



¡Bienvenidos!

مرحبًا

AlexWEST

እንኳን ደህና መጡ!

خوش آمدی

April 3, 2023

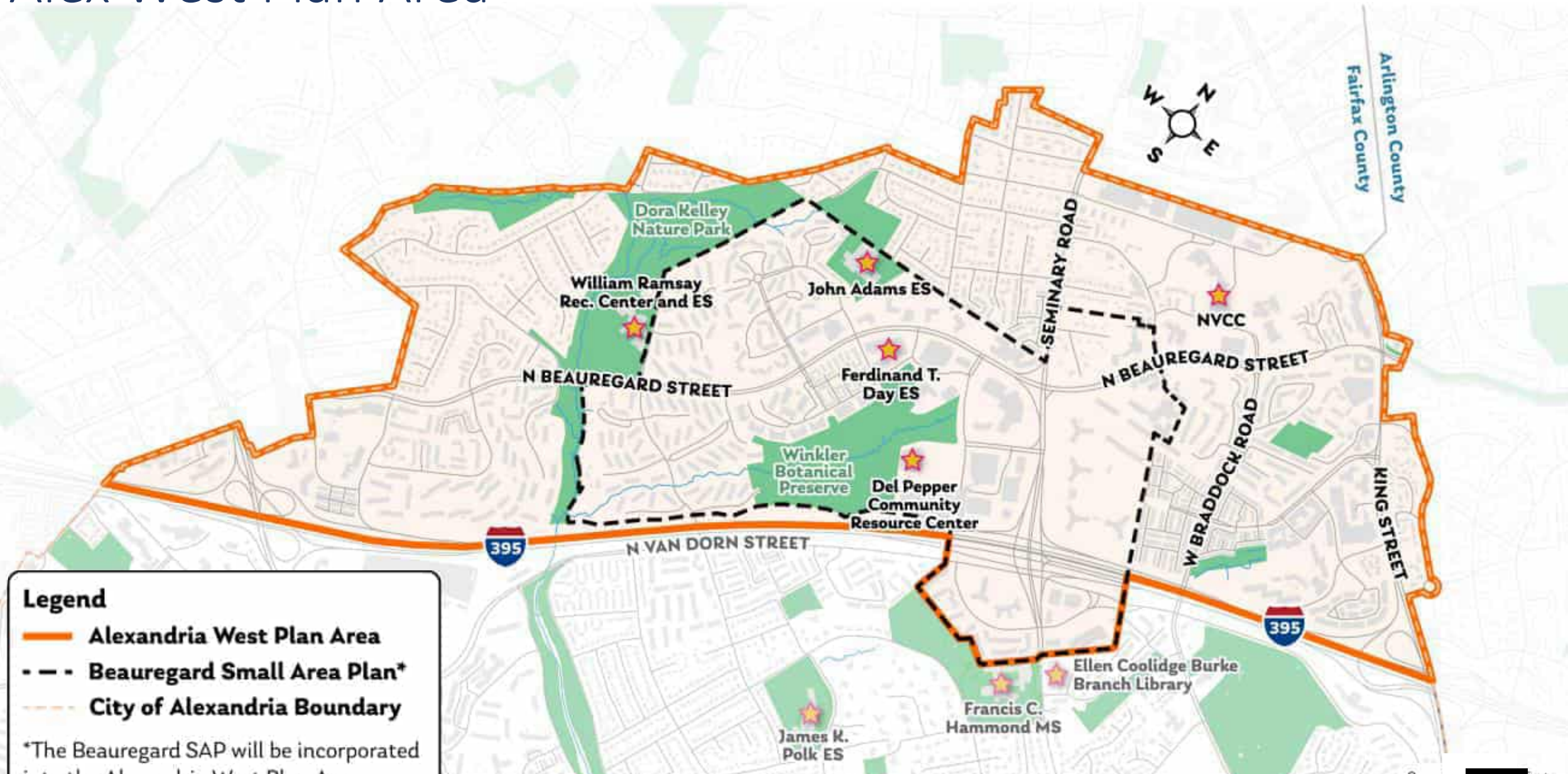
بینه راغلاست



Welcome!



Alex West Plan Area



Legend

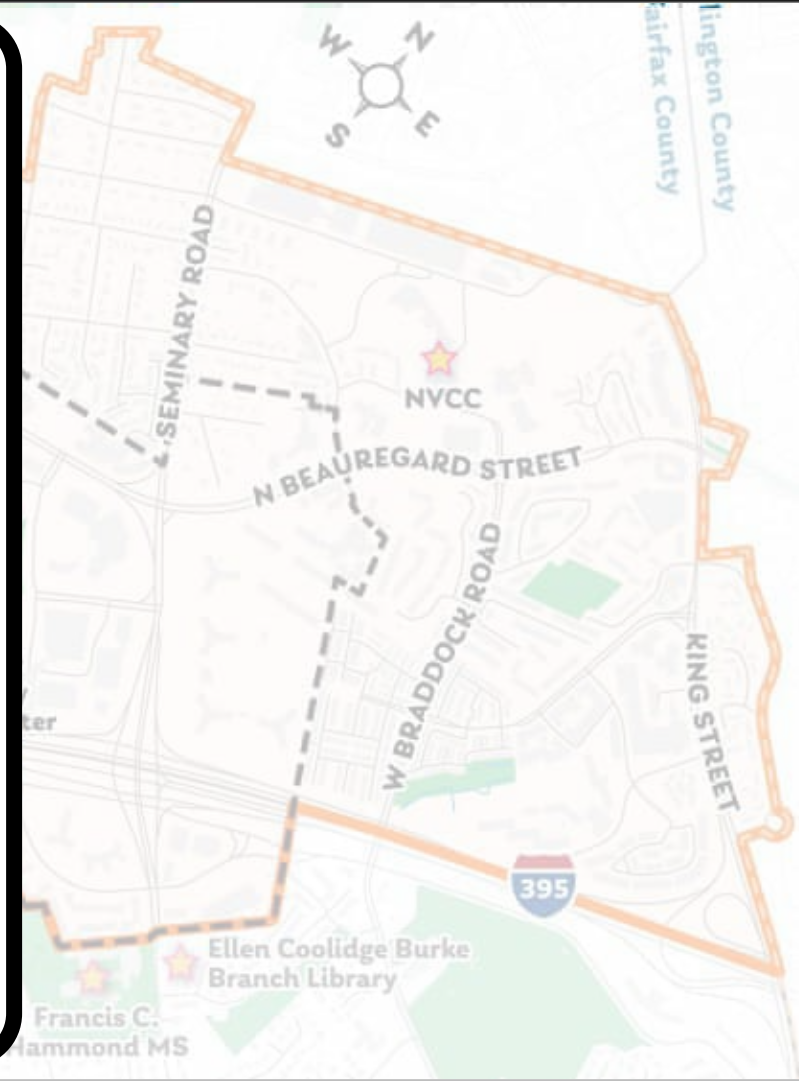
- Alexandria West Plan Area
- Beauregard Small Area Plan*
- City of Alexandria Boundary

*The Beauregard SAP will be incorporated into the Alexandria West Plan Area.

Why Plan?

Update 1992 Alexandria West and 2012 Beauregard Small Area Plans to

- Understand the current needs of diverse residents
- Plan for the changing future together
- Address housing affordability proactively
- Plan for local and regional market pressures
- Implement new/updated city policies



Alex West Plan Area



**1260
ACRES**

Eisenhower West
SAP

620
ACRES

Eisenhower East
SAP

240
ACRES

Arlandria - Chirilagua
SAP

230
ACRES

19%
of city's
population

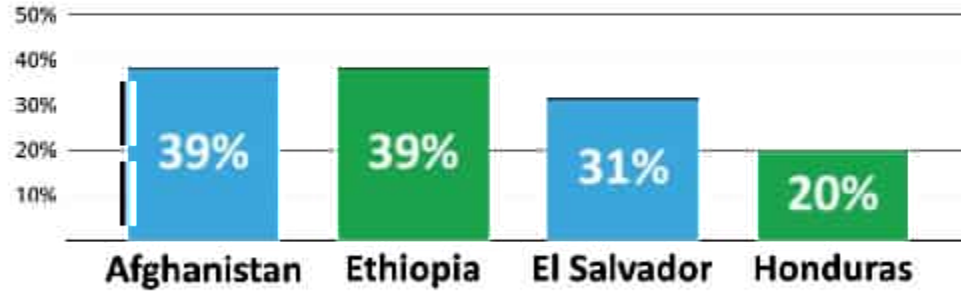


45%
essential
workers



Demographic Context

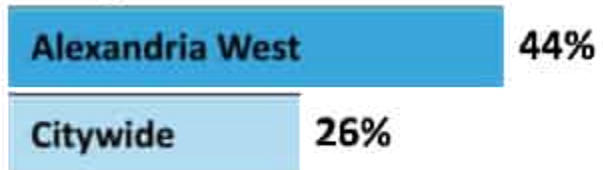
Percent Share of City's Foreign Born Population From Highly Represented Countries



Median Household Income



Foreign Born



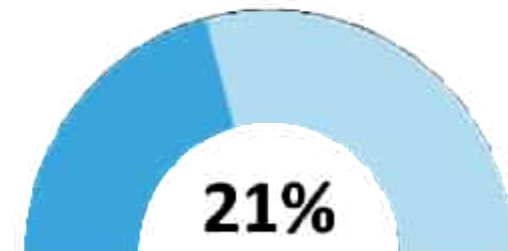
0-19 Years Old



Bachelor's Degree



Population with Limited English Proficiency



Data Source: 2020 American Community Survey 5-year Estimates

Housing Context

97%

Almost all renter households with incomes less than \$50,000 are housing cost burdened.

71%

Majority of homeowner households with incomes less than \$75,000 are housing cost burdened.

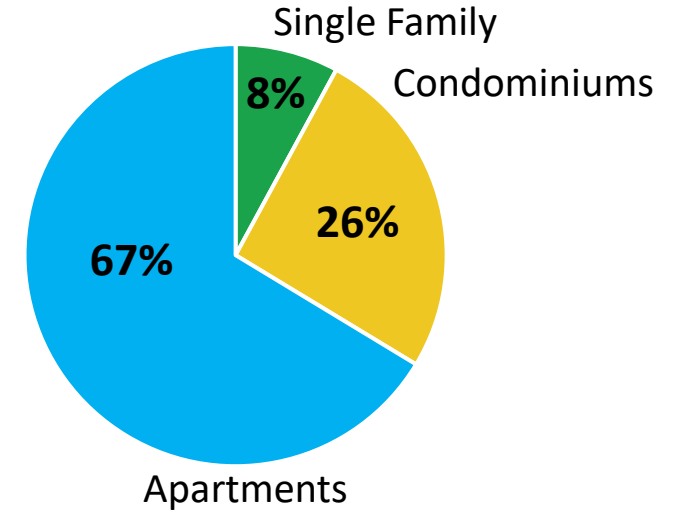
Housing cost burden is defined as spending more than 30% of household income on housing-related costs at the expense of other essential needs.

15-20%

15-20% of all rental units are estimated currently to be market affordable.

Market affordable units are naturally affordable at up to 60% of the area median income (\$60k - \$85,000 for a household of 1-4). Minor increases in rents can make these units un-affordable.

Housing Mix



Average Rent (including utilities) for a 2-Bedroom Unit

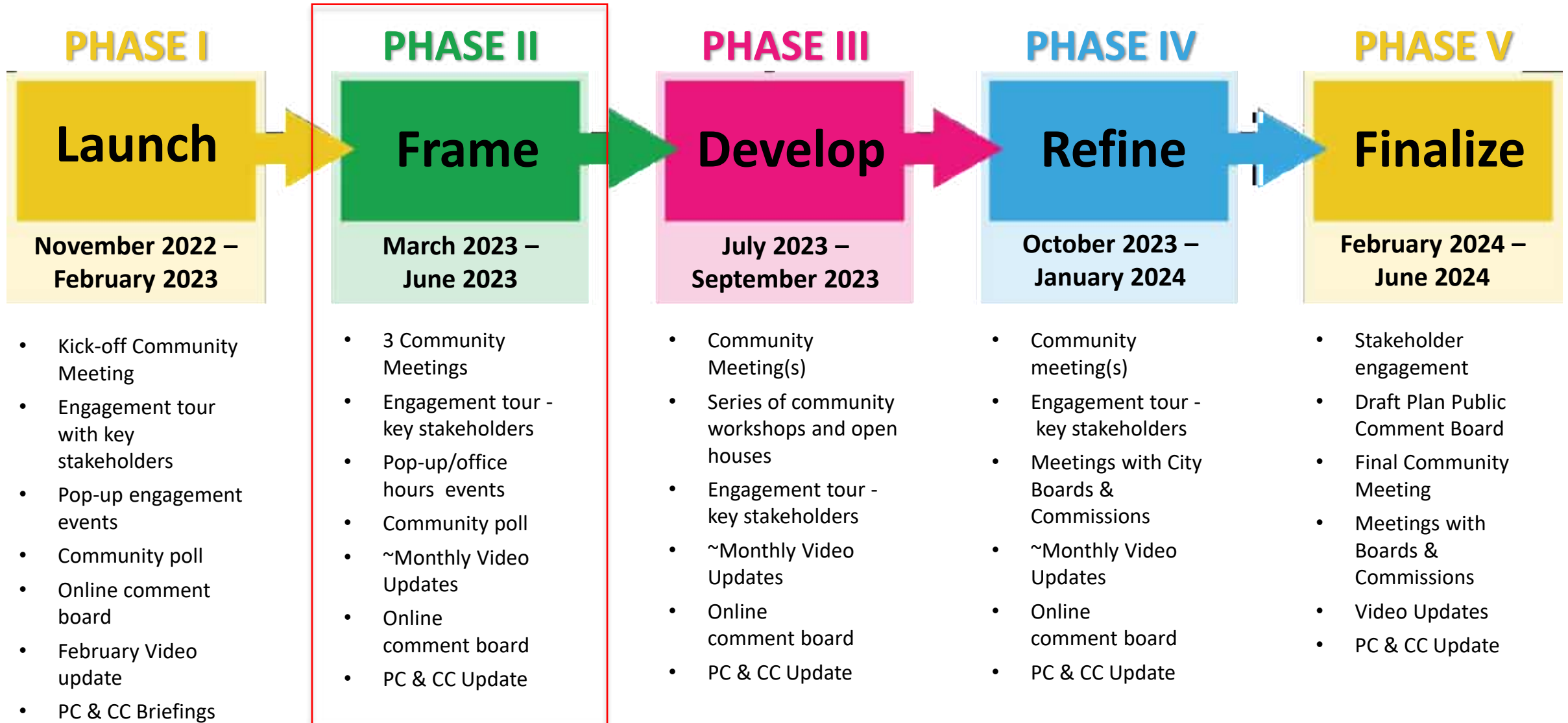
~\$2,400+/month



Minimum Household Annual Income Needed to Afford a 2-Bedroom Unit

~\$96,000/year

Process - After Community Meeting



Phase I Community Feedback – At-a-Glance

Housing

- Housing affordability (rent increases, eviction, displacement)
- Housing conditions (buildings, mgmt.)
- Housing diversity (types of housing)
- Housing availability
- Overcrowding, & others

Open Space

- Park preservation, improvements, additional open space
- Access to existing parks and open spaces
- Diversity of open spaces (active, recreation, Playspaces, passive, pets)
- Tree Canopy preservation, & others

Transportation

- Intersection safety concerns
- Pedestrian, non-vehicle mobility + safety
- Traffic flow, Congestion, Speed, Noise
- Improve connectivity and connections
- Transit
- Parking, & others

Land Use + Development

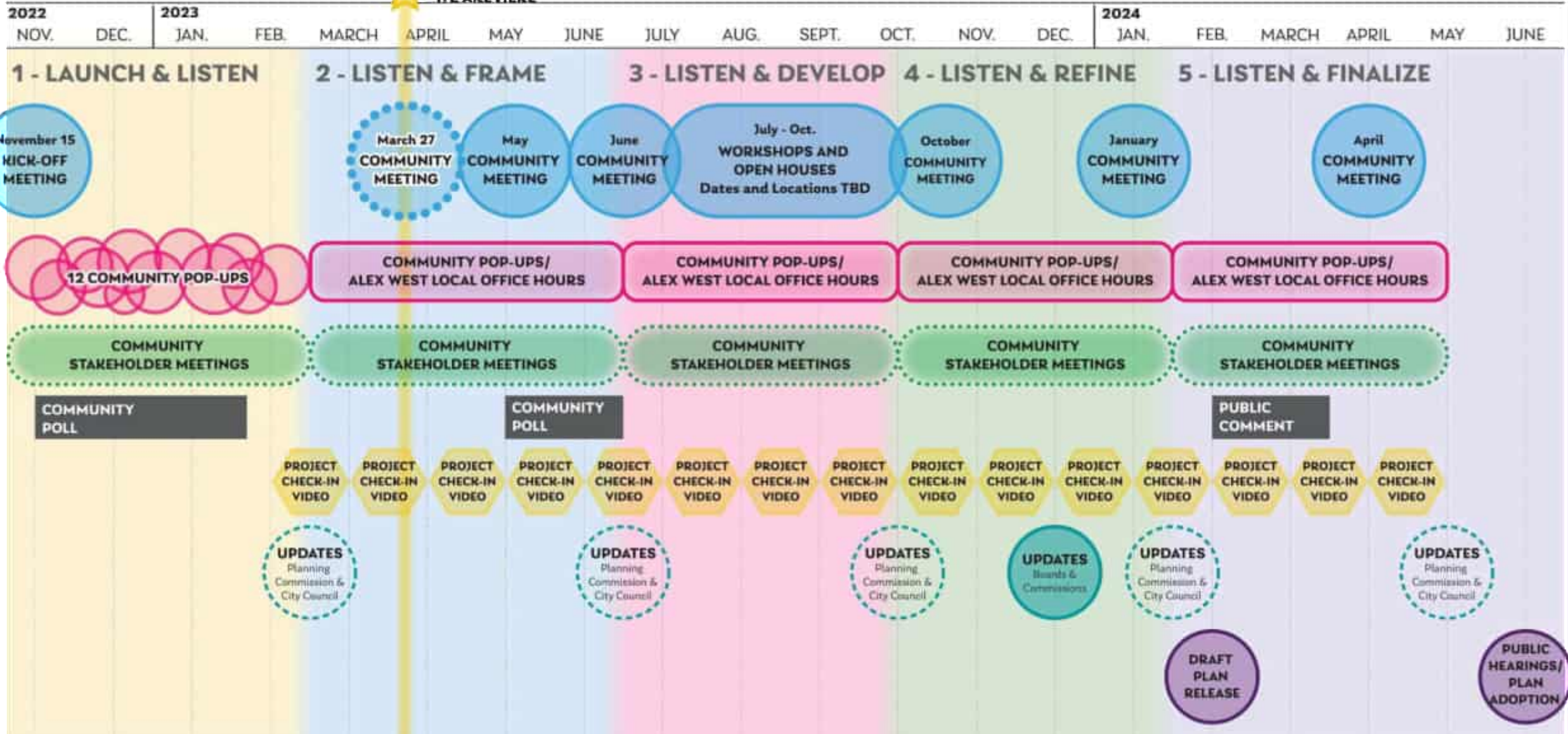
- New development/growth concerns
- Non-residential land uses (retail, restaurants, commercial uses)
- Community amenities and services
- Building design + public realm
- Sustainability + environment
- Infrastructure, & others



- **970** Community poll responses
- Over **1500** comments (Pop-ups, comment board, community poll)
- **12** pop-up events
- **15** Stakeholder meetings

ALEXANDRIA WEST PROJECT SCHEDULE WORKING DRAFT

March 27, 2023



Phase Two Goals

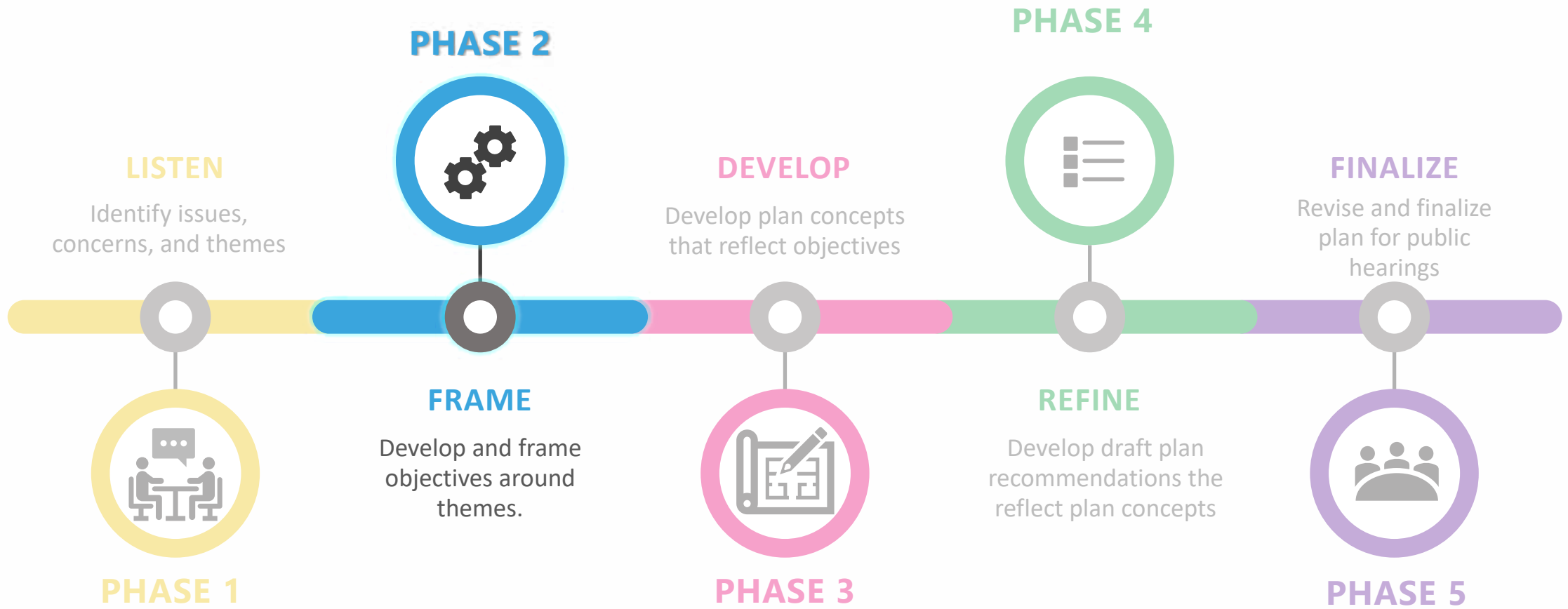
Content:

- Use community feedback to develop high level draft plan themes and objectives for community review (May)
- Finalize draft plan objectives to inform plan concepts for community review (June)

Engagement:

- Continue to build partnerships with community groups and stakeholders
- Increase participation from all stakeholders, improve participation in under-represented groups
- Use community events to increase outreach and engagement

Project Roadmap

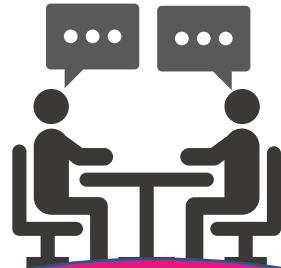


How Will We Be Engaging the Public?

MULTIPLE WAYS AND OPPORTUNITES TO PARTICIPATE & ENGAGE



...at local pop-ups



...at local office hours



...meeting with community groups



...at community events



...at our next Community Meeting



...online comment board



...via WhatsApp

AlexWEST

A recording of this presentation can be found online at alexandriava.gov/AlexandriaWest



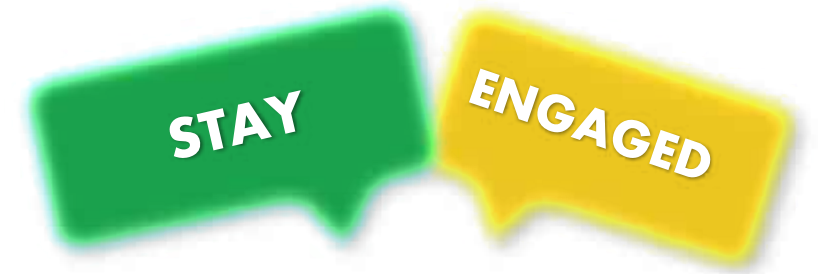
Upcoming In-Person Events

Community Pop-Ups

- ~~Thursday, March 30~~
3:30-5 p.m.
Shops at Mark Center
- **Tuesday, April 11**
3:30-6 p.m.
William Ramsay Recreation Center
- **Monday, April 17**
5:00 p.m.
West End Food Pantry
- **Thursday, April 20**
1:30-3:00 p.m.
NVCC Alexandria

Local Office Hours

- ~~Wednesday, March 29~~
9:00 a.m. – 12:00 p.m.
William Ramsay Recreation Center
- **Wednesday, April 12**
1:00 – 5:00 p.m.
Local Restaurant/Coffee Shop
- **Monday, April 24**
1:00 – 5:00 p.m.
Del Pepper Community Resource Center



Community Meeting #3

Monday, May 8, 2023

Time and location TBD

Additional dates and locations may be added – all events will be posted on the project webpage



Alex**WEST**



Discussion



QR Code
to Join WhatsApp Group:



Project Webpage:
alexandriava.gov/AlexandriaWest