

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

January 22, 2020

Radhika Mohan, AICP
Principal Planner
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: Mt. Vernon Ave Redevelopment Plan / DRCA Survey Results

Dear Radhika,

The Del Ray Citizens Association recently conducted a survey of the residents of Del Ray to delve a little deeper into their concerns for the updated redevelopment plan for Mt. Vernon Ave. The survey questions were generated during a brainstorming session with the DRCA Executive Board and Land Use Committee, with some being carry-overs from the 2005 plan that have yet to be implemented. We had 196 responders over a two-week period and DRCA member and non-member responses were similar and are compiled together.

The survey included twenty-seven priorities and the respondent was able to rank their top eight choices (question 4). For brevity's sake, we've included the top 15 recommendations below:

1. Preserve existing historic scale and character
2. Preservation and development of open space, playgrounds
3. Services that are walkable (laundromat, pharmacy, etc.)
4. Tree canopy, green space
5. Preservation of historic buildings and housing
6. Encourage independent retail
7. Higher visibility and greater frequency of crosswalks (both on Mt. Vernon Ave and neighborhood streets)
8. Underground utilities
9. Housing affordability

10. Install pedestrian lighting
11. Infill development on parking lots and other low-density areas along Mt. Vernon Ave
12. Encourage and support mixed-use development
13. Building more housing including multi-family or Accessory Dwelling Units (granny flats)
14. Extend focus beyond Mt. Vernon zone to arterial roads like Commonwealth Ave, Braddock Road, Glebe Road
15. Trolley service from metro to northern end of Mt. Vernon Ave in Del Ray

The entire survey report is attached for your reference so you can review all of the priorities and qualitative comments from responders.

The Del Ray Citizens Association hopes these recommendations are duly considered during the planning process. We look forward to members being part of the anticipated working group yet to be formed.

Sincerely,

Virginia Bush, President
Del Ray Citizens Association

Kristine Hesse, Co-chair
DRCA Land Use Committee

cc: DRCA Executive Board
DRCA Land Use Committee

Attachment: 1.20.2020 Overall DRCA Survey

Survey Metrics

Date Metrics		Deployment Metrics	
Start Date	5-Jan-20	Sent	0
End Date	5-Jan-30	Delivered	0
		Bounced	0

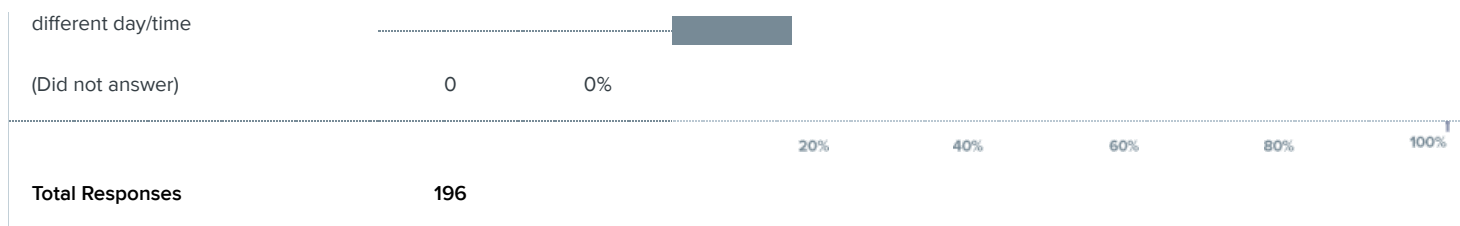
Response Metrics	
Completed	196
Unique Access Rate	0.00%
Incomplete	0
Incomplete Incl. in Report	0

Language All

Bar Graph Report

<input checked="" type="radio"/> Q 1	What is your status?		
Answer	Responses	Percentage	
Visitor to Del Ray	5	2.55%	<div></div>
Resident of Del Ray	118	60.20%	<div></div>
Resident and member of the Del Ray Citizens Association	73	37.24%	<div></div>
(Did not answer)	0	0%	
Total Responses		196	

<input checked="" type="radio"/> Q 2	If you are a member of the DRCA, how frequently do you attend meetings?		
Answer	Responses	Percentage	
Once a month	8	4.08%	<div></div>
Every couple of months	20	10.20%	<div></div>
Oh yes, when are those meetings again? (rarely/never)	138	70.41%	<div></div>
I would attend if they were on a	30	15.31%	



<input checked="" type="checkbox"/> Q 3	What are some key items that have drawn you to Del Ray?		
Answer	Responses	Percentage	
Historic character	52	26.53%	<div></div>
Neighborhood character and “small town feel”	162	82.65%	<div></div>
Walkability/pedestrian safety	144	73.47%	<div></div>
Metro access	59	30.10%	<div></div>
Bikeability/bike safety	18	9.18%	<div></div>
Parking availability	11	5.61%	<div></div>
Restaurants and retail	130	66.33%	<div></div>
Parks and open spaces	31	15.82%	<div></div>
Services close together (e.g. school near the library, YMCA near the parks)	55	28.06%	<div></div>
Multiple housing types	18	9.18%	<div></div>
Distance to other regional points of interest (downtown DC, Tysons Corner, etc.)	64	32.65%	<div></div>
Schools (public and/or private)	5	2.55%	<div></div>
I grew up here	2	1.02%	<div></div>
Other (Please specify)	8	4.08%	<div></div>
(Did not answer)	0	0%	
Total Responses		759	<div><div>20%</div><div>40%</div><div>60%</div><div>80%</div><div>100%</div></div>

Multiple answers per participant possible. Percentages added may exceed 100 since a participant may select more than one answer for this question.

Answer	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6	Rank 7	Rank 8	Weighted Rank(Score)
Preservation and development of open space, playgrounds	27	13	12	19	8	10	10	14	1 (570)

Preserve existing historic scale and character	26	19	9	15	10	6	8	7	2 (551)
Tree canopy, green spaces	11	25	13	14	9	17	11	19	3 (539)
Services that are walkable (laundromat, pharmacy, etc.)	14	7	12	14	11	26	8	6	4 (447)
Encourage independent retail	5	11	16	11	15	11	15	19	5 (410)
Preservation of historic buildings and housing	14	12	6	17	9	9	5	10	6 (400)
Higher visibility and greater frequency of crosswalks (both on Mt. Vernon Avenue and neighborhood streets)	8	11	15	11	11	8	10	2	7 (376)
Underground utilities	6	10	19	9	8	9	12	6	8 (366)
Housing affordability	20	7	6	6	4	6	4	7	9 (324)
Trolley service from metro to northern end of Mt. Vernon Avenue in Del Ray	6	8	7	10	10	5	9	10	10 (279)
Install pedestrian lighting	5	5	7	5	9	14	19	7	11 (265)
Extend focus beyond Mt. Vernon zone to arterial roads like Commonwealth Avenue, Monroe Ave, Braddock Rd, Glebe Rd	5	9	6	7	7	9	6	8	12 (249)
Maintain current height restrictions of buildings	2	13	5	6	12	3	7	9	13 (247)
Infill development on parking lots and other low-density areas along Mt. Vernon Avenue	8	11	4	5	2	4	5	1	14 (221)
Assigning a suitable priority to pedestrians on sidewalks (priority over restaurants and other modes of transportation)	6	2	7	5	13	6	4	9	15 (216)
Consistent stop signs at side street intersections	4	1	8	6	9	9	11	9	16 (211)
Encourage and support mixed use development	5	3	9	7	8	4	5	5	17 (209)
Architectural review board for redevelopment projects (commercial and residential) or building form design guidelines	6	3	8	7	5	2	4	3	18 (189)
Building more housing including multi-family or Accessory Dwelling Units (granny flats)	4	10	5	4	6	1	1	2	19 (183)
Shared parking program (business parking lots open during non-business hours for general public parking)	0	6	6	3	7	9	9	7	20 (173)
Encourage public art	1	3	3	7	7	7	6	8	21 (151)
Bicycle lanes and parking	4	3	5	4	4	4	7	5	22 (150)
Promote underground parking or parking garage	2	3	2	2	3	6	3	5	23 (100)
Extend district from Braddock to Glebe including the original 3 study districts	2	0	3	1	2	6	8	7	24 (88)

Increase residential permit parking zones	3	0	2	1	4	1	4	0	25 (68)
Install benches along the Avenue	2	1	0	0	2	3	3	11	26 (57)
Parking meters along Mt. Vernon Avenue	0	0	1	0	1	1	2	0	27 (17)
Did Not Answer									0
Total Responses									196

A

Q 5 Do you have any wishes or concerns you would like to see the DRCA advocate for that are not listed above?

Click here to read responses

A

Q 6 Overall, what would you like to see the DRCA take on in the coming year (activities, guest speakers, advocacy, etc.)?

Click here to read responses

Percentage values may exceed 100% because of rounding errors.

 Do you have any wishes or concerns you would like to see the DRCA advocate for that are not listed above?

Sr.No.	Response No.	Response Text
1	1	TEST
2	2	
3	3	
4	4	A skate park or other middle/high school age appropriate public use spaces. Traffic calming measure
5	5	
6	6	
7	7	Thank you for soliciting our input.
8	8	Concern: q4, list has little grounding/emphasis on economic realities to foster the desired results
9	9	
10	10	
11	11	Bike Lanes on the Avenue
12	12	
13	13	
14	14	
15	15	
16	16	pedestrian safety/integration of all modes of transportation to co-exist safely (bus, parking/cars.
17	17	
18	18	Good diversity of restaurants on Mt Vernon, but attract other types of businesses. Repave Mt Vernon.
19	19	Larger fields for survey questions. This one is too small
20	20	Pedestrian Safety along Mt. Vernon Ave, and beautification projects along Mt. Vernon Ave.
21	21	N/A
22	22	
23	23	Either re-unite with Arlandria or stay out of their plans. Insist they not use "Del Ray North"
24	24	We need more bars and restaurants. And a brewery.
25	25	Pedestrian safety, resolution of whether the Land Use Committee has any actual impact.
26	26	
27	27	Consistent Code enforcement, better enforcement of noise ordinances regarding contractors
28	28	Encourage alternate traffic thoroughfares (Commonwealth, Rt 1) to the over-crowded Mt Vernon Ave.
29	29	Repave Mt Vernon; Designate Dewitt as a bicycle route; Integrate Arlandria into Del Ray priorities
30	30	
31	31	
32	32	
33	33	
34	34	
35	35	

36	36	Stop Sign needed on Mt Vernon Ave -intersection of Del Ray Avenue. Stop Sign at Aldi shopping exit
37	37	Pedestrian safety is a top priority. Walkability is one of the big things that drew us to Delray.
38	38	
39	39	
40	40	The concerns listed are good. I wish the DRCA would lead the fight to curb development on Mt Vernon
41	41	
42	42	
43	43	
44	44	Broadband competition
45	45	more business, new fast casual restaurants and businesses that stay open late
46	46	
47	47	
48	48	Address "cut-through" traffic with greater police presence during rush hours.
49	49	More restaurants, *more* use of sidewalk space for cafe seating. No more housing units.
50	50	Removal of low income housing specifically Lacey Court Apartments due to noise and criminal activity
51	51	Increased police presence to catch people speeding down side streets
52	52	
53	53	
54	54	Overall, maintaining the small town community feel without chains, large high scale developments
55	55	Limit chain establishments to no more than what's already here (7-11, CVS, Walgreens).
56	56	
57	57	
58	58	
59	59	
60	60	
61	61	We need to have more than just restaurants on the Avenue. We need interesting retail.
62	62	
63	63	
64	64	Do not open zoning for accessory buildings. We're too cramped and the builders will take advantage.
65	65	
66	66	
67	67	We are now too crowded. At times it takes me five minutes to pull out of my driveway.
68	68	
69	69	
70	70	
71	71	
72	72	Replacing the car dealership section of Mt Vernon with restaurants etc.
73	73	

74	74	I'm concerned about the noise (boom cars, yelling, parties) and criminal activity @ Lacey Apartments
75	75	
76	76	
77	77	
78	78	
79	79	
80	80	
81	81	Encourage walking/biking/scootering;; making good connections between Del Ray and Potomac Yard
82	82	
83	83	
84	84	
85	85	
86	86	
87	87	A lot of the retail/restaurants are no longer small independent restaurants. Its now 2 chains
88	88	
89	89	Increase ease/options for getting to metro.
90	90	Pedestrian safety. Parking enforcement. Rat abatement.
91	91	Maintain the feel of Del Ray!
92	92	Speed calming on cut through streets...
93	93	
94	94	
95	95	
96	96	
97	97	NO architectural review boards, ever
98	98	More shops, restaurants, breweries in the area. More things to walk to.
99	99	
100	100	
101	101	
102	102	
103	103	Strict enforcement of traffic laws to curb speeding and incomplete stops at stop signs, especially.
104	104	Yes! Mt. Vernon is dangerous for pedestrians - people don't stop. We need more parks
105	105	Cease development.
106	106	
107	107	
108	108	
109	109	
110	110	
111	111	Bring Arlandia into the picture
112	112	I would like to see promotion of more retail and mixed-use development on Mount Vernon Avenue.

113	113	
114	114	
115	115	Restrict or control the use of scooters.
116	116	
117	117	Maintain the “small town” feel of the community
118	118	Increase in bus frequency during rush hour
119	119	
120	120	i on Monroe & am concerned city and business interests will steer traffic and condo dev here bc HQ2
121	121	Limit car traffic between Jefferson Davis and Mt. Vernon Ave (keep mostly residents on these streets
122	122	
123	123	
124	124	
125	125	
126	126	
127	127	
128	128	Dog parks!!! (northern part of Del ray)
129	129	Parking for residents and Perry theft issues from cars and yards.
130	130	
131	131	Connecting Del Ray with Potomac Yard/new Metro station via WMATA bus.
132	132	
133	133	
134	134	Pedestrian safety
135	135	Retail space affordability (i.e. loosing local services like The Ballet Studio to developers)
136	136	
137	137	Fewer restrictions on where neighborhood businesses can go! And less parking.
138	138	More parking and less stupid regulations. There should not be a four-day parking rule for residents.
139	139	
140	140	
141	141	
142	142	
143	143	
144	144	
145	145	Not at this time
146	146	reduce cut thru traffic stop allowing restaurants to acquire reduced parking permit
147	147	
148	148	
149	149	
150	150	Just want to stress need for more safety improvements at intersection of Commonwealth, E/W Del Ray.S

151	151	
152	152	
153	153	
154	154	
155	155	
156	156	
157	157	No
158	158	
159	159	Help us keep Del Ray and Arlandria "small" and safe! New development is great, but w/in reason
160	160	
161	161	
162	162	I believe the runoff and flooding is a problem and the schools to handle increased housing.
163	163	
164	164	In addition to underground utilities, we need a different internet provider besides Comcast!
165	165	Removal of deadbeat cars along E Del Ray and ensure that sidewalks are clear of bushes that overhang
166	166	
167	167	
168	168	Why do we pave streets and then allow the utilities to dig them up and not fix them properly?
169	169	Enforcement of parking near street corners to increase visibility. Scooter rule enforcement.
170	170	Speed and better enforcement of already established crosswalks, i.e. Monroe, Mt. Vernon
171	171	Under a previous president the DRCA became adversarial with the business community. Reverse that.
172	172	Monitoring restaurant (and also Del Ray Montessori) SUP compliance (trash, rodents, seating, parking)
173	173	
174	174	
175	175	Restricting scooters
176	176	
177	177	I'm confused what DRCA considers Del Ray. What about the area between Commonwealth and Russell?
178	178	
179	179	Slow-down and/or reduce vehicle traffic on Mt. Vernon (e.g. speed bumps, stop signs, re-routing).
180	180	
181	181	
182	182	Parking enforcement on the Ave and side streets.
183	183	
184	184	
185	185	
186	186	
187	187	
188	188	
189	189	Nope!

190	190	
191	191	Diversity
192	192	survey flaw: #2 doesn't apply
193	193	
194	194	
195	195	place to recycle glass, plastic film, yard waste; get rid of old Bradford pear street trees
196	196	Help protect Chirilagua and the diversity of our neighborhoods.

Overall, what would you like to see the DRCA take on in the coming year (activities, guest speakers, advocacy, etc.)?

Sr.No.	Response No.	Response Text
1	1	TEST
2	2	
3	3	
4	4	Senior activities
5	5	
6	6	
7	7	
8	8	
9	9	
10	10	
11	11	
12	12	
13	13	
14	14	Preservation of housing stock and limits on demolition of housing just to max out FAR
15	15	
16	16	Engagement/awareness in city initiatives such as housing, development (including amazon), Vision Zer
17	17	Historic preservation
18	18	Coordination w VT Innovation Campus planning, Oakville Triangle & future Potomac Yard development
19	19	I would like for DRCA to have a more visible presence at planning commission and city council meetin
20	20	Pro Development and Progress Advocacy
21	21	N/A
22	22	Public Art, community activists that champion inclusion of diverse communities.
23	23	Promote living small, host green talks, make the home and garden tour include gardens or re-name it.
24	24	Be a group that says yes, not a group that says no.
25	25	Community approach to disaster response and resilience - we need to coordinate to assist neighbors.
26	26	
27	27	
28	28	
29	29	Better play areas for children and adults
30	30	
31	31	
32	32	Advocate for historic preservation and retention of single-family zoning.
33	33	
34	34	
35	35	

36	36	
37	37	
38	38	
39	39	A splash pad or some type of water feature would be nice.
40	40	an individual from another city that fought development and won
41	41	fight against over development
42	42	Advocate for the citizens who live here, keeping the character while recognizing that growth will
43	43	
44	44	
45	45	
46	46	
47	47	
48	48	Pedestrian safety.
49	49	
50	50	Advocacy regarding the problems with the low income housing.
51	51	
52	52	
53	53	
54	54	
55	55	Preserve what is already here. Don't change a thing
56	56	
57	57	
58	58	
59	59	
60	60	
61	61	Keeping Del Ray a livable, walkable community. Advocacy should be primary.
62	62	
63	63	
64	64	
65	65	
66	66	
67	67	Keep scooters under control. Don't appreciate them just laying around on the sidewalk—dangerous.
68	68	
69	69	
70	70	
71	71	
72	72	
73	73	

74	74	Stronger stance on noise (boom cars especially); stronger stance on leashing dogs.
75	75	More speakers/regular updates from both Amazon and the Virginia Tech Innovation Campus
76	76	
77	77	
78	78	
79	79	
80	80	
81	81	Thanks for all you do. Feel bad that I never make it to meetings anymore. Appreciate you all.
82	82	Pedestrian safety and housing
83	83	
84	84	
85	85	
86	86	
87	87	Activities
88	88	
89	89	
90	90	
91	91	
92	92	
93	93	
94	94	
95	95	
96	96	
97	97	
98	98	Keep being awesome and putting on amazing community events
99	99	
100	100	More activities for young(er) professionals that do not focus on children.
101	101	
102	102	
103	103	Engage with GW (and maybe TC) to have band and orchestra concerts in good weather months on the ave.
104	104	Parks! Pedestrian safety
105	105	No left/right turns from busy Mt Vernon Ave/side street intersections during rush hour, e.g. Howell.
106	106	
107	107	
108	108	
109	109	
110	110	
111	111	
112	112	None.

113	113	
114	114	Would like to see a movie theater.
115	115	Guest speakers
116	116	
117	117	
118	118	
119	119	
120	120	Protect our neighborhood from traffic and high density dev forced by poor HQ2 plans. 100 characts?!
121	121	
122	122	
123	123	Represent the community’s interests re PY development and Amazon. Both seem bad, esp tech campus.
124	124	
125	125	
126	126	
127	127	
128	128	
129	129	DRCA get more tech savvy in its offerings. Like this survey I’ve had to reassign 1-8, 6 times now.
130	130	
131	131	
132	132	
133	133	
134	134	smart growth advocacy
135	135	
136	136	
137	137	Reduce top speeds thru street design (traffic calming). Continuous-flow intersections (very slow).
138	138	Hold the City accountable for getting the project done on time. DONT waste taxpayer \$\$\$\$
139	139	
140	140	
141	141	
142	142	
143	143	
144	144	
145	145	
146	146	
147	147	
148	148	
149	149	
150	150	Safety at unsafe intersections in Del Ray.

151	151	
152	152	
153	153	Explore ways to reduce our community's reliance on fossil fuels and advocate for environmentalism.
154	154	
155	155	
156	156	
157	157	Oversized house renovations/unnecessary teardowns that are changing the character of the neighborhood
158	158	
159	159	Could you make the meetings available via web conference? it's hard to get out at night w/ kids.
160	160	
161	161	
162	162	Flooding problem with water runoff.
163	163	
164	164	
165	165	a community event involving all of the churches located within Del Ray
166	166	Affordable housing especially in that area so we can retain diversity and blue collar work force.
167	167	
168	168	Del Ray should host a Mardi Gras event. It would be a perfect compliment to Art on the Avenue.
169	169	Community partnerships with faith-based organizations and churches.
170	170	Activities, Neighbor involvement and events aimed at those currently living in the area
171	171	Partnership with DRBA.
172	172	
173	173	
174	174	
175	175	Restricting scooters
176	176	
177	177	Coordinate more closely with Arlandria citizen groups.
178	178	
179	179	Please fight against developers and chain businesses buying-up and over-developing Del Ray.
180	180	
181	181	
182	182	
183	183	
184	184	
185	185	
186	186	
187	187	
188	188	
189	189	Pedestrian safety.

190	190	
191	191	
192	192	McMansionization of houses the #1 thing I'd like halted; keep DR small.
193	193	
194	194	
195	195	recycling, schools update,
196	196	I'm a new member, so I'm excited to see what you already do!