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.
Community Meeting #4
June 28, 2023
Meeting Agenda

• Welcome
• Recap + Updates
• Draft Plan Objectives
• Transportation Existing Conditions Analysis
• Property Owner Introductions/Overview
• Meeting Wrap-up
Meeting Considerations and Ground Rules

Silence your cell phones.

Treat speakers and each other with respect.

Write your questions on notecards for speakers to answer.

Only one person speaks at a time.

Give everyone a chance to participate equally.

Listen as an ally, not an adversary; all should feel comfortable expressing opinions regardless of differences.
Project Roadmap

**PHASE 1**
- **LISTEN**
  Identify issues, concerns, and themes.

**PHASE 2**
- **FRAME**
  Develop and frame objectives around themes.

**PHASE 3**
- **DEVELOP**
  Develop plan concepts that reflect objectives.

**PHASE 4**
- **REFINE**
  Develop draft plan recommendations that reflect plan concepts.

**PHASE 5**
- **FINALIZE**
  Revise and finalize plan for public hearings.
Planning Recap to date: Community Engagement

- **Phase 1**: Community Meeting #1, pop-ups, meetings with community organizations, ~1000 responses to community poll to identify issues, likes, and concerns. **OUTCOME**: Draft Plan themes/sub-themes

- **Phase 2**: Community Meetings #2, #3, #4, pop-ups, meetings with community organizations to get feedback on themes/sub-themes + draft plan objectives; ~250 Community Poll responses **OUTCOME**: Finalize Draft Plan Objectives.
Goal: Synthesize community feedback, best practices, and City policy into draft high-level objectives that will serve as the foundation for the Plan.
Draft Objectives

- Housing Affordability, Availability, Accessibility
- Transportation
- Parks + Open Space
- Planning, Land Use and Related
  - Supporting Community Health + Resiliency
New/Revised Objectives

• Housing Affordability, Availability, Accessibility
  • NEW: Evaluate the market impact (with or without new development) on displacement and housing affordability.
  • NEW: Pursue legislative authority for the City to require developers to provide x % of committed affordable on-site units and a right to mitigate the impacts of redevelopment on existing residents
  • Revised: Explore opportunities for public-private-nonprofit partnerships, the dedication of land, potential public and private investment, and other tools, to enhance net new committed affordable and workforce units.
  • NEW: Increase housing/affordable housing production

• Transportation
  • Revised: Address transportation and mobility holistically to include traffic, safety, transit, connectivity, circulation, and parking.
  • NEW: Improve pedestrian connectivity in existing neighborhoods such as sidewalk repair, installation, or widening.
New/Revised Objectives

• Parks + Open Space
  • **Revised:** All (public/publicly accessible) parks will be designed and programmed using community input to be accessible and welcoming to all ages and abilities.
  • **Revised:** The Plan will incorporate recommendations and best practices from Alexandria’s Park Improvement Plans and Open Space Plans, identifying gaps in open space programming/uses in the Plan area.
  • **Revised:** Public/publicly accessible open spaces should be appropriately sized that are useable by the community and be designed to support and encourage special events and community activities supporting the community and/or City of Alexandria’s programs.
  • **Revised:** Opportunities for public art need to be prioritized integrated within new development as well as within existing or redeveloped open space to ensure equitable access to art for all residents.
  • **Revised:** Evaluate recreational center services and other municipal facilities offered and amenities (including and not limited to restrooms and others) within the Plan area to better serve the current and future needs of the community.
New/Revised Objectives

• Planning, Land Use and Related
  • Revised: Ensure the design of new public spaces, streetscapes, and buildings maximizes safety for all users
  • Revised: Provide land uses that support neighborhoods and communities. Encourage neighborhood centered land use mix that are walkable and support the retention and expansion of neighborhood serving uses. (15-min neighborhoods)
Questions + Discussion
Transportation
Existing Conditions Analysis
Transportation Agenda

- Transportation Safety
- Transportation Operations and Patterns
- Connectivity & Travel Modes
- Ongoing Investments
- Next Steps
- Community Resources
Transportation Safety in AlexWest

Driving: 1 in every 20 crashes is severe

Walking/Biking: 4 in every 20 crashes are severe

Crash Type

Legend
- Key Crash Segments
- Key Crash Locations

Sources: 2018-2022 VDOT Crash data, 2020 City of Alexandria Vision Zero Plan
Common Causes to Severe Crashes in AlexWest

- **Nighttime or no light**
  - Typically at a low-light or no light intersection

- **PM Peak hours (3 PM to 7 PM)**
  - Most likely to get into a rear-end collision or angle crash on the Major Corridors

- **Distracted**
  - Cell phones and drowsiness are common reasons for drivers being distracted

- **Speeding**
  - A 5% chance of being severely crashed or worse in a collision at 20 MPH versus a 45% chance at 30 MPH

Common Road Characteristics with Severe Crashes

- Mostly undivided four-lane roadways
- Large and wide intersections
- Segments with no turn lanes
- Narrow or inconsistent sidewalk widths
- Inconsistent cross-sections
- Dense level of access point and driveways

Sources: 2018-2022 VDOT Crash data, 2020 City of Alexandria Vision Zero Plan
Traffic Analysis 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:
Small Area Plan
Study Area
Existing Conditions
Daily Traffic Volume

Legend
- Small area plan boundary

Daily Roadway Volume
Least daily traffic volume
Most daily traffic volume
**Key Takeaways**

- More delay on corridors connecting to I-395
  - Little River Turnpike, Seminary Road, King Street
- Generally more delay in AM peak hour than in PM peak hour
- Increased delay on N Beauregard Street near schools and commercial developments
  - Little River Turnpike, Sanger Avenue, King Street

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**Legend**

- Small area plan boundary
- AM peak hour intersection performance
- PM peak hour intersection performance
- Least delay
- Most delay
- Unsignalized study intersection, intersection delay not analyzed

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**Intersection Performance**

- Daily Roadway Volume
  - Least daily traffic volume
  - Most daily traffic volume

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**Existing Conditions**
Connectivity & Modes

Legend
- Sidewalk Gaps
- Proposed Bike Connections
- Existing Roadways
- Areas that mostly car-dependent

Cross-section & Context
- Speed & Volume
- Controls & Crossings

Sources: VDOT & FHWA Complete Streets, City of Alexandria Complete Streets, 2022 WalkScore, City of Alexandria Mobility Plan, FHWA Centerlines
Ongoing Transportation Investments

- West End Transitway
- Vision Zero
- Neighbor Sidewalks
- Safe Routes to School
- Seminary/Beauregard
- King/Beauregard
- Safe Roads 4 All
- Trails
Transportation Projects General Schedule

**SPRING 2023**
- Public Outreach
- Data Collection
- Existing Conditions

**SUMMER/FALL 2023**
- Land Use and Development Scenarios
- Future Conditions

**FALL - WINTER 2023**
- Public Outreach
- Transportation Outcomes

**2024+**
- Public Outreach
- Refine
- Finalize & Adopt

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**Ryan Knight**
Transportation Engineer
Ryan.Knight@alexandriava.gov

**Daniel Scolese**
Transportation Engineer
Daniel.Scolese@alexandriava.gov
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
Questions

Discussion

AlexWEST
Property Owner Introductions
Property Ownership in AlexWest

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.
Engagement at Each Phase

**Step 1:** Small Area Plan – the Vision

**Step 2:** Zoning – More Detail

**Step 3:** Development Approval and Construction – the PROJECTS
Property Owner Presentation Order

- Morgan Properties
- UDR
- Hekemian Co. /Upland Park
- CIM/Southern Towers
- Monday Properties
Meeting Wrap-up

QR Code to Meeting Evaluation

Thank you!

QR Code to Join WhatsApp Group

Project Webpage: alexandriava.gov/AlexandriaWest

Richard Lawrence, Project Manager | Richard.Lawrence@alexandriava.gov