Appendix

- Demographics
- Existing Conditions
- Existing Zoning
- Topography
- Connectivity
- Infrastructure
- Schools
- Recreation, Parks, and Open Spaces
- Historical Context

Table 10: Comparative Demographic Profile for Beauregard Planning Area

Notes:

All values based on 2010 Census unless otherwise noted below. Beauregard Corridor Tracts do not exactly correspond to Beauregard Corridor.

Planning Area

1. Based on American Community Survey 2005-2009 5-year average data. Dollar values are normalized to 2009.
2. Estimated by City of Alexandria based on data for constituent census tracts.

Notes:

All values based on 2010 Census unless otherwise noted below.
1. Based on American Community Survey 2005-2009 5-year average data. Dollar values are normalized to 2009.
2. Estimated by City of Alexandria based on data for constituent census tracts.

CHARACTERISTIC	BEAUREGARD CORRIDOR TRACTS	ALEXANDRIA WEST END	CITY OF ALEXANDRIA	UNITED STATES
Population	15,272	74,218	139,966	308,745,538
Households	6,913	36,418	68,082	116,716,292
Family Households, percent	46.6%	44.1%	45.5%	66.4%
Single-person households, percent	40.6%	44.6%	43.4%	26.7%
Average Household Size	2.21	2.02	2.03	2.58
Average Family Size	3.052	2.872	2.85	3.14
Age – Under 18, percent of population	19.0%	17.2%	17.1%	24.0%
Age – 18 – 64, percent of population	76.1%	74.2%	73.8%	63.0%
Age – 65 and over, percent	4.9%	8.6%	9.1%	13.0%
Median Age	32.22	34.32	35.6	37.2
Median Household Income [1]	$59,0002	$68,0002	$80,186	$51,425
RACE AND ETHNICITY				
White alone – percent	40.8%	50.0%	60.9%	72.4%
Non-Hispanic White – percent	30.8%	41.7%	53.5%	63.7%
Black or African American alone – percent	32.9%	29.3%	21.8%	12.6%
Asian alone – percent	9.6%	8.5%	6.0%	4.8%
All other races alone	12.3%	7.9%	7.6%	7.3%
More than one race	4.4%	4.3%	3.7%	2.9%
Hispanic – percent	23.9%	17.5%	16.1%	16.3%
Foreign Born – percent [1]	42.8%	32.2%	23.9%	12.4%
HOUSING				
Housing Units	7,202	38,430	72,376	131,704,730
Occupied Housing Units	6,913	36,418	68,082	116,716,292
Renter-occupied Units – percent	86.8%	65.4%	56.7%	34.9%
Owner-occupied Units – percent	13.2%	34.6%	43.3%	65.1%

Figure 56: Geographic Plan area

I. Existing Conditions

Overview

The Beauregard Small Area Plan is located near the western edge of the City of Alexandria along Interstate 395. The portion of the Plan area northwest of Interstate 395 is currently located within boundary of the Alexandria West Small Area Plan. The area southeast of I-395 is located within the boundary of the Seminary Hill - Strawberry Hill Small Area Plan (Figure 56).

Most of the Small Area Plan has been developed with a suburban development pattern that contrasts with the interconnected street grid found within many other neighborhoods in the City. A variety of uses that include a mix of mid- to high-rise apartments, offices, small shopping centers, hotels and several institutional uses are currently found within the Plan area.

A. Geographic Subareas

The Plan area is divided by terrain, transportation corridors, and ownership into seven subareas, each of which has unique character based on land uses, location, physical features or other elements. These subareas contribute to the variety of the overall environment within the Plan area and offer the opportunity to establish unique and identifiable neighborhoods.

Geographic Subareas within the Plan Area:

- Seminary Plaza/Seminary Towers Area
- Southern Towers/Goodwin House Area
- Shirley Gardens/ Fairbanks-Foster/Hermitage Area
- Winkler Botanical Preserve Area
- Mark Center Area
- Upper Hill Area
- Lower Hill Area

Seminary Area

The Seminary Plaza/Seminary Towers Area is prominently situated adjacent to I-395, but lacks a pedestrian-oriented environment and integration between land uses. The area currently lacks a strong connection to the areas to the west of Interstate 395, with the only connection coming via the auto-dominated Seminary Road interchange.

Existing uses include the Seminary Plaza shopping center, Alexandria Professional Office Center, Courtyard by Marriott and the Seminary Towers Seminary Hill Apartments, and the former Steak and Ale site.

Existing Development Summary

Land Area: 32.5 acres Dwelling Units: 868

Nonresidential Floor Area:

- Office: 124,256 sq ft
- Retail: 58,030 sq ft
- Hotel: 120,858 sq ft

Characteristics of the Subarea include:

- Convenient access and visibility from I-395.
- Adjoining civic uses including the Burke Library, Francis Hammond Middle School and sports fields, and Fire Station #206.
- A majority of the land uses within the area are dominated by surface parking.
- The area lacks a pedestrian-oriented scale, with buildings set in large expanses of parking lots.
- The Seminary Plaza shopping center "backs" to the adjacent neighborhood, creating a poor relationship between these land uses.
- Pedestrian crossings over Interstate 395 are long, indirect, steep, hard to navigate and are not pedestrian-friendly.

C. Southern Towers/ Goodwin House Subarea

The Southern Towers/Goodwin House Subarea features the five high-rise apartment buildings that comprise Southern Towers, the Goodwin House senior residence, Hermitage Hill Apartments, and the Church of the Resurrection. A police substation is located at Southern Towers.

Existing Development Summary

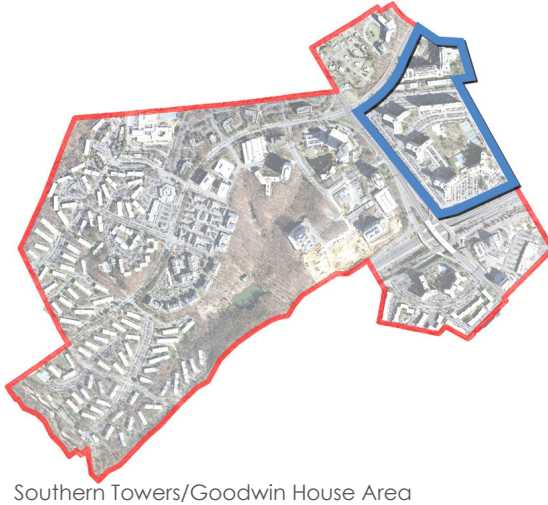
Land Area 51.9 acres Dwelling Units: 2,880

Nonresidential Floor Area:

- Retail: 7,800 sq ft

Characteristics of the Subarea:

- Prominent location near the western gateway into Alexandria, and visually prominent from I-395.
- Direct access and visibility from I-395.
- The significant open space within Southern Towers.
- Southern Towers is one of the highest-used transit stops in the City.
- Much of the area is dominated by surface parking.
- The apartment towers lack a streetscape presence, which disconnects them from the overall neighborhood.
- The tall buildings and open parking lots create an environment that is not at a pedestrian-oriented scale.
- The existing residential adjacent to this subarea "back" to one another and lack physical connections and appropriate scale transitions.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing.



Southern Towers/Goodwin House Area

Shirley Gardens -Foster/Fairbanks Area

D. Shirley Gardens-Foster/Fairbanks Subarea

The Shirley Gardens area includes 14 single-family homes on large lots, a dry cleaners, and the Hermitage senior living facility.

Existing Development Summary

Land Area 14.86 acres Dwelling Units: 194

Nonresidential Floor Area:

- Retail: 1,200 sq ft

Characteristics of the subarea:

- Prominent location at the intersection of North Beauregard Street and Seminary Road, makes this area a gateway into the planning area.
- The area is adjacent to a well-established neighborhood to the north and west, requiring an appropriate scale transition if the area is redeveloped.

E. Winkler Botanical Preserve Subarea

Located along I-395 and among the Mark Center office and residential developments, the Winkler Preserve is a private botanical preserve that features natural amenities, walking trails and educational programs. The preserve is owned by the Winkler Botanical Preserve, and was created as a permanent open space area as part of the development agreement for the Mark Center.

Existing Development Summary

Land Area 44.6 acres Dwelling Units: 0

Nonresidential Floor Area:

- Visitor Center: 3,600 sq ft

Characteristics of the subarea:

- Steep topography creates a quiet atmosphere, secluded from the rest of the City of Alexandria.
- Existing walking trails are open to the public during the day.
- The preserve has an extensive collection of native plants on site.
- Water features add value within the Preserve.
- Its central location makes the Winkler Preserve an amenity for the community.
- Programs for children and association with the Alexandria City School District make the preserve an important part of the community.
- Significant size makes the area a valuable wildlife habitat. Connecting this area better to the extensive habitat of Holmes Run in the future could increase habitat value.
- Challenging visual and physical access, with only one vehicular access point from Roanoke Avenue.
- Though the Preserve is accessible to the community, it is private and access is controlled.

Winkler Botanical Preserve Area

Mark Center Area

F. Mark Center Subarea

The Mark Center is situated at the I-395/Seminary Road Interchange and features a variety of office uses, the Hilton Alexandria at Mark Center Hotel (± 300 feet, Alexandria's tallest building), limited retail and restaurant uses, and the BRAC-133 Mark Center facility.

Existing Development Summary

Land Area: 77.97 acres Dwelling Units: 0

Nonresidential Floor Area:

- Retail: 30,000 sq ft
- Office: 3.25 million sq ft
- Hotel: 496 rooms
- School: 144,000 sq ft

Characteristics of the subarea:

- Existing employment creates a potential demand for supporting uses and services.
- The Hilton Alexandria at Mark Center hotel is a destination hotel.
- Landscaped areas and tree canopy.
- Challenging vehicular and pedestrian access from North Beauregard Street, Seminary Road and Interstate 395.
- The area is adjacent to the Winkler Preserve.
- Poor connections to adjacent land uses, including the Shops at Mark Center and adjacent residential communities.
- Department of Defense force protection standards may limit the location and design of future uses.
- Poorly connected street network.
- Suburban pods of office development with parking structures with some parking structures visible from the streets.
- Abundant surface parking lots for both office and retail uses that do not front onto existing streets.

G. Upper Hill Subarea

The Upper Hill subarea is a mixed residential community including the garden apartment developments of Hillwood and Stoneridge, the Millbrook townhouses and apartments, and the Westridge Townhomes. It includes internal views of the adjacent Winkler Preserve and City parks. The subarea includes a neighborhood shopping center (The Shops at Mark Center), and the John Adams Elementary School, both of which are hubs of neighborhood activity.

Existing Development Summary

Land Area 83.25 acres Dwelling Units: 1806

Nonresidential Floor Area:

- Retail: 63,320 sq ft
- School: 144,000 sq ft

Characteristics of the subarea:

- The John Adams Elementary School is a hub of activity for the area and features play fields and play spaces.
- The area is adjacent to Dora Kelley Park and Chambliss Park on the west and north, and to the Winkler Botanical Preserve on the south.
- Topography provides broad views to the surrounding area from the higher elevations.
- The John Adams Elementary School does not have a street presence.
- Steep topography in some areas makes access and interconnections difficult.
- Newer residential communities are gated.
- Existing resource protection areas (RPAs) and steep topography along the western edge of this zone.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing.

Upper Hill Area

Lower Hill Area

H. Lower Hill Subarea

The Lower Hill subarea is a rental apartment community including the Meadowcreek, Lynbrook and Brookdale Apartments, built on the hillsides leading from the Winkler Preserve to Holmes Run. It is separated from the Upper Hill area by a tree-covered slope that is a strong break in terrain. The subarea has access to several open space areas, including the Winkler Preserve and Dora Kelley Park along Holmes Run.

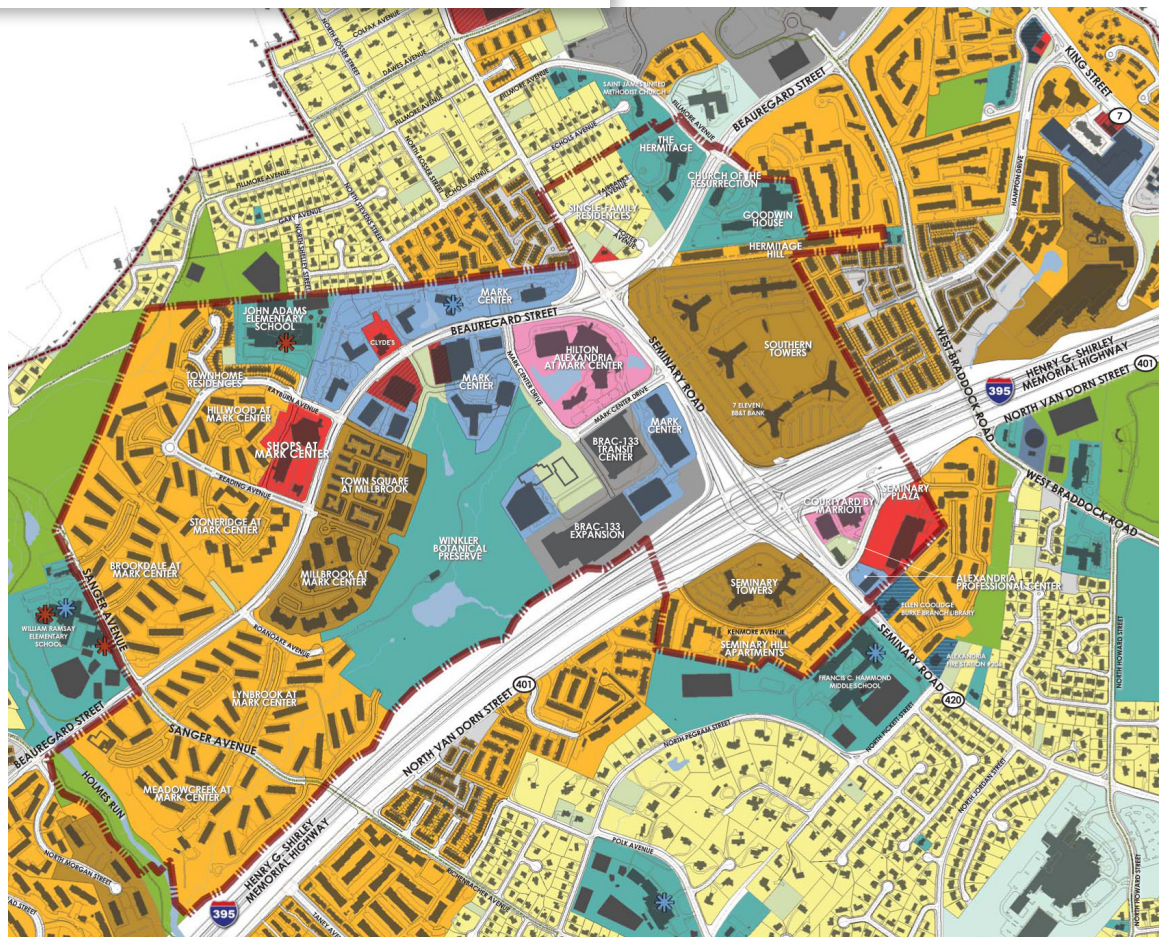
Existing Development Summary

Land Area 85.2 acres Dwelling Units: 1469

Characteristics of the subarea:

- Adjacent to Winkler Preserve and Holmes Run.
- Large areas of mature vegetation along Holmes Run.
- A variety of recreational amenities including regional trail connections are located along the Holmes Run.
- The area provides a potential central location for a new fire station west of I-395.
- Adjacent community facilities including Ramsay School, Ramsay Recreation Center, and Buddie Ford Nature Center.
- Rolling topography and grade changes have affected existing development patterns and will be a challenge for redevelopment.
- Areas directly along I-395 are isolated by steep grades from the rest of the area.
- Several existing garden apartments are located within Resource Protection Areas and the Holmes Run floodplain. Redevelopment would provide an opportunity to restore the function of the RPA.
- Proximity to I-395.
- Sanger Avenue underpass includes poor lighting, pedestrian and bicycle access.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing.

Figure 57: Existing Land Use



GENERALIZED LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Commercial Service
- Hotel
- Hospital/Nursing Home
- Public Infrastructure Services
- Federal/State /Regional Government Use
- City Governmental Use
- Park/Playground/Rec Center
- Vacant Land
- Institutional Use
- Cemetery
- Common Area

I. Existing Land Use Overview

The Plan area includes a variety of existing land uses. The core of the area includes office and retail uses adjacent to the Winkler Botanical Preserve. A mix of garden apartments and mid- and high-rise residential buildings is located at its edges. The commercial districts provide retail, professional and business offices and services to surrounding residential areas.

Office

The Mark Center consists of a mix of Class A and Class B office uses. Mark Center has recently undergone an expansion that includes the new Washington Headquarters Service/BRAC-133 facility.

Retail

The Shops at Mark Center (63,320 sq ft) and Seminary Plaza (51,224 sq ft) are the two retail centers in the Plan area, each with a grocery anchor and supporting restaurants, stores and services.

Table 11: Existing Land Use

Land Use	Area (acres)	% of Total
Residential - Detached House	6.63	1.68%
Residential - Semi-Detached House	1.39	0.35%
Residential - Townhouse	2.47	0.63%
Residential - Garden Apt 3 stories or less	140.50	35.55%
Residential - Medium Rise Elevator	24.25	6.14%
Residential - High Rise (7 stories and up)	49.45	12.51%
General Commercial	0.32	0.08%
Repair Services	3.16	0.80%
Hotel and Motel	15.56	3.94%
Restaurant/Fast Food	1.28	0.32%
Office Buildings	39.55	10.01%
Shopping Centers	11.32	2.87%
Federal Government	15.91	4.03%
City Parks and Playground	5.84	1.48%
City Vacant Land	0.57	0.14%
Education Public Schools	7.95	2.01%
Churches/Religious	2.01	0.51%
Charitable Institutions	13.83	3.50%
Private Educational Institutions	44.63	11.29%
Vacant Land - Residential	1.30	0.33%
Vacant Land - Industrial	0.30	0.08%
Vacant Land - Commercial	6.79	1.72%
Vacant Land - Sub-Parcel of Parent Parcel	0.24	0.06%
Total	395.25	100.00%

Table 11 | Existing Land Use. This overview of existing land uses as defined in the City's GIS data base within the Plan area highlights the predominance of garden apartments, high rises and office buildings in the area.

Residential - Multi-family

A majority of the residential land is developed with garden style apartments, constructed in the 1960s and 1970s. Millbrook at Mark Center and Town Square at Millbrook are areas that have more recently been developed into residences with modern amenities and a more urban internal framework, though gated entrances mean these two developments do not contribute to local connectivity, and they are separated from the rest of the community.

The area also features several high-rise apartment buildings, which are mostly oriented along Seminary Road and I-395.

Residential - Single-Family

- The Shirley Gardens/Foster Fairbanks subarea consists of 14 small single-family homes on large lots.
- The Westridge Townhomes are adjacent to the John Adams Elementary School along Rayburn Avenue, Harding Avenue and Sibley Street.
- Residential - Senior Housing.
- The Hermitage and Goodwin House currently provide approximately 594 senior housing units in the Plan area.

Hotels

The Hilton Alexandria at Mark Center is one of the largest hotels and conference facilities in the area. Additional lodging is supported by the Courtyard by Marriott along I-395.

J. Existing Zoning

ZONING CLASSIFICATIONS

Commercial
CG- Commercial General
CL- Commercial Low

Coordinated Development District
CDD#4- Coordinated Development District #4

Commercial Residential Mixed Use
CRMU/H- High

Industrial
I- Industrial

Office
OCH- Office Commercial High
OCH(100)-Office Commercial Medium

Public Open Space
POS- Public Open Space

Residential Low
R5- single Family, 5,000 sf
R8-Single Family, 8,000 sf
R12- Single Family, 12,000 sf
R20-Single Family, 20,000 sf

Residential Medium
RB- Townhouse
RT- Townhouse

Residential High
RA- Residential Multi-Family
RC- High Density Apartment

Utility and Transportation
UT- Utility and Transportation

Figure 58: Existing Zoning

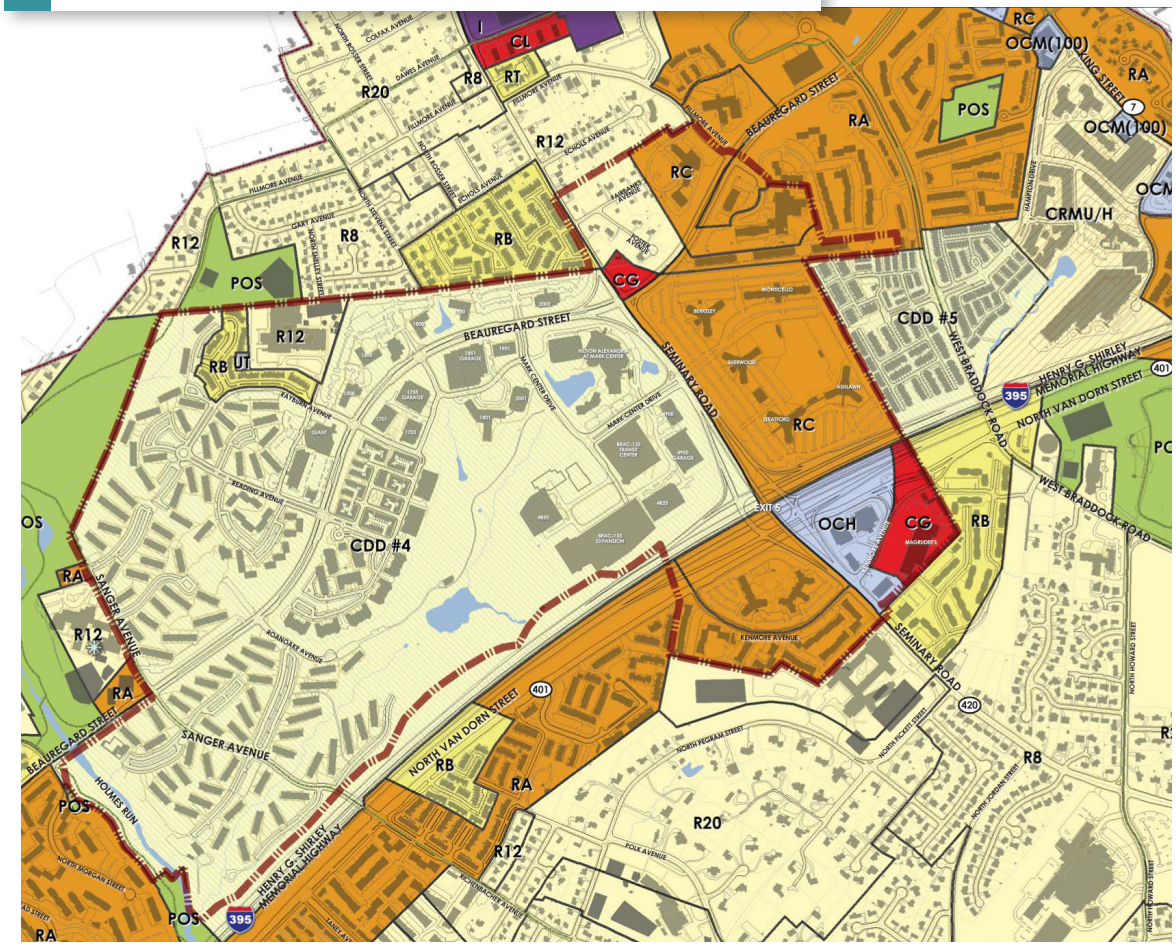


Table 12: Existing Zoning

Zone	Description	Area (acres)	Percent of Total
CDD#4	Coordinated Development District 4	282.38	71.44%
CG	Commercial General	6.00	1.52%
OCH	Office Commercial High	4.58	1.16%
R12	Residential Single Family, 12,000 sq ft lot	16.38	4.14%
RA	Residential Multi-Family	18.41	4.66%
RB	Residential Townhouse	3.93	0.99%
RC	Residential High Density Apartment	63.28	16.01%
UT	Utility and Transportation	0.30	0.08%
	Total	395.25	100.00%

Table 12 | Existing Zoning. This overview of existing land areas in relation to zoning classification highlights that a majority of the Beauregard Corridor Planning Area is currently zoned CDD#4.

CDD: Coordinated Development District

A majority of the BCPA is zoned CDD#4. These areas include the Mark Center, Winkler Botanical Preserve and all of the garden style apartment communities located along Beauregard Street and Sanger Avenue.

"A site zoned CDD is intended for a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city. A CDD zone is intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area. A review process is established to ensure that such developments exhibit a proper integration of uses, the highest quality of urban and architectural design and harmony with the surrounding areas of the city."[1]

R-12: Single-Family Residential Zone

The John Adams Elementary School and the single-family homes of the Shirley Gardens area are currently zoned in the R-12 classification. The school is a permitted use within this classification.

"The R-12 zone is established to provide and maintain land areas for low density residential neighborhoods of single-family homes on 12,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted."[2]

RA: Multifamily Zone

The Hermitage Hill and Seminary Hills Apartments are in the RA zone.

"The RA Zone is established to provide and maintain land areas for medium density residential neighborhoods in which apartments predominate and in which single-family, two-family and townhouse development is permitted. Nonresidential uses of a noncommercial nature which are related to and supportive of and customarily found in such residential neighborhoods area also permitted."[3]

RB: Townhouse Zone

The Westridge Townhomes adjacent to the John Adams Elementary School are zoned RB.

"The RB zone is established to provide and maintain land areas for medium density residential neighborhoods in which single-family, two-family and townhouse dwellings are permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted." [4]

RC: High Density Apartment Zone

Areas east of Seminary Road and adjacent to the I-395/Seminary Road interchange are predominantly zoned RC. These residential areas include the high-rise apartments at Southern Towers and Seminary Towers, and the senior-living communities at the Hermitage and Goodwin House. Limited commercial uses are located within and among some of the residential towers, which help to provide services to residents.

"The RC zone is established to provide and maintain land areas for high density apartment buildings and to permit limited commercial uses in such structures. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted." [5]

OCH: Office Commercial High Zone

The area located east of the I-395/Seminary Road Interchange is currently zoned as OCH. Existing uses include the Alexandria Professional Center, former Steak & Ale property and the Courtyard by Marriott. The restaurant and hotel are special uses allowed by permit only in this area.

"The OCH zone is designed to allow office centers in those areas suitable for high density and heights." [6]

1. City of Alexandria Zoning Ordinance, Section 5-601
2. City of Alexandria Zoning Ordinance, Section 3-201
3. City of Alexandria Zoning Ordinance, Section 3-601
4. City of Alexandria Zoning Ordinance, Section 3-701
5. City of Alexandria Zoning Ordinance, Section 3-901
6. City of Alexandria Zoning Ordinance, Section 4-1101

CG: Commercial General Zone

The Seminary Plaza shopping center and the laundry at Seminary and Beauregard are currently zoned CG. Existing uses include the Magruder's grocery store, CVS pharmacy and several retail and service establishments.

"The CG zone is intended to provide for retail and service uses, including automobile oriented businesses, in community serving shopping centers along major roads. Although office uses are permitted, the zone is not intended as an area for office centers." [7]

UT: Utility and Transportation

A single parcel between the Westridge Townhomes and John Adams School is zoned UT.

"The UT zone is established to provide land areas in the city for utility and transportation uses." [8]

7. City of Alexandria Zoning Ordinance, Section 4-401
8. City of Alexandria Zoning Ordinance, Section 4-1301

Table 13: Existing Development and Development Allowed Under Current Zoning for Selected Potential Development Sites

Development Characteristics	Existing Development	Allowed Under Existing Zoning with DSUP
JBG - 129.64 Acres		
Floor Area (in sq. ft)	2.29 million	5.65 million
Maximum Height	45 ft	150 ft
Maximum FAR	0.41	1.00
Zoning	CDD#4	CDD#4
Uses	Residential Commercial/Retail	Residential Commercial/Retail
Southern Towers - 40.81 Acres		
Floor Area (in sq. ft)	1.92 million	2.22 million
Maximum Height	145 ft	150 ft
Maximum FAR	1.08	1.25
Zoning	RC	RC
Uses	Residential Commercial/Retail Office	Residential Commercial/Retail Office
Home Properties - 22.31 Acres		
Floor Area (in sq. ft)	0.92 million	1.03 million
Maximum Height	120 ft	150 ft
Maximum FAR	0.94	1.06
Zoning	RA/RC	RA/RC
Uses	Residential	Residential
Duke Realty - 19.18 Acres		
Floor Area (in sq. ft)	0.32 million	0.84 million
Maximum Height	80 ft	150 ft
Maximum FAR	0.38	1.00
Zoning	CDD#4	CDD#4
Uses	Office	Office
Hekemian, City and Private - 8.18 Acres		
Floor Area (in sq. ft)	0.02 million	0.11 million
Maximum Height	20 ft	35 ft / 50 ft
Maximum FAR	0.05	0.31
Zoning	R12 / CG	R12 / CG
Uses	Residential Commercial/Retail	Residential Commercial/Retail

Figure 59: Plan Area Topography

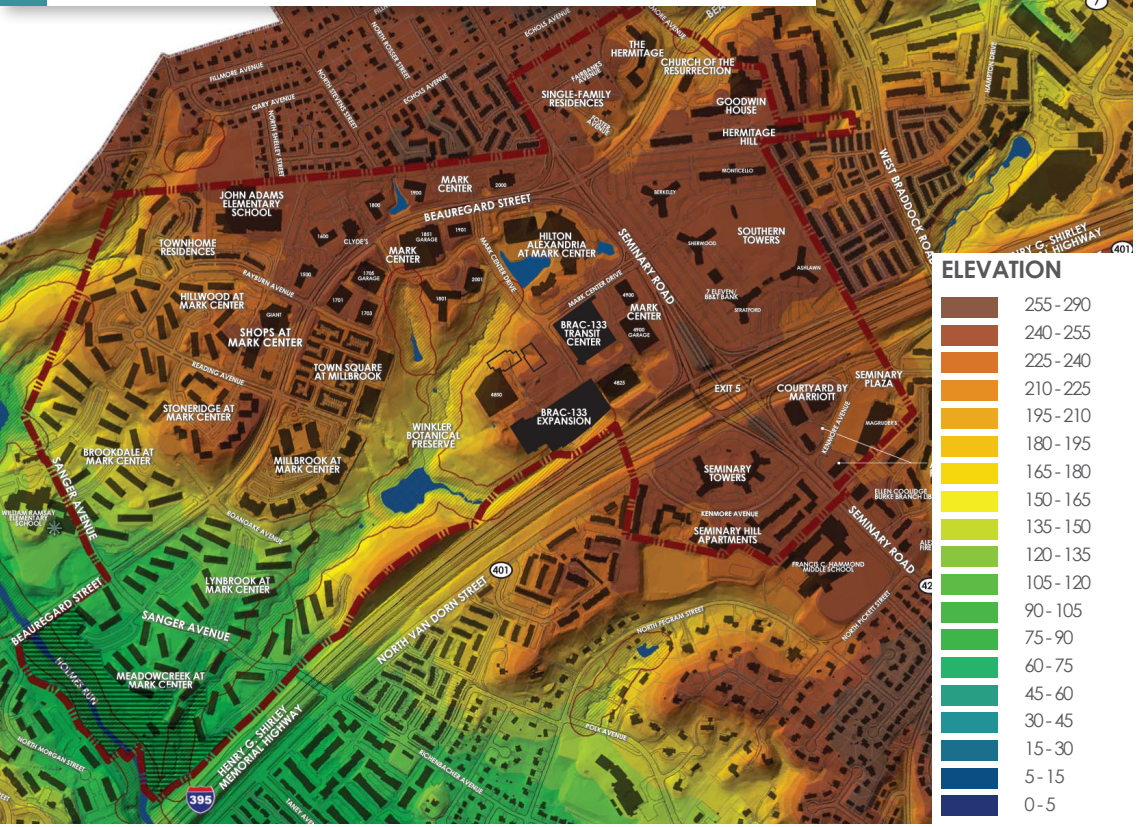
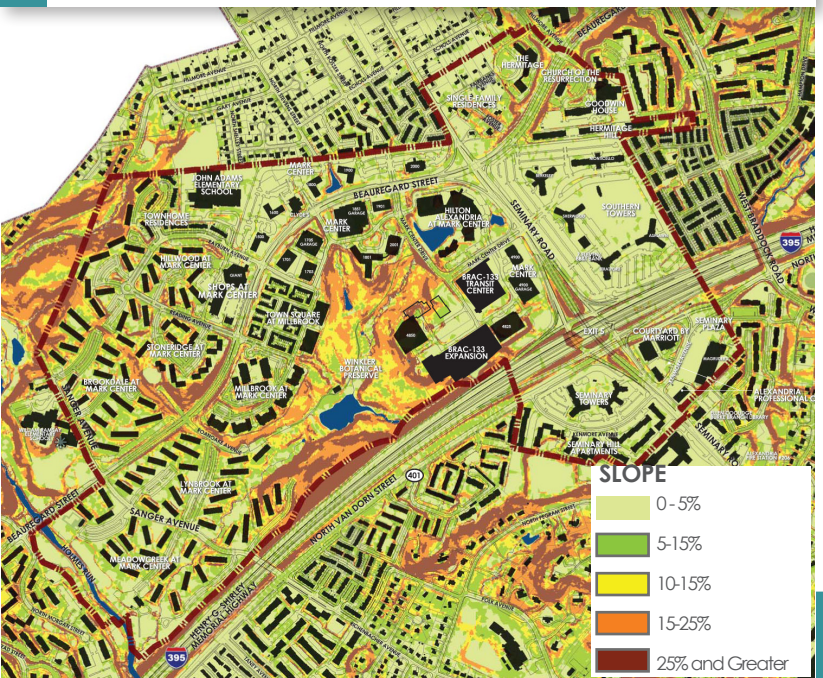


Figure 60: Steep Slopes Study



K. Topography

The topography has created a unique environment that has affected local development patterns that include building layouts, road alignments and inter-connectivity between land uses.

The terrain varies greatly, with over 200 feet of rise and fall in a relatively short distance. The Winkler Botanical Preserve functions as the transition between the area along Holmes Run (+60' above sea level) and upper ridge that runs along Seminary Road (+250' above sea level).

Key characteristics related to topography:

- Most areas with steep slopes in the study area have stands of mature trees and woodlands.
- The steep topography has allowed for the formation and preservation of the Winkler Botanical Preserve.
- Differences in elevation have made interconnectivity between land uses challenging.
- The grade change between the residential communities on the south side of North Beauregard Street and the Winkler Botanical Preserve has resulted in the construction of substantial retaining walls to create development sites.
- Steep slopes often affect the placement of buildings, roads and other amenities.

L. Connectivity

Vehicular

The layout of existing development within the Plan area is generally in isolated pods connected to arterial streets. This pattern has resulted in a lack of a true street network that would permit many choices of travel route. This low inter-connectivity between land uses within the Plan area and to the surrounding area concentrates traffic on the single available street in each corridor, means longer local trips to nearby destinations, and provides no relief valve for congestion, accidents, special events or construction on the few through streets.

Single-use zoning for many parts of the Plan area reinforces the lack of integration between land uses. Most of the local streets in the Plan area end in cul-de-sacs, loops or dead ends, which further limits connectivity. All of the developed areas can only be accessed from the Plan area's primary streets (North Beauregard Street, Seminary Road and Sanger Avenue), which creates increased pressure on these roadways.

Pedestrian

Although most development areas have sidewalks, the lack of an overall connected street network has created gaps in the pedestrian network of the area as well. As a result, most areas are linked internally, but lack convenient linkages for pedestrians to adjacent uses and amenities. The sidewalks in most areas are narrow, without sufficient buffer between the sidewalk and the curb.

Bicycle

Existing bikeways currently exist on the edges of the Plan area, which are connected to the City of Alexandria's overall bikeways network.

Transit

The Plan area is currently served by the City of Alexandria's DASH bus service, WMATA bus service, and by the Mark Center Shuttle.

Transit use in the Plan area is higher than that in other parts of the city, with tracts including a substantial number of residential units in the Plan area ranging from 17.9% to 33.6% of workers commuting by transit, compared to 21.7% citywide (American Community Survey 2005-2009 5-year average data).

Figure 61: Existing Connectivity

EXISTING CONNECTIONS

- Existing Roadways
- Existing On-Street Bikeways
- Existing Off-Street Bikeways
- Existing Sidewalks
- Bus Routes
- Proposed Transit Route

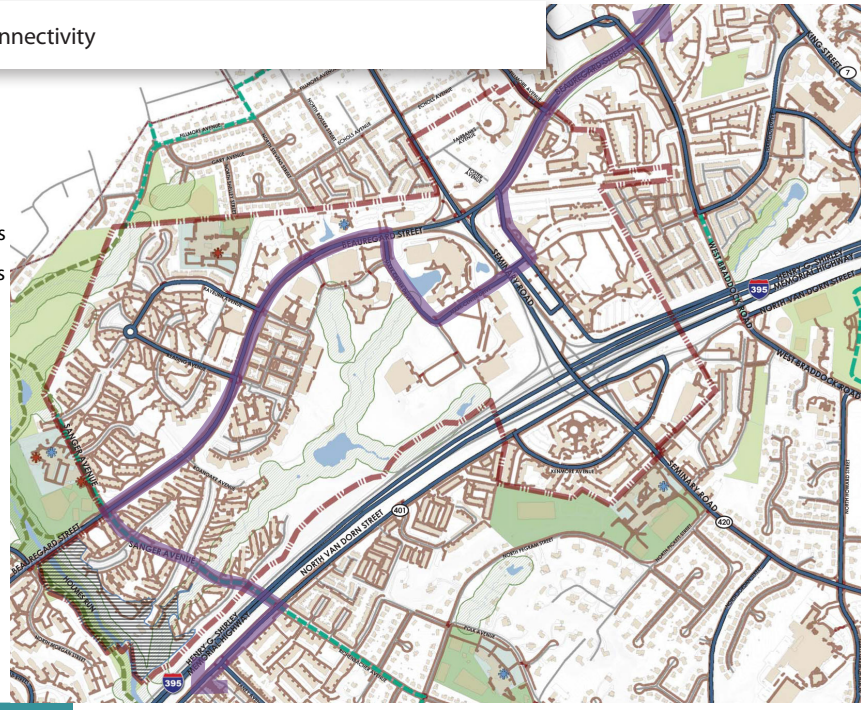


Figure 61| Connectivity Map: This figure highlights all of the vehicular, pedestrian, bicycle and transit connections in and around the Plan area.

M. Infrastructure

Public infrastructure, aside from transportation facilities, includes sanitary sewer and storm water conveyance, operated by the City; and water conveyance, electric distribution, wired/fiber and wireless communications, and natural gas distribution, operated by private utility companies.

The Plan area is bisected by a north-south ridge line located approximately along Seminary Road. This ridge line divides surface drainage between Holmes Run to the southwest and Four Mile Run to the northeast. The portion of the Plan area that drains to Holmes Run totals 358.6 acres, while the portion that drains to Four Mile run totals 105.6 acres.

Sanitary Sewer

Approximately 77% of the Plan area is located in the Holmes Run Sewershed and drains to the Holmes Run Trunk Line. The remaining portion of the Plan area drains northward to the Water Pollution Control Plant (WPCP) in Arlington County. Both of these sewersheds flow by gravity. The Holmes Run Trunk Line is serviced by the Alexandria Sanitation Authority (ASA) Advanced Wastewater Treatment Facility (AWTF), which meets the wastewater needs for the majority of Alexandria as well as portions of Fairfax County. The agreement between the City and the ASA allows for 21.6 million gallons a day (mgd) of wastewater to be treated by the ASA AWTF. The current average annual flow is 16.3 mgd.

The City of Alexandria has an agreement with Arlington County to service the wastewater needs for portions of Alexandria that drain to the Arlington WPCP. The agreement between the City and the Arlington County allows for 3.0 mgd of wastewater to be treated by the Arlington County WWTP. The current average annual flow is 1.8 mgd.

The Holmes Run Trunk Sewer currently experiences sewer capacity constraints due to inflow and infiltration. The inflow and infiltration are a result of groundwater and/or storm water entering the existing sanitary sewer system, adding to the volume of water being treated at the treatment plant. This excess water also leads to surcharging conditions in the sewer. As a result, the City has an ongoing extensive study and rehabilitation program to identify problem areas in the sewershed network to upgrade and implement pipe repairs to restore this lost capacity.

Storm Sewer

Much like the sanitary sewer system in the Plan area, the storm sewer network is divided between the Holmes Run and Four Mile Run drainage basins. The storm sewer network is also a gravity system. There are no known current problems with storm sewers in either drainage system within Alexandria needing corrective action.

More recent developments within the Plan area possess stormwater management facilities which serve to attenuate storm runoff from these properties. Many areas developed in or before the 1970s do not have such

facilities, and the vast majority of impervious surface runoff from these sites quickly reaches the storm drain system and Holmes Run or Four Mile Run. At present, an estimated 48% of the Plan area is covered in impervious surfaces or structures.

Electric Power, Natural Gas Distribution, Communications

Seminary Road and North Beauregard Street are the largest electric power transmission corridors in the Plan area. Sanger Avenue serves as a key electric power corridor passing under I-395/Shirley Highway. The remaining roads and back lots in the Plan area are distribution corridors.

The gas distribution network runs under the edges of streets with major distribution lines running along Seminary Road and Beauregard Street. Communications wire and fiber-optic cable are also typically installed along the edges of streets in the public right-of-way.

Conclusions

The City's agreement with Arlington County for sewer service of the northern portion of the Plan area provides additional capacity, and can accept flow up to that capacity from new development.

Stormwater management regulations and best management practices employed at redevelopment sites and within infrastructure projects will provide runoff water quality relief and detention to control runoff delivery to area streams if sites are redeveloped.

The Holmes Run Trunk Line ongoing maintenance program to reline and rehabilitate the pipe and its flow capacity will benefit existing development.

Based on analysis of long-term growth forecasts city-wide, the sanitary sewer treatment capacity at both the Alexandria Sanitation Authority AWTF and the Arlington County WPCP are projected to have sufficient capacity to meet forecasted demand until 2040. The City is currently evaluating options for acquiring additional treatment capacity at both facilities in the long term. Funding options for acquiring this additional capacity are being developed.

Sewer conveyance capacity in the Holmes Run Trunk Sewer is being evaluated for projected development in the sewer shed, including development proposed in this plan. Future improvements may be necessary to convey the additional flow.

Preliminary analyses have indicated that there is insufficient capacity in the local sanitary sewer collection system to accommodate future development in the Plan area. Local sanitary sewer collection system upgrades will be required to provide adequate capacity for the proposed development. Individual development projects will be required to provide upgrades necessary to provide capacity for each individual project.

N. Schools

Six public schools currently have attendance areas that include parts of or are in close proximity to the Plan area: John Adams Elementary, William Ramsay Elementary, James Polk Elementary, Francis Hammond Middle, Minnie Howard Center and T.C. Williams High School. Each of these schools also serves students living outside the Plan area. Of the six schools, John Adams is the only school located within the Plan area, although William Ramsay and Francis Hammond are located immediately adjacent.

The Alexandria City Public Schools (ACPS) headquarters offices are currently located on North Beauregard Street within the Plan area. Based on 2010-11 academic year enrollment statistics, the schools serving the Plan area are among the most diverse in the City, with respect to the student body's ethnicity, race, and household income.

John Adams Elementary School

John Adams Elementary School, located on Rayburn Avenue just west of North Beauregard Street in the Plan area, was constructed in 1966 as a middle school but became an elementary school in 1980. It currently serves grades Pre-K through 5. It has a floor area of approximately 144,000 square feet. The school contains a library media center and a recreation center, and is adjacent to Chambliss Park and tennis courts. There are approximately 154 staff members at the school.

Total school enrollment is 911 students (2010-11)including 100 students within the Head Start program. Demographic information on students in 2010 found that 32% were Hispanic of any race. Racial groups (which may include additional Hispanic students) as a percentage of the total student body include: 38% Black or African American, 15% White, 8% Asian/Pacific Islander and American Indian, and 6% of unspecified race.

The school serves several community uses such as extended day care, Head Start program, and recreation department programs. The school's meeting rooms are used by community groups, churches and the City.

William Ramsay Elementary School

William Ramsay School is located directly across Sanger Avenue from the Plan area. The school serves grades K-5, and was originally built in 1958. There have been multiple additions and new space incorporated into this elementary school over the years. There is a library media center, Buddie Ford Nature Center, and adjacent recreation center. The school is adjacent to the Dora Kelley Nature Park. There are approximately 111 full time staff at the school.

Total student enrollment at the school was 702 as of September 2010. 56% of students were Hispanic of any race at this school. Racial groups (which may include additional Hispanic students) included 25% Black or African American, 8% Asian/Pacific Islander/American Indian, and 5% white. 6% indicated an unspecified race.

There is no Head Start program at this school. However, it does serve a number of community uses such as after-school recreation programs, extended day care, space for church rentals, Boy Scout and Girl Scouts Programs, and Recreation Department programs.

Francis C. Hammond Middle School

Francis C. Hammond Middle School is located on Seminary Road immediately adjacent to the Plan area. The school serves grades 6 through 8. The school was originally opened in 1956 as a high school. However, it became a middle school in 1993. A major reconstruction and classroom additions were completed in 2002 at the school. There is a library media

center, gym and auxiliary gym. Today the school is a campus of three middle schools including FCH1, FCH2, FCH3. Francis C. Hammond Middle School has a floor area of 240,000 square feet. There are approximately 200 staff members at this middle school.

The student enrollment population in September 2010 by race and ethnicity is outlined below as a percentage of all students in each school. FCH1 has an enrollment of 419 students. Demographic information shows that 33% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body include 42% Black or African American, 10% White, 9% Asian/Pacific Islander/American Indian, and 5% of unspecified race.

FCH3 has an enrollment of 429 students. Demographic information shows that 31% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body include 47% Black or African American, 10% White, 8% Asian/Pacific Islander/American Indian, and 4% of unspecified race.

FCH3 has an enrollment of 414 students. Demographic information shows that 34% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body include 39% Black or African American, 13% White, 10% Asian/Pacific Islander/American Indian, and 4% of unspecified race.

James Polk Elementary School

James Polk Elementary School is approximately one quarter mile from the Plan area on Polk Avenue. The school serves grades K-5 and was built in 1965. The school is 84,000 square feet in size. 93 staff members are employed at this school.

Additional classroom space will be opened in the Fall of 2011. A gymnasium was added to the building and opened during the 2010-2011 school year. There is a library media center for student use as well. This elementary school serves several community uses such as space for church rentals, extended day care, Boy Scout and Girl Scouts programs, and recreation department programs. There is no Head Start program at this elementary school.

Total student enrollment as of September 2010 was 583 students. 23% of the student population is Hispanic of any race. Racial groups (which may include additional Hispanic students) as a percentage of the entire student

population include 43% Black or African American, 21% White, 10% Asian/Pacific Islander/American Indian, and 3% that indicated an unspecified race.

T.C. Williams High School

T.C. Williams High School is located approximately 1.5 miles from the Plan area on King Street. It was completely rebuilt in 2007 with a floor area of approximately 470,000 square feet. The high school serves students in Grades 10-12, and the Minnie Howard Campus School serves students in Grade 9.

The school was awarded a LEED Gold Rating and is a green campus. There are about 188 courses 17 interscholastic sports and 55 clubs and organizations at this high school. Community uses served at the T.C. William High School include meeting space for public meetings and events, a Head Start program and recreation department programs. There is a library media center, career tech wing and gym at the high school. There are approximately 322 staff members at this high school.

The total student population is 2,339. The total high student enrollment population in September 2010 was 2,319 students in Grades 10-12, with an additional 699 students in Grade 9 at the Minnie Howard Campus. There are 20 students in the Head Start program. The demographic profile of students includes 31% Hispanic students of all races. Racial groups as a percentage of total school population (which may include additional Hispanic students) include 40% Black or African American, 20% White, 6% Asian/Pacific Islander and American Indian, and 3% that indicated an unspecified race.

Minnie Howard Campus School

The Minnie Howard Campus School, located approximately a mile from the Plan area on Braddock Road, serves students in Grade 9 in the T.C. Williams High School. The school was originally constructed in 1954 as an elementary school. However, in 1993, the school began serving students in Grade 9 exclusively. The school building has a floor area of approximately

130,000 square feet, and serves many community uses such as space for intramural programs, church rentals, community meetings, and recreation department programs. The school includes a library media center and gym. There were 699 students enrolled as of September 2010. There are approximately 128 staff members in the Minnie Howard Campus School.

Figure 62: Recreation Facilities, Parks and Open Spaces

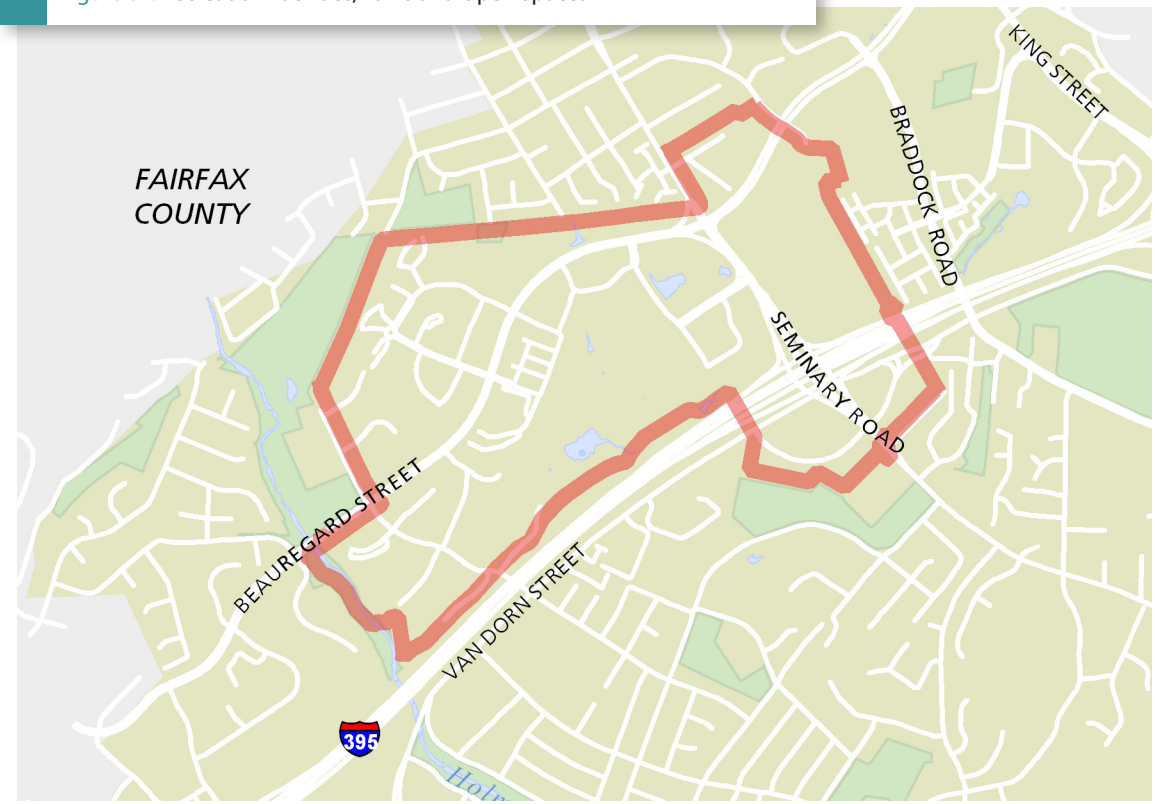


Figure 62 |Recreation facilities serving the planning area include a number of City parks and natural open space areas. There is currently no full-sized public athletic field west of I-395 in the City. Many of the local apartment developments include recreational facilities for residents.

O. Recreation, Parks and Open Space

Public Parks, Recreation, and Open Space Resources

The Holmes Run Scenic Easement is the only substantial public open space area within the Plan area.

The following public parks and open spaces are located adjacent to or near the Plan area and serve the population of the Plan area as well as other parts of the West End and the City as a whole.

Jerome Buddie Ford Nature Center provides year-round programs and exhibits on Alexandria's human and natural history. There is an activity room available for community groups and organizations for use.

The Dora Kelley Nature Park is a 46-acre wildlife sanctuary with a one-mile long nature trail that meanders along streams, wooded hills, and freshwater marshland in the Holmes Run watershed.

Chambliss Park is an 8.16-acre park that features a wooded nature area with a walking trail, tennis courts and parking. There is a foot path that meanders through the Chambliss Park down towards the Dora Kelley Nature Park which is adjacent to the Beauregard study area.

Holmes Run Park includes a segment of Holmes Run, which begins near Route 66 and the Capital Beltway in Fairfax County and extends to Cameron Run in Alexandria. The park includes walking and biking paths and rentable community garden plots.

The Lower Francis C. Hammond School multi-use field is adjacent to the Plan area and is used by the community and students. It contains an outdoor roller hockey rink. The upper field contains a soccer field.

William Ramsay Recreation Center is located across Sanger Avenue from the Plan area adjacent to William Ramsay Elementary School. The recreation center includes a full-size gymnasium, game room, arts and crafts room, dance studio and fitness room.

The City of Alexandria Department of Recreation, Parks and Cultural Activities is in the process of conducting a 2011 Park and Recreation Needs Assessment Survey to help establish priorities for the future development of parks, recreation, cultural facilities, programs and services within your community. Preliminary results indicate that bike trails, large open spaces that are non-programmed, and additional park spaces with improvements important for the physical development for small children is needed within the City.

The City of Alexandria Department of Recreation, Parks and Cultural Activities is in the process of completing an Aquatic Facilities Master Plan.

Private Parks and Recreation Facilities

Private open spaces and recreation facilities are important contributors to open space and recreation resources within major residential developments in the Plan area. A significant limitation on private recreation facilities is that they are often closed to the general public and therefore do not provide common neighborhood gathering places for all residents of the area. Because they are operated and maintained by property owners or community associations, private open spaces and recreation facilities do not require City funding.

Winkler Botanical Preserve is located on 44.63 acres with walking trails open to the public during the day. The preserve has a visitor center/retreat house and operates educational programs for local school students. Meadow Creek, Lynbrook, Brookdale, Stoneridge and Hillwood Apartments. These apartment developments are under single ownership, and share a number of recreation facilities for residents. These amenities include three swimming pools, three tennis courts, a health club, a residents' lounge and party room. Other recreation facilities include walking trails throughout the community and a number of pocket playgrounds and picnic areas. A community garden area is available with plots available for tenants and other neighbors.

Southern Towers

Southern Towers includes a substantial central open space area that includes grassy and wooded areas, with multiple barbecue areas with picnic tables. Recreational facilities available to residents include two pools, four newly surfaced tennis courts, a multi-purpose court, a volleyball court, five exercise rooms (one in each building), and a meeting/party room.

Seminary Hill Apartments/Seminary Towers Apartments

Seminary Hill Apartments provides a pool and fitness center and two playgrounds, Seminary Towers provides a pool, two fitness centers and a business center.

Millbrook Apartments provides a swimming pool, fitness center, basketball court, raquetball court, hot tub/spa, volleyball court and barbecue grill/picnic area for its tenants.

The Hermitage senior living facility provides a fitness room, multi-purpose auditorium, arts and crafts studio, greenhouse and gardening beds for the use of its tenants. Goodwin House provides a fitness center, swimming pool, Jacuzzi, arts and crafts center, garden boxes, multi-purpose auditorium, and game room for the use of its tenants.

II. Historical Context - Region & Neighborhood

A. Native American History

Archaeological surveys and excavations have identified locations of 24 Native American sites within and near the Plan area. This represents more than 70 percent of the total number of Indian sites discovered in Alexandria. Native Americans traversed the area for hunting and gathering. They collected cobbles, primarily of quartz and quartzite, to manufacture stone tools. About 2,500 years ago, they established small temporary camps on the low terraces of the creeks, carrying with them the ceramic pots that they had recently begun to produce. A section of Holmes Run and several of these small tributary streams have not been undergrounded and remain as natural refuges within the Plan area. From the map below, Native American sites in the Plan area were located along the Mark Center properties, Winkler Preserve and lower town of Millbrook residential development.

The Stonegate residential neighborhood (outside the Plan area) contains the City of Alexandria's first archaeological preserve. Several uncovered "chipping clusters" and projectile points ranging from 3,500 to 1,000 B.C. led researchers to believe the site served as several temporary settlements where Native Americans would form tools from cobbles found in the streambed. In addition, archaeologists found pottery shards bearing cord and net impressions, which suggested that later temporary settlements where Native Americans may have assembled for seasonal activities in this area.

B. Land Grants, Plantations & Agricultural Diversification (1649 – 1850)

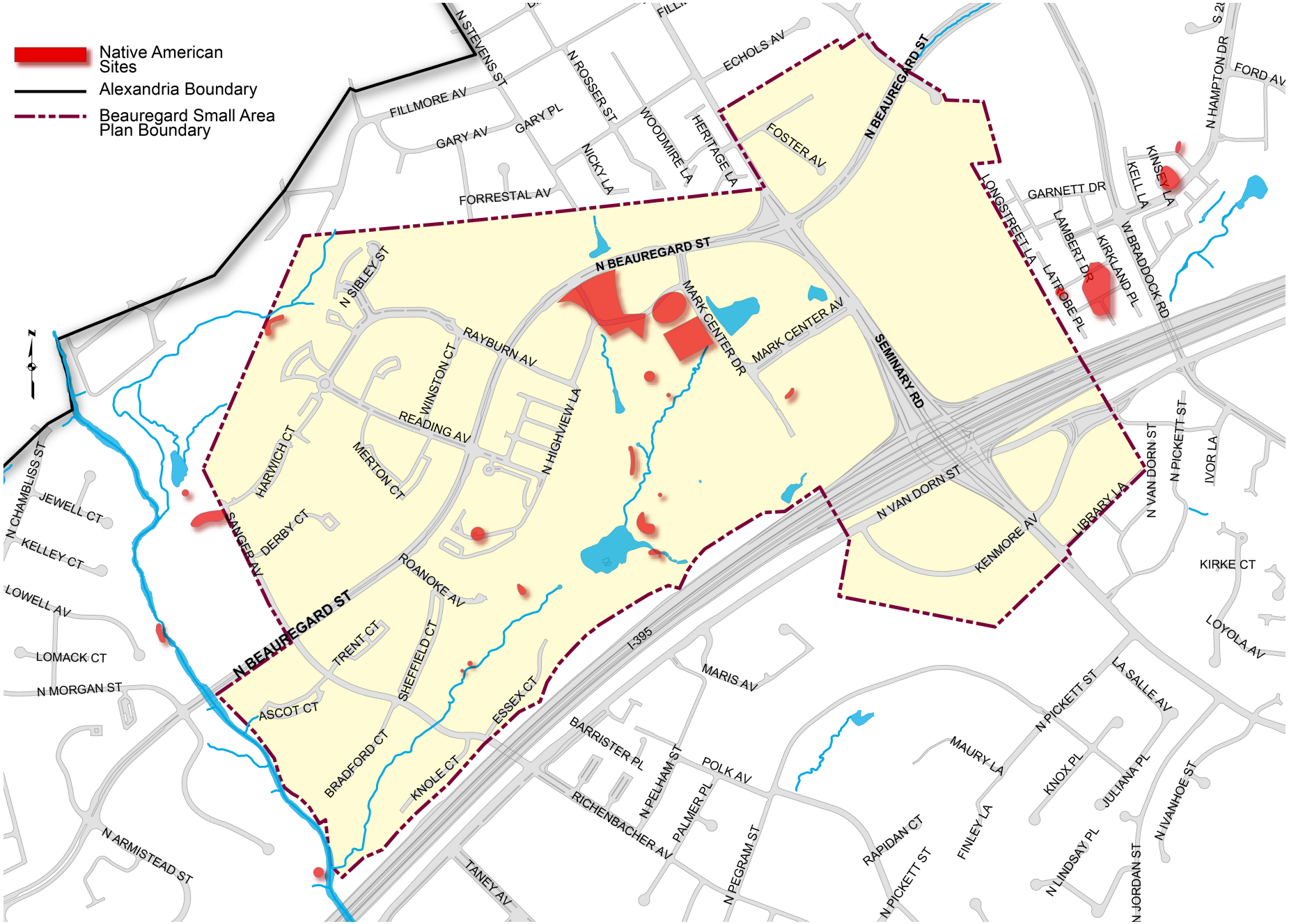
The Plan area was, originally granted by King Charles II to seven loyal supporters in 1649, giving them all the rights of English court barons, including the ability to give, grant or sell the land. The Plan area eventually passed to Thomas Lord Fairfax, who controlled all shares of the proprietary by the end of the seventeenth century and continued to issue grants.

C. Terret Family:

In 1741, William Henry Terret obtained a grant of a 982-acre parcel that contained the land within the Plan area. Terret was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. Terret's widow, Margaret Pearson, later married John West, one of the founders of Alexandria, who owned a large parcel in the Plan area. During this time, the Plan area was primarily agricultural in nature. Terret's plantation, like those of his neighbors, concentrated on cultivation of tobacco. The plantation relied heavily on the labor of enslaved African Americans.

The Terret Family had numerous land transactions over the years. During his lifetime, he acquired 982 acres that consisted of the Plan area. Historical information collected on the Terret family confirms that they established a family home which if it was standing today would be located on the southern side of I-395.

Figure 63: Native American Sites



In January 1852, the property formerly owned by George Hunter Terret containing 1,172 acres was surveyed and divided into twelve lots of land. These properties would serve as the primary property divisions within the Plan area. By the late eighteenth century, wheat and other grains had replaced tobacco as the major cash crops. To serve the needs of the changing economy, merchant grist mills sprang up along newly constructed mill races. The race for Cloud's Mill, about a mile southeast of the Plan area, originated on Holmes Run just outside of the south boundary of the Plan area. The Terrets probably would have taken grains to Cloud's Mill for grinding or to others along Four Mile Run. Flour from the mills were then transported to Alexandria's wharves for export.

Shown on a 1747 plat, the plantation home of the Terrets, known as Oakland, remains standing today at 1060 Palmer Place on the east side of I-395 outside of the Plan area. The family cemetery also remains nearby, at 1025 Palmer Place.

An 1854 account, by Samuel M. Janney, provides a glimpse of what the landscape within the Plan area might have looked like throughout this period:

> "In passing through that unfrequented part of Fairfax, which lies between the Little River Road [Rt. 236] and the Middle Turnpike [i.e. the Beauregard area of today], the traveller finds himself in a wilderness of pine and journeys for miles without seeing a single habitation. In a distance of twelve miles which we travelled through this district, we saw but two or three cabins, and nothing that is entitled to the appellation of a comfortable dwelling…"

Archaeological discoveries of evidence of backwoods cabins, as described by Janney, impart a sense of the historical significance of this area. Archaeologists have found remnants of a small, two-room, early nineteenth-century wood dwelling, probably occupied by slaves or tenants of William Henry Terrett, located between what is now the BRAC building and the parking structure to the northwest. In addition, remains of a log cabin, most likely a tenant home occupied from about 1790 to 1830, was found on the Stonegate development property just north of the Plan area.

D. American Revolution, 1840-1865:

Goods and travelers from western Virginia entered the City via several turnpikes, including the Little River Turnpike (Duke Street). The cluster of businesses and homes in this area were known as "West End." There are several possible Civil War sites located within or immediately adjacent to the Plan area. Post-Civil War sites or structures found at the Duke Realty property and upper and middle portions of the JBG property site. Pre-Civil war sites are also found included a cabin for slave tenants in the area known today as the Winkler Preserve.

E. Agrarian Economy, 1778-1830s:

The natural topography of the area would shape development patterns in Beauregard. When George Hunter Terrett died in 1843, he left his property, which by that time included 1,172 acres, to his wife and 12 children. Surveyors platted division of the estate, identified as "Oakland" for the first time, into 12 lots, some of which were advertised for sale in 1852.

On the uplands area between the two main turnpikes heading west (now Routes 7 and 236) and between the two tributaries of the Potomac (Holmes Run and Four Mile Run), the area was divided by Seminary Road and an old alignment of Braddock Road, which runs roughly along the ridge between the two watersheds. With Fort Ward about a half mile to the east, the Beauregard area was outside of the ring of protective forts and batteries surrounding the capital during the Civil War. However, military historian Kim Holein cites the Seminary and old Braddock intersection at the northwest corner of Seminary Road and Route 395 (Seminary Towers property) as the location for a camp of the Iron Brigade.

The area where Dora Kelley Park is located was once called Lebanon prior to the Civil War. There was a church and a one-room schoolhouse. The Church was called Lebanon Union Church. During the war, there were several Union Army units who occupied this area and one unit burned the church to the ground in retaliation for the Union Army's loses at the Battle of Bull Run. The area was known for Confederate spying and the residents were never fully trusted. In fact, after the war, the residents of Lebanon were forced to swear a loyalty oath to the Union and the name of the area was changed from Lebanon to Lincolnia, after the 16th President. Today the cemetery, which is maintained by the City, is all that remains of where the Lebanon Union church once stood.

F. Annexation, Suburbanization and Growth, 1930s – Present:

The making of the "West End" area of the City, began during the era of annexation, suburbanization and growth for Alexandria. The "West End" neighborhood got its name from John West and his family whom owned large tracts of land in this area. He subdivided his property in 1796.

Construction of Shirley Highway (I- 395), Virginia's first limited access freeway, began in 1944. Named for Henry Shirley, Virginia Highway Commissioner and a major supporter of the interstate highway, the four-lane freeway ran for 17.3 miles when it was completed in 1952. The development of the Shirley Highway had a significant impact on the development of Beauregard. Neighborhood change began in the 1930s with the construction of homes in the Washington Forest subdivision as suburban growth intensified throughout the 1940s through the 1960s. The impact of I- 395, annexation, suburbanization and population growth had a profound impact on the Beauregard. The major residential complexes of this neighborhood were built during this time including Shirley Gardens subdivision, Southern Towers, Seminary Towers, and the Hamlets East and West.

Winkler Influence:

From 1943 to 1956, Mark and Catherine Winkler acquired many lands that comprise what now consists of much of the Plan area. Development by the Winklers of their various property holdings began along the new highway

(Shirley Gardens in the late 1940s to early 1950s, Hamlet East and West in the late 1950s to early 1960s. The Shirley Gardens single-family subdivision homes were developed from 1950 to 1959.

The Alexandria Campus of the Northern Virginia Community College opened in 1973. Suburban-style office buildings were built in the late 1970s on approximately 19 acres along North Beauregard Street. In 1985, a 500 room multi-story hotel, was constructed directly across from Southern Towers. Today it is the Mark Center Hilton Hotel and Conference Center. The 30-story hotel is one of the tallest buildings in the Washington DC metropolitan area. The Winkler Botanical Preserve serves many functions including providing programs especially for children at the Catherine Lodge. The Botanical Preserve is privately owned property.

The Mark Winkler Company sold their real estate holdings in 2006. These holding included both residential and commercial holdings. The office and commercial developments were sold to Duke Realty. The residential development properties from the Mark Winkler Company were sold to JBG Properties.