



¡Bienvenidos!

مرحبًا

AlexWEST

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Community Meeting #9

خوش آمدی

April 25, 2024

بینه راغلاست



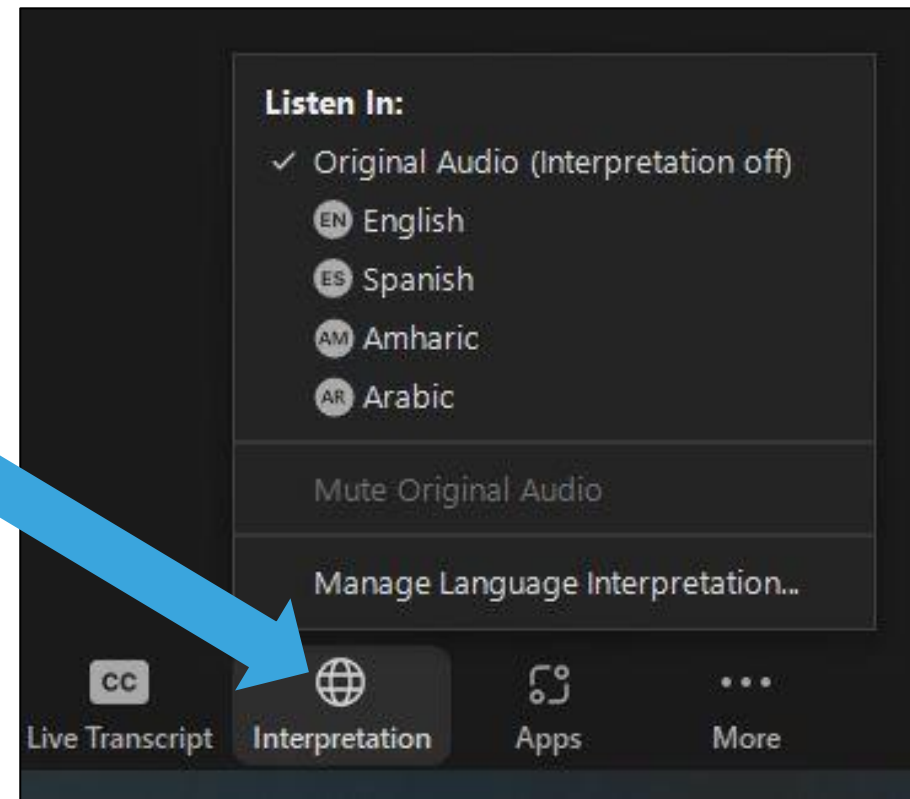
Welcome!



Welcome!

The Alexandria West Community Meeting will begin at **7:00 p.m.**

For interpretation services, please select your language at the bottom of your screen.



Meeting Agenda

1. Welcome
2. Draft Recommendations
 - Community Comments
 - Proposed Updates
3. Land Use Updates
4. Mobility Updates
5. Housing Affordability Updates
6. **Community Questions**
7. Next Steps

Questions/Comments?

Please type them into the Zoom Q&A and we will answer them during the Q&A section after the presentation.

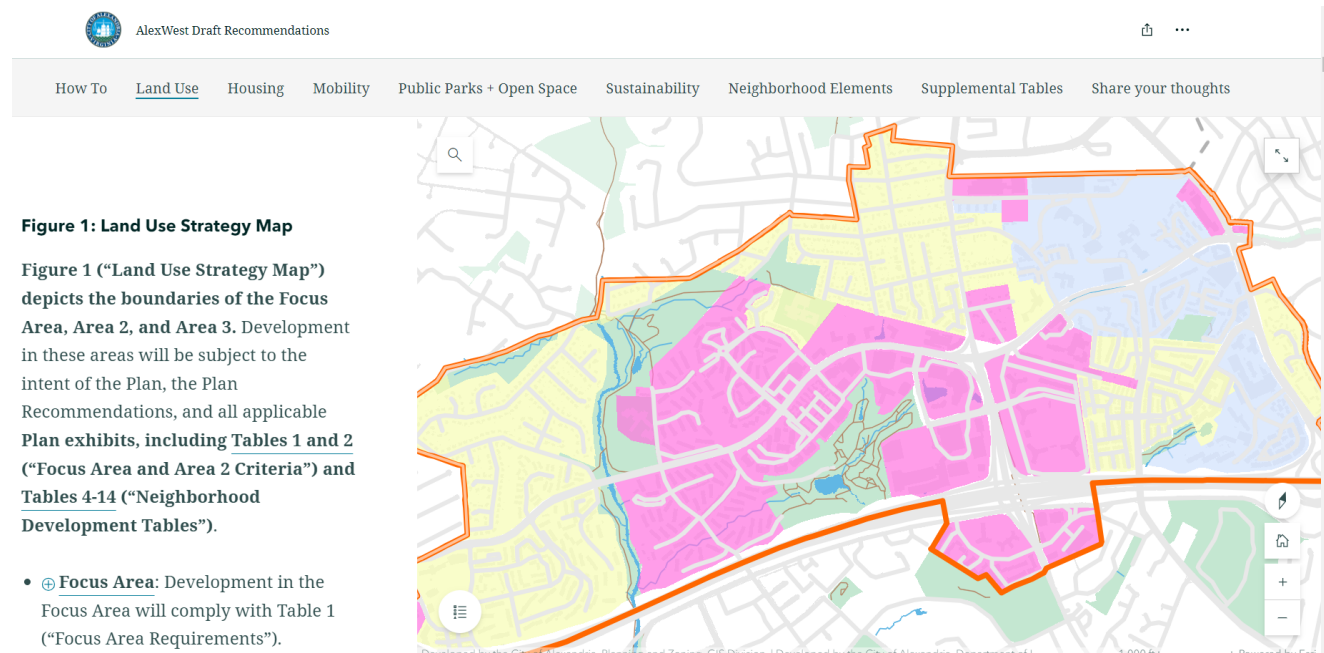
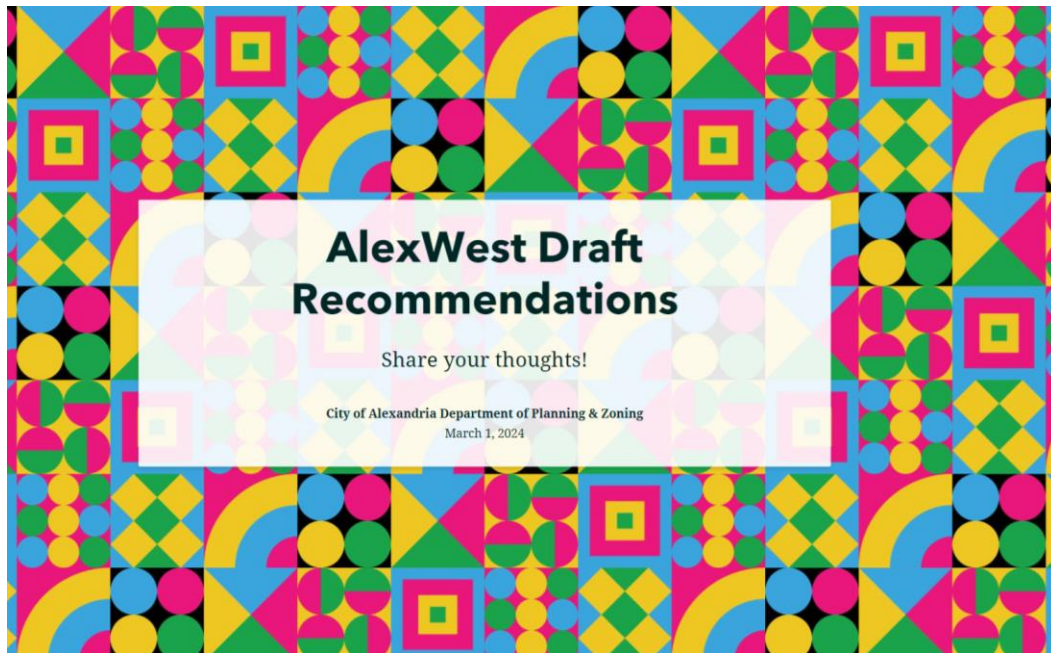
All Comments/Q&A will be posted online with the meeting materials on the project webpage.



Draft Plan Recommendations Updates

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Draft Recommendations



Draft Recommendations released March 4

- Comment period: 4 weeks
- Comments received via StoryMaps, Online Comment Board, and Email

Community Objectives

These objectives, developed based on Community Feedback during Phases 1 – 3, were used to guide the development of recommendations and evaluate comments and feedback:

- Safe, Affordable, and Diverse Housing
- Connected and Safe Mobility Network
- Enhanced and Expanded Recreation and Gathering Spaces
- High Quality Land Use and Design
- Sustainable, Healthy, and Resilient Neighborhoods

Draft Recommendations – Feedback + Takeaways



69 Community responses

6 Board/Commission Meetings

5 Stakeholder meetings

13 Stakeholder letters

Affordable Housing

- Require a higher percentage of affordable housing
- Require deeper levels of affordability
- Delay the Plan until stronger affordable housing tools are available
- Clarify the "base" on which the Plan's housing requirement will be calculated
- For large development areas, require coordinated multi-parcel housing plans
- Expand tenant protections (rent, relocation, building conditions) + increased strategies to mitigate displacement

Transportation

- Diversity of comments: maintaining flow of traffic, balancing mix of users, and traffic, transit, bike and pedestrian safety
- Traffic study findings
- Southern Towers Transit Center implementation

Land Use

- Some concern about building heights at King Street, Newport Village etc.
- Some comments for more density and height everywhere in the Plan area

Open Space

- Overall positive comments, need for more programming for teens





Land Use Updates

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Land Use Updates

- Integrate Northern Virginia Community College (NVCC) into the Focus Area
- Update heights to encourage provision of affordable housing through bonus density in Area 2
- Flexibility for ARHA sites in the Plan area to facilitate potential future redevelopment
- Flexibility for William Ramsay and John Adams schools



Land Use Updates – Focus Area

Focus Area

New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

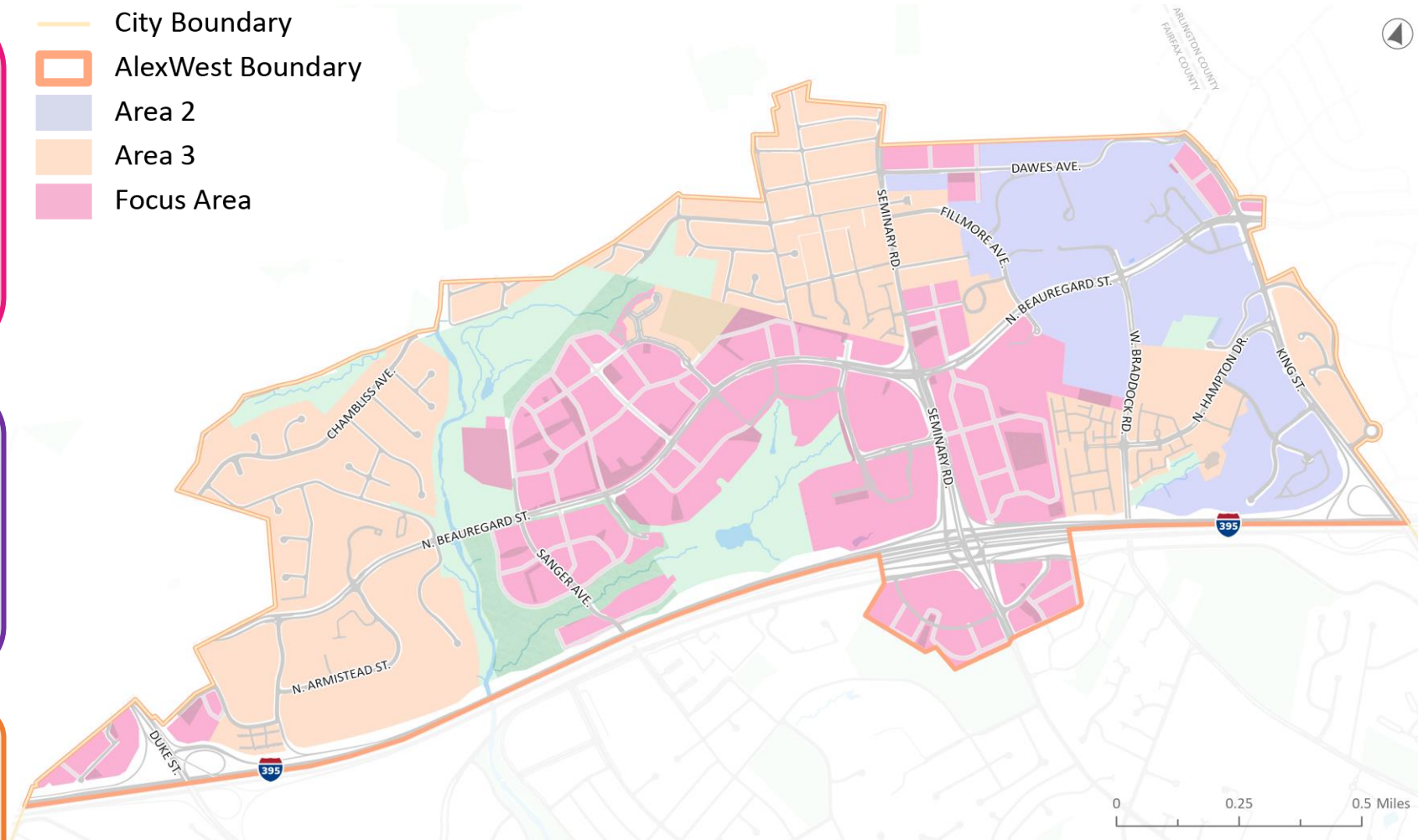
Area 2

New development and redevelopment will be subject to criteria established in the plan

Area 3

New development will proceed based on existing City policies

- City Boundary
- AlexWest Boundary
- Area 2
- Area 3
- Focus Area



WORKING DRAFT | Revised April 2024

Land Use Updates – Focus Area

Northern Virginia Community College

Focus Area

New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

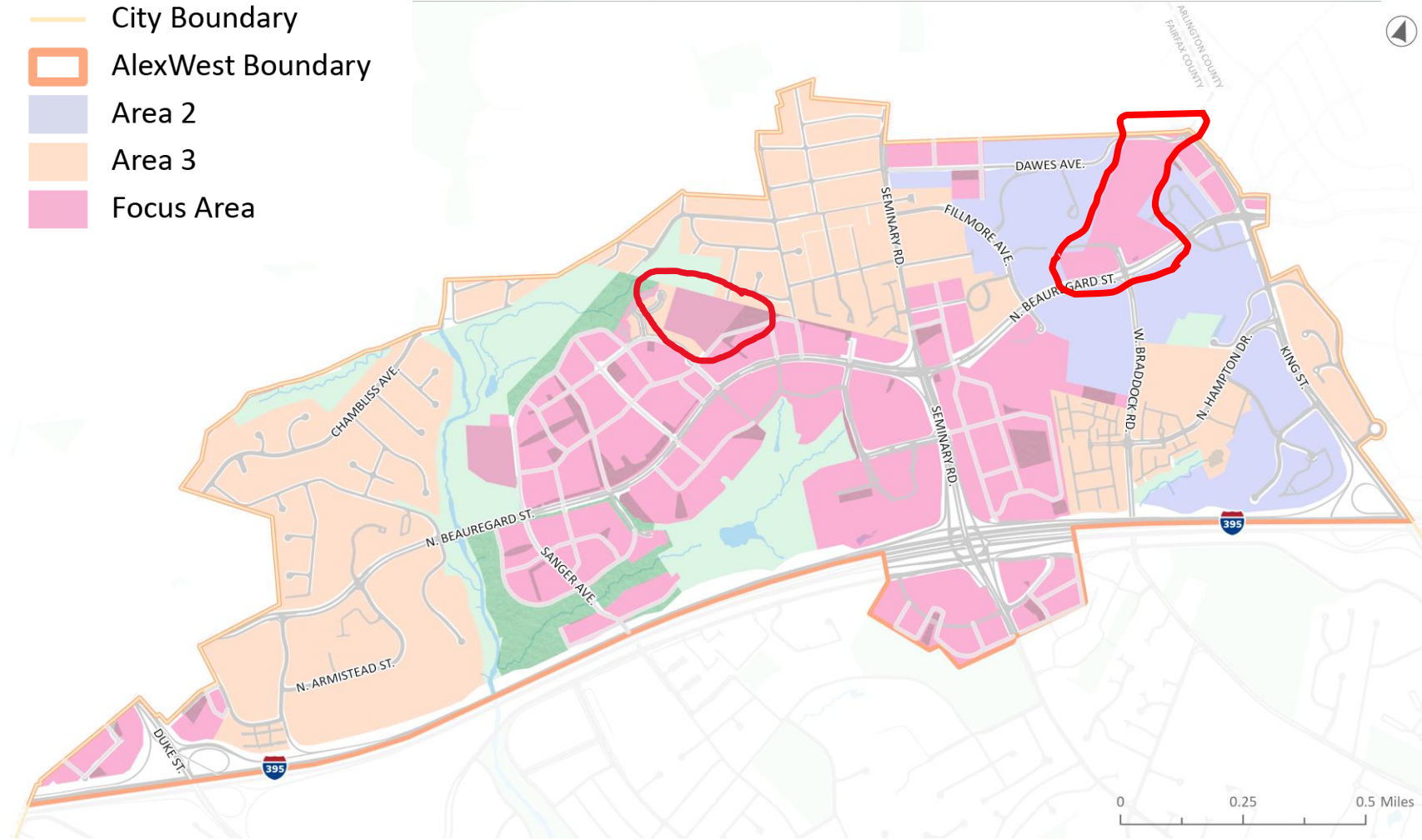
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Area 3

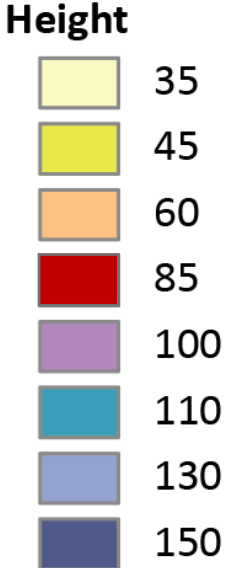
New development will proceed based on existing City policies

- City Boundary
- AlexWest Boundary
- Area 2
- Area 3
- Focus Area

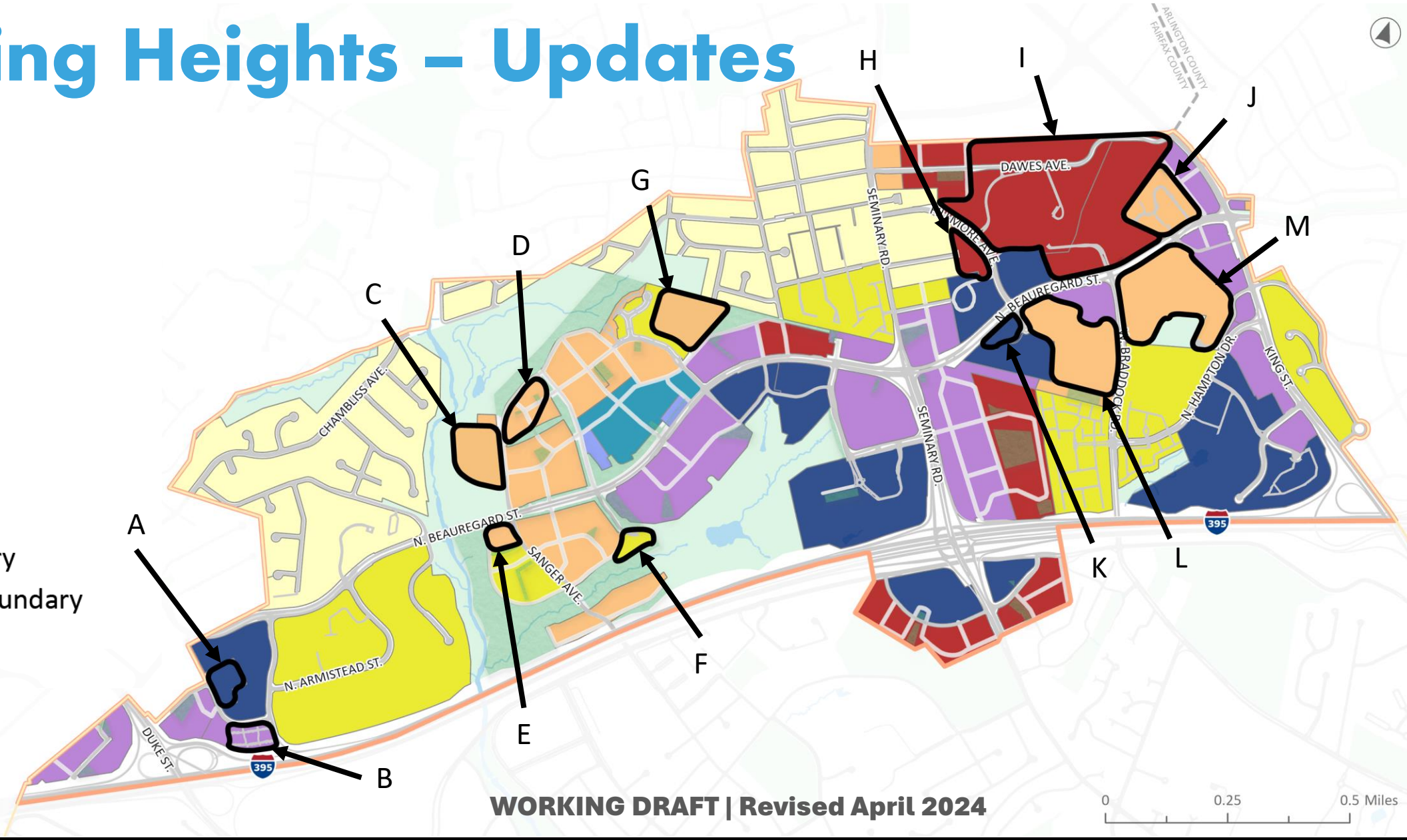


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Building Heights – Updates



- City Boundary
- AlexWest Boundary



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Planned Development + Infrastructure

- The Alex West Plan is a long-term plan that will provide guidance for the next **20-25 years**.
- The +/- **1,250 acres** of the Plan Area make up +/-**15%** of the City's land area.
- The Focus Area is roughly **one-third** of the Plan Area. For development we assumed as our base line the City's growth forecast. The forecast is a projection from **2024-2045**. It generally assumes a new residential building (**400,000 sq.ft**) per year.
- As part of the Alex West plan are we did a sensitivity analysis and assumed +/- **30%** more than the forecast. We were intentionally conservative in our forecasting to analyze infrastructure.
- The plan gives us the opportunity to **focus development to minimize displacement** in the Alex West plan area rather than occurring randomly in the plan area.



Design + Balancing All Users



district scale



neighborhood scale



public realm



Mobility Updates

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Key Transportation Findings/Updates

- Land use projected within this Small Area Plan **does not result in noticeable difference** from already approved future land use.
 - The Traffic Analysis identified key locations in which level of service degrades as land use changes.
 - These locations are primarily near interchanges or streets with significant regional travel.
- Transportation investments and design practices will include **improving safety and mobility** for all users
- Recommended focus on Seminary Road between 1-395 interchange & N. Beauregard Street, not just on the intersection itself.
- Further evaluation of Seminary Road, from N. Beauregard to Fairfax County Line, to encourage safe and appropriate travel speeds and create a safer environment for community members and vulnerable roadway users.
- Provide a street network that would not only improve connectivity but would function and be designed to limit the impacts on neighboring communities

The detailed Transportation Study can be found on the project page: www.alexandriava.gov/AlexandriaWest

Transportation Updates – Street Network

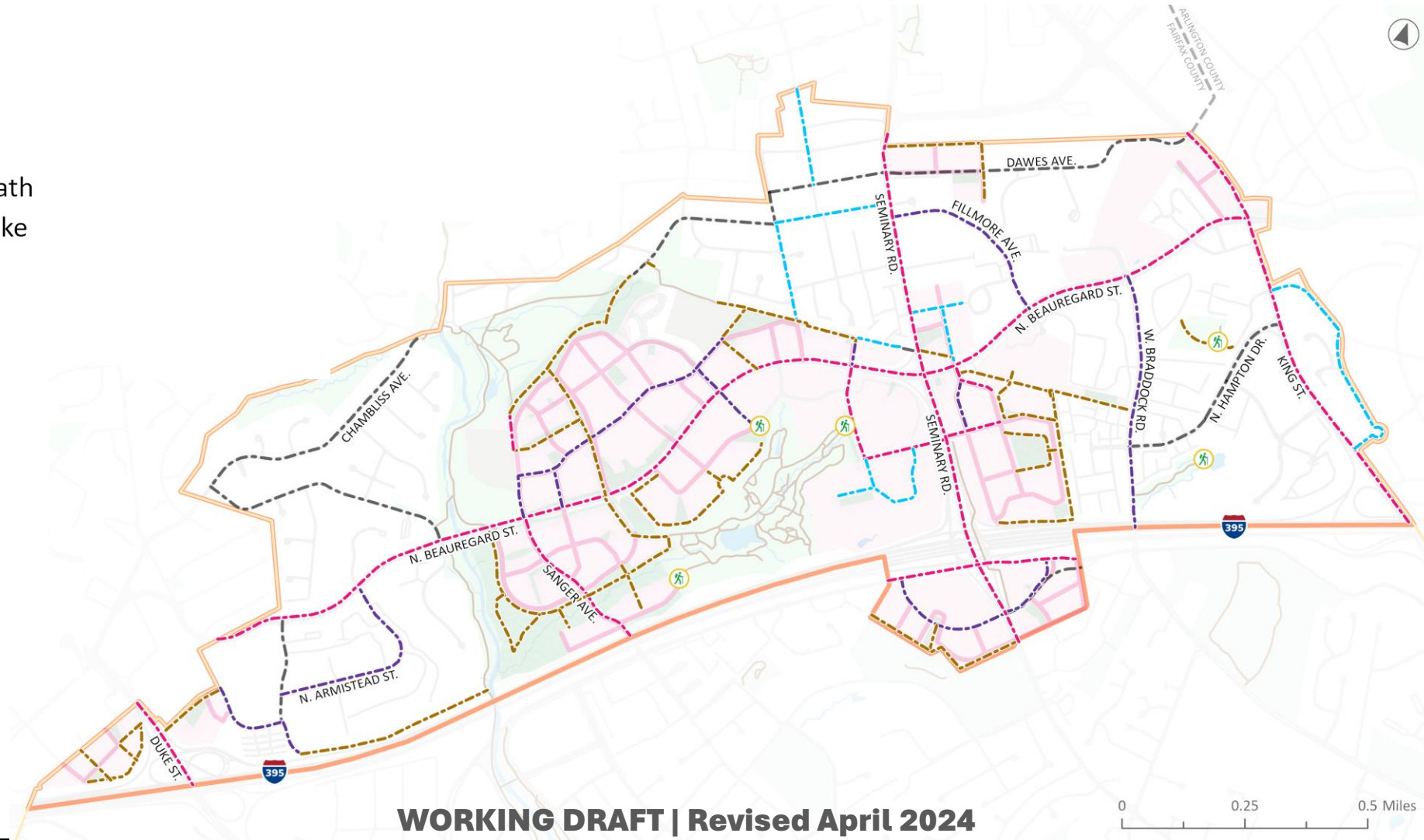
- Modified street network around 1900 N Beauregard Road
- Modified street network for Town Square at Mark Center



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Transportation Updates: Bike/Ped

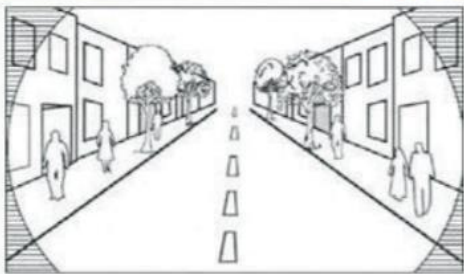
- Existing Bike Facility
- Existing Trail
- Focus Area
- Planned Bike Facilities
 - Planned Off-Road Multi-Use Path
 - Planned On-Road Protected Bike Facility
 - Planned Sharrows
 - Planned Trail
- 🚶 Possible New or Upgraded Pedestrian Access
- City Boundary
- ▭ AlexWest Boundary
- Planned Streets
 - AlexWest Planned Streets



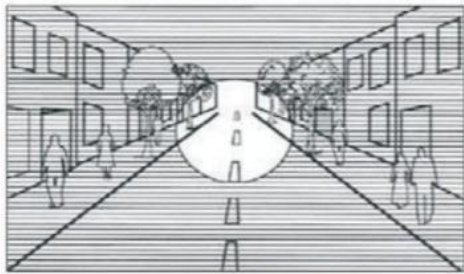
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Design + Balancing All Users

Why Speed Matters

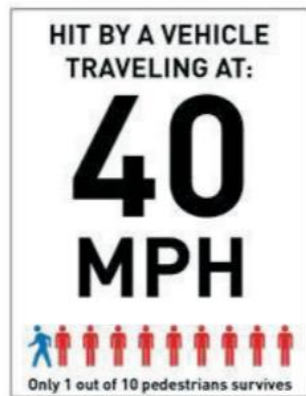
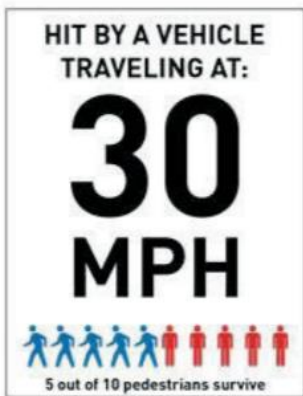
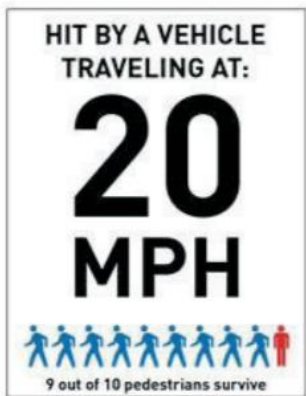


Field of vision at 15 MPH



Field of vision at 30 MPH

A driver's field of vision increases as speed decreases. At lower speeds, drivers can see more of their surroundings and have more time to see and react to potential hazards.



Speed is especially lethal for vulnerable users like pedestrians and people biking. The risk of injury and death increases as speed increases.

Sharper corners slow turning vehicles and reduce crossing distance

The risk of death or serious injury increases in auto-ped crashes above 25 MPH



Active Transportation Initiatives

- Improve the **safety and accessibility** of Sanger Avenue through maintenance and Safe Routes to School initiatives
- Improve the safety and accessibility at King Street and Beauregard Street with upcoming capital project
- Improve transit service and reliability through the first phase of West End Transitway
- Continue evaluation of operations, safety, and accessibility on Seminary Road through existing projects and by pursuing grants such as MWCOG and the RAISE
- As development occurs and the requirement for a Multimodal Transportation Impact Analysis is met, there will be an opportunity for further detailed analysis for each development.

The Planning Level Transportation Study can be found on the project page: www.alexandriava.gov/AlexandriaWest



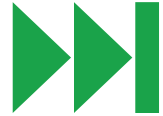
Housing Affordability

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Housing Affordability



The AlexWest Plan cannot solve all the challenges facing the community. However, it is an opportunity to proactively address affordability and displacement with the tools we currently have.



The City will continue to explore and pursue additional housing tools and tenant protections through:

- The upcoming Housing Master Plan Update
- Enhanced legislative authority through the State.



Housing Recommendations: Updates

- Identifies **base level of development** permitted in the focus area. This development is subject to the City's existing voluntary (monetary) affordable housing contribution policies. Residential development proposed above the base is subject to the 10% affordable housing requirement.
- Encourages a **coordinated approach** to affordable housing to maximize and deepen affordability, where feasible, through preservation, public-private partnerships, land dedication, and other approaches.
- Underscores importance of pursuing **enhanced legislative authority** to expand housing tools, offer more robust tenant protections, and support anti-displacement strategies.



Questions + Discussion

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AlexWest Plan: What's Next

MAY

- Staff Develops Draft Plan
- PC/CC Briefings
- Meet with Community Groups and Stakeholders
- Draft Plan Precap Videos

JUNE

Community Meeting #10

Draft Plan Release

JUNE - SEPT

- Draft Plan Public Comment Period (June – July)
- Meet with Community Groups and Stakeholders
- Draft Plan Revisions
- Public Hearing Preparation

SEPT

PC + CC Public Hearings



Thank You!



Please fill out Tonight's Meeting Evaluation!



Join AlexWest WhatsApp Group
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