



¡Bienvenidos!

مرحبًا

# AlexWEST

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Community Meeting #3

May 8, 2023

خوش آمدی

بینه راغلاست



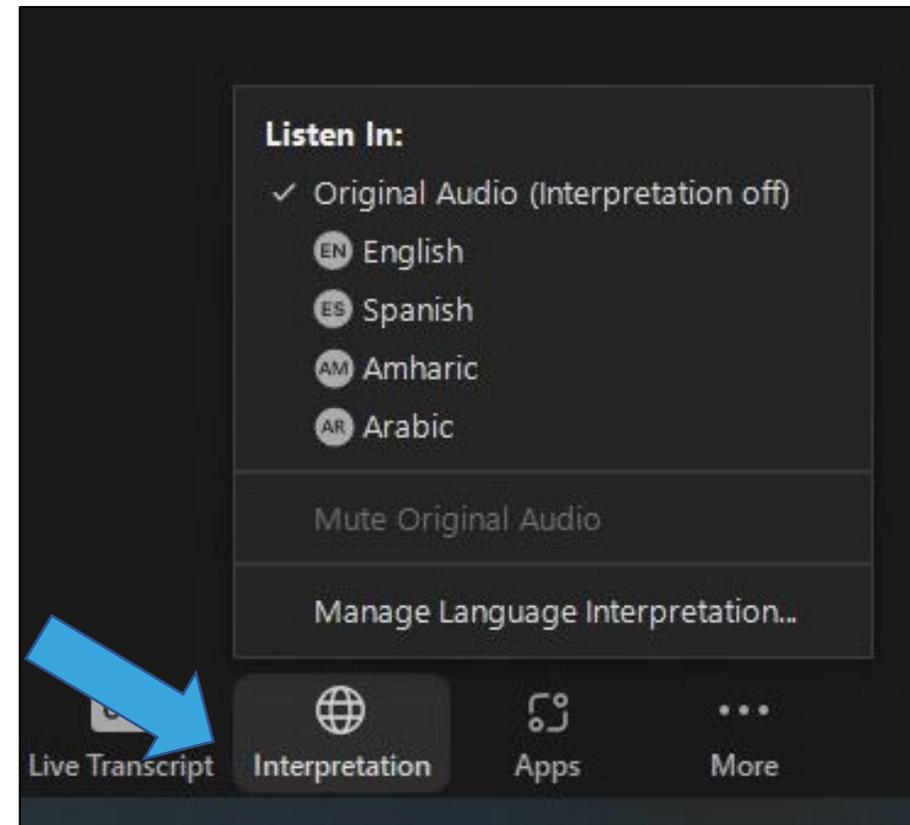
Welcome!



# Welcome!

The Alexandria West Community Meeting  
will begin at **7:30 p.m.**

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



# Meeting Agenda

- Welcome
- Recap: Summary of the Planning Process So Far
- Plan Building + Framework
- Draft Plan Objectives
- Group Discussions + Report Out
- Next Steps



# Meeting Considerations and Ground Rules

**Silence your cell phones.**

**Treat speakers and each other with respect.**

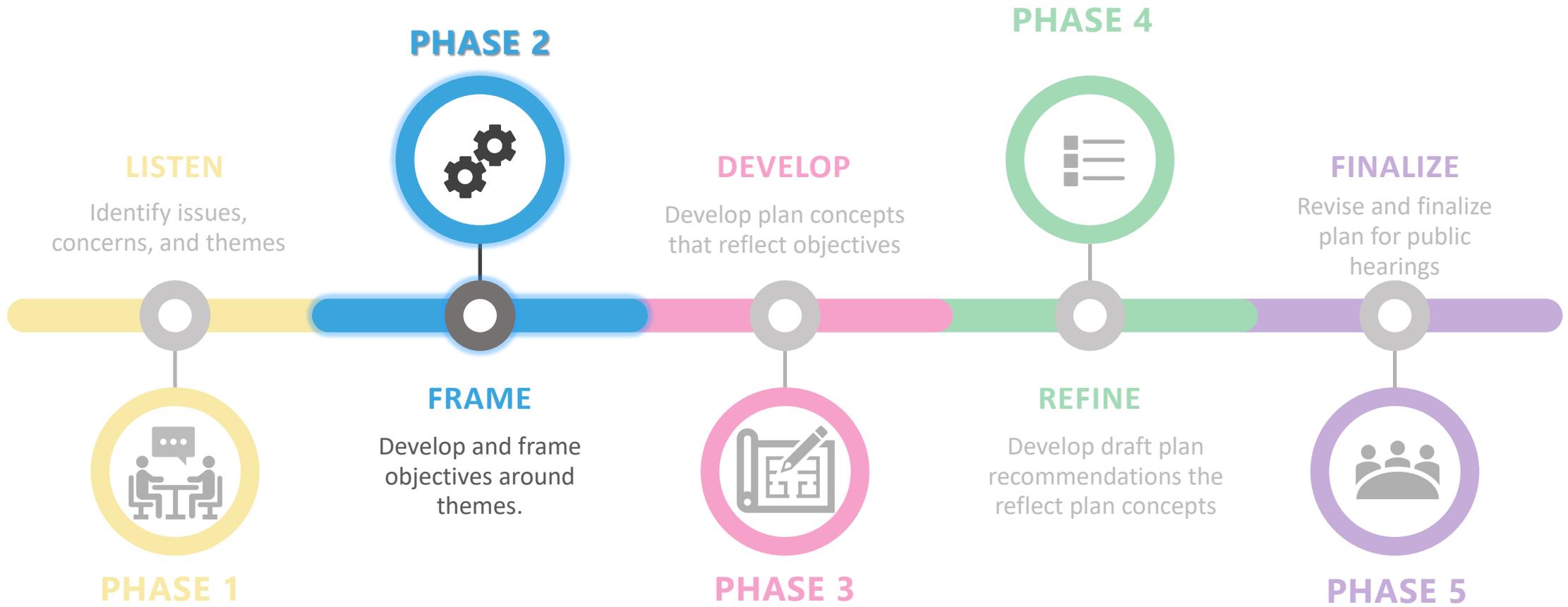
**Write your questions on notecards for speakers to answer.**

**Only one person speaks at a time.**

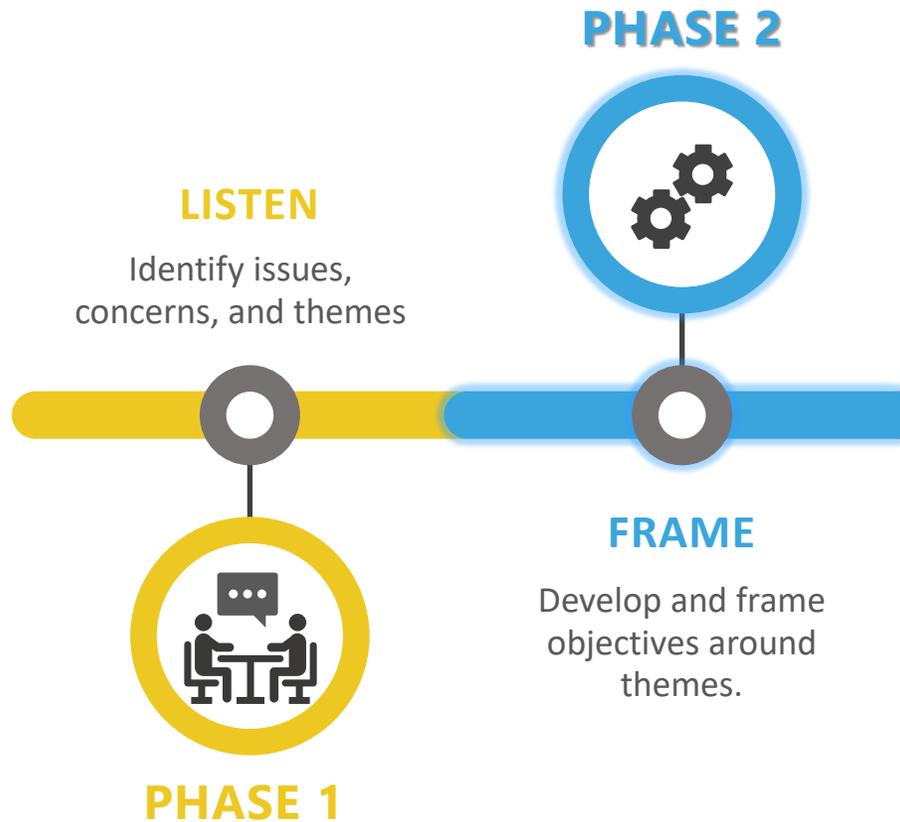
**Give everyone a chance to participate equally.**

**Listen as an ally, not an adversary; all should feel comfortable expressing opinions regardless of differences.**

# Project Roadmap



# Plan Recap



- **Phase 1:** Community Meeting #1, pop-ups, meetings with community organizations, and around 1000 responses to community poll to identify issues, likes, and concerns. **OUTCOME:** Draft Plan themes/sub-themes
- **Phase 2:** Community Meeting #2, pop-ups, meetings with community organizations to get feedback on themes/sub-themes. **OUTCOME:** Draft Objectives. Community Meeting #3: Discuss Draft Objectives

# From Community Feedback to Plan Framework

**Goal:** Summarize community responses and planning best practices into draft high-level objectives that will serve as the foundation for the Plan.

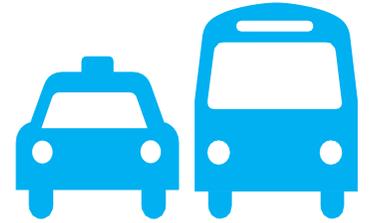


# Plan Building + Plan Framework

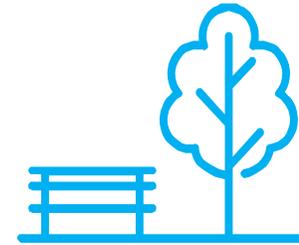
- What can the plan do/not do?
- Proactive planning to address community comments/best practices and market pressures
- Development and the planning process



Housing  
Affordability



Transportation



Parks, Open Space  
+ Recreation



Bike/Pedestrian  
Accessibility



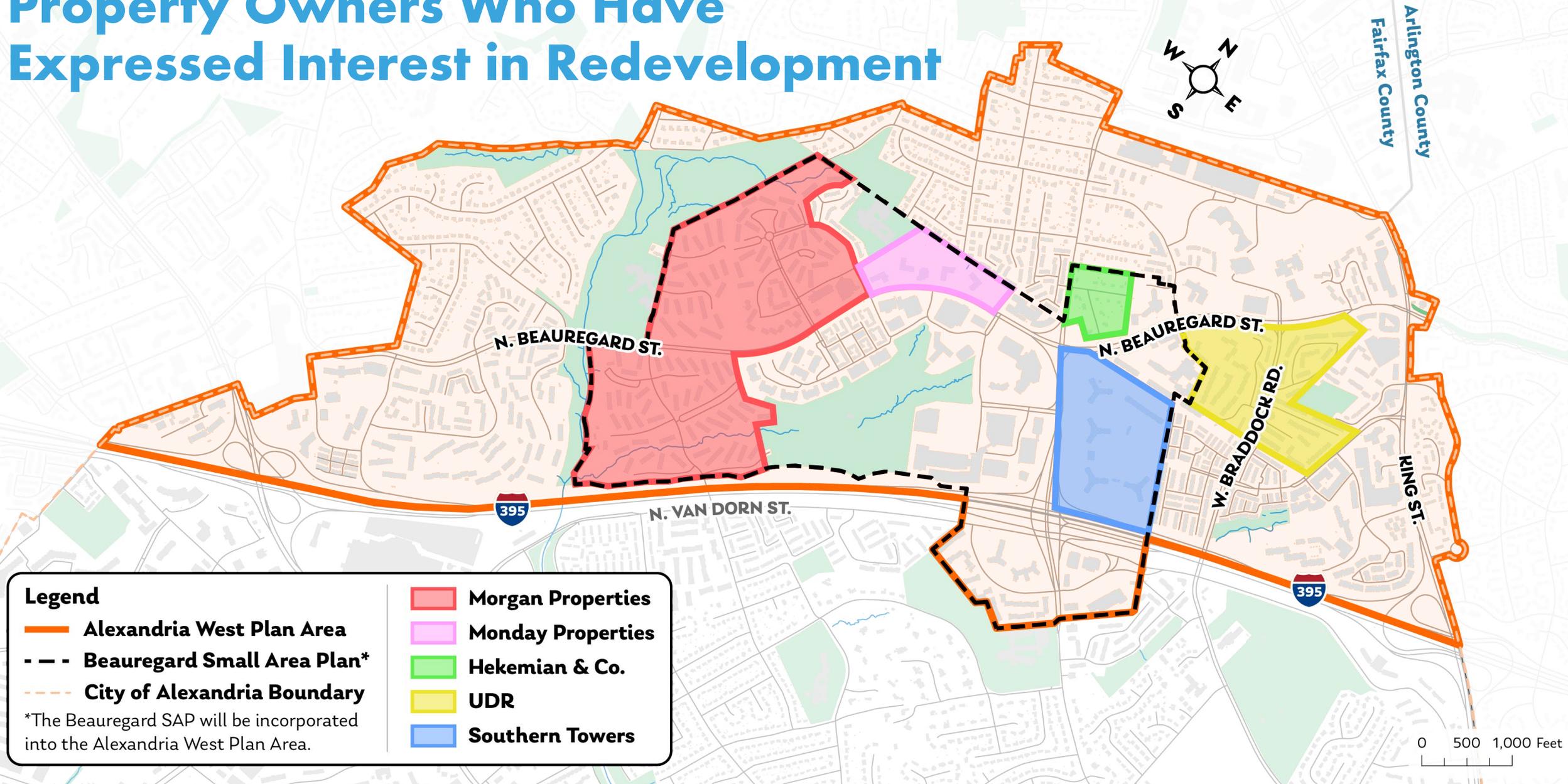
Environment +  
Climate



Land Use/Zoning



# Property Owners Who Have Expressed Interest in Redevelopment



**Legend**

- Alexandria West Plan Area
- Beauregard Small Area Plan\*
- City of Alexandria Boundary
- Morgan Properties
- Monday Properties
- Hekemian & Co.
- UDR
- Southern Towers

\*The Beauregard SAP will be incorporated into the Alexandria West Plan Area.





# Housing

**Affordability, Accessibility, Availability**

**Draft Plan Objectives**

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# Housing

## *What the Community Said:*

- Concerns Regarding Housing Costs, Rent, Utility and Other Fee Increases
- Fear of Displacement due to redevelopment and rent increases
- Density and Growth Concerns (amount and type of new development)
- Building Condition Concerns (poor maintenance, management/poor communication, pests, aging infrastructure)
- Need for More Housing Options, Including Affordable Homeownership, Opportunities to Age in Place, and Opportunities for Affordable Senior Housing + Care
- Cost and Availability of Parking in Residential Communities
- Support for New Development to be Sustainable
- Support for Technical Assistance to Strengthen Existing Condominium Communities

## How can concerns be addressed in the Plan:

The Plan will evaluate the current housing stock, market conditions, development pressures and development proposals to develop recommendations consistent with the City's Housing Master Plan, the Regional Housing Initiative, and the ALL Alexandria Resolution to expand housing equity, affordability, accessibility, and availability.



# Housing

## *Draft Objectives:*

- 1. Retain housing affordability and promote housing stability to allow existing residents to remain in the community. The plan should address ways to:**
  - Maximize preservation and/or replacement of existing market-affordable and workforce-affordable housing as committed affordable units as part of future redevelopment;
  - Pursue legislative authority for the City to require developers to provide relocation assistance to minimize and mitigate the impacts of redevelopment on existing residents;
  - Create and deepen affordability by:
    - establishing a target requirement for affordability as new development occurs and properties redevelop.
    - Exploring opportunities for public-private-nonprofit partnerships, the dedication of land, potential public and private investment, and other tools.
  - Strengthen the governance and fiscal health of condominium communities as an important source of affordable homeownership through trainings, technical assistance, and investment.



# Housing (cont.)

## *Draft Objectives:*

- 2. Empower tenants to address housing concerns and increase economic mobility. The plan should address ways to:**
  - Support tenant rights and responsibilities and formation of tenant associations.
  - Support programs to enhance language proficiency and workforce development for those interested.
  - Support technical assistance for tenant efforts to purchase properties for cooperative use.
  
- 3. Expand housing opportunity. The plan should address ways to:**
  - Encourage a range of housing options.
  - Create opportunities for first-time homeownership.
  - Support aging in place and opportunities for transitions to housing + care for seniors at different income levels.



## Housing (cont.)

### *Draft Objectives:*

4. **Support safe, well-maintained, and accessible homes. The plan should address ways to:**
  - Improve building conditions through coordination with property owners.
  - Enhance accessibility through existing programs.



# Transportation

## Draft Plan Objectives

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# Transportation

## *What the Community Said:*

- Intersection Safety Concerns
- Congestion and Traffic Flow Concerns
- Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers
- Need for Parking (On and Off Street)
- Support for Additional and More Reliable Public Transportation Options
- Transportation Infrastructure Maintenance Concerns
- Concerns about Noise From Traffic
- Maintain Access to Other Parts of the City and Region

## How can concerns be addressed in the Plan:

The Plan will evaluate existing and future mobility demands and recommend improvements to mitigate the impacts of planned development for all users. New land uses and density will take into consideration existing and planned transit and capital improvements. In addition, safety and connectivity will be addressed through recommended spot improvements and additional infrastructure provided through redevelopment and City projects. Recommended improvements will be consistent with policies like Vision Zero, and programs like Complete Streets, Safe Routes to School, and the Alexandria Mobility Plan.



# Transportation

## *Draft Objectives:*

### 1. Address transportation and mobility holistically.

- Evaluate the existing mobility infrastructure for the safety and comfort of all users and consider improvements in the plan that expand on recommendations made in the Beauregard Plan and the Alexandria Mobility Plan relating to transit, pedestrian and bicycle mobility, smart mobility, travel options, and curb space and parking, while also accommodating vehicles in an urban context.
- Support the goals of frequent transit service corridors outlined in the Transit Vision Plan.
- Use the transportation study to identify opportunities for traffic and congestion improvements that are consistent with other plans and City goals including environmental goals and reducing noise pollution.



# Transportation (cont.)

## *Draft Objectives:*

2. Improve connectivity within the Plan area and to other destinations.
  - As part of redevelopment, provide a connected and accessible network that enables people of all ages and abilities to move safely and comfortably within the Plan area and to destinations outside the Plan area like Old Town, Arlington and DC. Also provide supporting infrastructure like well-managed vehicular and bicycle parking and bus stops and amenities.
3. Communicate and engage with the community about current and planned transportation projects.
  - In coordination with this planning process, address both traffic congestion and safety for all users at the Seminary and Beauregard intersection.
  - Provide clear information about other current projects like the West End Transitway, Beauregard Multiuse Trail, Safe Routes to School improvements, and others.



# Parks + Open Space

## Draft Plan Objectives

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# Parks + Open Space

## *What the Community Said:*

- Park Maintenance and Repair Concerns
- Support for Additional Green Space, Public Parks, Recreational Facilities, and Play Areas
- Support for Park Improvements and Renovations
- Park Accessibility Concerns
- Support to Preserve Existing Parks and Green Space
- Support to Preserve Tree Canopy
- Support for Pet Facilities

## **How can concerns be addressed in the Plan:**

The Plan will identify opportunities to improve accessibility to existing public open spaces, and expand proximity to new and different types of public open space with redevelopment.



# Parks + Open Space

## *Draft Objectives:*

1. The existing Beauregard Plan recommendations for open space size will not be reduced. Additional focus will be placed on public/publicly accessible open space needs to ensure residents in Alexandria West can access the open spaces.
2. New development and redevelopment sites will contribute to the community by adding new publicly accessible at-grade open spaces, and/or contributing to existing parks, and/or by providing open space linkages throughout Alexandria West.
3. All (public) parks will be designed and programmed using community input to be accessible and welcoming to all ages and abilities.



## Parks + Open Space (cont.)

### *Draft Objectives:*

4. To increase park access within 10 minutes of walking distance, the Plan will identify additional pedestrian and bicycle connections for the existing and planned parks within Alexandria West boundaries and beyond and ensure that planned connections will be easy to access.
5. Explore ways to retain and increase tree canopy.
6. The Plan will incorporate recommendations and best practices from Alexandria's Park Improvement Plans and Open Space Plans.
7. All public and publicly accessible open spaces should be designed to include a mixture of uses, including and not limited to active, passive, natural, educational, physical fitness, cultural, and social elements for all ages and abilities.



## Parks + Open Space (cont.)

### *Draft Objectives:*

8. Public/publicly accessible open spaces should be designed to support and encourage special events and community activities supporting the community and/or City of Alexandria's programs.
9. Opportunities for public art need to be prioritized within new development as well as within existing or redeveloped open space to ensure equitable access for all residents.
10. Interim recreational, cultural, entertainment, or other uses that increase community social interactions and activation of spaces that can be held on existing surface parking lots, sidewalks, or other areas are encouraged to the extent feasible.
11. Evaluate recreational center services and other municipal facilities offered and amenities within the Plan area to better serve the current and future needs of the community.



**Planning, Land Use, +  
Related Topics**  
**Draft Plan Objectives**

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# Planning, Land Use, + Related Topics

## *What the Community Said:*

- Support to Retain Many of the Existing Neighborhood Supporting Uses
- Support for Additional Non-Residential Uses (schools, restaurants, retail, grocery stores, pharmacies, hotels, shops, attractions)
- Support for Additional Residential Uses (diversity of housing options)
- Density and Growth Concerns (amount and type of new development)
- Support for Density and Growth
- Support for Updated Residential Zoning Policies
- Support for Better Architecture and Design
- Support for Additional Traffic and Parking Enforcement
- Concerns regarding General Crime and Safety
- Concerns raised for Additional Security and Policing

## How can concerns be addressed in the Plan:

The Plan will provide strategies to address redevelopment, and balancing density with redevelopment. Develop a land use concept that supports safe and healthy neighborhoods and the needs of existing and future residents including diversity of housing options, retention and expansion of neighborhood serving amenities, including retail, and provision of community spaces. Manage growth and density with land use plan flexible to meet local demand, address housing supply, and community needs.



# Planning, Land Use, and Related Topics

## *Draft Objectives:*

1. Ensure the design of new spaces and buildings maximizes safety for all users.
2. Guide new development and redevelopment that supports a diversity of residential types and housing options, balances residential and non-residential uses, and provides amenities such as retail, restaurants, shops, grocery stores, attractions, etc.
3. Evaluate existing and planned office and hotel uses given the changing needs for these uses.
4. Encourage neighborhood centered land use mix that are walkable and support the retention and expansion of neighborhood serving uses. (15-min neighborhoods).



## Planning, Land Use, and Related Topics (cont.)

### *Draft Objectives:*

5. Establish architecture and design standards that support sustainable, high-quality design, placemaking, and neighborhood identity.
6. Require new streets and streetscapes are attractive, human-scaled, and provide connections that support all modes of transportation.
7. Find opportunities for provision community (meeting) spaces within new buildings as part of redevelopment.
8. Integrate the on-going efforts for the Energy and Climate Change Action Plan, the Environmental Action Plan and the City's green building policy.
9. Ensure necessary infrastructure is aligned to support new development and redevelopment.



# Planning, Land Use, and Related Topics (cont.)

## *Supporting Community Health + Resiliency*

### *Draft Objectives:*

1. Support access to neighborhood goods and services such as grocery stores, medical/dental uses, etc.
2. Explore opportunities to enhance neighborhood access to community resources including job and language training, wireless internet service, and programs to support and engage youth and seniors through collaboration with local partners.
3. Pursue opportunities to provide community gardens, including shared resource gardens within new/redevelopment as well as City parks and/or other City-owned properties such as libraries and/or recreational centers and schools.



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# Group Discussions

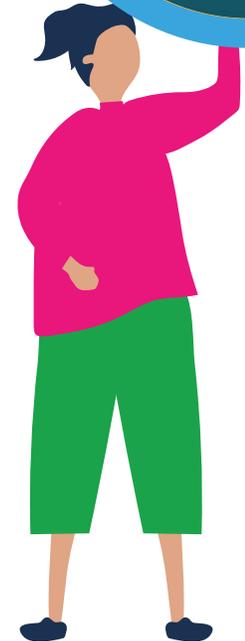
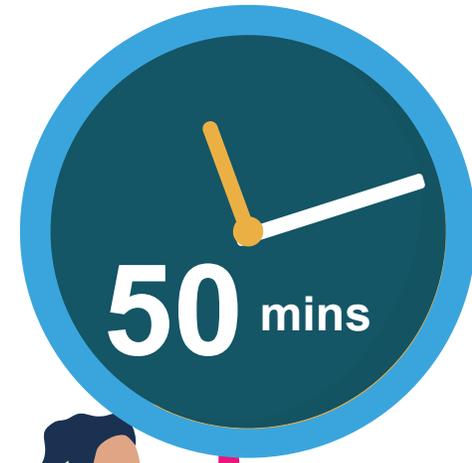
**Instruction:** Review draft objectives from each theme area and confirm and/or identify any gaps or missing elements. The intent is for the feedback from this exercise to inform objectives that will be finalized at the next meeting. Questions for you to answer: Are the objectives clear? Did we hear you correctly? Are we missing anything?



Introduce yourselves. Identify a scribe to take notes. Discuss objectives for all the theme areas, answering the questions highlighted above.



Tables will report out on key discussion points; focus on not already mentioned items.



# How Are We Engaging the Community?

MULTIPLE WAYS AND OPPORTUNITIES TO PARTICIPATE & ENGAGE



...meeting with  
community  
groups



May 9 –  
June 7  
(4 weeks)

Community  
Poll



...at community  
events



...at our next  
Community  
Meeting



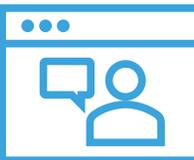
...online  
comment board



...via  
WhatsApp

# AlexWEST

A recording of this presentation  
can be found online at  
[alexandriava.gov/AlexandriaWest](http://alexandriava.gov/AlexandriaWest)



# Topics for Next Community Meeting

## June

- Finalize draft plan objectives to inform plan concepts for community review. Objectives will be used during summer workshops/charettes to develop plan concepts
- Existing Conditions Transportation Findings
- Development Interests

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# THANK YOU



QR Code  
to Meeting Evaluation



QR Code  
to Join WhatsApp Group



Project Webpage:  
[alexandriava.gov/AlexandriaWest](http://alexandriava.gov/AlexandriaWest)

Richard Lawrence, Project Manager | [Richard.Lawrence@alexandriava.gov](mailto:Richard.Lawrence@alexandriava.gov)

# ALEXANDRIA WEST PROJECT SCHEDULE WORKING DRAFT



2022 NOV. DEC. | 2023 JAN. FEB. MARCH APRIL MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC. | 2024 JAN. FEB. MARCH APRIL MAY JUNE

## 1 - LAUNCH & LISTEN

## 2 - LISTEN & FRAME

## 3 - LISTEN & DEVELOP

## 4 - LISTEN & REFINE

## 5 - LISTEN & FINALIZE

November 15  
KICK-OFF  
MEETING

March 27  
COMMUNITY  
MEETING

May 8  
COMMUNITY  
MEETING

June  
COMMUNITY  
MEETING

July - Oct.  
WORKSHOPS AND  
OPEN HOUSES  
Dates and Locations TBD

October  
COMMUNITY  
MEETING

January  
COMMUNITY  
MEETING

April  
COMMUNITY  
MEETING

12 COMMUNITY POP-UPS

COMMUNITY POP-UPS/  
ALEX WEST LOCAL OFFICE HOURS

COMMUNITY  
STAKEHOLDER MEETINGS

COMMUNITY  
POLL

COMMUNITY  
POLL

PUBLIC  
COMMENT

PROJECT  
CHECK-IN  
VIDEO

UPDATES  
Planning  
Commission &  
City Council

UPDATES  
Planning  
Commission &  
City Council

UPDATES  
Planning  
Commission &  
City Council

UPDATES  
Boards &  
Commissions

UPDATES  
Planning  
Commission &  
City Council

UPDATES  
Planning  
Commission &  
City Council

DRAFT  
PLAN  
RELEASE

PUBLIC  
HEARINGS/  
PLAN  
ADOPTION