



DEPARTMENT OF  
**PLANNING &  
ZONING**

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

May 19, 2026, 6 p.m.

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





# Why We're Here

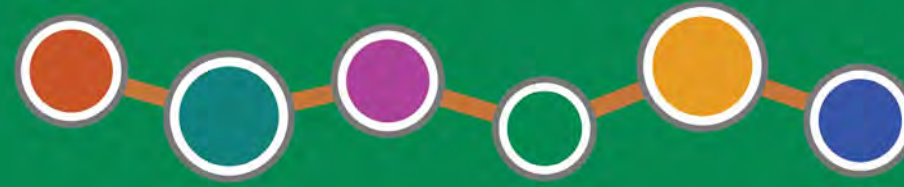
- ▶ Bi-monthly series to share information with the community and answer questions
- ▶ Learn about
  - ongoing and upcoming planning initiatives
  - larger development projects under review
  - changes to development regulations
  - links to more information and how to stay involved



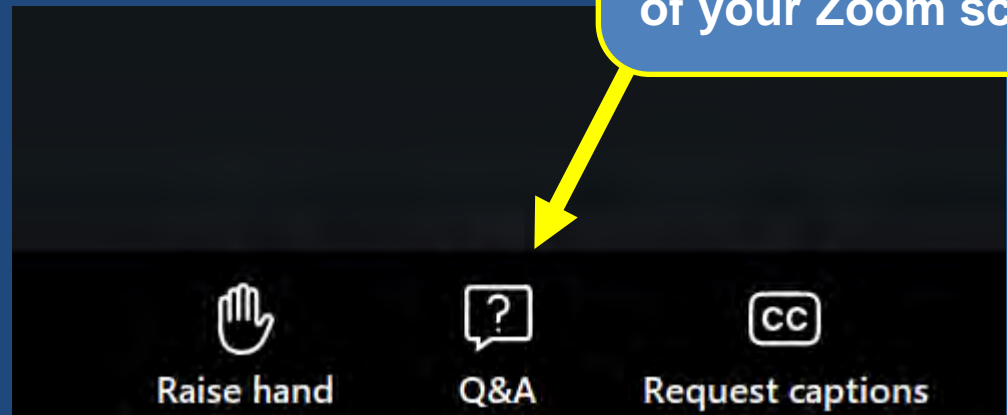
# Agenda

1. Welcome!
2. Long range planning
3. Spotlight - Landscape review
4. Development activity
5. Zoning ordinance updates
6. Q&A

## DUKE STREET LAND USE PLAN



Type your question using the Q&A option at the bottom of your Zoom screen





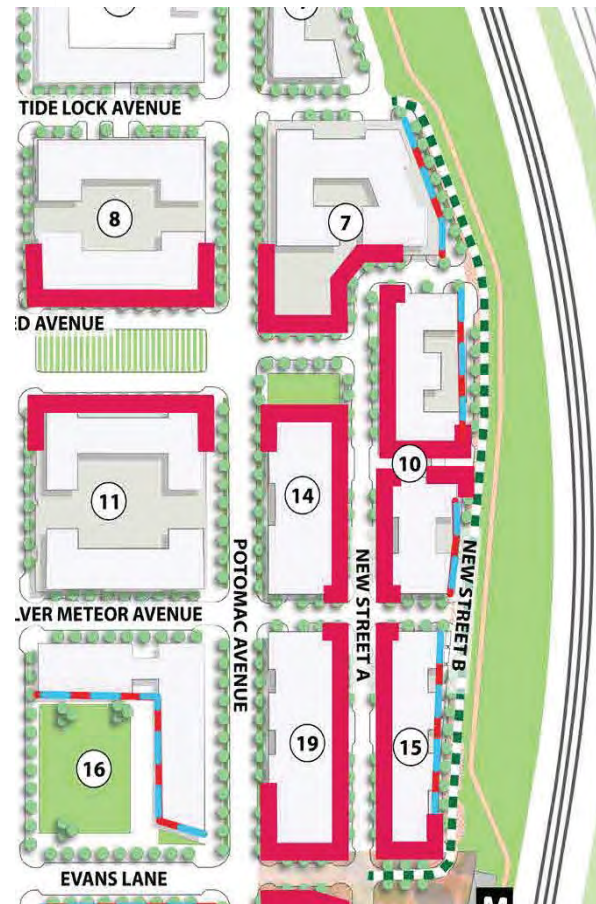
# Planning and Development Review



Vision  
Objectives  
Recommendations



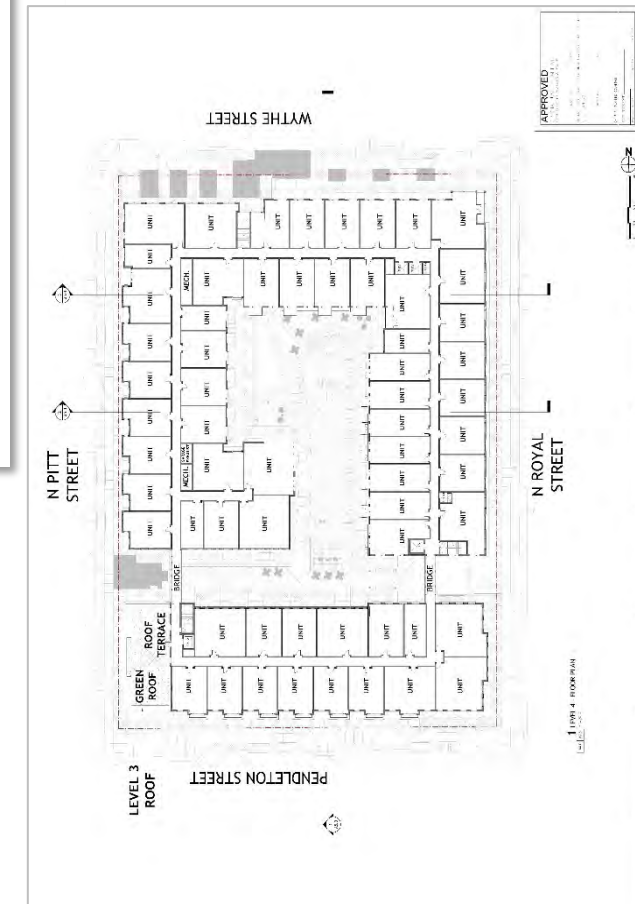
Land Uses  
Open Space  
Framework Streets  
Design Guidelines  
Phasing



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



Final Site Plan  
Building Permits  
Construction



# Duke Street Land Use Plan Status Update



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



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# Process Roadmap

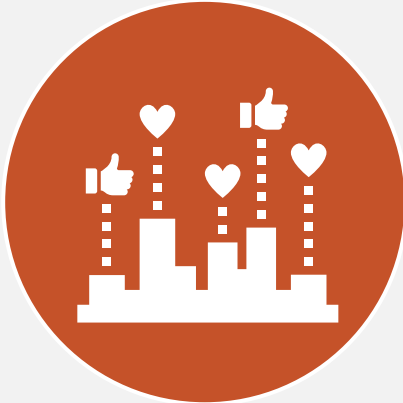
Early 2025



**Listen & Learn**

**Existing Conditions**

Summer - Fall 2025



**Consult**

**Plan Principles**

Winter - Spring 2026



**Share & Draft**

**Land Use Themes**

**Districts**

**Plan Framework**

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

Summer - Fall 2026



**Refine**

**Draft  
Recommendations**

**Draft Plan**

Late 2026



**Adopt**

**Public Hearing  
Planning  
Commission and  
City Council**

**Community Meetings, Pop-ups, Open Houses, Online Engagement, Community Groups**

# Themes We Heard from the Community

## Cohesive Corridor Design

Move away from piecemeal development toward a more unified corridor

## Expanded Open Space Network

Provide more green spaces, particularly in the central area

## Housing Affordability and Supply

Increase housing opportunities while ensuring a range of affordability options

## Infrastructure Capacity

Ensure adequate infrastructure to support future growth

## Neighborhood-Serving Retail

Retain grocery and everyday retail

## Safer Connections

Improve safety and accessibility for pedestrians + cyclists

## Support for Local Businesses

Retain and integrate existing small businesses

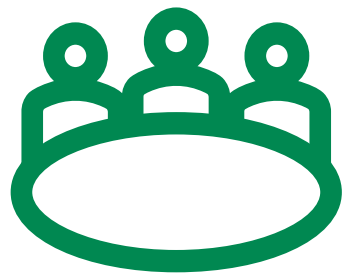
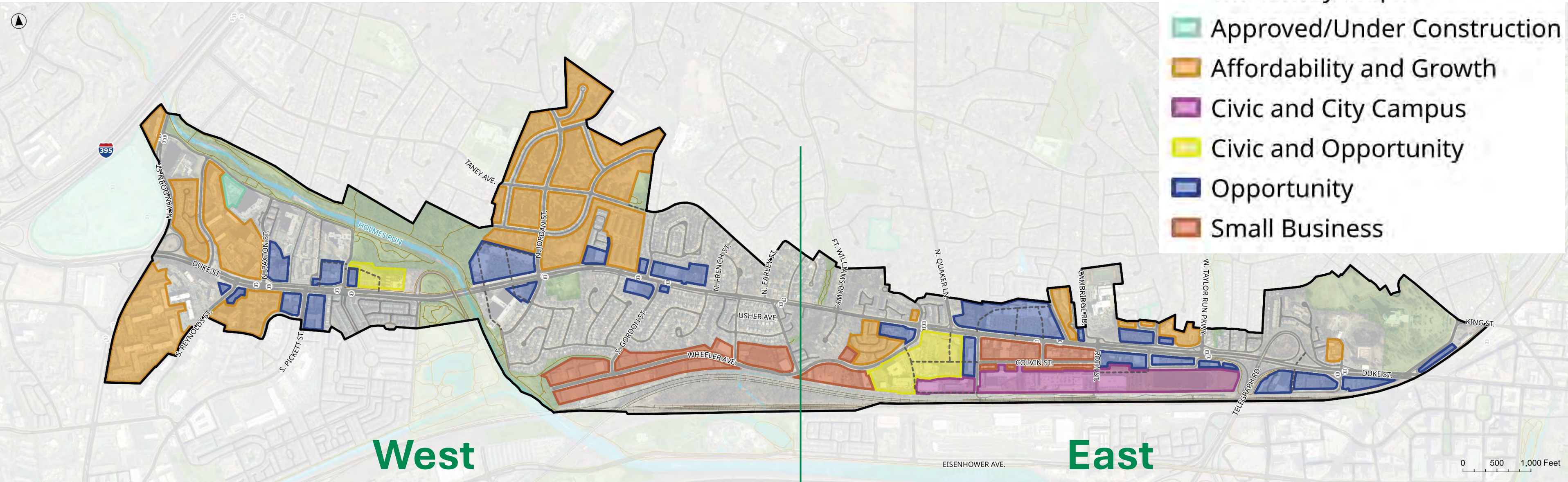
## Traffic and Mobility

Address congestion while improving all ways of moving around



# Background: Land Use Themes

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



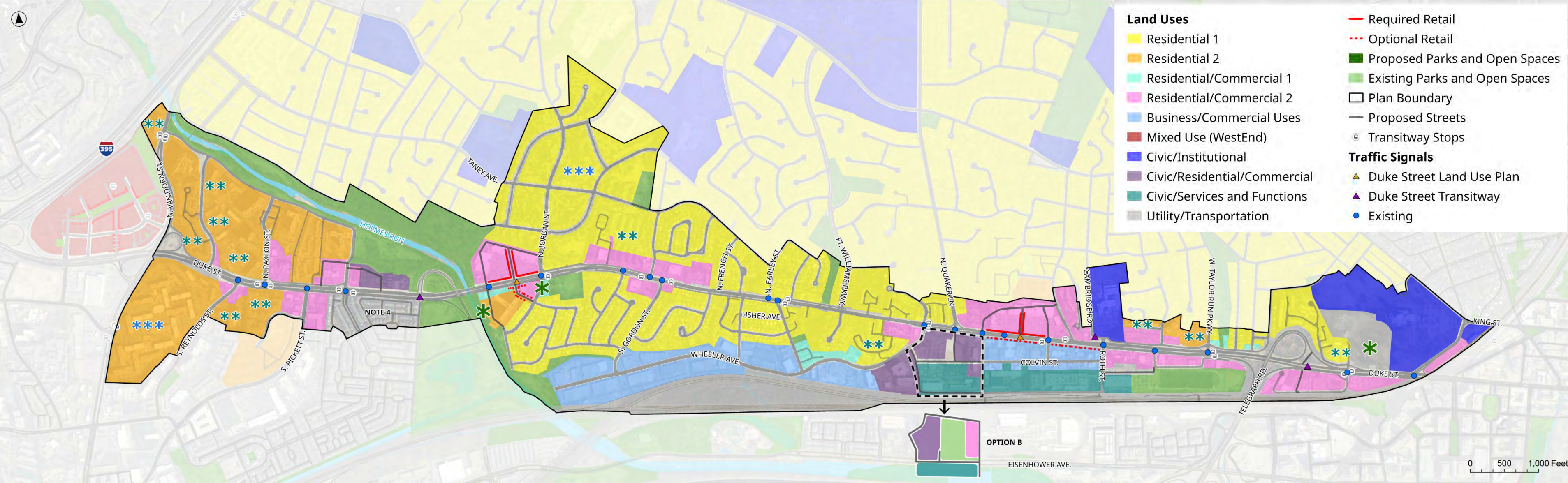
Dec.-Jan. Workshops, Community Meeting, Engagement Hub

Resulted in: **250+** community ideas evaluated, **75%** included

# Framework Plan: Land Use

## Land Uses

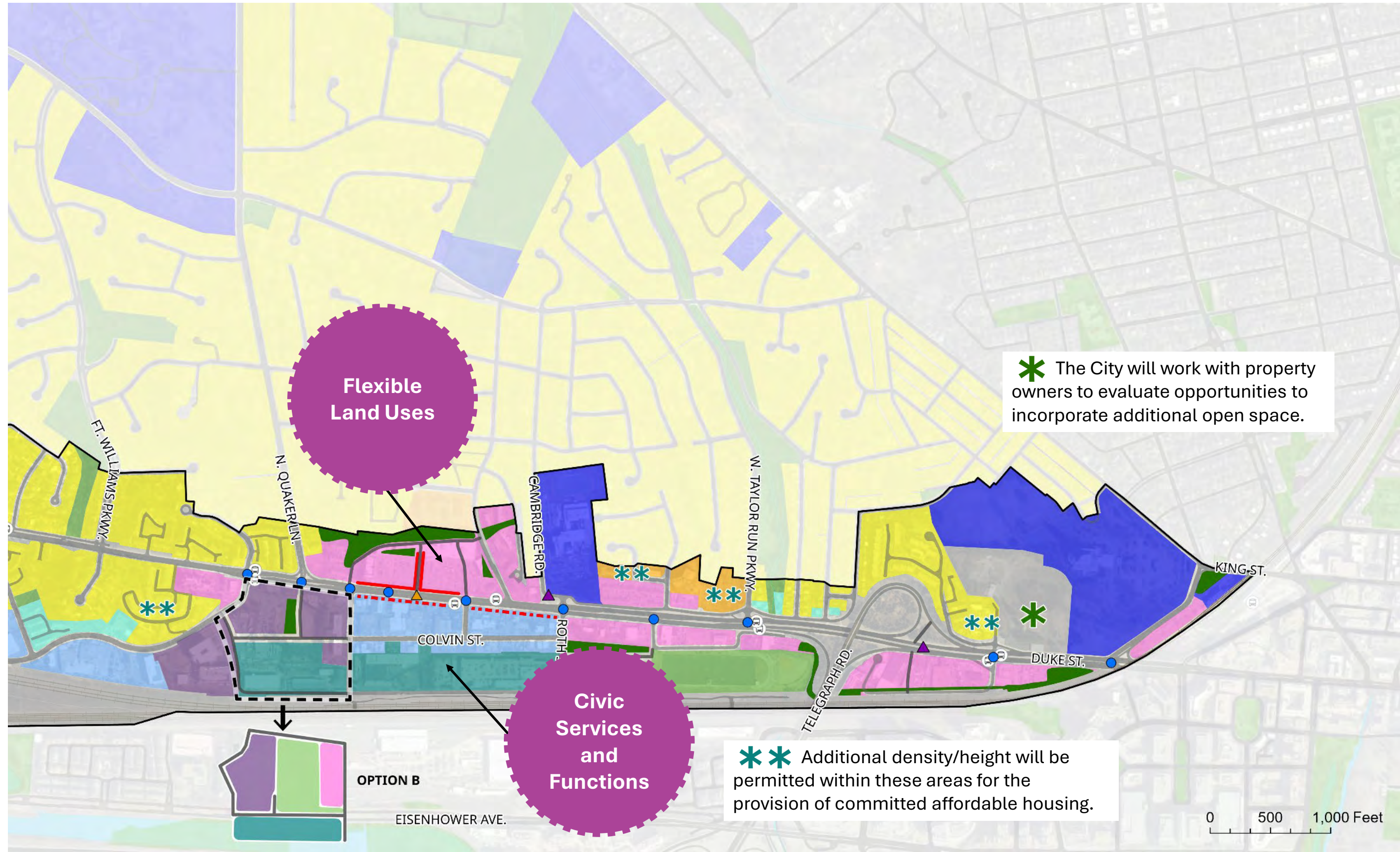
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# Framework Plan: Land Use - East

## Land Uses

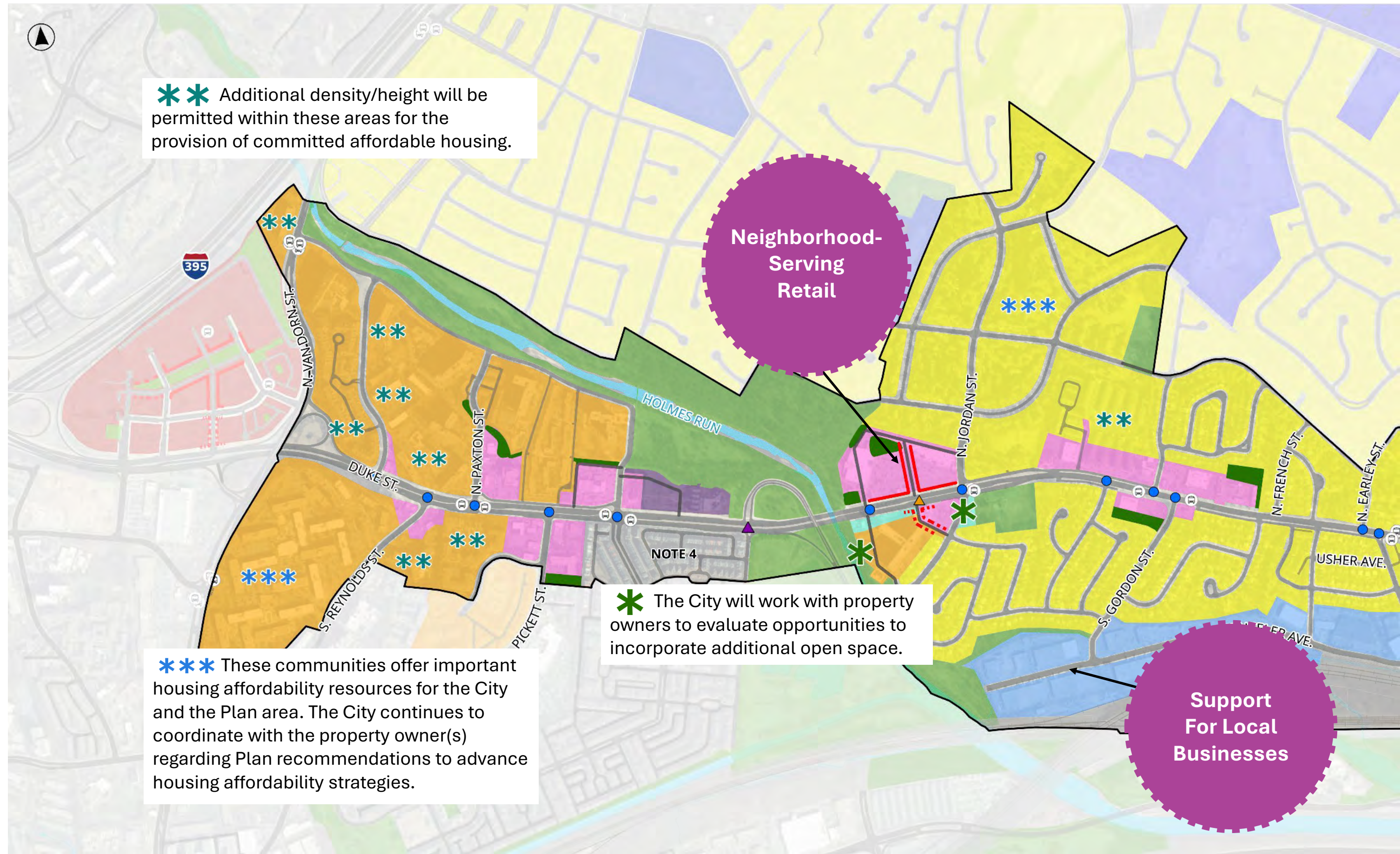
- Residential 1
  - Residential 2
  - Residential/Commercial 1
  - Residential/Commercial 2
  - Business/Commercial Uses
  - Mixed Use (WestEnd)
  - Civic/Institutional
  - Civic/Residential/Commercial
  - Civic/Services and Functions
  - Utility/Transportation
  - Required Retail
  - Optional Retail
  - Existing Parks and Open Spaces
  - Plan Boundary
  - Proposed Streets
  - Transitway Stops
- ## Traffic Signals
- Duke Street Land Use Plan
  - Duke Street Transitway
  - Existing



# Framework Plan: Land Use - West

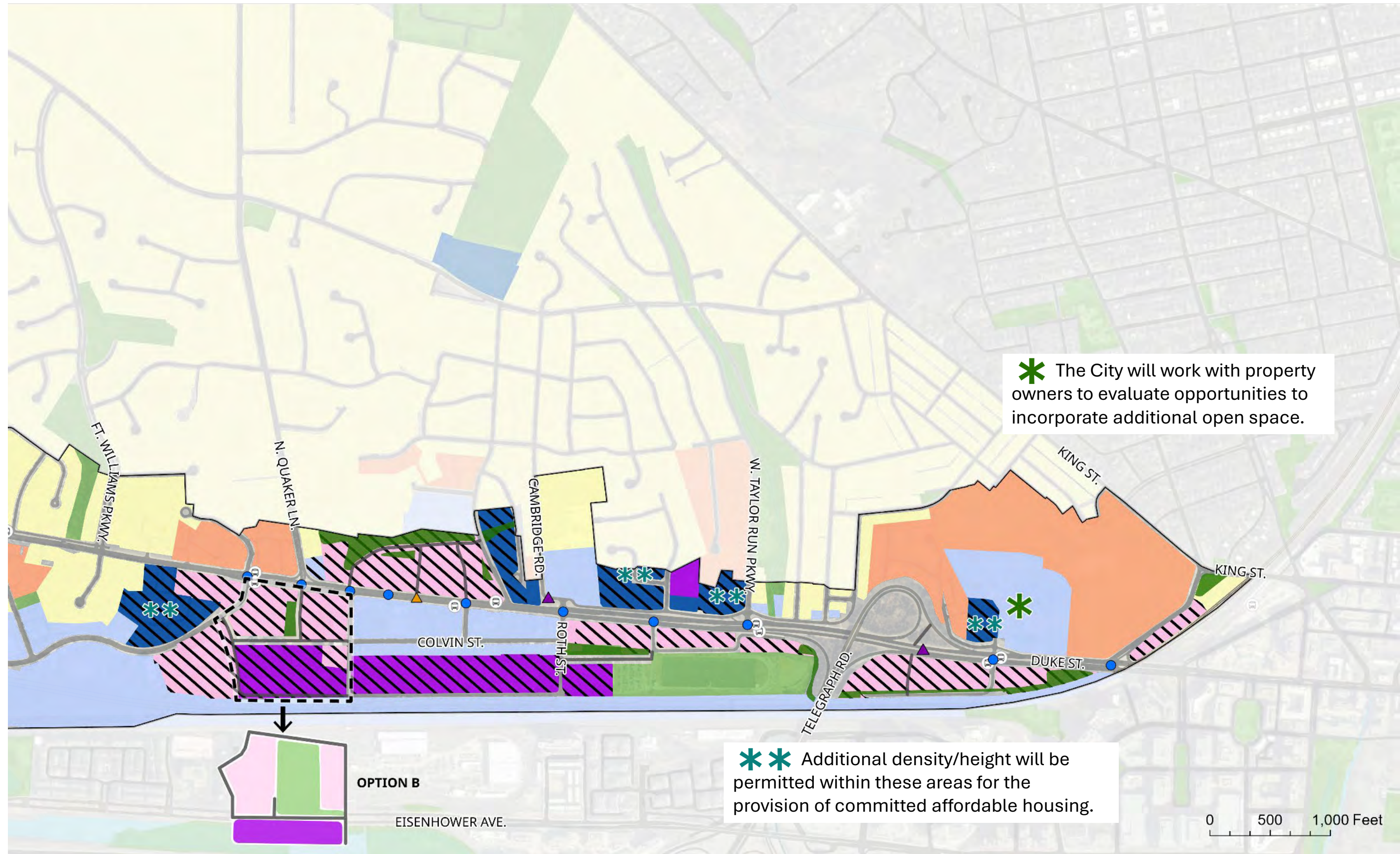
## Land Uses

- Residential 1
  - Residential 2
  - Residential/Commercial 1
  - Residential/Commercial 2
  - Business/Commercial Uses
  - Mixed Use (WestEnd)
  - Civic/Institutional
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  - Plan Boundary
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# Framework Plan: Building Heights - East

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


















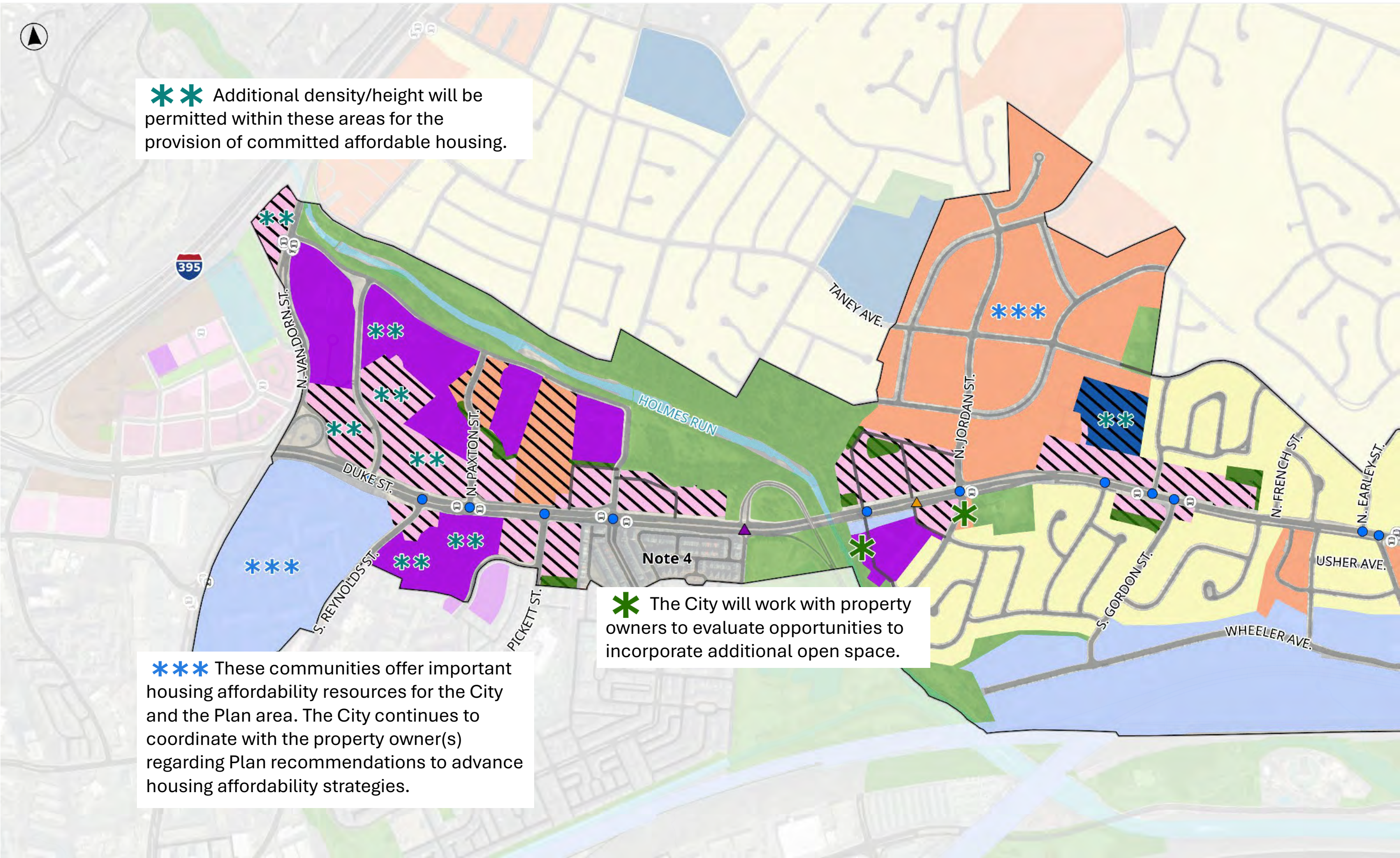
\* The City will work with property owners to evaluate opportunities to incorporate additional open space.

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

0 500 1,000 Feet

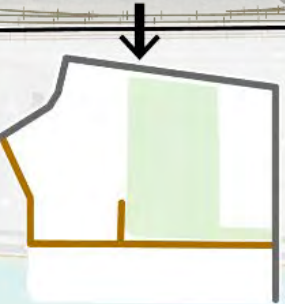
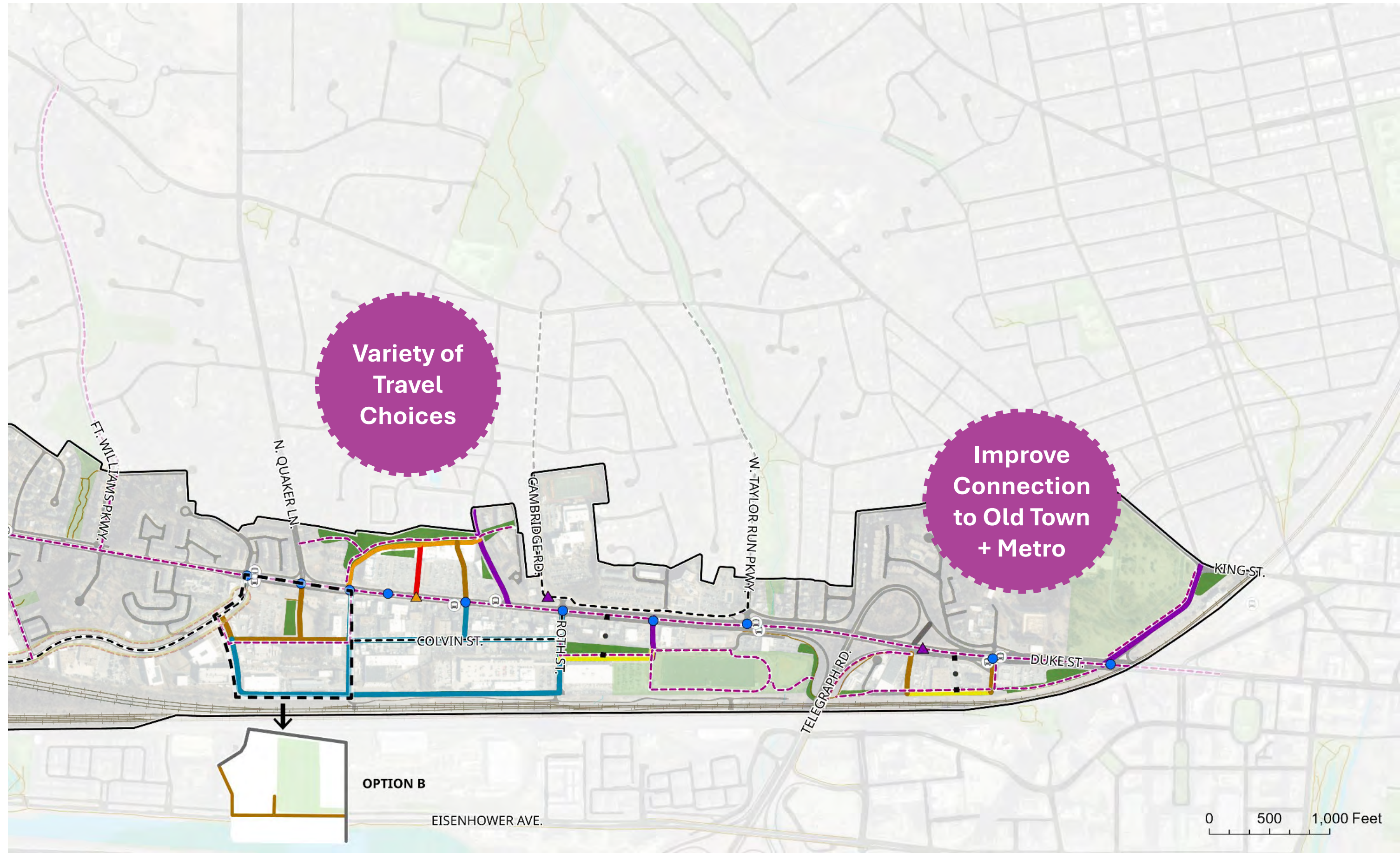
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-  Plan Boundary
-  Proposed Streets
-  Transitway Stops
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-  Existing Parks and Open Spaces
-  Change in Height
- Proposed Maximum Heights (in ft)**
-  35 feet
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- Traffic Signals**
-  Duke Street Land Use Plan
-  Duke Street Transitway
-  Existing



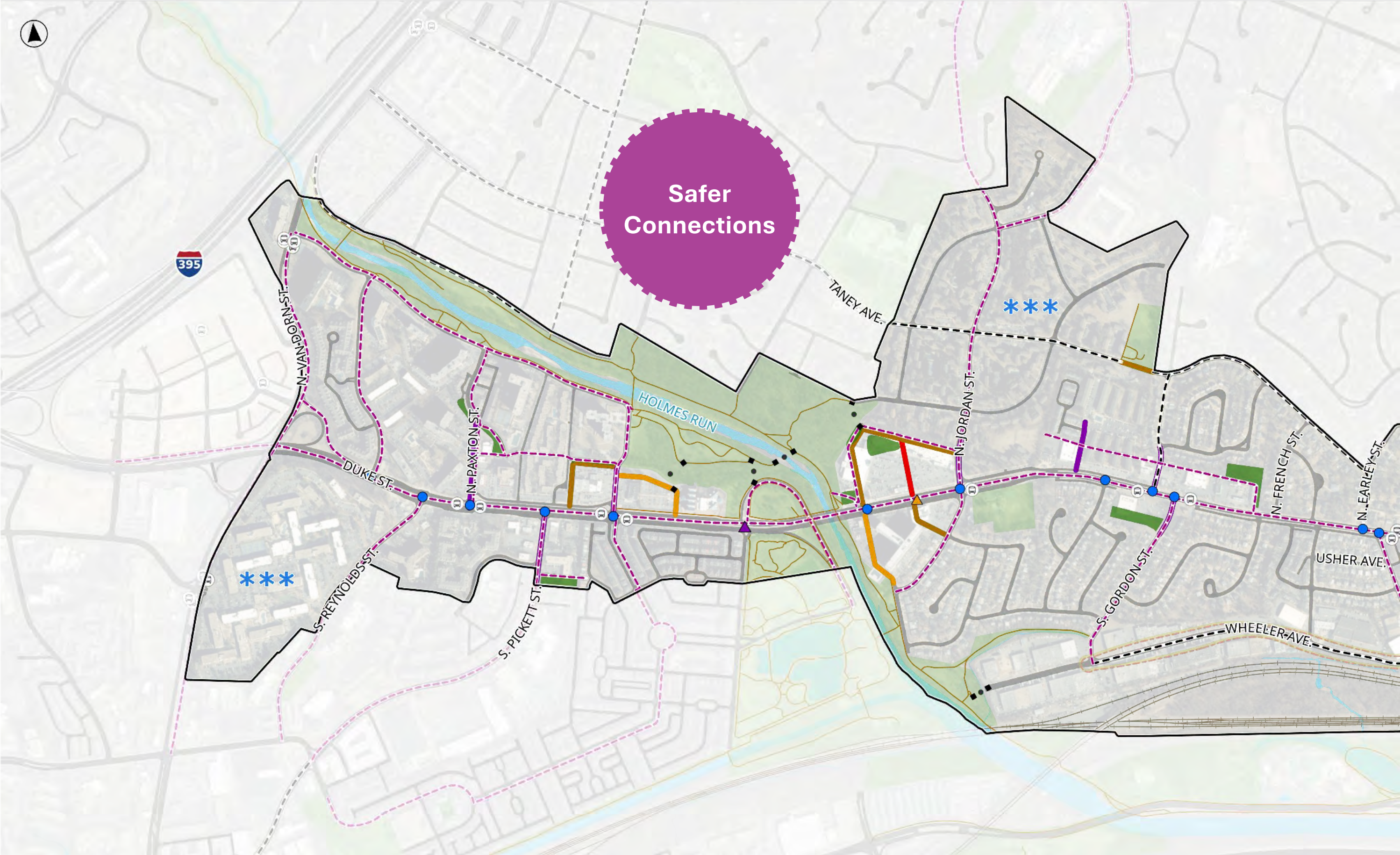
# Framework Plan: Mobility - East

- 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



# Framework Plan: Mobility - West

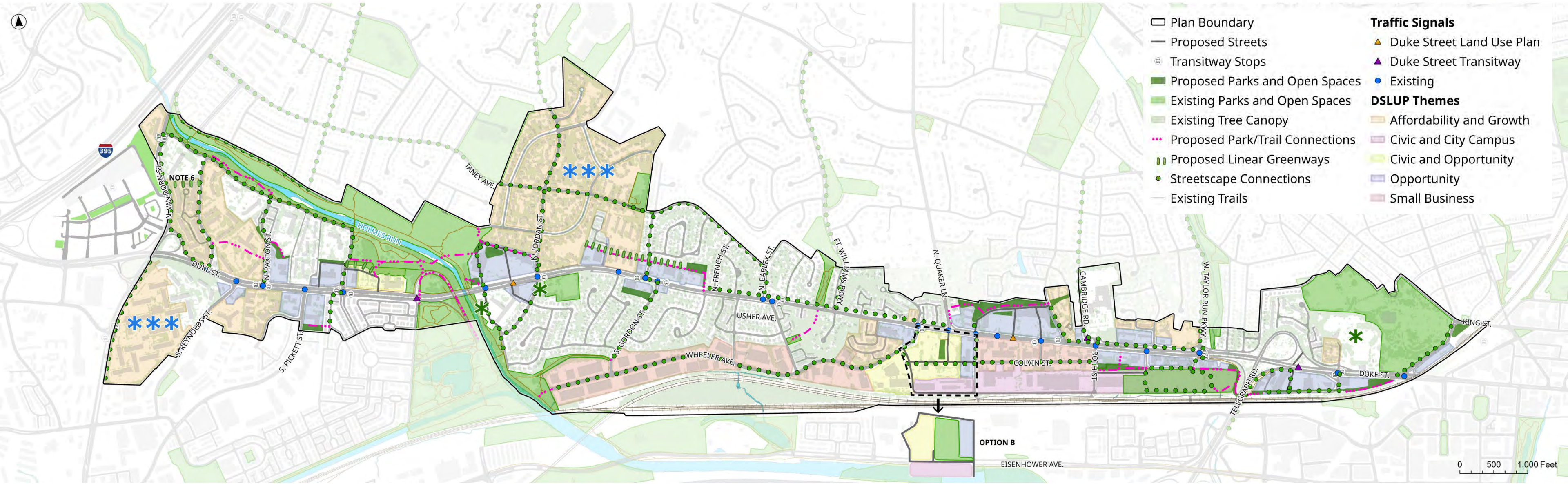
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# Framework Plan: Parks + Open Space

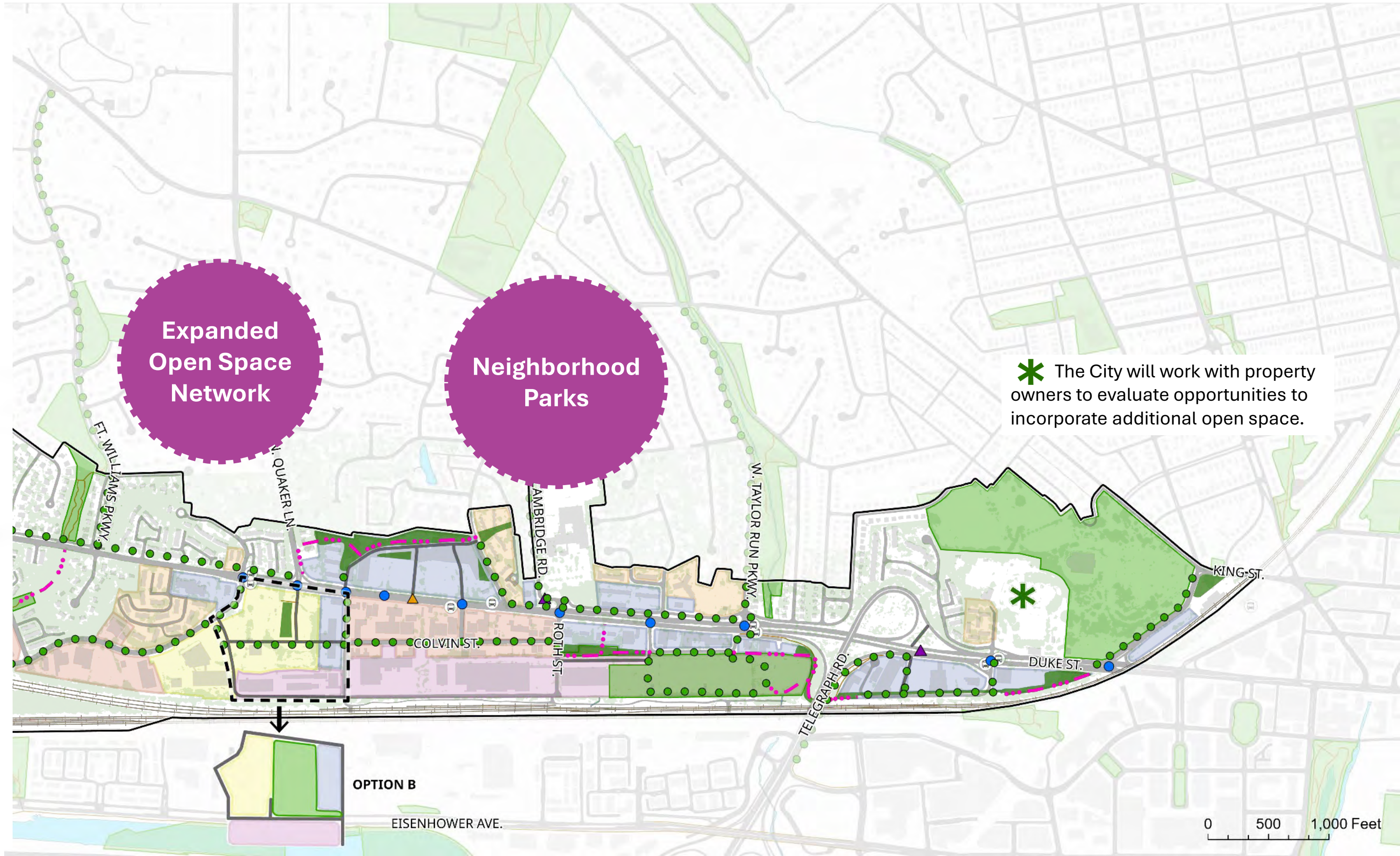
## Parks and Open Space


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# Framework Plan: Parks + 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



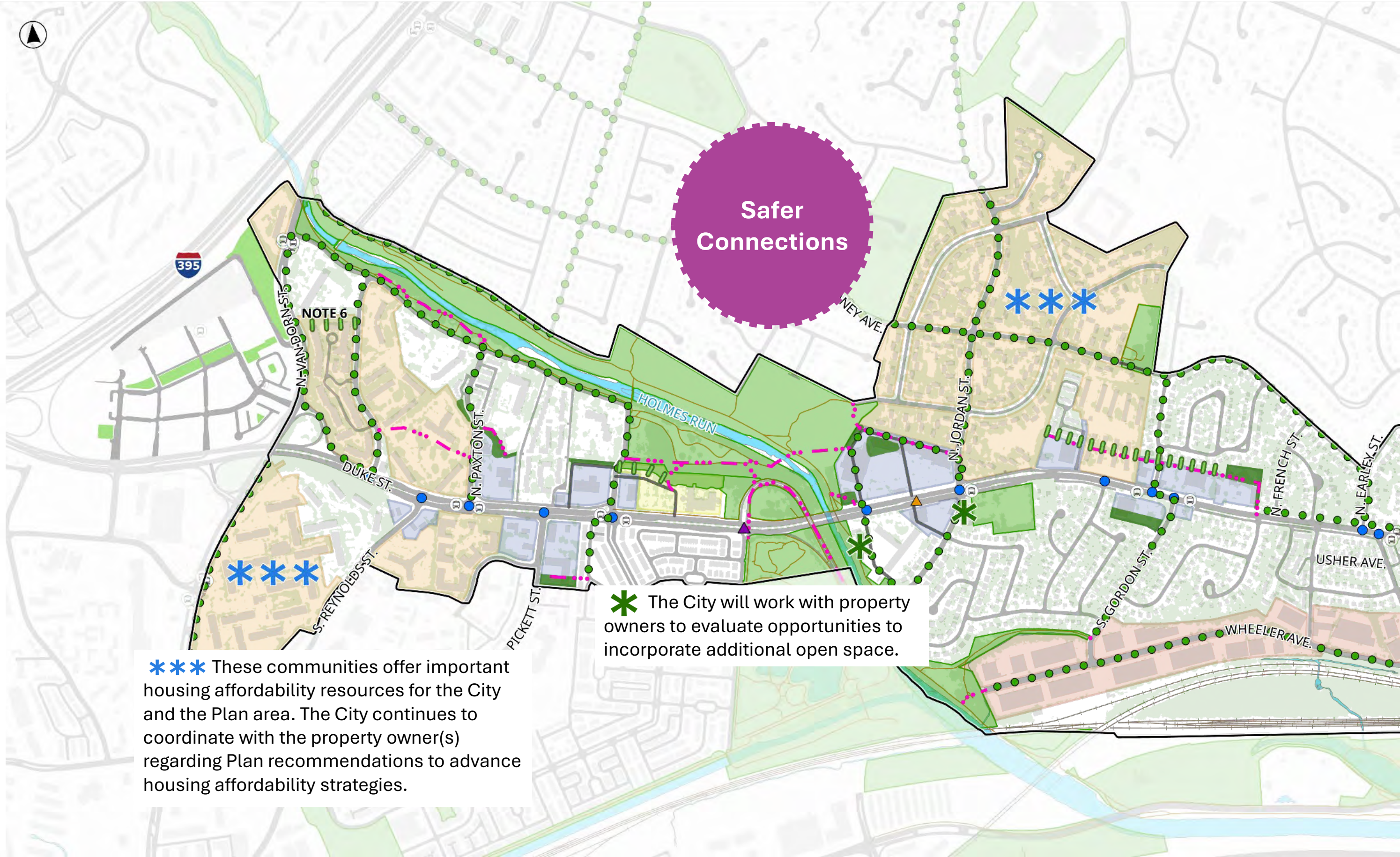
 The City will work with property owners to evaluate opportunities to incorporate additional open space.



0 500 1,000 Feet

# Framework Plan: Parks + 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
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- Traffic Signals**
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- Existing
- DSLUP Themes**
- Affordability and Growth
- Civic and City Campus
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- Opportunity
- Small Business



**Safer Connections**

\*\*\* 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.

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

# Framework Plan: Engagement Hub

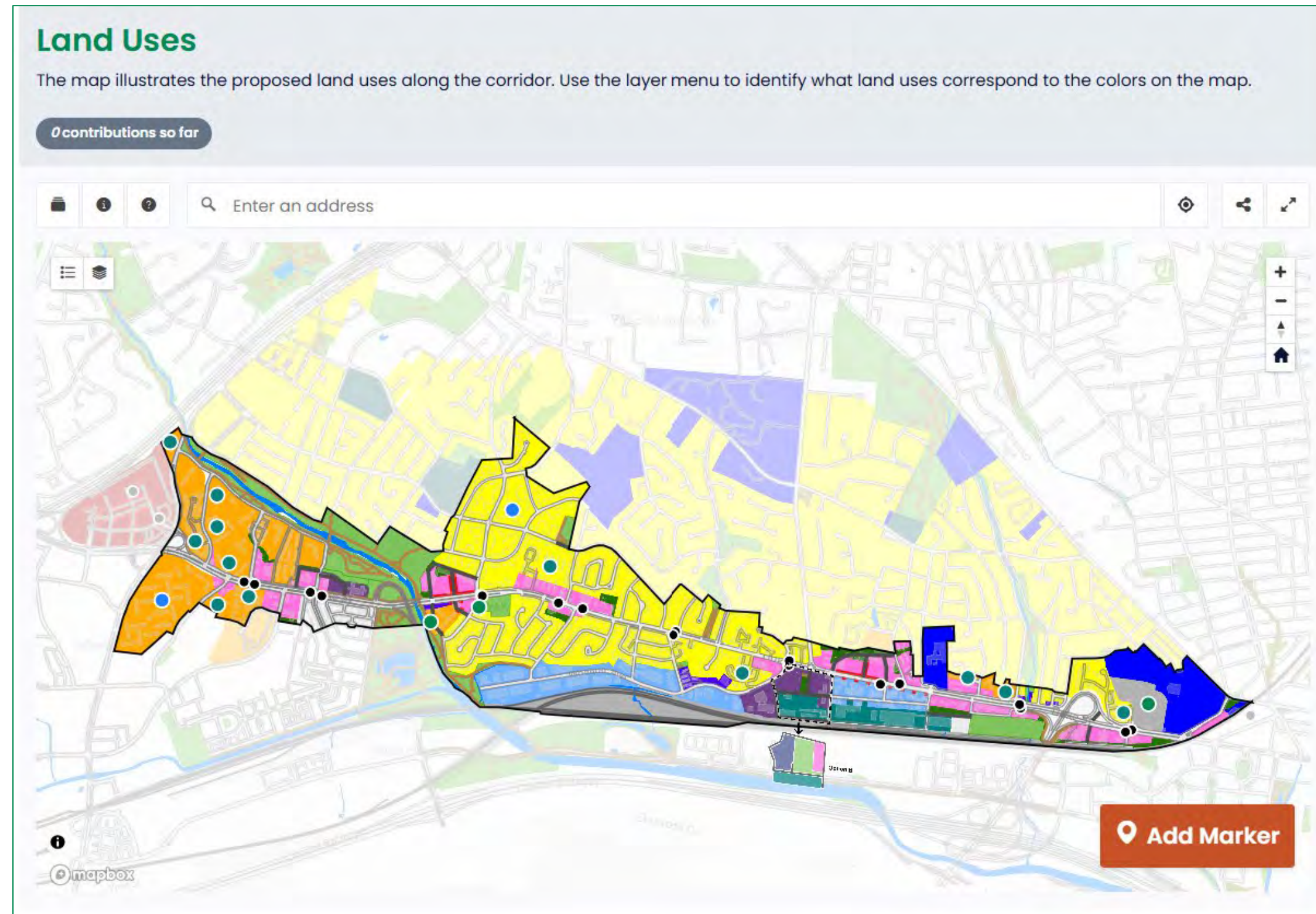
## Interactive online tool for community to:

- Explore in detail the local conditions and broader context of each Framework map
- Customize their view of the map by turning layers on and off
- Post place-based comments or general comments, ask questions
- Watch introductory topic-based videos

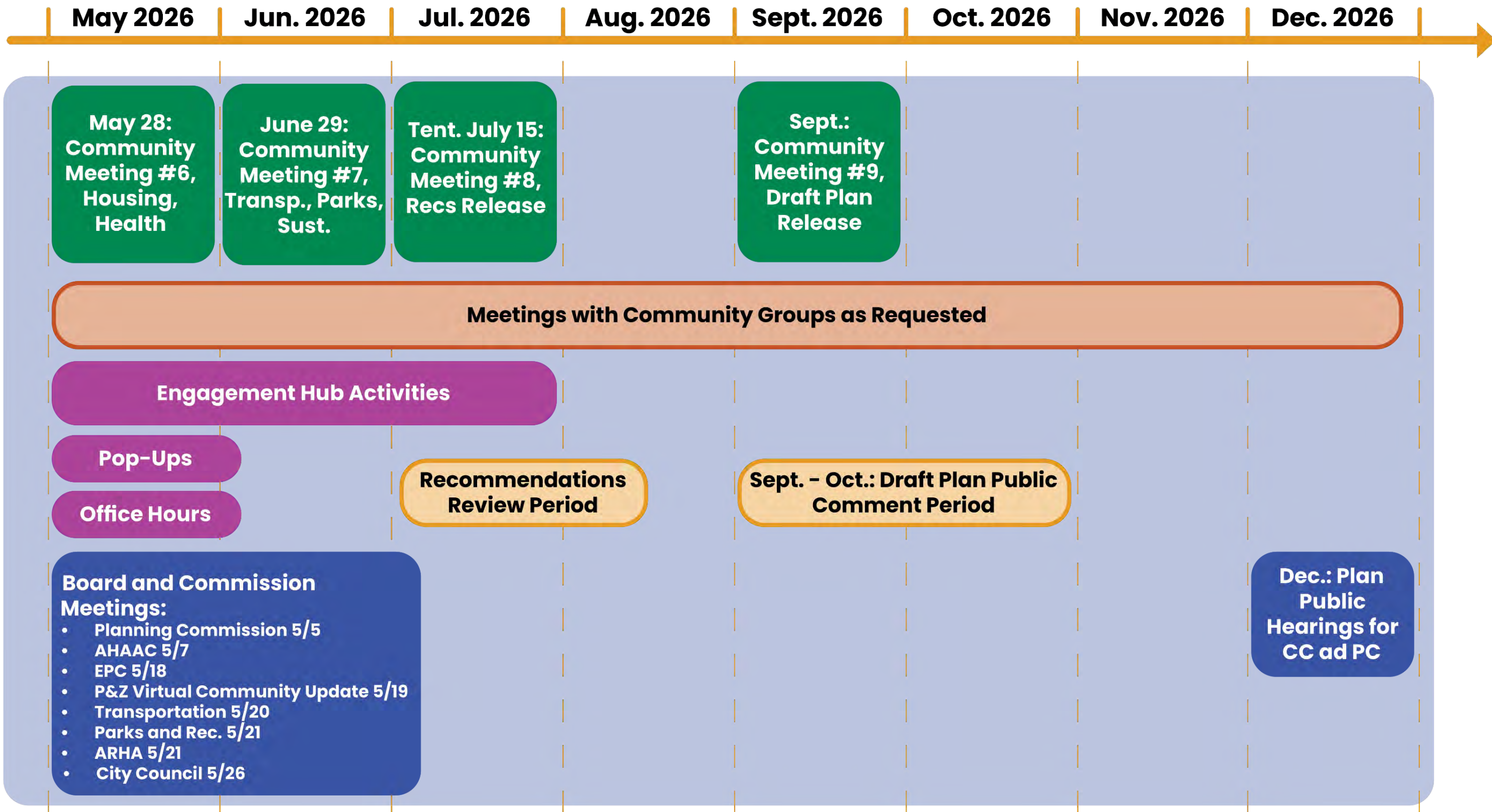
## Engagement Hub Link:

[alexandriava.mysocialpinpoint.com/framework-plan](https://alexandriava.mysocialpinpoint.com/framework-plan)

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



# Next Steps



Project Webpage: [alexandriava.gov/DukeStreetPlan](http://alexandriava.gov/DukeStreetPlan)

# Spotlight: Landscape Review



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# Landscape Review

## What Do We Review?

1. Zoning Code establishes the Landscape Guidelines
2. Zoning Code also establishes the canopy cover requirements (25%)
3. Last updated in 2019
4. Topics include:
  - a. Tree preservation
  - b. Invasive species
  - c. Biodiversity
  - d. Neighbor notification
  - e. Street trees
  - f. And many others.....

FEBRUARY 2019



CITY OF ALEXANDRIA, VIRGINIA

## LANDSCAPE GUIDELINES



Landscape Review

[alexandriava.gov/planning-and-zoning/city-landscape-guidelines](https://alexandriava.gov/planning-and-zoning/city-landscape-guidelines)



# Landscape Inspection

## Ensuring Compliance:

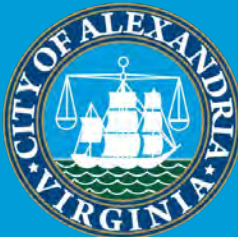
### Inspection Process

1. Pre-installation meetings
2. Plantings occur during appropriate seasons
3. Site visits to ensure proper work
4. Three bond steps
  - Performance
  - 1- & 3-year Maintenance
  - Compliance and condition



# Upcoming Public Hearing Items

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



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# Upcoming Public Hearing Items

## **PC 6/2 and CC 6/13 Cases**

### *Development – New, Amendments*

- 1300 N Royal St-PRGS Blocks B&C and Open Spaces
- 1019 Cameron Street

### *Special Use Permits*

- 699 Prince Street
- 404 A E Alexandria Avenue

### *Master Plan Amendments*

- Adopt the Housing 2040 Plan as a chapter of the Master Plan
- 4154 Duke Street

### *Subdivisions and 9.06s*

- 6216 Morgan Street (Subdivision)
- 306 Beverley Drive (Subdivision)
- 910 King Street (9.06)

## **PC 6/22 and CC 7/1 Cases**

### *Special Use Permits*

- 5601 Courtney Avenue – Virginia Paving
- 1020 Princess Street

### *Subdivisions*

- 114 East Raymond Avenue
- 311 Clifford Avenue

### *Vacation of Public Right-of-Way*

- 218 E. Alexandria Avenue

### *Zoning Text Amendment*

- Substandard Lot Regulations

## Upcoming Public Hearing Schedule

- Planning Commission 6/2, 6/22, 9/1, 10/6
- City Council 6/13, 7/1, 9/12, 10/17



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



# Master Plan Amendment

## Adopt the Housing 2040 Plan as a chapter of the Master Plan



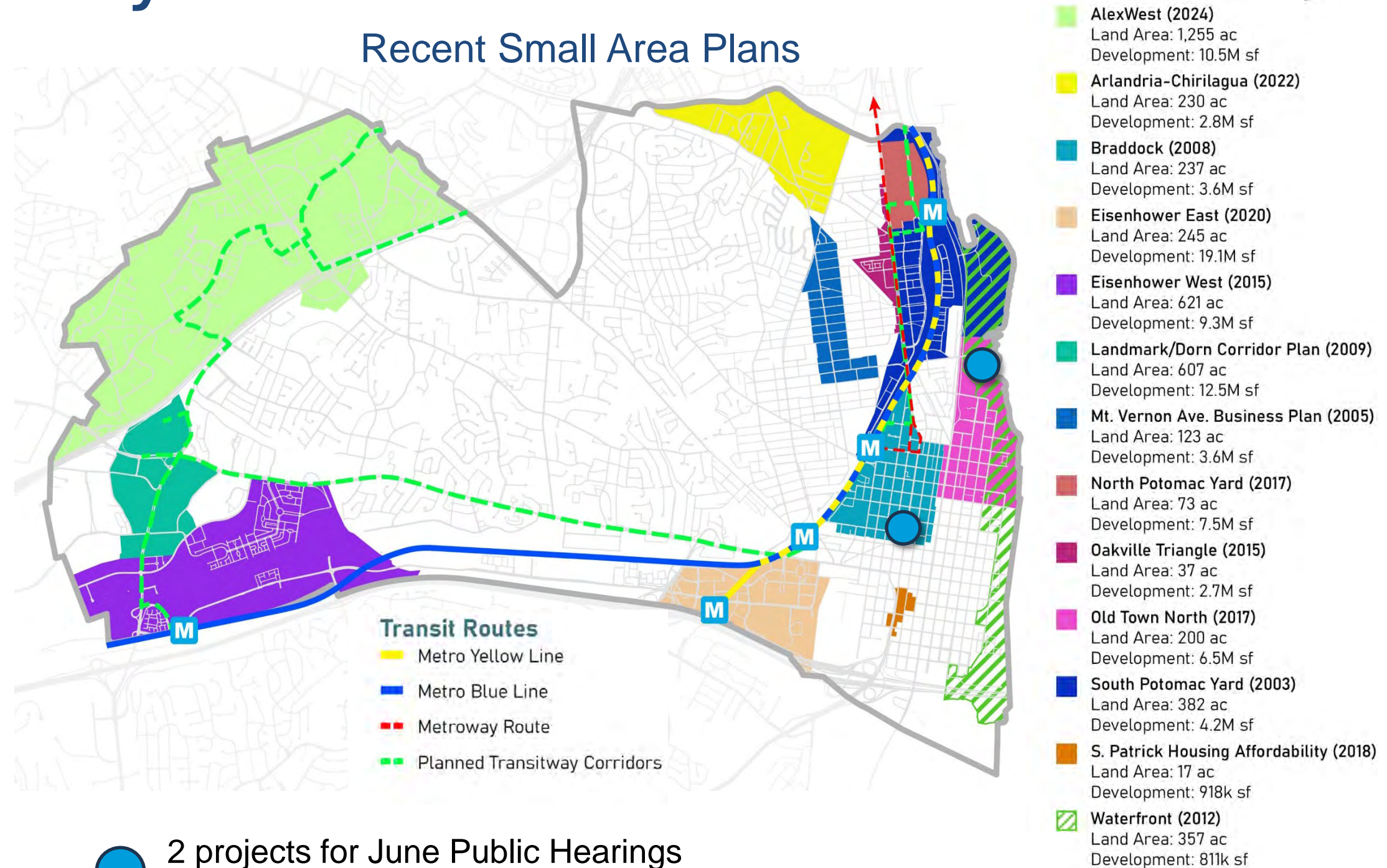
June 2 Planning Commission Public Hearing  
 June 13 City Council Public Hearing



# 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



● 2 projects for June Public Hearings  
 ● 1 project anticipated for September Public Hearings

### Upcoming Public Hearing Schedule

- Planning Commission 6/2, 6/22, 9/1, 10/6
- City Council 6/13, 7/1, 9/12, 10/17



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# 1300 N. Royal Street PRGS Blocks B&C and Open Spaces

- ▶ Two buildings with over 800 units
- ▶ Approximately 90,000 SF of commercial space
- ▶ Two public open spaces along waterfront and rail corridor (approx. 5 acres)
- ▶ Underground parking
- ▶ Docketed for June Hearings
- ▶ TIF information:  
[alexandriava.gov/PRGS](http://alexandriava.gov/PRGS)





# 1019 Cameron Street

- ▶ Rezoning and DSUP approval for two-story addition above the existing building (one-story portion)
- ▶ SUP for increased non-residential density and canopy coverage modification
- ▶ Removal of several curb cuts
- ▶ Reoriented parking spaces
- ▶ Streetscape improvements including street trees, widened sidewalks, bike rack and ADA compliant curb ramp



Birds eye view looking northeast



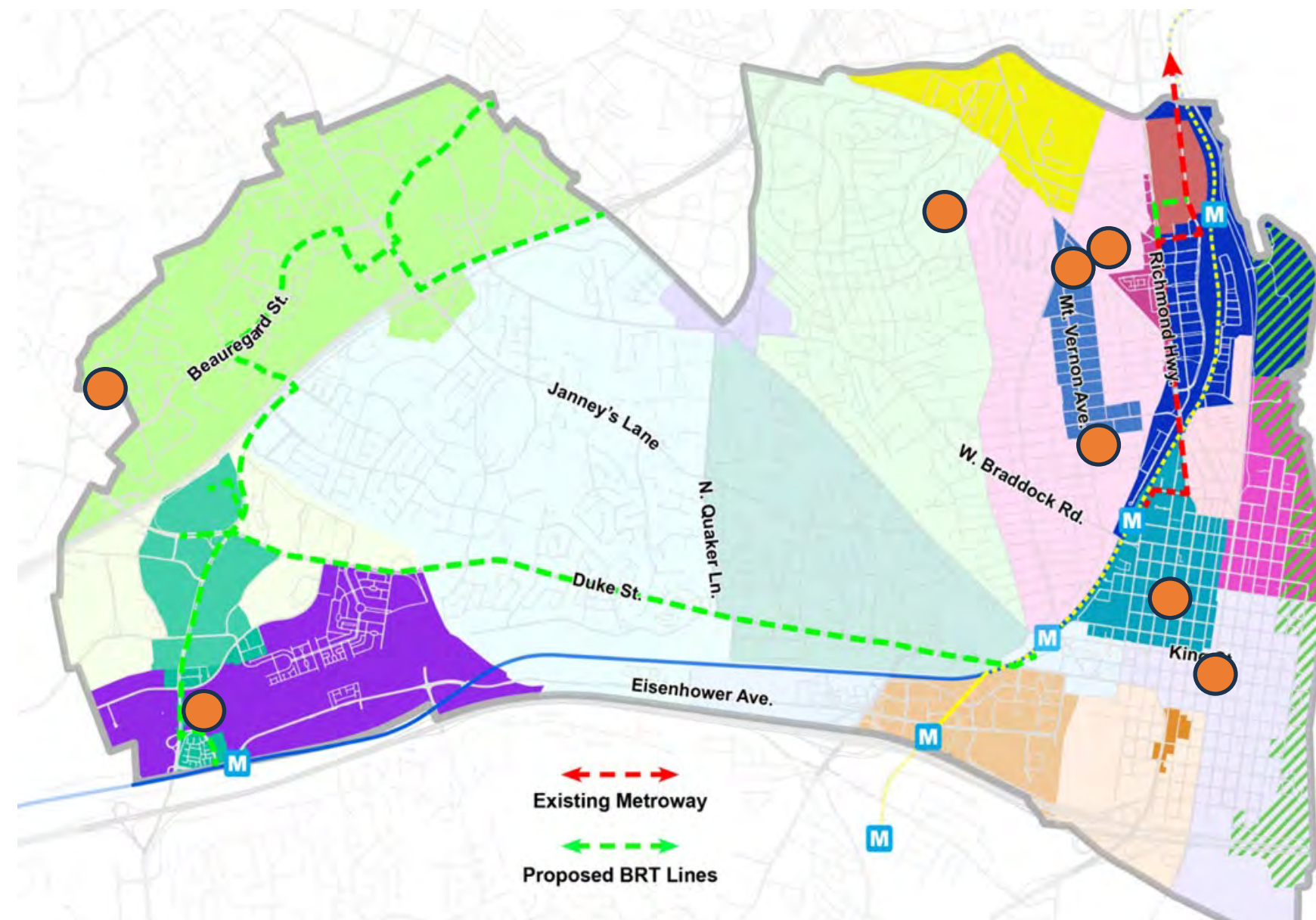
N. Henry St. elevation



# Infill Activity, Subdivisions, Special Use Permits

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



8 projects for June Public Hearings

## Upcoming Public Hearing Schedule

- Planning Commission 6/2, 6/22, 9/1, 10/6
- City Council 6/13, 7/1, 9/12, 10/17



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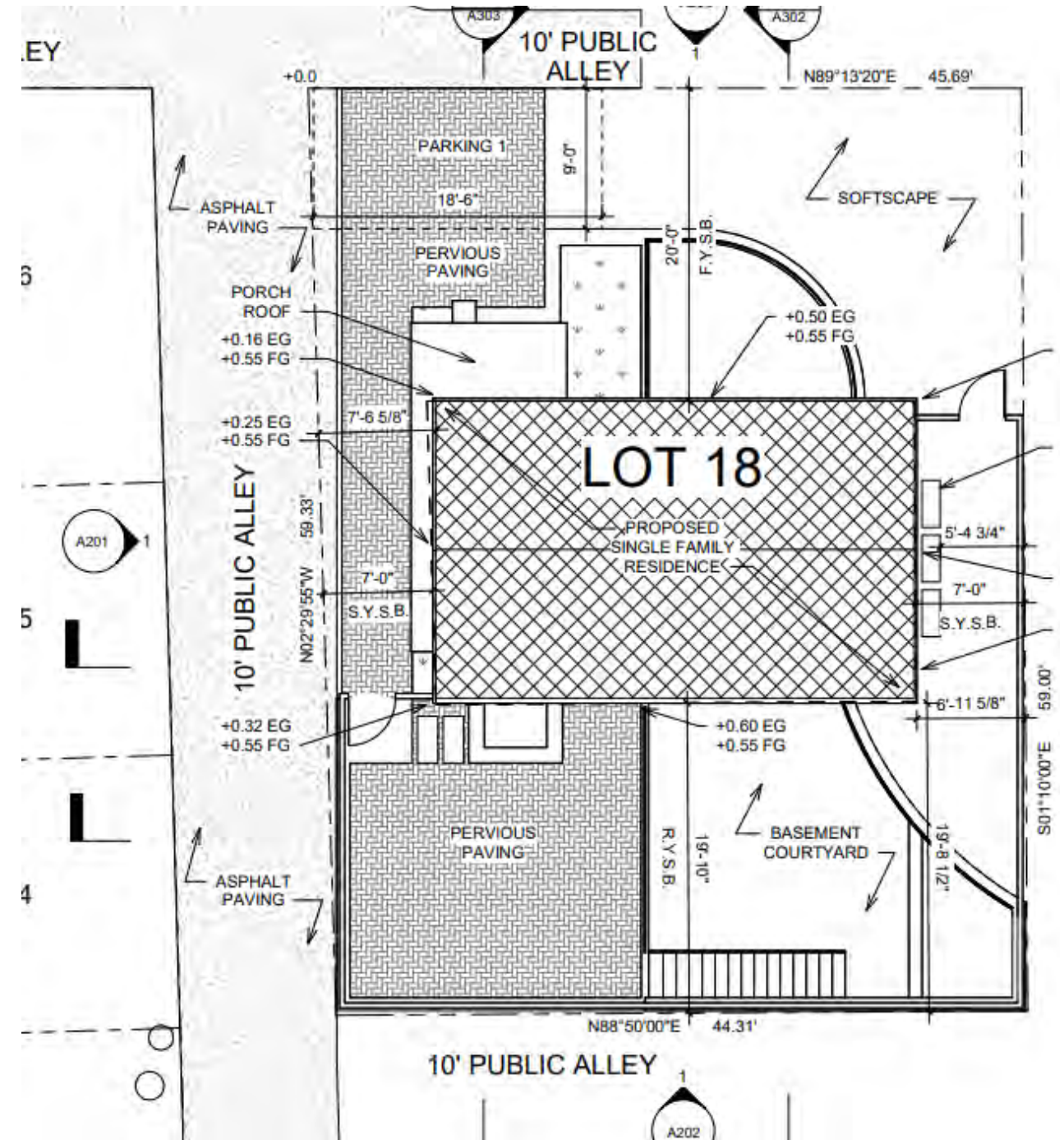




# Special Use Permits

**404 A E. Alexandria Ave.:** Development of a substandard lot without frontage

*Deferred from May*





# Special Use Permits

**5601 Courtney Avenue:** Five-year extension for Virginia Paving operations



Zoned I/Industrial, asphalt plant allowed with SUP

Request to amend Condition #75 of SUP#2017-0009 to extend the closure date for the asphalt plant from January 1, 2027, to January 1, 2032







# Subdivisions (*Planning Commission Only*)

## 6216 Morgan Street: Subdivision to adjust a lot line

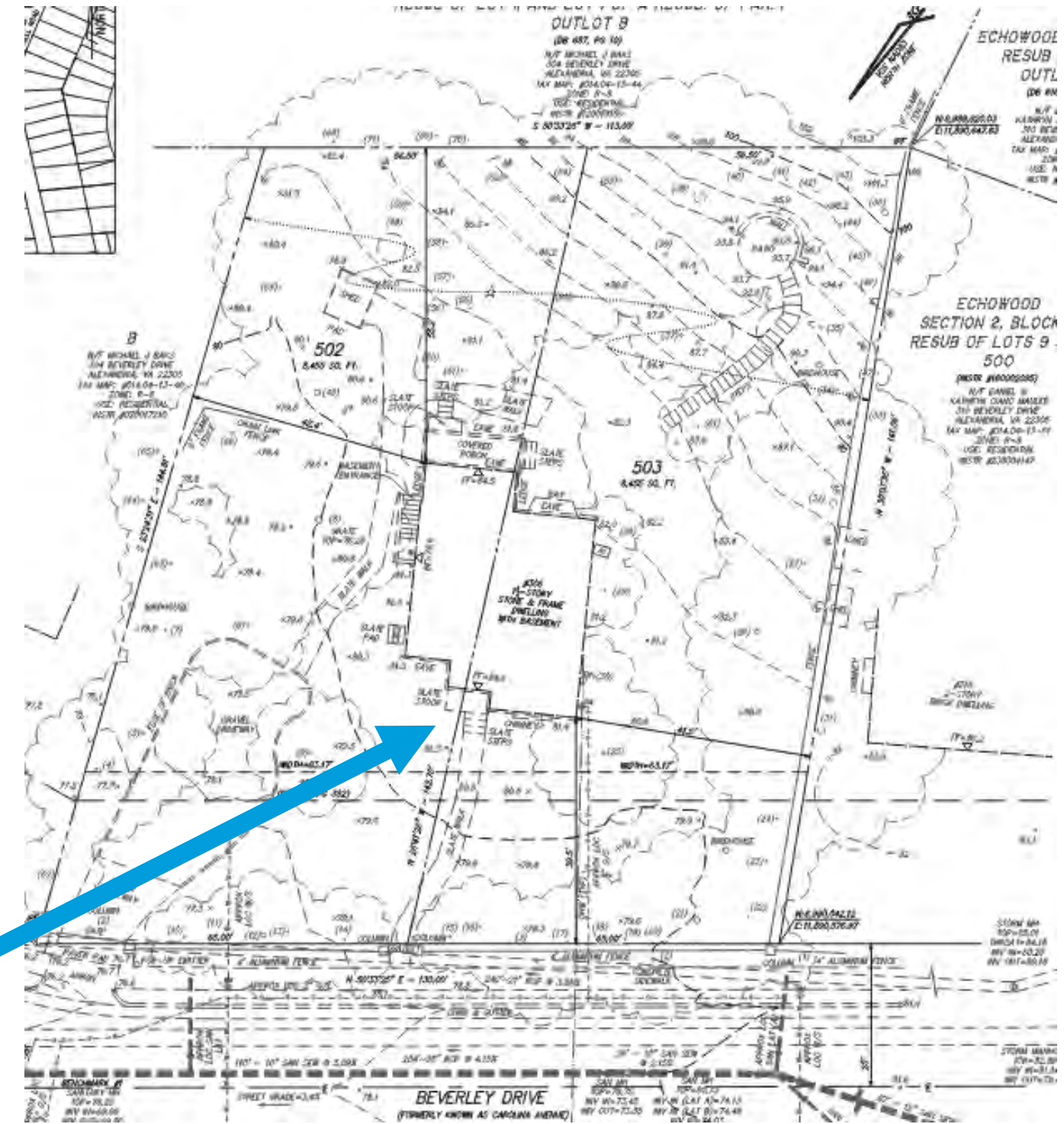


764 sq. ft. consolidated with 6238 N. Morgan St.



# Subdivisions (*Planning Commission Only*)

## 306 Beverly Drive: Re-subdivision of one lot into two lots

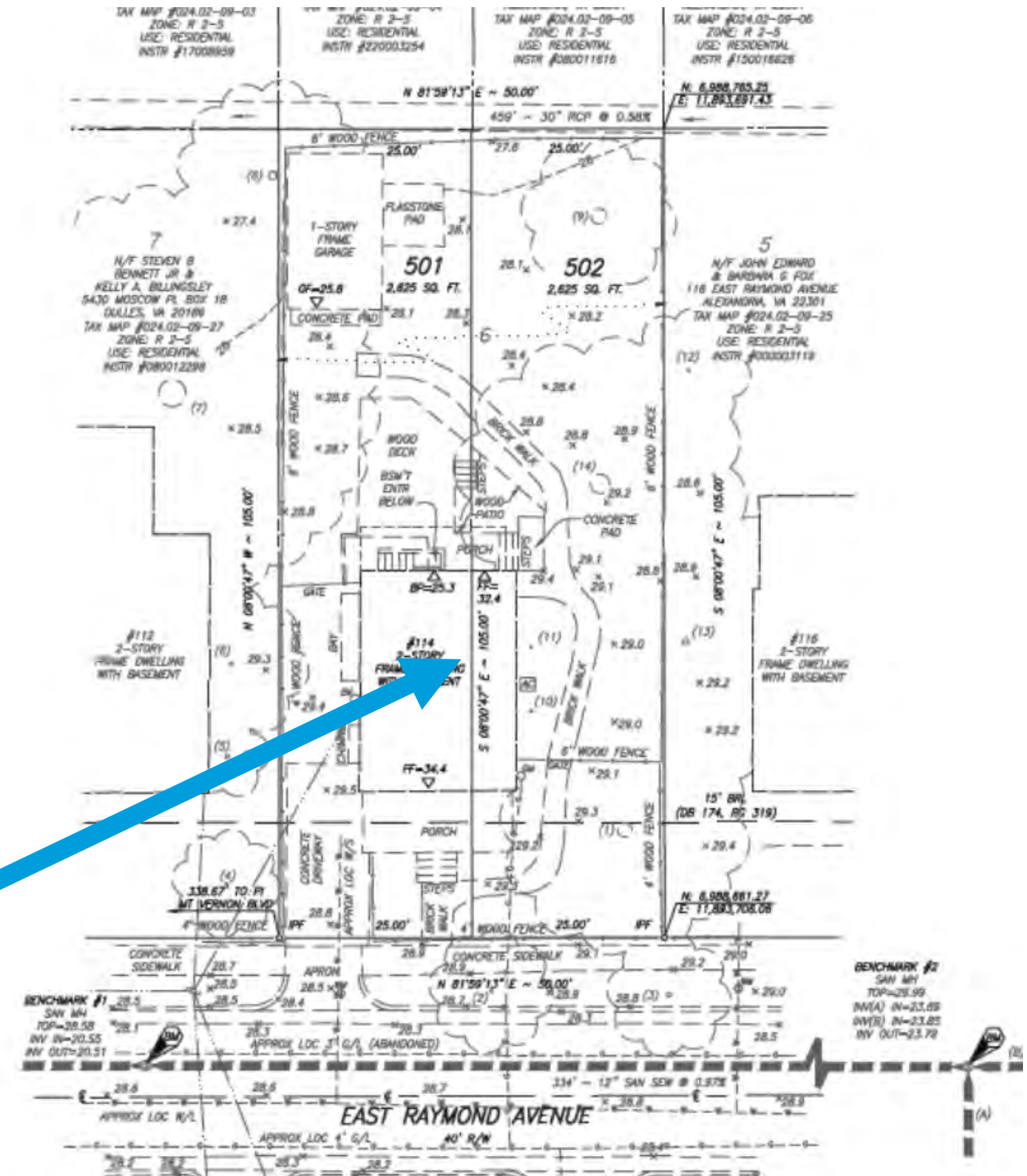


Two 8,455 sq. ft. lots



# Subdivisions (*Planning Commission Only*)

## 114 E Raymond Avenue: Re-subdivision of one lot into two lots

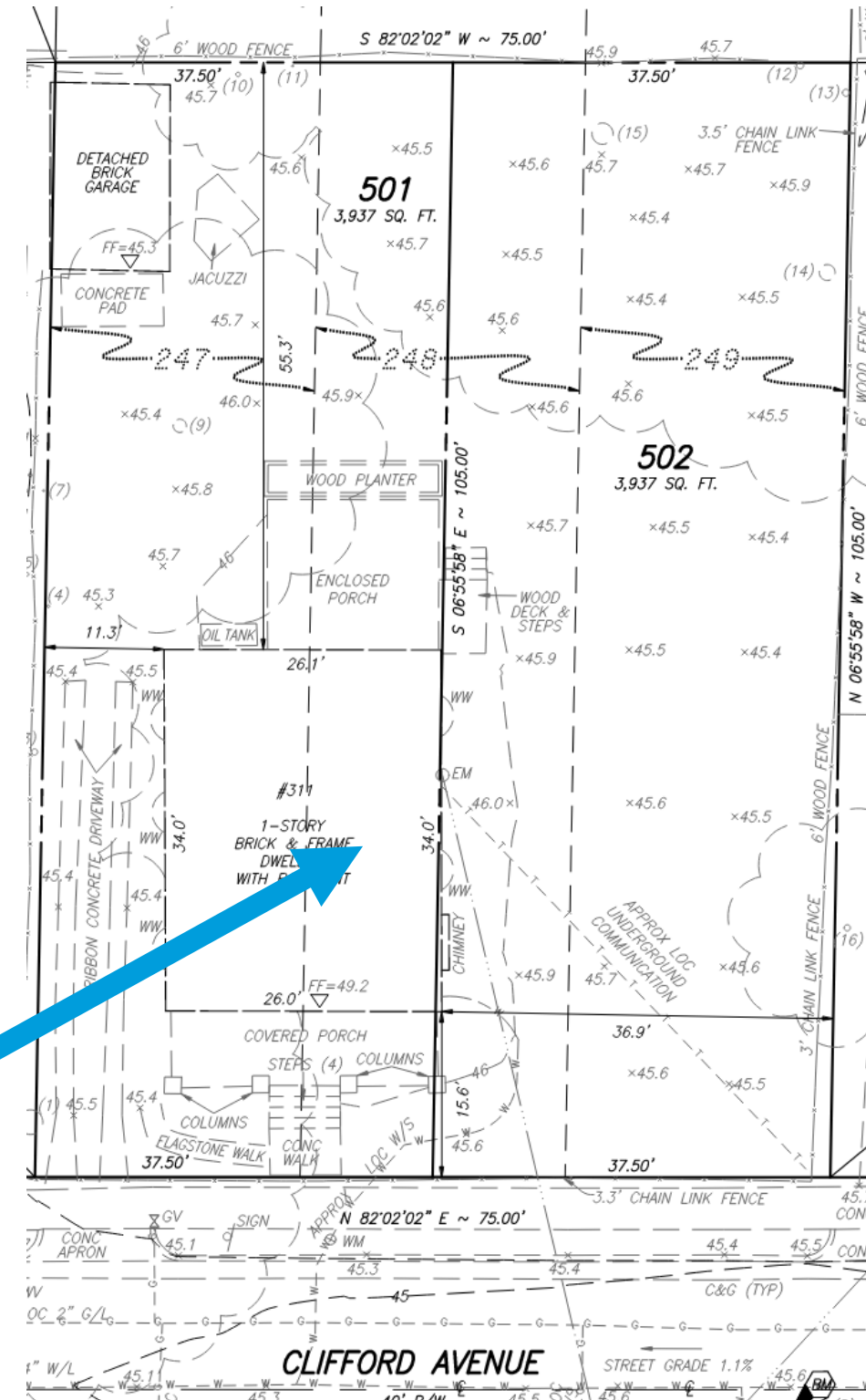
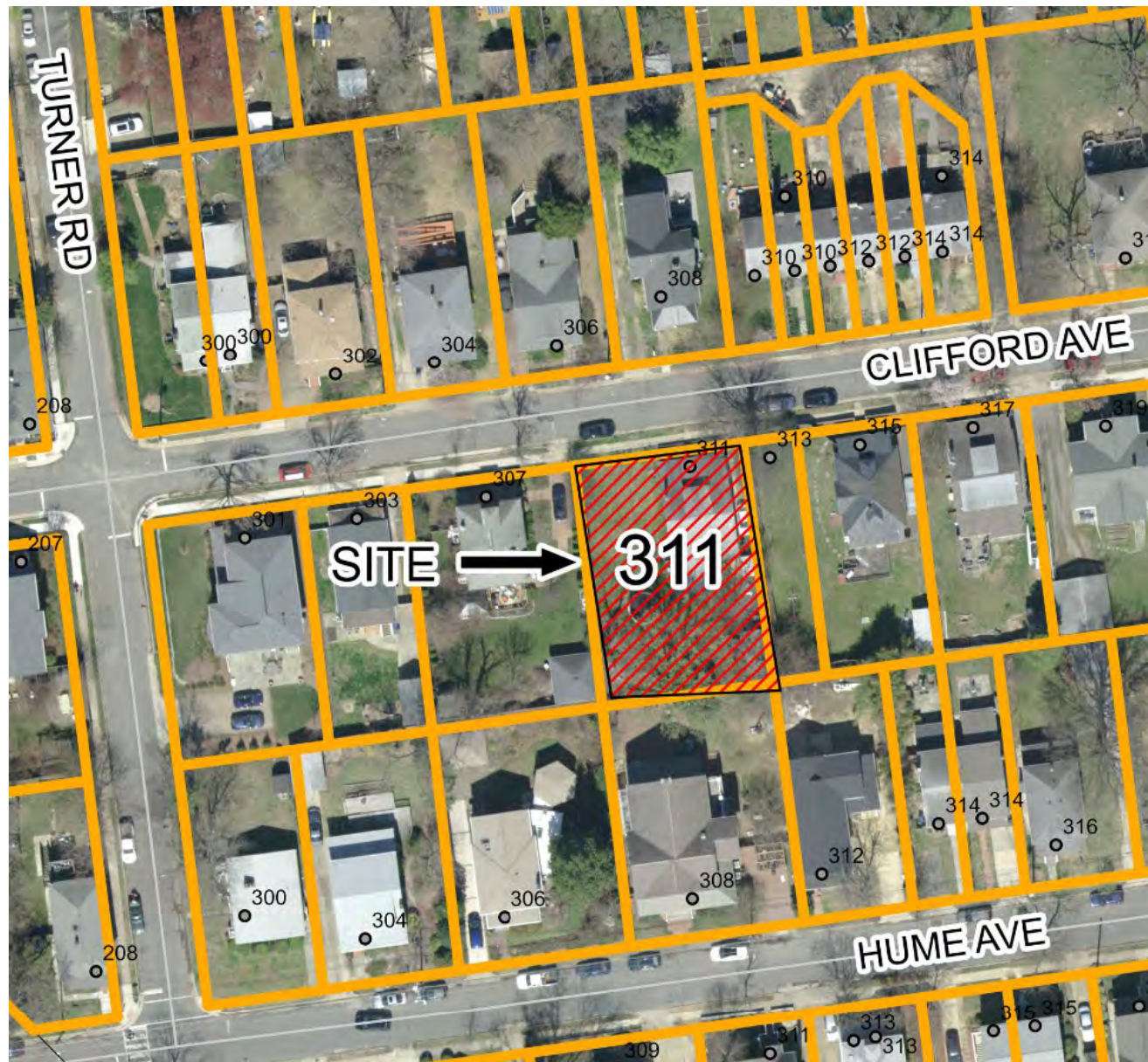


Two 2,625 sq. ft. lots



# Subdivisions (*Planning Commission Only*)

## 311 Clifford Avenue: Re-subdivision of three lots into two lots



Two 3,937 sq. ft. lots



## Section 9.06

**912 King Street:** City lease of parking lot for outdoor dining



- Review of proposed lease of two parking spaces in a city owned lot
- 12 outdoor dining seats for a restaurant at 910 King Street



# Vacation of Public Right-of-Way

**218 E. Alexandria Avenue and 300 E. Alexandria: Partial Vacation**



Maintain current alley use

Reduce existing 50 foot wide Right-of-Way to 20 feet

Applicants to repave to current City standard

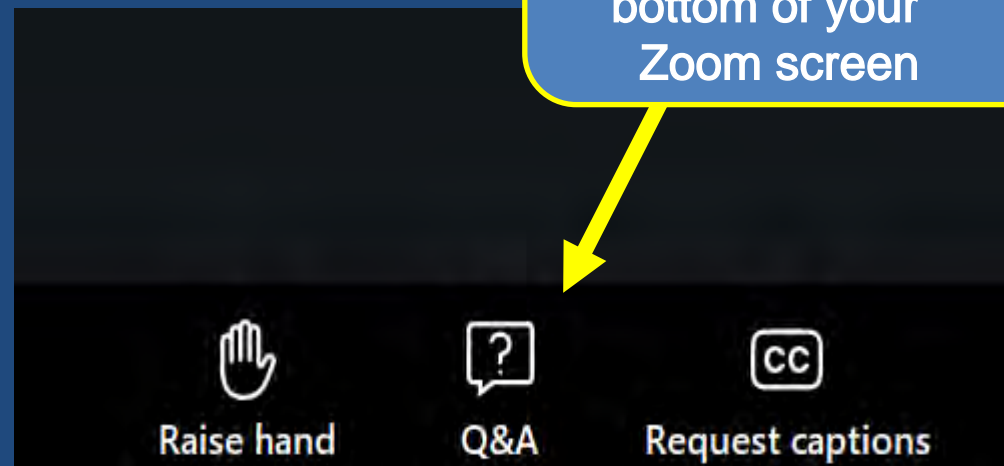
Area vacated would be purchased by neighbors and consolidated into existing lots



# Recap & Questions or Comments?

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

Type your question using the Q&A option at the bottom of your Zoom screen



All questions and answers will be posted on the project webpage following the meeting.

Go to: [alexandriava.gov/Planning](http://alexandriava.gov/Planning) and select 'How to Get Involved and Stay Informed'



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Thank you for joining us!

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