



CITY OF ALEXANDRIA

Department of Planning & Zoning Bi-Monthly Virtual Community Update

June 17, 2025, 6 p.m.

alexandriava.gov/Planning





Why We're Here

- Bi-monthly series to share information with the community and answer questions
- Learn about
 - ongoing and upcoming planning initiatives
 - larger development projects under review
 - changes to development regulations
 - links to more information and how to stay involved



Agenda

1. Welcome!
2. Long range planning
 - Duke Street
 - Housing Master Plan Update
3. Development activity
4. Zoning ordinance updates
5. Q&A
(add to Q&A anytime)





Planning and Development Review

SAP

ZONING

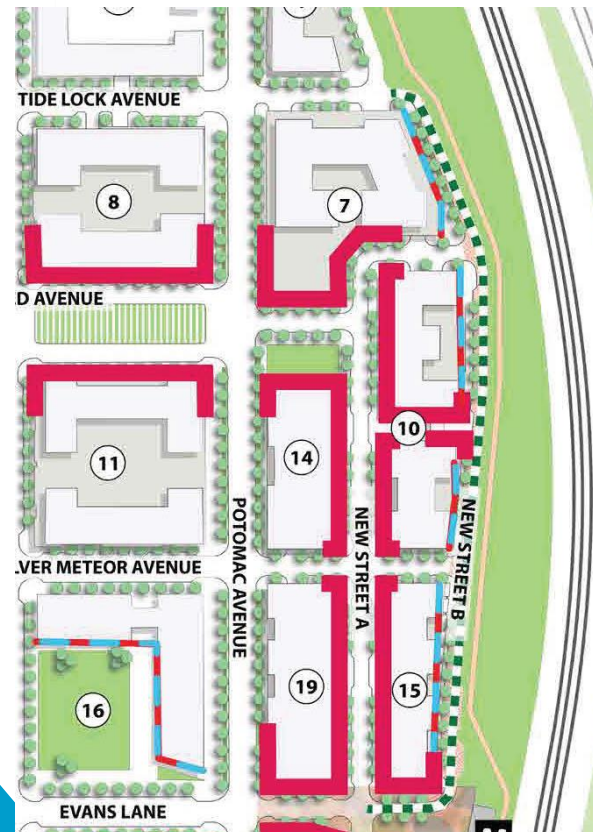
DSUP

PERMIT

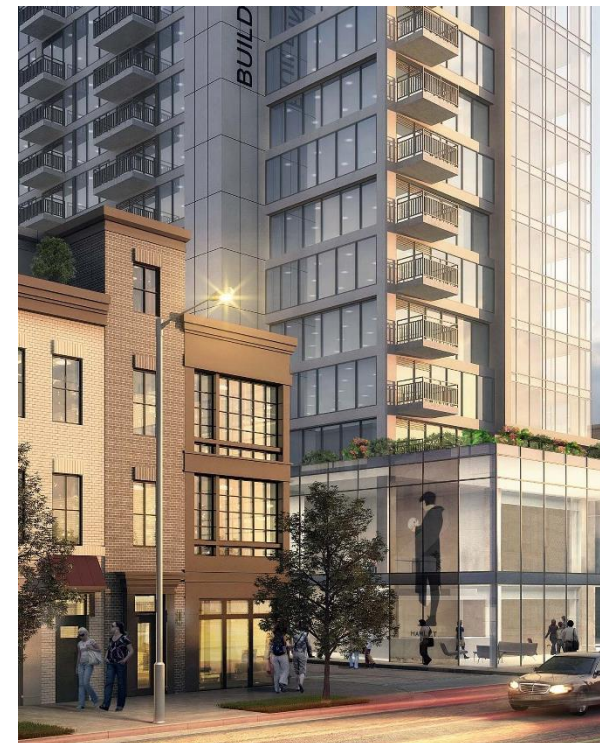
Vision
Objectives
Recommendations



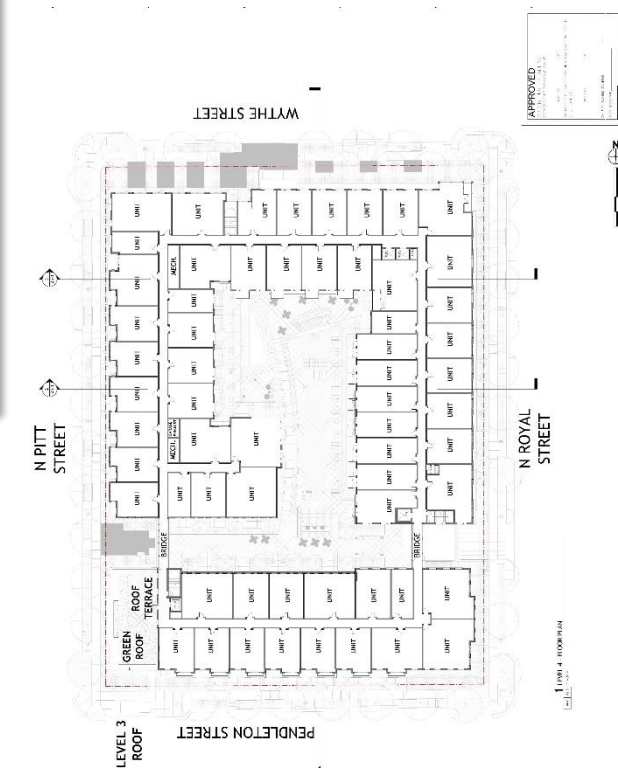
Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



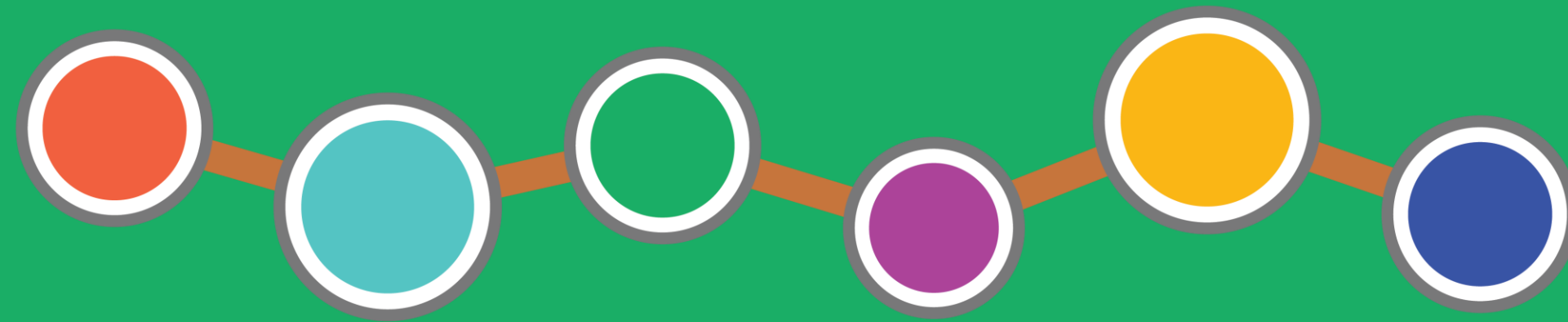
Development
Special Use Permit
Review
Density, Architecture,
Heights, Streetscape,
Public facilities and
infrastructure



Final Site Plan
Building Permits
Construction

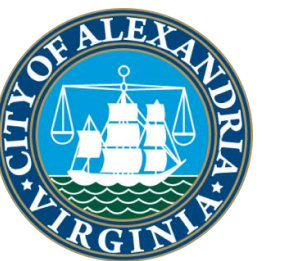


DUKE STREET LAND USE PLAN

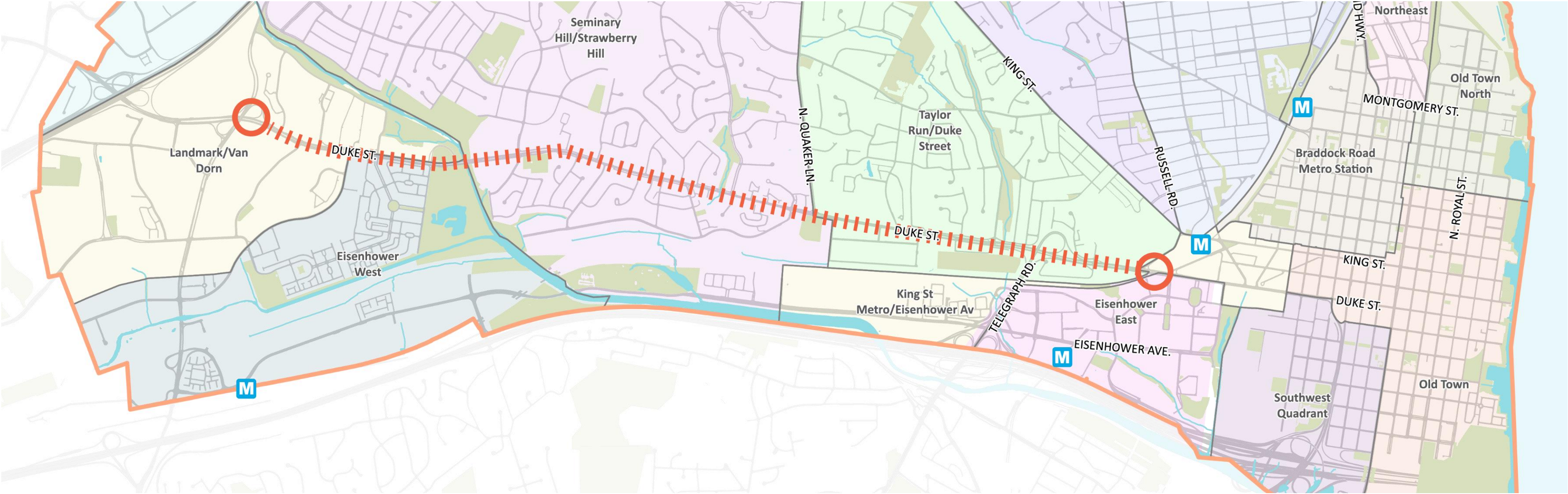


Virtual Community Meeting

June 17, 2025



Duke Street Land Use Plan



Process and Roadmap

Dec. 2024 – May 2025



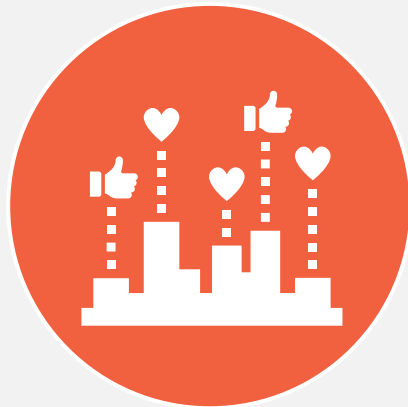
Listen & Learn

Listening sessions with stakeholders

Pop-ups around the corridor

Background and existing conditions

Summer-Fall 2025



Consult

Gather feedback

Develop Plan **Objectives**

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

Winter-Spring 2026



Share & Draft

Develop Plan **Recommendations**

Develop land use concepts that provide a vision for community growth in the future

Summer-Fall 2026



Refine

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

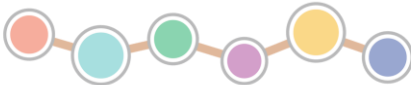
Updates to Planning Commission, City Council, and Boards and Commissions

Late 2026-Early 2027



Adopt

Public Hearing and Consideration for Plan Adoption: **Planning Commission** and **City Council**



Common Topics we've heard comments about so far

- Housing affordability
- Traffic
- Importance of small businesses
- Need for new parks and natural spaces
- Safety (ped, bike and cars)
- Better connectivity between neighborhoods – especially ped and bike
- Housing options near transit

Planning Together

There will be lots of ways to participate over the course of the planning process – we are interested in hearing from everybody!

Right now you can:

- Take the Community Poll
- Attend a future Pop-up
- Come to a future community meeting
- Follow E-News
- Bookmark (and visit!) the Website or scan the QR code:

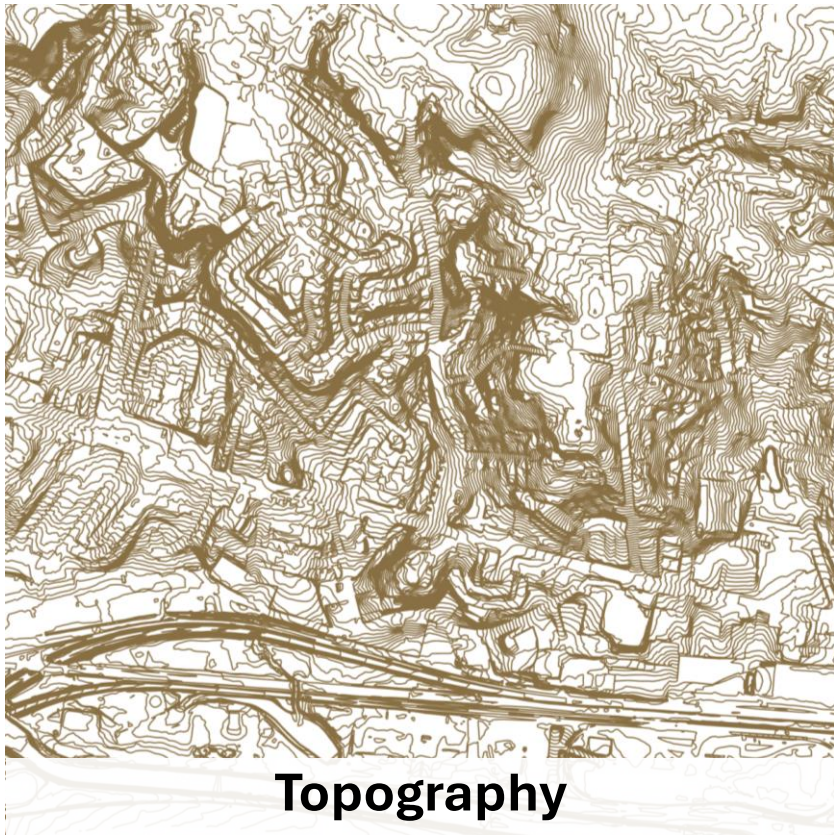
alexandriava.gov/DukeStreetPlan



Duke Street evolution over time



Characteristics of Duke Street



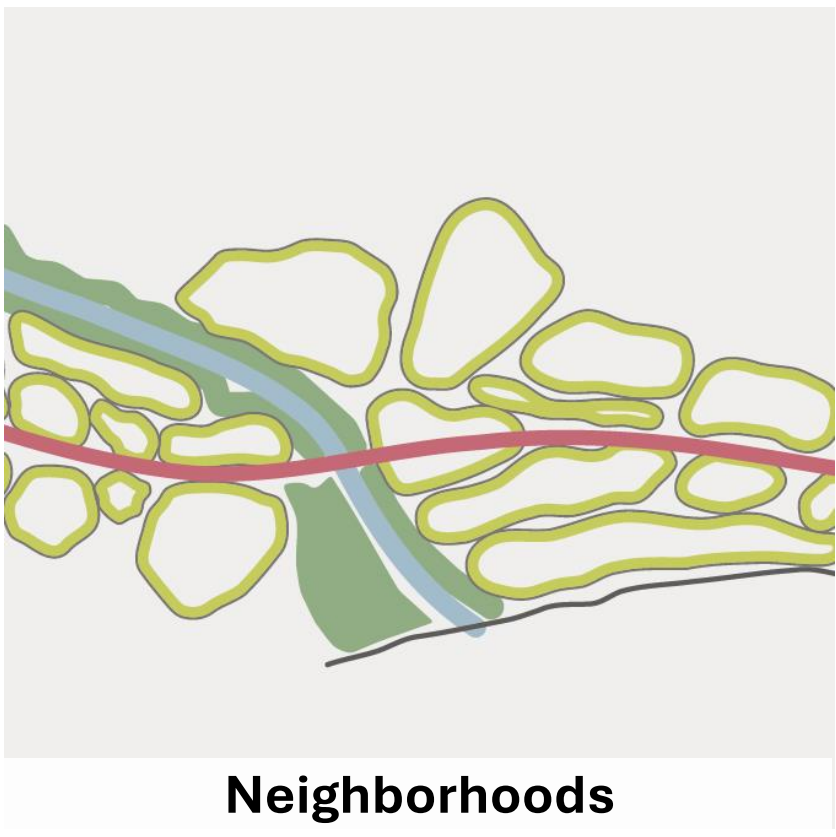
Topography



Civic Uses



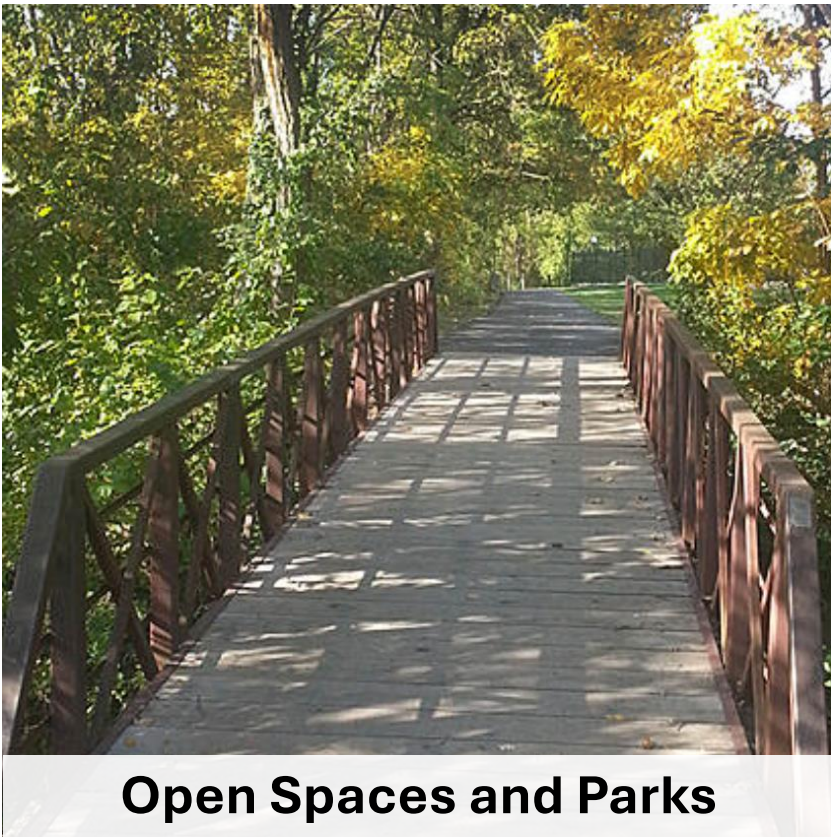
Rail Corridor



Neighborhoods



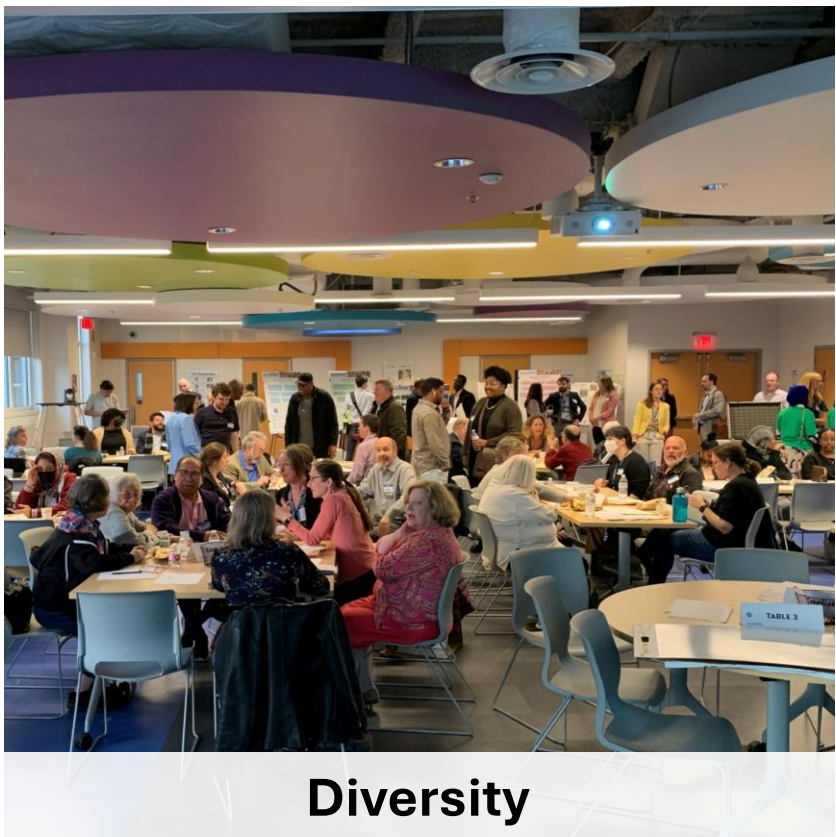
Variety of Building Types



Open Spaces and Parks



Small Businesses



Diversity

Importance of Planning

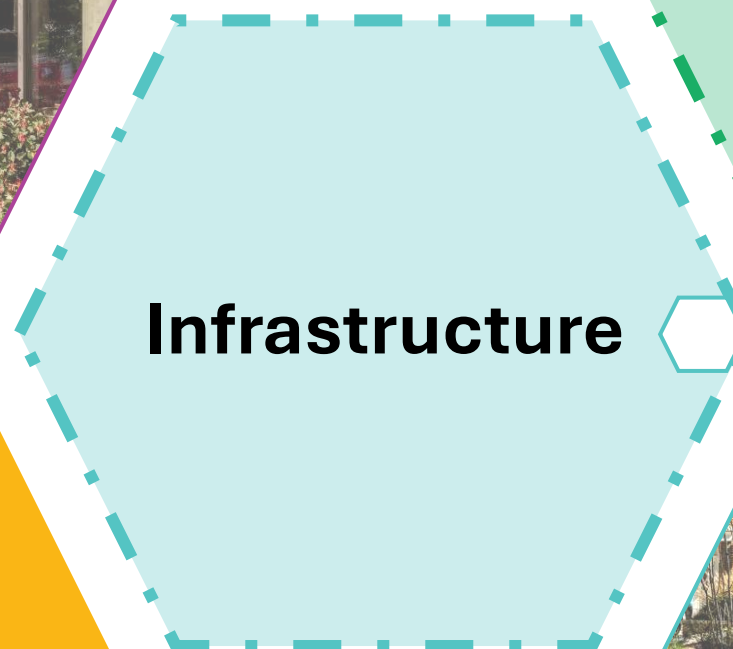


Land Use Plan Topics

**Mobility and
Safety**



Infrastructure



Sustainability



**Housing
Affordability**



**Land Uses
and Design**



**Parks and
Open Space**

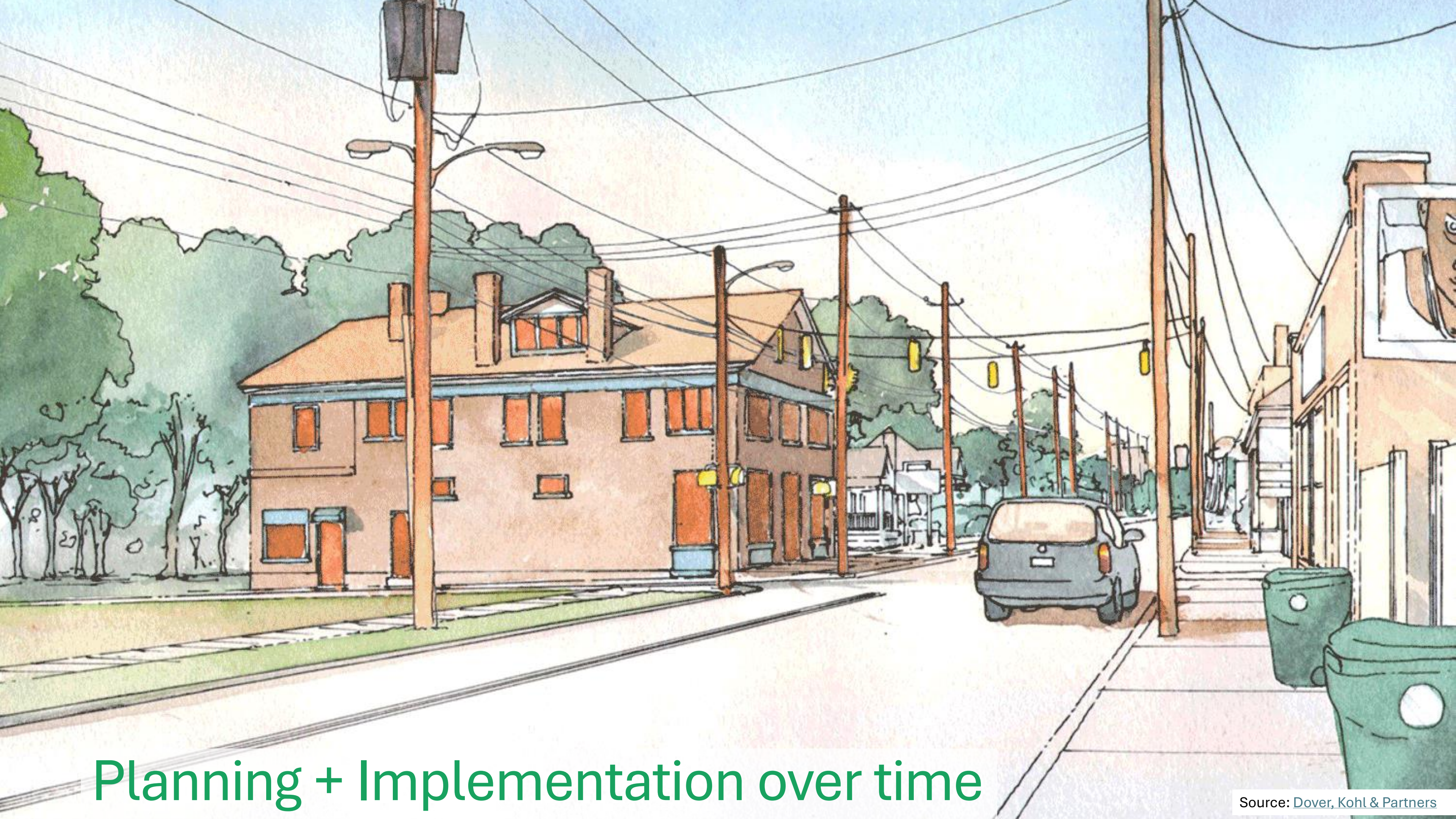


**Community
Facilities**



Design Matters



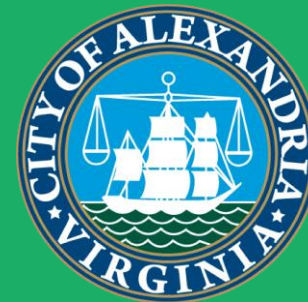
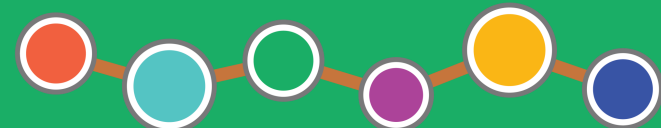


Planning + Implementation over time

Source: [Dover, Kohl & Partners](#)

alexandriava.gov/DukeStreetPlan

DUKE STREET
LAND USE PLAN





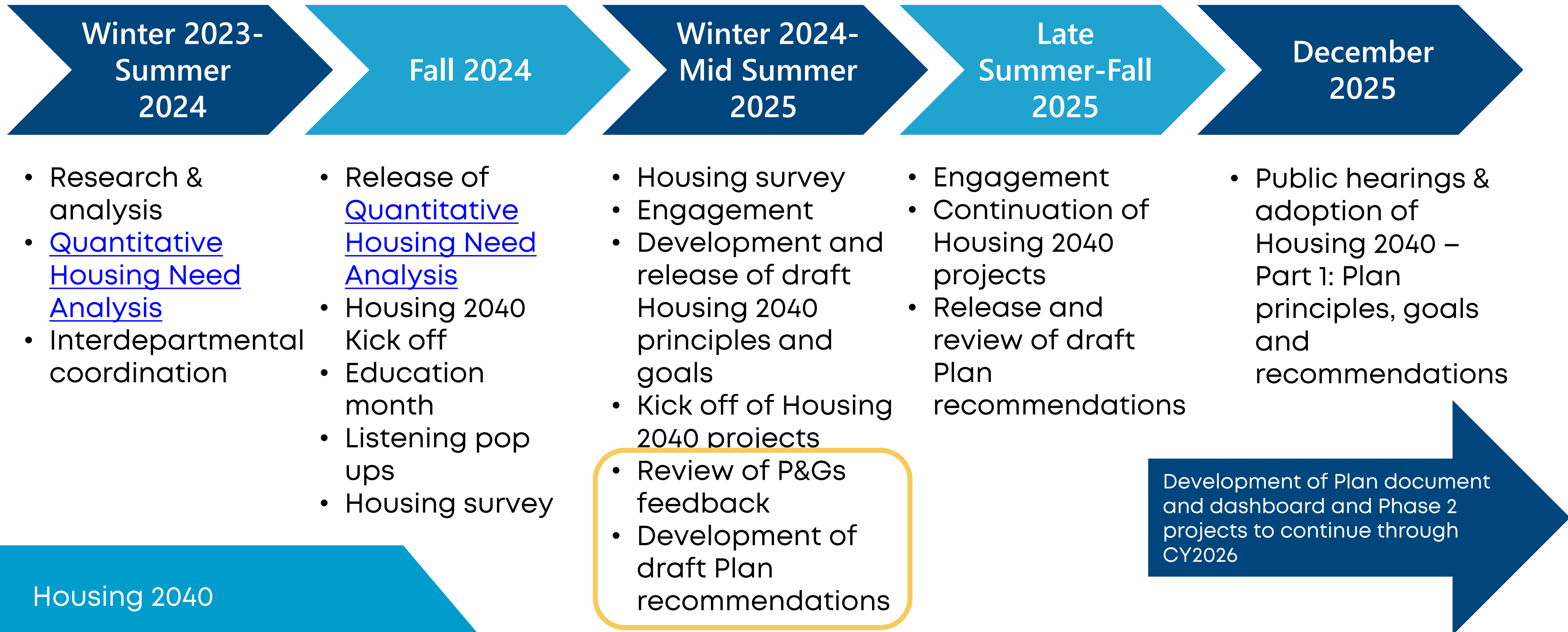
Housing 2040

- A housing master plan establishes a vision, goals, tools and policies to address community housing needs
- The City's first [Housing Master Plan](#) (HMP) was approved in 2013 and is incorporated into the City's Master Plan; the HMP sunsets in 2025
- Working with the community, the Housing 2040 process is updating the HMP principles, goals, recommendations, and affordability targets to help address housing needs through 2040





Housing 2040





Housing 2040

For more information:

alexandriava.gov/HousingPlan

Sign up for [eNews](#) and select *Affordable Housing*

Facebook: HousingAlexandriaVA

#AlexHousing2040

X: @HousingAlexVA

Submit feedback via our [comment form](#)



Quick links:

[2024 Quantitative Housing Needs Analysis](#)

[Housing Education Resources](#) and [Terminology](#)

[March 2025 Draft of Housing 2040 Principles and Goals](#)

[Housing 2040 Phase 1 Ongoing Projects](#)

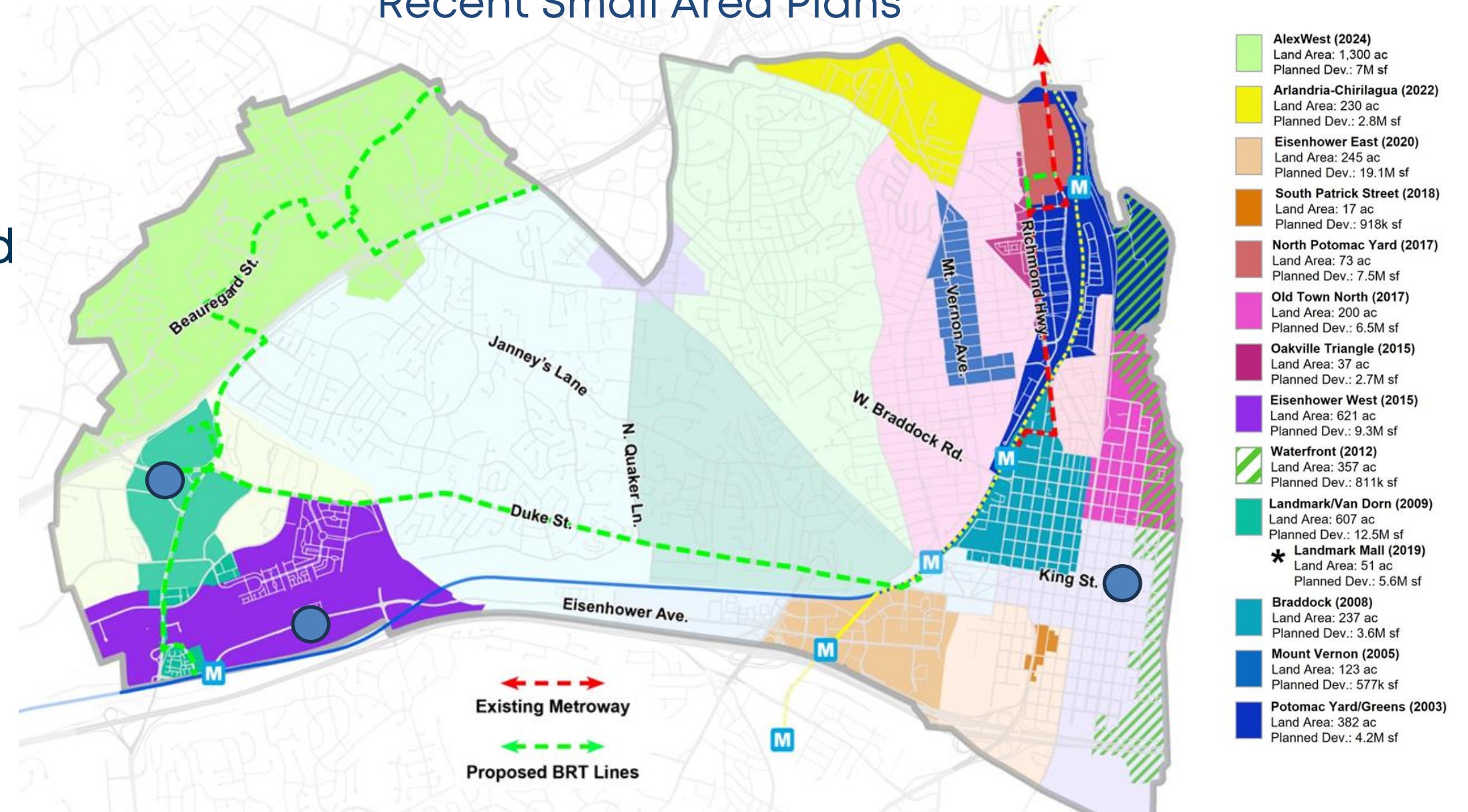
[Housing 2040 Engagement Opportunities](#)



Development Activity

- Applications reviewed against small area plans
- Rigorous review against standards and policies
 - Height, setbacks, and density
 - Storm-water and environment
 - Open space and tree canopy
 - Transportation and parking
 - Affordable housing
 - Architecture and design

Recent Small Area Plans



● Projects for June/July Public Hearings



Upcoming Public Hearing Items

Upcoming Cases

- 5001 Eisenhower Street Name Case | SNC25-00003 (PC only)
- City Hall/Market Square renovation | DSP2025-00005
- Landmark Overlook extension | DSUP2025-10009/10010

Public Hearing Schedule

- Planning Commission 6/23
- City Council 7/1

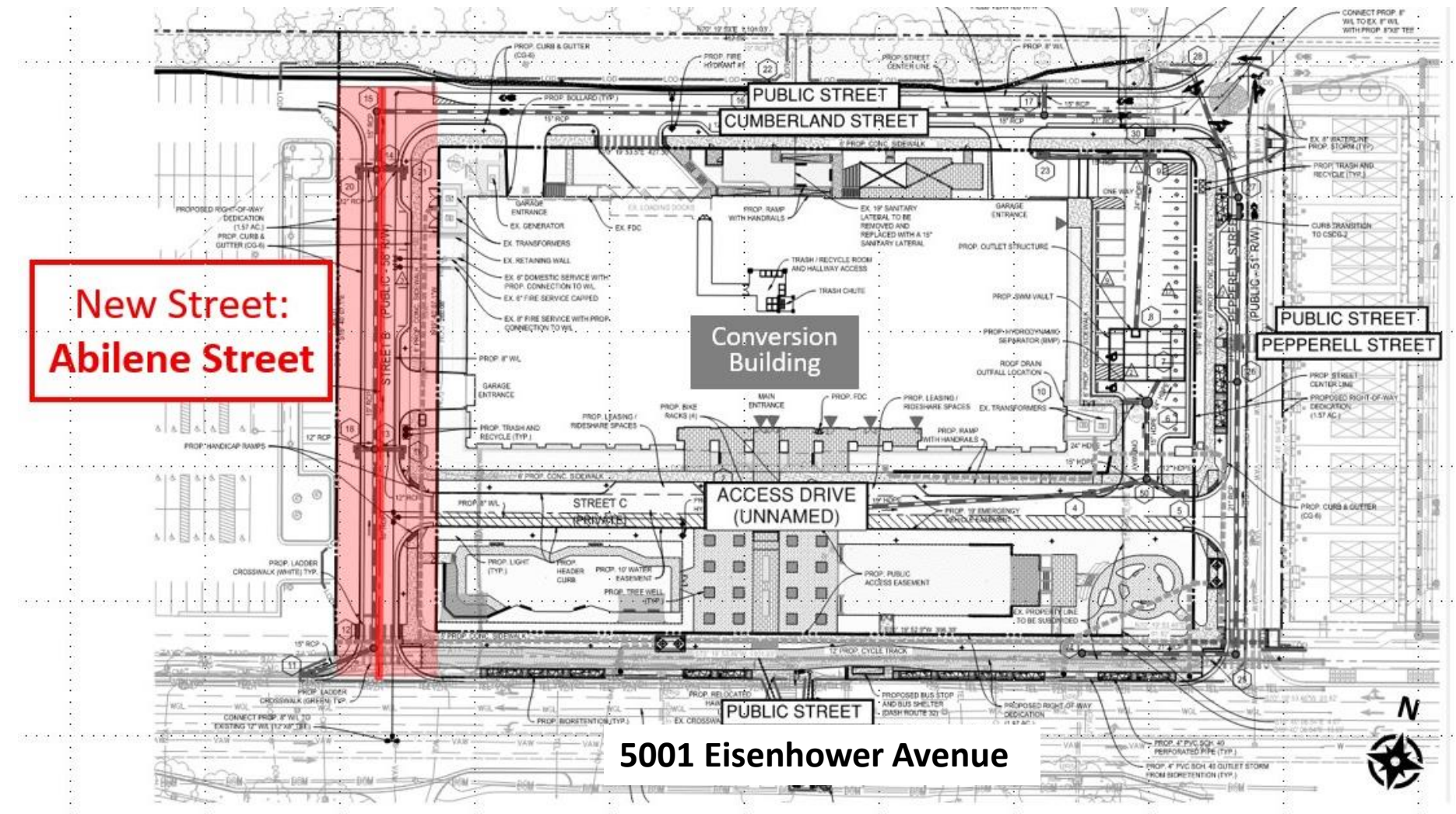
To participate,
visit alexandriava.gov/Participate





5001 Eisenhower Street Naming Case| #2025-0003

- Proposed new street name: Abilene Street
- New perpendicular public street, part of Victory Center redevelopment approved in December 2024
 - 400 apartments in conversion building





City Hall Renovation | DSP2025-00001

City Hall Details

- +/-106,969 SF renovated community and City office space
- State of the art first floor Council Chamber
- Preservation and restoration of exterior

Market Square Site Design

- Flexible design for fountain, Farmers Market & events

Garage

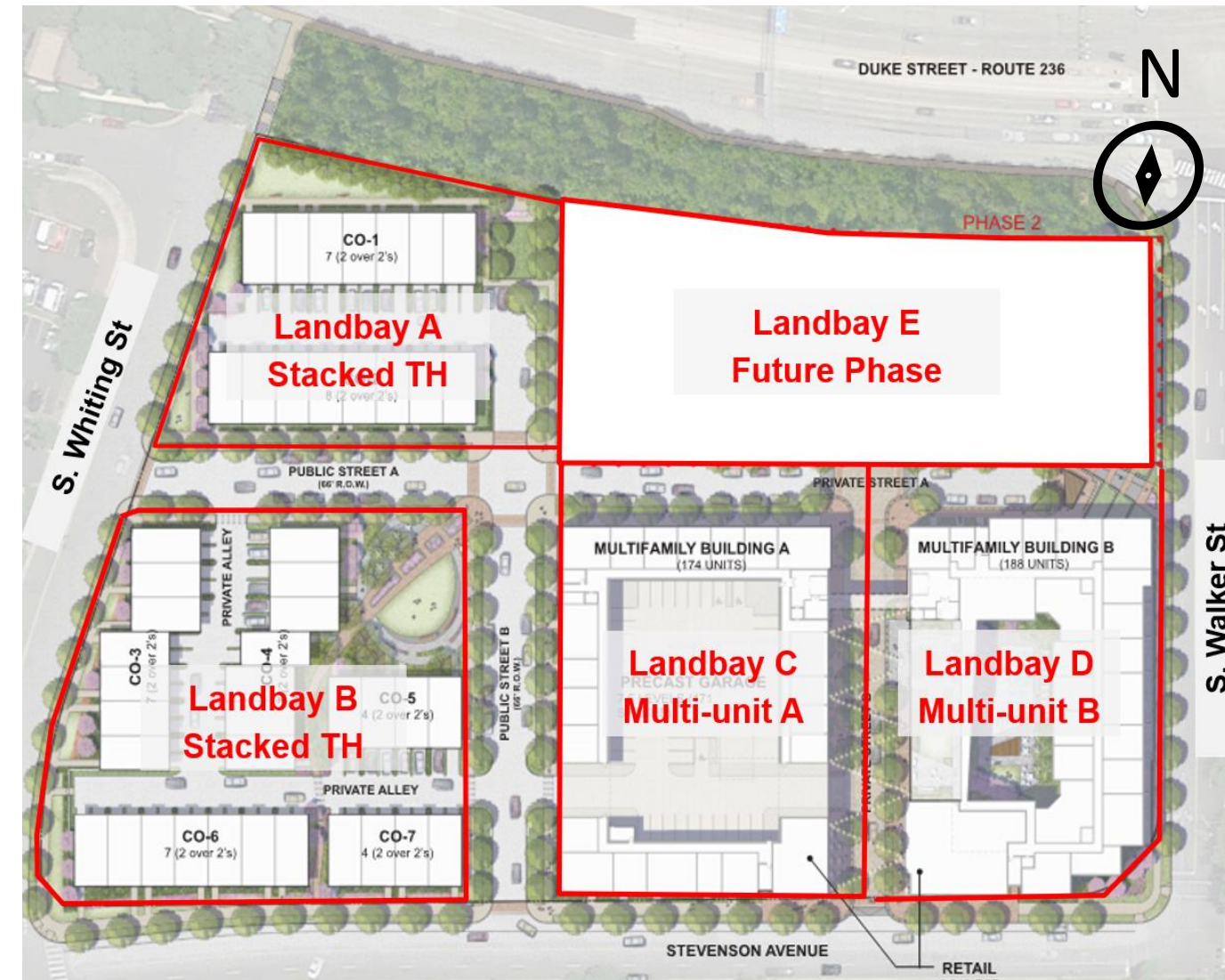
- Complete new construction
- 234 proposed parking spaces
- Direct pedestrian connection to City Hall
- Dedicated EV and bicycle parking





Landmark Overlook Extension | DSUP2025-10009/10

- Extension of 2022 DSUP approvals
- 450 residential units
 - 88 stacked townhouses
 - 362 multifamily units
- 15 committed affordable units
- Ground floor commercial





Anticipated Fall Development Projects

- **Infrastructure**

- Waterfront Implementation Project | CDSP2024-00019
- Dash Bus Facility Expansion | DSUP2025-10008

- **New and Redevelopment**

- Potomac River Generating Station (PRGS) |DSUPs
- Eisenhower East Block 3
- Block D Landmark Multi-unit| CDSP2025-00002
- 4880 Mark Center Drive Multi-unit | DSUP2025-10007
- Olde Towne West | CDSP2024-00007
- Upland Park Extension | CDD2025-00001 / DSUP2025-10016

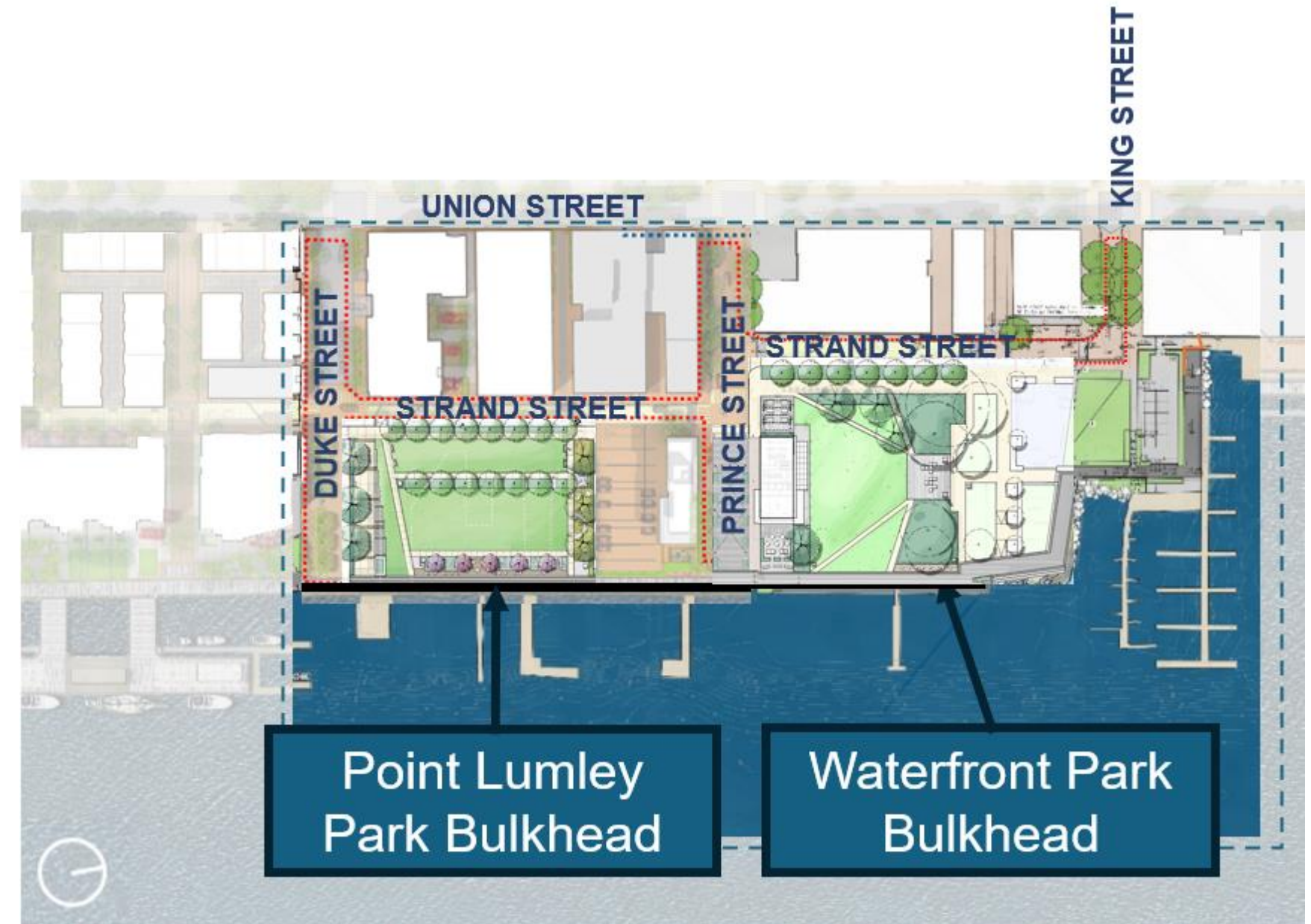
- **Conversions and Expansions**

- 2051 Jamieson Ave. Office Conversion | DSUP2025-10015
- Lincolnia Automotive Expansion | DSUP2025-10018



Waterfront Implementation Project | CDSP2024-00019

- **Project Includes**
 - Design and construction of the “core area” of the 2014 Waterfront Plan
 - New raised promenade, stormwater management, and park and streetscape improvements
 - Public Amenities: Waterfront Park, Point Lumley Park, Lower King Street Pedestrianization
- **Current Project Phase:** Design
- **Project Schedule:**
 - Spring 2025: DSUP Process Commences
 - Fall 2025: DSUP to Planning Commission & Council
 - Summer 2026 – Final Design
 - Late 2026/Early 2027: Construction Commences
- **Project Budget:** \$145M





PRGS | DSUPs for Multiple Blocks

- Three buildings with over 800 units and 50,000 SF ground-floor commercial
- Two public open spaces along waterfront and rail corridor (approx. 5 acres)
- Preliminary Review for Blocks B, C and Open Spaces; Concept Review for Block A
- Anticipated fall public hearings
- Meetings: Park & Rec Commission (June 26), UDAC (July 9)

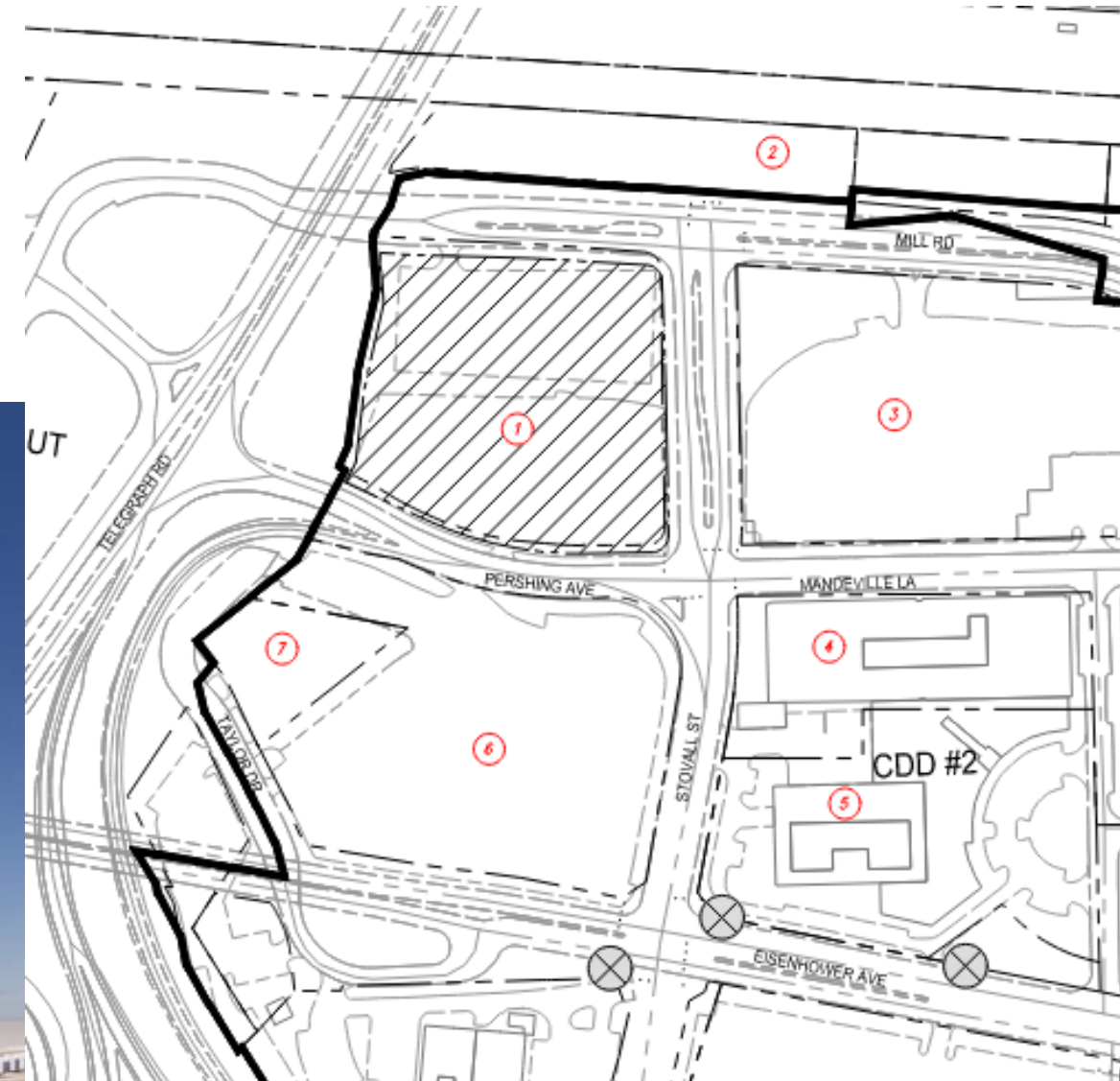


Upcoming this Fall



Eisenhower East Block 3 | DSUP

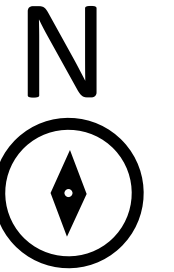
- New 767-unit residential building northwest of Eisenhower Ave Metro
- 31 stories, 360 feet in height
- 40,000 SF of retail/commercial uses
- Over 10,000 SF of ground-level open space
- Completeness stage review in process
- Expected public hearings at the end of the year



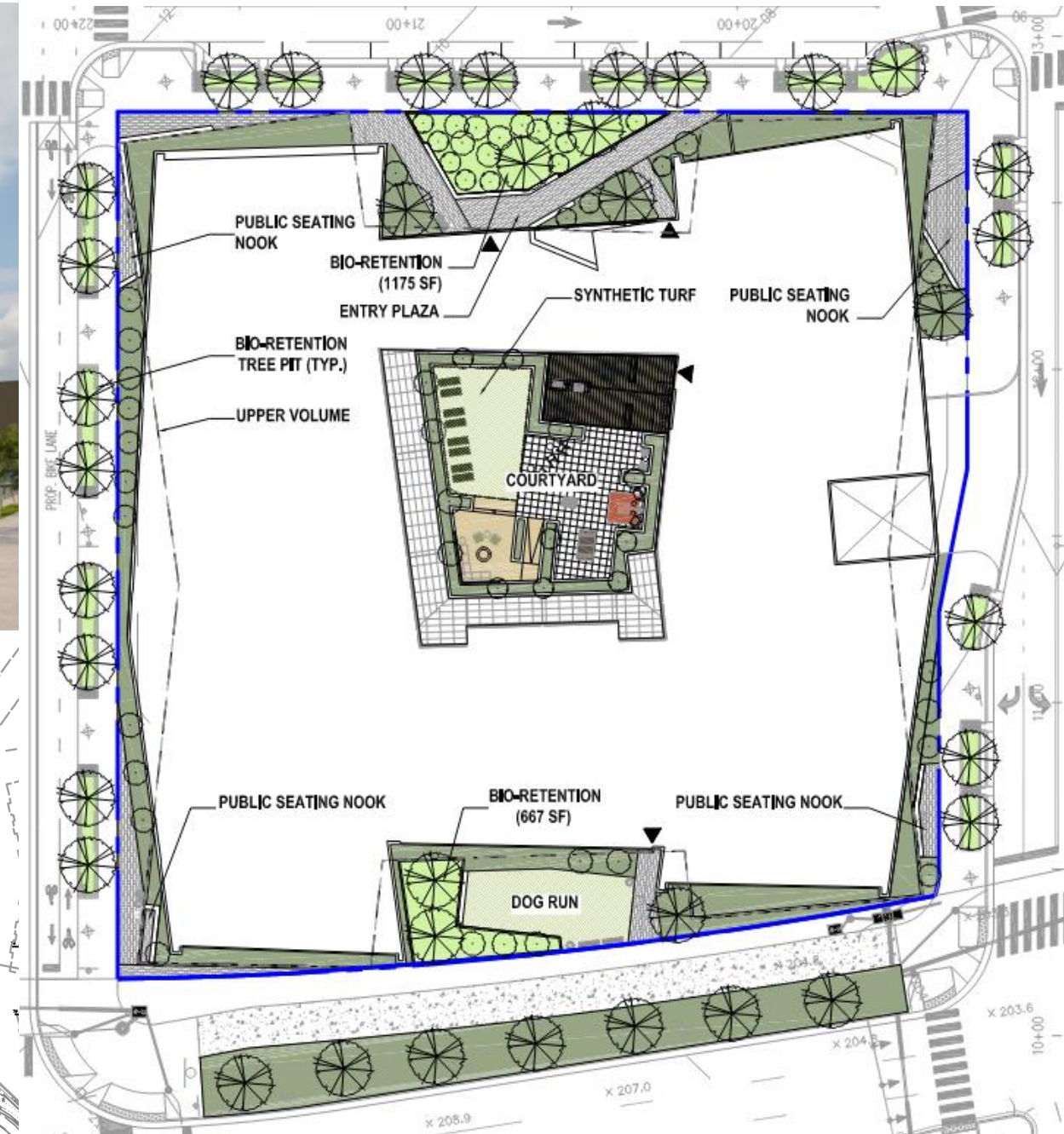
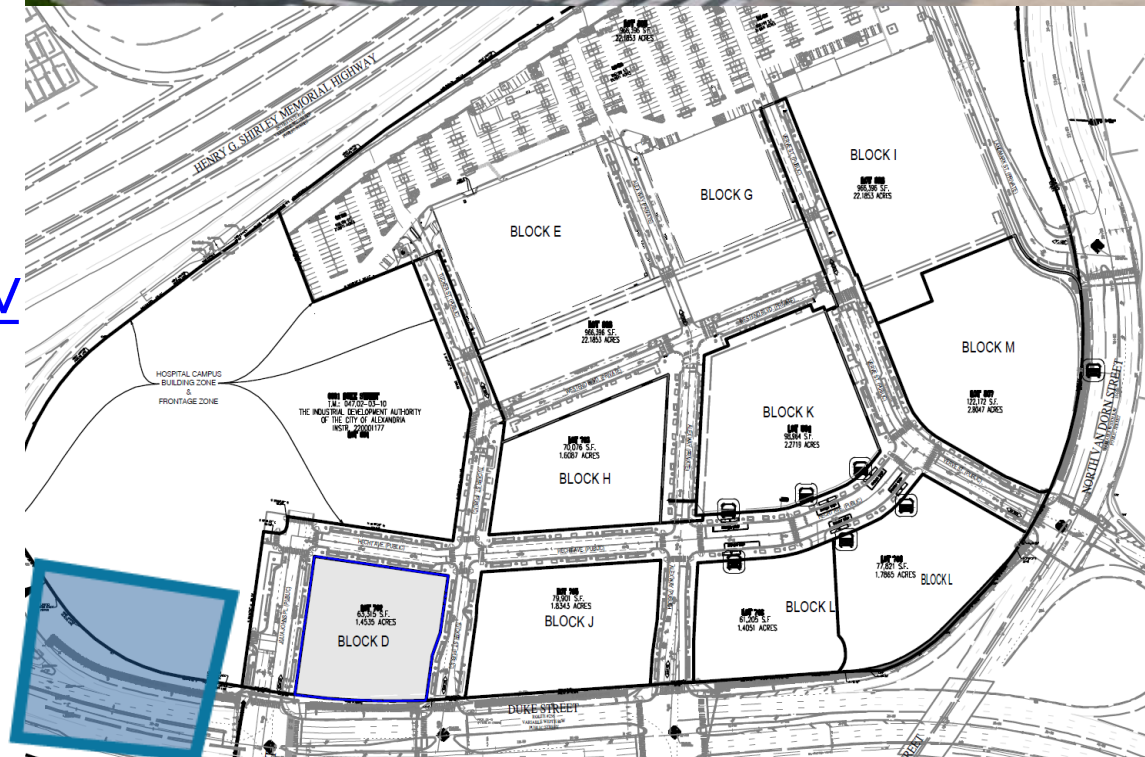
Upcoming this Fall



Block D Landmark | CDSP2025-00002



- New 275 unit residential building, adjacent to new INOVA Hospital
- Concept 2 review complete
- Anticipated fall public hearings
- Virtual community meeting tomorrow, June 18
 - For more information contact margaret.cooper@alexandriava.gov

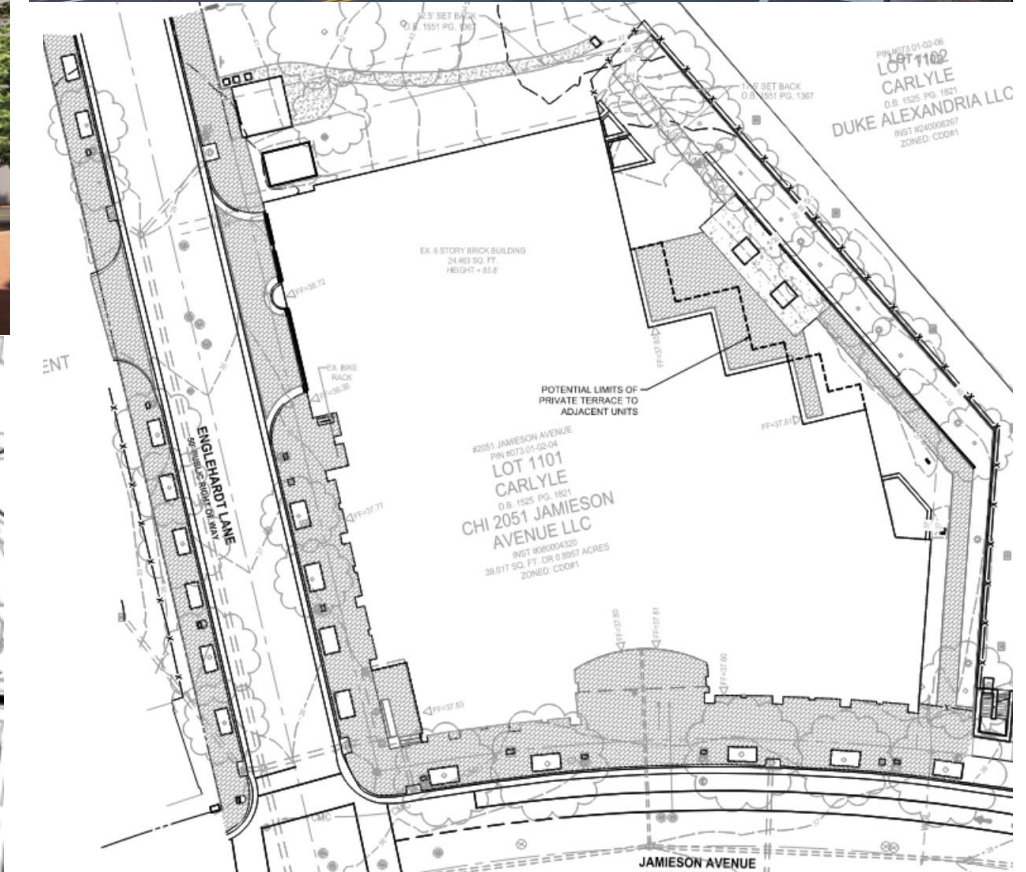
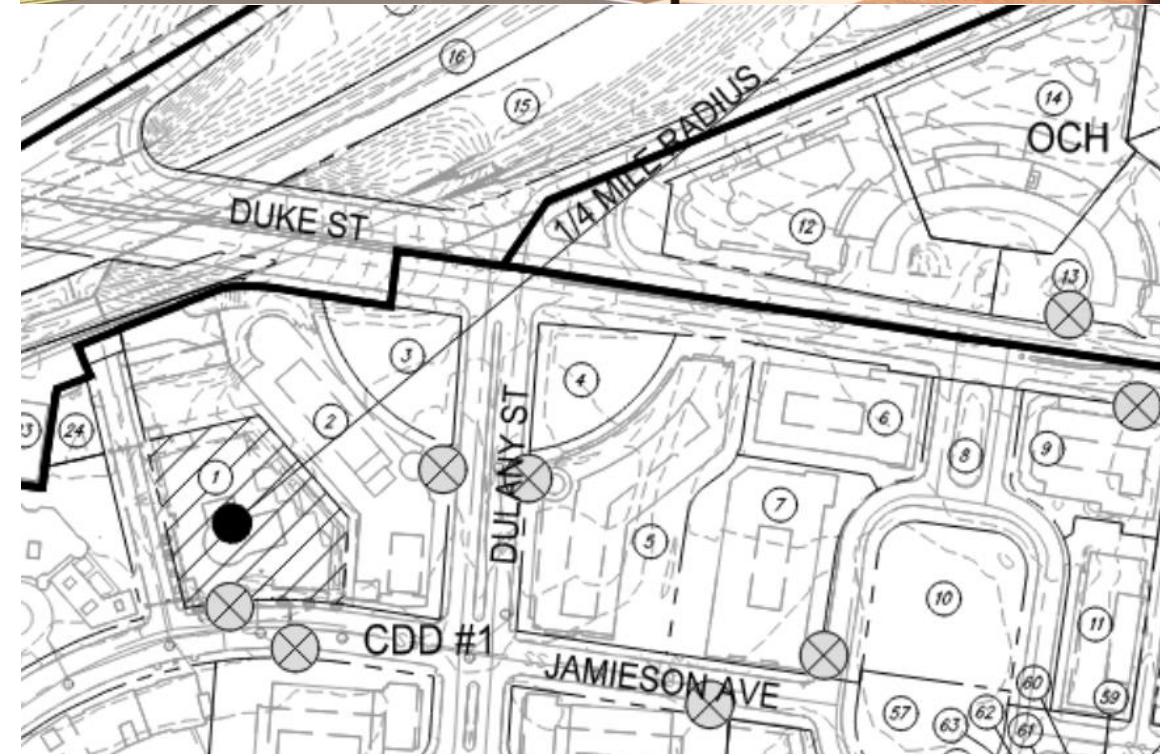


Upcoming this Fall



2051 Jamieson Ave. Office Conversion | DSUP2025-10015

- Office conversion to 187-unit residential building with four-story addition, no change to existing footprint. Adjacent to Carlyle Towers
- Completeness stage review in process
- Anticipated fall public hearings
- Community meeting schedule TBD





Upcoming Zoning Studies

- **Small Business Zoning**
 - SUP change of ownership (45 days → 1 week)
 - Transition some SUP uses to Admin SUP or by-right
 - Temporary trailers with administrative SUP
 - Incentives for small footprint retail/commercial spaces
 - A-frame/Sandwich board signs
- **Housing**
 - Substandard lot regulations
 - Land subdivision approval process
 - Commercial to residential conversion process
- **Apiaries** (aka Beekeeping)





Questions or Comments?

- Type your question or comment in the Q&A feature at the bottom of your screen.
- All questions and answers will be posted on the project webpage following the meeting.



Go to: alexandriava.gov/Planning and select **How to Get Involved and Stay Informed**



CITY OF ALEXANDRIA

**Thank you for joining
us!**

alexandriava.gov/Planning

