



AlexWest DRAFT Plan Objectives

Goal: To summarize community comments and planning best practices into high-level objectives that will serve as the foundation for the Plan.

Housing: Affordability - Accessibility - Availability

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

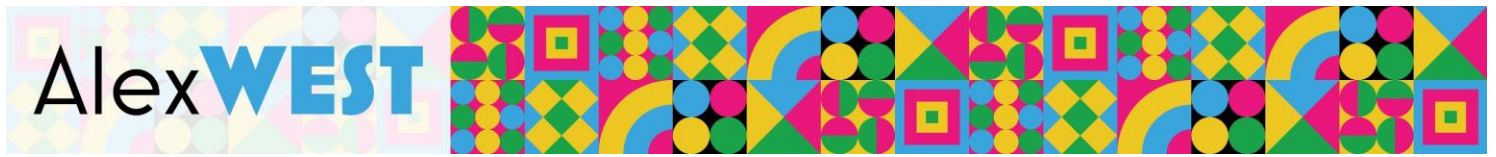
How can concerns be addressed/how does it translate to policy:

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.

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.



- 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 and care for seniors at different income levels.

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



Transportation

What the community said:

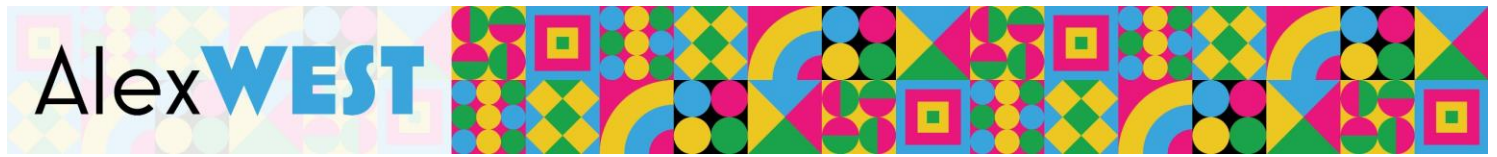
- Intersection Safety Concerns
- Congestion and Traffic Flow Concerns
- Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers
- Need for Parking (On and Off Street)
- Support for Additional and More Reliable Public Transportation Options
- Transportation Infrastructure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

How can concerns be addressed/how does it translate to policy:

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.

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.
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 and Open Space

What the community said:

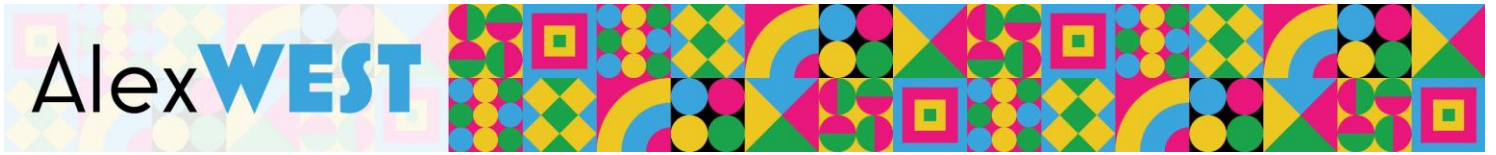
- Park Maintenance and Repair Concerns
- Support for Additional Green Space, Public Parks, Recreational Facilities, and Play Areas
- Support for Park Improvements and Renovations
- Park Accessibility Concerns
- Support to Preserve Existing Parks and Green Space
- Support to Preserve Tree Canopy
- Support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

How can concerns be addressed/how does it translate to policy:

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

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.
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.
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, and Related Topics

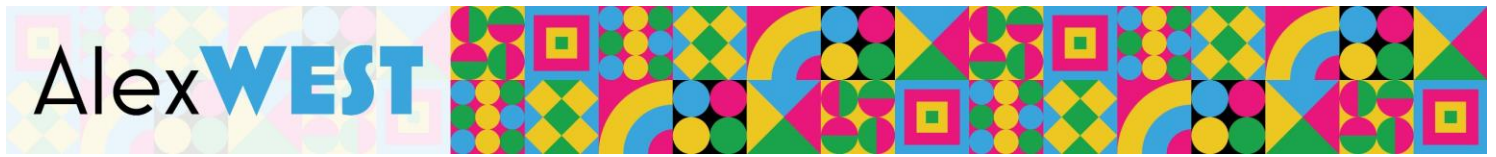
What the community said:

- Density and Growth Concerns (amount and type of new development)
- Support for Density and Growth
- 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)
- 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/how does it translate to policy: 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.

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)
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.



Supporting Community Health + Resiliency:

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.