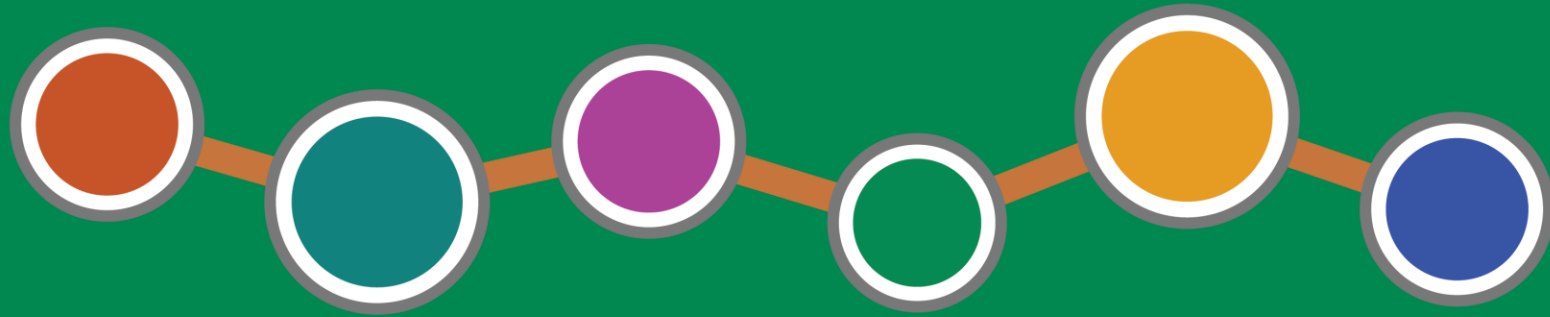


DUKE STREET LAND USE PLAN



Community Meeting #6: Housing and Health

May 28, 2026



DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

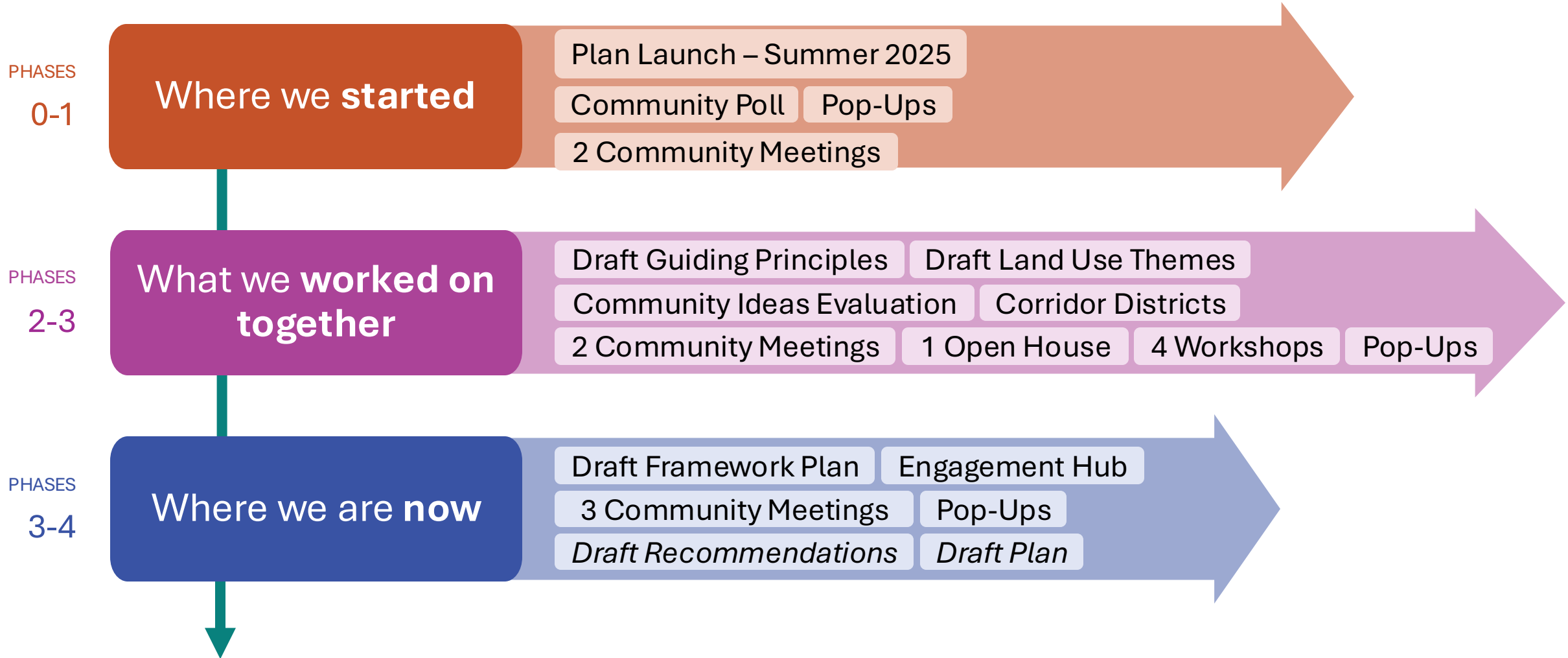
1. Introduction and Background
2. Housing
 - a. Housing 2040 (Office of Housing)
 - b. Housing Affordability - Duke Street Plan
3. Health
 - a. Community Health Improvement Plan (Health Department)
 - b. Community Health – Duke Street Plan
4. Questions + Discussion
5. Opportunities for Engagement and Next Steps



Duke Street Land Use Plan Area

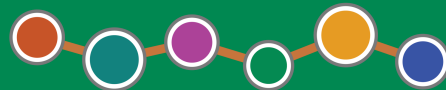


What We've Accomplished So Far



Housing

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LAND USE PLAN



Housing: A Regional, Citywide, and Local Issue



Housing 2040: A Plan for Alexandria's Housing Needs

The Plan's ten goals include:



Expand Housing Supply



Preserve Affordability



Strengthen Tenant Protections and Resources



Create New Affordable Rental Housing (up to 60% AMI)



Support and Expand Homeownership Opportunities



Strengthen Condominium Communities



Expand Choices for Seniors and Persons with Disabilities



Healthy, Quality, Safe Housing to Enhance Livability



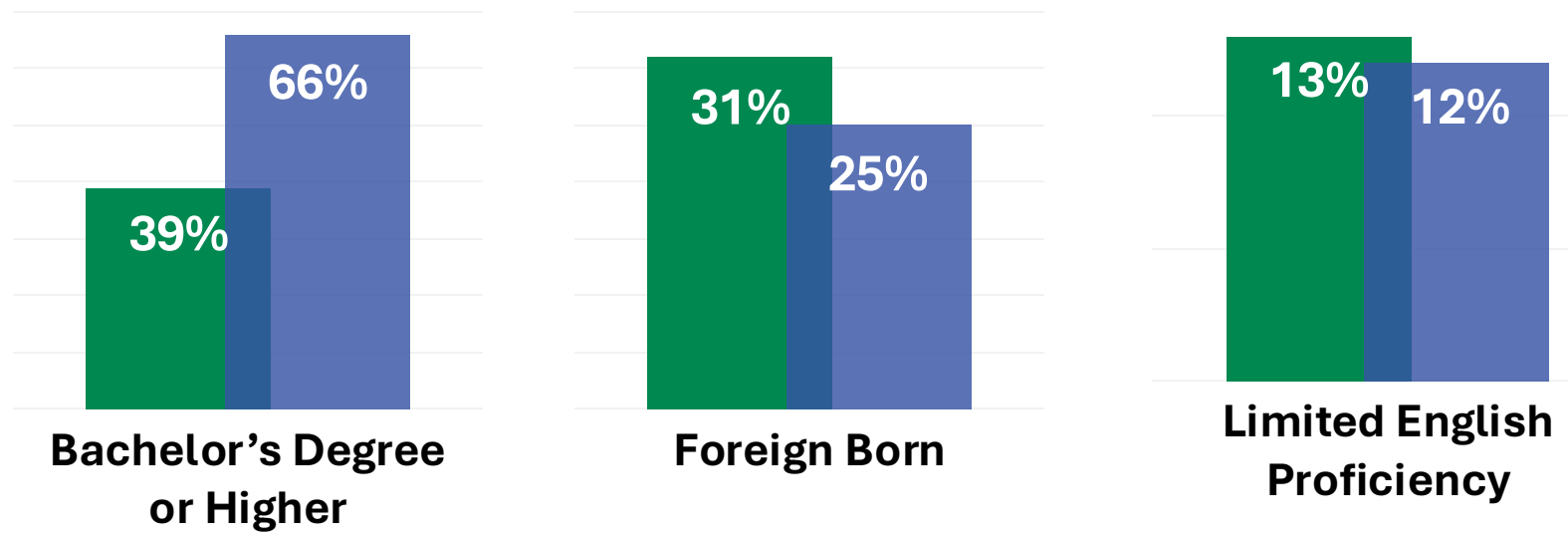
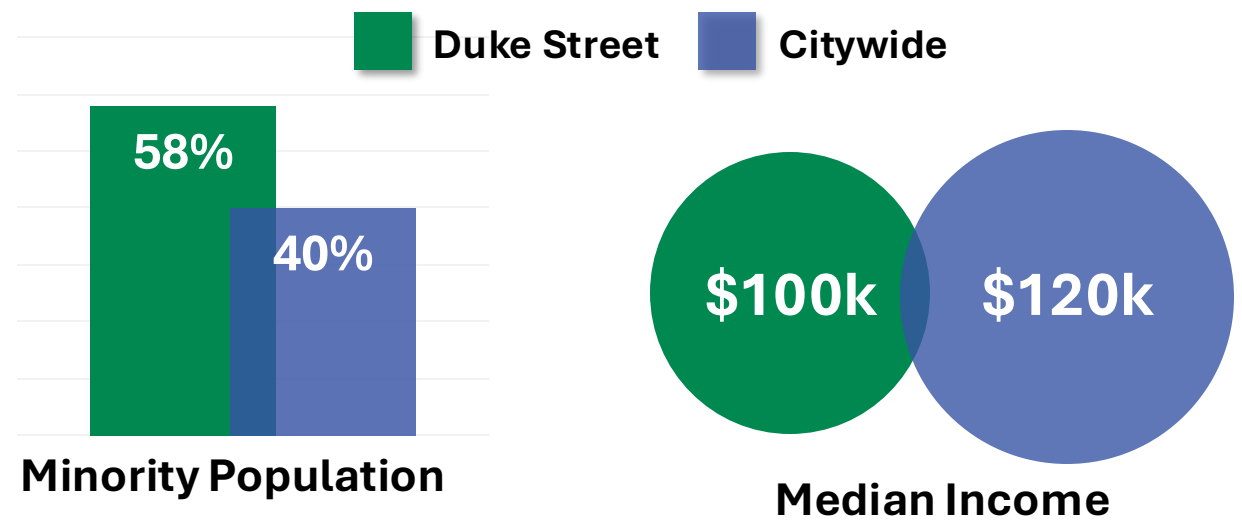
Housing Stability for Economic Mobility



Support Energy Efficient, Resilient, Sustainable Homes

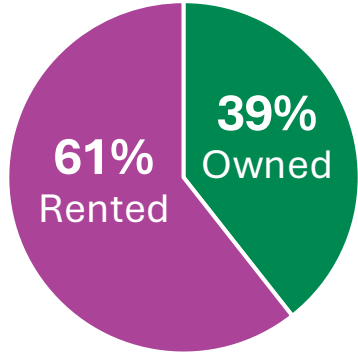


People + Community



Duke Street Housing Context + Why it Matters

11,000 +
Housing
units



44%
of renters
are cost-
burdened

1,321
Existing CAUs
94 Under
construction

224
New CAUs in
pipeline
(pending
funding)

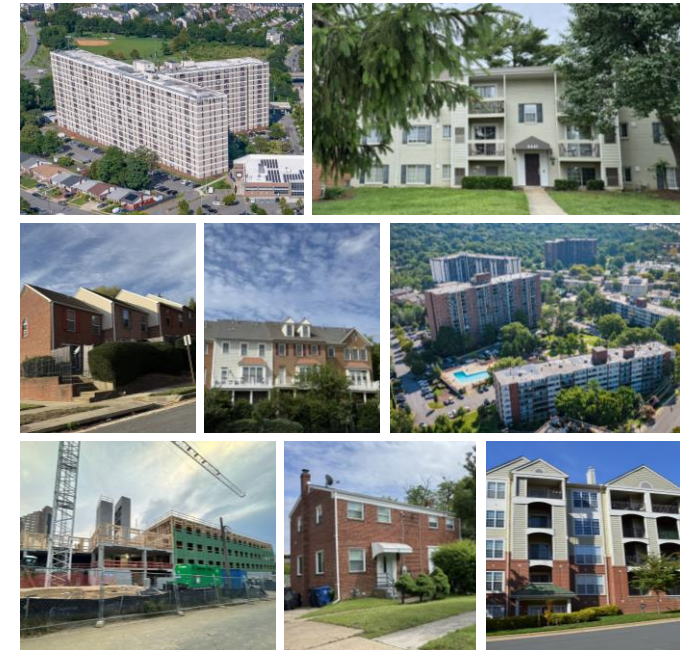
76
Assisted
living
units

~75% of garden apartments are affordable up to 60% of the area median income (AMI) (100% are affordable up to 80% AMI)

3,300 market affordable units are in the Plan area (about 45% of City's market affordable housing stock)

25% of the City's committed affordable units are in the Plan area

10 year steady rent escalation in market affordable properties, well outpacing growth in household incomes



Duke Street Housing Guiding Principles

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

What the Community Has Said:



“Encourage family-sized units.”

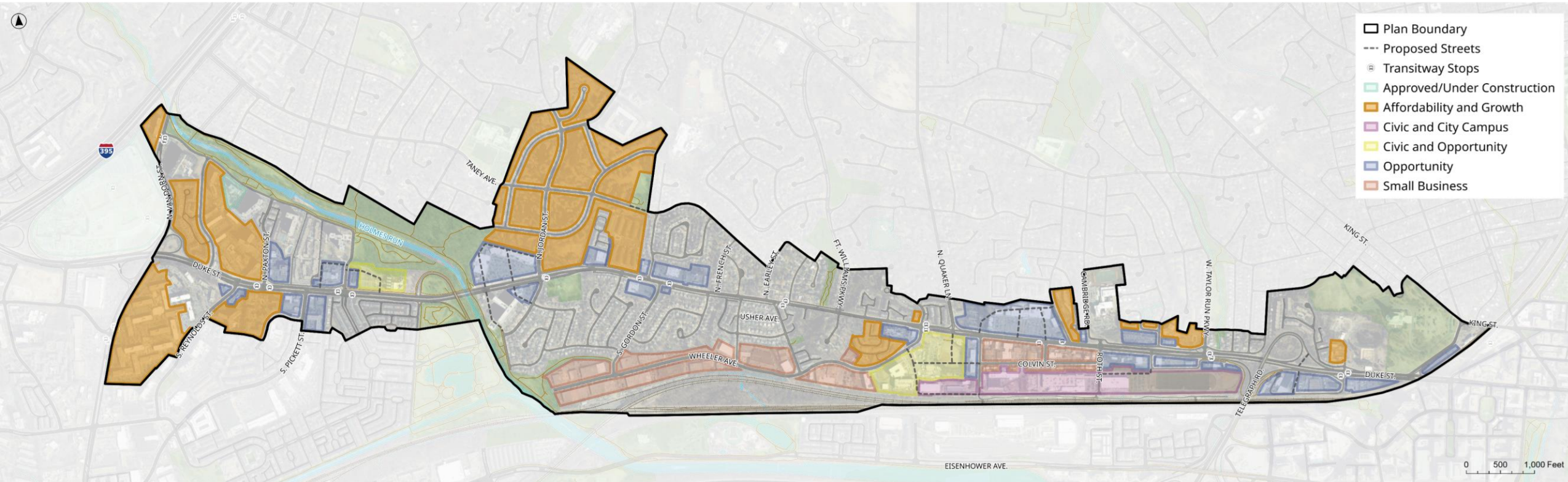
“Ensure a diversity of housing types in new development at many price points.”



“Build housing on City-owned land.”



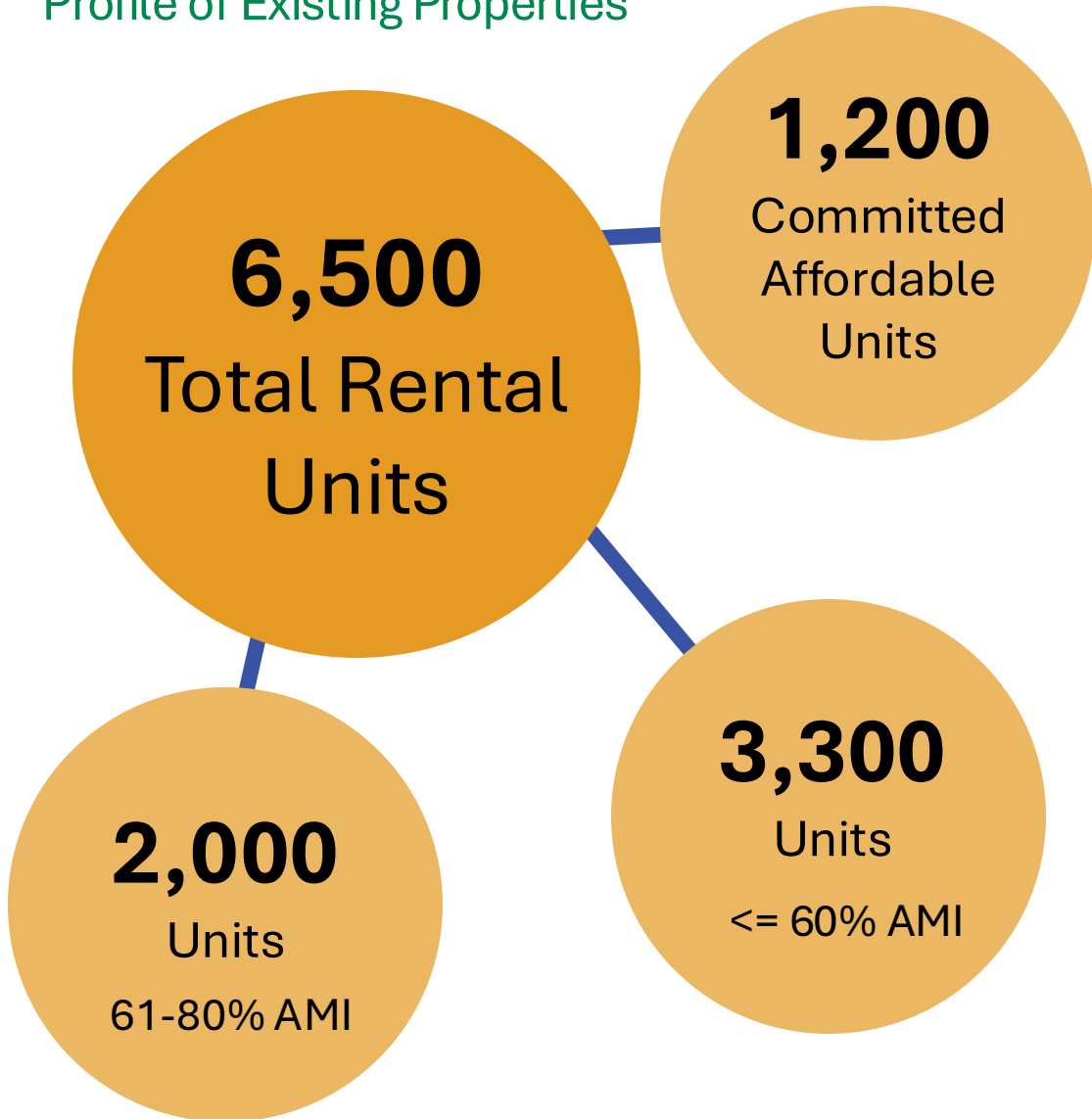
Land Use Theme: Affordability + Growth



Affordability and 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: Affordability + Growth

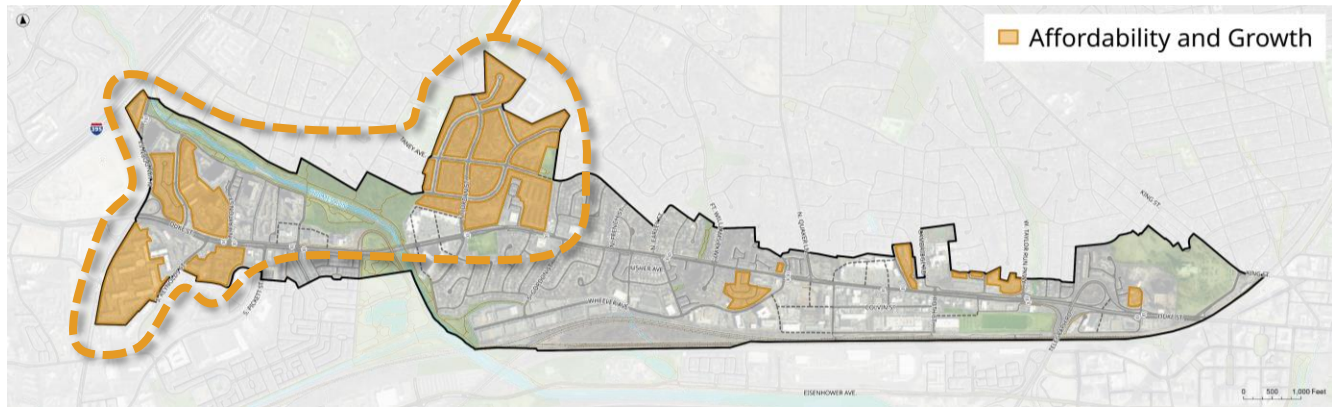
Profile of Existing Properties



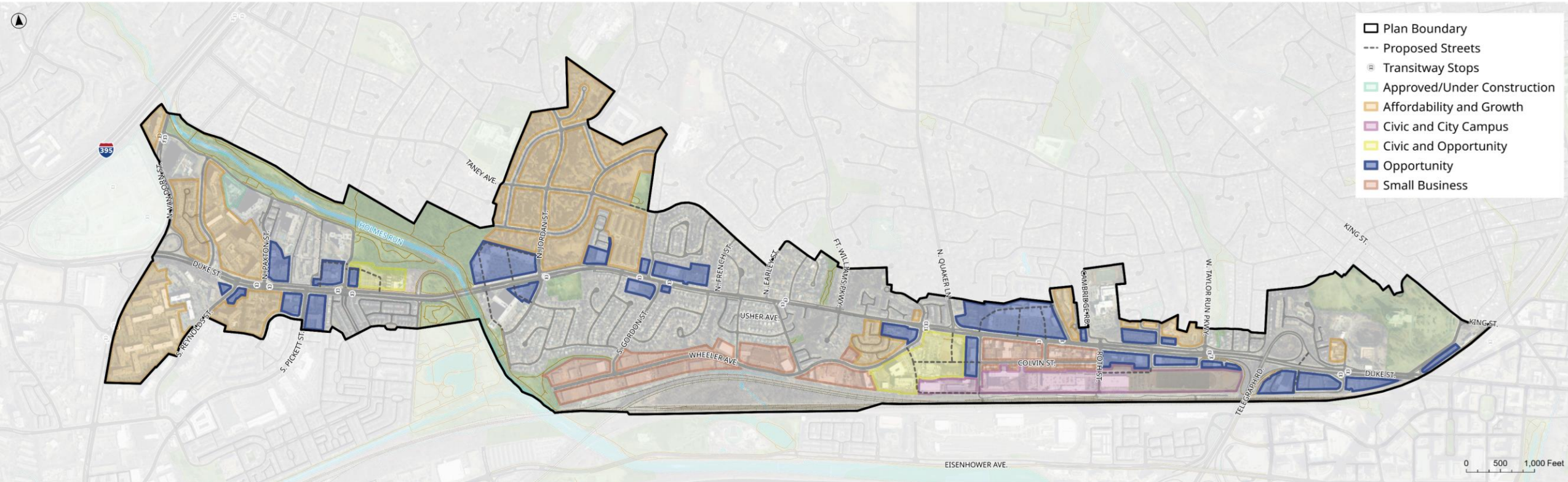
Concentration of units in the **western** part of the corridor – specifically at **Foxchase** and **Mason at Van Dorn**

Foxchase: 2,100 Units

Mason at Van Dorn: 1,200 Units



Land Use Theme: Opportunity Areas



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

Affordability within Opportunity Areas

Long-term affordability through:



**Net new committed
affordable units**



Goal of no displacement

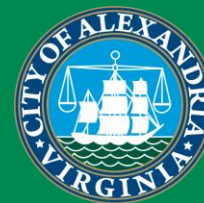
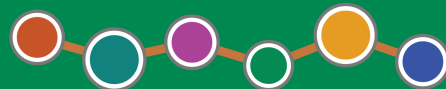


**Expansion of housing supply for
increased rental and
homeownership opportunities**



Health

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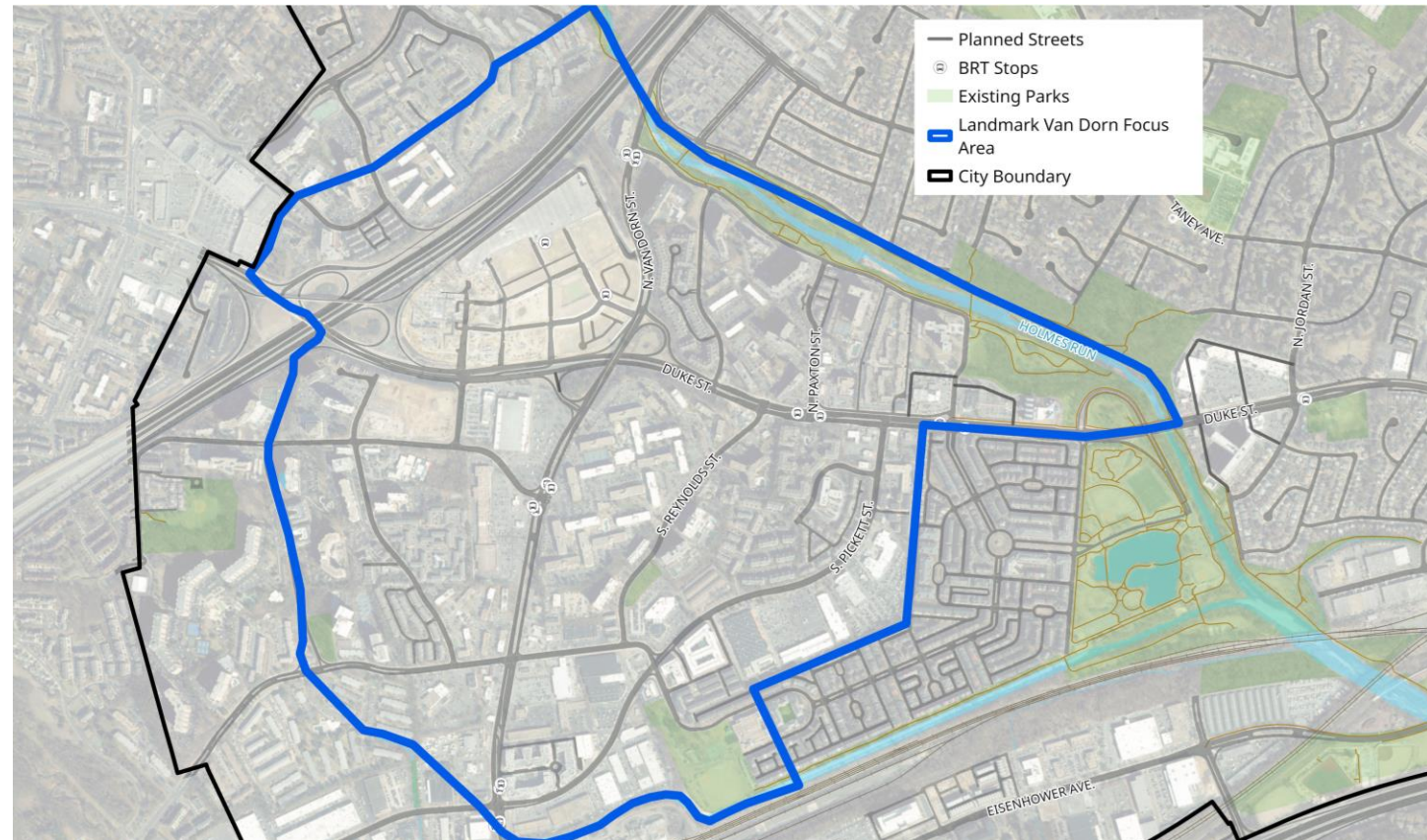


Community Health Improvement Plan (CHIP)

- Facilitated by the Health Department and the Partnership for a Healthier Alexandria.
- Landmark / Van Dorn selected as a focus area (overlaps w/Duke Street Plan Area); new **LVD Community Coalition** formed to create Plan actions for community health

Top 3 focus areas selected by the LVD Coalition:

- Create more **opportunities for youth** outside of school
- Improve **community safety** and **prevent violence**
- Increase **green space, recreation,** and **safe outdoor places** to be active



Health – DSLUP Guiding Principles

- Ensure equitable access to services and resources that **improve physical** and **mental health** and **wellbeing**.
- Provide **opportunities** for physical activity, community gathering areas, and social connection.
- Expand **access** to **affordable goods and services** such as food and other resources.

What the Community Has Said:



"Prioritize walkability and public transit over parking lots"

"Add shade to sidewalks."



"More public space for gathering areas."

Other Relevant DSLUP Principles

- Strengthen the corridor's **resilience against the impacts of extremes** in heat and cold through the design of new development, parks and infrastructure.
- Provide **safe ways** for people to get around **along the corridor**.
- Support a **variety of travel choices**, including walking, biking, transit, and driving.
- Make it easier for people to **connect to and enjoy** existing parks and public open spaces.
- Create **walkable neighborhoods with a mix of land uses**, public spaces, streetscapes, and services

What the Community Has Said:



"Consistent safety of streets throughout the corridor"

"More retail spaces for small businesses"



"Reuse surface parking"

How Can the Plan Positively Impact Health?



Access to fresh food

Community Garden at Bloom



Diversity of housing and affordability levels

Witter Place



Shade and natural areas



Community spaces



Safe options for biking and walking



Convenient, reliable transit



Open Space at Platform
Green spaces, recreation



Park Connections



Port City Brewing
Local businesses for jobs and amenities



Flexible outdoor spaces



Playspaces



Multi-use parks

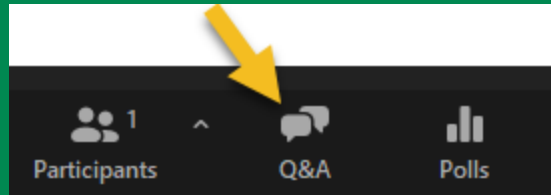


Access to jobs, housing and daily needs

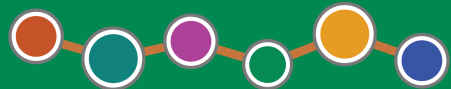


Safe sidewalks and public gathering spaces

Questions + Discussion



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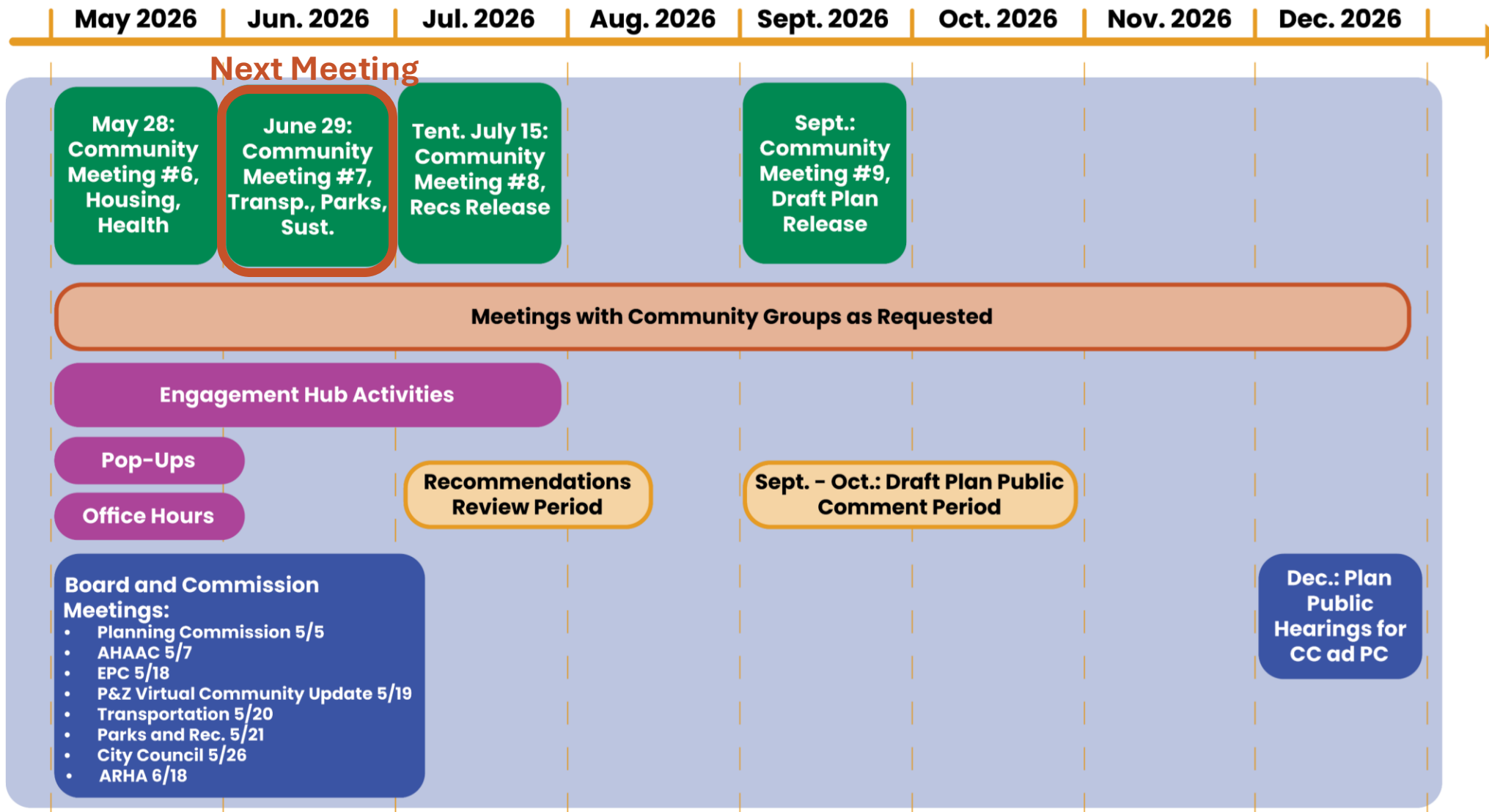


Opportunities To Engage

There are multiple ongoing ways to participate after today:

- **Attend a pop-up!**
- **Review the Engagement Hub:**
<https://alexandriava.mysocialpinpoint.com/framework-plan>
- **Invite us to your meeting!** Email Christian.brandt@alexandriava.gov
- **Attend our Next Community Meeting:** Monday 6/29 at 6:30 p.m.
Location TBD
- **Provide your feedback by email:** Christian.brandt@alexandriava.gov
- Visit our **Project Webpage** to learn more:
alexandriava.gov/DukeStreetPlan

Next Steps



Thank you for joining us!

Have more questions?

Email: Christian.brandt@alexandriava.gov

Project Webpage: alexandriava.gov/DukeStreetPlan

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