Community Comments
Open Space & Parks

- Support for Additional Green Space, Public Parks, Recreational Facilities, & Play Areas
- Park Accessibility Concerns
- Park Maintenance & Repair Concerns
- Support for Pet Facilities
- Support for Park Improvements & Renovations
- Support to Preserve Existing Parks & Green Space
- Support to Preserve Tree Canopy

Legend
- Existing Bike Facilities/Trails
- Existing Open Space

March 2023 | Department of Planning & Zoning
## Community Comments

### Housing

- **Concerns About Housing Costs, Rent Increases, & Fear of Displacement**
- **Building Condition Concerns (Poor Maintenance & Management)**
- **Density & Growth Concerns**
- **Support for More Housing Options, Including Affordable Homeownership**
- **Support for New Development to be Sustainable**
- **Concerns About Cost & Availability of Parking for Residential Uses**

### Existing Housing Mix

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>72%</td>
</tr>
<tr>
<td>Condominiums</td>
<td>21%</td>
</tr>
<tr>
<td>Apartments</td>
<td>7%</td>
</tr>
</tbody>
</table>

### Average Rent (including utilities)

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Average Rent</th>
<th>Minimum Household Annual Income Needed to Afford</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Bedroom Unit</td>
<td>$1,735+/month</td>
<td>$74,000/year</td>
</tr>
<tr>
<td>2-Bedroom Unit</td>
<td>$2,145+/month</td>
<td>$92,000/year</td>
</tr>
</tbody>
</table>

### Affordability

- **97%** of all renter households with incomes less than $50,000 are housing cost burdened.
- **71%** of homeowner households with incomes less than $75,000 are housing cost burdened.

### Assessed Values

- **$300k** Average assessed value of condominiums in AlexWest Assessment Small Area.
- **$702k** Average assessed value of single-family homes (SFD, SFA - fee simple) in AlexWest Assessment Small Area.

### Affordability

- **-6%** of all rental units are committed affordable.
- **15-20%** of all rental units are estimated currently to be market affordable.
- **55-60%** of all rental units are estimated currently to be workforce affordable.
Community Comments
Transportation

- Intersection Safety Concerns
- Concerns About Noise from Traffic
- Congestion & Traffic Flow Concerns
- Transportation Infrastructure Maintenance Concerns
- Support for Improving Connectivity & Safety for Transit Users, Walkers, & Bikers
- Support for Additional & More Reliable Public Transportation Options
- Maintain Access to Other Parts of the City & Region
- Need for Parking (On & Off Street)

Legend:
- Existing Roads
- Existing Bike Facilities
- Existing Bus Routes
- Existing Bus Stops
- Existing Bikeshare Stations

March 2023 | Department of Planning & Zoning |
Alexandria West Transportation Safety Map

Legend
- Sidewalk Gaps
- Locations with Most KSI Crashes (CY 2011-20)
- Locations with High Vehicle Only Injuries (CY 2011-20)
- Locations with High Pedestrian Injuries (CY 2011-20)
- Locations with High Bicyclist Injuries (CY 2011-20)

NOTE: A KSI crash is one that results in someone being killed or severely injured (KSI)

Source: City of Alexandria Department of Planning and Zoning, March 27, 2023 Community Meeting
Ongoing City of Alexandria Transportation Projects

- William Ramsey Safe Routes to School
- Holmes Run Trail Improvements
- Seminary Rd - Colfax Ave Sidewalk Connection
- Beauregard Trail - Phase 1
- King St and N Beauregard St Intersection Improvement
- West End Transitway

Source: City of Alexandria Department of Planning and Zoning, March 27, 2023 Community Meeting
Community Comments | Planning, Land Use, and Related Topics

- Support for Density & Growth
- Support for Updated Residential Zoning Policies
- Support for Additional Residential Uses
- Support for Better Architecture & Design
- Support for Additional Non-Residential Uses
- Support for Additional Traffic & Parking Enforcement
- Concerns Regarding General Crime & Safety
- Support to Retain Many of the Existing Neighborhood Supporting Uses
- Noise Concerns
- Concerns Raised for Additional Security & Policing

March 2023 | Department of Planning & Zoning |