

Agenda

01. Project Overview

- Why plan?
- Area and Context
- Process

02. Phase 1 Summary

- Outreach
- What We've Heard

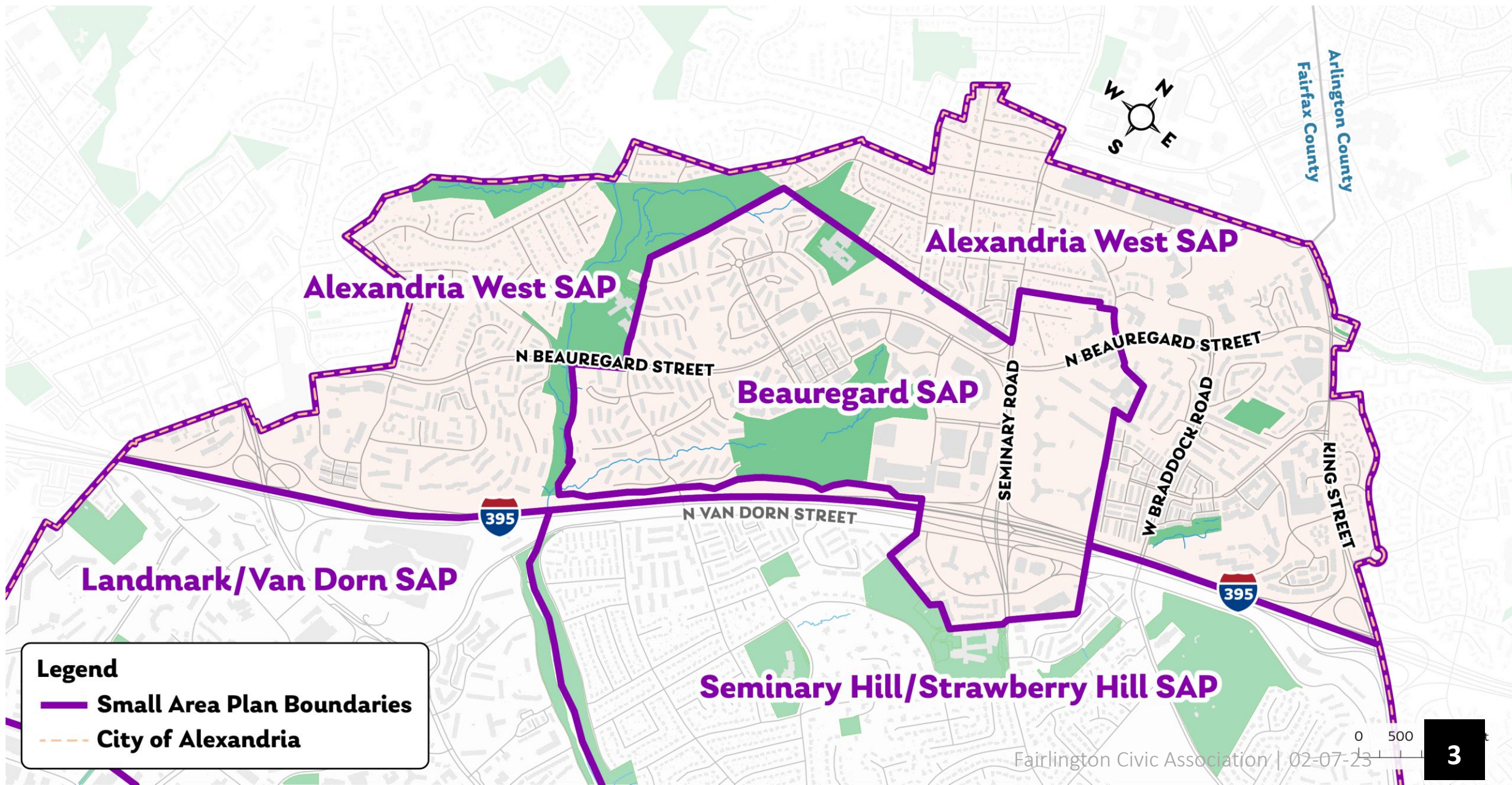
03. Discussion



Why Plan?

- Update 1992 Alexandria West and 2012 Beauregard Small Area Plans
- Understand the needs of diverse residents
- Plan for the changing future together
- Address housing affordability proactively
- Plan for local and regional market pressures
- Implement new city policies

Alexandria Master Plan - Small Area Plan Boundaries



Alex West Plan Area



100+ acres of parks

1 47 acres
Dora Kelley Nature Park

2 44 acres
Winkler Preserve

3 9 acres
Rynex Natural Area

4 8 acres
Holmes Run Scenic Easement

5 8 acres
Chambliss Park

6 3 acres
James Mulligan Park

7 3 acres
Stonegate Scenic Easement



37%
tree canopy vs.
31% citywide



OVER FIFTY MEDICAL
OFFICE SPACES



TWO MAJOR CITY
HEALTH AND
SOCIAL SERVICES HUBS



THREE MILLION SF OF OFFICE
SPACE 83% OF WHICH IS
CLASS B OR C



14,000 STUDENTS
ENROLLED AT NVCC

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

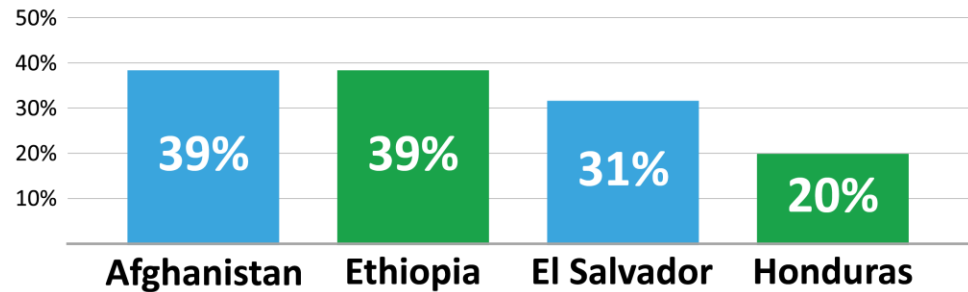


45%
essential
workers

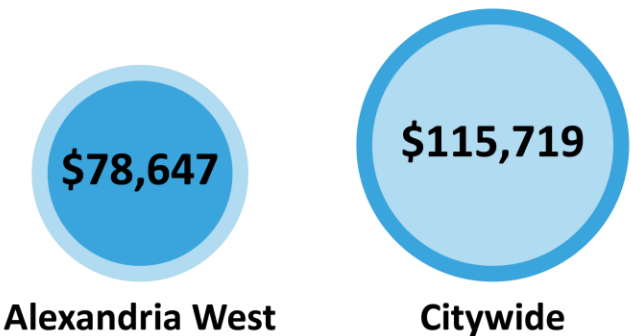


Demographic Context

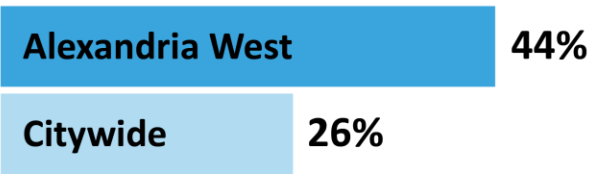
Percent Share of City's Foreign Born Population From Highly Represented Countries



Median Household Income



Foreign Born



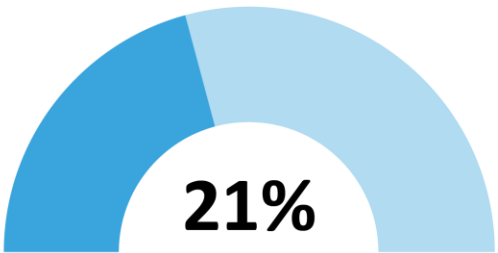
0-19 Years Old



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.

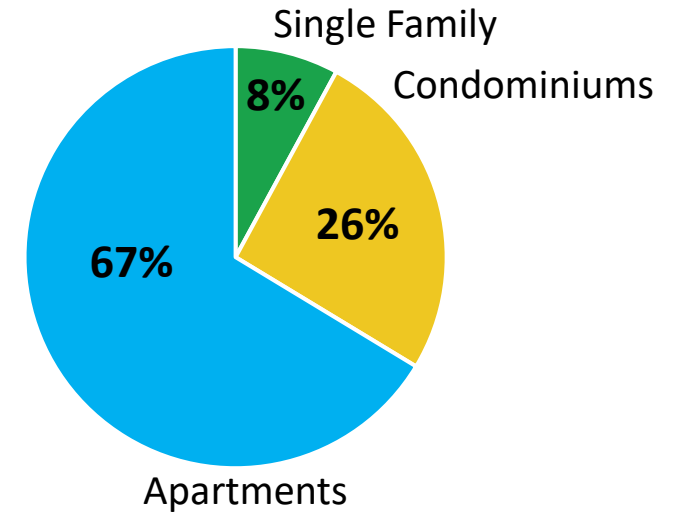
Housing cost burden is defined as spending more than 30% of household income on housing-related costs at the expense of other essential needs.

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

Data Sources: 2020 American Community Survey 5-year Estimates, US Census Bureau. 2022 CoStar. 2022 Office of Housing, City of Alexandria

Process *(Working draft – subject to change)*



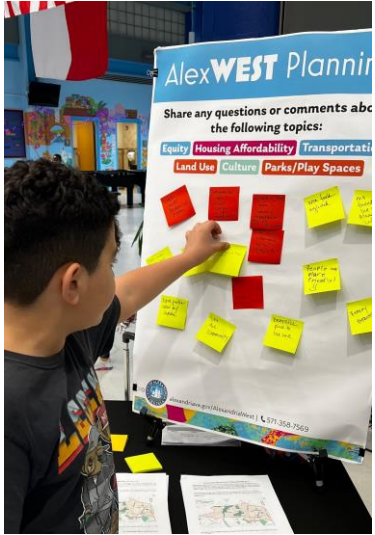
Phase One Outreach Summary

Organizations we've met with/are meeting with:



1. Act for Alexandria
2. African Communities Together
3. AHDC
4. Alexandria Federation of Civic Associations
5. Alive!
6. ARHA
7. Arlington County Planning
8. BethelVA Episcopal Church
9. Cameron Station Civic Association
10. Church of the Resurrection
11. Concerned Citizens Network of Alexandria (CCNA)
12. Fairfax County Planning
13. Fairlington Civic Association
14. Fresh Start Refugee
15. Gables (Curve 6100)
16. Goodwin Living
17. Legal Aid Justice Center
18. Mark Center Offices
19. NoVA RAFT
20. NVCC
21. Seminary Hill Association
22. Seminary West Civic Association
23. Senior Services of Alexandria
24. Southern Towers United Association
25. St. James United Methodist Church
26. Tenants and Workers United
27. Unite Here
28. West End Business Association
29. West End Coalition
30. YIMBYs of Northern Virginia

What we've heard



Community Pop-Ups:

- Need for more gathering places/community rooms
- Need for more playspaces
- Rent increases and displacement
- Traffic and parking

Community Poll Responses:

- 970 polls completed (4 languages, mix of printed/online)

Themes:

- Housing affordability and fear of displacement
- Traffic, safety + mobility
- Community services and retail
- Public open space and connections
- Neighborhood safety and crime

Discussion, Questions + Comments

AlexWEST

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QR Code
to Join WhatsApp Group:



Project Webpage:
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