DUKE STREET
LAND USE PLAN

Community Meeting #4

February 25, 2026

DEPARTMENT OF
PLANNING &
ZONING

Meeting Agenda

Welcome to the Duke Street Land Use Plan Community Meeting #4

7:00 PM: Community Open House

7:30 PM: Presentation and Q&A

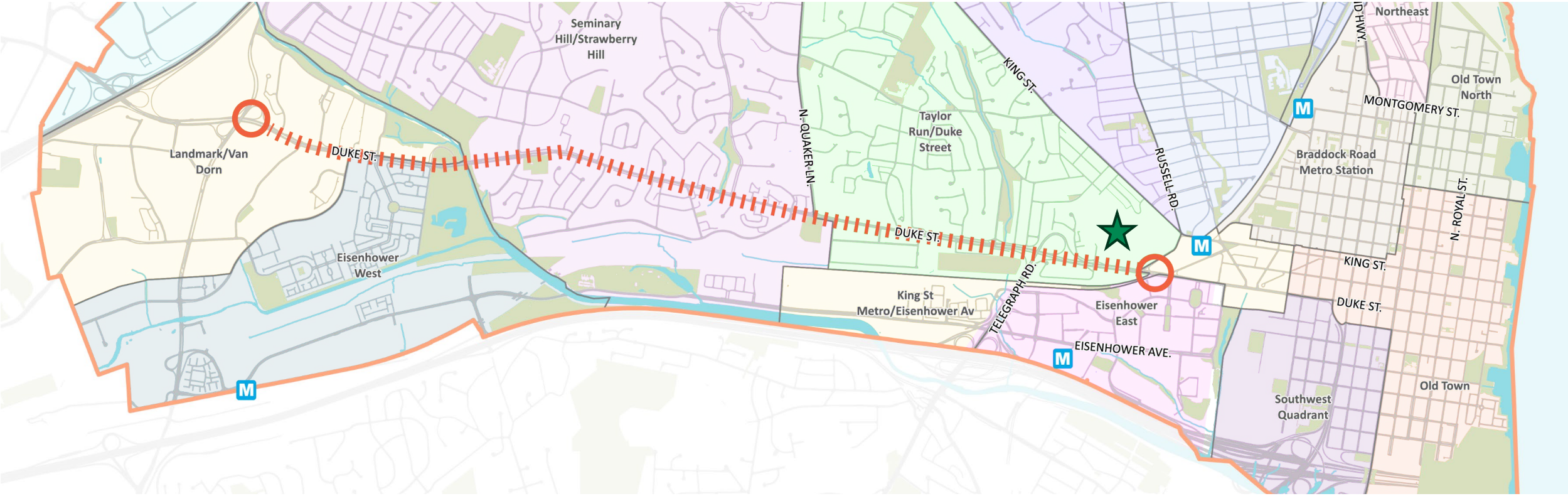
8:00 PM: Community Open House

Joining us via Zoom? During the Community Open House portions, you can review the meeting materials and ask questions online on the Engagement Hub:

Presentation Agenda

- Process: What We've Accomplished So Far and What's Next?
- Community Idea Summary
- Plan Districts Introduction
- Next Step: Framework Plan
- Case Studies from the Community Ideas

Duke Street Land Use Plan Area



Plan Timeline: Progress and Next Steps

Where have we been?
Phase 0-1

- Plan Launch
- Community Poll, Pop-ups
- 2 Community Meetings

Where are we now?
Phase 2-3

- Guiding Principles, Land Use Themes, Corridor Districts
- Community Ideas Evaluation
- 2 Community Meetings, 1 Open House, 4 Workshops, Pop-ups

Where are we going?
Phase 2-4

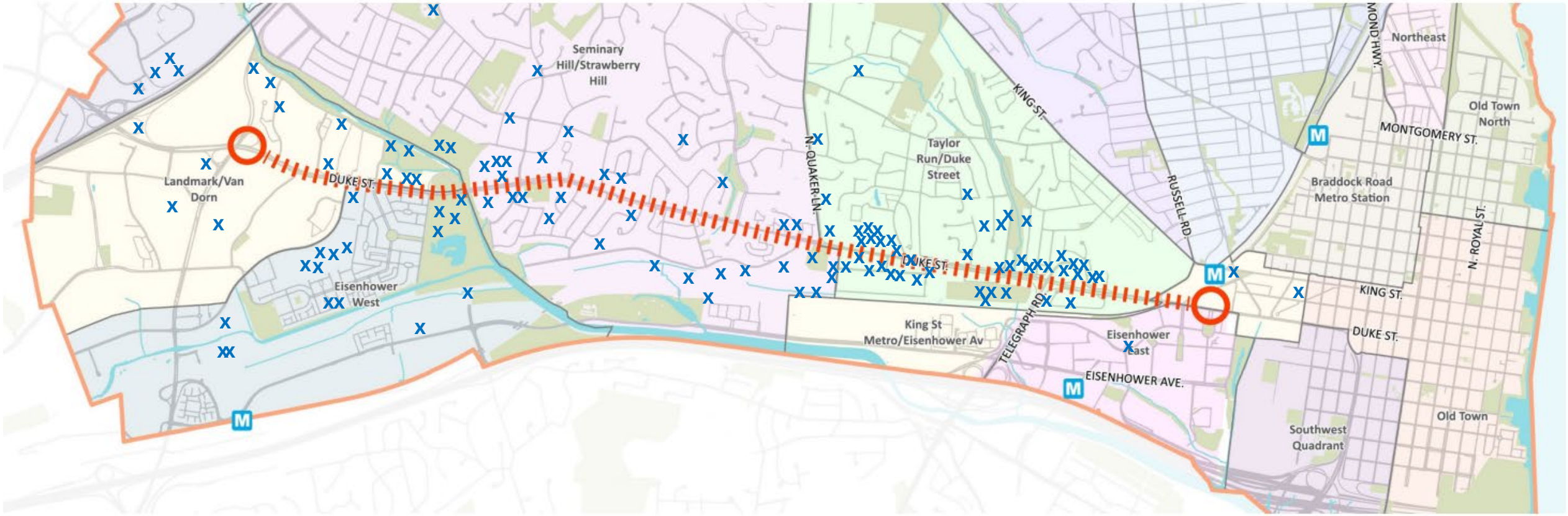
- Framework Plan
- Recommendations
- Draft Plan

What are we doing to get to the next step in the process?

- Further Evaluation/Incorporation of Community Ideas
- Additional Technical Analyses
- More Community Engagement

Community Ideas Feedback

Nearly 300 community ideas were collected from community members during recent engagement. Ideas with an associated location are marked on the map.



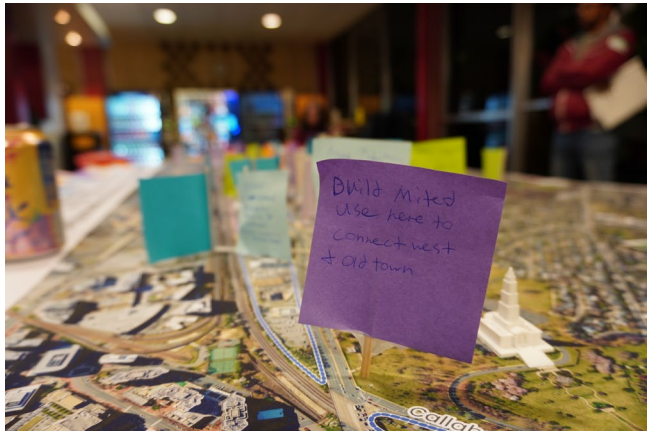
Themes from the Community Ideas

Preference for mixed-use development

More and better accessible amenities, specifically diversity of retail and public open spaces

Create more of a “neighborhood feel” with more cohesion, sense of identity

Corridor wide bike and pedestrian access improvements



Community Ideas Evaluation

1. **Consistency with Plan Principles**
   Does the idea align with the Draft Guiding Principles of the Plan?
2. **Balancing Competing Principles**
   Where principles may conflict (e.g., growth and preservation), can they be balanced through location, design, or phasing within different parts of the corridor?
3. **Market Feasibility**
   Is the idea financially feasible in the current market environment?
4. **Geographic and Policy Scope**
   Is the idea within the corridor plan area? Is it appropriate to address through a land use plan?
5. **Implementation Feasibility**
   Are there financial, regulatory, infrastructure, or other barriers that could limit implementation of the idea? Has the idea already been studied or determined to be infeasible?
6. **Previously Approved Plans**
   Will the idea conflict with already approved projects or policies ?(e.g., Duke Street in Motion, Alexandria Mobility Plan, Green Building Policy, etc.)

Community Idea Evaluation

50%

Of Community Ideas will be included in the plan or are already being implemented

For example:

- Building housing on empty lots in exchange for preservation
- More outdoor public spaces
- Consistent safety of streets throughout the corridor

25%

Of Community Ideas are being evaluated for inclusion

For example:

- Add a "destination" to the south side of Duke Street like the north side (e.g. Beatley Library)
- Duke Street Rail Trail from Union Station to Wheeler Ave.

=

75%

Of Community Ideas have been included or are being evaluated to be included

25%

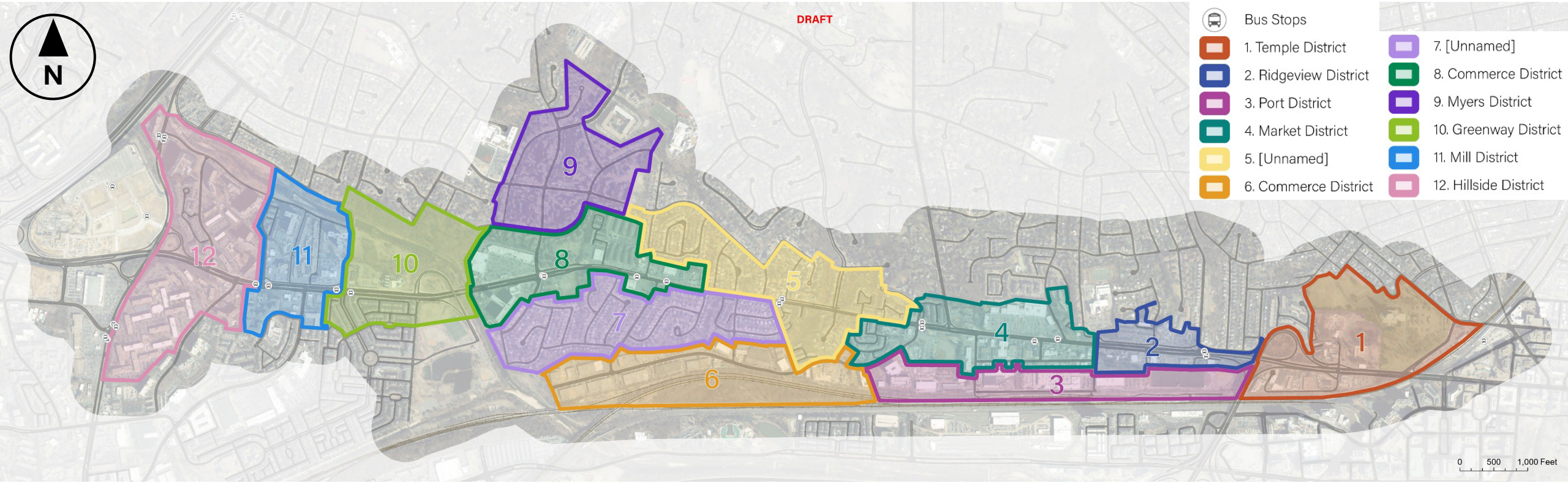
Of Community Ideas are not recommended to be included

For example:

- *Infeasible*: Reconsider past Eisenhower Ave. and Duke Street Connection concepts
- *Outside scope of the Plan*: Add an infill metro station at the railyard

Districts

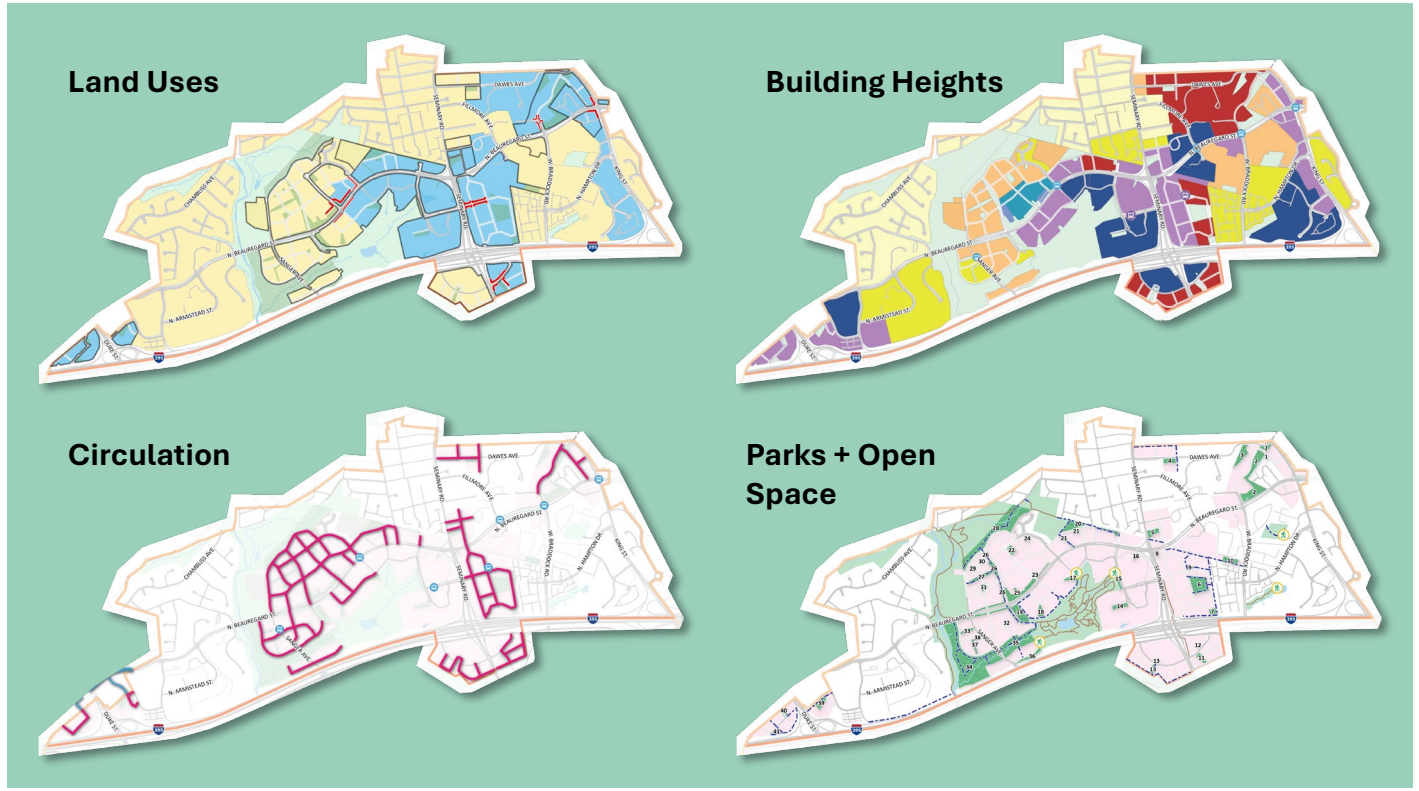
Based on existing character and land use patterns, the Districts will help organize land use recommendations around discrete geographic areas in the Corridor.



Next Step: Framework Plan

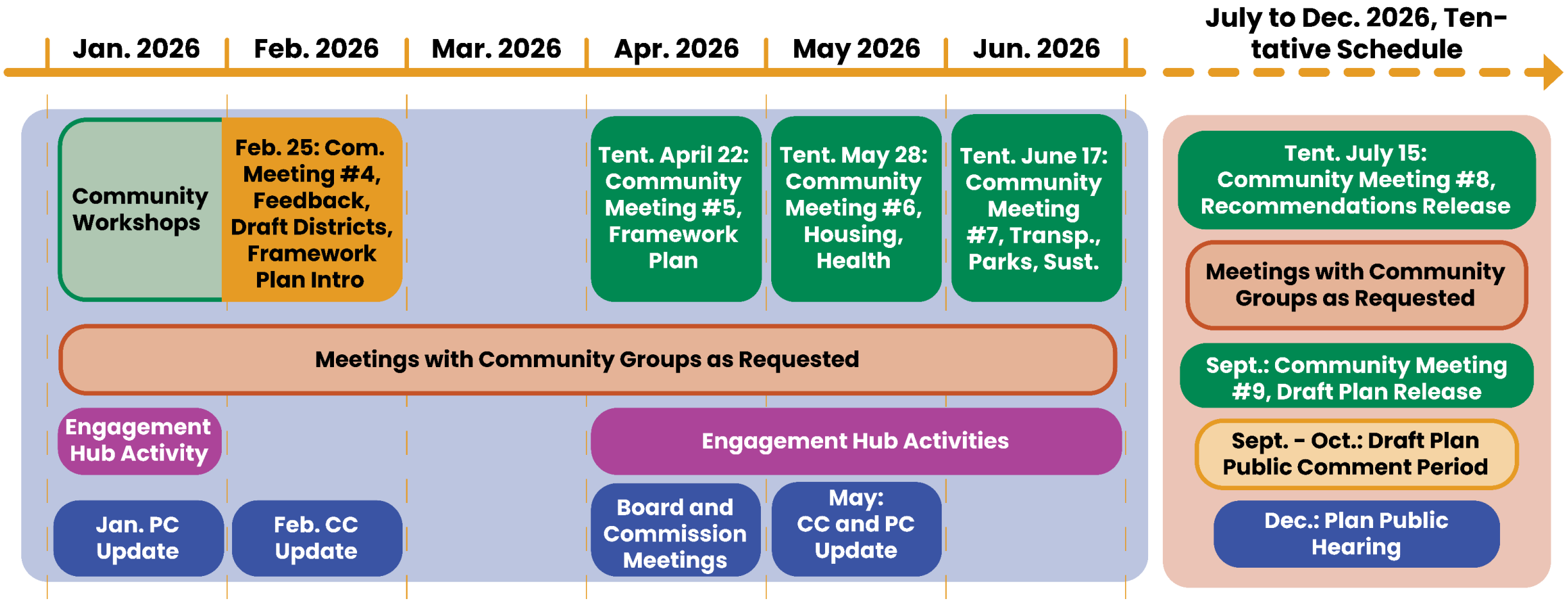
The Framework Plan will include maps, graphics, and diagrams that lay out important place-based requirements and expectations for the plan area, including:

- Land Uses
- Building Heights
- Parks and Open Space Network
- Circulation (pedestrian, bicycle, and street networks)



Examples of Framework Plan Maps from the AlexWest SAP

February – July Schedule



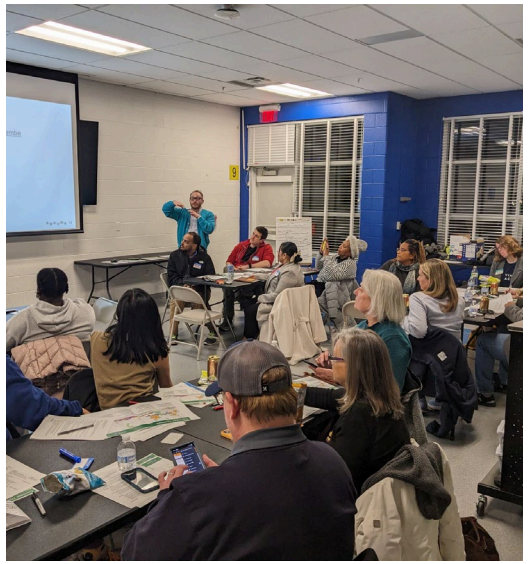
Open House Exhibits: Case Studies

Each case represents a **recurring theme** that we heard from the **community ideas**. These cases are intended to illustrate how the City makes decisions about incorporating community feedback into the Plan. At the boards, you'll be able to explore these cases in more detail:

1. Commercial and Retail Development
2. Park Amenities
3. Bicycle and Pedestrian Improvements
4. Wheeler Avenue Redevelopment
5. North/South Connectivity

Opportunities to Engage

- Join us for upcoming meetings, tentatively planned as follows:
  - **April 30:** Framework Plan
  - **May 28:** Housing and Health
  - **June 17:** Transportation, Parks and Sustainability
  - **July 15:** Draft Recommendations
- Participate in the Engagement Hub: https://alexandriava.mysocialpinpoint.com/
- Review materials on the Project Webpage: www.alexandriava.gov/DukeStreetPlan
- Look through the full list of Community Ideas



Q&A

Use the note cards to write down your questions and hand them to a staff member.

We will try to answer as many questions as we can.

All questions and answers, including unanswered questions, will be posted online after the meeting.

Thank you for joining us!

The Zoom meeting has concluded.

If you joined us online, please head to the Engagement Hub to review the Case Studies and the Districts Map, and participate in the online Q&A:

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