

Alexandria City
Station 1
Why do we need an FMP?



"scarce resources" includes green space

Why do we need a Facilities Master Plan?

In an era of scarce resources, the City and ACPS must work together to find solutions that solve multiple problems with our limited resources. **Single-use sites are no longer an option.**

How did the city allow deferred maint. to reach over \$200 million?

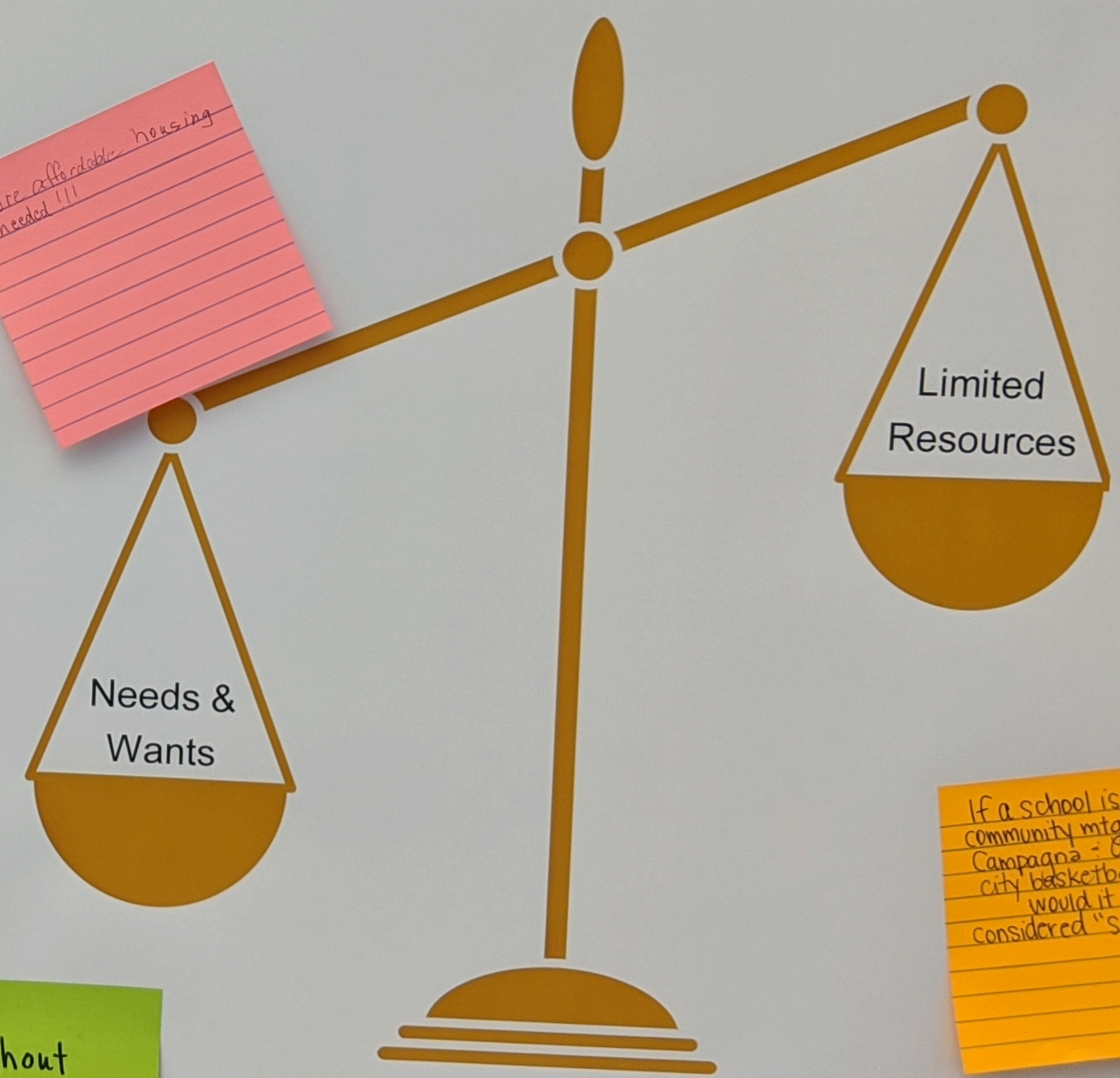
Preserve open space! We do not have any land for more schools. Keep the schools as our #1 priority.

MULTIPLE USE MAY FIT. NO, NOT ALL SELECTED SITES. SOME SITES SHOULD REMAIN "SINGLE-PURPOSE". NOT EVERY PUBLIC SITE MUST BE MULTIPLE USE.

- ▶ Alexandria is only 15.3 square miles. We have limited options for land and must use existing public sites efficiently.
- ▶ Existing buildings need major investments. Public buildings have \$232 million in deferred maintenance needs.*
- ▶ Population growth exceeds capacity. Projected school enrollment will greatly exceed capacity without new schools. New recreation spaces, libraries, and public safety improvements will be needed to maintain levels of service.
- ▶ We have limited funding to accomplish all of these important needs. **We must solve multiple needs with each public site.**

More affordable housing needed!!!

Without losing green space!



If a school is used for community mtgs - Campagna - ASA - city basketball, would it still be considered "single-use"?

*City Facility Condition Assessment – Strategic Facilities Plan (2015) excludes ACPS buildings (in development).

TITAN HALL



Joint Facilities Master Plan Open House 2/13/20

Why do we need a Facilities Master Plan?

fix the workforce allowances for fire station 209 middle income are cut out of housing

In January 2018, the Joint City-Schools Facilities Investment Task Force recommended we develop a long-term facilities master plan to address our growing demand for additional capacity and services alongside a portfolio of aging public facilities. The City Council and School Board prioritized the development of this plan following two joint work sessions in 2018. These key themes informed the JFMP guiding principles:

More density
Height & density
less single houses
more J.H. apartments
& more affordable
for parents of school pop
workforce

Is city growth a priority? Why?
Aren't we encouraging add'l growth by identifying ways to add housing - multi-family, workforce, etc.?



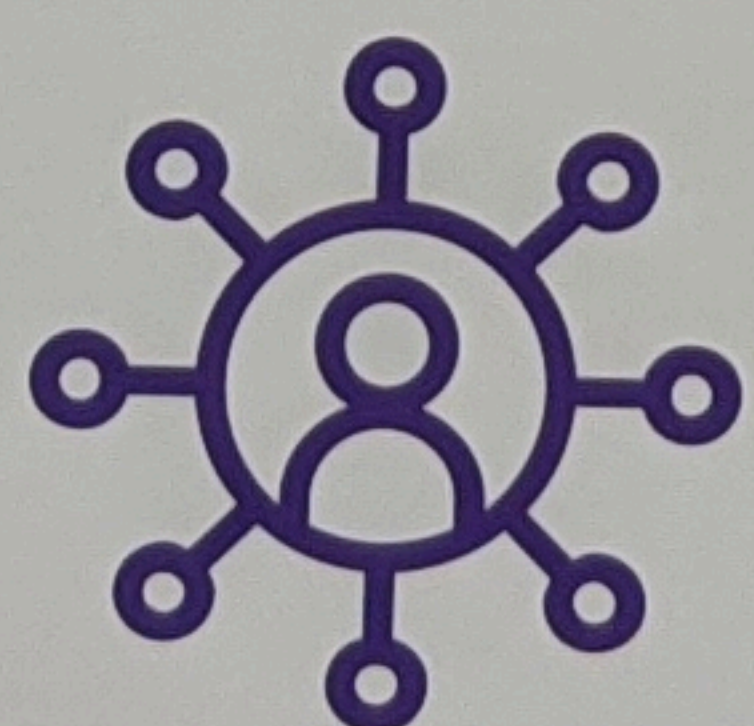
Our community is growing, but our buildings are aging and overburdened.



We must make trade-offs. Alexandria has limited local, state and federal funding, and scarce land options.



We must look to new ways of doing business. Working together will help identify opportunities for efficiency and cost savings.



We are one community with different organizational structures, neighborhoods, and interests.

What are the opportunities for residents to be included as part of the task force?
An organized formal planning charrette is vitally important to this process!

Listen to Citizens!
Council should attend affected community meetings and follow the will of the community.
Have Respective Not Tyranny

→ Transparency
→ COMMUNITY MTGS.
→ PUBLIC FORUMS: ACCOUNTABILITY

Online comment form option

Neighborhood mtgs + online surveys

Transparency during OH planned

ACPS + City working together

Who has the ultimate decision making authority for Masterplan.

Residents should be involved in this process.

How do you want to be engaged throughout the JFMP process?

We need to be engaged FROM THE START! Before any resolution or policy is passed. Listen to the neighbors & neighborhoods!

Transparency for the public from the beginning

Transparency = staying in touch with civic associations

Stay informed as a resident + invited to participate in events like this. Thank you!

• Town Hall Mtg
• Surveys
• Opportunities for small more focused group mtg with subject matter experts

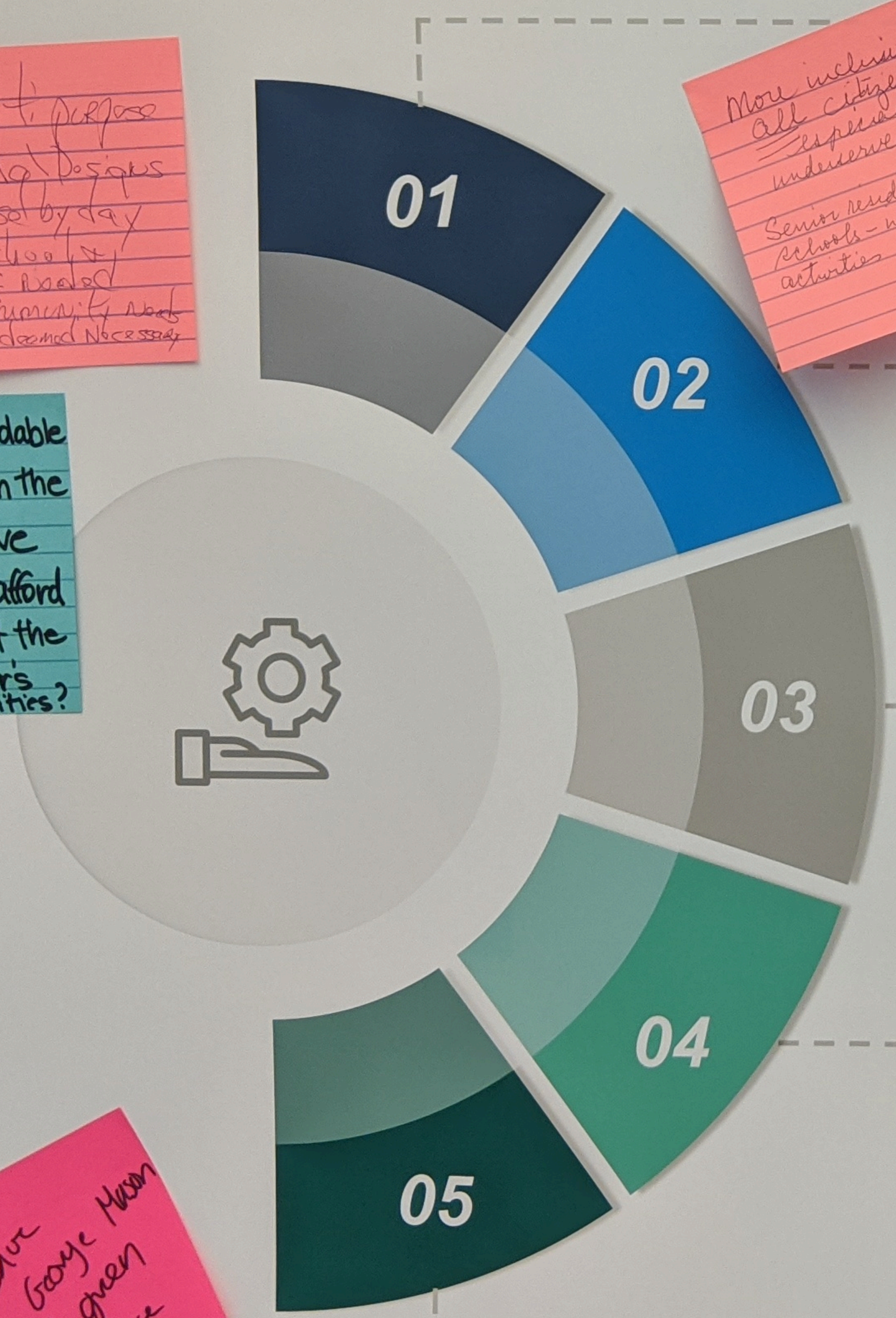
Communicate in more ways to include people we have to get steps



Many Categories of Needs

Multi-purpose
Bldg/Spaces
- Used by day
Schools
if needed
Community needs
as deemed Necessary

There are affordable
housing options in the
DMV. People move
where they can afford
to live. What about the
current homeowner's
needs/priorities?



More inclusion
All citizens
especially
underserved
Senior residences near
schools - intergenerational
activities

Save
George Mason
Park Green
Space

Station 2
categories of need

Need to keep
the green space

Preserving athletic
field and open
space.
ADD:
OPEN
SPACE
+
GREEN
SPACE

Keep Athletic
fields a Green
Space At George
Mason!

Address need for
increased population of
Students by adding
more schools

green
space
+ nature
+ outdoor
fields

Leave schools for
education
Colocate libraries
rec centers, head start
programs w/ ACPS
ACPS should not be
in housing development

Save
George Mason
Park!
Green
Space

Physical Building Condition

Existing buildings require investments to maintain working condition as they age.

Functional Building Condition

Spaces must adapt to changing educational models and shift in how city services are delivered.

Levels of Service

As Alexandria grows, it must adapt to serve all residents.

Location of Service

Ensure existing and new services are accessible to all of Alexandria.

Aspirational Projects

Protecting Alexandria's vitality and livability requires meeting strategic goals.

Preserve
multi-use playing
fields w/out door
space & parks/
tree canopy

want to see open space as a category

If you know schools the populations are growing, taking allocated school lands is hurting the future of ACPS.



What are our needs?

On average, Alexandria's population has grown by 1% annually since 2010. The estimated population in 2020 is 159,200.

The JFMP will include recommendations on the following citywide needs:

Schools

ACPS enrollment has grown at a faster rate than capacity. Enrollment is projected to increase to 18,000 by 2025. Current buildings have a total capacity of 15,000 as measured by ACPS's educational specifications. **More school capacity is needed to educate Alexandria's children.**

Recreation & Parks

The City is currently studying recreation needs based on the Community Interest and Opinion Survey. **In order to maintain the ratio of 7.3 acres of open space per 1,000 residents, an additional 46 acres will be needed by 2030.** Recreation spaces are needed to accommodate the projected increase in city population and school enrollment, and to address priorities identified in the biennial RPCA community needs assessment.

Public Buildings

Alexandria needs new facilities to support population growth, population distribution, and provide modern, functional facilities. For example, Alexandria needs 3 fire stations relocated and reconfigured to maintain response time coverage and provide facilities to accommodate modern trucks and apparatus. Other needs include libraries, health, and administrative facilities such as City Hall.

Rebuild the schools & keep them safe.

Save George Mason Park & green space! Avoid litigation.

Keep Athletic fields & Green Space At George Mason!

Multifunctional buildings Schools & parks Residences

We NEED... safe schools w/ greenspace: playgrounds. Affordable housing is only a "need" if we are prioritizing city growth.

Green Space needs to increase. Make developers pay for development of land for rights to develop.

What about 38 acres in Veterans Park the land no one knows about

Look to areas to build that do not disrupt open space, playing fields & traffic flow. Rebuild Gm in same location preserve its fields & green space.

Emphasize green/natural/open space.

Save George Mason Park! Green Space

SPECIFICALLY INCLUDE GREEN/OPEN SPACE + MAINTAINING TREE CANOPY

I advocate preserving open space. Once it's gone we can't get it back.

Schools need a swing space to be re-built. What plots of land have been considered? Potomac Yard could hold a swing space then be turned into a small school or city.

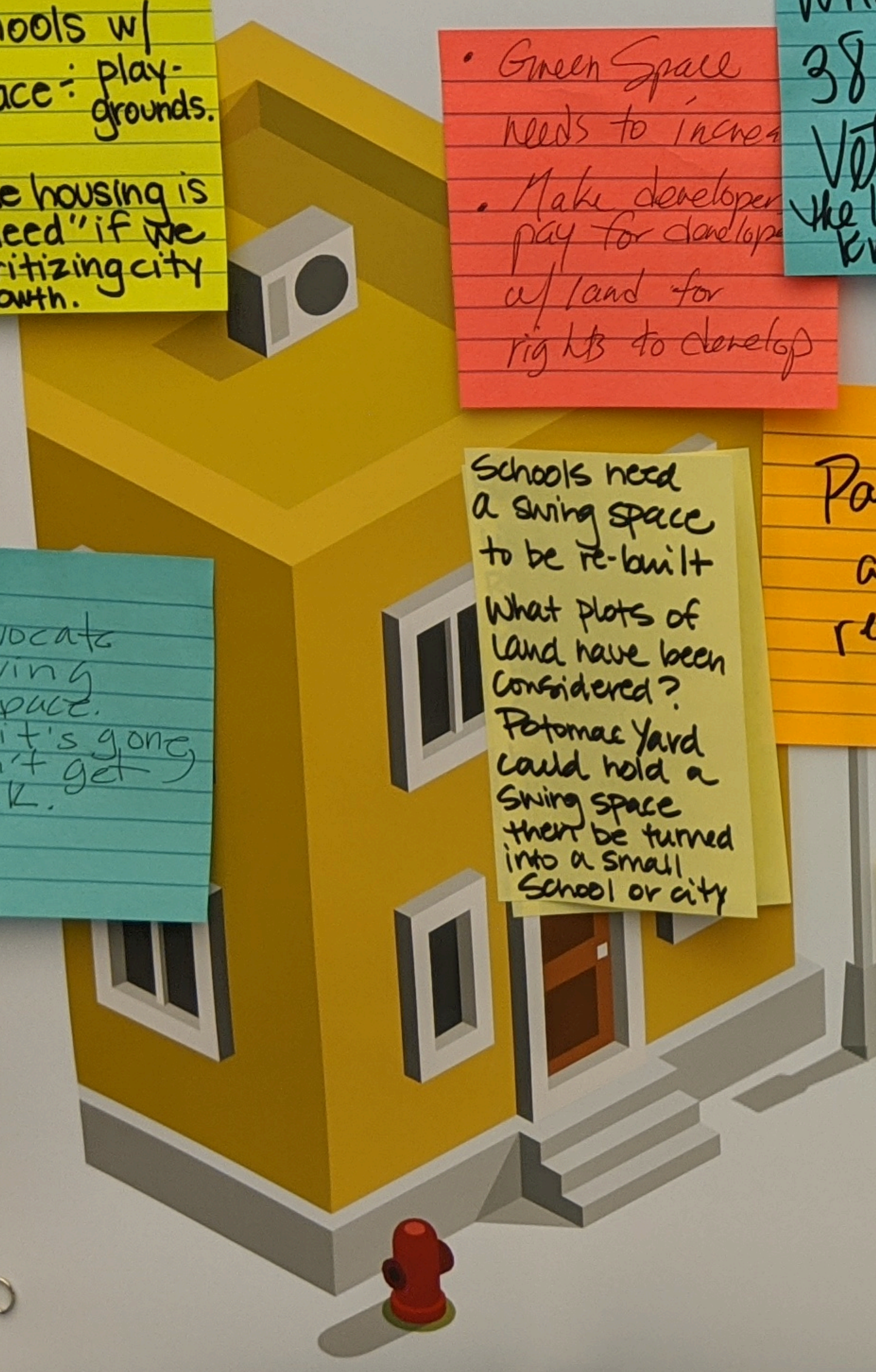
Parks are a valuable resource! Thank You!!

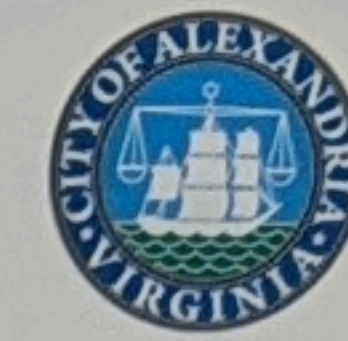
agree! So let's not take away existing parks + rec. fields

Save George Mason Park green space

Whenever you think rec centers, you should think Libraries

Fire Station 203 has no Colocation Why?





The JFMP will also incorporate broader citywide considerations:

Community Development

As Alexandria's population changes and ages, community needs continuously evolve. Currently, we have an urgent need to provide affordably priced housing. Fueled by a strong economy, the supply of housing across the region struggles to keep pace with housing demand. This pushes up rents and home prices. **The Council of Governments estimates that Alexandria needs an additional 11,000 new housing units by 2030 to meet its allocation of the anticipated regional housing demand of future workers. Of these 4,000 need to be affordable to low and moderate income workers.**

"ALLOCATED" BY WHOM?

Alex. City Govt. needs to stop striving to be bigger, bigger, bigger. We're good the way we are!

We can combine affordable housing with other uses, as Arlington did on Columbia Pike by Four Mile Run

"DIVERSITY" INCLUDES SINGLE-FAMILY HOMES AND EVEN INDUSTRIAL USES

Other

Alexandria's needs are as diverse as our community. Many other improvements are needed to make sure we remain a vibrant, livable city, including:

- Arts & Culture
- Citywide Amenities
- Historic Preservation
- IT Infrastructure
- Public Safety Enhancements
- Transportation & Transit
- Sanitary Sewers
- Social Services
- Stormwater Management
- Waterways Improvement

While many of these types of improvements are funded through the Capital Improvement Program, not all of them will be included in the Joint Facilities Master Plan since the focus of this effort is on buildings.

Where is the report on Colocation? Who is the data?

Developers need to contribute land / parking light to side lot

Current residents are paying the price for more density, when developers demolish afford. housing units and don't replace them.

THESE SEEM WILDLY HIGH IN LIGHT OF AVAILABLE SPACE AND CHARACTER OF OUR NEIGHBORHOODS

We are here because of a lack of vision and planning for YEARS. Don't double down on poor decisions and vision by destroying parks & neighborhoods

Saw George Mason Park & Green Space!

Fields built near Mason already have a water problem. If you take away the green space and build buildings, the water will then be diverted and damage nearby homes.



- D** DCHS
- S** Schools
- City Facility Category**
- F** Fire Station
- A** Government Facility
- L** Library
- O** Other
- G** Parking
- R** Rec Center
- Recreational Open Space**
- Alley**
- Road**

There is a Rec center here at Charles Barrett

What about Veterans Park
38 acres -
no one knows about!

These are private schools, SSSAS + AODS
This is SSSAS + AODS private space, not AODS

City Premises Numbering Key

- | | |
|--|---|
| 1 - Alexandria Adolescent Health Center | 50 - Republic Parking System, Inc. |
| 2 - Alexandria Police Department | 51 - TES Traffic Shop |
| 3 - Alexandria Black History Museum | 52 - TES / Recreation Operations |
| 4 - Alexandria Detention Center | 53 - Ticket Booth City Dock |
| 5 - Alexandria Community Shelter / Drug Abuse Center | 54 - Viola Lawson Animal Shelter |
| 6 - Alexandria Black History Resource Center | 55 - William Ramsey Rec Center |
| 7 - Alexandria Courthouse | 56 - Torpedo Factory Art Center |
| 8 - Alexandria Police Parking Garage | 57 - Fire Station #209 |
| 9 - Alexandria Union Station / Antrak | 58 - Alexandria Drug Abuse Center/Residential Parking |
| 10 - Animal Shelter | 59 - ACPIS School Bus Maintenance Parking Lot |
| 11 - Burke Library | 60 - Old Dash Building |
| 12 - Casa Chiriquia | 61 - TES Maintenance |
| 13 - City Hall | 62 - Barrett Library Parking Lot |
| 14 - Charles Beasley Library | 63 - City Property-Cemetery-Land Only |
| 15 - Charles Houston Rec Center | 64 - Ewald Pool |
| 16 - Christopher Park Rec Center | 65 - Fort Ward Park and Museum |
| 17 - City Of Alexandria Health Department | 66 - Lyncom Park Lot |
| 18 - City Rowing Facility | 67 - Park Open Space |
| 19 - D.G.S. Fleet Services Center | 68 - Old Patrick Henry Rec Center |
| 20 - Covanta Waste Management | 69 - Parking for Fire Station #204 |
| 21 - Dash | 70 - Parking Lot |
| 22 - Dock Master | 71 - Parking Lot |
| 23 - Duncan Library | 72 - Parking Lot |
| 24 - Fire Station #206 | 73 - Parking Lot |
| 25 - Fire Station #204 | 74 - Parking Lot |
| 26 - Fire Station #207 | 75 - Parking Lot |
| 27 - Fire Station #201 | 76 - Parking Lot |
| 28 - Fire Station #203 | 77 - Police Facility Site |
| 29 - Durant Rec Center | 78 - Parking Lot For Old Dash Bus Facility |
| 30 - Fire Station #205 | 79 - Station Leadwater Apothecary Museum |
| 31 - Fire Station #210 | 80 - The Strand |
| 32 - Fire Station #208 | 81 - Barrett Branch Library |
| 33 - Health Department/King Street Clubhouse | 82 - American Legion |
| 34 - Fire Station #202 | 83 - Apothecary Museum |
| 35 - Fuel Island | 84 - Buddie Ford Nature Center |
| 36 - Impound Office | 85 - Charles Barrett Rec Center |
| 37 - Lee Center | 86 - Courthouse Garage |
| 38 - Lynam Visitor Center | 87 - Flora Casey Clinic |
| 39 - Old Animal Shelter | 88 - Juvenile Detention/Museum |
| 40 - Leonard Armstrong Rec Center | 89 - Galley's Tavern Restaurant/Museum |
| 41 - Old Town Pool | 90 - Loyd House |
| 42 - Parking Lot | 91 - Market Square Garage |
| 43 - Patrick Henry Rec Center | 92 - Mount Vernon Rec Center |
| 44 - Fire Station #202 | 93 - Thompson Alley Garage |
| 45 - Police Shooting Range | 94 - Warwick Pool |
| 46 - Potomac Yard Pump Station | 95 - Fort Ward Museum |
| 47 - Ramsey House | 96 - Business Center Drive |
| 48 - Reader House | 97 - Cameron/St Anaph Parking Lot |
| 49 - Record Center | 98 - The Dandy |

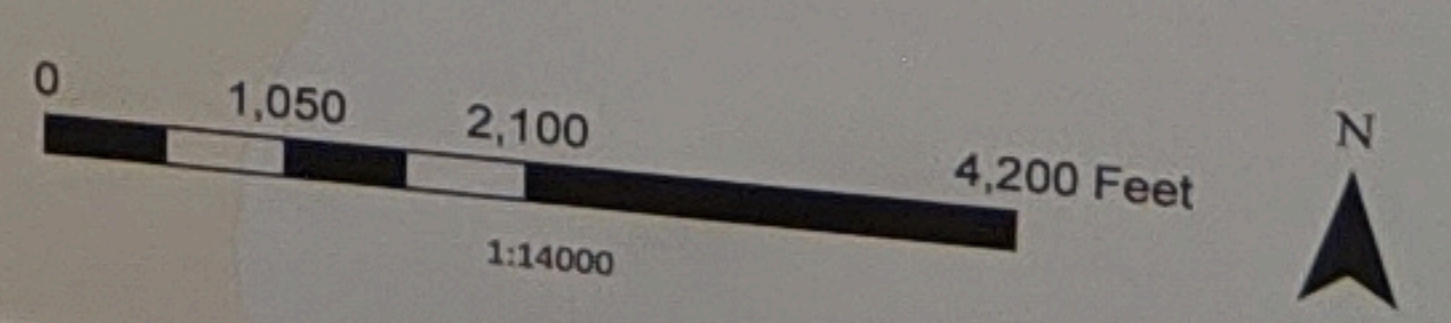
DCHS Numbering Key

- | | |
|--|--|
| 99 - 825 N. Armitstead Street #102 | 121 - 2902 Denmark Road #2 |
| 100 - 479 N. Armitstead Street #102 | 122 - 1105 E. Taylor Run Parkway (Group Home) |
| 101 - 422 N. Armitstead Street #204 | 123 - 1521 Digwood Drive (Group Home) |
| 102 - 424 N. Armitstead Street #1-1 | 124 - 1639 Kenwood Avenue |
| 103 - 301 N. Beauregard Dr. # 205 | 125 - 1768 Digwood Drive |
| 104 - 801 Quaintal Ave #202 | 126 - 10 Units @ 810 Washburn Drive |
| 105 - 881 Quaintal Ave #410 | 127 - 211 Aspen Street (Leasing to Veterans Program) |
| 106 - 2 Units @ 911 Clisall Rd #111 & #413 | 128 - 3305-B Commonwealth Ave |
| 107 - 6230 Edsall Road #101 | 129 - 308-D Ashby Street (New) |
| 108 - 6240 Edsall Road #402 | 130 - 112-D Ashby Street (New) |
| 109 - 5250 Safety Forge Drive #807 | 131 - 111-D E. Gable Road (New) |
| 110 - 8 Canterbury Square #102 | 132 - DRGH (Group Home) |
| 111 - 22 Canterbury Square #201 | 133 - 522 East Windsor Avenue |
| 112 - 5300 Homes Run Parkway #516 | 134 - 417 E. Bellefleur Avenue (Group Home) |
| 113 - 4323 Peacock Avenue (Group Home) | 135 - 4 Units @ 418 E. Bellefleur Avenue #A, #B, #C & #D |
| 114 - 805 N. Howard Street #140 | 136 - 4 Units @ 421 E. Bellefleur Avenue #A, #B, #C & #D |
| 115 - 803 N. Howard Street #390 | 137 - 4 Units @ 633 N. Columbus Street #1 & #2 |
| 116 - 1114 N. Howard Street (Group Home) | 138 - 2 Units @ 633 N. Patrick Street #A, #B & #C |
| 117 - 4847 Seminary Road (Group Home) | 139 - 3 Units @ 115 N. Patrick Street #A, #B & #C |
| 118 - 2 Units @ 2000 N. Van Dom Street #320 & #420 | 140 - 3 Vt. Lynx Street (Group Home) |
| 119 - 116 N. Grayson Street (Group Home) | 141 - 2 Units @ 728 E. Fyette Street #D-1 & D-2 |
| 120 - 51 Skyhill Road #201 | |

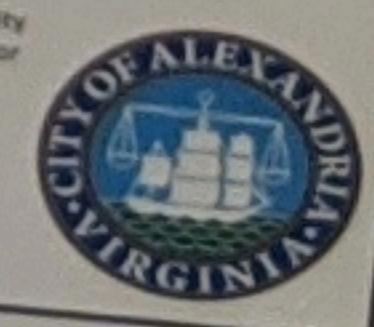
Schools Numbering Key

- | | |
|---|---|
| 199 - Cora Kelly School | 209 - Douglas MacArthur Elementary School |
| 200 - Mt. Vernon Elementary School | 210 - Charles Barrett Elementary School |
| 201 - Jefferson-Houston Elementary School | 211 - Annie Howard Secondary School |
| 202 - Ferdinand T. Day Elementary School | 212 - Lyle Church Elementary School |
| 203 - Park Elementary School | 213 - Francis Hammond Middle School |
| 204 - John Adams Elementary School | 214 - Patrick Henry Elementary School |
| 205 - William Ramsey Elementary School | 215 - George Washington Middle School |
| 206 - George Mason Elementary School | 216 - Old Patrick Henry Elementary School |
| 207 - Matthew Maury Elementary School | 217 - Samuel Tucker Elementary School |
| 208 - T.C. Williams High School | |

City and ACPIS Owned Premises and Parcels
City of Alexandria, Virginia



Mapping Standards: Coordinate System - NAD83 State Plane Virginia North Projection - Lambert Conformal Conic; Map Units - Feet. The map provided hereunder is provided "as is" and the City expressly disclaims all warranties, for all incidents, consequential or special damages arising out of or in connection with the use of the map. Pursuant to Section 54-6-402 of the Code of Virginia, any representation of topography of the Commonwealth, or any subdivision thereof, is general information only and shall not be used for the design, construction or construction of improvements to the real property or for location determination. Produced 2/9/2020



Build new housing near public transportation.

We need green space in our neighborhoods for playing fields and recreation. Please do not take this away from our children to put buildings in their place!

What about the open, unused green space in front of Chingwood?

we need the trees!
Leave the park behind Geo. Mason elementary alone.

What about 38 acres at Veterans Park?

ONLY FIRST PRIVATE SECTOR #1
• EDUCATION
• SCHOOLS
• LIBRARIES
• PERSONAL GROWTH VENUES
• FIELDS (GRASS)
• GRASS/PARKS
• FRANKS
• SAFETY
• POLICE
• FIRE
• RESCUE
• AMBULANCE
HOUSING AS A MARKET

Preserve open space & green space

Green space! Esp. keeping what we have. Esp. George Mason Park + tennis courts

Green space
Recreational fields
Natural woods

Save George Mason Park!
Green space

A Place for Children to play, citizens to walk dogs, playing fields for Rec teams. Critical to keep George Mason area in back for the community.

Green space for health (more teen walkers)

The proposed plans for George Mason don't fit the fabric of the neighborhood. Consider what works for the current homeowners.

green space!
open space
Specif. George Mason

Sports Fields.

How are past plans being incorporated?

- Housing
• Affordable
• Energy efficient
• Accessible to essential svc
- Safe & affordable Transportation
- Centers of Learning
Canopy trees
Save the ones we have & plant more.

Tree canopy open spaces that facilitate conversations

Protect the greenspace behind George Mason ES!
It is the sense of place and healthy interaction and community members and with nature. It is also vital for a healthy environment - air, water, habitat...

GR
PLAYING FIELDS FOR ATHLETIC ACTIVITIES

Save George Mason Park Green space

Green space. Save the limited green space we have now.

What is important?
Parks.

We live on small lots - we need green space where kids can run. NYC don't build apartments in Central Park

Space for children to play
Grow + experience Joy

greenspace
playgrounds
athletic field
trees

• GATHERING SPACES THAT OFFER WIDELY APPEALING AMENITIES
• INNOVATIVE DESIGN + CONSTRUCTION SOLUTIONS
• COMMUNITY + REGIONAL ENGAGEMENT

Keep the green space!

Green Sp
Athletic
Playground
Trees

Rec centers ✓
Affordable housing ✓
mindfully placed...
e.g., on top of Bradlee Shopping center, NOT on greenspace

Keep schools safe. Build more schools
Make developers contribute.

Community Hub
Libraries
(meeting spaces)
250+ up

Build needed, new housing above existing retail.

Can we close some streets to be more pedestrian friendly?

Preserve the character of existing neighborhoods + buildings

What about the growing need for senior living and assisted living facilities in the city?

Playgrounds, trees, Libraries,

Consider more sharing of resources
border areas
w/ H&M + FX
Schools
build behind
Save the front
Keep big field
for green space
don't need add'l density

Preserve the character of existing neighborhoods + buildings.
The places should fit into the existing aesthetic.



What is Colocation?

There are many types of colocation – one size does not fit all – and there are many terms used to describe colocation. Below are some examples to help define different models.

We already have "Shared Space" at George Mason. We share with Parks & Rec, Boy Scouts, Girl Scouts, Little League, Alex Soccer, Dog Walkers, Running Clubs, etc.
If it aint broke - DON'T FIX IT!

Colocation Type	Defined	Examples
Shared Site	Side-by-side uses on the same site, but not in the same building. Uses may be public or private.	See Example #3
Shared Building	Uses within the same building, but not always sharing space. Building design and zones may keep uses separate if desired or select shared zones.	See Example #2 See Example #5
Shared Space	Uses that share specific spaces or areas such as lobbies, meeting spaces, restrooms, gymnasiums, fields, etc.	See Example #2 See Example #4
Shared / Other Public Benefits or Interest	To include more broadly defined uses of public interest beyond City services	See Example #7
Public-Private Partnerships (P3)	Implementation of a colocation through a partnership with the private or non-profit sectors.	See Example #1 See Example #6

Parks are a valuable resource
A park next to a school IS colocation

Colocation of Mental Health Services
Low Maintenance Shared space
Where users can make repairs to, reduce cost and take pride as residents

Colocation in Alexandria

The following are examples of colocation, shared use and partnerships within the Alexandria community.

Transportation access thru neighborhoods

What other models or new approaches would you like to see explored in Alexandria?

No housing units or added density esp. at school sites. Schools should have aux. libraries, fields, rec. space.

Save George Mason Park green space

Put the houses first in the park and see how they like it!

More rec centers & playing fields (multi use) for kids!

More of all of these examples. Would love us to consider combinations like: libraries + senior living + health (+ mental health) + rec center

The co-location you show us here makes some sense. School / school admin. + wellness center / high school. rec center / library. Elementary school / housing makes no sense. Building on green space makes no sense.

These are great examples of co-location! Potential new co-loc. bldg. on green space at GMEIS is not.



1
Potomac Yard Fire Station
Colocated Fire Station with Affordable Housing
Alexandria, VA



2
Patrick Henry Elementary School & Recreation Center Colocation
Alexandria, VA



3
Multipurpose Field on top of Nutrient Management Facility (AlexRenew)
Alexandria, VA



4
Teen Wellness Center – T.C. Williams
Partnership between ACPS and Alexandria Health Department
Alexandria, VA



5
Ferdinand T. Day Elementary School
Adaptive Reuse of Office Building – Elementary School & Future ACPS Admin
Alexandria, VA

Colocation in Alexandria

The following are examples of colocation, shared use and partnerships within the Alexandria community.

What other models or new approaches would you like to see explored in Alexandria?



Save GM Park & preserve open/green space for kids & residents!

No HOUSING @ GEORGE MASON

Take field at Mt. V. for affordable housing



affordable housing needs to be near Metro to make sense, or at the very least, a robust transit system

The Nexus

N. Beauregard & King St.

Colocated affordable rental housing, market-rate rental housing, Montessori School, Harris Teeter, and Silver Diner; EarthCraft Platinum

THIS SHOULD INVOLVE COMMUNITY EDUCATION TO BATTLE THE NIMBY LOCAL BUSINESSES CAN HELP/ASSIST IN THIS - LEAD PROFESSIONALS FOR ARTS/RECREATION PROVIDE EVENT SPACES IT COULD HELP EVERYONE FEEL THEY WERE INVOLVED & INVESTED IN CHANGE

Keep colocation concept, esp. w/ afford. housing in ~~the~~ areas zoned for multi-use facilities near transit. Not single family zones ~~with~~ with out transit and space.

Taking a park to build housing is **BACKWARD** Thinking

Affordable housing should only be considered where transit exists for growth & new builds



St. James Plaza

Fillmore Ave.

Colocated affordable rental housing and Campagna Center Early Learning Center; developed in partnership with St. James United Methodist church; EarthCraft Platinum

Don't sell out our kids to greedy developers!

Other Examples of Colocation

As we make future facility decisions and work to align our services and facilities with community needs, the City will look to innovative concepts of other jurisdictions, as highlighted in these projects.

What other models or new approaches would you like to see explored in Alexandria?



Public-Private Partnership with Fire Station & Hotel Colocation
Washington, DC



High School, Library, & Community Learning Center in Shared Facility
Columbia, SC



Wheaton Community Recreation Center and Library Colocation
Wheaton, Montgomery County, MD



Elizabeth Square Public-Private Partnership with Senior Housing, Fitness, & Aquatic Colocation
Silver Spring, Montgomery County, MD

Go vertical when vehicle capacity allows or near metro-like landmark

None of the colocation projects are on school grounds

Can I see examples in the country of colocation on school property

None of these are attractive or look user friendly or keeping with Alex. historic tradition. These options should be kept in new developments not existing neighborhoods

No non-rec/student uses on school grounds

Save George Mason park green space

CO-LOCATION SUGGESTION: PUT RESTROOMS IN OUR CITY PARKS! IF ARLINGTON CAN DO IT, ALEXANDRIA CAN AS WELL.

All these examples are in very urban areas. Same should be true for Alex. NOT appropriate where single family homes + green space are!!!

colocation question

• Create co-location options w/ new building proj. (Eisenhower or Pot. Yard) not existing neighborhoods

NEED TO MAINTAIN CHARACTER OF EXISTING NEIGHBORHOODS AND NOT CRAM MORE PEOPLE IN

I am very concerned about collocating housing with schools. The colocation examples shown here tonight make sense on many levels. Security concerns for our children make collocating schools with housing a non-starter.

What about Veteran Park 38 acres that no one talks about

MAKE SURE "COLOCATION" IS MORE WIDELY UNDERSTOOD. GO CITIZEN DOESN'T KNOW THIS TERM WELL.

Save George Mason Park! Green Space

I don't have issues with colocation, I do however think it's inappropriate to place housing + OR mental care facilities on school property

Save George Mason Park + Green Space / Playing Fields!

More Green Space Analysis

More open space and communication and less impeding decisions from above!

The JFMP will focus on optimal use of resources. What thoughts would you like to share about colocation, shared use of community facilities, and other new approaches?

Sure could put a lot of housing on the community garden space behind TCW.

Co-location facilities that involve housing should be primarily in urban areas, not neighborhoods with single family homes.

All colocation spaces should have access to multiple frequent bus routes.

Need more health and mental health access for youth

Housing doesn't belong w/ schools. Children need green space: playgrounds. Multi-family properties work best where transit options, grocery stores, pharmacies, dry cleaners, etc. are readily available.

Be mindful about footprint of buildings + # of people served. Build a couple levels on top of Bradlee Shopping center or fire house on Cameron Mills. Don't take away any greenspace behind George Mason E.S.

Mixed Playgrounds adults + children

Save George Mason Park green Space

Please do what is right to keep our kids as the #1 priority.

We need useful greenspace, not small pocket parks. Require new development to preserve or contribute to rec fields.

An active park is a resource to more people than 100 affordable housing units.

It feels like plans have been decided for George Mason w/o community input. There is a lack of trust: transparency.

• Keep concepts consistent with neighborhood character.
• Keep green space / open space.
• No housing on school properties

A library presence in every community





Draft Guiding Principles

These Draft Guiding Principles are a continuation of previous City and ACPS efforts. They reflect the findings of the Joint City-Schools Facilities Investment Task Force and the vision set forth in the City Council / School Board Visioning Sessions. The JFMP is a culmination of many past efforts and will guide decision-making around Alexandria's shared resources.

This makes me nervous. The Joint City-ACPS Facilities Master Plan.
Are we assuming that city services will collocate with schools?
Not a good assumption. Start over.

4 Comprehensive and Cohesive Solutions Provide Lasting Value

Long-term solutions that consider the full life cycle of a building and future uses should drive planning decisions, including program-level planning so that projects are not planned in a silo.

Wise use of energy to manage cost, consider solar & partner with other entities to build wind turbine farms to "pipe in" clean energy

Existing shell space is a long-term solution. Once it's gone, it's gone. It gives "lasting value"

Long-term thoughts need to also include the neighborhood + green space. Building a new George Mason on top of the woods and playing field will forever harm that area.

Consider making use of local colleges/universities to supplement city and contractor advisors - reduced costs + college credit + experience

5 Our Benchmark is Excellent Project Delivery & Asset Management

Project planning should consider alternative finance and delivery methods, proactive asset maintenance and renewal planning, best-in-class project management processes and overall a philosophy that manages urgency and risk when sequencing projects.

Please keep livability of the neighborhoods as a high priority

Station 4
Guiding principles
1-3

Guiding principle #1
Do we value
open space?
If so, how much
space do we want
to have for our
children to play?

3. Optimal use of existing
resources
George Mason Park
preservation
open space
neighborhood
development
additional
space for low, social
housing

Save George
Mason Park
Open Space!

Draft Guiding Principles

Joint Facilities Master Plan Open House 2/13/20

These Draft Guiding Principles are a continuation of previous City and ACPS efforts. They reflect the findings of the City Schools Facilities Investment Task Force and the vision set forth in the City Council / School Board Vision Statement. The JFMP is a culmination of many past efforts and will guide decision-making around Alexandria's shared resources.

Who is deciding what
our city values are?
Each neighborhood is
different - the
school/other bldgs.
should reflect the
community.

When new designs
and facilities are
introduced go
thought to long term
to perform essential
maintenance to
Reduce energy costs +
talent list students to help

Schools
Should not be
roped into
solving the
Aff. Housing
problem
created by
the city.

Traffic congestion
and limited
parking will
encourage
commuters
can detail
surrounding by
just spreading
sub local patterns

1 We are One Community and One Portfolio.

City and school facilities will be viewed as one portfolio of community assets. Common practices will be employed so that demand for all services is met.

Every city and school facility is in a different neighborhood, has a different amount of open space, has a different amount of parking and traffic and different types of buildings around it. You cannot lump the buildings together.

Our city values should include diversity of housing and neighborhood options. We like our single housing neighborhood and don't want multi-unit housing units squeezing out open space.

2 Our Assets Reflect Our City's Values.

The physical environment of the City and schools should be an expression of our values and provide equitable levels of service across the city to meet our diverse needs.

Need to keep popular & frequently used green space in areas where there is very little...
South Ridge
Bee Hills

The majority of North Ridge Alexandrians do not want unlimited 'crazy growth'. We bought homes here b/c we like it as it is!!

One of our most cherished values is green space, trees, parks, outdoor courts (tennis, basketball)

3 Optimal Use of Existing Resources is Necessary.

Future redevelopment of existing sites and development of new sites must consider how land and space can be maximized to provide the primary services for that site as well as address citywide needs.

Preserving the green space behind George Mason reflects our city's values + what we value for our growing children - a healthy environment to play, learn, imagine, run, + reflect in.

Save George Mason Park!
Green Space

George Mason families bought in that neighborhood b/c the character, facilities, etc. fit their needs/desires.
Most of us deliberately chose it for the green space - historic charm
Sign-Free

1. Neighborhood scale is important
Lots of townhouse affordable
but too many would make
traffic worse
2. Consider road capacity when
thinking of new housing
3. Use existing school fields by community

Take into account the neighborhood fabric & current zoning policy

I am disappointed to think someone wants to take away the wood parks & wooded areas I learned to use my imagination. Play soccer & softball and grow into the version I am. Don't take away the green space that children enjoy & grow up with!

First do no harm - Don't take away green space!

Seems like a good way to build a more equitable community. It's 2020 & Alexandria should reflect that.

Community Centers & Libraries near a school are useful & appropriate co-location apps!

* Reach out early include librarians early in the co-located discussion

DEVELOP CRITERIA THAT TEST THE DEGREE OF THE CERTAINITY OF THE PROPOSED EDUCATED PROPOSERS OR, FAIL TO PROBABLY FULLY SUPPORTIVE/CONFORM TO RESPONSIBLE (SUSTAINABLE) DEVELOPMENT

SEEM MORE LIKE ASPIRATIONAL PLATTITUDES THAN PRINCIPLES

WE ARE OUT OF GREEN SPACE. THERE IS NO MORE TO TAKE. STOP TURNING ALEXANDRIA INTO HONG KONG!

Sure, the "Guiding Principles" sound good in theory - it's all how you implement them! The guiding principles aren't anything original.

Save George Mason Park Green Space

A thought I introduce communal living as a way for the future & teach how to by modelling with first cases like a Kibbutz for feeding, clothing, housing, healthcare

EXCELLENT IDEAS

NO COLLOCATED PROJECTS THAT REDUCE OR HARM THE PERFORMANCE OF EXISTING AND CONTRIBUTING SERVICE/CAPABILITY OF THE AGENCY ALREADY THERE.

REMEMBER WE LIVE IN A REPUBLIC! ABOVE ALL ELSE Elected officials MUST follow the people's will!

How to handle traffic and parking on Jefferson Park St. No more jersey doors to park that take 1/2 hr. put away where.

Innovation should NOT entail exploitation
Parks should NOT be exploited in the name of Innovation

Keep Alexandria green space. Increase Alex green space. Make developers pay for the community of green space!

Council needs to remember they represent all members of the community and not special interests like developers, bike lobbies, Amazon & Virginia Tech. be living in the next Tyson's Corner. We do not want more density.

There is no discussion of citizen desires/feedback

Think about a neighborhood's needs, like a safe & functioning school w/ GREEN SPACES that is also accessible to the surrounding community... Thank you!

THANKS For Engaging Residents & Encouraging us to envision a new way of being community & family

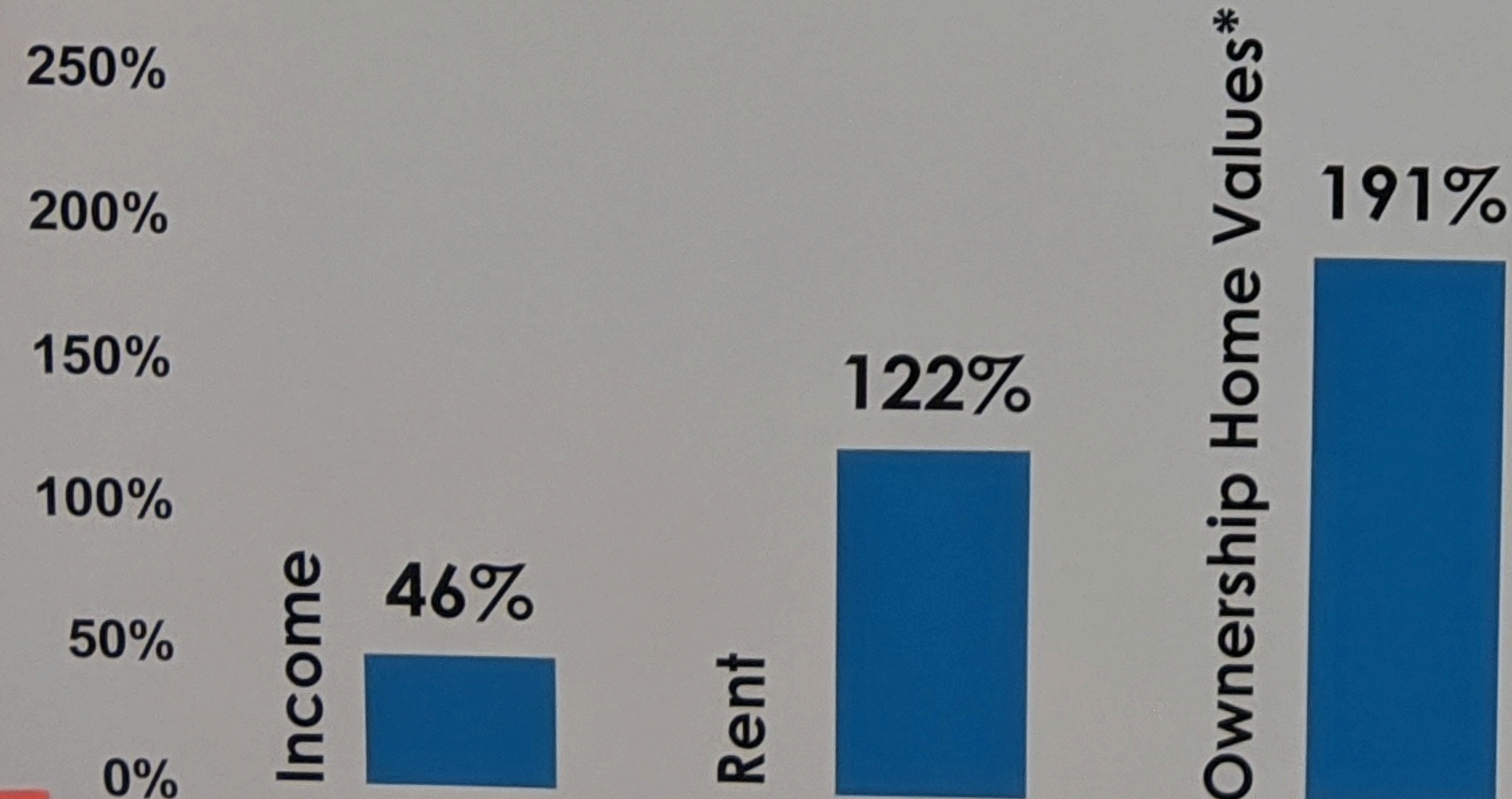
What are your thoughts on the Guiding Principles?



Alexandria's housing affordability need

Having an affordable home means a household pays no more than approximately 30% of its income (before taxes) on rent or mortgage payments and related housing costs (such as utilities and insurance). Fueled by a strong economy, **the supply of housing across the region struggles to keep pace with housing demand.** This pushes up rents and home prices. Between 2000 – 2019, Alexandria's stock of market-affordable rental units decreased by 88%. This dramatic loss in housing affordability reflects the gap between the growth in housing costs versus the growth in wages, as well as the strong demand for housing in the region.

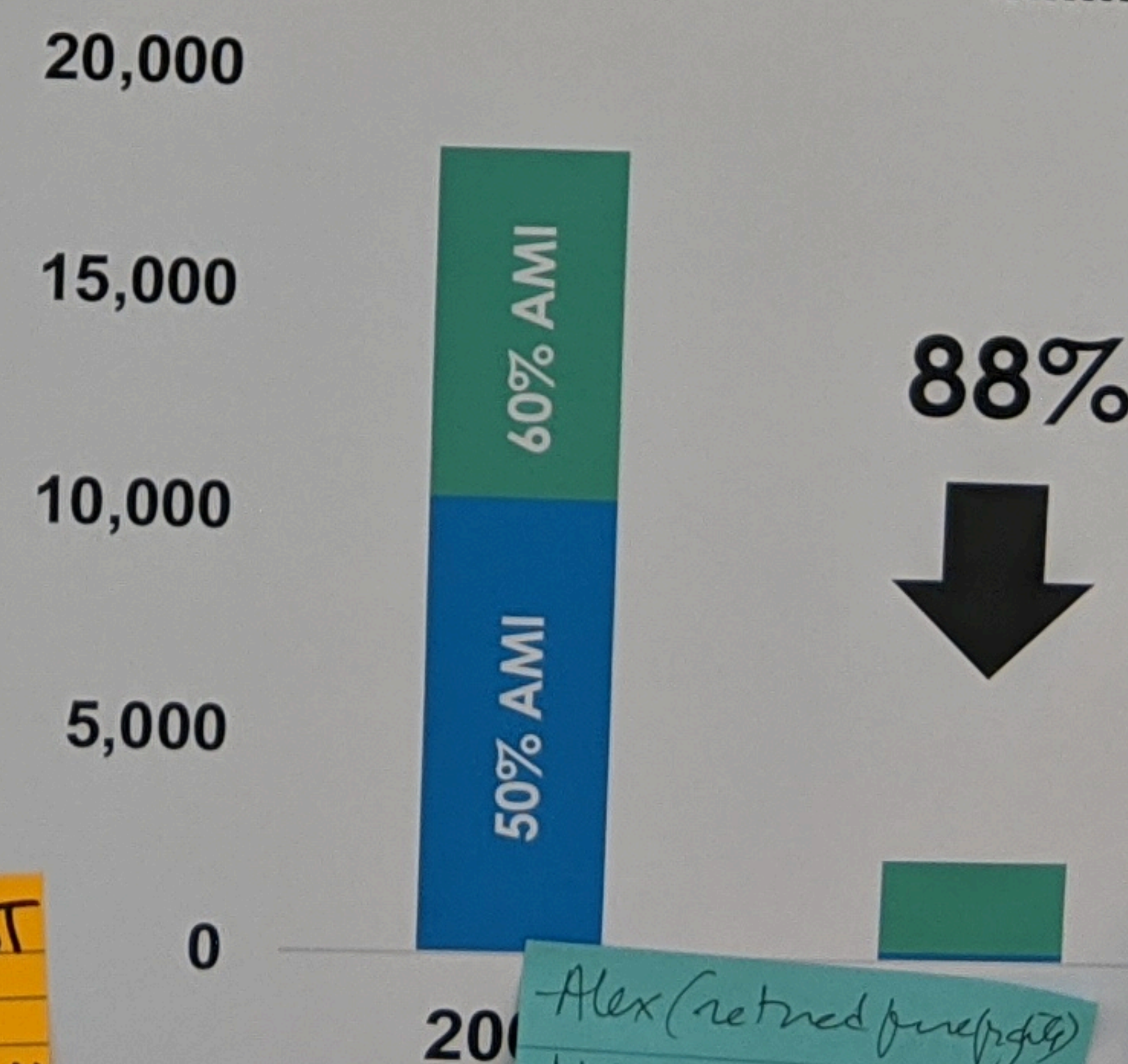
Growing gap in income vs housing costs



2000-2019 INCOME VS HOUSING TRENDS

* Based on Alexandria Real Estate Assessments

Loss of ~16,000 market-affordable units (2000-2019)



Market-affordable housing consists of non-subsidized rental units affordable to households earning 60% of the area median income for the DC region.

Affordable housing is an issue, but it should not be. Every Mason area has the North Ridge area issue. We are in desperate need to maintain and preserve its green space as well as keeping water issues there to a minimum. It is a tall order, but it is what we have to do. What are we going to do?

Density Problem:
4 story apt bldg on George Mason grounds. Parking - lots of new line trucks, + buses, hard to get by. Only parking on 1 side of street.

• School property should be used for schools, learning.
• Colocate maybe rec center, library, the school.
Do NOT remove green space.

MY HOUSE WAS AFFORDABLE WHEN I BOUGHT IT (25 YEARS) INCREASED TAXES ARE NOW MAKING IT A CHALLENGE

Consider adding an affordable housing unit to home sales which do not fall below the threshold for low income income good incomes.

AT THE MASON ALL OF THE PROGRAMS TARGET THE "SUPPLY" SIDE OF THE MARKET DYNAMIC. WHERE IS THE PROGRAM THAT TARGETS THE "DEMAND" SIDE. (COVER)

How does Alexandria compare w/ other parts of the country/ other cities when it comes to the decrease of affordable housing by 88% in the last 20 yrs?

Co-location of affordable housing with recreation center works in Arlington Co.

ADDING A 4 STORY HOUSING UNIT @ GEO MASON IS UNWORKABLE DUE TO DENSITY HIGH TRAFFIC, + SAFETY ISSUES FOR PARKING. WHEN SAY NO TO huge corporations that want to be based in/near Alex. (AMAZON). Let Amazon go where housing is less expensive.

DEALTY FOR A FOUR STORY BLDG. IS NOT APPROPRIATE FOR OUR NEIGH BOHOD. WE ALREADY HAVE TRAFFIC AND PARKING ISSUES. ADDING MORE HOUSING WILL ONLY EXACERBATE THE PROBLEM.

OPPOSE AFFORDABLE HOUSING AT GEO MASON. SUPPORT IMPROVING PLAYING FIELDS THERE + MAINTAINING GREENSPACE.

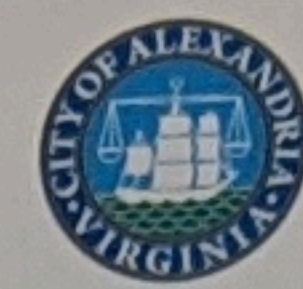
City residents shouldn't be forced to pay for the city's lack of planning or market forces.

The City has capitulated to developers for the last 20 years + decreased the number of required affordable housing units and parking spaces. Do not take our green space and neighborhood away because of city mistakes.

We chose to INVEST in our Alex home bc we knew it would hold/ grow in value. Why aren't current home-owners a priority?

Co-locating a additn housing to the George Mason area will create a traffic nightmare in the neighborhood

Alex (retired firefighter) No prob w/ affordable hsg, but v. concerned about colocating w/ schools. What if person w/ mental illness lived in area? Recreation means who will go?



How can the City help solve the housing affordability crisis?

Unlike schools, libraries, fire stations or recreation facilities, affordable housing is typically built by partner with City financial assistance. There are many tools and methods the City can use to incentivize new affordable housing development to help alleviate the affordable housing crisis. Colocation can maximize City resources and provide creative solutions. Community outreach and education helps the Alexandria community understand the need for additional housing resources.

Look to Eisenhower Ave; Potomac yards area - NOT already established settled neighborhoods with schools and what little green space we have.

If the City does a better job with all of the examples other than "colocated with public uses" and built on public land, we would not see ACPS allowing a consultant to charge tens of thousands of dollars and George

Do not change zoning laws for single family homes! We bought these homes - we should say what goes on!

Housing w/ schools is not a safe idea. School could be located with the head start. See Condos, library

Development in the city is profitable. Make the developers pay for affordable housing not the schools

No changes to zoning in current single-family zones.

Need to balance housing + green space / rec needs / school needs

How Affordable Homes Get Built, Preserved and Enhanced:



Zoning + Financing



Partnerships



Innovation

Housing costs are rising everywhere. Blame the Federal Reserve for asset inflation. But as the saying goes, "Don't fight the Fed" It's futile.

There Are Many Different Affordable Housing Project Types

- Affordable rental or homeownership units within market-rate properties
- 100% affordable rental buildings
- Colocated with public uses
- Built on public land
- A mixed-use development with a 100% affordable rental building and commercial uses
- Colocating affordable rental building on property with existing religious institution

City / ACPS Resources

No changes to zoning in current single-family zones.

Need to balance housing + green space / rec needs / school needs

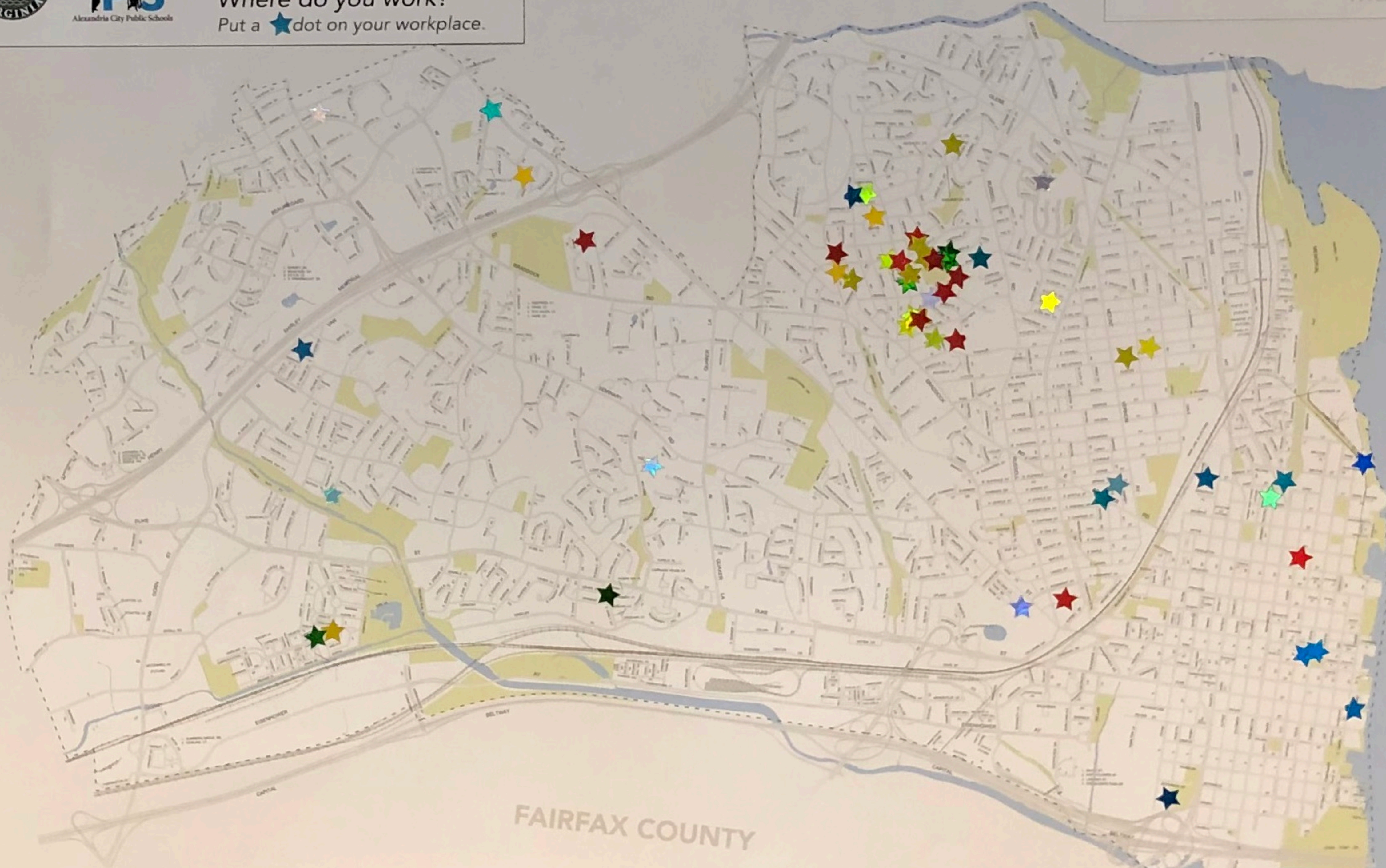


Where do you live?
Put a ★ dot on your block.

Where do you work?
Put a ★ dot on your workplace.

ARLINGTON COUNTY

Washington D.C.
Maryland



FAIRFAX COUNTY

Alexandria, VA

- City Boundary
- Open Space
- Water
- Rail Transportation Line

0 Miles 0.25 0.5

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I live/work off the map.