



## Housing Draft Objectives:

1. Retain housing affordability and promote housing stability to allow existing residents to remain in the community. The plan should address ways to:
  - Evaluate the market impact (with or without new development) on displacement and housing affordability.
  - Maximize preservation and/or replacement of existing market-affordable and workforce-affordable housing as committed affordable and workforce units as part of future redevelopment;
  - Pursue legislative authority for the City to require developers to provide relocation assistance to minimize and mitigate the impacts of redevelopment on existing residents;
  - Pursue legislative authority for the City to require developers to provide “X %” of committed affordable on-site units and a right to return to mitigate the impacts of redevelopment on existing residents;
  - Create and deepen affordability by:
    - Establishing a target requirement for affordability as new development occurs and properties redevelop.
    - Exploring opportunities for public-private-nonprofit partnerships, the dedication of land, potential public and private investment, and other tools, to enhance net new committed affordable and workforce units.
  - Strengthen the governance and fiscal health of condominium communities as an important source of affordable homeownership through trainings, technical assistance, and investment.
2. Empower tenants to address housing concerns and increase economic mobility. The plan should address ways to:
  - Support tenant rights and responsibilities and formation of tenant associations.
  - Support programs to enhance language proficiency and workforce development for those interested.
  - Support technical assistance for tenant efforts to purchase properties for cooperative use.
3. Expand housing opportunity. The plan should address ways to:
  - Increase affordable housing/housing production.
  - Encourage a range of housing options.
  - Create opportunities for first-time homeownership.
  - Support aging in place and opportunities for transitions to housing and care for seniors at different income levels.
4. Support safe, well-maintained, and accessible homes. The plan should address ways to:
  - Improve building conditions through coordination with property owners and residents;
  - Enhance accessibility through existing programs.



## Transportation Draft Objectives:

1. Address transportation and mobility holistically to include traffic, safety, transit, connectivity, circulation, and parking.
  - Evaluate the existing mobility infrastructure for the safety and comfort of all users and consider improvements in the plan that expand on recommendations made in the Beauregard Plan and the Alexandria Mobility Plan relating to transit, pedestrian and bicycle mobility, smart mobility, travel options, and curb space and parking, while also accommodating vehicles in an urban context.
  - Improve pedestrian connectivity in existing neighborhoods such as sidewalk repair, installation, or widening.
  - Support the goals of frequent transit service corridors outlined in the Transit Vision Plan.
  - Use the transportation study to identify opportunities for traffic and congestion improvements that are consistent with other plans and City goals including environmental goals and reducing noise pollution.
2. Improve connectivity within the Plan area and to other destinations.
  - As part of redevelopment, provide a connected and accessible network that enables people of all ages and abilities to move safely and comfortably within the Plan area and to destinations outside the Plan area like Old Town, Arlington and DC. Also provide supporting infrastructure like well-managed vehicular and bicycle parking and bus stops and amenities.
3. Communicate and engage with the community about current and planned transportation projects.
  - In coordination with this planning process, address both traffic congestion and safety for all users at the Seminary and Beauregard intersection.
  - Provide clear information about other current projects like the West End Transitway, Beauregard Multiuse Trail, Safe Routes to School improvements, and others.

## Open Space Draft Objectives:

1. The existing Beauregard Plan recommendations for open space size will not be reduced. Additional focus will be placed on public/publicly accessible open space needs to ensure residents in Alexandria West can access the open spaces.
2. New development and redevelopment sites will contribute to the community by adding new publicly accessible at-grade open spaces, and/or contributing to existing parks, and/or by providing open space linkages throughout Alexandria West.
3. All (public/publicly accessible) parks will be designed and programmed using community input to be accessible and welcoming to all ages and abilities.
4. To increase park access within 10 minutes of walking distance, the Plan will identify additional pedestrian and bicycle connections for the existing and planned parks within Alexandria West boundaries and beyond and ensure that planned connections will be easy to access.
5. Explore ways to retain and increase tree canopy.



6. The Plan will incorporate recommendations and best practices from Alexandria’s Park Improvement Plans and Open Space Plans, **identifying gaps in open space programming/uses in the Plan area.**
7. All public and publicly accessible open spaces should be designed to include a mixture of uses, including and not limited to active, passive, natural, educational, physical fitness, cultural, and social elements for all ages and abilities.
8. Public/publicly accessible open spaces should **be appropriately sized that are useable by the community and** be designed to support and encourage special events and community activities supporting the community and/or City of Alexandria’s programs.
9. Opportunities for public art need to be **prioritized integrated** within new development as well as within existing or redeveloped open space to ensure equitable access for all residents **to art.**
10. Interim recreational, cultural, entertainment, or other uses that increase community social interactions and activation of spaces that can be held on existing surface parking lots, sidewalks, or other areas are encouraged to the extent feasible.
11. Evaluate recreational center services and other municipal facilities offered and amenities **(including and not limited to restrooms and others)** within the Plan area to better serve the current and future needs of the community.

## Planning, Land Use, and Related Topics Draft Objectives:

1. **Develop a land use strategy to prioritize non-displacement of existing residents.**
2. Ensure the design of new **public** spaces, **streetscapes**, and buildings maximizes safety for all users.
3. Guide new development and redevelopment that supports a diversity of residential types and housing options, balances residential and non-residential uses, and provides amenities such as retail, restaurants, shops, grocery stores, attractions, etc.
4. Evaluate existing and planned office and hotel uses given the changing needs for these uses.
5. **Provide land uses that support neighborhoods and communities.** Encourage neighborhood centered land use mix that are walkable and support the retention and expansion of neighborhood serving uses. (15-min neighborhoods)
6. Establish architecture and design standards that support sustainable, high-quality design, placemaking, and neighborhood identity.
7. Require new streets and streetscapes are attractive, human-scaled, and provide connections that support all modes of transportation.
8. Find opportunities for provision community (meeting) spaces within new buildings as part of redevelopment.
9. Integrate the on-going efforts for the Energy and Climate Change Action Plan, the Environmental Action Plan and the City’s green building policy.
10. Ensure necessary infrastructure is aligned to support new development and redevelopment.

## Supporting Community Health + Resiliency:

1. Support access to neighborhood goods and services such as grocery stores, medical/dental uses, etc.



2. Explore opportunities to enhance neighborhood access to community resources including job and language training, wireless internet service, and programs to support and engage youth and seniors through collaboration with local partners.
3. Pursue opportunities to provide community gardens, including shared resource gardens within new/redevelopment as well as City parks and/or other City-owned properties such as libraries and/or recreational centers and schools.