



Alexandria West Community Meeting #2

Monday, March 27th, 2023 (6:30 – 9:00 pm)

Group Activity Report Outs – Synthesis

Reinforced Themes

- Housing affordability
- Affordable homeownership
- Building condition concerns
- Cost and availability of parking
- Fear of displacement
- Intersection safety concerns
- Need for parking (and better priced parking)
- Transportation infrastructure maintenance concerns
- Support for additional & more reliable public transportation options
- Support for improving connectivity & safety for transit users, walkers, and bikers
- Park maintenance + repair concerns
- Support for pet facilities
- Support to preserve tree canopy
- Support for additional green space, public parks, recreation facilities, + play areas
- Support for park improvements + renovations
- Concerns regarding general crime and safety
- Density and growth concerns
- Support for additional non-residential uses
- Support for updated residential zoning policies (form-based code, for ex.)

Fresh Themes

- Access to housing resources (affordability, senior-focused, ownership, living expenses subsidies)
- Unaffordable utility costs
- Entry to home ownership (young families)
- Co-locate housing with transportation options and neighborhood amenities
- Spread housing stock types (avoid concentrating affordable housing)
- Air pollution from vehicles
- Better regional coordination among local governments to improve transportation network
- Better ADA-compliance amongst West End transportation infrastructure
- Support for new shared spaces that follow co-ownership models (community kitchens or gardens)
- Increased connectivity/access between green spaces
- Better telecommunications infrastructure and broadband access
- Support for living expenses assistance (for low-income, elderly, and those with disabilities)
- Intentional distribution of land uses (multifamily housing, retail, schools, parks, health clinics, etc.)



Group Activity Report Outs on Phase I Comments

Table 1

Facilitator: Andra R.S.

- Need affordability (underlined)

HOUSING

- Emphasis on better “grace periods” from different housing
- Ample time to get ready for price increments
- Access to affordable housing resources
- Management communication (slow, frustrating)

PLANNING, LAND USE, AND OTHER TOPICS

- Lack of housing unit options (less 2/3 BRs available than other types of units)
- After school resources and activities
- Senior living expenses support
- More security (car thefts near Southern Towers)
- Workforce development resources

Table 2

Facilitator: Tamara J.

HOUSING

- Utility costs (used to be included)
- Building conditions need greater focus
- Senior housing options needed (i.e. continuum of care)
- Guest parking – have to pay now

TRANSPORTATION

- Transportation options good at Southern Towers
- Handicap parking not demarcated correctly
- Safety of intersection / crossings (Seminary between ST and Hilton)

PARKS

- Maintenance of amenities and green space and pet areas an issue at Southern Towers

LAND USE

- Concern over size of buildings



- Hard to establish relationship with management
- Language barriers make communication and coordination [difficult] w/management at Southern Towers
- Need for expanded internet

Table 4

Facilitator: Jose A.

HOUSING

- Properties owners charge utilities
- The city to assist with utilities by other means, city to ask property owners about high charges
- Lack of maintenance on property owners
- Provision/opportunities to buy a property
- Rent is higher than buying a house
- How the city can create funds to buy housing
- Creation of co-ops
- Housing security / scarcity
- New housing for locals
- Housing for families making less than \$60k

TRANSPORTATION

- More access N/W bus, direct connections
- Frequency of bus (Lack of bus for the workers)
- Too many cars (contamination, air pollution)
- Lack of parking spaces (FREE)
- Too much \$ a month
- congestion

OPEN SPACE

- More trees and a program to add here trees by neighbors

LAND USE

- More schools
- Use city properties to add housing
- More retail (easy to walk)
- Places closely to walk to
- Add clinics (health)

Table 5

Facilitator: Maya C.

HOUSING



- Flexibility of housing
 - o Ability to move in neighborhood
- Parking for housing – new development
- Housing near services + public transportation
- Ownership opportunities

TRANSPORTATION

- Bus infrastructure + number of stops + ADA
- Transit for all users

PLANNING, LAND USE, AND OTHER TOPICS

- Community gardens
- Plant trees
- Child friendly play spaces
- Community kitchens
- Co-ownership models
- Form based code

Table 6

Facilitator: Kenny T.

HOUSING

- Preserve existing affordable housing – can only do this if we meet demand
- Placemaking + accessibility
- Condo fees – transparency and affordability
- Can a young family build a life here?

TRANSPORTATION

- Better bike infrastructure – plan from the beginning
- Low bus frequency
- Transportation plans must match housing
- Traffic decisions/planning should be data driven

PARKS

- Better access to Winkler’s Preserve
- Place-based green space
- More facilities for children (pools, basketball courts, playgrounds)
- Multi-purpose trails for better general access (shuttles?)
 - o Sidewalks are not wide enough

PLANNING, LAND USE, AND OTHER TOPICS

- No amenities close by – need restaurants, shops, mixed use buildings



- This promotes community, accessibility, placemaking

Table 7

Facilitator: Bill C.

HOUSING

- Address gentrification! Build housing

TRANSPORTATION

- West End Transitway
- Protected bikes / school lanes on Braddock
- Beauregard /Seminary intersection

PARKS

- Preserve Ft. Ward park
- Tree canopy / rain gardens
- Accessibility to Winkler Preserve (point is starred)

PLANNING, LAND USE, AND OTHER TOPICS

- Senior center/library/community commercial kitchen space in new developments
- School + children facilities
- Quality/price of internet service in area
- Identify native history – no assessment of cultural assets

Table 10

Facilitator: Daniel S.

HOUSING

- Rent relief program in the future (point is starred)
- Displacement concern vision (point is starred)
- Vision for the future for those who earn 40 – 60% [AMI]

TRANSPORTATION

- Regional coordination among Alex City with Arlington + FFX (point is starred)
- 395/Seminary exit (point is starred)
- Cost of parking (point is starred)



PARKS + OPEN SPACE

- Additional parks are needed (point is starred)
- Safety is very important (city should inspect) (point is starred)

PLANNING, LAND USE, AND OTHER TOPICS

- Density/height regulation
- Improving school facilities

Table 14

Facilitator: Michael D.

HOUSING

- Rising rents -> problem
- Need more affordable units + rent control
- Each unit should be metered separately
- West end is overloaded with apartments – city should look at spreading the housing stock

TRANSPORTATION

- Moving forward with the transitway project
- More commodious bus stops
- Better biking + safe walking
- Separated bike (eBikes) / walking
- Ellipse?

PARKS + OPEN SPACE

- More playgrounds and spread around in all of the neighborhoods
- More connectivity of green areas
- Preservation of tree canopies

LAND USE

- 15 minute city concept
- Continue to promote conversion of office building to housing
- Build housing/work lofts
- Encourage housing with a pricing ladder
 - o Condos/walk ups/townhouses/detached housing
- More retail