

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C24) Density is increasing too much, resulting in added traffic, slower roads caused by added traffic signals. Added density without significant added retail also contributes to more traffic.	(C10) Density [what they like most about Alex West]	(C1) The firehouse on Paxton st	(C23) School options, overcrowded house rentals, poor property upkeep, restrictive/antiquated zoning	(C59) not enough types of housing	(C23) School options, overcrowded house rentals, poor property upkeep, restrictive/antiquated zoning	(C3) Attractive neighborhoods	(C7) Safety/crime	(C4) Managing noise...loud cars and speeding on King	(C14) End street racing and street racing gatherings and the middle of the night loud engines revving and practicing jump starts.	(C13) Public access to EV charging ; police protection	(C22) Seems good right now. [in response to what needs to be improved in Alex West]
(C44) Badly need more family restaurants and hotels, less density	(C13) If other parts of Alexandria and NoVA were more like our neighborhood--with a mix of housing types and lots of density--our region would be much more affordable, sustainable, and diverse.	(C2) My doctors offices are there.	(C27) More mixed use walkable developments	(C60) not enough types of housing	(C70) missing middle	(C47) Aesthetic improvements	(C8) Street parking and crime	(C6) Vehicle Sounds are painfully amplified when driving on Braddock through the 395 overpass. Noise level is unbearable when walking through it especially when an ambulance or loud car drives through. The amplified sounds reach the nearby residences which also impacts livability in the area. Can this be resolved through an acoustic application in this location and any other overpass near residences or with sidewalks?	(C15) Reduce crime, monitor traffic lights more aggressively for red light violators especially by Mark Center Drive lights	(C27) Parking enforcement, more policing	(C26) Don't mess it up. Fix something that needs fixing. [in response to what needs to be improved in Alex West]
(C25) Do not replace single family neighborhoods or green spaces with condos/apartments.	(C41) More density	(C4) big stores with big surface parking lots	(C30) Clydes and Silver Diner are the only restaurants, could use some more	(C61) not enough types of housing	(C75) restrictive/antiquated property zoning codes limiting subdivision options	(C49) Lack of architectural interest/beauty in the surroundings, too many ugly, unattractive and dense apartment buildings, high-rises. Rentals and houses that are dilapidated and depressing. Lower percentage of homeownership, resulting in lower vested interest in maintaining property values. Neighborhoods too proximate to high-traffic lanes, inviting noise, pollution, and inhibiting walk-ability/bike-ability. Lack of balance between single-family and dense housing. Too many excuses by politicians to build "affordable housing" by mowing down green space and jamming more dense housing/apartment buildings into our end of town (Exhibit A: The Blake Apartments). Lack of neighborhoods with parks, green space, nature. Lack of balance between housing, commercial space and green space/nature. Low performing	(C10) Public Safety and CLEAN affordable housing	(C14) End street racing and street racing gatherings and the middle of the night loud engines revving and practicing jump starts.	(C16) Speed limit enforcement	(C36) More security	(C31) There needs to be an Advisory Group formed with at least one member being from the Beauregard Design Advisory Committee (BDAC). [in response to what needs to be improved in Alex West]
(C28) TOO many high rise apts		(C5) Residential neighborhood	(C34) We need more retail businesses within walking distance and more oversight over the deteriorated conditions of many residential properties	(C62) not enough types of housing	(C85) Do NOT change single family zoning. Encourage affordable housing such as the Episcopal Church building on Beauregard St.		(C11) Safety	(C49) Excessive speeding and loud exhaust on Seminary road - lack of Law Enforcement.	(C49) Excessive speeding and loud exhaust on Seminary road - lack of Law Enforcement.	(C47) More patrols by LE	(C32) City Planning [in response to what needs to be improved in Alex West]
(C33) Decrease density, protect parks and green space		(C6) availability of medical care	(C40) Grocery and drug stores badly need improvement!	(C63) not enough types of housing	(C138) Alexandria needs to upzone more lots. McMansions that squeeze every square foot out of the lot, down the street from high rises, are absurd. Just let developers build townhouses, duplexes, etc		(C15) Reduce crime, monitor traffic lights more aggressively for red light violators especially by Mark Center Drive lights	(C52) traffic speed and noise and seeming lack of enforcement.	(C52) traffic speed and noise and seeming lack of enforcement.		(C35) Nothing - The area is the perfect mix of nature, appropriate levels of housing and retail. [in response to what needs to be improved in Alex West]

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C38) Less density ---the part that was once advertised as "like in the country" is becoming as densely populated as Old Town.		(C7) Church of the Resurrection is located here	(C44) Badly need more family restaurants and hotels, less density	(C64) not enough types of housing, affordability	(C49) Lack of architectural interest/beauty in the surroundings, too many ugly, unattractive and dense apartment buildings, high-rises. Rentals and houses that are dilapidated and depressing. Lower percentage of homeownership, resulting in lower vested interest in maintaining property values. Neighborhoods too proximate to high-traffic lanes, inviting noise, pollution, and inhibiting walk-ability/bike-ability. Lack of balance between single-family and dense housing. Too many excuses by politicians to build "affordable housing" by mowing down green space and jamming more dense housing/apartment buildings into our end of town (Exhibit A: The Blake Apartments). Lack of neighborhoods with parks, green space, nature. Lack of balance between housing, commercial space and green space/nature. Low performing		(C18) Safety	(C73) traffic speed and noise and seeming lack of enforcement.	(C73) traffic speed and noise and seeming lack of enforcement.		(C37) Not to view the CURRENT residents as transient as stated in the original development plans. [in response to what needs to be improved in Alex West]
(C42) Sick of ugly over-developed areas that removes nature and and builds Rubik cubes. We don't go to Old Town Alexandria no place to park got to carry a credit card to pay for parking limited exposure to using stores,restaurants. It is pathetic what's happened to our area. Lived here all my life. It should be mandatory that these Rubik's cubes be built in the backyards of those who are allowing this to happen to our home area		(C8) Close to my office	(C46) shops and restaurants for the neighborhood, only 2 here now	(C65) not enough types of housing, affordability	(C131) Apartments not having adequate parking for the amount of people they allow to live in units		(C19) Homeless, people shooting guns at 7-11 on Linconia	(C147) Traffic noise on King Street is a continuing issue.	(C27) Parking enforcement, more policing		(C48) Trash collection (in public areas, overflowing trash cans from houses with high volume, and trash left from people passing through)
(C43) need to control encroaching dense development		(C11) Medical providers	(C56) WALKABLE COMMUNITY SPACES (LUNCH, COFFEE, BEER + WINE)	(C66) not enough types of housing, affordability			(C20) Homeless, people shooting guns at 7-11 on Linconia		(C51) better enforcement of parking laws		(C58) Maintenance of public facilities

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C45) The solution to traffic congestion is not adding hardly used unsafe bike lanes or taking away traffic lanes for bus routes. Widen roads to move more cars before increasing density and smart development. Put the higher density buildings in areas that are not overcrowded and don't suffer from the same traffic congestion like (Del Ray) instead of formulating a plan to put most of the high density in the West End. Alexandria's current development and traffic solutions are based on decades old racist policies the planning commission and city council continue to perpetuate. Also when building allow for adequate parking spaces and loading zones. The noise pollution in the West End is so bad that the parks are no longer peaceful. Finally, the surveys are ineffective when the city council and staff rejects the		(C12) My townhome and accessibility to 395	(C57) Attractions for families, kids, and adults	(C67) Affordability, not enough types of housing			(C21) Safety and schools				(C77) Single family homes [in response to their biggest concerns about housing in Alex West]
(C50) Keep density out		(C14) Close to my office	(C71) Increase in violent crime. Income levels too isolated. West End neglect- fix the bike path, improve lighting and police presence in LynBrook, Meadow Creek, other apts along Beauregard. Need more mixing high/low. West end too dense. Segregated neighborhoods = higher violent crime. Make West End a more desirable destination: shopping, parks, community centers, well-lit, mixed income, mix SFH/TH/garden-style apt/condo. Add central plaza community area: play fountain, park, coffee shops, restaurants, performances, well-lit at night "destination"	(C69) not enough different types of housing			(C23) Safety which has significantly lowered				(C78) The fear of displacement stems from the Mayor/Council's acquiescence to land developers. [in response to their biggest concerns about housing in Alex West]
(C51) too many buildings have been converted to apartments with no infrastructure, the roads are packed. And there are no metro stops here.		(C21) Easily accessible healthcare services	(C52) There are certain communities that need a lot of attention. Such as buildings being renovated, or possibly being torn down. Instead of building more apartments, there need to be a Boys and Girls club built in this area so the kids have someone to go in order to receive tutoring, and can also help with employing youth and also hold classes there to help others in the community	(C71) Increase in violent crime. Income levels too isolated. West End neglect- fix the bike path, improve lighting and police presence in LynBrook, Meadow Creek, other apts along Beauregard. Need more mixing high/low. West end too dense. Segregated neighborhoods = higher violent crime. Make West End a more desirable destination: shopping, parks, community centers, well-lit, mixed income, mix SFH/TH/garden-style apt/condo. Add central plaza community area: play fountain, park, coffee shops, restaurants, performances, well-lit at night "destination"			(C24) Crime.				(C88) There needs to be an Advisory Group formed with at least one member being from the Beauregard Design Advisory Committee (BDAC). [in response to their biggest concerns about housing in Alex West]

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C53) need to control encroaching dense development		(C18) I live in a CCRC in the area.		(C80) Housing shortage compared to demand in area, housing issues impacting the most vulnerable first			(C25) Cleanliness, safety, roads				(C102) Although many people in the West End are renters, keep in mind the homeowners who have to pay directly for the City Council's aspirations. Would it be better to encourage home ownership instead of the treadmill of renting? Are homeowners more vested in their community and schools than renters? I live in a very stable homeowner neighborhood Please don't tax us out of Alexandria. [in response to their biggest concerns about housing in Alex West]
(C54) No more high risers		(C28) The West End farmer's market has some delicious produce!		(C82) permanent removal from the market of modest affordable SFH houses because of McMansion-y type "renovations"			(C26) SAFETY				(C108) new construction should have renewable energy in place and in use. [in response to their biggest concerns about housing in Alex West]
(C55) No more high risers				(C84) For limited opportunities for homeownership, too few options, too expensive, condo fees are a form of economic apartheid			(C28) Street parking, safety and security.				(C119) Soy extranjera y madre soltera, no tengo oportunidades de apoyo adicional por gozar de estatus diplomático. [in response to their biggest concerns about housing in Alex West]
Income levels too isolated. West End neglect- fix the bike path, improve lighting and police presence in LynBrook, Meadow Creek, other apts along Beauregard. Need more mixing high/low. West end too dense. Segregated neighborhoods = higher violent crime. Make West End a more desirable destination: shopping, parks, community centers, well-lit, mixed income, mix SFH/TH/garden-style apt/condo. Add central plaza community area: play fountain, park, coffee shops, restaurants, performances, well-lit at night "destination" and safe place				(C91) Not Mix Used [in response to their biggest concern about housing in Alex West]			(C29) Safety				(C121) Gentrification [in response to their biggest concerns about housing in Alex West]
(C72) Increasing density, traffic and congestion. Decreasing quality of life. Less and less quiet around here.				(C95) More single family homes are needed.			(C30) Overcrowding of apartments/homes and crime				(C122) wealth environment [in response to their biggest concerns about housing in Alex West]
(C73) Too much infill of multi-family housing cuts us off from the larger community due to related traffic; necessitating larger and larger schools and more and more infrastructure; fire and safety				(C99) Disabled people have little access to housing. Property taxes keep going up.			(C31) Crime				(C126) This is based off of what I have heard about what is happening to others in Alexandria, not me or my family. [in response to their biggest concerns about housing in Alex West]
(C74) New apartments in a densely populated area are seminary/Beauregard developments				(C100) Lack of over 55 garden style housing within the city limits			(C32) Security				(C5) Seems good right now.
(C79) Too much density, safety concerns				(C111) Not enough family housing (with 3+ bedrooms) available for rent			(C33) Safety; Clean AND Affordable housing.				(C12) Don't mess it up. Fix something that needs fixing.

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C81) Don't overload the area with high rise low or no income housing ensure there is a balance				(C114) Not enough single family homes with small yards or 55 plus communities of single family homes. Instead the focus of the planning commission and city council is to create building after building of high density which does not foster a sense of community. And without a sense of community crime rises, the more affluent move out of the city and property values decrease.			(C34) Crime				(C22) needs to be more parking on streets, needs to be safe-support and respect police
(C83) High density housing construction intruding on residential areas				(C116) Simply not enough housing supply			(C35) Crime				(C40) Safe Pedestrian and neighborhood watch
(C86) Increased density				(C117) I worry about how expensive Southern Towers has gotten, we need to allow a lot more housing to be built. Growth is good, other parts of the City should allow more density too!			(C37) Safety. Crime has increased				(C50) See above reduce note increase
(C87) Lack of single family homes. Too many condo/apartment buildings leading to traffic congestion.				(C118) We are lucky enough to own our home, but I am concerned about all of the above as a community. It's important for people to have affordable housing and opportunities for home ownership.			(C39) Crime and safety				(C53) Parking; emergency services
(C89) We want to preserve our old neighborhood with its mature trees and spacious lots. We don't want to see our neighborhood rezoned for multifamily units				(C125) Trend to sacrifice green space (or horizontal space for that matter) to fit more units into smaller footprints, lack of new or upgraded single family homes for reasonable prices on the market, lack of yard space, lack of separation from high-traffic areas, lack of urban planning for better balance between infrastructure and people.			(C41) Safety in the southern parts of the West End.				
(C90) Overdevelopment and infill				(C139) not enough options for housing			(C42) safety				
(C92) Too many high rise buildings in poor condition							(C43) safety				
(C93) Attempts to permit multifamily development in single family zones.							(C44) Safety				
(C94) density is too high. Need more townhomes less apartments so growing families stay in the community							(C45) Safety and police patrols				
(C96) Proliferation of "affordable housing" projects and influence of developers on city govt.							(C46) Crime needs to be addressed				

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C98) Too much fake "affordable housing" - Building MASSIVE luxury buildings with 400 - 700 units with only a handful of truly affordable units. Using an 80 AMI to qualify for "affordable housing" if your households makes \$80,000 you can afford to rent without needing taxpayer money. Higher taxes putting additional pressure on middle class families which can barely afford to live in the city. City not allowing the construction of homes for purchase - everything being							(C48) Safety				
(C97) The number of dense highrises is limiting single family, mature trees, and the sense of neighborhoods.							(C54) Too much infill of multi-family housing cuts us off from the larger community due to related traffic; necessitating larger and larger schools and more and more infrastructure; fire and safety				
(C101) It is discouraging to think that more density might get added into the area							(C55) New development adjacent to residential neighborhoods is changing the character of the community and increasing noise, crime and reducing quality of life.				
(C103) The concerns of single family homes are largely ignored in favor of newer higher density development. Open spaces in this end of town are rapidly disappearing.							(C56) Public safety				
(C104) High Density ala Ballston							(C58) Homeless and burglars				
(C105) Hugh density and dumping public housing in west end.							(C59) Homeless and burglars				
(C106) Building large apartment complexes with no plan for traffic or impact on existing communities							(C60) Rising crime. Why is this not an option? With the number of alerts I get of murder, rape, gun shots, etc? CRIME is the issue. Stop pushing all the affordable housing out of Old Town into the West End. Why in the world was the Double Apple Lounge approved? It's a huge traffic issue. People pull awful moves getting out of their to turn left onto Seminary.				
(C107) Too much development is taking place.							(C61) Safety				
(C109) Most all of the above you should have put all the housing in place of landmark Mall instead of putting it in our area where used to be peaceful and beautiful you've ruined Old Town Alexandria and soon to ruin seminary road and Beauregard and Van dorn go away							(C62) Neighborhood security				

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C112) Stuffing people into housing complexes like ants in ant hills. Very unkind and says that certain people/cultures only deserve this type of housing. Should these residents not aspire to single family home ownership? If single family homes are not built in Alexandria we are saying these residents should not have an aspiration to live in a single family home. Not good!							(C63) safety in the neighborhoods				
(C113) Too many new high-rises, density, noise.							(C64) Crime				
(C120) TOO MANY Apartments being built							(C65) Crime in all the apartment complexes along van dorn				
(C129) The amount of commercial buildings turned into residential between King and Walter Reed has made the # of people in that area skyrocket.							(C66) Neighborhood safety (Armistead, Sanger, Morgan)				
(C134) Density too high, adding population to city will make city worse							(C67) Not enough single family homes with small yards or 55 plus communities of single family homes. Instead the focus of the planning commission and city council is to create building after building of high density which does not foster a sense of community. And without a sense of community crime rises, the more affluent move out of the city and property values decrease.				
(C136) To many apartments							(C68) Crime, cleanliness				
(C137) Too much growth in an already extremely congested area							(C69) Crime levels				
(C123) over populating with large complexes							(C70) Low income housing causing increased crime in parks				
(C124) The East side is forcing further density on the west side.							(C71) 395/Seminary road is unsafe. The lower speed limit has done nothing. Also, too much crime.				
(C125) Trend to sacrifice green space (or horizontal space for that matter) to fit more units into smaller footprints, lack of new or upgraded single family homes for reasonable prices on the market, lack of yard space, lack of separation from high-traffic areas, lack of urban planning for better balance between infrastructure and people.											
(C127) Density											
(C9) small town feel											
(C15) Still feels like nostalgic Alexandria											
(C16) not over built [what they like most about Alex West]											

Alexandria West Community Planning | General Planning Comments from Community Poll #1 | March 27, 2023

Density and Growth Concerns	Support for Density and Growth	Support to Retain Many of the Existing Neighborhood Supporting Uses	Support for Additional Non-Residential Uses	Support for Additional Residential Uses	Support for Updated Residential Zoning Policies	Support for Better Architecture and Design	Concerns Regarding General Crime and Safety	Noise Concerns	Support for Additional Traffic and Parking Enforcement	Concerns Raised for Additional Security and Policing	Other
(C17) Less congested, not overpopulated [what they like most about Alex West]											
(C19) Small town feel and hope it stays that way											
(C20) Small town feel and hope it stays that way											
(C36) Creation of "small neighborhoods" that offer more of a community feel than a "commuter feel"											
(C39) keep small town feel											
(C76) New development adjacent to residential neighborhoods is changing the character of the community and increasing noise, crime and reducing quality of life.											
(C132) Developers tearing down houses in established neighborhoods to build something that doesn't work with the neighborhood											
(C133) How the neighborhood around me changes											

Alexandria West Community Planning | General Planning Comments from Phase 1 Community Engagement Pop-Ups | March 27, 2023

Support for Additional Non-Residential Uses	Support for Better Architecture and Design	Density and Growth Concerns	Concerns regarding General Crime and Safety
(C1) Need more public meeting space	(C5) fairness in development (height, architecture)	(C4) no more multi-family housing	(C1) surveillance cameras - police office in the roads all day because the main concern for me is safety
(C2) More retail	(C7) building are too tall		(C2) safety & security - for family and kids
(C3) Restaurants - not fast food			(C3) Security in the area needs to be better, don't feel safe, quality and amount of school concerns, more cameras
(C6) Shop at Whole Foods and Trader Joe's (outside plan area)			
(C8) Centered - gym, grocery stores are close			

Alexandria West Community Planning | Housing Comments from Community Poll #1 | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Density and Growth Concerns	Building Condition Concerns (Poor Maintenance and Management)	Support for More Housing Options, Including Affordable Homeownership	Cost And Availability of Parking for Residential Uses	Support for New Development to be Sustainable	Other
(C36) affordability	(C50) Increase in violent crime. Income levels too isolated. West End neglect- fix the bike path, improve lighting and police presence in LynBrook, Meadow Creek, other apts along Beauregard. Need more mixing high/low. West end too dense. Segregated neighborhoods = higher violent crime. Make West End a more desirable destination: shopping, parks, community centers, well-lit, mixed income, mix SFH/TH/garden-style apt/condo. Add central plaza community area: play fountain, park, coffee shops, restaurants, performances, well-lit at night "destination" and safe place	(C51) Many of the apartment complexes have terrible issues with rodents and roaches	(C31) not enough types of housing	(C143) Apartments not having adequate parking for the amount of people they allow to live in units	(C106) new construction should have renewable energy in place and in use.	(C45) traffic noise
(C37) affordability	(C52) Increasing density, traffic and congestion. Decreasing quality of life. Less and less quiet around here.	(C84) Too many high rise buildings in poor condition	(C32) not enough types of housing	(C137) Not enough parking, need to open Landmark plaza cover parking 4 floors and make it affordable paid parking.	(C132) We need all new housing to be met zero energy	(C48) None since I have a home here.
(C38) not enough types of housing, affordability	(C64) Too much density, safety concerns	(C136) montconicato cuanto a pest control en las unidades. (ratones, cucbrachos)	(C33) not enough types of housing	(C53) Increasing high rise development. Apartment residents parking on local streets. There should be adequate parking on site		(C59) restrictive/antiquated property zoning codes limiting subdivision options
(C39) affordability	(C69) High density housing construction intruding on residential areas	(C76) I relocated from the West End to a nearby neighborhood partially due to building conditions; residents did not maintain the property well; trash and debris	(C34) not enough types of housing	(C54) All the new housing being built without sufficient parking		(C61) Support for landlords in processes / representation for renters not included in ownership Assoc / support for new homeowners to succeed / pathways to ownership / mental health support
(C40) not enough types of housing, affordability	(C72) Increased density	(C43) Aging housing that needs redeveloped	(C35) not enough types of housing	(C57) Limited parking		(C62) The fear of displacement stems from the Mayor/Council's acquiescence to land developers.
(C41) not enough types of housing, affordability	(C77) Overdevelopment and infill	(C75) Pests, breaking and entering, entering without authorization, cost of living, quality of life, accessibility within apartment and condo buildings, ease of access, discrimination, etc.	(C38) not enough types of housing, affordability	(C81) Parking		(C63) If we don't take this issue seriously, it's going to ruin all of the good things about Alexandria
(C42) Affordability, not enough types of housing	(C85) Attempts to permit multifamily development in single family zones.	(C97) Aging infrastructure and outdated designs including roads, bridges, trails, shopping centers and housing in relation to population growth. West End needs a redesign much like Potomac Yard corridor with metro station, bus lanes, commercial and residential real estate.	(C40) not enough types of housing, affordability	(C95) Lack of street parking around the intersection of Fillmore and No. Beauregard		(C125) Gentrification
(C114) The rent is too damn high.	(C86) density is too high. Need more townhomes less apartments so growing families stay in the community	(C135) Poor management of rental properties	(C41) not enough types of housing, affordability			(C126) wealth environment

Alexandria West Community Planning | Housing Comments from Community Poll #1 | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Density and Growth Concerns	Building Condition Concerns (Poor Maintenance and Management)	Support for More Housing Options, Including Affordable Homeownership	Cost And Availability of Parking for Residential Uses	Support for New Development to be Sustainable	Other
(C121) We are lucky enough to own our home, but I am concerned about all of the above as a community. It's important for people to have affordable housing and opportunities for home ownership.	(C89) The number of dense highrises is limiting single family, mature trees, and the sense of neighborhoods.	(C117) some of the more decrepit looking buildings are lowering home values	(C42) Affordability, not enough types of housing			(C155) Can only speak to the building we are residing in - does not include signs in different languages for all residents to know what is going on (whether it is a social activity or safety concern, elevators out of service), security features (i.e. inoperable cameras)
(C128) I own my home, but I'm worried that others cannot afford to buy.	(C96) It is discouraging to think that more density might get added into the area	(C18) The management at affordable housing in Alexandria, They accepting any wonder like and the rejection any one they don't like and no one can go after them	(C47) not enough different types of housing			(C71) Do NOT change single family zoning. Encourage affordable housing such as the Episcopal Church building on Beauregard St.
(C140) Ability of homeowners to afford to maintain and improve properties and homeless to find affordable housing.	(C100) High Density ala Ballston	(C20) Public Safety and CLEAN affordable housing	(C94) Lack of over 55 garden style housing within the city limits			(C82) Rising crime. Why is this not an option? With the number of alerts I get of murder, rape, gun shots, etc? CRIME is the issue. Stop pushing all the affordable housing out of Old Town into the West End. Why in the world was the Double Apple Lounge approved? It's a huge traffic issue. People pull awful moves getting out of their to turn left onto Seminary.
(C141) Concerned about affordable housing in general.	(C102) Hugh density and dumping public housing in west end.	(C29) Trash collection (in public areas, overflowing trash cans from houses with high volume, and trash left from people passing through)	(C87) More single family homes are needed.			(C83) Not Mix Used
(C144) Biggest concern with this project specifically is I won't be able to live in Alexandria anymore because West End is one of the most affordable parts and this development will change that.	(C115) Too many new high-rises, density, noise.	(C30) There are certain communities that need a lot of attention. Such as buildings being renovated, or possibly being torn down. Instead of building more apartments, there need to be a Boys and Girls club built in this area so the kids have someone to go in order to receive tutoring, and can also help with employing youth and also hold classes there to help others in the community	(C157) Alexandria needs to upzone more lots. McMansions that squeeze every square foot out of the lot, down the street from high rises, are absurd. Just let developers build townhouses, duplexes, etc			(C88) Proliferation of "affordable housing" projects and influence of developers on city govt.
(C138) Losing the diverse community that living here because they are priced out	(C124) TOO MANY Apartments being built		(C49) missing middle			(C123) Too much low income housing
(C70) For limited opportunities for homeownership, too few options, too expensive, condo fees are a form of economic apartheid	(C127) over populating with large complexes		(C68) permanent removal from the market of modest affordable SFH houses because of McMansion-y type "renovations"			(C145) Low income housing causing increased crime in parks
(C75) Pests, breaking and entering, entering without authorization, cost of living, quality of life, accessibility within apartment and condo buildings, ease of access, discrimination, etc.	(C129) The East side is forcing further density on the west side.		(C65) Housing shortage compared to demand in area, housing issues impacting the most vulnerable first			(C24) There needs to be an Advisory Group formed with at least one member being from the Beauregard Design Advisory Committee (BDAC).

Alexandria West Community Planning | Housing Comments from Community Poll #1 | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Density and Growth Concerns	Building Condition Concerns (Poor Maintenance and Management)	Support for More Housing Options, Including Affordable Homeownership	Cost And Availability of Parking for Residential Uses	Support for New Development to be Sustainable	Other
(C153) My house is smaller than my family needs and we can't afford more spaces.	(C131) Density		(C119) Simply not enough housing supply			(C26) Real affordable Housing that look the same as other rentals (ex: if the rentals around have balconys the affordable units should also. Plus You should be able to see a unit before you put any money on it.
(C147) potential loss of worker affordable apartments like the former Hamlets or Newport Village	(C134) Too many buildings and congestion		(C159) not enough options for housing			(C21) Don't mess it up. Fix something that needs fixing.
(C22) Very expensive now.	(C150) high population density		(C112) Not enough family housing (with 3+ bedrooms) available for rent			(C17) Inexpensive rent, my neighbors
(C23) rent prices are too high	(C152) Density too high, adding population to city will make city worse		(C120) I worry about how expensive Southern Towers has gotten, we need to allow a lot more housing to be built. Growth is good, other parts of the City should allow more density too!			
(C25) Disability access and affordability	(C154) To many apartments					
(C28) Safety; Clean AND Affordable housing.	(C156) Too much growth in an already extremely congested area					
(C44) Real Estate Taxes	(C122) I'm concerned that the West End is being overdeveloped. What used to be a nice, multicultural community with well-maintained parks and recreational facilities is being left to fall into disrepair. I used to tell my friends that we received excellent services for our tax dollars. I can't say that anymore.					
(C46) Increasing taxes	(C109) Most all of the above you should have put all the housing in place of landmark Mall instead of putting it in our area where used to be peaceful and beautiful you've ruined Old Town Alexandria and soon to ruin seminary road and Beauregard and Van dorn go away					
(C80) High real estate taxes	(C105) Too much development is taking place.					
(C90) Taxes have doubled in the six years we've lived here.	(C116) Not enough single family homes with small yards or 55 plus communities of single family homes. Instead the focus of the planning commission and city council is to create building after building of high density which does not foster a sense of community. And without a sense of community crime rises, the more affluent move out of the city and property values decrease.					

Alexandria West Community Planning | Housing Comments from Community Poll #1 | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Density and Growth Concerns	Building Condition Concerns (Poor Maintenance and Management)	Support for More Housing Options, Including Affordable Homeownership	Cost And Availability of Parking for Residential Uses	Support for New Development to be Sustainable	Other
(C92) Too much fake "affordable housing" - Building MASSIVE luxury buildings with 400 - 700 units with only a handful of truly affordable units. Using an 80 AMI to qualify for "affordable housing" if your households makes \$80,000 you can afford to rent without needing taxpayer money. Higher taxes putting additional pressure.	(C55) To much over development of residential and commercial real estate and under develop of traffic ways. Please remember the whole Mark Center shell game of development. City leaders really drop the ball on the Mark Center.					
(C93) Disabled people have little access to housing. Property taxes keep going up.	(C56) Too much infill of multi-family housing cuts us off from the larger community due to related traffic; necessitating larger and larger schools and more and more infrastructure; fire and safety					
(C98) Although many people in the West End are renters, keep in mind the homeowners who have to pay directly for the City Council's aspirations. Would it be better to encourage home ownership instead of the treadmill of renting? Are homeowners more vested in their community and schools than renters? I live in a very stable homeowner neighborhood Please don't tax us out of Alexandria.	(C130) Trend to sacrifice green space (or horizontal space for that matter) to fit more units into smaller footprints, lack of new or upgraded single family homes for reasonable prices on the market, lack of yard space, lack of separation from high-traffic areas, lack of urban planning for better balance between infrastructure and people.					
(C103) Property Tax	(C99) The concerns of single family homes are largely ignored in favor of newer higher density development. Open spaces in this end of town are rapidly disappearing.					
(C149) Property taxes TOO HIGH	(C74) We want to preserve our old neighborhood with its mature trees and spacious lots. We don't want to see our neighborhood rezoned for multifamily units					
(C158) Taxes and Sale-ability	(C66) Don't overload the area with high rise low or no income housing ensure there is a balance					
(C118) Excessive Condo Fees	(C73) Lack of single family homes. Too many condo/apartment buildings leading to traffic congestion.					
(C151) HOA DRASTICALLY INCREASING	(C139) We moved here because it's hard to find an affordable house with a yard inside the beltway, especially next to a nature park. But the obsession with increasing available housing is having negative effects, such as the destruction of wetlands to create housing. That increases the effects of flooding, as seen in largely still-to-be-repaired destruction along Holmes Run near Beauregard.					

Alexandria West Community Planning | Housing Comments from Community Poll #1 | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Density and Growth Concerns	Building Condition Concerns (Poor Maintenance and Management)	Support for More Housing Options, Including Affordable Homeownership	Cost And Availability of Parking for Residential Uses	Support for New Development to be Sustainable	Other
(C107) utility costs	(C133) The amount of commercial buildings turned into residential between King and Walter Reed has made the # of people in that area skyrocket.					
(C19) School options, overcrowded house rentals, poor property upkeep, restrictive/antiquated zoning	(C58) New apartments in a densely populated area are seminary/Beauregard developments					
(C27) Overcrowding of apartments/homes and crime	(C104) Building large apartment complexes with no plan for traffic or impact on existing communities					
(C67) Overcrowding	(C60) New development adjacent to					
(C101) Over crowded rental building	(C146) Developers tearing down houses in					
(C113) Stuffing people into housing	(C148) How the neighborhood around me					
(C142) Apartment buildings are over						

Alexandria West Community Planning | Housing Comments from Phase 1 Community Engagement Pop-Ups | March 27, 2023

Concerns Regarding Housing Costs, Rent Increases, and Fear of Displacement	Building Condition Concerns (Poor Maintenance and Management)
(C1) keep affordable housing	(C12) Building condition and affordability of the building
(C2) Goodwin House staff living at the Spire	(C13) high cost of housing, rent increases, risk of eviction, building conditions, housing options and affordability
(C3) Rent increases	(C14) Affordable housing (price), keep the diversity, keep the standard of even make better environment (facility)
(C4) high rent and low minimum wage	
(C5) The expensive housing rate and the rising rent (translation)	
(C6) The renters major concern is the continued rising rent price (translation)	
(C7) Rent is high in area (translation)	
(C8) affordable housing	
(C9) affordable housing - residents not being displaced	
(C10) rent	
(C11) I need affordable house in Southern Towers and west Beauregard Street. I am concerned with high cost of housing, rent increase, risk of eviction and fear displacement	
(C12) Building condition and affordability of the building	
(C13) high cost of housing, rent increases, risk of eviction, building conditions, housing options and affordability	
(C14) Affordable housing (price), keep the diversity, keep the standard of even make better environment (facility)	
(C15) more affordable housing	
(C16) problem is the rent (going up) (translation)	

Alexandria West Community Planning | Parks + Open Space Comments from Community Poll #1 | March 27, 2023

Park Maintenance/Repair Concerns	Support for Additional Green Space/Recreational Facilities/Play Areas	Support for Park Improvements and Renovations	Park Accessibility Concerns	Support to Preserve Existing Parks and Green Space	Support for Preserving Tree Canopy
(C33) Nature parks need work on pathways and bridges and safety	(C29) Location for kids to play. The spire doesn't have a play area for a majority kid's apartment	(C30) Playgrounds need updating. Great park for reference is Jennie Dean Park.	(C46) I wish the Winkler Botanical Garden were easier to find and open longer. I wish the work on the Holmes Run Trail were completed so I could use it for my commute without so many detours.	(C35) Decrease density, protect parks and green space	(C25) Large lots and tree canopy
(C34) We have a beautiful park whose entrance via N. Morgan St. is blocked because already funded repairs have not been done.	(C32) More playgrounds and parks	(C31) Parks could be updated/modernized		(C24) Fort Ward	(C26) The green canopy of trees, especially along Beauregard Street
(C36) Fix the damage that was done to the Holmes run trail like 3 years ago. I see the parks department renovating parks, adding lights and improvements to parks in affluent parts of our city, but the west end is always ignored and little taxpayer money spent where low income people live. As an example there is not a single tennis court in the west end. No swimming pools in the west end also.	(C40) More trees, parks, nature	(C45) Facilities to play are in need of big improvements to match that of the rest of the City. Lights, grass/turf upgrades at schools and more.			
(C37) Schools are bad, they are academically rated as poorly as possible. Bike trail in Dora Kelley has been inaccessible for three years.	(C42) More play grounds for kids more access to services	(C54) Opening from neighborhood to Beauregard / more focused city community events outside of waterfront and delay / celebrating culture / parks need improvement and at least 1			
(C38) neighborhood locked in; have to go to seminary RD to get to Beauregard; park trail needs to get fixed; Sanger is dangerous thoroughfare for family apartment dwellers.	(C49) Attractions for families, kids, and adults				
(C39) Better maintenance of existing infrastructure like damaged park trails and school grounds, before spending money on new unwanted projects like distracting speed monitors.	(C52) Absolutely there is no places for teenagers to play or connect with neighbors or classmates. There is no bike trail that connects west to east since 2016.				
(C41) Need to fix damage to the Holmes Run Trail network.	(C55) Development needs more open space and green space				
(C43) The wooded area directly in front of The Oliver in Alexandria is riddled with trash and debris. The area is over grown and needs to be cleared out.					
(C44) Fix the Holmes Run Trail damaged like 3 - 4 years ago (poor residents ignored) while money for lights and park renos in rich areas of our city happen					
(C46) I wish the Winkler Botanical Garden were easier to find and open longer. I wish the work on the Holmes Run Trail were completed so I could use it for my commute without so many detours.					
(C47) Better green areas maintenance.					
(C48) Dirty streets, too many parked cars that don't belong. Park entrance closed for over 3 years					

Alexandria West Community Planning | Parks + Open Space Comments from Phase 1 Community Engagement Pop-Ups | March 27, 2023

Park Maintenance/Repair Concerns	Desire for Additional Green Space/Recreational Facilities/Play Areas	Support for Park Improvements and Renovations	Park Accessibility Concerns	Support for Preserving Existing Parks and Green Space	Support for Pet Facilities	Other
(C11) Schools- playgrounds and safety	(C7) Need more recreation areas	(C11) Schools- playgrounds and safety	(C5) Winkler - multiple access points	(C1) Save Parks	(C10) Pet areas	(C8) I like to play soccer
(C12) Litter at cemetery - add signs	(C14) more parks nearby (translation)			(C2) Keep green space!! Love Dora Kelly and Winkler	(C17) more walking areas for dogs	(C9) School and the rec
(C15) caretaker for the cemetery	(C13) playgrounds and parks			(C3) Love parks	(C21) Pet relief areas	
(C16) Southern Towers playground need	(C18) There is no park close to Parkstone			(C4) Love Winkler		
	(C19) playgrounds for kids			(C6) Love parks near my house		
	(C20) playgrounds					
	(C22) places to play					
	(C23) places for children (translation)					

Alexandria West Community Planning | Transportation Comments from Community Poll #1 | March 27, 2023

Intersection Safety Concerns	Congestion and Traffic Flow Concerns	Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Need for Parking (On and Off Street)	Support for Additional and More Reliable Public Transportation Options	Transportation Infrastructure Maintenance Concerns	Concerns about Noise from Traffic	Maintain Access to Other Parts of the City and Region	Other
(C107) Cars cut through Alexandria West (Seminary to/from Columbia Pike) to avoid Baileys Crossroads, driving fast through the neighborhood and endangering residents, dog walkers, etc. Also, it is getting more difficult to exit the neighborhood onto Seminary due to congestion, cars making cross-traffic turns onto Seminary, etc. The new development will make this worse.	(C74) Duke st and Beaugard st car congestion is terrible, it can easily fix by opening an exit from Landmark plaza straight out to Duke st, the new traffic light is already there.	(C70) Although we have a beautiful nature area nearby, we can't access it because the City has delayed budgeting the erosion repairs for about 3 years. Also, we can't access the bike path at Beaugard & Morgan Streets, but must ride on Sanger and cross Van Dorn Street to access the path - VERY DANGEROUS.	(C94) Patking	(C82) Only buses apply. None of the others are strengths of Alex West	(C75) Poor city budgeted for streets maintenance.	(C87) Traffic noise, helicopter noise	(C41) Near the offerings of Old Town	(C164) It appears there are many cameras that are inoperable - better safety means better security features.
(C112) 395/Seminary road is unsafe. The lower speed limit has done nothing. Also, too much crime.	(C90) Better traffic flow at the Landmark Plaza	(C86) Restoration of flood-damaged bicycle paths and bridges near Morgan and Beaugard Streets; improved pedestrian access from west side of 395 to former Landmark Mall site	(C95) Street parking and crime	(C96) Metro	(C91) Street paving is desperately needed!	(C88) Managing noise...loud cars and speeding on King	(C42) Near the offerings of Old Town	(C52) Quiet streets, open space and tree canopy
(C129) Speed enforcement on Seminary Rd	(C103) The timing of the traffic lights on Beaugard are awful.	(C97) No bike lanes and restore speed limits to pre 25mph levels	(C119) Parking	(C130) Not always enough parking. Public transportation does not work for some of the disabled community	(C131) The wooded area directly in front of The Oliver in Alexandria is riddled with trash and debris. The area is over grown and needs to be cleared out.	(C92) Noise on Braddock road especially at the overpass by Van Dorn. Lots of cars with loud engines speed down Braddock. I imagine the echoes from the overpass are part of the appeal. Also lots of noise from police and EMS on Braddock.	(C43) Close to DC	(C108) Public access to EV charging ; police protection
(C138) The intersection of Duke & Walker . When coming from DC if you get off 395 at Duke and go over bridge we take our lives in our hands to turn right on Walker and soon there will be even more folks living on Stevenson where Big Lots was. Some of us have thought about leading a protest at that corner to get a safe way to go right on Walker. You have TOTALLY forgotten about us who live on or off of Stevenson	(C106) Rush hour traffic has increased dramatically in the past 5 years. It is only going to get worse. It won't be long before rush hour traffic backs up to Route 7 on N. Beaugard while waiting to turn onto W. Braddock Rd. to travel east..	(C104) Braddock Road needs a diet, never any traffic congestion, one lane each way would be fine, lots of people would use bike lanes	(C120) needs to be more parking on streets, needs to be safe-support and respect police	(C140) Metro option	(C144) The wooded area in front of The Oliver at Alexandria. It's filled w/trash, liquor/beer bottles. The area is over grown and needs to be cleaned up. During the warmer months, random homeless people migrate to the area. The bus stop is also trashy and needs to be cleaned up.	(C93) Vehicle Sounds are painfully amplified when driving on Braddock through the 395 overpass. Noise level is unbearable when walking through it especially when an ambulance or loud car drives through. The amplified sounds reach the nearby residences which also impacts livability in the area. Can this be resolved through an acoustic application in this location and any other overpass near residences or with sidewalks?	(C44) close to 395	
(C154) The intersection of Lincolnia and Beaugard and LRT is confusing. Better signage for lanes? * Morgan Street is a cut through, but it is hilly and there are cars on both sides so it is hard to navigate. The speed bumps help, but drivers still go too fast. * Please check for trees blocking signs at intersections such as from Beaugard turning right on Morgan (especially in the spring). * When will Holmes Run trail be fixed? Pedestrians and bikes would be safer on the trail than using the detour.	(C107) Cars cut through Alexandria West (Seminary to/from Columbia Pike) to avoid Baileys Crossroads, driving fast through the neighborhood and endangering residents, dog walkers, etc. Also, it is getting more difficult to exit the neighborhood onto Seminary due to congestion, cars making cross-traffic turns onto Seminary, etc. The new development will make this worse.	(C105) Keeping the streets clean and free of debris. Improved street lighting.	(C126) Parking enforcement, more policing	(C142) The 7X Metrobus used to go up Morgan Street to Chambliss Street. Metro took the #7 bus off Beaugard and Morgan Streets @2020. While the Dash bus runs on Beaugard Street, it's not very accessible for senior citizens who are 60 or older. Therefore, we drive everywhere we need to go.	(C151) Put lights for pedestrian crosswalks (translation)	(C147) Traffic noise on King Street is a continuing issue.	(C45) proximity to DC	
(C158) The intersection of Beaugard and Lincolnia Road (by the Landmark Shopping Center) is extremely dangerous to move through. The merging area is POORLY designed and trucks, cars and frequent city bus lines ALL try to meander through that one intersection and most cars switch lanes. It is unsafe, and an accident waiting to happen EVERY DAY. Also, the exits to the Landmark Shopping Center take waaaay too long to exit from . If there was ever an emergency where shoppers needed to exit quickly, there would be a HUGE pile up of cars.	(C133) The congestion and street design around the Little River Turnpike / N Beaugard St is horrible. That intersection is dreadful to navigate during rush hour. It needs a roundabout, or something to make it more drivable.	(C107) Cars cut through Alexandria West (Seminary to/from Columbia Pike) to avoid Baileys Crossroads, driving fast through the neighborhood and endangering residents, dog walkers, etc. Also, it is getting more difficult to exit the neighborhood onto Seminary due to congestion, cars making cross-traffic turns onto Seminary, etc. The new development will make this worse.	(C127) More (inexpensive) parking options	(C150) too many buildings have been converted to apartments with no infrastructure, the roads are packed. And there are no metro stops here.	(C157) Repair broken street lights, more u-turn restrictions and other signage to prevent accident	(C167) traffic speed and noise and seeming lack of enforcement.	(C46) proximity to 395/Shirlington	
(C121) neighborhood locked in; have to go to seminary RD to get to Beaugard; park trail needs to get fixed; Sanger is dangerous thoroughfare for family apartment dwellers	(C163) Make sure all crossing signs and warning lights work, especially on King Street. Provide more sidewalks. Make sure sidewalks are not overgrown, especially on NE side of King Street. Address congestion in front of King St Liberty gas station—this intersection is straight up dangerous. Require Parkstone Apartments to clean their trash cans more often. Make sure 9:04/06 35 bus actually comes—it is often skipped.	(C110) sidewalks. turning lane down Seminary. speed bumps on Dawes and cut through to Lacy. subdivide large properties for more single family homes.	(C128) Street parking, safety and security.	(C152) Alex.city needs to bring back the only sing,e trip bus route that united Alexandria west with King metro without a bus transfer.	(C179) Aging infrastructure and outdated designs including roads, bridges, trails, shopping centers and housing in relation to population growth. West End needs a redesign much like Potomac Yard corridor with metro station, bus lanes, commercial and residential real estate.	(C168) traffic noise	(C47) Proximity to other cities, and DC	

Alexandria West Community Planning | Transportation Comments from Community Poll #1 | March 27, 2023

Intersection Safety Concerns	Congestion and Traffic Flow Concerns	Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Need for Parking (On and Off Street)	Support for Additional and More Reliable Public Transportation Options	Transportation Infrastructure Maintenance Concerns	Concerns about Noise from Traffic	Maintain Access to Other Parts of the City and Region	Other
(C176) Rising crime. Why is this not an option? With the number of alerts I get of murder, rape, gun shots, etc? CRIME is the issue. Stop pushing all the affordable housing out of Old Town into the West End. Why in the world was the Double Apple Lounge approved? It's a huge traffic issue. People pull awful moves getting out of their to turn left onto Seminary.	(C166) Traffic congestion being an issue does not mean build around cars. It means improve other options.	(C111) Educate people that this isn't Kinshasa and you don't amble down the middle of road in some sort of daze	(C130) Not always enough parking. Public transportation does not work for some of the disabled community		(C122) better landscaping at sem rd-395 interchange, new street sign for kenmore ave on sem road		(C48) Location and proximity to Shirlington, DC, Crystal City, Old Town, etc	
	(C177) Our cities obsession with road diets (note all in the west end of our city). NO MORE ROAD DIETS. NO TAKING PARKING AWAY. NO STUPID TRAFFIC CIRCLE AT SEMINARY & BEAUGUARD.	(C117) Removal of "bike may use entire lane" signage - impedes even flow of traffic, particularly uphill; better timing of traffic signals.	(C136) The solution to traffic congestion is not adding hardly used unsafe bike lanes or taking away traffic lanes for bus routes. Widen roads to move more cars before increasing density and smart development. Put the higher density buildings in areas that are not overcrowded and don't suffer from the same traffic congestion like (Del Ray) instead of formulating a plan to put most of the high density in the West End. Alexandria's current development and traffic solutions are based on decades old racist policies the planning commission and city council continue to perpetuate. Also when building allow for adequate parking spaces and loading zones. The noise pollution in the West End is so bad that the parks are no longer peaceful. Finally, the surveys are ineffective when the city council and staff rejects the input of certain groups to get the results of the agenda they wish to pursue.		(C148) speed bumps and better cross walks		(C49) Access to I-395	
	(C68) Unfortunately, the changes that are occurring in the West End and will likely encourage us move to another part of Northern Virginia that focuses on quality of life, noise and air pollution, improving roads to handle the volume of cars, the environment, and a host of other items that are not a priority of the planning commission and city council. However, we do like the development plan for the site of the old Landmark Mall, but the plan is greatly flawed without having direct access from I395.	(C118) Schools are bad, they are academically rated as poorly as possible. Bike trail in Dora Kelley has been inaccessible for three years.	(C143) Parking		(C163) Make sure all crossing signs and warning lights work, especially on King Street. Provide more sidewalks. Make sure sidewalks are not overgrown, especially on NE side of King Street. Address congestion in front of King St Liberty gas station—this intersection is straight up dangerous. Require Parkstone Apartments to clean their trash cans more often. Make sure 9:04/06 35 bus actually comes—it is often skipped.		(C50) Close to DC	
	(C73) Less congested, not overpopulated	(C125) Need to fix damage to the Holmes Run Trail network.	(C153) Parking. We keep building apartments and it really adds to the parking congestion.				(C51) Close to 395 to access DC	
	(C74) Duke st and Beauregard st car congestion is terrible, it can easily fix by opening an exit from Landmark plaza straight out to Duke st, the new traffic light is already there.	(C132) Fix the Holmes Run Trail damaged like 3 - 4 years ago (poor residents ignored) while money for lights and park renos in rich areas of our city happen	(C155) Dirty streets, too many parked cars that don't belong. Park entrance closed for over 3 years				(C53) Close to freeway and DC	
	(C85) Poor traffic flow - one-way streets and eliminating stop lights.	(C135) More of a walkable neighborhood where we can realistically walk to shopping, dining, and entertainment.	(C156) Overflow parking from apartments into neighborhoods. Apartments should provide adequate parking spots. Major issue on N Morgan, Anderson and Lomack Ct				(C55) Close to 395 and DC	
	(C90) Better traffic flow at the Landmark Plaza	(C139) Pedestrian Safety	(C169) Increasing high rise development. Apartment residents parking on local streets. There should be adequate parking on site				(C56) Close to 395 and DC	
	(C98) The roads aren't big enough for all the cars. Its a nightmare to drive around and not safe because of violence	(C141) Pedestrian	(C170) All the new housing being built without sufficient parking				(C58) Close to 395	
	(C100) Density is increasing too much, resulting in added traffic, slower roads caused by added traffic signals. Added density without significant added retail also contributes to more traffic.	(C146) Safe Pedestrian and neighborhood watch	(C172) Parking; emergency services				(C59) Close to DC	

Alexandria West Community Planning | Transportation Comments from Community Poll #1 | March 27, 2023

Intersection Safety Concerns	Congestion and Traffic Flow Concerns	Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Need for Parking (On and Off Street)	Support for Additional and More Reliable Public Transportation Options	Transportation Infrastructure Maintenance Concerns	Concerns about Noise from Traffic	Maintain Access to Other Parts of the City and Region	Other
	(C116) The roads need to be improved to better handle more cars.	(C159) Traffic is tolerable at the moment. We DO NOT need additional bike lanes here..	(C174) Limited parking				(C60) My location offers convenient access to major highways and other parts of northern VA (C61) Close proximity to DC	
	(C117) Removal of "bike may use entire lane" signage - impedes even flow of traffic, particularly uphill; better timing of traffic signals.	(C163) Make sure all crossing signs and warning lights work, especially on King Street. Provide more sidewalks. Make sure sidewalks are not overgrown, especially on NE side of King Street. Address congestion in front of King St Liberty gas station—this intersection is straight up dangerous. Require Parkstone Apartments to clean their trash cans more often. Make sure 9:04/06 35 bus actually comes—it is often skipped.	(C175) Parking					
	(C133) The congestion and street design around the Little River Turnpike / N Beauregard St is horrible. That intersection is dreadful to navigate during rush hour. It needs a roundabout, or something to make it more drivable.	(C181) Walkability issues, lack of grid	(C177) Our cities obsession with road diets (note all in the west end of our city). NO MORE ROAD DIETS. NO TAKING PARKING AWAY. NO STUPID TRAFFIC CIRCLE AT SEMINARY & BEAUGUARD.				(C62) Easy access to 395 and Beltway	
	(C134) Don't reduce the vehicle capacity on Duke Street. Please not another Seminary Road lane reduction.	(C135) More of a walkable neighborhood where we can realistically walk to shopping, dining, and entertainment.	(C178) Lack of street parking around the intersection of Fillmore and No. Beauregard				(C63) I like that it's close to DC and Arlington	
	(C136) The solution to traffic congestion is not adding hardly used unsafe bike lanes or taking away traffic lanes for bus routes. Widen roads to move more cars before increasing density and smart development. Put the higher density buildings in areas that are not overcrowded and don't suffer from the same traffic congestion like (Del Ray) instead of formulating a plan to put most of the high density in the West End. Alexandria's current development and traffic solutions are based on decades old racist policies the planning commission and city council continue to perpetuate. Also when building allow for adequate parking spaces and loading zones. The noise pollution in the West End is so bad that the parks are no longer peaceful. Finally, the surveys are ineffective when the city council and staff rejects the input of certain groups to get the results of the agenda they wish to pursue.	(C104) Braddock Road needs a diet, never any traffic congestion, one lane each way would be fine, lots of people would use bike lanes	(C180) Over crowded rental building whose residents illegally park daily				(C64) Close proximity to DC	
	(C150) too many buildings have been converted to apartments with no infrastructure, the roads are packed. And there are no metro stops here.	(C110) sidewalks. turning lane down Seminary. speed bumps on Dawes and cut through to Lacy. subdivide large properties for more single family homes.	(C183) Not enough parking, need to open Landmark plaza cover parking 4 floors and make it affordable paid parking.				(C65) Easy access to 395 and Beltway	
	(C159) Traffic is tolerable at the moment. We DO NOT need additional bike lanes here..	(C148) speed bumps and better cross walks	(C184) Apartment buildings are over crowded with people and vehicles				(C66) My townhome and accessibility to 395	
	(C162) car transportation made easier. Traffic lights to ease flow not disrupt traffic.		(C185) Apartments not having adequate parking for the amount of people they allow to live in units				(C69) Easy access to DC and other parts of northern Virginia	
	(C166) Traffic congestion being an issue does not mean build around cars. It means improve other options.						(C71) Easy to commute to pretty much anywhere	
	(C171) To much over development of residential and commercial real estate and under develop of traffic ways. Please remember the whole Mark Center shell game of development. City leaders really drop the ball on the Mark Center.						(C72) Quick access to Washington DC where I work (translation)	
	(C173) Too much infill of multi-family housing cuts us off from the larger community due to related traffic; necessitating larger and larger schools and more and more infrastructure; fire and safety						(C76) Proximity to 395/95/495 and major thruways	

Intersection Safety Concerns	Congestion and Traffic Flow Concerns	Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Need for Parking (On and Off Street)	Support for Additional and More Reliable Public Transportation Options	Transportation Infrastructure Maintenance Concerns	Concerns about Noise from Traffic	Maintain Access to Other Parts of the City and Region	Other
	<p>(C182) Traffic congestion that makes travel to local businesses difficult</p> <p>(C60) nice 4-lane streets</p> <p>(C97) No bike lanes and restore speed limits to pre 25mph levels</p> <p>(C115) Faster roads.</p> <p>(C134) Don't reduce the vehicle capacity on Duke Street. Please not another Seminary Road lane reduction.</p> <p>(C114) Undo the recent impediments to traffic flow - speed limits and wasted lanes</p> <p>(C137) Maintain speed limits at 35 and do not lower them to 25.</p>						<p>(C77) I love the proximity of Alexandria West to the city of Washington D.C. . Alexandria West provides a safe and friendly almost suburban like community that is within minutes of a large metropolitan city.</p> <p>(C78) Convenience to major roads</p> <p>(C79) Close to 395 and DC</p> <p>(C80) Proximity to 395</p> <p>(C81) Easy access to DC</p> <p>(C84) Easily accessible healthcare services</p> <p>(C145) Primarily travel to Washington DC everyday via 395 (translation).</p> <p>(C160) Easy commute to Amazon 2 HQ and metros</p>	

Alexandria West Community Planning | Transportation Comments from Phase 1 Community Engagement Pop-Ups | March 27, 2023

Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Intersection Safety Concerns	Support for Additional and More Reliable Public Transportation Options	Congestion and Traffic Flow Concerns	Need for Parking (On and Off Street)	Maintain Access to Other Parts of the City and Region
(C1) Pedestrian Access across Seminary – to be safe/easy	(C1) Pedestrian Access across Seminary – to be safe/easy	(C4) add pull out of traffic bus stops, to keep traffic moving and reduce accidents (Seminary Road)	(C21) Parking problems at circle (The Spire, Goodwin House, Newport Village)	(C27) lack of parking	(C23) close to DC (translation)
(C2) More pedestrian friendly	(C25) Seminary Rd (west). No more left turns on SB Beauregard?	(C7) WMATA or DASH - buses on Seminary to Pentagon? (28G or 16L used to)	(C22) traffic issues - Seminary Road	(C35) parking at the Spire	(C31) easy to get around
(C5) Pedestrian crossing lights (translation)	(C28) Flashing red light at Giant (Lincolnia Rd and N Breckenridge Rd)	(C8) More buses around peak hours (7a-9a and 4:30p-6:30)	(C24) traffic concerns - ensure uniformity of building looks (i.e. colonial)	(C38) too much double parking on Fillmore Av	
(C6) More bike lanes (protected - green ones)	(C36) flashing pedestrian signal on Fillmore at x-walk (translation)	(C9) more buses during peak time	(C25) Seminary Rd (west). No more left turns on SB Beauregard?	(C39) no parking at St James Plaza after hours, can we park at NVCC lot?	
(C11) What are we doing with scooters and bikes?	(C5) Pedestrian crossing lights (translation)	(C10) more electronic signs at bus stops on bus arrival in X mins	(C26) Transportation issue/problem and lack of fair price (translation)	(C21) Parking problems at circle (The Spire, Goodwin House, Newport Village)	
(C12) dangerous for pedestrians along Seminary		(C14) bus stop clock (arriving in X mins)	(C30) traffic bottlenecks on Sanger Av (on street parking on Sanger causes it)		
(C15) limitations, would like to bike but no bike lane (s)		(C17) Metrobuses and DASH buses fly down Fillmore Av (translation)	(C32) more lanes (exit lanes and merge lanes)		
(C16) move CaBi station on Fillmore Av (in front of St James Plaza)		(C19) buses pass frequent (translation)	(C33) traffic is noisy		

Alexandria West Community Planning | Transportation Comments from Phase 1 Community Engagement Pop-Ups | March 27, 2023

Support for Improving Connectivity and Safety for Transit Users, Walkers, and Bikers	Intersection Safety Concerns	Support for Additional and More Reliable Public Transportation Options	Congestion and Traffic Flow Concerns	Need for Parking (On and Off Street)	Maintain Access to Other Parts of the City and Region
(C18) walk to other places difficult			(C34) increased congestion		
(C20) Like walking around here			(C30) traffic bottlenecks on Sanger Av (on street parking on Sanger causes it)		
(C16) move CaBi station on Fillmore Av (in			(C32) more lanes (exit lanes and merge		
(C29) more lighting around here (dark)					
(C36) flashing pedestrian signal on Fillmore at x-walk (translation)					
(C37) children at play sign at St James Plaza					
(C38) too much double parking on Fillmore Av					
(C12) dangerous for pedestrians along Seminary					
(C37) children at play sign at St James Plaza					
(C13) safety on Fairbanks + Seminary					