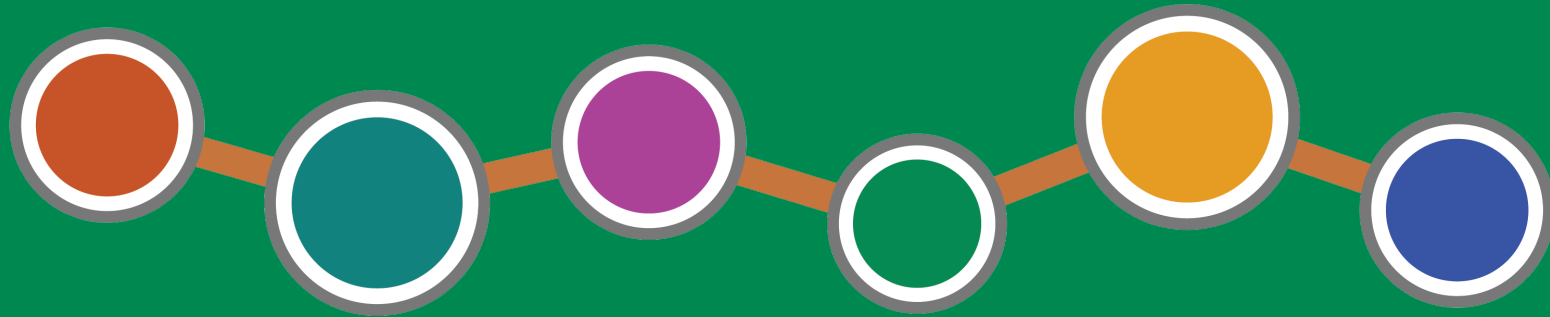


DUKE STREET LAND USE PLAN



Update for EPC

Monday, May 18, 2026



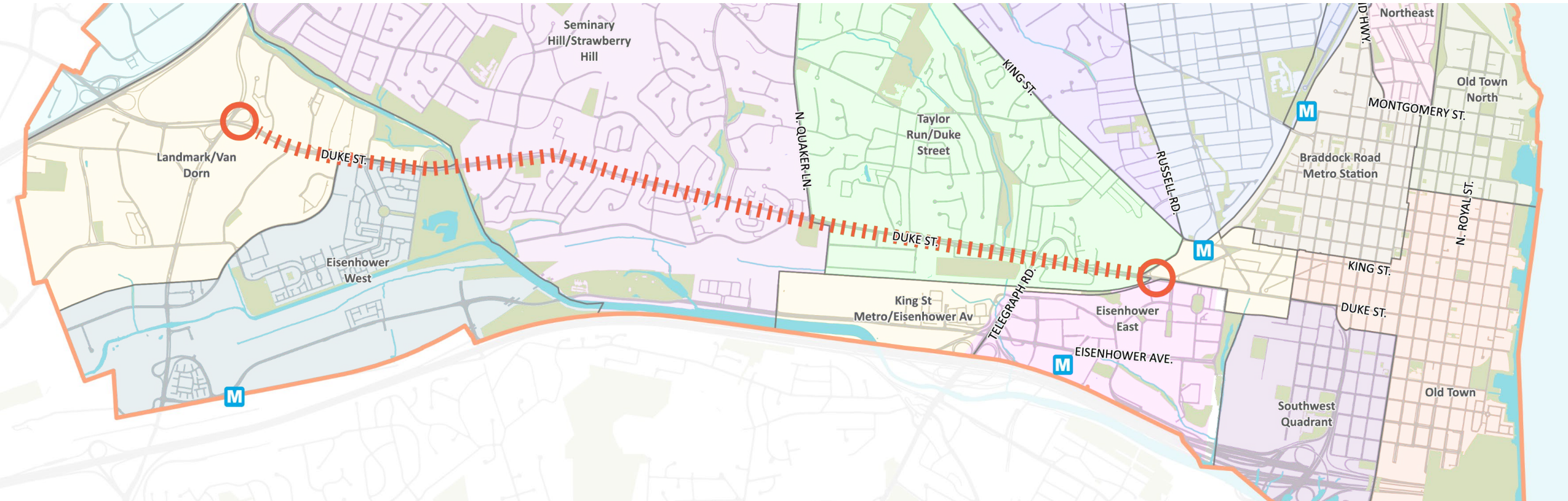
DEPARTMENT OF
**PLANNING &
ZONING**

Agenda

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

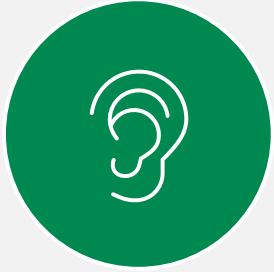


Duke Street Land Use Plan Area



Process Roadmap

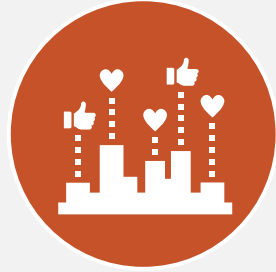
Early 2025



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



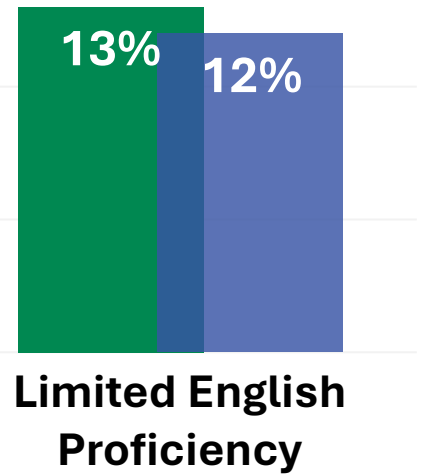
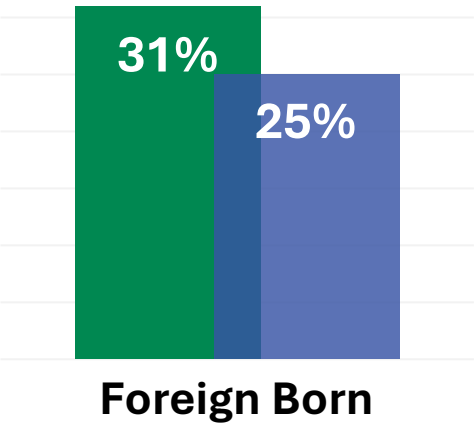
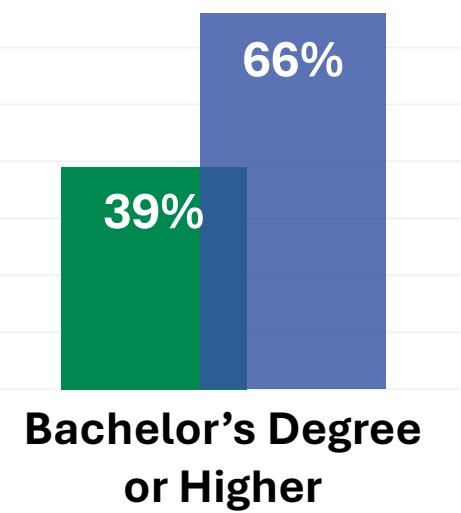
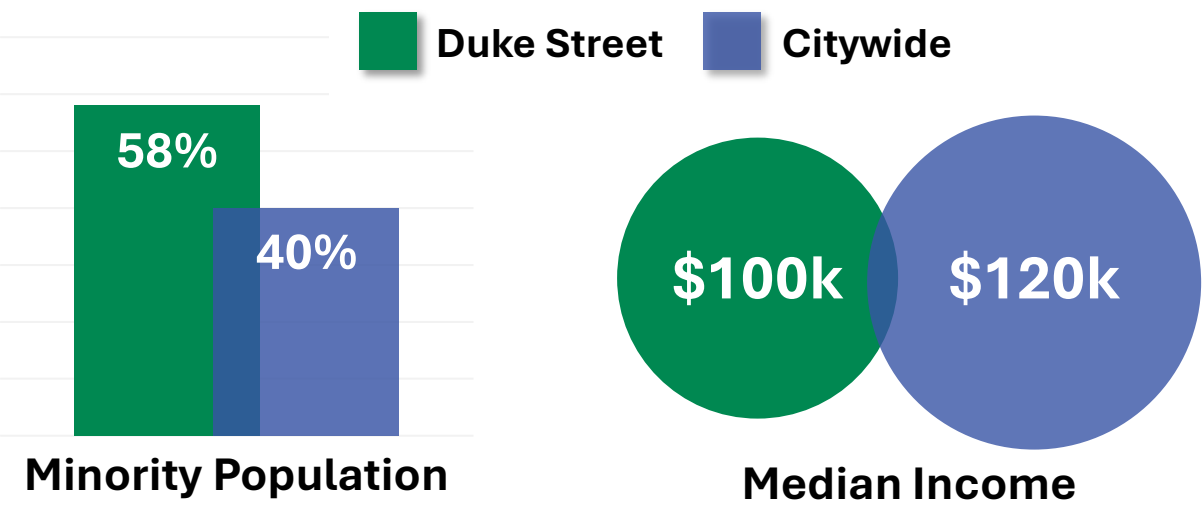
Adopt

**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

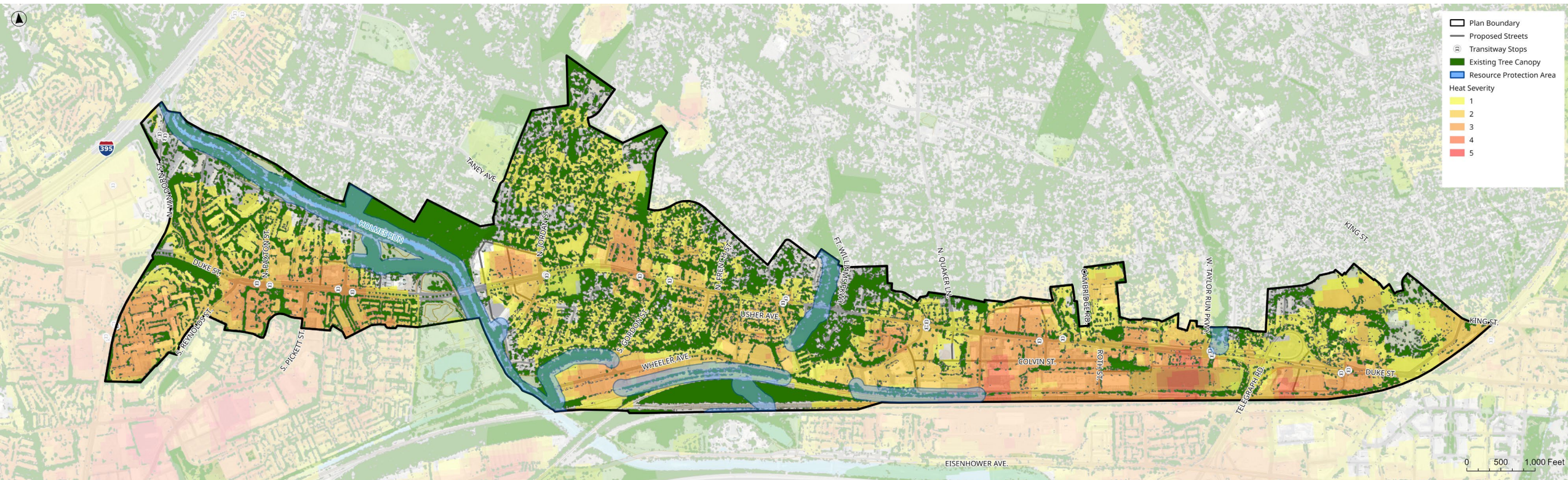
28 acres within the 100 or 500-year floodplain

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.”



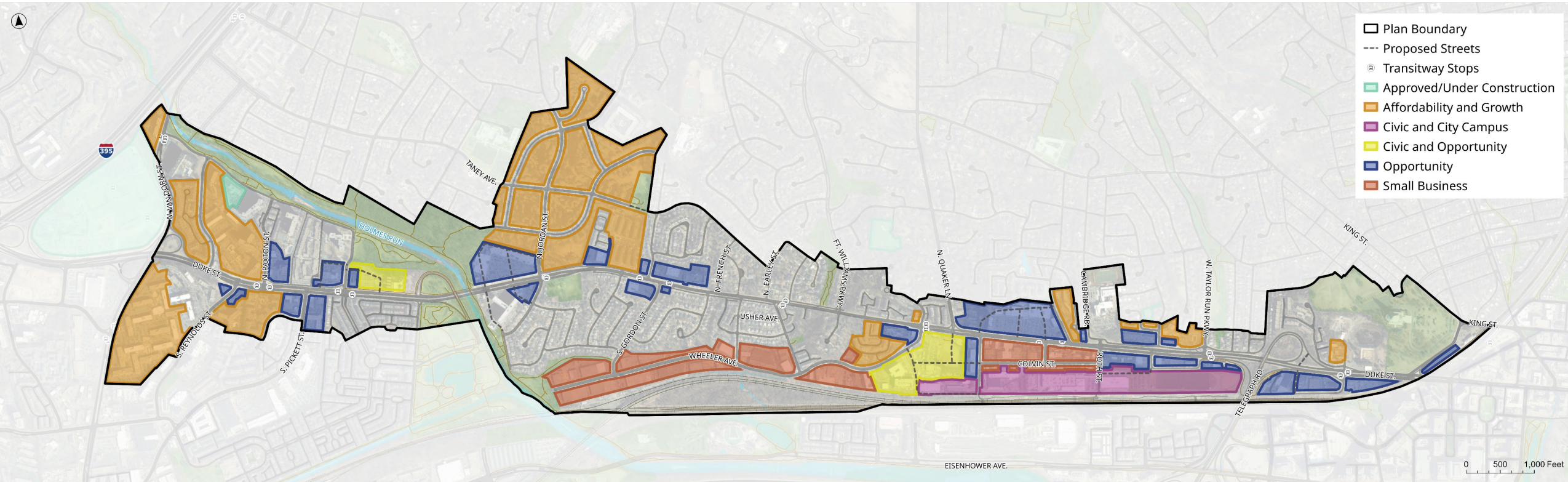
“Require owners to maintain trees.”

How Can the Plan Positively Impact Sustainability?

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



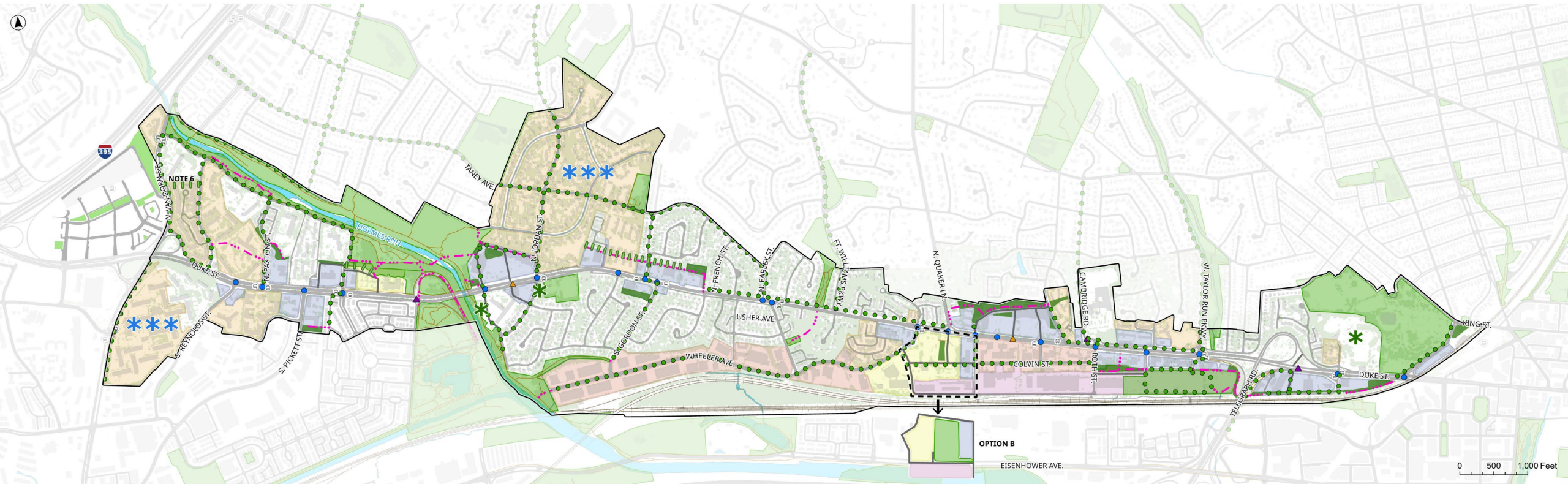
Land Use + Sustainability



Parks + Open Space

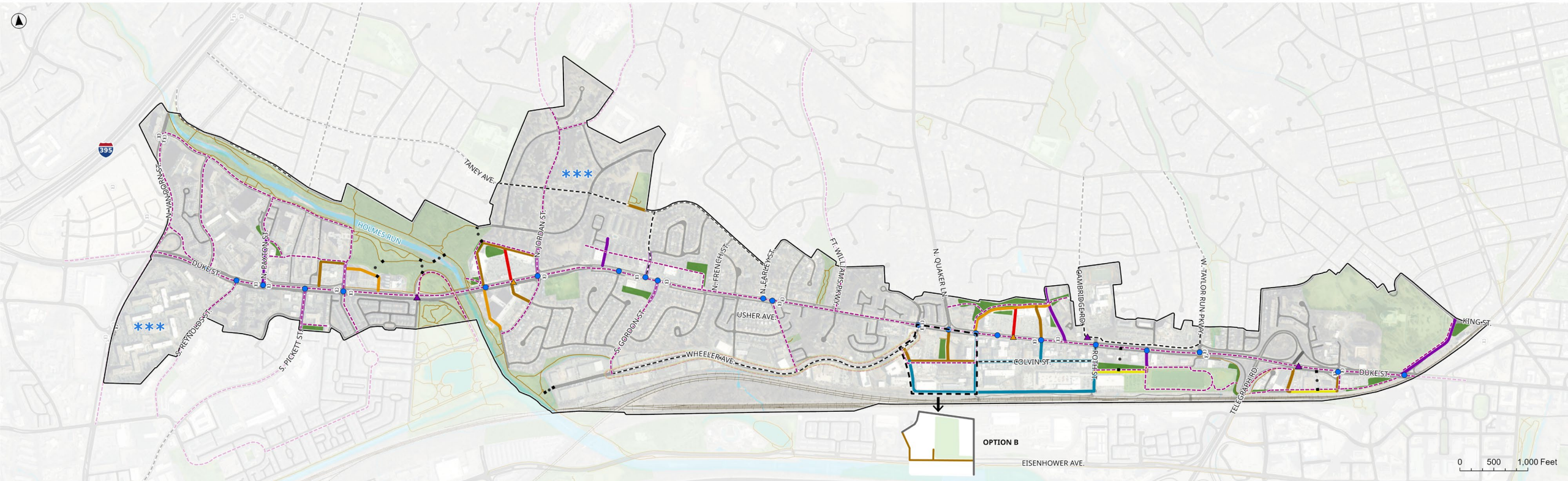
Parks and Open Space

DRAFT | MAY 2026



Street Network and Connectivity

DRAFT | MAY 2026

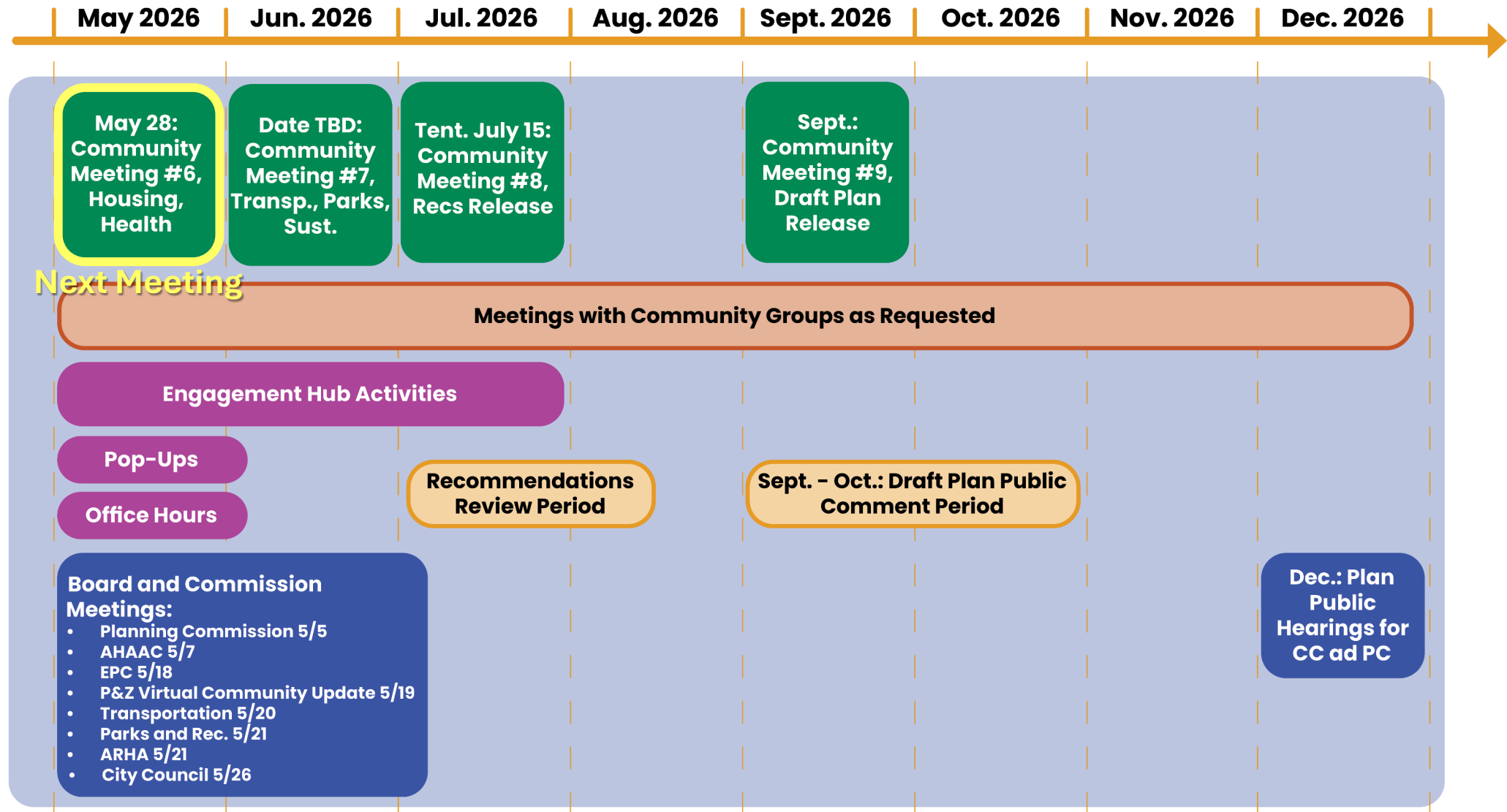


Opportunities To Engage

There are multiple ongoing ways to participate after today:

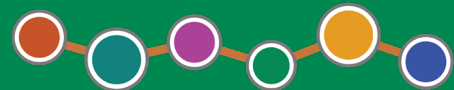
- Visit the Engagement Hub, now through May 28:
<https://alexandriava.mysocialpinpoint.com/>
- **Attend a pop-up!** Look for the schedule on our webpage.
- **Invite us to your meeting!**
 - Email: Christian.brandt@alexandriava.gov
- **Come to our final Zoom Office Hour**
 - [5/27](#) 4:00 PM
- **Attend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

Next Steps



Questions + Discussion

DUKE STREET
LAND USE PLAN



Thank You!

DUKE STREET
LAND USE PLAN

