

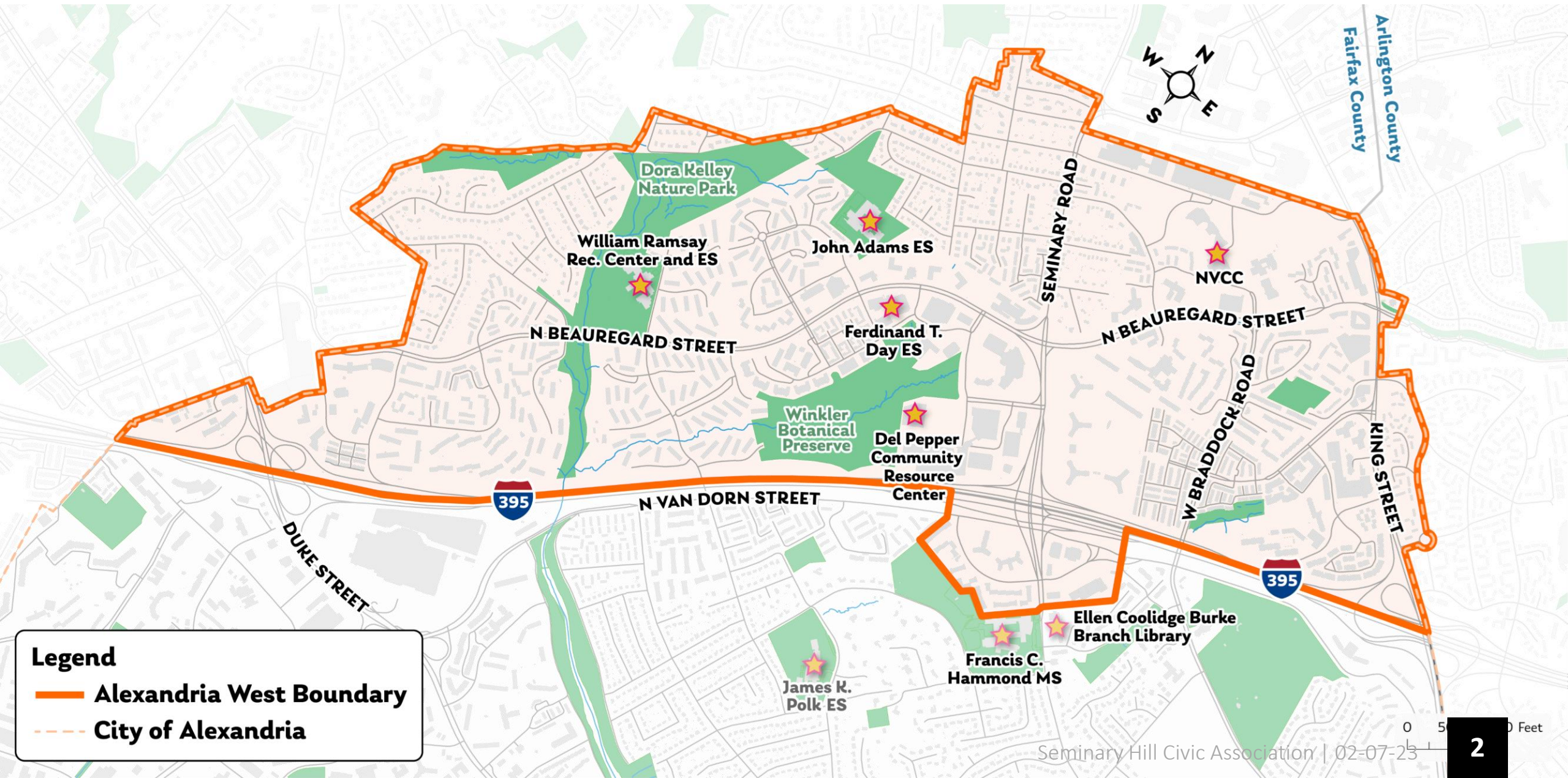
# AGENDA

01. Project Overview
  - Why plan?
  - Area and Context
  - Process
02. Phase 1 Summary
  - Outreach
  - What We've Heard
03. Discussion

AlexWEST



# Alex West Plan Area



**Legend**

- Alexandria West Boundary**
- - - City of Alexandria**



# 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

# 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

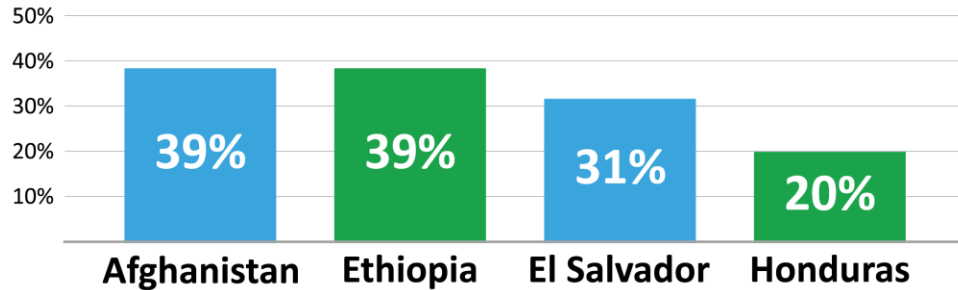


**45%**  
essential  
workers

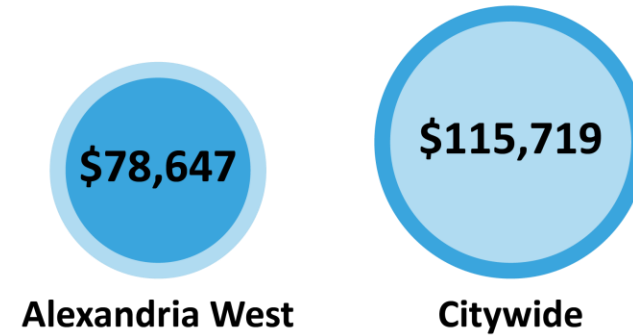


# Demographic Context

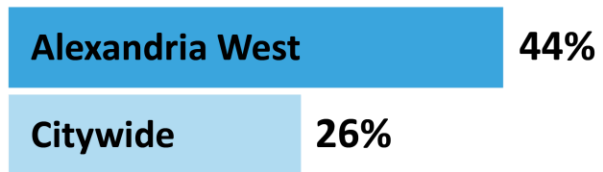
**Percent Share of City's Foreign Born Population From Highly Represented Countries**



**Median Household Income**



**Foreign Born**



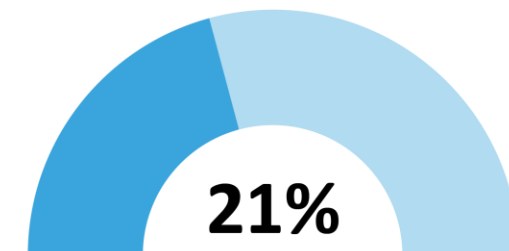
**0-19 Years Old**



**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.**

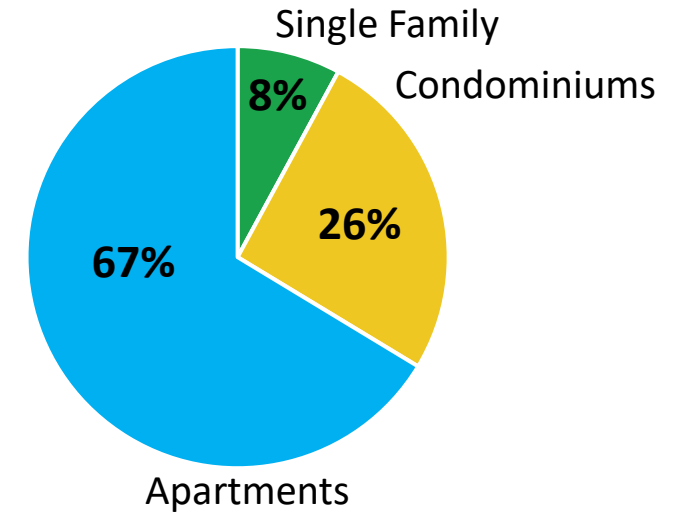
*Housing cost burden is defined as spending more than 30% of household income on housing-related costs at the expense of other essential needs.*

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**

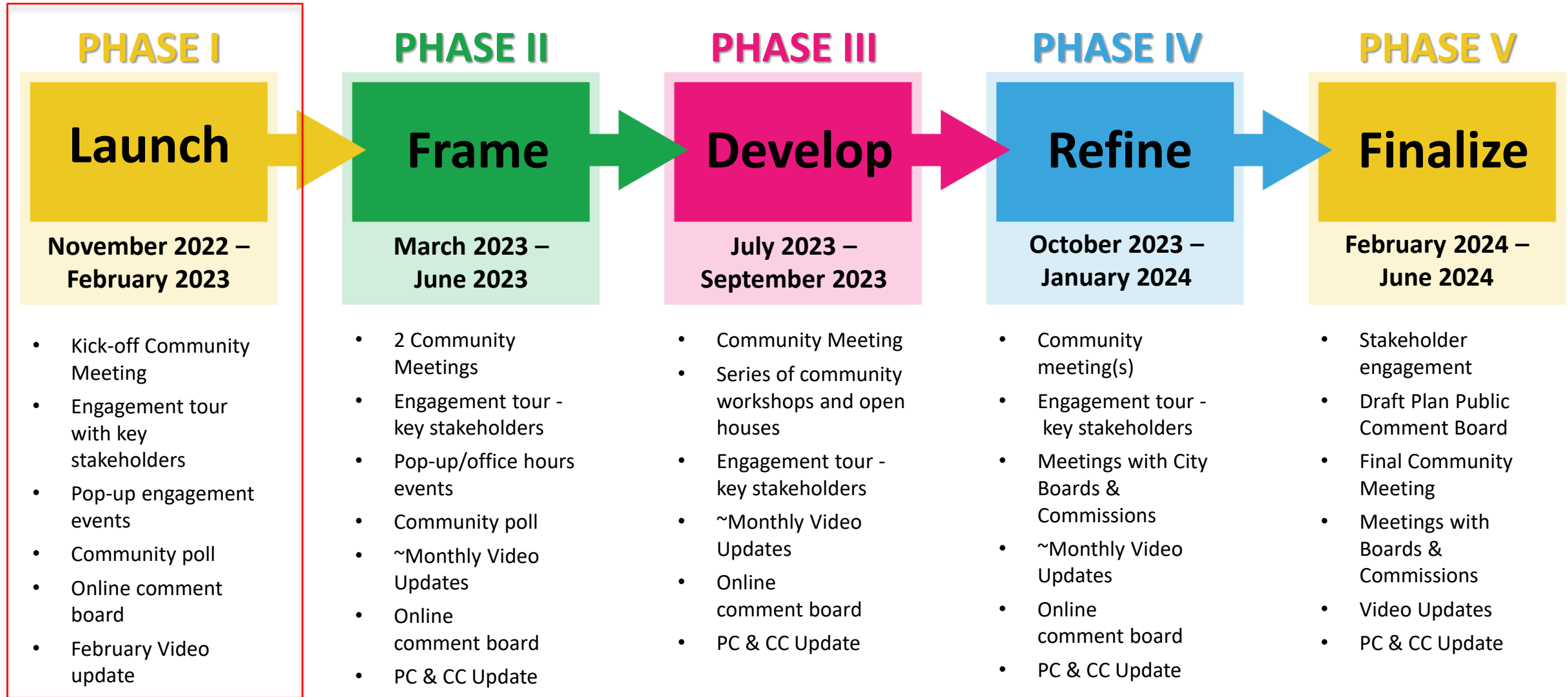
**~\$2,400+/month**



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

**~\$96,000/year**

# Process *(Working draft – subject to change)*





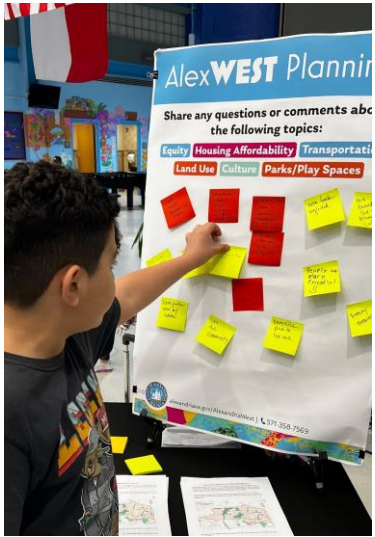
# Phase One Outreach Summary

## 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:  
[alexandriava.gov/AlexandriaWest](http://alexandriava.gov/AlexandriaWest)

