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5-12-12

**Gloria Sitton**

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**From:** Jackie Henderson  
**Sent:** Monday, May 14, 2012 8:37 AM  
**To:** Gloria Sitton  
**Subject:** FW: COA Contact Us: Beauregard Small Area Plan  
**Attachments:** dec7ff70b6450381014489174b83c7c1.doc; ATT00001.txt

**From:** Heidi Marchand [<mailto:marchandhc@yahoo.com>]  
**Sent:** Saturday, May 12, 2012 10:42 PM  
**To:** Jackie Henderson  
**Subject:** COA Contact Us: Beauregard Small Area Plan

**COA Contact Us: City Clerk and Clerk of Council**

Time: [Sat May 12, 2012 22:42:16] Message ID: [39411]

**Issue Type:** City Clerk and Clerk of Council  
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**Email Address:** [marchandhc@yahoo.com](mailto:marchandhc@yahoo.com)  
**Subject:** Beauregard Small Area Plan  
Attached file as requested by Councilwoman Hughes at the conclusion of my  
**Comments:** public comment. Regards,  
Heidi Marchand  
**Attachment:** dec7ff70b6450381014489174b83c7c1.doc

**Statement from Seminary Park Home Owner Association on the Beauregard Small  
Area Plan  
May 12, 2012  
To Alexandria City Council**

Good morning, I am pleased to have this opportunity to give testimony, thank you Major Eullie, Vice-Mayor Donely and esteemed Council members and City of Alexandria staff, thanks for your service.

My name is Heidi Christl Marchand and live at 5150 Woodmire Lane. I am here today on behalf of Seminary Park's Home Owner's Association. This is the first time I have spoken to City Council. Our community representative, Retired Lt. Colonel Richard "Dick" Somers a long-standing homeowner and Seminary Park board member, who spoke and engaged with the community on the Beauregard Area planning and BRAC development, died on March 20 this year. He will be missed by our community and we will try to carry on the good work he has done in representing Seminary Park regarding the Beauregard Area Plan.

Seminary Park is located at the north, west intersection of Seminary Road and Beauregard Street. It is a neighborhood built in the 1980's comprised of 106 homes of Williamsburg-style brick Colonials with cedar shake roofs in a park-like setting. It is a community that has an ornamental 6-ft. brick wall surrounding its borders and an entrance way from Seminary Road between Beauregard and Echols street. Seminary Park while not within the boundaries of the Beauregard Small Area Plan, will be significantly impacted by the proposed development. Much of what is proposed within the development is thoughtfully considered and welcomed for its improvements in services.

Today, I would like to focus upon three specific areas:

1. Open space planned for the Upland Neighborhood.
2. Maintain trees and buffer for the Adams Neighborhood's northeast side which abuts the Seminary Park community.
3. Describe the impact of the traffic Ellipse and its potential to negatively impact our community's entry way from Seminary Road

**Upland Neighborhood (Foster-Fairbanks Tract)**

Seminary Park HOA has submitted comments previously and we'd like to re-iterate our recommendation to the Council for increasing the open space that is proposed for the Upland neighborhood. This request has been stated in testimony given at the May 3 Planning Council meeting by the Seminary Hill Association. Seminary **Park** supports this recommendation as well. We believe that additional open space equaling at least 2.5 to 3 acres should be considered as currently there are no community amenities proposed

in the plan for this area. We note and believe it is improvements to the Burke Library and the Alexandria campus Northern Virginia Community College are missing from this plan and should be addressed.

### **Adams Neighborhood**

The Seminary Park home owners on South end of Heritage and Woodmire Lanes, approximately, 25 of our 106 homes are impacted by the proposed development of the Adams Neighborhood. Either by direct views OR directly next to the property. Over the last 10 years, the trees that were on the property in that area have either been removed or fallen, thereby effecting the homeowners who now are looking on to a parking lot. As the Adams neighborhood is developed, we are concerned and wish to ensure that the landscape and integrity of the park-like setting is maintained and implemented. Particularly as the new Sanger Road is but into place.

### **Ellipse**

While the ellipse may seem like a solution, or as I refer to it, the “jug-handle”-so named for the shape of a jug’s handle, will divert traffic to the right when wanting to make a left-hand turn is likely to cause MORE confusion than what already exists. In fact, I believe, that drivers will continue westbound on Seminary Rd. thus realizing their driving error and attempting to do a turn about in and or through our neighborhood. At this time, our Board of Directors our engaging with residents about installing speed bumps into the neighborhood, our privately owned and maintained streets, our quality of life is impacted by the increased traffic that flows into BRAC and yet the bottle neck from George Mason’s Drive commuters onto 395 have little relief when traveling South-bound on Seminary Rd, past our neighborhood. Those more adventurous commuters, find the narrow roads of Seminary Park, a race course pathway to cut off little more than a few blocks, but, probably 15 minutes of their commute time.

Therefore, we hope the Council consider the bottle neck beyond the immediate intersection, beyond the entry and exit ways to 395 at the Beauregard/Seminary Road intersection and try again to consider the impact. A similar jug-handle arrangement that was in place for 2 decades from Rt. 1 going South onto Ft. Hunt Rd, was removed as the Woodrow Wilson Bridge project forced an assessment of that traffic flow, once again a left hand turn has been put into place from the left lanes.

To sum it up,

Seminary Park supports the development and good work of Alexandria City staff, and the developers; however consider, expanding the open space in the Upland neighborhood, maintain the integrity of the park-like quality of the neighboring property lines of the Adams Neighborhood AND, really consider the impact of the traffic getting through the ellipse from Seminary Rd drivers who are coming from the George Mason Drive area and it’s impact on Seminary Park and the expense to residents for installing traffic calming devices without Alexandria City funding.