

Answers to Frequently Asked Questions

Duke Street Land Use Plan

Why is a land use update necessary for the Duke Street corridor?

The vision, guidance, and framework for land use for the Duke Street corridor was last comprehensively updated over 30 years ago as part of the City's Master Plan in 1992. Much has changed since that time. It is important to periodically update land use planning to ensure consistency with current best practices and City policy and provide a vision for the future.

The City's Master Plan, made up of Small Area Plans (SAPs) for all the geographic areas of the City, is intended to provide a long-term vision for land use(s), housing, retail, parks and open space, connectivity, environmental sustainability, and other important community amenities. SAPs generally have a 15- to 20-year horizon, where growth is expected to take place in the short, mid, and long term.

What are the boundaries of the Plan?

The boundaries are not yet established, however the Plan area will generally cover the length of Duke Street from the Alexandria Union Station to Van Dorn Street at the future Landmark/West End development.

How long will this planning process last?

The planning process will kick-off in Summer 2025 and will take approximately **18-24 months** to complete, followed by City Council consideration for adoption, anticipated for late 2026/early 2027.

What will the community engagement process be like? Will there be an Advisory Group?

The process is intended to be equitable, inclusive, and collaborative. We invite all members of the community to participate in developing a vision for the future of the Duke Street corridor. All stakeholders—residents, business owners, students, seniors, youth, nonprofits, faith-based organizations, property owners and others—are encouraged to engage throughout the process to share their insights and experiences that will inform planning goals and objectives for the future.

The planning process will consist of multiple phases with a variety of opportunities to collect feedback and meaningfully engage in ways that are convenient and accessible for stakeholders, including:

- o Online and in-person, at a variety of times and places
- o City-led community meetings and open houses
- o Polling, both online and in person
- o Local pop-ups and events
- o Local meetings held by stakeholders

The feedback that the City collects will inform the recommendations and content of the Plan and will be documented on the project website: [alexandriava.gov/DukeStreetPlan](https://www.alexandriava.gov/DukeStreetPlan).

Because of the large Plan area and the wide range of stakeholders, we are not anticipating the use of a formal resident advisory group. Rather, the process will intentionally involve all groups and community members. Similar to other planning processes, City staff will be available to meet with any stakeholders that request a meeting, offering the opportunity to ask questions or provide feedback.

How do I provide input?

Community members are encouraged to provide feedback at any point during the process and to share comments in whatever way is most convenient, including in-person at an engagement event, to staff via phone or email, or through the project webpage and other digital tools. The intent is to have a diverse set of engagement options to hear from a wide range of stakeholders in ways that are comfortable and convenient for them.

Where can I find more information and how will you keep me updated?

The project website will serve as a clearinghouse for all project information, including regular updates and upcoming events, an overall project timeline, helpful background information, and materials/documentation from all meetings and events. We will send out emails, eNews, and WhatsApp announcements of upcoming events and opportunities for community participation.

The project web page can be found here: <https://www.alexandriava.gov/DukeStreetPlan>.

And if you don't get the answers you're looking for on the project webpage, you can always call or email City staff at christian.brandt@alexandriava.gov or 703-746-3859.

Will this Plan consider changes to the approved Duke Street Transitway Plans?

The Duke Street transitway concept plans, also known as "Duke Street in Motion," have been adopted by City Council and will not be revised as part of this land use planning process, as they went through an extensive community engagement process and were approved by City Council in Summer 2023. For the latest information about the Duke

Street Transitway infrastructure project, please visit:

<https://alexandriava.gov/DukeInMotion>.

What topics or issues are not typically included in a land use plan?

- This Plan will not change existing City-wide policies, such as the Green Building Policy;
- This Plan cannot exceed limitations imposed on local jurisdictions by the State of Virginia. For example, planning cannot impose rent control or adopt inclusionary zoning without explicit authority from the Virginia General Assembly; and
- This Plan cannot override existing land use approvals.

How does this plan interact with other recently adopted or ongoing City policies and plans, like Housing 2040, the Green Building Policy, and Duke Street In Motion?

The Duke Street Land Use Plan will implement City-wide policies that are included in the upcoming Housing 2040 Plan and the Green Building Policy. These plans/policies will establish goals and objectives for their respective topics. Both the Green Building Policy and Housing 2040 are anticipated to be completed this year, before the anticipated completion of the Duke Street Land Use Plan, which will enable the updates from those plans and policies to be incorporated into the Duke Street Land Use Plan.

Duke Street in Motion, which includes the transitway project and additional transportation recommendations, will not be updated as part of this land use plan. The transitway's concept plans will be included in the Duke Street Land Use Plan. You can read more about Duke Street In Motion [here](#).