

## Kendra Jacobs

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**From:** Barbara Carter  
**Sent:** Friday, April 13, 2012 9:25 AM  
**To:** Zunilda Rodriguez  
**Subject:** FW: Beaugard Plan Update - Comment review?

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**From:** Diane Costello [<mailto:dicos@verizon.net>]  
**Sent:** Friday, February 24, 2012 2:25 PM  
**To:** Faroll Hamer; Jeffrey Farner  
**Cc:** Sharon Annear; [lynnbostain@yahoo.com](mailto:lynnbostain@yahoo.com); Don Buch; dave cavanaugh; Judy Cooper; owen curtis; Shirley Downs; a fish; Carol James; nancy jennings; <[jack.sullivan9@verizon.net](mailto:jack.sullivan9@verizon.net)>; James Nozar; [cpuskar@arl.thelandlawyers.com](mailto:cpuskar@arl.thelandlawyers.com)  
**Subject:** Re: Beaugard Plan Update - Comment review?

To Faroll Hamer and Jeff Farner, Director and Deputy Director Planning & Zoning:

Having just browsed through the 73 pages of submitted comments on the BSAP (which includes 18 pages of written comments from the 1 Feb Transportation Commission meeting), I find myself reflecting on one of Don Buch's comments - **We need to figure out/agree a way to work through the draft plan in some detail.**

How are you proposing to go about this?

At Tuesday's meeting, the City handed out a single sheet "*Abbreviated summary of Compiled Community Comments*" that was stamped "draft". Are we to expect another similar sheet on transportation next week, and then housing at the subsequent meeting?

We certainly didn't discuss many of the items listed on the distributed sheet Tuesday night. Is it anticipated that these will be discussed, each in turn, at a future meeting?

I don't know what the criteria is for abbreviating or compiling these comments, but there certainly seems to be a bit of cherry-picking and word-smithing going on. One example is the notion of developer contributions - I called into question the context in which that entire topic is being framed; others questioned the inclusion of the firehouse. These are fundamental issues. Where are they referenced in the distributed summary sheet? I would have expected them to fall under "General".

I would also like to note that the accelerated scheduling of future meetings serves no useful purpose. You cannot possibly expect to have *meaningful* discussion of over 50 items (Tuesday's summary sheet) in a 2-hr session. Given the impact of this plan on our neighborhoods, emotions will run high at times. It should be expected and is unavoidable. All the more reason to allow time in between meetings for people to calm down. Superimposing a rushed schedule on top of frayed nerves is not the way to go; it is simply counter-productive.

Thank you.

Diane Costello  
[dicos@verizon.net](mailto:dicos@verizon.net)

On 2/24/2012 10:41 AM, Alexandria eNews wrote:

### **Beauregard Update**

#### **Compiled Community Comments:**

Compiled community comments on the working draft of the Beauregard Small Area Plan is posted on the Plan Overview subpage on the Beauregard Small Area Plan website [here](#). Compiled developer stakeholder group comments will also be posted in this location.

#### **Upcoming Meetings:**

All upcoming Beauregard community and related meetings information is located in the Community Outreach section of the Beauregard Small Area Plan website [here](#).

If you have questions, please contact contact Zunilda Rodriguez in the Planning and Zoning Department at 703.746.3855 or [zunilda.rodriquez@alexandriava.gov](mailto:zunilda.rodriquez@alexandriava.gov).



GOODWIN HOUSE  
*Incorporated*

March 14, 2012

Ms. Faroll Hamer, Director  
Department of Planning and Zoning  
Mr. Mark Jinks, Deputy City Manager  
City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

Re: Beauregard Small Area Plan

Dear Faroll and Mark:

Thank you for the courtesy extended to those of us from Goodwin House who met with you late Friday afternoon, for your interest in the vision and plans we expressed for our future, and for the opportunity to put into writing our comments and requests with regard to the working draft of the Beauregard Small Area Plan.

As we stated in our meeting, Goodwin House Alexandria and the Goodwin House organization are enthusiastic supporters of the Plan. After serving in the Alexandria west end for almost 50 years, it is exciting to see the possibilities that are envisioned for the next 50 years for this important area of the City.

Our governing Board, residents and executive leadership team recognize the importance of this planning effort to the future coordinated development of the Beauregard corridor. Our request is that Goodwin House Alexandria be included as a redevelopment site in the Plan area.

We have been working conceptually at the Board and executive team level for almost two years, and specifically and diligently for the past nine months to identify the steps that we must take to ensure the economic sustainability of our facilities, property and programs at Goodwin House Alexandria over the coming years. Our redevelopment team has included Board members, project professionals and architects, and the Chair and Vice Chair of our Resident Council.

As set out last Friday, the changes that we contemplate would be phased in over a period of years as our financial resources permit, with new structures to include a healthcare building, a residential living tower and a smaller villa-type residential building. In total, we presently estimate 150 new independent living apartments and up to 450,000 square feet of constructed improvements, supported by new underground parking. As mentioned during our meeting, the units in the proposed new healthcare



4800 Fillmore Avenue • Alexandria, VA 22311

Phone: 703-578-1000 • Fax: 703-824-1379

[www.goodwinhouse.org](http://www.goodwinhouse.org)



Ms. Faroll Hamer, Director

March 14, 2012

Page 2

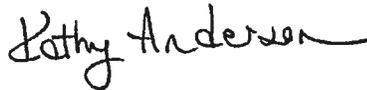
building would serve primarily as replacement units for outdated, cramped shared space in our existing buildings, enabling us to provide single occupancy healthcare to Goodwin House residents and residents of our broader Alexandria community in accordance with evolving standards and market demands. Given that the average age of GHA residents is 87.2 and the average age at the time of entry to Goodwin House Alexandria is between 83-84, we do not envision that our proposed redevelopment would materially impact traffic in the Plan area or our current needs for City services.

We also believe that our proposed redevelopment is congruent with the City's need for additional senior housing and services, as acknowledged in the City's Strategic Plan on Aging – 2012-2016. As a nonprofit organization, our public benefit is an integral part of our mission. The redevelopment we seek will not only assist in meeting a demonstrated community need, but will also expand our ability to host community events and otherwise serve as an important hub within the Plan area, contributing to the economic sustainability of the Beauregard corridor.

Given the fact that the Plan, once adopted, will serve as the basis for approval of subsequent rezoning decisions for many years to come, it is very important to Goodwin House Alexandria that we retain the capacity to redevelop our property consistent with the plans briefly outlined here through inclusion of our property as a redevelopment site within the Plan.

We appreciate your consideration of our comments and requests, and please know that we are available to you at any time as you continue your review and revision of the Plan document.

Very truly yours,



Kathleen S. Anderson  
President and CEO

cc: Jeffrey Farner, Deputy Director of Planning, City of Alexandria  
Admiral Mike McCaffree, Chair, GHA Residents Council  
Rob Whittle, Chairman, GHI Board of Trustees  
Harry Baldwin, Executive Director, GHA  
Dave Baker, Administrator, Operations, GHA

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March 19, 2012

Dear Mayor and City Council,

On behalf of the Seminary West Civic Association (SWCA), I represent members who object to the proposed plan by JBG and Planning and Zoning to locate 56 affordable units at Leverett Court without further scrutiny and input from citizens. The two Leverett Court buildings are to be gifted to the City in 2018 at which time the City "may designate a non-profit entity like AHDC, or ARHA, to own and operate Hillwood" (slide 35, Housing Presentation at March 6 BSAP meeting). Hillwood is what a portion of the current JBG development is called; after the gifting to the City, presumably only the two buildings at Leverett Court will retain the Hillwood name.

We do not object to affordable housing; rather, our concern that such a concentrated group should be placed in one location in light of the fact that Housing, Planning and Zoning, and the Beauregard Small Area Plan itself stipulate that affordable housing should be interspersed among the Plan (pages 76, 79 E. II, and 81 in the draft BSAP plan dated 1.23.12). Definitions of affordable housing seem to change depending on which office or representative (either City or developer) is discussing it.

Some SWCA members and I plan to meet with and drive through areas of Alexandria with Helen McIlvaine this week to view existing affordable housing sites. It is hoped that this site inspection will increase everyone's understanding of exactly what affordable housing is.

Suggestions that some SWCA members and other Alexandria citizens have offered for the proposed Leverett Court site include making the buildings low-cost affordable housing for first-time buyers. If sold under that provision, they should remain in that category. Another idea is that they be converted to senior housing (elevators would have to be installed). Yet another possibility is that one building be retained for affordable housing, but the other building be demolished and the land returned to open space as part of Dora Kelley Nature Park. Since the buildings are already approximately 40 years old, major renovation will be mandatory. Regardless of which organization manages the property(ies), it is not clear that proper maintenance will be consistent simply because of the buildings' remote location. And if the future inhabitants of the buildings are *all* rental, entirely lower-income families or individuals, they won't have time or disposable income to maintain the property. All of these considerations need further scrutiny, and homeowners and neighbors who live near the current buildings need to be included in ongoing discussions. Citizens want many more answers to several questions: Who will oversee parking at the site? How will the parking site be maintained? Who will address trash and noise problems? Who will maintain the outside of the buildings as well as landscaping?

Currently there is ARHA housing situated behind William Ramsay Elementary School next to Dora Kelley Nature Park. When park clean-up days have been held, volunteer workers have found large amounts of trash—including hypodermic needles—thrown into the Park from the ARHA housing. Frequently, loud music also emanates from the area. When citizens complained about the trash and noise, the solution was to put a concrete wall around the property topped by a large wire fence. This is not what we would find acceptable for the Leverett Court buildings. How would this type of situation be handled by the agency that eventually ends up with the buildings?

We are aware that the BSAP revised draft will be prepared soon and trust that these and other comments are incorporated in that draft.

Respectfully submitted,

Lynn Bostain  
| President  
Seminary West Civic Association

March 22, 2011

TO: Chair and Members of the Alexandria Parks and Recreation Commission

RE: Beauregard Small Area Plan – parks and natural areas

Dear Ms. Guse-Noritake:

I wish to provide the Commission with some preliminary remarks about the Beauregard Small Area Plan.

First, I'm greatly concerned as many residents of the West End – and elsewhere – are about the impact of so much new development on both the Dora Kelley Nature Park and the Winkler property.

These areas preserve what's left of Alexandria's natural heritage along the Fall Line. It goes without saying that we should try to protect these properties from further damage and indeed try to reduce existing problems, like uncontrolled storm water flow off the surrounding roads and parking lots etc. Although new storm water regulations are being drafted, it's imperative that we focus on "volume" controls as much or more than "nutrient" capture and treatment. Most of the City's stream valleys suffer from erosion related to higher than natural peak discharge levels caused by mostly by high levels of impervious cover in the watersheds around stream like Holmes Run.

I support the idea of adding more land around the perimeter of the Dora Kelly Park. It's the wooded terrace gravel slopes that give these areas their unique ecology and geology. Without this "quiet" edge there are fewer birds and all and all a less intact ecosystem that kids and their families can enjoy. Indeed which we can all enjoy.

I am, however, not convinced yet that the most ecologically sensitive boundary is a perimeter road around the "new" development. I think it's great that the "developer" is willing to pull the new buildings back a bit from the park and land that should never be built on anyway, but I think that a bike and pedestrian path might make more sense as the "edge" for both environmental and recreational reasons. I think that this issue should be studied more.

I am quite concerned – a view I think that is shared by many residents – about the proposal to expand the existing "ball" field into and over the tennis courts below the Jerome Buddie Ford Nature Center. I realize that there is a serious need for both more active fields and fields that have better drainage. However, it is also true that the Park and J. Buddie Ford Nature Center and passive use areas are very important to the entire town too. The fact is that the current recreational field and trees bordering the stream valley itself below the nature center comprise an important part of both the park's ecology and edge zone. Hence, I think more thought should be given to how and if this field should be enlarged.

I think it's also clear that one field, even one lit, expanded and covered in astro turf, may not provide the access that will be needed if this part of town is redeveloped as proposed. The population in the West End will rise further and many new residents may have children. The City's open space acquisition plan has not kept pace with population growth and per capital levels of open space are either not rising or are declining – and they certainly not in keeping with levels recommended by many national groups for a City of our caliber.

It's also my understanding that in prior recreation surveys respondents noted their high preference for passive open space including walking paths. That's not to say that we don't need more fields for soccer, etc. – I personally hope we preserve tennis courts too. We clearly do need ball fields and greatly improved parks for young kids (as noted in a recent local study). The need for and location of additional facilities in the current plan (and proffers) to solve this future demand problem should be addressed comprehensively before adopting the Beauregard Small Area Plan.

Before adopting any resolution or recommendations, I urge the Commission and City to (1) solicit the expert opinions and recommendations of the staff at the Jerome Buddie Ford Nature Center and other key Park and Recreation staff; (2) Study more carefully the pros and cons of putting a road next to the outer slopes of the park, and the impact of enlarging the existing field at the school; (2) Put together a forward looking assessment of the future needs of the West End (and City) community as far as all sorts of recreational needs are concerned. This information should be provided to the community for comment.

In summary, I believe that the natural value of the area should receive special attention, and that given the increase in population and affluence that will come with all this growth that more land should be set aside/bought to accommodate both current and future demand for passive and active recreational amenities.

I would add that I agree with many if not all of the comments submitted by the Seminary Hills Civic Association today.

Sincerely,

Andrew Macdonald

CC: City Council  
West End Forum  
SHA

**Kendra Jacobs**

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**From:** Barbara Carter  
**Sent:** Friday, April 13, 2012 9:25 AM  
**To:** Zunilda Rodriguez  
**Subject:** FW: COA Contact Us: Affordable housing at Leverett Court

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**From:** Cicely Woodrow  
**Sent:** Friday, March 23, 2012 3:33 PM  
**To:** 'Omero Sabatini'  
**Cc:** Graciela Moreno; Jeffrey Farner; Zunilda Rodriguez; Faroll Hamer; Mildrilyn Davis; Rose Boyd  
**Subject:** RE: COA Contact Us: Affordable housing at Leverett Court

Dear Mr. Sabatini,

Thank you for your comments to Ms. Hamer concerning the Beauregard Small Area Plan. You will be receiving a response to your comments on affordable housing from another City agency in the near future.

Best regards,  
Cicely Woodrow

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Cicely B. Woodrow, PHR  
Management Analyst III  
City of Alexandria  
Department of Planning & Zoning  
301 King Street, Room 2100  
Alexandria, Virginia 22314  
703.746.3810

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**From:** Omero Sabatini [<mailto:sabakiko72@comcast.net>]  
**Sent:** Thursday, March 22, 2012 12:41 PM  
**To:** Faroll Hamer; Barbara Carter; Graciela Moreno; Cicely Woodrow  
**Subject:** COA Contact Us: Affordable housing at Leverett Court

**COA Contact Us: Director Faroll Hamer**

**Time:** [Thu Mar 22, 2012 12:41:10] **Message ID:** [37955]

**Issue Type:** Faroll Hamer  
**First Name:** Omero  
**Last Name:** Sabatini  
**Street Address:** 5602 Harding Avenue  
**City:** Alexandria

**State:** VA

**Zip:** 22311

**Phone:** (703) 931-5054

**Email Address:** [sabakiko72@comcast.net](mailto:sabakiko72@comcast.net)

**Subject:** Affordable housing at Leverett Court

Dear Mr. Hammer:

Repeated below is the text of an e-mail which I have sent to the Mayor and the Members of the City Council. That e-mail also incorporates the text of one sent to the same addressees by Ms. Lynn Bostain, President of the Seminary West Civic Association. Ms. Bostain's message suggests several positive and constructive alternatives to locating in one compact area all recipients of affordable housing help.

All the residents of Seminary West with whom I have spoken, and I am certain, the rest of them have serious reservations about Planning and Zoning's current proposal.

All of us are confident that you and your staff will give thoughtful and careful consideration to all suggested alternatives, or combination of alternatives, and will accordingly modify Planning and Zoning's current proposal.

**Comments:** Thank you and best

regards,

Omero "Homer" Sabatini

\*\*\*\*\*

Dear Mr.

Mayor and Members of the Council:

As a long-time resident of Alexandria, I would like to join many fellow Alexandrians in expressing a deep concern about JBG's and Planning and Zoning's proposed plan to locate

56 affordable units at Leverett Court.

For lack of adequate economic resources, I was forced to live in substandard accommodations from my

mid-twenties to my mid-thirties, starting right after my arrival to this country, some half century ago. So I have a really heart-felt appreciation of the need for and benefits of affordable housing. In my view, if nothing else, affordable housing helps all of us to be more humane, and gives all of us a better and, hopefully, more positive and constructive understanding of the economic diversity of our society.

Because of this belief of mine I urge you to reject the proposal to put all recipients of assisted housing benefits in one compact area. If that proposal is accepted, it could lead, no matter how unintentionally, to the creation of a ghetto, where residents are, more-or-less officially, marked as underachievers, regardless of the circumstances that put them in that position. This would be degrading to the adults and particularly stultifying to their young children and teenagers, and would help create among all of them resentment and hostility toward the very people (and consequently society at large), who are trying to help them.

This said, I must honestly admit that I do not know what solution to suggest; but many other Alexandria residents have given you their proposals (or plan to do so in the near future), and I am confident that you will give those proposals the full consideration they deserve. To single out one of the recommendations made to you, I call your attention to a letter, dated March 19, 2012, that Ms. Lynn Bostain, President of the Seminary West Association sent to all of you. (Copy repeated below). Please ask your respective staff members to examine Ms. Bostain's letter, and, on the basis of her suggestions, as well as those of other Alexandrians', direct your staff to propose a decision satisfactory to all concerned.

Given my advanced age, I believe that it is highly unlikely for me to be around when that final decision starts being implemented. Nonetheless, I like to think that my generation can leave to those who follow us a heritage which encourages them to help those in need

-- and most of all their children-- without stigmatizing anyone.

Thank

you for your attention to this matter and for the opportunity to express my point of view, which, incidentally, was not always easy for me to do where I originally come from.

Sincerely,

Omero ("Homer")

Sabatini  
March 19, 2012

\*\*\*\*\*  
COPY of the March

19 letter from Ms. Lynn Bostain, President of the Seminary West Civic Association;

Dear Mayor and City Council,

On behalf of the Seminary

West Civic Association (SWCA), I represent members who object to the proposed plan by JBG and Planning and Zoning to locate 56 affordable units

at Leverett Court without further scrutiny and input from citizens. The two Leverett Court buildings are to be gifted to the City in 2018 at which time the City "may designate a non-profit entity like AHDC, or ARHA, to own and

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from the ARHA housing. Frequently, loud music also emanates from the area.

When citizens complained about the trash and noise, the solution was to put

a concrete wall around the property topped by a large wire fence. This is not what we would find acceptable for the Leverett Court buildings. How would this type of situation be handled by the agency that eventually ends up with the buildings?

We are aware that the BSAP revised draft will be

prepared soon and trust that these and other comments are incorporated in

that draft.

Respectfully submitted,

Lynn

Bostain

President

Seminary West Civic Association

## Kendra Jacobs

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**From:** Barbara Carter  
**Sent:** Friday, April 13, 2012 9:25 AM  
**To:** Zunilda Rodriguez  
**Subject:** FW: COA Contact Us: Beauregard Small Area Plan  
**Attachments:** ATT00001.txt

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**From:** Faroll Hamer  
**Sent:** Monday, March 26, 2012 6:12 PM  
**To:** Jeffrey Farnier  
**Subject:** FW: COA Contact Us: Beauregard Small Area Plan

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**From:** Rose Boyd  
**Sent:** Monday, March 26, 2012 5:05 PM  
**To:** Faroll Hamer; Rich Baier; Mark Jinks; Michele Evans  
**Subject:** FW: COA Contact Us: Beauregard Small Area Plan

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**From:** Dave Cavanaugh [<mailto:dacava1@yahoo.com>]  
**Sent:** Monday, March 26, 2012 2:50 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Beauregard Small Area Plan

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Mon Mar 26, 2012 14:49:32] Message ID: [38036]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Dave  
**Last Name:** Cavanaugh  
**Street Address:** 4008 Fort Worth Avenue  
**City:** Alexandria  
**State:** VA  
**Zip:** 22304  
**Phone:**  
**Email Address:** [dacava1@yahoo.com](mailto:dacava1@yahoo.com)  
**Subject:** Beauregard Small Area Plan  
Check out the presentation given at last Community Meeting, especially  
**Comments:** pages 16-18. The ellipse will not be pedestrian friendly especially for those walking through the middle of it. It will be a barrier and impede,

bike  
and transit traffic.

The proposed transportation station at

Southern Towers will also be crowded at peak rush hour periods  
creating

more backups in a traffic congested area. The plan is to consolidate bus

stops currently on the  
property into one large station. We already have

backups at Mark Center Station during the PM rush hour--  
buses backed up.

See recent VDOT recent report for February.

The transportation part of

the BSAP Working Draft is laughable and needs more work.

<http://alexandriava.gov/uploadedFiles/planning/info/Beauregard/20120319>

BSAPCommunityMeeting.pdf

## Kendra Jacobs

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**From:** Barbara Carter  
**Sent:** Friday, April 13, 2012 9:25 AM  
**To:** Zunilda Rodriguez  
**Subject:** FW: COA Contact Us: Support of Beaugard Corridor SAP  
**Attachments:** ATT00001.txt

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**From:** Faroll Hamer  
**Sent:** Thursday, March 29, 2012 11:34 AM  
**To:** Jeffrey Farner  
**Cc:** Karl Moritz ([Karl.Moritz@alexandriava.gov](mailto:Karl.Moritz@alexandriava.gov)); Zunilda Rodriguez  
**Subject:** FW: COA Contact Us: Support of Beaugard Corridor SAP

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**From:** Rose Boyd  
**Sent:** Thursday, March 29, 2012 11:16 AM  
**To:** Faroll Hamer; Mildrilyn Davis; Rich Baier  
**Cc:** Mark Jinks; Michele Evans  
**Subject:** FW: COA Contact Us: Support of Beaugard Corridor SAP

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**From:** Walter Alesevich [<mailto:walesevich@msn.com>]  
**Sent:** Thursday, March 29, 2012 8:03 AM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Support of Beaugard Corridor SAP

### COA Contact Us: Mayor, Vice Mayor, and Council Members

Time: [Thu Mar 29, 2012 08:03:12] Message ID: [38093]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Walter  
**Last Name:** Alesevich  
**Street Address:** 1521 No. Van Dorn Street  
**City:** Alexandria  
**State:** VA  
**Zip:** 22304  
**Phone:** 703-413-4168  
**Email Address:** [walesevich@msn.com](mailto:walesevich@msn.com)  
**Subject:** Support of Beaugard Corridor SAP  
**Comments:** I am the president of the Parkside at Alexandria, A Conodiminium, association, which is located within the boundaries of the Beaugard

Corridor SAP. On behalf of this community, we wholeheartedly endorse the

Beauregard Corridor SAP.

## Transportation, Transit, Pedestrian Traffic

Comments: Town Hall Meeting, April 9, 2012

My name is Dave Cavanaugh and I live in Seminary Ridge. I am a 38 year resident of the City of Alexandria.

I have witnessed the growth of the Beauregard/Seminary Road area and like most people was shocked by the City's assessment of traffic that resulted in DoD selecting Mark Center as the BRAC site for the Washington Headquarters Service. More alarming is the effort by the City and developers to double down by substantially increasing density in an already congested area without any real integrated traffic, transit, bike and pedestrian plan.

Without a comprehensive plan we are potentially wasting money, jeopardizing the vitality and character of the community we are attempting to create and making conditions in the plan area worse, not better. More importantly, we are missing an economic opportunity to create a major bus transit center at Southern Towers providing convenient access for commuters living and working in the Mark Center area and traveling to Pentagon Metro.

My comments address transportation only—the different ways of moving people through the plan area; automobiles, public transit, bicycles and walking.

The transportation plan for the Beauregard Corridor can only be described as lacking vision and haphazard. It fails to provide a multi-modal approach to managing circulation within the plan area and providing convenient access to the Pentagon Metro Station and other nearby employment centers.

The proposed redevelopment is based on a significant increase in streets, a new street paralleling North Beauregard through the proposed town center, a dedicated high capacity transit corridor, a traffic ellipse at the corner of Seminary Road and North, and a transit way in regular traffic lanes through Southern Towers and Mark Center. There are a number of transportation elements that are missing or have been overlooked in the draft plan, they include:

- How will the proposed HOV reversible ramp at I-395 and Seminary, if approved, impact traffic including buses?
- How will reestablishing the transportation hub at one location at Southern Towers impact transit service? A hub must provide shelter for passengers

platform areas for commuters arriving, departing or transferring to other routes.

- What are the design features for a public transit hub at Southern Towers that will accommodate the increased demand for commuter services over the next 30 years?
- How will the proposed new hub at Southern Towers be integrated with the transit hub at Mark Center Station?
- How will the proposed ellipse at Seminary Road and North Beauregard Street function to handle the expected increase in transit service? Will it impair local public transit service?
- How and to what extent will the short and mid-term traffic improvements already approved be incorporated into the transportation plan?
- What pedestrian and bicycle facilities will provide convenient accessibility for residents and employees to the bus transit hubs and retail centers envisioned in the plan?

The Transportation provisions in the Draft Plan should be reevaluated for the following reasons:

- The VDOT Chapter 527 review has not been completed. The report was submitted to VDOT in February 2012.
- VDOT has not made a final decision regarding the HOV ramp. If approved, this will create a major regional transportation hub at Mark Center Station, a feature that has not been considered in the current transportation analysis or the plan.
- There is insufficient information available to the public to sufficiently evaluate safety, functionality, size and impacts of the proposed ellipse on public transit, pedestrian and bicycle circulation.

The ellipse should be discussed as one option, along with others, for relieving traffic congestion. The Beauregard Small Area Plan should not approve or endorse the Ellipse until a comprehensive multi-modal study has been completed and reviewed by an independent group; including citizens.

The purpose and need for the ellipse may be reduced as a result of the short and mid-term improvements that have been approved and the early success of DoD's implementation of their Transportation Management Plan.

- The Alternative Analysis initiated in October 2011 for Corridor C has not been completed. It is essential the alternatives analysis be completed to better understand the costs and impacts on land use.
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- An origin and destination study should be completed on the Beauregard segment of Corridor C. At present there are no heavily used transit routes from Mark Center to Van Dorn Center. This is not a major destination for residents living in the plan corridor.

The Beauregard Small Area Plan process is being rushed and public comments regarding transportation plan proposals are being summarily dismissed. The technical studies performed do not consider other realistic options and are prepared to support predetermined outcomes. The history of transportation planning in the west-end and more recent studies engenders a complete lack of confidence in the analysis and conclusions reached in the technical reports.

Without a thoughtful comprehensive integrated transportation plan we cannot justify indirect or direct expenditure of funds for road improvements, potentially wasting money and impacting future development in the area.