



## Community Comments Open Space & Parks

Support for Additional Green Space,  
Public Parks, Recreational Facilities,  
& Play Areas

Park Accessibility  
Concerns

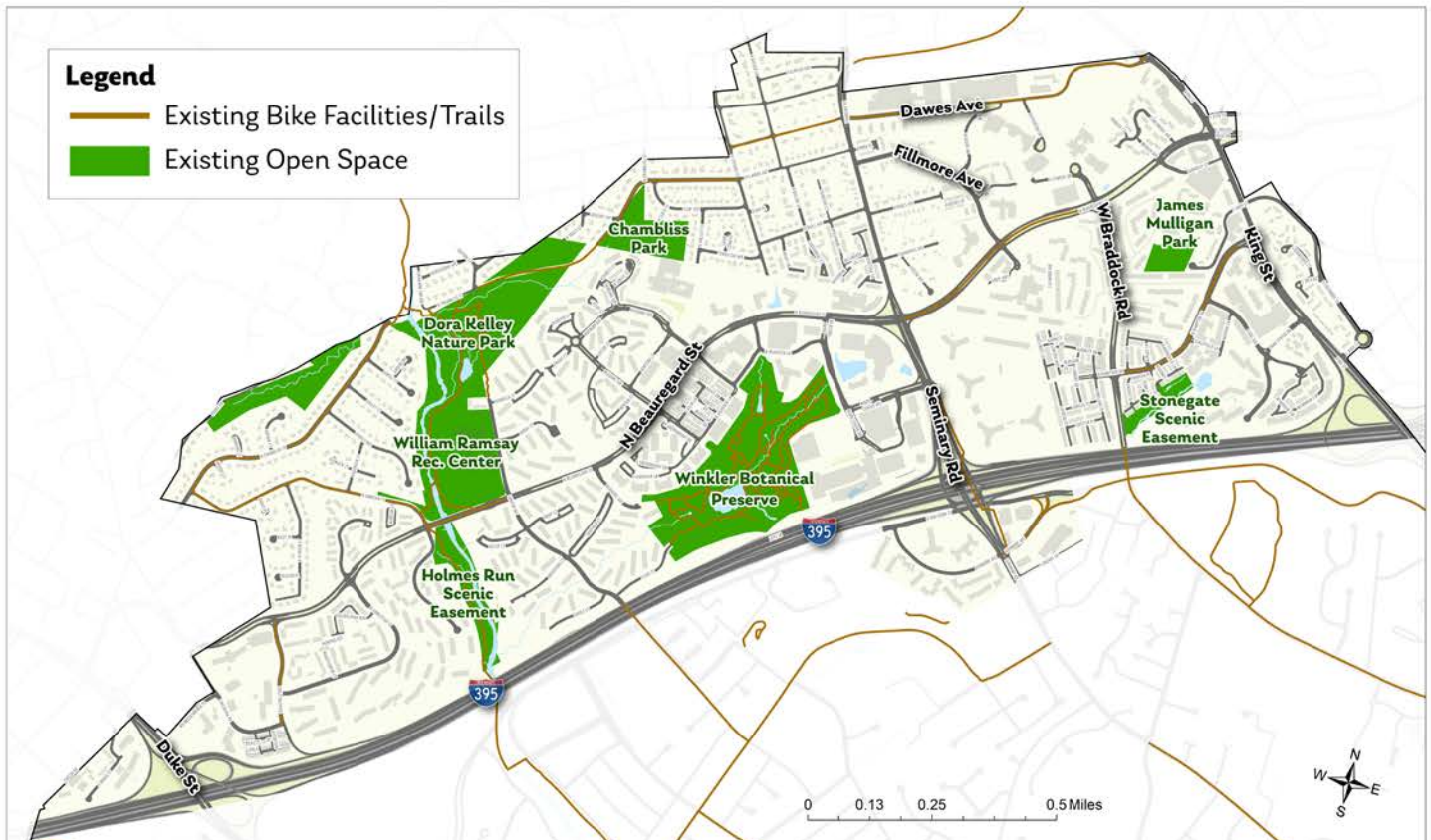
Park Maintenance &  
Repair Concerns

Support for  
Pet Facilities

Support for Park  
Improvements  
& Renovations

Support to Preserve  
Existing Parks &  
Green Space

Support to Preserve  
Tree Canopy





## Community Comments Housing

Concerns About Housing Costs, Rent Increases, & Fear of Displacement

Building Condition Concerns (Poor Maintenance & Management)

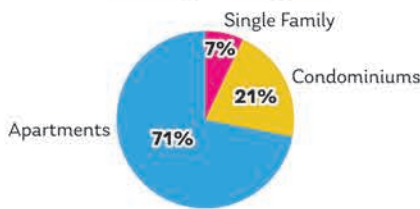
Density & Growth Concerns

Support for More Housing Options, Including Affordable Homeownership

Support for New Development to be Sustainable

Concerns About Cost & Availability of Parking for Residential Uses

### Existing Housing Mix



Average Rent (including utilities) for a 1-Bedroom Unit

**~\$1,735+/month**

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

**~\$2,145+/month**

Minimum Household Annual Income Needed to Afford a 1-Bedroom Unit

**~\$74,000/year**

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

**~\$92,000/year**

**97%**

Almost all renter households with incomes less than \$50,000 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, such as healthcare, childcare, food, and education.

**71%**

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

**\$300K**

Average assessed value of condominiums in AlexWest Assessment Small Area.

**\$702K**

Average assessed value of single-family homes (SFD, SFA - fee simple) in AlexWest Assessment Small Area.

### Affordability

**~6%**

of all rental units are committed affordable.

**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 (\$60,000 - \$80,000 for a household of 1-4). Minor increases in rents can make these units un-affordable.

**55-60%**

of all rental units are estimated currently to be workforce affordable.

Workforce affordable units are natural affordable at up to 80% of the area median income (\$80,000 - \$114,000 for a household of 1-4).





## Community Comments Transportation

Intersection Safety  
Concerns

Concerns About Noise  
from Traffic

Congestion & Traffic  
Flow Concerns

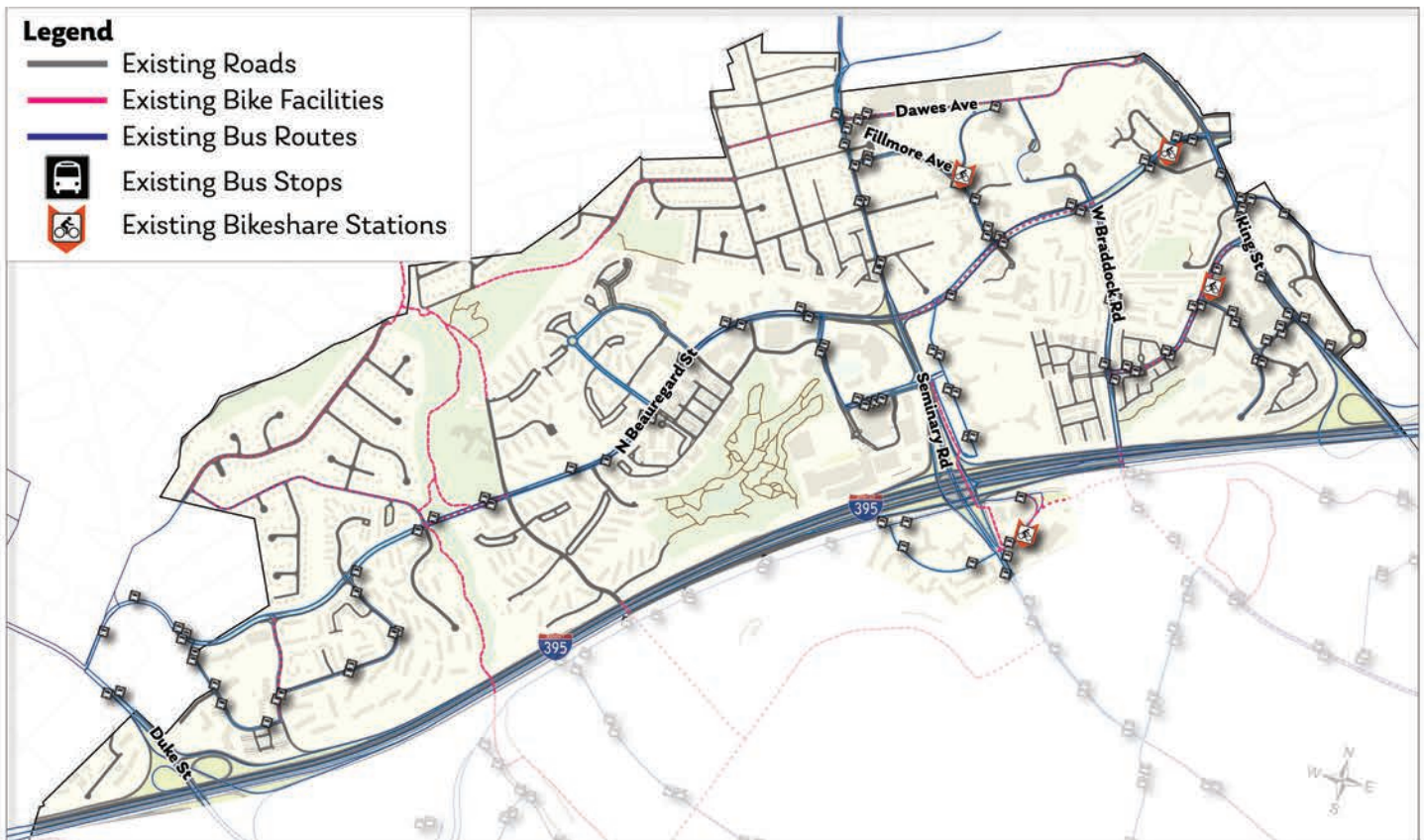
Transportation Infrastructure  
Maintenance Concerns

Support for Improving  
Connectivity & Safety for Transit  
Users, Walkers, & Bikers

Support for Additional &  
More Reliable Public  
Transportation Options

Maintain Access to Other  
Parts of the City & Region

Need for  
Parking (On &  
Off Street)



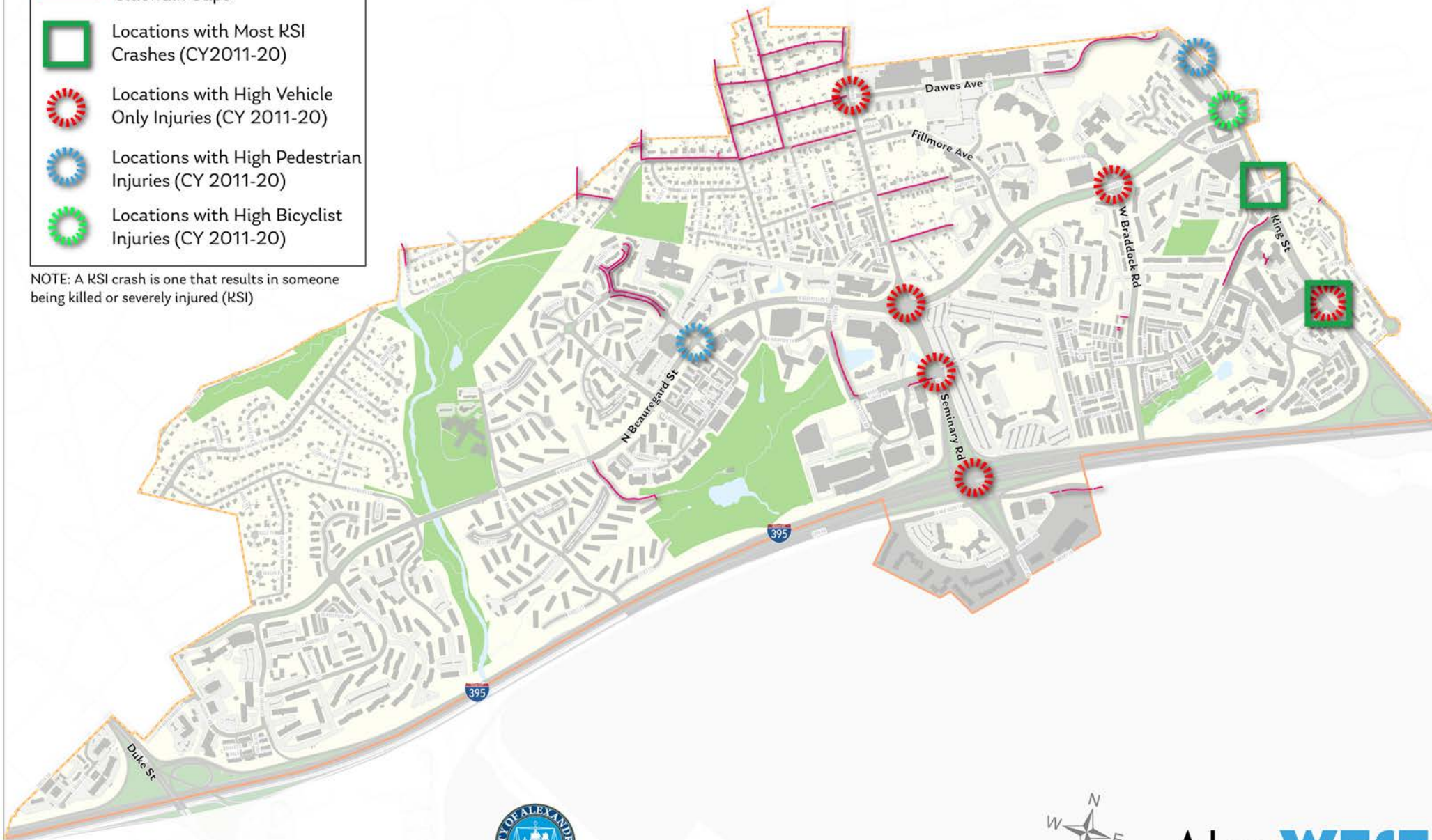
# Alexandria West Transportation Safety Map



## Legend

-  Sidewalk Gaps
-  Locations with Most RSI Crashes (CY2011-20)
-  Locations with High Vehicle Only Injuries (CY 2011-20)
-  Locations with High Pedestrian Injuries (CY 2011-20)
-  Locations with High Bicyclist Injuries (CY 2011-20)

NOTE: A RSI crash is one that results in someone being killed or severely injured (RSI)

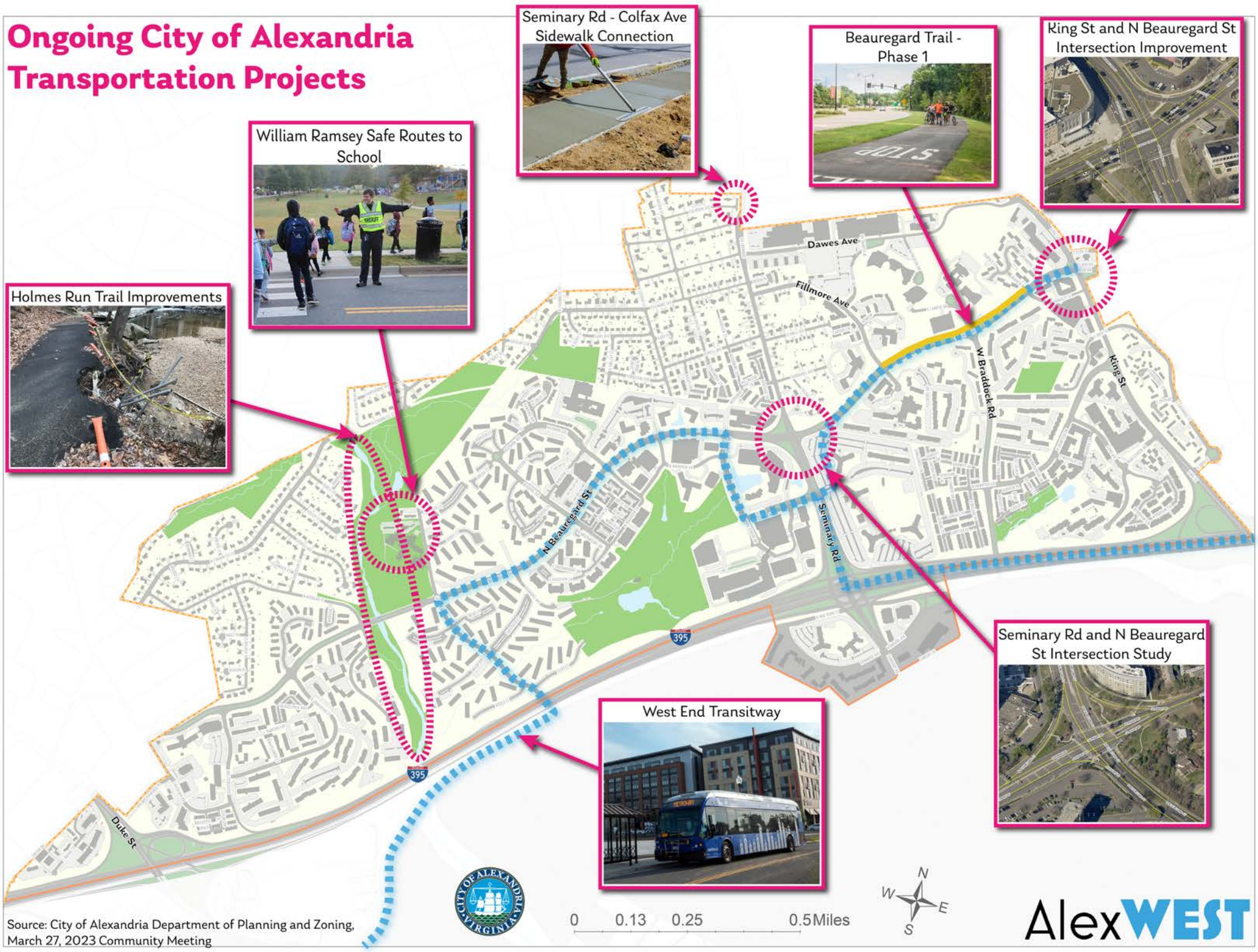
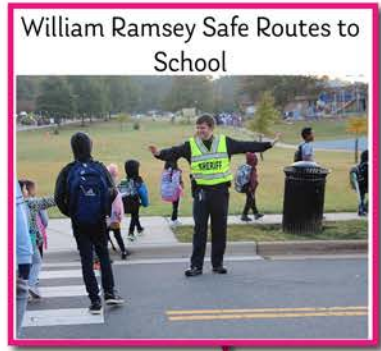


0 0.13 0.25 0.5 Miles



AlexWEST

# Ongoing City of Alexandria Transportation Projects



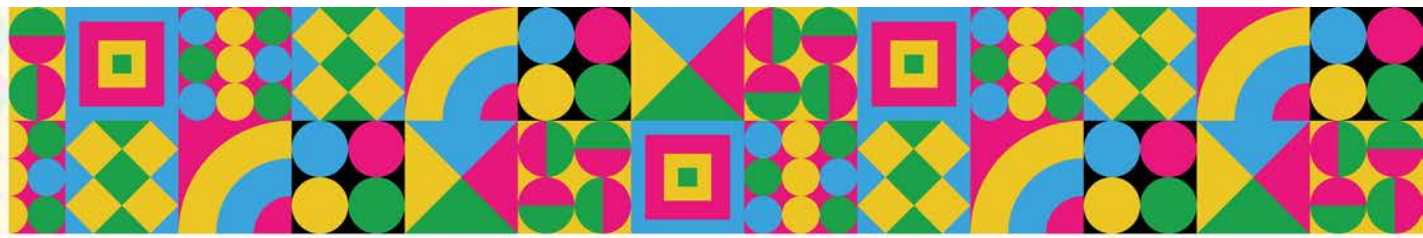
Source: City of Alexandria Department of Planning and Zoning, March 27, 2023 Community Meeting



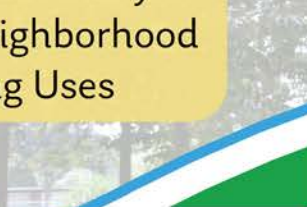
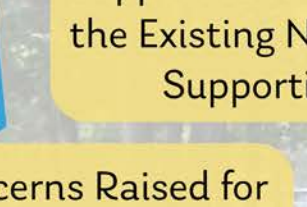
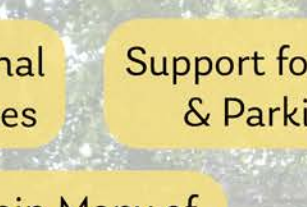
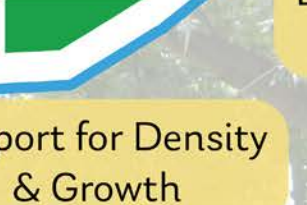
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## Community Comments | Planning, Land Use, and Related Topics



- Density & Growth Concerns
- Support for Updated Residential Zoning Policies
- Support for Density & Growth
- Support for Additional Residential Uses
- Support for Better Architecture & Design
- Support for Additional Non-Residential Uses
- Support for Additional Traffic & Parking Enforcement
- Concerns Regarding General Crime & Safety
- Support to Retain Many of the Existing Neighborhood Supporting Uses
- Noise Concerns
- Concerns Raised for Additional Security & Policing

