



Alex West

Environmental Policy Commission Plan Update

March 18, 2024

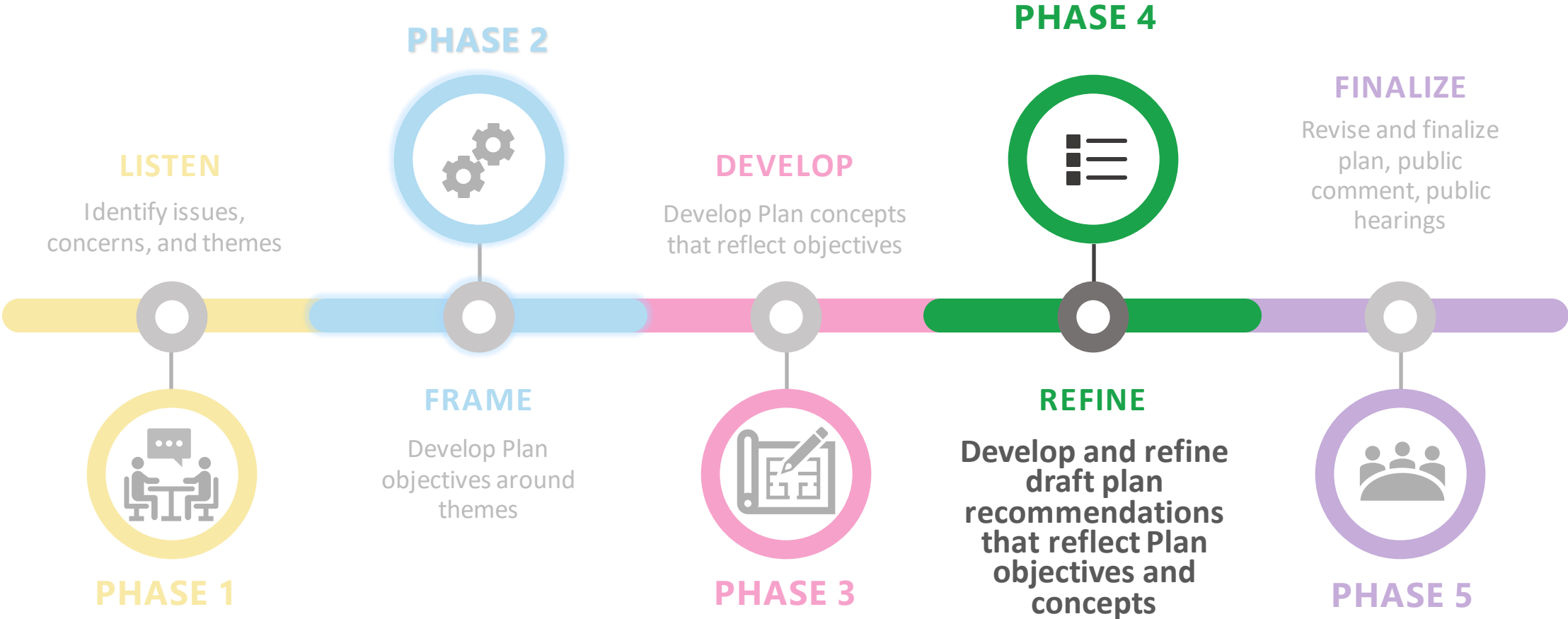


Agenda

- 1. Process Recap**
- 2. Schedule**
- 3. Plan Area + Context**
- 4. Community Engagement Summary**
- 5. Sustainability + Infrastructure Highlights**
- 6. Sustainability Draft Recommendations**
- 7. Consistency with ECCAP (2023)**
- 8. Discussion + Next Steps**



Process Recap



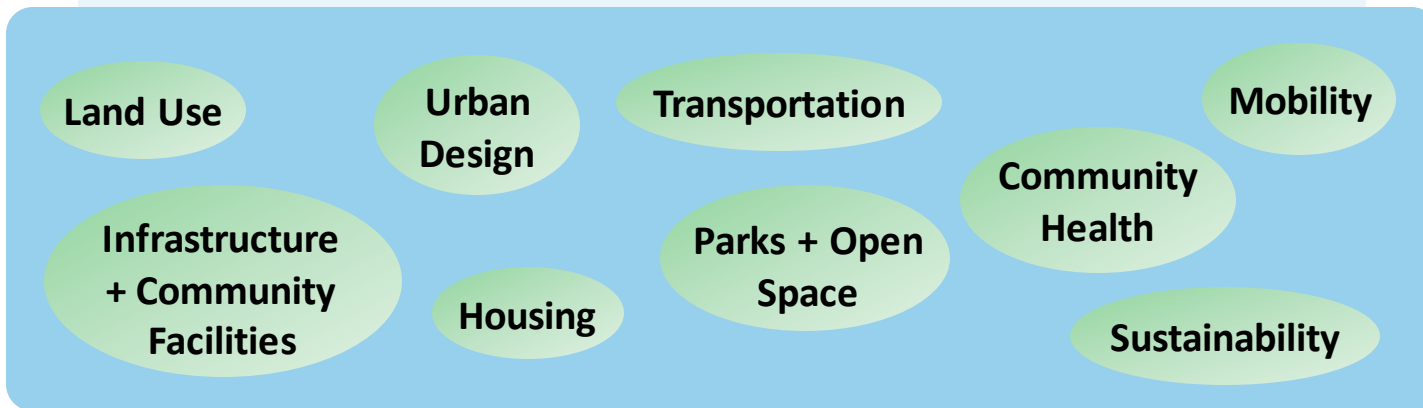
Schedule

What have we done so far?

NOVEMBER 2022 – DECEMBER 2023



What have we discussed so far?



What's next?

MARCH 2024 – SEPTEMBER 2024



Community Engagement

- Engaged over **1,500 community members** and over **30 community organizations**
- Provided interpretation and translation in **six languages**
- Prioritized engagement in key areas where residents are **most at risk of displacement**
- Facilitated events with **youth, renters, non-English speaking residents, residents of color, aging condo communities, and faith communities**

41 Meetings with Community Organizations

40 Pop-Ups

9 Meetings with Tenants and Owners

7 Community Meetings

3 Open Houses

2 Community Polls

2 Online Open Houses

Plan Area – Context

1,260 Acres - 13% of City

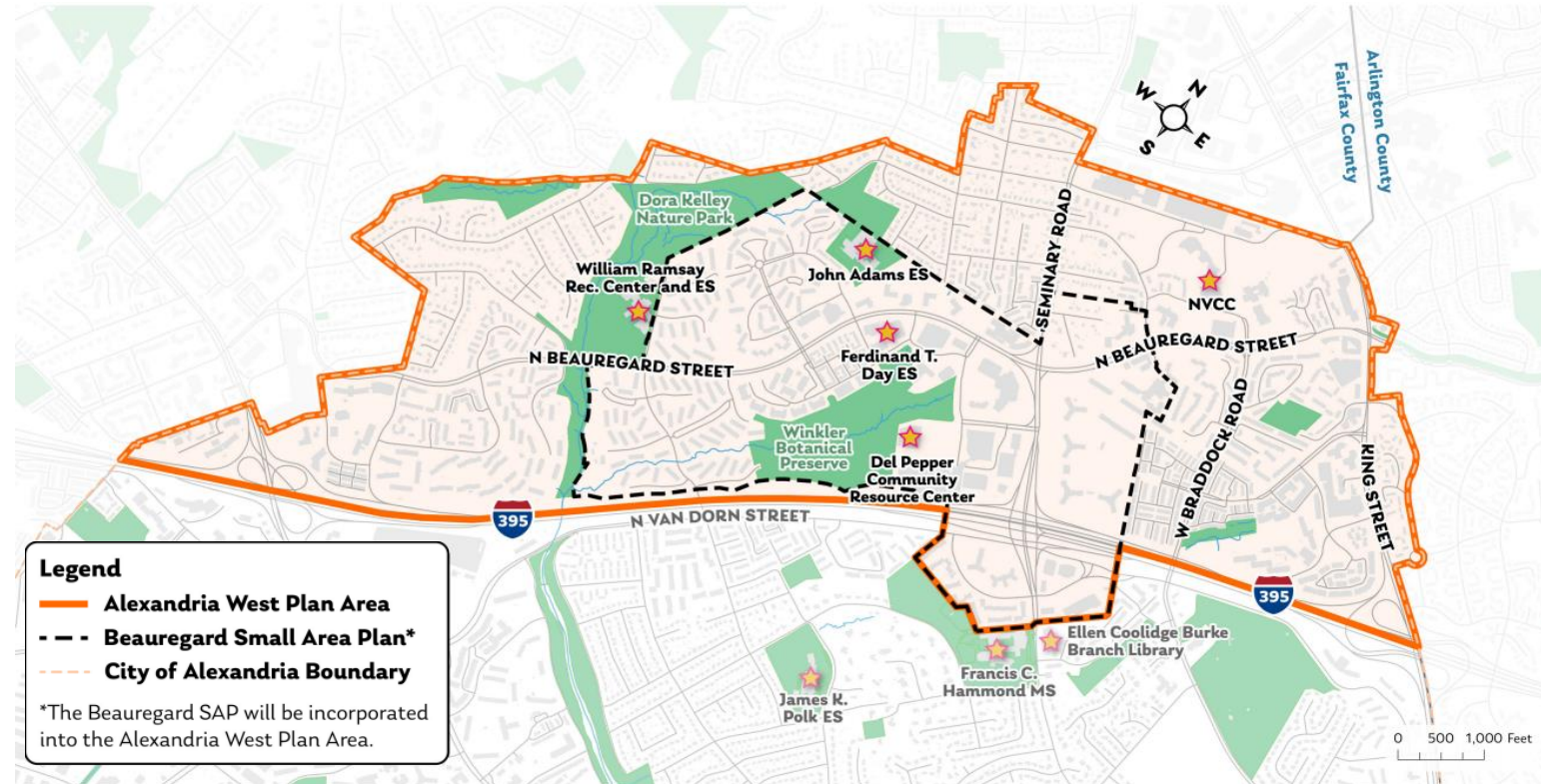
17% of City's population

38% of City's Market Affordable Units

713 Committed Affordable Units

132 Acres existing public parks

~160 Acres of surface parking and commercial uses in Focus Area

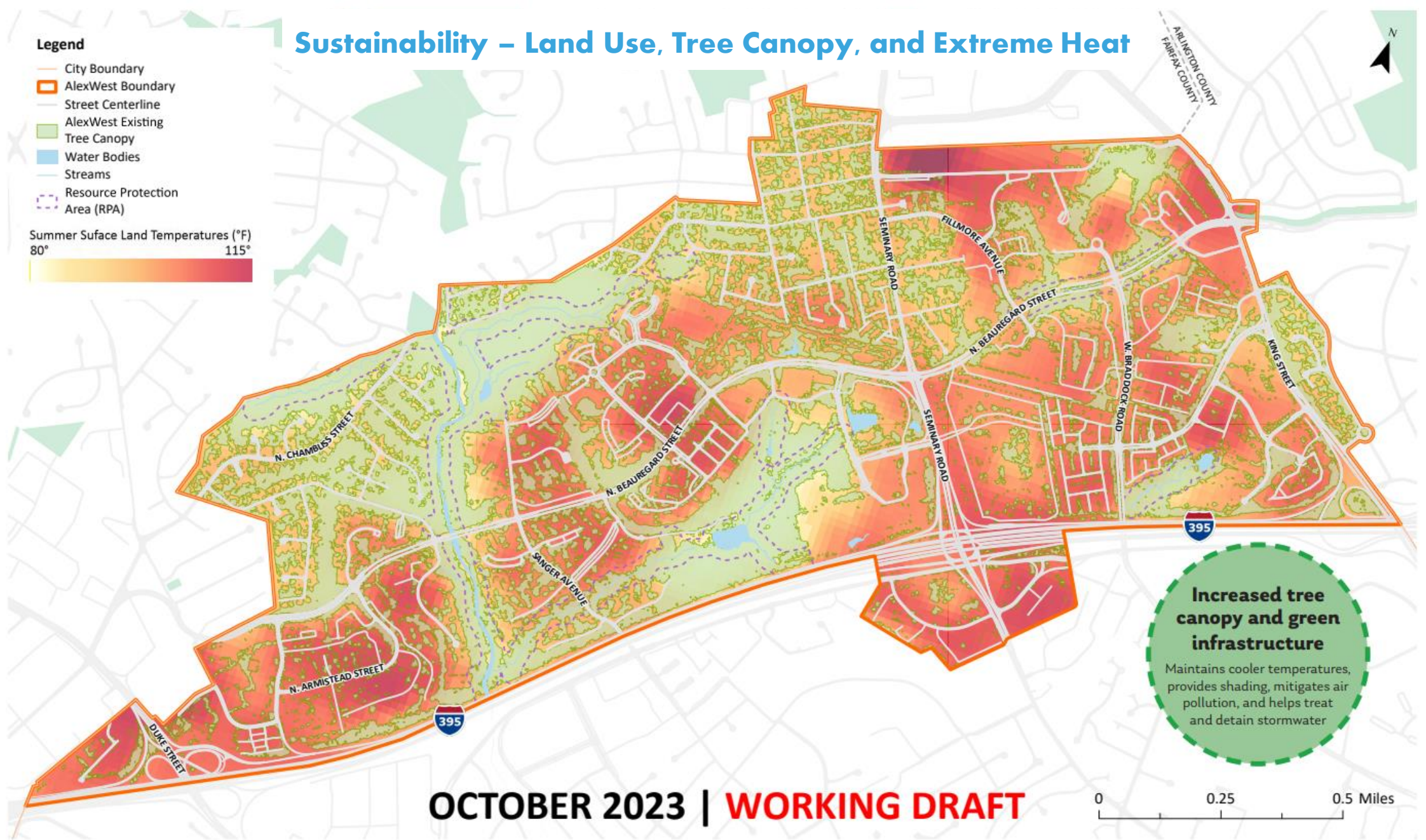


Sustainability – Land Use, Tree Canopy, and Extreme Heat

Legend

- City Boundary
- AlexWest Boundary
- Street Centerline
- AlexWest Existing
- Tree Canopy
- Water Bodies
- Streams
- Resource Protection Area (RPA)

Summer Surface Land Temperatures (°F)
80° 115°



Increased tree canopy and green infrastructure
Maintains cooler temperatures, provides shading, mitigates air pollution, and helps treat and detain stormwater

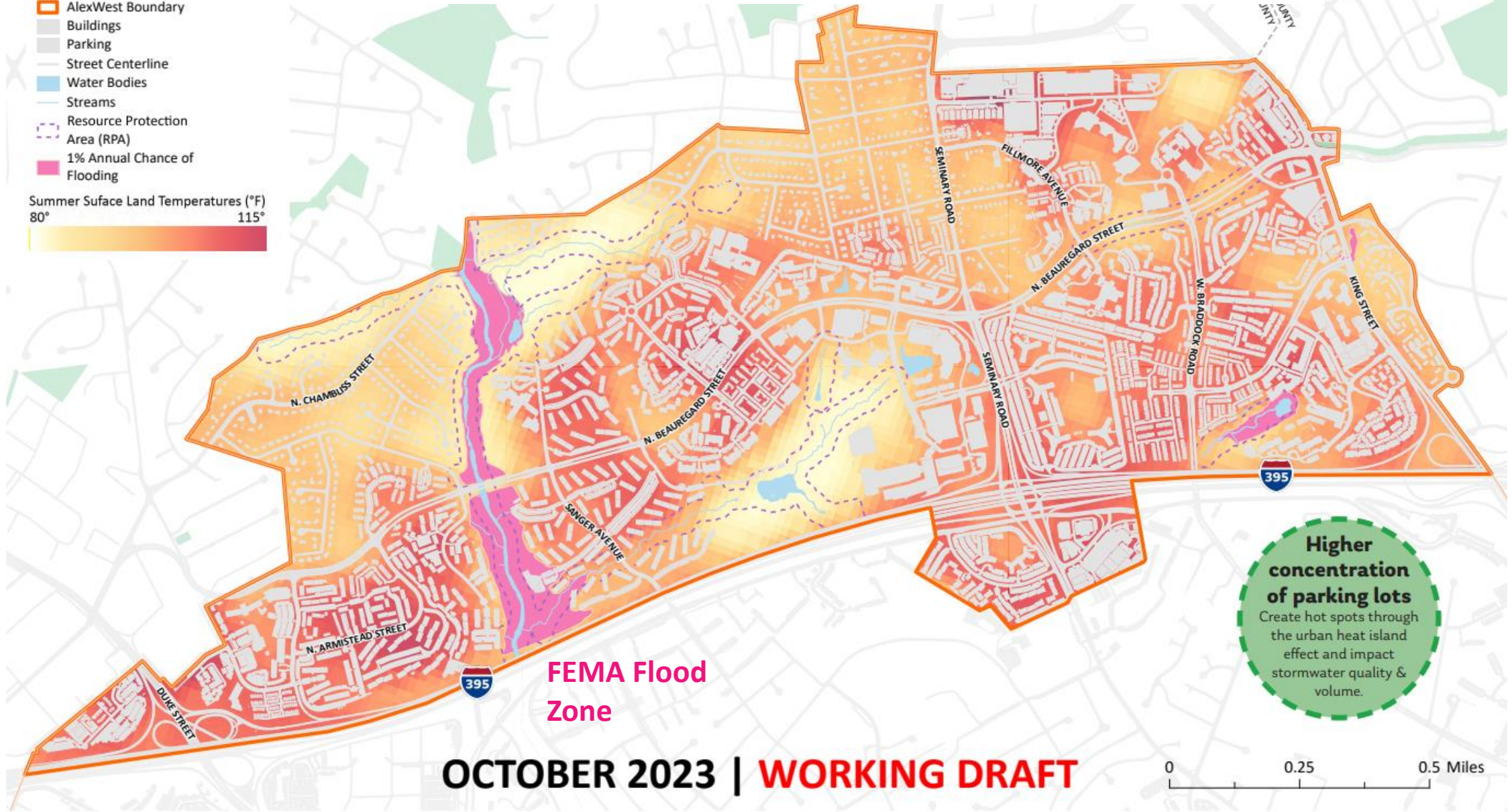
OCTOBER 2023 | WORKING DRAFT



Sustainability – Land Use, Buildings + Parking, and Extreme Heat

Legend

- City Boundary
- AlexWest Boundary
- Buildings
- Parking
- Street Centerline
- Water Bodies
- Streams
- Resource Protection Area (RPA)
- 1% Annual Chance of Flooding



Higher concentration of parking lots
Create hot spots through the urban heat island effect and impact stormwater quality & volume.

FEMA Flood Zone

OCTOBER 2023 | WORKING DRAFT



How Can the Plan Affect Positive Change on Sustainability?

Impervious Surface + Tree Canopy	Land Use	Green Building	Stormwater	Mobility
<ul style="list-style-type: none">• Reduce impervious surfaces through Land Use Strategy• Require tree canopy percentage onsite• Minimize loss of existing trees	<ul style="list-style-type: none">• Minimize displacement of existing affordable housing• Proximity and safe access between housing, jobs, transit, amenities• Flexible land uses, walkable neighborhood serving uses	<ul style="list-style-type: none">• 100% of new buildings will be energy efficient• Consistency with latest Green Building Policy	<ul style="list-style-type: none">• 100% of new buildings will treat stormwater onsite• Improve water quality, including in the RPA• Slow runoff	<ul style="list-style-type: none">• Maximize use of transit• Safe street design• Opportunities for biking and walking• Reduce GHG emissions





Draft Plan Recommendations

AlexWEST

Land Use – Housing Strategy

Focus Area

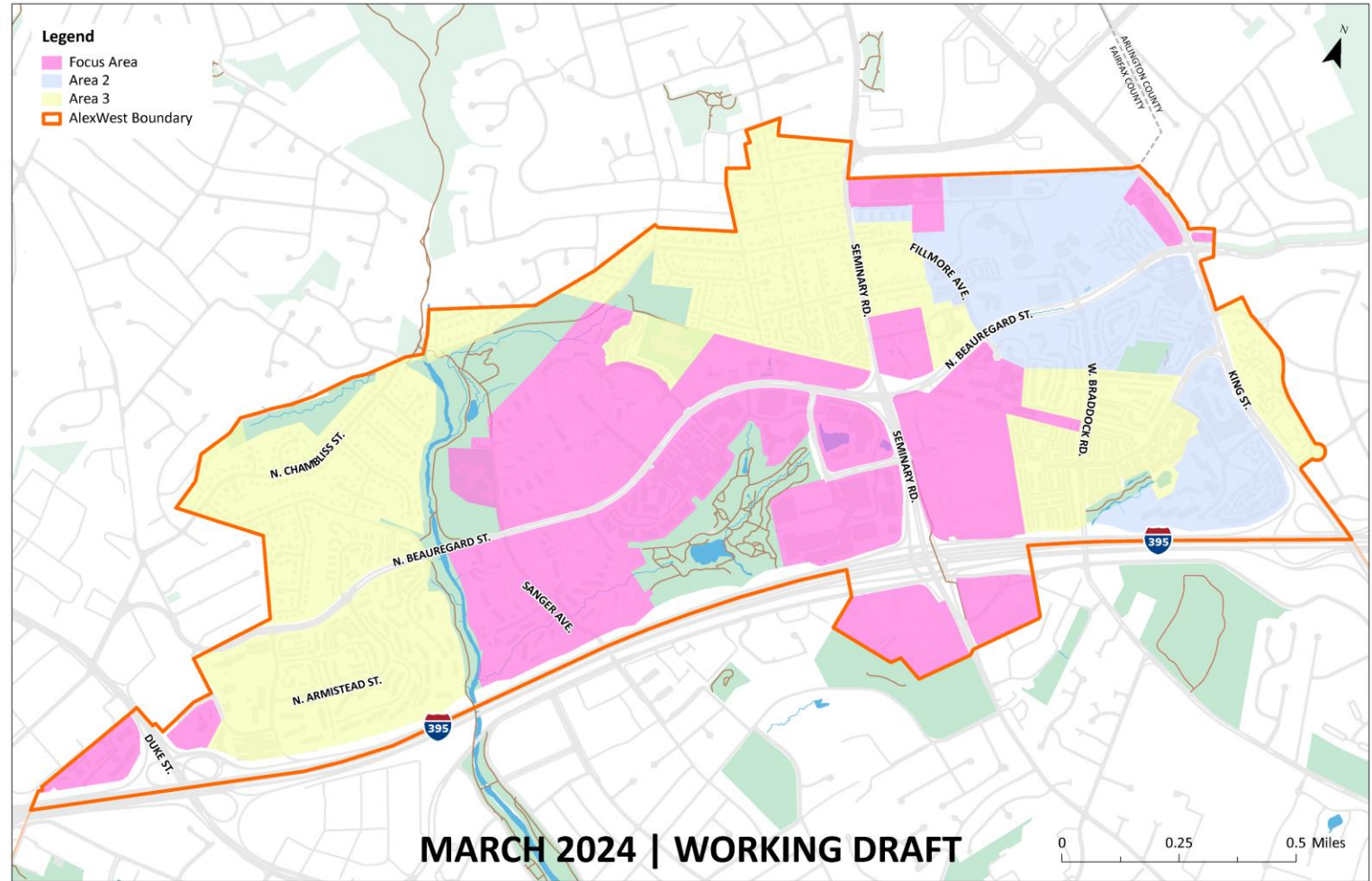
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

Area 2

New development and redevelopment will be subject to criteria established in the Plan

Area 3

New development will proceed based on existing City policies



Proposed Transportation Network

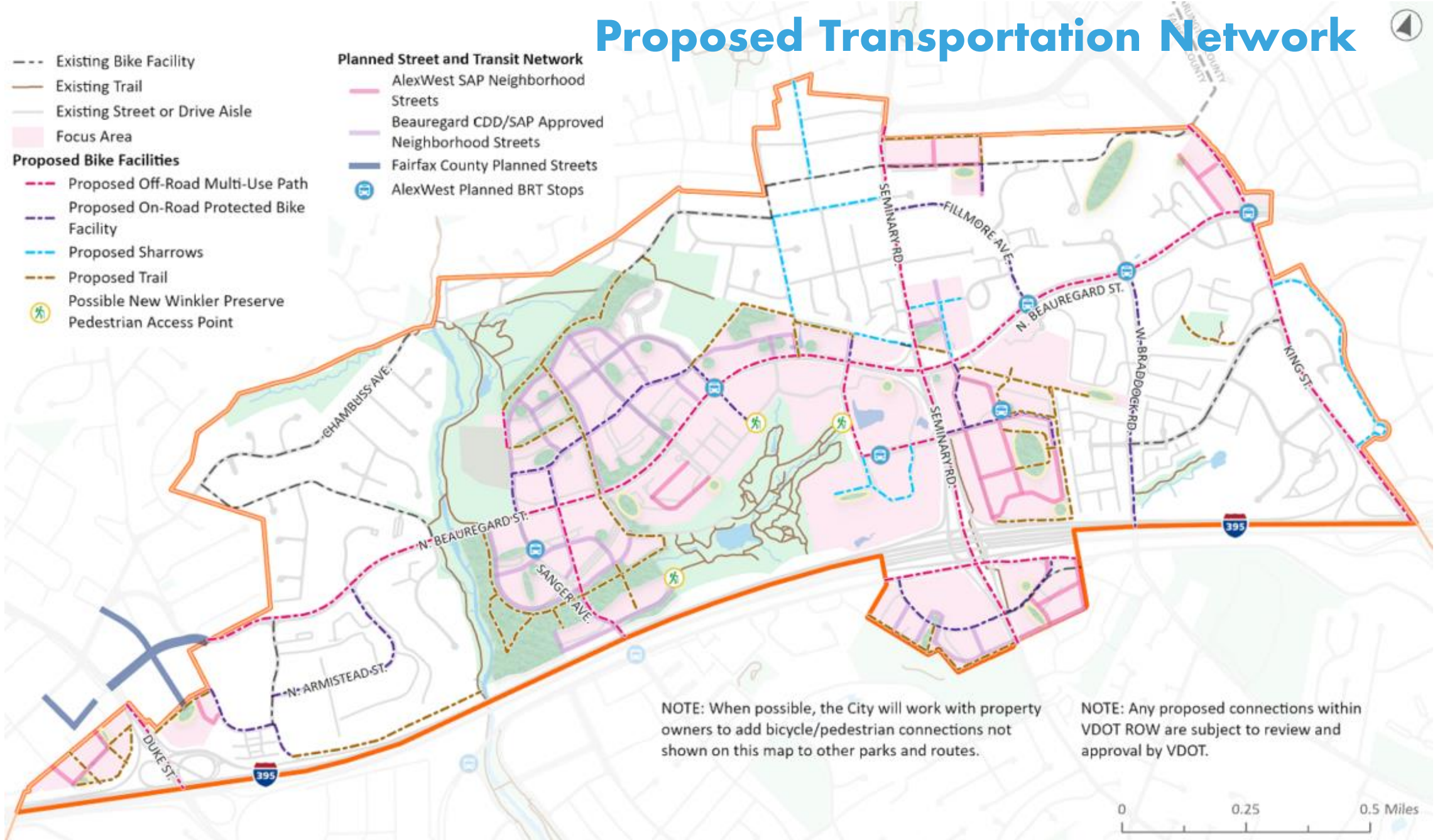
- Existing Bike Facility
- Existing Trail
- Existing Street or Drive Aisle
- Focus Area

Proposed Bike Facilities

- Proposed Off-Road Multi-Use Path
- Proposed On-Road Protected Bike Facility
- Proposed Sharrows
- Proposed Trail
- Possible New Winkler Preserve Pedestrian Access Point

Planned Street and Transit Network

- AlexWest SAP Neighborhood Streets
- Beauregard CDD/SAP Approved Neighborhood Streets
- Fairfax County Planned Streets
- AlexWest Planned BRT Stops

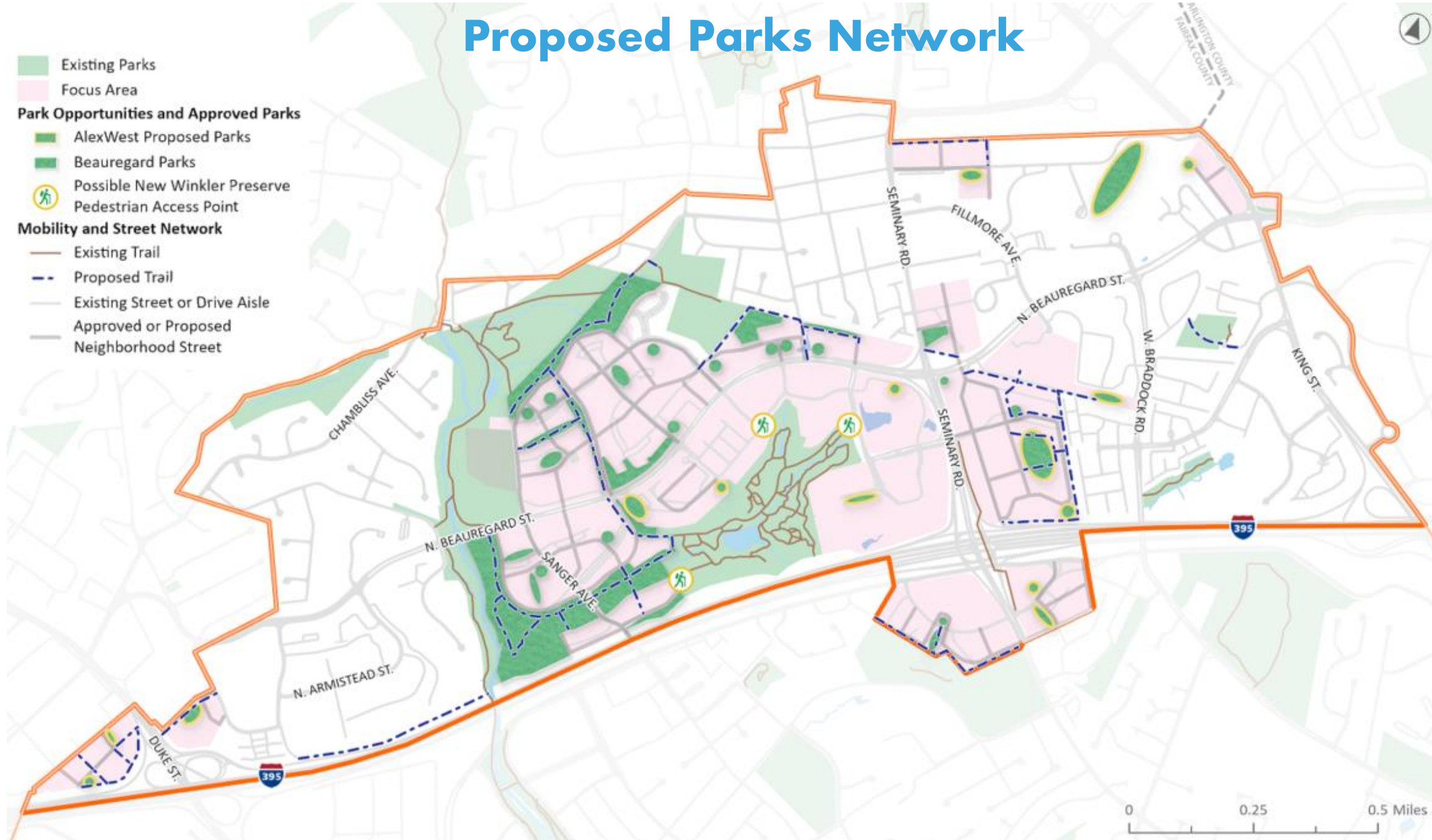


NOTE: When possible, the City will work with property owners to add bicycle/pedestrian connections not shown on this map to other parks and routes.

NOTE: Any proposed connections within VDOT ROW are subject to review and approval by VDOT.

Proposed Parks Network

- Existing Parks
- Focus Area
- Park Opportunities and Approved Parks**
 - AlexWest Proposed Parks
 - Beauregard Parks
 - Possible New Winkler Preserve
 - Pedestrian Access Point
- Mobility and Street Network**
 - Existing Trail
 - Proposed Trail
 - Existing Street or Drive Aisle
 - Approved or Proposed Neighborhood Street



Sustainability, Infrastructure, and Community Facilities Recommendations

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.

Sustainability, Infrastructure, and Community Facilities Recommendations

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.

Consistency w/Energy & Climate Change Action Plan (2023)

- **Reducing GHGs**
 - New bike, pedestrian, and street connections to increase multimodality
 - New buildings to meet energy efficient latest GB Policy, resulting in lowered building emissions
- **Increasing Resiliency**
 - All stormwater management to be done onsite and not add to current capacity
 - Increase tree coverage for shading, stormwater BMPs, preservation
- **Climate Equity**
 - Redevelop parking lots with urban heat island effect – disproportionately affects communities of color
 - Equitable access to new and existing parks

Discussion + Next Steps



MAR

Community Meeting #8

Draft Plan Recs

-Online Engagement

-City Boards + Commissions

-Feedback Sessions



APR

Community Meeting #9

Draft Plan Recs

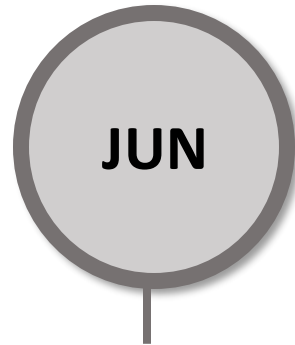
Transportation Study
Land Use/
Development



MAY

-Community Input

-Draft Plan
Highlight Videos



JUN

Community Meeting #10

Draft Plan Release

Input from Environmental Policy Commission



JUN - SEP

-Community Input



SEP

PC + CC Public Hearings