

Alexandria West Plan Community Meeting 3

08 - 08 May 2023

Poll results

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HOUSING: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

0 1 1

(1/3)

- Need to add a completely new and aesthetic pedestrian bridge across 395 from West End to Landmark
- Housing plan captured housing concerns. Transportation plan missed an opportunity to specifically address ways of uniting both sides of I-395 (last point maintain access to other parts of the city and region). Parks plan and open spaces met concerns. Planning and land use met concerns.
- (Thank you for reminder of how to get to objectives in survey w QR code - Very helpful!)
- Cost and availability of parking concerns were relayed but I don't see that addressed in the draft objectives. Guess this could also tie into density.
- no. it is still fuzzy

HOUSING: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

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(2/3)

on genuinely affordable housing. the new apartments are either very low income based or ridiculously expensive.

- Are homeowners in Alexandria going to be affected by new zoning rules as in Arlington? Regarding multi-family use
- This area is supported by a middle school, Hammond, with 1500 students that is already too large for students to thrive. It seems to me that more density is

misaligned with the reality of our West End schools, especially since a new middle school in this area has not been prioritized in the ACPS Capital Improvement Budget.

- What about the DOD Mark Center? It was a big deal pre-pandemic with traffic and parking. Is it just a non-entity now? Also, why housing density when a lot of workers may be teleworking?

HOUSING: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

0 1 1

(3/3)

- Not really sure what you mean by "support for density." If you mean ensuring density doesn't exceed existing intersection capacity, that would be fabulous. Separately, no one has yet offered to address concerns of homeowners regarding trying to achieve affordability through market pressure (i.e., lowering rents by lowering market value through volume) and how that might impact their homes' values.
- I would add a mention of impact on schools (enrollment, traffic, etc).
- Yes. But so many general concerns.
- For the most part yes - it is a bit hard to review the slides' objectives and participate in online survey.
- Yes, I feel certain areas have been addressed.
- N/A

TRANSPORTATION: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

(1/5)

- The plan does not address access to rental bikes and scooters. Rental stations are few and far between, and with the Mark Center bus depot as this area's major transport hub we need more options to get to/from this bus hub.
- Transportation section addressed most issues but missed the opportunity to commit to a pedestrian bridge connecting both sides of I395. In all its recent long range project, the City has "back burnered" bridges due to expense. If we really want to promote healthy living, and to unify areas racially/ethically/economically, then we should prioritize access between regions for safe bike/walking.
- The plan does not address sidewalk expansion. There are entire

TRANSPORTATION: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

(2/5)

streets, e.g. Dawes off of Seminary, where there aren't sidewalks on either side of the streets and that road is a major access point for the bus stop on Seminary.

- Speeding is missing as a concern. Pedestrian pathways need to be more clearly marked and the option to have flashing lights turn on when a pedestrian is attempting to cross the street.
- Would like to see

access to DASH more readily available on Seminary...so attention to access throughout West end is appreciated. This is probably voiced in bullet about connectivity.

- There needs to be a dedicated turn lane from Seminary onto Echols. I have witnessed many accidents at that intersection.
- Concur with the need for better connectivity to the East End

TRANSPORTATION: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

(3/5)

- for bikes and pedestrians. But, I cannot see how you can add a lot more density and still make it possible to get between Dawes and 395 in a reasonable time frame.
- Beauregard speed limit reduction to 25 has been interesting as almost no one follows it and have seen little to no enforcement (other than the speed flashing light signs that seem to get knocked down every few months)
 - Due to the proximity and impact of Fairfax County roads on the SW portion of the plan, communication with the county should be added. We can improve Beauregard St but transportation/road flow planning at Little River Turnpike can make it moot.
 - The 16L express bus needs to be reinstated. The 7M is doable, but a bit of a hike for some folks commuting to Arlington, DC, etc.

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(4/5)

- Need to increase the amount of bike land motorized scooters anes, more pedestrian/running routes, and for the love of all that is important, ADD MORE PEDESTRIAN CROSSWALKS with flashing lights, car lane traffic stops on Beaugard
- I think this is a great outline. I'm a pedestrian by default due to disabilities and the DASH buses have been so very helpful. The free fare
- has been a huge help as well. I wish more streets had sidewalks on both sides, but that seems to be a Virginia problem all around.
- Consistently in “no right on red” application. Find intersections where it would make sense to have and it’s not there and vice versa.
- There was an article in a local publication about one of the buildings being torn down at the Mark Center

TRANSPORTATION: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

(5/5)

and an apartment building to house 3500 going up. Seems that would make traffic much worse near Beaugard and Seminary. routes lost during COVID

- Want to make sure the planning committee has a clear plan to address pedestrian safety, safe sidewalk areas and crosswalks especially around the school zone areas, and more bus pull off lanes and designated vehicle left hand turn lanes where possible.
- Look into WMATA bus

PARKS AND OPEN SPACE: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

0 1 1

(1/5)

- We could really use more covered picnic areas on west end. For both larger and smaller gatherings, not necessarily together.
- Agree with artisan, fitness, aquatic venue vs another apartment complex
- I am concerned that there is no soccer field on this side of 395. The closest soccer field is at Hammond. Meanwhile, we have a locked baseball field at John Adams that is primarily used by east end children participating in baseball leagues. Attention should be given to adding more fields or converting the Parks and Rec baseball field into a soccer field for both adults and kids.
- Recommend adding exercise stations throughout the West End to promote fitness and health
- Yes artisan events

PARKS AND OPEN SPACE: Have the main issues, concerns, and big ideas been identified? Are we missing anything? Please share your thoughts. (10 minutes)

(2/5)

would be great. Events appealing to all ages

- There should be a discussion of a recreation center with an aquatic facility that supports this end of the city. The many children on this side of the city should not have to go to Old Town to swim.
- I do appreciate "Opportunities for public art need to be prioritized within new development as well as within existing or redeveloped

open space to ensure equitable access for all residents." Additionally recommend a dedicated West End Local Artisan and Vendor events/fairs

- We also need more recycling options at parks, please!
- I too am bothered at slow slow pace on trail. Odor in water , litter. And why were trees removed along beauregard? We need more trees
- There is a strong need for

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a “Potomac Yards” level playground in alexwest. Complete with a water park for hot Virginia summers.

- The John Adams playground is buckling under the demand of the corridor's children. Any further development approvals should be contingent on renovating that playground and adding more playgrounds to this area.
- Parks need to be maintained, eg trash cans emptied,

equipment repaired and ensured safe use, and public safe areas. They are not. And there is a need for more public accessible parks and play gym areas on the west end. With increased housing density, well cared for public parks space will be essential to keep parks in useable condition and control rodent issues related to trash receptacles.

- Because of the overlap of parks with schools in our

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(4/5)

- west area, I would second the suggestion under topic 1 of having ACPS representatives as early partners with the community and developers about these redevelopments and needs openly.
- At the moment the "open space" areas seem to be homeless encampments.
 - Increase recreation centers and programming available at such centers.
 - We really need to address littering, trash and waste collection efforts in our parks, green spaces, and green areas, etc. Recommend more signage, disposal and recycling bins.
 - This area is a recreational desert. It is unacceptable that there is not a single non-ACPS public playground supporting this high density area. More city-run playgrounds should precede further development.

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(5/5)

0 1 1

- The former “Retreat” building next to the Hilton has been demolished and appears to be green space now. Is that the intention?
- Moved here in June 2020 and amazed at the (lack of) speed of the Holmes Run Trail rehabilitation. Hope the fix in progress is successful long term.
- I definitely want as many trees as possible. The summers will only get hotter. That cooling shade will be very necessary.
- Where is enforcement? I read these, thought about The Blake, and laughed. Sounds great if you actually enforce it, though.

**PLANNING, LAND USE, AND RELATED TOPICS:
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Please share your thoughts. (10 minutes)**

(1/5)

- If the goal is to make a Disneyfide copy of Old Town don't price regular people out.
- Perhaps a program for developers related to increasing jobs? Density and development are likely inevitable — at least give back to the community through a requirement to increase x number of “greater than minimum pay” jobs per sqft developed — over x number of years (<< very rough suggestion).
- Agree on goal of west alx, rec programs and arts in our area
- Improved Infrastructure is a must!
- Im sure we'll get into zoning policies in future meetings
- Please connect more side streets so we don't have to take all trips (car or walking) on main roads.
- Safety and afterschool and summer recreational programs go hand in hand. This end

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(2/5)

of the city needs more recreational programs and youth activities to keep kids safe and out of gangs. The 7-11 and CVS at Kenmore can tell you what happens when students are bored and have too little to do after school.

- Also agree on what is goal of West Alexandria.
- Agree with the comment on what is the goal of West Alexandria. Often feels like an afterthought...

- Yes human scale, walkability, accessible restaurants and shops all essential
- As development happens and may touch on areas nearby - how can we ensure the same materials are used to replace work needed whether developer or city or vendor.. Ie. Blacktop vs concrete for replacing dug up areas.
- Agreed to cap building heights
- When I look at The Sinclair and

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(3/5)

the Blake, I see really expensive apartments. I only see movement towards expensive, dense housing that mostly benefits developers.

- But yes and yes and yes to restaurants and retail. Mixed use/first floor commercial is where it's at. Not so keen parking for parking's sake
- It would be helpful to have some clear objectives concerning

the kind of place we want to be. The kind of place that fosters the arts?

One particularly welcoming to families? To ethnic diversity and cultural sharing? Especially walkable?

- I am concerned with the emphasis on adding stories to buildings along Beauregard St. There is no mention of zoning heights.
- Absolutely agree with "5. Establish architecture

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and design standards that support sustainable, high-quality design, placemaking, and neighborhood identity. 6. Require new streets and streetscapes are attractive, human-scaled, and provide connections that support all modes of transportation." What makes our friends over at Old Town so aesthetic and appealing is the walkability and proximity to

local business - something that is lacking on our side. Mixed retail for all future developments, revitalization for existing businesses, and well lit streets and crosswalks throughout.

- Retail within walking distance in this area is key. There are too few places where the community can gather over a meal, cup of coffee, etc. There are too few

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(5/5)**

places that foster and enable
connection. I am disappointed that
no retail was included at the Blake
and is not in the proposal for the
development next door to the Blake.

- Wish we had a local public parking garage. Most of the buildings in the West End have poor parking.