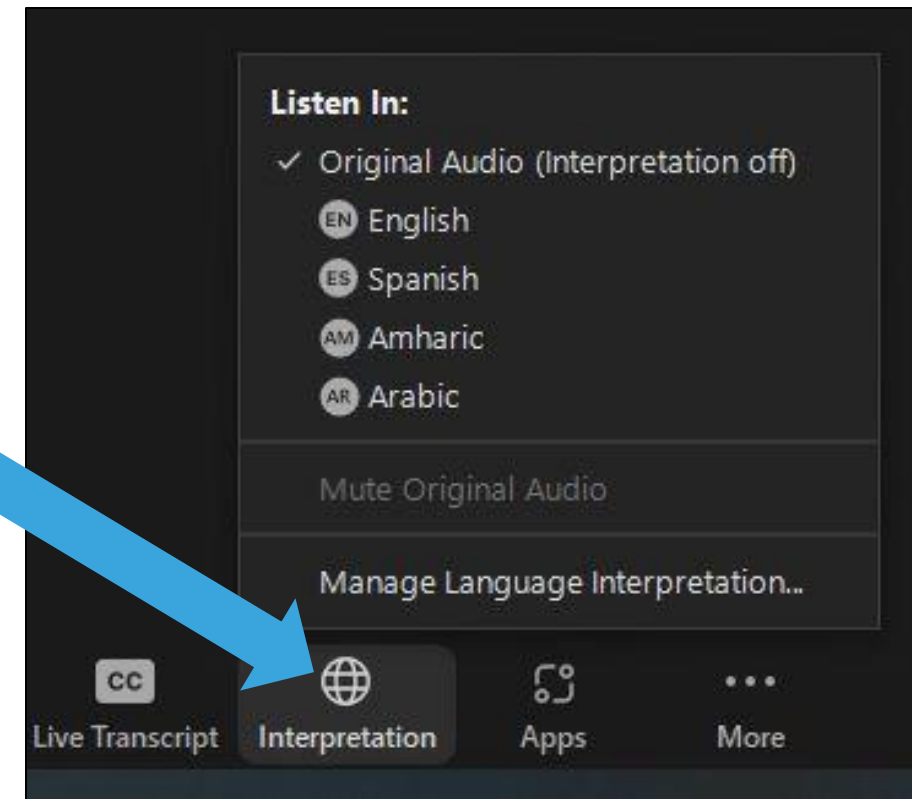


# Welcome!

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.





¡Bienvenidos!

مرحبًا

# AlexWEST

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Community Meeting #7

December 11, 2023

خوش آمدی

بینه راغلاست



Welcome!



# Meeting Agenda

1. Welcome
2. Design + Building Scale
3. Infrastructure and Community Facilities
4. Planning + Health
5. Questions and Discussion
6. Next Steps



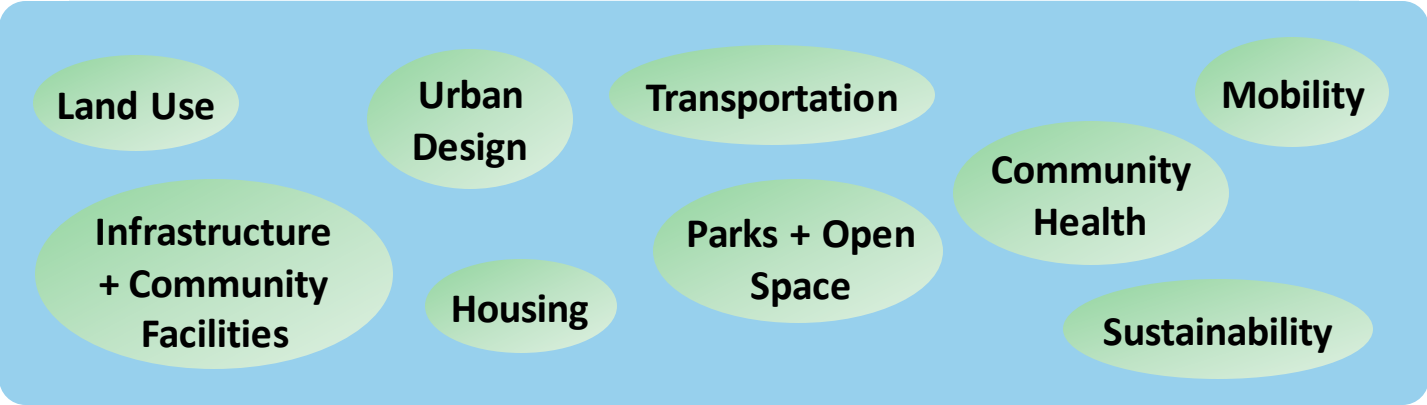
# AlexWest Planning Schedule | Working Draft

## What have we done so far?

NOVEMBER 2022 – DECEMBER 2023



## What have we discussed so far?



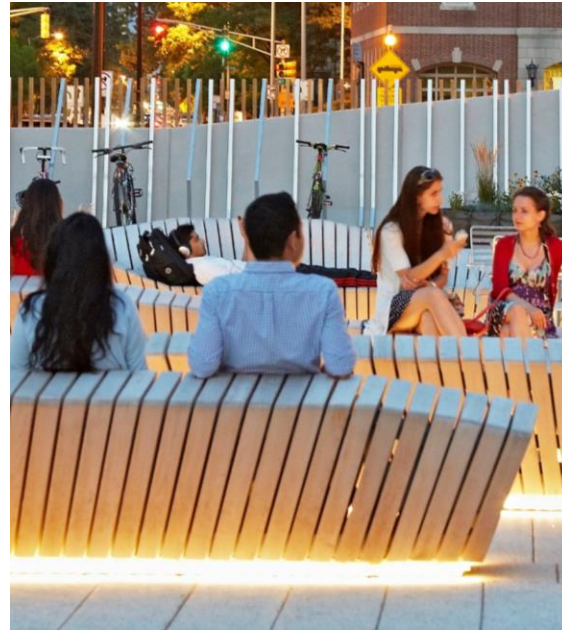
## What is next?

JANUARY 2024 – SEPTEMBER 2024



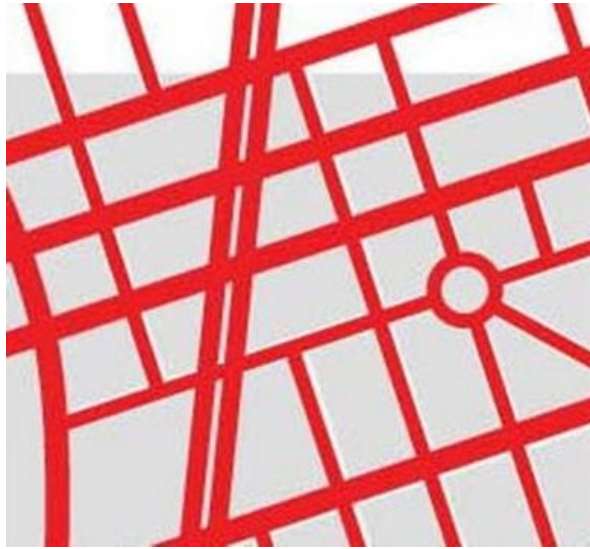


# Importance of Design





# Elements of Design



Blocks



Public Realm



Safety

"No matter what the density level, the number of good things in a neighborhood are greatly affected by its **design**."

-Lincoln Institute





# Elements of Design



Public Parks



Sustainability

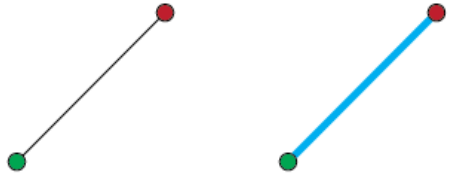


Building + Scale

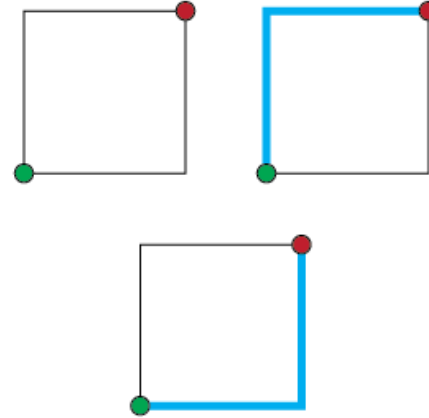




# Connectivity



1 street  
**1 route**

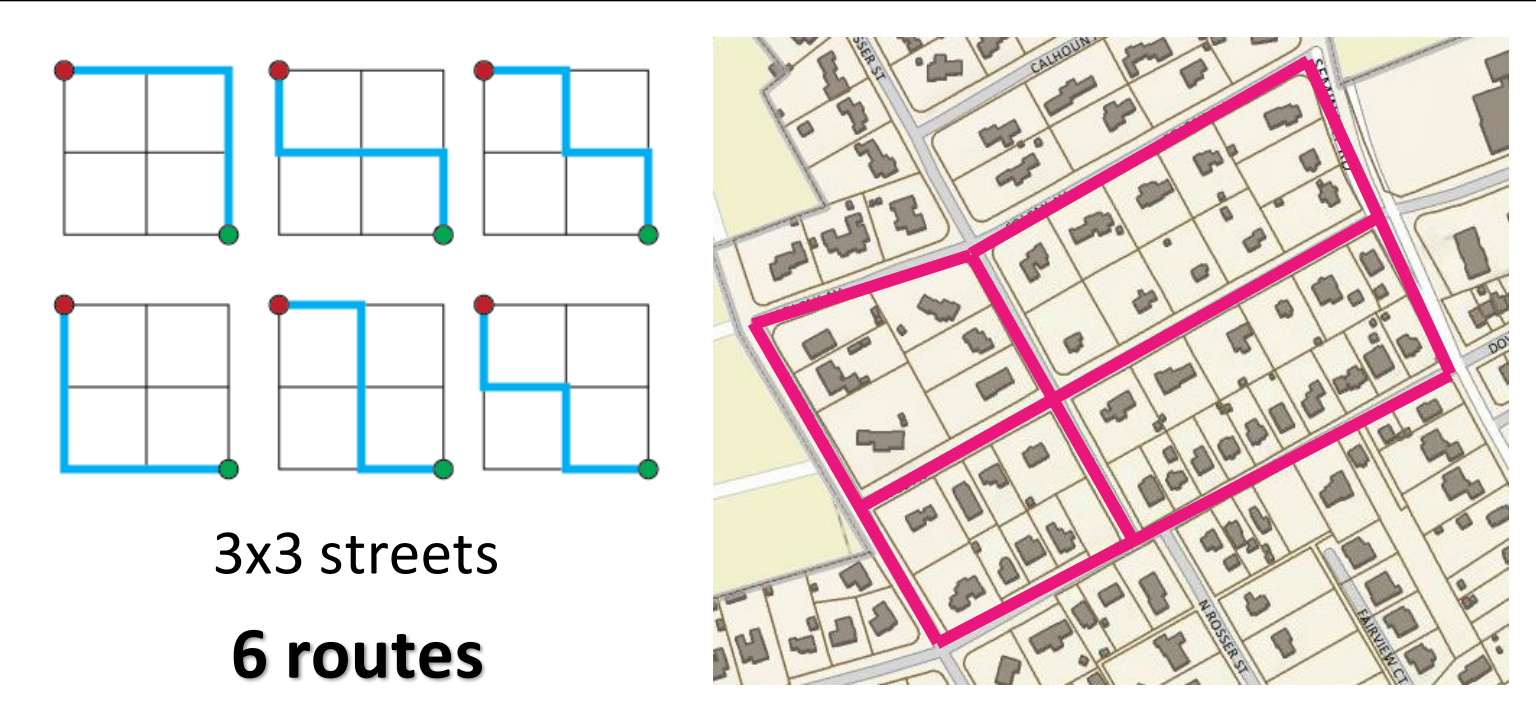


2x2 streets  
**2 routes**





# Connectivity

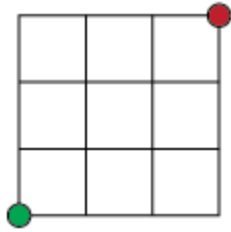


The diagram illustrates the connectivity of a 3x3 street grid. On the left, six blue routes are shown, each starting at a red dot at the top-left corner and ending at a green dot at the bottom-right corner. These routes represent all possible paths that visit every street segment exactly once. On the right, an aerial map of a residential neighborhood shows a pink rectangular boundary that encloses a 3x3 grid of streets, corresponding to the diagram on the left. Street names visible on the map include 'SEER ST', 'CALHOUN', 'N. ROSSER ST', and 'FAIRBANK CT'.

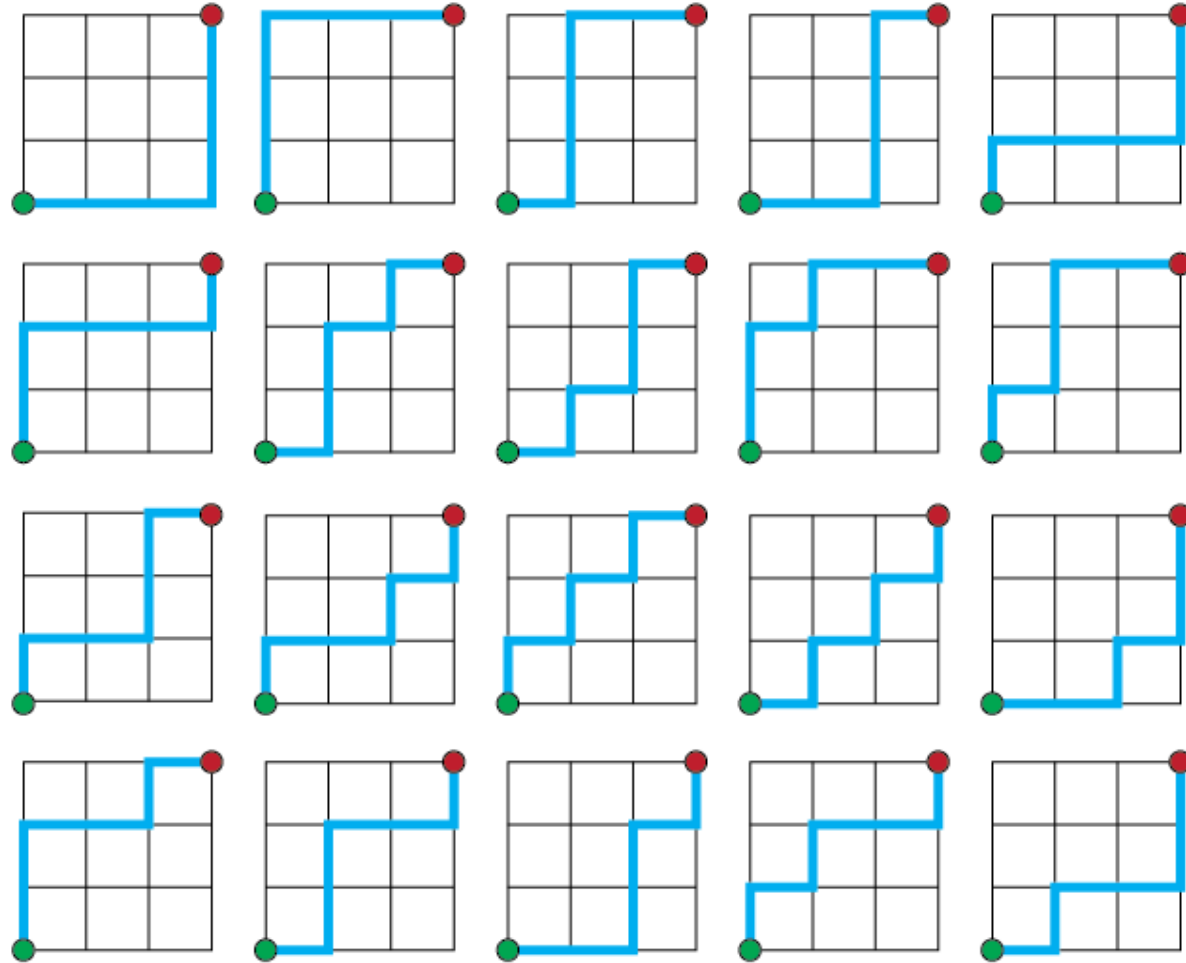
3x3 streets  
**6 routes**



# Connectivity



4x4 streets  
**20 routes**





# Connectivity

$$\frac{(x + y)!}{(x!)(y!)} = \# \text{ of possible routes}$$

- 5x5 streets = 70 routes
- 6x6 streets = 252 routes
- 7x7 streets = 924 routes
- 8x8 streets = 3,432 routes
- 9x9 streets = 12,870 routes



# Types of Connections

Safety + Design



Mixed Use



Residential



Pedestrian + Bike





# Types of Connections

Safety + Design



District Scale



Neighborhood Scale





# Buildings + Streets + Safety





# Small Area Plan Design Elements

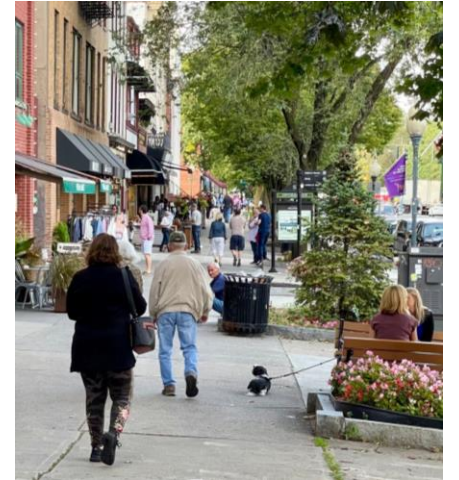
## Small Area Plan Framework

- Street Grid
- Parks
- Building Scale



## Small Area Plan Design Standards

- Street Design
- Building Massing
- Building Materials
- Parking





# Parking

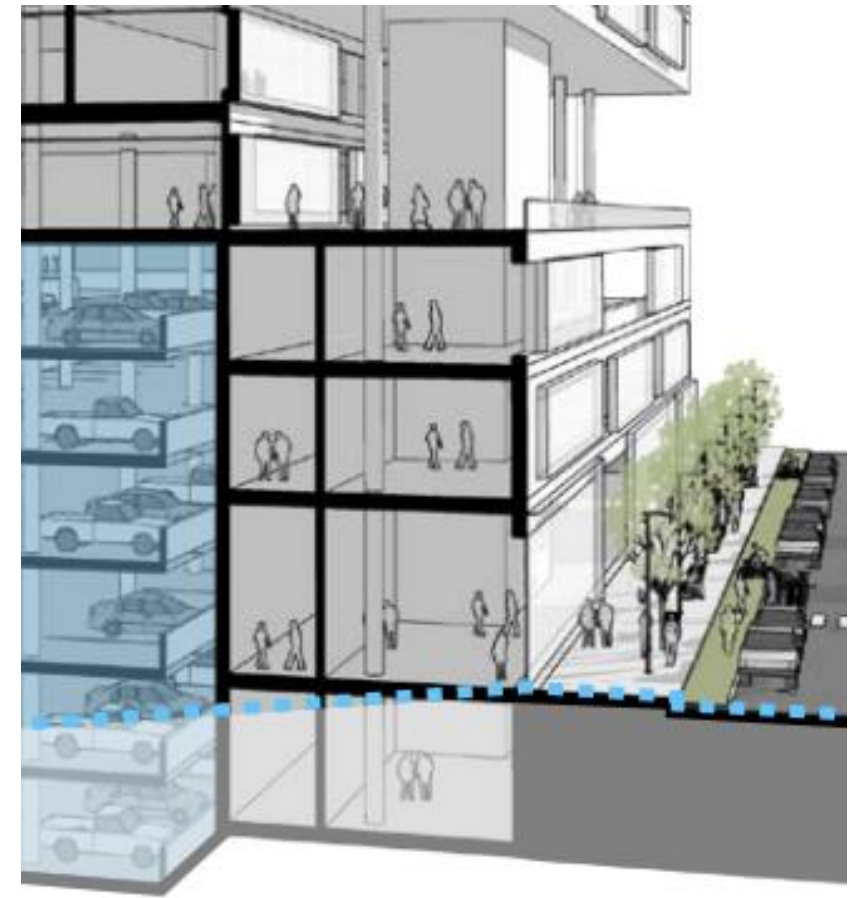
## Unscreened



## Screened

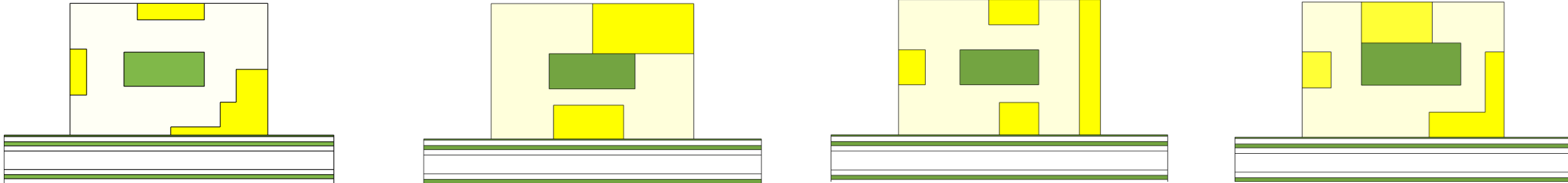
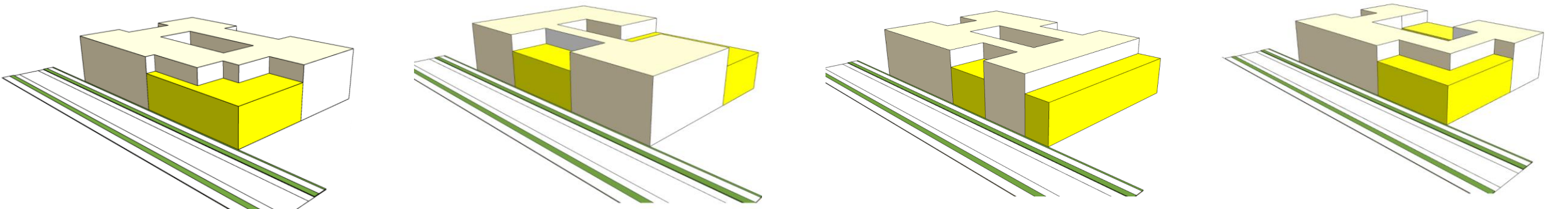


## How it Works





# Variety of Massing and Building Height



# Building Scale

45 feet



85 – 100 feet





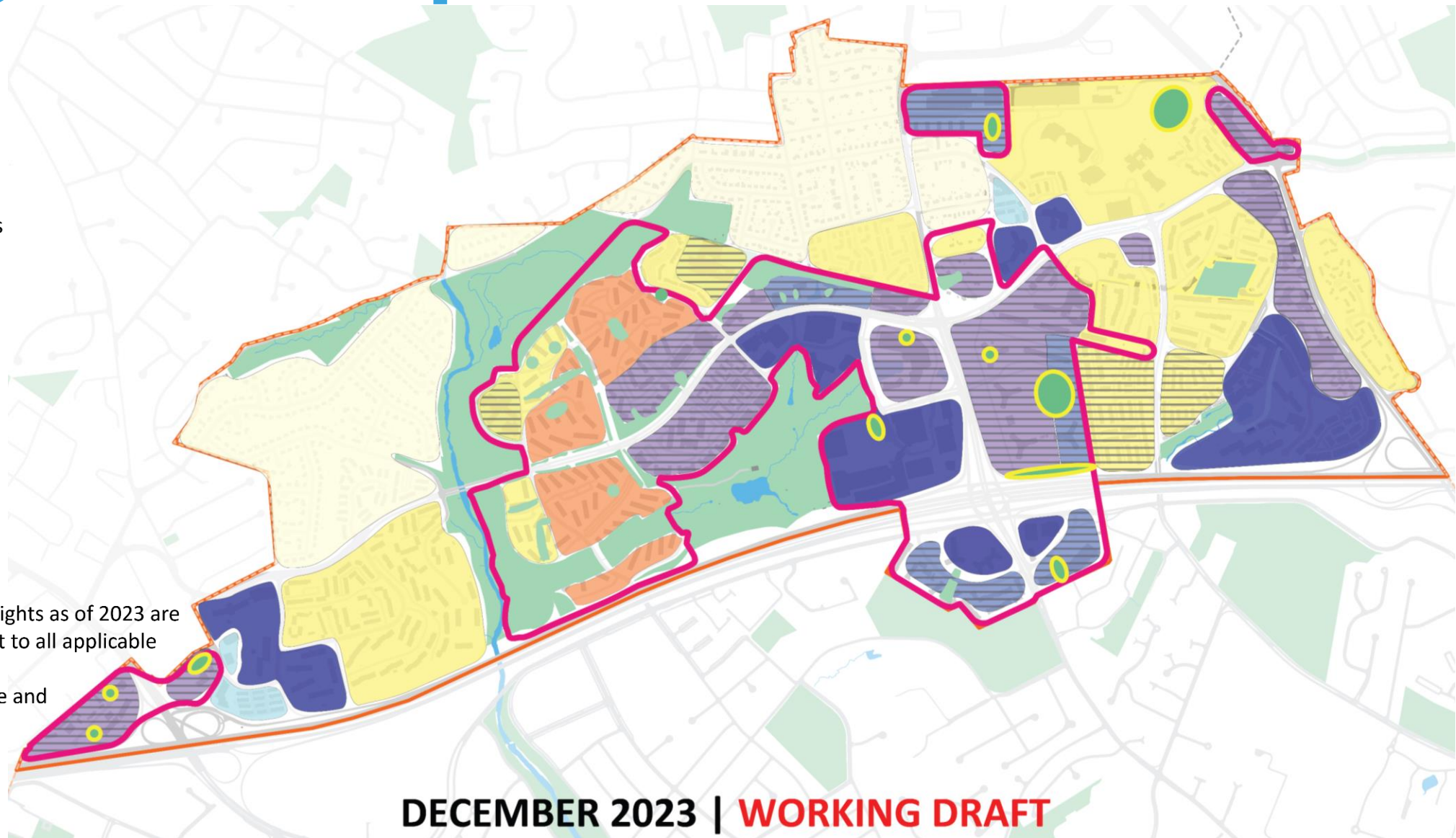
# Building Scale: Proposed

## Legend

- City Boundary
- ▭ AlexWest Boundary
- Buildings
- Roads
- Parks
- AlexWest Planned Parks
- ▭ Focus Area
- ▨ Change in Height
- 150'
- 100'
- 85'
- 77'
- 60'
- 45'
- 35'

## NOTES:

1. Existing constructed building heights as of 2023 are permitted to remain and subject to all applicable Zoning Ordinance provisions.
2. Existing and planned open space and parks will be subject to the applicable height requirements of the POS / Public open space and community recreation zone.



DECEMBER 2023 | **WORKING DRAFT**

# Summary of High Level Design Elements

- Streets – Connections
- Parks
- Block Size – Scale
- Building Heights and Variety of Heights
- Appropriate Height Transitions
- Screening of Parking
- Active Uses





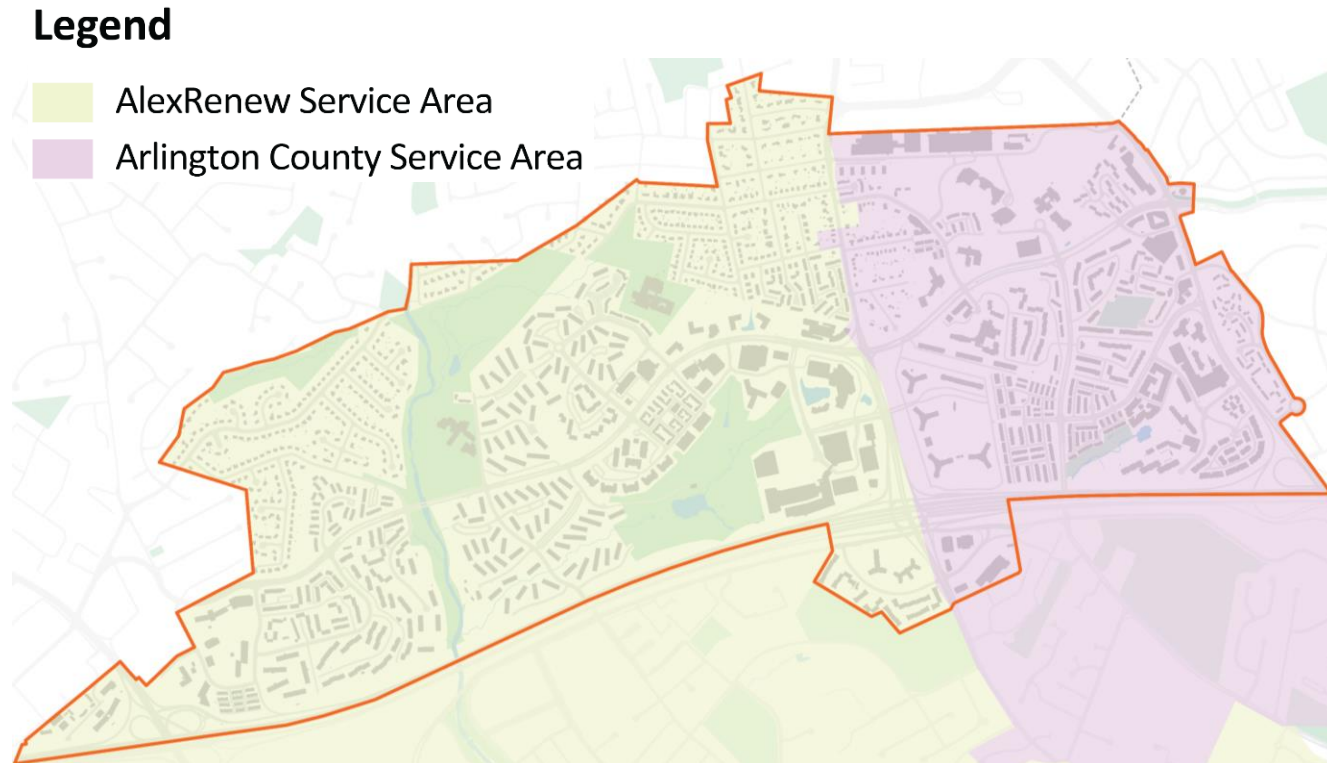


# Infrastructure and Community Facilities

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# Infrastructure – Sanitary Sewer

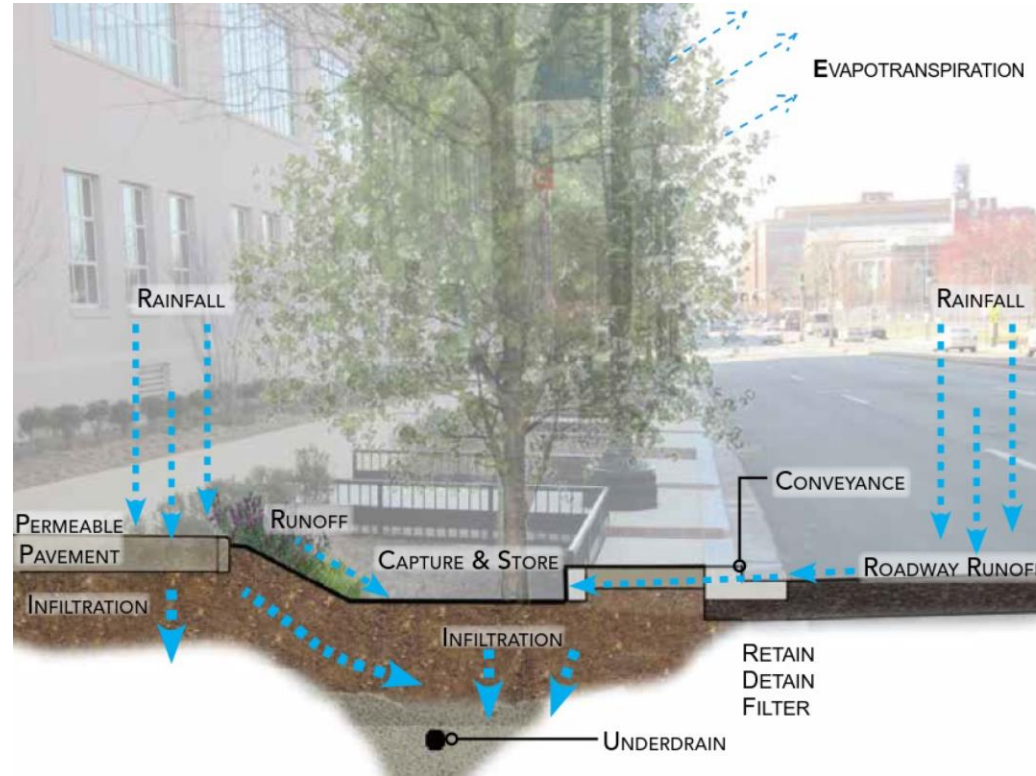
- Sanitary Sewer Master Plan identifies capacity necessary to support planned growth
- No additional treatment capacity upgrades are needed due to proposed development in Plan Area
- Development projects may be required to increase size of existing local sanitary sewers lines to mitigate impact (existing policy)





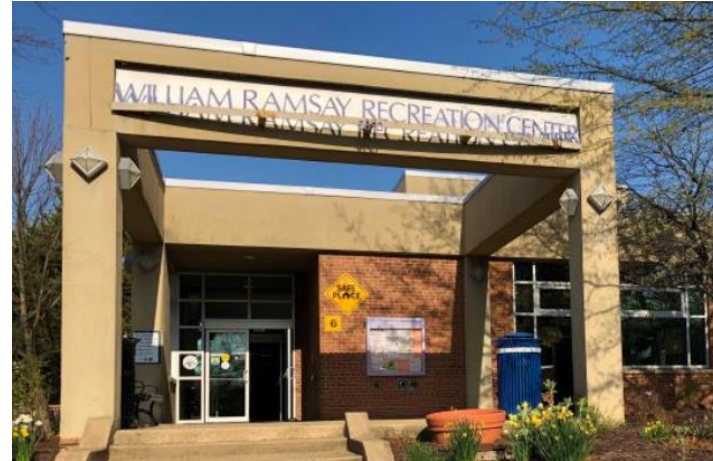
# Infrastructure - Stormwater

- New development and redevelopment are required to detain and treat stormwater onsite.
- New public streets and streetscapes will be designed per the City's Green Streets and Sidewalks Stormwater Design Guidelines.



# Community Facilities

## Existing



- Jerome “Buddie” Ford Nature Center
- Redella S. Pepper Community Resource Center
- Elementary Schools
  - Ferdinand T. Day
  - John Adams
  - William Ramsay
  - Swing Space Facility

## Study/Plan

- Fire Station
- School capacity: City/ACPS coordinating on planning for school capacity, taking into account student generation with new development.
  - Preliminary analysis indicates additional schools are not needed.
- Recreation needs







# Planning for People + Health

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# Healthy Community





# Community Health Resources

## Small Area Planning

- Land use planning as a tool to encourage a healthy community.
- Addresses quality of life elements like:
  - Access to amenities such as fresh food and medical services
  - Safety walking/biking
  - Access to transit
  - Parks and open space
  - Community facilities and civic uses
  - Housing affordability
  - Sustainability and green infrastructure

## Department of Community and Human Services (DCHS)

- Mental Health
- Employment and Job Training
- Housing and Homeless Services
- Children, Youth, and Family Services
- Benefits: Food, Healthcare, Utilities, Financial Assistance

Learn more at: [alexandriava.gov/DCHS](http://alexandriava.gov/DCHS)

## Office of Housing

- Renter Resources
- Homeowner & Homebuyer Resources
- Housing Discrimination Resources

Learn more at: [alexandriava.gov/Housing](http://alexandriava.gov/Housing)

## Alexandria Health Department

- Public Health
- Health Clinics
- Food Insecurity Study

Learn more at: [alexandriava.gov/Health](http://alexandriava.gov/Health)

Take the VDH  
Healthy Homes  
Community  
Survey:



## Local Non-Profits

- ALIVE!
- ACT for Alexandria
- Volunteer Alexandria
- And many others!



**Questions  
+  
Discussion**

Alex**WEST**



# Next Steps

- **January:** Planning Commission and City Council work sessions
- **February-March:** Community Meeting and Draft Recommendations Review
- **March:** Boards and Commissions Updates





# Thank you!



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



**Meeting Evaluation**



**Join WhatsApp Group**

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