



DEPARTMENT OF
**PLANNING &
ZONING**

Department of Planning & Zoning Bi-Monthly Virtual Community Update

January 8, 2026, 6 p.m.

alexandriava.gov/Planning





Why We're Here

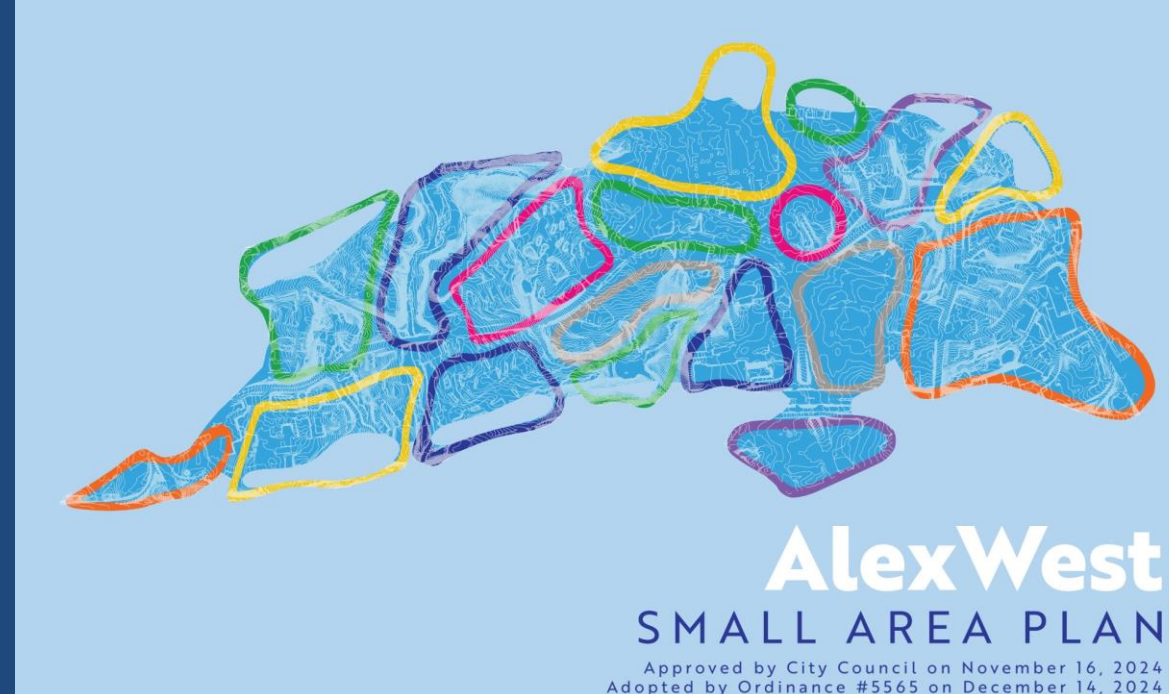
- Bi-monthly series to share information with the community and answer questions
- Learn about
 - ongoing and upcoming planning initiatives
 - larger development projects under review
 - changes to development regulations
 - links to more information and how to stay involved



Agenda

1. Welcome!
2. Long range planning
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





Planning and Development Review

SAP

ZONING

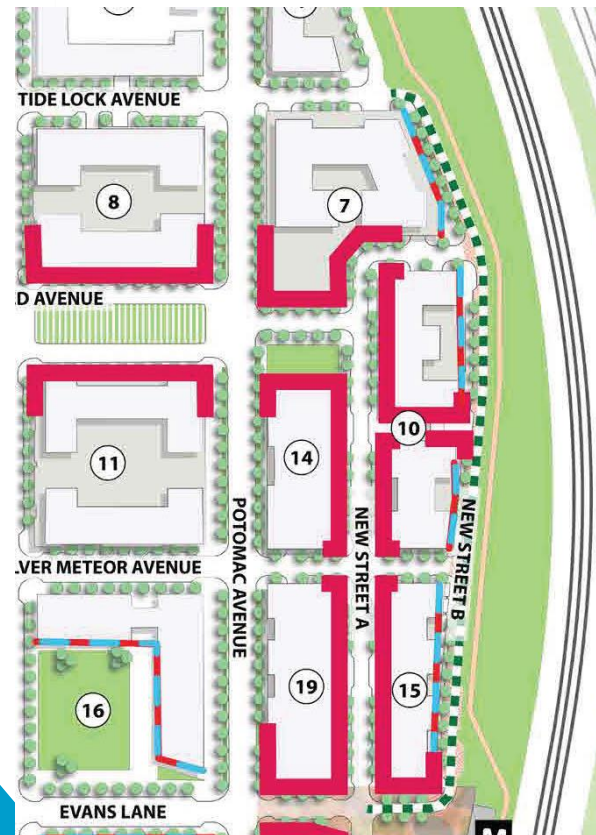
DSUP

PERMIT

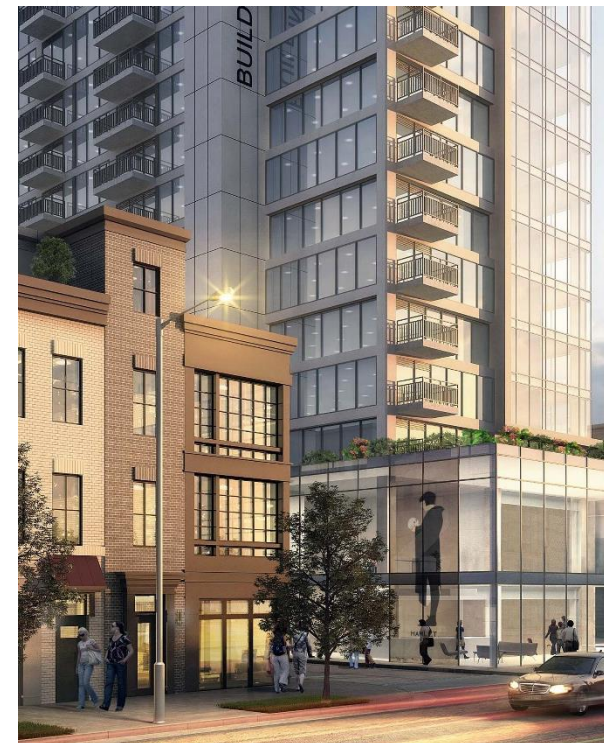
Vision
Objectives
Recommendations



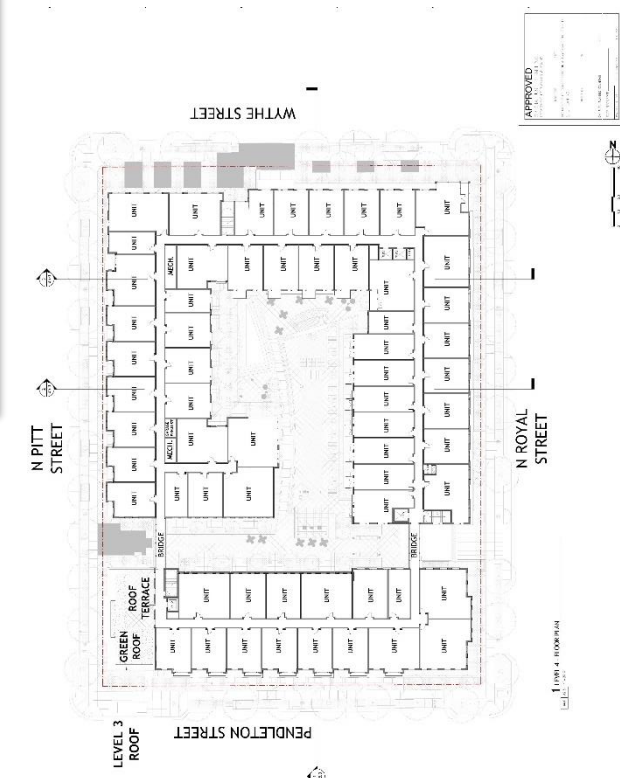
Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



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



Final Site Plan
Building Permits
Construction



Duke Street Land Use Plan Status Update

alexandriava.gov/Planning



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Importance of a long-term plan





Context

3.5

mile long corridor
~1000 Acres

100%

of rental housing
up to 80% AMI

70%

of commercial+
industrial areas
are paved

60% (6,620 units)

is rental

55

acre city campus

35%

of population is
Foreign Born

110

acres of public
parks

~130

small businesses



Plan Schedule

Most engagement will happen during these phases!

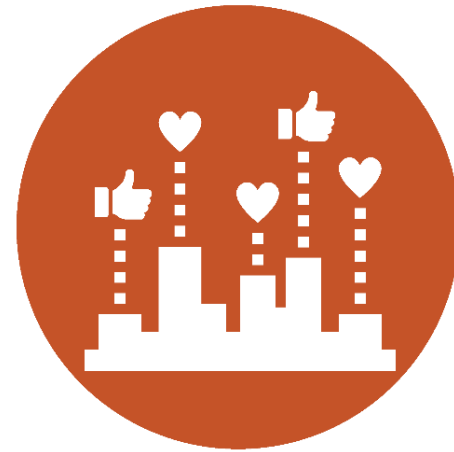
Dec. 2024 – May 2025



Listen & Learn

- Listening sessions with stakeholders
- Pop-ups around the corridor
- Background and existing conditions

Summer – Fall 2025



Consult

- Gather feedback
- Develop Plan Principles

Winter – Spring 2026



Share & Draft

- Develop land use concepts that provide a direction for the corridor in the future (15–20 years)
- Develop Plan Recommendations

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

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 Hearings and Consideration for Plan Adoption at Planning Commission and City Council



Community + Business Engagement

1700+ poll responses, including 77 business owners
~40 pop-ups, 3 community meetings, 1 open house
~1500 stakeholders engaged

1. Concerns about traffic, safety, and congestion
2. Desire for bike, transit, and pedestrian improvements
3. Concerns about loss of housing affordability
4. Desire to keep neighborhood serving retail & businesses
5. Desire to prioritize green space
6. Interest in expanded and improved amenities

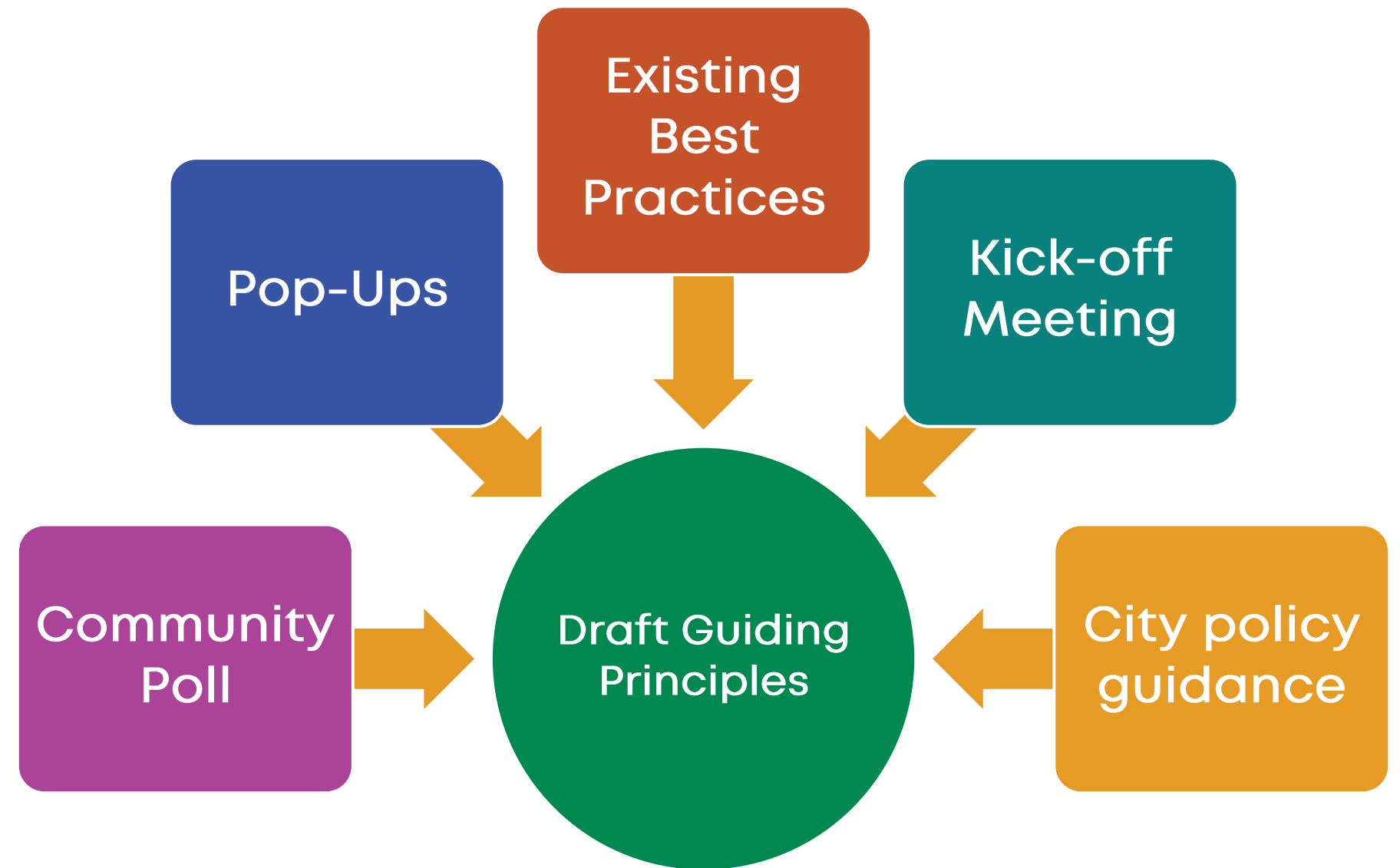
Duke Street Land Use Plan





Development of Guiding Principles

1. Establish Plan intent and shape trajectory of the process moving forward
2. Guide development of more detailed strategies, concepts, and recommendations
3. Aspirational and high level, not policy statements, recommendations, or specific requirements





Plan Principles *All ages, abilities, backgrounds, and needs are welcomed and included, community health and well-being are fostered*

1. **Land Use + Design:** well-designed, walkable neighborhoods, mix of land uses, access to neighborhood retail, civic uses, transit options, economic opportunities, small businesses.
2. **Mobility + Safety:** safe and easy ways to get around, well-connected system of streets, alleys, sidewalks, and trails, support a variety of travel choices, incorporate current and emerging technologies.
3. **Parks + Open Space:** new neighborhood parks and public open space, easy for people to connect to and enjoy existing parks; include a wide range of amenities.
4. **Housing:** Increase supply and diversity of housing options, expand committed affordable supply, improve housing quality, safety, and long-term stability, prioritize anti-displacement and preservation.
5. **Health + Sustainability:** equitable access to services for well-being, opportunities for physical activity and social connection; access to affordable goods, resilience against impacts of weather extremes, protected natural areas, expanded tree canopy.





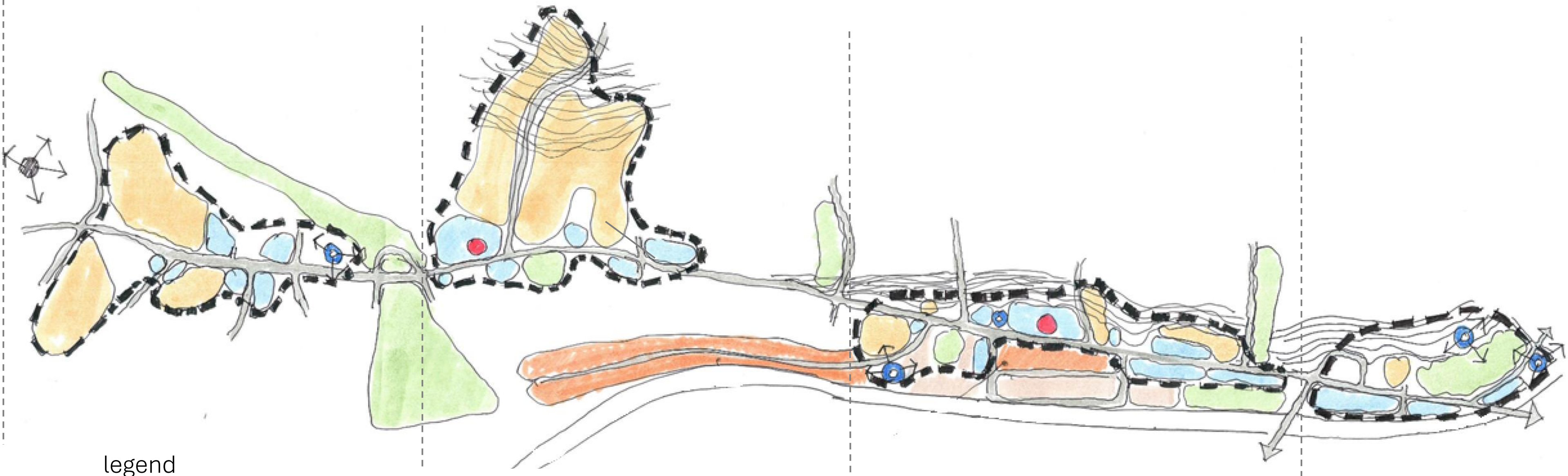
Organizing Elements

Area 4

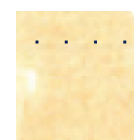
Area 3

Area 2

Area 1



legend



housing



opportunity area



small business



civic + city campus



steep slopes



retail nodes



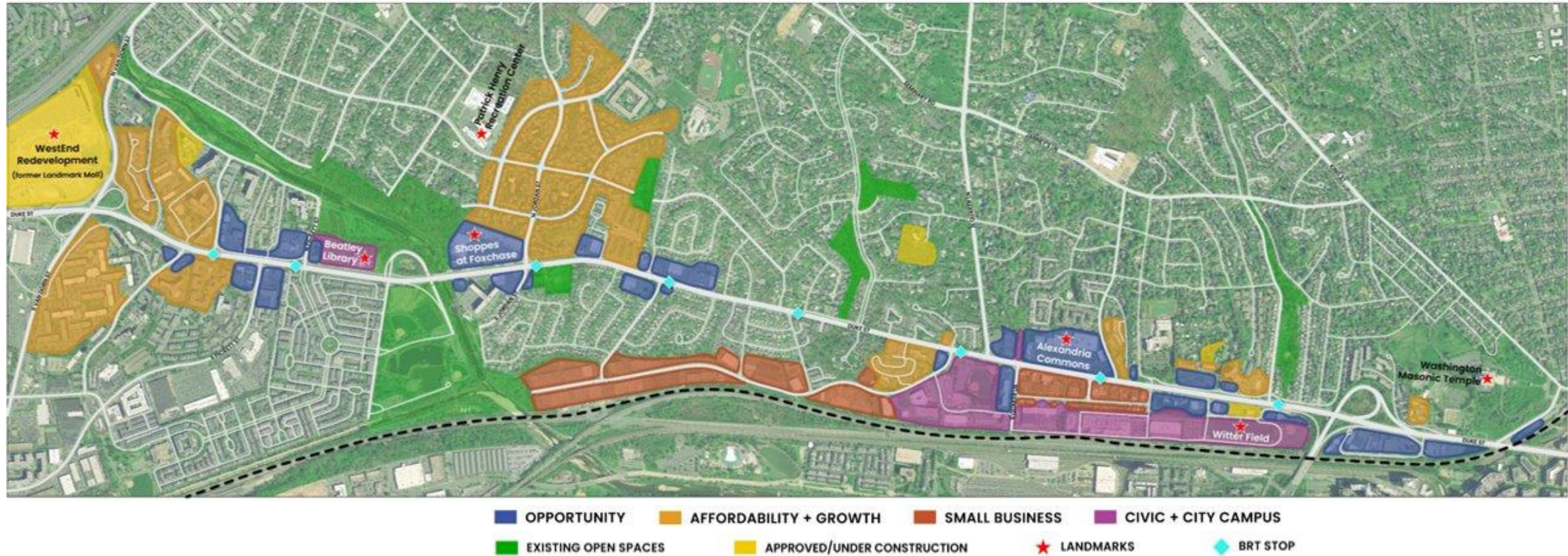
areas



civic nodes



Land Use Theme Areas





Land Use Theme Areas

Opportunity

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

Affordability + 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 Areas

Small Business

Areas with concentrations of existing commercial uses that can accommodate a diversity of small businesses and promote entrepreneurial activity.



Civic + City Campus

Areas that consist of City-owned land that can accommodate City uses and other land use in existing buildings and new development.



Land Use Themes

Mobility

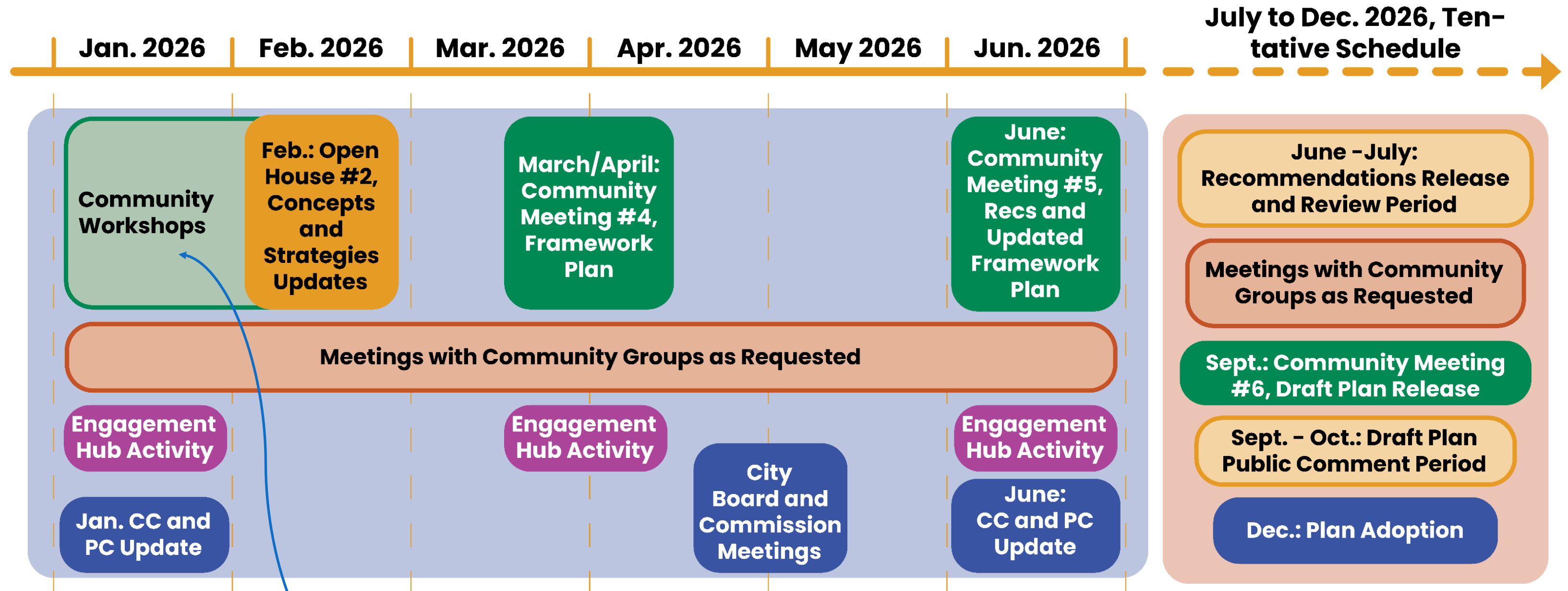


Sustainability + Health





Schedule + Next Steps



Community Workshop Dates:
January 20, 21, 22 at 6:30pm
[visit alexandriava.gov/DukeStreetPlan](https://alexandriava.gov/DukeStreetPlan) to register



Housing 2040 Master Plan



alexandriava.gov/housingplan

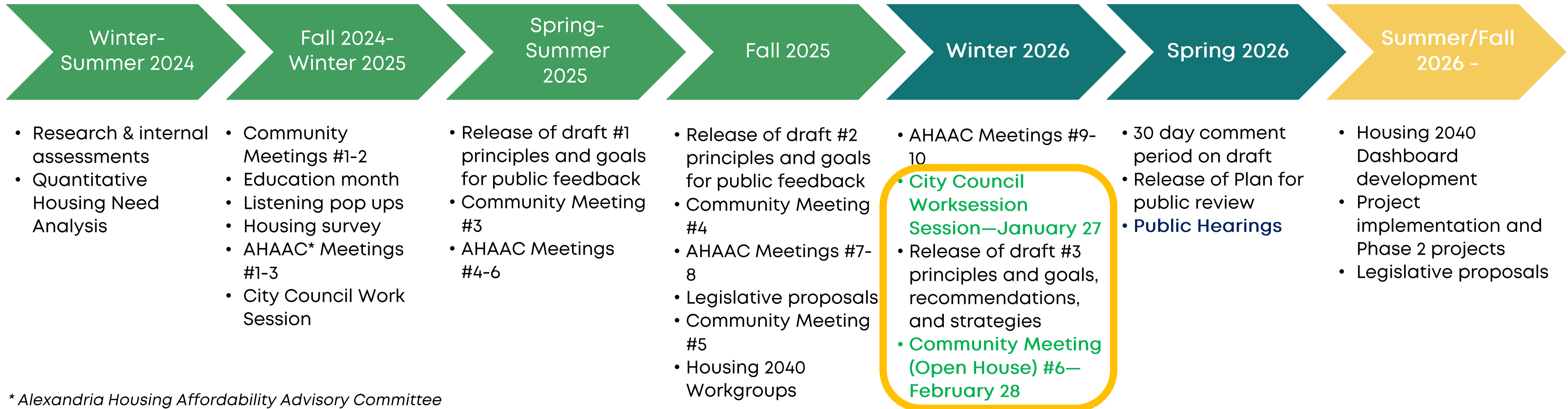


OFFICE OF
HOUSING





Housing 2040 Master Plan—Timeline



Public engagement and outreach

Projects: research, consultations, and recommendations



Housing 2040 Master Plan—Topics and Teasers

alexandriava.gov/HousingPlan#WhatsNewwithHousing2040

Housing 2040 Principles and Goals

Affordable Housing
Preservation

Common Interest
(Condo) Communities

Accessibility and
Housing

Landlord-Tenant Rights
and Resources

Senior Housing + Care

Sustainability and
Housing

Financial Tools for
Affordable Housing

Health and Housing

Legislative Priorities
and Housing

Homeowner Resources



Housing 2040 Master Plan—How to Become Engaged and Learn More!

Visit us at alexandriava.gov/HousingPlan

Follow us at

X - [@HousingAlexVA](https://twitter.com/HousingAlexVA); Facebook – [HousingAlexandriaVA](https://www.facebook.com/HousingAlexandriaVA)
#AlexHousing2040

Sign up for eNews

To receive updates, please sign up at alexandriava.gov/eNews and select the "Affordable Housing" news category.



Save the Date for our open house!

February 28, 10 a.m.-3 p.m.

Learn about and provide feedback on the draft Housing 2040 recommendations and strategies!

Stormwater Management

alexandriava.gov/Stormwater



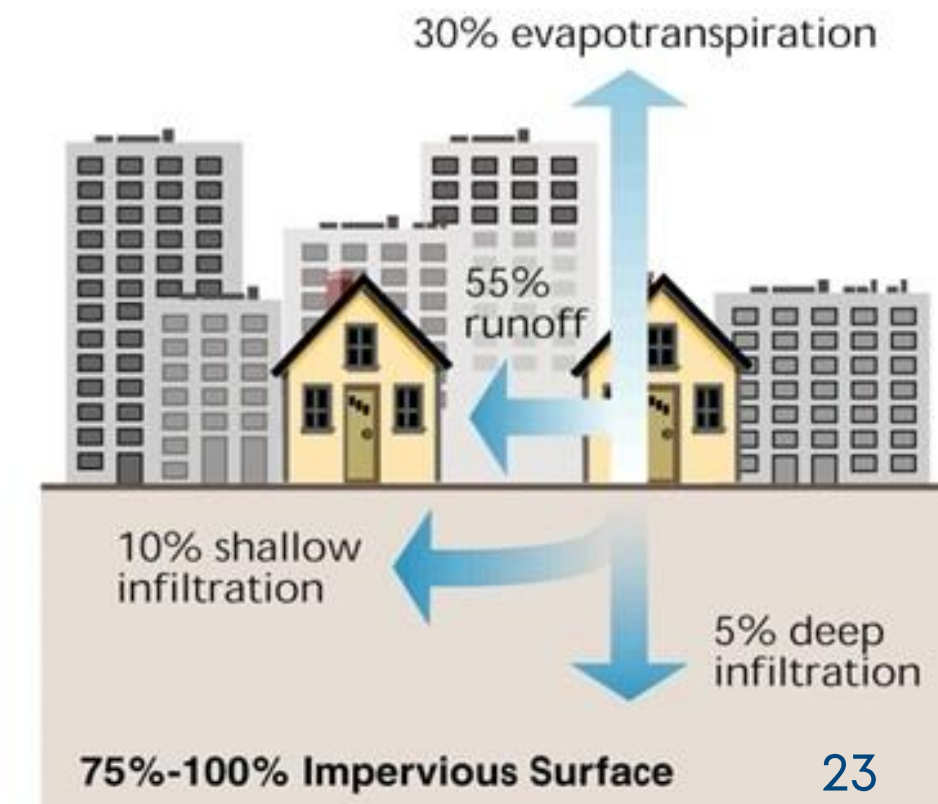
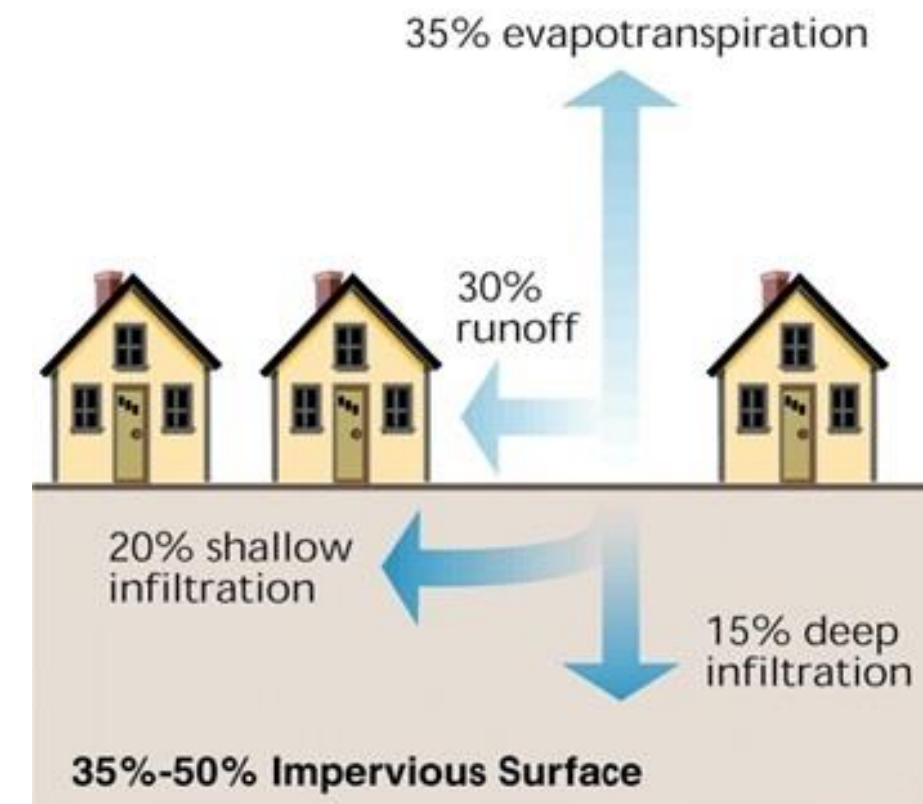
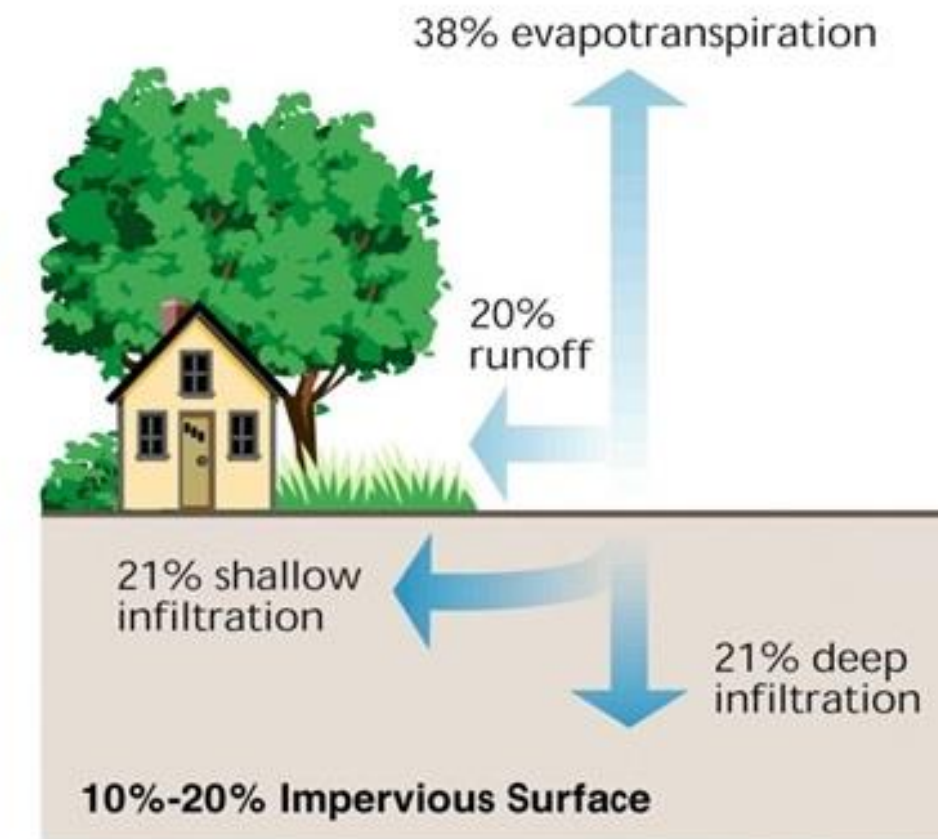
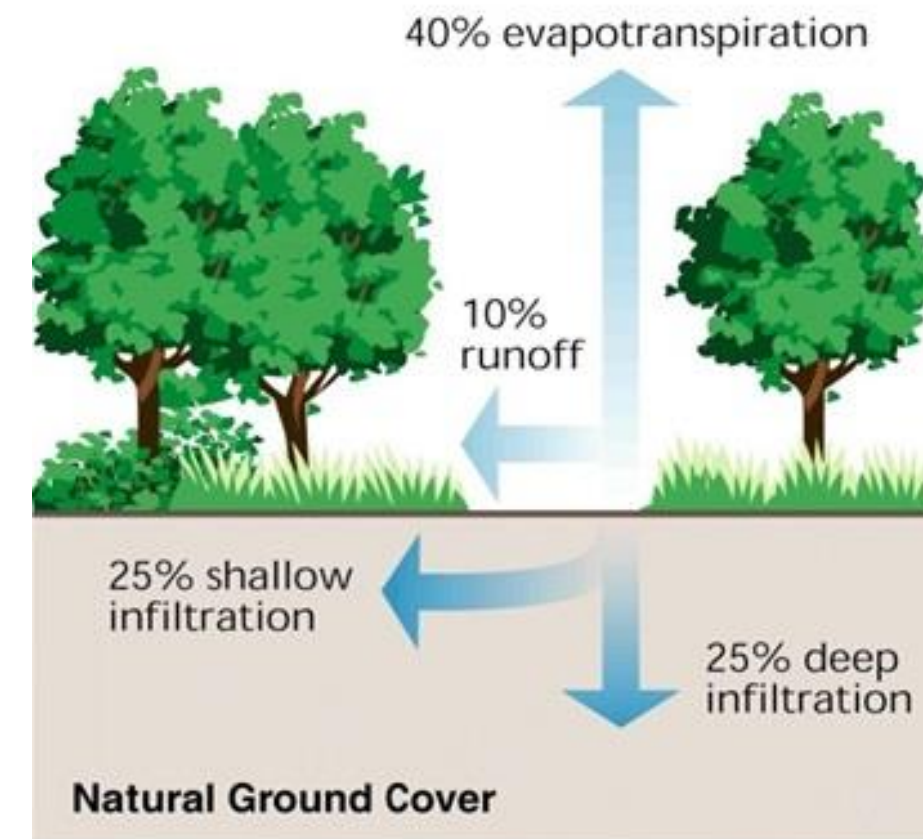
DEPARTMENT OF
**TRANSPORTATION &
ENVIRONMENTAL SERVICES**





Stormwater Management—Site Plan Review

- Projects that propose land disturbance equal to 2,500 square feet or more require a stormwater management (SWM) plan for City review and approval.
- SWM plans must demonstrate runoff is managed properly during and after construction.
- Must meet City and State Standards for both water quality and quantity criteria





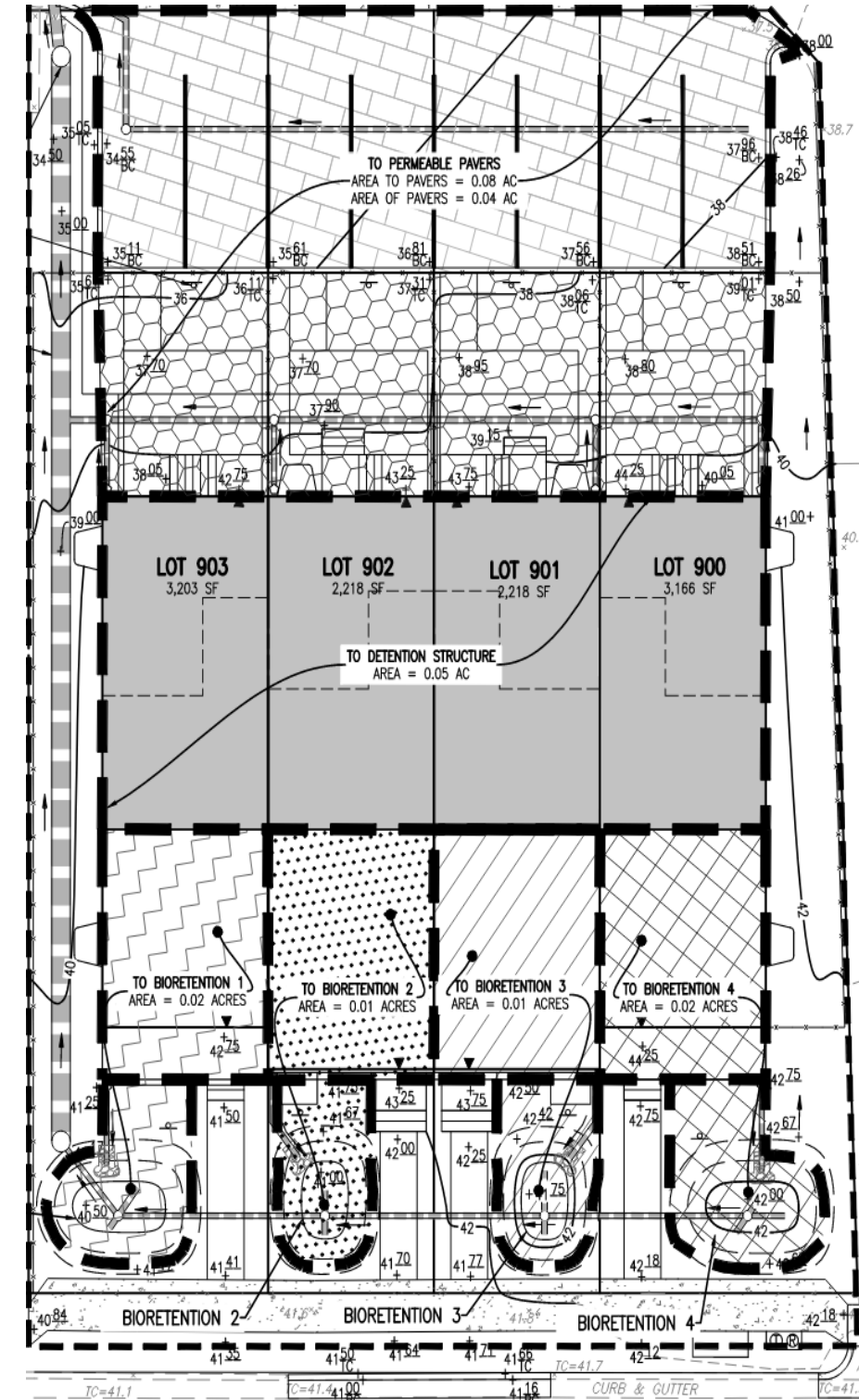
How Stormwater Is Reviewed

What We Analyze

- How runoff will be collected and treated
- Volume of runoff leaving a site
- How plans address erosion and sediment control during construction
- Maintenance and inspection access

Typical Plan Elements

- Site and soil conditions
- Existing environmental features
- Runoff discharge locations
- Drainage areas
- Stormwater facility details
- Compliance calculations
- Description of maintenance obligations



CONCLUSION

DUE TO AN OVERALL INCREASE IN SITE IMPERVIOUS AREA, DETENTION IS REQUIRED ON SITE. WITH THE DETENTION STRUCTURE, THE SITE RELEASES A POST-DEVELOPMENT PEAK RATE FOR THE 2 AND 10-YEAR, 24-HOUR STORM EVENTS THAT IS AT LEAST 10% LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE. THEREFORE, THE SMALL PORTION OF RUNOFF THAT EXITS THE SITE WILL HAVE NO ADVERSE IMPACT ON DOWN GRADIENT PROPERTIES OF RESOURCES.

STORMWATER RUNOFF COMPUTATIONS

I. PROJECT AREA = 11,519 SQ.FT. OR 0.26 ACRES
EXISTING STORMWATER LIMITS IMPERVIOUS AREA = 3,547 SQ.FT. OR 0.08 ACRES
PROPOSED STORMWATER LIMITS IMPERVIOUS AREA = 7,654 SQ.FT. OR 0.18 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.08 \times 98 + 0.18 \times 80) \div 0.26 = 86$
CN POST-DEVELOPMENT = $(0.18 \times 98 + 0.08 \times 80) \div 0.26 = 92$

III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q_2 PRE-DEVELOPMENT = 0.58 CFS
PEAK Q_{10} PRE-DEVELOPMENT = 1.13 CFS

IV. POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT = 0.73 CFS
PEAK Q_{10} POST-DEVELOPMENT = 1.27 CFS

Q_2 INCREASE = 0.15 CFS
 Q_{10} INCREASE = 0.14 CFS

DUE TO THE INCREASE IN THE PEAK DISCHARGE FOR THE 2 AND 10-YEAR STORM, DETENTION IS REQUIRED AND IS PROVIDED THROUGH THE ONSITE BMPs (PERMEABLE PAVERS AND BIORETENTION) AND THE PROPOSED DETENTION STRUCTURE.

V. POST-DEVELOPMENT PEAK DISCHARGES W/ DETENTION ($T_c = 5$ MINS.)
PEAK Q_2 POST-DEVELOPMENT W/ DETENTION = 0.51 CFS
PEAK Q_{10} POST-DEVELOPMENT W/ DETENTION = 0.90 CFS

Q_2 DECREASE = 0.07 CFS (12% DECREASE)
 Q_{10} DECREASE = 0.23 CFS (20% DECREASE)

PROJECT DESCRIPTION:

REDEVELOPMENT	IMPERVIOUS	PERVIOUS	TOTAL
DRAINAGE AREA	0.18	0.09	0.26
PROJECT AREA	0.11	0.02	0.13
ON-SITE TREATED	0.00	0.00	0.00
OFF-SITE TREATED	0.11	0.02	0.13
TOTAL TREATED	N/A		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER			
TOTAL TREATED OR DISCONNECTED			0.13

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.18 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.18 = 326$ CU. FT. = 0.0075 AC-FT WQV REQUIRED

WATER TREATMENT ON-SITE			
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
BIORETENTION	0.06	0.04	25%
PERMEABLE PAVERS	0.08	0.07	25%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 326 CU. FT. = 0.0075 AC-FT
WATER QUALITY VOLUME TREATED = $1,815 \times 0.11 = 200$ CU. FT. = 0.0046 AC-FT
PERCENT OF WATER QUALITY VOLUME TREATED = 61.4% (PER CONDITION 45, THE WQV IS SATISFIED DUE TO THE ADDITIONAL DETENTION PROVIDED)
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? HOOFF'S RUN
PROJECT DISCHARGES TO WHICH BODY OF WATER? TIMBER BRANCH

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	
						LATITUDE	LONGITUDE
PERMEABLE PAVERS	0.0781	0.0650	0.0131	25%	0.09	38.822073	-77.057198
BIORETENTION	0.0582	0.0397	0.0185	25%	0.10	SEE TABLE ON SHEET 19	

NATURAL CHANNEL 1-YR STORM CALCULATION NOTE:

NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA. THEREFORE, PER CITY CODE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

HATCH LEGEND

DRAINAGE AREAS	
PERMEABLE PAVERS	
AREA TO PERVIOUS PAVERS	
AREA TO DETENTION	
AREA TO BIORETENTION 1	
AREA TO BIORETENTION 2	
AREA TO BIORETENTION 3	
AREA TO BIORETENTION 4	



SWM Plan Review and the Community

For Development

- Stormwater is addressed early
- Clear requirements and conditions of approval
- Ongoing maintenance responsibilities are established
- City inspects BMP facilities approved in SWM plans in perpetuity

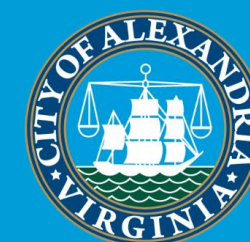
For Residents

- Better protection from flooding
- Cleaner local waterways
- Green infrastructure benefits climate resiliency, native pollinators, and enhanced green space



Upcoming Public Hearing Items

alexandriava.gov/Planning



DEPARTMENT OF
**PLANNING &
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Upcoming Public Hearing Items

January Cases

Development – New, Extensions, Amendments

- 220 & 224 S. Peyton St.
- 3120 Colvin St. (Extension)

Infill Development/Commercial Use Permits

- 732 N. Washington St.

Zoning Text Amendments, Plans and Policies

- Commercial to Residential Conversion ZTA
- Green Building Chapter Master Plan Amendment

February Cases

Development – New, Extensions, Amendments

- 3369 Duke St. (Duke & Quaker THs)
- 5165 Seminary Rd. (Upland Park Extension)
- 806 N. Columbus (*Planning Commission only*)

Commercial Use Permits

- 211 Yoakum Parkway
- 601 & 619 S. Patrick St.

Subdivisions (Planning Commission Only)

- 102 E. Monroe Ave.

Spring Cases (Tentative)

Development – New, Extensions, Amendments

- 300 N. Lee St.
- 2425 Mill Rd. (Eisenhower East Block 3)
- 1300 N. Royal St. (PRGS Blocks B&C and Open Spaces)

Subdivisions

- 3833 Elbert Ave.

Upcoming Public Hearing Schedule

- Planning Commission 2/3, 3/3
- City Council 1/24, 2/21, 3/14



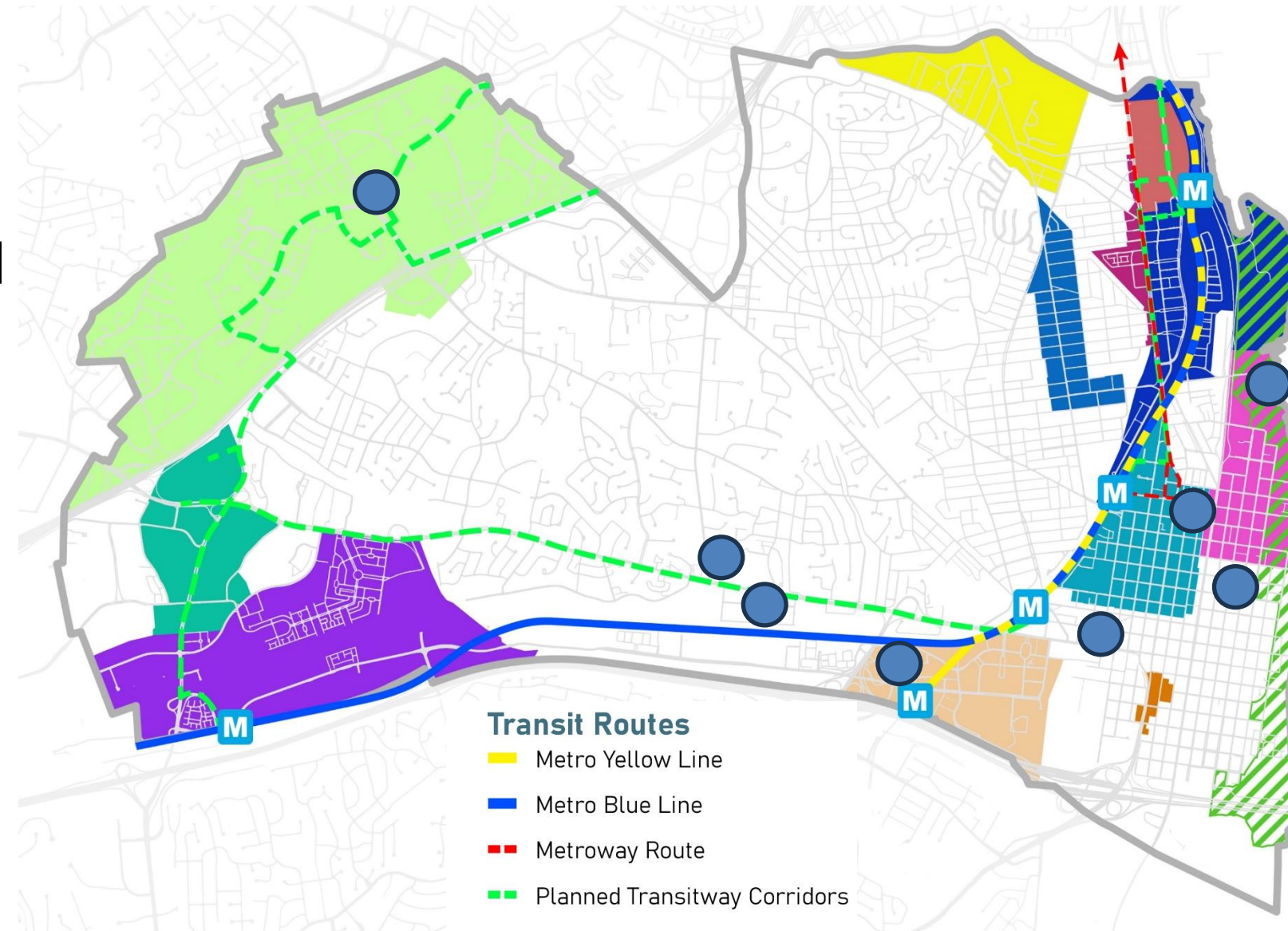
Visit alexandriava.gov/Participate to learn how you can participate.



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



AlexWest (2024)	Land Area: 1,255 ac Development: 10.5M sf
Arlandria-Chirilagua (2022)	Land Area: 230 ac Development: 2.8M sf
Braddock (2008)	Land Area: 237 ac Development: 3.6M sf
Eisenhower East (2020)	Land Area: 245 ac Development: 19.1M sf
Eisenhower West (2015)	Land Area: 621 ac Development: 9.3M sf
Landmark/Dorn Corridor Plan (2009)	Land Area: 607 ac Development: 12.5M sf
Mt. Vernon Ave. Business Plan (2005)	Land Area: 123 ac Development: 3.6M sf
North Potomac Yard (2017)	Land Area: 73 ac Development: 7.5M sf
Oakville Triangle (2015)	Land Area: 37 ac Development: 2.7M sf
Old Town North (2017)	Land Area: 200 ac Development: 6.5M sf
South Potomac Yard (2003)	Land Area: 382 ac Development: 4.2M sf
S. Patrick Housing Affordability (2018)	Land Area: 17 ac Development: 918k sf
Waterfront (2012)	Land Area: 357 ac Development: 811k sf

- 2 projects for January Public Hearings
- 3 projects anticipated for February Public Hearings
- 3 projects anticipated for Spring Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission 2/3, 3/3
- City Council 1/24, 2/21, 3/14

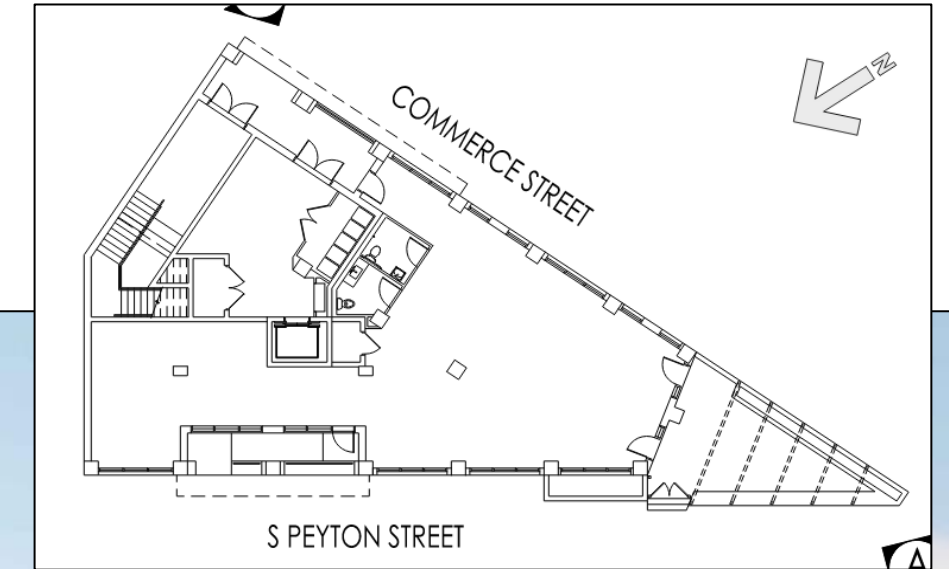


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220-224 S. Peyton St. Mixed-Use project

- DSUP for a mixed-use building with ground floor commercial and eight one-bedroom residential units above;
- 2,900 SF of commercial and 7,640 SF residential;
- Private ground level open space and private balconies for each unit above;
- Replaces an existing surface parking lot. No parking provided on-site.





Colvin Street Garage Extension

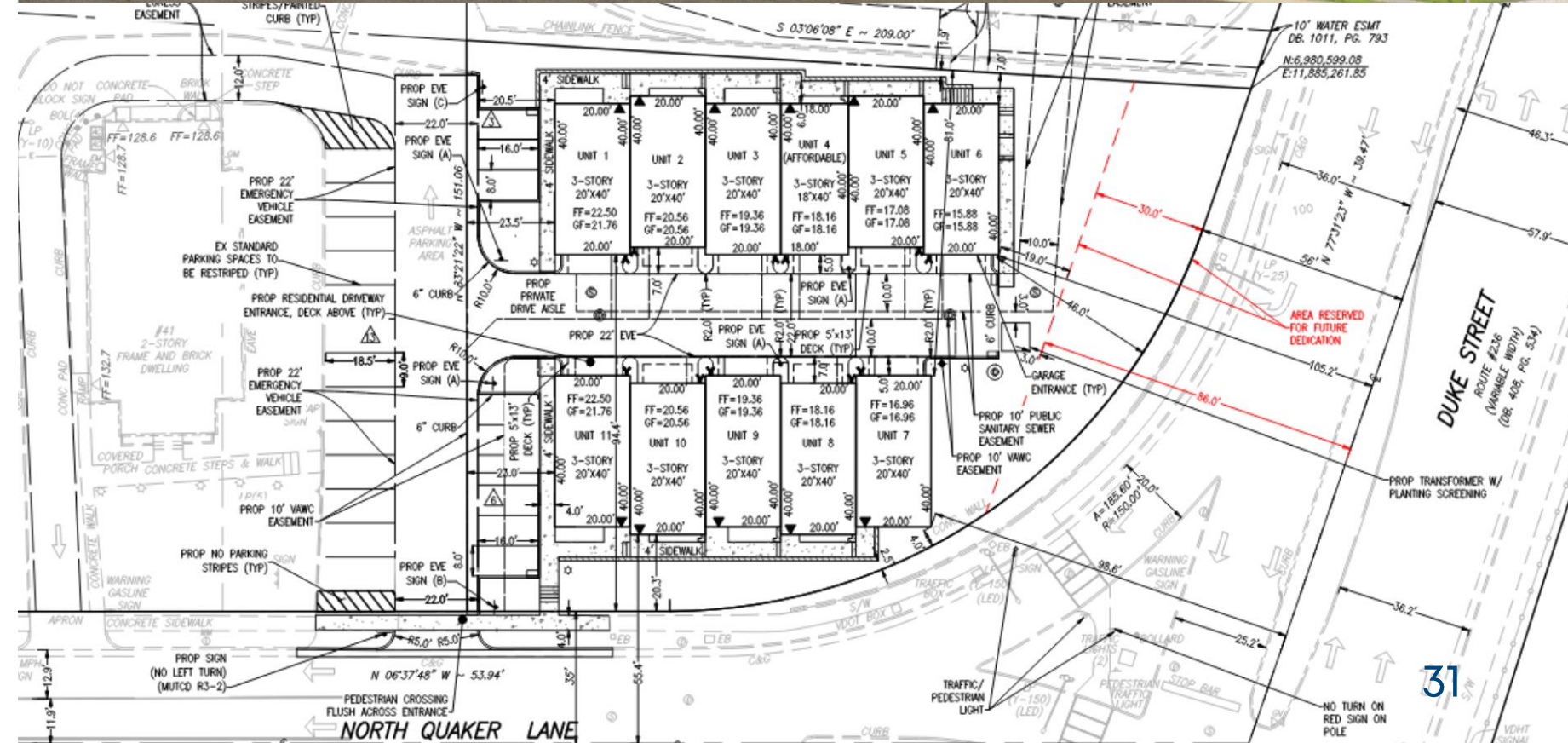
- Extend original 2022 approval for three years
- DSUP to construct new two-story, 9,500-square foot building
- Modification of street tree requirement
- Motorcycle repair and parts business to occupy entire building
- Retention of existing business located nearby





Duke/Quaker Townhomes

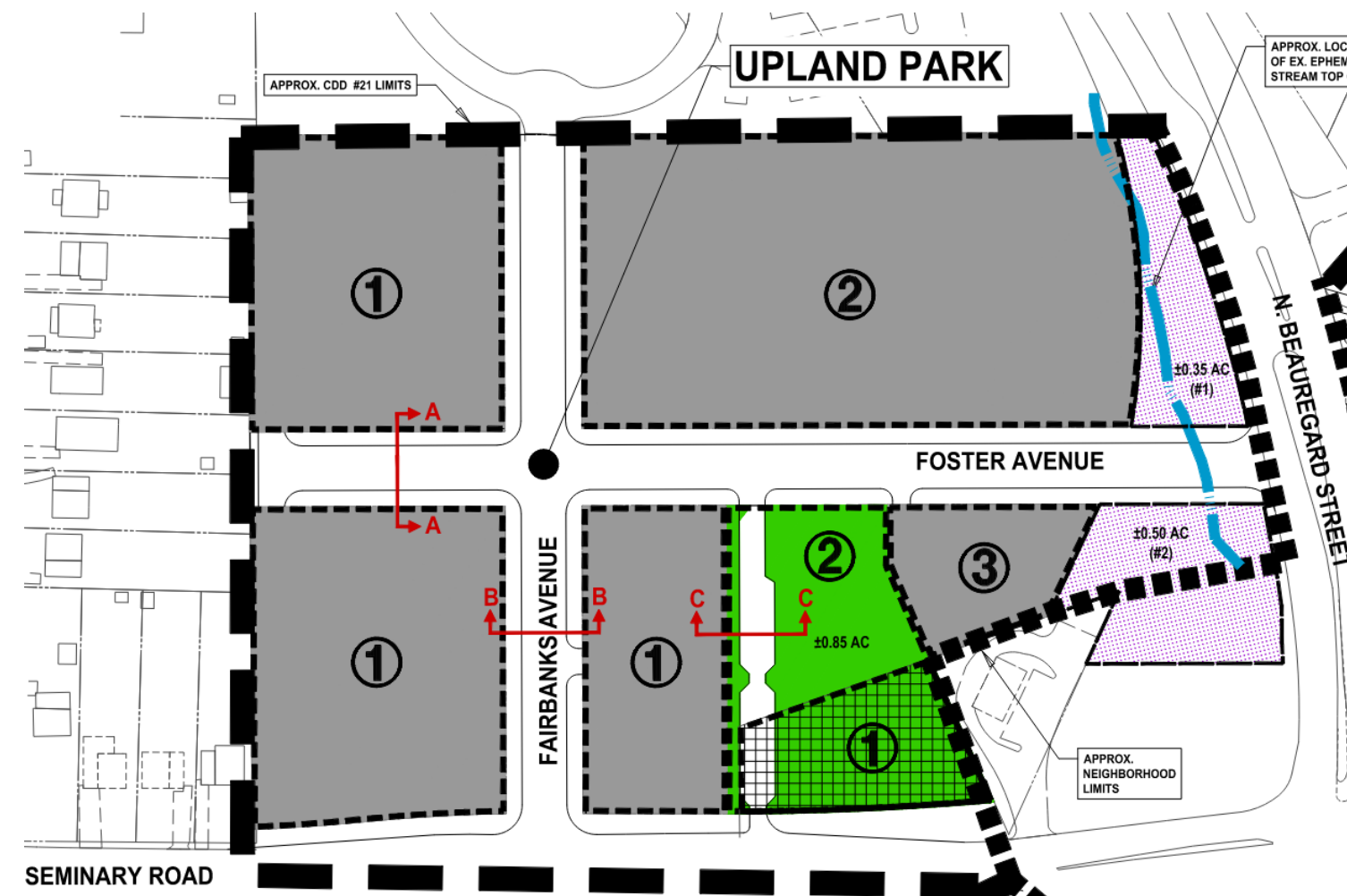
- DSUP to construct two multi-unit (townhouse style) buildings with 11 units
- Rezoning to remove an existing proffer
- SUP for bonus density and height (Section 7-700) with modifications for setbacks and street trees
- Includes one 4-bedroom for-sale affordable unit
- Land dedication for Duke Street Transitway





Upland Park Extension

- Extend original March 2021 approval for 3 years*
- DSUP to construct 92 townhouses, streets, and DSP for 0.85-acre park
- Amend CDD#21 concept plan to align with AlexWest SAP



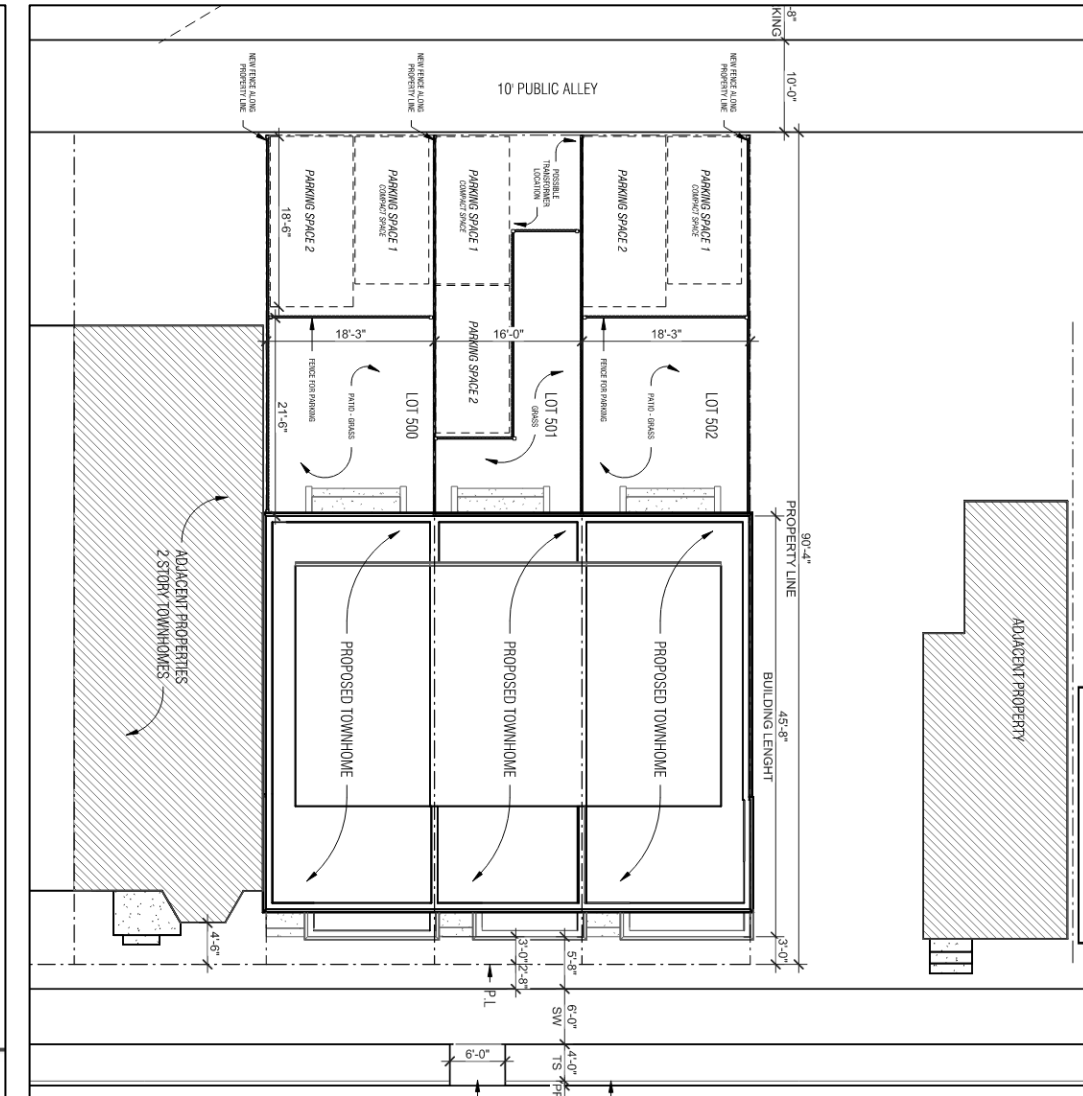
*Back dated to July 2025 expiration

CDD = Coordinated Development District | DSP = Development Site plan |
DSUP = Development Special Use Permit | SAP = Small Area Plan



806 N. Columbus Street

- DSP to construct three townhouses on an existing parking lot
- SUB with variation to move lot lines
- First BAR concept review in October, next concept in January 2026





300 N. Lee / 333 N. Fairfax Street Townhouses

- Construction of 32 townhouses on 1.4-acre office site
- Includes 2 affordable townhouses
- Located in Old & Historic Alexandria District
- Cluster development includes publicly accessible walkways and pocket park at center of site
- Two-car garage for each unit





Eisenhower East Block 3 | DSUP

- New 767-unit residential building northwest of Eisenhower Ave Metro
- 32 stories, 362 feet in height
- 40,000 SF of retail/commercial uses
- Above-grade and partially below-grade parking
- Two large rooftop open spaces and over 10,000 SF of ground-level open space





PRGS | DSUPs Blocks B, C and Open Spaces

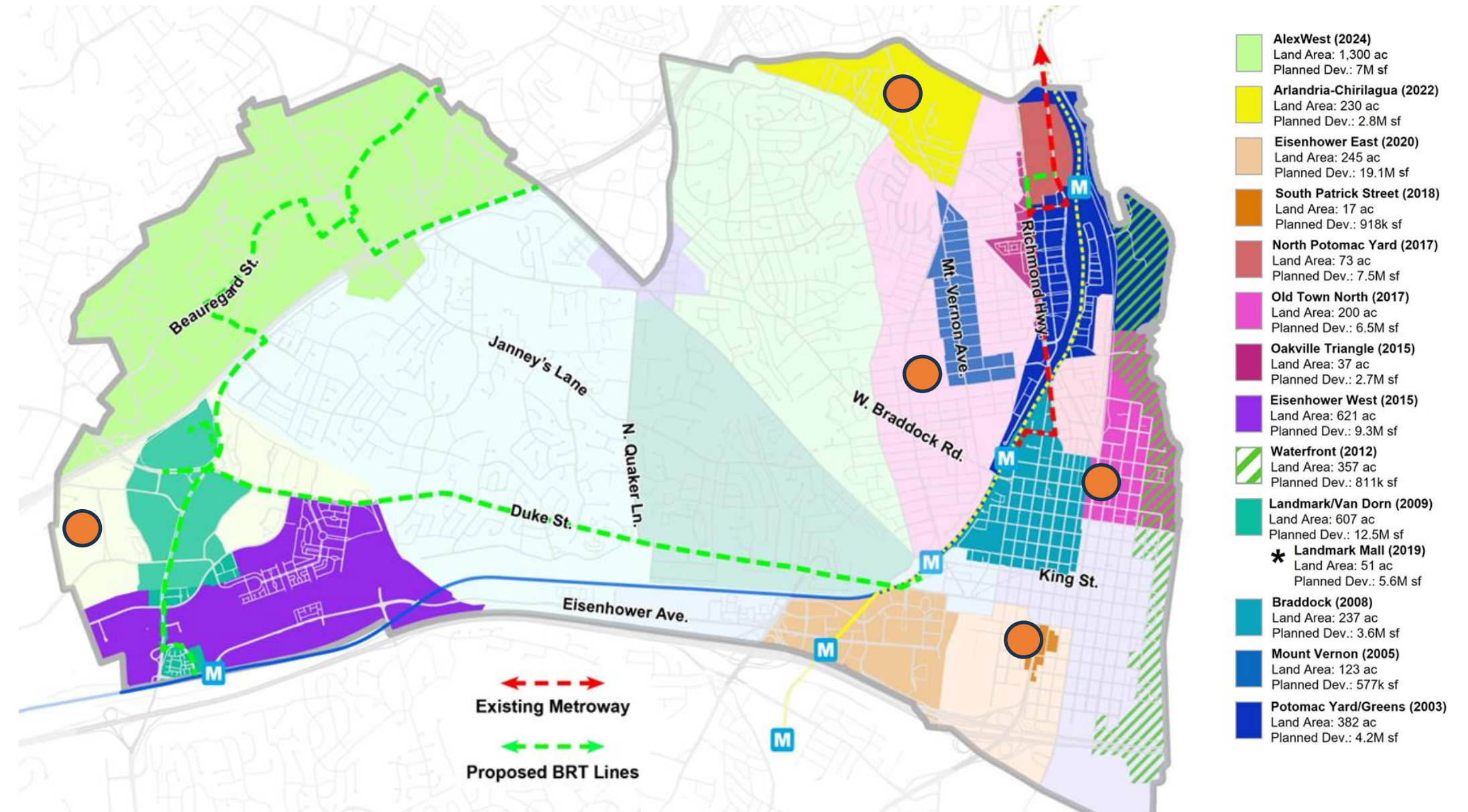
- Two buildings with over 800 units
- Approximately 80,000 SF of commercial space
- Two public open spaces along waterfront and rail corridor (approx. 5 acres)
- Underground parking





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



- 1 project for January Public Hearing
- 4 projects anticipated for February/Spring Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission 2/3, 3/3
- City Council 1/24, 2/21, 3/14



Visit alexandriava.gov/Participate to learn how you can participate.



Infill Development – 732 N. Washington St.



732 N. Washington St.

- Rezoning: CDX to CRMU-X
- Master Plan Amendment: allows for fifth-floor expansion
- SUP: residential use and parking reduction
- Office to Residential Conversion (20 dwelling units)





Office-to-Residential Zoning Text Amendments

New Procedure for Office-to-Residential Conversions

- Replaces “ad-hoc” entitlement process
- Allows for more comprehensive assessment

Process

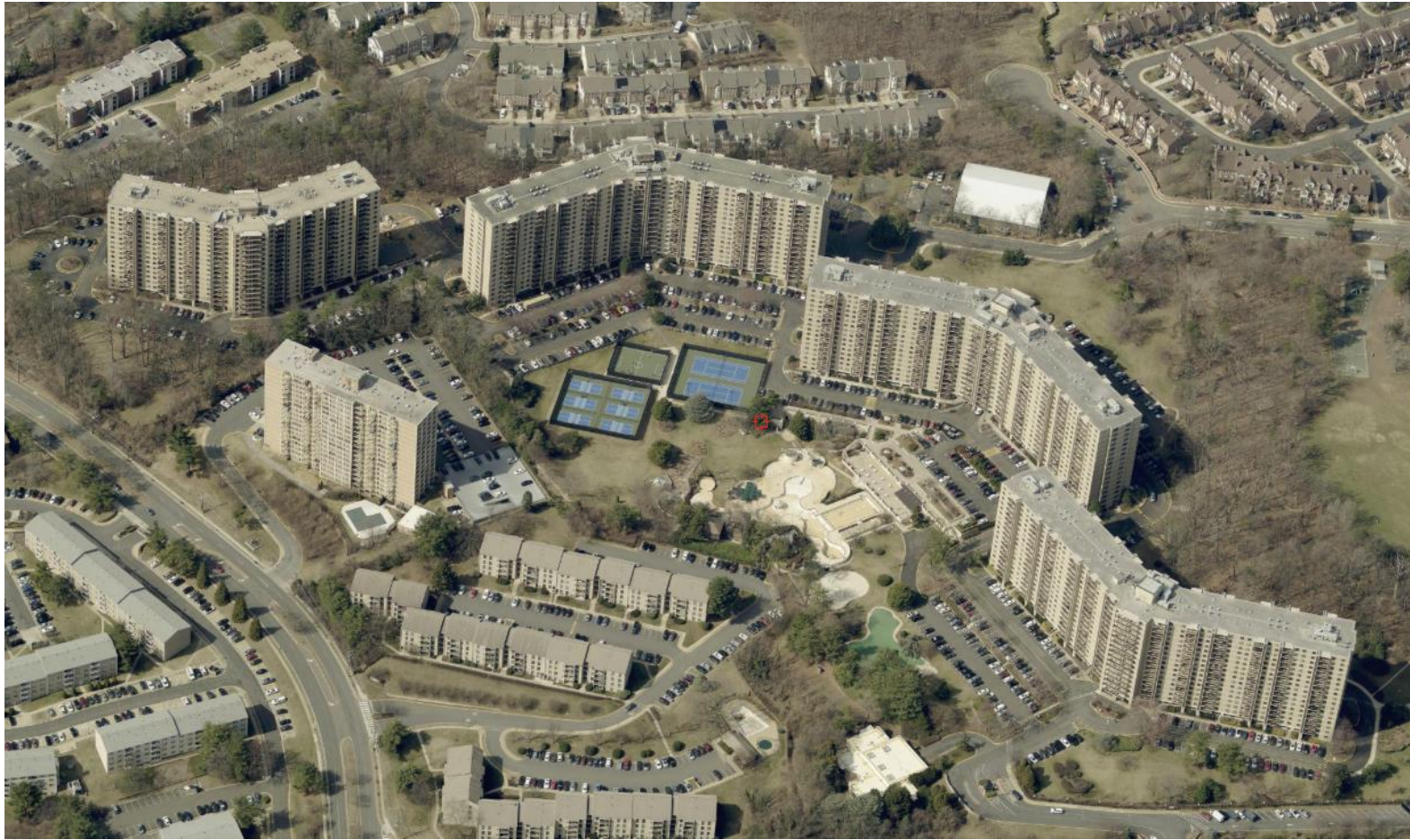
- Single SUP application instead of REZ, MPA, or standalone SUP applications
- Standard 3-month SUP timeline

Benefits

- Coordinated review of master plan guidance, site, and neighborhood benefits and impacts
- Incorporates review of modification requests for setbacks, open space, off-street parking, and other minimum requirements



Special Use Permits



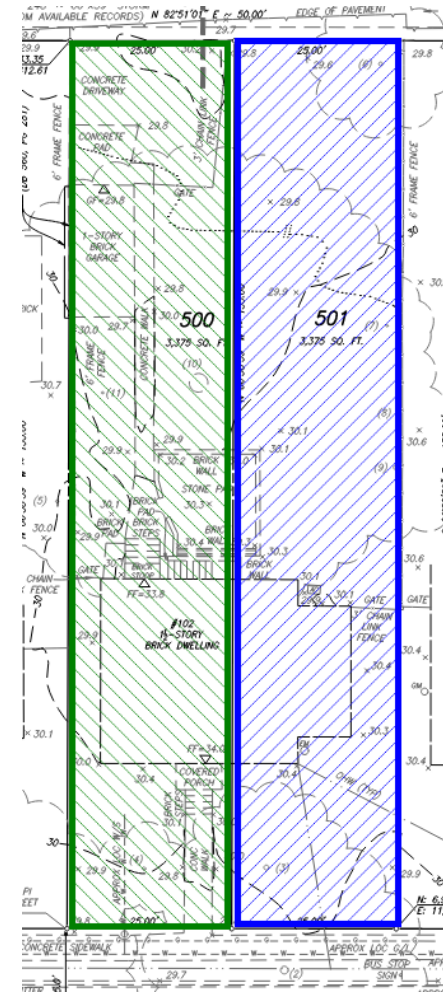
211 Yoakum Parkway

SUP: Restaurant within existing market

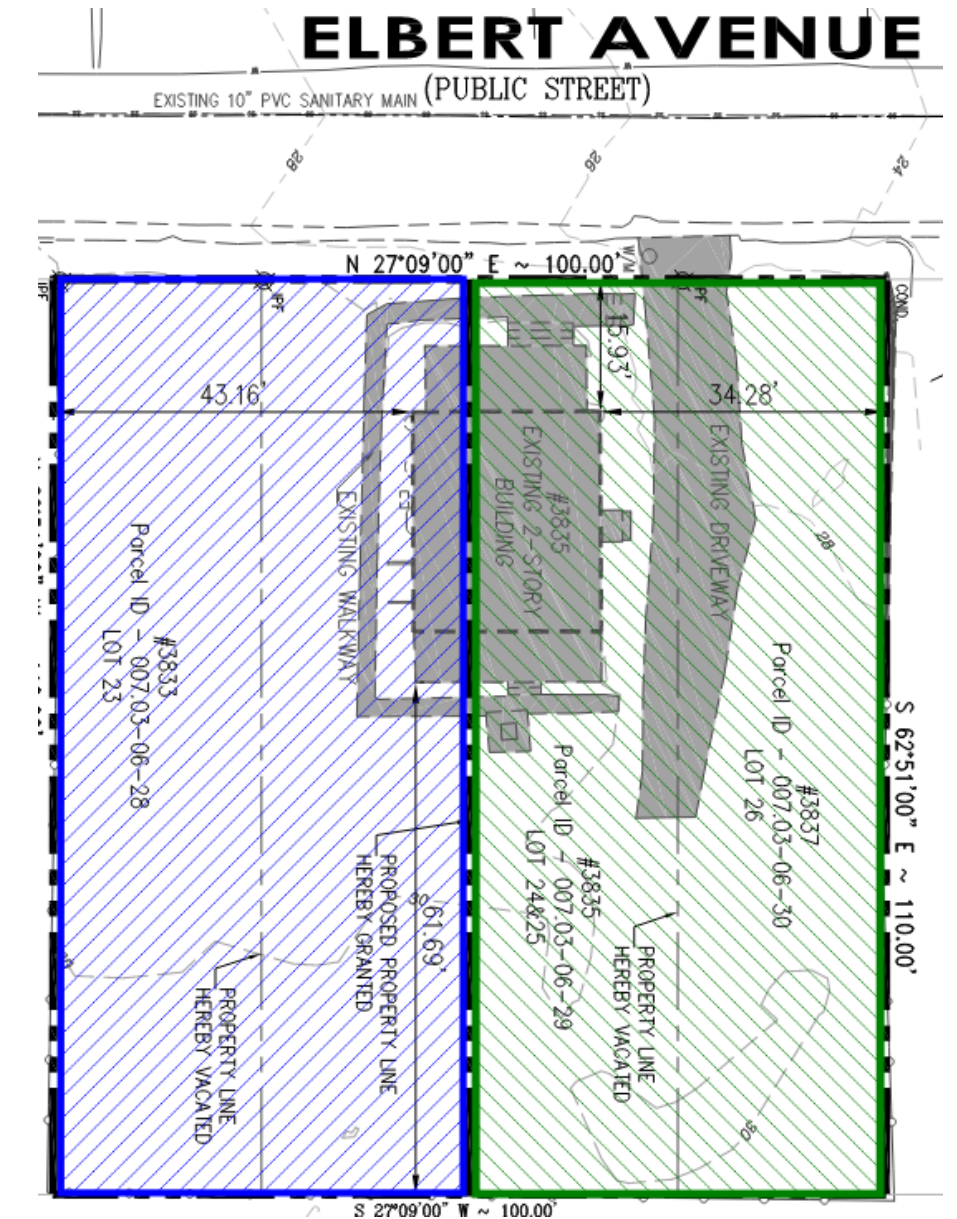


601 & 619 S. Patrick St.

SUP: Outdoor recreation use
for rooftop exercise area



102 E. Monroe Ave (Feb)
one to two lot re-subdivision



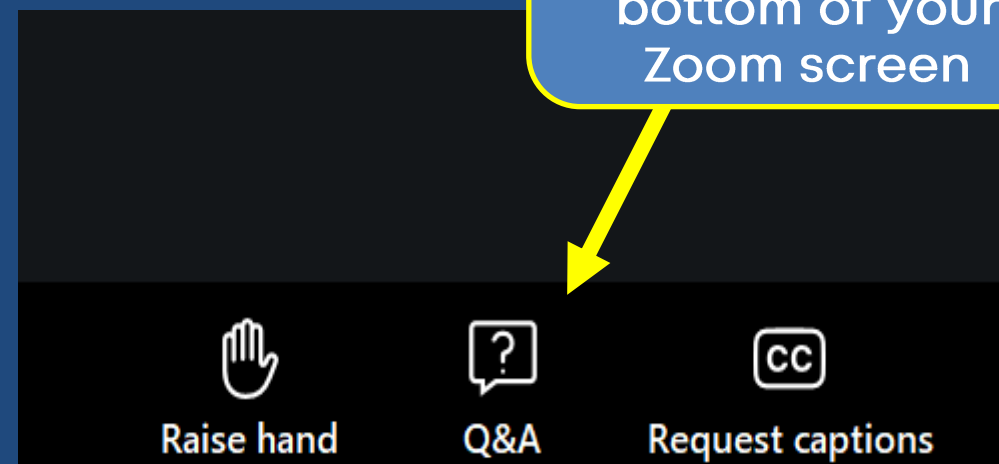
3833 Elbert Ave (Spring)
Four to two lot re-subdivision



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 and select **How to Get Involved and Stay Informed**



CITY OF ALEXANDRIA

**Thank you for joining
us!**

alexandriava.gov/Planning

