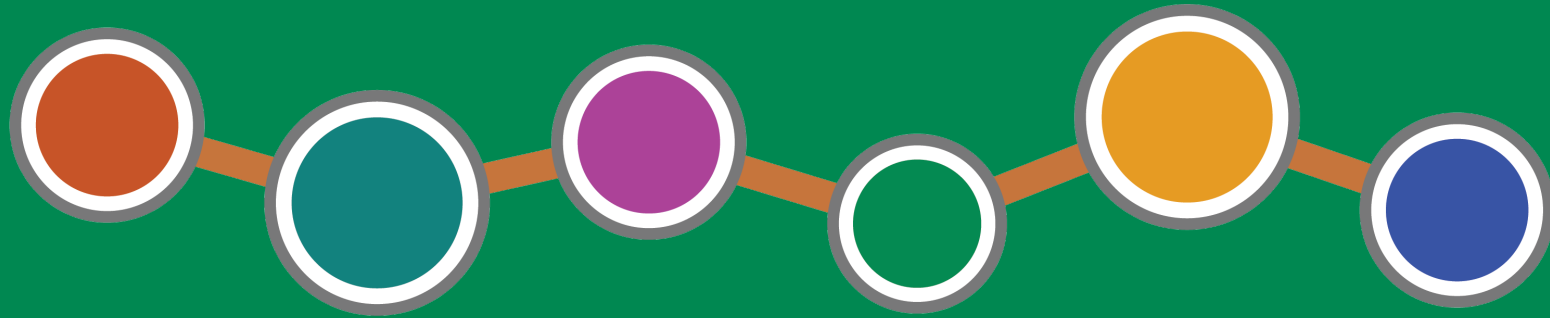


DUKE STREET LAND USE PLAN



Community Meeting #5: Framework Plan

April 22, 2026



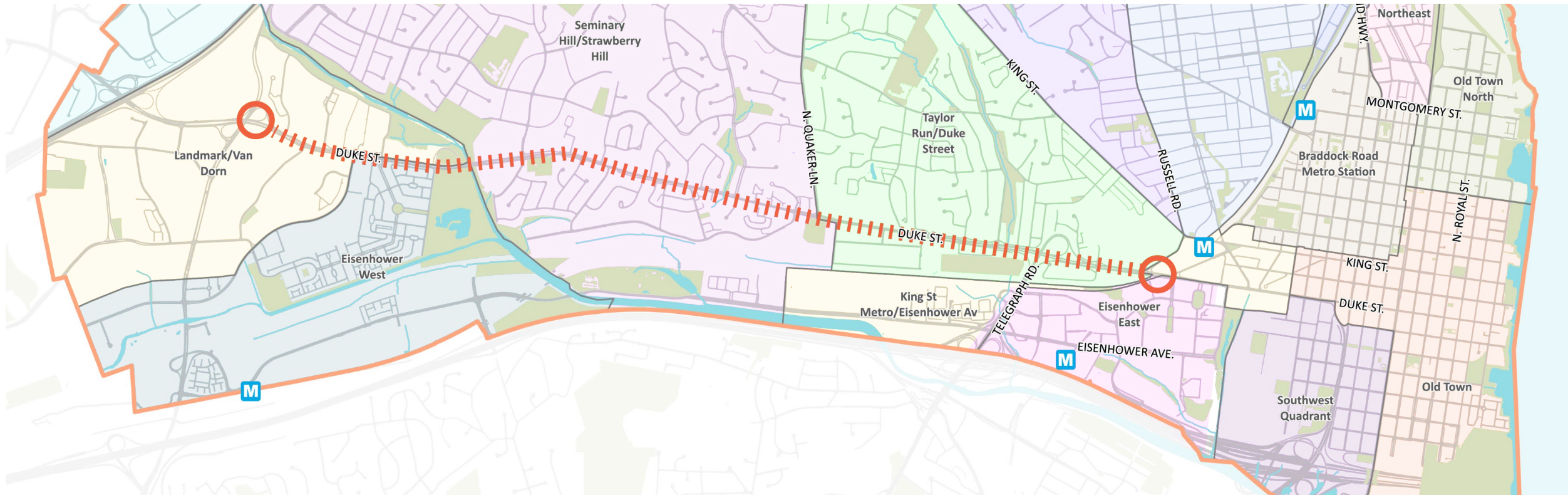
DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

1. Introduction, Background, Next Steps
2. Engagement Summary and Community Themes
3. Background: Land Use Themes and Districts
4. Draft Framework Elements
 - A. Land Use
 - B. Building Heights
 - C. Mobility
 - D. Parks and Open Space
5. Opportunities to Engage
6. Next Steps
7. Questions + Discussion



Duke Street Land Use Plan Area



What We've Accomplished + Next Steps



Next steps in Phases 3 – 4 (April – July):

- Community feedback on, further refinement of the Framework Plan
- Community discussion on Health, Housing, Mobility, Sustainability, Open Space
- Community meetings/pop-ups
- Wrapping up technical analyses
- Developing draft Plan Recommendations for community review



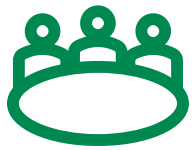
Engagement Summary



250 businesses engaged in outreach



46 pop-ups since April 2025, more planned for April and May 2026



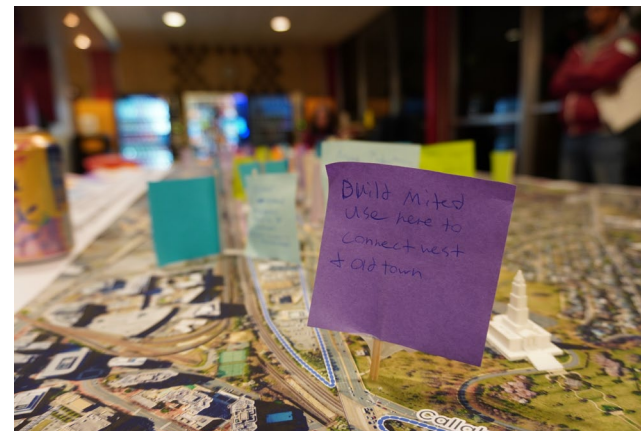
5 Community Meetings, **1** Open House, **4** workshops (one for businesses)



More than 250 Community Ideas evaluated, 75% included



Over to **3,500 residents** engaged so far.



Community Themes

Cohesive Corridor Design

Move away from piecemeal development toward a more unified vision of the corridor

Expanded Open Space Network

Provide more parks and green spaces, particularly in the central portion of the corridor

Housing Affordability and Supply

Increase housing opportunities while ensuring a range of affordability options

Infrastructure Capacity

Ensure adequate schools, utilities, and stormwater systems to support future growth

Neighborhood-Serving Retail

Emphasize the importance of a full-service grocery store and everyday retail to support daily needs and walkability

Safer Connections

Improve safety and accessibility for pedestrians and cyclists throughout the corridor

Support for Local Businesses

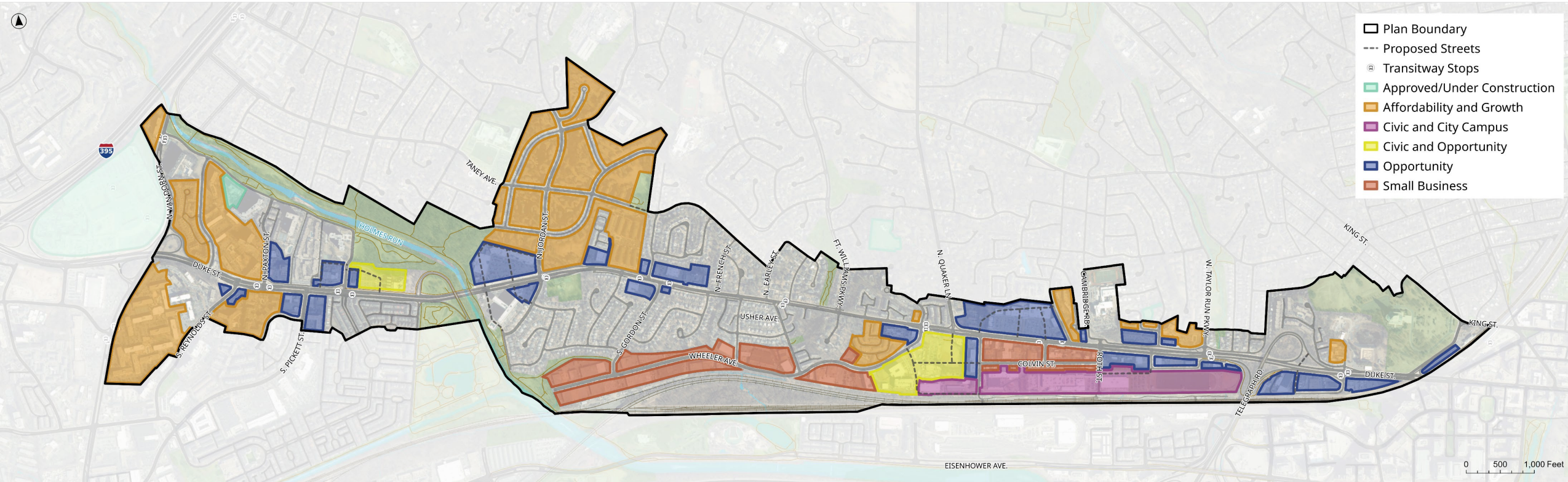
Retain and integrate existing small businesses to preserve community character

Traffic and Mobility

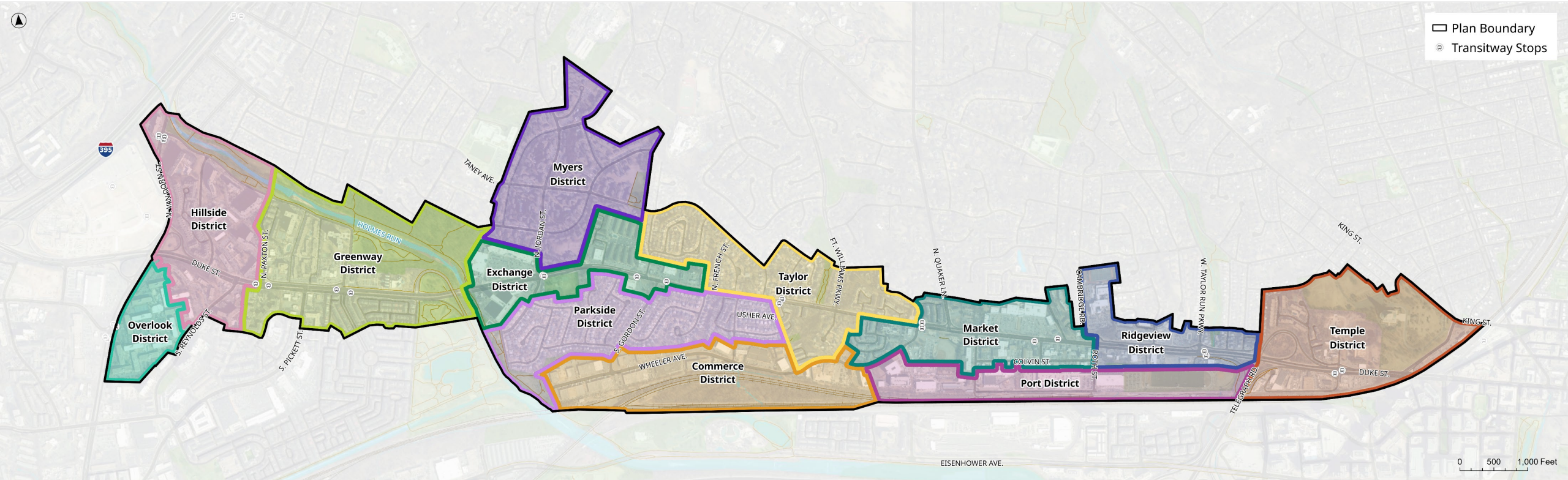
Address congestion while improving all the different ways of moving around the corridor



Background: Land Use Themes



Background: Plan Districts



Framework Plan

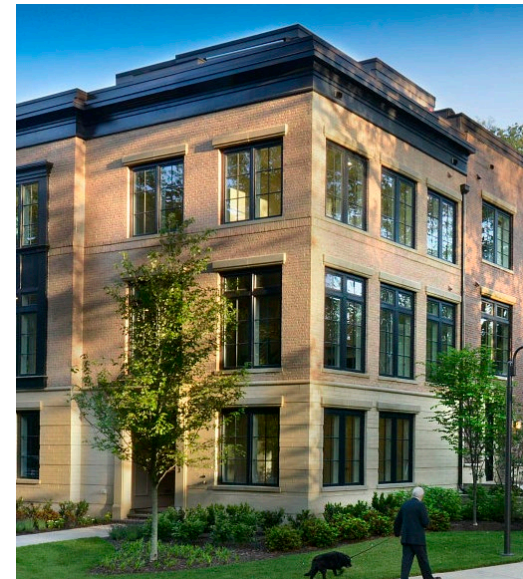
Framework Plan Elements

- Land Uses
- Building Heights
- Mobility
- Parks and Open Space

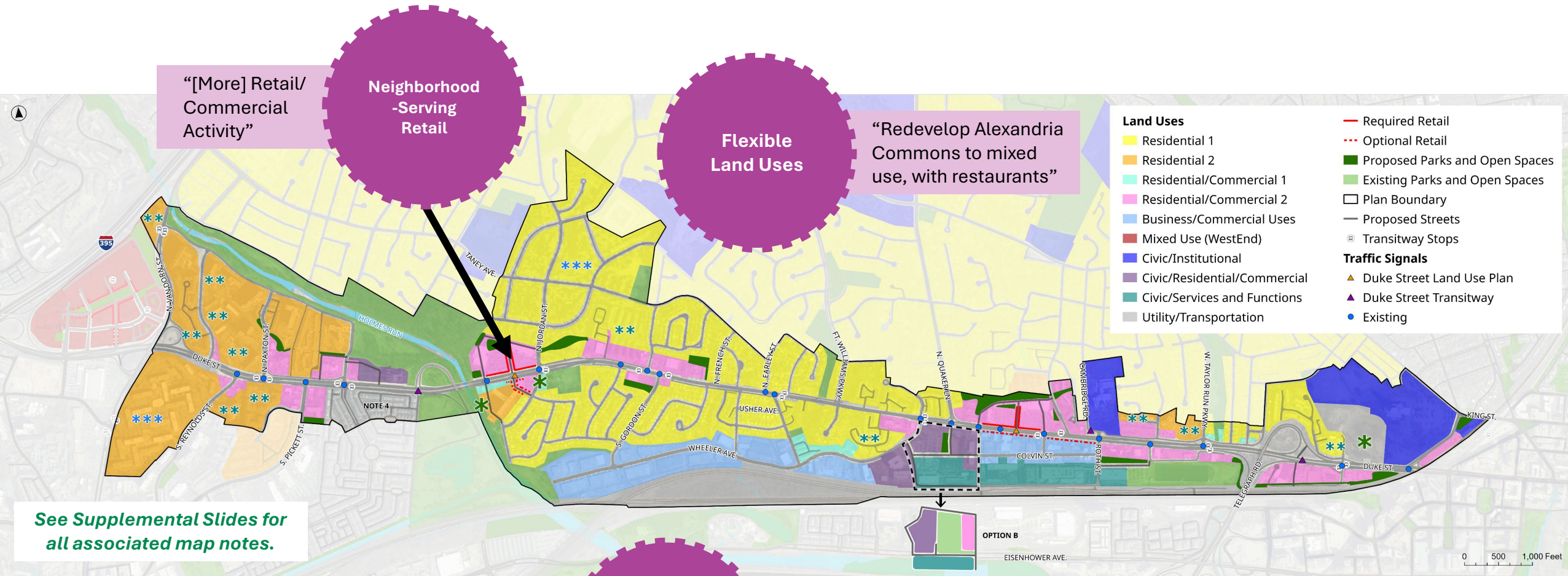


Land Use: Guiding Principles

- Create walkable neighborhoods with a mix of land uses, public spaces, streetscapes, and services.
- Ensure that new development is well-designed and enhances the corridor.
- Ensure that new development enhances access to neighborhood retail, civic uses, transit options, and community focal points.
- Prioritize uses that serve the daily needs of the residents.
- Promote economic opportunities and the retention and growth of small businesses.



Land Use



See Supplemental Slides for all associated map notes.

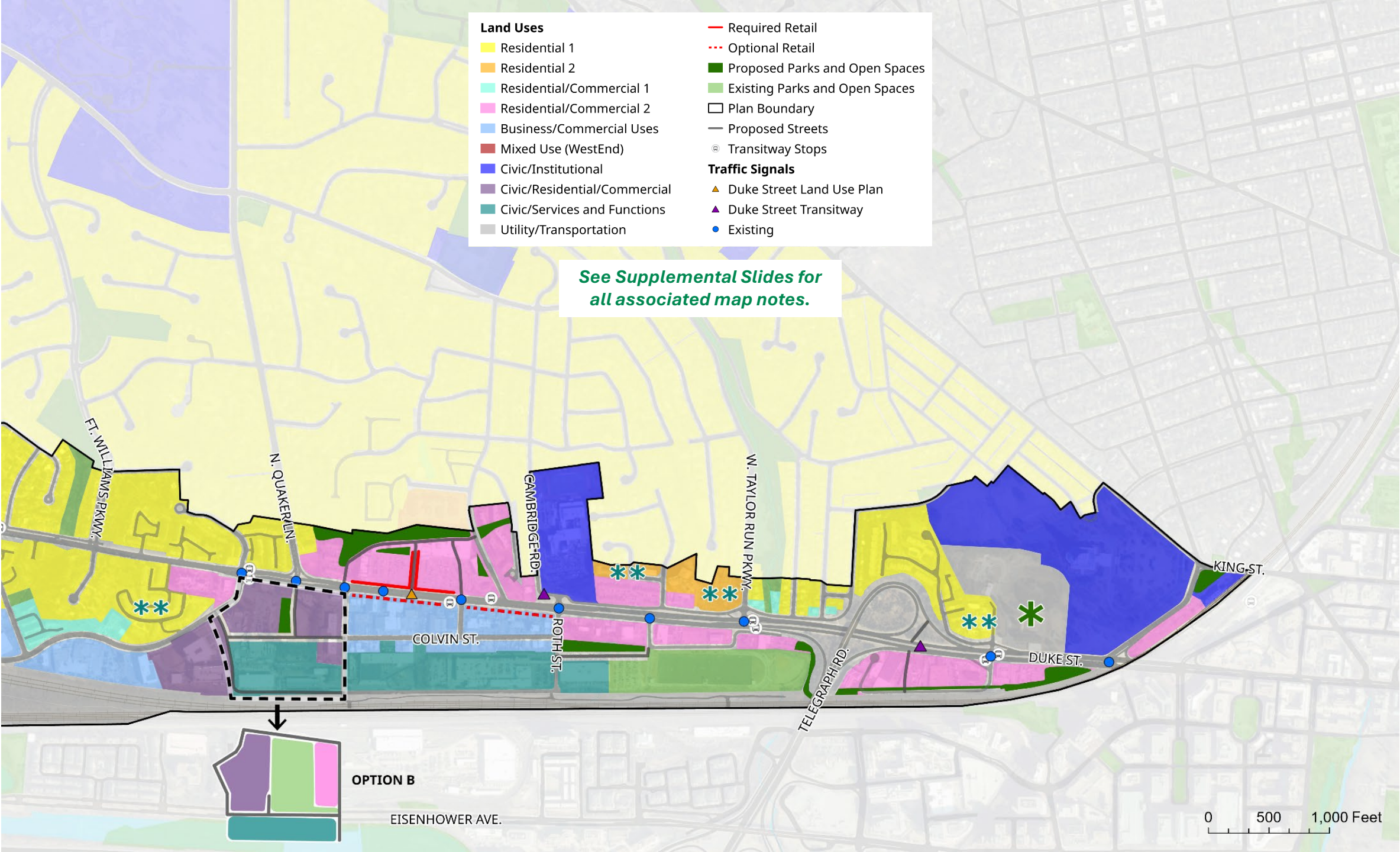
Land Uses

- Residential 1
- Residential 2
- Residential/Commercial 1
- Residential/Commercial 2
- Business/Commercial Uses
- Mixed Use (WestEnd)
- Civic/Institutional
- Civic/Residential/Commercial
- Civic/Services and Functions
- Utility/Transportation

Traffic Signals

- Required Retail
- Optional Retail
- Proposed Parks and Open Spaces
- Existing Parks and Open Spaces
- Plan Boundary
- Proposed Streets
- Transitway Stops
- Duke Street Land Use Plan
- Duke Street Transitway
- Existing

See Supplemental Slides for all associated map notes.





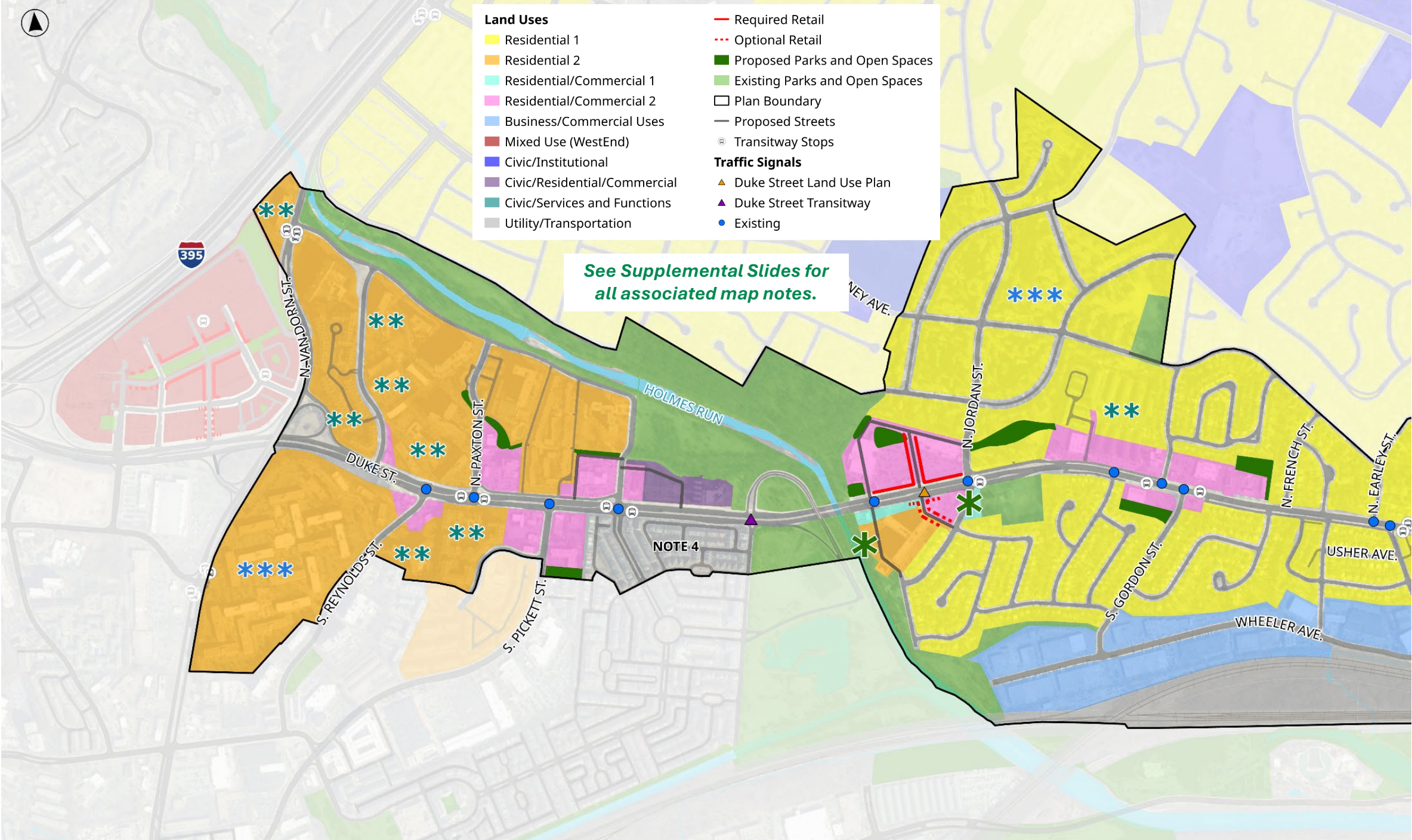
Land Uses	
	Residential 1
	Residential 2
	Residential/Commercial 1
	Residential/Commercial 2
	Business/Commercial Uses
	Mixed Use (WestEnd)
	Civic/Institutional
	Civic/Residential/Commercial
	Civic/Services and Functions
	Utility/Transportation

	Required Retail
	Optional Retail
	Proposed Parks and Open Spaces
	Existing Parks and Open Spaces
	Plan Boundary
	Proposed Streets
	Transitway Stops

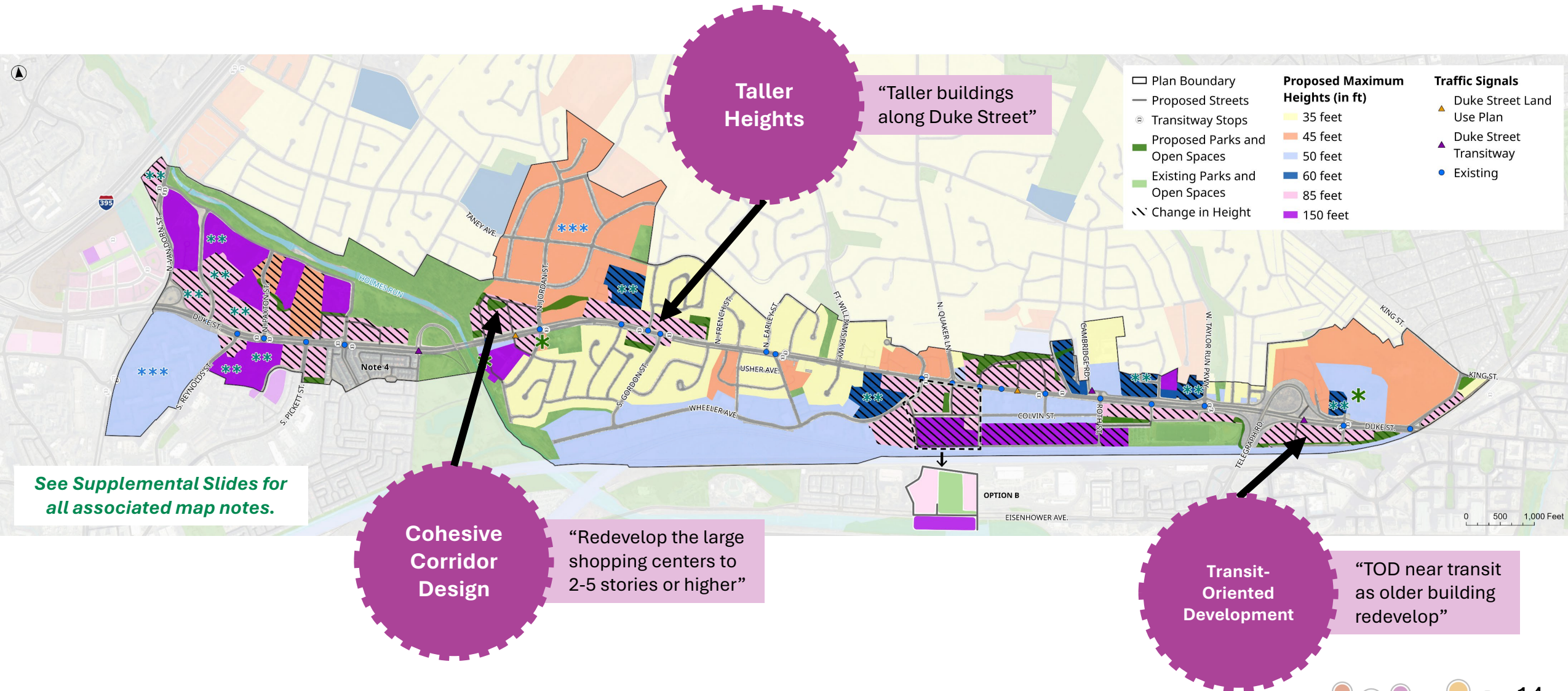
Traffic Signals	
	Duke Street Land Use Plan
	Duke Street Transitway
	Existing

See Supplemental Slides for all associated map notes.

NOTE 4



Building Heights



Examples of Building Heights

35-45 feet



45-60 feet



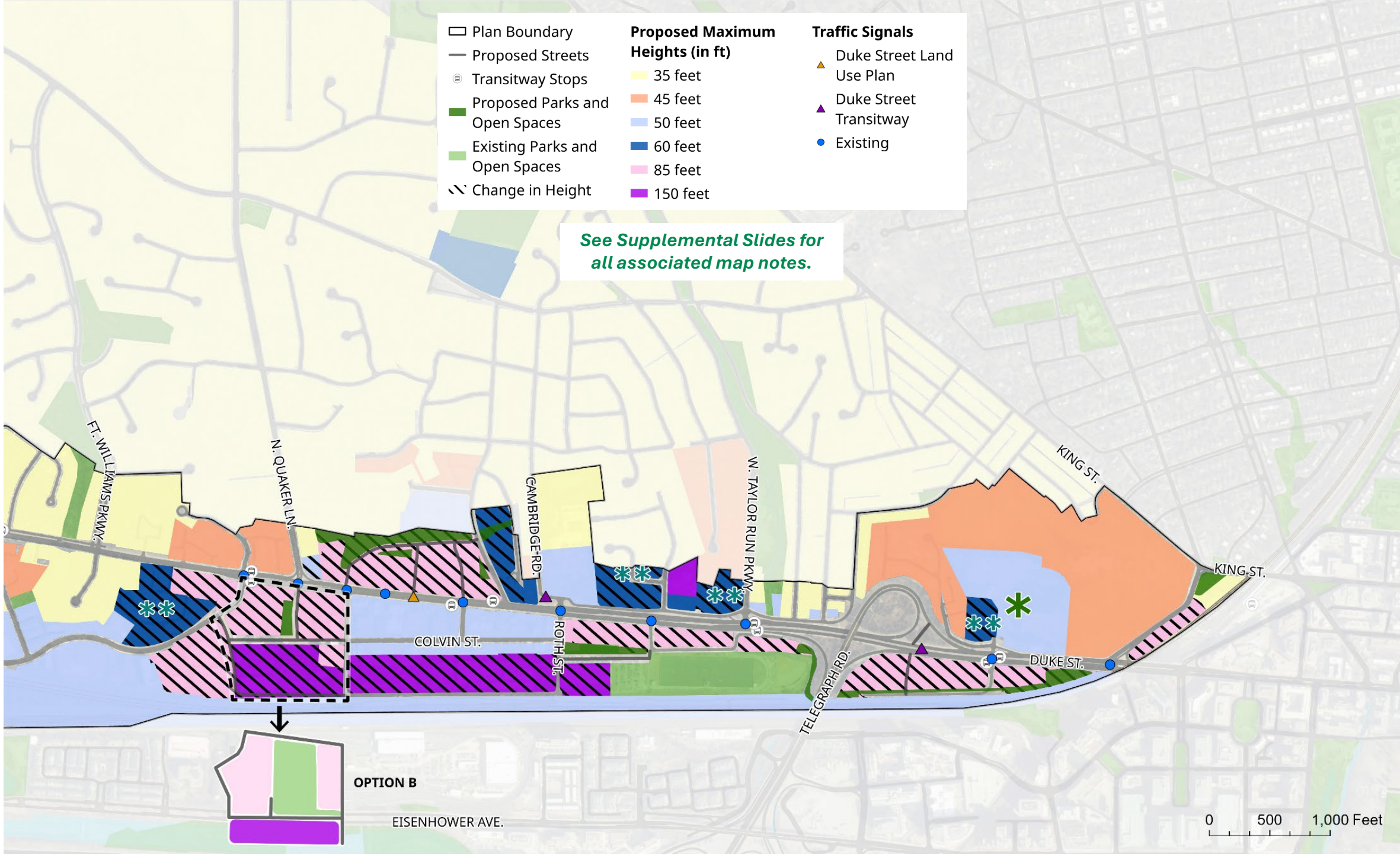
Examples of Building Heights

65-85 feet



Plan Boundary	Proposed Maximum Heights (in ft)	Traffic Signals
Proposed Streets	35 feet	Duke Street Land Use Plan
Transitway Stops	45 feet	Duke Street Transitway
Proposed Parks and Open Spaces	50 feet	Existing
Existing Parks and Open Spaces	60 feet	
Change in Height	85 feet	
	150 feet	

See Supplemental Slides for all associated map notes.



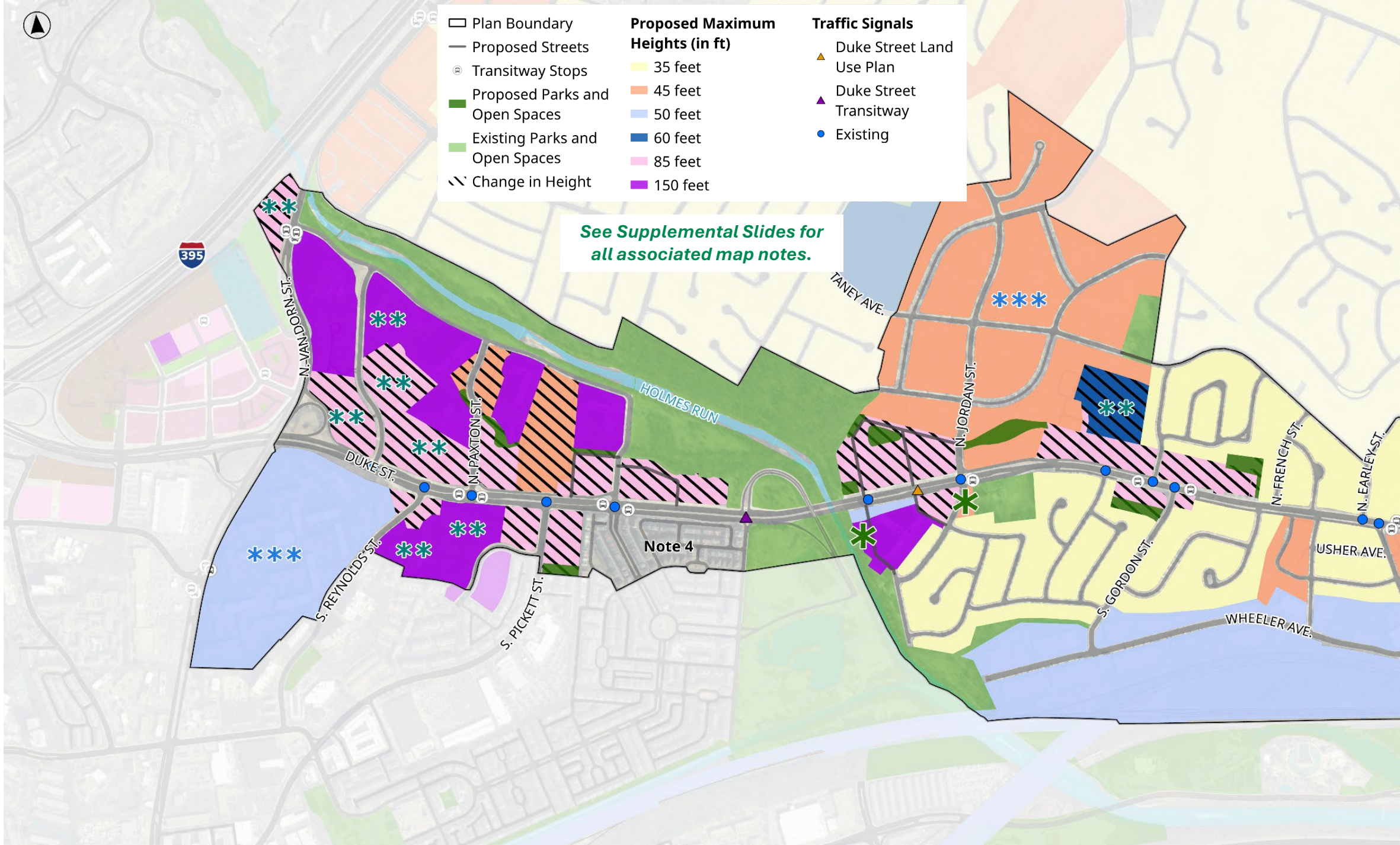
OPTION B

0 500 1,000 Feet



Plan Boundary	Proposed Maximum Heights (in ft)	Traffic Signals
Proposed Streets	35 feet	Duke Street Land Use Plan
Transitway Stops	45 feet	Duke Street Transitway
Proposed Parks and Open Spaces	50 feet	Existing
Existing Parks and Open Spaces	60 feet	
Change in Height	85 feet	
	150 feet	

See Supplemental Slides for all associated map notes.



Mobility: Guiding Principles

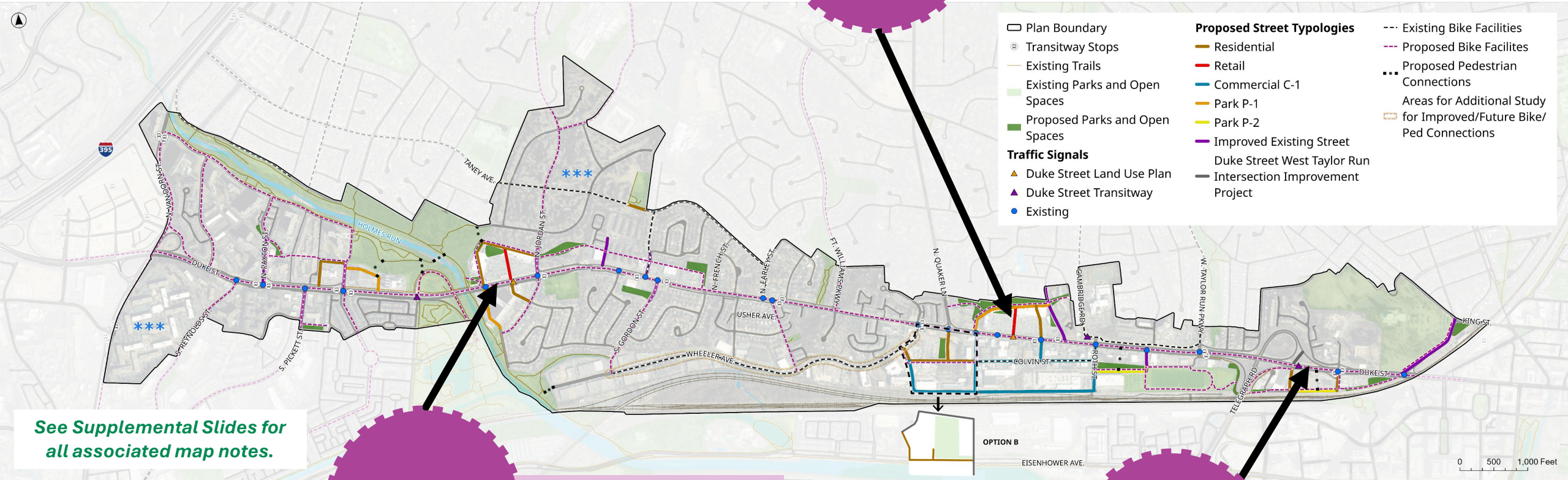
- Provide **safe ways** for people to get around **along the corridor**.
- Create a **well-connected system** of streets, alleys, sidewalks, and trails that makes it **easier to get around**.
- Support a **variety of travel choices**, including walking, biking, transit, and driving.
- Incorporate **current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



Mobility

Variety of Travel Choices

“Require new development to improve and include accommodation for all modes (bikes, pedestrians, drivers, transit)”



See Supplemental Slides for all associated map notes.

Safer Connections

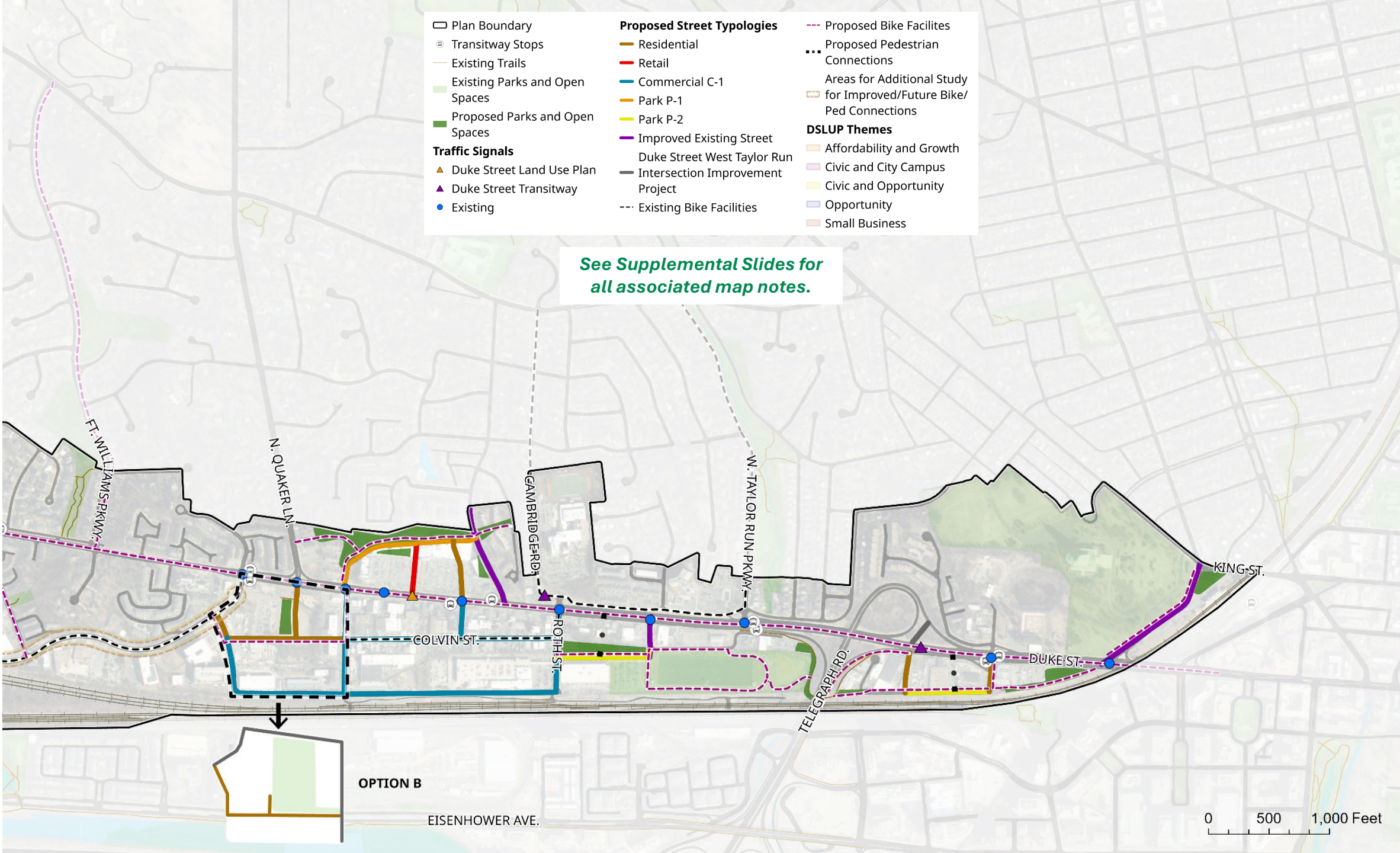
“Better separation between road and pedestrian areas”

Well-Connected System

“Improve the connectivity and walkability of Duke to Old Town”

- Plan Boundary
- ⊕ Transitway Stops
- Existing Trails
- Existing Parks and Open Spaces
- Proposed Parks and Open Spaces
- Traffic Signals**
- ▲ Duke Street Land Use Plan
- ▲ Duke Street Transitway
- Existing
- Proposed Street Typologies**
- Residential
- Retail
- Commercial C-1
- Park P-1
- Park P-2
- Improved Existing Street
- Duke Street West Taylor Run
- Intersection Improvement Project
- Existing Bike Facilities
- Proposed Bike Facilities
- Proposed Pedestrian Connections
- Areas for Additional Study for Improved/Future Bike/Ped Connections
- DSLUP Themes**
- Affordability and Growth
- Civic and City Campus
- Civic and Opportunity
- Opportunity
- Small Business

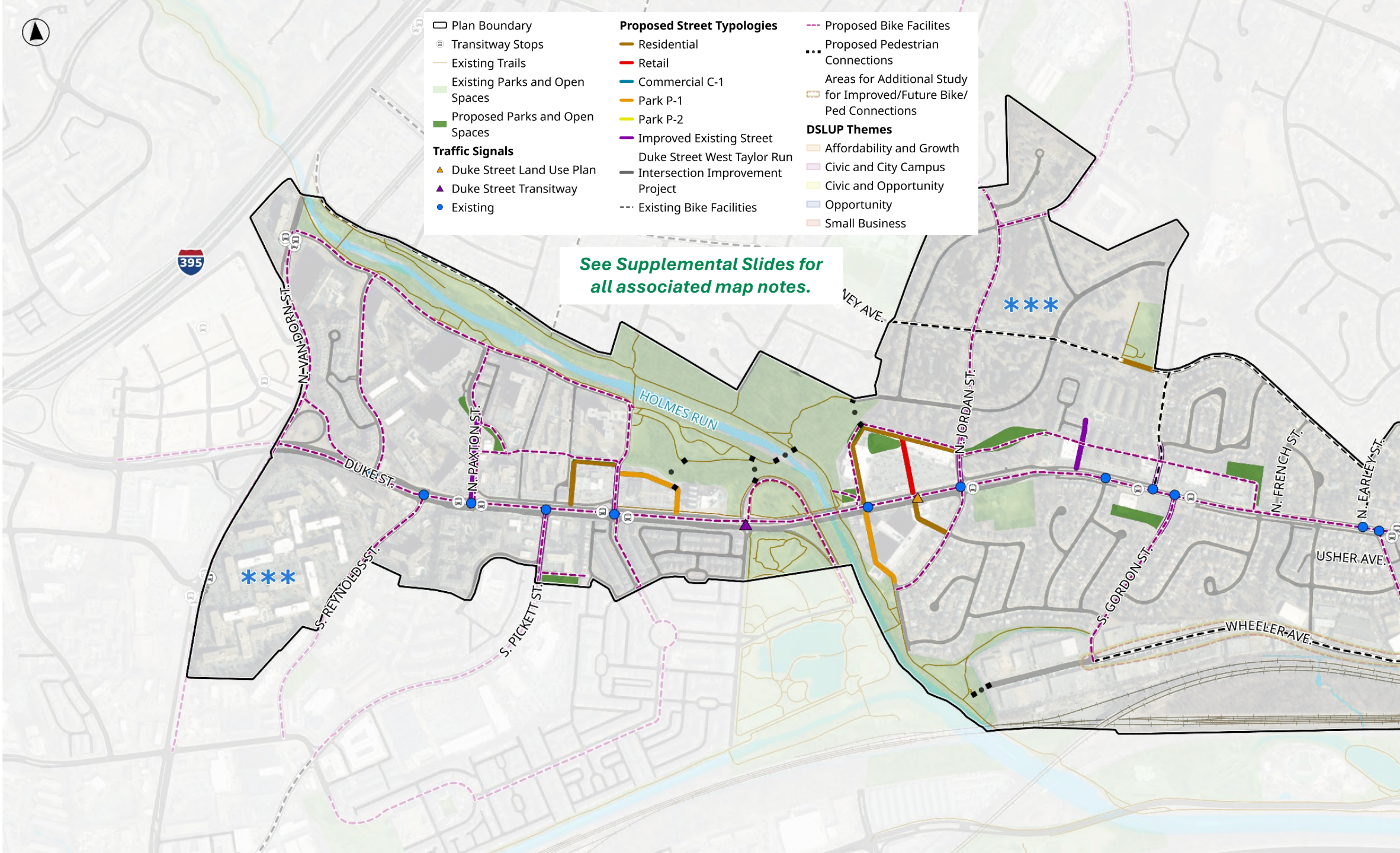
See Supplemental Slides for all associated map notes.





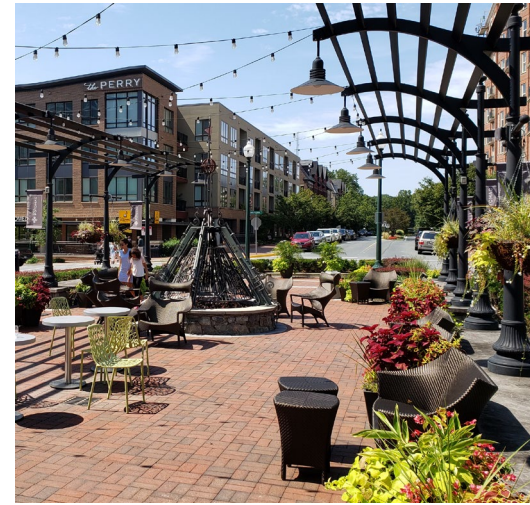
- Plan Boundary
 - Transitway Stops
 - Existing Trails
 - Existing Parks and Open Spaces
 - Proposed Parks and Open Spaces
 - Traffic Signals**
 - Duke Street Land Use Plan
 - Duke Street Transitway
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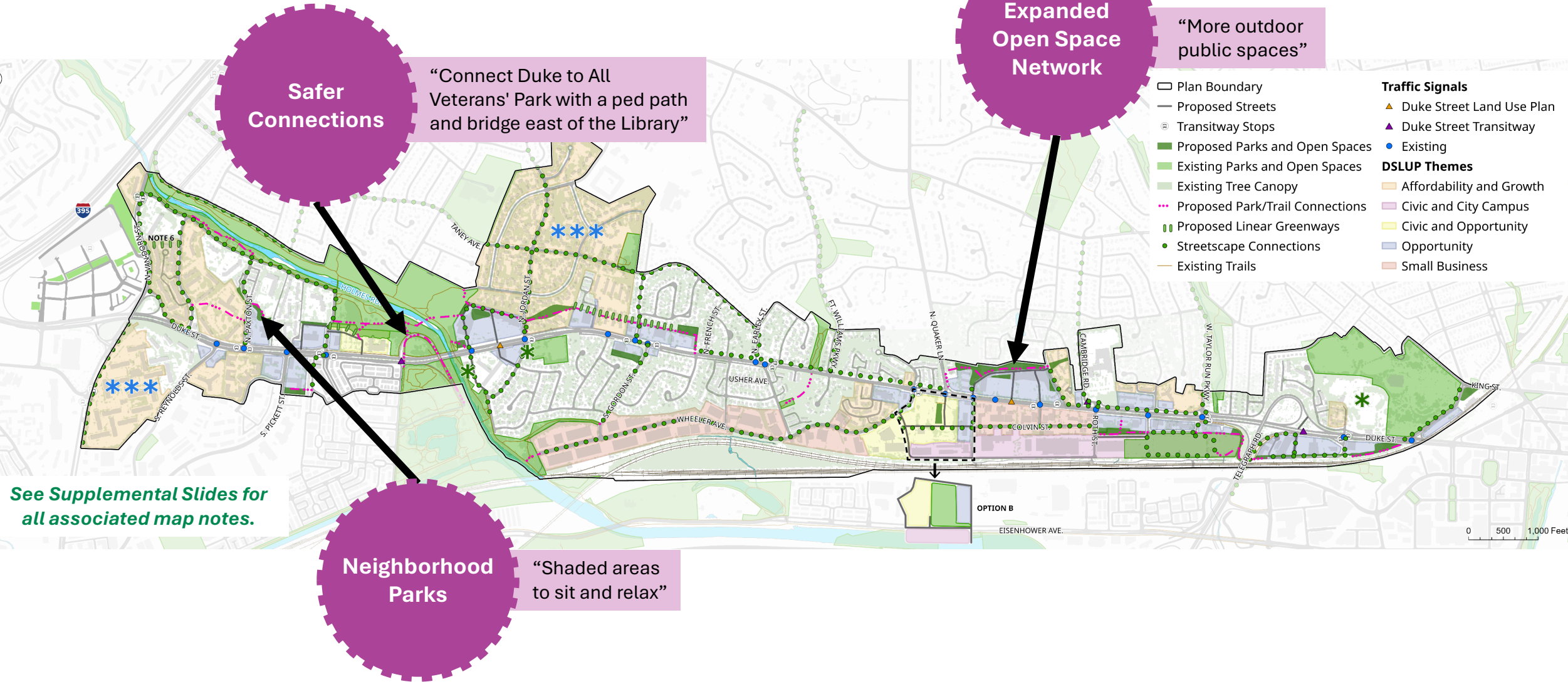


Parks and Open Space: Guiding Principles

- 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.



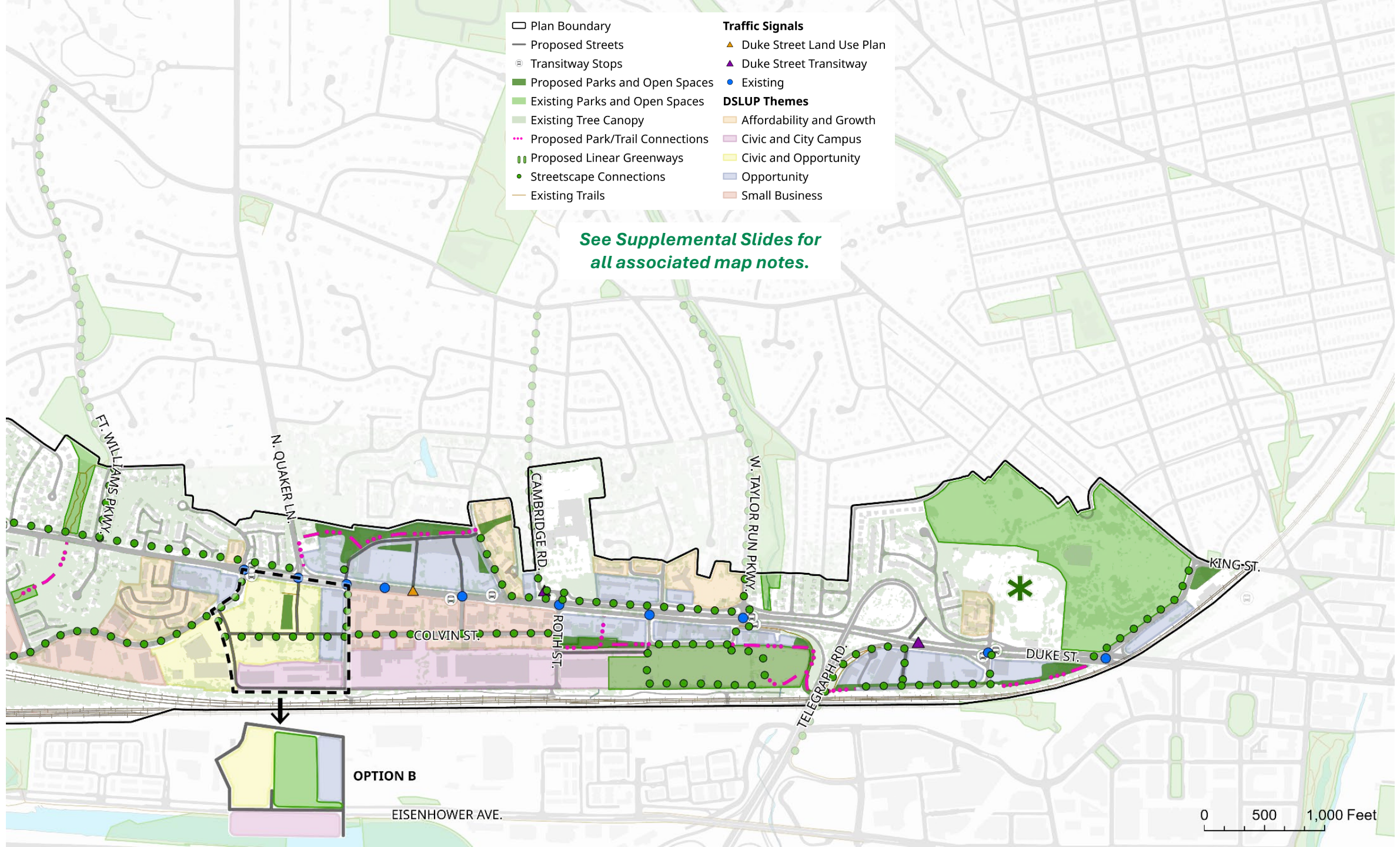
Parks and Open Space



See Supplemental Slides for all associated map notes.

- 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

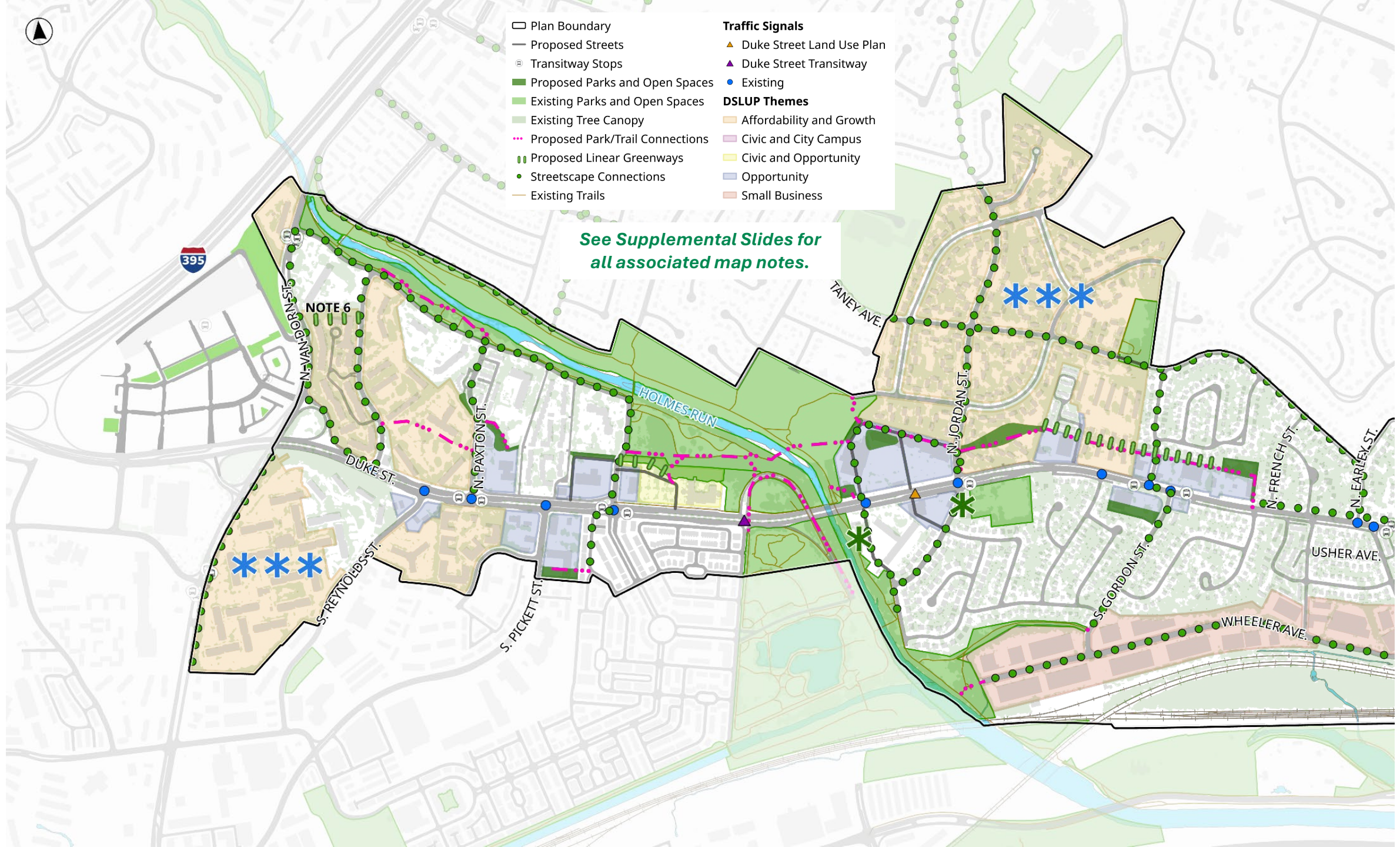
**See Supplemental Slides for
all associated map notes.**





- 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
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- DSLUP Themes**
- Affordability and Growth
 - Civic and City Campus
 - Civic and Opportunity
 - Opportunity
 - Small Business

See Supplemental Slides for all associated map notes.



Opportunities To Engage

There are multiple ongoing ways to participate after today:

- Visit the Engagement Hub, now through May 28:
<https://alexandriava.mysocialpinpoint.com/>
- Attend a pop-up
 - Look for the schedule on our webpage next week!
- Invite us to your meeting! Email: Christian.brandt@alexandriava.gov
- Come to our Office Hours
 - [4/30](#) 12:00 PM, [5/12](#) 12:00 PM, [5/18](#) 4:00 PM, [5/27](#) 4:00 PM
- Attend our Community Meetings 5/28 and 6/17
- Provide your feedback by email: Christian.brandt@alexandriava.gov

Engagement Hub Tutorial

Project Webpage: alexandriava.gov/DukeStreetPlan

Engagement Hub Link: <https://alexandriava.mysocialpinpoint.com/framework-plan>

Welcome to the Engagement Hub!

On this Hub you will find all our **online** and **interactive engagement opportunities** for the **Duke Street Land Use Plan**.

The Engagement Hub is intended to provide community members and stakeholders with an equivalent opportunity to participate *online* in the Duke Street Land Use Plan process. Each community meeting will include a digital component on the Hub that replicates the questions and engagement activities we will ask in person.

More information about the Duke Street Land Use Plan can be found on the main project website: alexandriava.gov/DukeStreetPlan



Overview

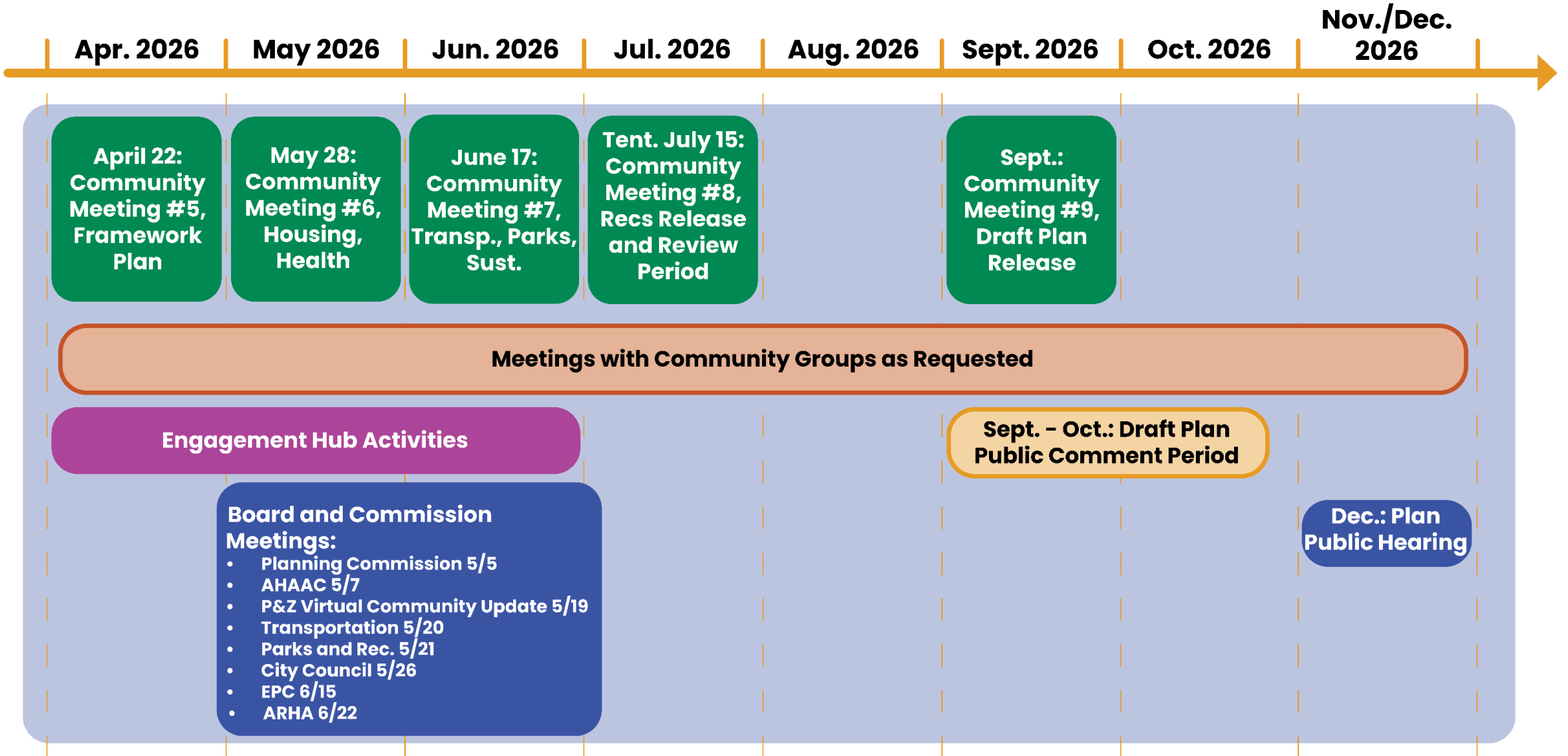
On June 9, 2025, the City launched an **18-month community planning process** that will update the

Upcoming Events

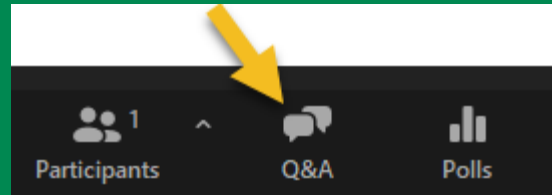
Project Schedule



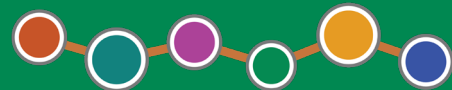
Next Steps



Questions + Discussion

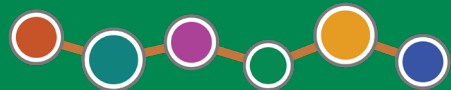


DUKE STREET
LAND USE PLAN



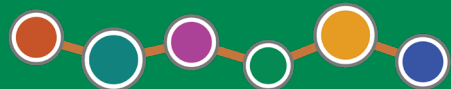
Thank You!

DUKE STREET
LAND USE PLAN



Supplemental Slides

DUKE STREET
LAND USE PLAN



Land Use Map Notes

1. The final design and configuration of the public open spaces/parks will be subject to the intent of the Plan.
2. Residential development within the opportunity area will be predominantly multi-unit development, with some limited townhouse/stacked townhouse development.
3. Home for the Elderly and other comparable senior-serving uses are permitted.
4. See CDD#9 for land use guidance.
5. City uses can be located within any of the land uses.

* The City will work with property owners to evaluate opportunities to incorporate additional public open space.

** Additional density/height will be permitted within these areas for the provision of committed affordable units.

*** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) regarding Plan recommendations to advance housing affordability strategies.

Building Heights Map Notes

1. All building heights within public open spaces/parks will be subject to all applicable provisions of the Public Open Space (POS) zone and Zoning Ordinance and applicable CDD recommendations.
 2. The final design and configuration of the public open spaces/parks will be subject to the intent of the Plan.
 3. Existing constructed heights above Plan Maximum Heights are permitted to remain, renovate, or convert use subject to all applicable Zoning Ordinance provisions.
 4. See CDD#9 for building heights guidance.
 5. The rail corridor and associated parcels will be limited to a maximum height of 50 feet, as provided in the Utility/Transportation (UT) zone.
-  The City will work with property owners to evaluate opportunities to incorporate additional open space.
-  Additional density/height will be permitted within these areas for the provision of committed affordable housing.
-  These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) regarding Plan recommendations to advance housing affordability strategies.

Mobility Map Note

*** * *** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) regarding Plan recommendations to advance housing affordability strategies.

Parks and Open Space Map Notes

1. The size, shape, and location of the park(s) are illustrative. The final shape and location will be determined as part of the development process subject to the size and amenities recommended by the Plan.
 2. Planned improvements are based on development occurring to implement the Plan recommendations.
 3. The City will locate a new City recreation center, or similar facility, within the Plan area. City recreational facilities may be located within the public open space recommended by the Plan.
 4. Where existing parks are affected, equivalent open space will be relocated and reestablished at appropriate locations.
 5. Explore additional pedestrian and bicycle connections, where feasible, to improve access to parks.
 6. The City will work with the property owner to add pedestrian and bicycle connections to West End development if feasible.
 7. To further reinforce the Small Business Area, the City will pursue additional placemaking opportunities along Wheeler Ave.
- * The City will work with property owners to evaluate opportunities to incorporate additional open space.
- *** These communities offer important housing affordability resources for the City and the Plan area. The City continues to coordinate with the property owner(s) to maximize the preservation and potential delivery of affordable housing at these sites and the Plan will include recommendations to advance affordability strategies for these and other sites.