



¡Bienvenidos!

مرحبًا

AlexWEST

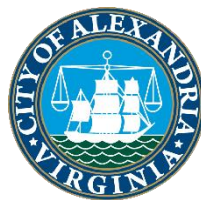
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AHAAC Meeting

خوش آمدی

March 7, 2024

بینه راغلاست



Welcome!

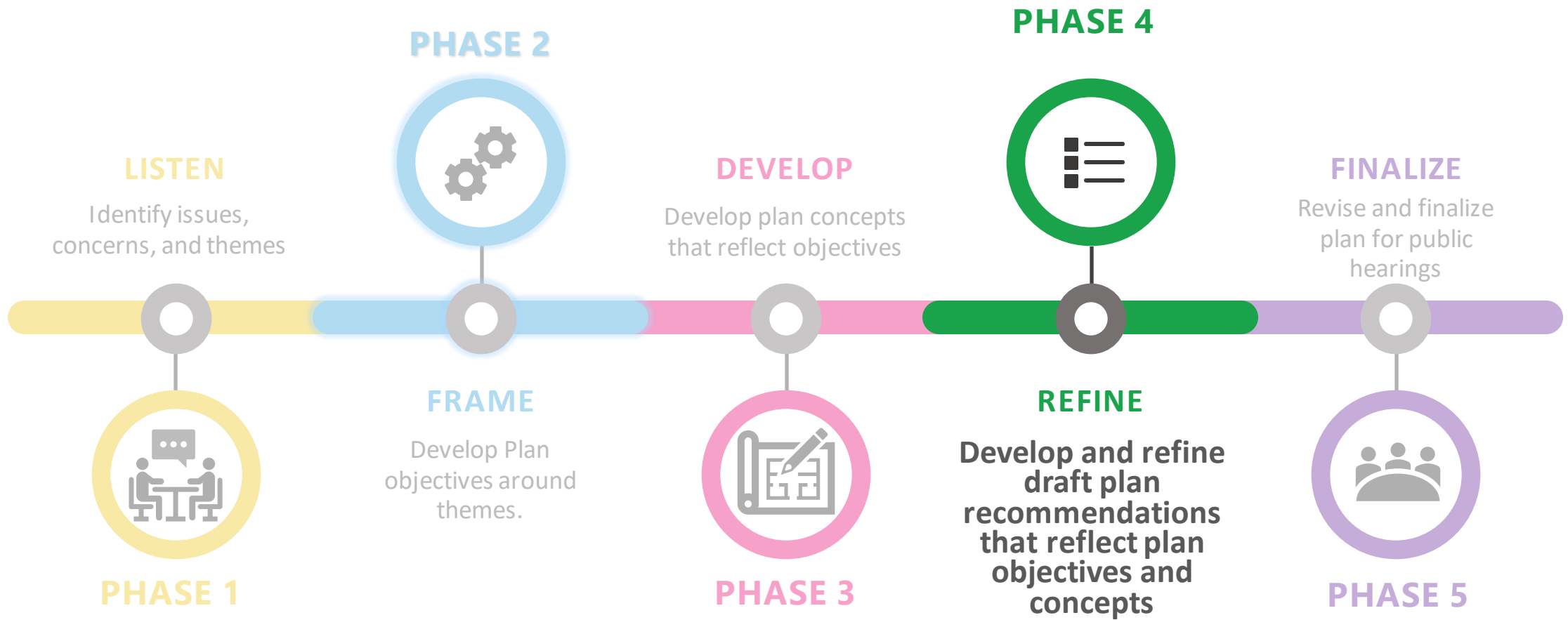


Meeting Agenda

1. Welcome
2. Process Recap: Getting to Recommendations
 - Themes, Objectives, and Concepts → Draft Recommendations
3. Draft Recommendations Overview
4. Providing Feedback
5. Questions and Discussion
6. Next Steps



Process Recap



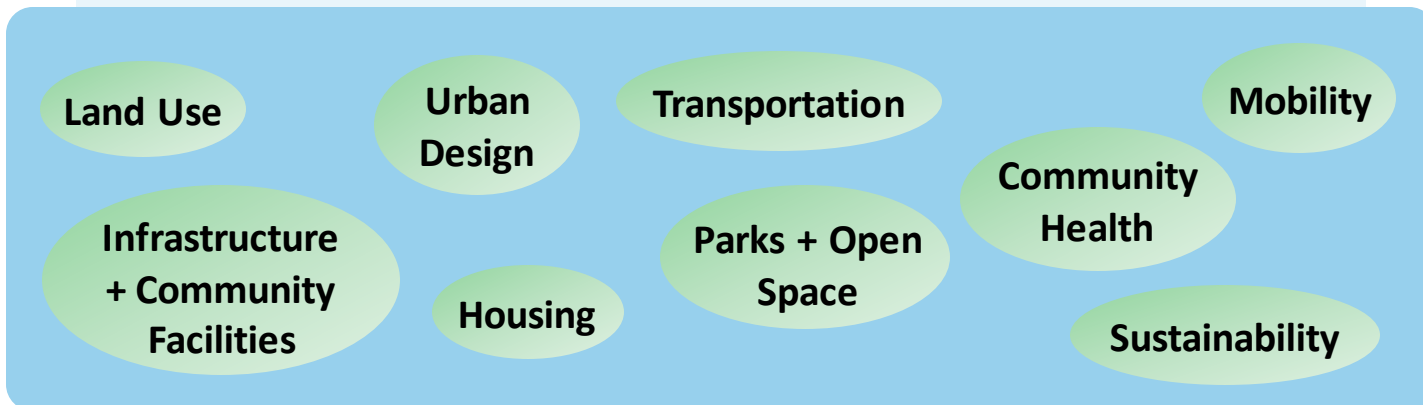
Schedule

What have we done so far?

NOVEMBER 2022 – DECEMBER 2023



What have we discussed so far?



What's next?

MARCH 2024 – SEPTEMBER 2024



From Community Feedback to Plan Recommendations

INPUT



Community Poll #1
(Nov 2022 – Jan 2023)



Community Poll #2
Plan Draft Objectives
(Mar – Jun 2023)



Plan Draft Concepts
Community Feedback
(Sept – Dec 2023)



**WE ARE
HERE!**

Draft
Recommendations
Community Feedback
Mar – Apr 2024



**PLAN
THEMES**

were developed
from community
feedback to
identify issues
and Plan
elements



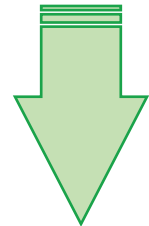
**DRAFT
OBJECTIVES**

were developed
from community
feedback to build
the framework
concepts of
the Plan



**PLAN
CONCEPTS**

were refined and
draft plan
recommendations
were developed
based on prior
feedback



**DRAFT
PLAN**

OUTPUT





Draft Plan Recommendations Housing

AlexWEST

What is our Planning and Housing Challenge?

Rental Housing Breakdown, AlexWest

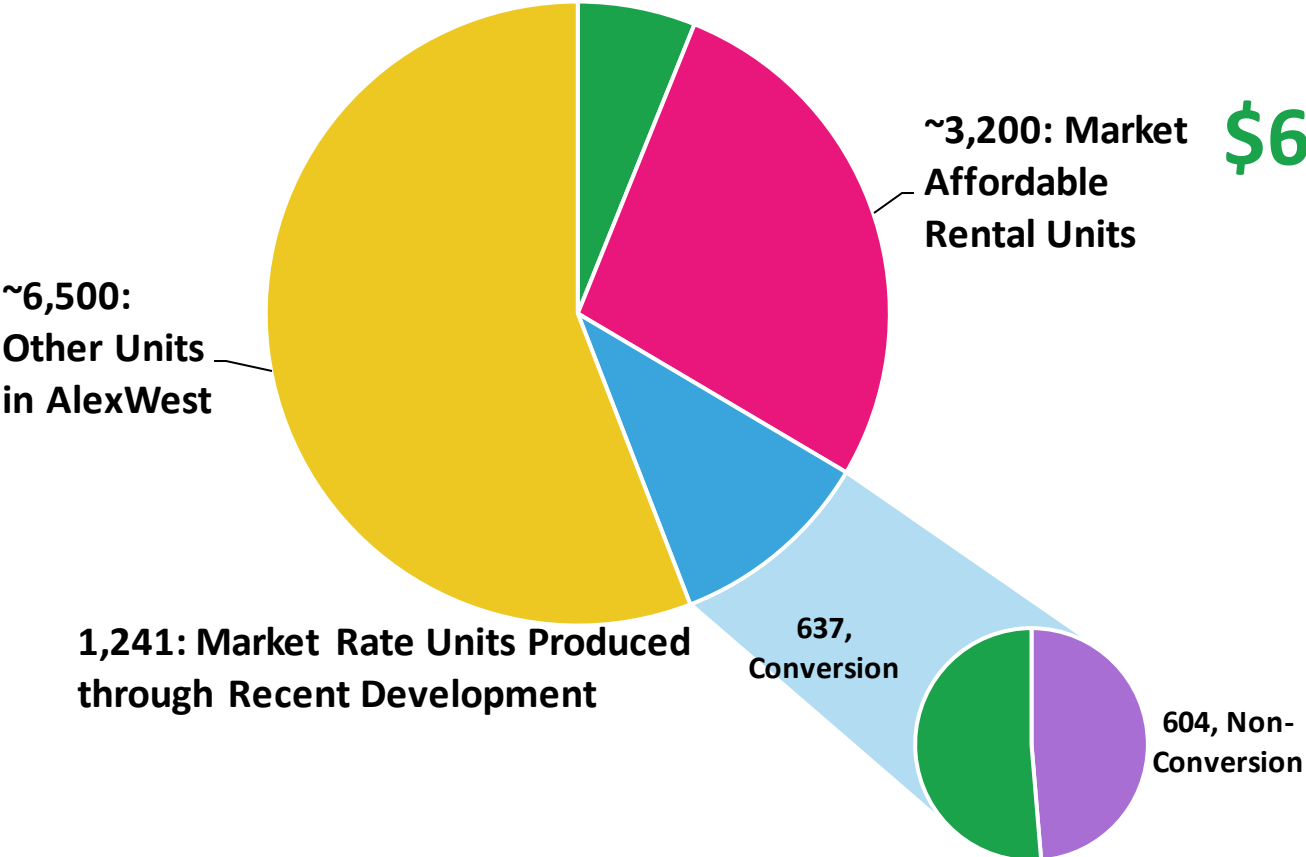
713: Committed Affordable Units at 30-80% AMI

50% of units were constructed in the 1950s and 1960s

\$68,847 is the AlexWest median income, compared to \$102,227 for rest of the City

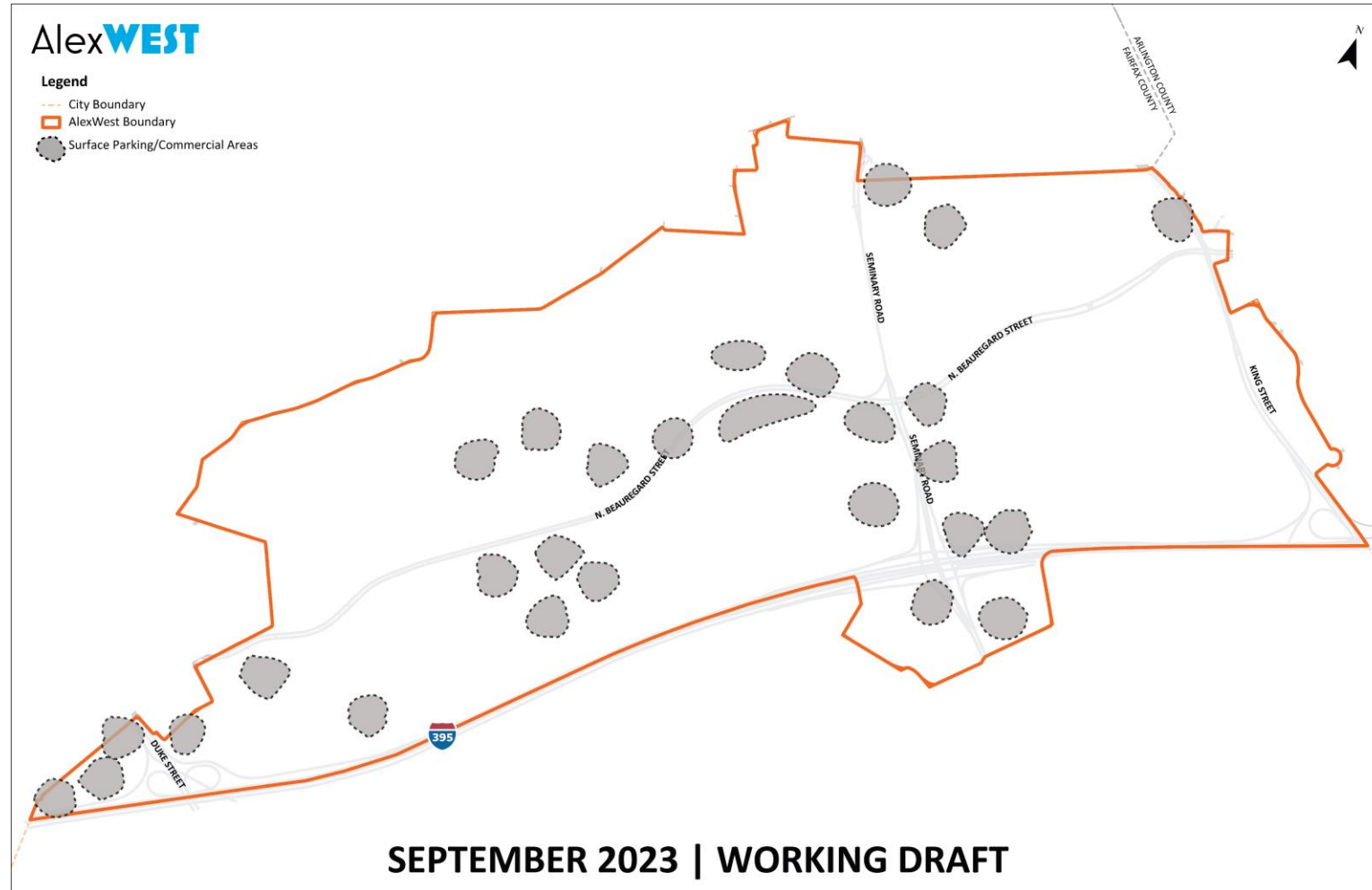
98% of renter households with incomes <50K are housing cost burdened [2,800 households]

30% of the City's foreign-born population lives here



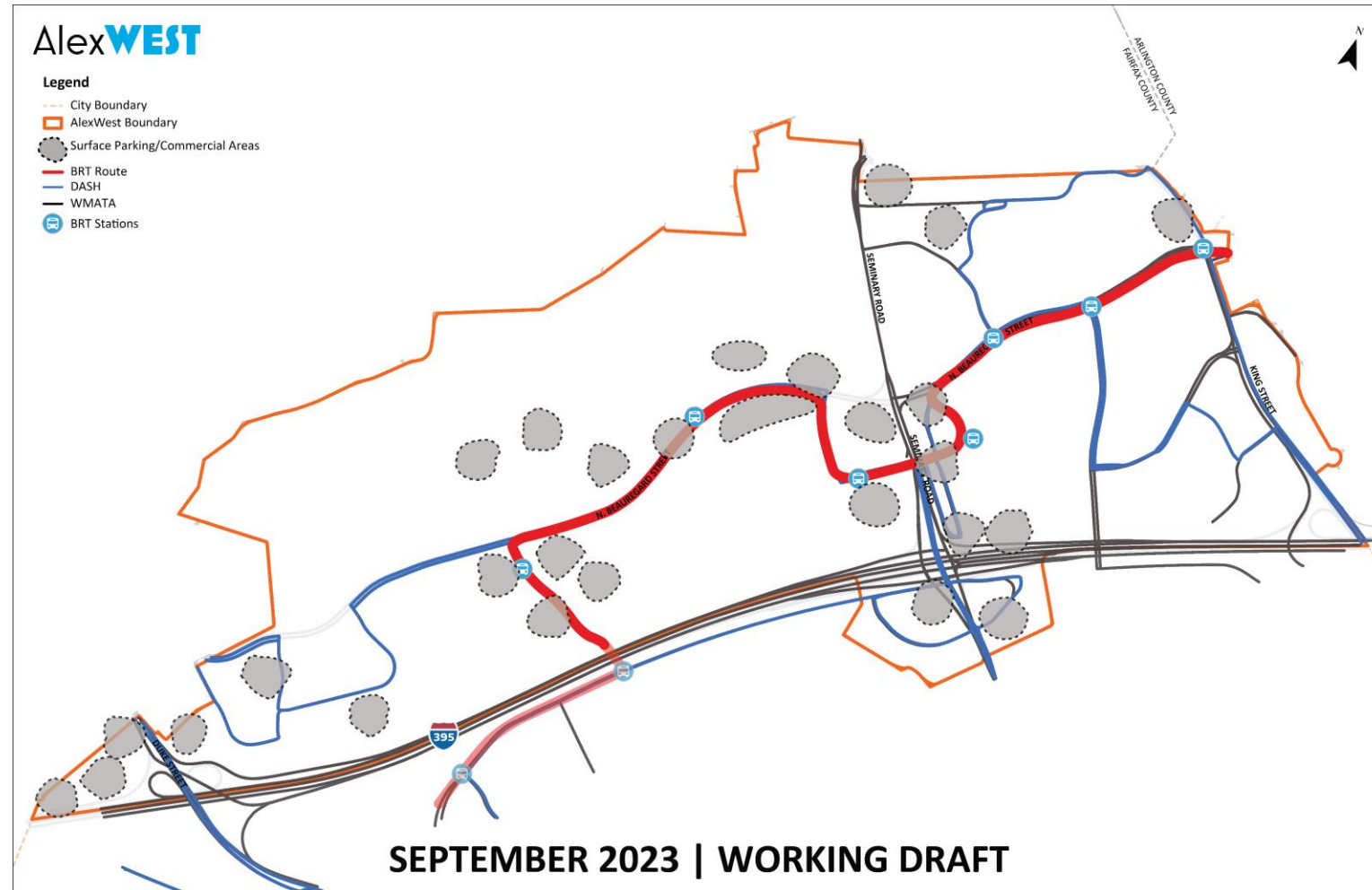
Surface Parking + Commercial Areas

- There are **~160 acres** of surface parking and commercial uses, similar in size to the main portion of **Potomac Yard**
- Prioritizing surface parking for redevelopment can enable **new affordable housing** and **minimize displacing existing residents**
- Surface parking can impact neighborhoods through **stormwater runoff**, and **increased heat**; many lots in AlexWest do not meet current standards



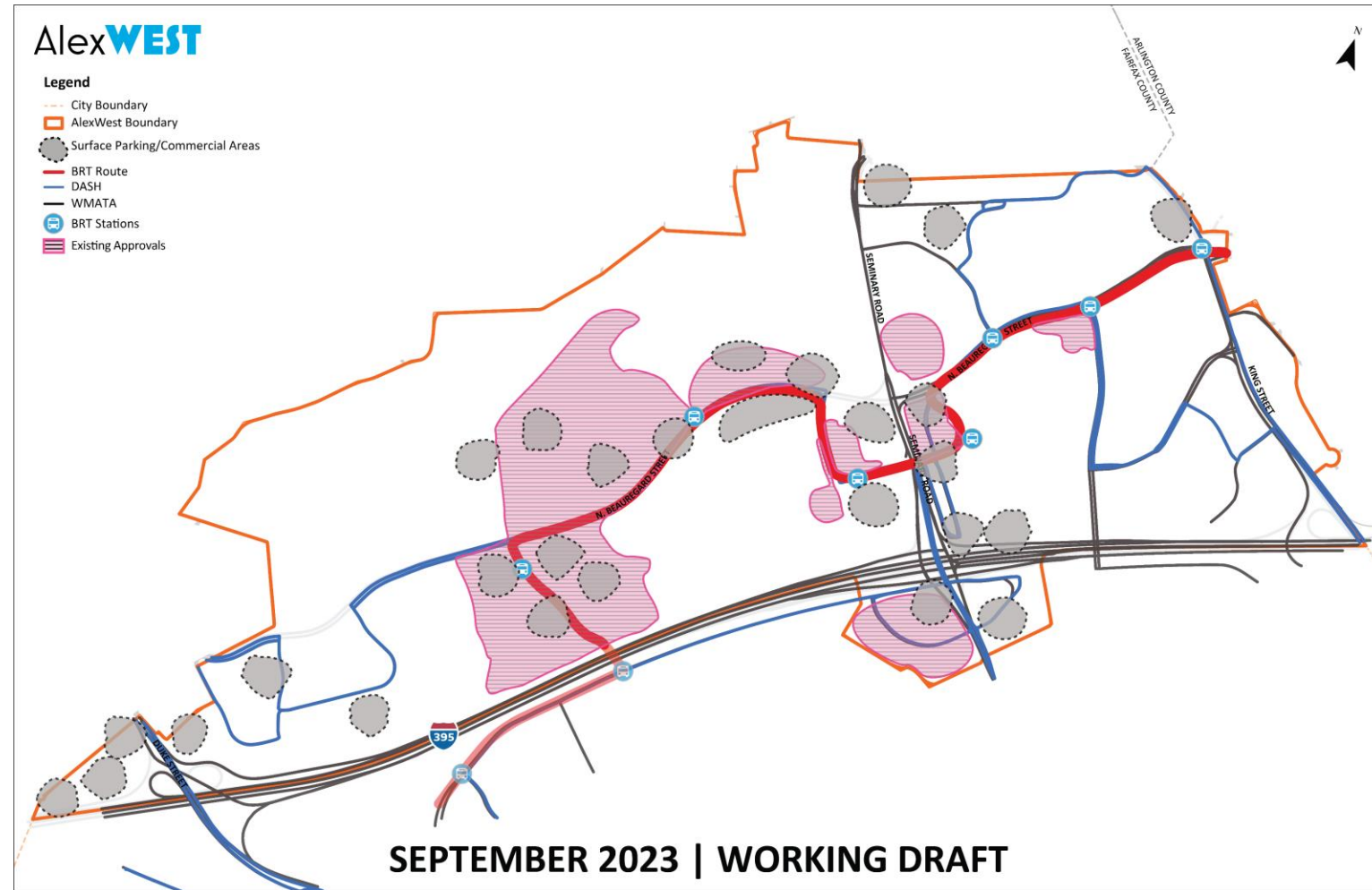
Surface Parking + Transit

- Several **transit lines**, including **DASH** and **WMATA**, go through AlexWest
- The **West End Transitway** will go through the central portion of AlexWest
- **Prioritizing** development near **transit** helps ensure residents have access to a variety of transportation options



Surface Parking + Transit + Existing Approvals

- Some property owners in AlexWest either have **existing development rights** or have expressed **interest in development**
- Addressing this **proactively** will help to ensure that any **new development** provides needed **benefits to the community** and is consistent with the neighborhood's **goals for the future**



Land Use – Housing Strategy

Focus Area

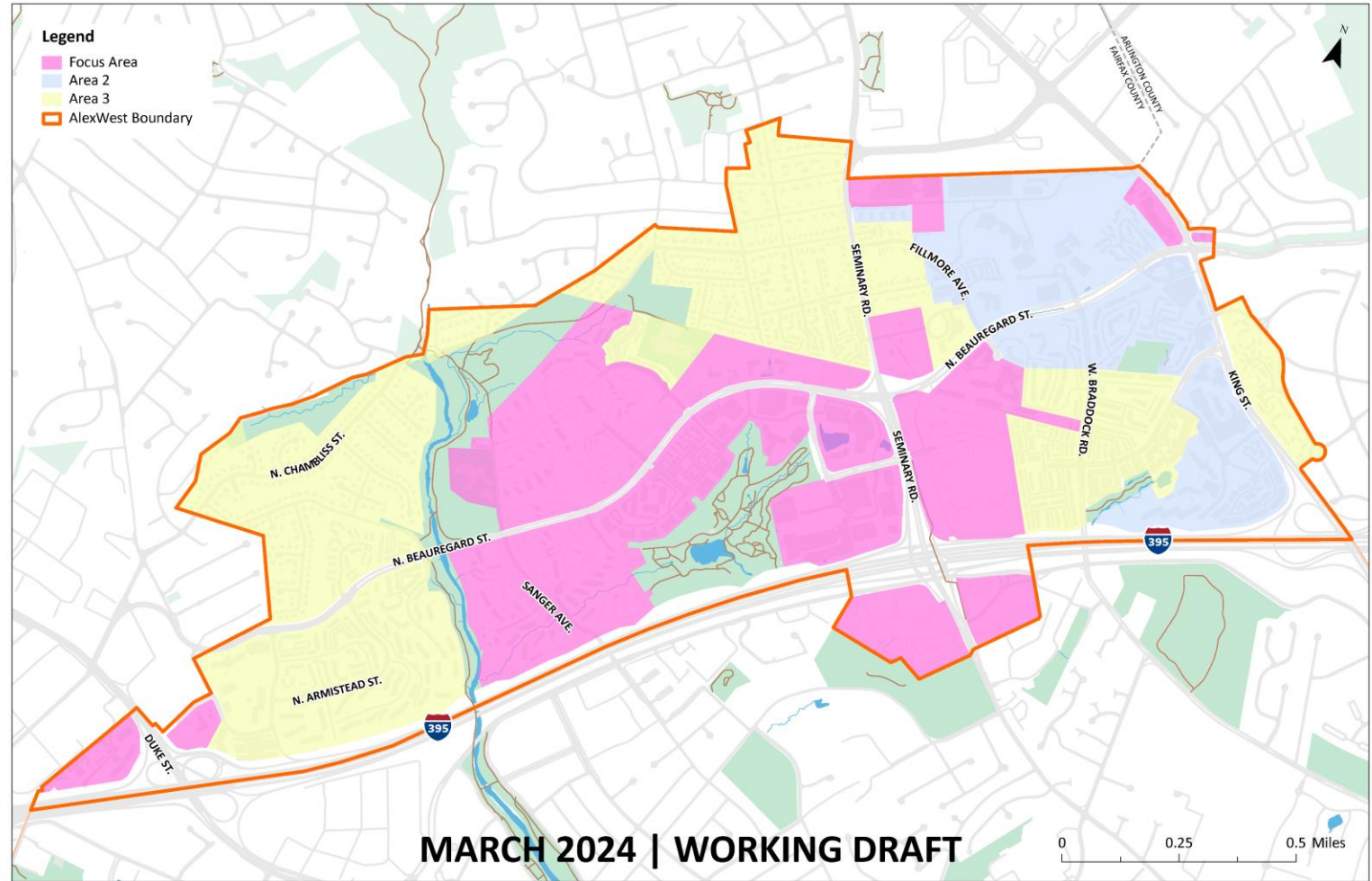
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

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





AlexWest Draft Recommendations

Share your thoughts!

City of Alexandria Department of Planning & Zoning

March 1, 2024

AlexWest Plan – Next Steps



MAR

Community Meeting #8

Draft Plan Recs

-Online Engagement

- City Boards + Commissions

-Feedback Sessions



APR

Community Meeting #9

Draft Plan Recs

Transportation Study

Land Use/ Development

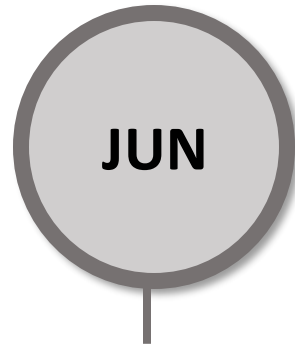


MAY

Community Input

Draft Plan

Highlight Videos



JUN

Community Meeting #10

Draft Plan Release



JUN-SEP

Community input



SEP

PC + CC Public Hearings





Questions + Discussion

AlexWEST

OPTIONS for Providing Your Feedback

MARCH 4 - 31

Visit the interactive StoryMap
alexandriava.gov/AlexandriaWest

Project webpage comment forms in English, Spanish, Arabic and Amharic
alexandriava.gov/AlexandriaWest

Public input will be posted on the project webpage weekly and will help inform the final draft Plan to be released in Summer 2024.

Feedback sessions through your community organizations

Email or call Christian Brandt
christian.brandt@alexandriava.gov
703-746-3895



A recording of this presentation can be found at alexandriava.gov/AlexandriaWest

