



# Alex West

## Plan Update

January 2024



# Agenda

- 1. Plan Area + Context**
- 2. Community Engagement Summary**
- 3. Update on Plan Framework Elements**
  - a. Land Uses, Building Heights, + Design
  - b. Housing Strategy
  - c. Parks
  - d. Mobility
  - e. Sustainability, Infrastructure + Community Facilities
- 4. Questions + Discussion**
- 5. Next Steps**



# Plan Area – Context

**1,260** Acres - 13% of City

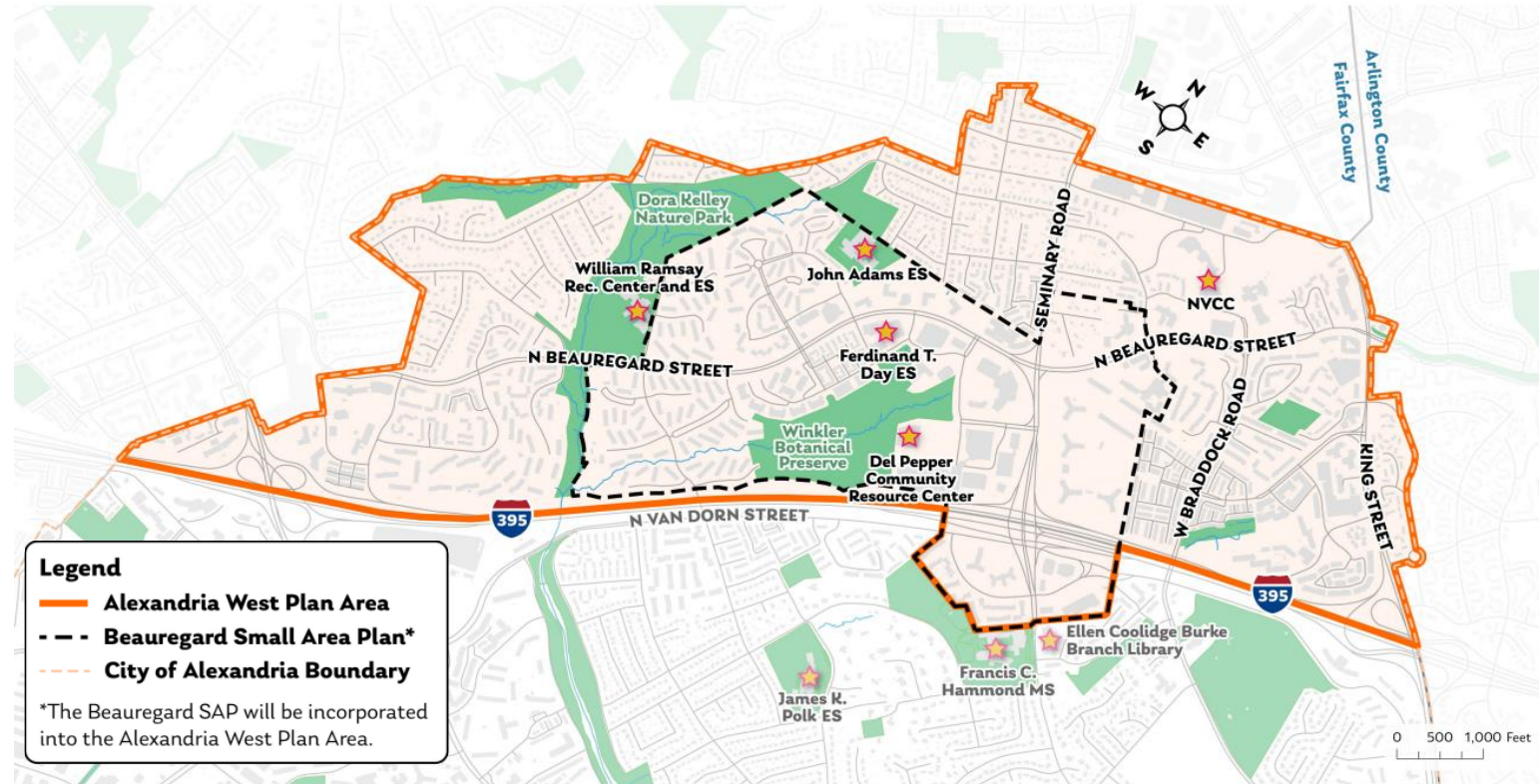
**17%** of City's population

**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



# Community Engagement

- Engaged over **1,500 community members** and over **30 community organizations**
- Provided interpretation and translation in **six languages**
- Prioritized engagement in key areas where residents are **most at risk of displacement**
- Facilitated events with **youth, renters, non-English speaking residents, residents of color, aging condo communities, and faith communities.**

**41** Meetings with Community Organizations

**40** Pop-Ups

**9** Meetings with Tenants and Owners

**7** Community Meetings

**3** Open Houses

**2** Community Polls

**2** Online Open Houses



# What We've Discussed

## September Community Meeting

- Land Use + Housing
- Anti-Displacement Strategy

## Fall Open Houses

- Land Use
- Parks + Open Space
- Mobility Network
- Sustainability

## November Community Meeting

- Housing Recommendations
- Transportation Study + Safety Improvements
- Seminary/Beauregard Intersection

## December Community Meeting

- Design
- Building Heights
- Community Facilities
- Infrastructure



# Land Use + Housing Strategy

## Focus Area

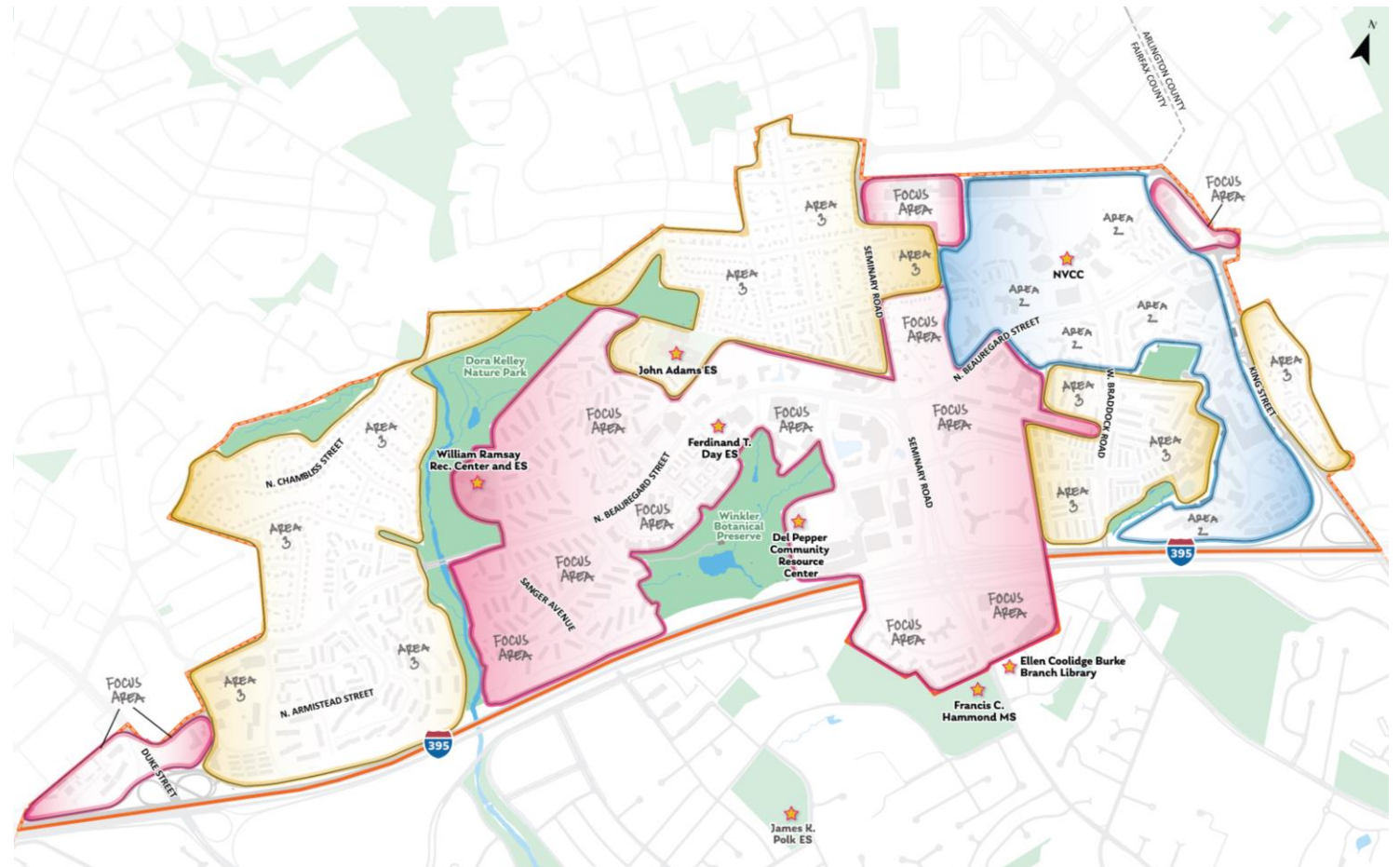
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

## 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



Alex West Focus Area: ~380 Acres



# Land Uses, Retail, + Street Network

## Legend

Focus Area

### Proposed Land Use

Residential

Residential or Commercial

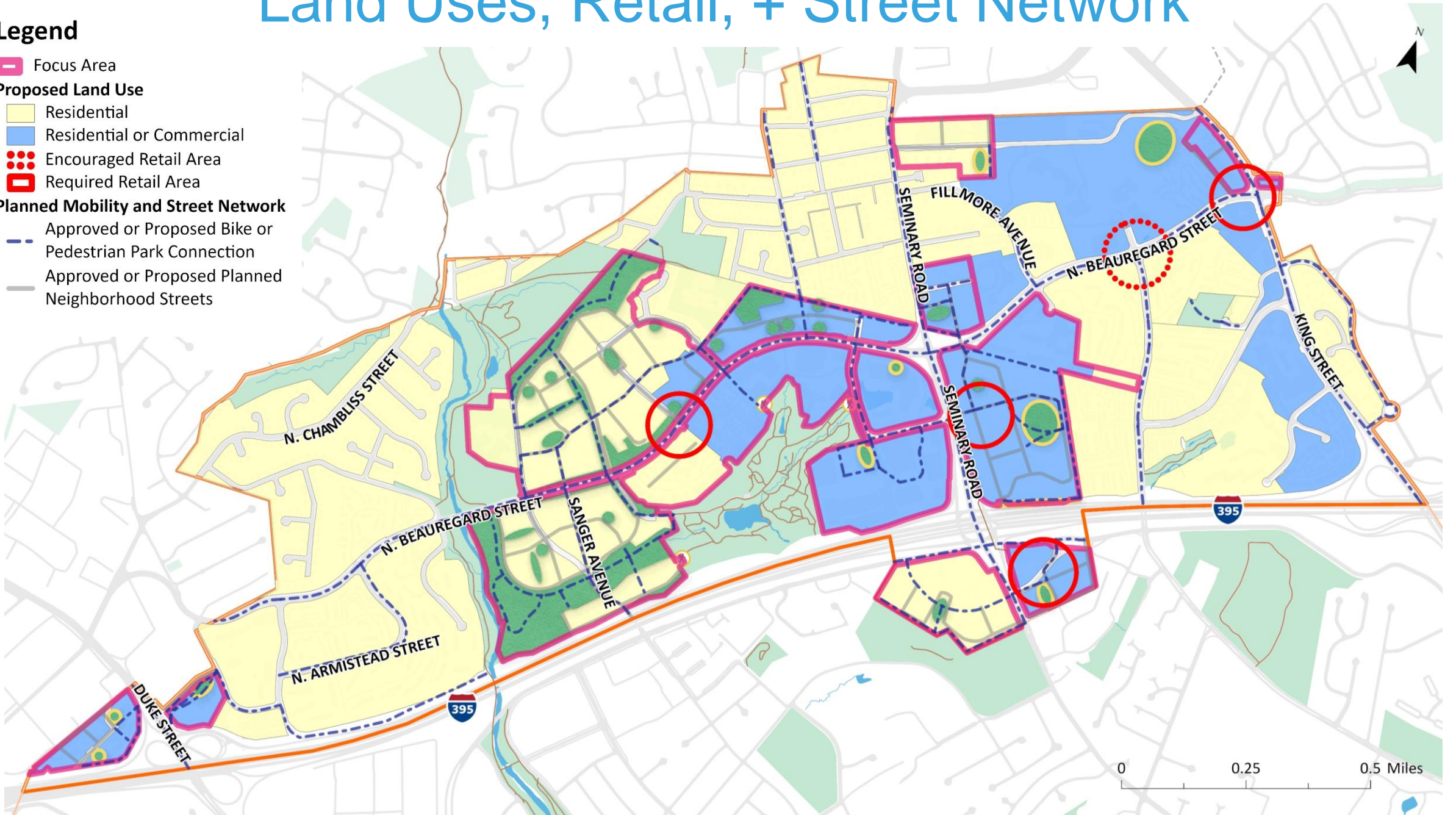
Encouraged Retail Area

Required Retail Area

### Planned Mobility and Street Network

Approved or Proposed Bike or Pedestrian Park Connection

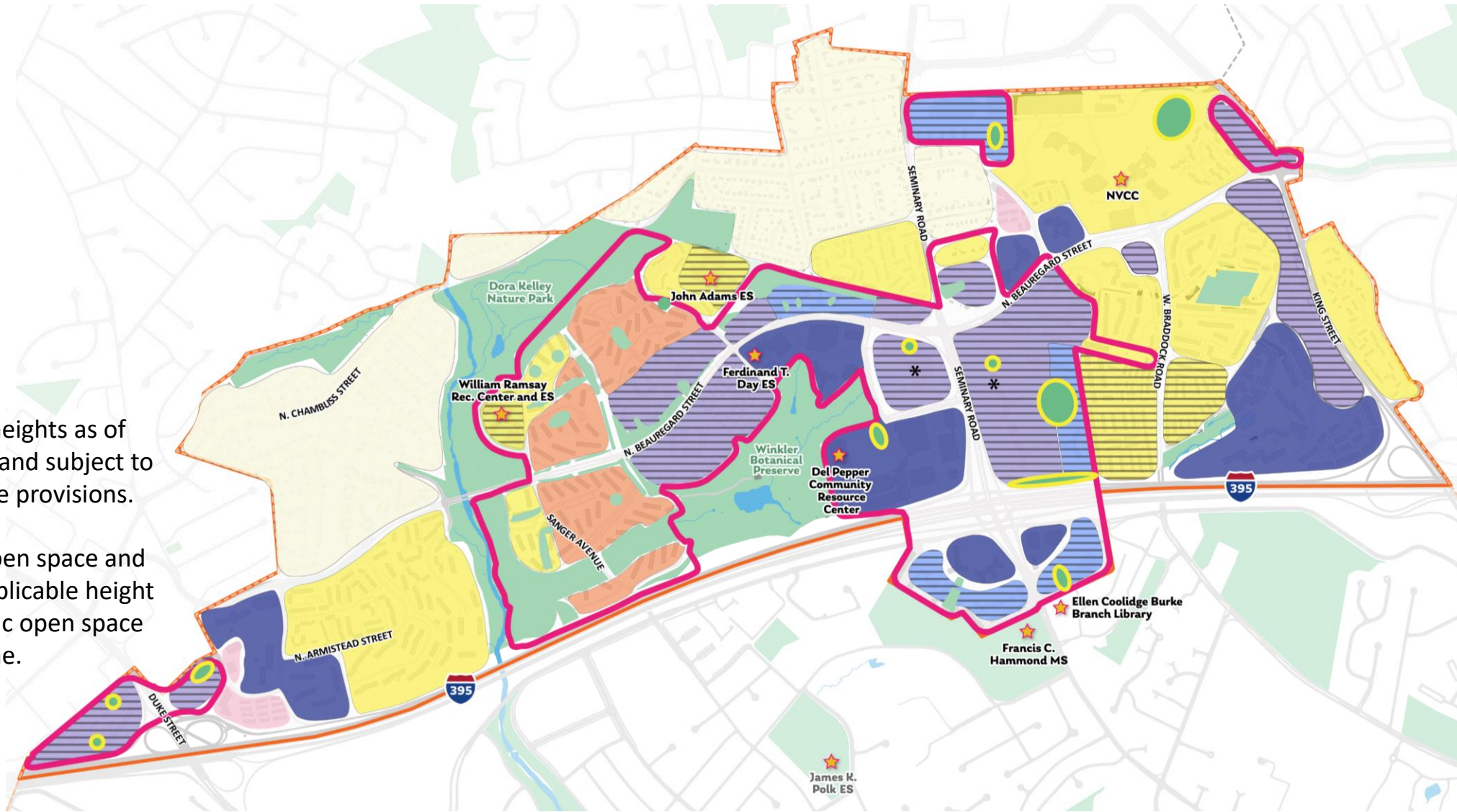
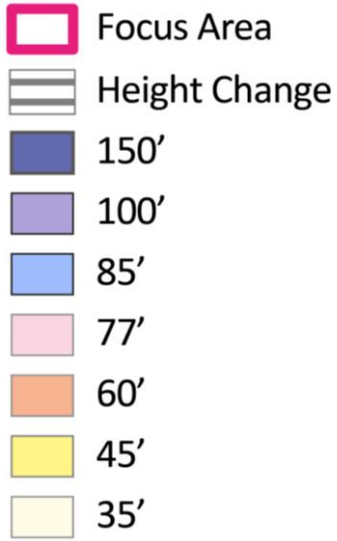
Approved or Proposed Planned Neighborhood Streets





# Building Heights, Proposed

## Legend



\* Existing constructed building heights as of 2023 are permitted to remain and subject to all applicable Zoning Ordinance provisions.

NOTE: 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.



# Building Heights

45 feet

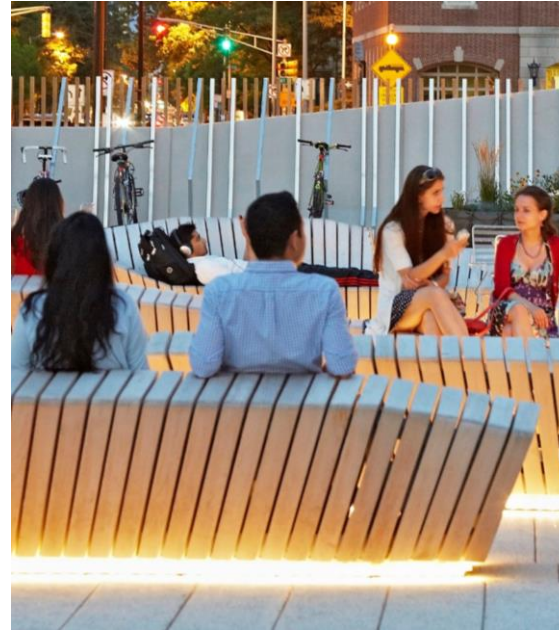


85 – 100 feet





# Importance of Design



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

-Lincoln Institute

## High-level Design Elements

- Robust street network and connectivity
- Block Porosity
- Walkable Block Sizes and Pedestrian Scale
- Variety of Heights
- Screening of Parking
- Active Uses at the ground floor



# Housing Strategy

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

**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**.

## Development-Preservation-Partnerships

- Require 10% of **net new residential in rezonings as affordable**
- Allow **bonus density above 30%** for the provision of affordable housing
- Foster **public-private-nonprofit partnerships** to maximize housing opportunity and preserve and deepen affordability
- Explore **future opportunities** for co-location and use of City-remnant land
- Consider options for **dedication of land and preservation of units** per Beauregard SAP

# Projected Committed Affordable Housing Yield

Based on 2040 Forecast

**2025-2030:** ~75-100 Units

**2031-2035:** ~100-150 Units

**2036-2040:** ~125-200 Units

**Total:** ~**300-450 Units**

## Tools:

- Rezoning Housing Contribution Policy
- Section 7-700 (Bonus density at 30%+ and bonus height)
- Zoning for Housing CDD Policy
- RMF Zoning
- Voluntary monetary contributions to HTF
- PPPs

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.



# ALX Context: Legislative Authority/Tenant Protections

What VA law allows	What City has proposed, or is pending
No control over rent increases—privately owned properties may charge what the local market will bear.	HB721 introduced (2024) and assigned to committee – would provide local authority to stabilize rents.
Limited civil authority to enforce lease provisions, including repairs/maintenance of buildings (penalties through USBC only). No local enforcement of Virginia Residential Landlord Tenant Act (VRLTA) permitted.	HB597 (2024) introduced – would enable local enforcement of VRLTA and establish higher standards than property maintenance code. Prior bill vetoed and another did not make it out of committee.
Landlords can add fees if they are referred to in lease. Regulation of allocated utilities is not enforced and no penalties for bad behavior.	Ongoing advocacy since 2009. HB 192 introduced (2024) – would enable local regulation of fees and utility allocation.
Developer-provided relocation assistance required in cases of condominium conversions only or through RMF; compliance with City’s Relocation Policy is voluntary.	No proposal pending.

## Practices established in SPSHAS, RMF Zone, BSAP, and ACSAP

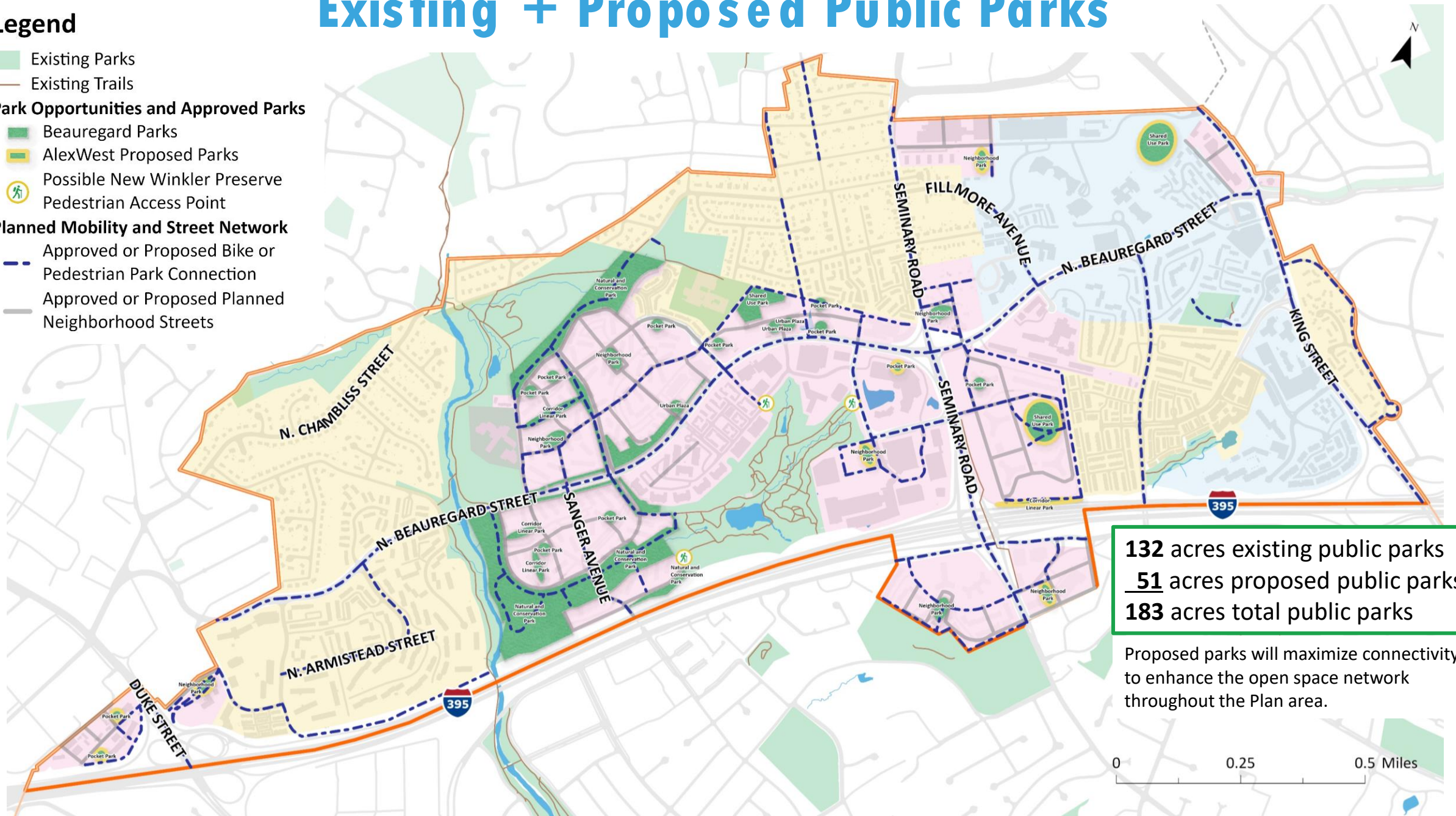
- Enhanced tenant support during relocation, including timely notification, developer-funded relocation/navigation and moving assistance; coordination of services among ACPS, DCHS, and other City agencies; right to return for tenants in good standing
- Prioritize impacted AW residents for new committed affordable housing opportunities in SAP area
- Promote tenant empowerment through training and mutual support and help tenants prepare to apply for new affordable housing units or qualify for homeownership assistance
- Pair housing assistance with workforce development, job training, and other self-sufficiency programs



# Existing + Proposed Public Parks

## Legend

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



**132** acres existing public parks  
**51** acres proposed public parks  
**183** acres total public parks

Proposed parks will maximize connectivity to enhance the open space network throughout the Plan area.

0 0.25 0.5 Miles



# Mobility + Safety Projects

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



AlexWEST

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

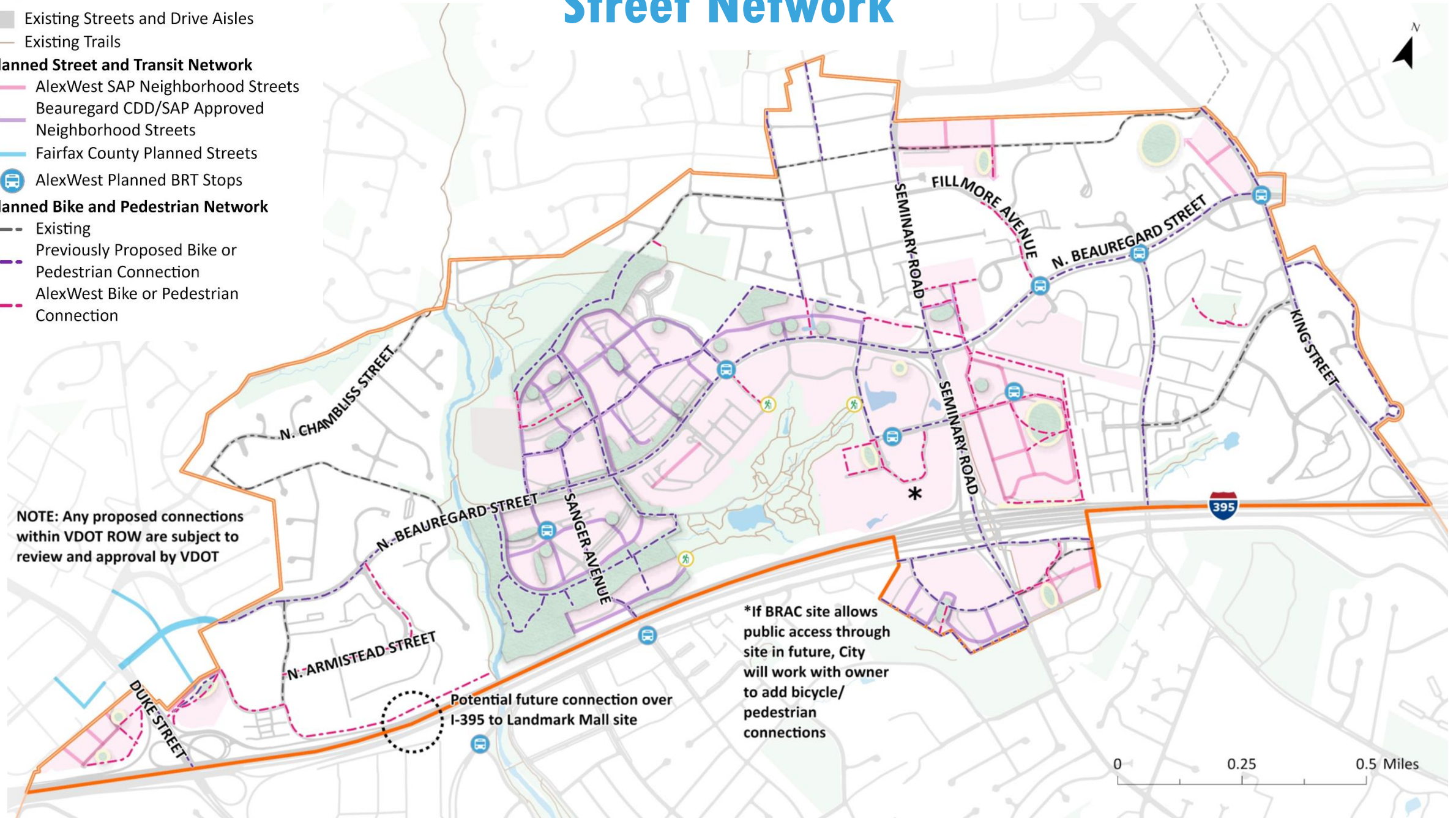




# Legend

- Existing Streets and Drive Aisles
- Existing Trails
- Planned Street and Transit Network**
  - AlexWest SAP Neighborhood Streets
  - Beauregard CDD/SAP Approved Neighborhood Streets
  - Fairfax County Planned Streets
  - AlexWest Planned BRT Stops
- Planned Bike and Pedestrian Network**
  - Existing
  - Previously Proposed Bike or Pedestrian Connection
  - AlexWest Bike or Pedestrian Connection

# Street Network



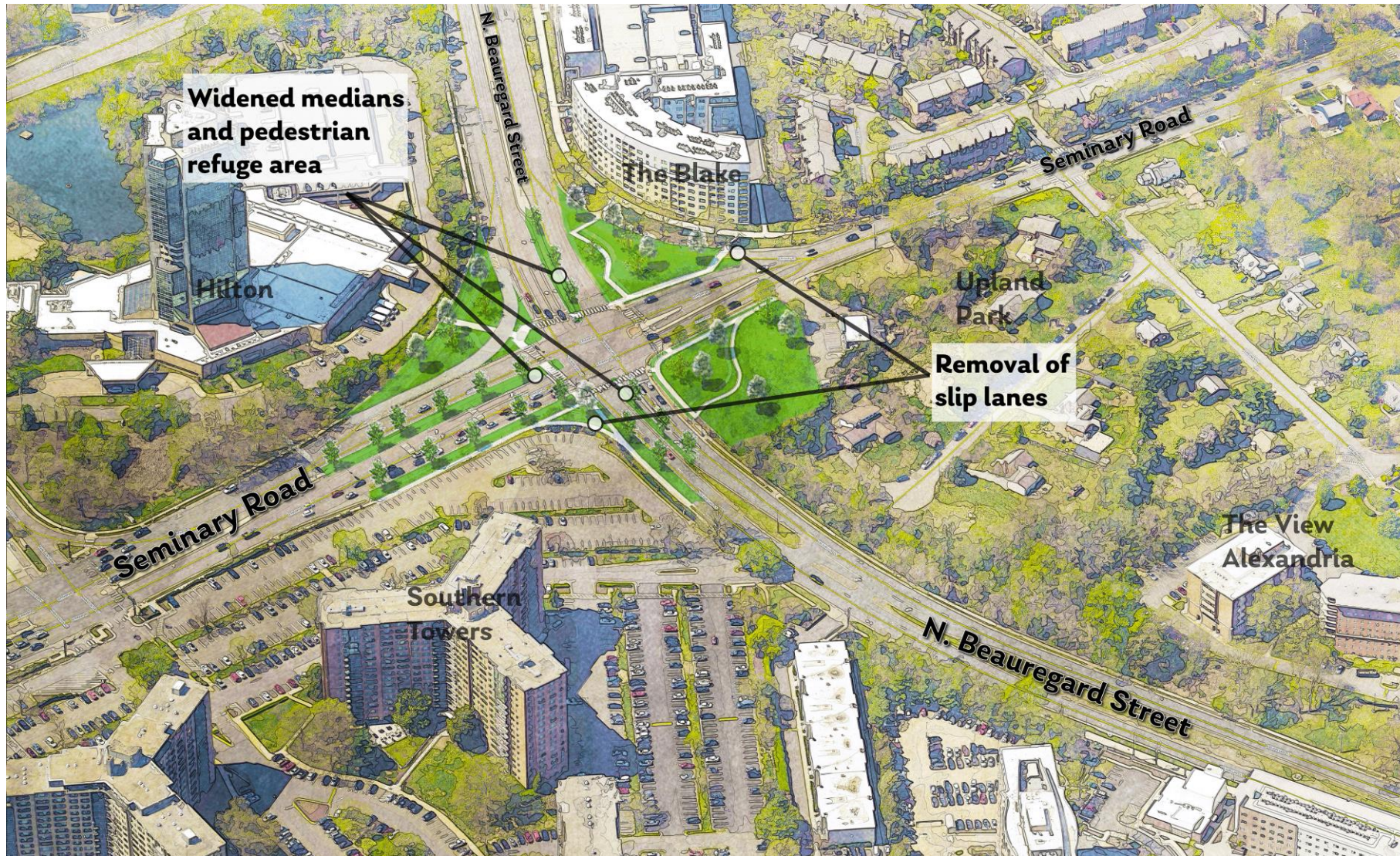
NOTE: Any proposed connections within VDOT ROW are subject to review and approval by VDOT

Potential future connection over I-395 to Landmark Mall site

\*If BRAC site allows public access through site in future, City will work with owner to add bicycle/pedestrian connections



# Seminary + Beauregard: Plan Improvements





# Sustainability

- Tree Canopy
- Parking
- Green Buildings
- Stormwater
- Increased Transit Use

# Infrastructure + Community Facilities

- Sewer Analysis
- 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** beyond current and planned facilities.
- Recreation needs



# Planning Commission Feedback

- General support for framework elements
- Plan should be high-level, framework elements, intent, standards, and development table; additional detail in future approvals
- Transportation network should be multimodal and offers options for all users
- Focus Area should consider housing stability, such as rent stabilization
- Development projects can proceed with the Plan once framework elements are established
- Consider height change in the southern portion of the plan area

# Discussion + Next Steps

January 2024 – September 2024

