



DEPARTMENT OF
**PLANNING &
ZONING**

Department of Planning & Zoning Bi-Monthly Virtual Community Update

July 21, 2026, 6 p.m.

alexandriava.gov/Planning





Why We're Here

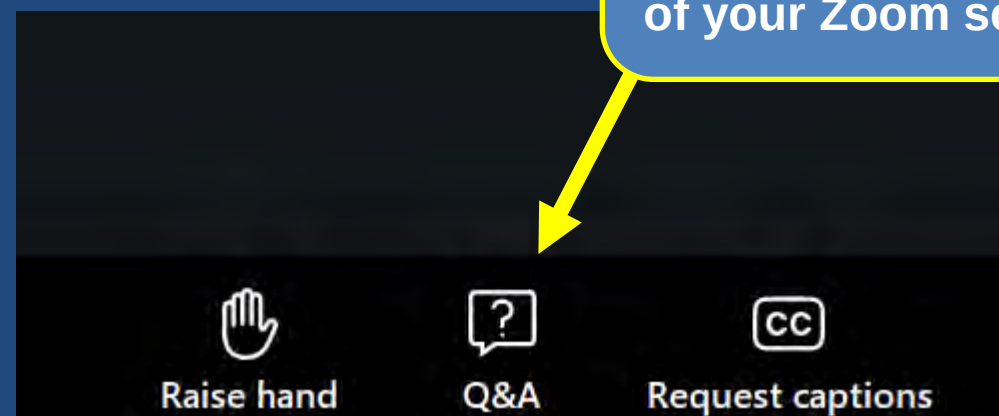
- ▶ Bi-monthly series to share information with the community and answer questions
- ▶ Learn about
 - ongoing and upcoming planning initiatives
 - larger development projects under review
 - changes to development regulations
 - links to more information and how to stay involved



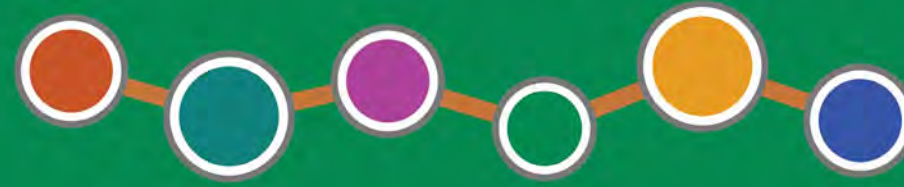
Agenda

1. Welcome!
2. Long range planning
3. Spotlight – Transportation Engineering
4. Development activity
5. Zoning ordinance updates
6. Q&A

Type your question
using the Q&A
option at the bottom
of your Zoom screen



DUKE STREET LAND USE PLAN





Planning and Development Review

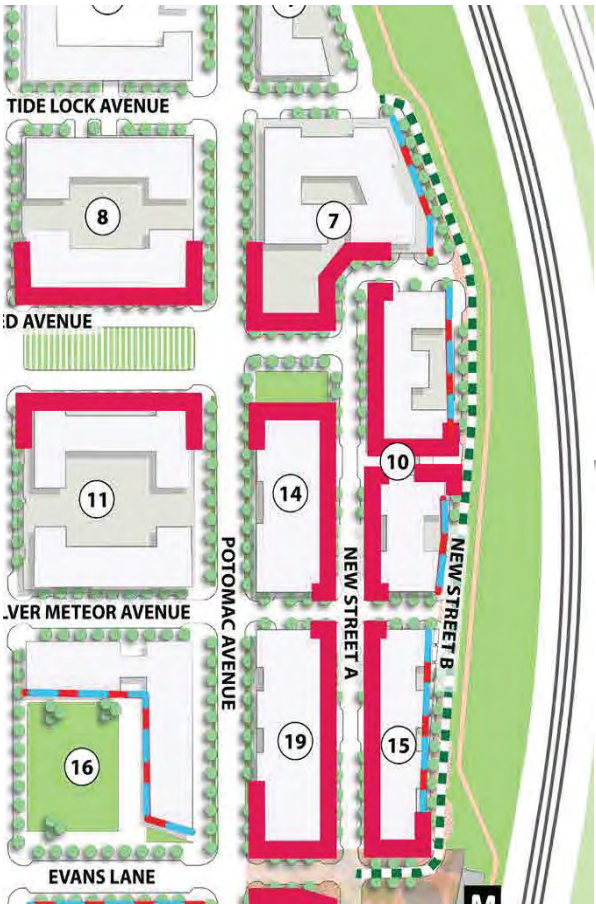
SAP

Vision
Objectives
Recommendations



ZONING

Land Uses
Open Space
Framework Streets
Design Guidelines
Phasing



DSUP

Development
Special Use Permit
Review
Density, Architecture,
Heights, Streetscape, Public
facilities and Infrastructure



PERMIT

Final Site Plan
Building Permits
Construction



Duke Street Land Use Plan Status Update

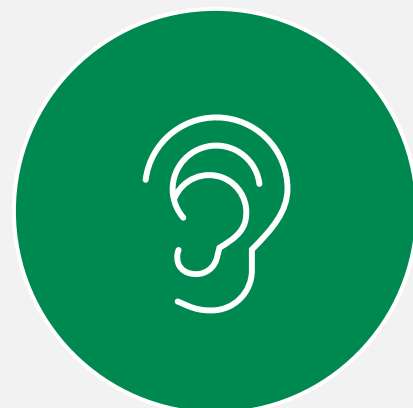
alexandriava.gov/Planning / Duke Street Plan



DEPARTMENT OF
**PLANNING &
ZONING**

Planning Process Roadmap

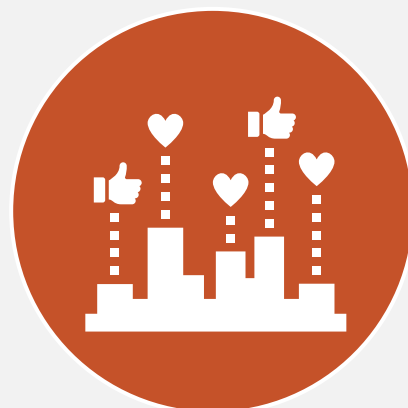
Early 2025



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

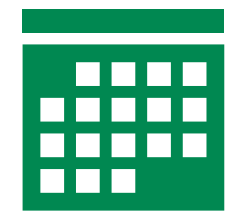
**Public Hearing
Planning
Commission and
City Council**

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

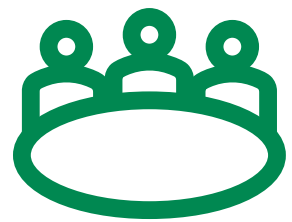
Community Engagement Summary



250+ businesses engaged in outreach



50+ pop-ups since April 2025, more planned for July-Aug. 2026



7 Community Meetings, **1** Open House, **4** workshops (one for businesses)



More than 250 Community Ideas evaluated, 75% included



Over **3,500 residents** engaged so far.



Community Themes

Cohesive Corridor Design

Move away from piecemeal development toward a more unified vision of the corridor

Expanded Open Space Network

Provide more parks and green spaces, particularly in the central portion of the corridor

Housing Affordability and Supply

Increase housing opportunities while ensuring a range of affordability options

Infrastructure Capacity

Ensure adequate schools, utilities, and stormwater systems to support future growth

Neighborhood-Serving Retail

Emphasize the importance of a full-service grocery store and everyday retail to support daily needs and walkability

Safer Connections

Improve safety and accessibility for pedestrians and cyclists throughout the corridor

Support for Local Businesses

Retain and integrate existing small businesses to preserve community character

Traffic and Mobility

Address congestion while improving all the different ways of moving around the corridor

Request for Comment: Working Draft Recommendations

Duke Street Land Use Plan Engagement Hub

Welcome to the Engagement Hub!

On this Hub you will find all our **online** and **interactive engagement opportunities** for the **Duke Street Land Use Plan**.

The Engagement Hub is intended to provide community members and stakeholders with an equivalent opportunity to participate *online* in the Duke Street Land Use Plan process. Each community meeting will include a digital component on the Hub that replicates the questions and engagement activities we will ask in person.

More information about the Duke Street Land Use Plan can be found on the main project website: alexandriava.gov/DukeStreetPlan

Overview

On June 9, 2025, the City launched an **18-month community planning process** that will update the comprehensive land use plan for the **Duke Street Corridor** from **Alexandria Union Station** to **Van Dorn Street** at the future Landmark/West End development.

The planning process will explore topics such as **land use, environment and climate, equity, mobility and connectivity, pedestrian safety and accessibility, parks and open space, and housing affordability**. Translation and interpretation services will be provided throughout the process to ensure that all who wish to participate may do so.

Project Schedule

- Listen & Learn: Dec. 2024 – May 2025**
 - Listening sessions with stakeholders
 - Pop-ups around the corridor
 - Background and existing conditions
- Consult: Summer – Fall 2025**

Working Draft Maps and Figures

Background and OverviewLand UsesBuilding HeightsParks and Open Space NetworkStreet Network and Street Cross SectionsBicycle

Open

Land Uses (Figure 2)

0 contributions so far

Enter an address

Cancel

Legend

Transitway Stops

Land Uses

Residential Low

Business/Commercial 1

Business/Commercial 2

Civic/Institutional

Retail

Encouraged Retail

Existing Parks and Open Space

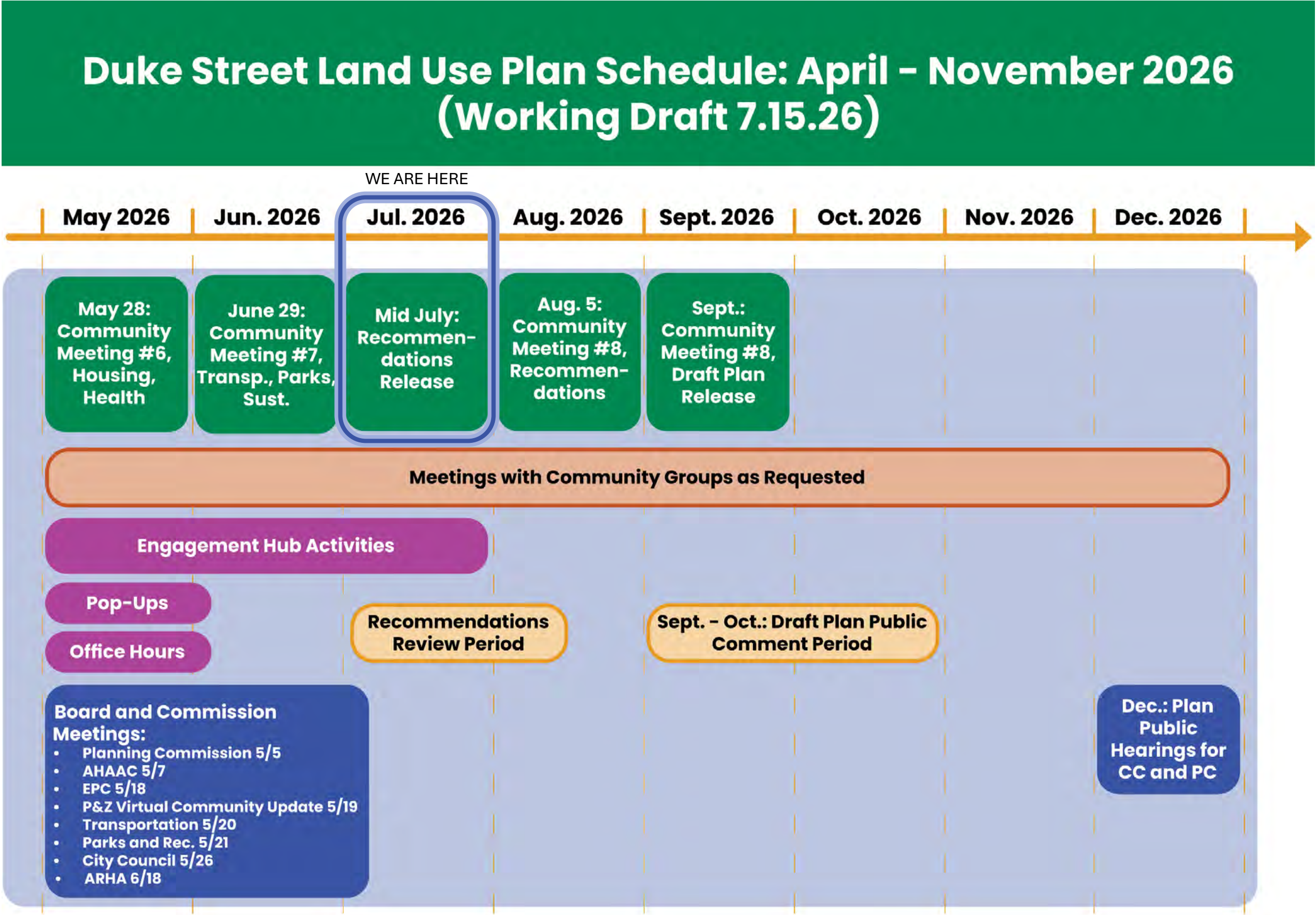
alexandriava.mysocialpinpoint.com/draft-recommendations

Opportunities To Engage

There are multiple ongoing ways to participate after today:

- **Attend a pop-up**, happening now throughout corridor!
- **Review the Engagement Hub:**
<https://alexandriava.mysocialpinpoint.com/recommendations>
- **Invite us to your meeting!** Email
Christian.brandt@alexandriava.gov
- **Attend our Next Community Meeting:** Wednesday 8/5 at 6:30 p.m. on Zoom
- **Provide your feedback by email:**
Christian.brandt@alexandriava.gov
- Visit our **Project Webpage** to learn more:
alexandriava.gov/DukeStreetPlan

Next Steps



Project Webpage: alexandriava.gov/DukeStreetPlan

Spotlight: Transportation Engineering

alexandriava.gov/Planning



Agenda

1. Transportation Engineering Introduction
2. Development Review Role
3. Transportation Planning Administrative Guidelines
 1. Multimodal Study Requirement
 2. Review Process
 3. Multimodal Study Analysis
4. Potential Mitigations





Transportation Engineering and Smart Mobility

Transportation Engineering Mission:

Provide improved mobility in Alexandria and the region through sound engineering, design, technology implementation and regional cooperation



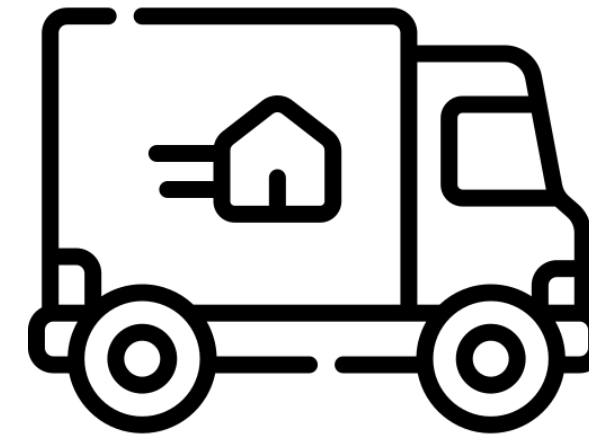


Transportation Engineering Role

1. Vehicle Access



2. Loading Area Operation



3. Roadway Design



4. Transportation Network Impact

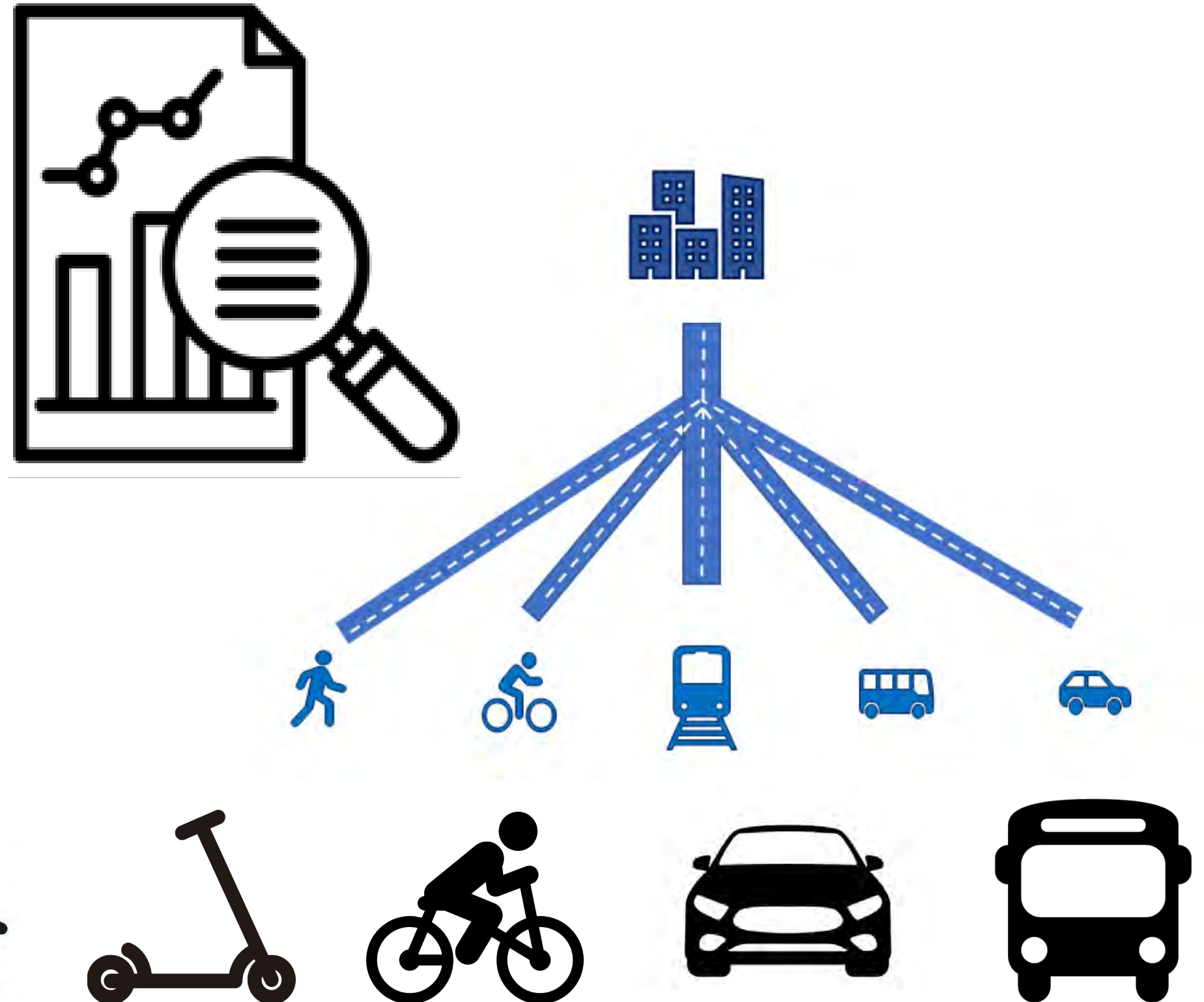




Transportation Planning Administration Guidelines

Guideline that provides technical procedures to analyze and report the effects of new development on transportation network in Alexandria

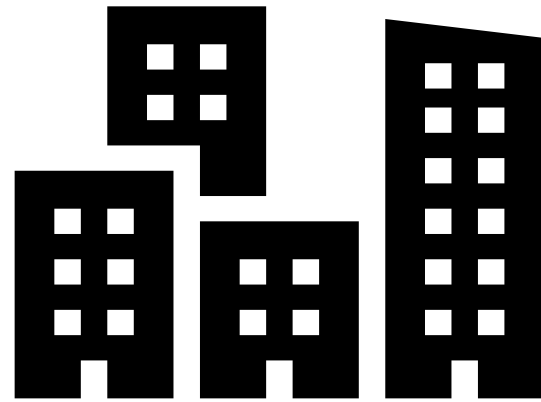
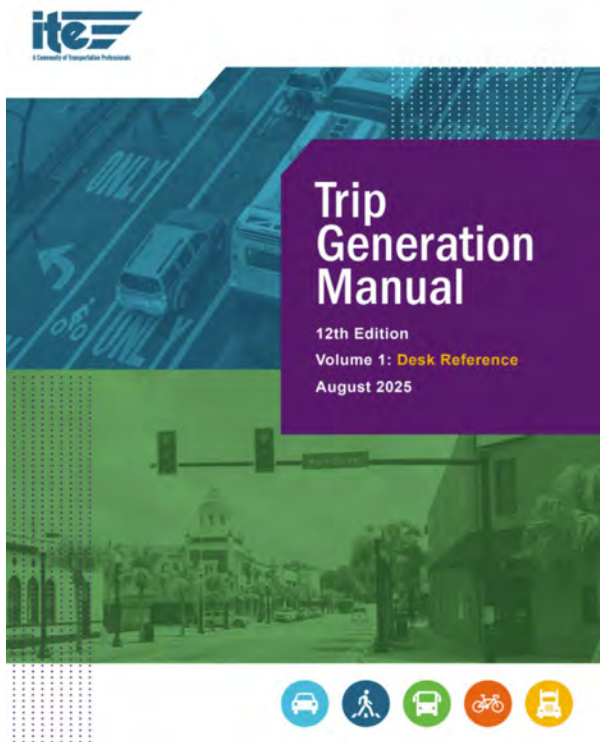
[Transportation Planning Administrative Guidelines Webpage](#)





When is a Study Required

- Understand the Trip Generation according to the size and type of Land Use



- More than 50 New Trips in the AM or PM Peak Hour

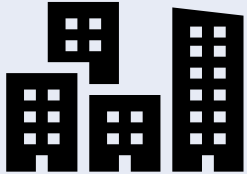


- A Study is Required





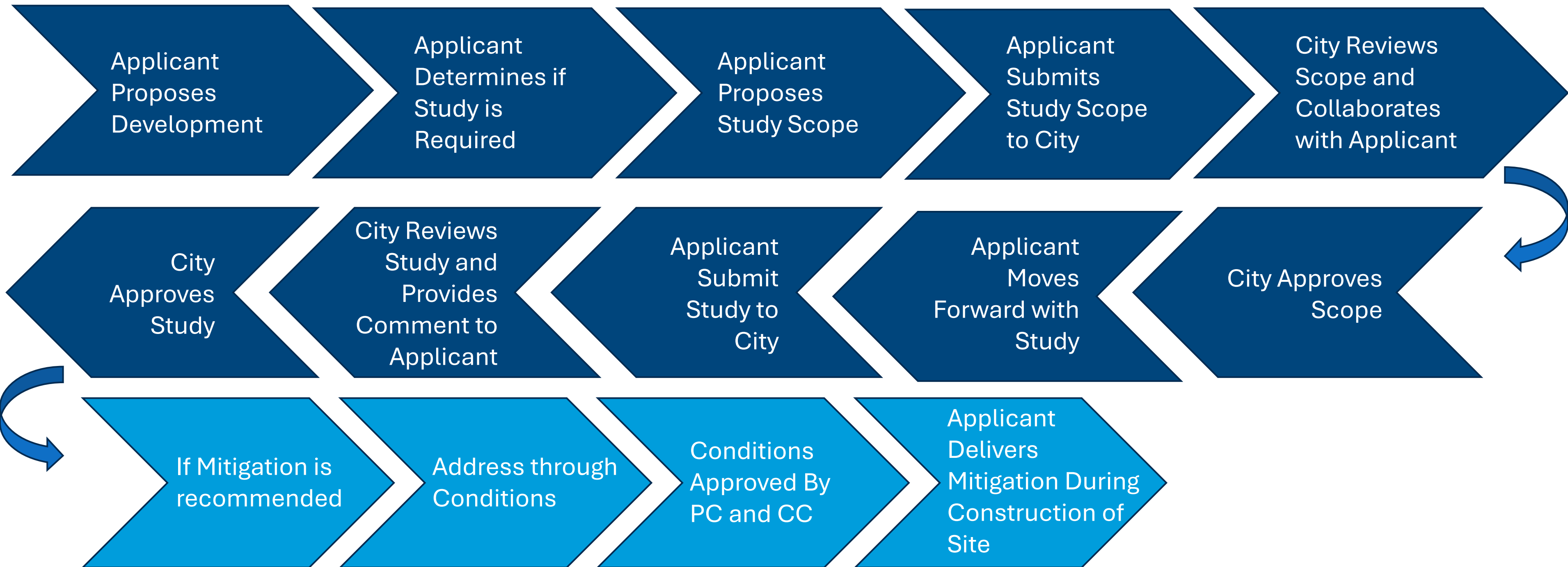
When is a Study Required - Examples

Development Name	Land Use	Number of Trips Projected	Study Required?
Duke/Quaker Townhomes:	11 Townhomes 	9 < 50 New Trips in the Peak Hour 	
Samuel Madden Development:	530 Apartment Units Small Retail 150 Student Daycare 	180 > 50 New Trips in the Peak Hour 	

**** Duke Street and Quaker Lane Intersection – 3,600 vehicle trips in peak hour
**** N Patrick Street and Madison Street Intersection – 2,000 vehicle trips in peak hour



Review Process





What's in a Study

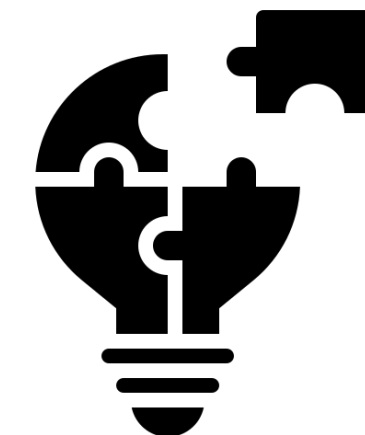
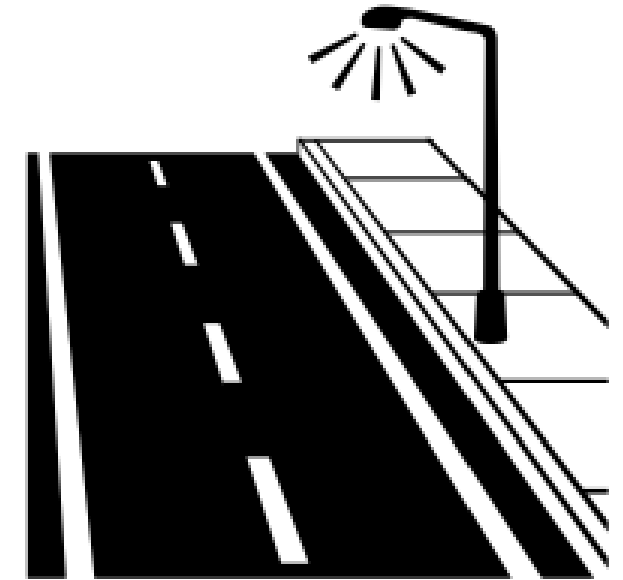


Existing Conditions

Future Conditions
(w/o Development)

Future Conditions
(w/ Development)

Mitigation Analysis
(w/ Development)

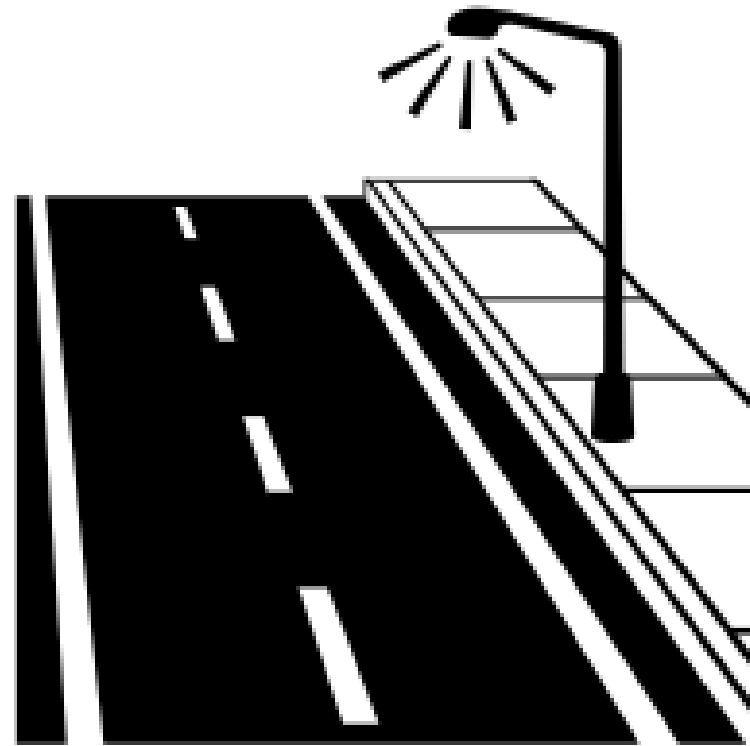




Potential Mitigation



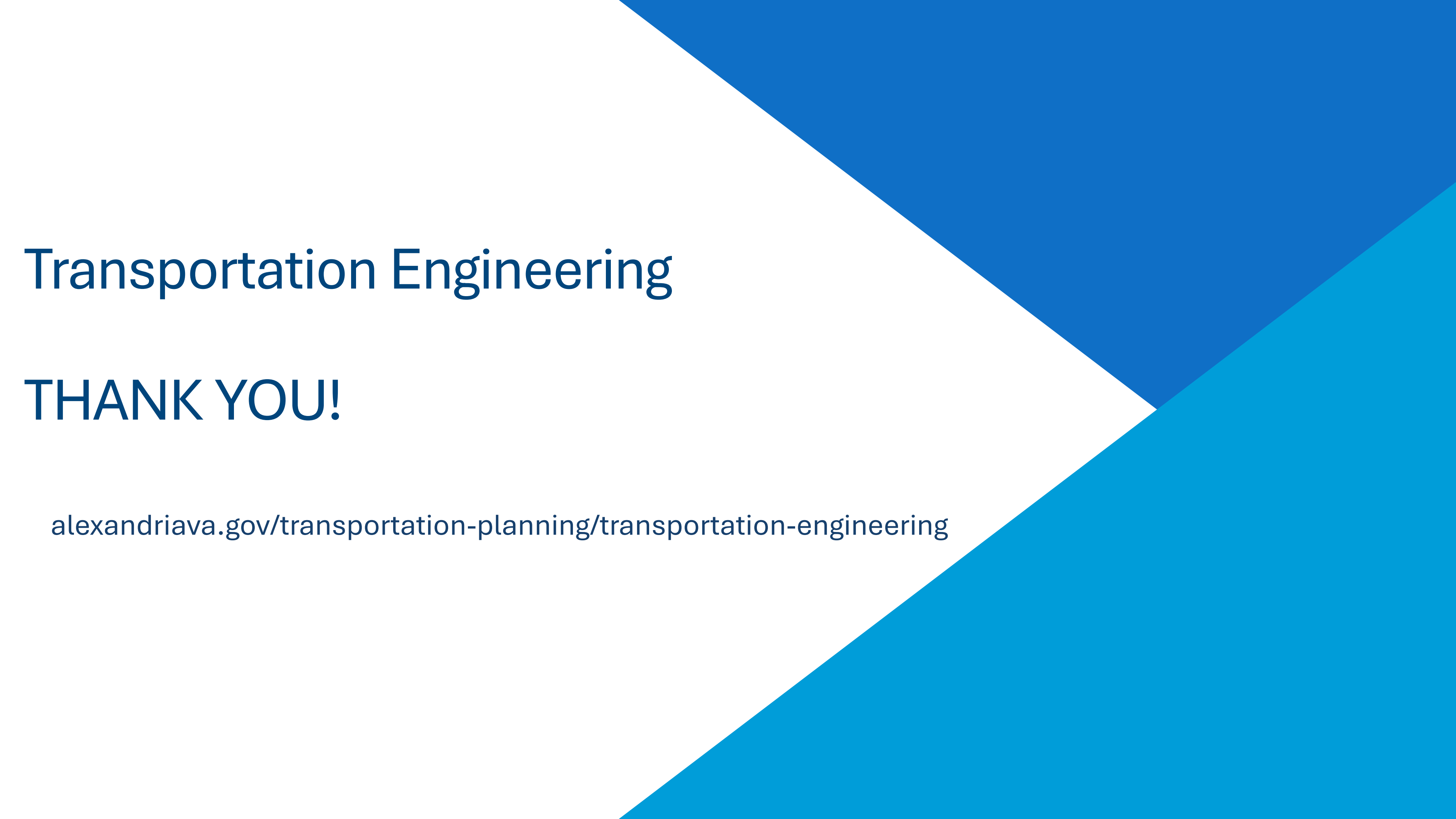
Transportation Management Program (TMP) to encourage other modes



Improved Infrastructure to Improve Safety



Smart Infrastructure to reduce Congestion

The background features a large white triangle pointing towards the bottom right, set against a solid blue background. The blue background is divided into two sections by a diagonal line: a darker blue section in the top right and a lighter blue section in the bottom right.

Transportation Engineering

THANK YOU!

alexandriava.gov/transportation-planning/transportation-engineering

Upcoming Public Hearing Items

alexandriava.gov/Planning



DEPARTMENT OF
**PLANNING &
ZONING**





Upcoming Public Hearing Items

August

- Planning Commission and City Council Public Hearings are in recess.

PC 9/1 and CC 9/19 Cases

Development – New, Amendments

- 415 N. Alfred Street
- 724-728 S. Patrick Street

Special Use Permits

- 911 Pendleton Street
- 913 Mt. Vernon Avenue
- 1 E. Custis Avenue

Vacation of Public Right-of-Way

- 218 E. Alexandria Avenue

Discussion Item

- Administrative Site Plan (YIGBY Legislation) Zoning Text Amendment

Upcoming Public Hearing Schedule

- Planning Commission: 9/1, 10/6, 11/5
- City Council: 9/19, 10/17, 11/14



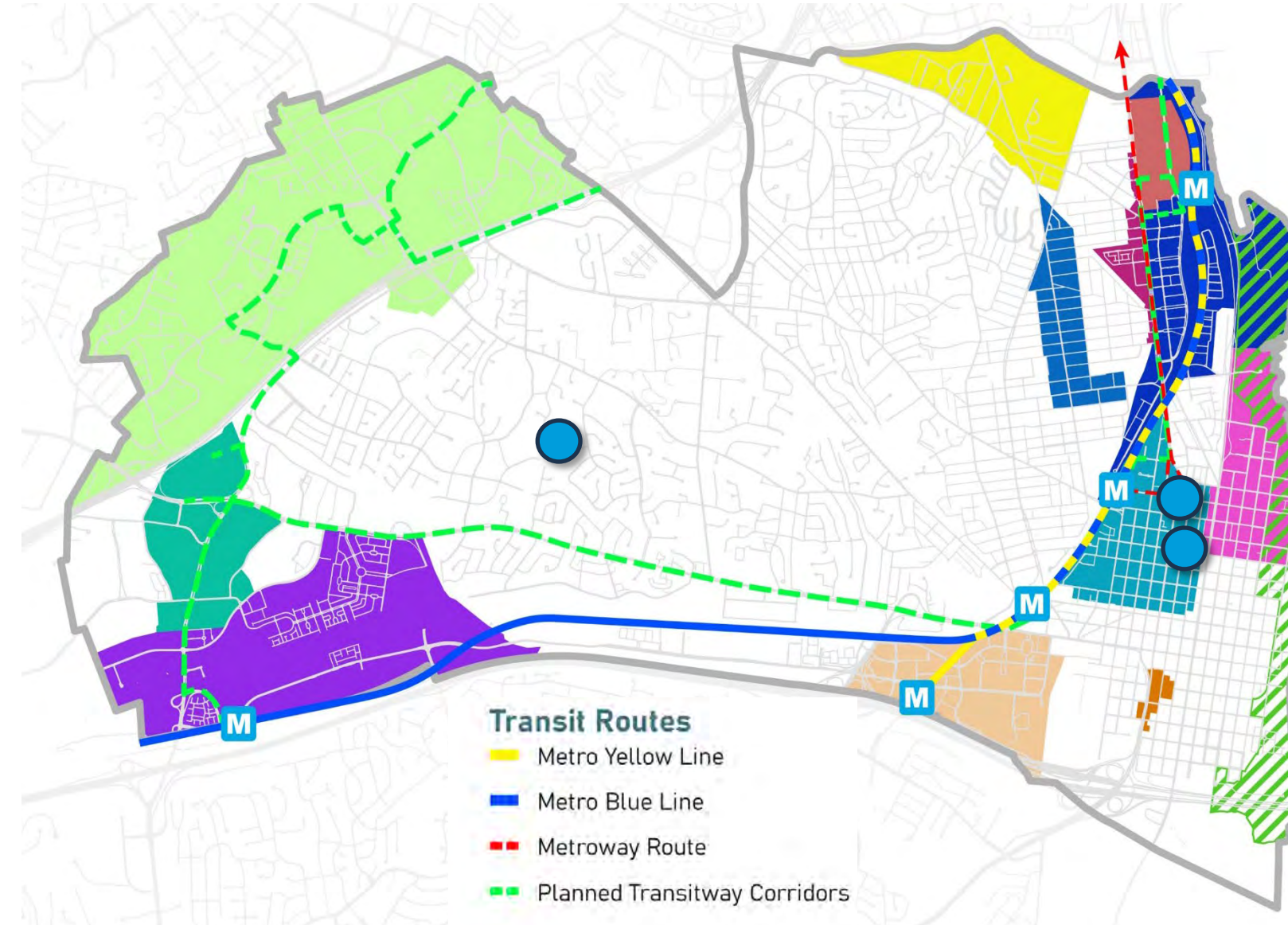
Visit alexandriava.gov/Participate to learn how you can participate.



Development Activity

- ▶ Applications reviewed against Small Area Plans
- ▶ Rigorous review against standards and policies
 - Height, setbacks, and density
 - Storm-water and environment
 - Open space and tree canopy
 - Transportation and parking
 - Affordable housing
 - Architecture and design

Recent Small Area Plans



AlexWest (2024)	Land Area: 1,255 ac Development: 10.5M sf
Arlandria-Chirilagua (2022)	Land Area: 230 ac Development: 2.8M sf
Braddock (2008)	Land Area: 237 ac Development: 3.6M sf
Eisenhower East (2020)	Land Area: 245 ac Development: 19.1M sf
Eisenhower West (2015)	Land Area: 621 ac Development: 9.3M sf
Landmark/Dorn Corridor Plan (2009)	Land Area: 607 ac Development: 12.5M sf
Mt. Vernon Ave. Business Plan (2005)	Land Area: 123 ac Development: 3.6M sf
North Potomac Yard (2017)	Land Area: 73 ac Development: 7.5M sf
Oakville Triangle (2015)	Land Area: 37 ac Development: 2.7M sf
Old Town North (2017)	Land Area: 200 ac Development: 6.5M sf
South Potomac Yard (2003)	Land Area: 382 ac Development: 4.2M sf
S. Patrick Housing Affordability (2018)	Land Area: 17 ac Development: 918k sf
Waterfront (2012)	Land Area: 357 ac Development: 811k sf

● 2 projects for September Public Hearings
1 project planned for October Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission: 9/1, 10/6, 11/5
- City Council: 9/19, 10/17, 11/14



Visit alexandriava.gov/Participate to learn how you can participate.



415 North Alfred Street

- ▶ Five fee-simple townhouses
- ▶ Each townhouse includes an accessory dwelling unit located above garages
- ▶ Located in Parker-Gray Historic District
- ▶ Development site plan requires only Planning Commission approval



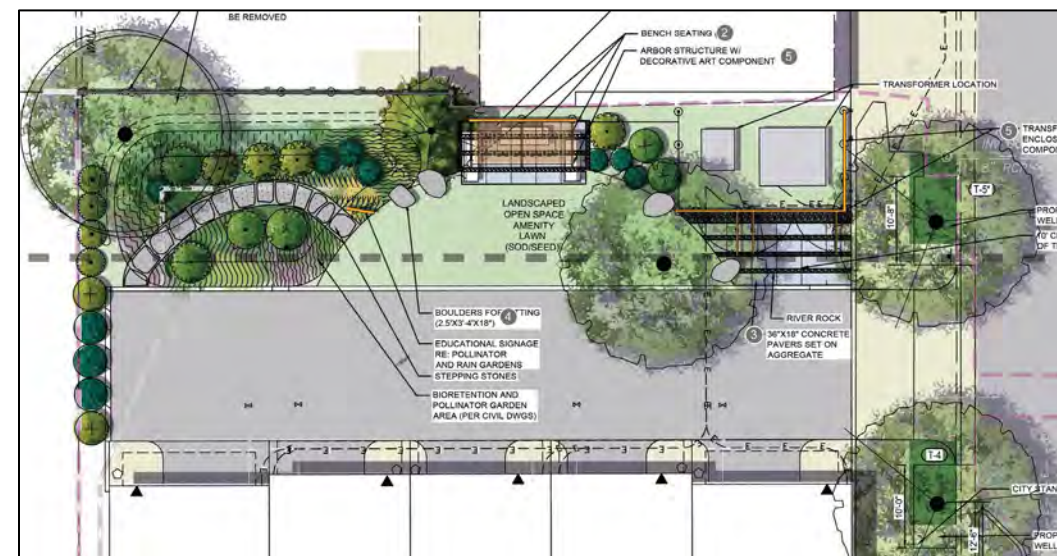


724-728 N. Patrick Street

- ▶ Construction of five townhouses on the corner of N. Patrick and Madison streets
- ▶ Located in the Parker-Gray District
- ▶ Private open space at the rear of the townhouses
- ▶ Streetscape improvements: street trees, widened sidewalks, bus platform and ADA compliant curb ramp



N. Patrick Street rendering

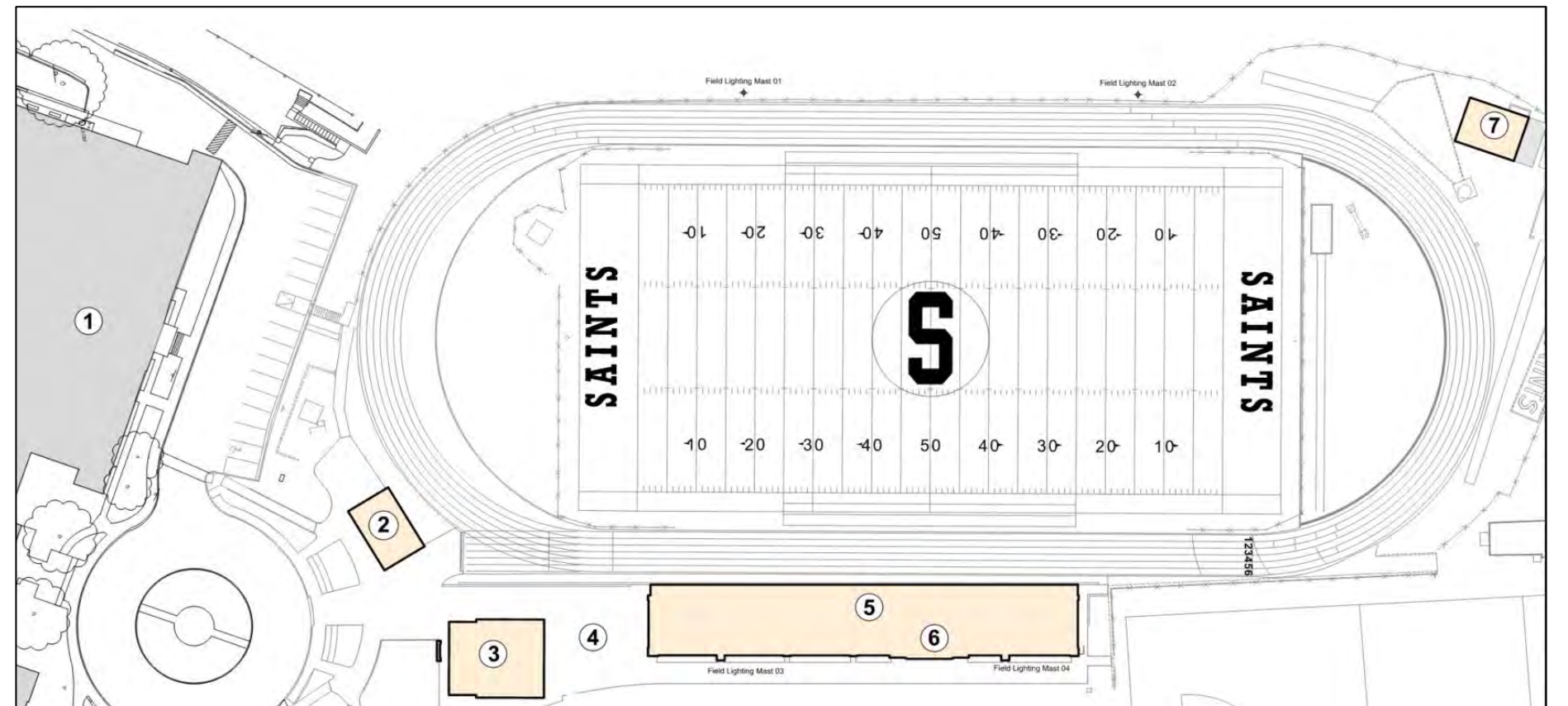
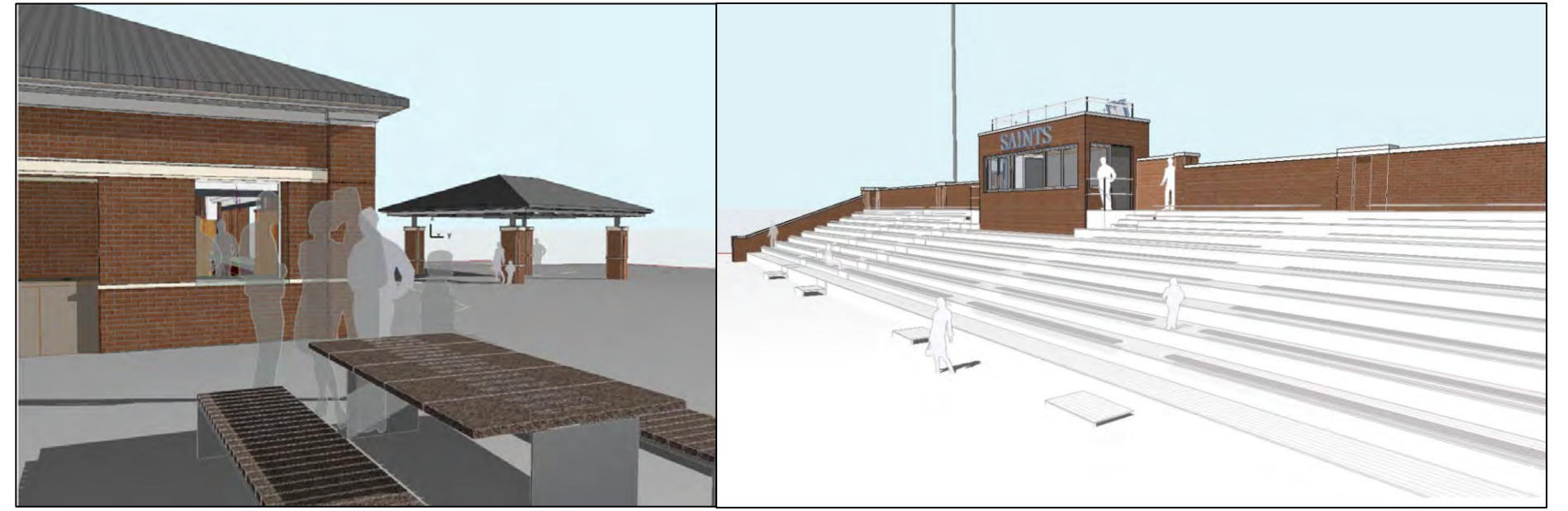


Rendering of private open space



St Stephen St Agnes Upper School Game Day Plaza Expansion DSUP

- ▶ New Athletic Field Lights
 - Football and Soccer Fields
- ▶ New Buildings
 - Concessions, Pavilion
- ▶ Replacement/Improvements
 - Bleachers, Shed

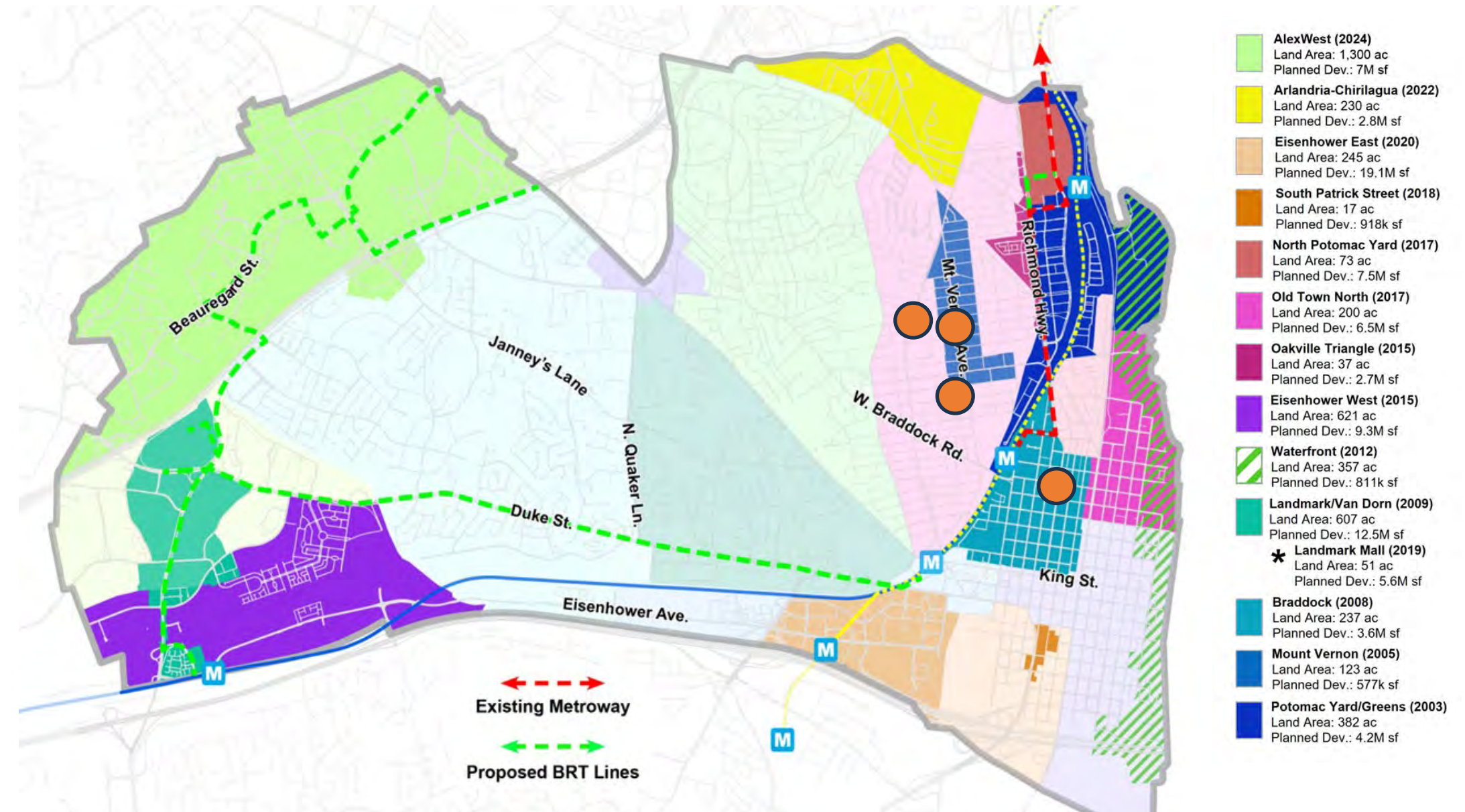




Special Use Permits + Vacations

Projects reviewed for:

- ▶ Consistency with Master Plan
- ▶ Neighborhood compatibility
 - Bulk, height, and design of new dwellings (special use permits)
 - Lot configuration (subdivisions)
- ▶ Storm-water and environment



● 4 projects for September Public Hearings

Upcoming Public Hearing Schedule

- Planning Commission: 9/1, 10/6, 11/5
- City Council: 9/19, 10/17, 11/14

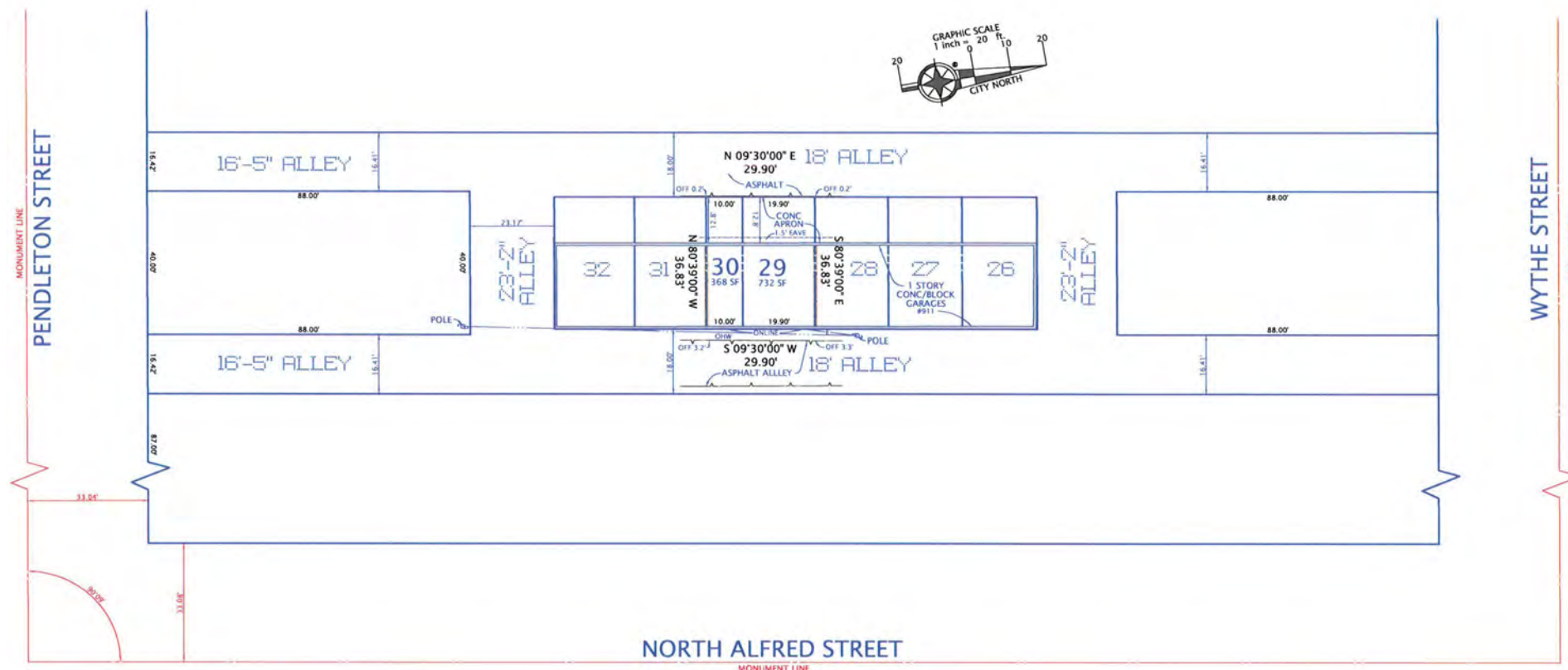


Visit alexandriava.gov/Participate to learn how you can participate.



Special Use Permit: 911 C/D Pendleton Street

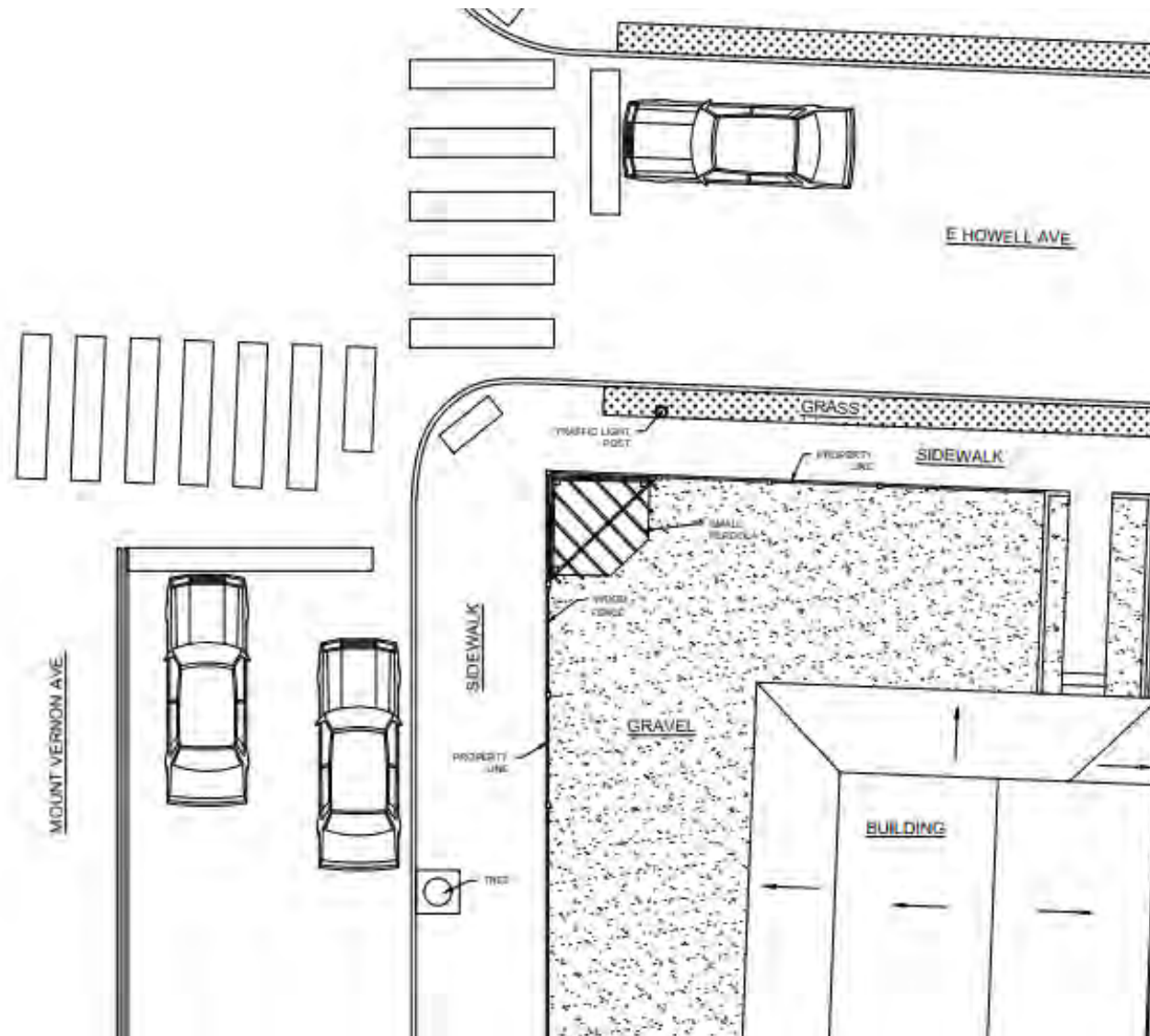
Redevelopment of a lot without frontage: Conversion of a commercial storage building to single-unit dwelling with second-story addition



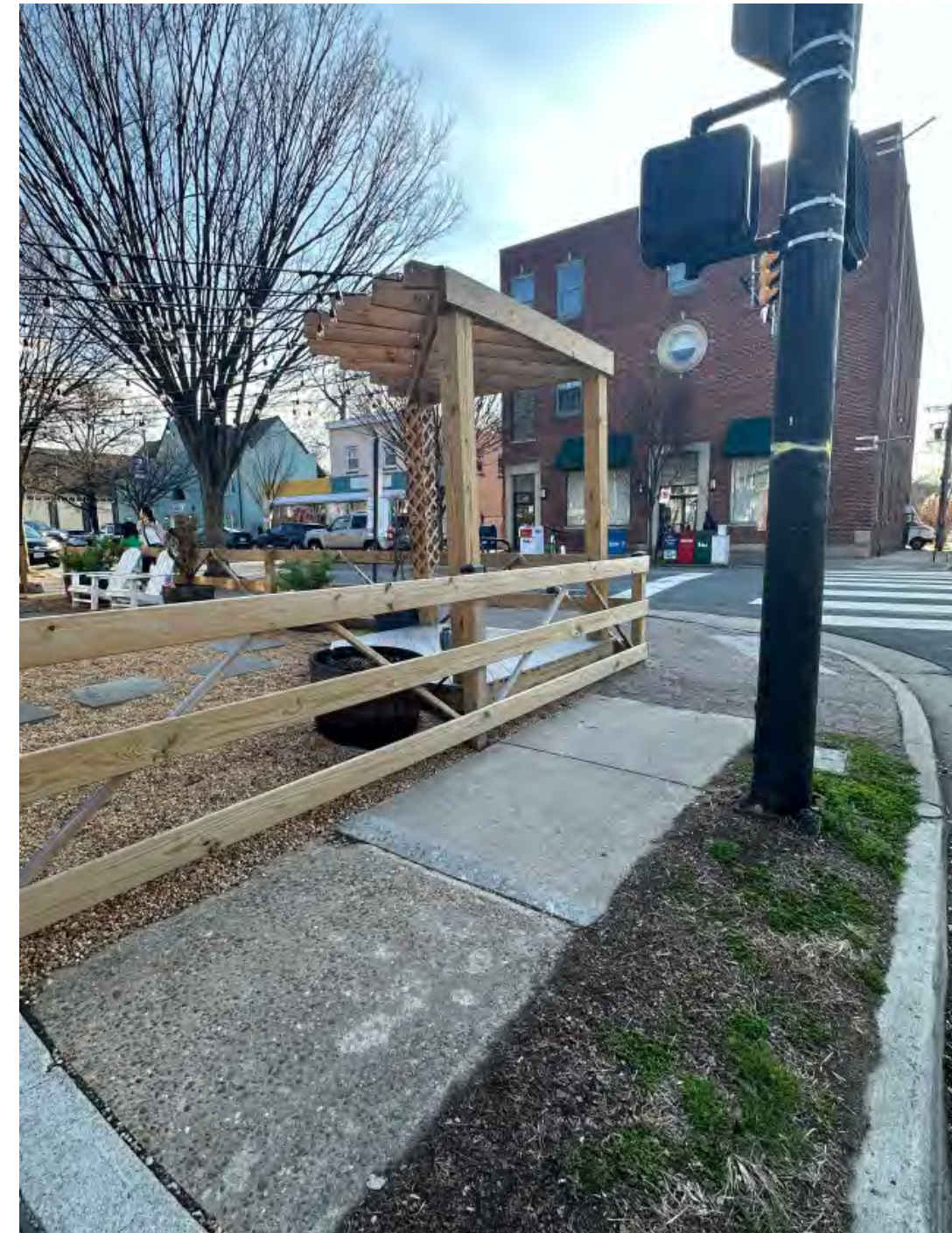


Special Use Permit: 1913 Mt. Vernon Avenue

Outdoor live entertainment and modification to vision clearance triangle



Del Ray Farmhouse Market and Garden





Redevelopment of a substandard lot





Vacation of Public Right-of-Way

218 E. Alexandria Avenue and 300 E. Alexandria Avenue: Partial Vacation



- Maintain current alley use
- Reduce existing 50-foot-wide right-of-way to 20 feet
- Applicants to repave to current City standard



Zoning Text Amendment – Yes In God’s Backyard

▶ Purpose

- Adopt state-mandated development review requirements for YIGBY affordable housing developments by religious or non-profit groups

▶ What’s Required

- Administrative review process for development applications, no discretionary approval allowed
- By-right approvals of building densities, heights, and setbacks based on existing zoning and nearby existing development (within 500 feet)

▶ More Information

- Public Outreach: beginning in September
- Public Meetings: November



Zoning Text Amendment – Parking Regulations

▶ **Purpose**

- Adopt state-mandated parking requirements for residential development

▶ **What's Required**

- Maximum of 1 space per single-unit, two-unit, or townhouse dwelling within 1,000 feet of a transit facility
- Maximum of 0.5 space per multi-family dwelling unit within 1,000 feet of a transit facility

▶ **What's Proposed**

- Incorporate state requirements throughout Enhanced Transit Area
- Replaces current Metro and bus shelter walkshed parking calculations

▶ **More Information**

- Public Meetings: November



Zoning Text Amendment – Substandard Lots

▶ Purpose

- Implement City Council Workplan to revise substandard lot regulations and streamline review

▶ What's Proposed

- Allow most substandard lots to be developed by-right
- SUP review required if lot size, frontage, or width don't meet certain thresholds
- SUP review required for lots without frontage

▶ More Information

- Public Outreach: Mid-August
- Public Meetings: October
- alexandriava.gov/zoning/zoning-amendments



Zoning Text Amendment – Historic Preservation

▶ Purpose

- Update language, ensure consistency, and formalize existing processes

▶ What's Proposed

- Modernize Zoning Ordinance language and ensure regulations and processes are consistent between historic districts
- Formalize DSUP *Concept Review* process and streamline DSUP *Certificate of Appropriateness* appeal process
- Move curb cut review in historic districts to Parking & Traffic Board

▶ More Information

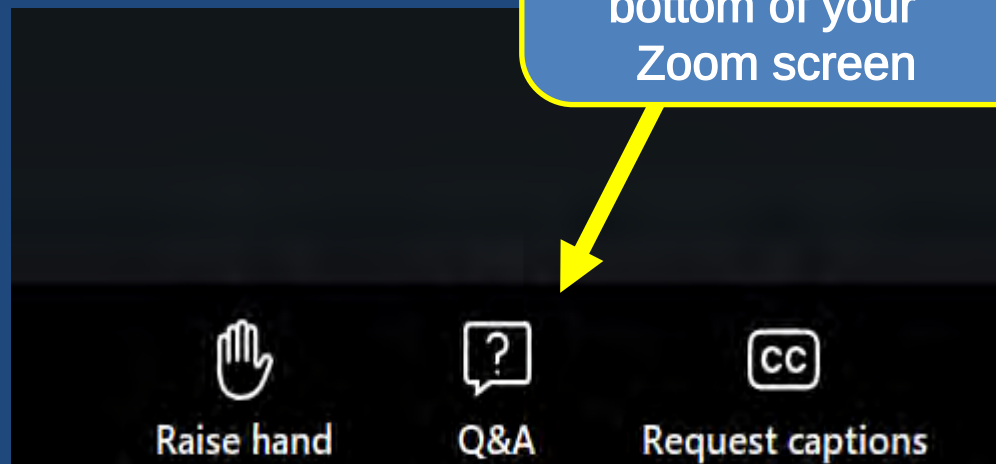
- Public Outreach: Early September
- Public Meetings: November
- alexandriava.gov/zoning/zoning-amendments



Recap & Questions or Comments?

1. Welcome!
2. Long range planning
3. Spotlight –
Transportation
Engineering
4. Development activity
5. Zoning ordinance
updates
6. Q&A

Type your question
using the Q&A
option at the
bottom of your
Zoom screen



All questions and answers will be posted on the project webpage following the meeting.

Go to: alexandriava.gov/Planning and select 'How to Get Involved and Stay Informed'



DEPARTMENT OF
**PLANNING &
ZONING**

Thank you for joining us!

alexandriava.gov/Planning