



# 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

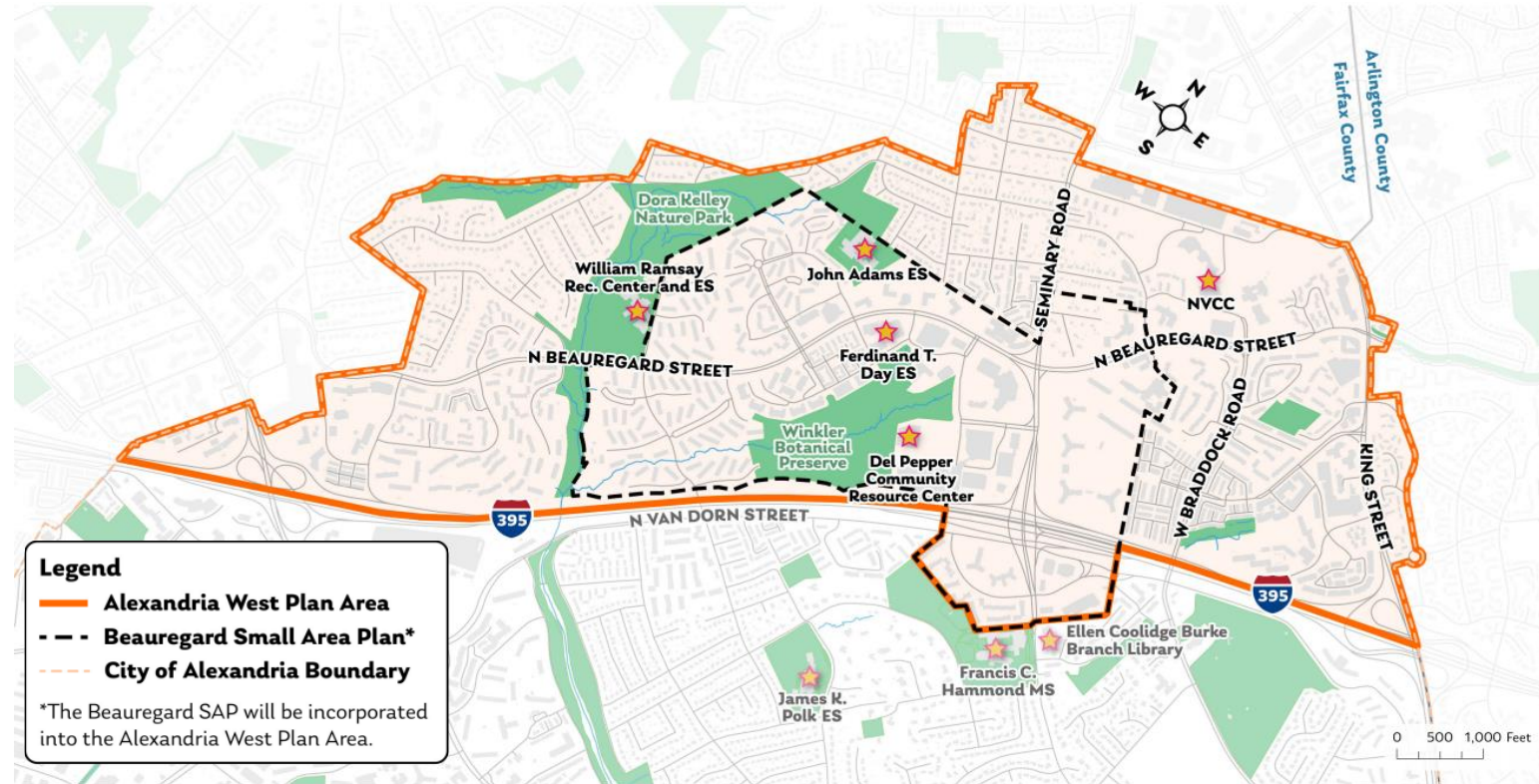
**1,260** Acres - 13% of City

**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

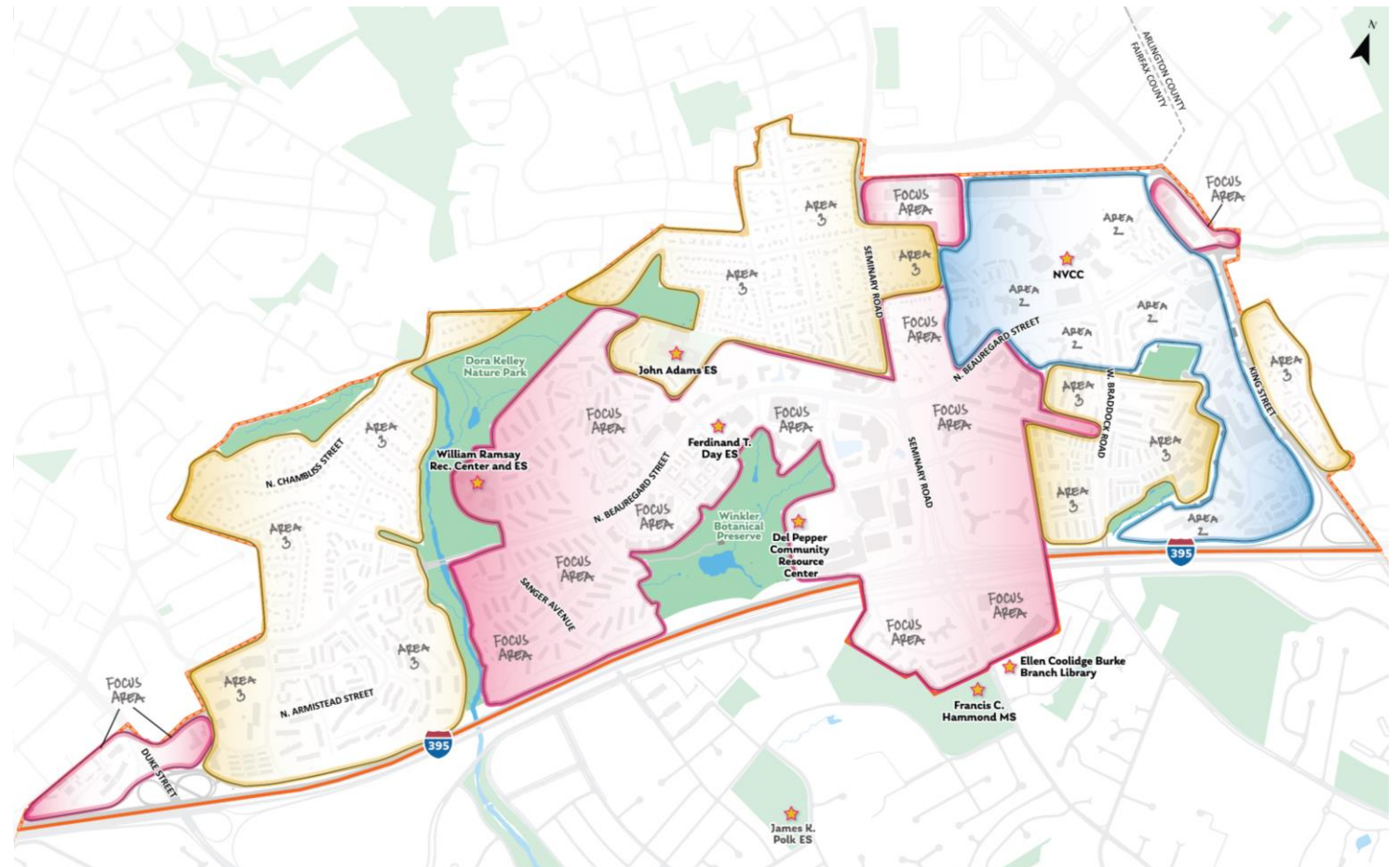
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

## 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

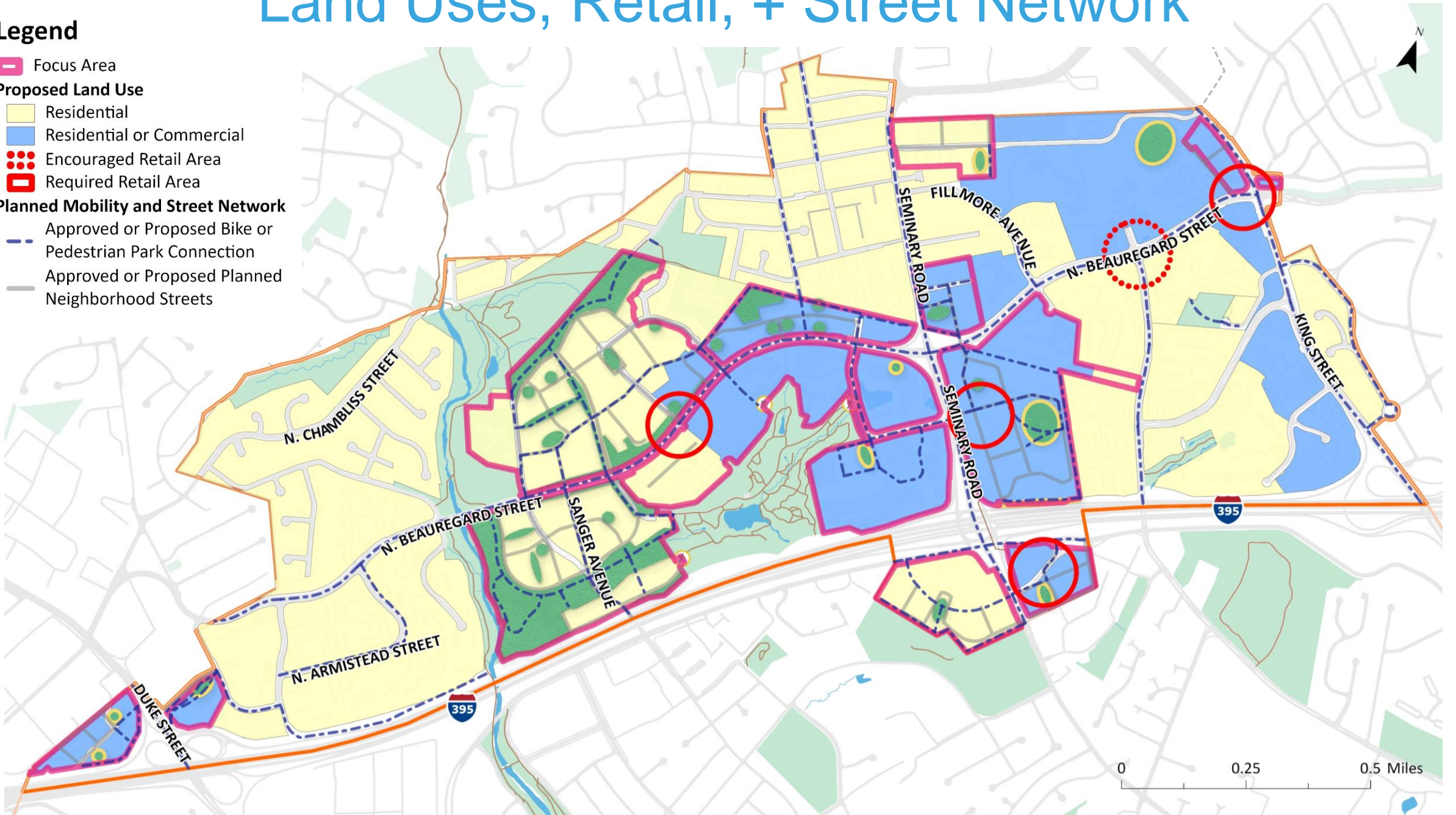
 Encouraged Retail Area

 Required Retail Area

### Planned Mobility and Street Network

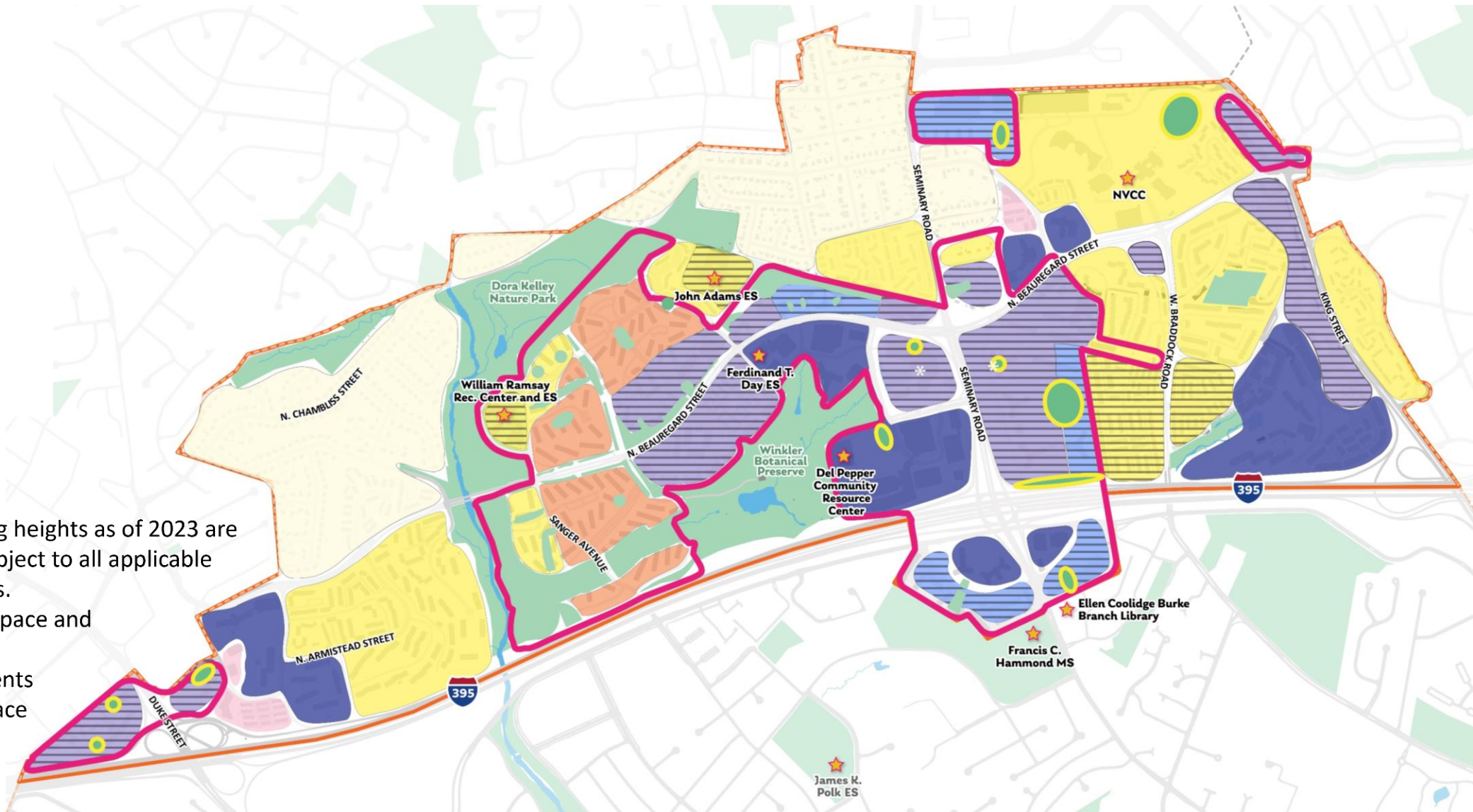
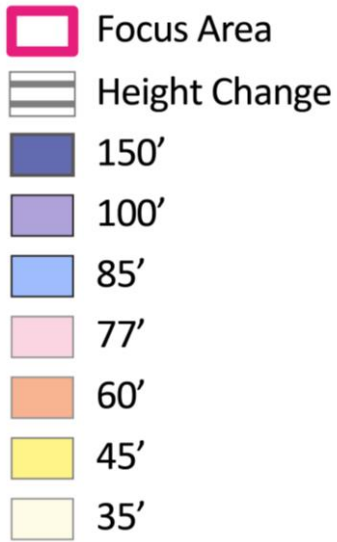
 Approved or Proposed Bike or Pedestrian Park Connection

 Approved or Proposed Planned Neighborhood Streets



# Building Heights, Proposed

## Legend



## NOTES:

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

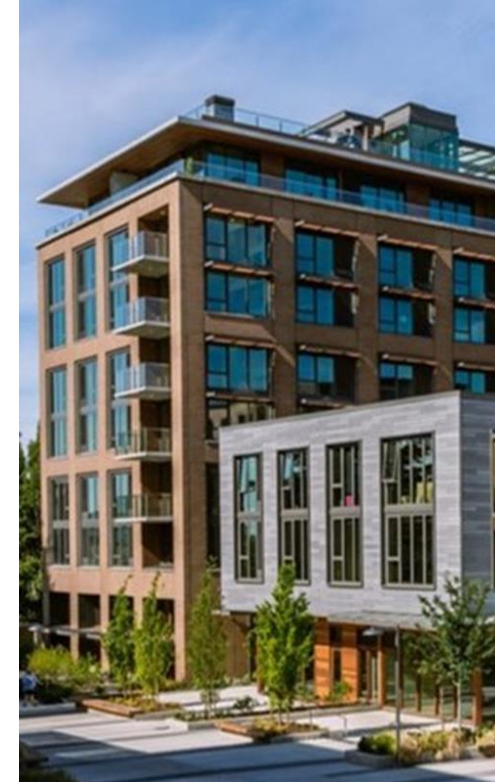


# Building Heights

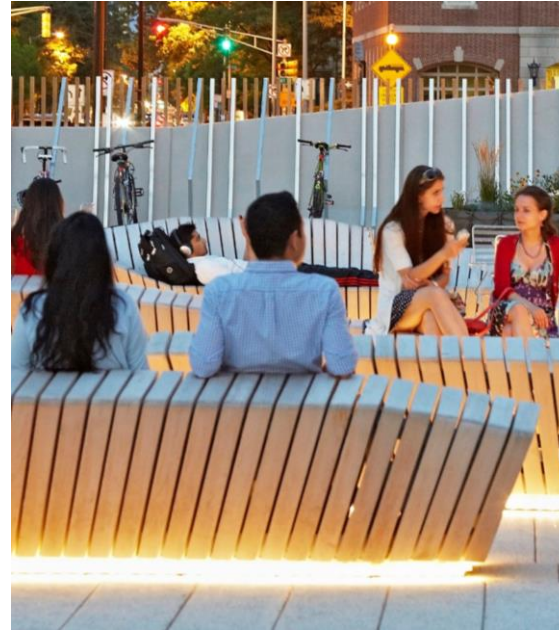
45 feet



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

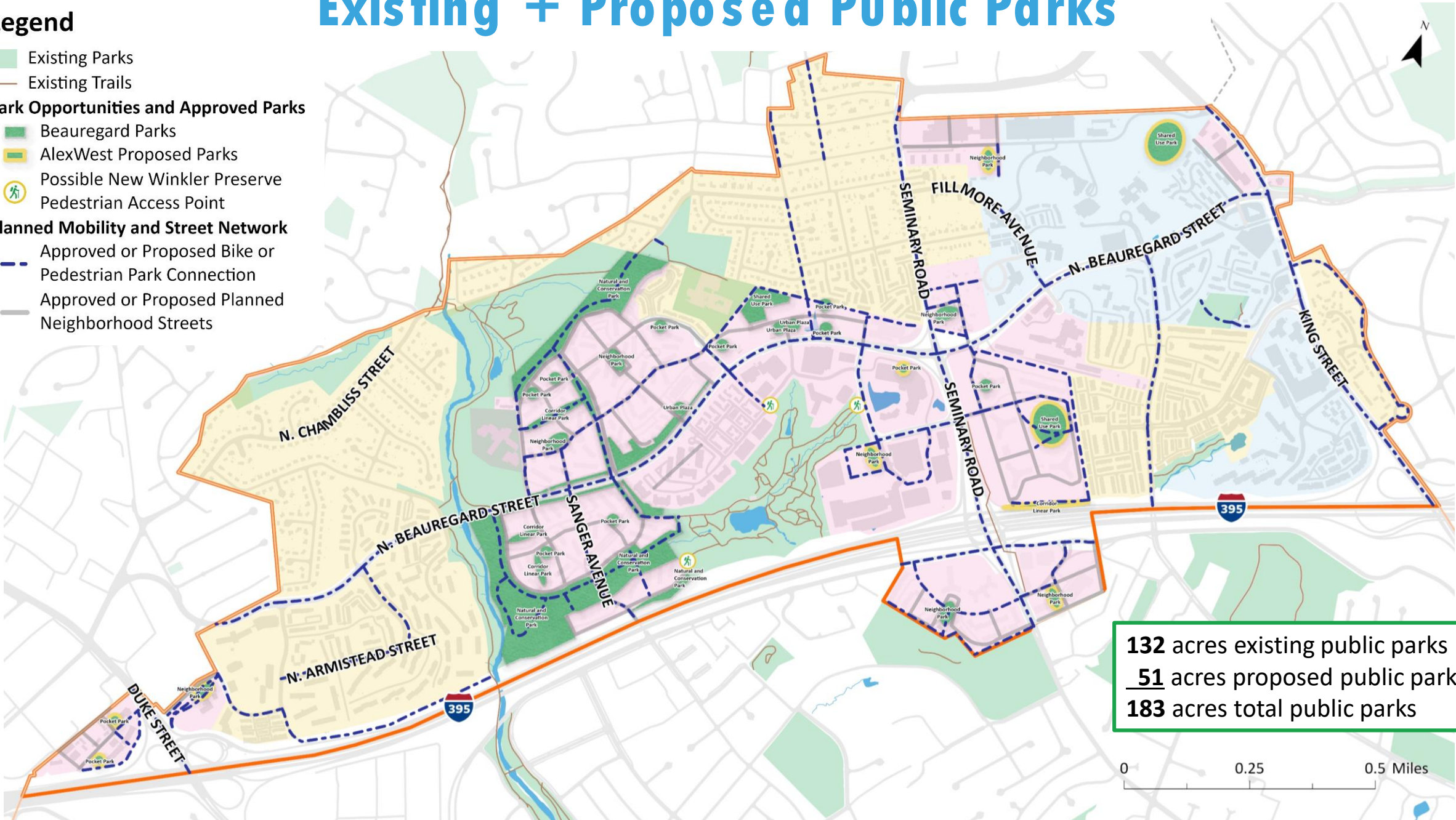
**Total:**               **300 – 450 Units**

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

# Mobility + Safety Projects

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



AlexWEST

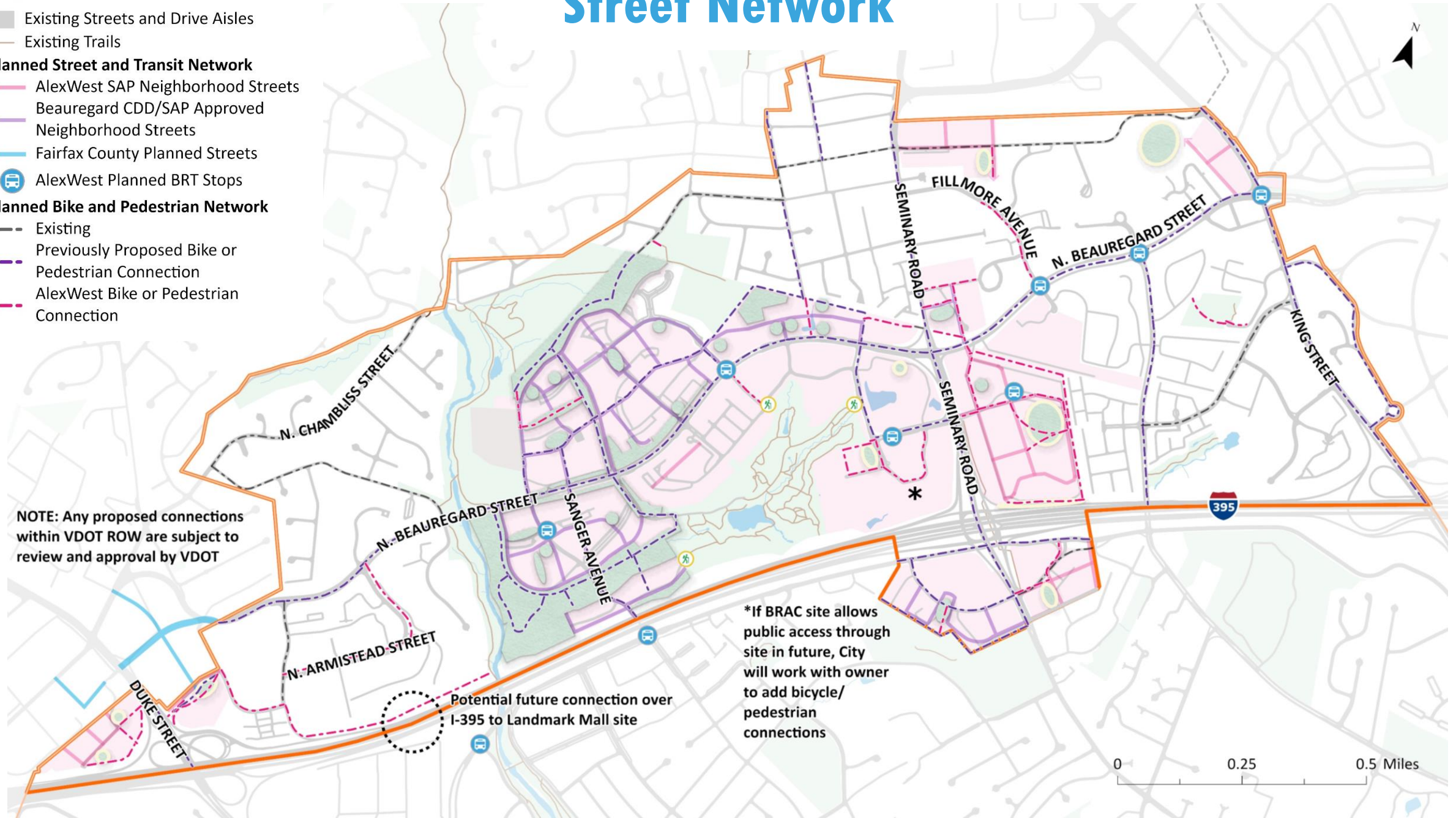
- Key Crash Segments
- Key Crash Intersections
- High Crash Intersection Project
- Planned safety improvements through existing capital projects
- Trail Improvements
- West End Transitway Route



# 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



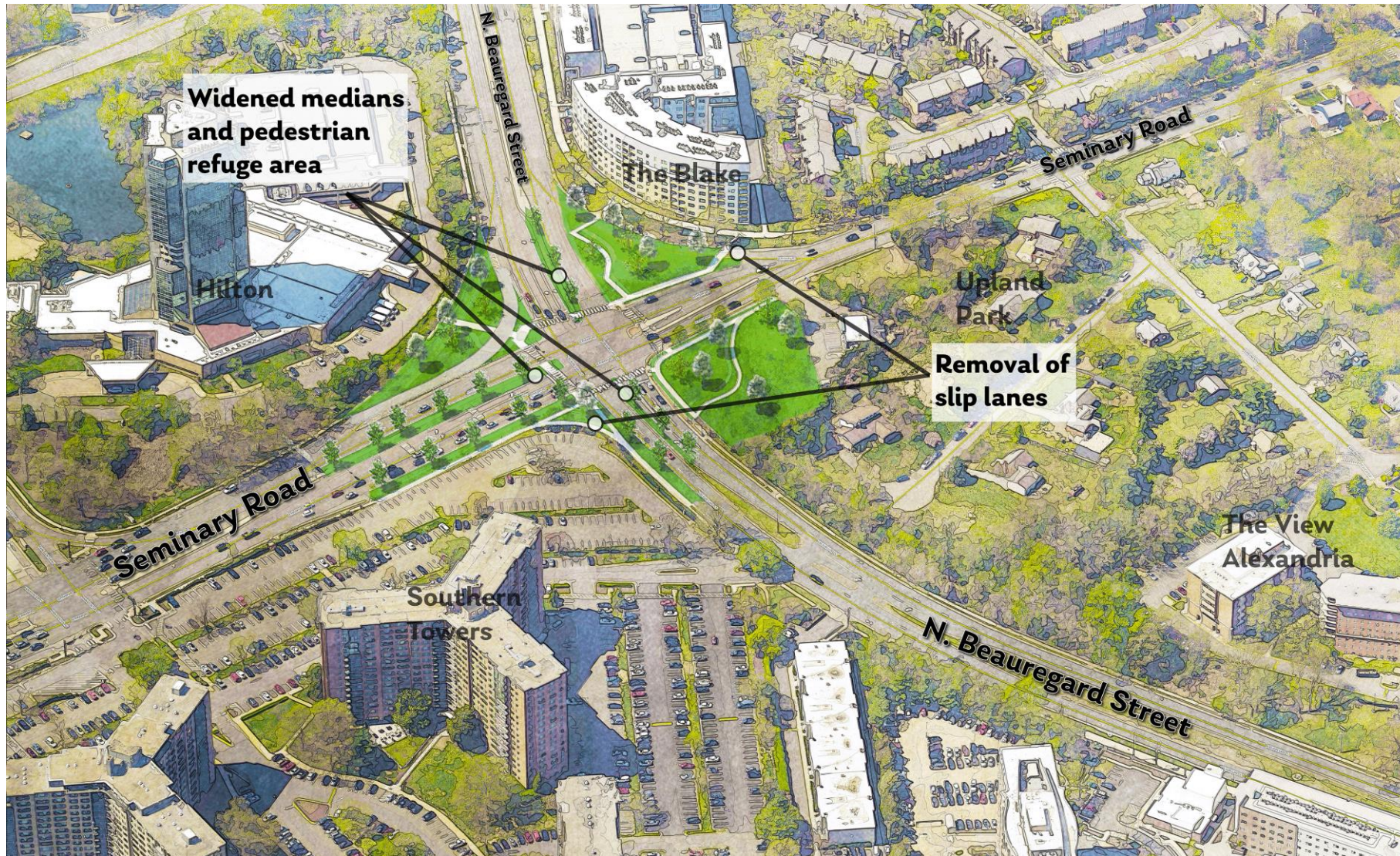
NOTE: Any proposed connections within VDOT ROW are subject to review and approval by VDOT

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

# 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

