

¡Bienvenidos!

مرحبًا

AlexWEST

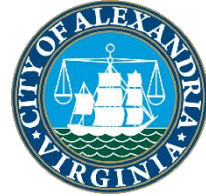
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Open House + Community Meeting #10

خوش آمدی

June 25, 2024

بینه راغلاست



Welcome!



Agenda

7:00 p.m. Open House

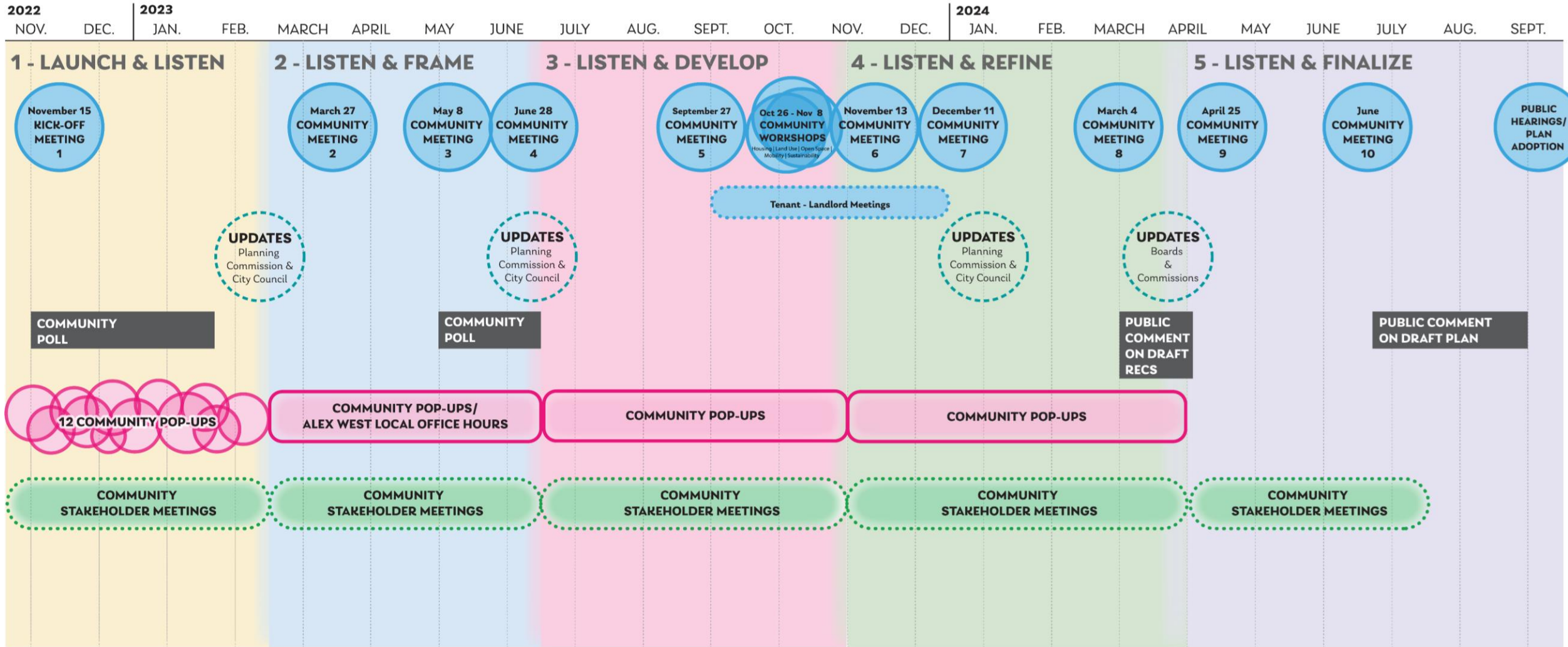
7:30 p.m. Staff Presentation

1. Welcome
2. Draft Plan
3. Design Standards
4. Providing Feedback on Draft Plan – Next Steps
5. Community Questions

Open House will resume after presentation.



Process Recap



Community Engagement



Maintaining Community

A mosaic of many communities, abundant with unique histories and experiences. The AlexWest Plan builds on the community's diversity and the social fabric that supports it.

1,255
acres

29,420
residents

33%
of the Plan area has
existing tree canopy

38%
of the City's Market
Affordable rental
units are in
AlexWest

132
acres of existing
public parks

54
acres of NVCC
campus

200
feet of elevation
change

141
acres of surface
parking lots

48
retail and
restaurant
businesses

4.67 M
square feet of
commercial area



Draft Plan

AlexWEST

Inclusive Growth

Land use strategy that prioritizes inclusive growth in areas that will minimize displacement, retain culture and diversity, maximize use of transit, provide neighborhood-serving retail, be well-designed, and enhance social infrastructure - parks, civic uses, and public realm



Land Uses

Building Heights

Neighborhood-serving Retail

Land Use Strategy + Housing Affordability

Focus Area

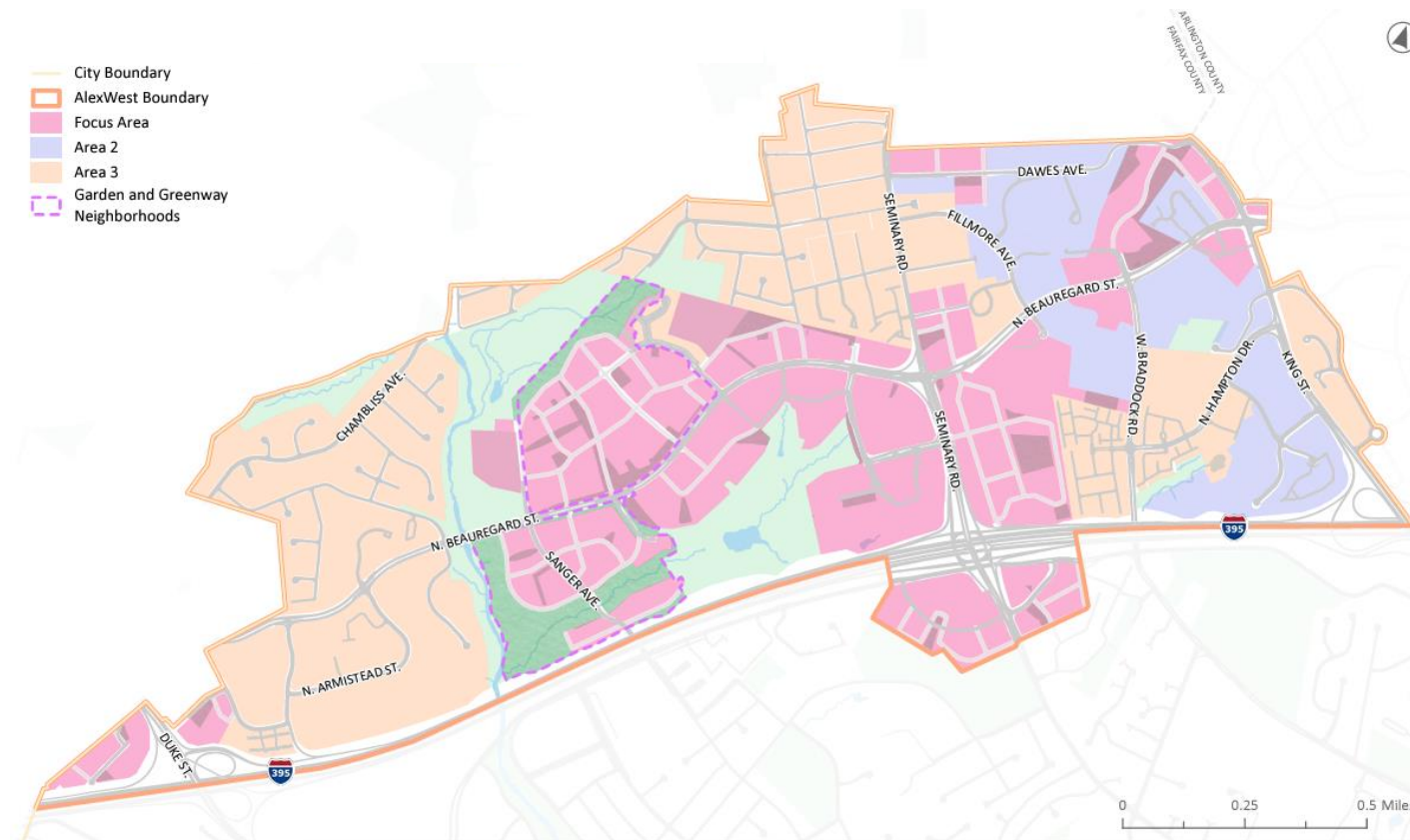
- Development prioritized on parking + commercial areas to **minimize displacement**
- Development will provide **10% of additional residential development over the development base as committed affordable units at 60% AMI for rental and affordable homeownership**

Area 2

- Development that occurs will provide 10% of additional residential development over the development base as committed affordable units at 60% AMI.

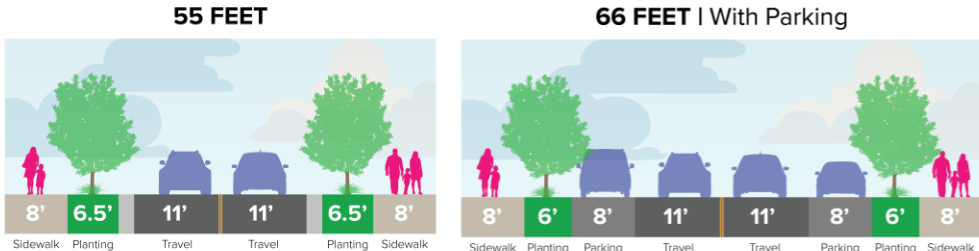
Area 3

- Development will be subject to City Zoning Ordinance



Mobility + Safety

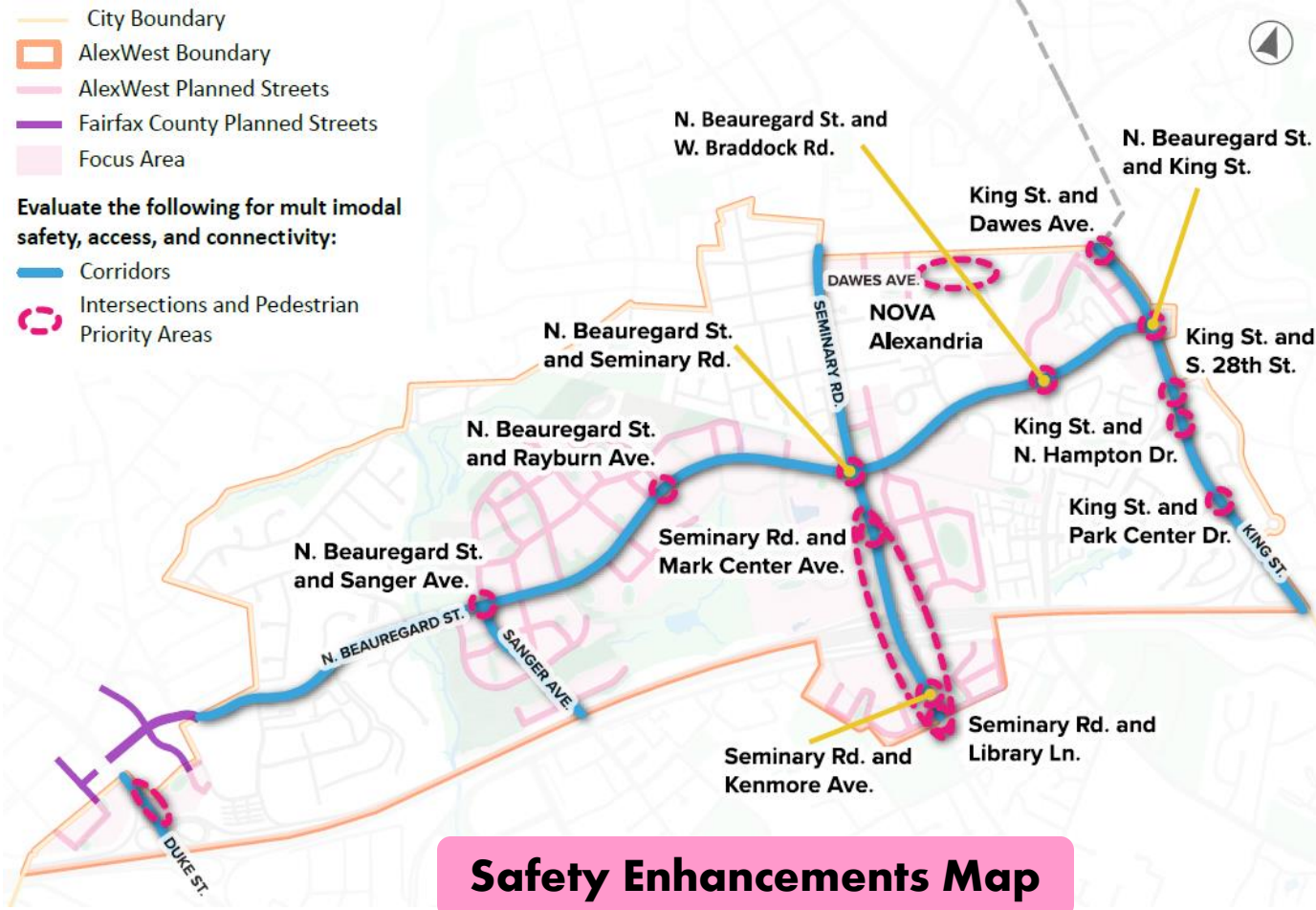
A connected mobility network for all users to safely and easily get around using all modes of transportation.



Street Cross Sections



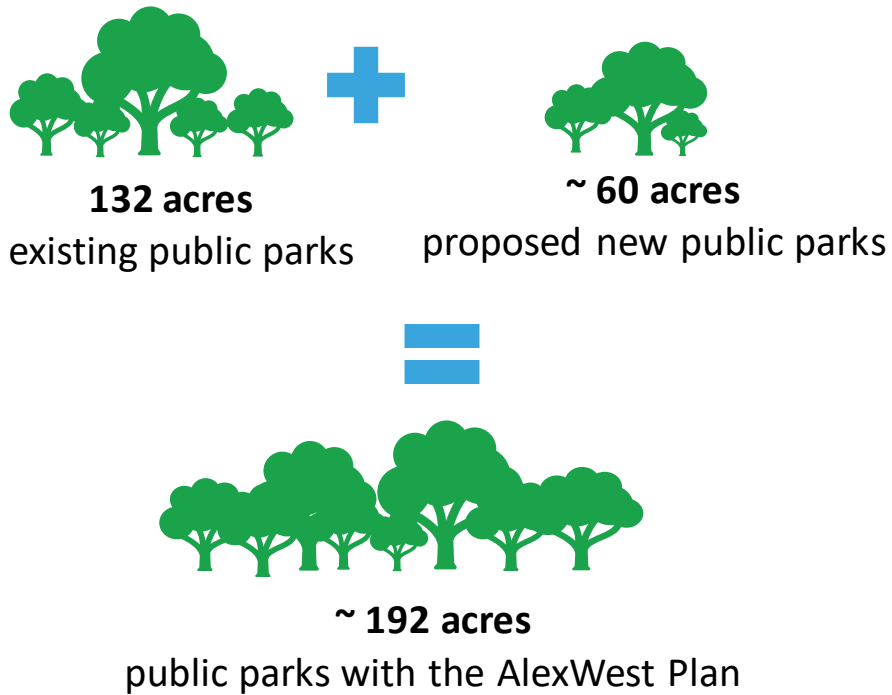
Southern Towers Transit Center



Safety Enhancements Map

Public + Connected Open Spaces

Equitable access to the network of existing and planned public open space with expanded and improved amenities for people of all ages and abilities.



Park Amenities



Recreation center



Access to existing parks

Sustainable + Healthy Communities

Enhanced water quality, natural ecosystems, energy efficiency, tree canopy; mitigation of heat island impacts for a healthier quality of life.

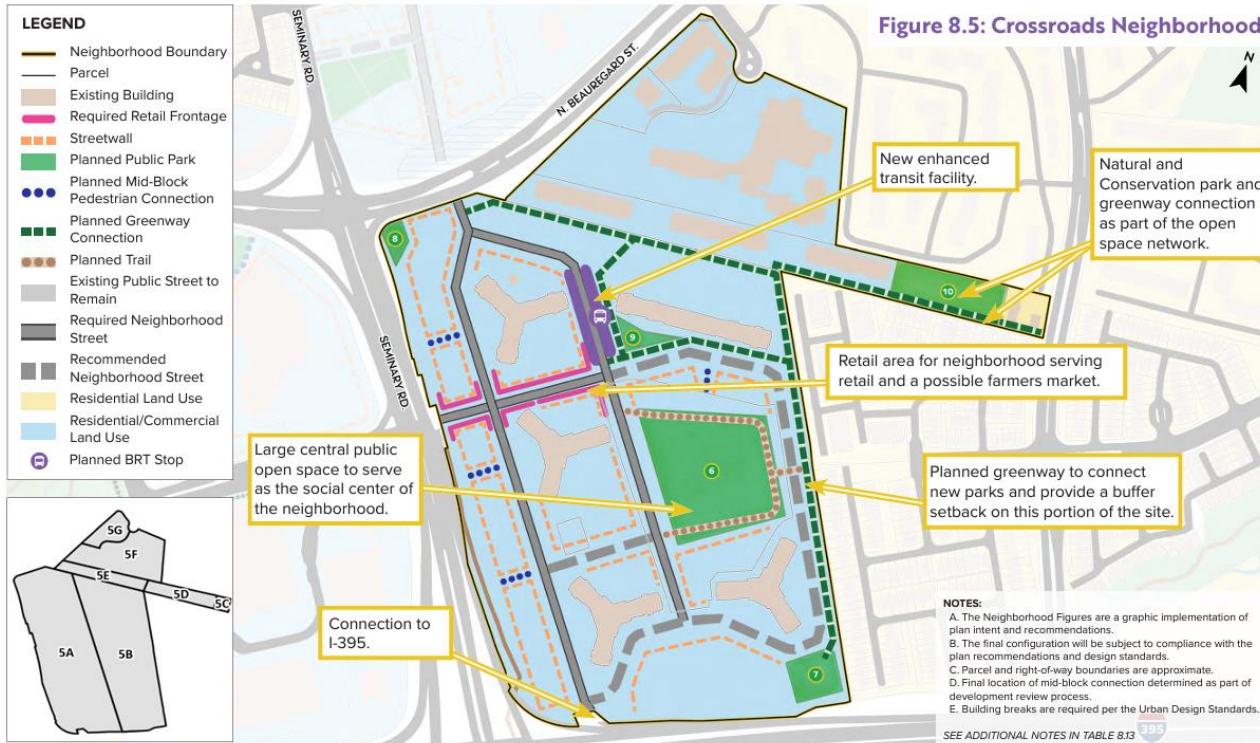


Tree Canopy

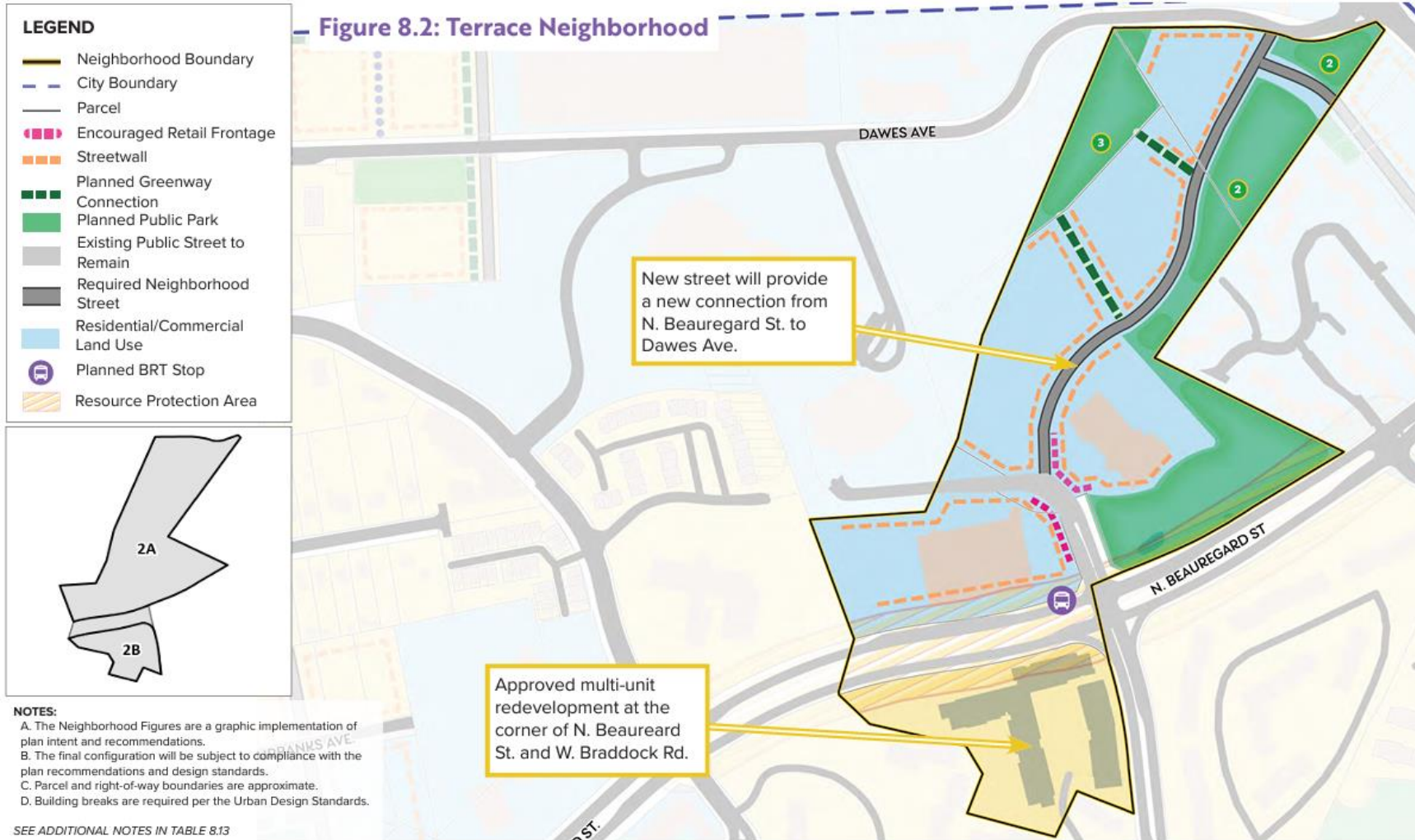


Neighborhoods

Guidance for development in the Focus Area to implement the Plan's recommendations for land use, housing affordability, urban design, open space, and connectivity.



NVCC Lower Campus



Implementation

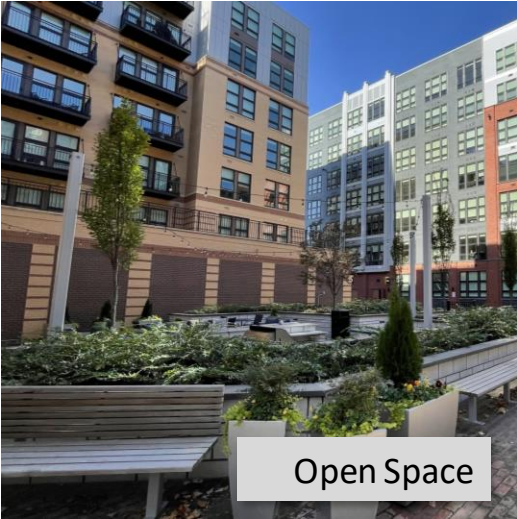
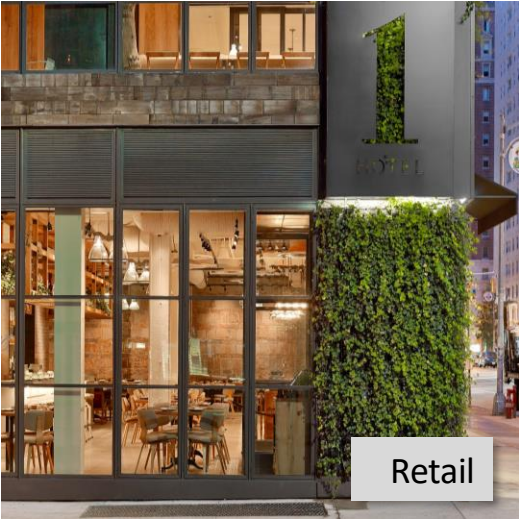
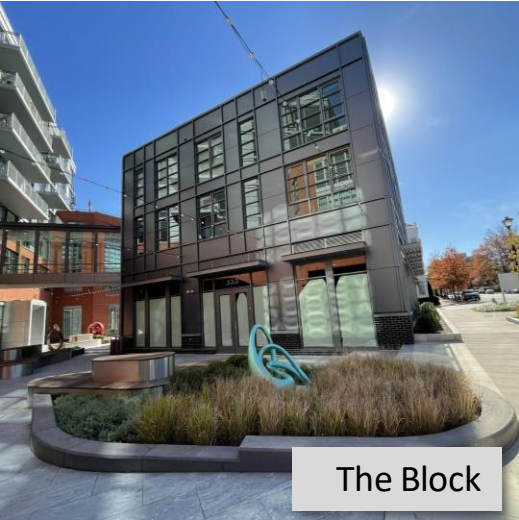
Prioritized and timely implementation of the community's objectives over the 20-year timeframe of the Plan.

Table 9.3: Implementation Rubric

Task #	Rec. #	Implementation Action	Responsibility	Short-term	Mid-term	Long-term	On going
LAND USE							
1	14	Dedicate the land identified in Figure 8.11 to the City for a future community facility.	Developers	●	○	○	○
2	1	Per Figure 2.2, prioritize development in the Focus Area, including on existing surface parking lots and underutilized commercial sites.	Developers	○	○	○	●
3	2, 5	Provide Residential, Commercial, and ground floor retail uses as depicted in Figure 2.3 and Figures and Tables 8.1–8.12.	Developers	○	○	○	●
HOUSING							
4	15 - 18	Provide committed affordable housing units and contributions.	Developers	○	○	○	●
5	19	Develop coordinated affordable housing plans for properties involving multiple residential sites.	Developers	○	○	○	●
6	23	Produce and preserve new committed affordable housing units through partnerships and other tools and resources.	City & Partners	○	○	○	●

- The Plan establishes a 20- year framework to guide future planning, infrastructure, parks, and development throughout the Plan area.
- Implementation of the Plan’s recommendation requires a variety of actions with varying responsibilities and timeframes for completion.

Design Standards





Questions + Discussion

AlexWEST

OPTIONS for Providing Feedback

Online Comment Form
alexandriava.gov/AlexandriaWest
June 25 - August 1

Public input will be posted on the project webpage weekly with response to comments biweekly, for inclusion in the Plan + docket materials for the public hearings.

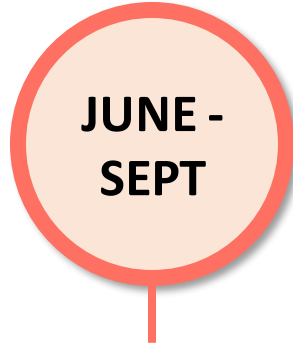
Community events

Virtual office hours

Meetings with community groups

Email or call
Christian Brandt
christian.brandt@alexandriava.gov
703 - 746 - 3895

What's Next ?



Draft Plan Public Comment Period

- Online comment form through August 1
 - Feedback welcome through September
- ### Public Hearings



Public Hearings

- PC Sept. 5
- CC Sept. 14



Thank You!

A recording of this presentation and all other planning process materials can be found at:
alexandriava.gov/AlexandriaWest

Please fill out tonight's Evaluation!

Join AlexWest WhatsApp Group
HERE!

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