

Alex West Plan DRAFT Recommendations

April 26, 2024

Green are new recommendations

Yellow are changed recommendations

Red are recommendations that have been removed

01 Land Uses

A. General

1. The overall land use strategy will be consistent with Figure 1 (“Land Use Strategy Map”) which depicts the boundaries of the Focus Area, Area 2, and Area 3. Development in these areas will be subject to the intent of the Plan, the Plan Recommendations, and all applicable Plan exhibits, including Tables 1 and 2 (“Focus Area Criteria” and “Area 2 Criteria”) and the Neighborhood Maps and Tables 1-12. For the purposes of this Plan, the term “development” refers to new construction, and/or redevelopment utilizing the provisions of the Plan.
2. Land uses will comply with the land use(s) depicted on Figure 2 (“Land Uses Map”).
3. City facilities and uses, if provided, may be located within the residential and residential/commercial land use designations.
4. New Uses such as warehouses, storage buildings, data centers, and other comparable low activity or industrial uses are inconsistent with the intent of the Plan.

B. Retail

5. Retail uses are required in the ground floor frontages in the Required Retail Areas as generally depicted on Figure 2 and the Neighborhood Maps and Tables (1-12).
 - a. Uses in the Required Retail Areas will have a high degree of pedestrian activity, and uses are intended to prioritize neighborhood-serving retail, including restaurants, personal services, recreation and entertainment, food markets and grocery stores, or other comparable uses.

- b. Non-typical retail uses that do not have a high degree of pedestrian activity may be allowed to a limited extent if they provide a public-serving component, such as providing flexible community spaces that are publicly accessible for community meetings or other public activities.

~~c. The intent is that retail spaces will be designed and configured in a manner to encourage neighborhood-serving uses and amenities needed by existing and planned communities, including uses such as childcare/early education centers, food markets, or other comparable neighborhood serving uses.~~

6. Retail uses are encouraged, but not required, in the ground floor frontage in the Encouraged Retail Areas, as generally depicted on Figure 2 and any applicable Neighborhood Maps and Tables.
7. The design of retail spaces in the Required and Encouraged Retail Areas will be designed in a manner to encourage neighborhood-serving uses and will be subject to the applicable requirements of the Urban Design Standards, including height, depth, and utility requirements.
8. Ground floor retail uses may be provided in other locations in addition to the Required Retail and Encouraged Retail Areas in the Plan area, if allowed by the Zoning Ordinance and any relevant amendments.
9. Interim uses are allowed if they do not preclude future development envisioned by the Plan. Allowed uses include uses such as community programming, flexible indoor and outdoor public spaces, outdoor dining, community performances, public art installations, cultural activities, farmers markets, parklets, pop-up open spaces, food trucks, and other comparable uses and activities.

C. Building Heights

10. Maximum building heights will comply with the building heights depicted on Figure 3 (“Building Heights Map”). In addition, buildings are eligible to request additional building height pursuant to all applicable provisions of Sec. 7-700 of the Zoning Ordinance.

D. Design

11. All development will be subject to all applicable requirements of the Urban Design Standards.
12. The neighborhoods within the Focus Area will generally be consistent with the intent and recommendations of the Plan and with the Neighborhood Maps and Tables (1-12).
13. As part of the development of each block, each full block building will provide internal midblock breaks and/or pedestrian connections, where feasible, consistent with the Urban Design Standards.

E. Parking

14. Development that occurs on existing parking lots will provide new parking for existing and future uses, with parking standards consistent with all applicable provisions of the Zoning Ordinance at the time development is accepted by the City for review.

F. Community Facilities

15. The area generally depicted in Figure 4 (“City Facility Site Map”) will be provided to the City for a City facility/use.

02 Housing

A. General

16. Residential development in the Focus Area will provide 10% of any development above the base residential, as generally depicted in the Neighborhood Maps and Tables (1-12), as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.
17. Residential development in Area 2 will provide 10% of any development proposed above the existing zoning as on-site Committed Affordable Housing, or in an amount consistent with City affordable housing contribution policies, regulations, and procedures in effect at the time development is accepted for review, whichever is greater.
18. Affordable housing monetary contributions will be consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time development is accepted for review.

19. Where feasible, and in coordination with the City, developers are encouraged to consider alternative opportunities of equivalent value to meet their committed affordable housing requirements in order to deepen and expand affordability. These can include, but are not limited to:

- a. Offering a greater number of affordable units, including family-sized units, in existing buildings (versus new development);
- b. Providing a greater number of affordable units off-site, but within or in close proximity to the Plan Area;
- c. Providing a monetary contribution to leverage other sources;
- d. Dedicating land, air rights, or property to maximize affordable housing development through third party partners.

20. Property owners with multiple residential properties within the Plan Area are encouraged to work with the City to develop an overall affordable housing plan for their properties that considers strategies to provide committed affordable housing in a coordinated fashion throughout the Plan Area

21. Residential development in Coordinated Development Districts requesting density above what is proposed pursuant to the Plan will provide one third of the additional residential density as committed affordable housing or an amount consistent with City affordable housing contribution regulations, policies, and procedures in effect at the time development is accepted for review, whichever is greater.

22. Pursuant to Section 7-700 of the Zoning Ordinance, bonus density above 30% is authorized in the Focus Area and Area 2 to encourage the production of additional committed affordable units.

23. Residential development should provide a range of housing types, designs, and tenures throughout the plan area to meet current and future housing needs and accommodate different household sizes, compositions, stages of life, and abilities.

B. Partnerships

24. To expand housing affordability in the Plan area, the Office of Housing will:

- a. Facilitate partnerships to maximize the use of private and public land and co-location opportunities and to leverage all available resources for the development of committed affordable housing.

- b. Work with private landowners to address capital needs in existing buildings in exchange for the preservation of committed and market affordability and expansion of affordability. This may include donations of existing buildings to preserve affordability when redevelopment occurs and the potential right of refusal for the City to acquire assisted properties if they are sold. Buildings proposed for donation to the City will be maintained in good working conditions pending their dedication, with all building systems operable.
- c. Explore opportunities with property owners requesting development to expand and/or extend committed affordability options.

C. Tenant Protections

25. To mitigate residential displacement in the Plan area, the Office of Housing will:

- a. Work with community partners and non-profit entities to cultivate and promote tenant empowerment through training and mutual support, and to ensure tenants are prepared to apply for new affordable units as they are delivered to the market.
- b. Offer landlord-tenant mediation and other support, including eviction prevention services.
- c. Promote and seek compliance with the City's Voluntary Rent Increase Policy and/or policies in effect at the time development is accepted for review to help moderate annual rent increases and the application of excessive fees.
- d. Promote and seek commitments from developers to meet enhanced protections for impacted tenants where redevelopment is proposed. These include tenant support during relocation, including expanded notice rights and developer-funded relocation and moving assistance; coordination of support services offered by ACPS, DCHS, and other City agencies; timely notification of resident meetings so that City staff can monitor the tenant relocation process; as well as a right to return for tenants in good standing consistent with City policy and practice in effect at the time of development proposals are accepted for review.
- e. Partner with DCHS and other City departments to pair housing assistance with workforce development, job training, and other self-sufficiency programs.
- f. Identify legislative actions and tools needed to offer additional tenant protections and support anti-displacement strategies.

D. Homeownership

26. To support the Plan area's condominium and HOA communities, the Office of Housing will:
- a. Provide technical assistance, including governance training, to condominium and HOA communities, which provide an important source of affordability.
 - b. Expand access to homeownership training, counseling and other resources to residents.
 - c. Explore ways to create new affordable homeownership, including opportunities to create ownership and governance structures that deepen affordability and housing stability over the long term (e.g., community land trusts and shared equity cooperatives).

03 Mobility

A. General

27. Development will provide the streets, blocks, and connections as generally depicted on Figure 5 ("Street Network Map") as part of development. The location of the streets will be constructed as generally depicted in Figure 5, subject to site constraints and compliance with all applicable provisions of the Design Standards.
28. New streets in the Plan area will be constructed and dedicated as public streets, unless location-specific issues not addressed by the Plan emerge during the development review process.
29. Street designs will adhere to the Street Cross-Sections as outlined on Figure 6 ("Street Cross-Sections and Map").
30. The City will work with property owners and other partners to study and address mobility-related issues at the intersections and in the areas identified on Figure 7 ("Mobility Enhancements Study Areas").

B. Pedestrian + Bicycle Network

31. Development will provide a network of bike facilities as generally depicted on Figure 8 (“Bicycle Network Map”).
32. Development that occurs in Area 2 and Area 3, as depicted on Figure 1 (“Land Use Strategy Map”) will provide new pedestrian and bicycle connections that link to the network depicted on Figure 8.
33. Development will ensure and support access to shared mobility options (e.g., Capital Bikeshare, Dockless Scooters, etc.).
34. Curb cuts, garage entrances, and similar functions are prohibited along designated bicycle facilities and along N. Beauregard Street, Seminary Road, Duke Street, and King Street. This does not apply to curb cuts needed for any other existing or planned streets.
35. When possible, the City will work with property owners to add additional pedestrian and bicycle connections not shown on Figure 8.
36. Development will provide pedestrian connections and crossings, including sidewalks, for all development and internal, non-auto connections within development blocks.

C. Safety + Mobility

37. The intersection of Seminary Road and N. Beauregard Street will be improved to better accommodate and ensure the safety of all users as generally depicted on Figure 9 (“Enhancements to Seminary and Beauregard Intersection”).
38. Streetscapes on major arterials (Seminary Road and Duke Street) will be configured as generally depicted on Figure 6 (“Street Cross-Sections and Map”). For King Street, the streetscape will be generally consistent with Figure 10 (“King Street Streetscape”).
39. The City will explore options for improving safety and accessibility for all users on Seminary Road, generally from Mark Center Drive to Library Lane as generally depicted on Figure 7 (“Mobility Enhancements Study Area”).

D. Transit

40. As part of multimodal transit enhancements, a new bus/transit facility will be established within Neighborhood 5 at the location as generally depicted on the Neighborhood 5 Map and Table and on Figure 11 (“Southern Towers Transit

Center”). Development is required to provide the land area and the necessary infrastructure to connect to the transit center.

41. Development will provide all necessary transit facilities and improvements to mitigate the impact caused by the development.
42. The City will coordinate with all applicable transit partners to explore enhancements and improvements to existing transit facilities.

04 Public Parks + Open Space

A. General

43. Development will provide an at-grade publicly accessible public park/open space network, as generally depicted on Figure 12 (“Public Parks and Open Space Map”) and specified in the Neighborhood Maps and Tables (1-12), including:
 - a. New public parks/open spaces will be fully accessible to the public through dedication to the City or through the provision of a perpetual public access easement(s) that mirrors access to public parks.
 - b. New public parks/open spaces will have multiple publicly accessible entrances and will consist of a mixture of typologies and amenities. All public parks/open spaces in the Plan area will include gathering spaces and be designed, with input from the community, to be interconnected, functional, useable, welcoming, and encourage social interaction.
 - c. The final design and configuration of the public parks/open spaces on Figure 12 will be subject to compliance with the intent of the Alex West Plan and the size requirements of the Neighborhood Maps and Tables (1-12) as part of the approval of the public open space(s).
44. The City will locate a new City recreation center, or similar facility, within the Plan area. City recreational facilities may be located within the public open space recommended by the Plan.
45. Improve access to existing public and public easement parks.

B. On-Site Open Space

46. In addition to the publicly accessible open space required on Figure 12, all new multi-unit buildings, excluding residential mixed-use/retail buildings, will provide a minimum of 20% of on-site ground-level open space. Residential mixed use/retail buildings, townhouses, and stacked townhouses will provide a minimum of 25% on-site open space, including both ground-level and above-grade open space.
47. In Neighborhood 10 (see Neighborhood 10 Map and Table”), where development is allowed to include residential or commercial uses, if the uses are entirely residential, development will provide an additional 10,000 square feet of consolidated public open space within the neighborhood to be consolidated with one of the other planned parks.

c. Public Art + Open Space Programming

48. Public art provided as part of development will highlight the cultural diversity of the Plan area. In addition, private art, murals, and other comparable forms of artistic expressions are encouraged to highlight the cultural diversity of the Plan area.
49. Special events, community activities, and cultural activities in support of the Plan’s intent are encouraged within the public parks and open spaces, subject to all applicable City approvals and permits, or as part of the approval of public access easement(s) in new public open spaces.
50. Interim recreational uses on existing surface parking lots are encouraged if they do not preclude future development envisioned by the Plan.
51. Accessory park structures, such as but not limited to restrooms, may be provided within the required publicly accessible open spaces if they are consistent with the City’s open space policies and overall intent of the Plan.

05 Sustainability + Infrastructure

A. Tree Canopy

52. Development will provide on-site tree canopy consistent with applicable City policies at the time development is submitted for review.

B. Green Building, Energy Efficiency, + Stormwater Management



53. Development will comply with the City's Green Building Policy at the time development is submitted for review.

54. Development by large property owners will explore opportunities for the implementation of district-wide sustainability measures and approaches.

~~55. Development will provide the required infrastructure for development and will incorporate all applicable City sustainability policies and practices.~~