in the west and south portions of the corridor due to:

 **High impervious surface coverage** (like parking lots)

 **Low tree canopy coverage**



General Low-Risk Area



General High-Risk Area



Sustainability | Plan Recommendation Topics



Green infrastructure and planting trees along roadways



Underground utilities to allow for mature trees



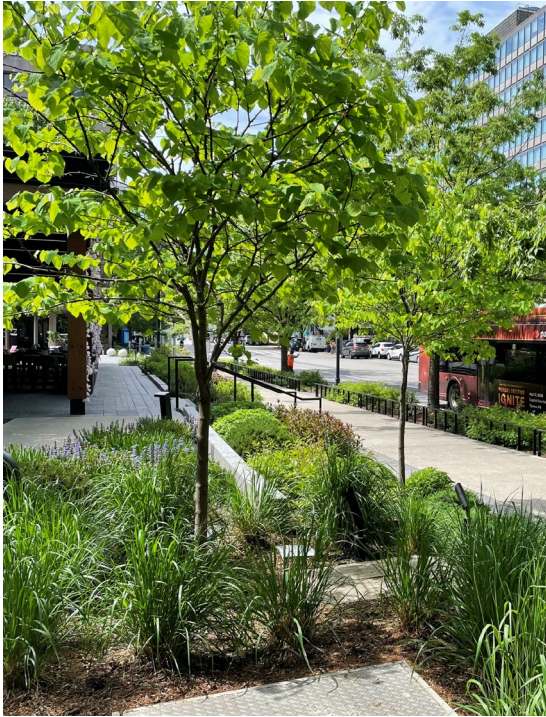
Green roofs/cool roofs to existing buildings



Promotion of mixed-use development and green building practices



How Can the Plan Positively Impact Sustainability and the Environment?



Impervious Surface + Tree Canopy

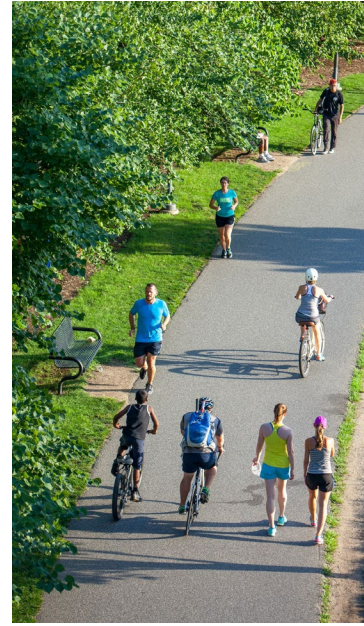
- Reduce impervious surfaces
- Require tree canopy percentages
- Minimize loss of existing trees, expand where possible

Stormwater

- New buildings will treat and detain stormwater onsite
- Improve water quality and slow runoff

Green Building

- New buildings will be consistent with the City's Green Building Plan



Land Use

- Minimize housing displacement
- Proximity and safe access between housing, jobs, transit, and amenities
- Flexible land uses neighborhood-serving uses

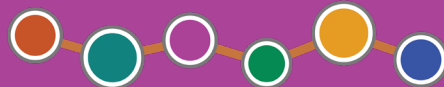


Mobility

- Maximize transit use
- Safer street design
- More opportunities for biking and walking

Mobility + Safety

DUKE STREET
LAND USE PLAN



Mobility | What We've Heard

- There is a concentration of **safety conflicts** along the corridor.
- The corridor has several locations where traffic creates **barriers** to connectivity.
- There is a need for more safe and effective **travel choices** (walking, biking, and transit).
- Left unchecked, **regional cut-through traffic impacts** are likely to persist.
- **Planned improvements** (intersection improvements, technology, Duke Street Transitway) have been designed to align with **transportation needs** AND **future land uses**.



Mobility | Guiding Principles

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



Mobility | Corridor Characteristics

Key Issues



Safety

The safety of all Duke Street users when traveling along or across the corridor



Traffic Speed

How fast cars, trucks, and other vehicles travel along Duke Street



Travel Time

How long it takes for vehicles to travel along Duke Street



Travel Choice

The number of easy, safe, and convenient modes of transportation to choose from



Accessibility

The ease of traveling along and across Duke Street using all modes of transportation



Travel Composition

The share of local vs. regional trips along Duke Street



Mobility | What We Know

Safety

- Included on the High Injury Network
- **~375 crashes** in the last 5 years
 - 13 resulted in serious injuries; 3 were fatal
 - 18 involved people walking or biking
- Recent actions include:
 - Duke Street turn calming
 - Smarter traffic signals
 - Planning and design for intersection and corridor projects



KEY ISSUE:
Safety



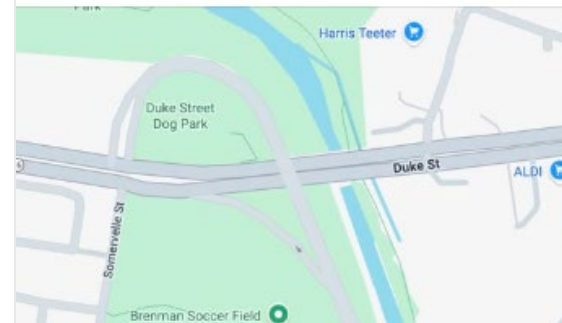
Police Department, City of Alexandria, Virginia

January 14 · 🌐

Traffic Advisory

Officers are on the scene of a traffic accident on Duke Street near Brenman Park. One lane in each direction is currently shut down.

There are no reported injuries. Motorists should expect delays and are encouraged to use alternate routes while the scene is cleared.



Mobility | What We Know



KEY ISSUE: Traffic Speed



KEY ISSUE: Travel Choice



KEY ISSUE: Accessibility

Traffic Speed

- 35 MPH posted speed limit
- Observed speeds are higher and more unsafe in off-peak periods

Accessibility

- Long crosswalks at large intersections
- Ramps and service roads create indirect paths
- Recent corridor repaving

Travel Choice

Sidewalks

- Varied width and materials

Bike Infrastructure

- Not present; few parallel routes

Transit

- 1 DASH route; 3 Metro routes



Mobility | What We've Studied

Corridor Evaluation



Regional Trends

Evaluate trends and data on **transportation, traffic management**, and **regional traffic**



Corridor Analysis

Review **existing and future traffic volumes** to understand **development impacts** and confirm **congestion hotspots**



Intersection Performance

Review detailed data (i.e., signal timing and turning movements) to **inform solutions** for the **most challenging** Duke Street intersections

Mobility | What We've Studied

Congestion and Delay



KEY ISSUE:
Travel Time



Mobility | What We've Studied



KEY ISSUE:
Travel Composition

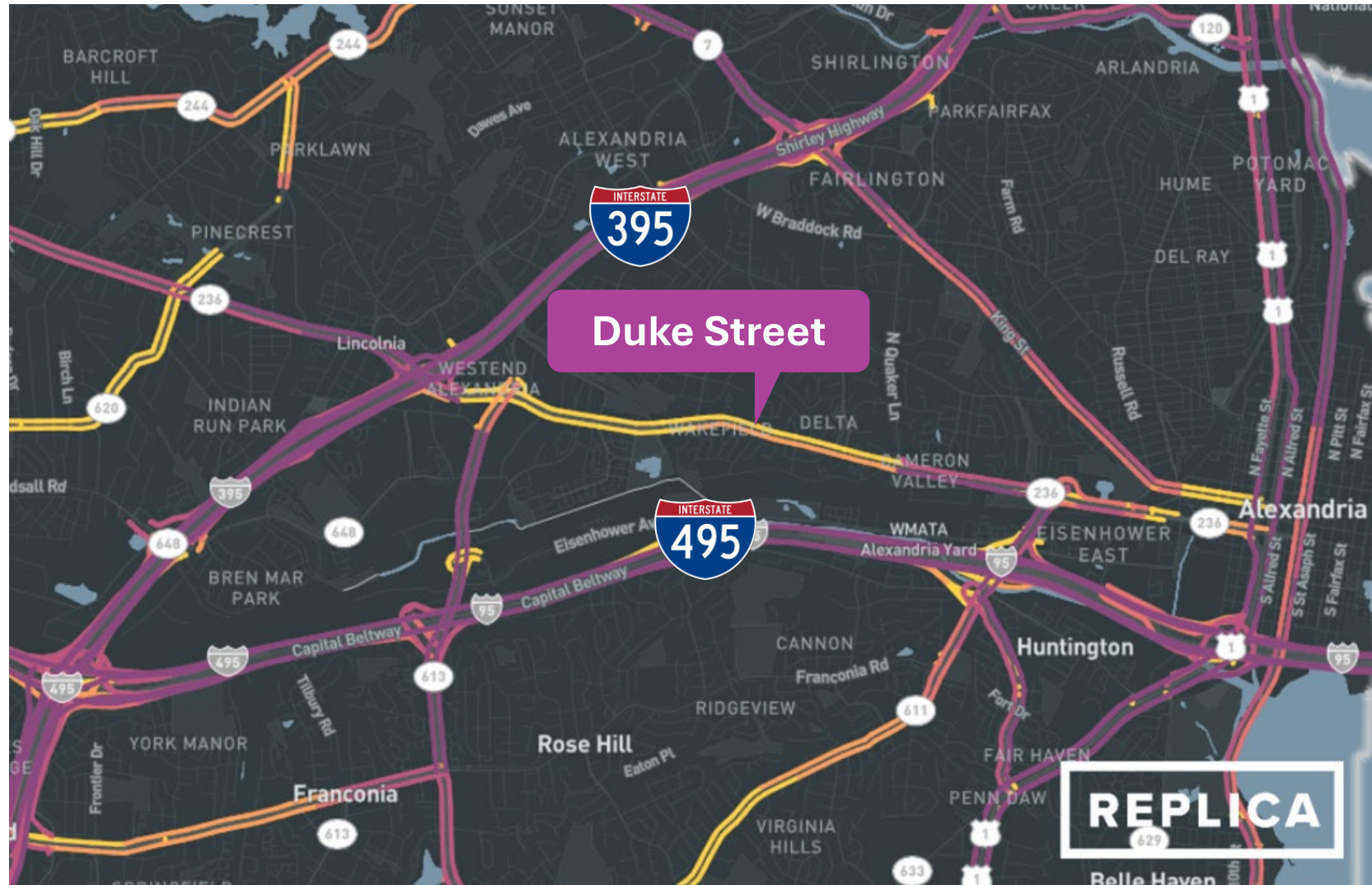
Regional Traffic

The pain felt by the community while making local trips is exacerbated by a high share of regional traffic



Fewer
Trips

More
Trips



Mobility | What We've Studied



KEY ISSUE:
Travel Composition

Regional Traffic: Duke Street



**Daily Trips along
Duke Street**

Trips Along Duke Street

Mobility | What We've Studied



KEY ISSUE:
Travel Composition

Regional Traffic: Duke Street



20%

*% of Daily Trips
that are Regional*

Trips Along Duke Street

Mobility | What We've Studied



KEY ISSUE:
Travel Composition

Regional Traffic: Duke Street



20%

*% of Daily Trips
that are Regional*



80%

*% of Daily Trips
that are Local*

Trips Along Duke Street



Regional Traffic: Between Quaker Lane and Telegraph Road



30-40%

*% of Daily Trips
that are Regional*



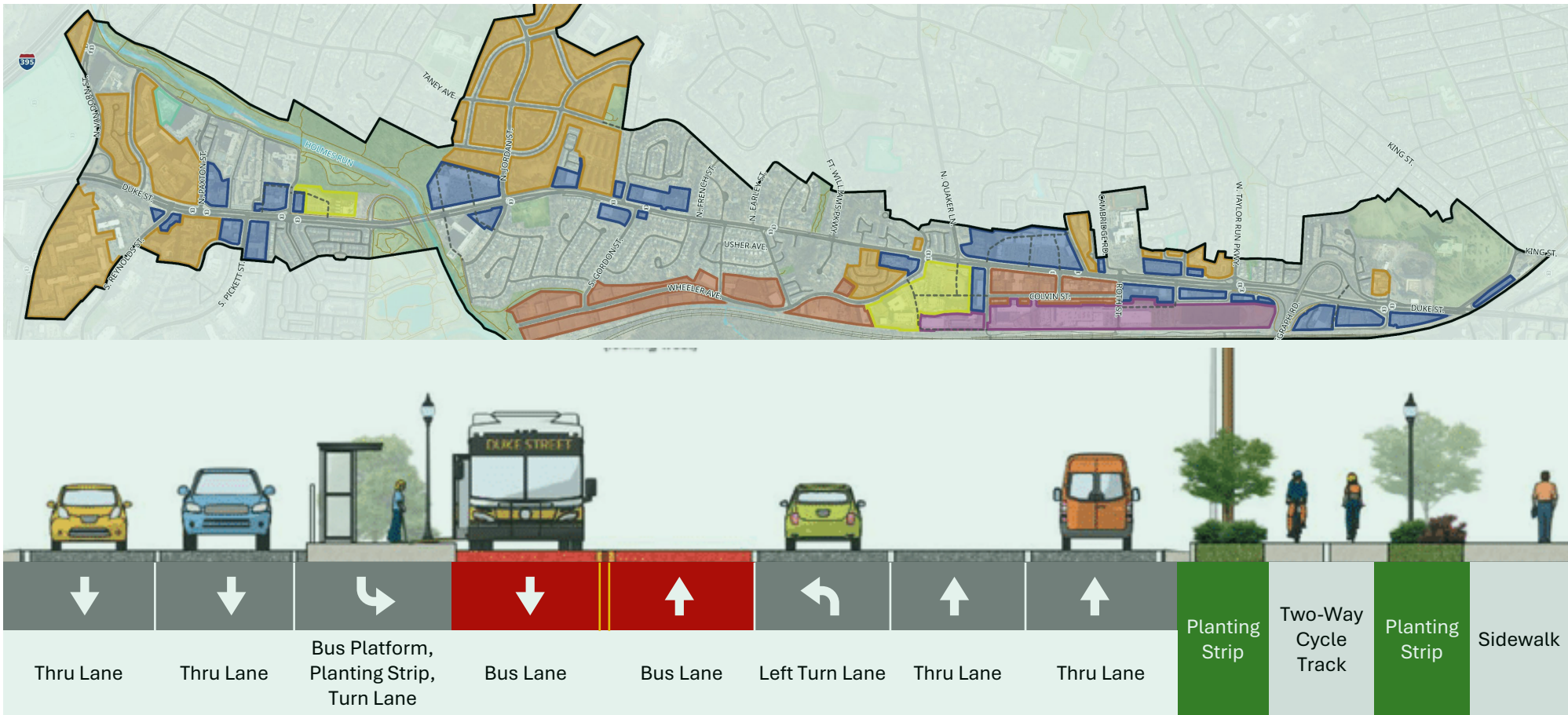
60-70%

*% of Daily Trips
that are Local*

Trips Along Duke Street
between Quaker Lane and Telegraph Road

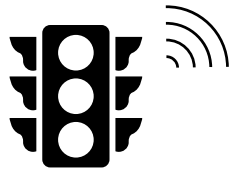
Mobility | What's Planned

Coordination between Land Use and Transportation



Mobility | What's Planned

Transportation and Infrastructure Investment



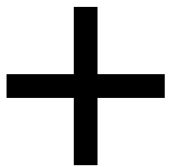
Smarter
traffic signals



Enhanced
sidewalks
and crossings



Protected
bicycle
infrastructure



Intersection
improvements



Transitway
and station
amenities



KEY ISSUE:
Safety



KEY ISSUE:
Accessibility



KEY ISSUE:
Travel Choice

Duke Street Today



Duke Street in the Future

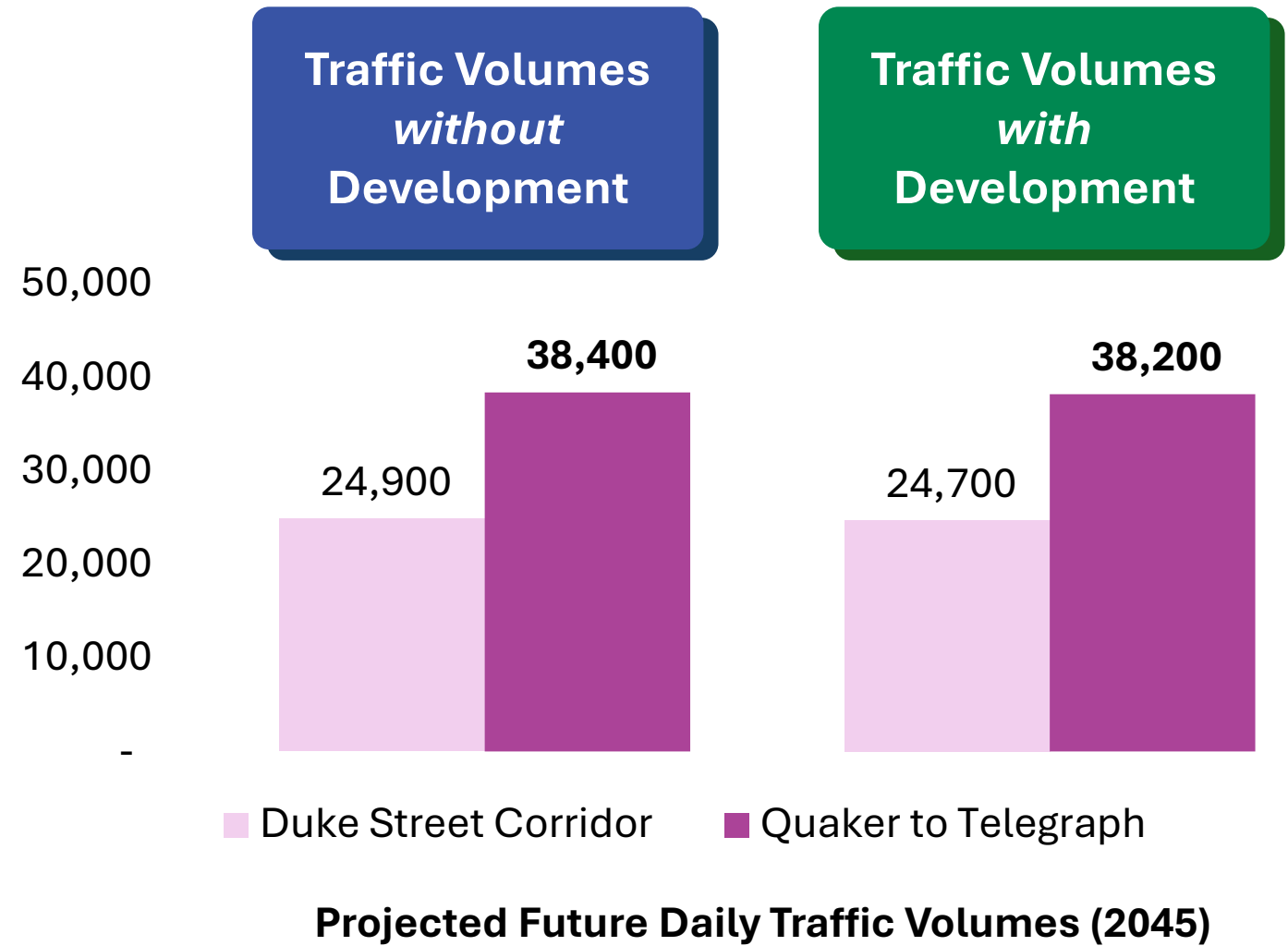


Mobility | What's Planned

Future Traffic Volumes

In the future, properties in the Duke Street Land Use Plan area **will not contribute additional traffic to the network**

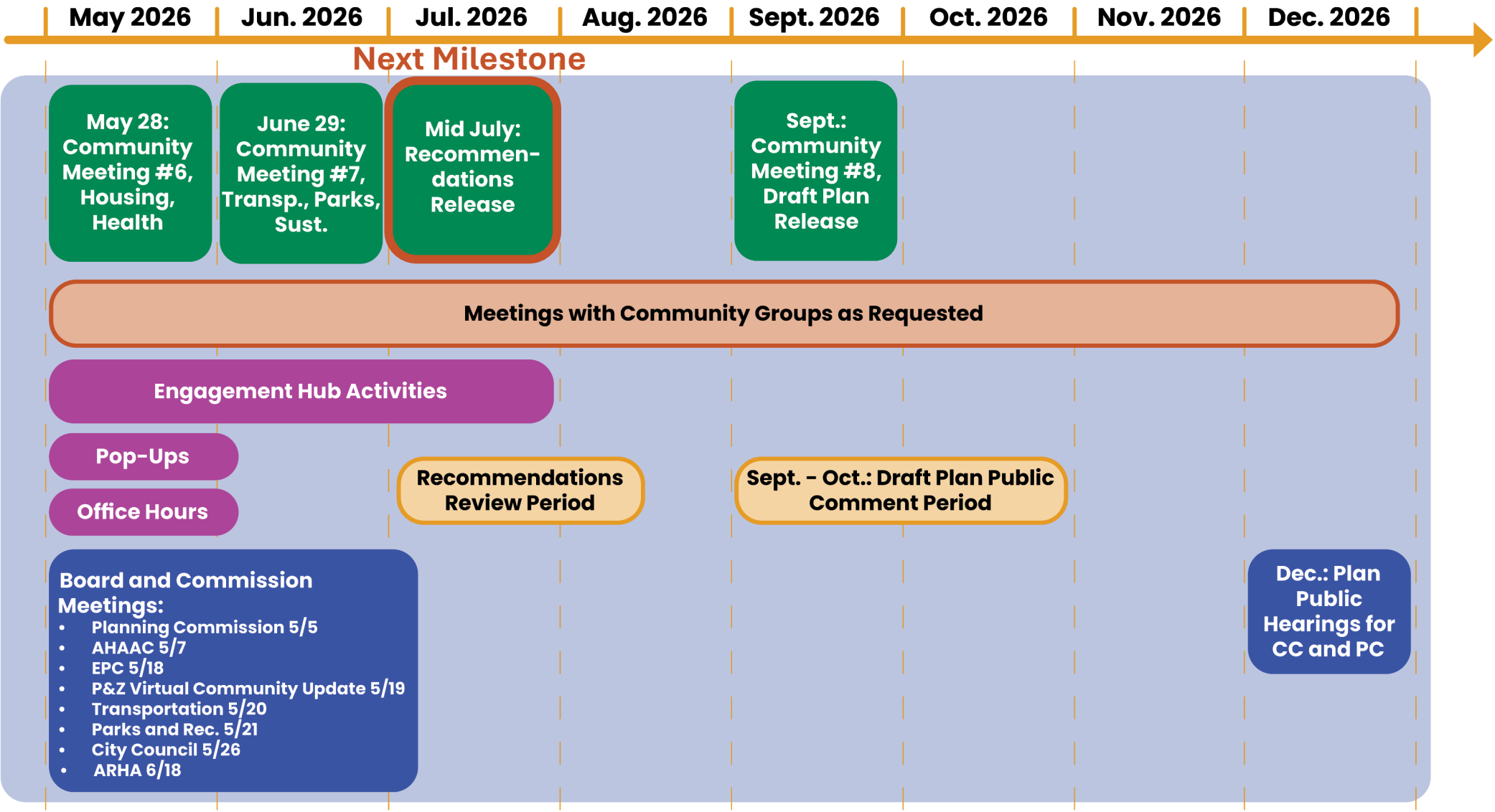
- This is possible due to **how residential land uses generate traffic** compared to commercial uses
- Even with development, **traffic volumes will be nearly the same as without development**



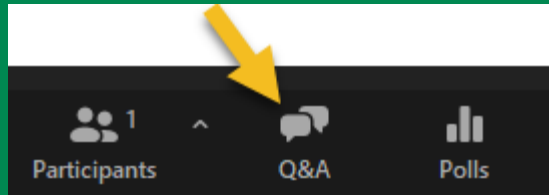
Mobility | What We Can Expect in the Future

	Safety <i>The safety of all Duke Street users when traveling along or across the corridor</i>		Increase
	Traffic Speed <i>How fast cars, trucks, and other vehicles travel along Duke Street</i>		Decrease
	Travel Time <i>How long it takes for vehicles to travel along Duke Street</i>		Slight Increase
	Travel Choice <i>The number of easy, safe, and convenient modes of transportation to choose from</i>		Increase
	Accessibility <i>The ease of traveling along and across Duke Street using all modes of transportation</i>		Increase
	Travel Composition <i>The share of regional vs. local traffic that travels along Duke Street</i>		Improvement

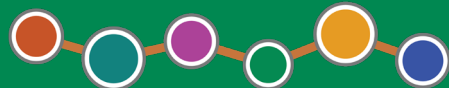
Next Steps



Questions + Discussion



DUKE STREET
LAND USE PLAN



Thank you for joining us!

Have more questions?

Email: Christian.brandt@alexandriava.gov

Project Webpage: alexandriava.gov/DukeStreetPlan

