

¡Bienvenidos!

مرحبًا

AlexWEST

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Community Meeting #6
November 13th, 2023

خوش آمدی

بینه راغلاست



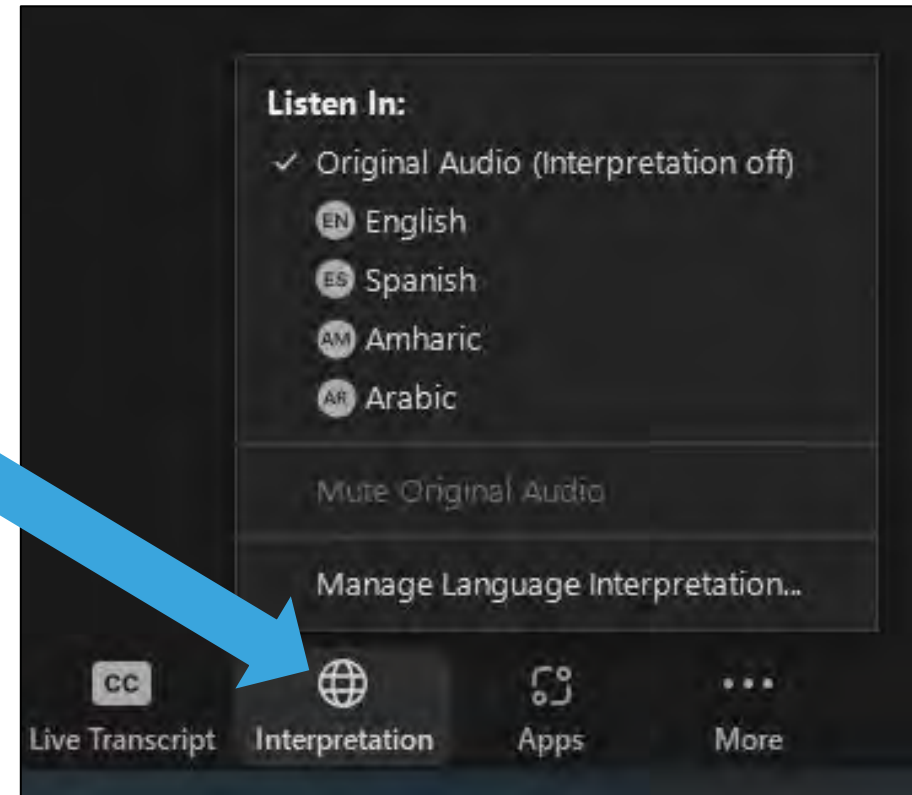
Welcome!



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



Where We Are in the Process



Housing

Recommendations

Community Discussion



Transportation

Study results

Connectivity and Travel Modes

Transportation Safety

Ongoing Investments

Seminary/Beauregard

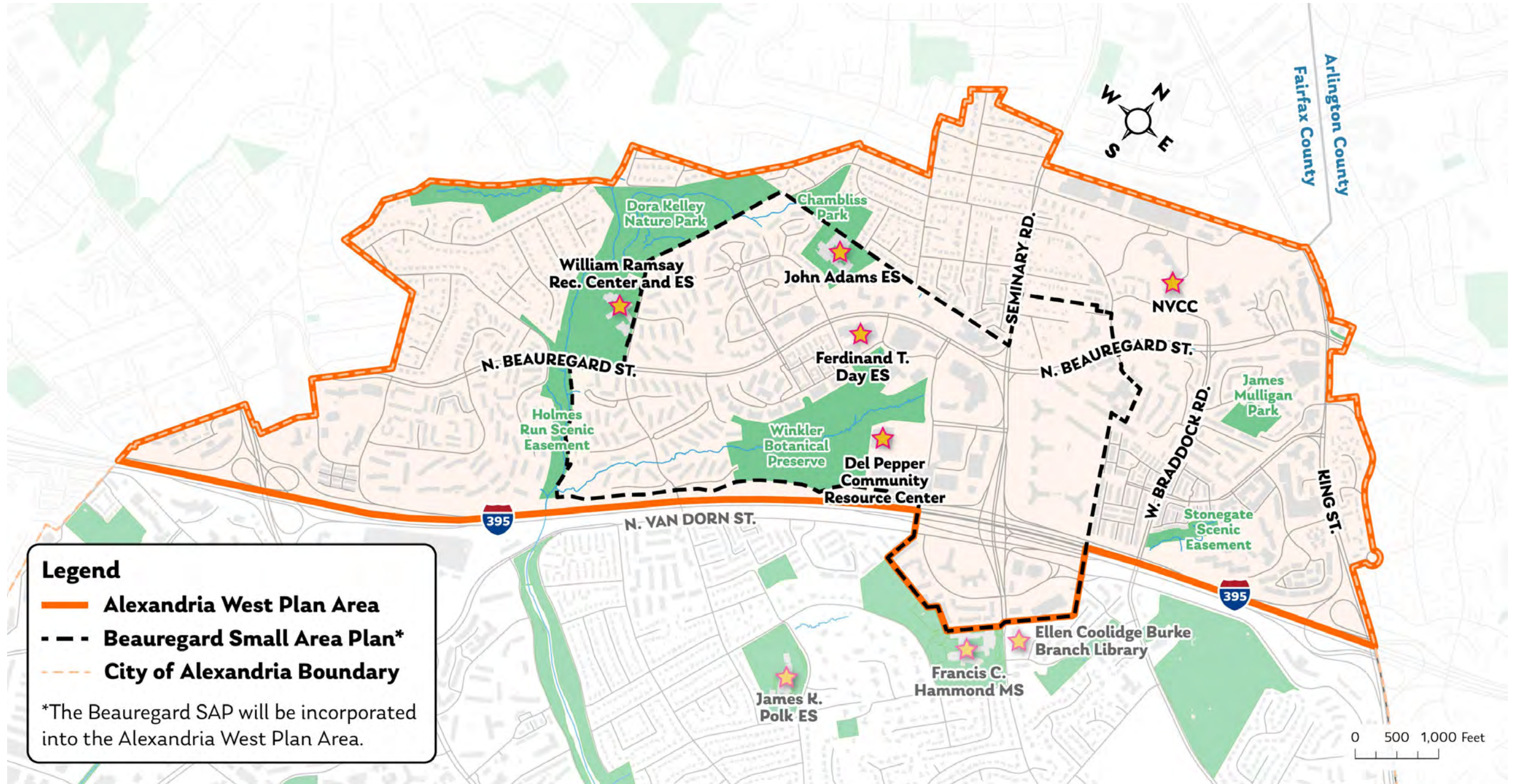
Next Steps

Community Discussion



Next Steps



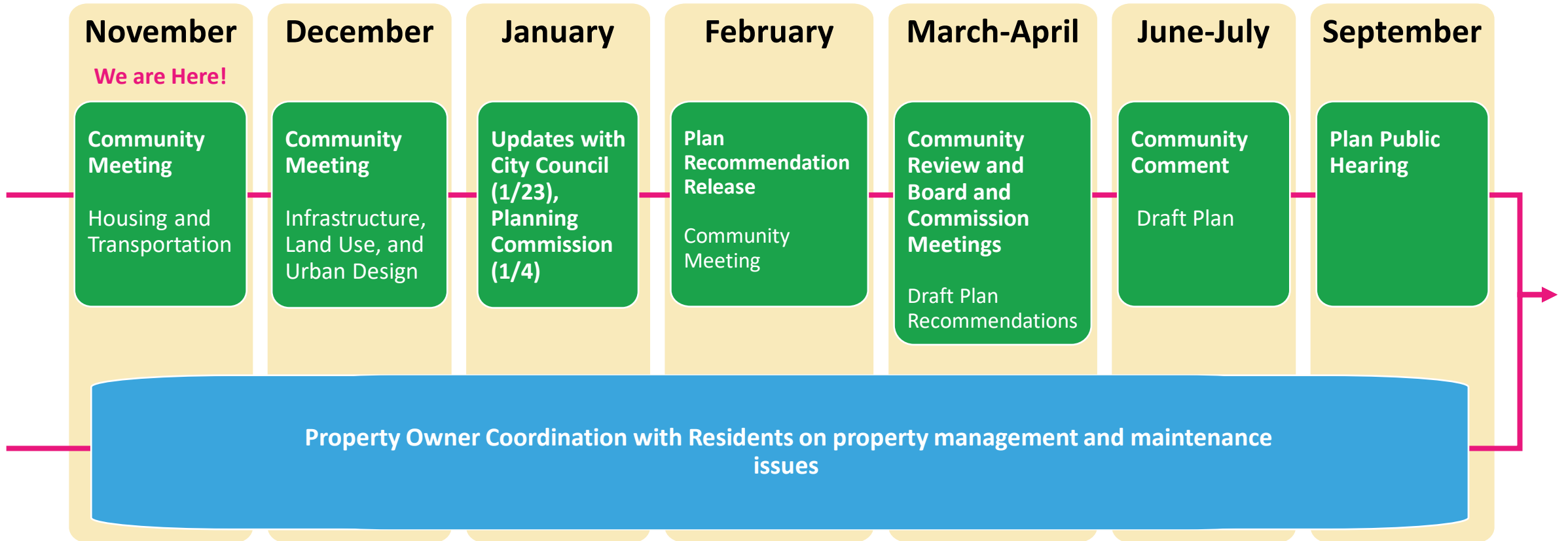


Legend

- Alexandria West Plan Area
- Beauregard Small Area Plan*
- City of Alexandria Boundary

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

Alexandria West Planning Schedule, Working Draft





Housing



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

~3,200: Market Affordable Rental Units

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

~6,500: Other Units in AlexWest

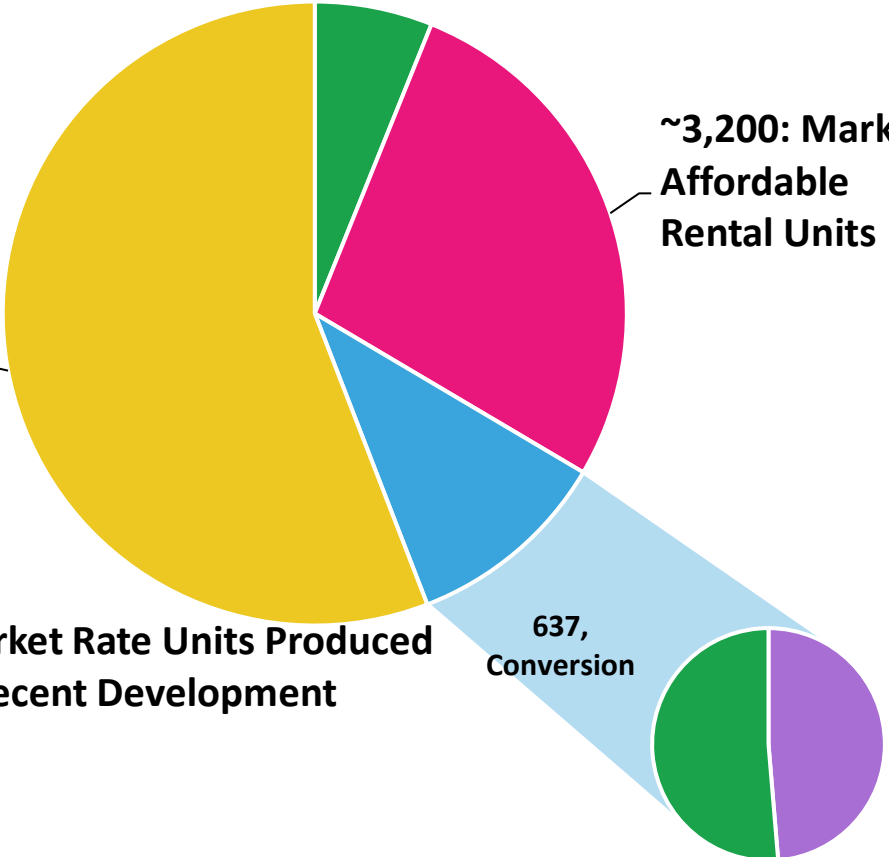
98% of renter households with incomes <50K are housing cost burdened [2,800 households]

1,241: Market Rate Units Produced through Recent Development

637, Conversion

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

604, Non-Conversion



Draft Anti-Displacement Strategy

Community Concern: Fear of displacement due to high cost of housing and lack of affordable housing options

1

Seek **additional protections** for tenants and build on the Beauregard Small Area Plan Approach:

- a. Seek authority to **enforce the Virginia Residential Landlord and Tenant Act**
- b. Seek compliance with the City's **Voluntary Rent Increase Policy** to help moderate annual rent increases
- c. Provide tenant support during relocation, including **expanded right to notice and developer-funded relocation and moving assistance**; and **guaranteed right to return** for tenants in good standing
- d. Expand access to **information and legal services**
- e. Support formation and operation of **tenant associations**

Draft Anti-Displacement Strategy

Community Concern: Fear of displacement due to high cost of housing and lack of affordable housing options

2 Support **tenant empowerment and education:** ready-to-rent, tenant rights trainings, access to other city services



3 Prioritize **infill development** to supplement housing supply and help meet demand



4 Expand/extend **committed affordability options**



Draft Housing Production and Preservation Strategy

Affordability vision: Maintain housing opportunity and affordability in one third of the rental units at 60% AMI to support a diverse community, including workers that serve as the foundation of our local economy. Produce new committed affordable units with a focus on expanding options at 40-50% AMI.

Rental Recommendations

- 5 Explore **committed affordability options** through Public Private Partnerships, strategic acquisition/preservation, and land dedication
- 6 Explore opportunities for **co-location of affordable housing** with future City facilities and/or on City-owned remnant parcels

Examples of **Public Private Partnerships** resulting from implementation of the BSAP



Saint James Plaza
94 units, affordable at 40-60% AMI



Parkstone
244 units, affordable at 60-80% AMI



The Spire
113 units, affordable at 40-60% AMI



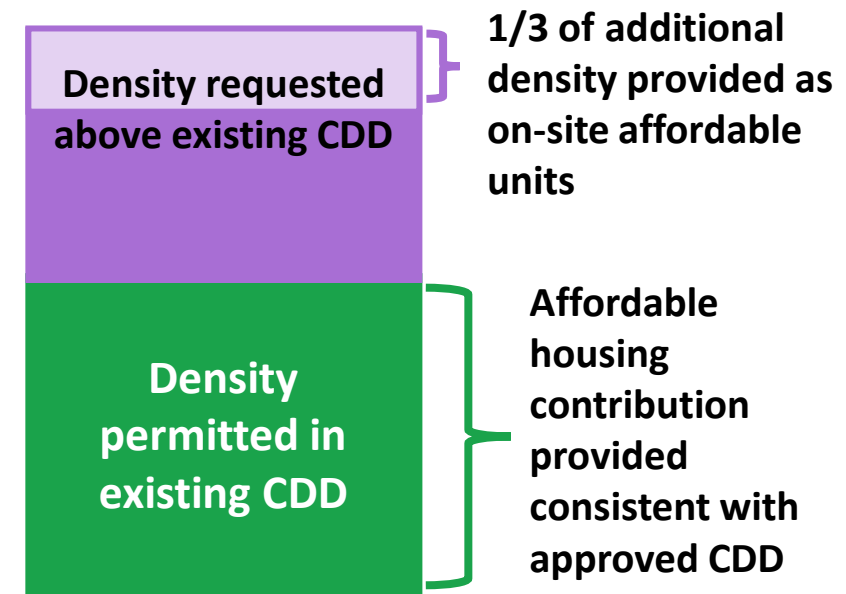
The Nexus
74 units, affordable at 40-60% AMI

Draft Housing Production and Preservation Strategy

Affordability vision: Maintain housing opportunity and affordability in one third of the rental units at 60% AMI to support a diverse community, including workers that serve as the foundation of our local economy. Produce new committed affordable units with a focus on expanding options at 40-50% AMI.

Rental Recommendations

- 7 Require developers to **provide 10% of net new residential development as affordable** in rezonings requesting additional density
- 8 Require developers requesting additional density in Coordinated Development Districts to **provide 1/3 of the net new residential development as affordable**
- 9 Consider options for **dedication of existing units** per the Beauregard Small Area Plan
- 10 Explore opportunities to **preserve and enhance affordability** on sites requesting infill development



Draft Housing Production and Preservation Strategy

Affordability vision: Maintain housing opportunity and affordability in one third of the rental units at 60% AMI to support a diverse community, including workers that serve as the foundation of our local economy. Produce new committed affordable units with a focus on expanding options at 40-50% AMI.

Rental Recommendations

- 11 Support **office to residential conversions** to expand housing supply
- 12 Allow for **density increases above 30%** in exchange for affordable housing consistent with the City's bonus density program
- 13 Pair housing assistance with **workforce development, job training, and other self-sufficiency programs**
- 14 Continue the Alexandria Housing Affordability Advisory Committee role in **monitoring implementation** of AWSAP housing goal and strategies

Draft Housing Production and Preservation Strategy

Homeownership Communities Recommendations

- 15 Identify **tools to support aging condominium communities** facing deferred maintenance
- 16 Provide **technical assistance**, including governance training, to condominium and HOA communities
- 17 Support a **range of homeownership options**, including new opportunities for first-time homebuyers



Projection of **Committed Affordable Housing** *Generated Based on 2040 Forecast*

2025-2030: ~ 75 – 100 Units

2031-2035: ~ 100 – 150 Units

2036-2040: ~ 125 – 200 Units

In addition to creating new committed affordable units, **development of new market rate housing may help delay the loss of market affordable housing** in the short- and mid-term by expanding supply.



Community Discussion and Questions





Transportation



Transportation Agenda

- Preliminary Traffic Study Results
- Connectivity & Travel Modes
- Transportation Safety
- Ongoing Investments
- West End Transitway
- Seminary West
- Seminary Road and N
Beauregard Street
- Next Steps
- Community Resources



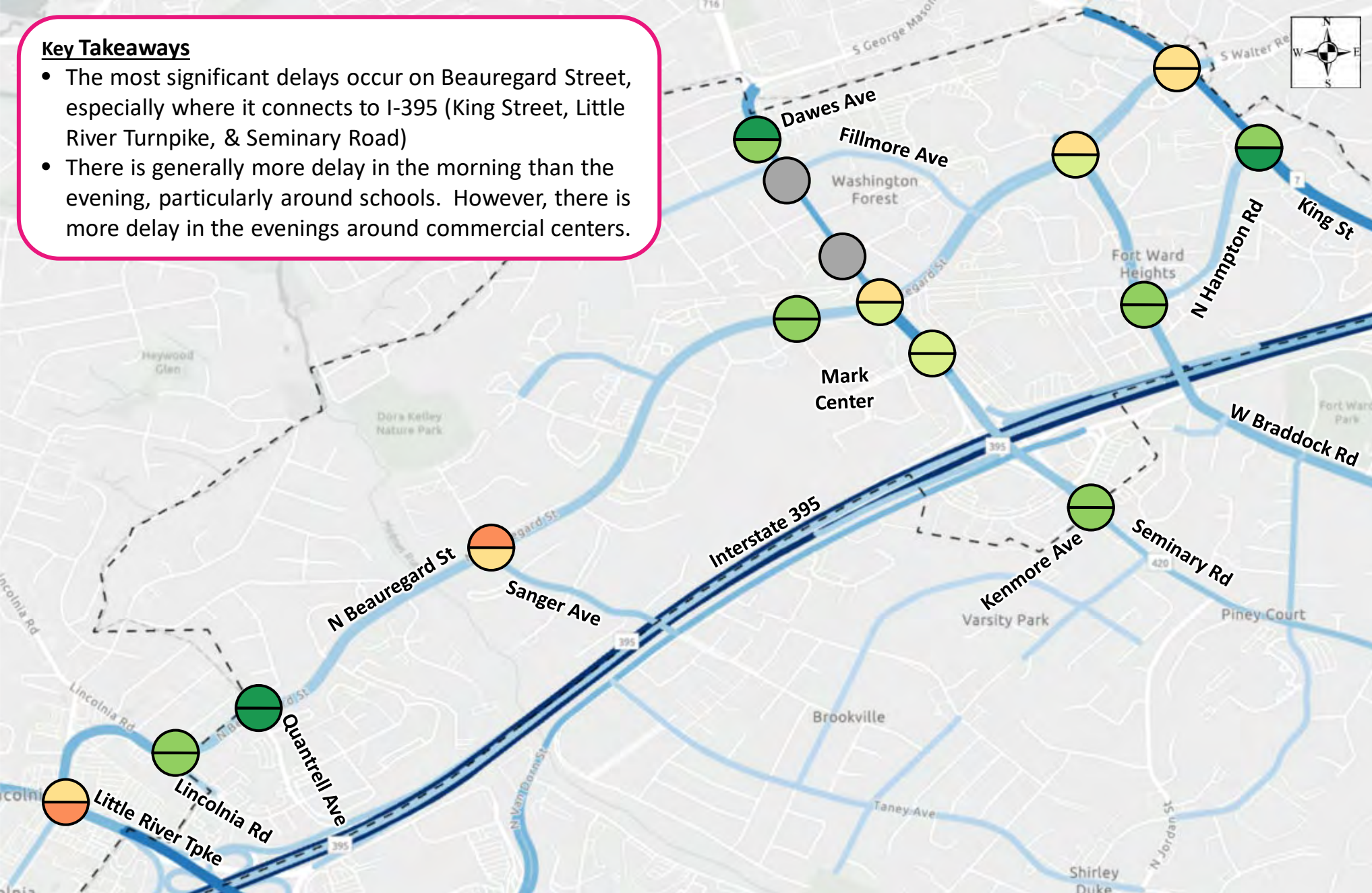
Traffic Study Methodology

- Evaluating traffic operations based on existing and future land use projections for the AlexWest Small Area Plan
- 15 study area intersections
- Intersection operational analysis of delay and queuing
- AM and PM peak hour conditions
- Testing of three different land use scenarios:



Key Takeaways

- The most significant delays occur on Beauregard Street, especially where it connects to I-395 (King Street, Little River Turnpike, & Seminary Road)
- There is generally more delay in the morning than the evening, particularly around schools. However, there is more delay in the evenings around commercial centers.



Legend

--- Small area plan boundary

Daily Roadway Volume

Least daily traffic volume

Most daily traffic volume

Intersection Performance

AM peak hour intersection performance

PM peak hour intersection performance

Least delay

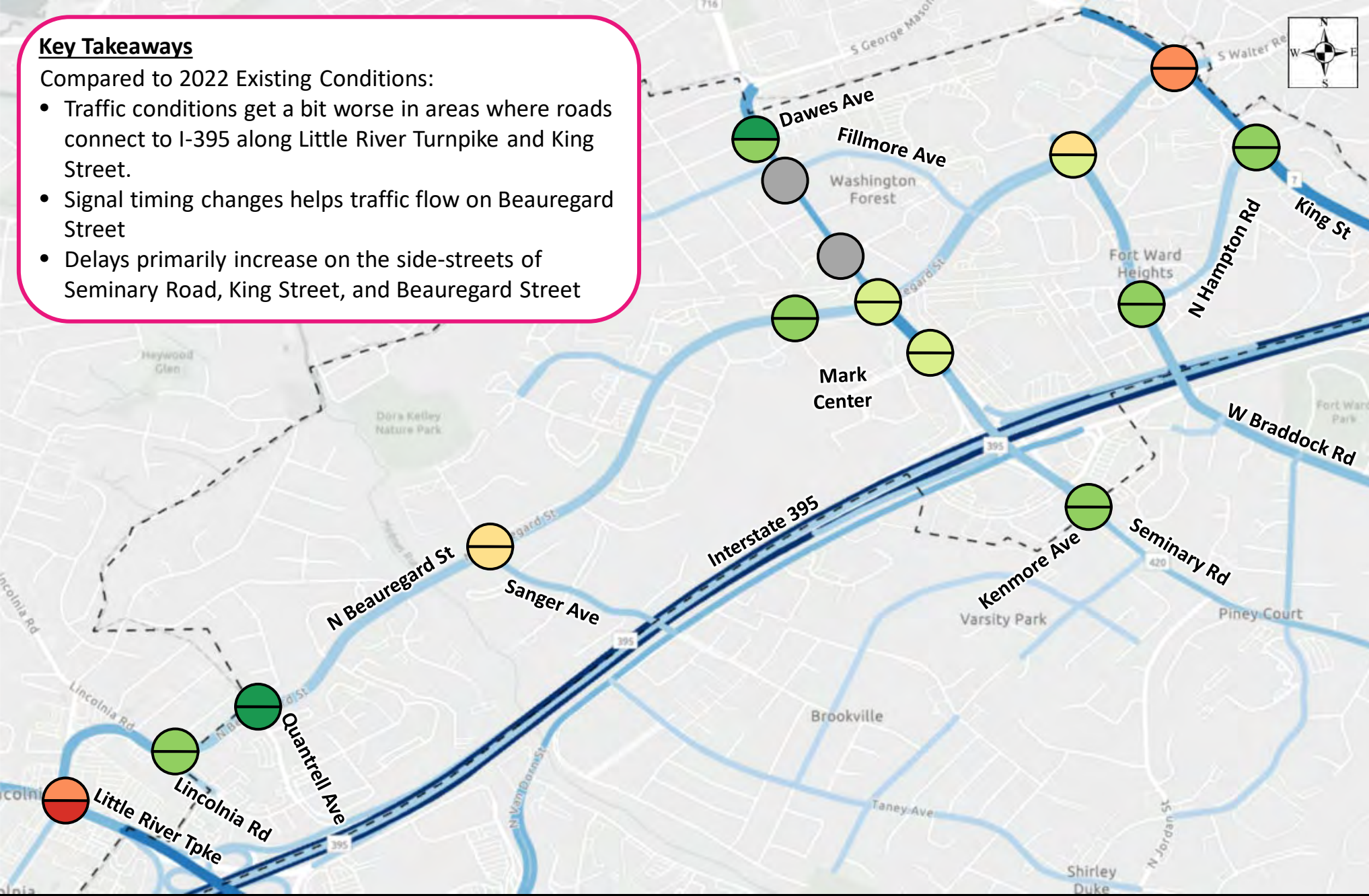
Most delay

Unsignalized study intersection, delay not analyzed

Key Takeaways

Compared to 2022 Existing Conditions:

- Traffic conditions get a bit worse in areas where roads connect to I-395 along Little River Turnpike and King Street.
- Signal timing changes helps traffic flow on Beauregard Street
- Delays primarily increase on the side-streets of Seminary Road, King Street, and Beauregard Street



Legend

- Small area plan boundary

Daily Roadway Volume

Least daily traffic volume
Most daily traffic volume

Intersection Performance

- ◐ AM peak hour intersection performance
- ◑ PM peak hour intersection performance

Least delay
Most delay

- Unsignalized study intersection, delay not analyzed

Key Takeaways

Compared to 2045 Base Conditions:

- Overall traffic delays are relatively unchanged (<10 seconds)
- Traffic delays in the evening are a bit more noticeable than the morning
- The turns and approaches might experience more congestion on Little River Turnpike, Sanger Avenue, and King Street

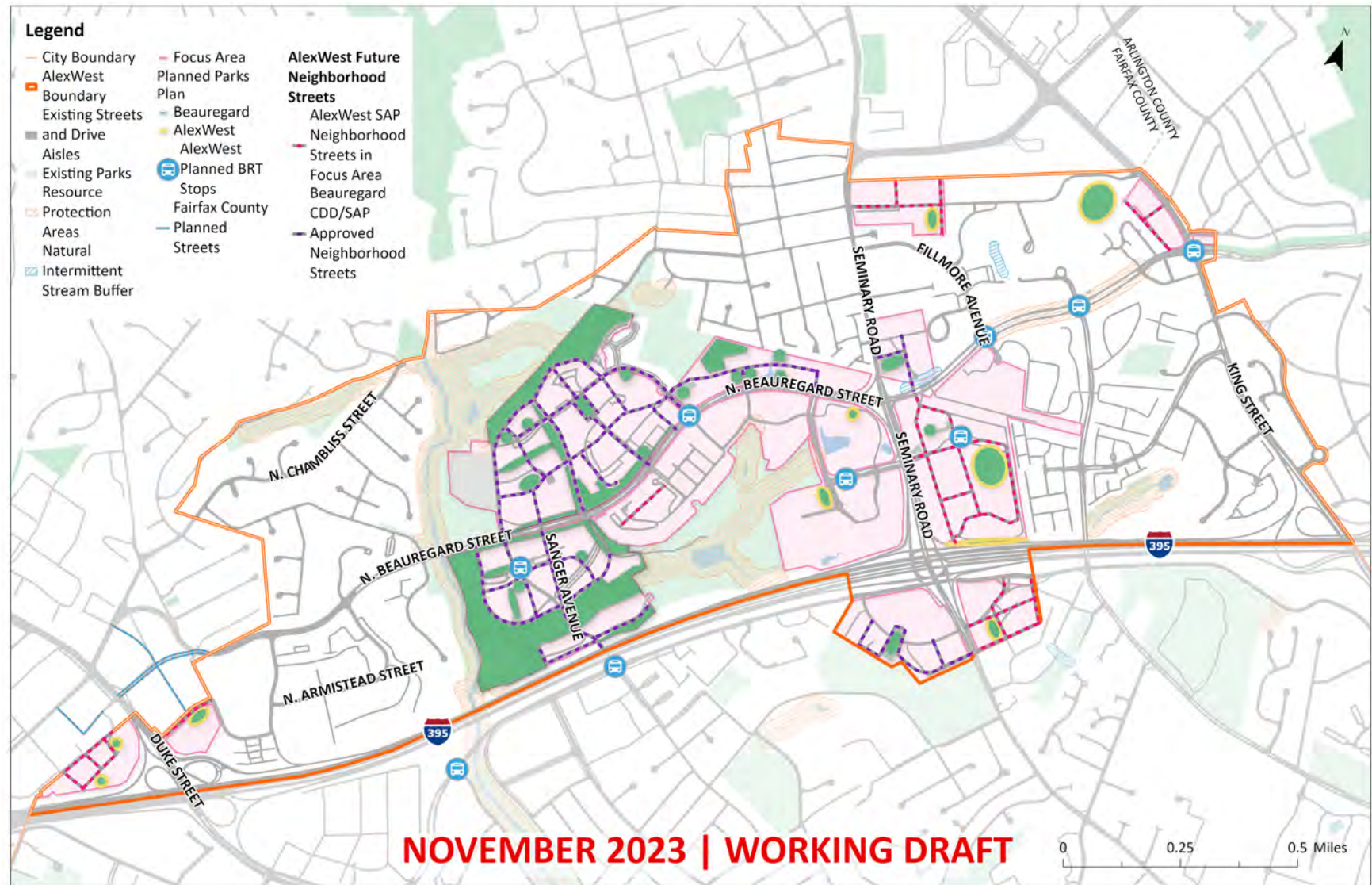
Small Area Plan Study Area

2045 Increased Vehicle Traffic



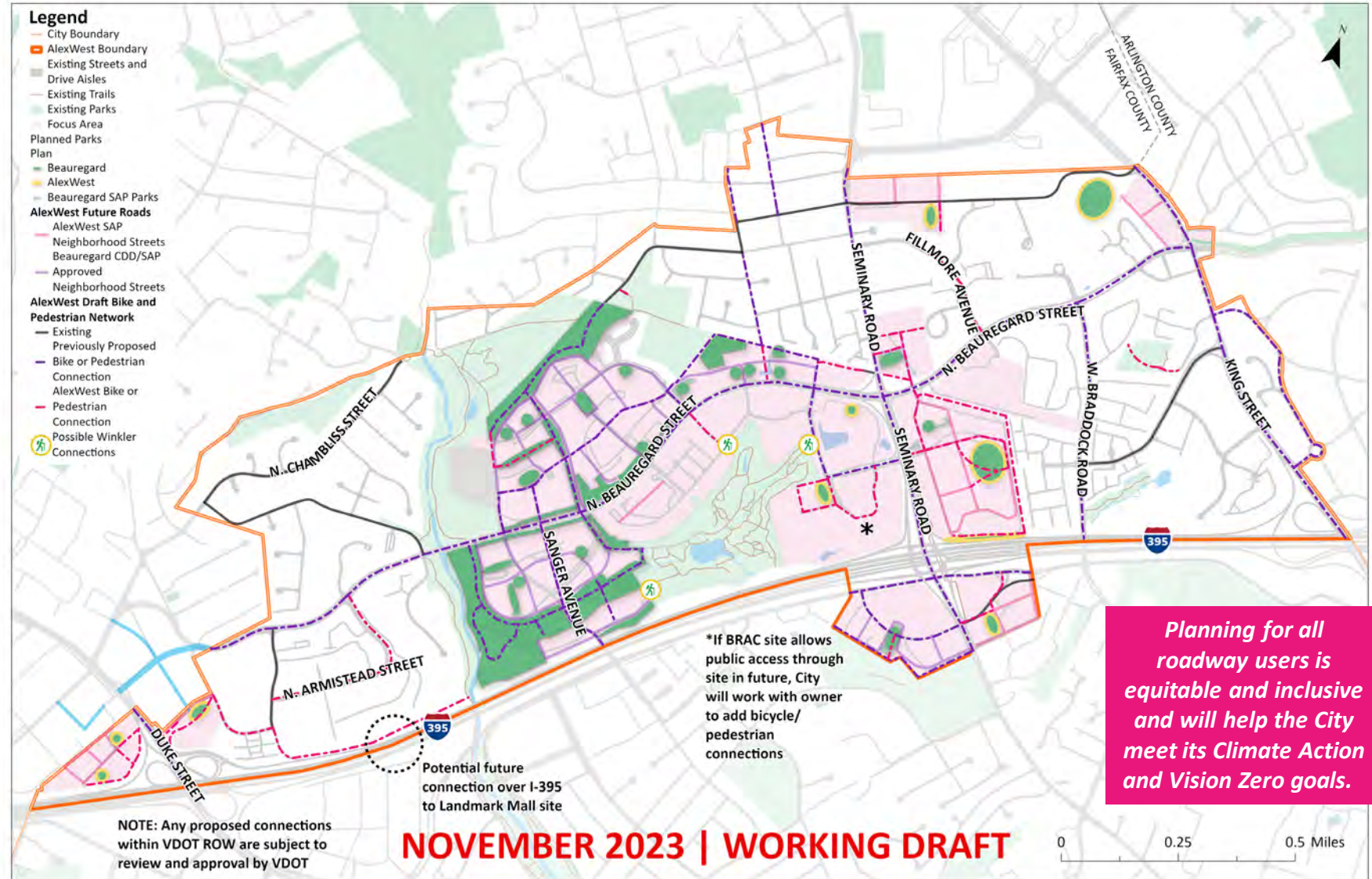
Proposed Street Network

- Provide additional options for drivers to exit and enter neighborhoods
- Reduce & share operational burden on intersections
- Connect communities to where you live, work, and play

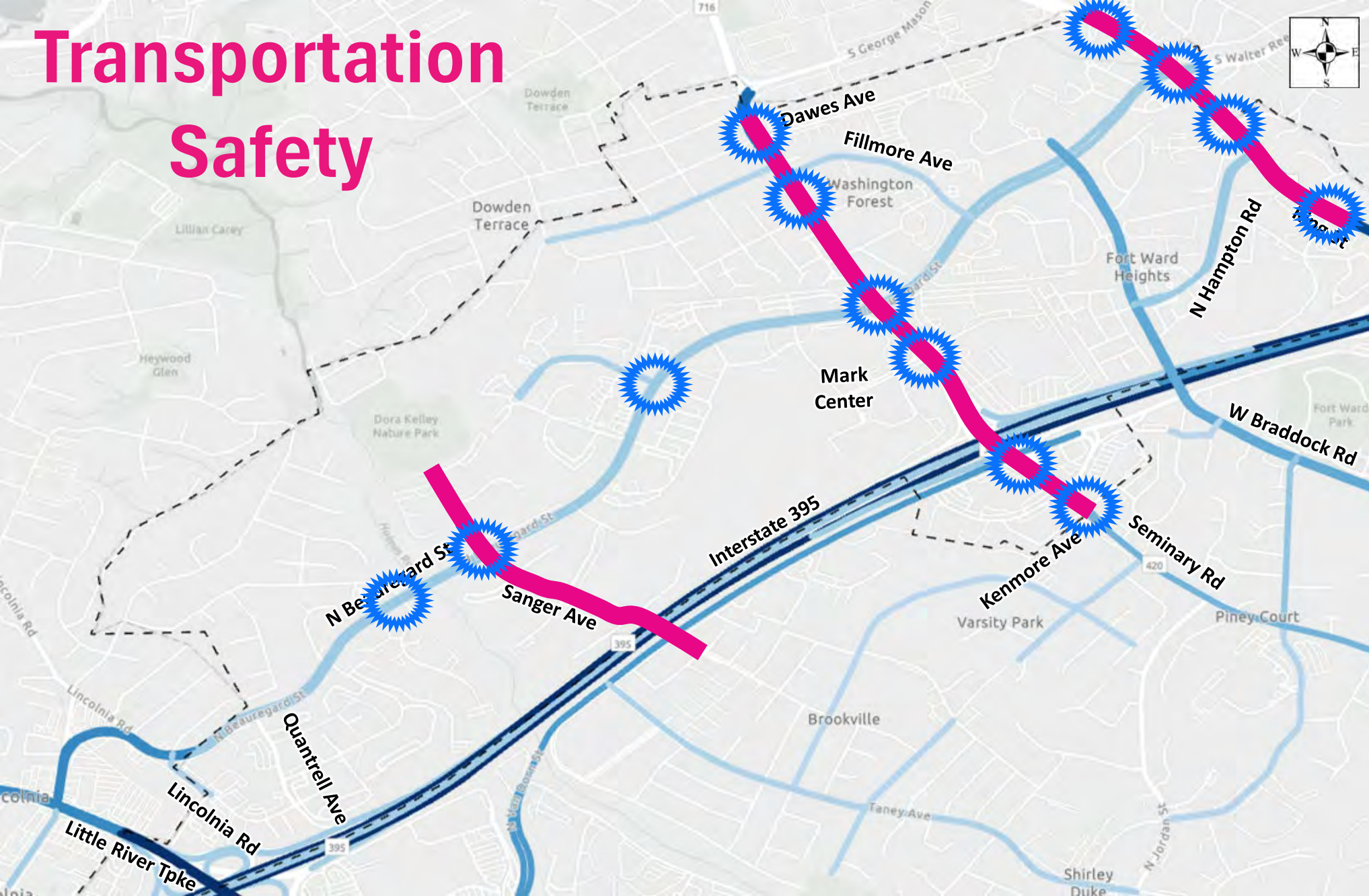




Proposed Bike/Ped Connections

- Enhance mobility independence
- Establish safe and comfortable facilities
- Connect communities to where you live, work, and play



Transportation Safety

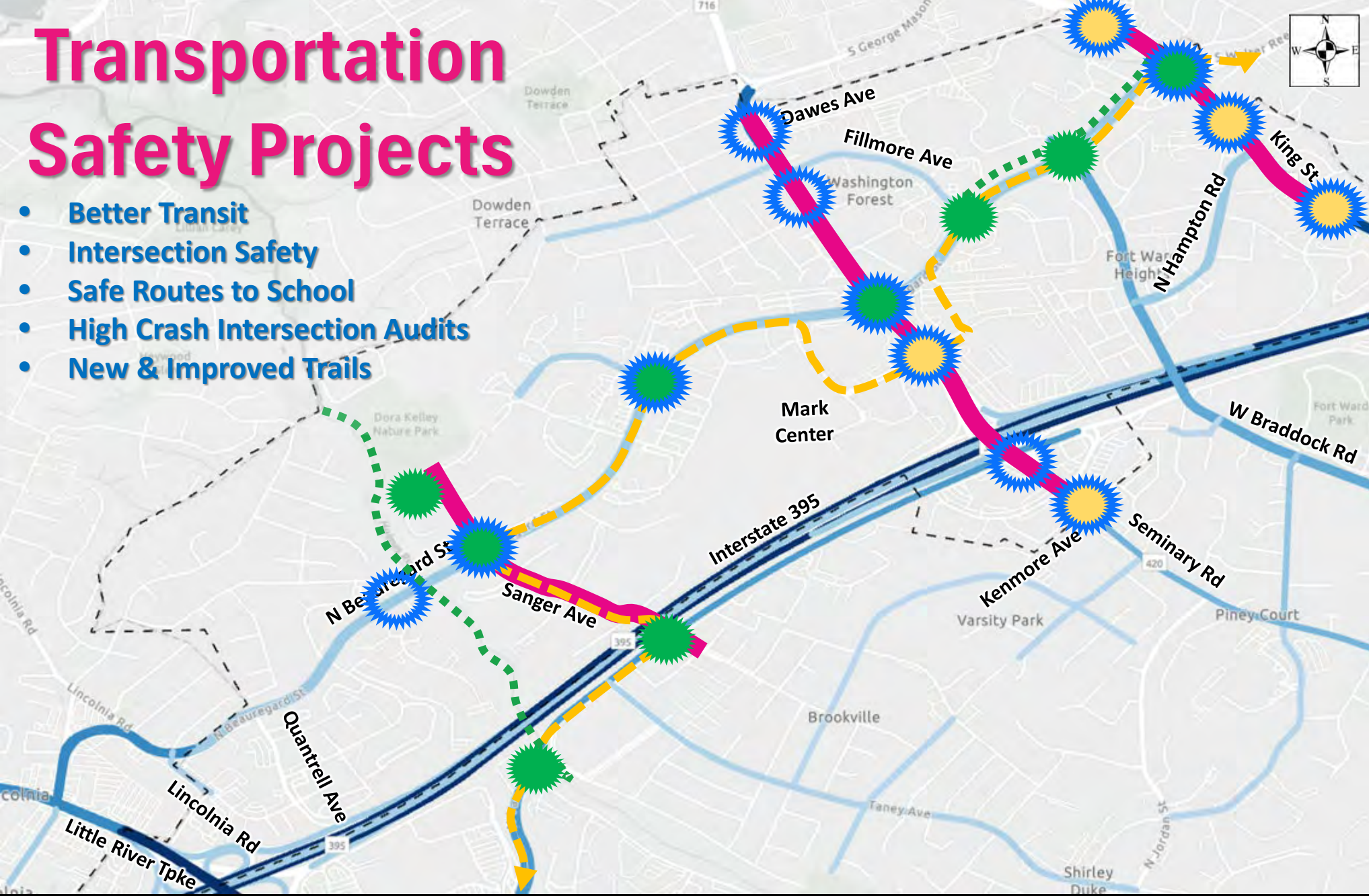


-  Key Crash Segments
-  Key Crash Intersections



Transportation Safety Projects

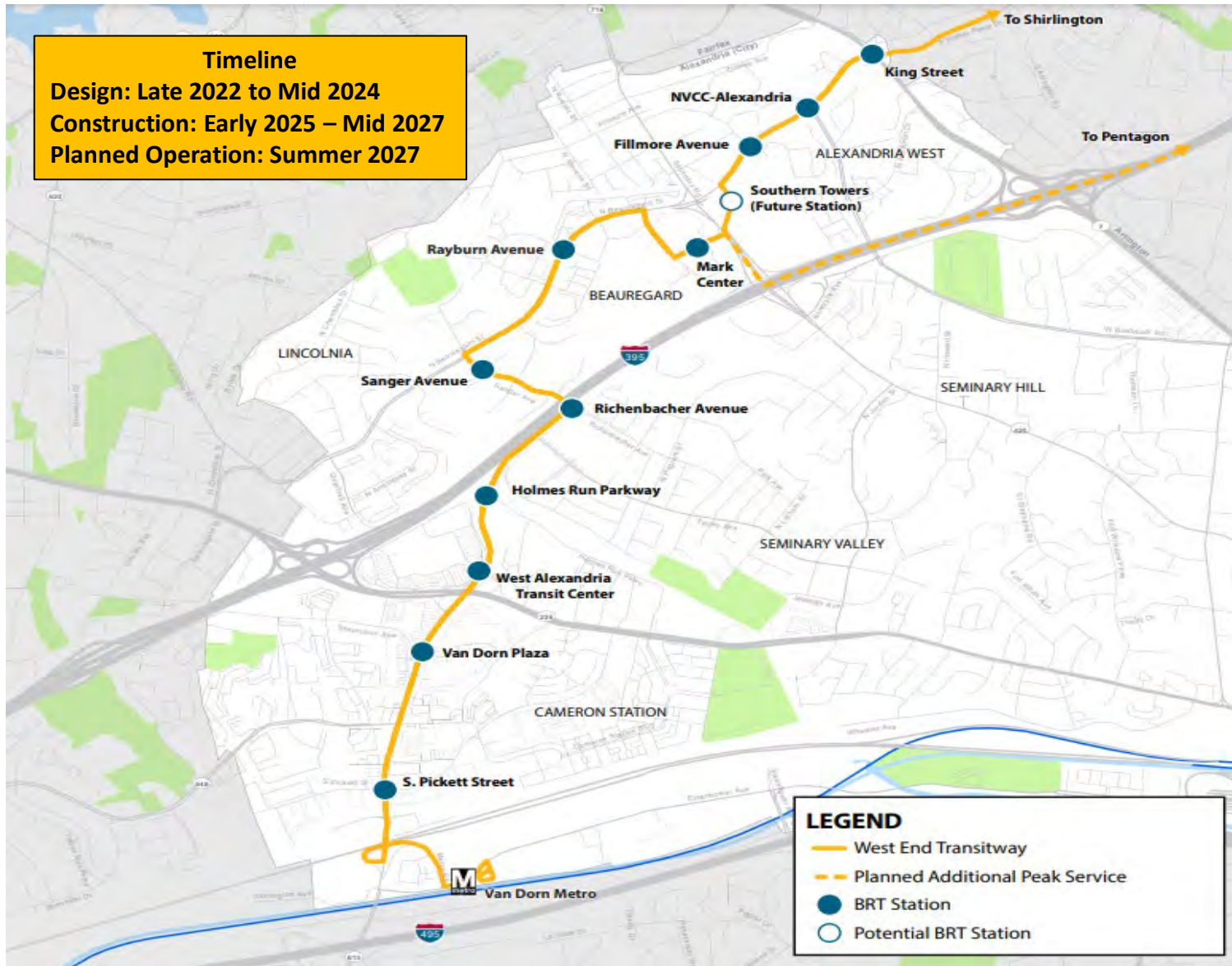
- Better Transit
- Intersection Safety
- Safe Routes to School
- High Crash Intersection Audits
- New & Improved Trails



- Key Crash Segments
- Key Crash Intersections
- High Crash Intersection Project
- Planned safety improvements through existing capital projects
- Trail Improvements
- West End Transitway Route

West End Transitway

Timeline
 Design: Late 2022 to Mid 2024
 Construction: Early 2025 – Mid 2027
 Planned Operation: Summer 2027



How did we get here?

- 2008 Transportation Master Plan identified corridor for BRT
- 2014 West End Transitway Advisory Group
- 2016 City Council approved concept
- \$57M for first phase of improvements
 - Dedicated BRT stations with shelters
 - Intersection improvements for safety & access
 - Buses

Why is this project important?

- DASH Line 35 currently carries over 5,300 daily riders (FY23)
- Connects key transit hubs and activity centers
- Provides travel options with reliable, time-saving transit service

What's Next?

- City seeking input on shelter amenities & priorities

West End Transitway Bus Shelter Concept



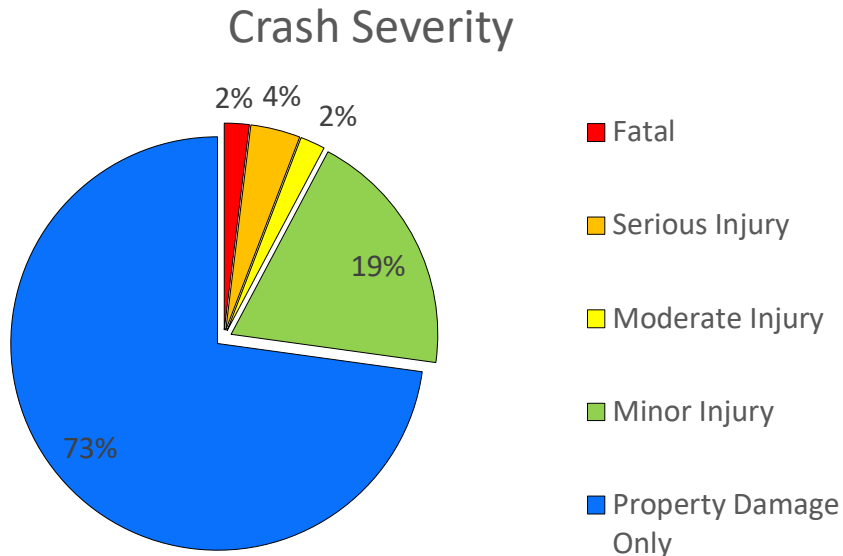
Seminary Road West of Beauregard Street

Higher Risk of *Severe* Crashes

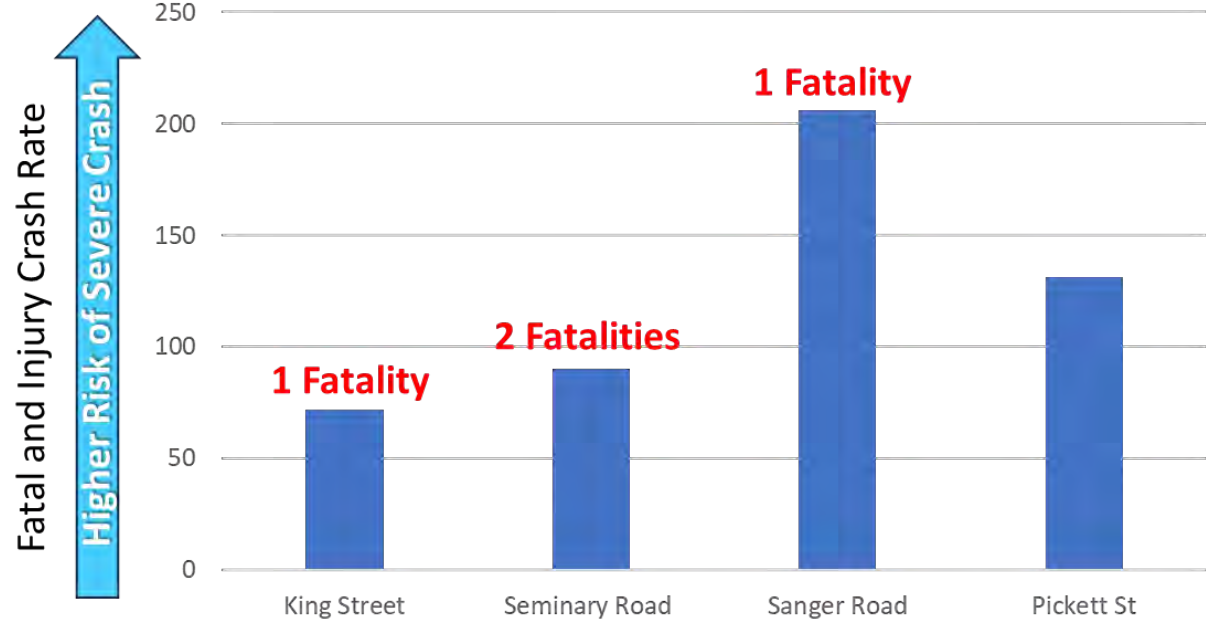
- People walking & biking
- Turning vehicles

Common Causes for *Severe* Crashes:

- Speeding
- Turning vehicles (lack of turn lane)
- Visibility (low light or weather)



Similar Undivided Four-Lane Roadways
Fatality plus Injury Crashes per 100 million miles traveled



Source: VDOT 2018-2023 Crashes and 2022 / 2023 Volume Data

Higher the number the higher the risk of a severe crash.



Vision Zero is a City initiative that is founded on the belief that traffic **deaths and severe injuries** are unacceptable.

Seminary Road West of Beauregard Street

Key Concerns

- Lack of turn lane
- Excessive speeding
- Pedestrian safety concerns
- Visibility

Next Steps

- Review traffic data
- Evaluate options
- Consider inclusion in AlexWest or future work plan



Intersection Seminary Road and Beauregard Street

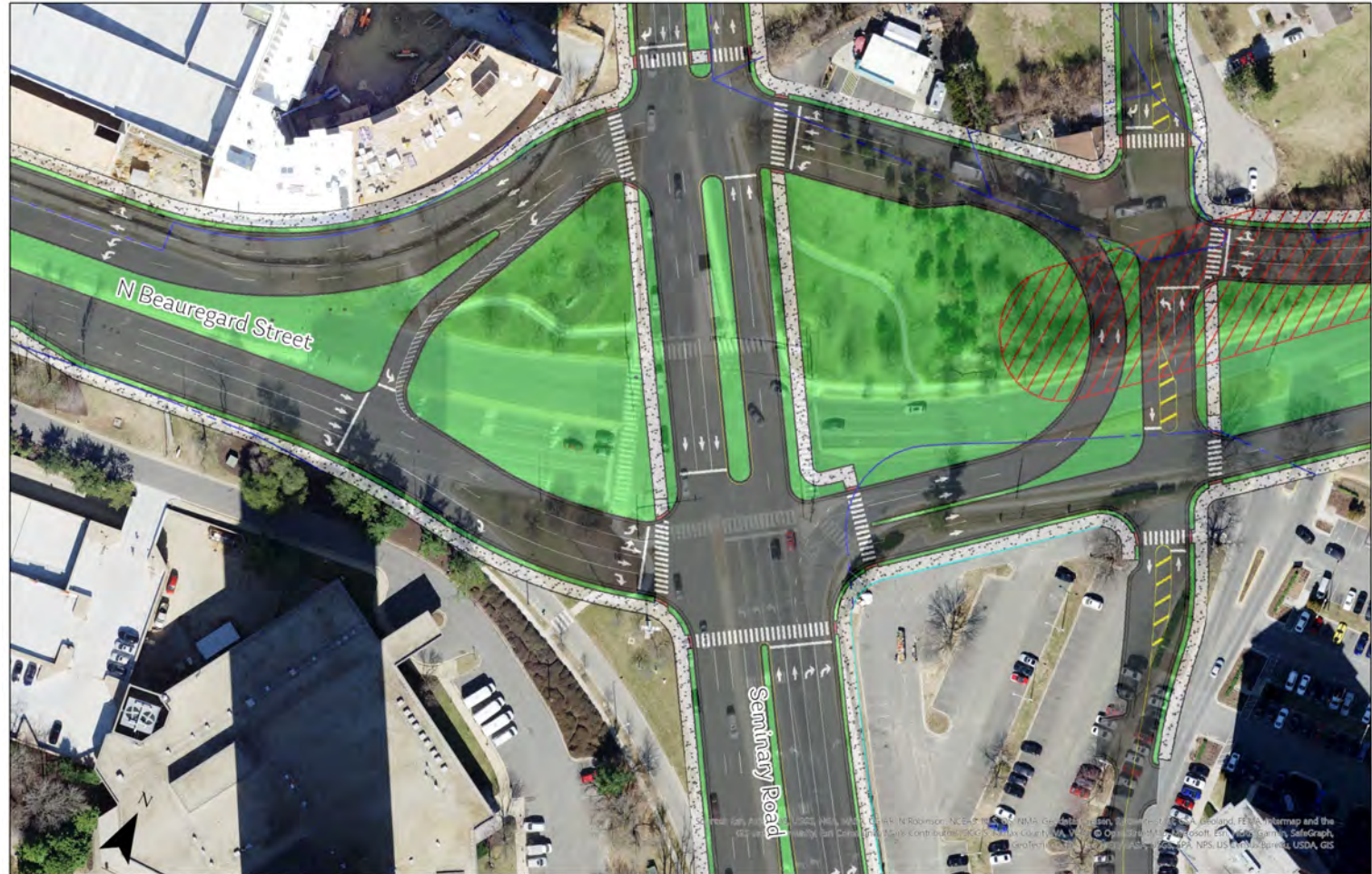
Scope: Re-evaluate the approved “Ellipse” design for the intersection of Seminary Road and Beauregard Street to compare against current design practices.

Problems:

- Large intersection and uncomfortable for people walking, biking and driving
- High number of angle crashes
- Weaving between I-395 and Beauregard Road

Goals:

- Validate original concerns and problems
- Maintain or improve operations
- Improve safety for *all* users
- Develop attainable solution



2011 Beauregard Small Area Plan “Ellipse” Concept

Intersection Seminary Road and Beauregard Street



High Crash Intersection Study

Reimagine Seminary Road around I-395

- Enhance pedestrian and bike connections
- Provide safer access into Mark Center
- Reduce speeds in and out of city

- Reduce size of intersection
- Relocate and control major movements
- Phased and attainable solution
- Refocus on larger picture – Reimagine I-395 and Seminary
- Accommodate and maintain existing traffic operations

Resident Resources



You can...

- Request transportation planning assistance
- Answer parking questions
- Stay informed on programs and projects – Sign up for eNews

And explore more at <https://www.alexandriava.gov/Transportation>



Call 311 or Visit <https://alex311.alexandriava.gov>



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Transportation Project Resources

- [Vision Zero](#)
- [Complete Streets](#)
- [Safe Routes to School](#)
- [West End Transitway](#)
- [High Crash Intersection Project](#)
- [Seminary & Beauregard](#)
- King & Beauregard
- [William Ramsay Safe Routes to School Project](#)
- [Beauregard Trail](#)
- [Holmes Run Trail Repairs](#)
- [Leading Pedestrian Intervals and "No Turn on Red"](#)

And explore more at <https://www.alexandriava.gov/Transportation>



Community Discussion and Questions



Additional Questions



Next Steps

Upcoming Engagement Opportunities

- **December** Community Meeting (Dec. 11): *Land Use, Infrastructure, and Urban Design*
- **Spring** Community Meetings and Draft Recommendations



Meeting Wrap-up

Thank you!



QR Code
to Meeting Evaluation



Project Webpage:
alexandriava.gov/AlexandriaWest



QR Code
to Join WhatsApp Group

AlexWEST

Questions?

Contact: Christian Brandt, Urban Planner
Christian.Brandt@alexandriava.gov