

Alexandria West Community Meeting #3

Monday, May 8, 2023 (7:30 – 9:00 pm)

Report Outs - Verbatim Notes from Group Flip Charts

[Housing \(Affordability – Accessibility – Availability\)](#)

The Plan will evaluate the current housing stock, market conditions, development pressures and development proposals to develop recommendations consistent with the City's Housing Master Plan, the Regional Housing Initiative, and the ALL Alexandria Resolution to expand housing equity, affordability, accessibility, and availability.

Table 4

Facilitator: Tamara J.

- Expand housing affordability (HA) with safety in mind
 - o Uptick in crime

Table 5

Facilitators: Maya C. and Helen M.

- Condo education and financial literacy
- Disclosure of code violations on city website
- DC + Boston

Table 6

Facilitator: Michael D. O.

- Supporting all levels of homeownership
- Conversion to condos – apartments – office
- Improve quality of existing buildings
- City's involvement in building safety
- More social spaces nearby

Table 7

Facilitator: Bill C.

- Concerns that redevelopment and preservation seem to contradict themselves
- We don't want to see multiplexes built in our neighborhood
- Height restrictions in Beauregard shall not increase

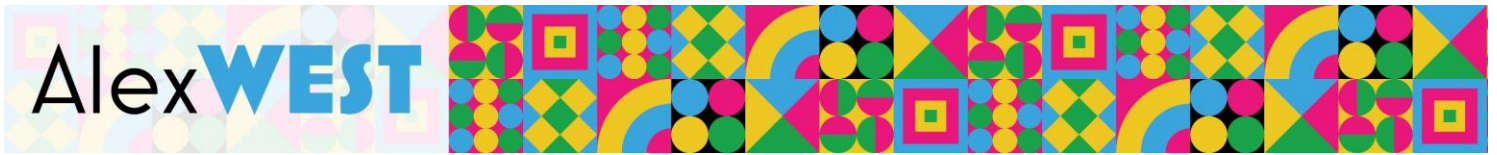


Table 8

Facilitator: Virginia P.

- Condos: special assessments are hidden fee – Providing unexpected costs
- Stormwater: new developments create overflow into existing properties
- Housing Draft Objective #2: clarify technical assistance for tenant efforts for cooperatives
- Issue of displacement rather than increasing housing affordability

Table 9

Facilitator: Carrie B.

- Legislation needed to make sure that current owners don't continue increasing rent/displacement (underlined)
- Take examples from other jurisdictions – best practices
- Increased opportunities for home ownership (including training)
- Low income residents are key to economy and community, struggling to survive
- Utility costs exorbitant (no meters)

Table 11 (Spanish)

Facilitator: Jose A.

- Support of tenants and association
 - o What does it mean? Add information to the plan text
- New generations can't afford housing / assistance to buy

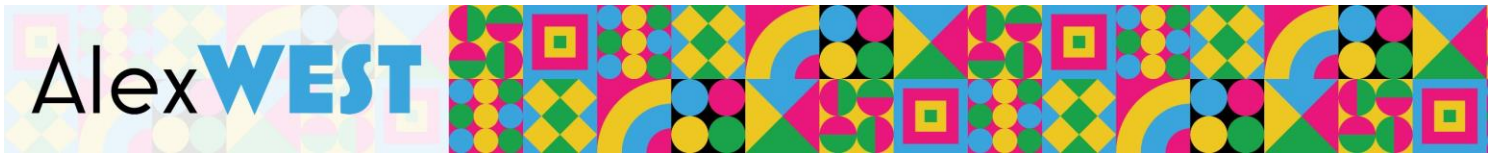
Transportation

The Plan will evaluate existing and future mobility demands and recommend improvements to mitigate the impacts of planned development for all users. New land uses and density will take into consideration existing and planned transit and capital improvements. In addition, safety and connectivity will be addressed through recommended spot improvements and additional infrastructure provided through redevelopment and City projects. Recommended improvements will be consistent with policies like Vision Zero, and programs like Complete Streets, Safe Routes to School, and the Alexandria Mobility Plan.

Table 4

Facilitator: Tamara J.

- Beauregard + Little River Turnpike, North Van Dorn



- Congestion concerns
- Support for range of transportation options
- Interest in electric vehicle infrastructure
- Interest in support for local solar infrastructure
- Importance of bike infrastructure (e.g. protected bike lanes)

Table 5

Facilitators: Maya C. and Helen M.

- Kiss + Ride at Mark Center
- Overflow parking at Rouser between Echols and Filmore
- Ongoing need for right-size parking
- Continuous improvement of public transportation (price, options, routes, speed)
- Sidewalks + gaps in the network
- Overcrowding -> parking issues
- Consider less parking enforcement

Table 6

Facilitator: Michael D.O.

- Reduce vehicle speeds, volume, reduce car lanes, increase pedestrian connectivity
- Reduce community cut-through traffic
- Improve bus service at every level (infrastructure and service)
- Right size parking
- Bigger sidewalks
- Improve community accessibility to new development

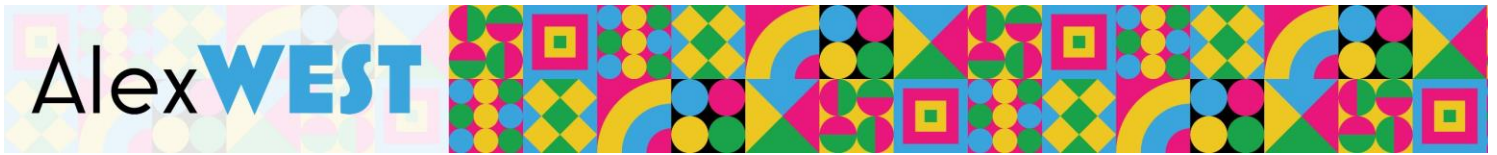
Table 7

Facilitator: Bill C.

- Speed cameras may punish those who live in the neighborhood
 - Instead better marks [on] crosswalks, put up more cross walk blinking lights, better signage
- Better school zone signage
 - 25 mile per hour zone only during early morning and afternoon
- Better enforce “no parking”
- No new parallel street to Beauregard

Table 8

Facilitator: Virginia P.



- Pay extra for parking
 - o Far from homes
 - o Aggressive parking enforcement
- Affordable housing development needs adequate parking
- More data about “future mobility demands”
- Connectivity
 - o What are the areas where commuters are traveling to/from?

Table 9

Facilitator: Carrie B.

- Duke Street @ Landmark – congestion, car traffic
 - o 2 lanes
- Seminary near Hammond
 - o Lanes narrow/rush hour congestion
 - o Dangerous, more pedestrian safety needed
- Seminary/Mark Center
 - o Accidents
- Southern Towers access to pedestrian overpass better for kids to Hammond
- More DASH routes/stops at Southern Towers

Table 11 (Spanish)

Facilitator: Jose A.

- Keep multi-modal
- Bus stops to meet all need of transportation
- Lighting @ bus stops

Parks + Open Space

The Plan will identify opportunities to improve accessibility to existing public open spaces and expand proximity to new and different types of public open space with redevelopment.

Table 4

Facilitator: Tamara J.

- Fix trail entrance to Dora Kelley (closure impairs mobility)
- Erosion of paths
- Tunnel closed under Van Dorn



Table 5

Facilitators: Maya C. and Helen M.

- Timeline for Holmes Run trail repair
- Challenges of loss of trees with new development

Table 6

Facilitator: Michael D.O.

- Improve residential awareness of parks
- Designate outdoor space for community gatherings
- Need more public restrooms at parks
- Big park (and trail/ creek / waterway) improvements and clean-up
- More regular maintenance
- Increase public use of ACPS property

Table 7

Facilitator: Bill C.

- Greenway from one side of Beauregard to the other
- Fix the bike path along Holmes Run
- Reopen entrance to Dora Kelley on N. Morgan (factcheck)
- Invest in Dora Kelley Park
- More nice places to have people gather
- Collaborate with NOVA Parks to enhance Winkler Preserve
- Improve trails

Table 8

Facilitator: Virginia P.

- To objective #3: What type of community input will be gathered?
 - o Who is the community using parks in this area?
- To objective #5: Retain and keep tree canopy
- Playgrounds lack shade due to tree removal
 - o Lack of fences in the spaces (parks)
- Access to community gardens should be more important than public art (starred)
- Parks need better maintenance (starred)

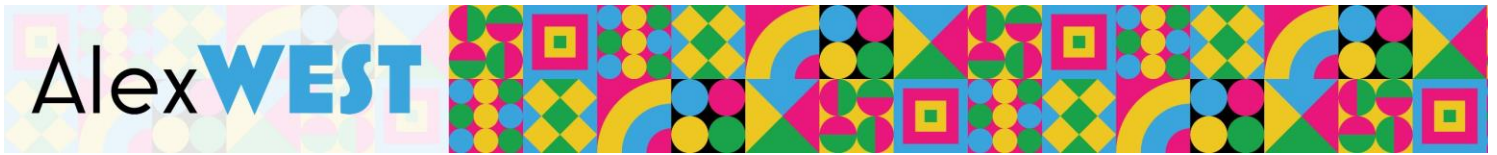


Table 9

Facilitator: Carrie B.

- W.E. (west end?) parks don't have good amenities – playgrounds, maintenance, parking spaces
- Winkler – no parking
- Southern Towers – kids not allowed to play soccer in park (they used to be able to)
- Southern Towers – playground not maintained (dog park well maintained)

Table 11 (Spanish)

Facilitator: Jose A.

- Rec center to be open 7 days
- Tree canopy
- Performances in the areas
- Gateway to get into parks
- Monies collected to go to housing (?) NOT as much as art

Planning + Land Use + Related Topics

The Plan will provide strategies to address redevelopment, and balancing density with redevelopment. Develop a land use concept that supports safe and healthy neighborhoods and the needs of existing and future residents including diversity of housing options, retention and expansion of neighborhood serving amenities, including retail, and provision of community spaces. Manage growth and density with land use plan flexible to meet local demand, address housing supply, and community needs.

Table 4

Facilitator: Tamara J.

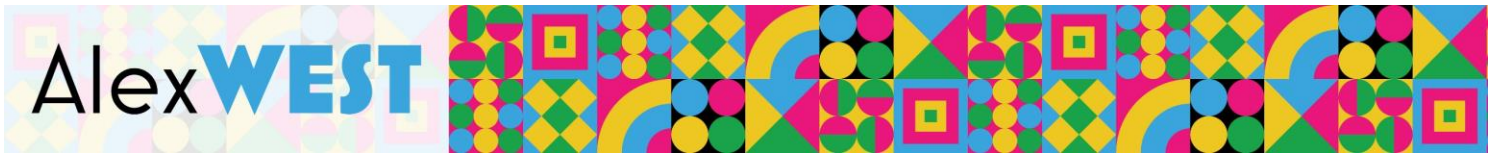
- Concern over crime (underlined)
- Lack of lighting
- Importance of mix of active uses to reduce risk of crime

Table 5

Facilitators: Maya C. and Helen M.

- Construction
 - o Enforcement of noise violations

Table 6



Facilitator: Michael D.O.

- Neighborhood-serving uses
- Outdoor retail/uses to socialize
- Health and safety for all uses, including retail (ex. rodent control)

Table 7

Facilitator: Bill C.

- Not in favor of greater density because:
 - o More traffic
 - o More exhaust
 - o Less green space
 - o No room for more schools
- No additional hotel
- Better traffic enforcement
- Enhance Burke library
- Do not change zoning from single family plots

Table 8

Facilitator: Virginia P.

- What makes a building or space safe?
- To objective #8: Generate electricity via “green sidewalks”
 - o This could help the city overall
- How will updated Residential Zoning policies be implemented?
- Preservation rather than new construction