



**CITY OF ALEXANDRIA**

# Department of Planning & Zoning Bi-Monthly Virtual Community Update

September 2, 2025, 6 p.m.

[alexandriava.gov/Planning](https://alexandriava.gov/Planning)





# Why We're Here

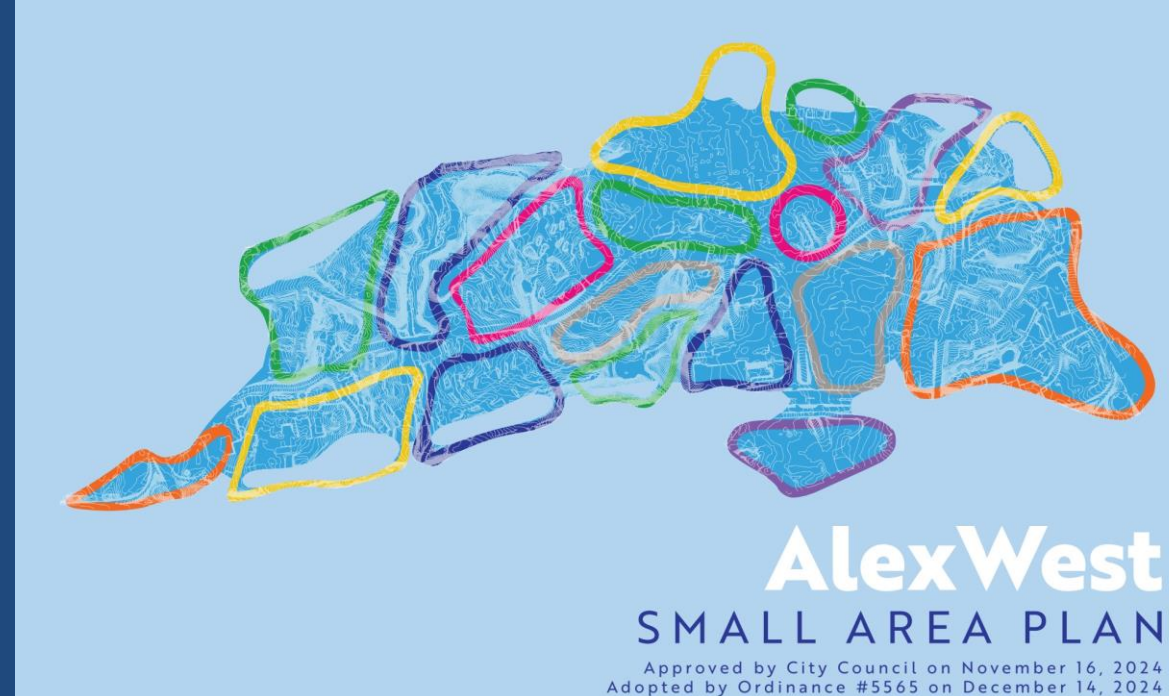
- Bi-monthly series to share information with the community and answer questions
- Learn about
  - ongoing and upcoming planning initiatives
  - larger development projects under review
  - changes to development regulations
  - links to more information and how to stay involved





# Agenda

1. Welcome!
2. Long range planning
3. Development activity
4. Zoning ordinance updates
5. Q&A







# Planning and Development Review

SAP

ZONING

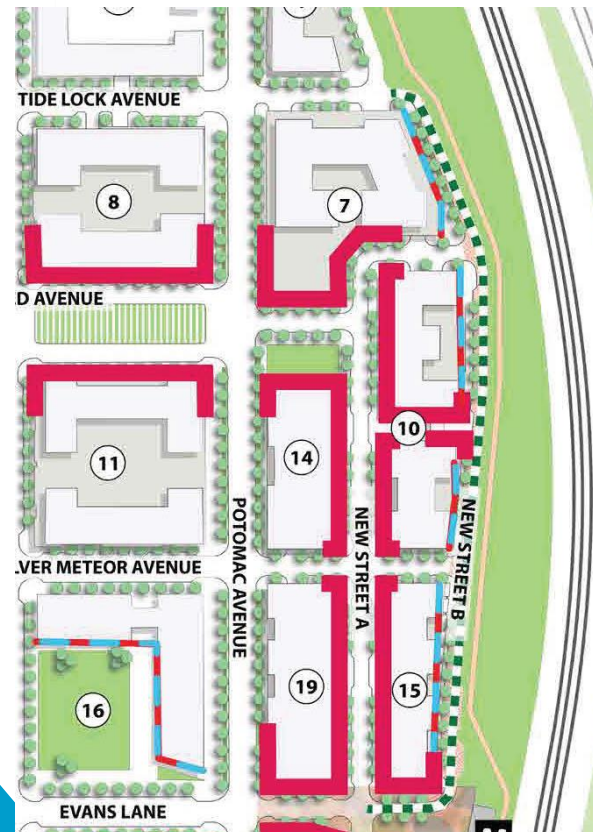
DSUP

PERMIT

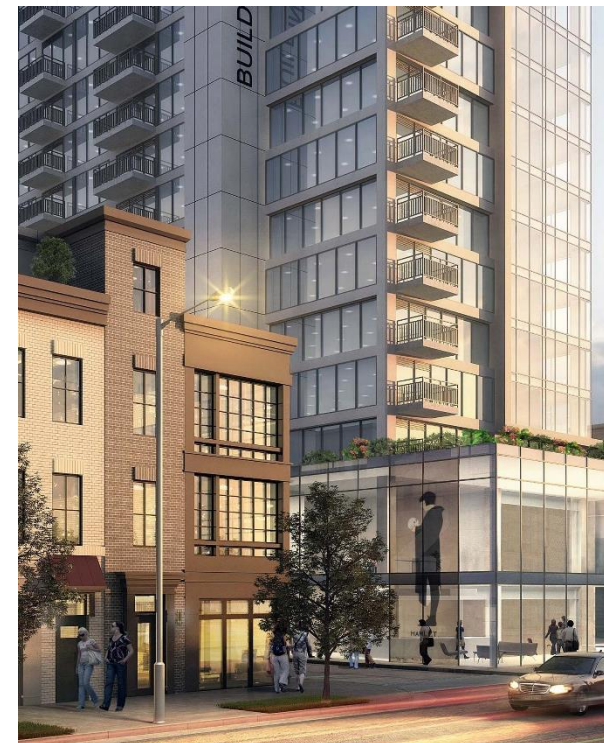
Vision  
Objectives  
Recommendations



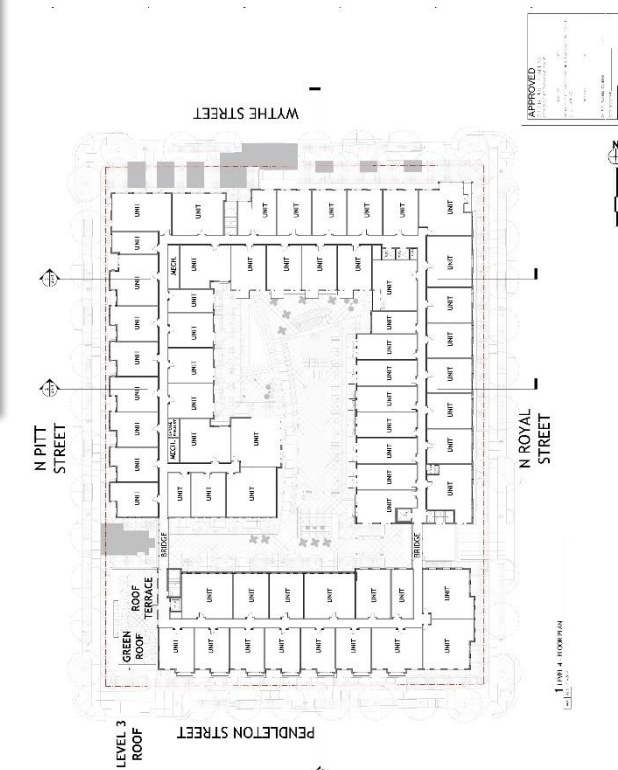
Land Uses  
Open Space  
Framework Streets  
Design Guidelines  
Phasing



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



Final Site Plan  
Building Permits  
Construction

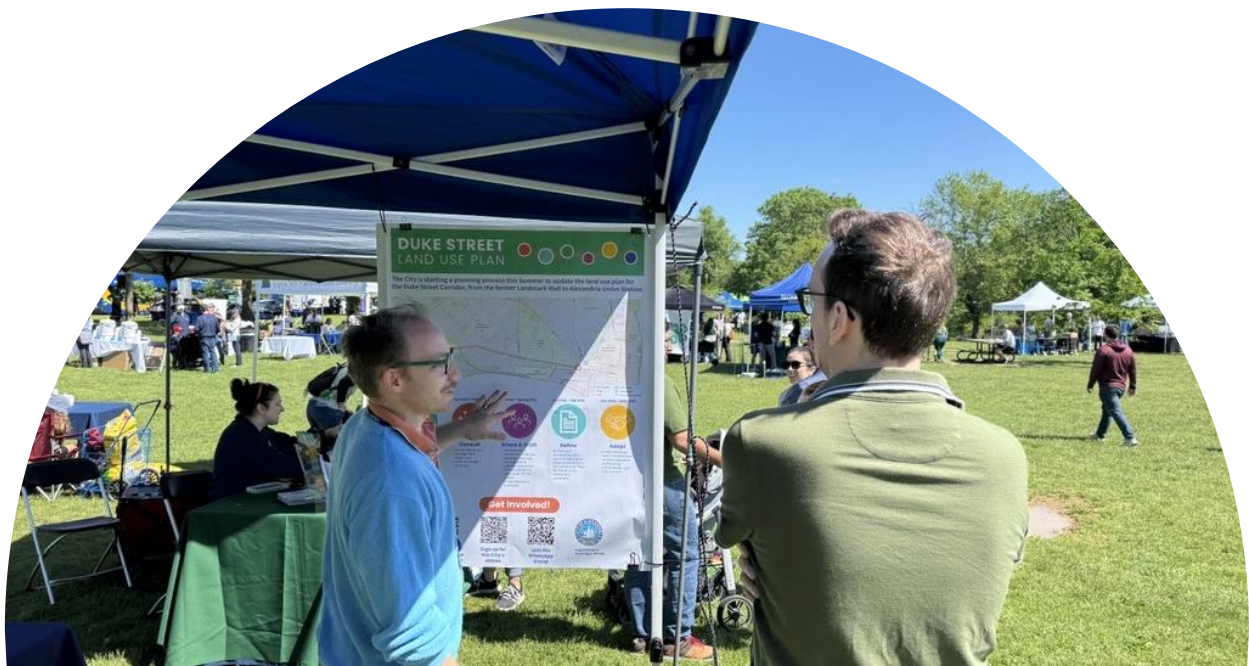




# City of Alexandria Neighborhood Planning



DEPARTMENT OF  
**PLANNING &  
ZONING**





# topics

1. Duke Street land use plan update
2. Award from the Virginia chapter of the American Planning Association (APA)
3. Small area plans + interactive tool



# duke street land use plan – why plan ?





# Duke Street land use plan





# Duke Street land use plan

process + schedule

Dec. 2024 – May 2025



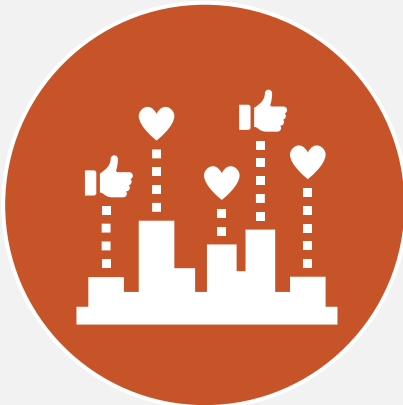
## Listen & Learn

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**



# Duke Street land use plan status update





125+ participants at June 9 Kick-off



700+ participants at 35 summer pop-ups

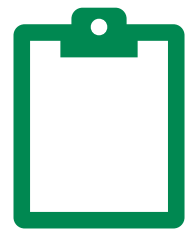


## Themes

- Being able to move around 
- Pedestrian/bike safety 
- More parks/open space along Duke Street 
- Traffic 



preliminary summary – community poll



1705 responses



77 respondents own a business

Top 4 planning priorities



Being able to move around



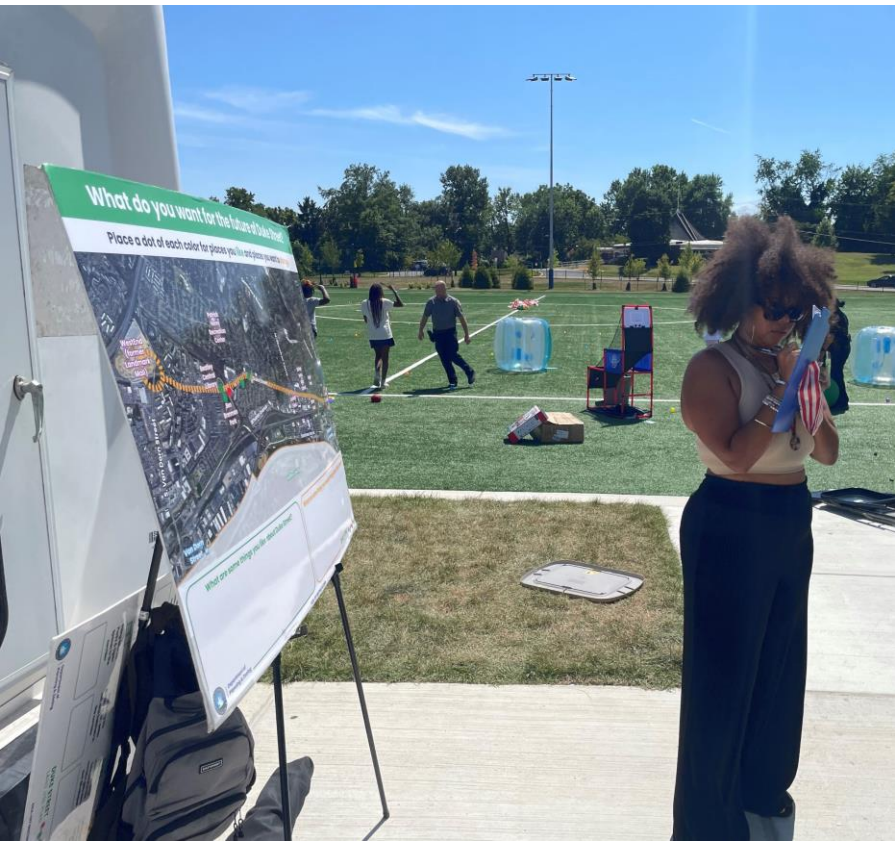
Improving economic well-being



Enable bike/pedestrian safety



Expand parks and open spaces along the corridor





# preliminary poll summary

## Question: “What do you like about Duke Street?”

We are still compiling data, however here are key themes for this question:

- Appreciation for small businesses
- Concern about traffic flow and congestion
- Concern about bike and pedestrian safety
- Questions about development patterns and expectations
- Appreciation for parks and open spaces
- Questions about Housing Affordability





# Duke Street land use plan

get involved!

## Ways to participate

- Request a meeting
- Attend a future pop-up
- Follow E-News
- Join the WhatsApp Community
- Bookmark (and visit) the website:

[alexandriava.gov/DukeStreetPlan](https://alexandriava.gov/DukeStreetPlan)

Plan  
Website



WhatsApp  
Community



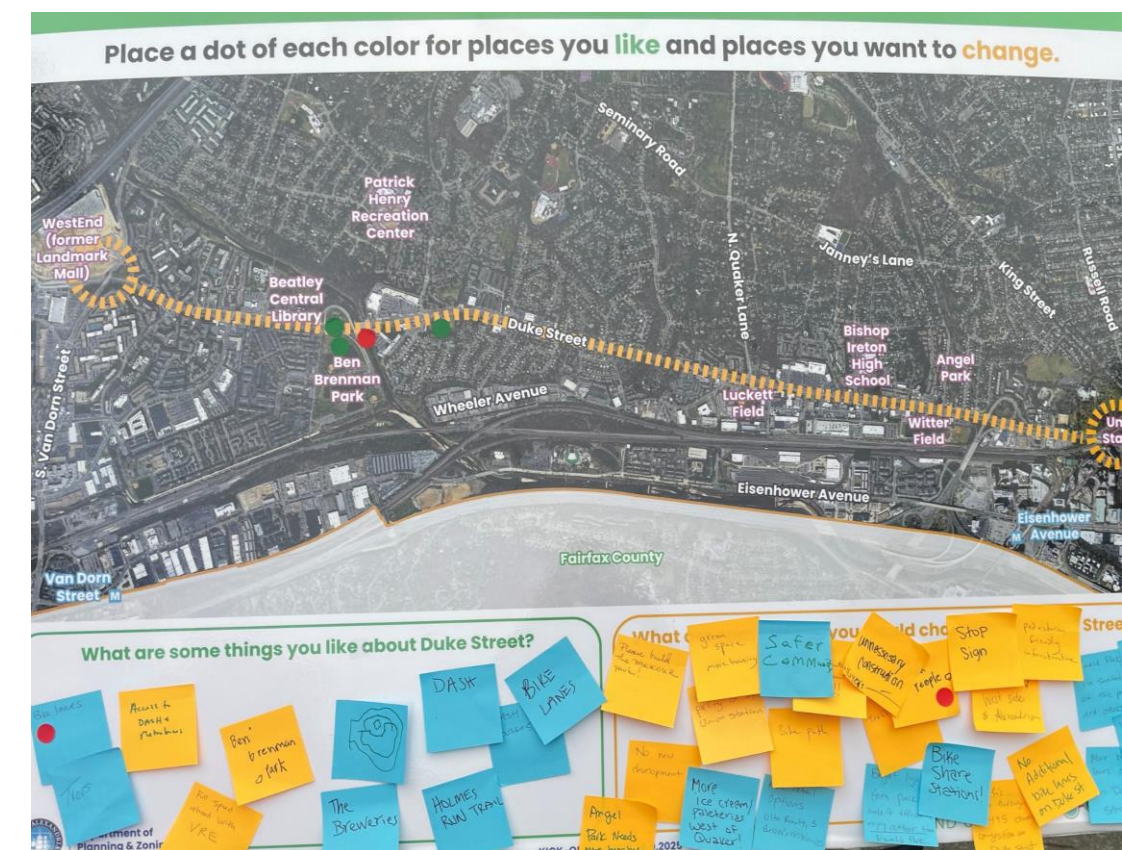
Join us for the next community meeting!

Thursday, September 25 6:30pm

Bishop Ireton School (and hybrid)

## Topics:

- Summary of Community Comments
- Draft Guiding Principles



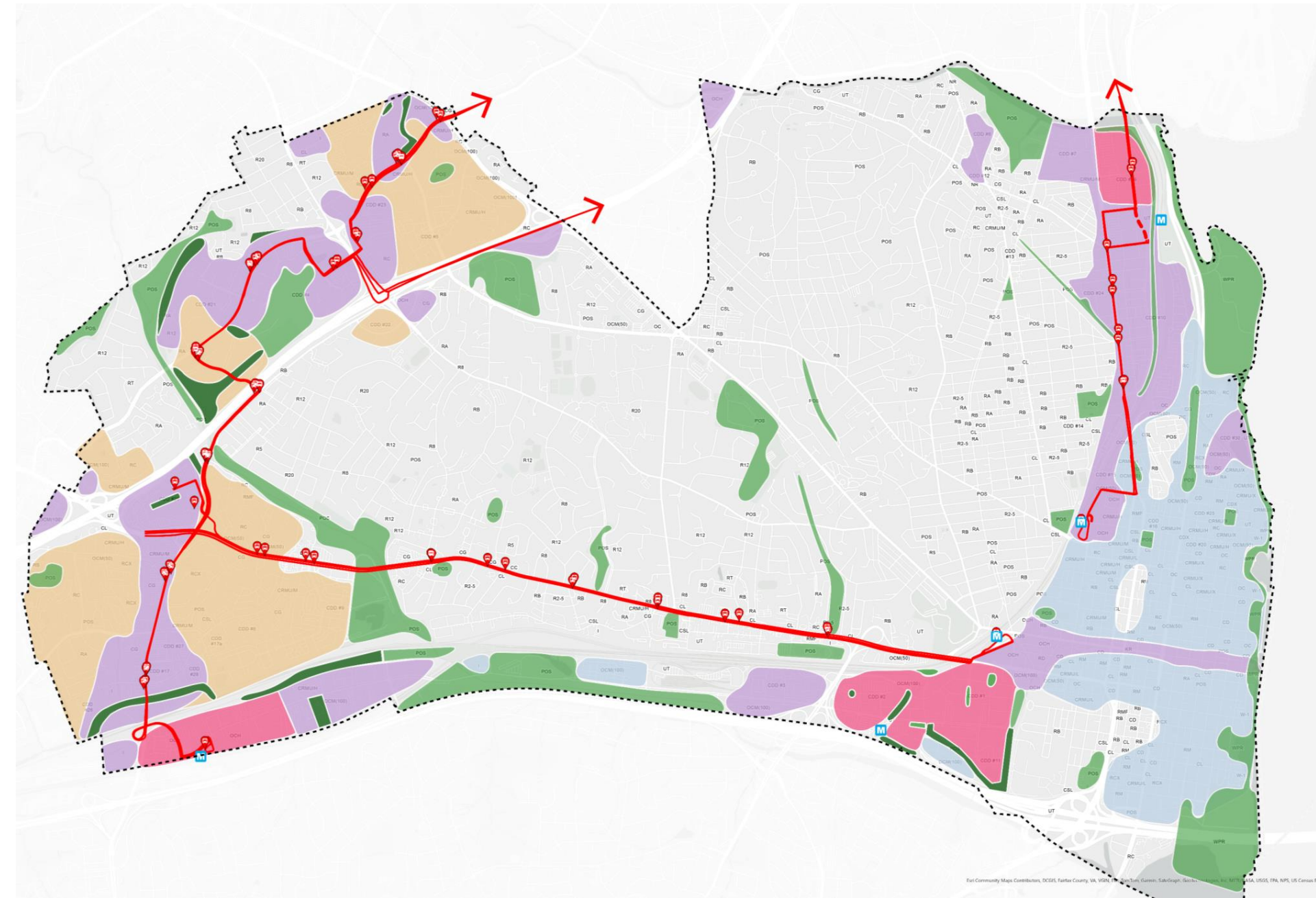
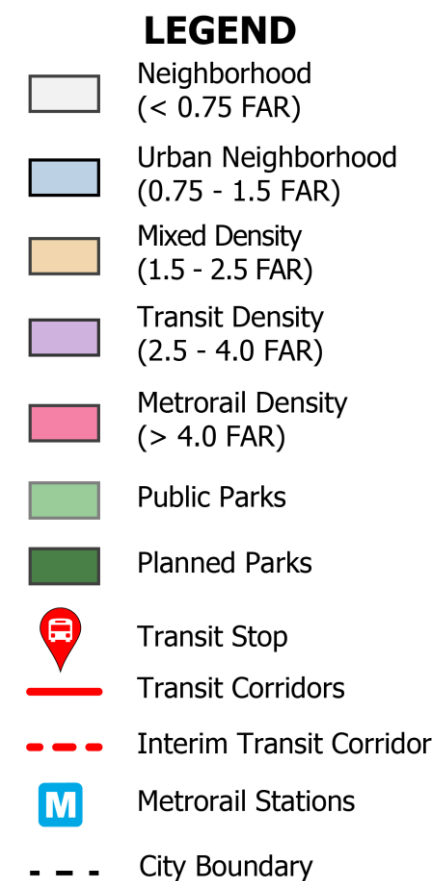


# Interactive tool planning for the future + growth strategy 01

City's is designed to accommodate major economic development projects, consistent with approved Small Area Plans + CDDs

02  
30% of the land area of the City is planned for medium-high density (blue, beige, purple, pink)

03  
+/- 5% of the land area of the City is planned for higher density growth around Metrorail stations (pink)



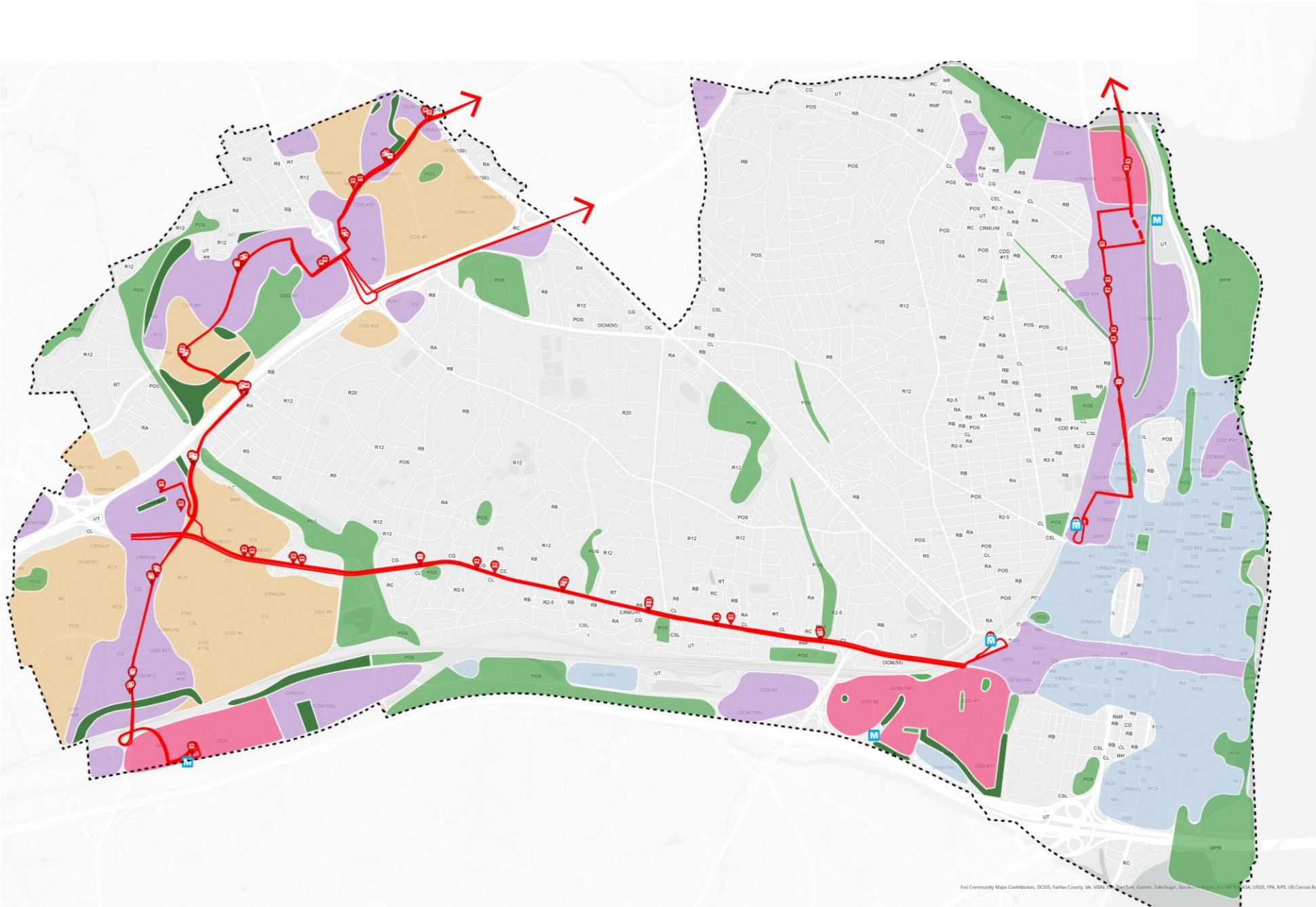


# metro density



**LEGEND**

Neighborhood

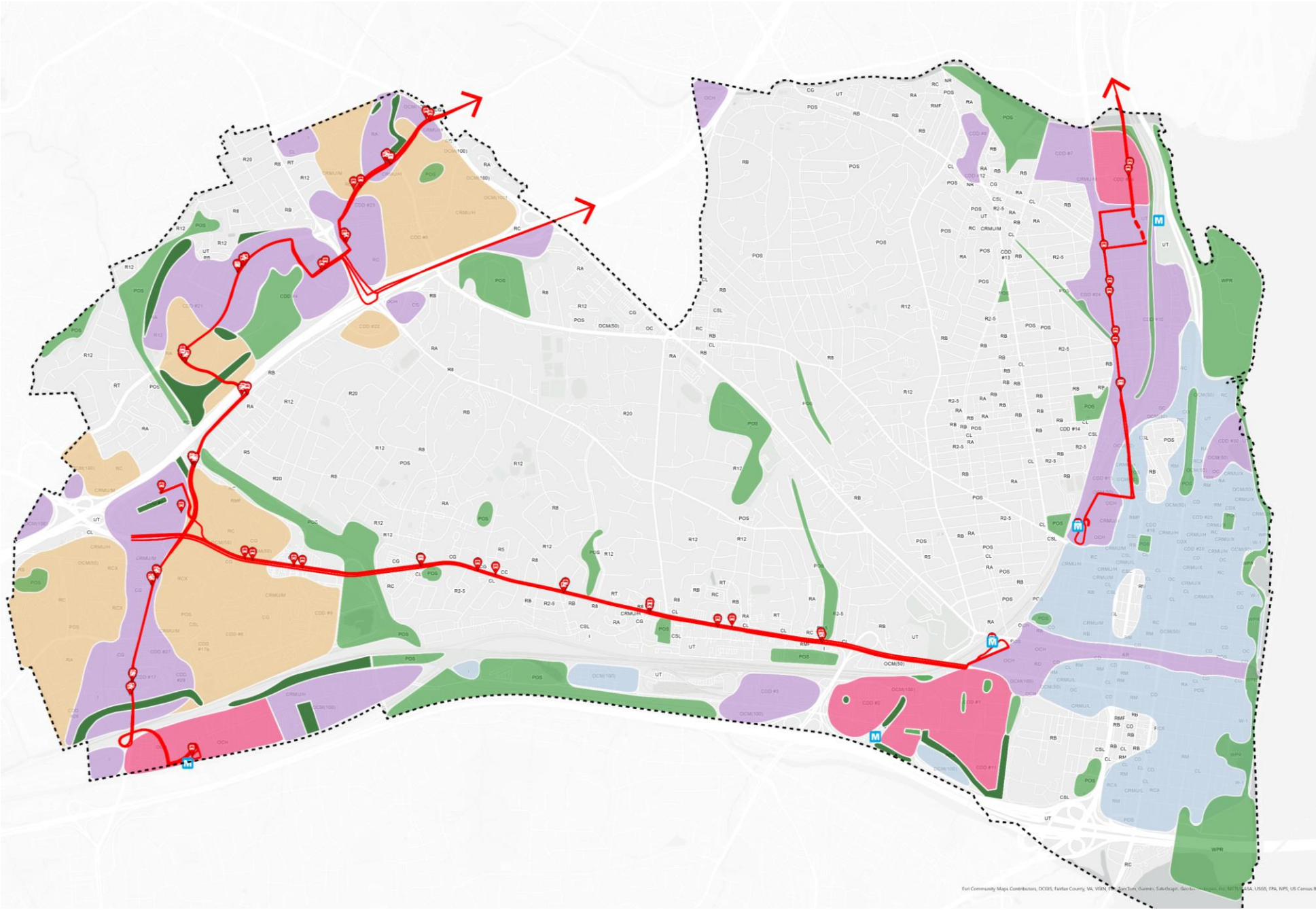
Urban Neighborhood



# transit density



- LEGEND**
- Neighborhood
  - Urban Neighborhood
  - Mixed Density
  - Transit Density
  - Metrorail Density
  - Public Parks
  - Planned Parks
  - Transit Stop
  - Transit Corridors
  - Interim Transit Corridor
  - Metrorail Stations
  - City Boundary

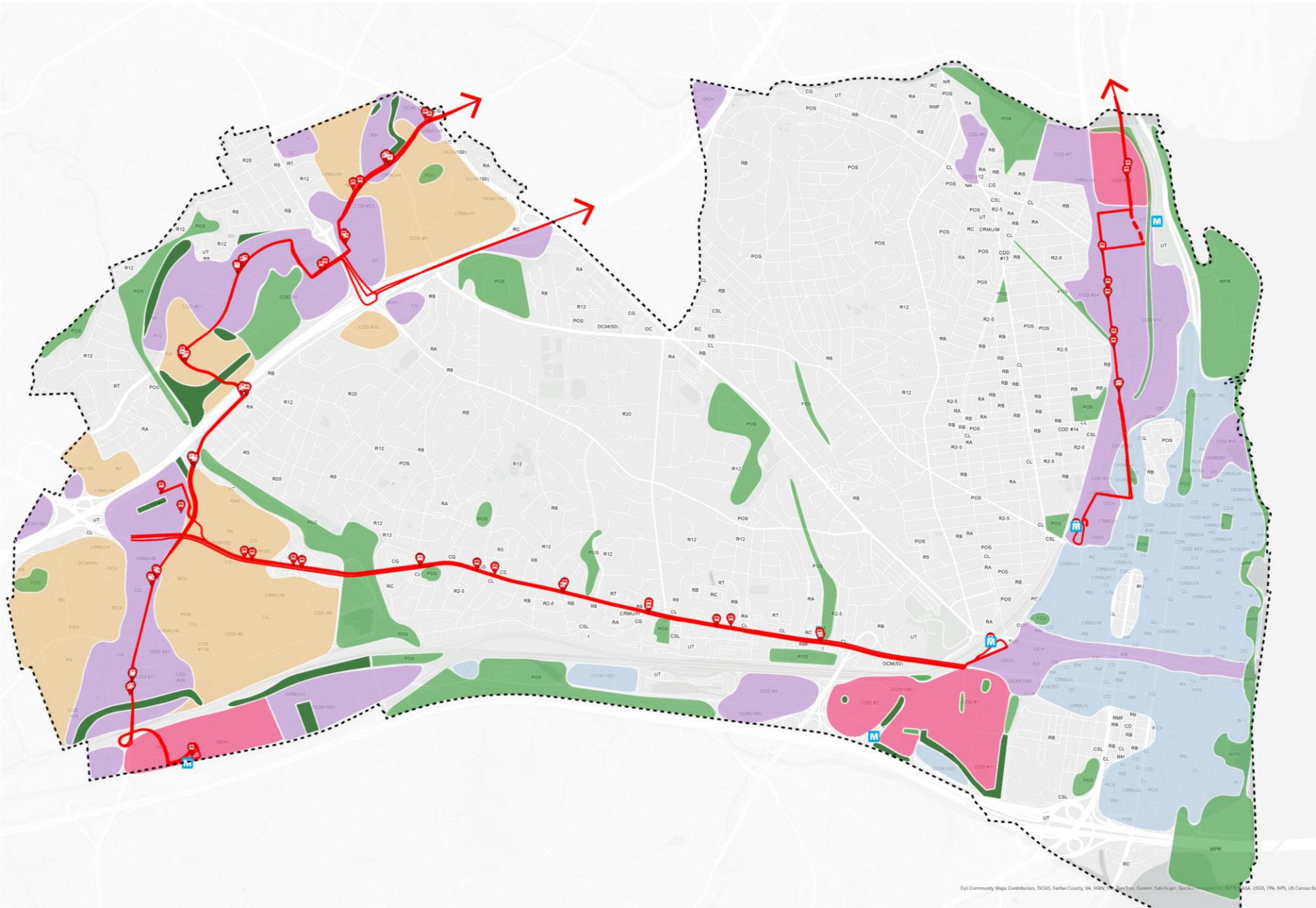




# mixed density

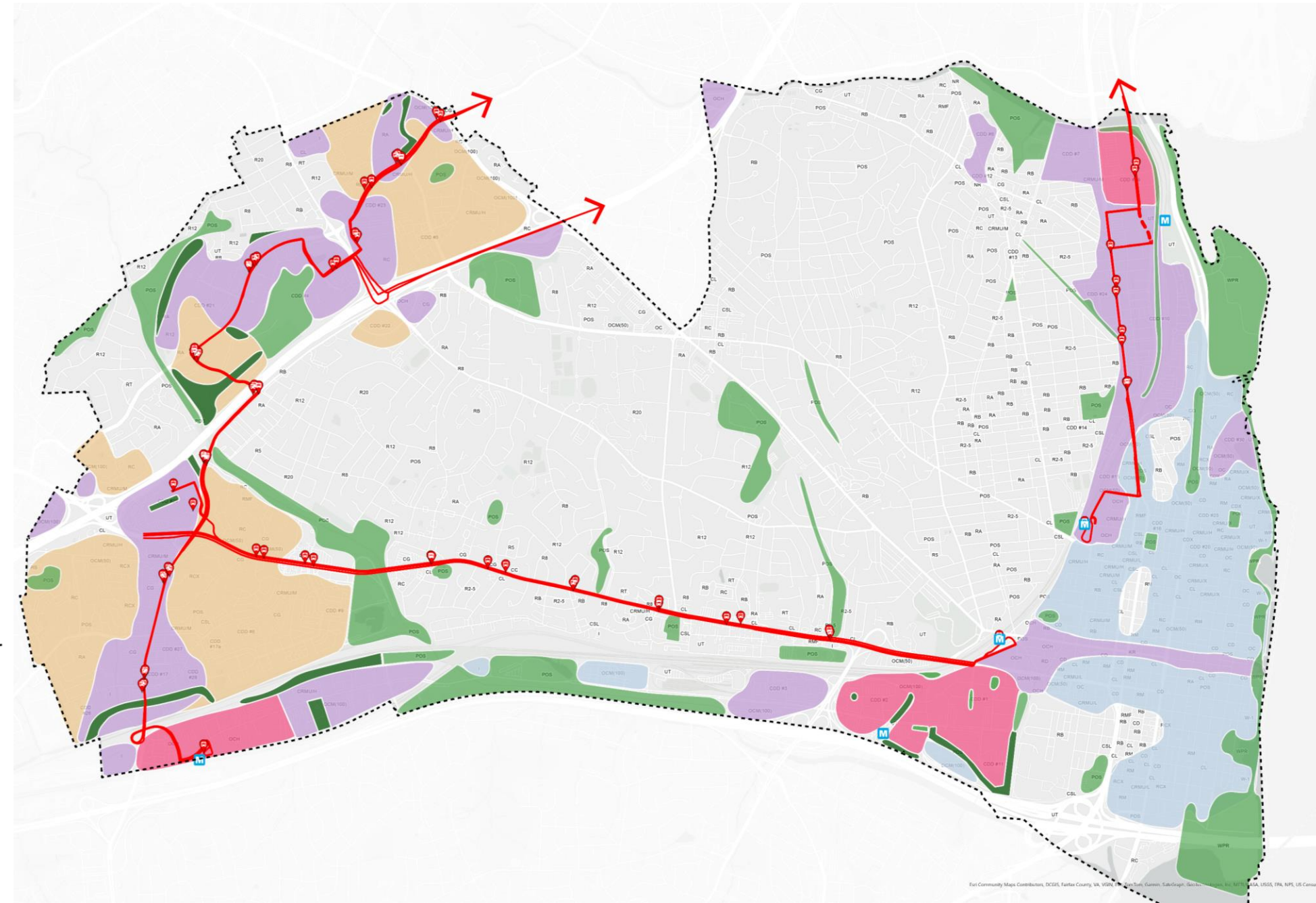
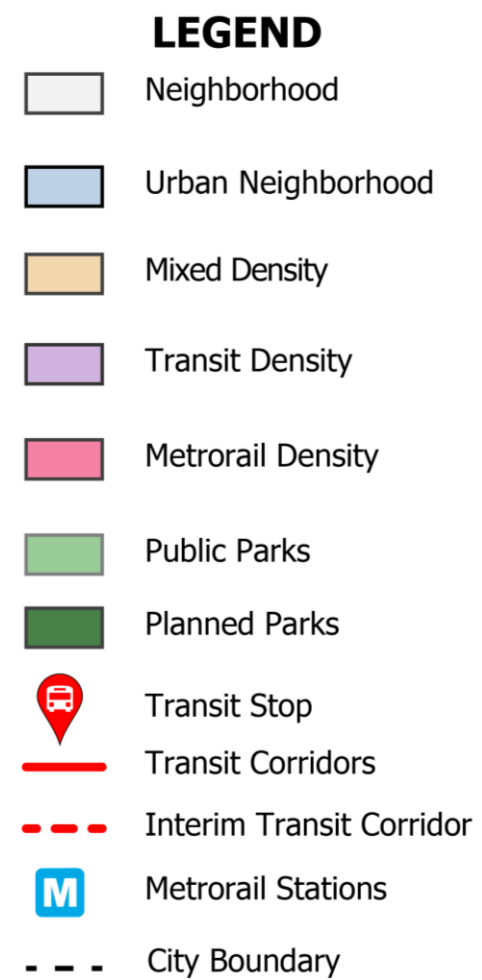


- LEGEND**
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# townhouse

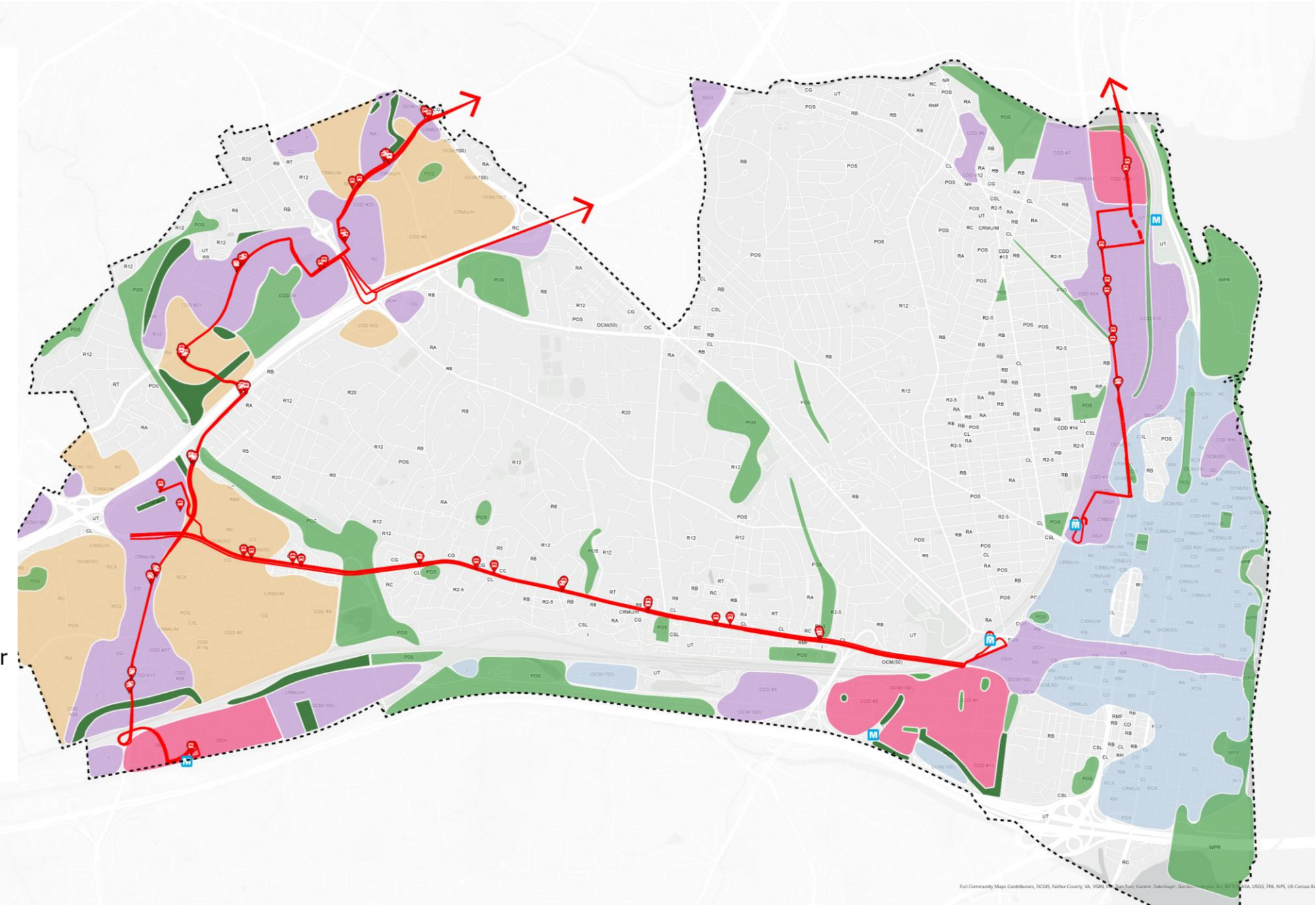




# single-unit house

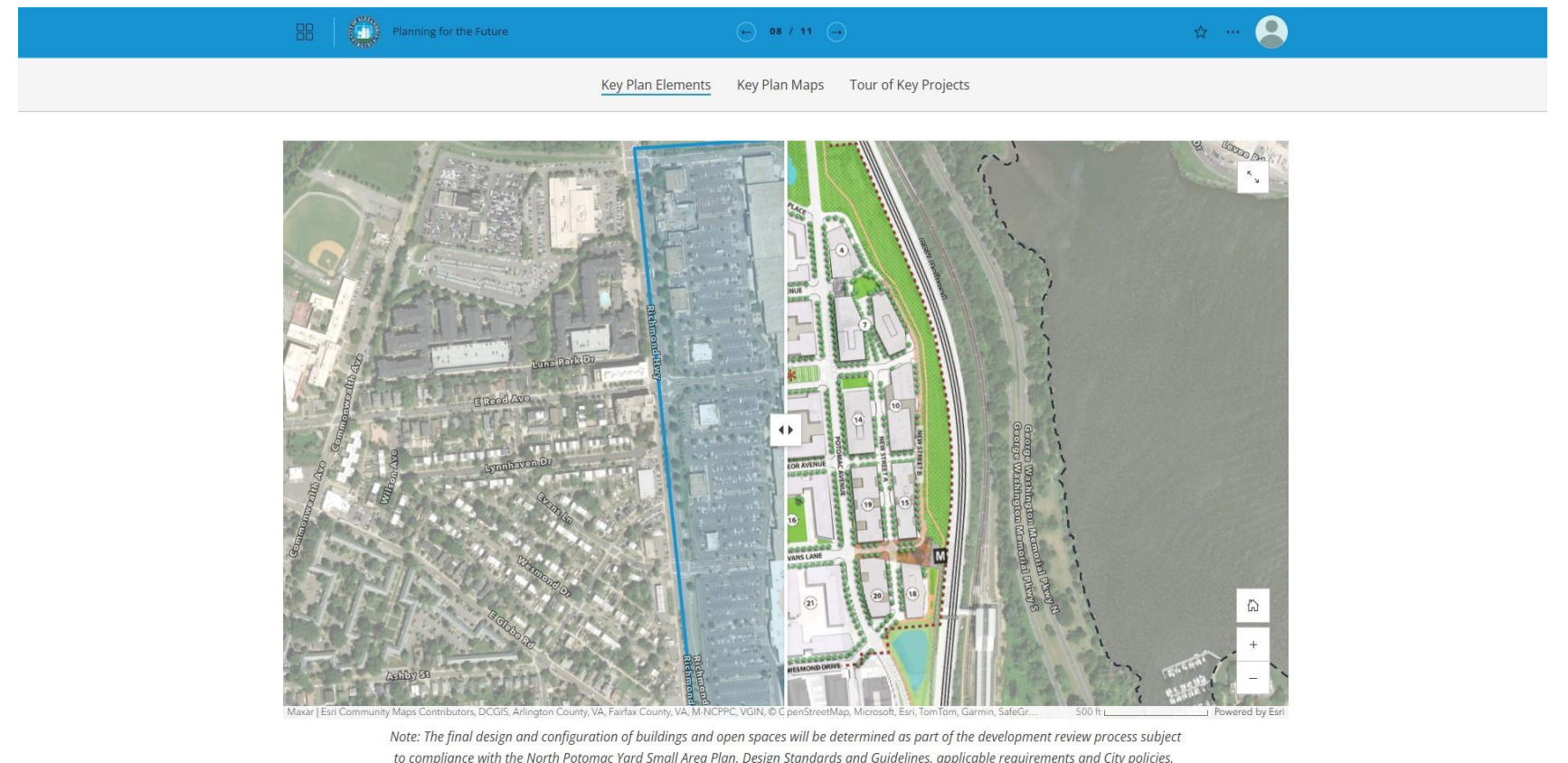
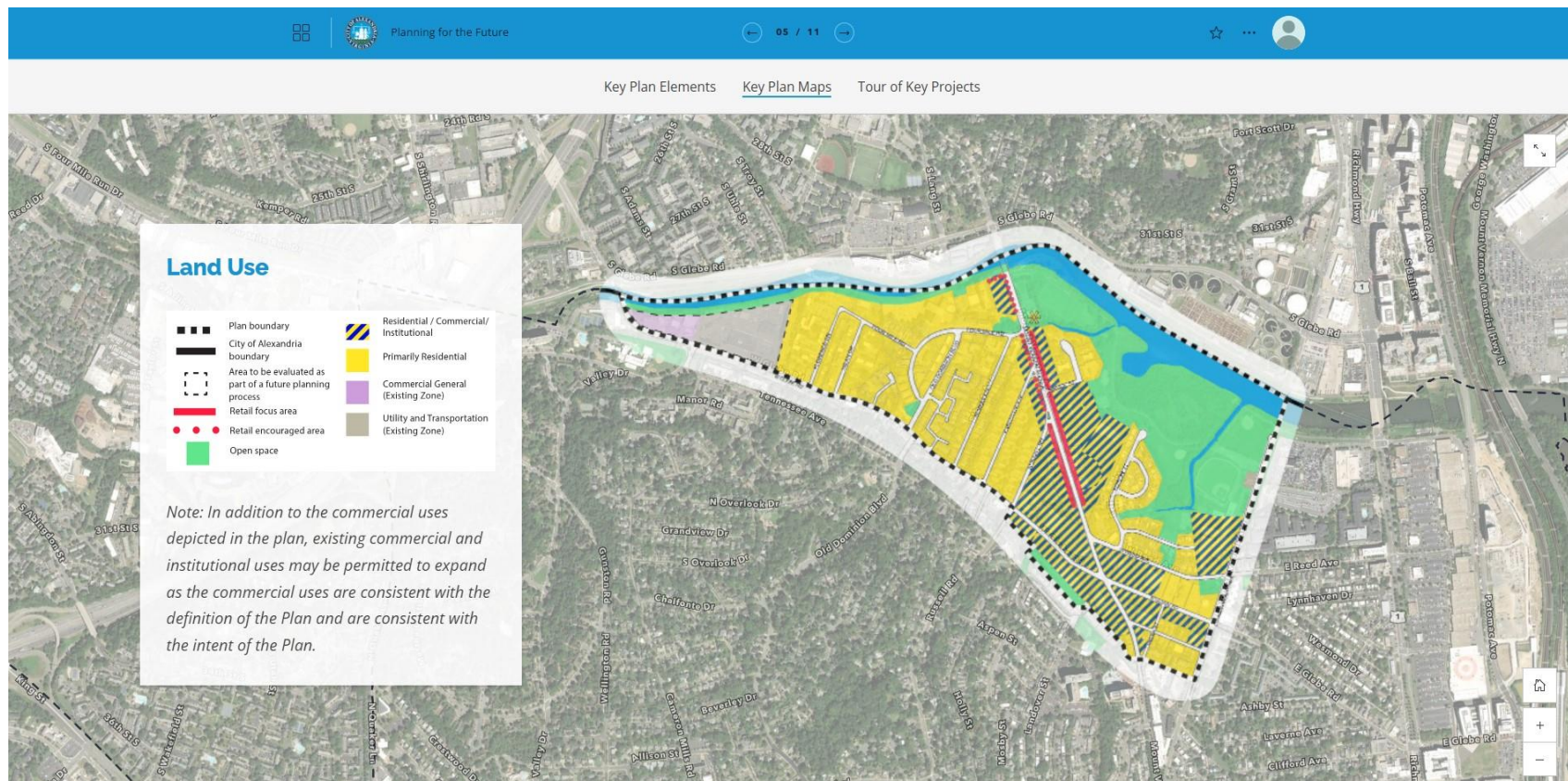
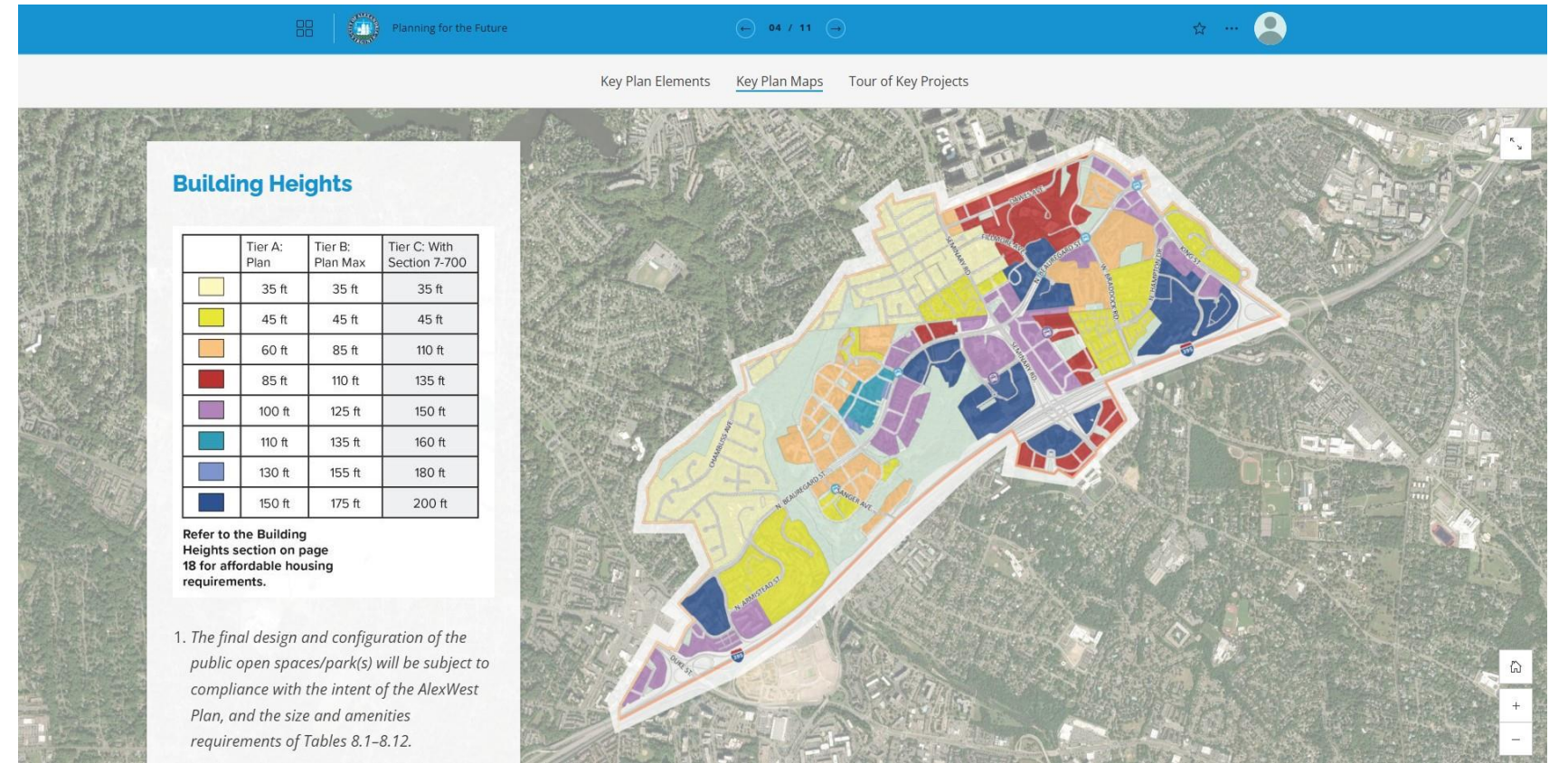
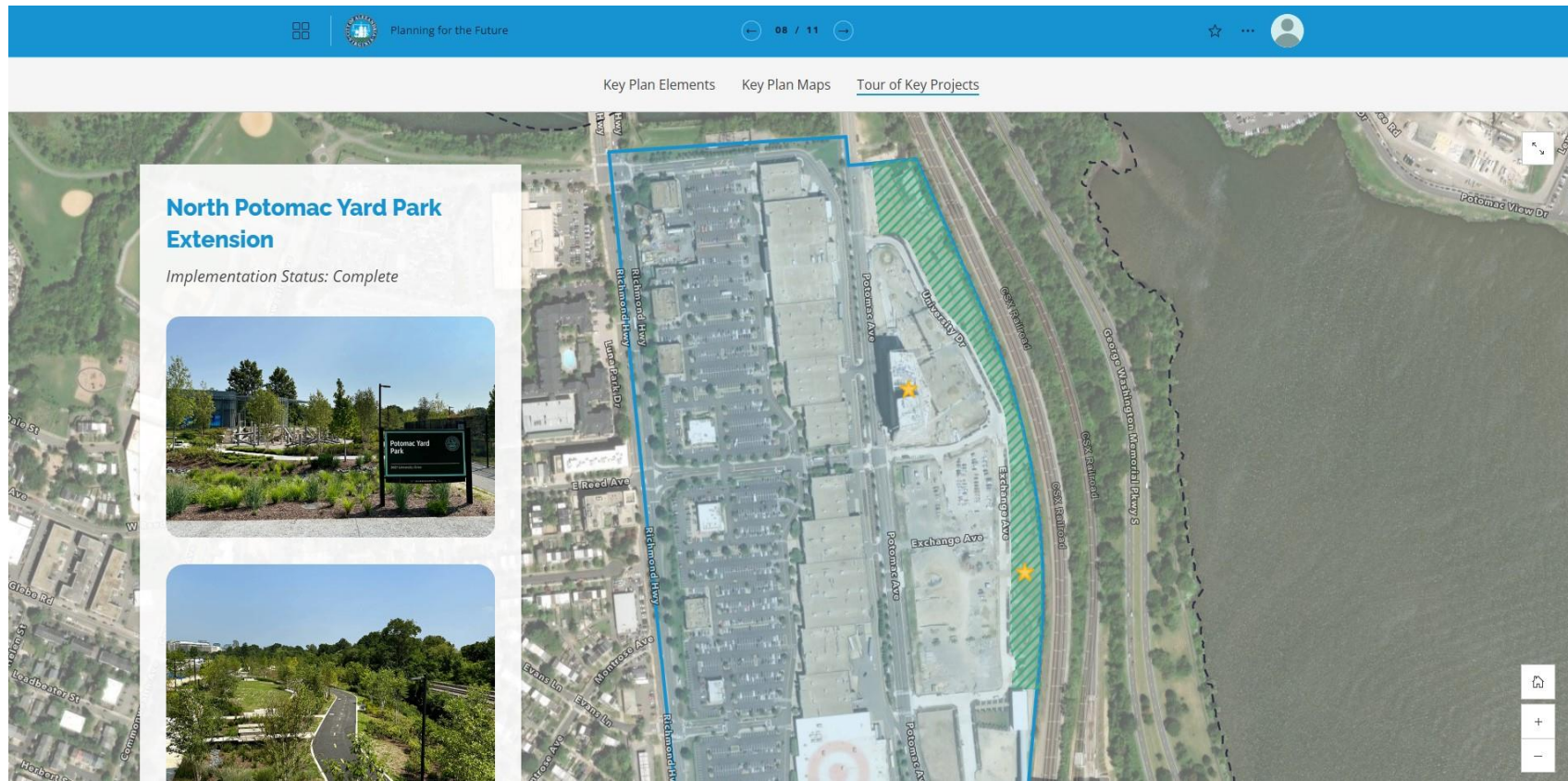


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# Interactive tool





# Virginia APA award

- The AlexWest Small Area Plan was awarded the 2025 Virginia Plan of the Year Award by the Virginia Chapter of the American Planning Association!

"The AlexWest Plan is an outstanding example of community-driven planning. It is a forward-thinking, practical, and holistic plan that other communities across the Commonwealth can draw inspiration from."

- Andrew Hopewell, Virginia APA President



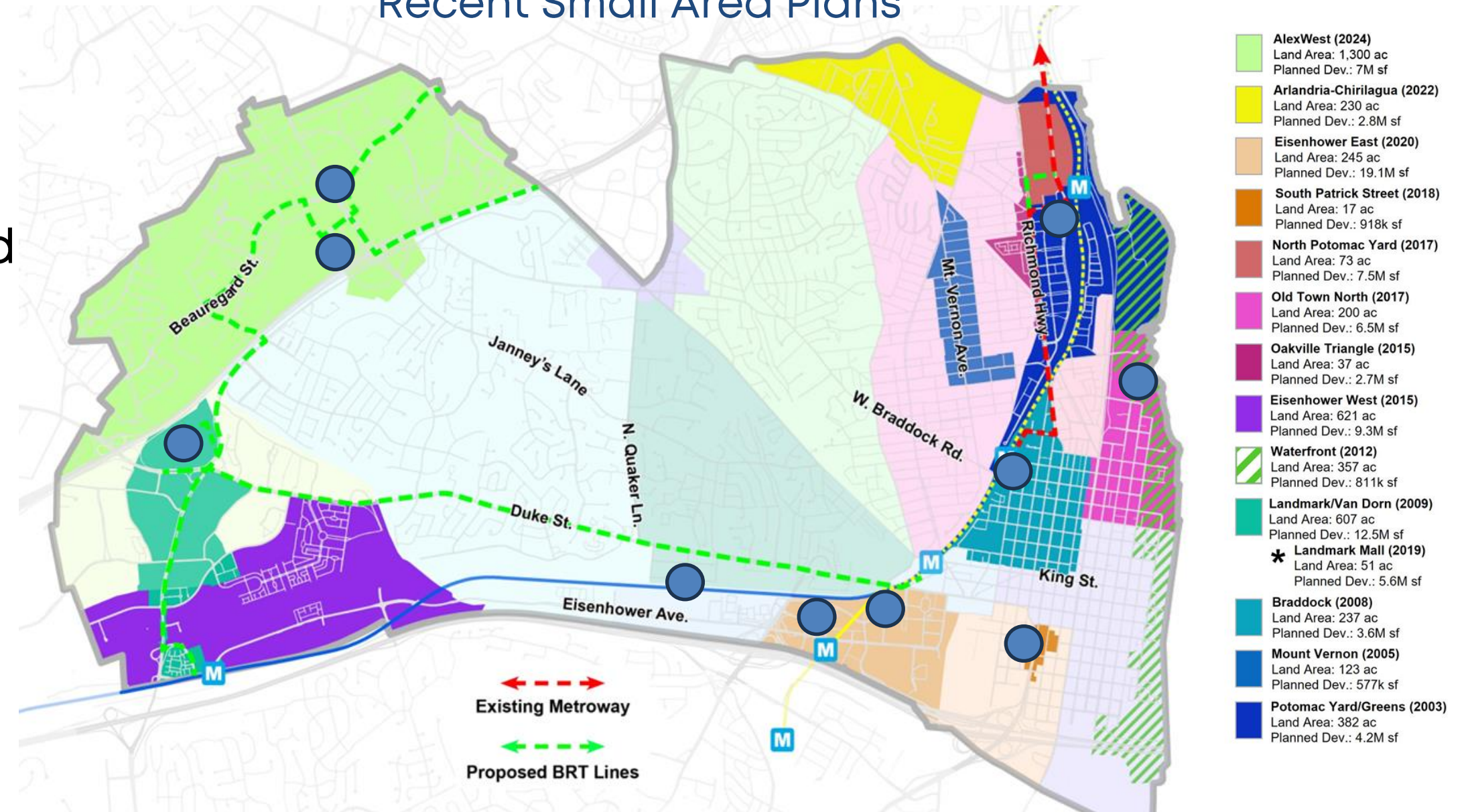




# Development Activity

- 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



- 3 projects for September/October Public Hearings
- 4 projects anticipated for November/December Public Hearings





# Upcoming Development Public Hearing Items

## September Cases

### *New Development*

- Dash Bus Facility Expansion, 3000 Business Center Dr

## November Cases (Tentative)

### *New Development*

- Eisenhower East Block 3
- 2051 Jamieson Ave. Office Conversion
- Potomac Yard Proposals (MPA & CDD)

## October Cases

### *New Development*

- Landmark/West End Block D

### *Extensions/Amendments*

- Braddock West/727 N West St

## December Cases (Tentative)

### *New Development*

- PRGS Blocks B&C and Open Spaces DSUPs
- 4880 Mark Center Drive
- Olde Towne West

### *Extensions/Amendments*

- Upland Park Extension

### Upcoming Public Hearing Schedule

- Planning Commission 9/4, 10/9
- City Council 9/13, 10/18

Visit [alexandriava.gov/Participate](https://alexandriava.gov/Participate) to learn how you can participate.





# DASH Bus Expansion

- New facility replaces existing impervious impound parking lot;
- 15,482 square foot charging, maintenance and storage building;
- Space for 24 buses;
- Design compatible with existing facility.

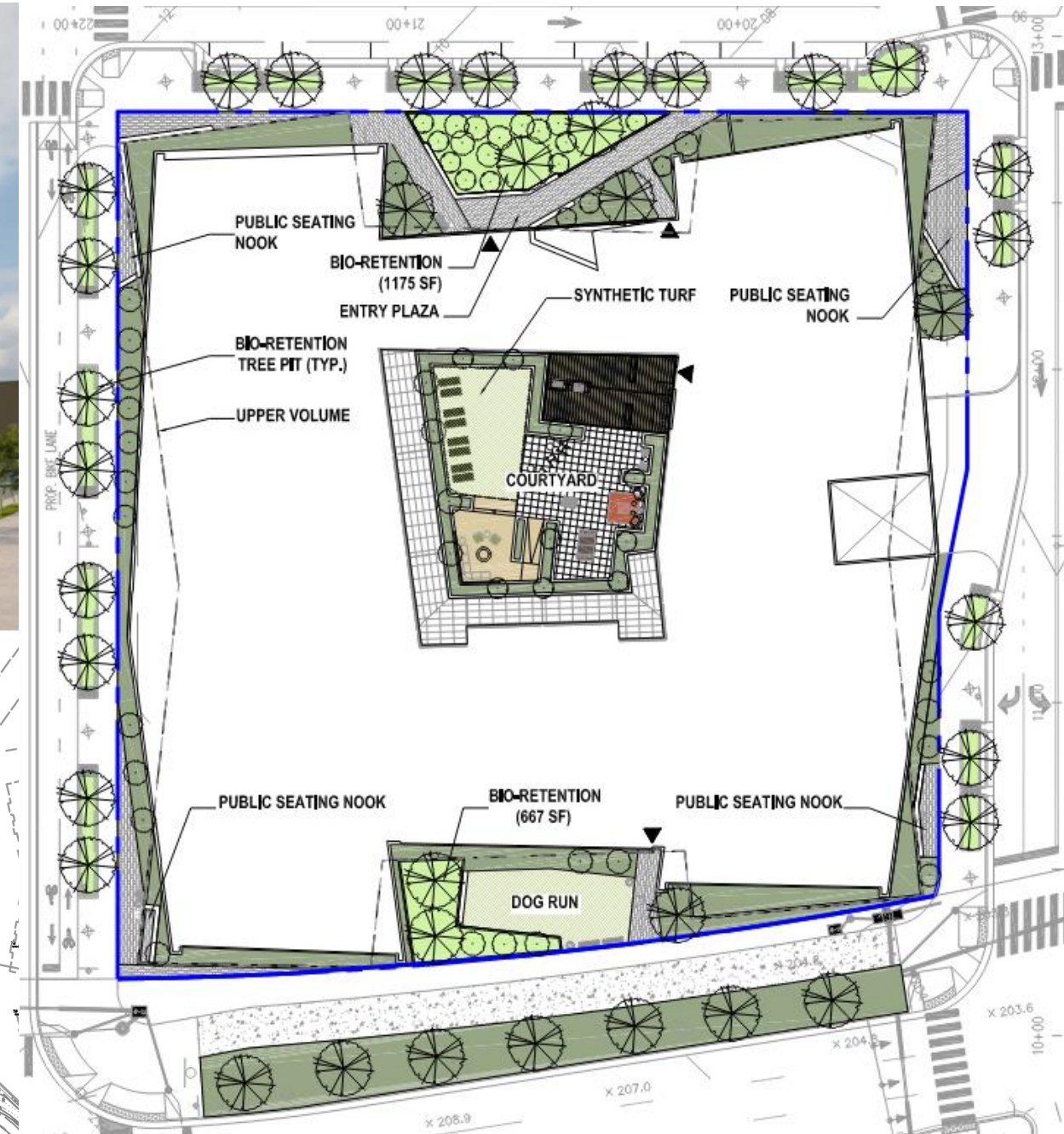
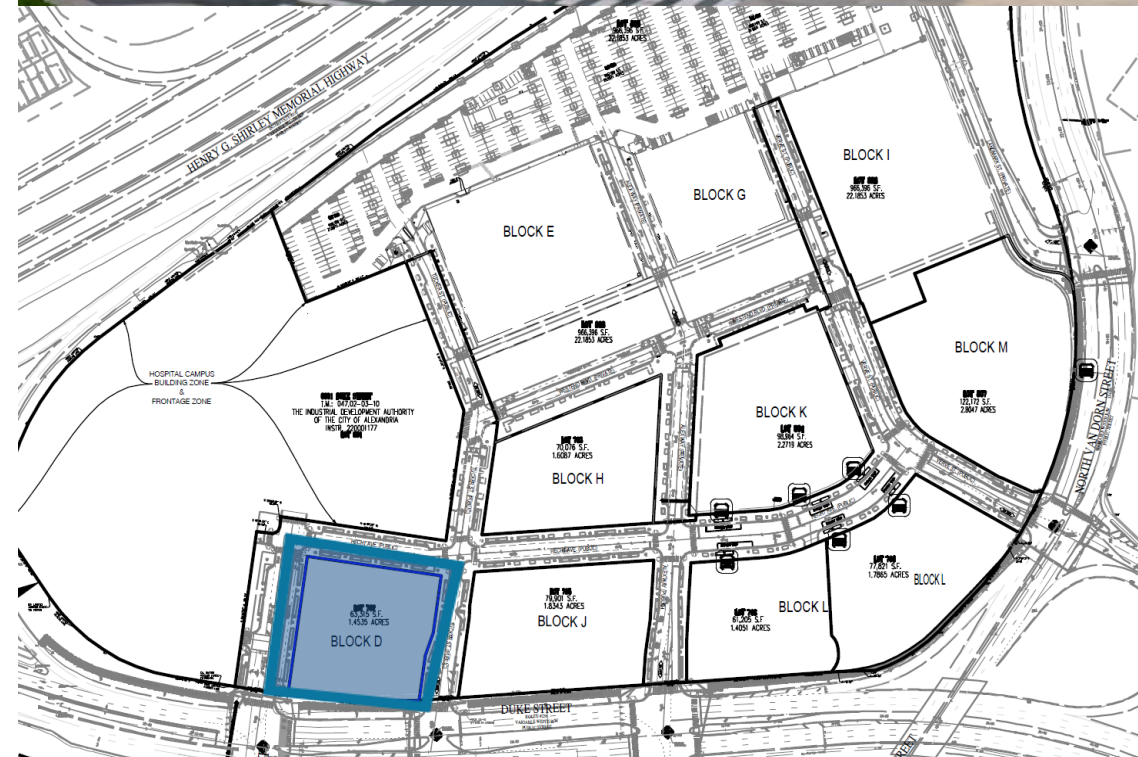






# West End/Landmark Block D DSUP

- New 275-unit residential building adjacent to new INOVA Hospital
- Fully screened parking garage
- Mix of public and private open spaces
- AHAAC - September 4







# Braddock West Extension DSUP

- Extension of DSUP2020-10027: a multi-unit building with 180 units
- Located adjacent to the Braddock Road Metro Station
- Underground garage with a minimum of 108 parking spaces
- Several small commercial spaces on the ground floor

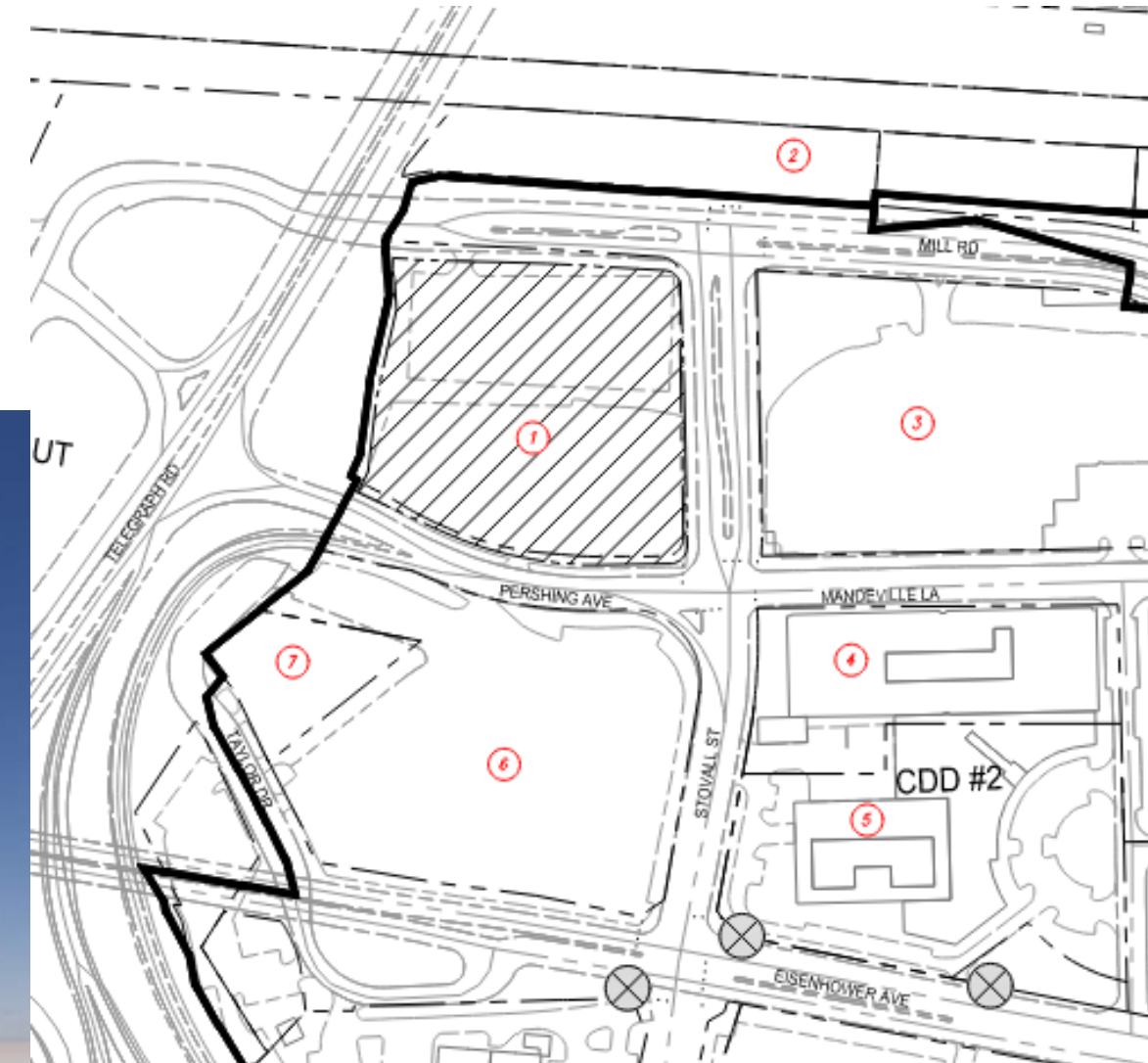






# Eisenhower East Block 3 | DSUP

- 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
- Projected for November docket

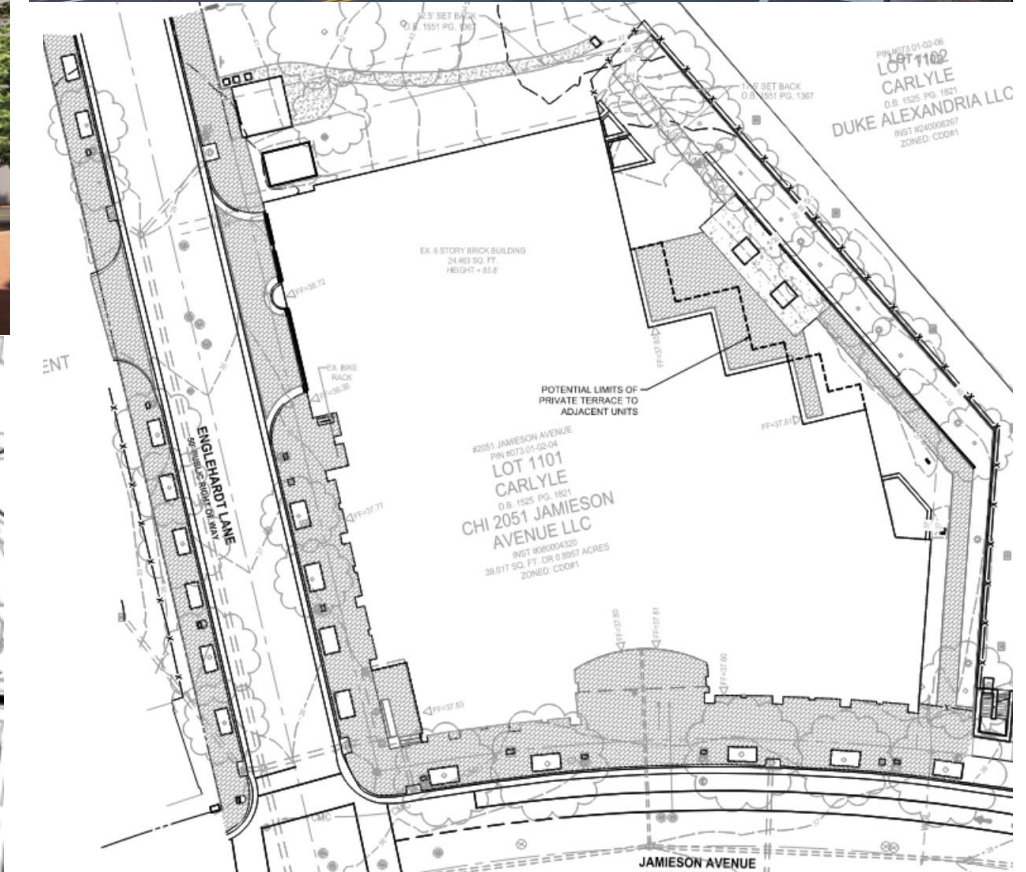
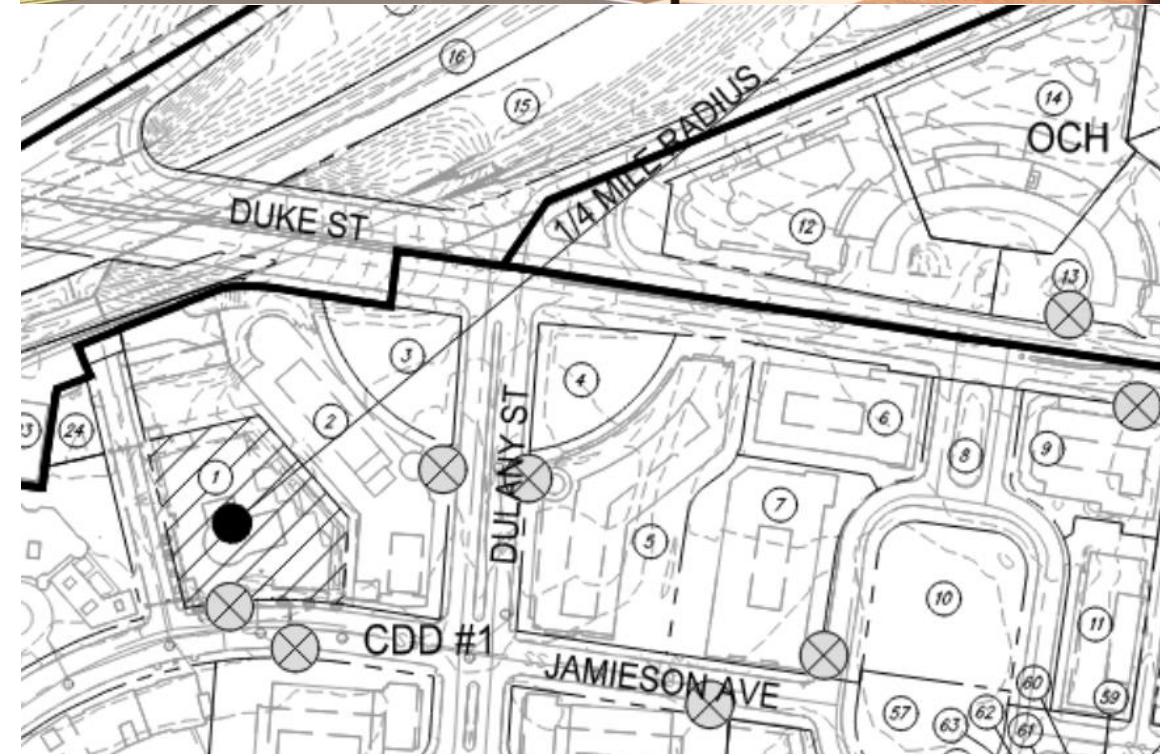






# 2051 Jamieson Ave. Office Conversion DSUP

- Office conversion to 187-unit residential building, no change to existing footprint. adjacent to Carlyle Towers
- Four-story glass addition and modifying brick color and windows of the existing building
- Utilizing existing parking







# Potomac Yard Proposals (MPA, CDD & DSUPs)

- Development of 3 vacant sites
- Mixed-use residential building with 432 units, 13,000 SF of retail and a 20,000 SF of public open space (Landbay G, B+E)
- 88-unit Affordable housing building (Landbay G, G)
- 120 townhouses with approximately 46,000 SF of open space (Landbay H)
- Meetings: PYDAC (September 17), Community Meeting late September







# PRGS | DSUPs Blocks B, C and Open Spaces

- Two buildings with over 800 units
- Approximately 80,000 SF of commercial space
- Two public open spaces along waterfront and rail corridor (approx. 5 acres)
- Underground parking
- AHAAC - October 15

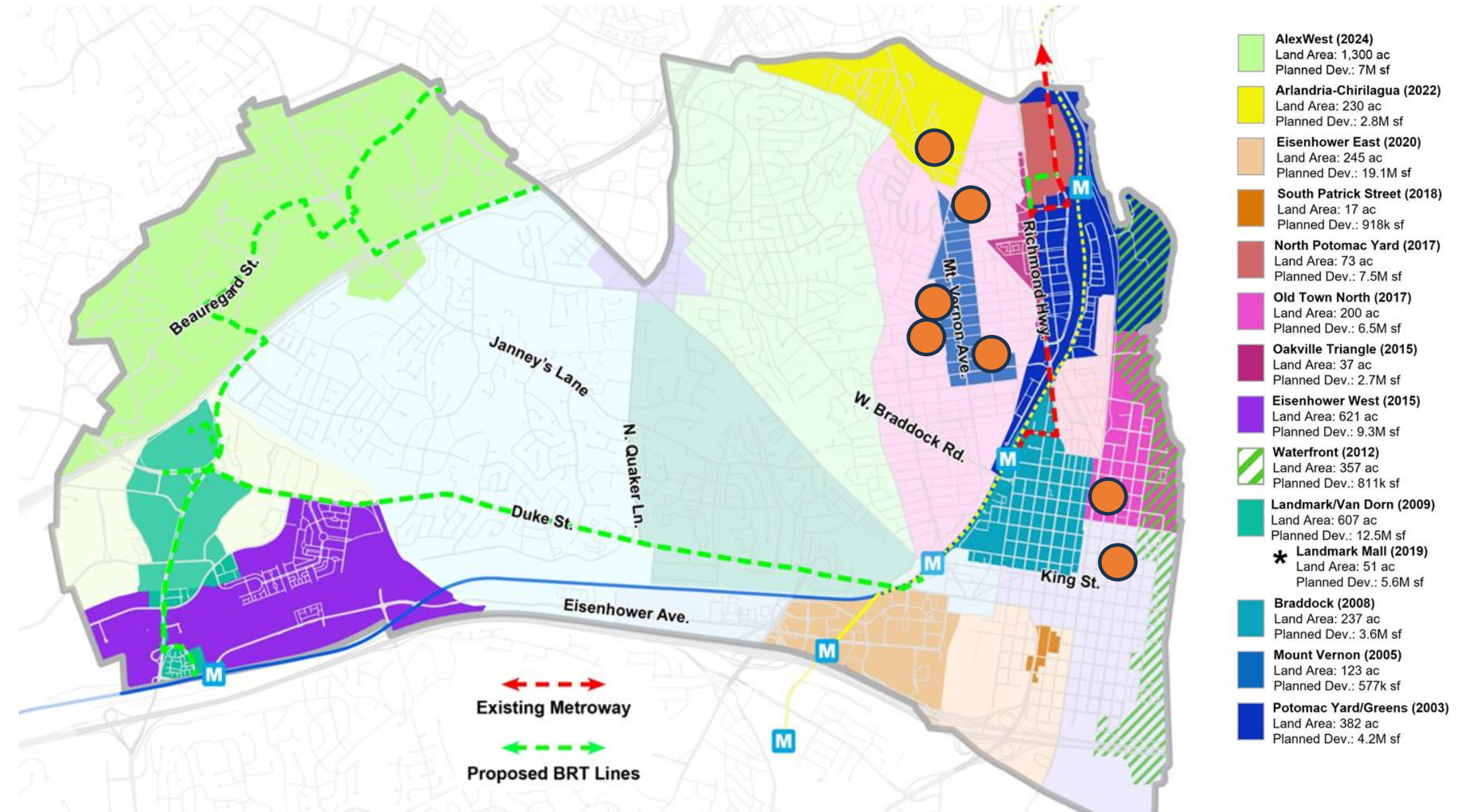






# Infill Activity

- **Projects reviewed for:**
  - Consistency with Master Plan
  - Neighborhood compatibility
    - Bulk, height, and design of new dwellings (special use permits)
    - Lot configuration (subdivisions)
  - Storm-water and environment



○ 7 infill/other residential projects for September/October Public Hearings

## Upcoming Public Hearing Schedule

- Planning Commission 9/4, 10/9
- City Council 9/13, 10/18

Visit [alexandriava.gov/Participate](https://alexandriava.gov/Participate) to learn how you can participate.



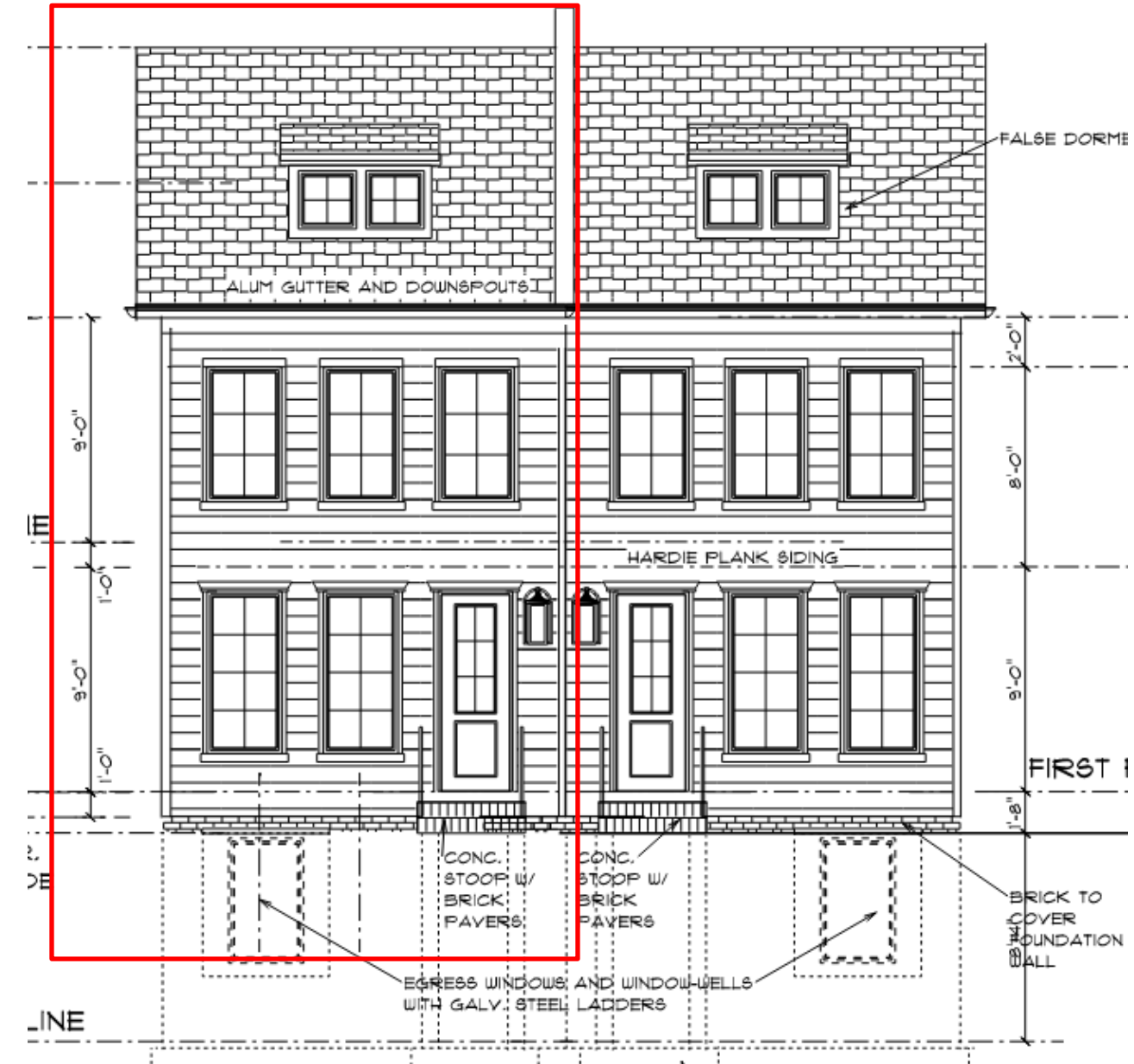


# Rezoning and Infill Development



3333 Helen Street

Request to rezone from R-2-5 to RB



51 East Windsor Avenue

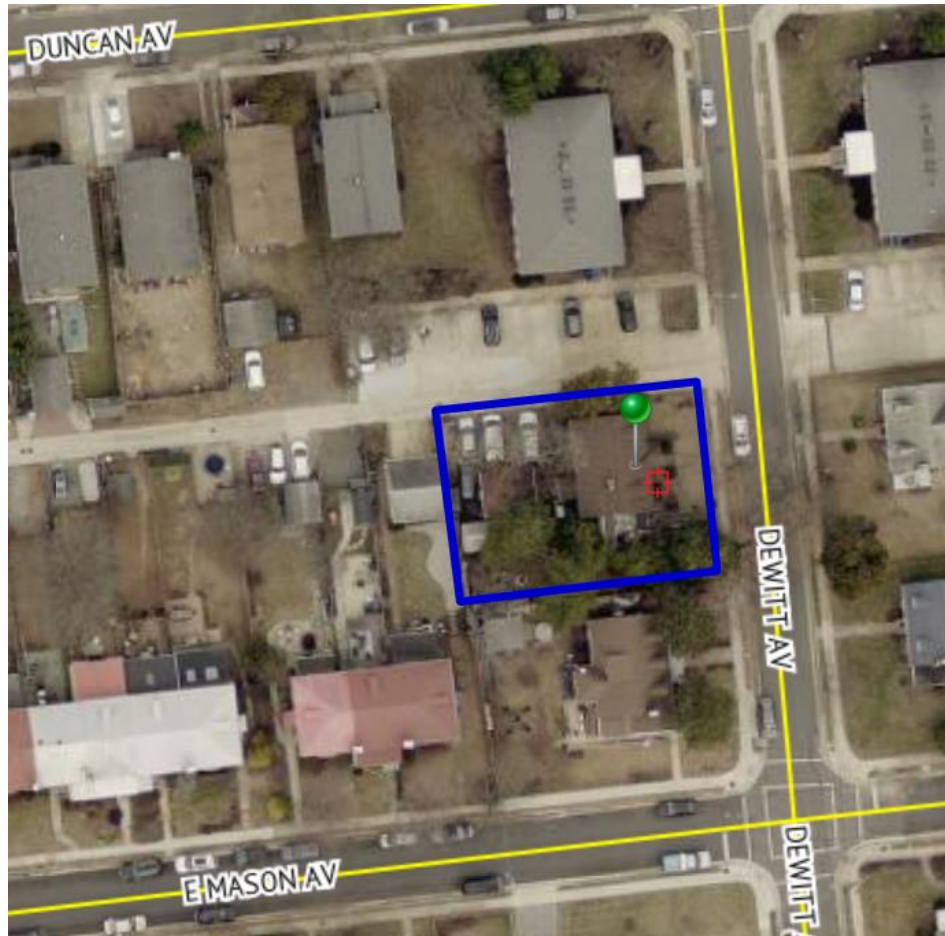
SUP request to redevelop a substandard lot



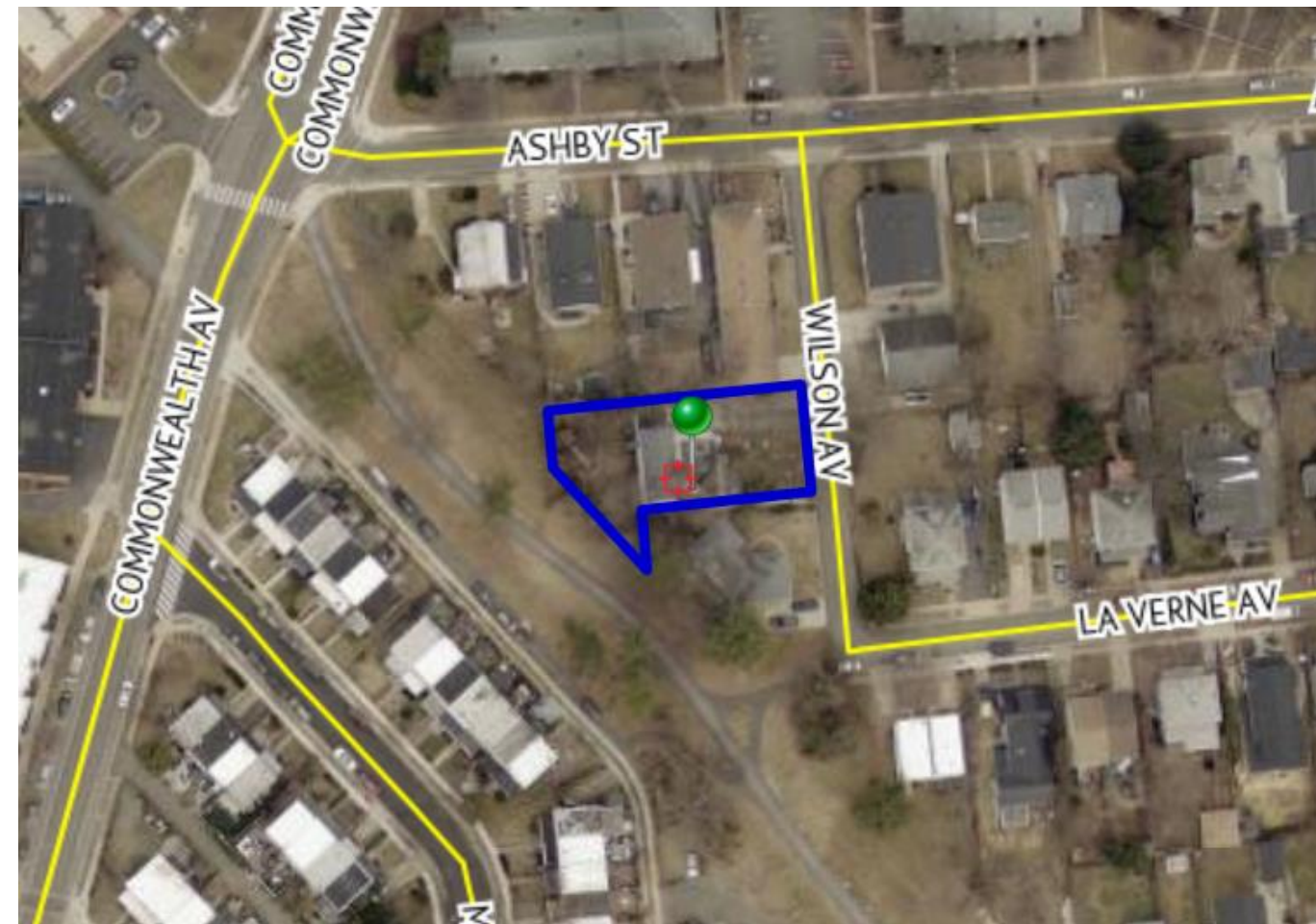


# Subdivisions

Requests to create lots that would be suitable for semi-detached dwellings



1702 Dewitt Avenue



3102 Wilson Avenue



15 & 17 East Custis Avenue





# Other Residential Projects



107 North Fairfax Street – SUP request for additional FAR to expand existing building



601 Wythe Street – SUP/rezoning requests to convert an existing office building to residential





# Zoning Text Amendment – Murals

## ZTA2025-00005

**Goal:** Create flexibility for murals by amending the Sign Ordinance

- Currently, murals fall under the definition of sign, which restricts size
- *Mural: A work of art or artistic expression that is generally applied, painted, or placed directly on the exterior of a structure*
- Limit text, numbers, logos, and trademarks
- Create legacy clause for existing murals





# Upcoming Zoning Ordinance Text Amendments

**Scope:** Targeted review of specific sections of the City's Zoning Ordinance that affect housing development, commercial business operations, and historic preservation.

## **Community Meeting:**

- Kick-Off: September 22, 7 – 9 p.m., City Hall
- Project website: [alexandriava.gov/zoning/zoning-amendments](https://alexandriava.gov/zoning/zoning-amendments)

## **Planning Commission Work Session:**

- October 9 - Residential and Commercial Zoning Ordinance Updates

## **Anticipated Public Hearings:**

- Residential Uses – November and early 2026
- Historic Preservation – November
- Commercial Uses – December





# Zoning Ordinance Text Amendment – Residential Uses

**Goal:** Increase clarity and consistency of zoning regulations involving office-to-residential conversions, residential development on substandard lots, and subdivisions

- Office to residential conversions (Nov. 2025)
- Substandard lot regulations (Winter/Spring 2026)
- Subdivisions (Winter/Spring 2026)





# Zoning Text Amendment – Historic Preservation

- **Goal #1:** Clarify and streamline BAR review of development projects
- Formalize Concept Review process prior to Council Hearing
  - Required for all development projects
  - Limit number of concept hearings to maximum of 2
- After Council Hearing, adjust scope of BAR review at Certificate of Appropriateness
  - Focus on compatibility of architectural design with structures within the historic districts
  - Remove height, massing, scale, setbacks, and placement of buildings on site from review standards





# Zoning Text Amendment – Historic Preservation

- **Goal #2:** Increase consistency of language in Article X; create more pathways for staff (administrative) approval; give homeowners more flexibility
- Clarify standards for routine maintenance vs repair and replacement
- Increase validity period of Certificate of Appropriateness/Permit to Demolish (12 months to 36 months)
- Allow BAR to delegate authority to staff for rooftop mechanical screening waivers: 6-403(B)(2)
- Remove language prohibiting ATMs: 7-1800(A)(1)(a)





# Zoning Text Amendment – Commercial Uses

**Goal:** Encourage economic vitality while minimizing impacts on surrounding areas.

- SUP change of ownership timing from 35 days to one week
- Transition some SUP uses to Admin SUP or to by-right/permitted

Restaurants  
Indoor live entertainment  
Public buildings  
Fraternal/Private clubs

Funeral homes  
Private academic schools with size limitation  
Public school trailers  
Commercial temporary trailers





# 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](https://alexandriava.gov/Planning) and select **How to Get Involved and Stay Informed**





**CITY OF ALEXANDRIA**

**Thank you for joining  
us!**

[alexandriava.gov/Planning](https://alexandriava.gov/Planning)

