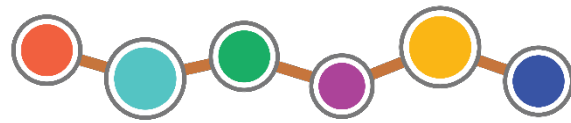


DUKE STREET LAND USE PLAN



Frequently Asked Questions

Why is a Land Use Plan needed?

The Duke Street corridor hasn't had a comprehensive land use update since 1992. Over the past three decades, much has changed in the corridor and surrounding neighborhoods. As this corridor and its surrounding neighborhoods evolve, it's critical that our planning keeps pace.

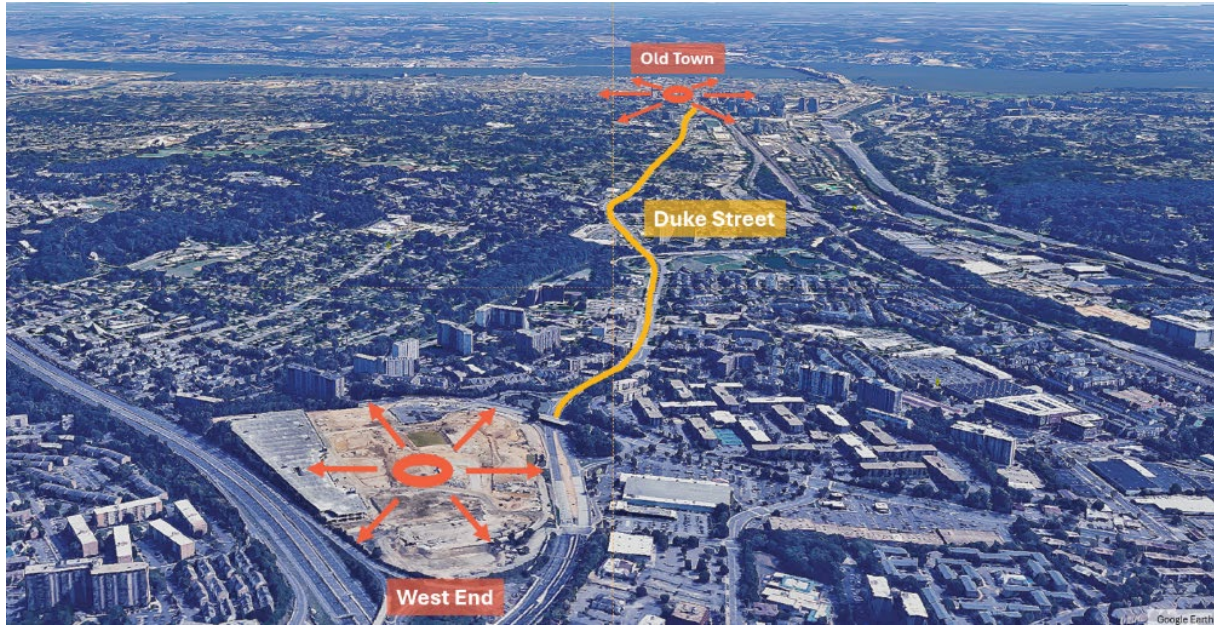
Updating the Land Use Plan now gives us the opportunity to align with current best practices and City policies, such as tree canopy preservation, stormwater management, and green building standards, while also setting a clear, forward-looking vision for the future of the corridor. This process allows us to proactively address key issues like safety, housing affordability, and aging infrastructure that have been raised by the community. It also empowers the City and community to create a shared vision, one that guides future development in a coordinated way, rather than reacting to projects on a case-by-case basis.

Why Plan Now?

The Duke Street corridor is facing increasing development pressures, both in the short- and long-term, from multiple directions:

- **To the east:** Redevelopment momentum from Old Town.
- **To the west:** Large-scale redevelopment at the former Landmark Mall site, now the West End development.

Planning now gives the City and community the chance to proactively shape a unified vision for the corridor before individual development proposals come forward.



Small Area Plans have helped deliver meaningful community benefits across Alexandria, including new parks, neighborhood-serving retail, and improved public spaces. This Plan will offer a similar framework along Duke Street while also providing strategies to support the approximately 600 small businesses located along the corridor. Additionally, the Plan will guide how the City evaluates important housing resources, such as the roughly 2,100-unit Foxchase development.

When was the Duke Street Corridor last planned?

The most recent comprehensive land use guidance for the Duke Street corridor was adopted in 1992 as part of the City's Master Plan. Since then, Alexandria has updated its planning policies citywide to reflect best practices in sustainability, equity, housing, and mobility—making this an important time for an update.

Alexandria's **Master Plan**, which is made up of Small Area Plans for each part of the City, provides long-term guidance on land use, housing, transportation, parks and open space, environmental sustainability, and other community needs. Small Area Plans typically cover a 15- to 20-year horizon.

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.

Will this Plan amend the existing Small Area Plans or will it be a new Small Area Plan?

We are at the very beginning stages of the planning process and a Plan area boundary has not been established, nor have decisions been made about whether this will be a new Small Area Plan or will amend existing plans.

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.

How is the Plan funded?

The Duke Street land Use Plan is funded by the City and a Grant from the Federal Transit Administration (FTA) that is being used primarily to support community outreach efforts.

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

The process is designed to be equitable, inclusive, and collaborative. All community members are invited to help shape the vision for Duke Street's future. This includes:

- Residents
- Business owners
- Students, seniors, and youth
- Nonprofits and faith-based organizations
- Property owners and other stakeholders

There will be multiple engagement phases, with both **online and in-person opportunities** offered at a variety of times and locations. Engagement tools will include:

- City-hosted community meetings and open houses
- Online and in-person surveys and polls
- Pop-up events
- Meetings hosted by local organizations and stakeholders

All input gathered will inform the Plan and will be summarized on the project website: alexandriava.gov/DukeStreetPlan.

Note: Due to the size of the planning area and the diversity of stakeholders, we are not planning to form a formal advisory group. Instead, the process will intentionally engage a broad range of voices. City staff will be available to meet with any group or individual who requests a meeting.

How do I provide input?

We encourage feedback at any time throughout the process. You can share your thoughts:

- In person at community events
- By phone or email
- Through online surveys and digital engagement tools on the project website

We're committed to offering multiple ways for you to participate, based on your schedule and preferences.

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

The project website will serve as the **primary information hub**, with:

- Project updates and announcements
- Upcoming meeting dates
- Timeline and milestones
- Background materials and meeting summaries

We'll also share updates through email, the City's eNews service, and WhatsApp notifications. Visit: alexandriava.gov/DukeStreetPlan

For specific questions, you can also contact:

Christian Brandt, Urban Planner

Email: christian.brandt@alexandriava.gov

Phone: 703-746-3859

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

No. The **Duke Street Transitway concept plans**, adopted by City Council in **Summer 2023** as part of the **Duke Street In Motion (DSIM)** project, will not be revised as part of this planning process.

Duke Street In Motion went through a separate, extensive community engagement process and is already moving into the implementation phase. For information on the Transitway project, visit: alexandriava.gov/DukeInMotion.

This Land Use Plan will account for the approved Transitway by incorporating its concept plans into the overall land use framework for the corridor.

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

This Plan will not:

- Change citywide policies such as the **Green Building Policy**
- Impose rent control or inclusionary zoning—these are outside the City’s legal authority under Virginia state law
- Override existing land use entitlements or approvals

What is the relationship between this Plan and 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 **complement and implement** citywide policies, including:

- **Housing 2040:** Alexandria's long-range housing plan
- **Green Building Policy:** Citywide sustainability standards

Both of these policy updates are expected to be completed **before** the Duke Street Land Use Plan is finalized, allowing their recommendations to be incorporated.

As noted, the **Duke Street In Motion Transitway plans** will not change, but they will be included in the Land Use Plan as a key infrastructure element that future land use recommendations will support.