



City of Alexandria

AHAAC Development Preview

Duke-Quaker Towns
DSUP #2025-10031

December 4, 2025





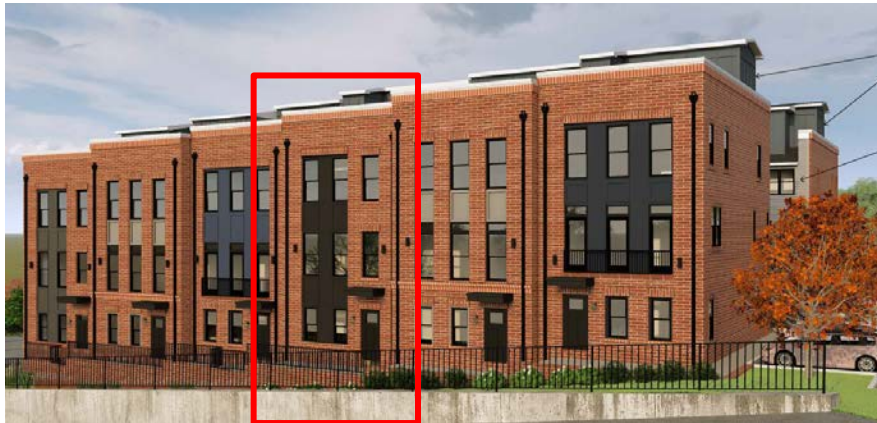
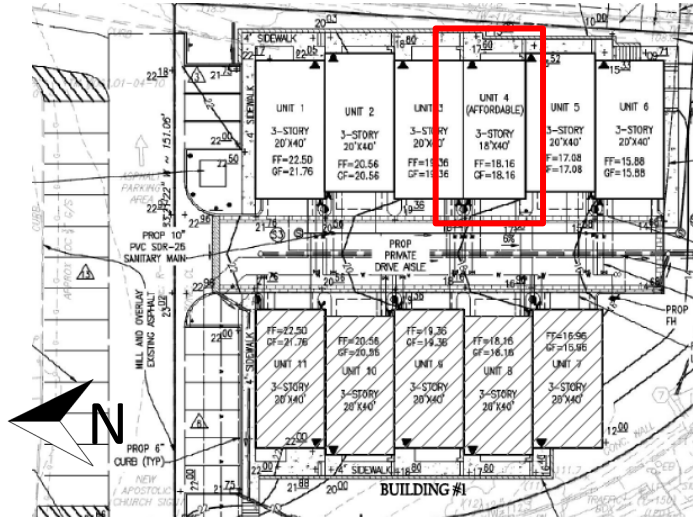
Duke-Quaker Towns: Background

- Taylor Run/Duke Street Small Area Plan
- 0.75-acre vacant @ NE corner of Duke/Quaker
- Zoned CL/Commercial Low





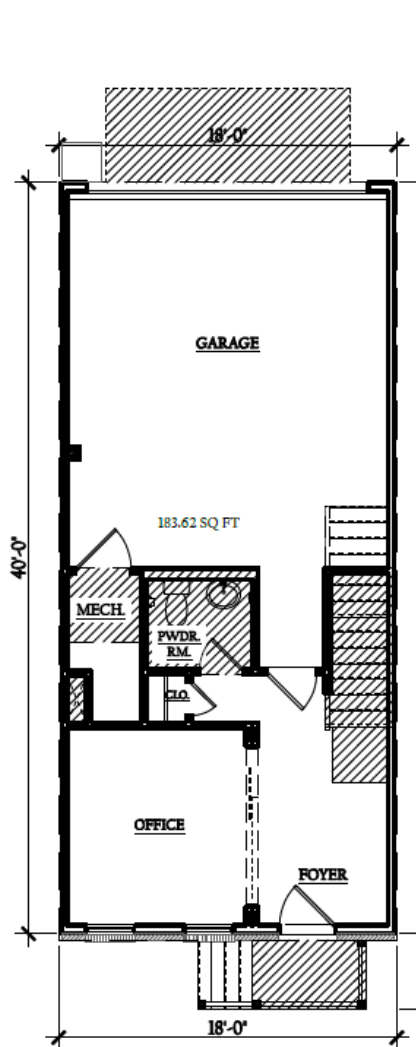
Duke-Quaker: Proposed Townhouse Project



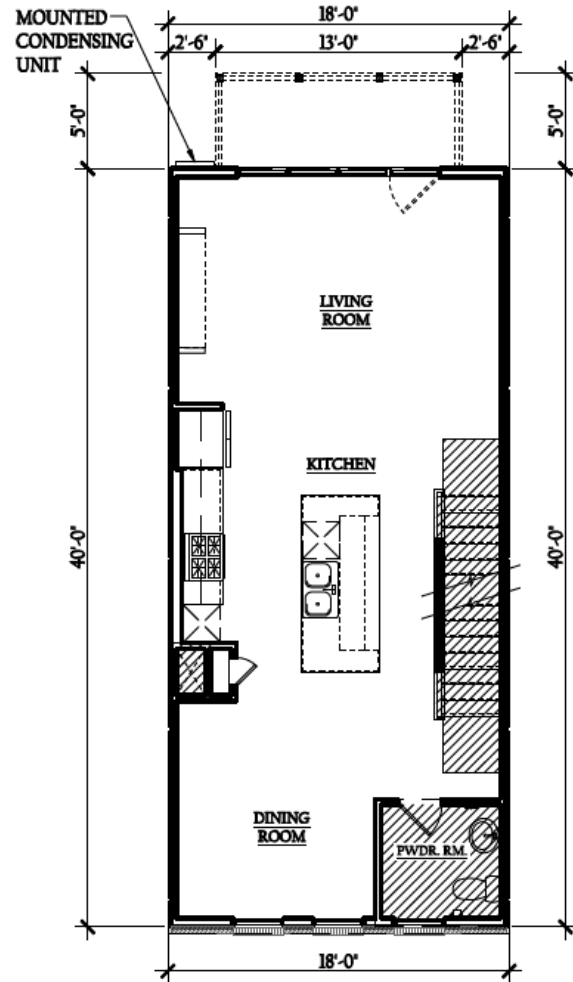
- 11 **townhouse-style condo** units proposed
- Applicant utilizing 30% Sec. 7-700 bonus density, 1.8k square feet affordable floor area required
- Applicant proposes **four-bedroom**, 1.9k sf affordable for-sale unit priced at **\$375,000**
- **\$67,781 HTF contribution**
- Completeness review;
 - AHAAC AHP review January 2026
 - PC/Council anticipated Feb. 2026



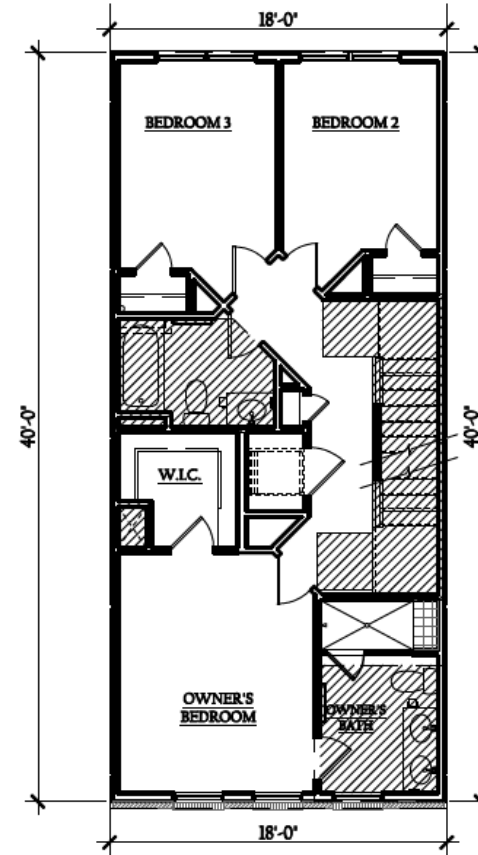
Affordable Unit Layout



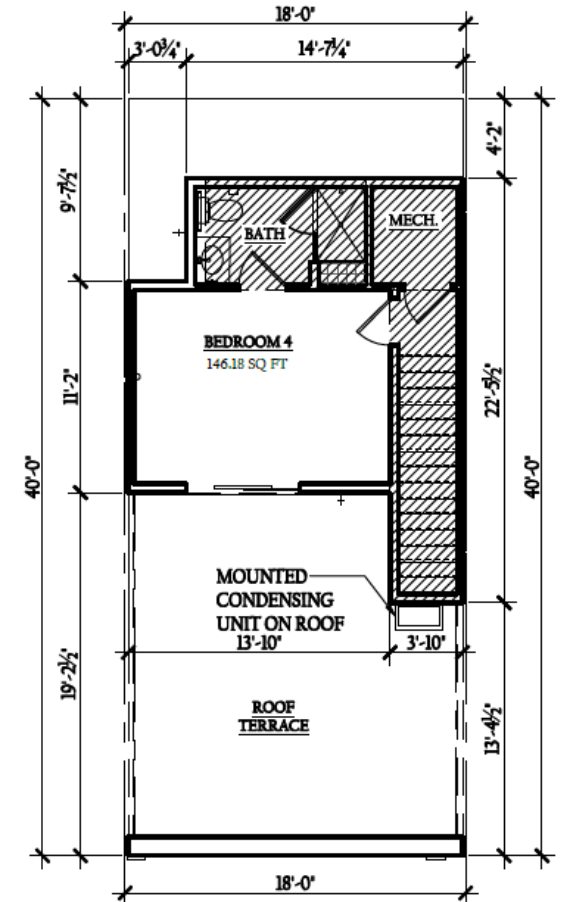
01
G-001A
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



02
G-001A
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



03
G-001A
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



04
G-001A
LOFT FLOOR PLAN
SCALE: 1/8" = 1'-0"