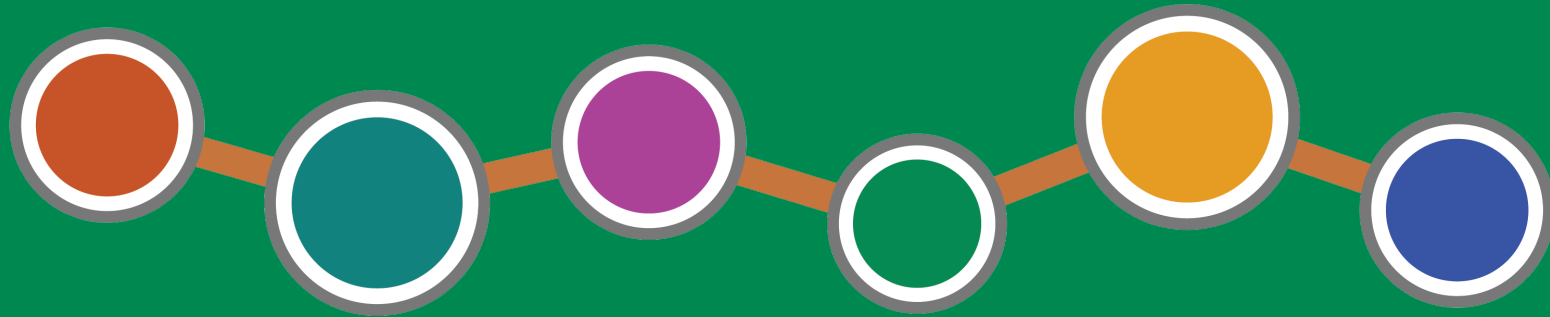


# DUKE STREET LAND USE PLAN



**Update for EPC**

Monday, May 18, 2026



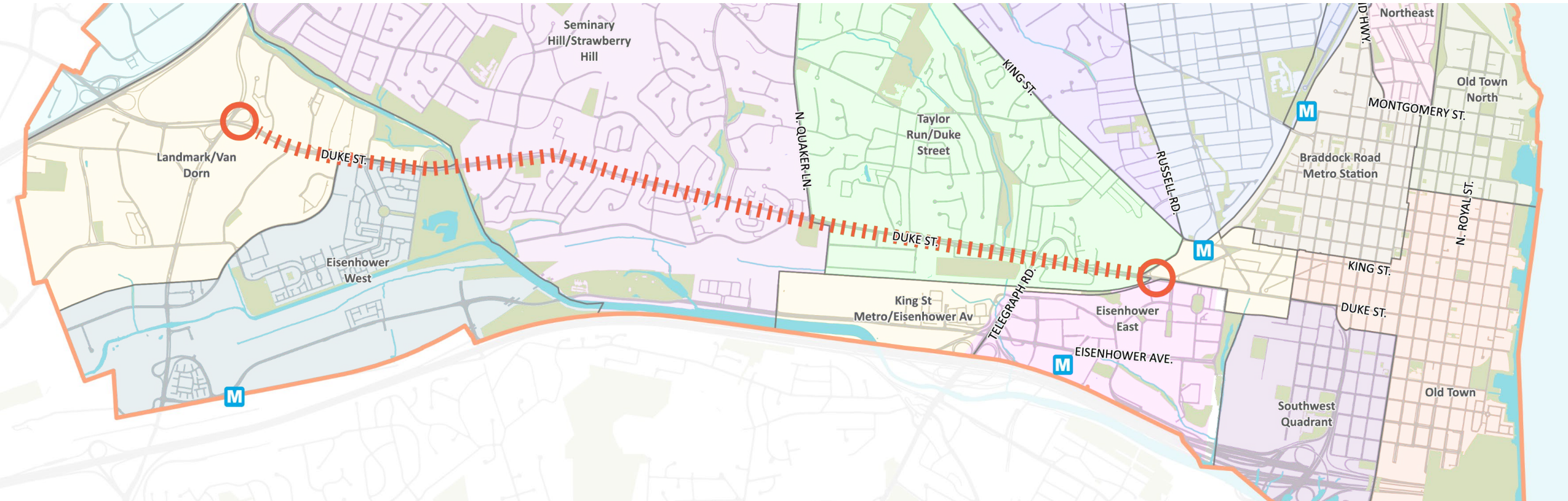
DEPARTMENT OF  
**PLANNING &  
ZONING**

# Agenda

1. Background + Existing Conditions
2. Land Use + Sustainability
3. Next Steps + Opportunities to Engage
4. Questions + Discussion

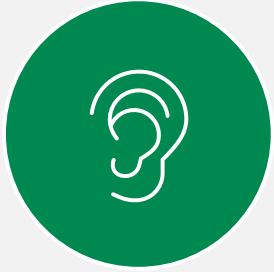


# Duke Street Land Use Plan Area



# Process Roadmap

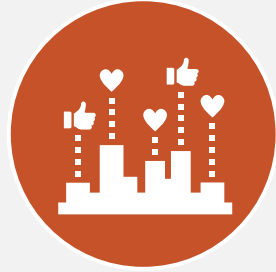
Early 2025



**Listen & Learn**

**Existing Conditions**

Summer - Fall 2025



**Consult**

**Plan Principles**

Winter - Spring 2026



**Share & Draft**

**Land Use Themes**

**Districts**

**Plan Framework**

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

Summer - Fall 2026



**Refine**

**Draft  
Recommendations**

**Draft Plan**

Late 2026



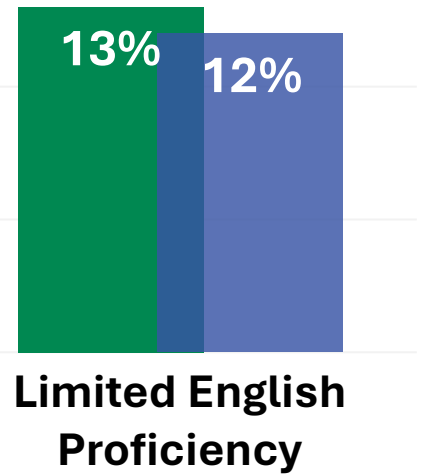
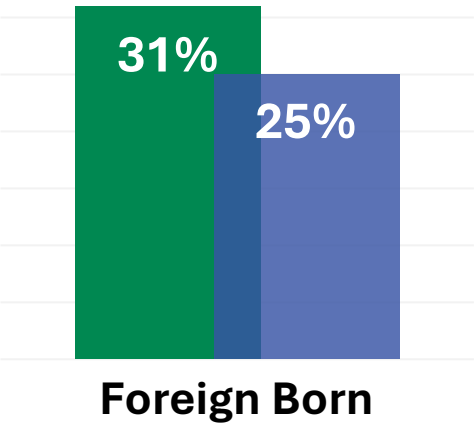
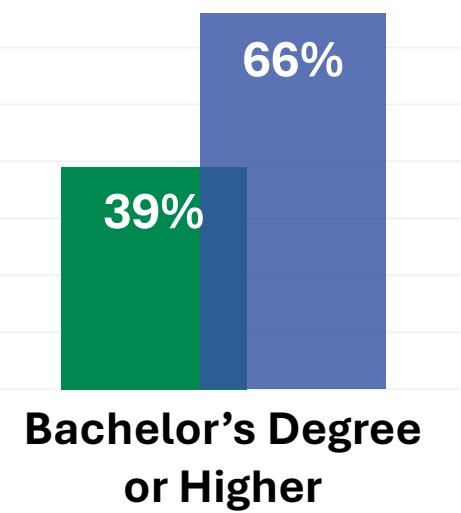
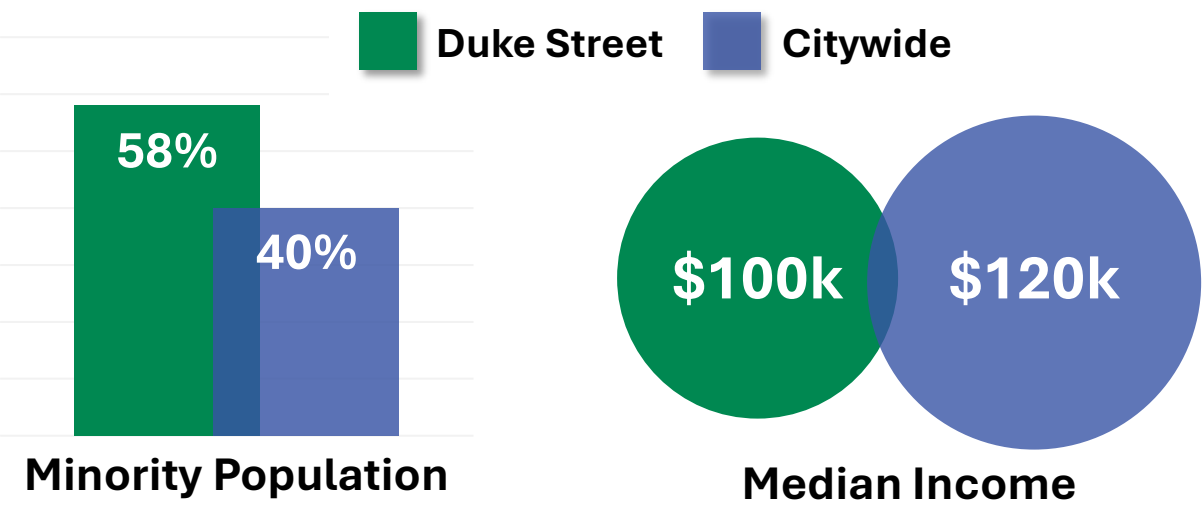
**Adopt**

**Public Hearing  
Planning  
Commission and  
City Council**

**Community Meetings, Pop-ups, Open Houses, Online Engagement, Community Groups**



# People + Community



# Existing Conditions



**250+** acres of canopy along corridor

**39%** total canopy coverage (compared to 32% City-wide)

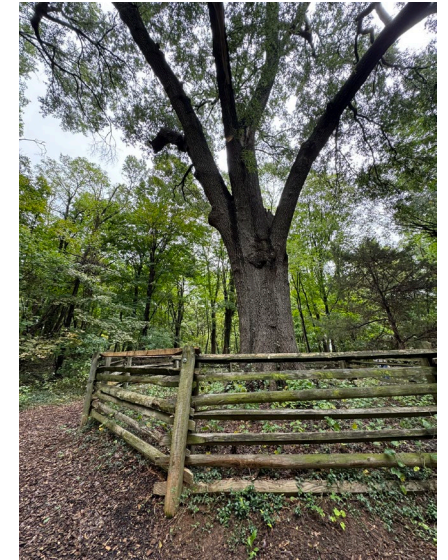
**200+** acres of untreated parking lots

**+/-20°F** hotter surface temperatures over large parking lots

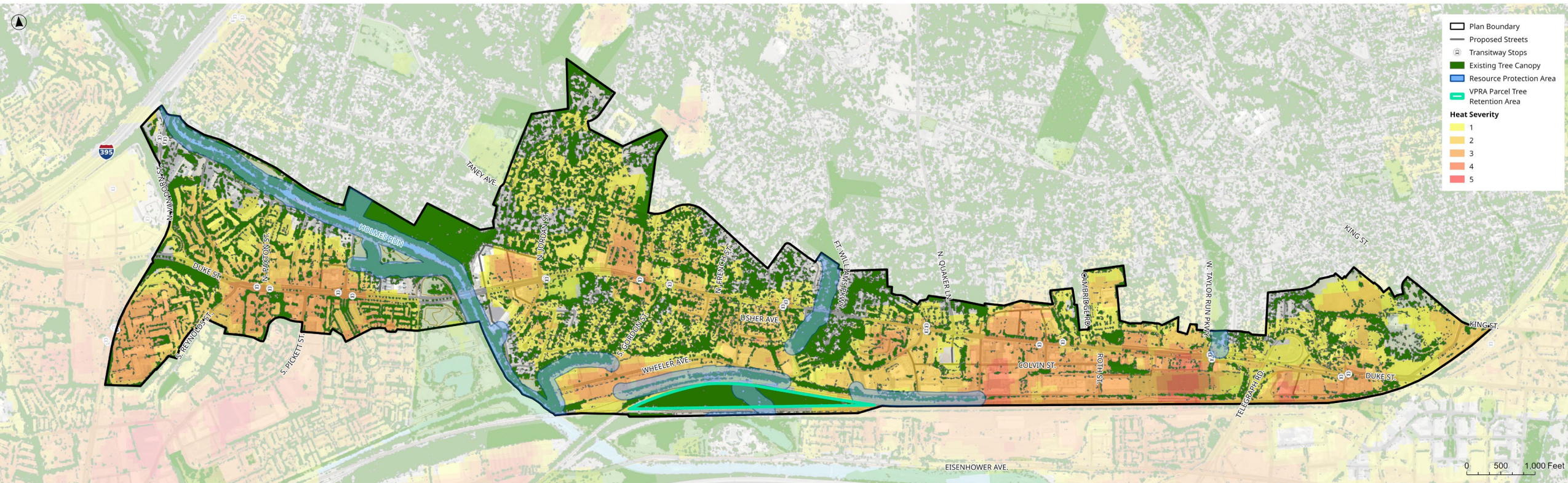
**28** acres within the 100 or 500-year floodplain

**10%** commute down the corridor via public transit

**0** Existing commercial/multi-family buildings are green building plan compliant



# Existing Conditions – Heat Severity and Tree Canopy



## Trust for Public Lands Heat Severity Data:

- 1 = relatively mild heat area (slightly above the mean for the city)
- 5 = a severe heat area (significantly above the mean for the city)

# Sustainability + Health - Guiding Plan Principles

- 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.
- Strengthen the corridor’s **resilience against the impacts of extremes** in heat and cold through the design of new development, parks and infrastructure.
- 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**.

## What the Community Has Said:



*“Increase green space and sustainable infrastructure.”*

*“Incorporate non-profits and other services into community areas.”*



*“Require owners to maintain trees.”*

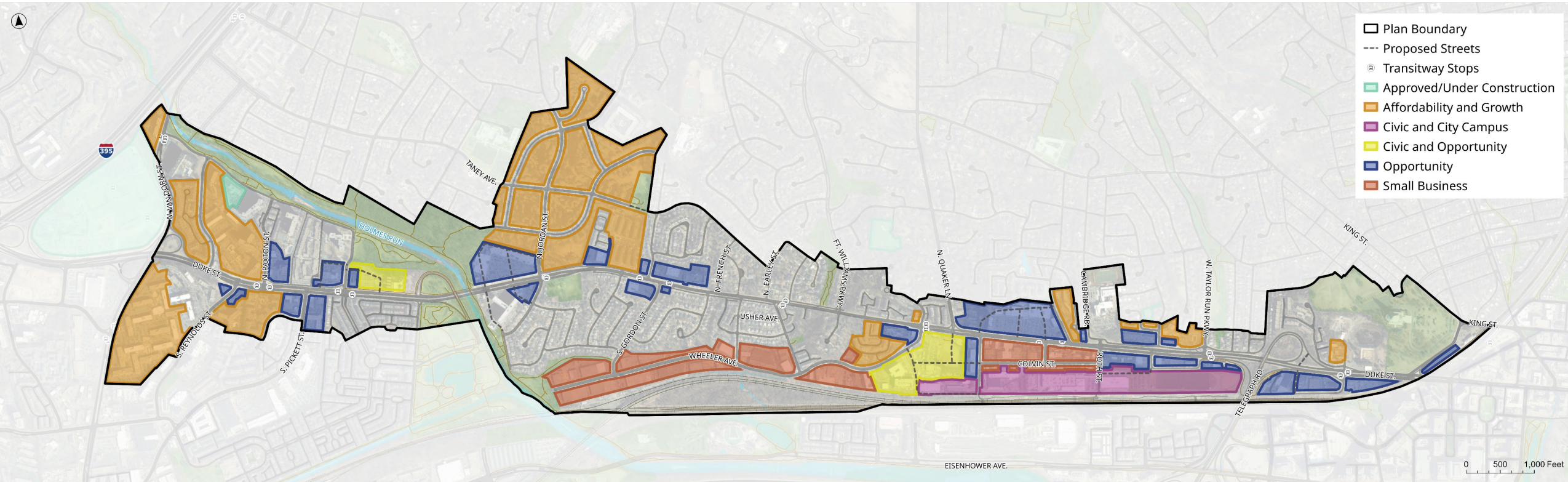


# How Can the Plan Positively Impact Sustainability?

Impervious Surface + Tree Canopy	Land Use	Green Building	Stormwater	Mobility
<ul style="list-style-type: none"> <li>• Reduce impervious surfaces through development within opportunity sites</li> <li>• Require tree canopy percentage onsite</li> <li>• Minimize loss of existing trees, expand where possible</li> </ul>	<ul style="list-style-type: none"> <li>• Minimize displacement of existing <b>market and committed</b> affordable housing</li> <li>• Proximity and safe access between housing, jobs, transit, amenities</li> <li>• Flexible land uses, walkable, neighborhood serving uses</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of new buildings will be energy efficient</li> <li>• Consistency with latest Green Building Plan</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of new buildings will treat stormwater onsite</li> <li>• Improve water quality, including within the RPAs</li> <li>• Slow runoff</li> </ul>	<ul style="list-style-type: none"> <li>• Maximize use of transit</li> <li>• Safe street design</li> <li>• Opportunities for biking and walking</li> <li>• Reduce GHG emissions</li> </ul>



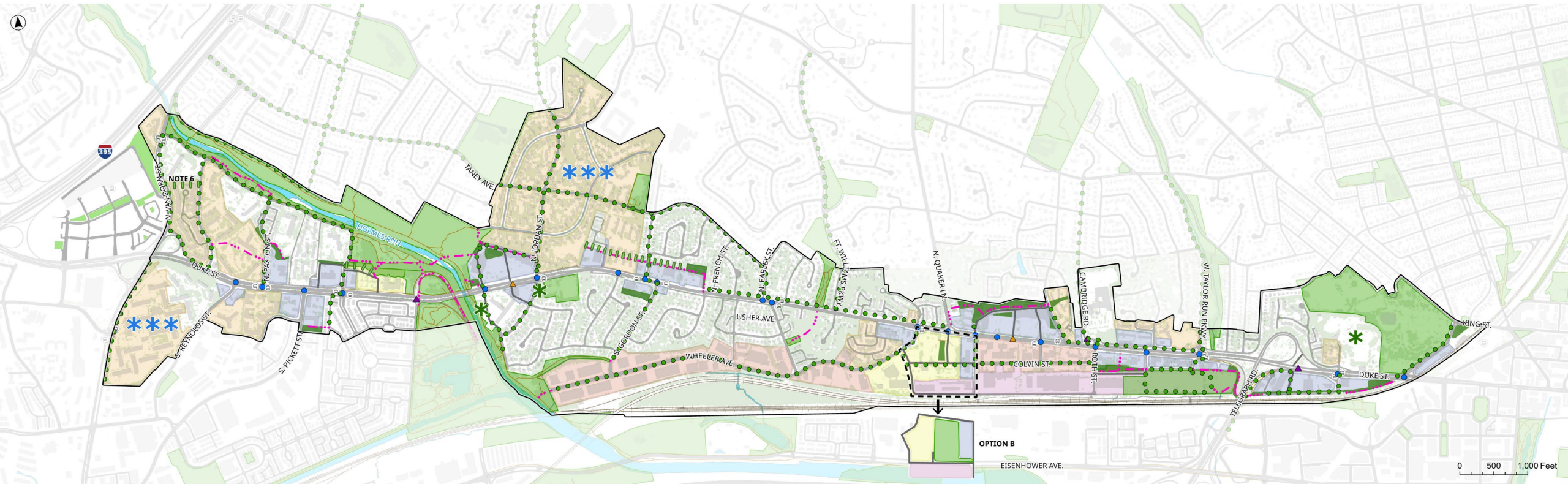
# Land Use + Sustainability



# Parks + Open Space

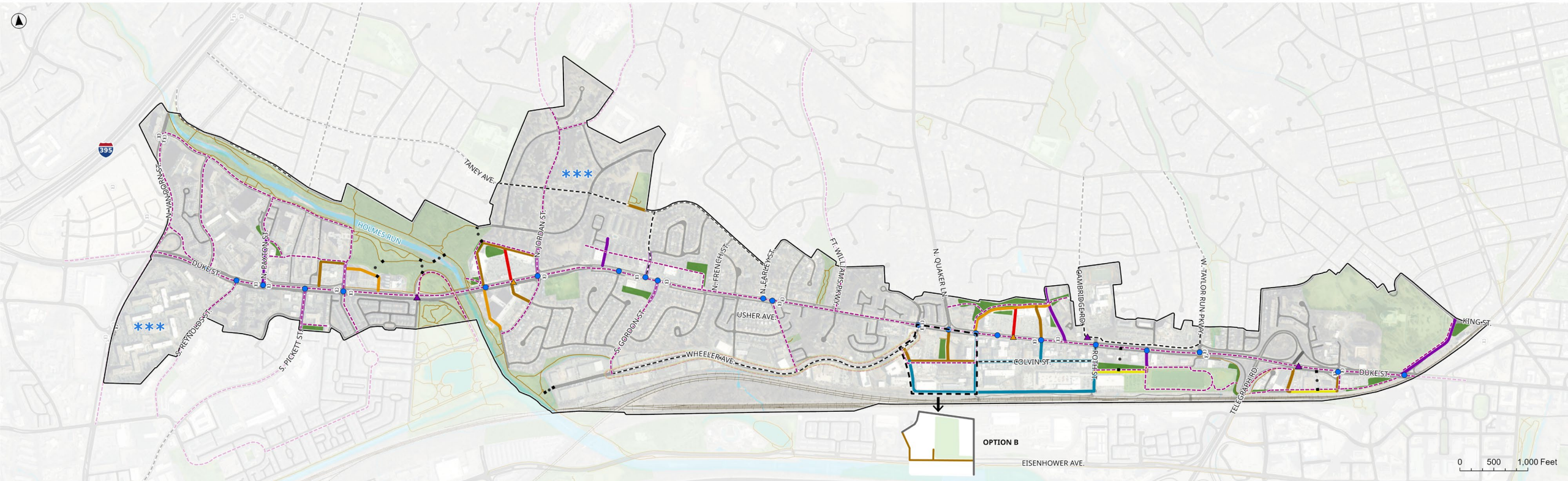
## Parks and Open Space

DRAFT | MAY 2026



## Street Network and Connectivity

DRAFT | MAY 2026

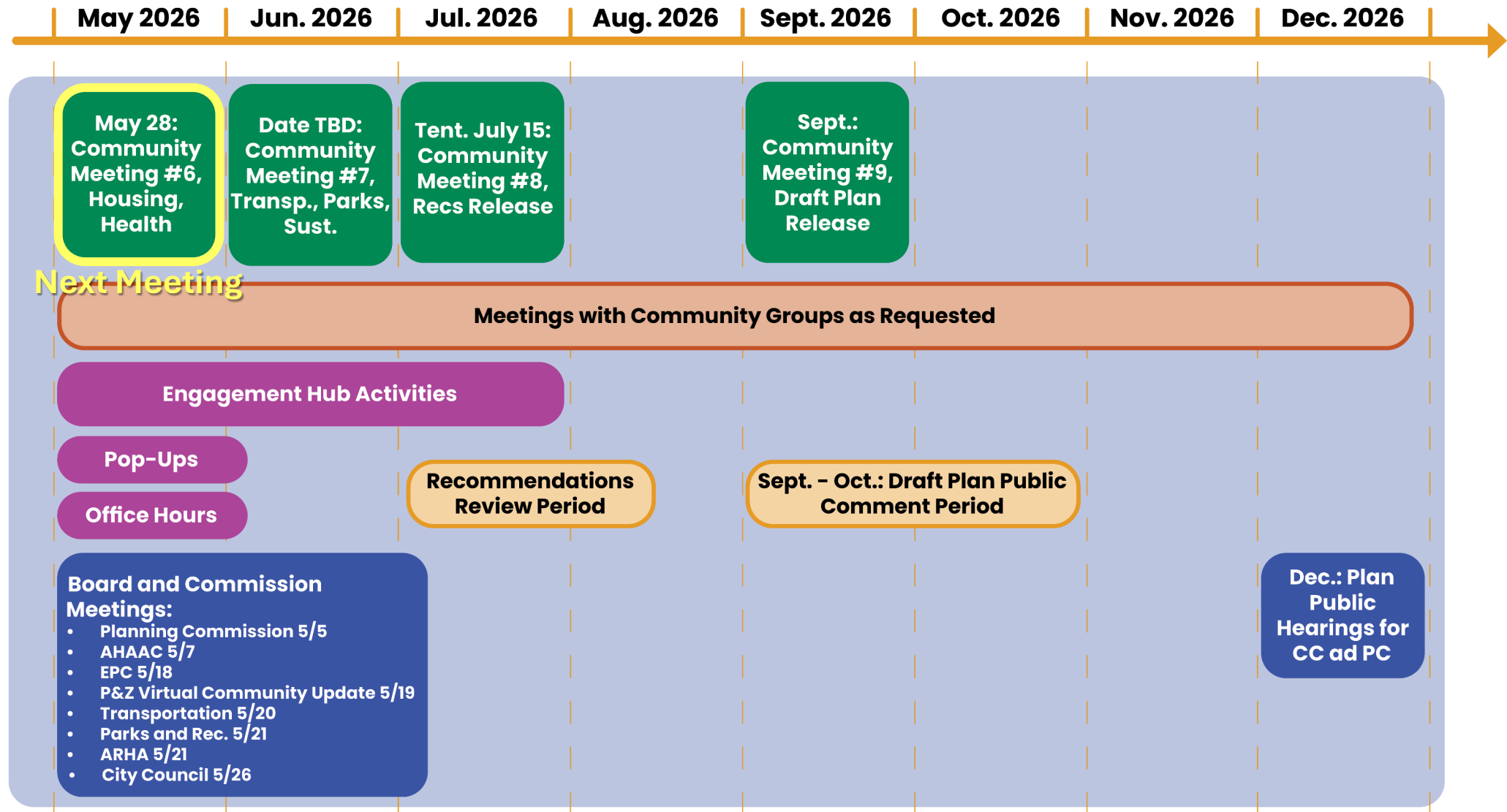


# Opportunities To Engage

**There are multiple ongoing ways to participate after today:**

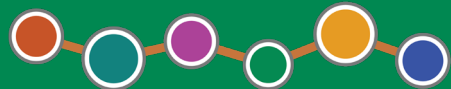
- Visit the Engagement Hub, now through May 28:  
<https://alexandriava.mysocialpinpoint.com/>
- **Attend a pop-up!** Look for the schedule on our webpage.
- **Invite us to your meeting!**
  - Email: [Christian.brandt@alexandriava.gov](mailto:Christian.brandt@alexandriava.gov)
- **Come to our final Zoom Office Hour**
  - [5/27](#) 4:00 PM
- **Attend our Community Meetings:** 5/28 and June (TBD)
- **Provide your feedback by email:** [Christian.brandt@alexandriava.gov](mailto:Christian.brandt@alexandriava.gov)
- **Project Webpage:** [alexandriava.gov/DukeStreetPlan](http://alexandriava.gov/DukeStreetPlan)

# Next Steps



# Questions + Discussion

**DUKE STREET**  
LAND USE PLAN



# Thank You!

**DUKE STREET**  
LAND USE PLAN

