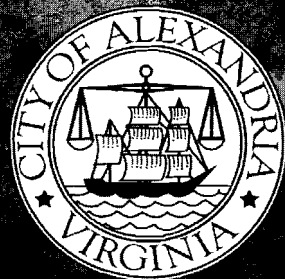


17
4-27-10

BRAC-133
Beauregard Planning
Update

April 27, 2010



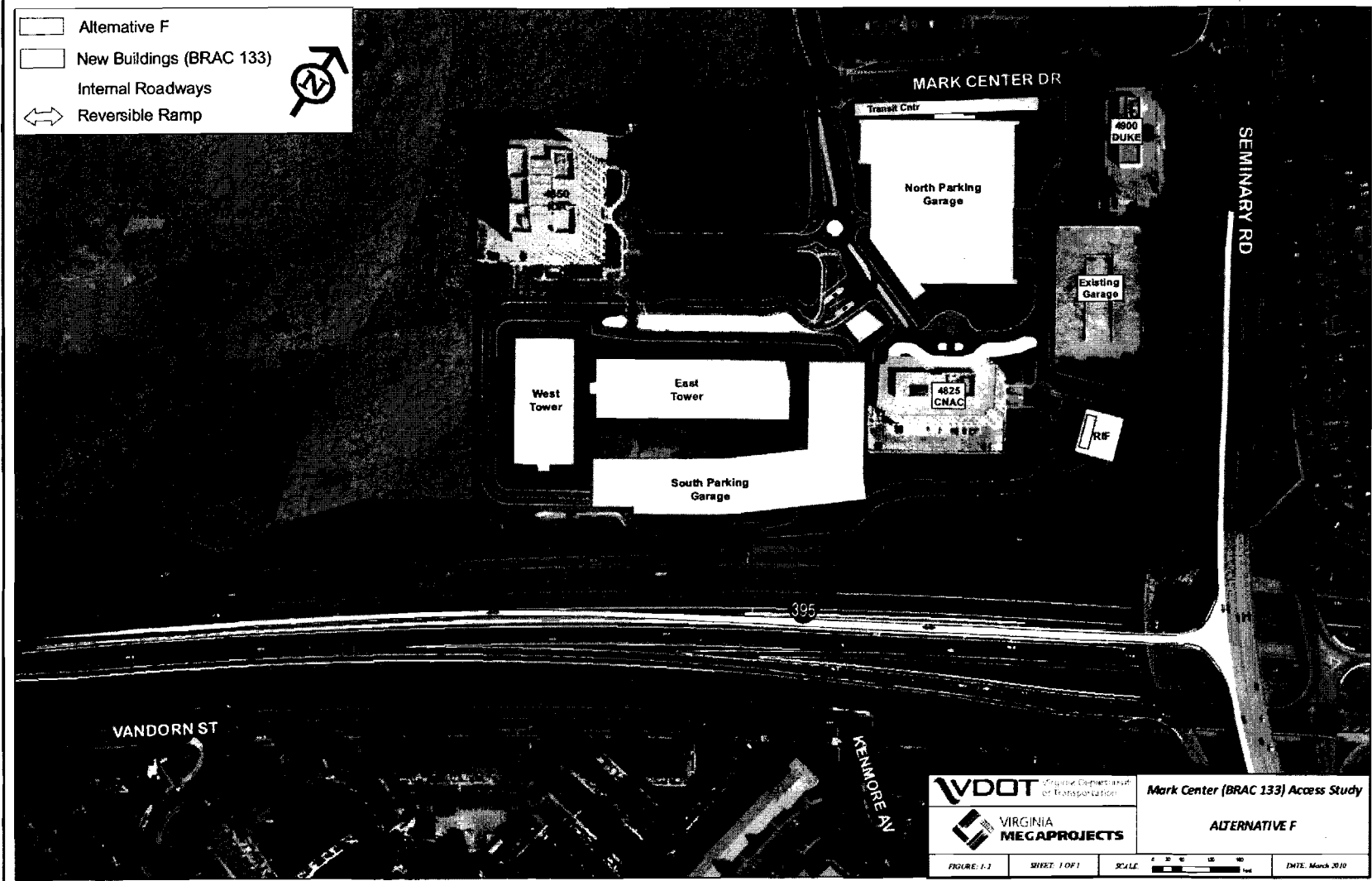
Issue Areas

- Coordination with Department of Defense (DoD)
- VDOT IJR Process
- DoD TMP Process
- City Beauregard Corridor Planning Process

Coordination with VDOT

- April 9 Meeting
 - VDOT: Alternative F
 - City Staff: Alternative F + F Mod + A1 Mod
 - Funding by City of Alexandria (\$150,000)
- Scope, Schedule and Funding
 - Meeting with FHWA, VDOT, DOD (4/27/10)
 - Meeting with DOD and VDOT (5/4/10)

Alternative F



Alternative F Mod

BEAUREGARD CORRIDOR | ACCESS ALTERNATIVE STUDY

1



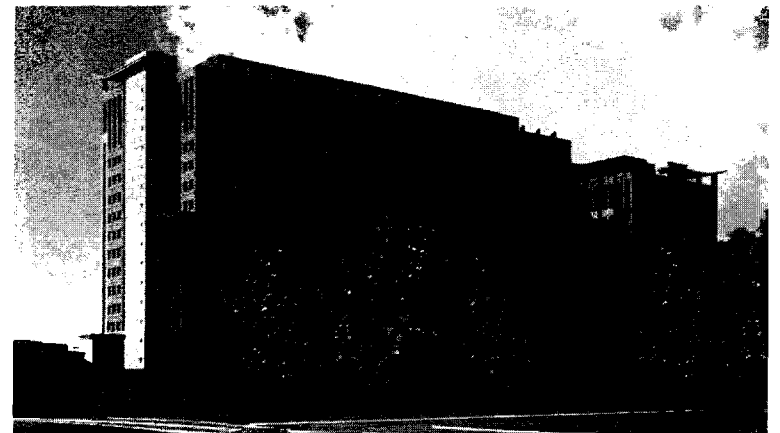
Alternative A1



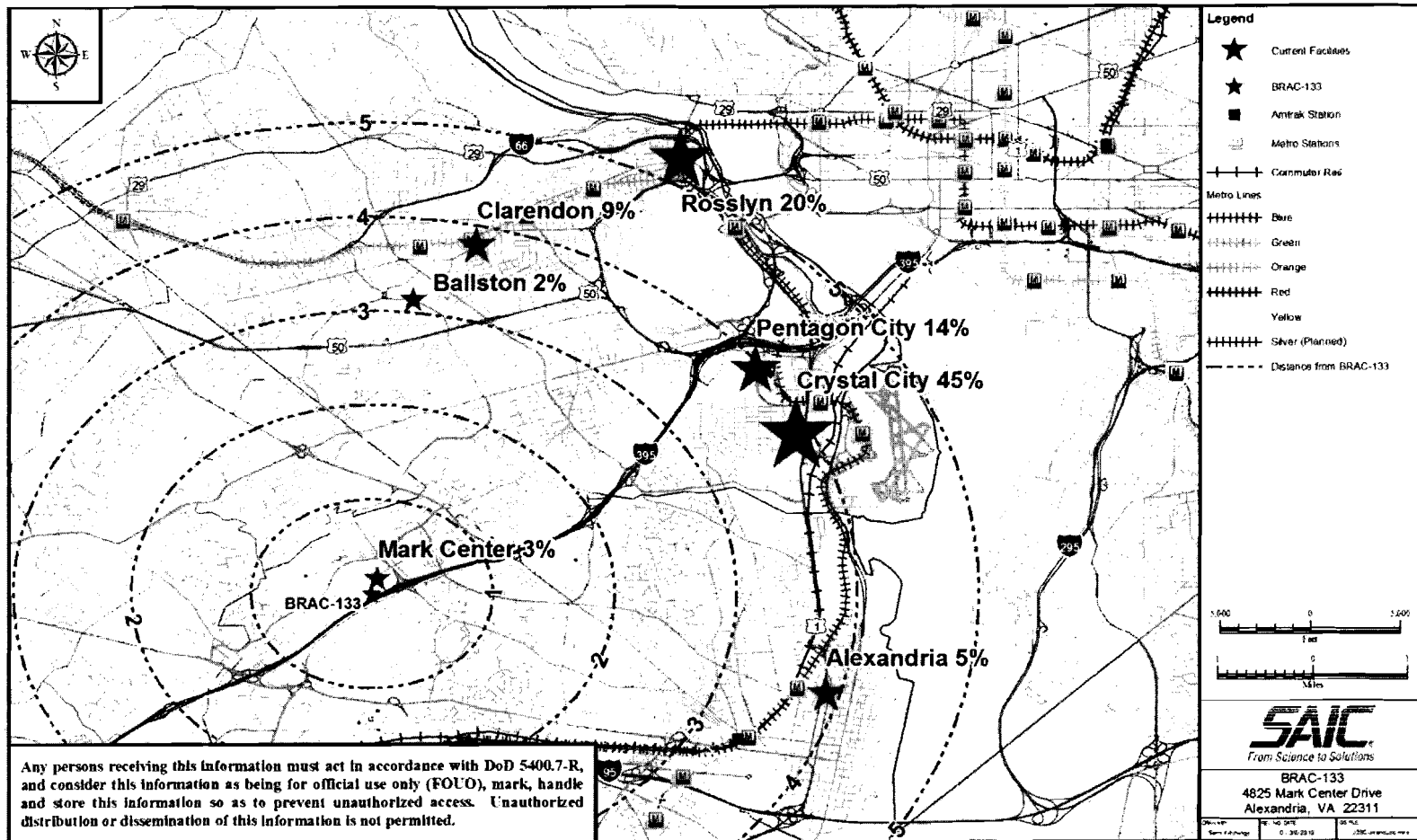
Next Steps

- Meetings with VDOT, FHWA and DOD to Discuss Project Requirements and Funding
- Conduct Analysis of Additional Alternatives
- Conduct Operational Analysis of Short-Term Improvements
- Assess and Implement Short-Term Improvements That Do Not Require Operational Analysis
- Develop 30% Plans for Short-Term Improvements

BRAC-133 Transportation Management Plan



Current Office Locations for BRAC-133

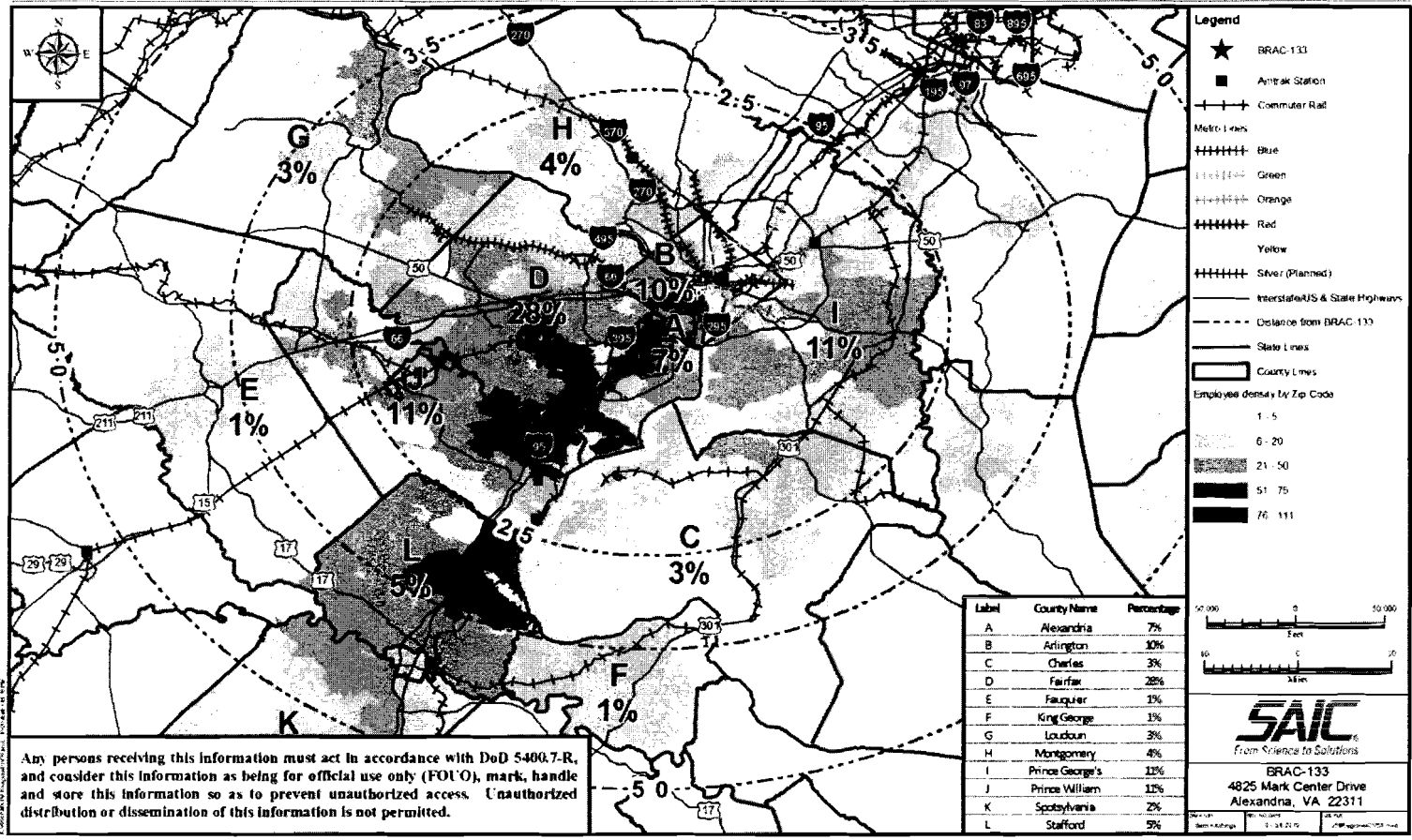


Current Employee Distribution by Office Location

Employee Home Zip Codes

- Obtained zip codes for 69% of the population
 - 400 zip codes represented
- 6% of population in DC
- 23% of population in MD
- 71% of population in VA
 - 7% from Alexandria (450)
 - 10% from Arlington (650)
 - 11% from Prince William County (700)
 - 28% from Fairfax County (1,800)
 - 15% from other jurisdictions

Broad and Dense Employee Population within 50 Miles of BRAC-133 Site



Location of Core Employee Population Density

The TMP Will Cover a Variety of TDM Strategies

- The document will include strategies for promoting / educating employees about:
 - Ridesharing
 - Bicycling, walking
 - Flex Time / Compressed Work Week / Teleworking
 - Transit, DoD shuttles

The TMP Will Document Transit Access to the Site

- Will include current and future possible transit service to the site
 - DoD shuttles to/from
 - The Pentagon
 - Blue/Yellow Lines (King Street)
 - Orange Line
 - Public transit options
 - Private charter bus options

TMP Schedule

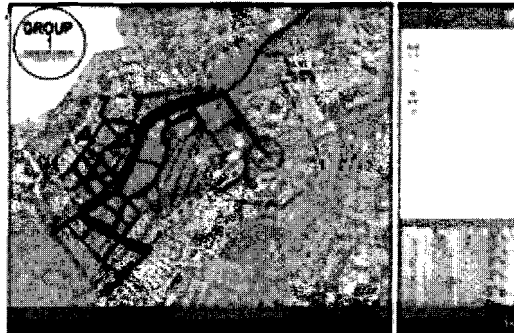
Draft TMP to Corps of Engineers	14 May
Draft TMP to City of Alexandria and BRAC Advisory Group for review	2 June
TMP team briefing of TMP to BRAC Advisory Group	16 June
Draft TMP Review and Action by Alexandria City Council	22 June
Draft TMP to City of Alexandria for distribution to BRAC Advisory Group	1 July
Consolidated comments from BRAC Advisory Group to TMP team from City of Alexandria	20 July
Draft Final TMP to NCPC	30 July

BEAUREGARD CORRIDOR PLAN | OVERVIEW OF PREVIOUS MEETINGS

COMMUNITY MEETING #1 KICK-OFF SESSION AND INPUT OCTOBER 29, 2009



COMMUNITY MEETING #2 TRANSPORTATION WORKSHOP JANUARY 20, 2010



COMMUNITY MEETING #3 CHALLENGES & OPPORTUNITIES FEBRUARY 25, 2010

OPPORTUNITIES ①

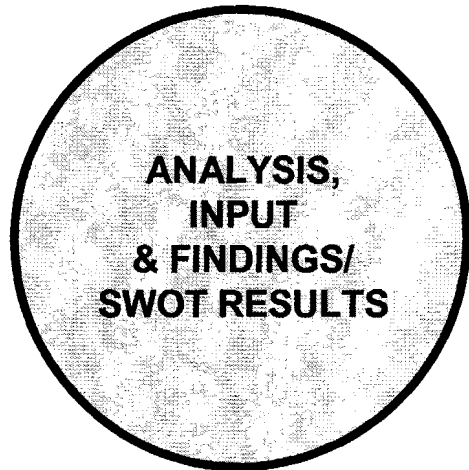
- ways to include renters in comm.
 - outreach
- more retail in the area - towards Southern Towers
 - ↳ spread it out.
- Mixed use - retail below residential ✓
- more restaurants
- opps. for retail services
- Rec opportunities - skate rink, etc.
- Active: passive recreation
- Public transportation - Xolley
- integrate bike trails - throughout and like Para Kelley, etc. : minkler

Strengths ②

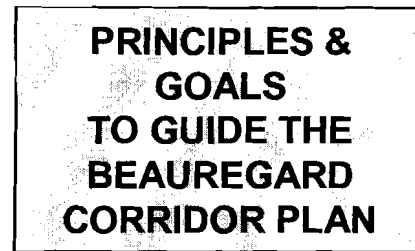
- NOVA
- education: cultural resources
- greenspace around the Hamlets
- shops at Mark Center - good scale
- smaller scale development footprints
- TRAFFIC - outside of rush hour, it is manageable
 - lower density supports
- Diverse economic, racial and social mix

PROCESS | COMMUNITY MEETING 4: FRAMEWORK

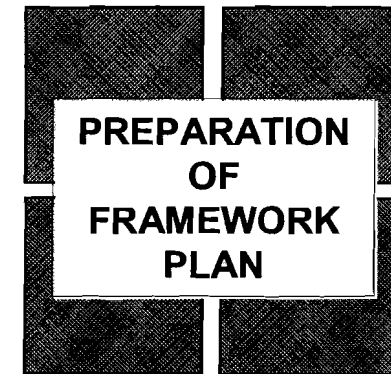
RESEARCH & ANALYSIS



SETTING THE VISION



PLANNING & DESIGN





FRAMEWORK PLAN | RPAs, FLOOD PLAIN, AND STEEP SLOPE AREAS



STEEP SLOPES

Areas with slopes in excess of 15% are often undevelopable without significant infrastructure costs and environmental impacts.

-  15-25% SLOPES
-  25% SLOPES

FRAMEWORK PLAN | PARKS, NATURAL AREAS, AND SCHOOL SITES



EXISTING PARKS & OPEN SPACES

- Winkler Botanical Preserve
- Holmes Run
- Dora Kelley Nature Park
- Chambliss Park
- Others

EXISTING SCHOOLS

- John Adams Elementary School
- William Ramsay Elementary School
- James Polk Elementary School
- Francis Hammond Middle School

FRAMEWORK PLAN | POTENTIAL OPEN SPACE NETWORK LINKAGES



POTENTIAL LINKAGES

Proposed open space connections would create an interconnected open space system linking with the surrounding community.

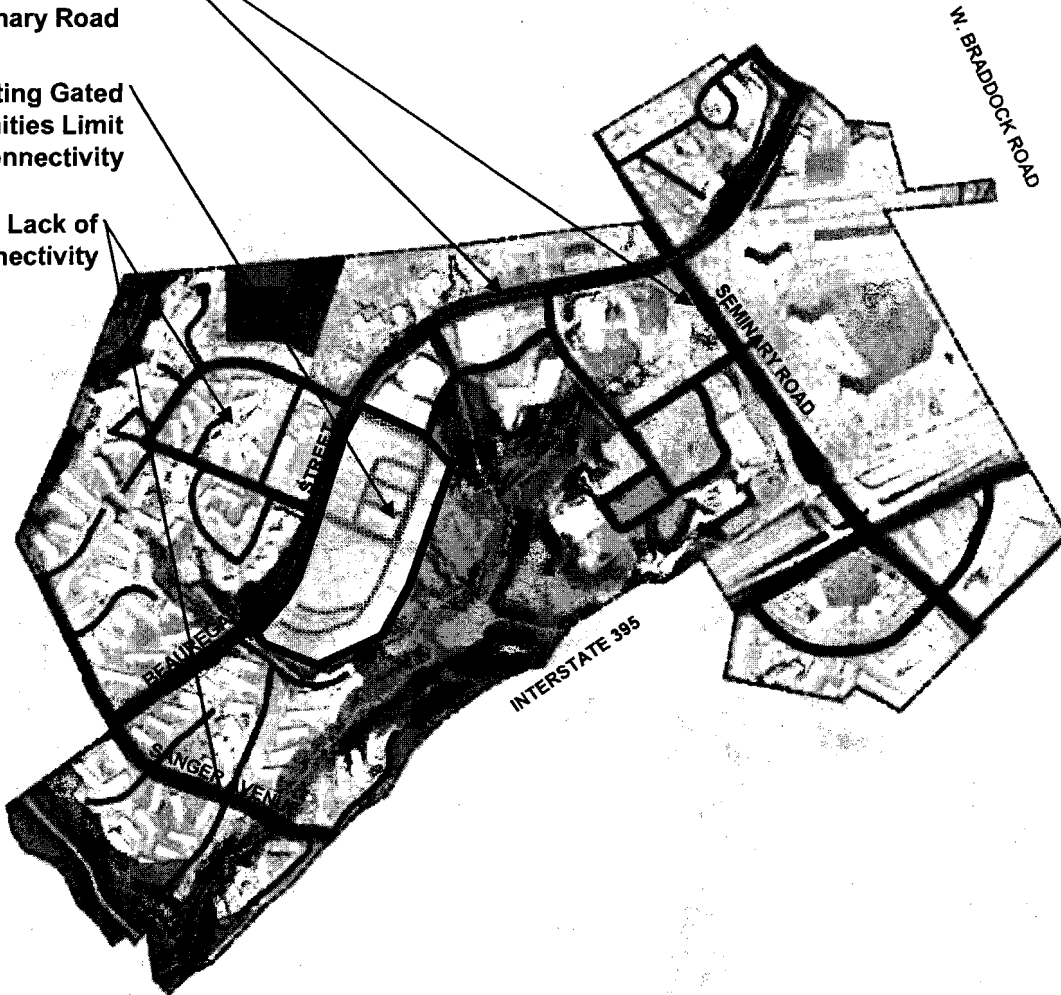
Improved linkages over/under Interstate 395 would improve accessibility between eastern and western Alexandria.

FRAMEWORK PLAN | EXISTING ROAD NETWORK

Lack of Parallel Routes to Beauregard Street and Seminary Road

Existing Gated Communities Limit Connectivity

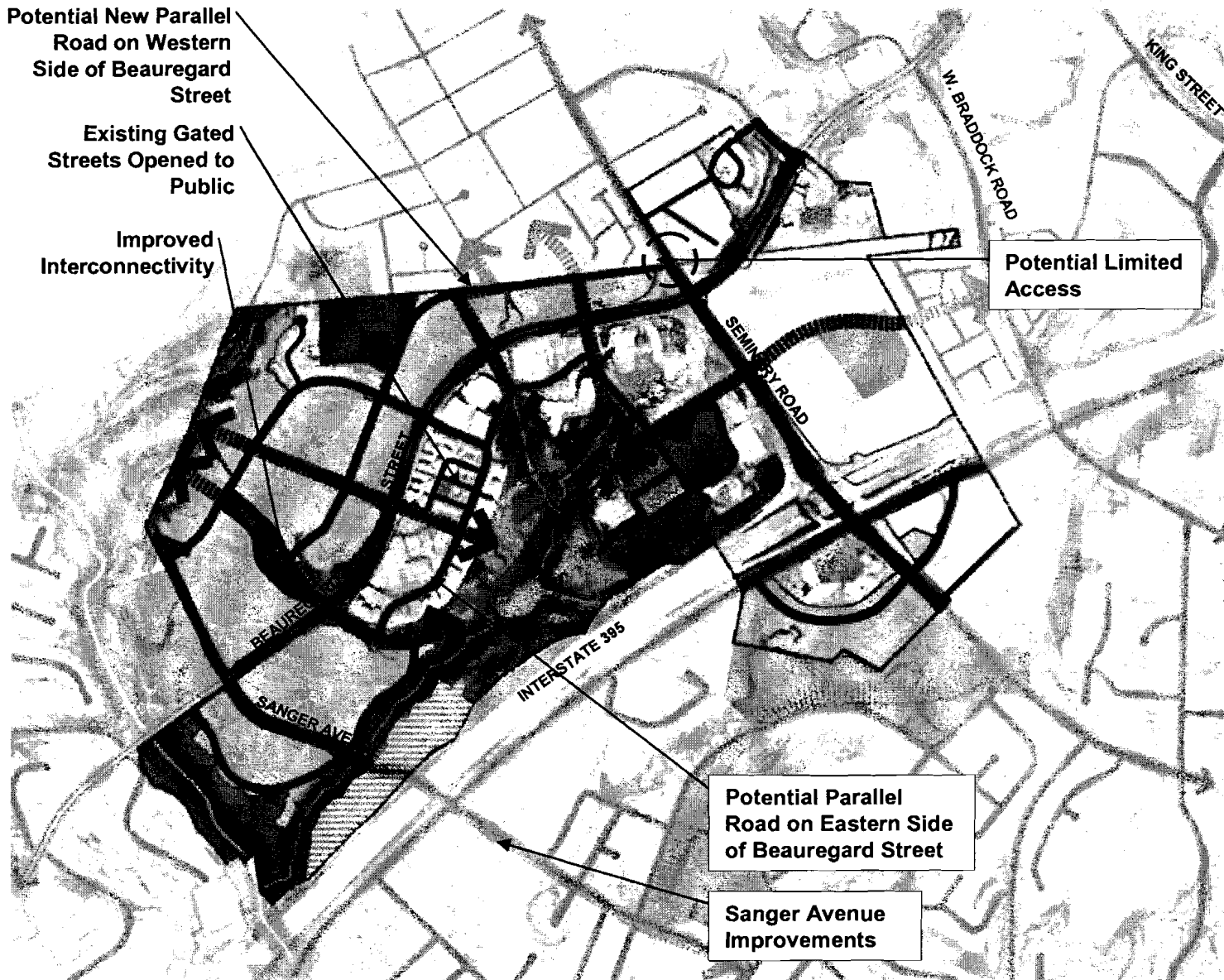
Lack of Interconnectivity



EXISTING STREET NETWORK CHALLENGES

- Lack of interconnectivity.
- Lack of options to Beauregard St. and Seminary Road.
- Street pattern limits walkability and accessibility.
- Gated streets, (area in red).
- Limited access to Mark Center and the WHS/BRAC-133 Facility

FRAMEWORK PLAN | POTENTIAL LOCAL STREET NETWORK



POTENTIAL STREET NETWORK BENEFITS

- Improved interconnectivity.
- Options to Beauregard Street and Seminary Road.
- Promotes walkability and accessibility.
- Gated streets are opened.
- More roads can lead to smaller and slower roads.

FRAMEWORK PLAN | HIGH CAPACITY TRANSIT LINE

Optional
Realignment/ One
Way Loop to Provide
Direct Access to
Proposed BRAC-133
Transit Facility

Potential Alternative
Transit Line Route
To Little River
Turnpike



ENHANCED TRANSIT CORRIDOR

- Provide a dedicated right-of-way for transit vehicles.
- Choose an alignment that will accommodate the most users.

FRAMEWORK PLAN | EMERGING SHORT-TERM FRAMEWORK PLAN



KEY ELEMENTS

- Interconnected open space system.
- Environmental stewardship – restoration and preservation.
- Improved transportation network.
- Defined community character areas.
- Enhanced pedestrian and bicycle mobility.
- Community scale and character.
- Integrated transit system.

BEAUREGARD CORRIDOR | NON-"FRAMEWORK" ISSUES

ISSUES

- Land use, density and community design
 - Housing, including affordability
 - Retail
 - Office
 - Hotel
- Public facilities and recreation/smaller public spaces
- Economic, environmental and social sustainability
- Transportation

METHODS

- Public input including SWOT
- Data gathering and analysis
- Principles and goal statements

BEAUREGARD CORRIDOR | COMING NEXT

- **MAY 6:** Subcommittee meeting to refine principles and goal statements
- **MAY 8:** JBG-sponsored community meeting
- **MAY 18:** Subcommittee meeting to provide input for May 24 community meeting
- **MAY 24:** City-sponsored community meeting: transportation, density, heights, land use, economic sustainability

BEAUREGARD CORRIDOR | ONGOING COMMUNITY INPUT METHODS

- Community Meetings and Workshops
- Web Page
 - www.alexandriava.gov/
- Review Documents (on web, with comment log)
- E-mail comments
- Staff contacts:
 - **Dirk Geratz:**
dirk.geratz@alexandriava.gov
703.746.4666
 - **Pat Mann:**
pat.mann@alexandriava.gov
703.746.4666



STUDY AREA PHOTOS