

Public + Connected Open Spaces

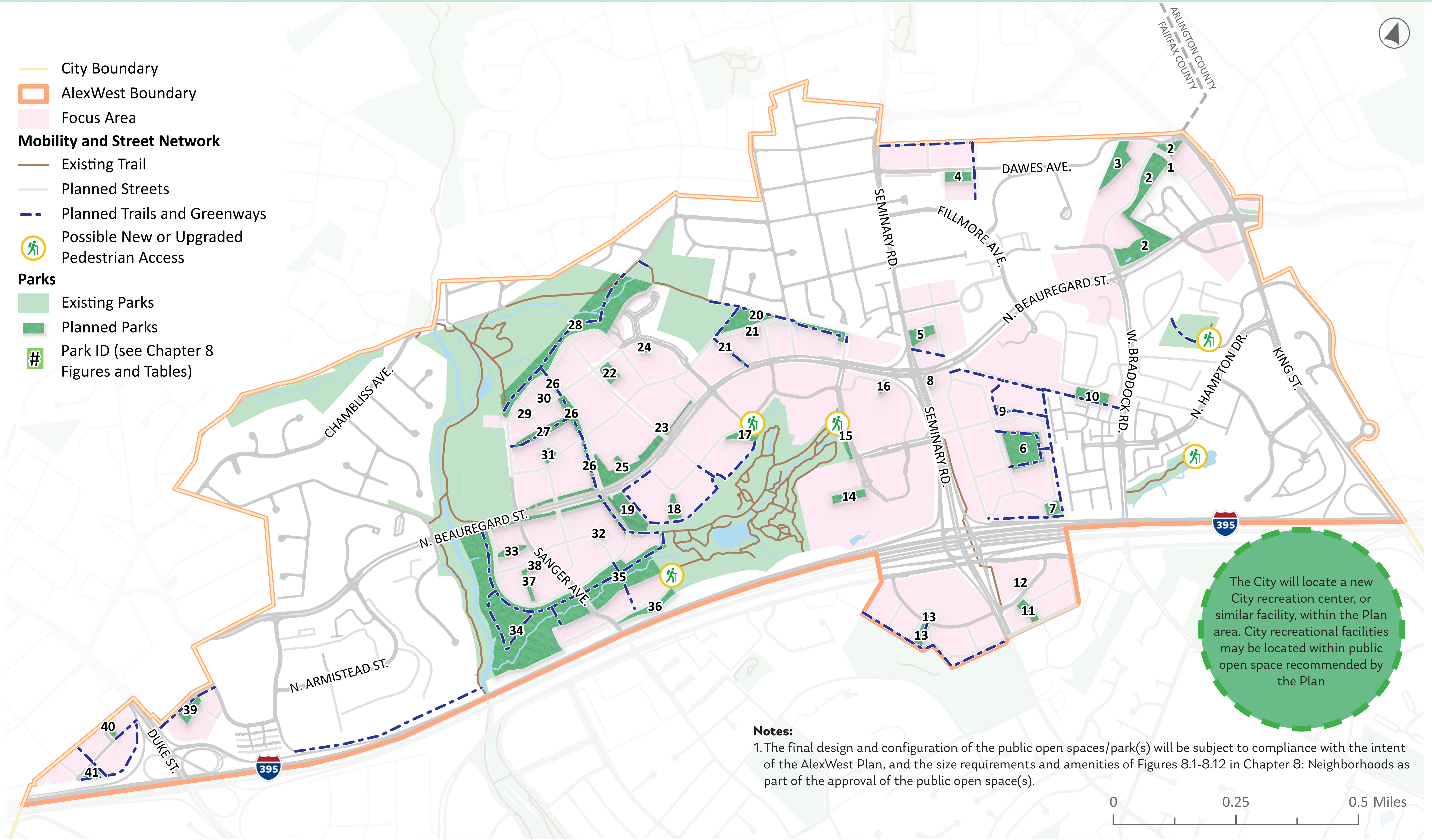
Intent

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

Equitable Access

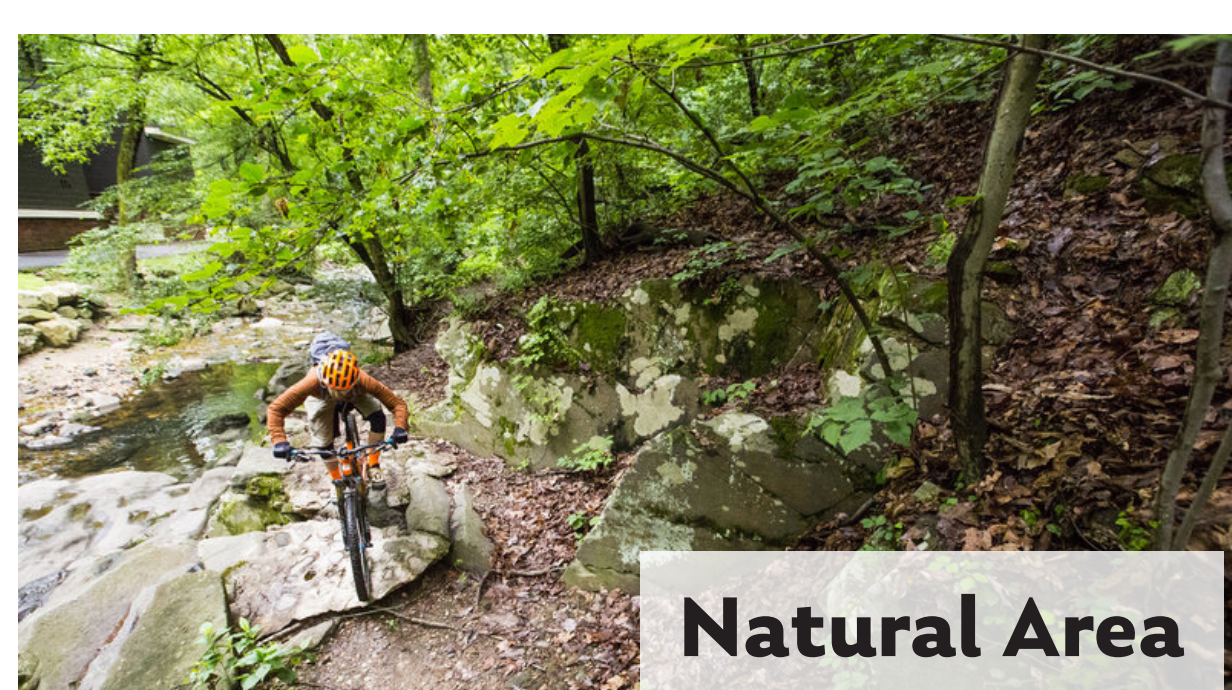
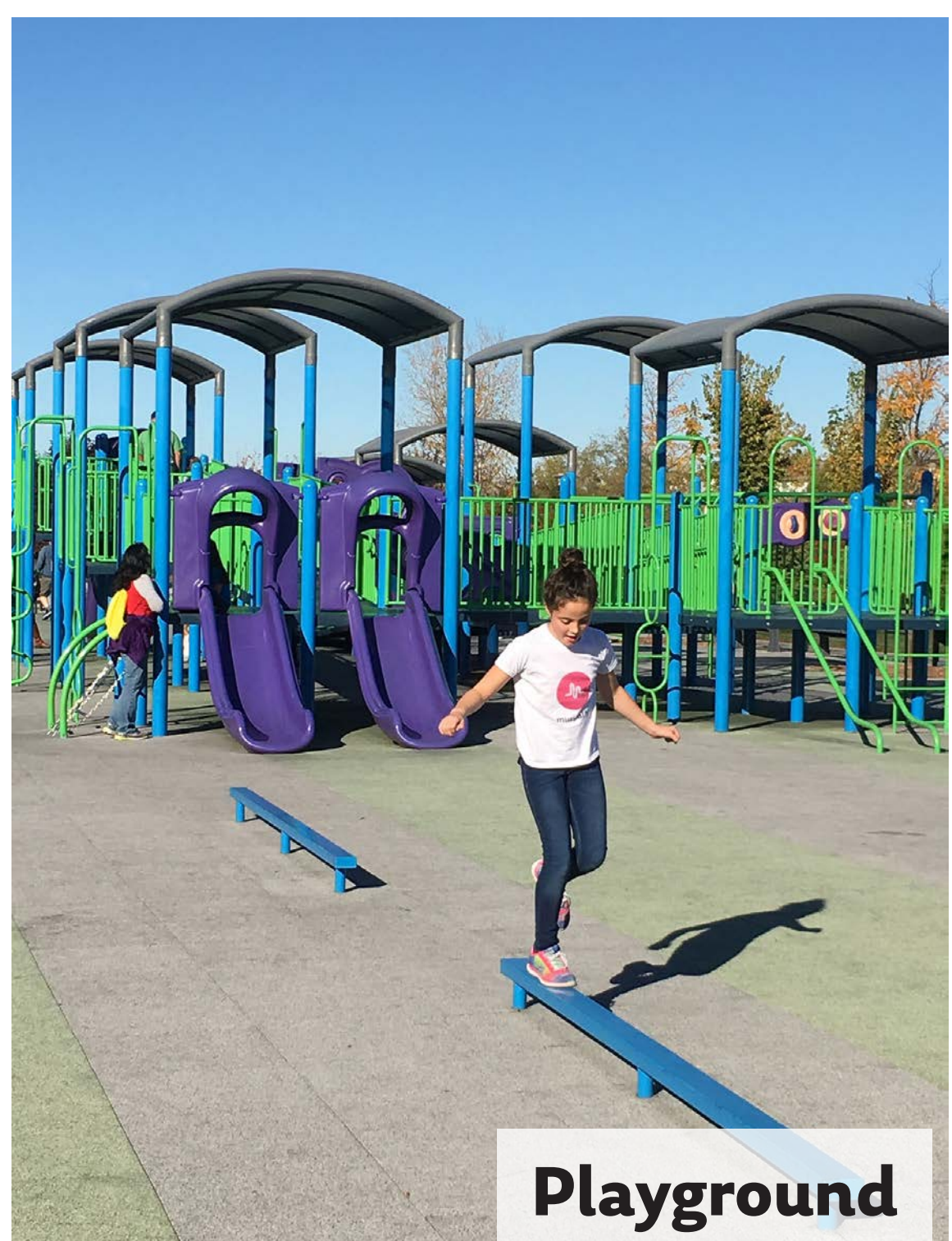
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Amenities

A variety of park amenities will be provided as part of new parks in AlexWest to meet a variety of community needs. These images are illustrative examples of the amenities specified in **Figures 8.1-8.12** and **Tables 8.1-8.12** in Chapter 8: Neighborhoods.



Housing Affordability

Intent

Ensure a livable, diverse, and affordable community for current and future residents by minimizing residential displacement through inclusive development that employs a variety of tools for the expansion of housing options and preservation of existing affordability.

Affordability with Development



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Prioritizing the development of **new market rate housing and new committed affordable units** on surface parking lots and underutilized commercial areas in the Focus Area.

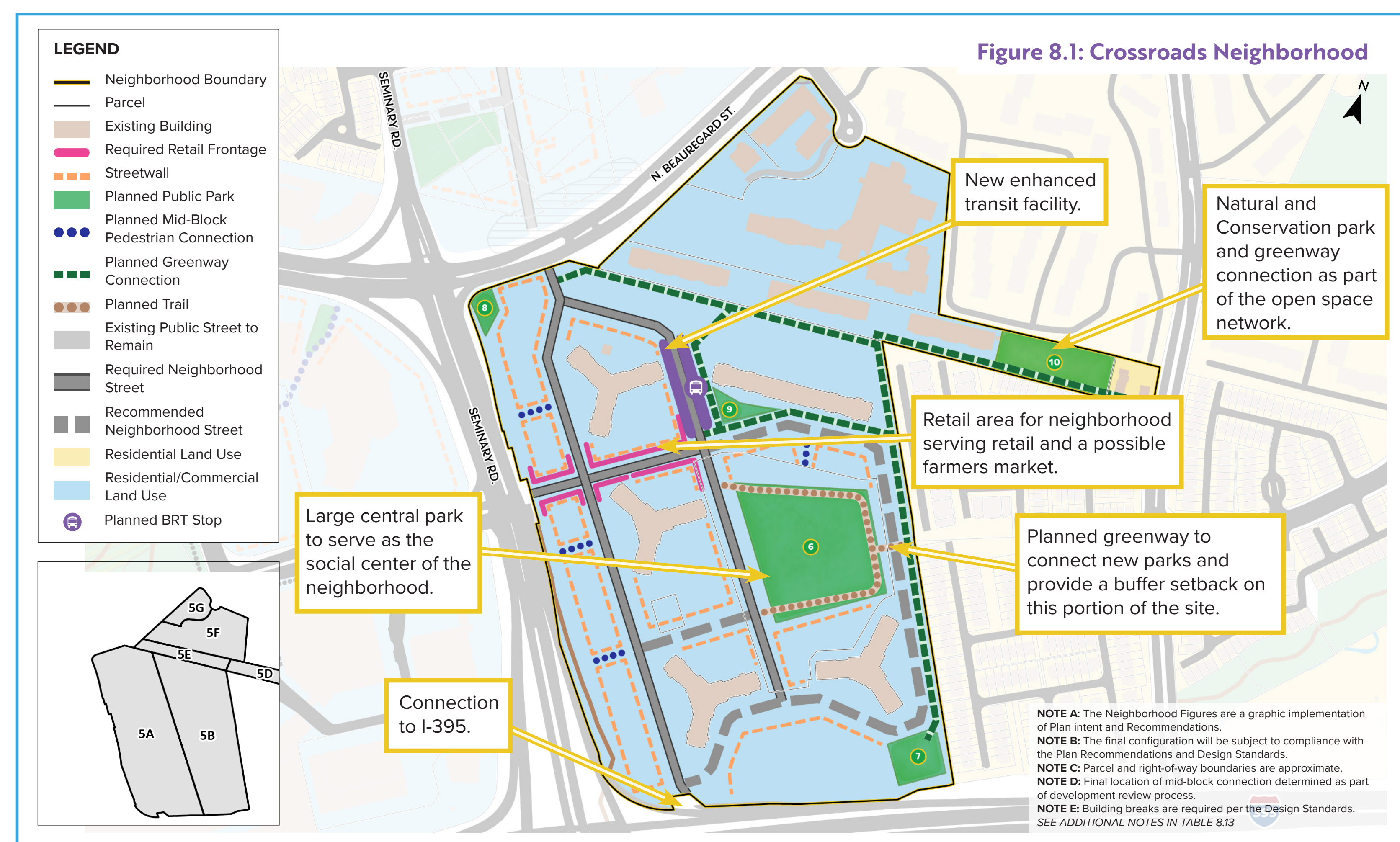
Providing **10% of new residential development over the development “base” as committed affordable housing** or in an amount consistent with the City’s affordable housing contributions policies a whichever is greater.

Allowing **additional bonus height and density** with the provision of additional committed affordable units.

Enabling a **diverse range of housing options**, including different prices, sizes, types, and tenures (rental and homeownership).

The **Crossroads Neighborhood** is a great example of all of these principles working together:

- Where the **orange lines** are, new buildings will provide new housing, including new committed affordable units
- The existing buildings, **in beige**, will stay
- The additional development will provide much-needed community amenities, like **new retail options**, **expanded parks**, and a **new and safer transit facility**.



Tenant Protections and Homeownership Supports

Collaborating on **affordable housing plans** for properties as part of the development process.

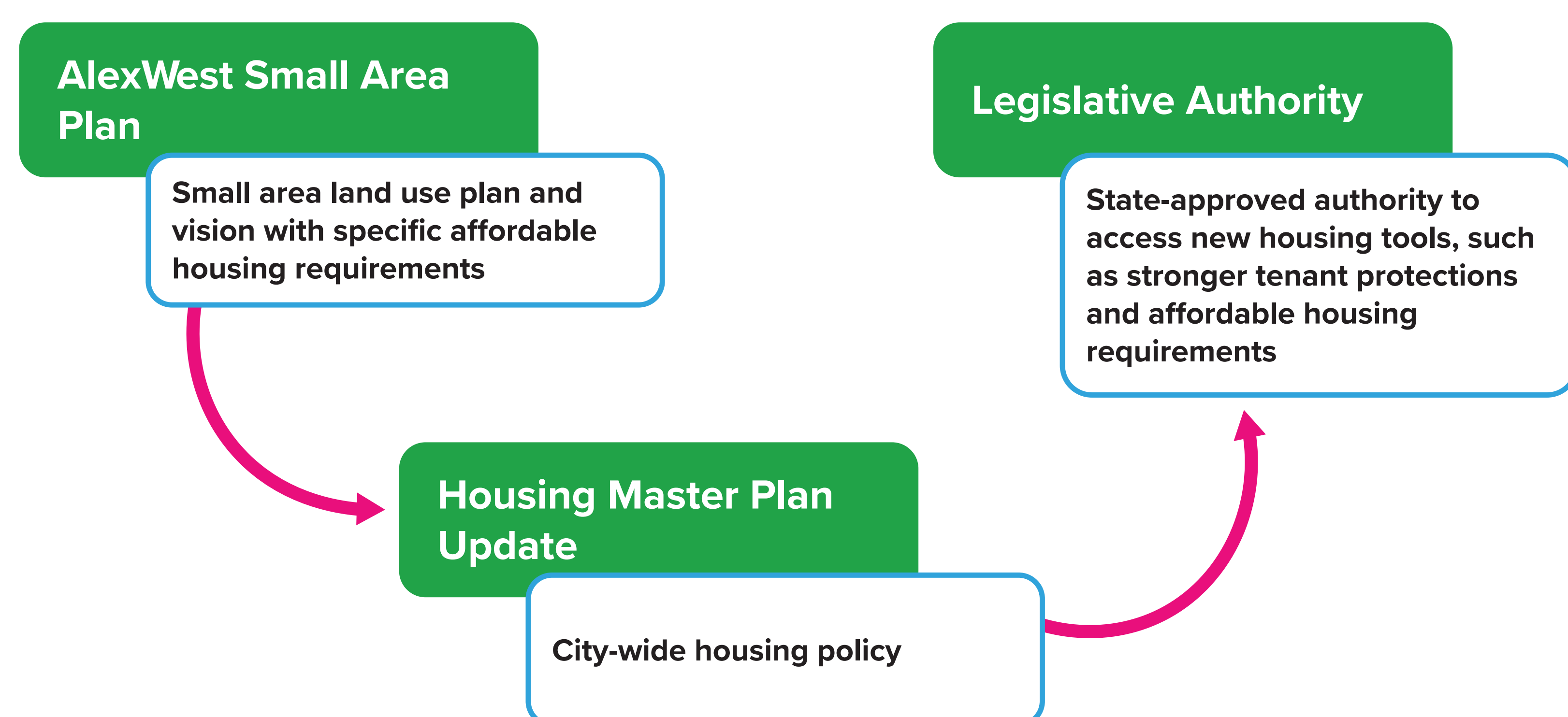
Seeking out partnerships with local property owners, developers, and non-profits to **develop deeply affordable housing**.

Utilizing the **Voluntary Rent Increase Policy** and developing comprehensive **Tenant Relocation Assistance Plans**.

Addressing **building condition** issues with property owners collaboratively or through existing enforcement mechanisms.

Providing **technical assistance** to condominium and HOA communities.

While the City currently does not have the authority to prevent displacement in individual cases of residential redevelopment or repositioning, **the Plan is intended to work in coordination with the City’s Housing Master Plan and additional legislative authority**, if granted to the City, to help mitigate and minimize displacement impacts.



Sustainable + Healthy Communities

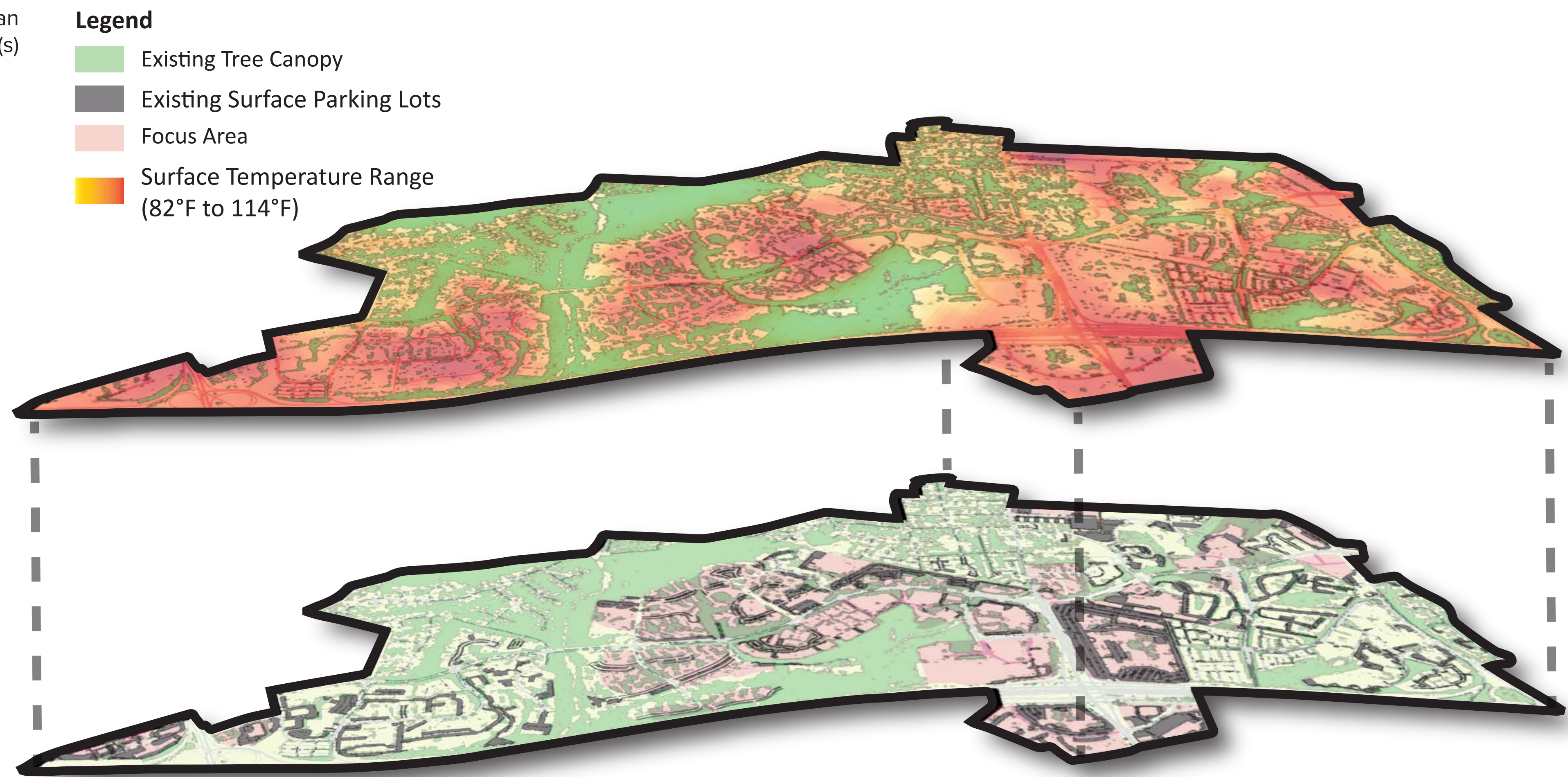
Intent

Enhance water quality, natural ecosystems, energy efficiency, and tree canopy, and mitigate heat island impacts for a healthier quality of life.

Urban Ecology

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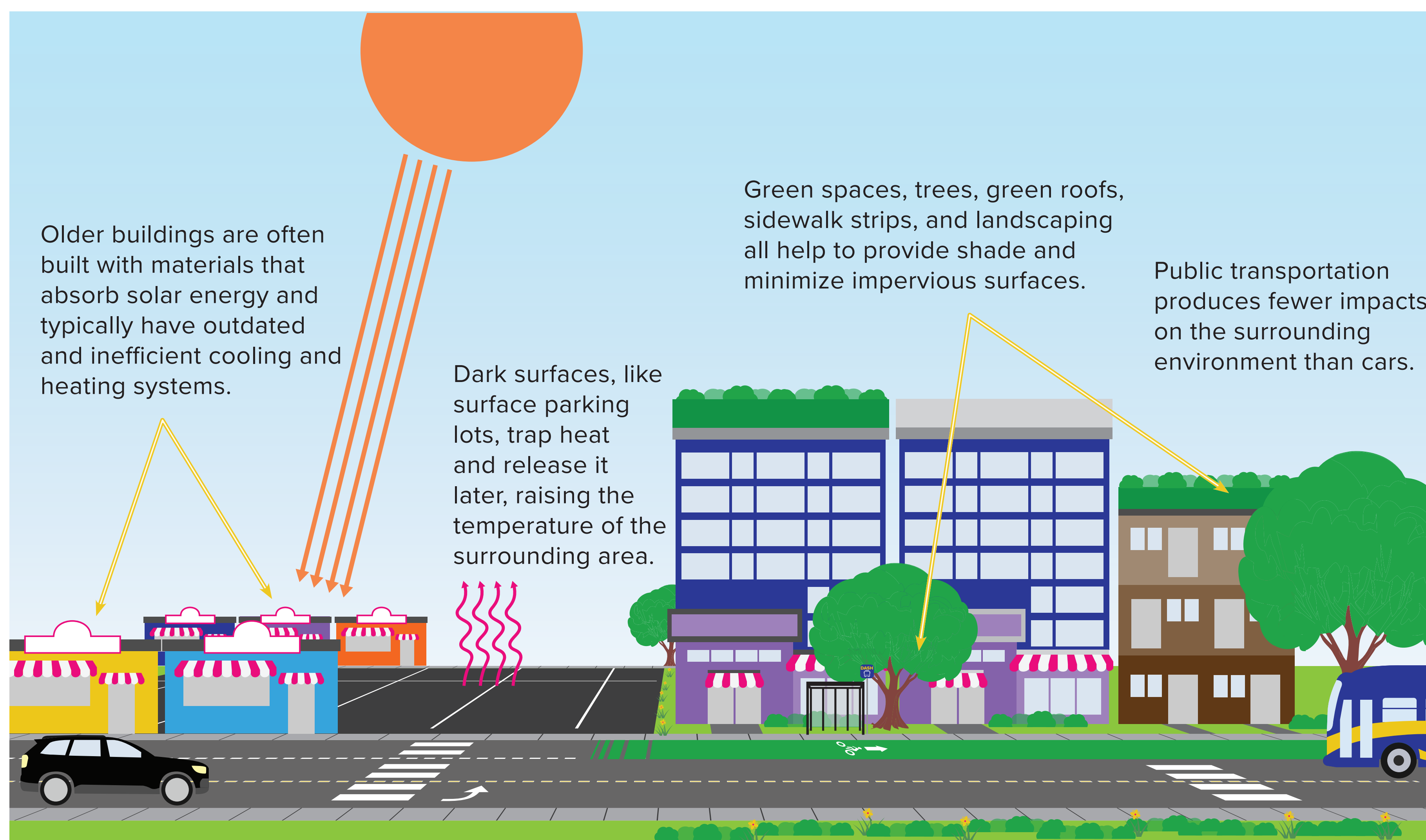
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The Built Environment + Mitigating Urban Heat Island Impacts

A key feature of the Plan is ensuring that AlexWest's built environment supports a healthy and sustainable community:

- All new buildings will meet the City's Green Building Policy standards and zoning requirements for energy efficiency, high-quality building materials, and open space.
- The Plan also recommends the exploration and implementation of district-wide energy systems.
- The Plan's recommendations for safe and easy options for residents to get around without the need for a car will help to minimize GHG emissions.



Implementation

Intent

Ensure that the Plan is implemented in a timely manner and tasks are efficiently prioritized, so that the community's objectives can be met over the 20 year timeframe of the Plan.

Tasks and Timing



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The Plan establishes a 20-year framework to guide future planning, infrastructure, parks, and development throughout the Plan area.

Successful implementation of the Plan's recommendations, including community benefits listed below, requires a variety of implementation actions with varying responsibilities and timeframes for completion as shown in an excerpt in the table to the right.

Task #	Rec. #	Implementation Action	Responsibility	Short-term	Mid-term	Long-term	On going
LAND USE							
3	14	Dedicate the land identified in Figure 8.11 to the City for a future community facility.	Developers	●	○	○	○
1	1	Per Figure 2.2 , prioritize development in the Focus Area, including on existing surface parking lots and underutilized commercial sites.	Developers	○	○	○	●
2	2, 5, 6	Provide Residential, Commercial, and ground floor retail uses as depicted in Figure 2.3 and Figures and Tables 81-8.12 .	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	○	○	○	●
7	24	Pursue tenant support and protections through community partners, programs, voluntary commitments from developers/property owners, and future legislative tools.	City & Partners	○	○	○	●
8	25	Provide technical support to condominium and HOA communities to promote housing stability and ownership affordability.	City & Partners	○	○	○	●

Community Benefits and Funding

The Plan recommends community amenities and infrastructure to mitigate impacts from development and to provide public benefits within the Plan area and establishes guidance for how the benefit will be funded, as illustrated in the table below.

Community Benefit	Funding Responsibility	Project (Funded by CIP &/or Grants)	Priority (Lower number is Higher Priority)	Notes
Expand Housing Affordability		1		
a. Ten percent of additional residential development shall be provided as committed affordable housing, and contributions to the Housing Trust Fund shall be provided on base development.	Developers in-kind and contributions to the City Housing Trust Fund	• N. Beauregard Street / Sanger Avenue	3	Coordinate with William Ramsay Safe Routes to School project and Transitway implementation
b. Preservation and expanded/deepened housing affordability pursued through partnerships, co-location, and other tools and opportunities.	City, State, Federal, Non-Profit and Other Partners	• N. Beauregard Street / Rayburn Avenue	2	Coordinate with Transitway implementation
Enhance Mobility and Safety		• N. Beauregard Street / Seminary Road	1	Grant funding for design has been secured; prioritize funding for construction funding; development will provide right-of-way and frontage improvements
a. Enhancements to Pedestrian and Bicycle Network as depicted in Figure 4.6	Developers in-kind	• Additional mobility/safety enhancements listed in Chapter 9.		
b. Street Network as depicted in Figure 4.2	Developers in-kind	2	2	Medium priority as needed
c. Southern Towers Transit facility	City, Grants; Property owner provides land in-kind	3	1	High priority for implementation; Grant funding secured; transit access safety improvements high priority
d. Seminary Road and N. Beauregard Street Intersection Improvements	City, Grants, Developers in-kind	4	2	Medium priority as needed
e. Mobility Enhancements as depicted in Figure 4.9	City, Grants	5	1	High priority, high cost, high return. Facility is needed now; requires CIP planning
		6	1	High priority, low cost, high return
		7	2	Medium priority; coordinate with redevelopment or improvements at adjacent ARHA site

Inclusive Growth

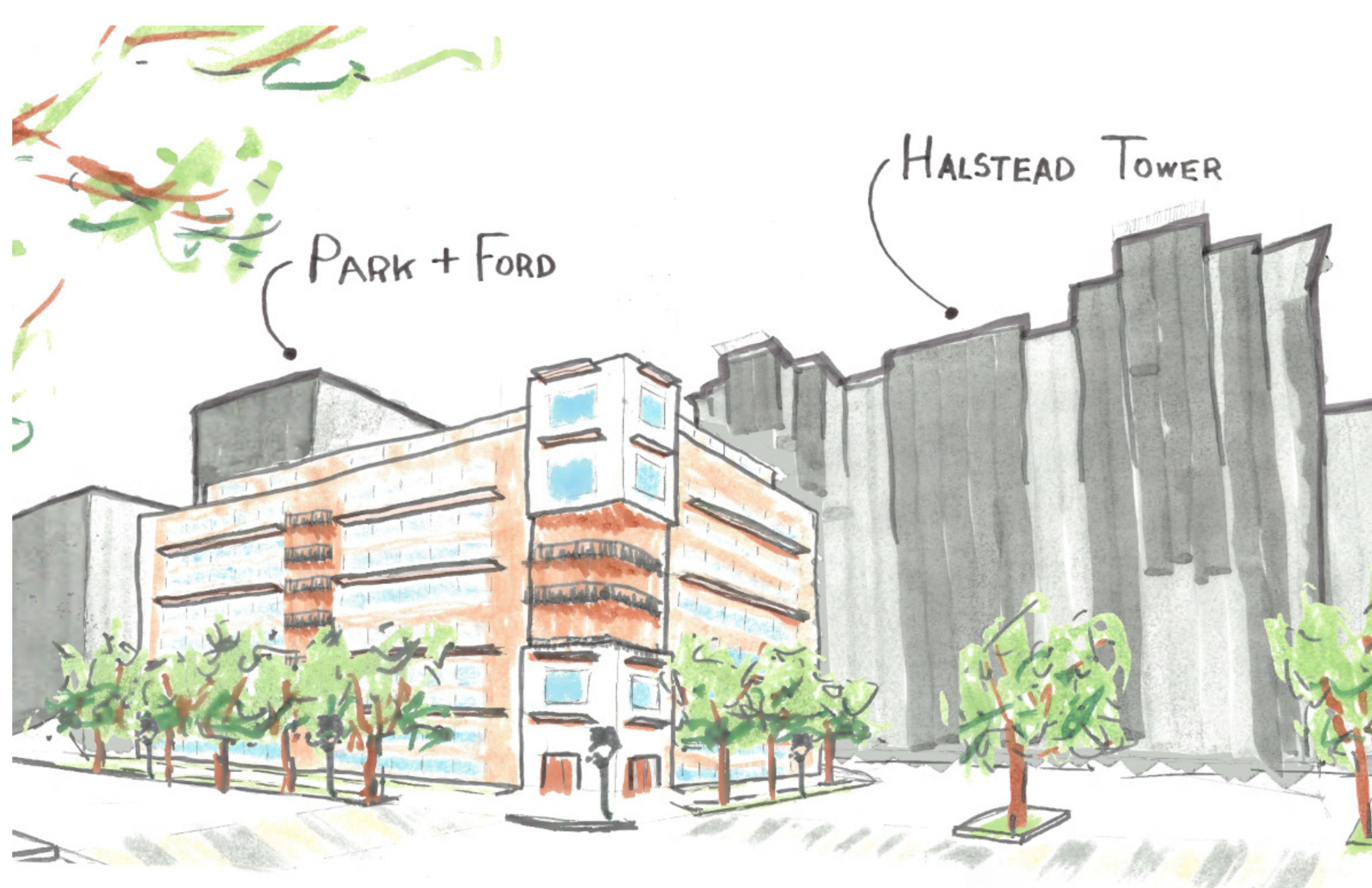
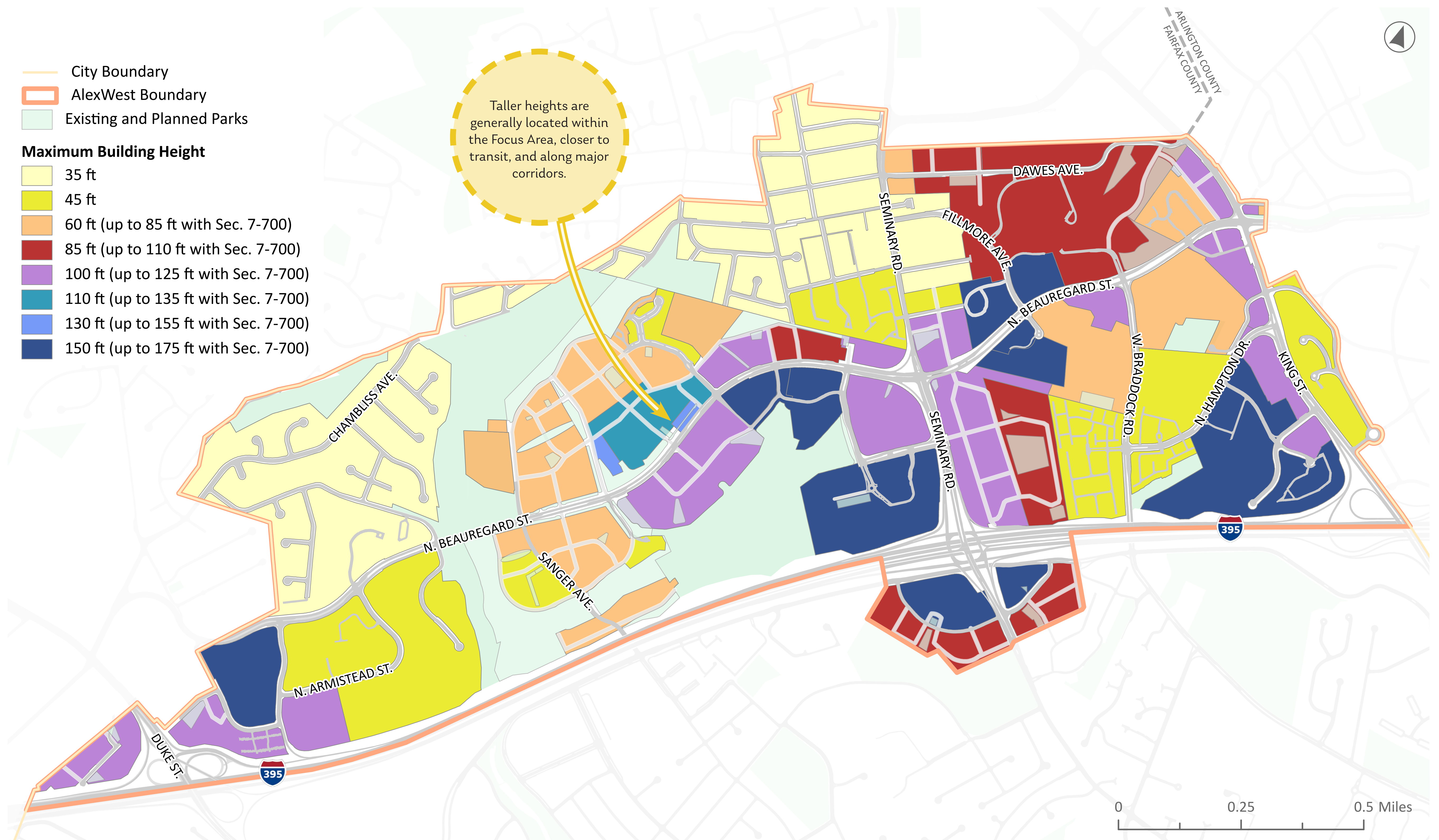
Intent

Ensure that future development considers both housing affordability and the changing market by implementing a land use strategy that prioritizes inclusive growth in areas that will minimize displacement, retain the culture and diversity of the area, maximize the use of transit, provide neighborhood-serving retail, be well-designed and enhance the social infrastructure (parks, civic uses, public realm, public space, and high-quality design) that improves residents' quality of life.

Maximum Building Heights

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View of King Street between Park + Ford and Halstead Tower



View of King Street between The Alexander and former Health Department Building

Inclusive Growth

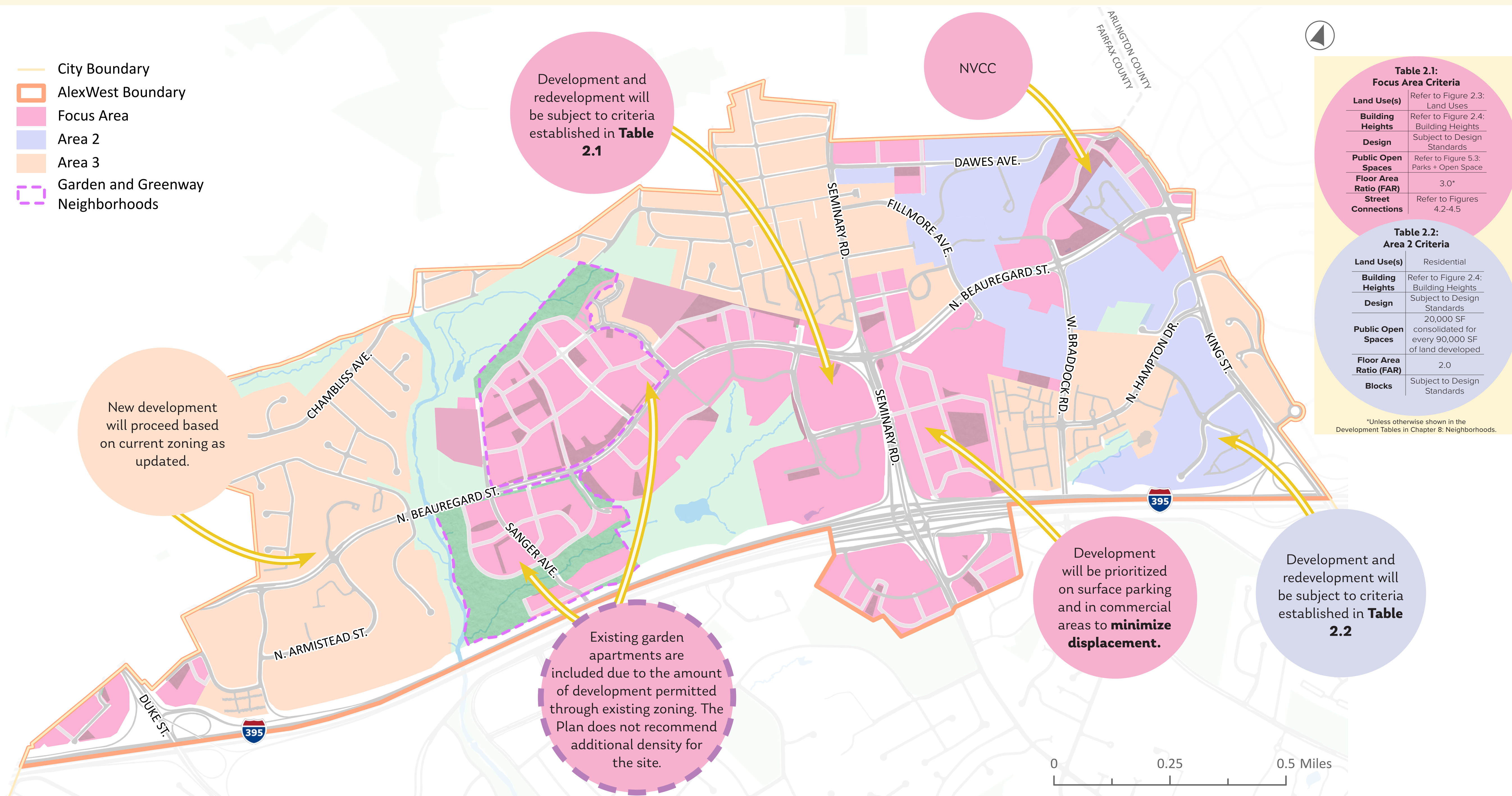
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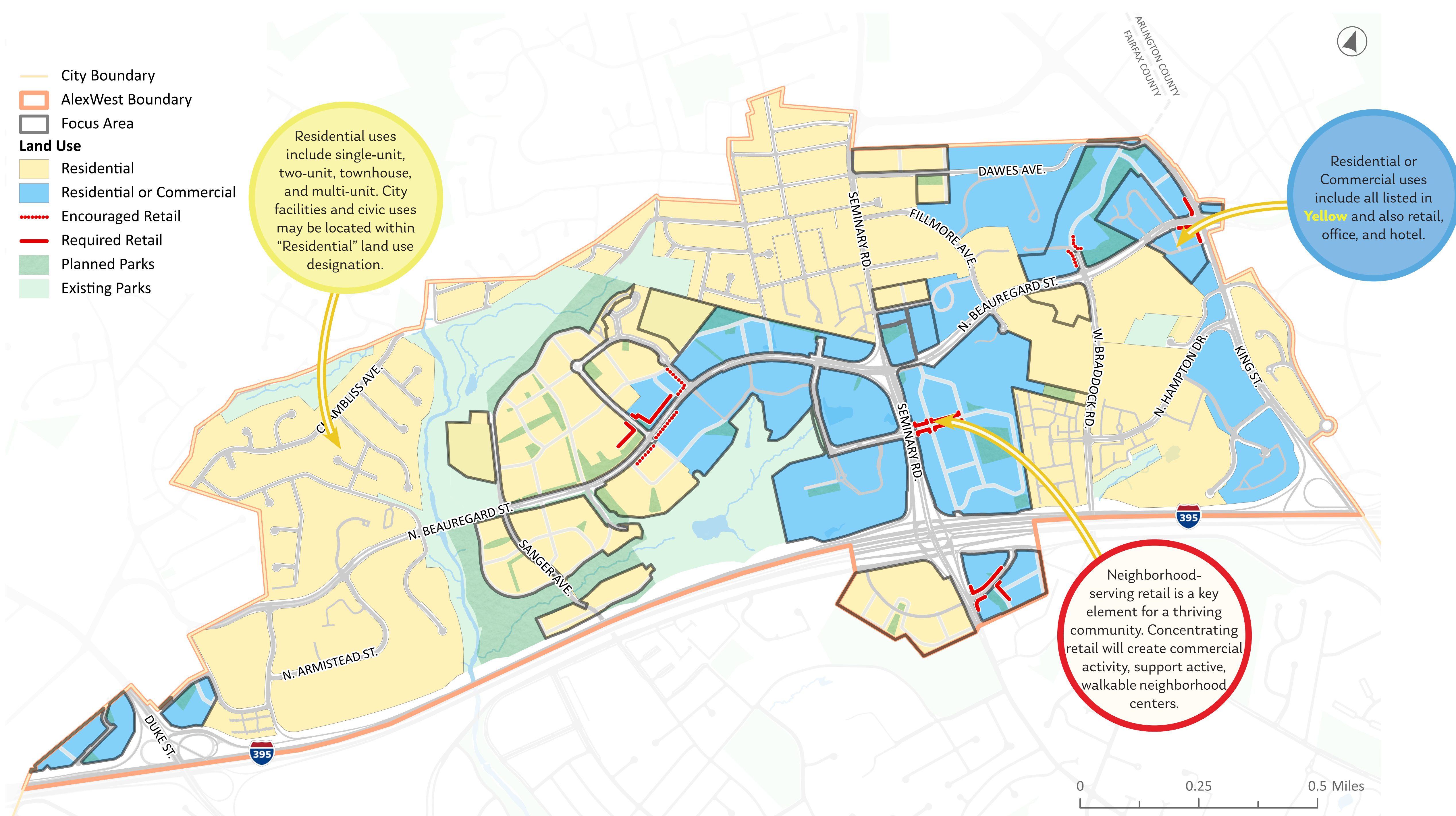
Land Use Strategy

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Land Uses



Mobility + Safety

Intent

Ensure a connected mobility network for all users that enables community members to safely and easily get around AlexWest using all modes of transportation.

Enhanced Safety for All Users

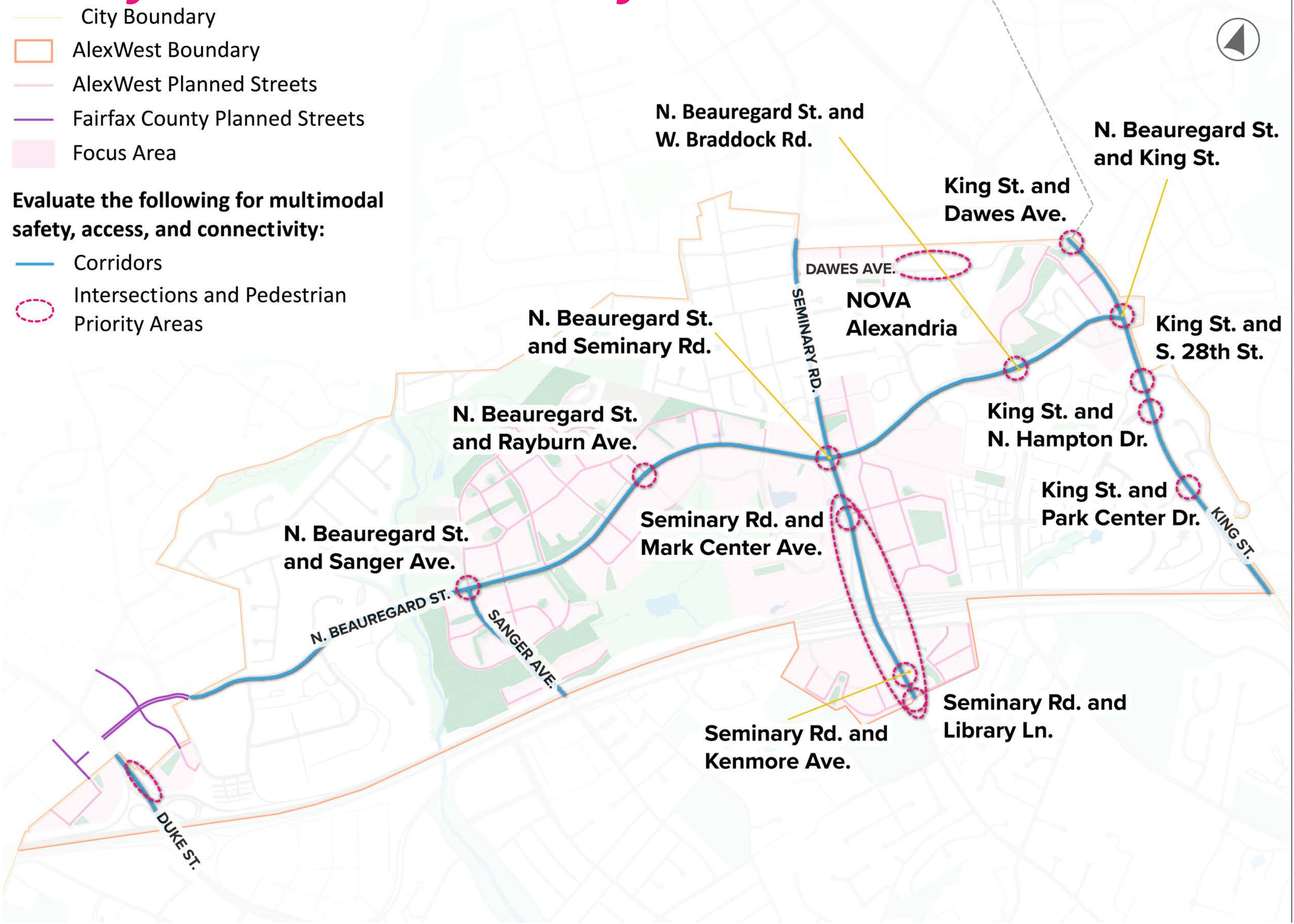
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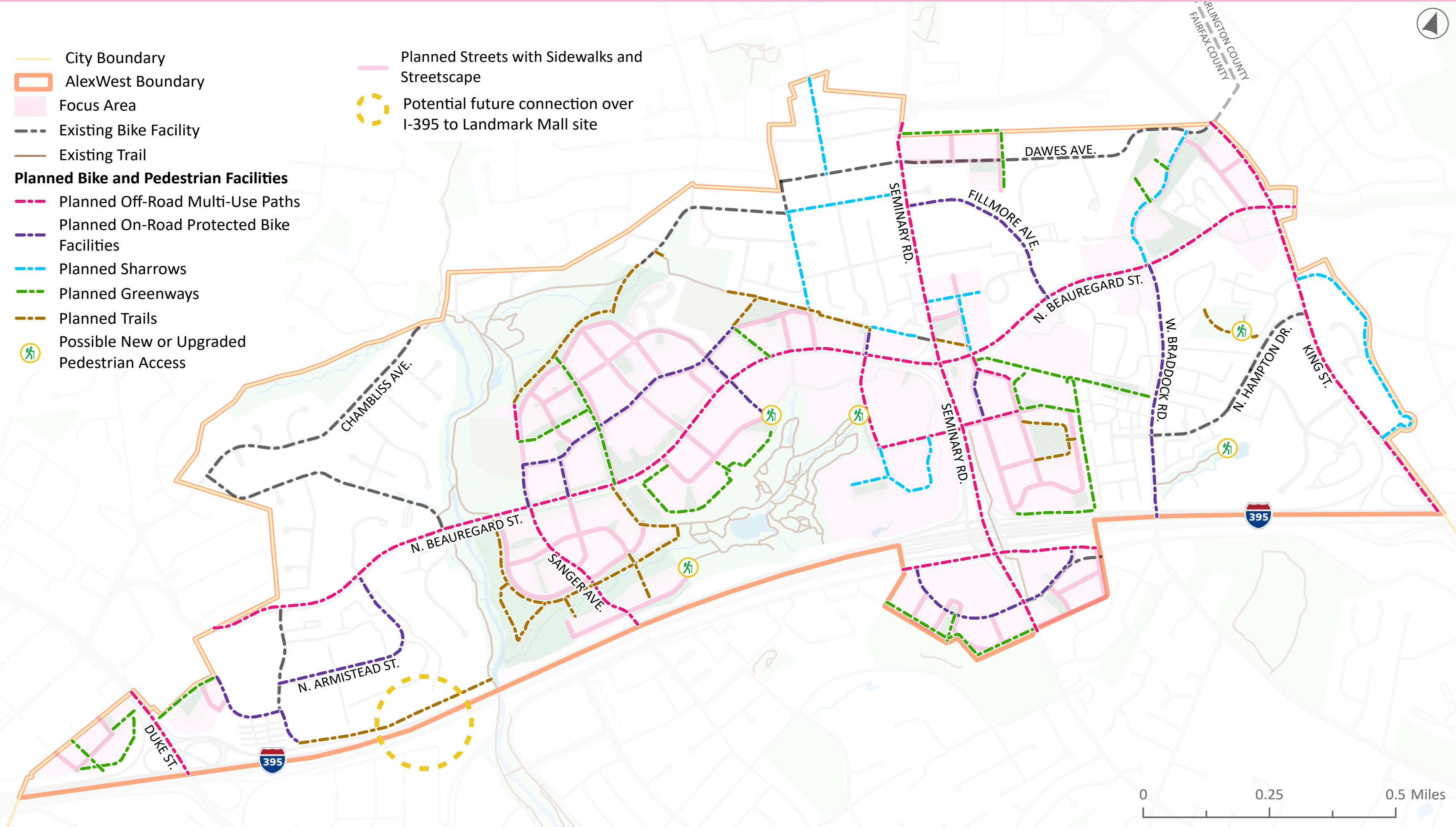
Corridors and high-volume intersections along wide roadways are identified for safety enhancements based on collision frequency data.

The City will work with property owners and other partners to address safety and accessibility issues.

Safety Enhancement Study Areas



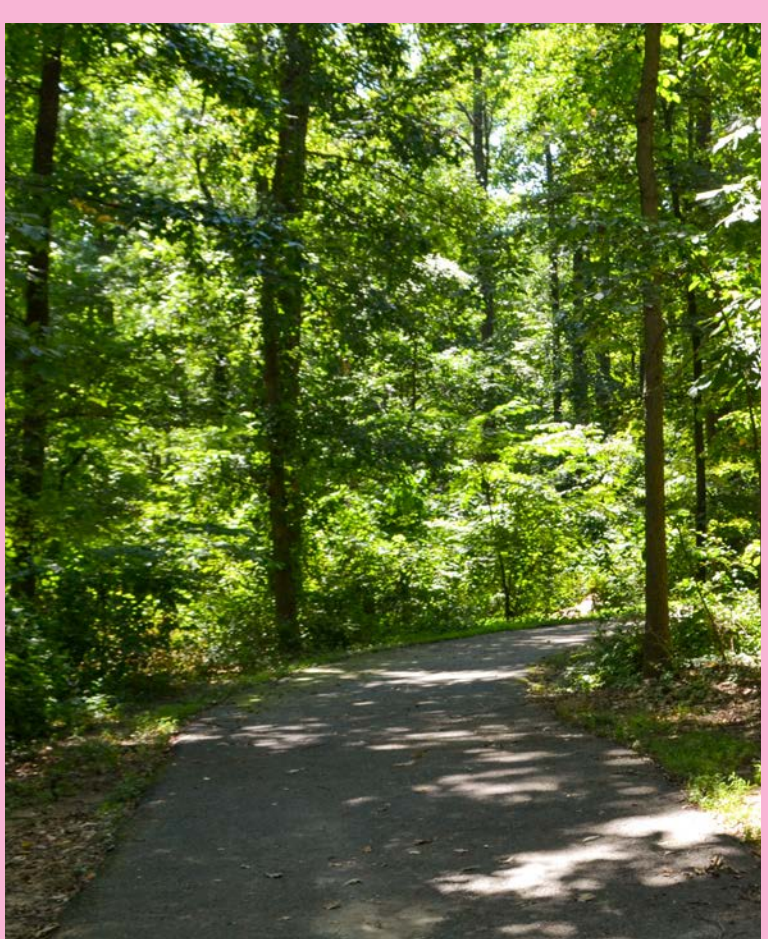
Pedestrian + Bike Network



New and improved connections will incorporate designs that promote safe and comfortable travel by foot between and among neighborhoods.

An expanded bike network will connect existing trails to each other, expand multi-use trails, greenways, add new bike facilities across the Plan area, and expand access to shared mobility options (e.g., Capital Bikeshare, Dockless Scooters, etc.)

Pedestrian + Bike Facilities



Trails



Greenways



Sidewalks



Off-Road Multi-Use Paths



Sharrows



On-Road Protected Bike Facilities

Design Standards

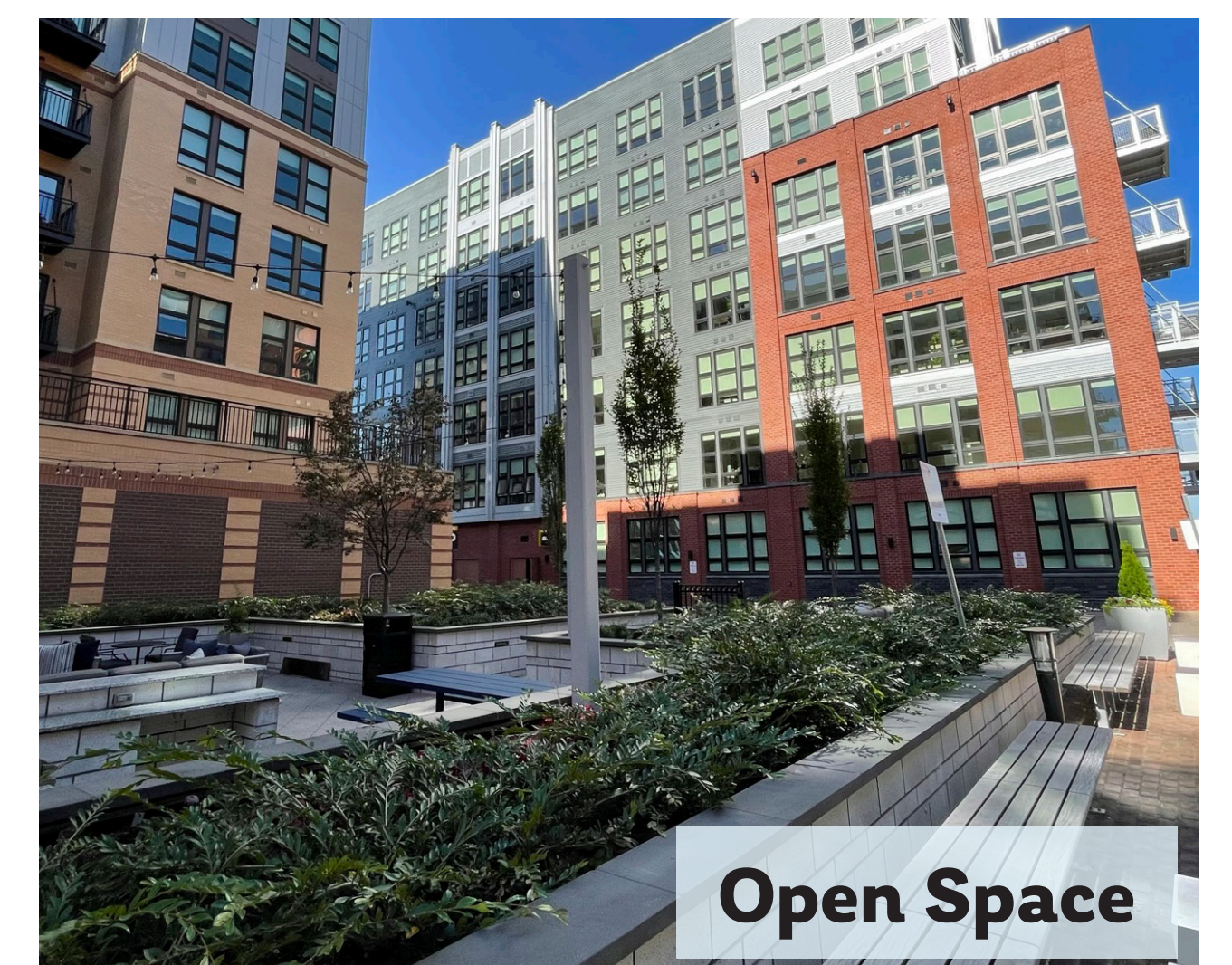
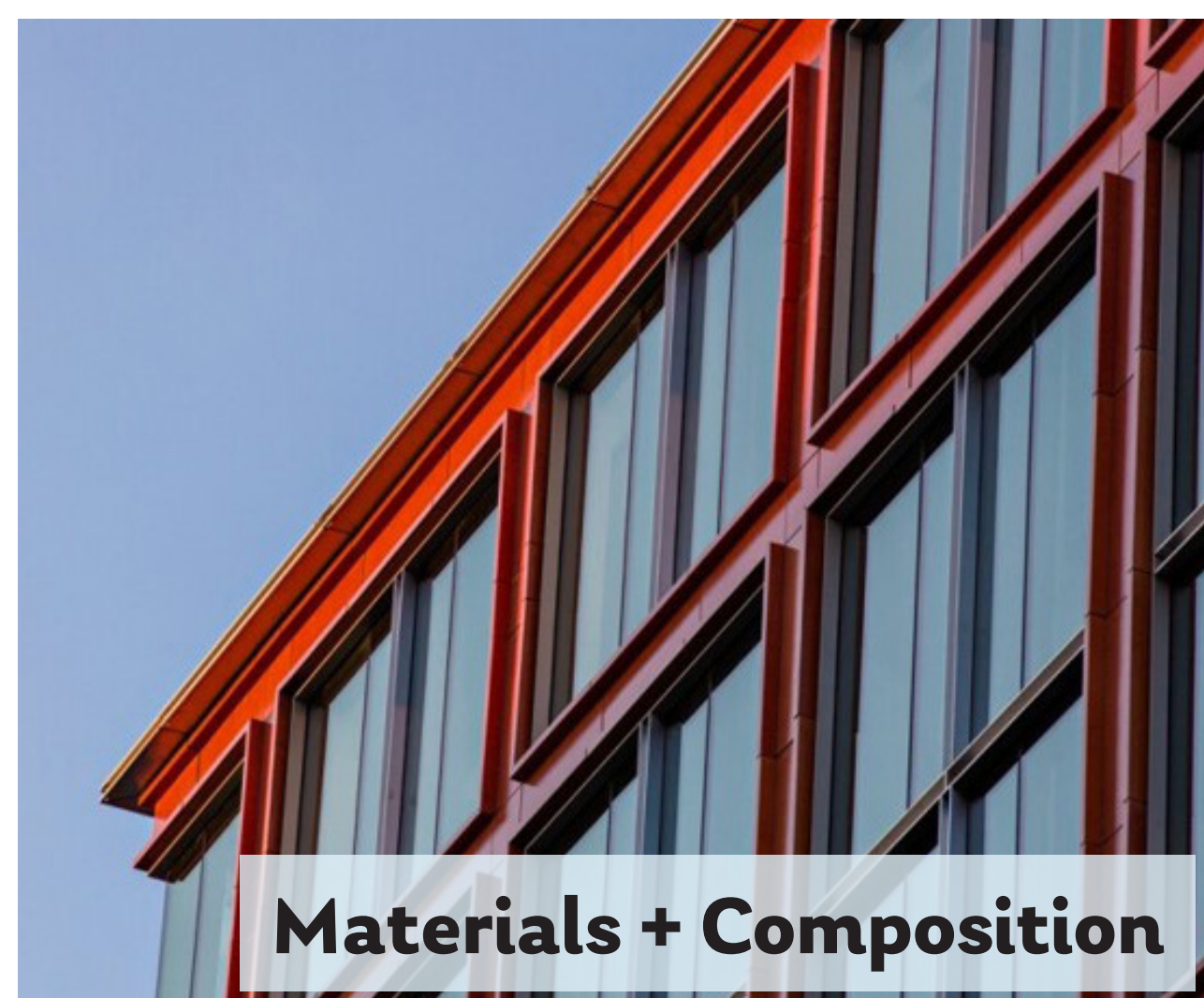
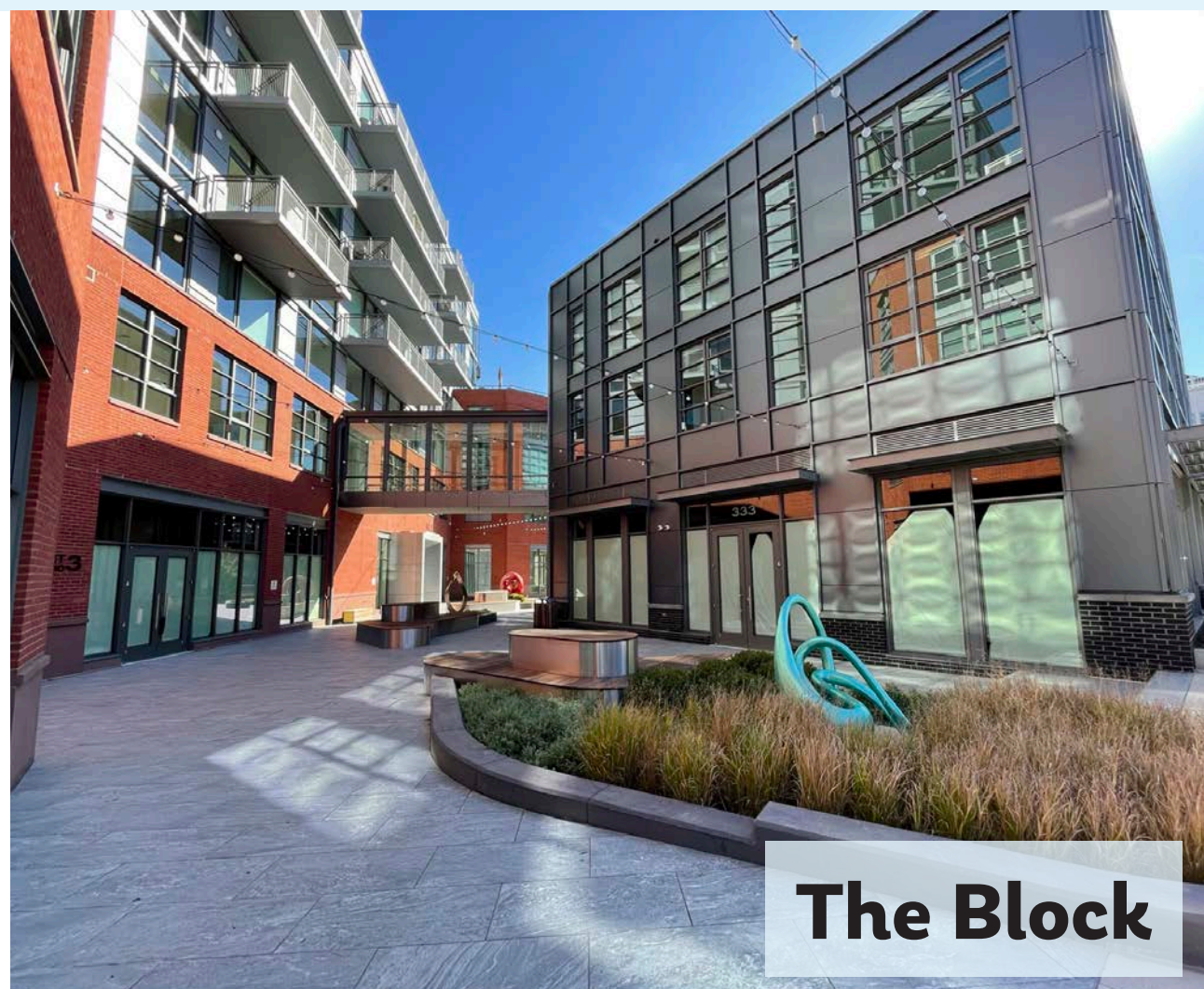
Intent

Ensure the highest quality urban design for a public realm designed for people and how they experience the urban environment. Standards apply to all development that requires approval of a Development Special Use Permit.

8 Design Topics

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Height, Scale + Mass

Intent

The scale and massing of new development should respond to the existing and planned context of the neighborhood and reflect the varied height and fine-grained nature of development in Alexandria over time.

Standards

1. Minimize uniform heights and monotonous facades including among buildings in proximity to each other
2. Developments that propose to break massing with offsets in plan and section, or the use of multiple building façade styles on a single mass, should design the individual components to read as convincing, three-dimensional forms in the round.
3. Building massing will be contextually based and respond to massing and height of adjacent properties. Orient the tallest buildings towards the wider streets or when appropriate to highlight viewsheds or signature vistas.
4. Integrate the design, form and materiality of mechanical structures and penthouses with the overall building architecture.
5. Compose massing to create strong and cohesive building forms. Buildings taller than 100 feet shall have distinctive skylines.



Neighborhoods

Intent

Ensure that development sites in the Focus Area implement the Plan's Recommendations for land use, housing affordability, urban design, open space, and connectivity.

Putting it All Together

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The Neighborhood Tables establish the base development on which the affordable housing requirements will be calculated. In addition, the Tables reflect Recommendations for land use, floor area ratio (FAR), retail, building height, and open space.

The parcel and right-of-way boundaries illustrated are approximate. The final configuration of the neighborhoods will be subject to compliance with the Plan Recommendations and the Design Standards. An overview map of the Focus Area neighborhoods can be found in **Figure 8.0: Neighborhoods**.

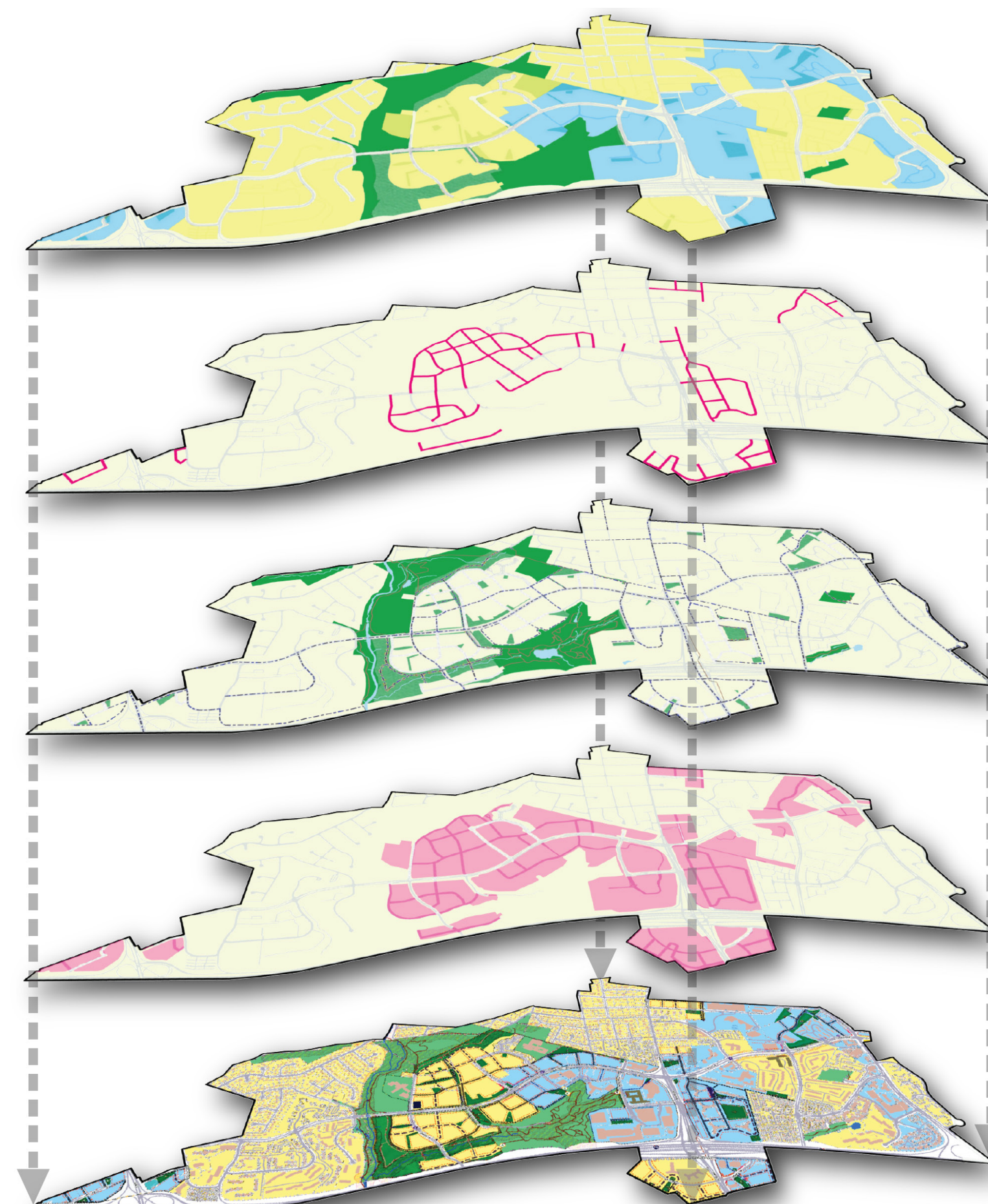
Land Uses

Streets

Parks and Open Space

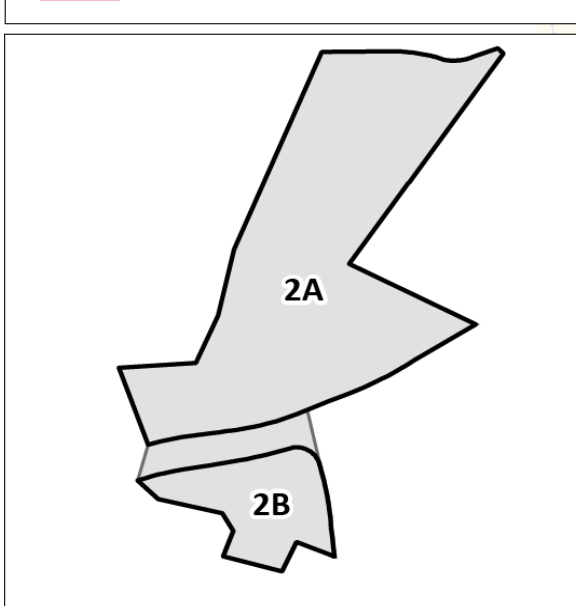
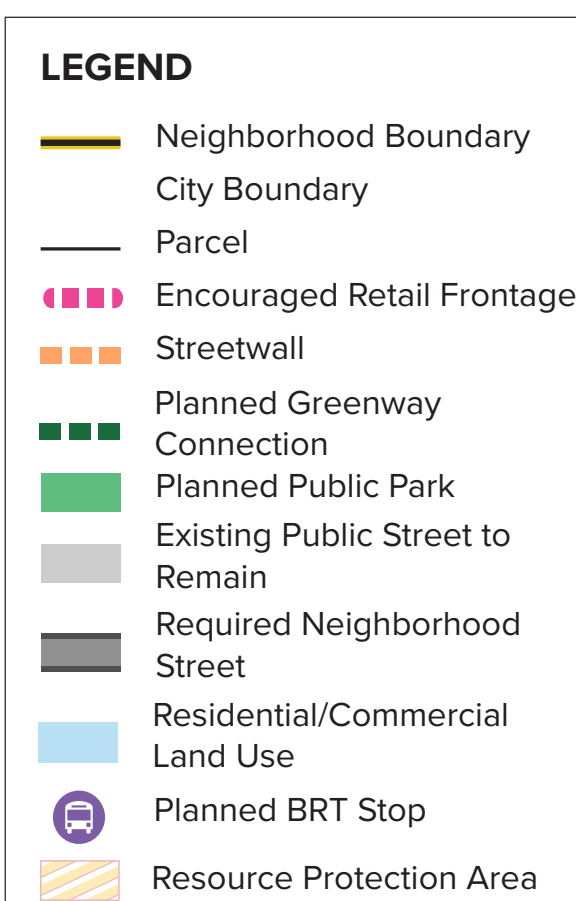
Focus Area

Neighborhoods

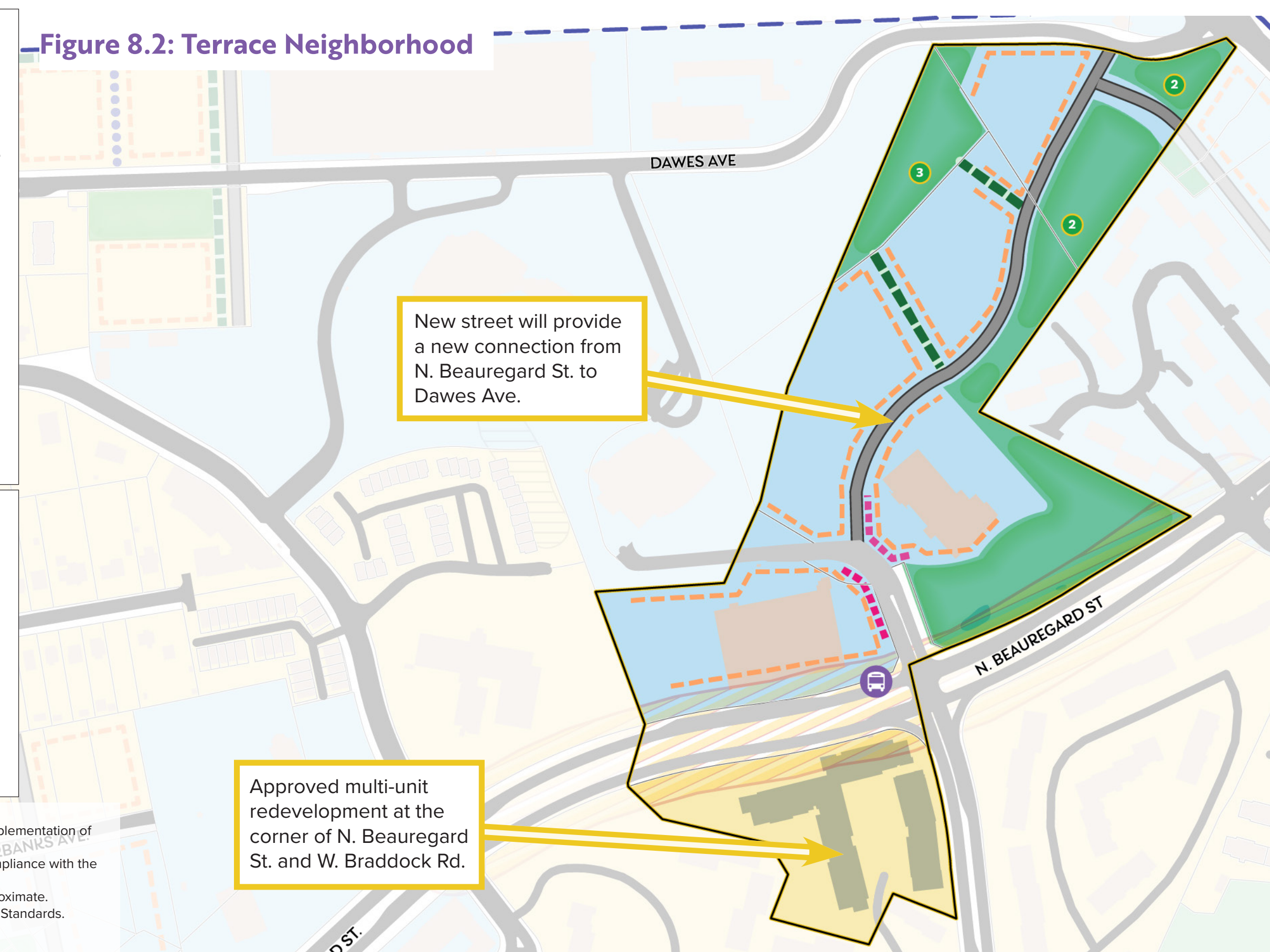


Terrace Neighborhood (Sample Table and Map)

Subarea	Land Use(s)	Base Residential Floor Area Ratio (FAR)	Plan Maximum Floor Area Ratio ⁷ (FAR)	Required Ground Floor Retail	Optional Ground Floor Retail	Maximum Building Height ¹ (FT)	Required Public Open Spaces		
							ID	Required Amenities ²	Minimum Size ³ (SF)
2A	Residential/Commercial	0.75	3.0	No	Yes	85	2	Natural Areas, Passive Recreation	260,000
							3	Flexible Lawn Areas (passive and active), Trails, Natural Areas	65,000
2B	Residential	2.5	3.0	No	No	100	N/A	N/A	N/A



NOTES:
A. The Neighborhood Figures are a graphic implementation of Plan intent and Recommendations.
B. The final configuration will be subject to compliance with the Plan Recommendations and Design Standards.
C. Parcel and right-of-way boundaries are approximate.
D. Building breaks are required per the Design Standards.
SEE ADDITIONAL NOTES IN TABLE 8.13

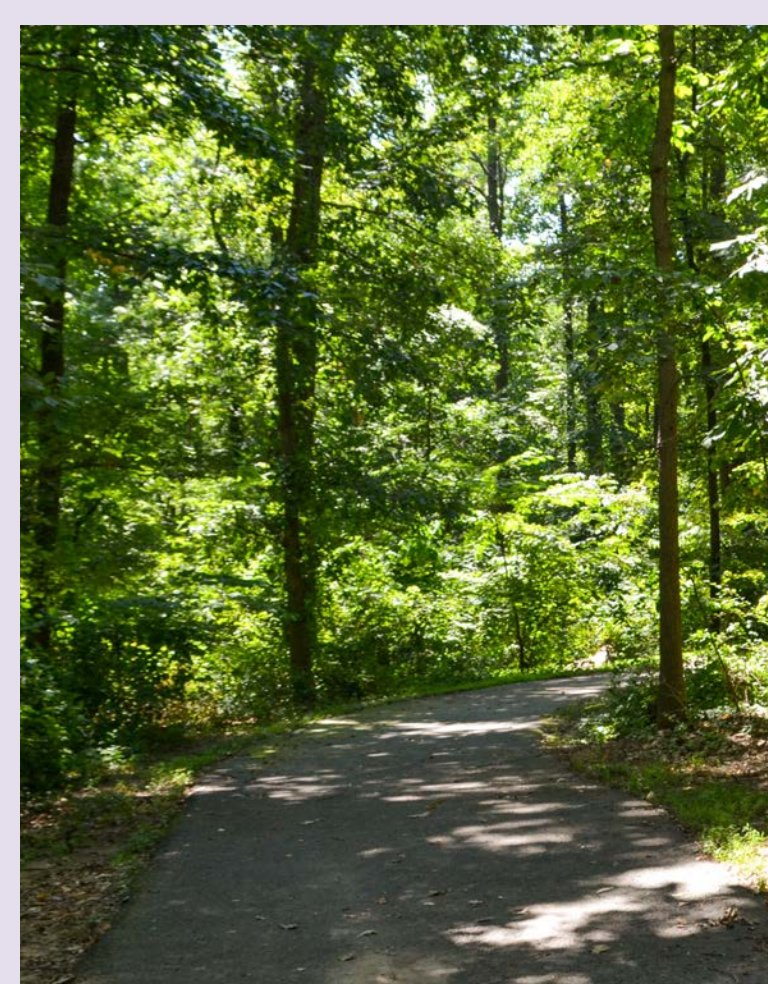


Terms Used in the Neighborhood Maps



Tree Retention/ Buffer Areas

A tree retention/buffer area is an area where it is desirable to retain areas of mature trees or natural buffer areas that may contain steep slopes.



Trails

A trail is a pedestrian pathway that is typically narrower than a greenway and may or may not be paved. Trails are typically located within wooded natural areas and public parks.



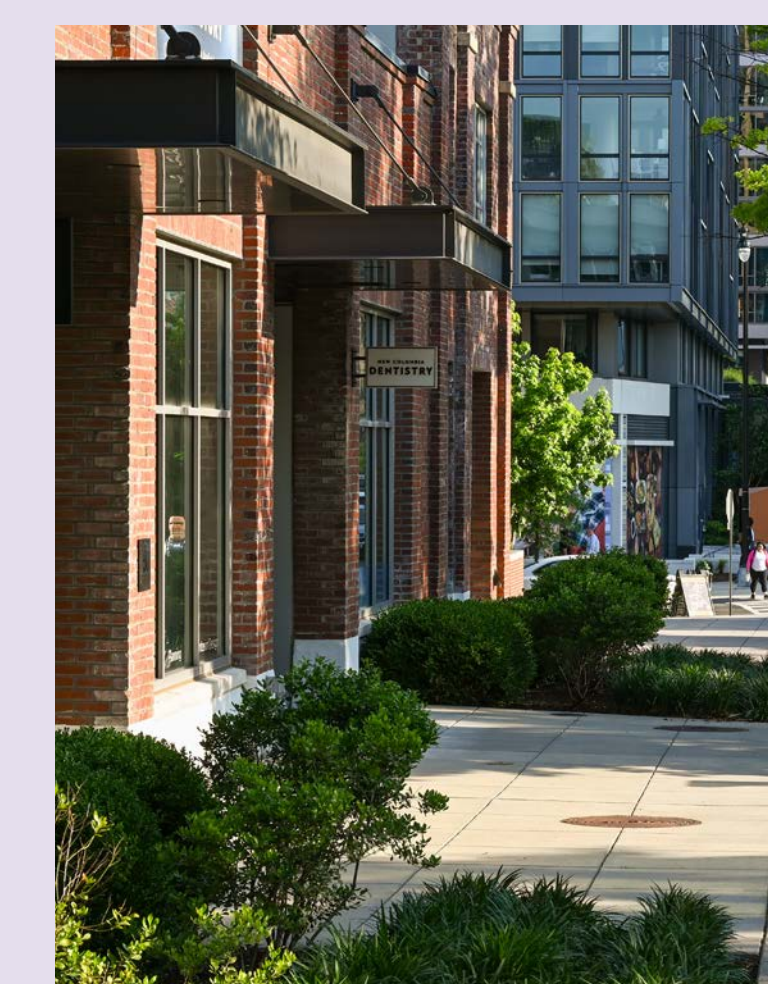
Greenways

A greenway is a wide, pedestrian pathway with green spaces on either side of the pathway. In some cases, buildings may be located on either side of a greenway. Sometimes, a greenway may abut a public park or open space.



Mid-Block Pedestrian Connections

A mid-block pedestrian connection is a building break designed to provide an open and unobstructed pedestrian pathway. These connections must comply with the building break requirements and standards in the Design Standards.



Streetwalls

Buildings will create a well-defined edge, also known as the building streetwall, that frames and defines the public streets and open spaces. The streetwall provides a sense of spatial definition to enable the street to function as an outdoor room and reinforce pedestrian activity on the sidewalk.