

Alex West Plan DRAFT Recommendations

Public Comment March 4 – March 31, 2024

Please share your thoughts!

This document contains the draft recommendations for the future Alex West Plan. The first section of the document includes the draft recommendations, followed by the maps and tables that correspond to one or more of the recommendations and provide additional detail and context.

The draft recommendations, maps and tables are the first element of the future Plan that will be released for community comment. As the planning process progresses, more components of the draft Plan will be released, including:

- The text of the Plan – more details relating to the recommendations and the *intent* of the Plan.
- The Urban Design Standards – more specifics on the standards for new development.
- The Implementation Table – summary of who or what entity is responsible for each implementation task.
- The Appendices – supplemental information that was part of the development of the Plan.

Opportunities to Provide Feedback - We want to hear from you!

The comment period for the Draft Recommendations will be open from Monday, March 4 through Sunday, March 31, 2024.

Listed below are different ways you can share your feedback on the draft Recommendations:

- Through the project webpage: alexandriava.gov/AlexandriaWest and the comment forms: [English](#), [Spanish](#), [Arabic](#), and [Amharic](#)
- Through the [Recommendations StoryMap](#)
- Via email or phone to Christian Brandt, Urban Planner
christian.brandt@alexandriava.gov, 703.746.3895

Public input will be posted on the project webpage on a weekly basis and will help inform the final draft Plan to be released in summer 2024.

Questions? Contact Jose Delcid, Urban Planner
Tel: 703-746-3837 Email: jose.delcid@alexandriava.gov

Draft Recommendations

01 Land Uses

Figure 1 (“Land Use Strategy Map”) depicts the boundaries of the Focus Area, Area 2, and Area 3. Development in these areas will be subject to the intent of the Plan, the Plan Recommendations, and all applicable Plan exhibits, including Tables 1 and 2 (“Focus Area and Area 2 Criteria”) and Table 4 (“Neighborhood Development Table”).

For the purposes of this Plan, the term “development” refers to new construction and/or redevelopment utilizing the provisions of the Plan.

A. General

1. Land uses will comply with all applicable provisions of the land use(s) depicted on Figure 2 (“Land Uses Map”).
2. City facilities and uses, if provided, may be located within the residential and residential/commercial land use designations.
3. New uses such as warehouses, storage buildings, data centers, and other uses are inconsistent with the intent of the Plan.

B. Retail

4. Retail uses are required in the ground floor frontages in the Required Retail Areas as generally depicted on Figure 2.
 - a. Uses in the Required Retail Areas will have a high degree of pedestrian activity and can include retail, restaurants, personal services, recreation and entertainment, or similar uses.
 - b. The intent is that retail spaces will be designed and configured in a manner to encourage neighborhood-serving uses and amenities needed by existing and planned communities, including uses such as childcare/early education centers, food markets, or other comparable neighborhood serving uses.
 - c. Non-typical retail uses that do not have a high degree of pedestrian activity may also be allowed to a limited extent if they provide a public serving component, such as providing flexible community spaces that are publicly accessible for community meetings or other public activities.



5. Retail uses are encouraged, but not required, in the ground floor frontage in the Encouraged Retail Areas, as generally depicted on Figure 2.
6. The design of ground floor retail spaces in the Required and Encouraged Retail Areas will be subject to the applicable elements of the Urban Design Standards.
7. Ground floor retail may be provided in other locations in the Plan area if allowed by the Zoning Ordinance.
8. Interim uses are allowed if they do not preclude future development envisioned by the Plan. Allowed uses include uses such as community programming, flexible indoor and outdoor public spaces, outdoor dining, community performances, public art installations, cultural activities, farmers markets, parklets, pop-up open spaces, food trucks, and other similar uses and activities.

C. Building Heights

9. Maximum building heights will comply with the building heights depicted on Figure 3 (“Building Heights Map”). In addition, buildings in the Focus Area and Area 2 are eligible to request additional building height pursuant to all applicable provisions of Sec. 7-700 of the Zoning Ordinance.

D. Design

10. All development will be subject to all applicable provisions of the Urban Design Standards.
11. The neighborhoods within the Focus Area will generally be consistent with the intent and recommendations of the Plan and with Figures 10 through 20 (“Neighborhood Plan Framework Elements”).
12. As part of development of each block, development will provide internal midblock breaks and/or pedestrian connections where feasible.

E. Parking

13. Development that occurs on existing parking lots will provide new parking for existing and future uses that is consistent with the Zoning Ordinance.

02 Housing

A. General

14. Residential development will provide 10% committed affordable housing or an amount consistent with City affordable housing contribution policies, regulations and procedures in effect at the time development is submitted for review, whichever is greater.
15. Residential redevelopment in Coordinated Development Districts requesting density above what is planned as part of this Plan will provide one third of the additional residential density as committed affordable housing or an amount consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time development is submitted for review, whichever is greater.
16. Affordable housing contributions will be consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time development is submitted for review.
17. Pursuant to Section 7-700 of the Zoning Ordinance, bonus density above 30% is authorized in the Focus Area and Area 2 to encourage the production of additional affordable units.
18. Residential development should offer a range of housing types, designs, and tenures throughout the plan area to meet current and future housing demand and accommodate different household sizes, compositions, stages of life, and abilities.

B. Partnerships

19. To expand housing affordability in the Plan area, the Office of Housing will:
 - a. Facilitate partnerships to maximize the use of private and public land and co-location opportunities and to leverage all available resources for the development of committed affordable housing.
 - b. Work with private landowners to address capital needs in existing buildings in exchange for the preservation of committed and market affordability and expansion of affordability. This may include donations of existing buildings to preserve affordability when redevelopment occurs and the potential right of refusal for the City to acquire assisted properties if they are sold.
 - c. Explore opportunities with property owners requesting development to expand and/or extend existing committed affordability options.



C. Tenant Protections

20. To mitigate potential displacement in the Plan area, the Office of Housing will:

- a. Work with community partners and other non-profit entities to cultivate and promote tenant empowerment through training and mutual support, and to ensure tenants are prepared to apply for new affordable units as they are delivered to the market.
- b. Offer landlord-tenant mediation and other support, including eviction prevention services.
- c. Promote and seek compliance with the City's Voluntary Rent Increase Policy to help moderate annual rent increases and the application of excessive fees.
- d. Promote and seek commitments from developers to meet enhanced protections for impacted tenants where redevelopment is proposed. These include tenant support during relocation, including expanded notice rights and developer-funded relocation and moving assistance; coordination of support services offered by ACPS, DCHS, and other City agencies; timely notification of resident meetings so that City staff can monitor the tenant relocation process; as well as a right to return for tenants in good standing consistent with City policy and practice in effect at the time of development proposals are accepted for review.
- e. Partner with DCHS and other City departments to pair housing assistance with workforce development, job training, and other self-sufficiency programs.

D. Homeownership

21. To support the Plan area's condominium and HOA communities, the Office of Housing will:

- a. Provide technical assistance, including governance training, to condominium and HOA communities, which provide an important source of affordability.
- b. Expand access to homeownership training, counseling and other resources to residents.
- c. Explore ways to create new affordable homeownership, including opportunities to create ownership and governance structures that deepen affordability and housing stability over the long term (e.g., community land trusts and shared equity cooperatives).



03 Mobility

A. General

22. Development will provide the streets, blocks, and connections as generally depicted on Figure 4 ("Street Network Map") as part of development. All new streets in the Plan area will be constructed and dedicated as public streets unless otherwise approved as part of the development review process.
23. Street designs will adhere to the street cross-sections as outlined in the Urban Design Standards.
24. The City will work with property owners and other partners to study and address mobility-related issues at the intersections and in the areas identified on Figure 5 ("Mobility Enhancements Study Areas").

B. Pedestrian + Bicycle Network

25. Development will provide a network of bike facilities as generally depicted on Figure 6 ("Bicycle Network Map"). Development that occurs in Area 2 and Area 3, as depicted on Figure 1 ("Land Use Strategy Map"), will provide new bicycle connections that link to the network depicted on Figure 6.
26. Development will ensure and support access to shared mobility options (e.g., Capital Bikeshare, Dockless Scooters, etc.).
27. Curb cuts, garage entrances, and similar functions are prohibited along designated bicycle facilities and along Beauregard Street, Seminary Road, Duke Street, and King Street. This does not apply to curb cuts needed for any planned streets.
28. When possible, the City will work with property owners to add additional bicycle connections not shown on Figure 6 to other parks and routes.
29. Development will provide safe, well-illuminated, ADA-compliant pedestrian connections and crossings, including sidewalks, for all development and internal, non-auto connections within larger development blocks.

C. Safety + Mobility

30. The intersection of Seminary Road and Beauregard Street will be improved to better accommodate and ensure the safety of all users as generally depicted on Figure 7 ("Enhancements to Seminary and Beauregard Intersection").



31. Streetscapes on major arterials (King Street, Seminary Road, and Duke Street) will be configured as generally depicted in the Urban Design Standards.
32. The City will explore options for improving safety and accessibility for all users on Seminary Road, generally from Mark Center Drive to Library Lane.

D. Transit

33. As part of multimodal transit enhancement, a new bus facility will be established within Neighborhood 4 at the location as generally depicted on Figure 13 (“Neighborhood 4”).
34. Development will provide all necessary transit facilities and improvements to mitigate the impact caused by the development.
35. The City will coordinate with all applicable transit partners to explore enhancements and improvements to existing transit facilities.

04 Public Parks + Open Space

A. General

36. Development will provide an at-grade publicly accessible public parks/open space network, as generally depicted in Figure 8 (“Public Parks and Open Space Map”) and specified in Table 3 (“New Parks”), which includes the following:
 - a. New public parks/open spaces will be fully accessible to the public through dedication to the City or through the provision of a perpetual public access easement(s).
 - b. New parks /open spaces will have multiple publicly accessible entrances and will consist of a mixture of typologies and amenities. All public parks/open spaces in the Plan area will be designed, with input from the community, to be interconnected, functional, useable, welcoming, and encourage social interaction, as well as include gathering areas and facilitate recreation.
 - c. Improve access to all existing public and public easement parks.
 - d. City recreational facilities may be located within the open space recommended by the Plan.

B. On-Site Open Space



37. In addition to the publicly accessible open space required on Figure 8, all new multifamily buildings, excluding mixed-use/retail buildings, will provide a minimum of 20% of on-site ground-level open space. Mixed use/retail buildings, townhouses, and stacked townhouses will provide a minimum of 25% on-site open space, including both ground level and above grade open space.

38. Development in Neighborhood 9 (see Figure 18, “Neighborhood 9”) is allowed to include residential or commercial uses. If the uses are residential, development in Neighborhood 9 will provide an additional 10,000 square feet of consolidated public open space within the neighborhood and consolidated with one of the other planned parks.

C. Public Art + Open Space Programming

39. Public art provided as part of development will highlight the cultural diversity of the Plan area.

40. Special events, community activities, and cultural activities in support of the Plan intent are encouraged and will be allowed, subject to all applicable City approvals and permits, as part of the approval of public access easement(s) in new public open spaces.

41. Interim recreational and entertainment uses on the existing surface parking lots are encouraged to the extent feasible.

42. Accessory park structures, such as but not limited to restrooms, may be provided within the required publicly accessible open spaces if they are consistent with the intent of the open space policies and the Plan and are approved as part of the development review process.

05 Sustainability, Infrastructure + Community Facilities

A. Tree Canopy

43. Development will provide on-site tree canopy consistent with applicable City policies at the time development is submitted for review. If the required tree canopy cannot be met on-site, trees may be planted off-site by the developer within the area depicted on Figure 1 (“Land Use Strategy Map”) in which the development is located, or in comparable locations as approved by the City.

B. Green Building, Energy Efficiency, + Stormwater Management



44. Development will comply with the City's Green Building Policy at the time development is submitted for review.
45. Development by large property owners will explore opportunities for the implementation of district-wide sustainability measures and approaches.
46. Development will provide the required infrastructure for development and will incorporate all applicable City sustainability policies and practices.

