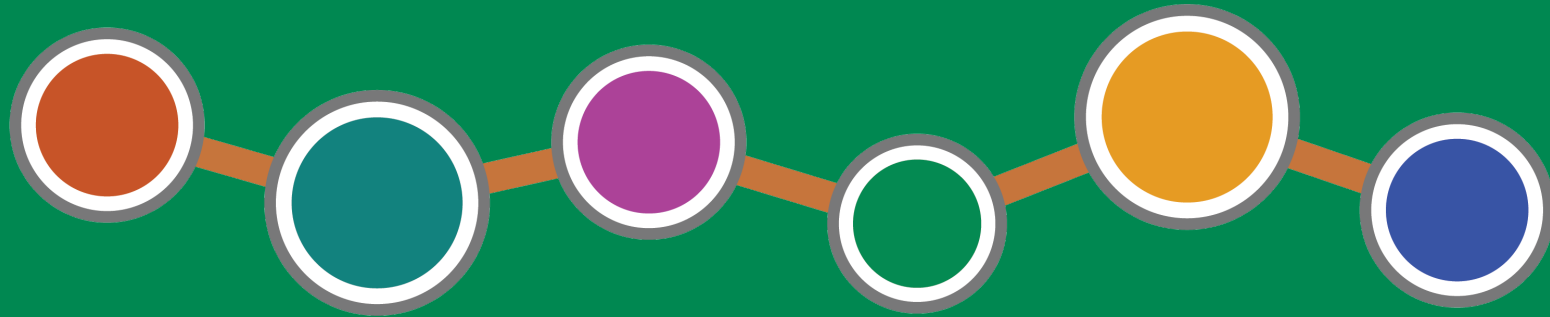


# DUKE STREET LAND USE PLAN



## Community Meeting # 2

September 25, 2025



# Agenda

- Welcome + Introductions
- The Role + Importance of the Plan
- Engagement Update + Summary of Community Feedback
- Draft Guiding Principles
- Discussion of Draft Guiding Principles
- Schedule and Next Steps



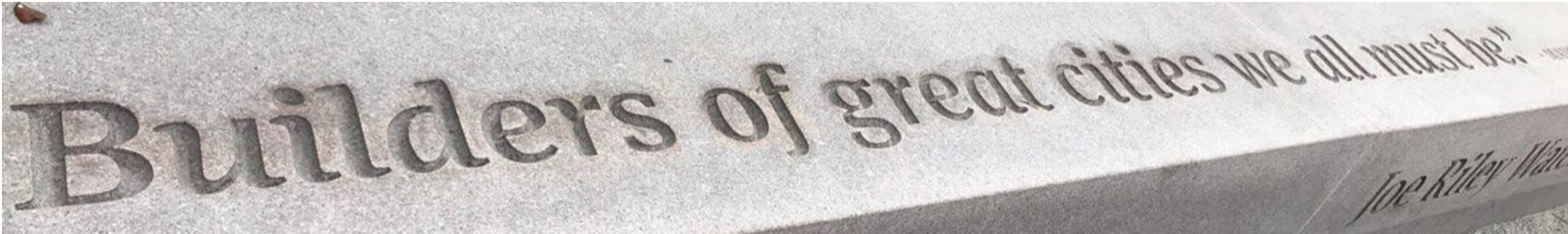
# The Role + Importance of the Plan





# The Role + Importance of the Plan

What Kind of Place We Are Creating?





# The Role + Importance of the Plan

National + Regional

Housing



Jobs + Businesses



Competitiveness + Importance of Place



# The Role + Importance of the Plan

12%

of **Alexandrians** will be 65+ by 2050; growing need for accessible infrastructure and healthcare facilities.

28%

of **Alexandrians** Will be aged 25-34 by 2050.

80%

of **Alexandria** households will be one or two-person households.

65%

Increase in **US** housing prices since 2000. Median household income has remained relatively flat.

60%

vs 43%

of people in the **US** could afford to buy a house in 1960. In 2020, 43% could afford it.

By 2035

Adults 65+ will outnumber children in the **US** for the first time.



# Process Roadmap

Dec. 2024 – May 2025



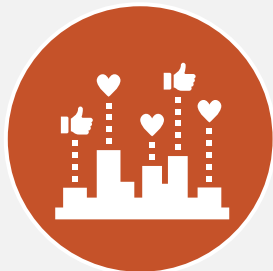
## Listen & Learn

Listening sessions  
with stakeholders

Pop-ups around the  
corridor

Background and  
existing conditions

Summer-Fall 2025



## Consult

Gather feedback

Develop Plan  
**Principles**

Winter-Spring 2026



## Share & Draft

Develop land use  
concepts that provide  
a vision for community  
growth in the future

Develop Plan  
**Recommendations**

Updates to Planning  
Commission, City  
Council, and Boards and  
Commissions

Summer-Fall 2026



## Refine

Refine and incorporate  
land use concepts and  
recommendations into  
a **full Draft Plan** for  
community review and  
comment.

Updates to Planning  
Commission, City  
Council, and Boards and  
Commissions

Late 2026-Early 2027

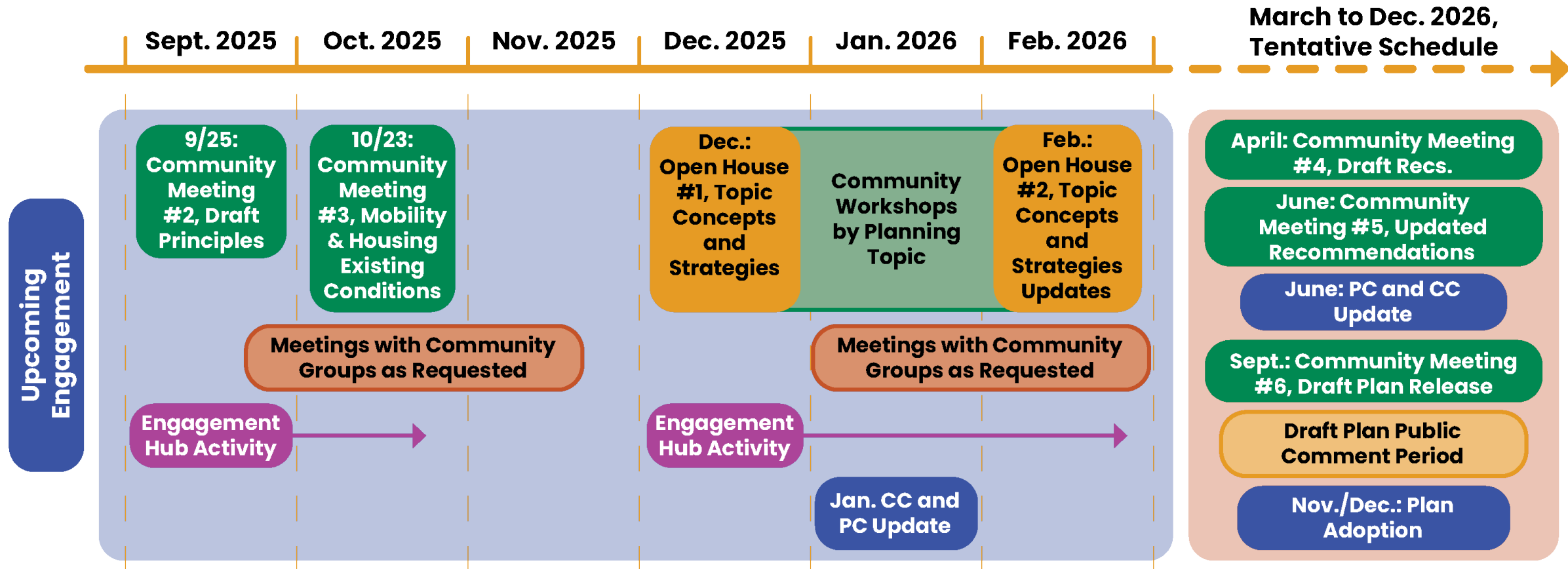


## Adopt

Public Hearing and  
Consideration for  
Plan Adoption:  
**Planning  
Commission and  
City Council**



# 2025-2026 Schedule





# Engagement Summary



**1,705** poll responses



**77** business poll responses



**38 pop-ups** since April



Close to **1,300 residents**  
engaged at pop-ups



Summary reports + data posted on  
project website



# Feedback Summary – Poll and Pop-ups



- **Top priorities** that poll respondents want the plan to focus on:
  - **Improving mobility**, with frequent comments about addressing **traffic congestion**;
  - Improving **economic well-being, growth and stability in the corridor**;
  - Improving **pedestrian and bike safety**; and
  - Expanding **parks and open space**.



- **Housing affordability** also came up regularly, though less frequently, however it was among the **top responses in the pop-ups**, along with parks and open space, and pedestrian and bike safety.



- **What people like:** The most common response was the **diversity of businesses** – an asset people want to retain, and concern about **traffic/access** to the businesses; others value transit, proximity to amenities, diversity of people, access to parks and natural areas.



- **Clear + competing interests:** for example comments advocating for **more development** and others advocating for **less development** appeared at relatively the same rate.



- **Similar concerns + opposing solutions:** for example, to address mobility issues, some want an **expansion of bike infrastructure, utilizing travel lanes** to do so, while others advocated **against using travel lanes** for anything except vehicles to improve congestion.



# Draft Guiding Principles

## How were they developed?

A synthesis of community feedback from the **Community Poll**, the **Pop-ups**, the **Kick-off Meeting**, and the **City's existing Best Practices commitments**.



## What are they and how will they be used?

They establish our intent for the Plan and shape the trajectory of the process moving forward. They will form the framework under which the community and City will develop the Plan's more detailed strategies, concepts, and recommendations.

- *Aspirational and high level*
- *Not policy statements, recommendations, or specific requirements*

# Your Input Tonight + Moving Forward

We want to know if the principles reflect where you want to see your neighborhood in the future.

This isn't your last chance to weigh in... There are lots of other opportunities for feedback: **Engagement Hub, future meetings, conversations with staff, etc.**

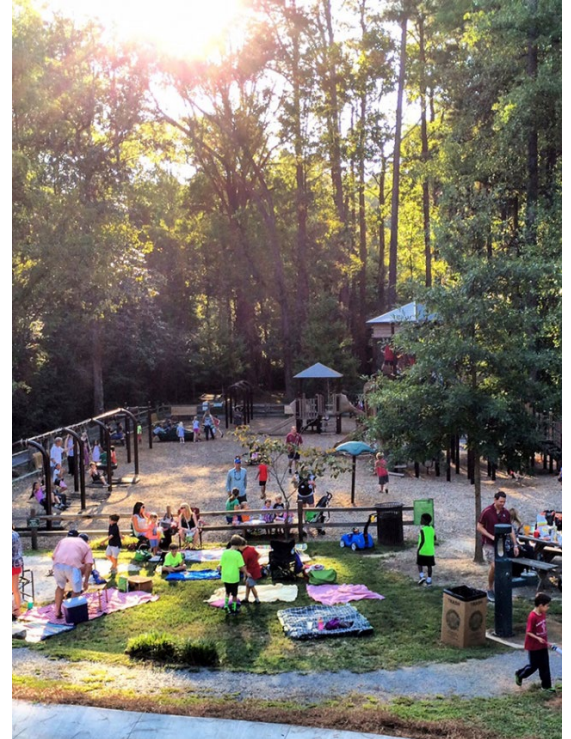
Your feedback will help us create **draft plan concepts, strategies, and eventually recommendations.**





# Guiding Principles: Overall

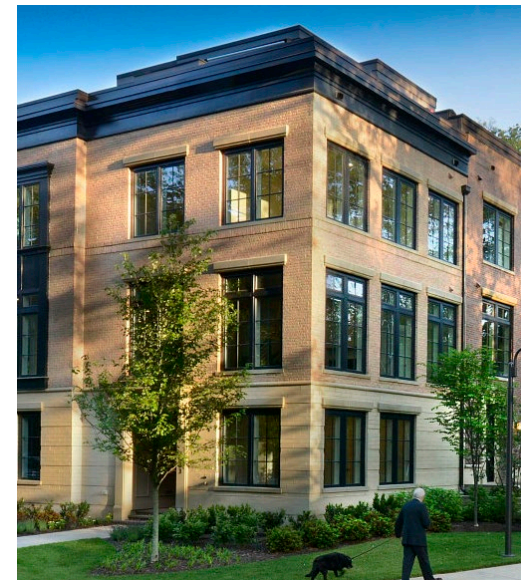
- In all of these principles, ensure that community members of all ages, abilities, backgrounds, and needs are welcomed and included, in a community where community health and well-being are fostered.





# Guiding Principles: Land Use + Design

- Create walkable neighborhoods with a mix of land uses, public spaces, streetscapes, and services.
- Ensure that new development is well-designed and enhances the corridor.
- Ensure that new development enhances access to neighborhood retail, civic uses, transit options, and community focal points.
- Prioritize uses that serve the daily needs of the residents.
- Promote economic opportunities and the retention and growth of small businesses.





# Guiding Principles: Mobility + Safety

- 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.





# Guiding Principles: Parks + Open Space

- Pursue new neighborhood-serving parks and public open spaces.
- Pursue opportunities for new City-parks and public open spaces.
- Make it easier for people to connect to and enjoy existing parks and public open spaces.
- Ensure parks and public open spaces include a wide range of amenities.





# Guiding Principles: Housing

- 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**.





# Guiding Principles: Sustainability

- Promote a sustainable urban environment, energy-efficient buildings, and renewable energy.
- Implement green infrastructure throughout the corridor.
- Protect the integrity of the corridor's stream valleys, floodplains, and resource protection areas and expand the tree canopy.
- Strengthen the corridor's resilience against the impacts of extremes in heat and cold through the design of new development, parks and infrastructure.





# Guiding Principles: Health

- Ensure equitable access to services and resources that improve **physical and mental health and wellbeing**.
- Provide opportunities for **physical activity, community gathering areas, and social connection**.
- Expand access to **affordable goods and services** such as food and other resources.





# Table Discussions on Draft Guiding Principles – 45 minutes

1. Meet your table facilitator and introduce yourselves; read the group agreements on your table.
2. Choose the two topics your table will talk about.
3. Appoint somebody to report out at the end.
4. Discuss responses to the two questions for your first two topics; if you still have time, take an additional topic.
5. Report out (additional 20 minutes).
6. **Have fun!**

**If you are joining us online,** please feel free to proceed right to the Engagement Hub during the table discussions and stick around to hear our report outs and for our closing remarks

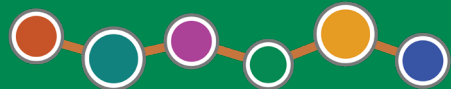
**[alexandriava.mysocialpinpoint.com/september25](https://alexandriava.mysocialpinpoint.com/september25)**

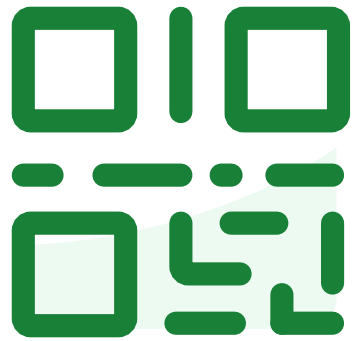


# Groups Report Out

**What are your top two take aways from  
your conversation?**

**DUKE STREET**  
LAND USE PLAN





**Join at [slido.com](https://slido.com)  
#2630265**







**Is there a key issue you feel is missing from these principles?**



**On a scale of 1 to 5, how well do these priorities reflect your overall hope for Duke Street's Future (1 being not at all, 5 being completely)?**



# Next Steps

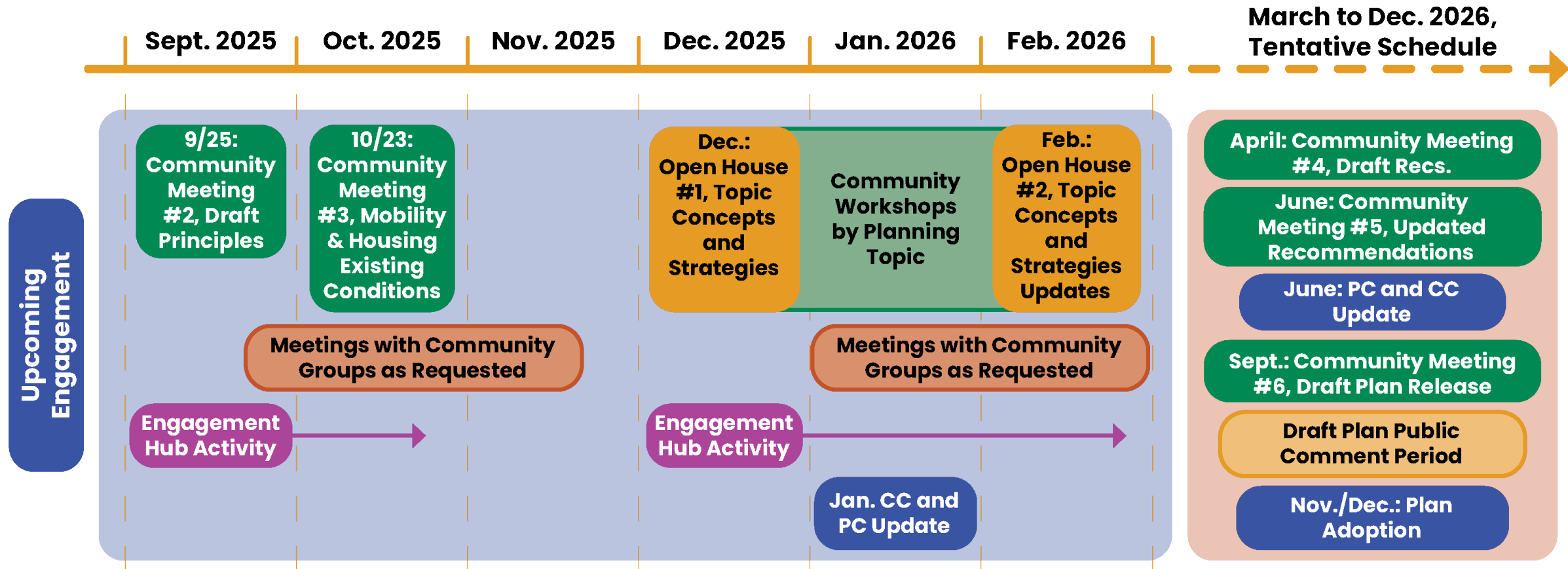
Lots of ways to participate in concept and strategy development this fall – we want to hear from everybody!

## You can:

- Bookmark (and visit!) the Website or scan the QR code:  
[alexandriava.gov/DukeStreetPlan](http://alexandriava.gov/DukeStreetPlan)
- Participate in the Engagement Hub! *(check it out on the Webpage!)*
- Attend a future Workshop *(sign up on the Webpage!)*
- Come to the October 23<sup>rd</sup> Community meeting (Housing and Mobility)
- Follow E-News



# 2025-2026 Schedule





# Thank you for joining us!

**DUKE STREET**  
LAND USE PLAN

