

Duke Street Land Use Plan + Process

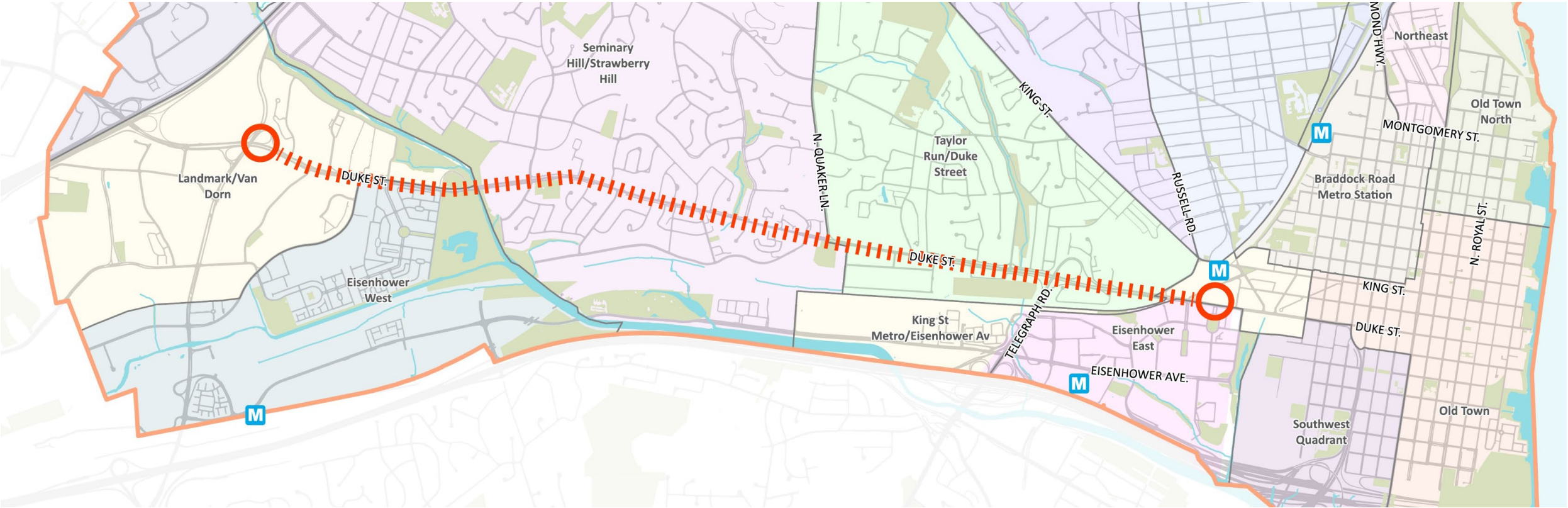
February, March, April

Department of Planning and Zoning

Agenda

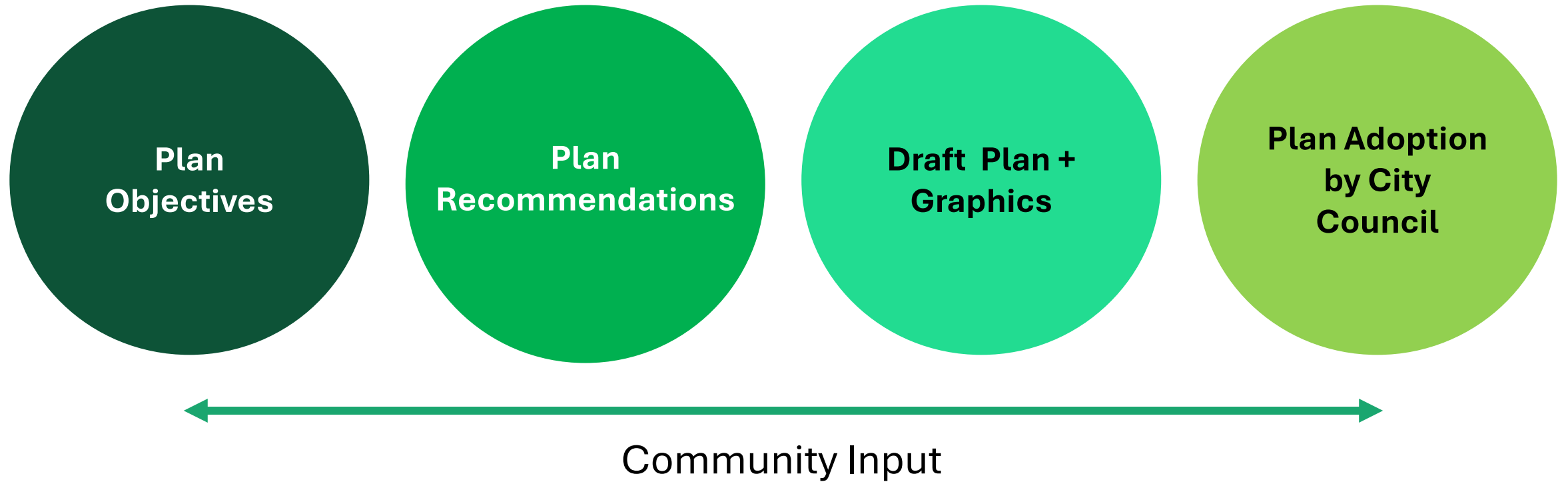
1. Background
2. Duke Street Land Use Plan + Schedule
3. What is a Land Use Plan (Small Area Plan)?
4. Importance of Land Use Planning
5. How to Be Involved
6. Discussion + Questions

Duke Street Land Use Plan



Plan Schedule

18 Months (June 2025 – Dec 2026/Jan. 2027)



Importance of Land Use Planning – From Plan to Place



A Plan is a land use framework that establishes shared expectations for the City, community, and property owners for the mid to long-term future of a geographic area. For example, plans identify the location of **new parks** and **new bike connections**, capture **design elements** important to the community, and identify **appropriate land uses**.

It is important that plans be periodically updated to:

- **Anticipate upcoming changes** to land uses because of **market and economic conditions**,
- Incorporate **new City policies and best practices**,
- Be **eligible and competitive for State and Federal grant funding**.

It is about creating a place that is safe, attractive, and accessible and builds on the many existing great characteristics of each neighborhood.

What is Included in a Land Use Plan?

Land Uses and Design



Parks and Open Space



Sidewalks and Safety



What is Included in a Land Use Plan?

Infrastructure



What is Included in a Land Use Plan?

Community Facilities (Schools, Libraries, Fire Stations, etc.)



What is Included in a Land Use Plan?

Housing and Affordability – A Diversity of Housing Types

Single-Unit Housing



Townhouses



Multi-Unit Buildings



What are the Steps of Land Use Planning?

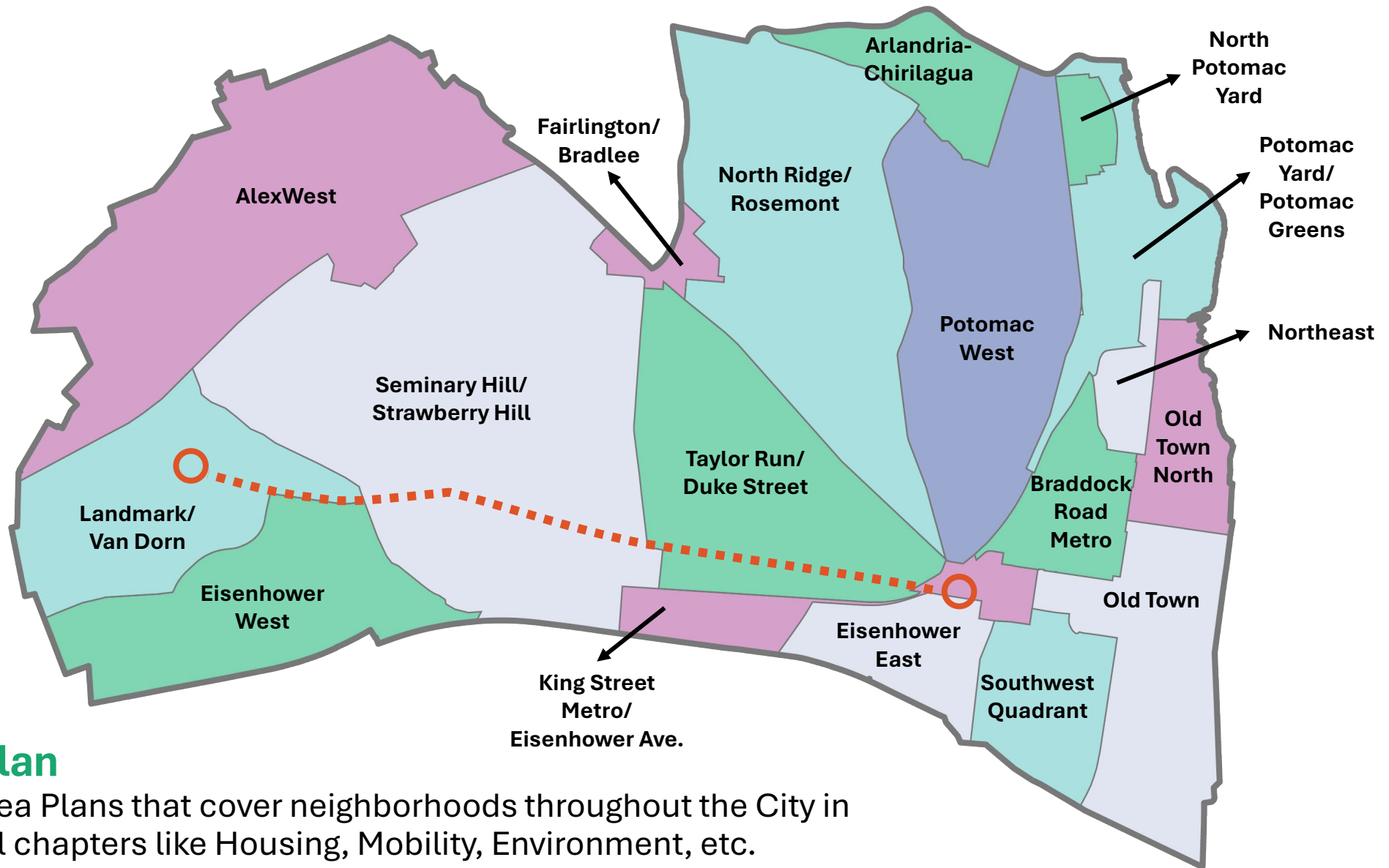
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graph TD; A[Step 1: Small Area Plan – the BIG PICTURE] --> B[Step 2: Zoning – the DETAILS]; B --> C[Step 3: Development Approval and Construction – the PROJECTS Or Plan Implementation (ex. Parks, Safety Improvements etc.)];
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Step 1: Small Area Plan – the BIG PICTURE

Step 2: Zoning – the DETAILS

Step 3: Development Approval and Construction – the PROJECTS
Or
Plan Implementation (ex. Parks, Safety Improvements etc.)

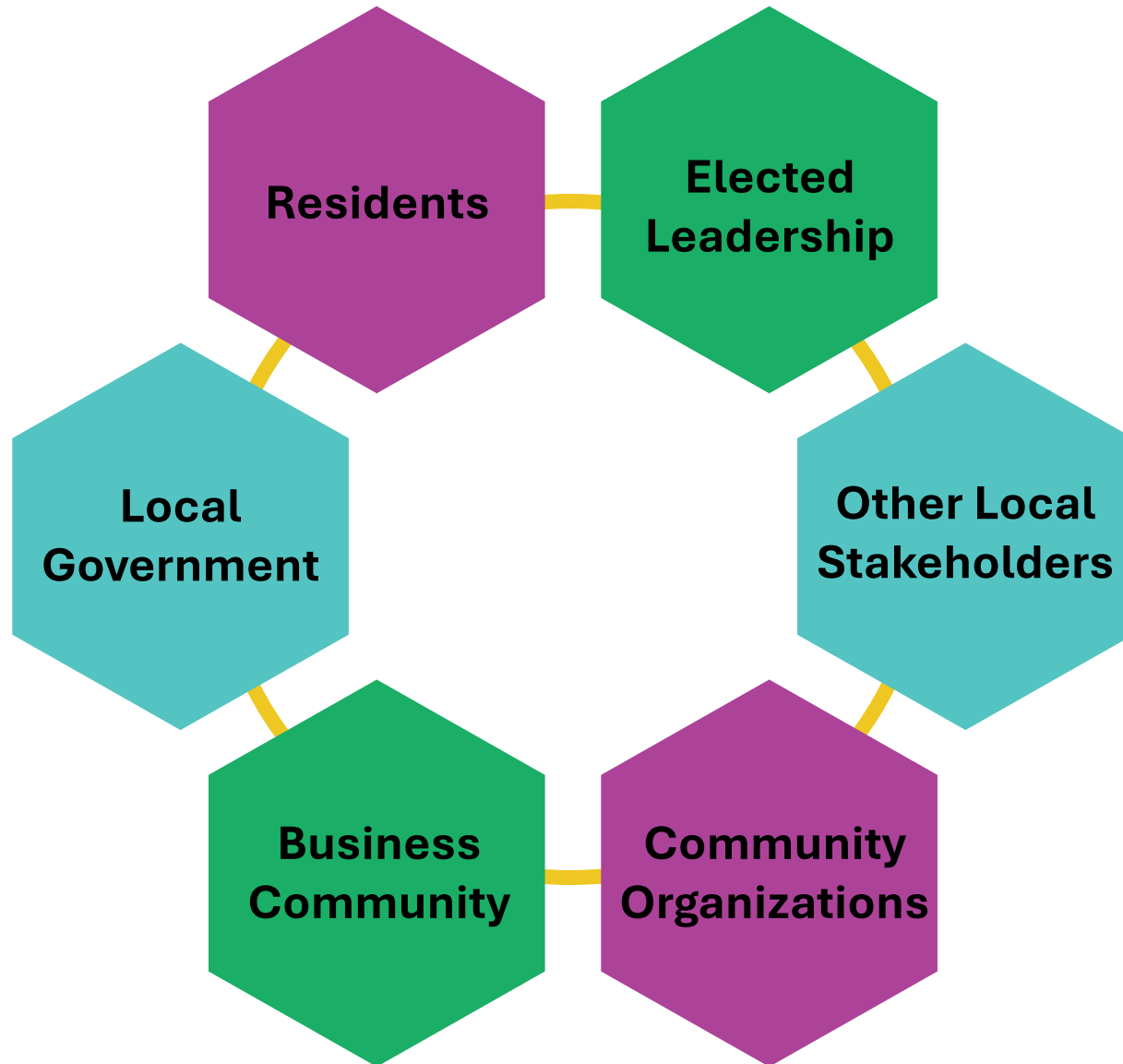
Small Area Plans



City Master Plan

Includes Small Area Plans that cover neighborhoods throughout the City in addition to topical chapters like Housing, Mobility, Environment, etc.

Who is Involved in Planning?

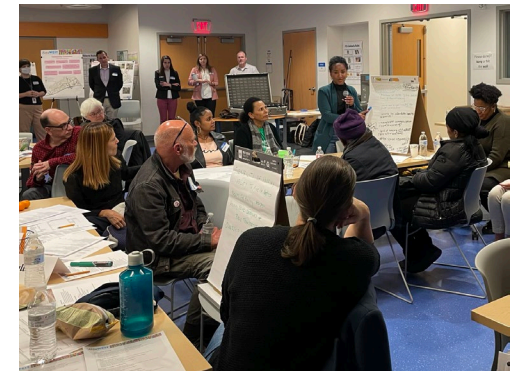
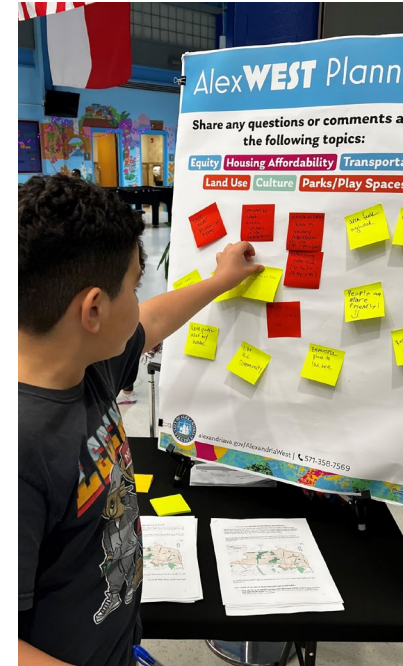


Why Participate?

- Different ideas and perspectives are crucial to represent everyone's needs for the future
- Opportunity to learn about and affect issues in your community - Housing affordability, transportation, etc.
- Equity and Diversity of your community
- Improve quality of life

You are the experts in your neighborhood!

We can only do this with your help.



What Planning Can and Can't Do:

What CAN planning do?

- Create a vision for a specified plan area
- Address quality of life elements like:
 - Access to amenities, safety walking/biking, transit, parks, and open space
- Achieve affordable housing in exchange for density

What CAN'T planning do?

- Replace the market/land economics (can't change the fact that rents are going up)
- Override existing land use approvals
- Go beyond Virginia state limitations regarding affordable housing. For example, no rent control or inclusionary zoning

Planning Together

There will be lots of ways to participate over the course of the planning process – we are interested in hearing from everybody!

For now, you can:

- Request a meeting
- Attend a future pop-up
- Come to a future community meeting
- Follow E-News
- Bookmark (and visit!) the Website: alexandriava.gov/DukeStreetPlan



Discussion + Questions