



DEPARTMENT OF  
**PLANNING &  
ZONING**

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

October 30, 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

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







# Planning and Development Review

SAP

ZONING

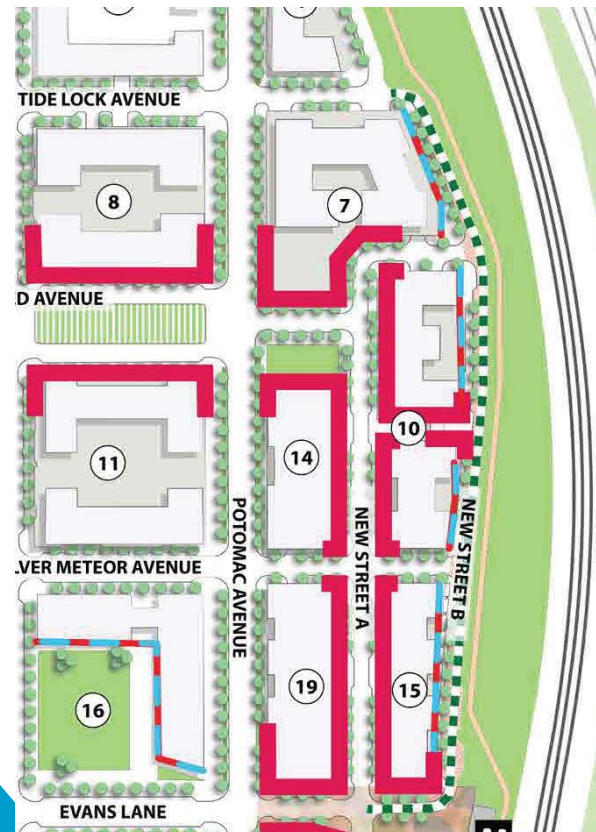
DSUP

PERMIT

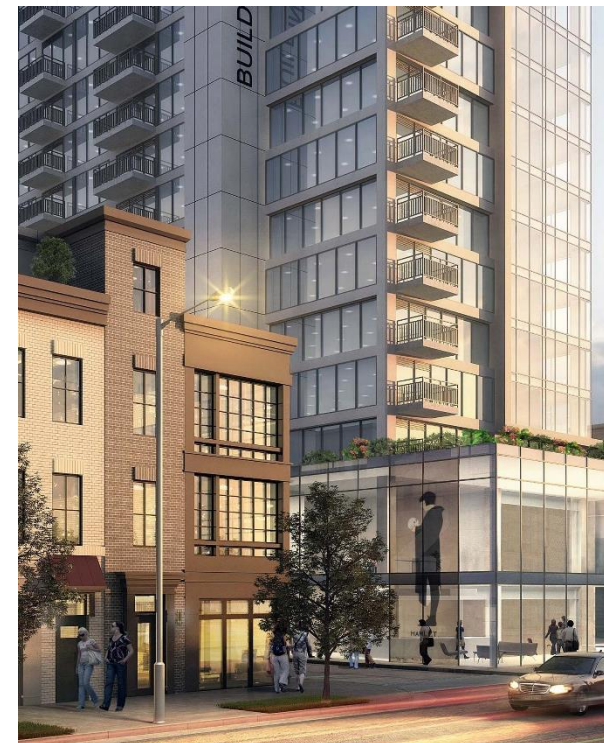
Vision  
Objectives  
Recommendations



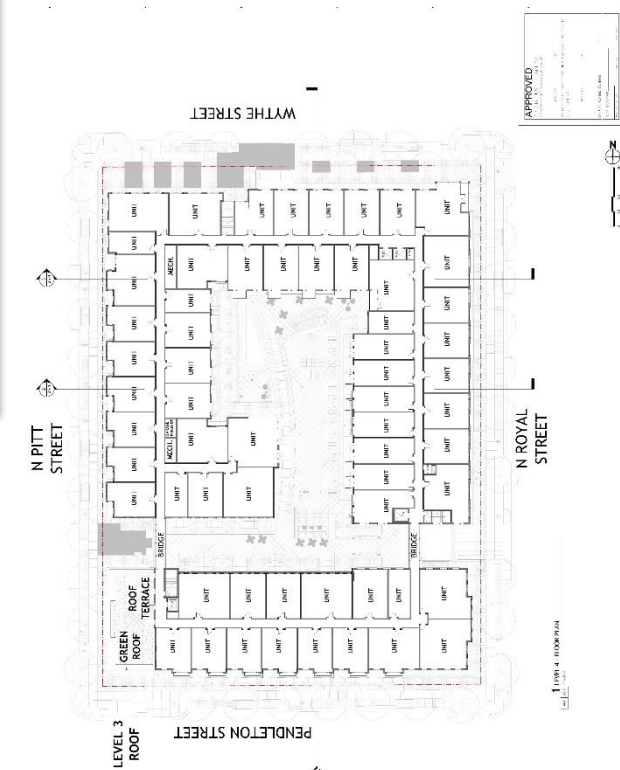
Land Uses  
Open Space  
Framework Streets  
Design Guidelines  
Phasing



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

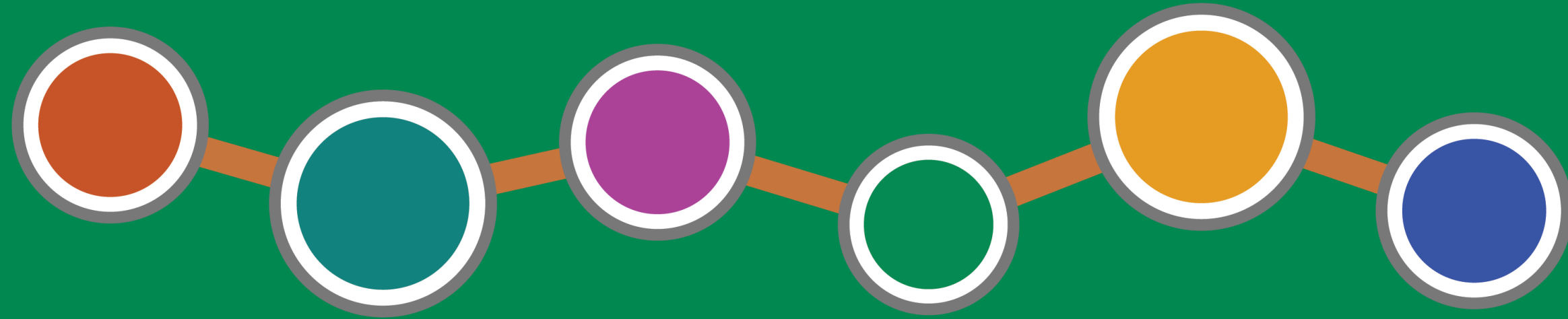


Final Site Plan  
Building Permits  
Construction





# DUKE STREET LAND USE PLAN



Virtual Community Meeting

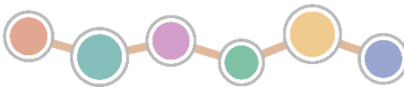
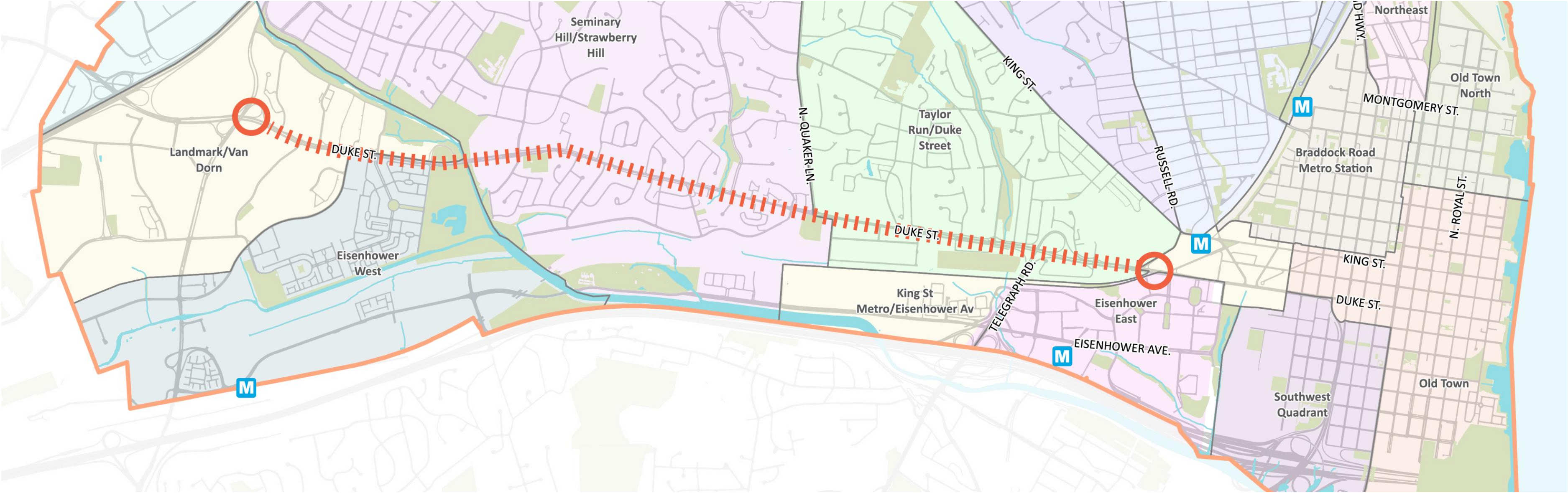
October 30, 2025



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# Duke Street Land Use Plan Area





# What We've Heard So Far

- Too much traffic congestion in general
- Difficulty getting around, especially at peak times
- Safety concerns for people walking and biking
- Corridor feels unplanned or disjointed
- Corridor could be more attractive
- Traffic makes it hard to get to businesses





# Creating More of a Place

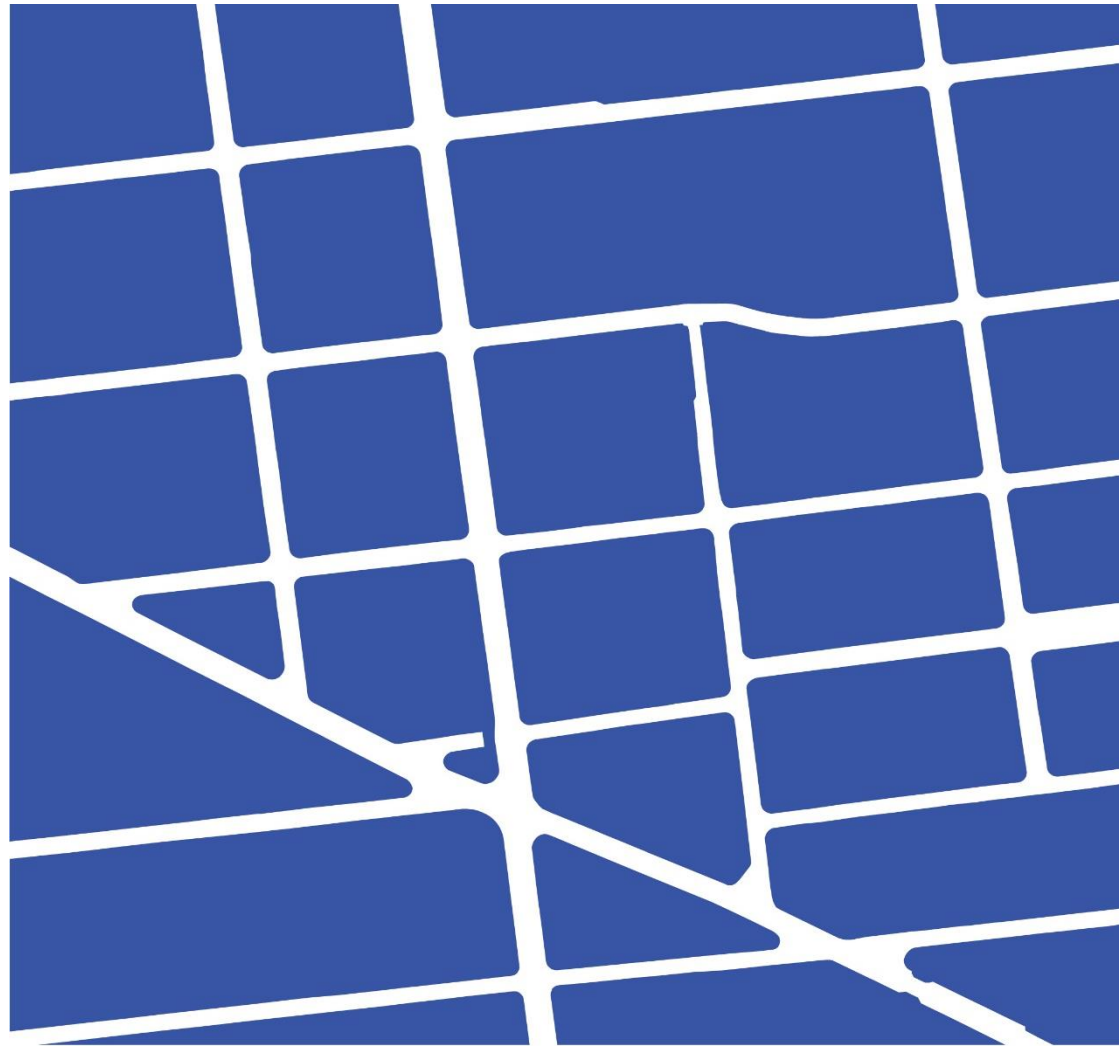
building on great neighborhoods



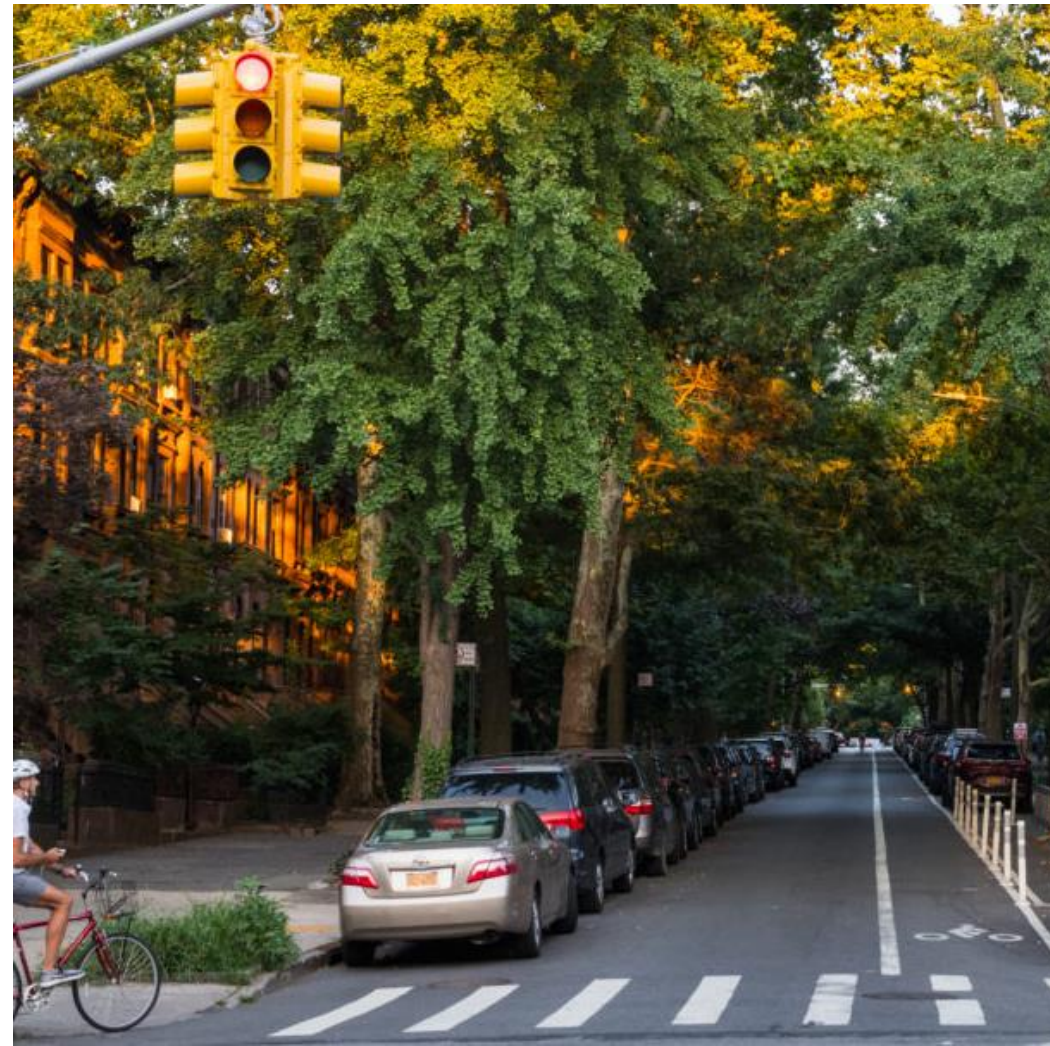


# Public Realm

elements of good design



Blocks



Public Realm



Safety

"No matter what the density level, the number of good things in a neighborhood are greatly affected by its **design**." - Lincoln Institute



# Public Realm

elements of good design



Public Parks



Sustainability



Building + Scale



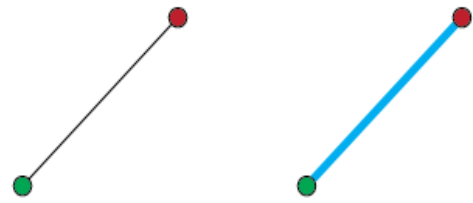
# Role of Street Trees



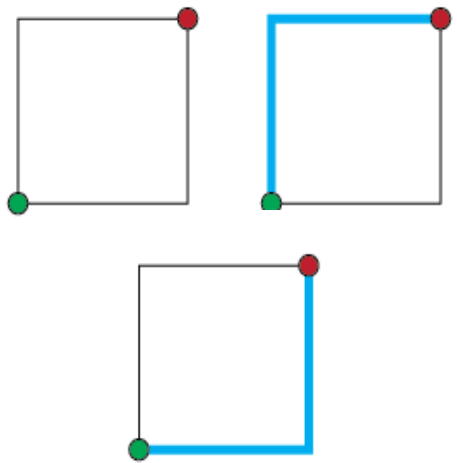


# Connectivity

why is it important?



1 street  
**1 route**



2x2 streets  
**2 routes**



- 5x5 streets = 252 routes
- 6x6 streets = 924 routes
- 7x7 streets = 3,432 routes
- 8x8 streets = 12,870 routes

$$\frac{(x + y)!}{(x!)(y!)} = \# \text{ of possible routes}$$



# Duke Street Without Median



 15 ft. pedestrians + trees

 62 ft. vehicles



# Potomac Yard Route 1



[Yellow bar] 45 ft. pedestrians + trees

[Green bar] 24 ft. median + trees

[Orange bar] 24 ft. transit

[Dark grey bar] 50 ft. vehicles



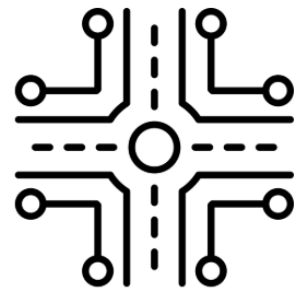
# Mobility + Development

a case study: potomac yard





# Mobility + Safety Guiding Principles (Draft)



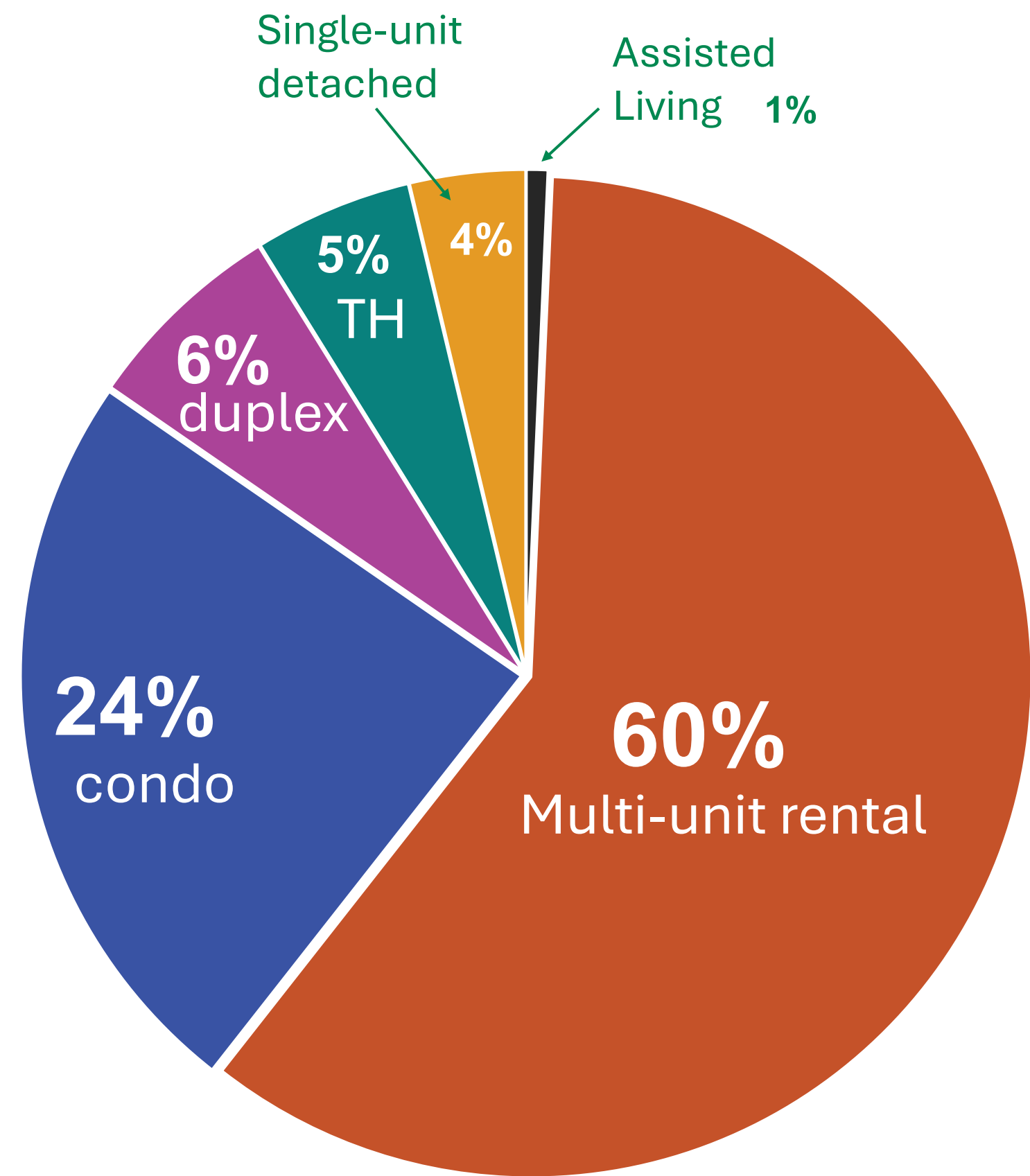
- Provide **safe ways** for people to get around **along the corridor**.
- Create a **well-connected system** of streets, alleys, sidewalks, and trails that makes it **easier to get around**.
- Support a **variety of travel choices**, including walking, biking, transit, and driving.
- Incorporate **current and emerging technologies** to enhance mobility and safety.





# Housing – What’s Out Here Today?

The diversity of housing typologies and price points contribute to the strength and uniqueness of the corridor and fosters inclusive communities.





# Housing Principles (Draft)

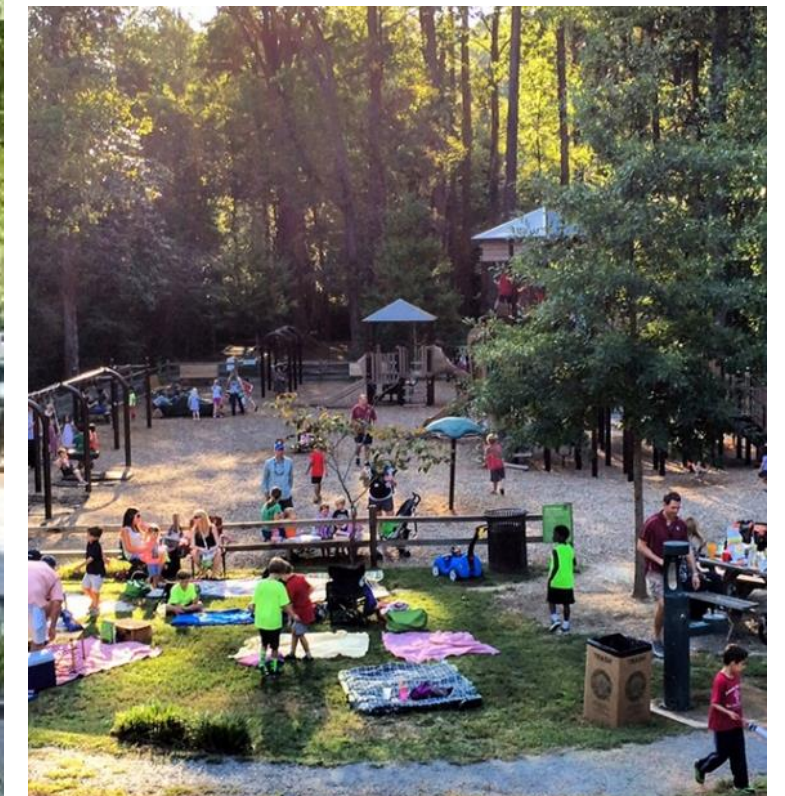
- Increase the supply and diversity of housing options accessible to households of all incomes.
- Expand committed affordable rental and homeownership opportunities.
- Improve housing quality, safety, and long-term stability in existing and new development, where feasible.
- Prioritize anti-displacement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





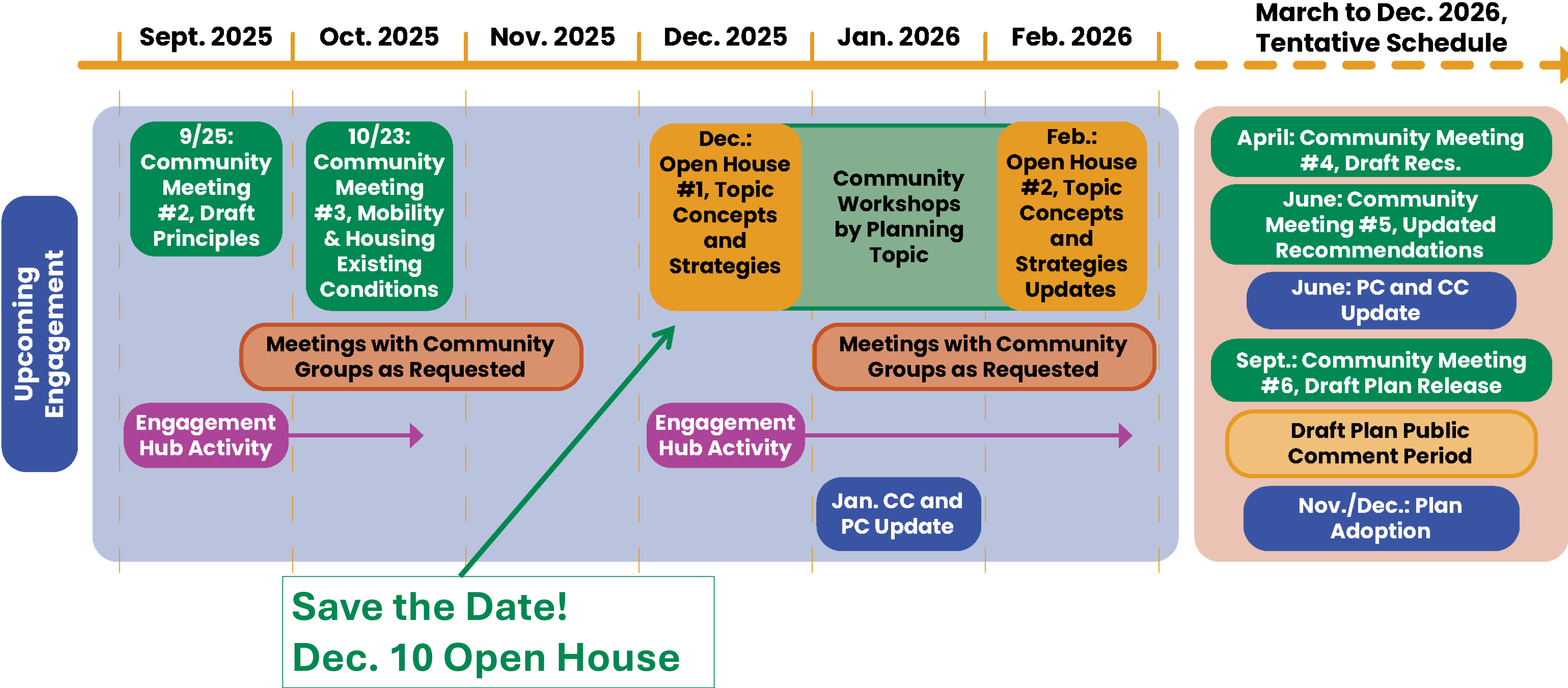
# Draft Guiding Principles

- In addition to Housing and Mobility and Safety, we have developed draft principles on:
  - Land Use and Design
  - Parks and Open Space
  - Sustainability
  - Health
- In all principles, ensure that community members of all ages, abilities, backgrounds, and needs are welcomed and included, in a community where community health and well-being are fostered.

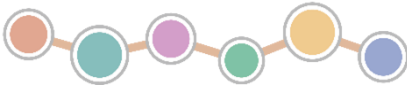




# Schedule + Next Steps



For more info, visit [alexandriava.gov/dukestreetplan](https://alexandriava.gov/dukestreetplan)







# Housing 2040 Master Plan—The Essentials

A housing master plan establishes a vision, goals, tools and policy recommendations to address community housing needs.

## What does this mean for my family, friends and co-workers?

Through partnerships, Housing 2040 will help us work towards:

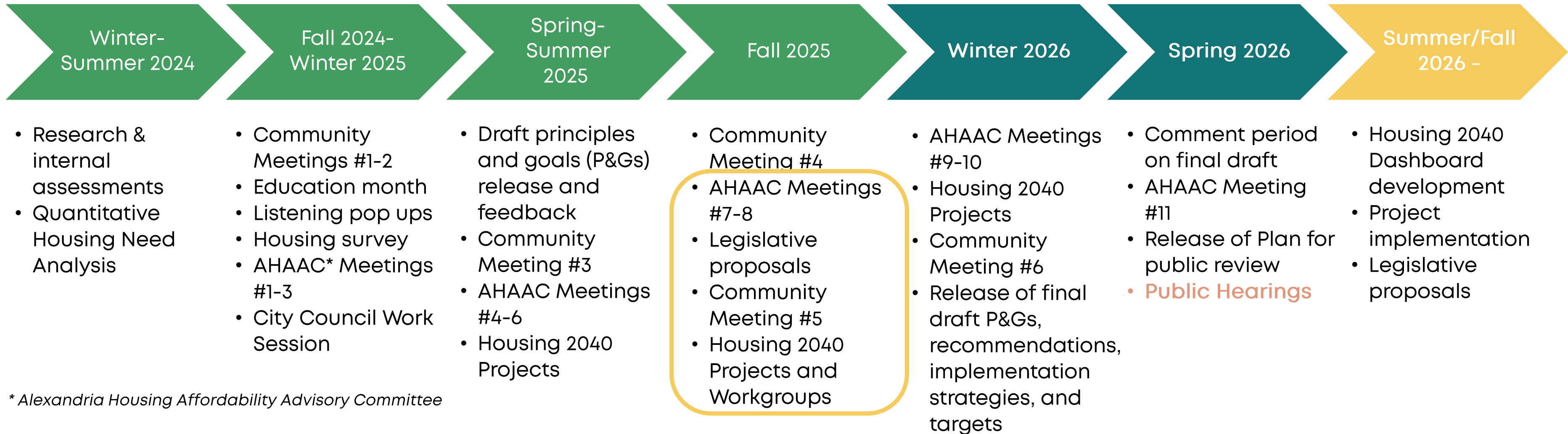
- creating and preserving affordable rental and homeownership options, including more deeply affordable housing;
- enhancing tenant protections;
- supporting older condominium communities; and
- expanding housing choices for our seniors and persons with disabilities.







# Housing 2040 Master Plan—The Essentials



\* Alexandria Housing Affordability Advisory Committee

Public engagement and outreach

Projects: research, consultations, and recommendations





# Housing 2040 Master Plan—What's New?

[alexandriava.gov/HousingPlan#WhatsNewwithHousing2040](http://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](https://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](https://alexandriava.gov/eNews) and select the "Affordable Housing" news category.



Housing 2040 Master Plan

Save the (Virtual) Date!

November 17, 6:30–9 p.m.

Topics: Affordable Housing Preservation and  
Landlord-Tenant Rights and Resources





# 2025 Green Building Master Plan

## Goals:

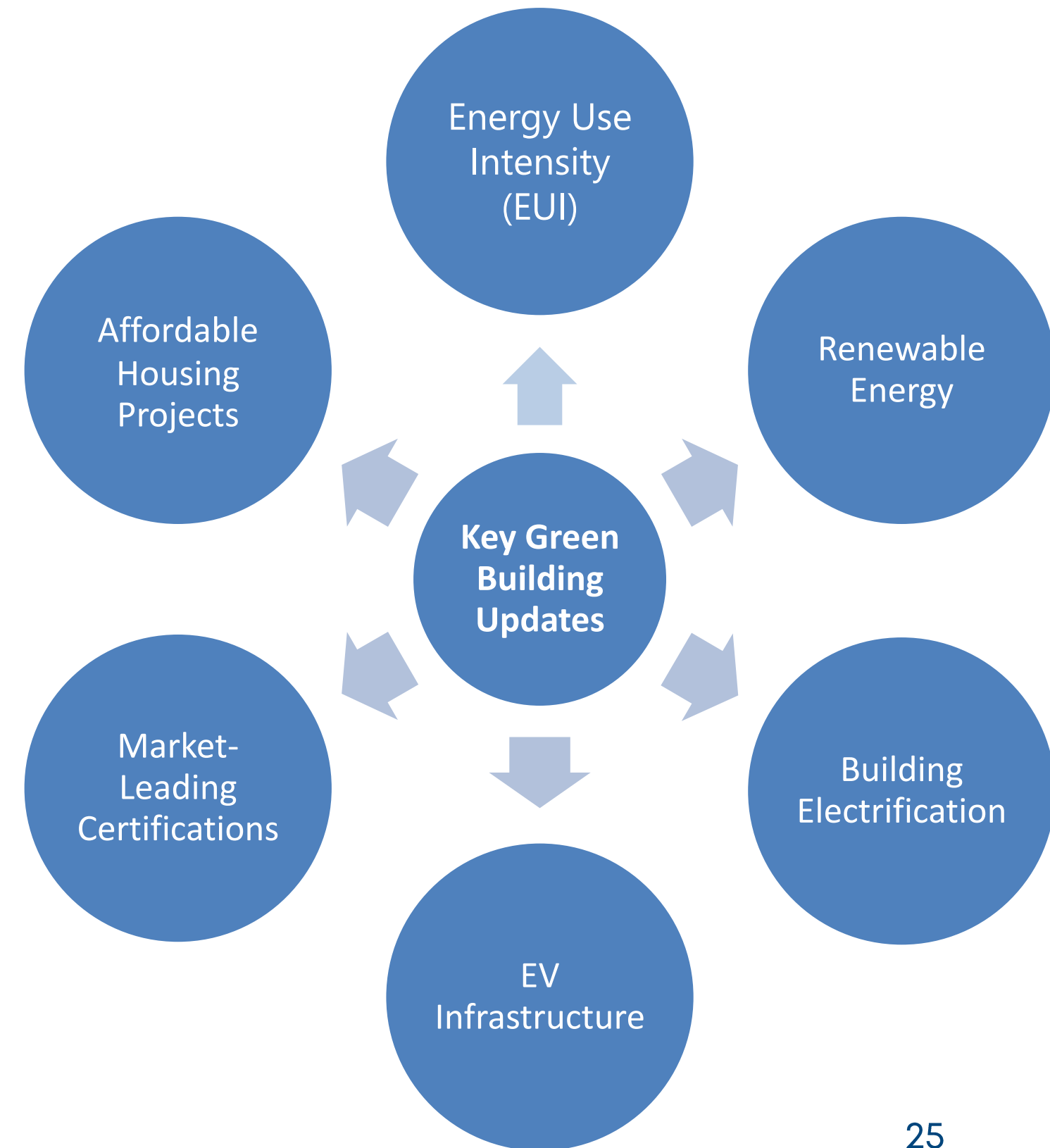
- 1) focusing on the most important and impactful solutions,
- 2) creating more regulatory certainty, and
- 3) reducing unnecessary costs associated with a certification requirement.

## Timeline:

- Planning Commission: December 2 at 7 p.m.
- City Council Public Hearing: December 13 at 9:30 a.m.

More information at [alexandriava.gov/GreenBuilding](https://alexandriava.gov/GreenBuilding)

Learn more about the Eco-City Newsletter at [alexandriava.gov/Eco-City](https://alexandriava.gov/Eco-City)  
Follow us at Facebook, X, IG: [@EcoCityALX](https://www.instagram.com/EcoCityALX)







# Upcoming Public Hearing Items

## November Cases

### *New Development*

- 4880 Mark Center Dr
- 2051 Jamieson Ave, Office-to-Residential Conversion

### *Extensions/Amendments*

- Braddock West/727 N West St (Council only)

### *Zoning Text Amendments, Plans and Policies*

- Potomac Yard – Master Plan Amendment, Coordinated Development District Amendment, and ZTA

## December Cases

### *New Development*

- Olde Towne West, 598 S Alfred St
- PRGS, 1301 N Royal St, Blocks B&C and Open Spaces DSUPs (*deferred to 2026*)
- Potomac Yard, 2601 Main Line Blvd, Landbays G&H

### *Extensions/Amendments*

- Upland Park Extension, 5066 Fairbanks (*deferred to 2026*)
- Woodbine Extension, 2729 King St

### *Zoning Text Amendments, Plans and Policies*

- Commercial ZTA
- Historic Preservation ZTA
- Green Building Master Plan Amendment

## January Cases (Tentative)

### *New Development*

- 220 & 224 S Peyton St

### *Extensions/Amendments*

- 3120 Colvin St

### *Zoning Text Amendments, Plans and Policies*

- Commercial to Residential Conversion
- Duke Street Land Use Plan Work Sessions

## Upcoming Public Hearing Schedule

- Planning Commission 11/6, 12/2&4, 1/6
- City Council 11/15, 12/13, 1/24



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

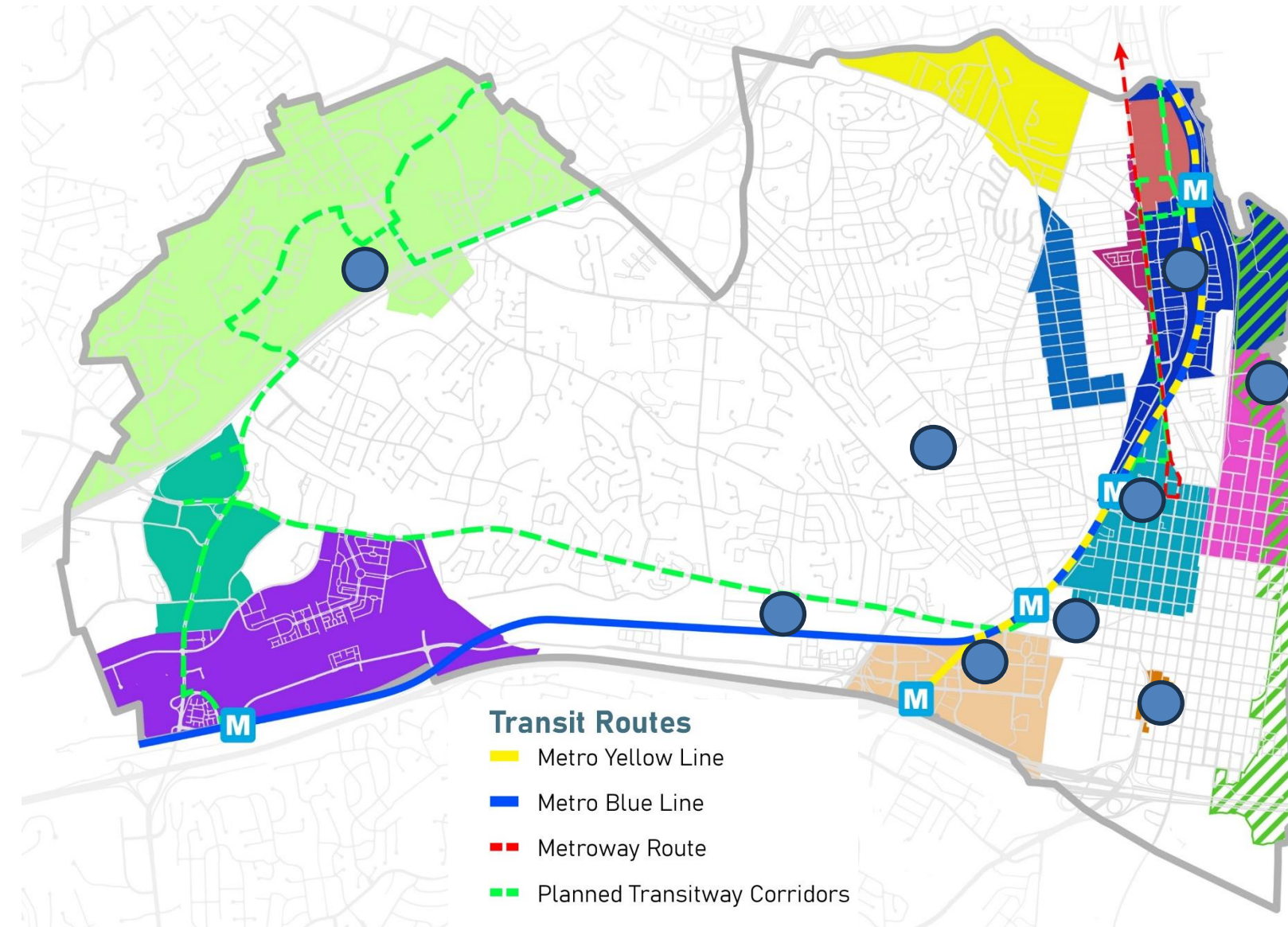




# Development Activity

- 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



3 projects for November Public Hearings

6 projects anticipated for December/January Public Hearings





# 4880 Mark Center Dr

- DSUP for a new residential building with up to 402 units
  - One on-site affordable unit and \$1.29 million contribution to Affordable Housing Trust Fund
- Request for a 99-space parking reduction (419 vs. 518 spaces; 20%)
- Public and private open spaces; Total: 86k SF/49% of the site | 35k SF with public access easement

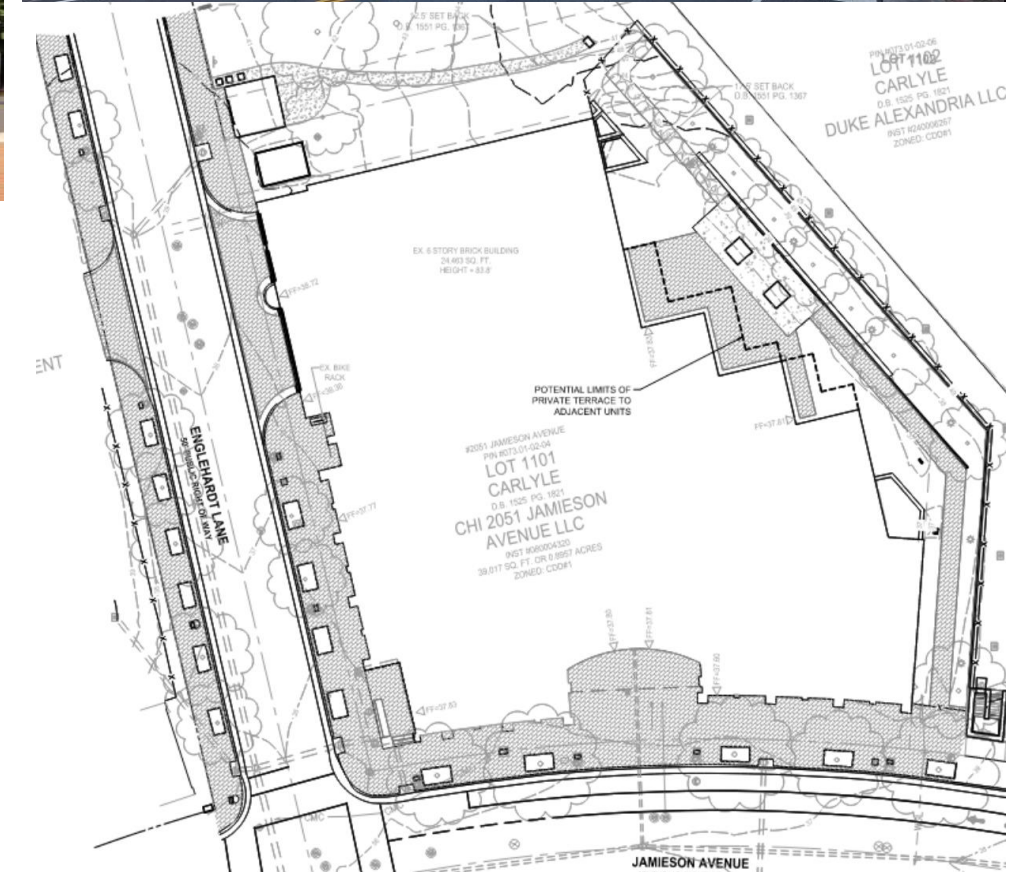






# 2051 Jamieson Ave. Office Conversion DSUP

- Office conversion to 187-unit residential building adjacent to Carlyle Towers
- Four-story glass addition and modifying brick color
- 17 on-site affordable units
- Utilizing existing parking







# 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







# 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 11,000 SF of park open space (Landbay H)
- November hearing: Master Plan, CDD and Zoning text amendments
- December hearing: DSUPs



Mixed-Use Building



Affordable Building



Townhouses



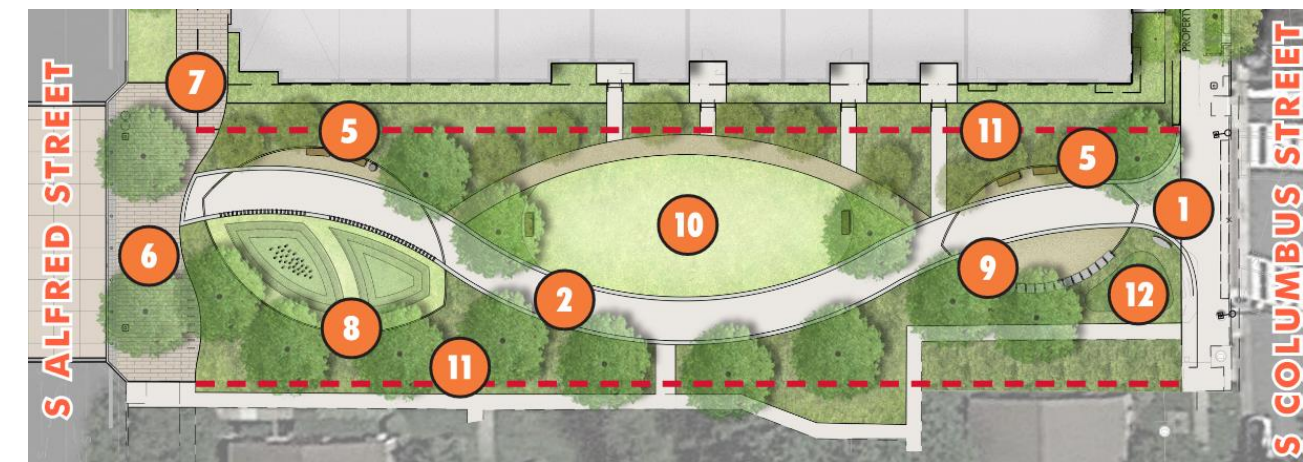
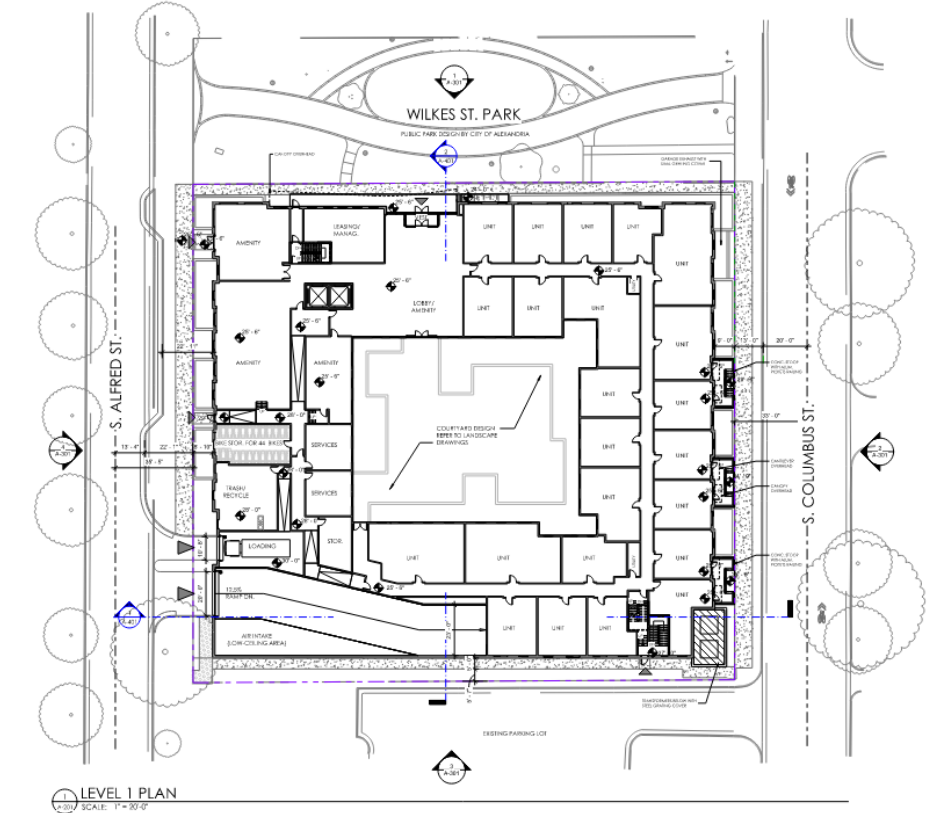
Townhouses





# Olde Towne West Block 3 (598 South Alfred Street)

- DSUP to redevelop existing affordable townhouses to multi-unit building w/ 145 affordable units (30-60% AMI)
- Existing tenants will receive relocation assistance and all eligible tenants will have the right to return to the new building
- Applicant will provide improvements to east parcel of Wilkes Street Park
- 94 underground parking spaces
- 15,410 sf (31%) of public & private ground level open space



## Legend

- |  |                             |   |
|--|-----------------------------|---|
| 1 Park Gateway - Entry signage                       | 5 Resting Points            | 9 Memorial Garden - Includes relocated veteran memorial rock. |
| 2 12' (W) Main Park Shared Route (Pedestrian & Bike) | 6 Plaza (Inc. Raised Table) | 10 Multiuse Lawn - includes picnic tables and seating         |
| 3 Feature Arrival Area - Shade Structure & Seating   | 7 Building Arrival          | 11 Buffer Planting  |
| 4 Nature Interpretation Area (All Ages)              | 8 Play Area (All Ages)      | 12 Stormwater Basin   |





# Woodbine Extension

- Extend original 2022 approval for three years
- DSUP to construct three-story addition to the front of existing nursing home
- Addition to allow for additional private rooms without changing overall number of facility beds
- Parking reduction SUPs and modifications included in original approval







# Colvin Street Garage Extension

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

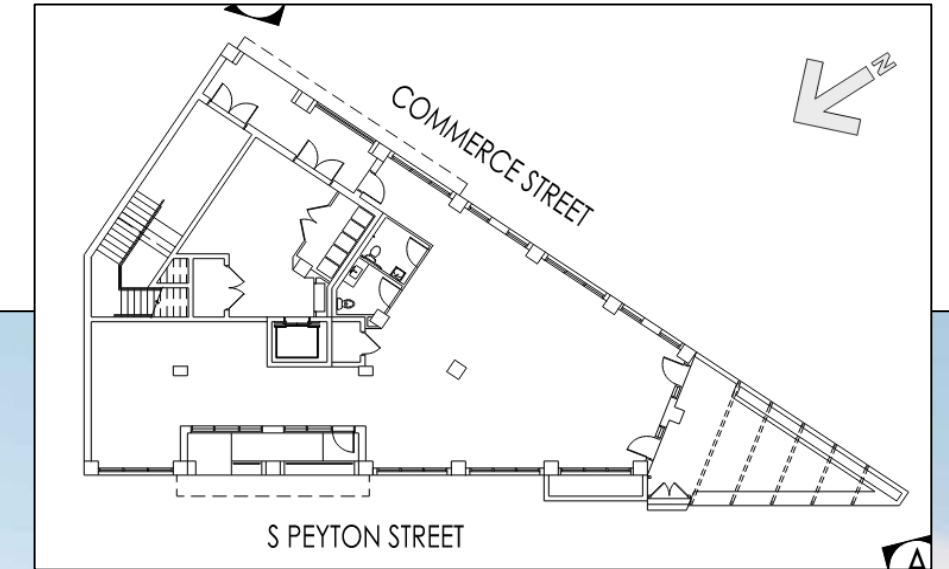






# 220-224 S. Peyton St. Mixed-Use project

- 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







# 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

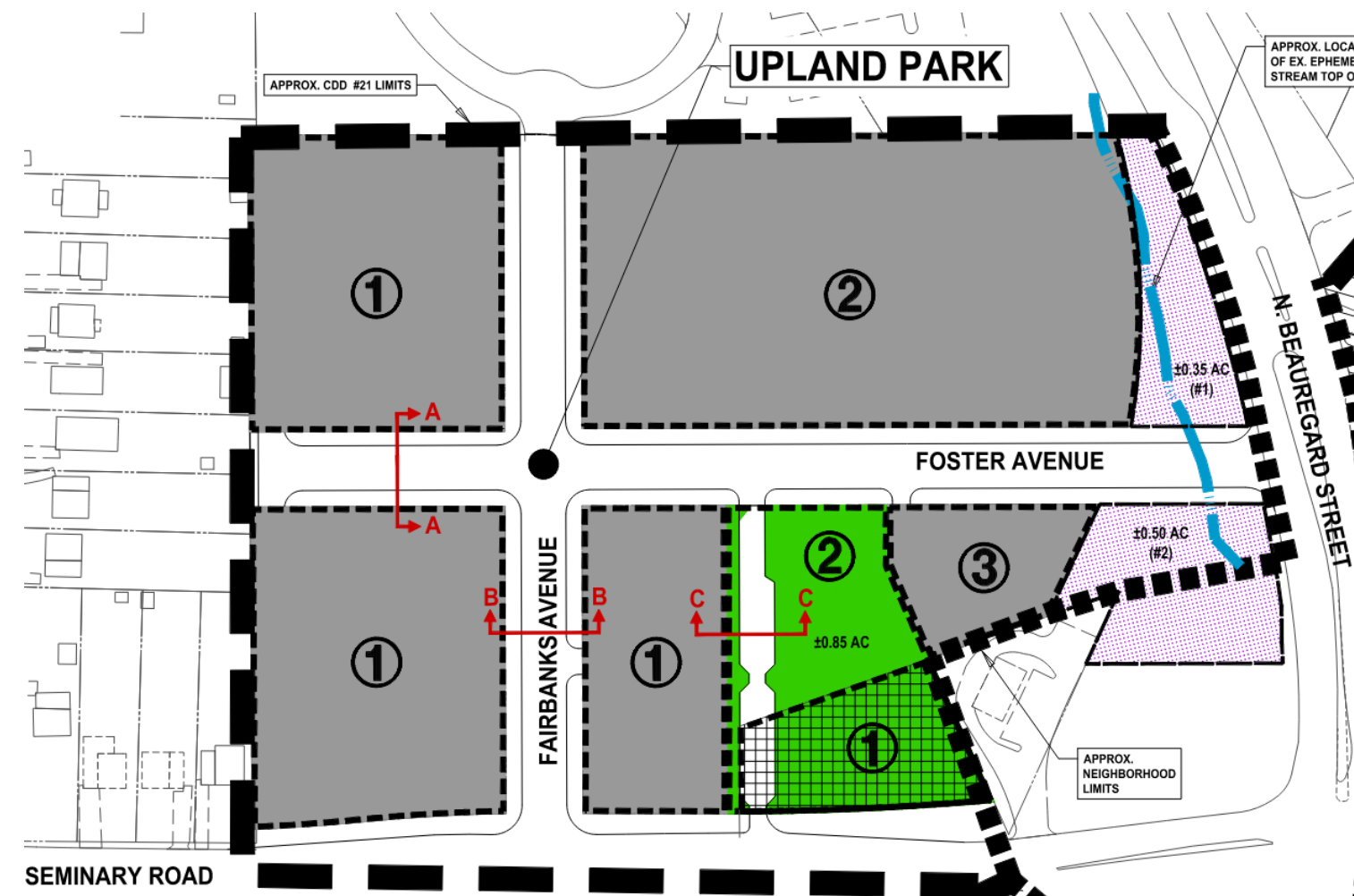






# Upland Park Extension

- 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

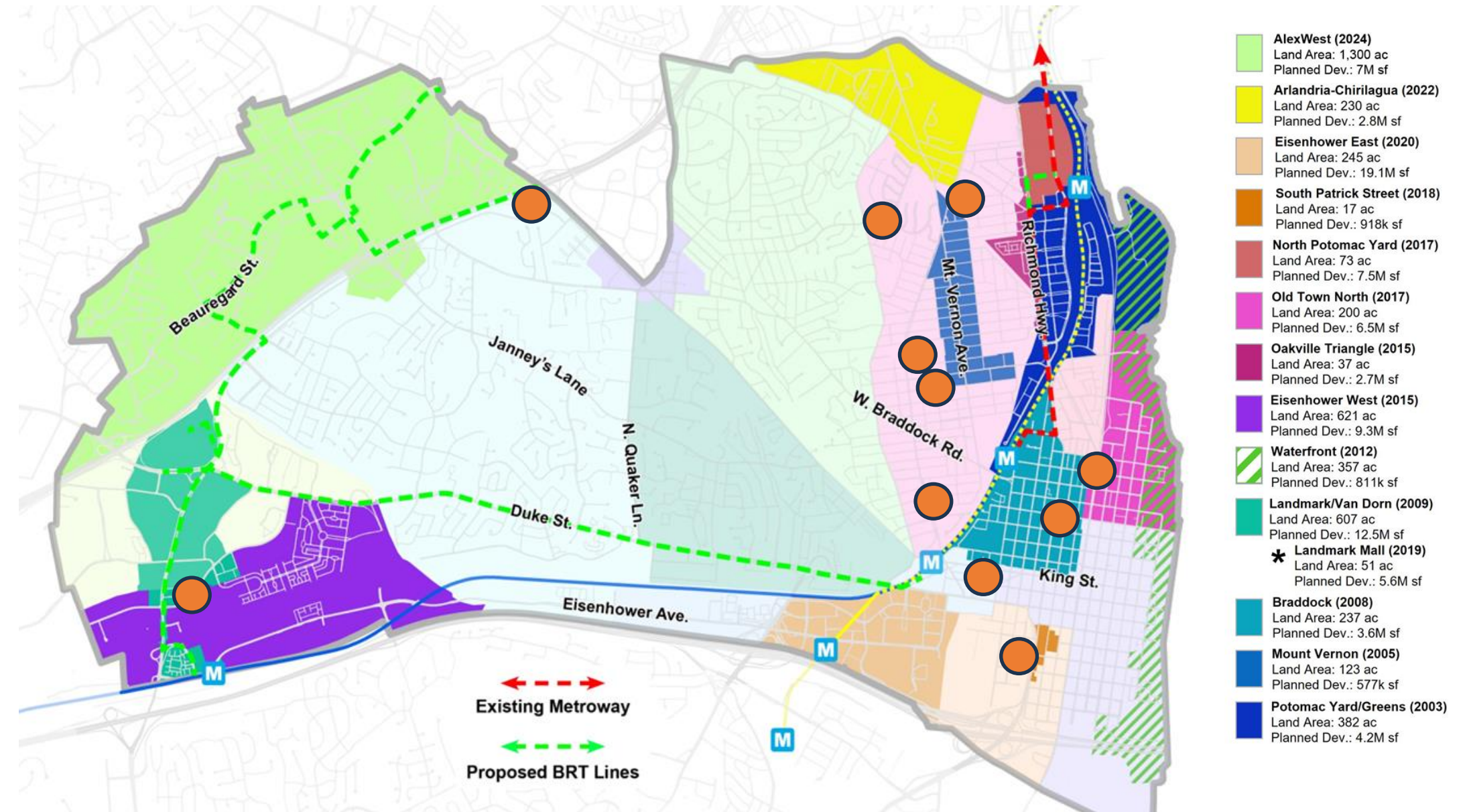






# Infill Activity

- **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



○ 11 infill/other residential projects anticipated for November/December/January Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission 11/6, 12/2&4, 1/6
- City Council 11/15, 12/13, 1/24



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





# Infill Development



**1625 Prince St. (Nov.)**

SUP: parking reduction

Office to Residential Conversion (45 dwellings)



**732 N. Washington St. (Jan.)**

REZ: CDX to CRMU-X

SUP: residential Use

Office to Residential Conversion (20 dwellings)





# Infill Development



## 205 Macarthur Rd. (Dec.)

SUP: substandard lot  
redevelopment

Single-unit home



## 2 W. Howell St. (Dec.)

SUP: substandard lot  
redevelopment

Single-unit home



## 2600 N. Van Dorn Rd. (Jan.)

SUP: parking reduction but no  
loss in existing parking

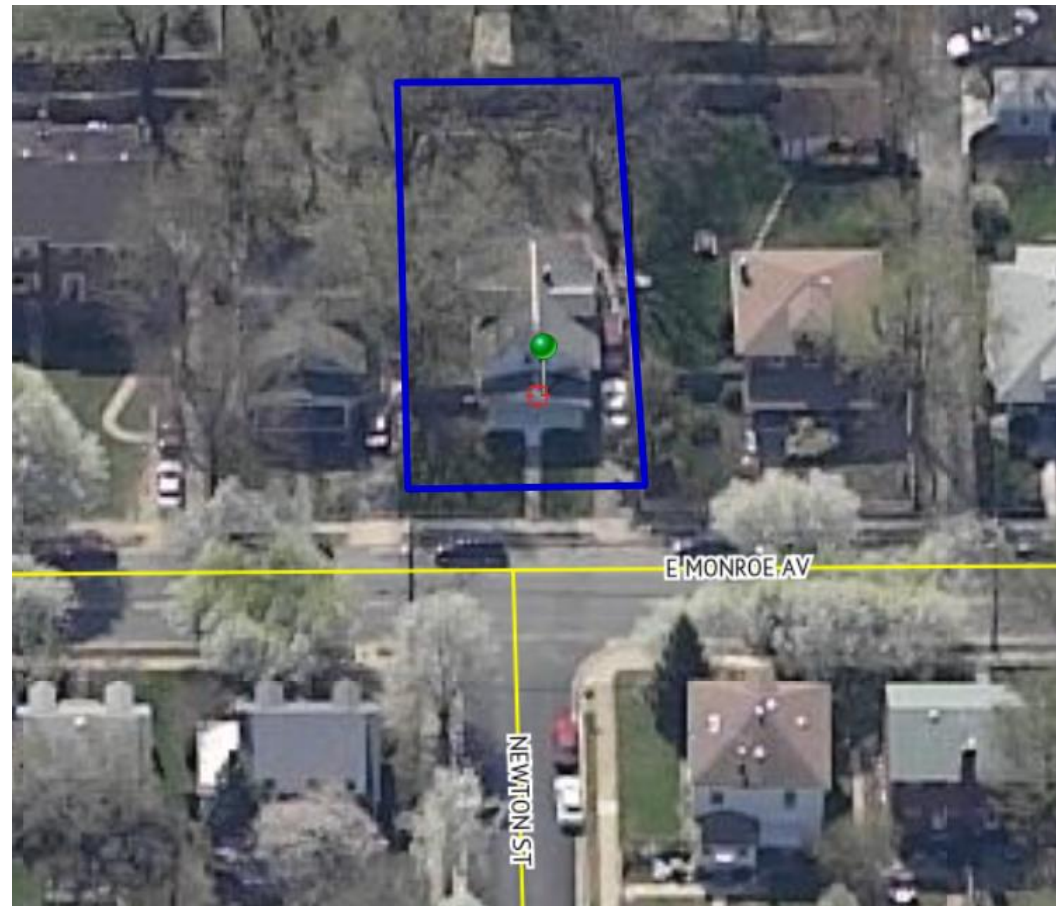
Nine 1 bd apartments to be  
converted to nine 3 bd



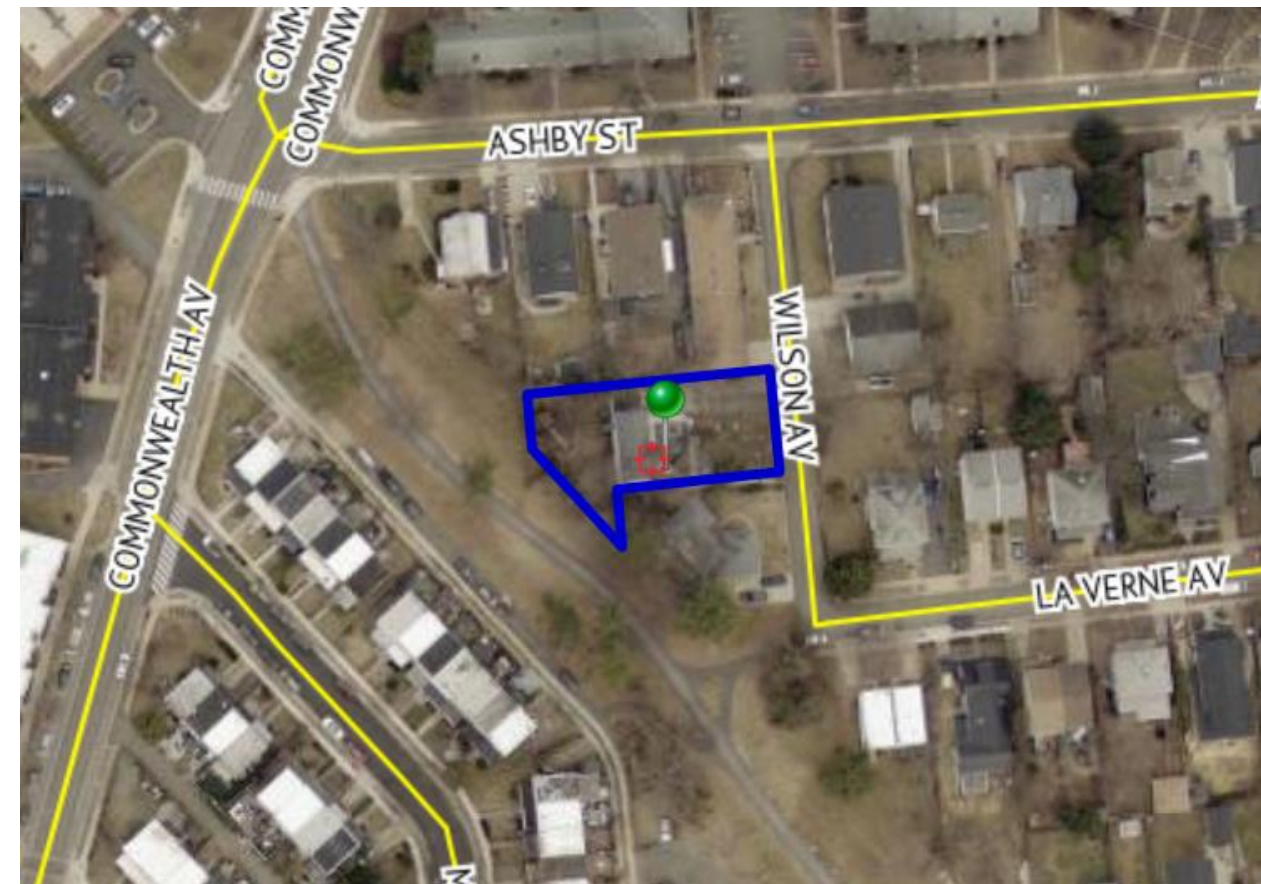


# Subdivisions

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



103 E. Monroe Ave. (Nov.)



3102 Wilson Ave. (Nov.)

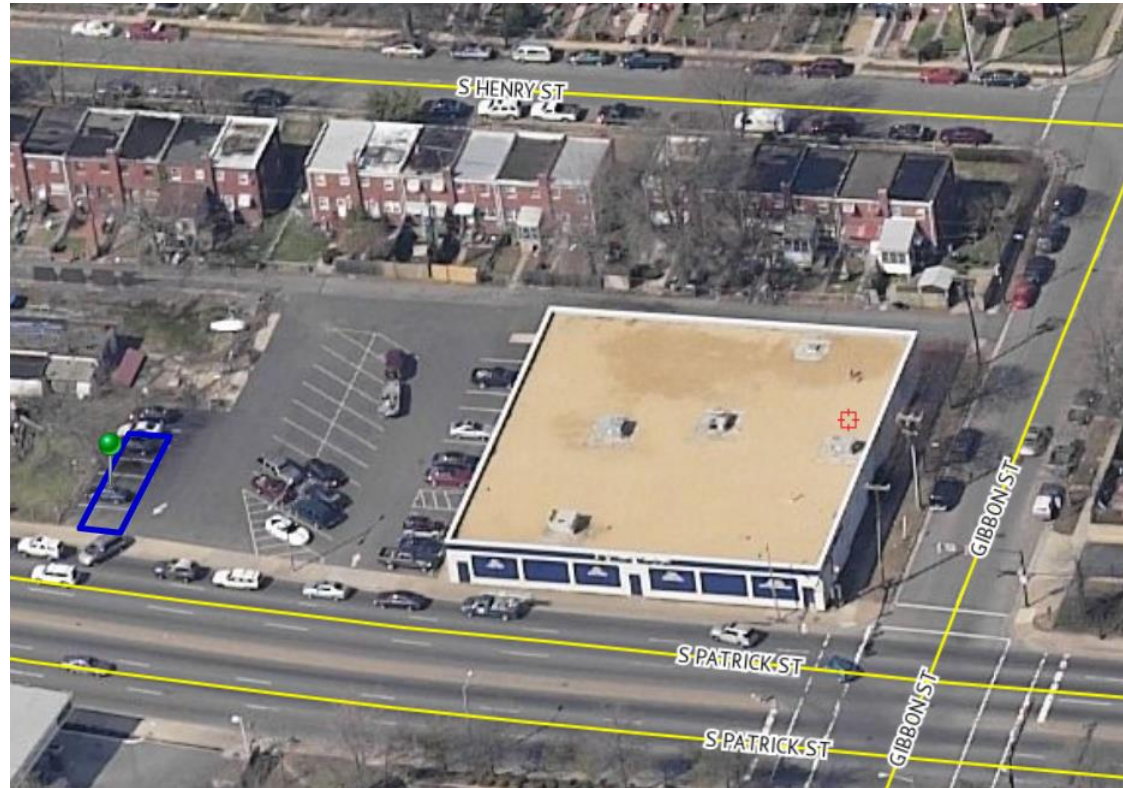


106 E. Braddock Rd. (Jan.)





# Commercial Special Use Permits



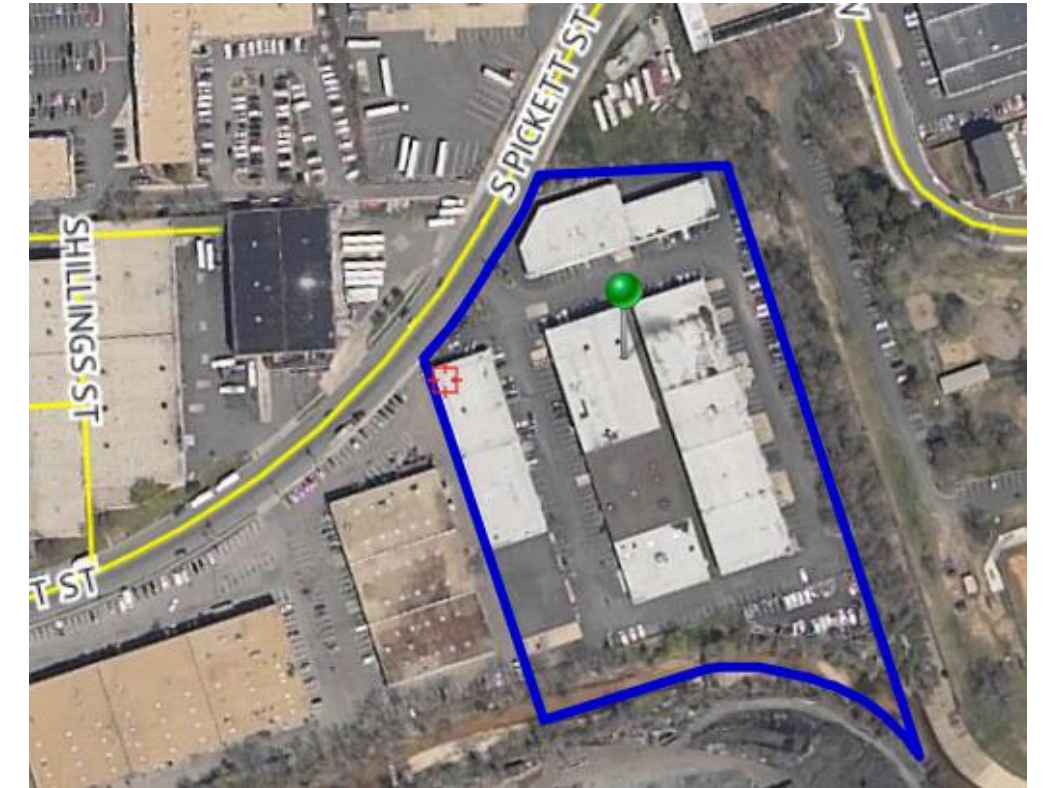
**601/619 S. Patrick St. (Jan/Feb.)**

Rooftop outdoor recreation



**1000 Cameron St. (Nov.)**

12 ad. outdoor dining seats  
and expand Sun. hrs. from  
6 pm to 10 pm



**612 S. Pickett St. (Dec.)**

Auto body repair





# Zoning Text Amendments – Historic Preservation

Goal: Modernize and provide consistency of language in Article X; create more pathways for staff (administrative) approval; streamline BAR review of development projects

- Create a curb cut approval process for OHAD, previously under BZA review
- Formalize 'Concept Review' process break Certificate of Appropriateness approval into two parts for DSUP projects:
  1. CofA for Bulk Characteristics after Concept Review
  2. CofA for Architectural Features after Council DSUP approval





# Zoning Text Amendments – 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 from SUP to by-right/permitted:
  - Restaurants: SUP conditions become standards in Zoning Ordinance
  - Funeral homes
  - City and ACPS temporary trailers
  - Private academic schools with size limitation
  - Indoor live entertainment
  - Fraternal/Private clubs
  - Saloons and spas over 30-ft. frontage on King St./Mt. Vernon Ave
  - Public buildings





# Zoning Text Amendments – Commercial Uses

- Temporary trailers with Admin SUP for up to 3 years (+2 additional)
- Any use allowed in a zone permitted outside with an SUP
- Add expanded ground floor uses in medium/high-density apartment zones
- Expanded ground floor uses in Industrial zone
- Delete requirement businesses comply with current parking standards when renovation costs exceed 1/3 building market value
- Allow commercial use “required and overflow” parking on non-residential properties within 1,000 feet





# Zoning Text Amendments – 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 (Jan.)
- Substandard lot regulations (Winter/Spring 2026)
- Subdivisions (Winter/Spring 2026)





# Input and Hearings

**Zoning Text Amendments website including 10/22 community meeting presentation/recording (45 min.):**

**[alexandriava.gov/zoning/zoning-amendments](http://alexandriava.gov/zoning/zoning-amendments)**

**Preservation and Commercial Amendments:**

- December 2, 7 p.m. – Planning Commission Public Hearing
- December 13, 9:30 a.m. – City Council Public Hearing

**Residential Amendments:**

- Anticipated Public Hearings in winter/spring 2026





# 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](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)

