



# 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

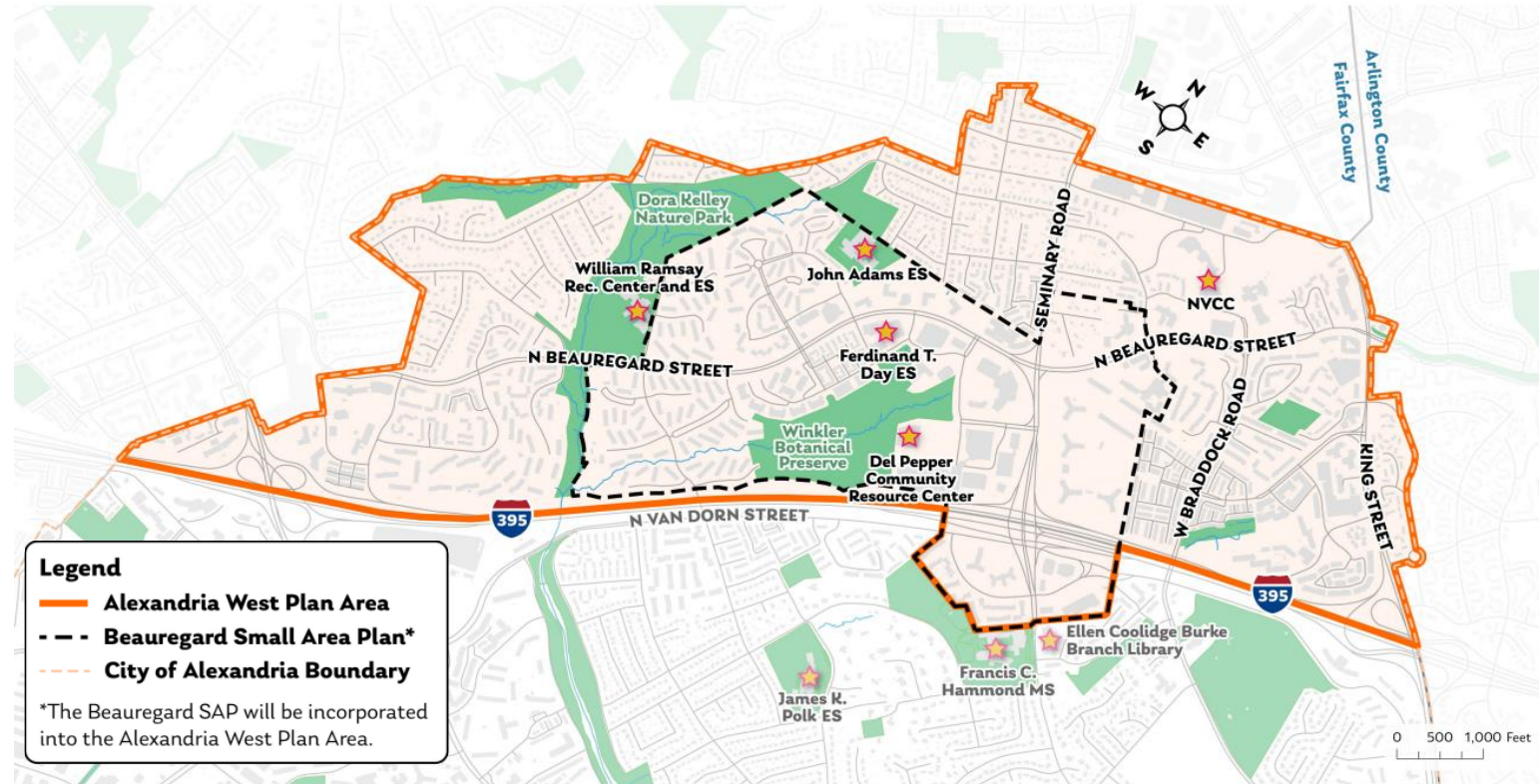
**17%** of City's population

**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

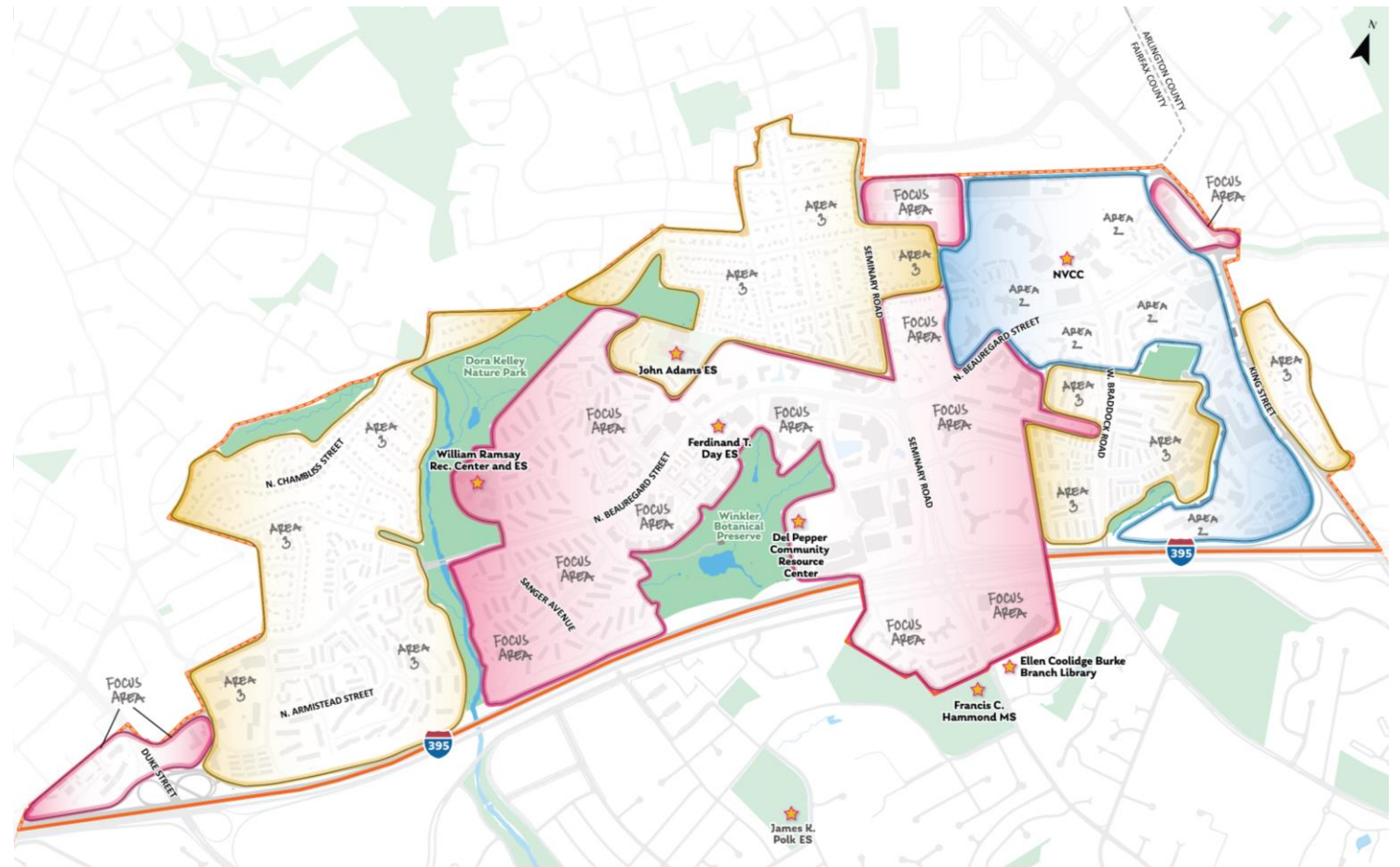
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

## 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

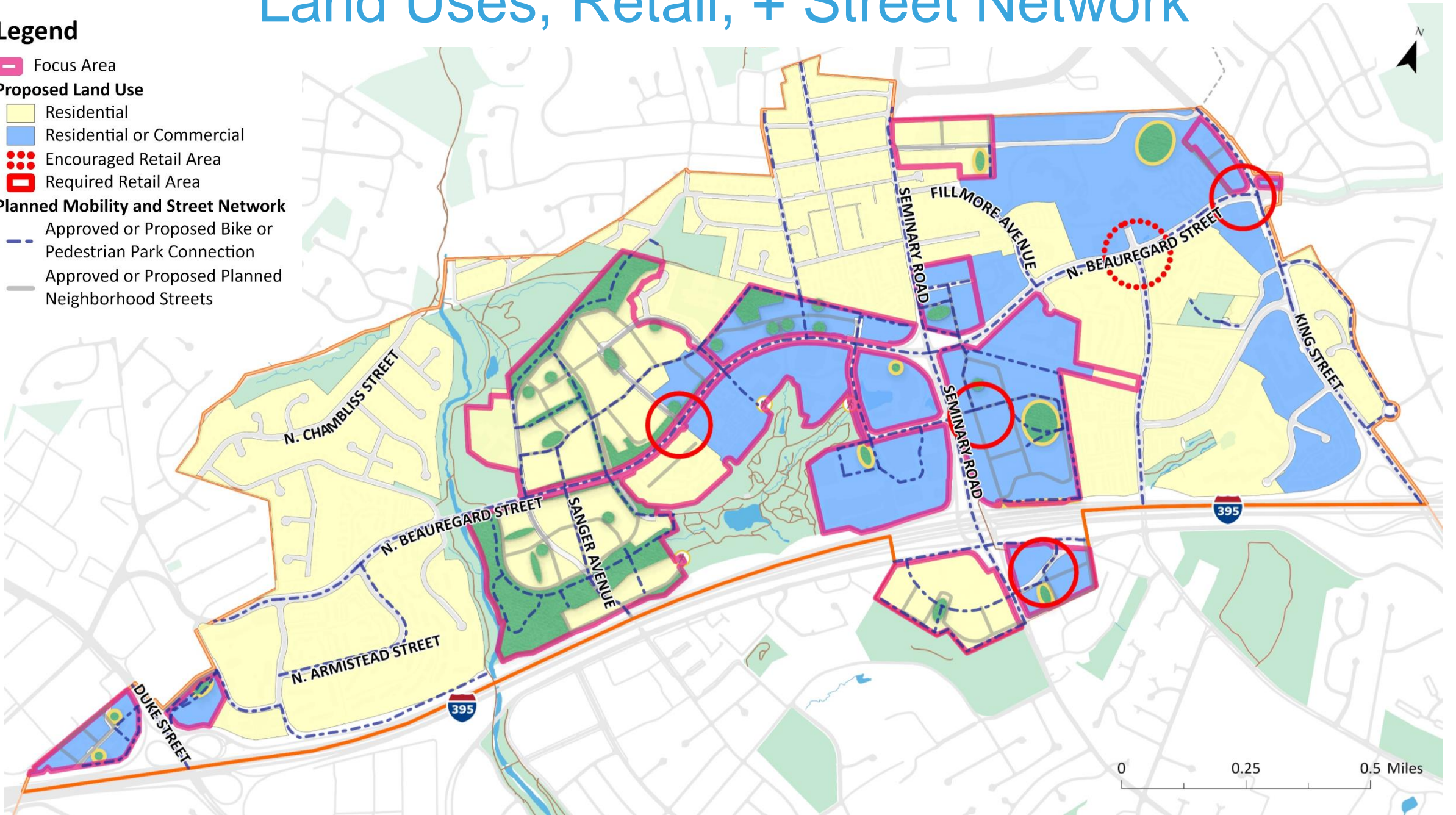
Encouraged Retail Area

Required Retail Area

### Planned Mobility and Street Network

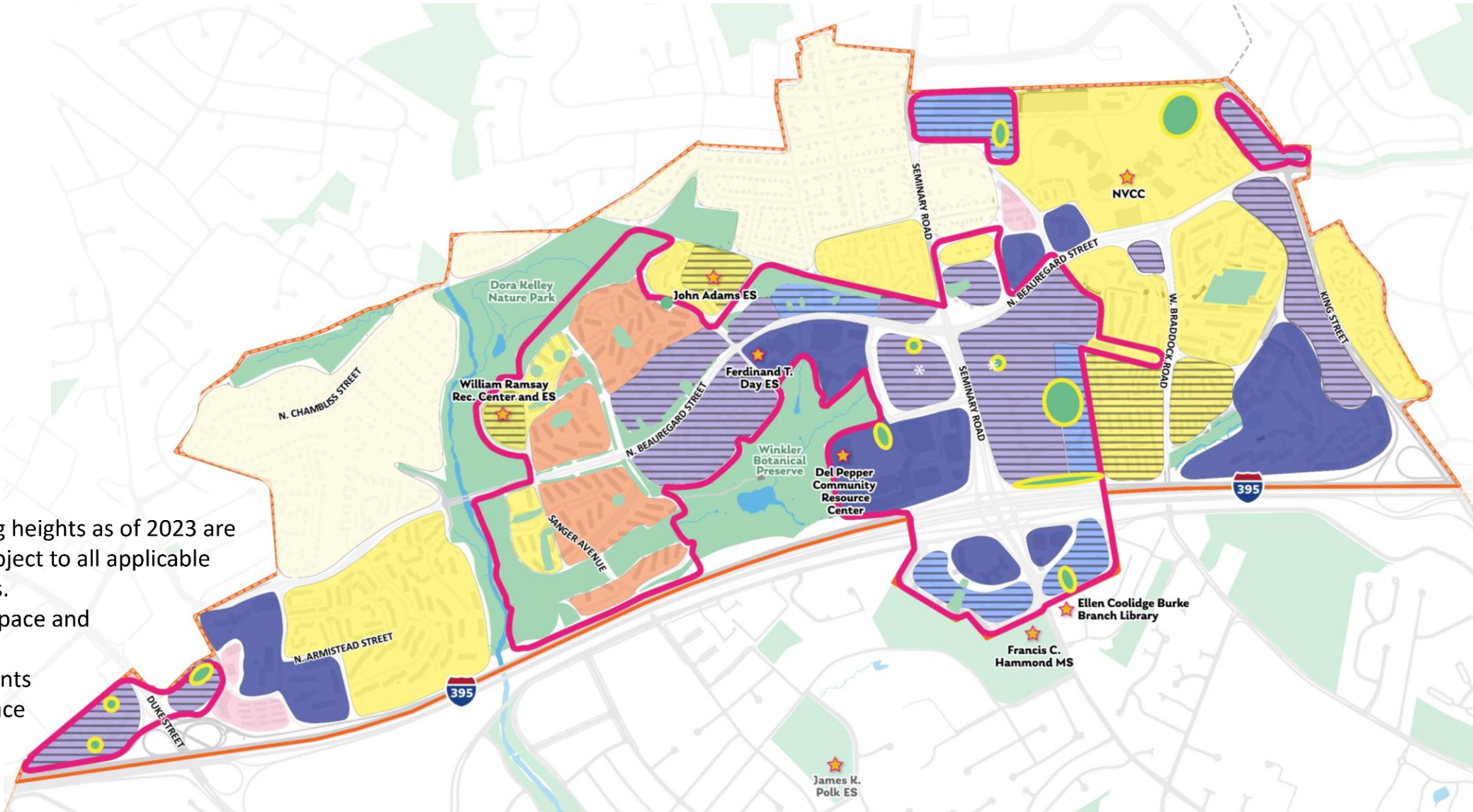
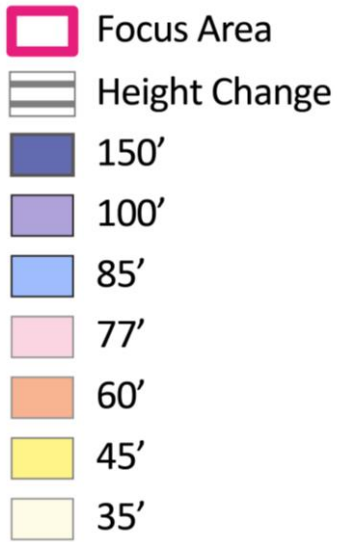
Approved or Proposed Bike or Pedestrian Park Connection

Approved or Proposed Planned Neighborhood Streets



# Building Heights, Proposed

## Legend



## 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.

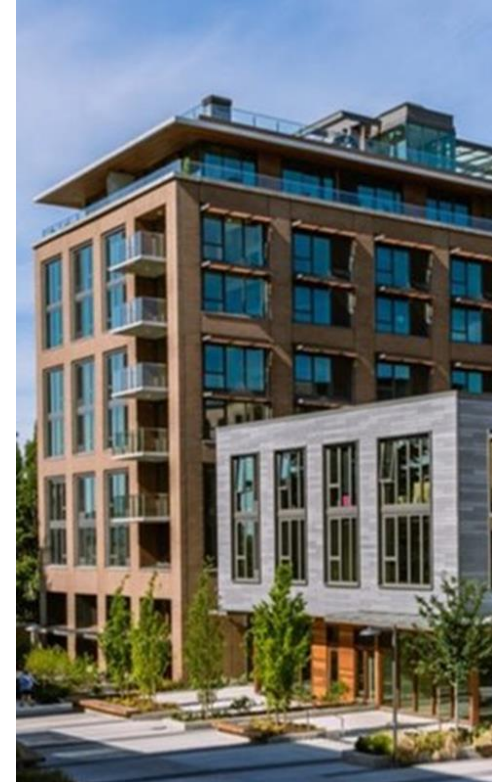


# Building Heights

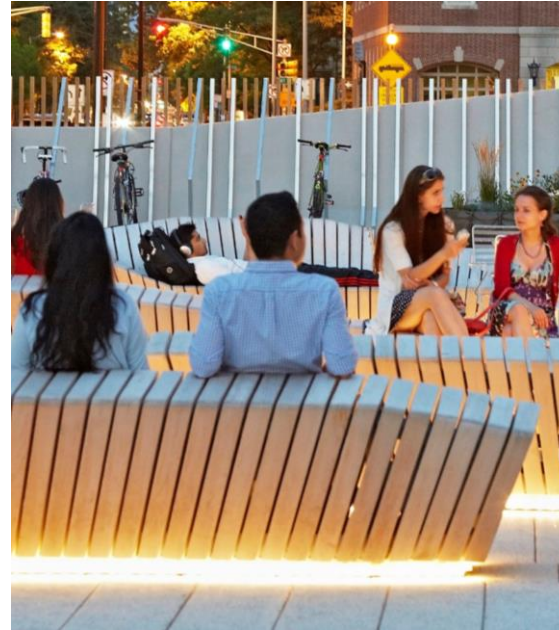
45 feet



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**.

## Recommendations

- Seek additional tenant protections building off established City policies
- Require 10% of **net new residential in rezonings as affordable**
- Allow **bonus density above 30%** for the provision of affordable housing
- Pursue **new public-private-nonprofit partnerships** to deepen affordability
- Explore future opportunities for co-location on City-remnant land
- Consider options for dedication of units per BSAP
- Pair housing assistance with **workforce development, job training,** and other **self-sufficiency programs**

# Projection of Committed Affordable Housing

**2025-2030:** ~ 75 – 100 Units

**2031-2035:** ~ 100 – 150 Units

**2036-2040:** ~ 125 – 200 Units

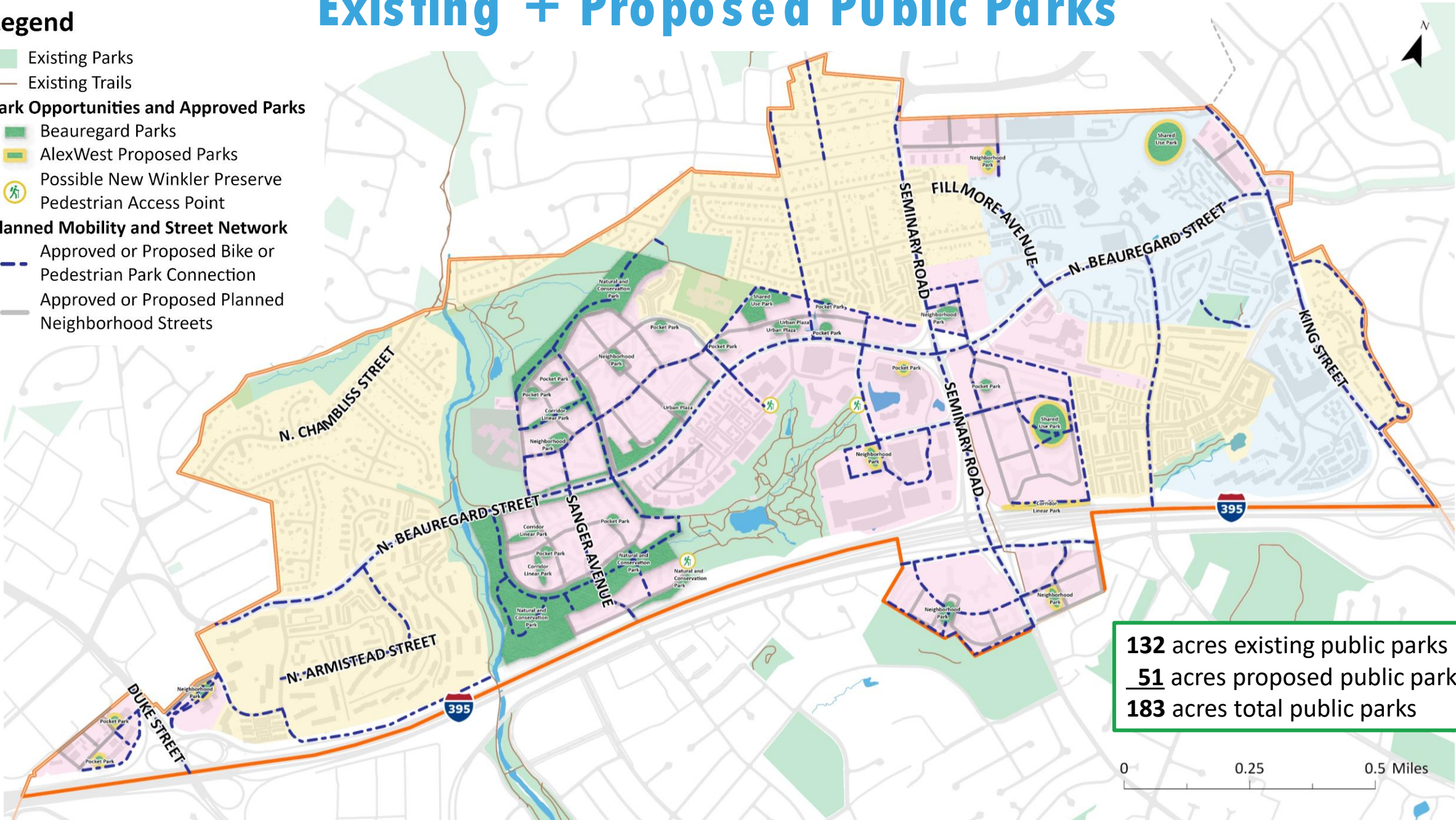
**Total:**               **300 – 450 Units**

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.

# 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

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

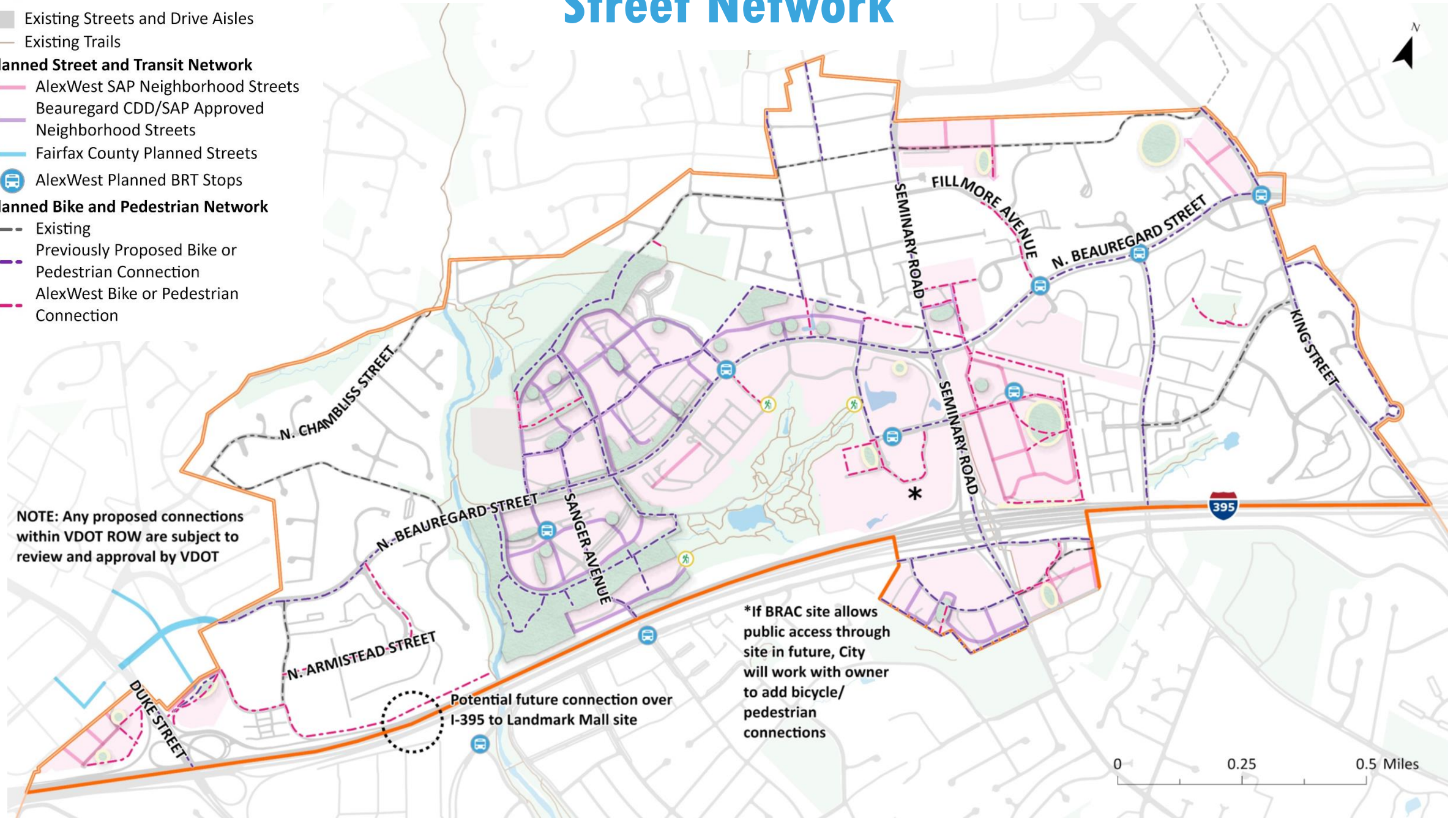
- Key Crash Segments
- ★ Key Crash Intersections
- ★ High Crash Intersection Project
- ★ Planned safety improvements through existing capital projects
- Trail Improvements
- West End Transitway Route



# 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



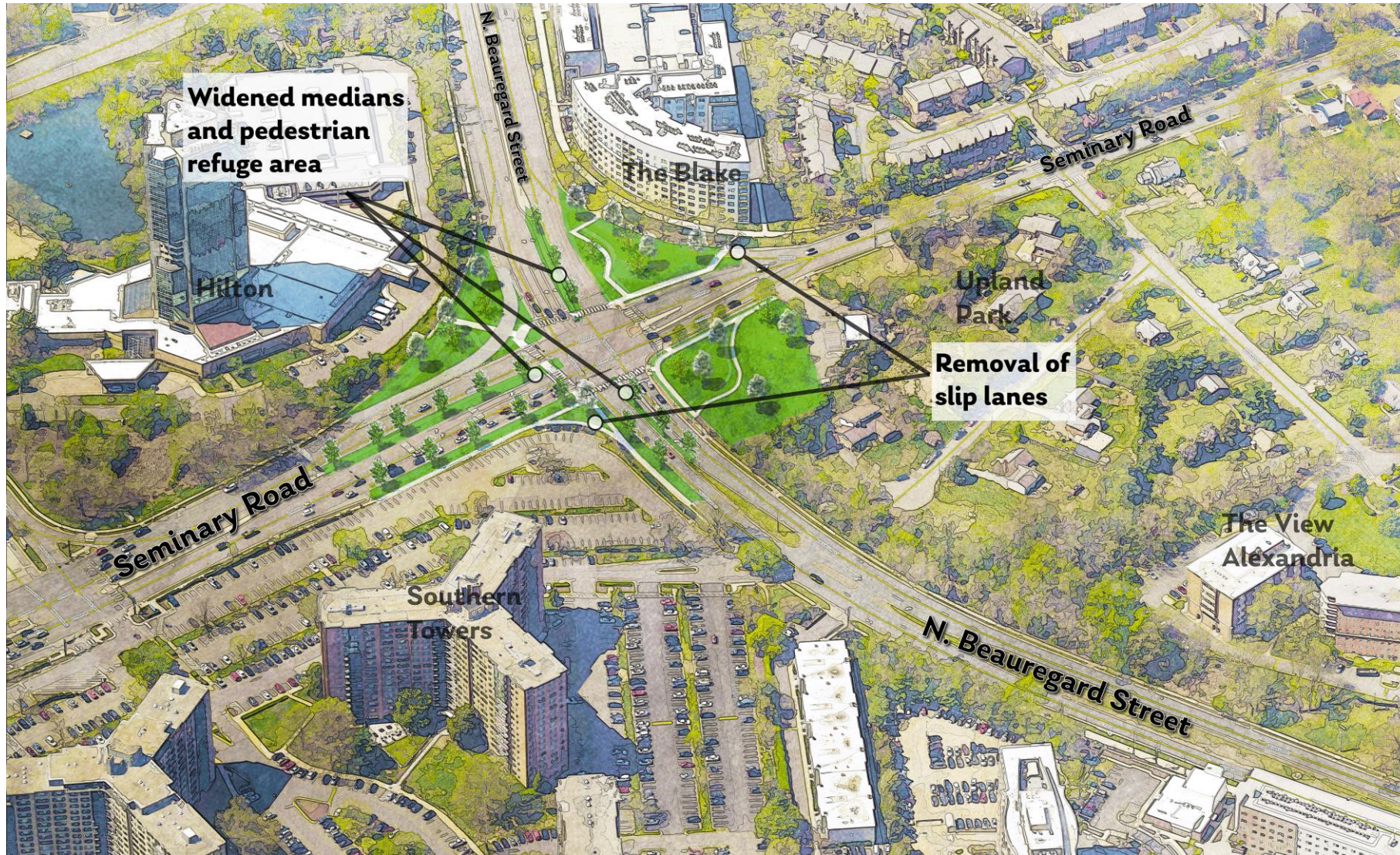
NOTE: Any proposed connections within VDOT ROW are subject to review and approval by VDOT

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

0 0.25 0.5 Miles

# 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

# Discussion + Next Steps

January 2024 – September 2024

