




Alex West Plan

Park and Recreation Commission Plan Update

Department of Planning and Zoning

April 18, 2024



Agenda

- 1. AlexWest Plan Area - Context**
- 2. Process – Schedule**
- 3. Existing vs Proposed Walksheds**
- 4. Proposed Parks Network**
- 5. Summary of Public Park and Open Space Recommendations**
- 6. Questions, Discussion + Next Steps**



Plan Area - Context

1,260 Acres - 13% of City

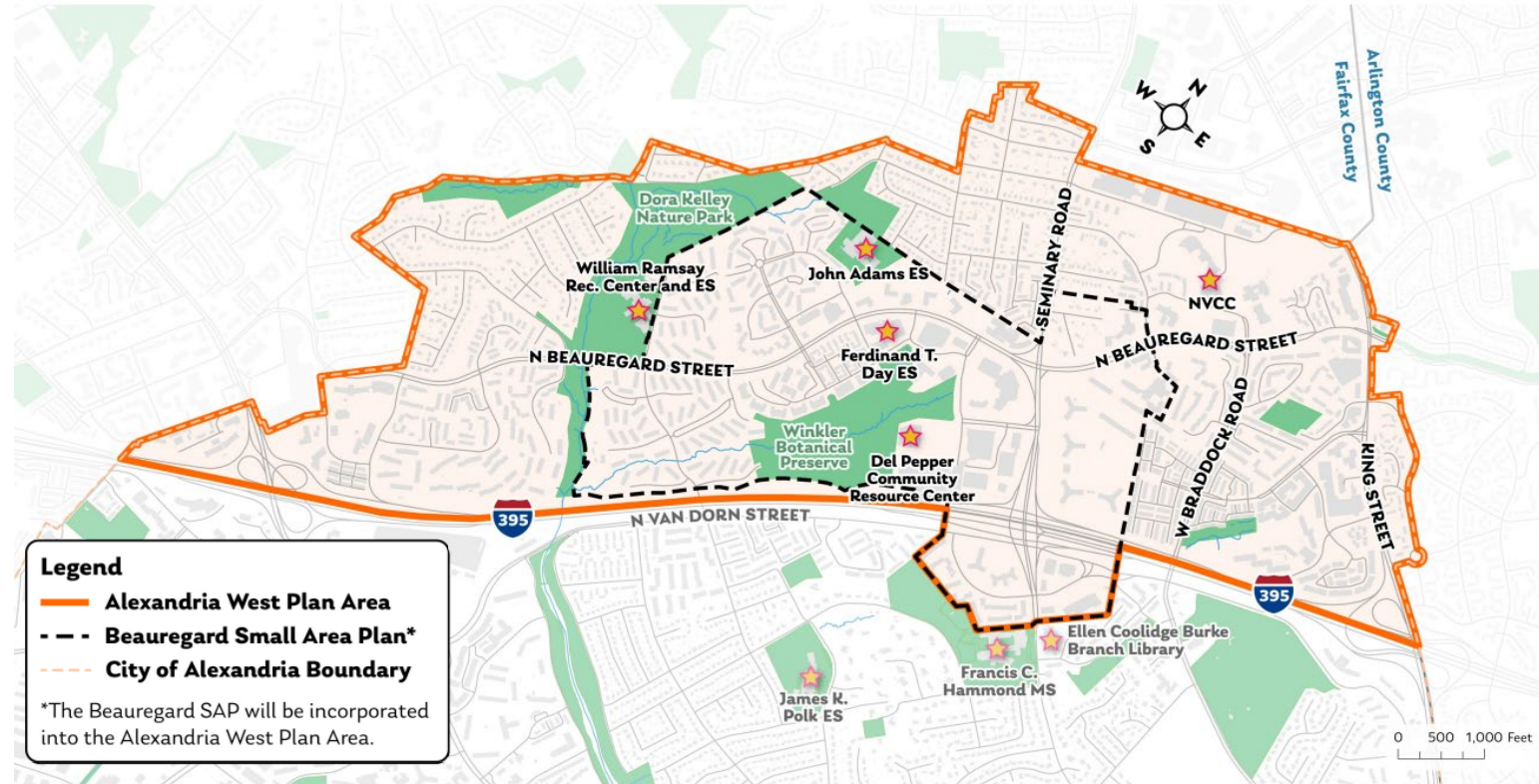
17% of City's population

38% of City's Market Affordable Units

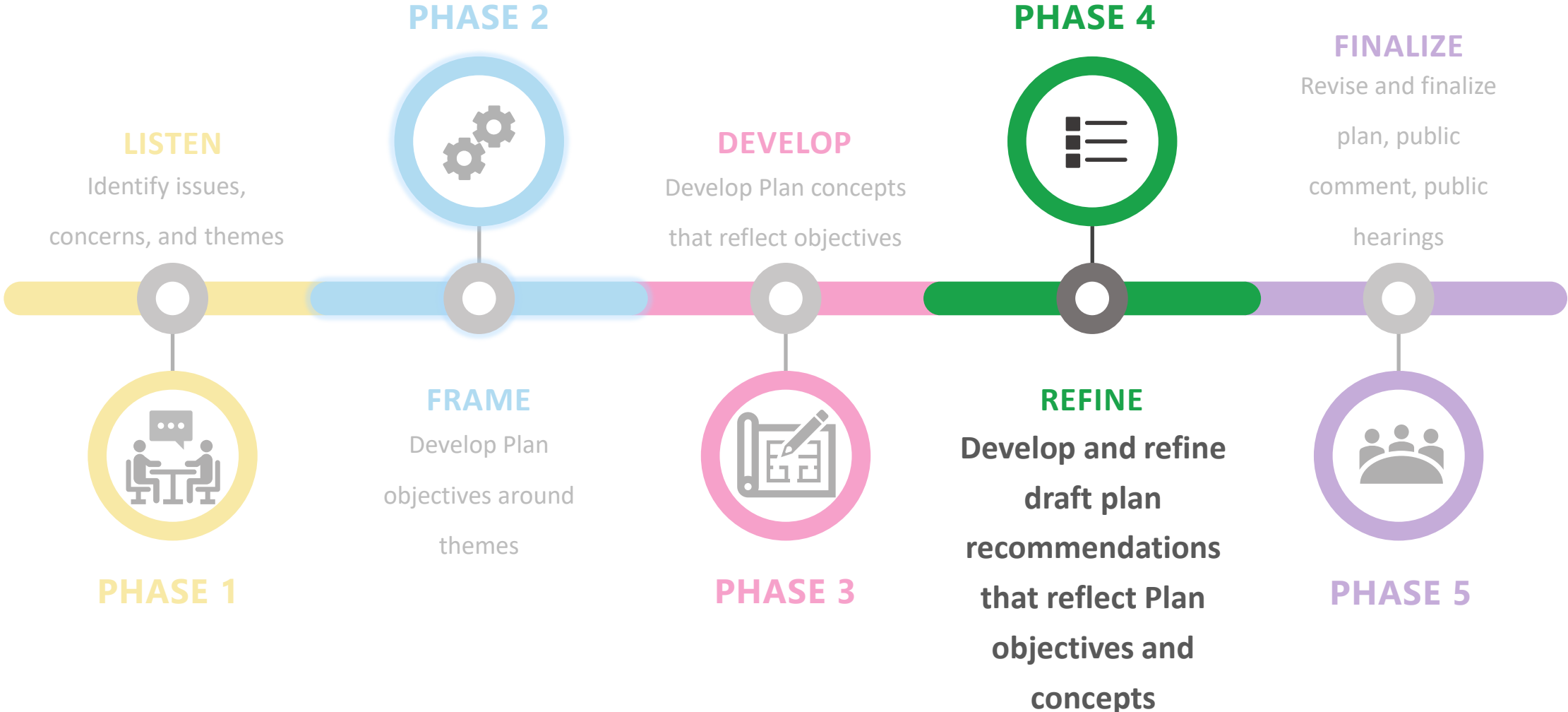
713 Committed Affordable Units

132 Acres existing public parks

~160 Acres of surface parking and commercial uses in Focus Area







Process Recap

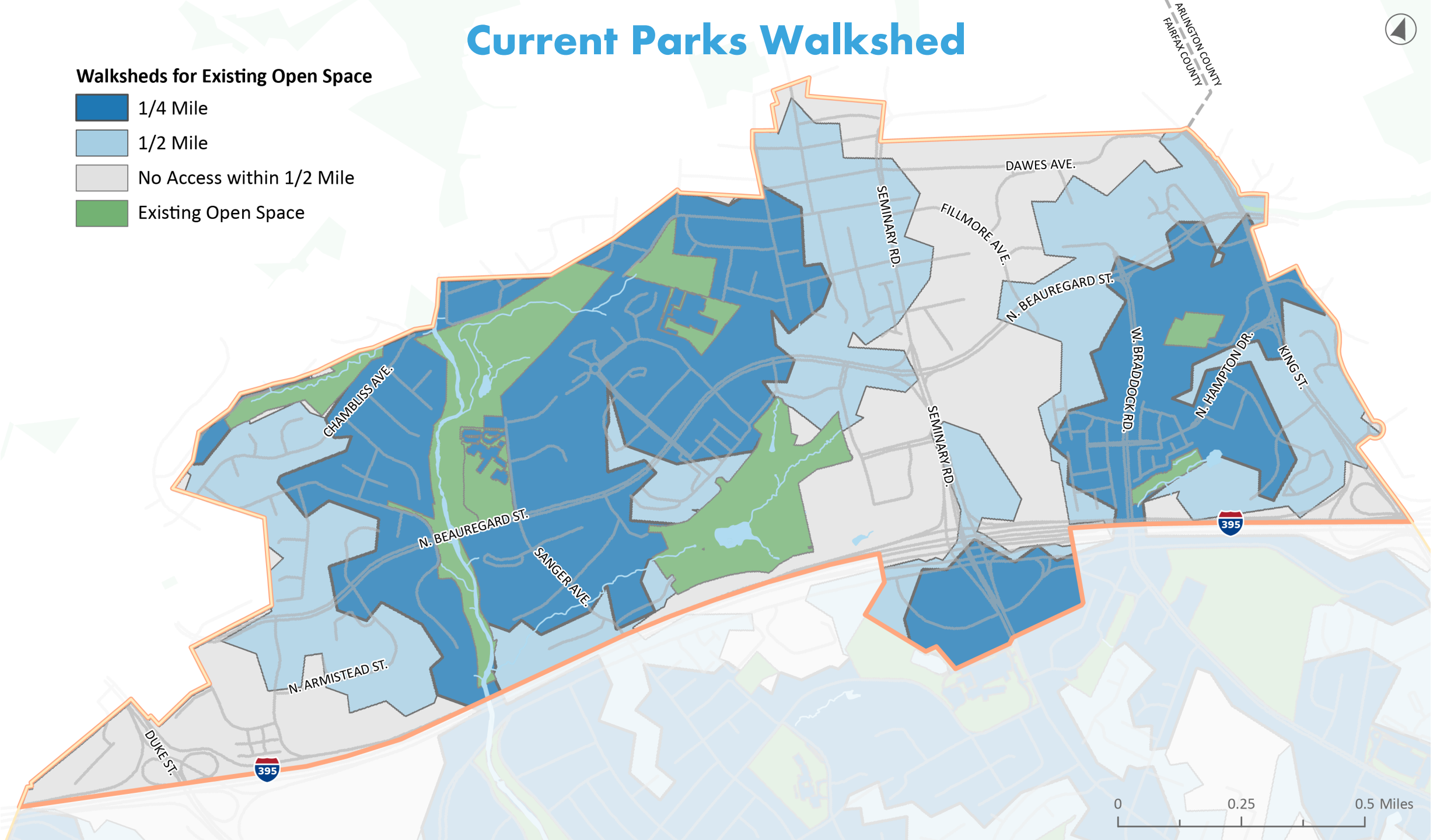


Current Parks Walkshed



Walksheds for Existing Open Space

-  1/4 Mile
-  1/2 Mile
-  No Access within 1/2 Mile
-  Existing Open Space



Current Parks Walkshed + New Parks

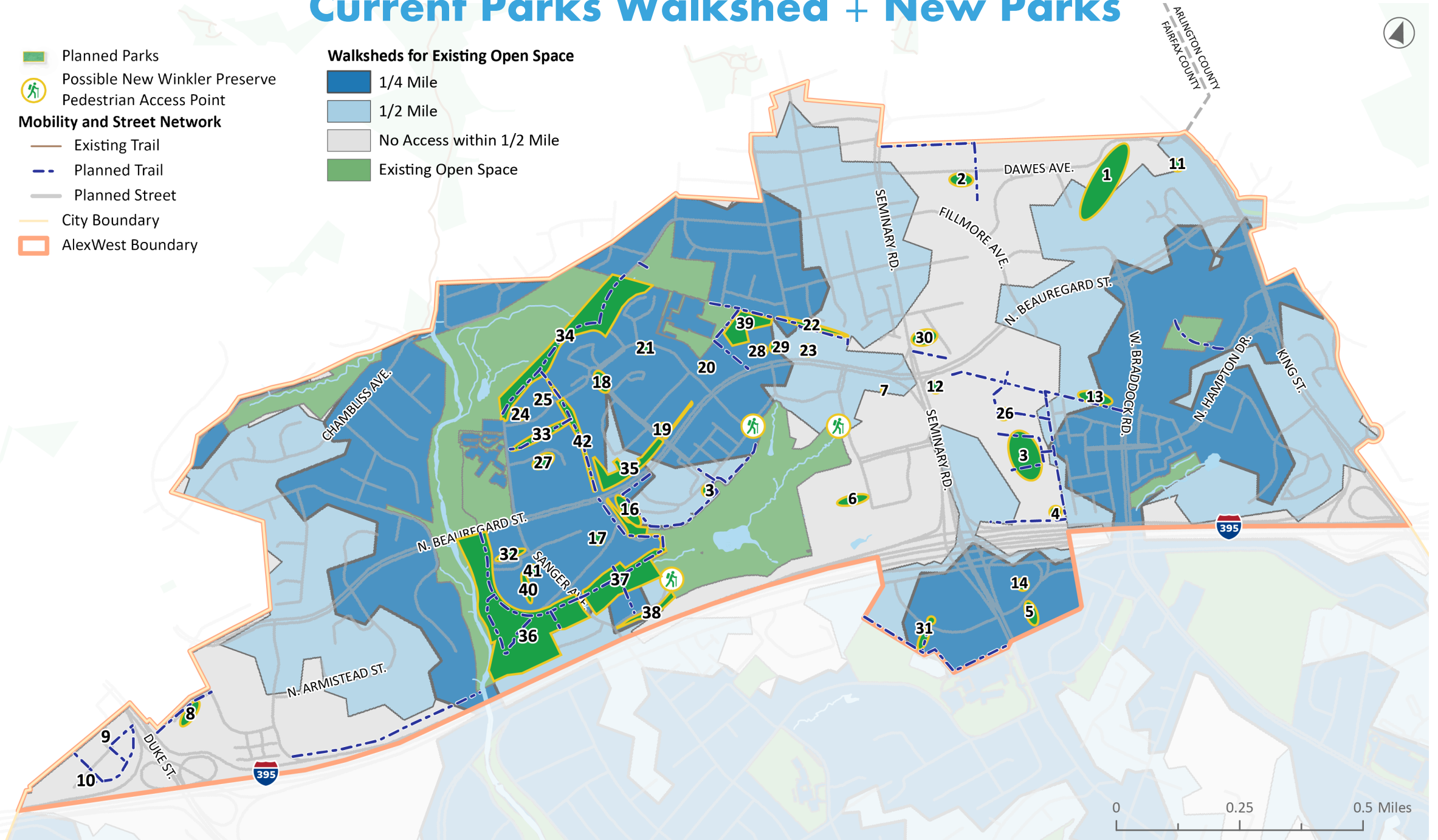
- Planned Parks
- Possible New Winkler Preserve
- Pedestrian Access Point

Mobility and Street Network

- Existing Trail
- - - Planned Trail
- Planned Street
- City Boundary
- ▭ AlexWest Boundary

Walksheds for Existing Open Space

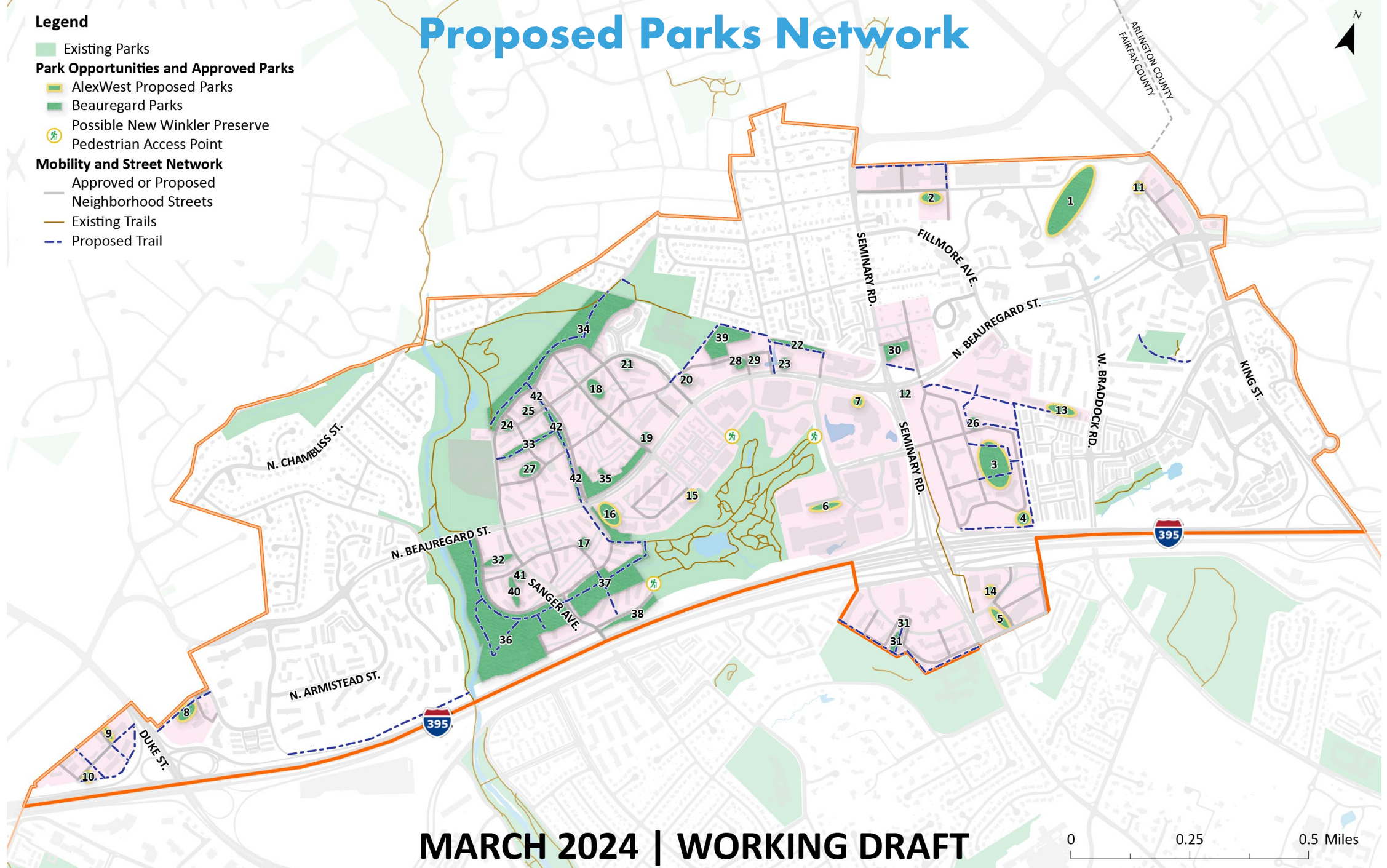
- 1/4 Mile
- 1/2 Mile
- No Access within 1/2 Mile
- Existing Open Space



Proposed Parks Network



- Legend**
- Existing Parks
 - Park Opportunities and Approved Parks**
 - AlexWest Proposed Parks
 - Beauregard Parks
 - Possible New Winkler Preserve
 - Pedestrian Access Point
 - Mobility and Street Network**
 - Approved or Proposed
 - Neighborhood Streets
 - Existing Trails
 - Proposed Trail



MARCH 2024 | WORKING DRAFT

0 0.25 0.5 Miles

Existing + New Parks



132

Acres existing
public parks



57

Acres proposed
new public parks



189

Acres public parks with
the AlexWest Plan

Draft Plan Recommendations Summary: Parks and Open Space

1. Development will provide new parks as generally depicted on Slide 7.
2. Recreation center facilities can be located with public open space.
3. New public parks/open spaces will be fully accessible to the public (easement or dedication).
4. Mixture of typologies and amenities.
5. In addition to parks on Slide 7, multi-unit buildings will provide 20% of on-site ground-level open space. Mixed use residential buildings, townhouses, and stacked townhouses will provide a minimum of 25% on-site open space, including both ground level and above grade open space.
6. Public art provided as part of development will highlight the cultural diversity of the Plan area.

Full recommendations/maps can be found at [Alexandriava.gov/alexandriawest](https://alexandriava.gov/alexandriawest)



Park Typologies

Urban Plaza

Urban plazas are designed for gathering, socializing, and programmed activities. They enhance the urban experience and promote interaction among neighbors.

Pocket Park

Pocket parks are small green spaces or plazas designed to provide an opportunity for connection and respite within densely-populated or developed areas.

Neighborhood Park

Neighborhood parks are public green spaces or recreational areas catering to the needs of residents within a 10-minute walk, providing a range of amenities and activities like playgrounds, picnic areas, walking paths, benches, sports courts and athletic fields, and small gardens.

Shared Use Park

A shared-use park is a public space accommodating diverse activities and user groups. It is versatile, inclusive, and promotes community interaction.

Corridor Linear Park

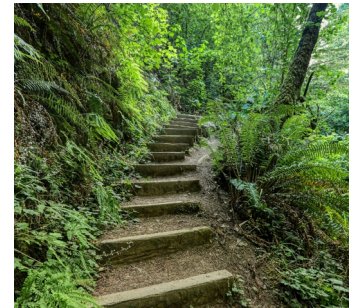
A corridor linear park maximizes the use of a linear open space and offers walking and biking trails, green spaces, and exercise stations.

Interim Park

Interim parks are temporary park spaces established on vacant or underutilized land before long term development occurs and provide immediate benefits to the community but are not permanent fixtures.

Natural & Conservation Park

Natural and conservation parks aim to preserve and protect natural landscapes and ecosystems and may offer educational opportunities or protection of specific species or habitats with stricter access controls.





Questions + Discussion + Next Steps

Next Meeting: April 25, 7pm via Zoom

More info at [Alexandriava.gov/alexandriawest](https://alexandriava.gov/alexandriawest)

