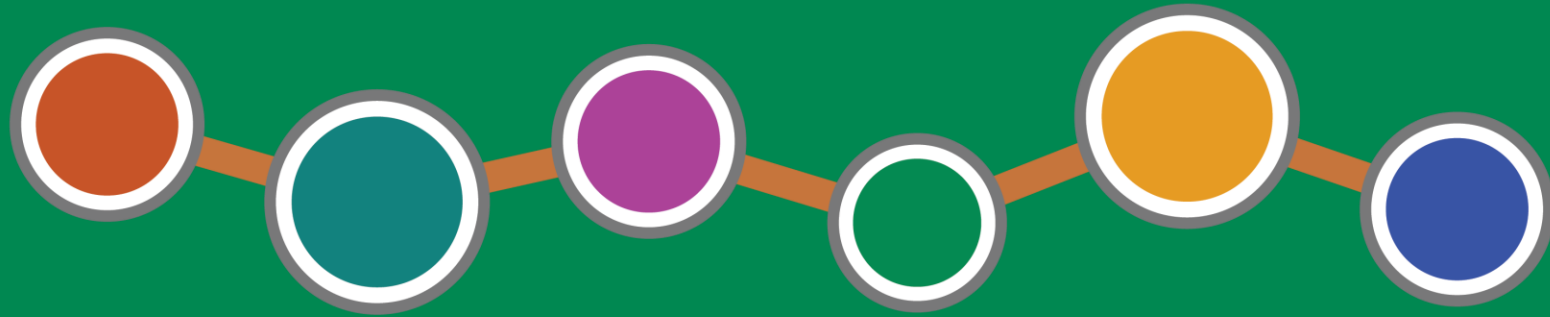


# DUKE STREET LAND USE PLAN



**Park and Recreation Commission**

Thursday, May 21, 2026

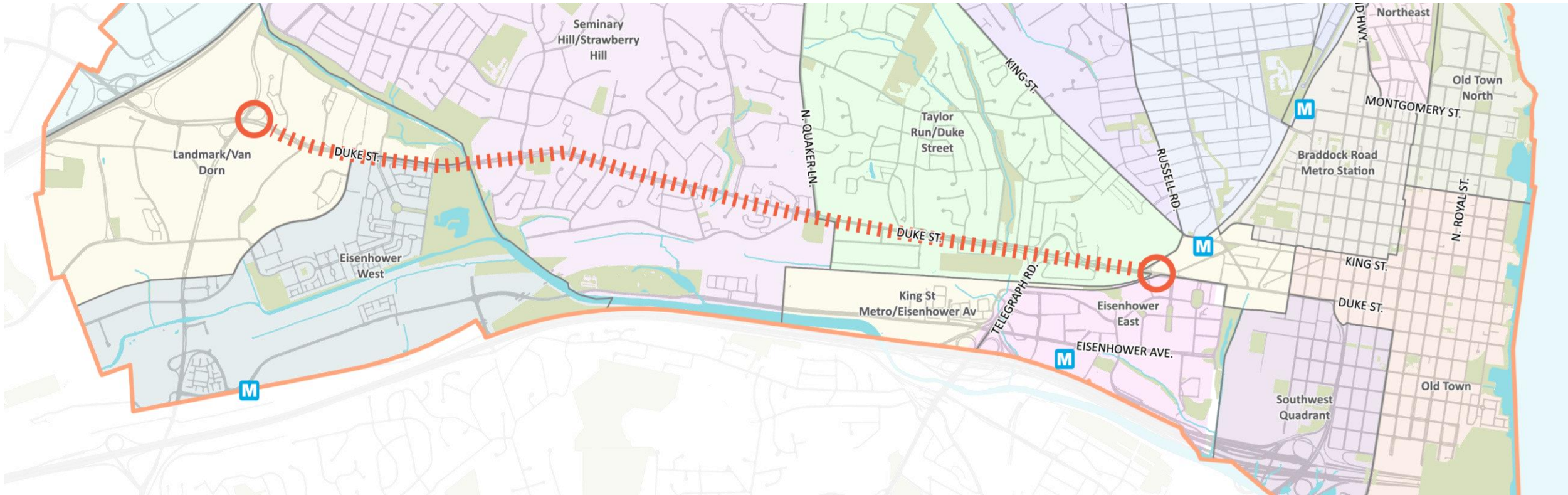


DEPARTMENT OF  
**PLANNING &  
ZONING**

# Agenda

1. Introduction and Background
2. Parks and Open Space Overview
3. Next Steps and Opportunities to Engage
4. Questions + Discussion

# Duke Street Land Use Plan Area



# Process Roadmap

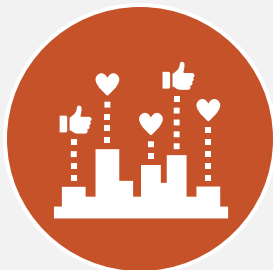
Early 2025



**Listen & Learn**

**Existing  
Conditions**

Summer - Fall 2025



**Consult**

**Plan Principles**

**Land Use  
Themes**

**Districts**

Winter - Spring 2026



**Share & Draft**

**Plan Framework**

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

Summer - Fall 2026



**Refine**

**Draft  
Recommendations**

**Draft Plan**

Late 2026



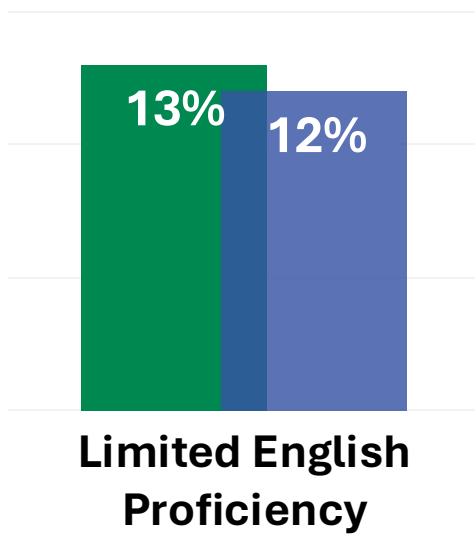
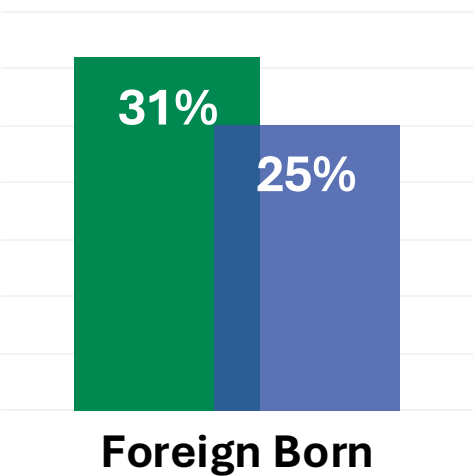
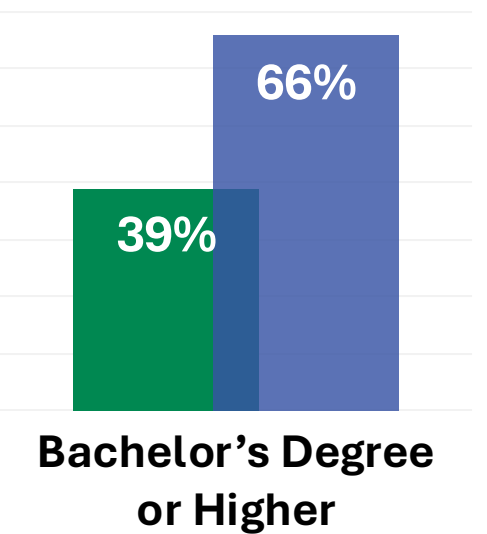
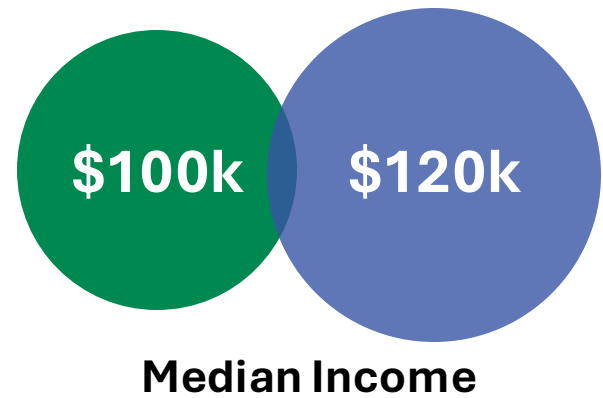
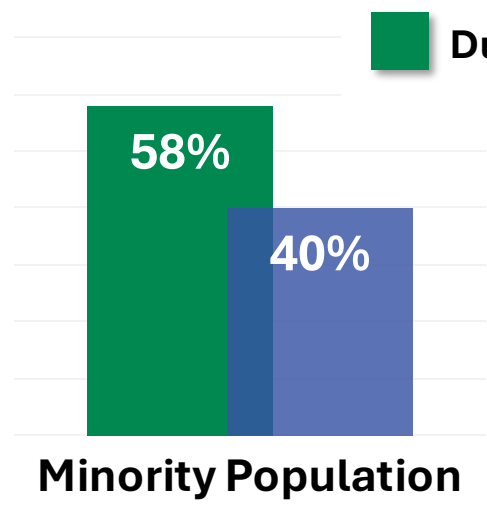
**Adopt**

**Public Hearing  
Planning  
Commission and  
City Council**

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



# People + Community



# Duke Street Parks Overview

- Corridor currently has both **local + regional parks** (+/- 110 acres).
- Need for **more neighborhood-serving parks** better distributed along the corridor
- Not all residents are within a **10-minute walk** to a park.
- **Lack of connectivity** between parks.
- Community members want **expanded parks + amenities**.
- New parks + open spaces can be provided in **development areas**.

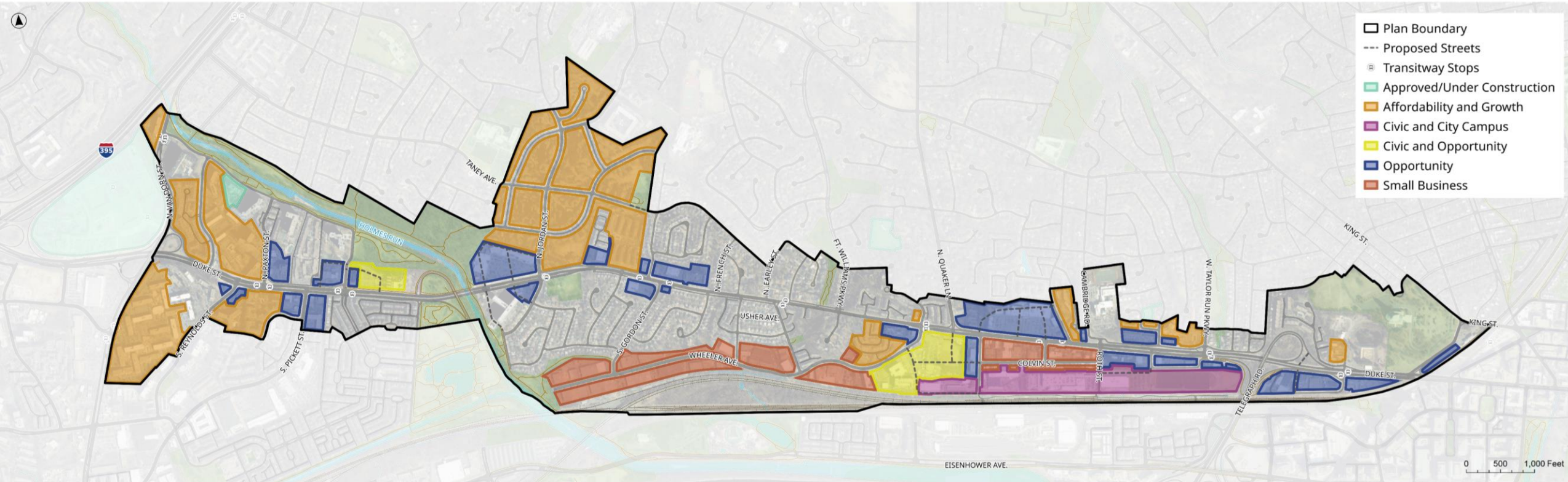


# Parks and Open Space: Guiding Principles

- 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.



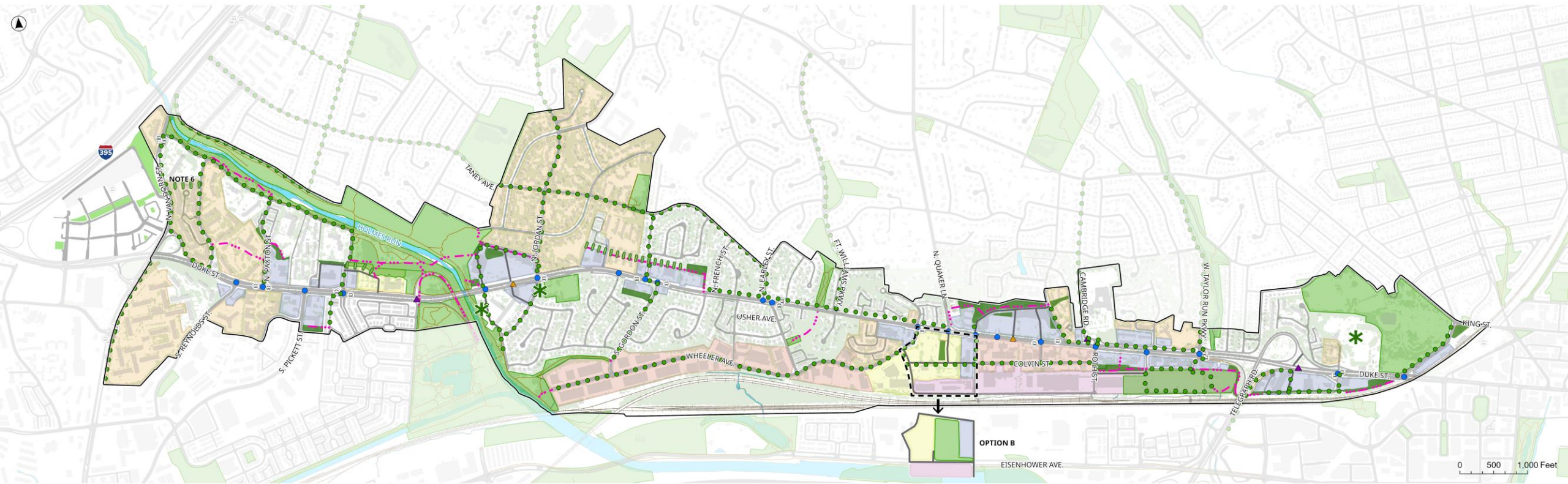
# Land Use Themes



# Framework Plan: Parks and Open Space

## Parks and Open Space

DRAFT | MAY 2026



# Framework Plan: Parks and Open Space - East

- Plan Boundary
  - Proposed Streets
  - Transitway Stops
  - Proposed Parks and Open Spaces
  - Existing Parks and Open Spaces
  - Existing Tree Canopy
  - Proposed Park/Trail Connections
  - Proposed Linear Greenways
  - Streetscape Connections
  - Existing Trails
- Traffic Signals**
- Duke Street Land Use Plan
  - Duke Street Transitway
  - Existing
- DSLUP Themes**
- Affordability and Growth
  - Civic and City Campus
  - Civic and Opportunity
  - Opportunity
  - Small Business



# Framework Plan: Parks and Open Space - West

- Plan Boundary
  - Proposed Streets
  - ⊙ Transitway Stops
  - Proposed Parks and Open Spaces
  - Existing Parks and Open Spaces
  - Existing Tree Canopy
  - ... Proposed Park/Trail Connections
  - || Proposed Linear Greenways
  - Streetscape Connections
  - Existing Trails
- Traffic Signals**
- ▲ Duke Street Land Use Plan
  - ▲ Duke Street Transitway
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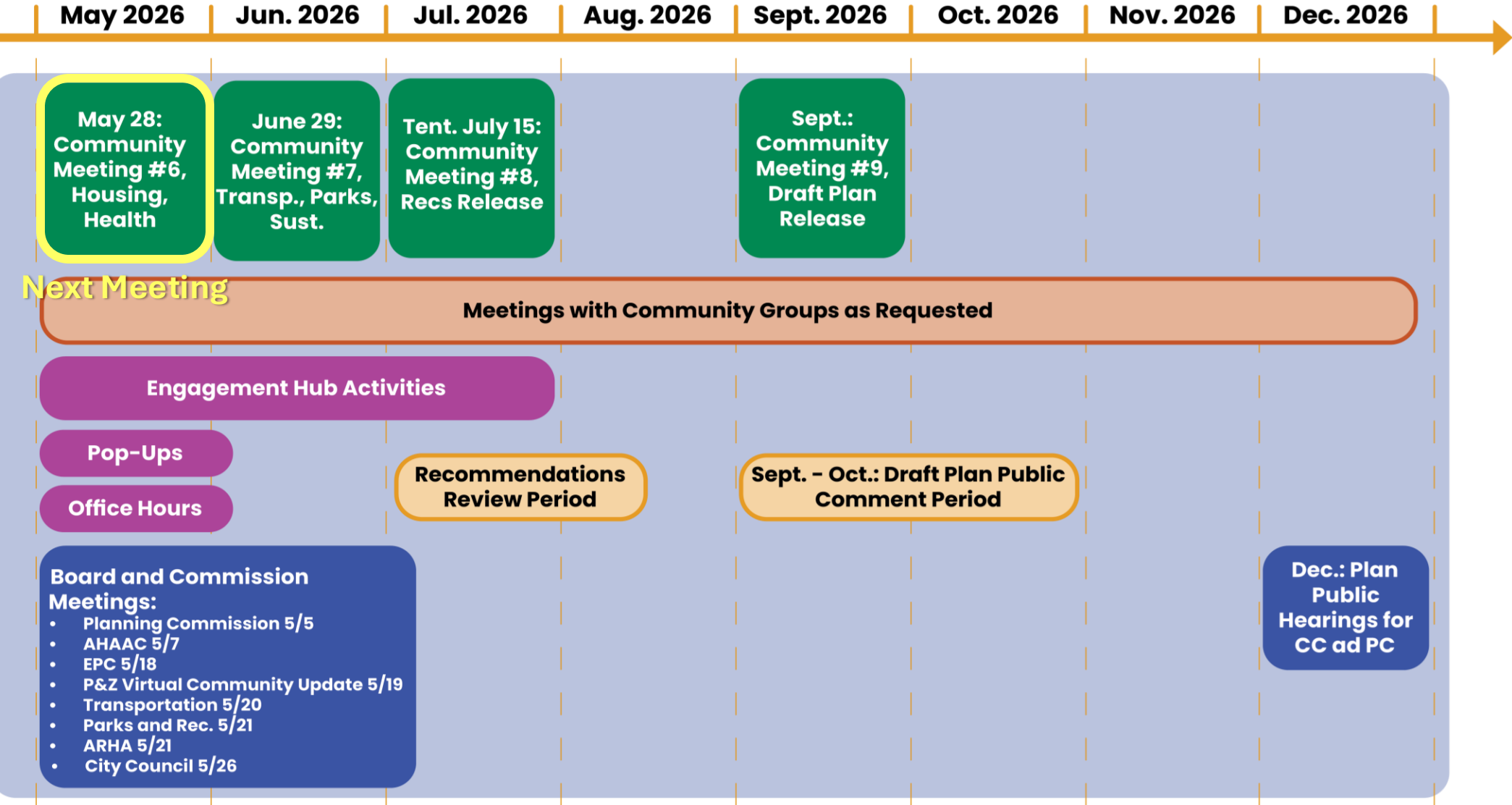


# Opportunities To Engage

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

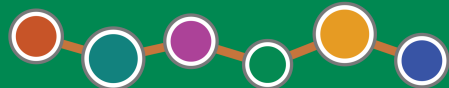
- Visit the Engagement Hub, now through May 28:  
<https://alexandriava.mysocialpinpoint.com/>
- **Attend a pop-up!** Look for the schedule on our webpage.
- **Invite us to your meeting!**
  - Email: [Christian.brandt@alexandriava.gov](mailto:Christian.brandt@alexandriava.gov)
- **Come to our Zoom Office Hours**
  - [5/27](#) 4:00 PM
- **Attend our Community Meetings:** 5/28 and 6/29
- **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



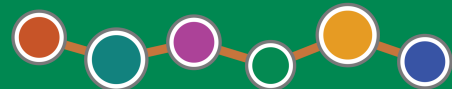
# Questions + Discussion

**DUKE STREET**  
LAND USE PLAN



# Thank You!

**DUKE STREET**  
LAND USE PLAN



# Role + Importance of the Plan



# Framework Plan: Engagement Hub

## Interactive online tool for community to:

- Explore in detail the local conditions and broader context of each Framework map
- Customize their view of the map by turning layers on and off
- Post place-based comments or general comments, ask questions
- Watch introductory topic-based videos

## Engagement Hub Link:

[alexandriava.mysocialpinpoint.com/framework-plan](https://alexandriava.mysocialpinpoint.com/framework-plan)

## Project Webpage:

[alexandriava.gov/DukeStreetPlan](https://alexandriava.gov/DukeStreetPlan)

