

Beauregard Small Area Plan

School Board Meeting

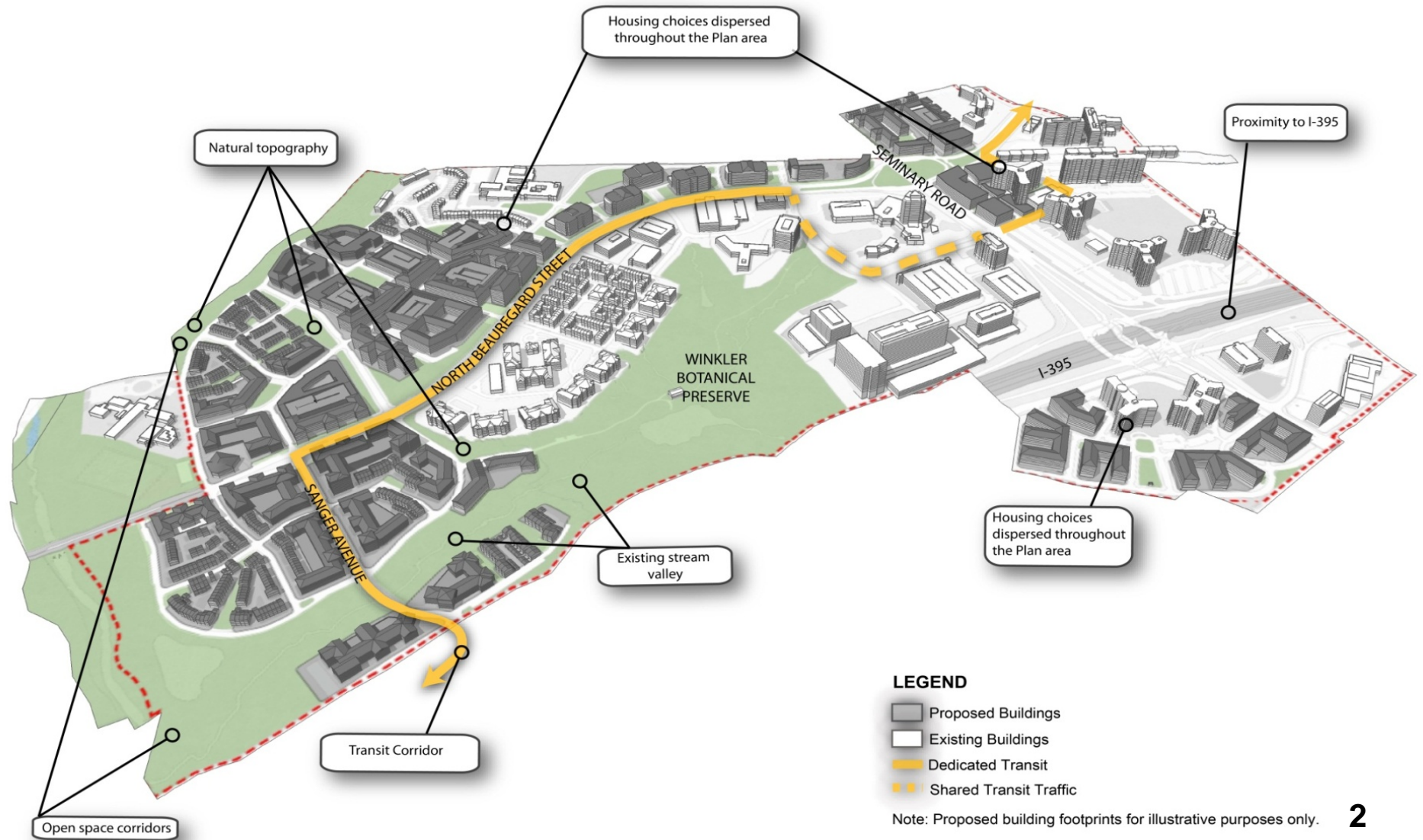
November 8, 2012

7:00 p.m.





Beauregard Plan Overview





Beauregard Plan Overview

HOUSING:

There is no current dedicated affordable housing. The Plan proposes 28% of the existing units as dedicated affordable housing.

RETAIL:

The Plan enables a mixed-use town center with 200,000 sq. ft. of retail including a new grocery store. Retail will be located throughout the Plan area that is accessible to residents.

OPEN SPACE:

The Plan proposes an extension of Dora Kelley Nature Park and greenway open space adjacent to the Winkler Botanical Nature Preserve that totals 34 acres. There area approximately 45 acres of the plan area will be provided as open space - parks. The Plan recommends parks within each neighborhood and recommends stream restoration for a portion of Holmes run. The proposed parks and greenway will be connected to the Holmes Run Park. The Plan proposes open space amenities such as community gardens, dog parks and a multi-purpose field. The Plan proposes enabling bike and trail connections to the adjoining parks, spaces and schools. Specific proposed open space connections for schools in or near the Plan area (John Adams, William Ramsay, and Francis Hammond) will be further discussed in this document.

TRANSIT:

The Plan recommends dedication of the right-of-way (in advance of redevelopment) for the High Capacity Transitway (Corridor C) as part of a future rezoning. It also proposes an Ellipse that functions similar to a traffic circle that will improve the traffic, pedestrian and bike circulation for the intersection of Seminary Road and Beauregard Street. A number of smaller transportation improvements will also be provided in the Plan area.

FIRE STATION:

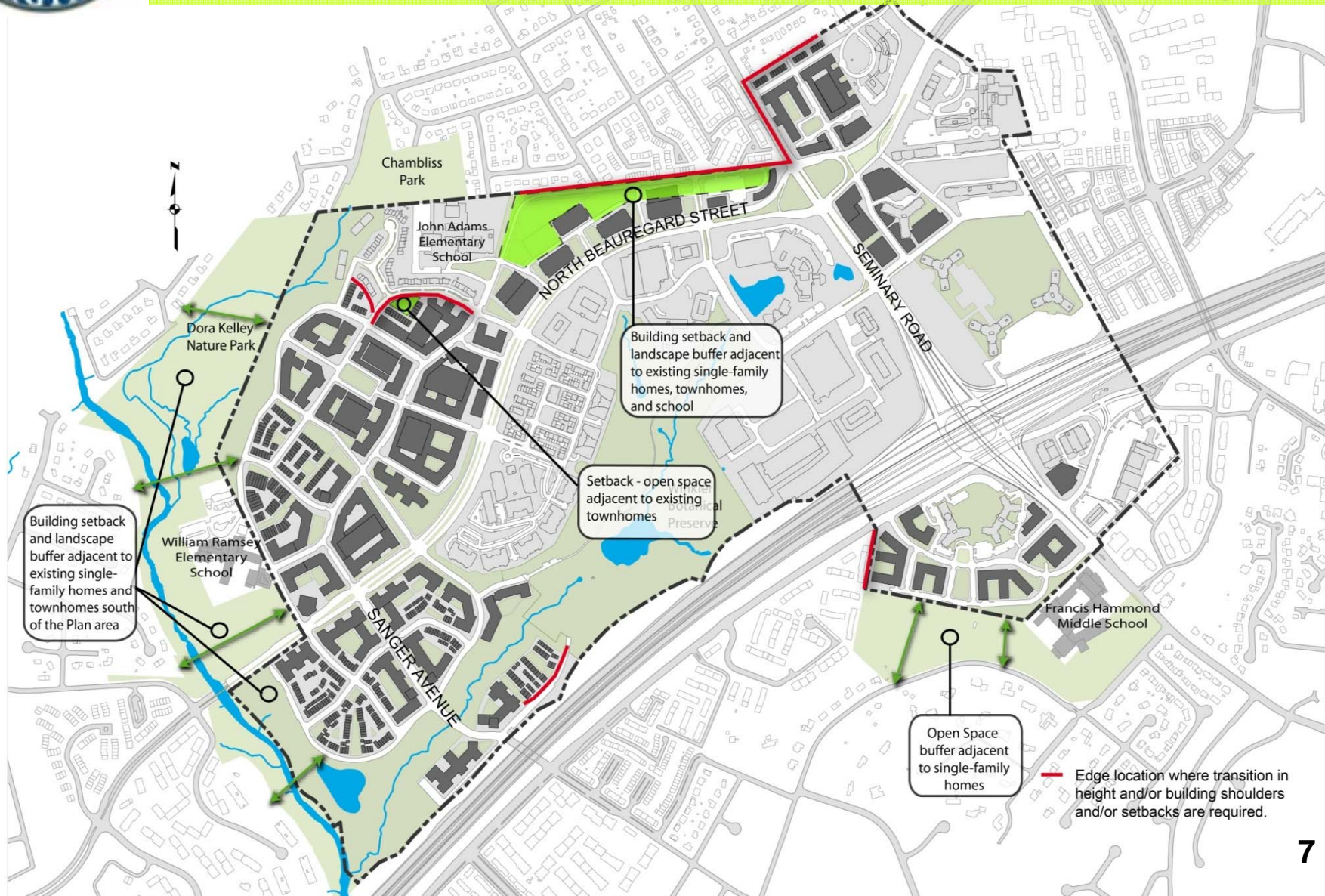
The Plan recommends a new four bay fire station, which would be be paid for by the developers.

DEVELOPER CONTRIBUTIONS

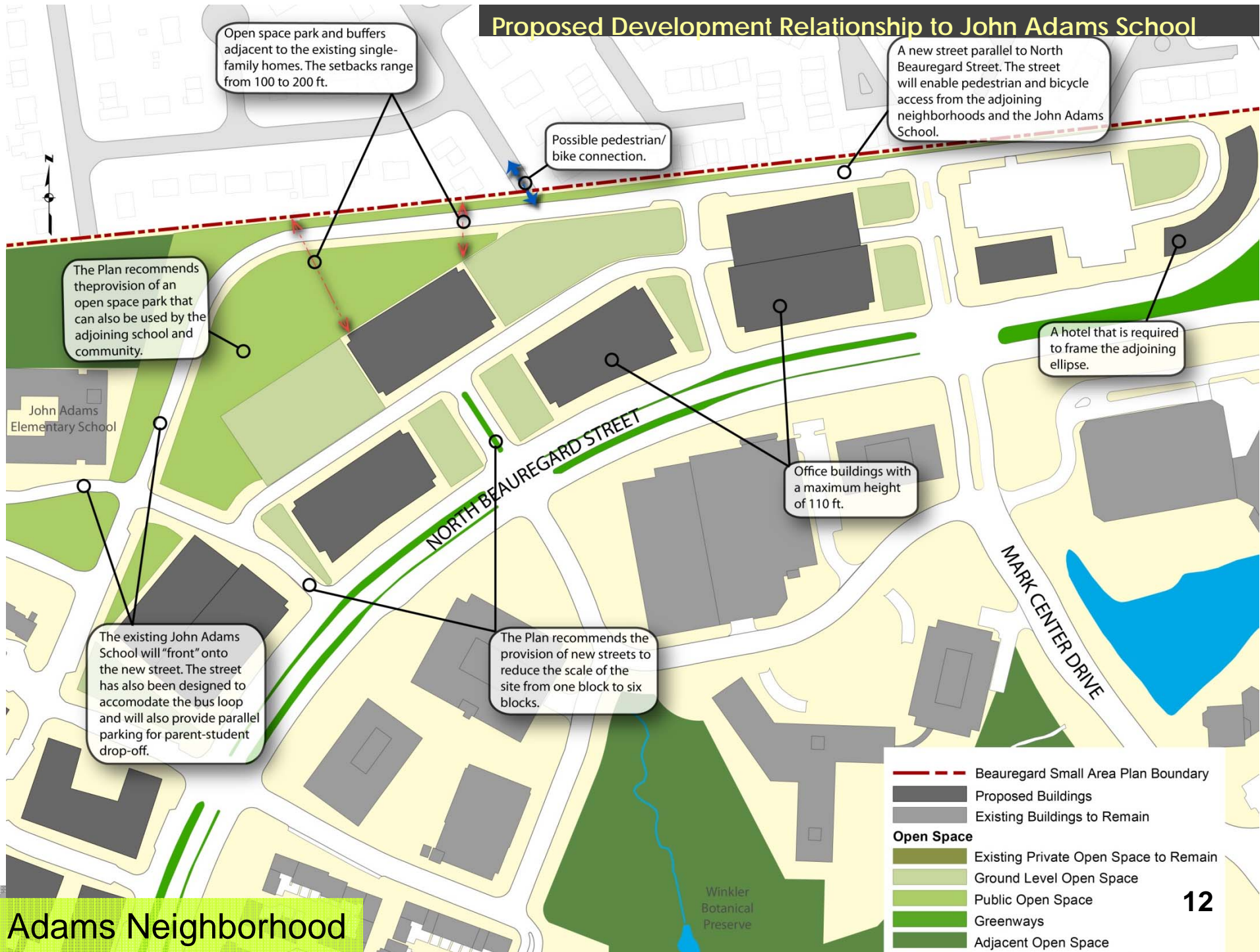
Total developer contributions for the Plan area would be approximately \$147,000,000 for the following public benefits: proposed athletic field and recreation enhancements, transportation improvements, affordable and workforce housing, fire station facility, enhanced landscape and streetscape for Beauregard Street, and right-of-way dedication



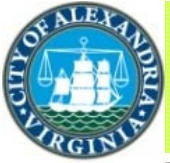
Existing Neighborhoods – Transitions



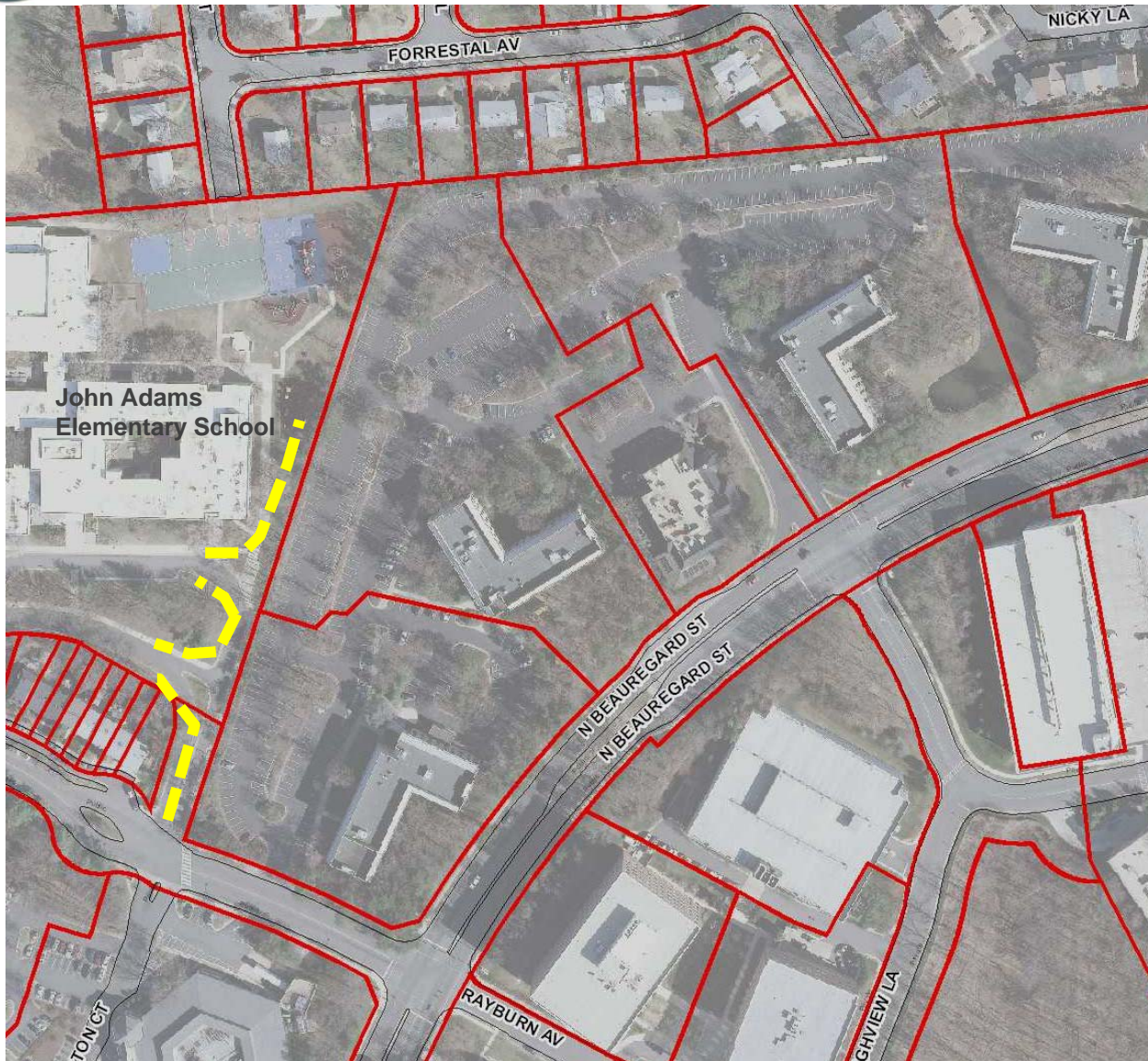
Proposed Development Relationship to John Adams School



Adams Neighborhood

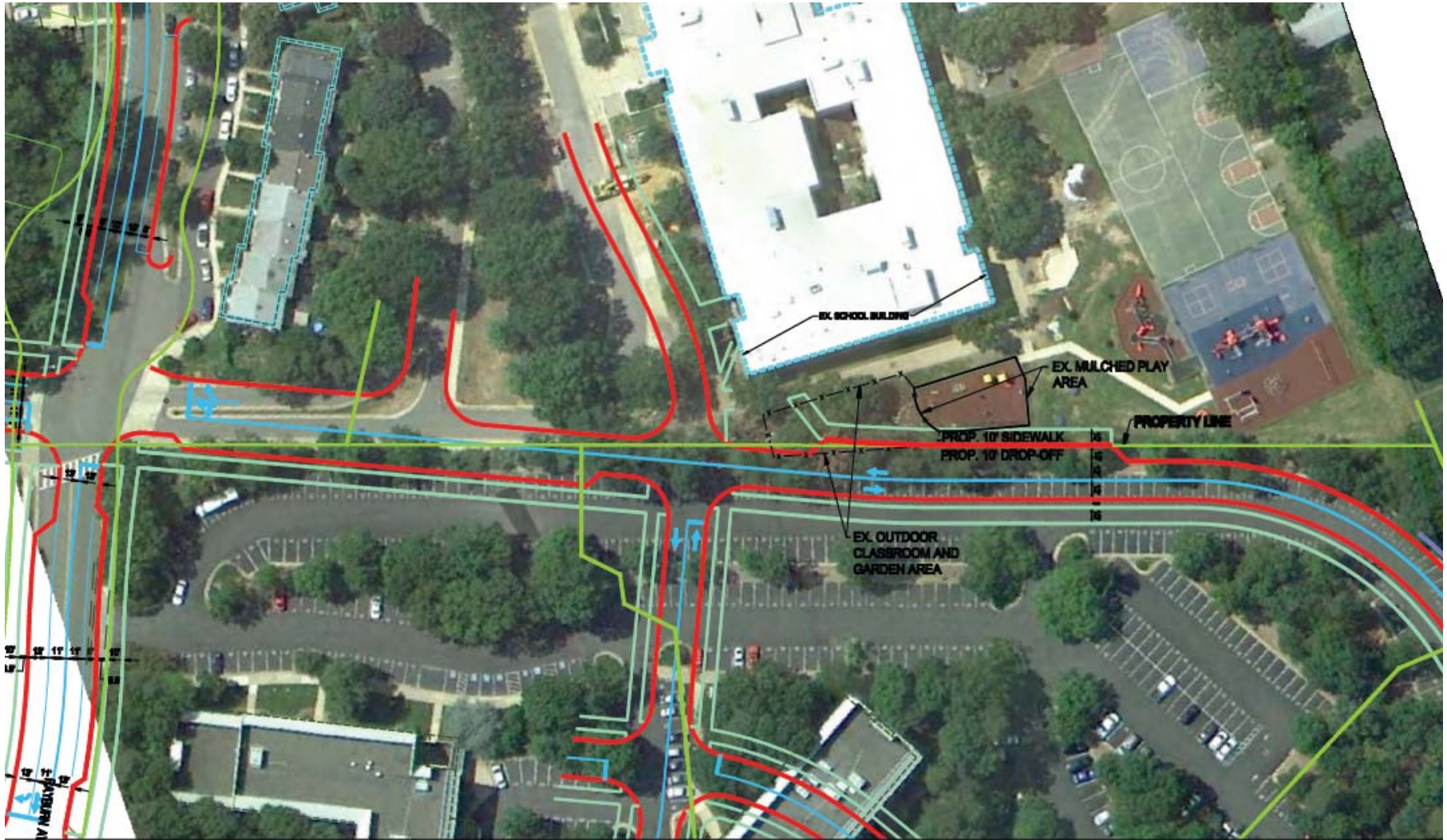


John Adams School – Proposed Drive Aisle





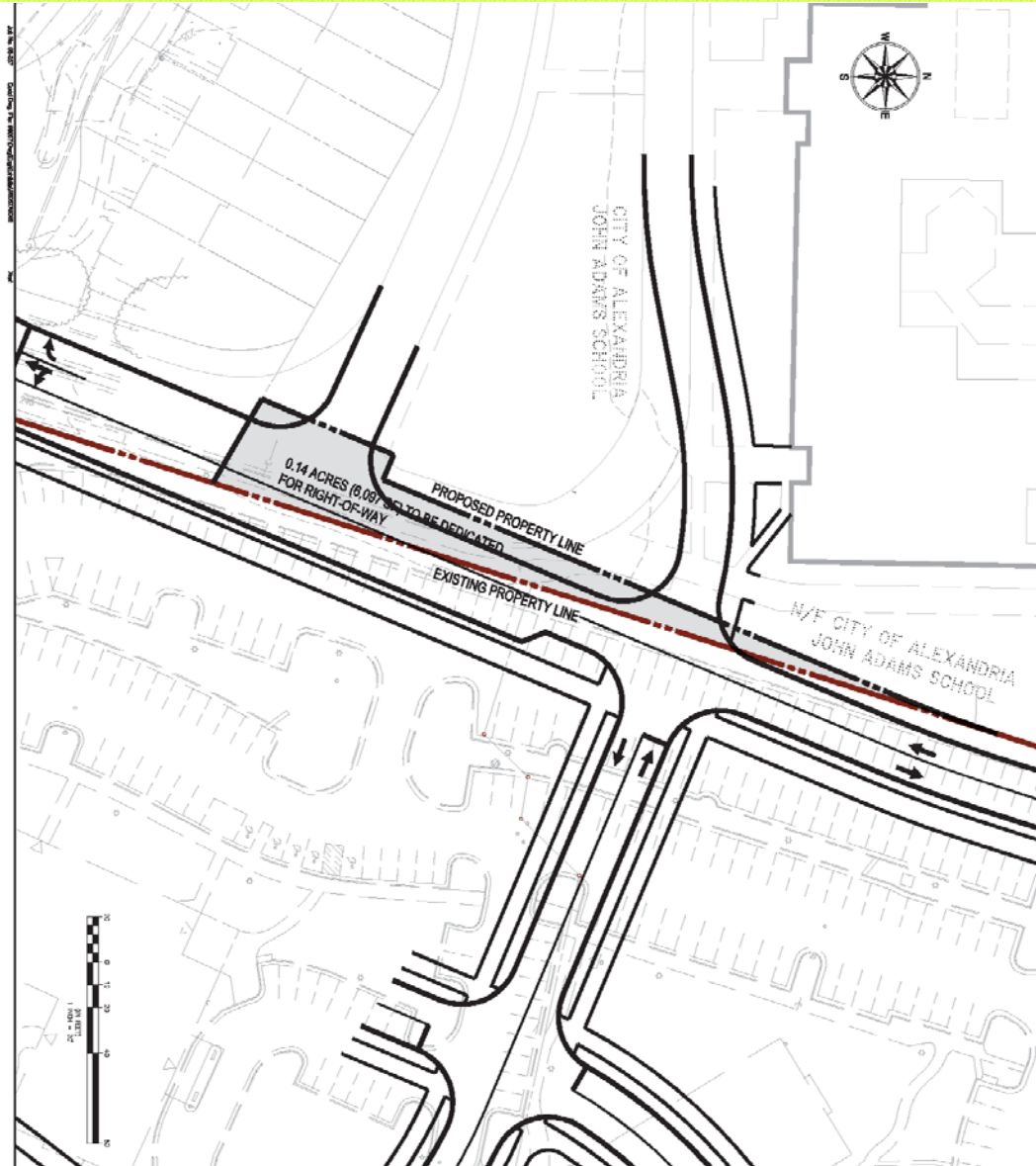
John Adams School – Proposed Parallel Road



Legend: Property Line Proposed Curb



John Adams School – Proposed Right of Way Dedication



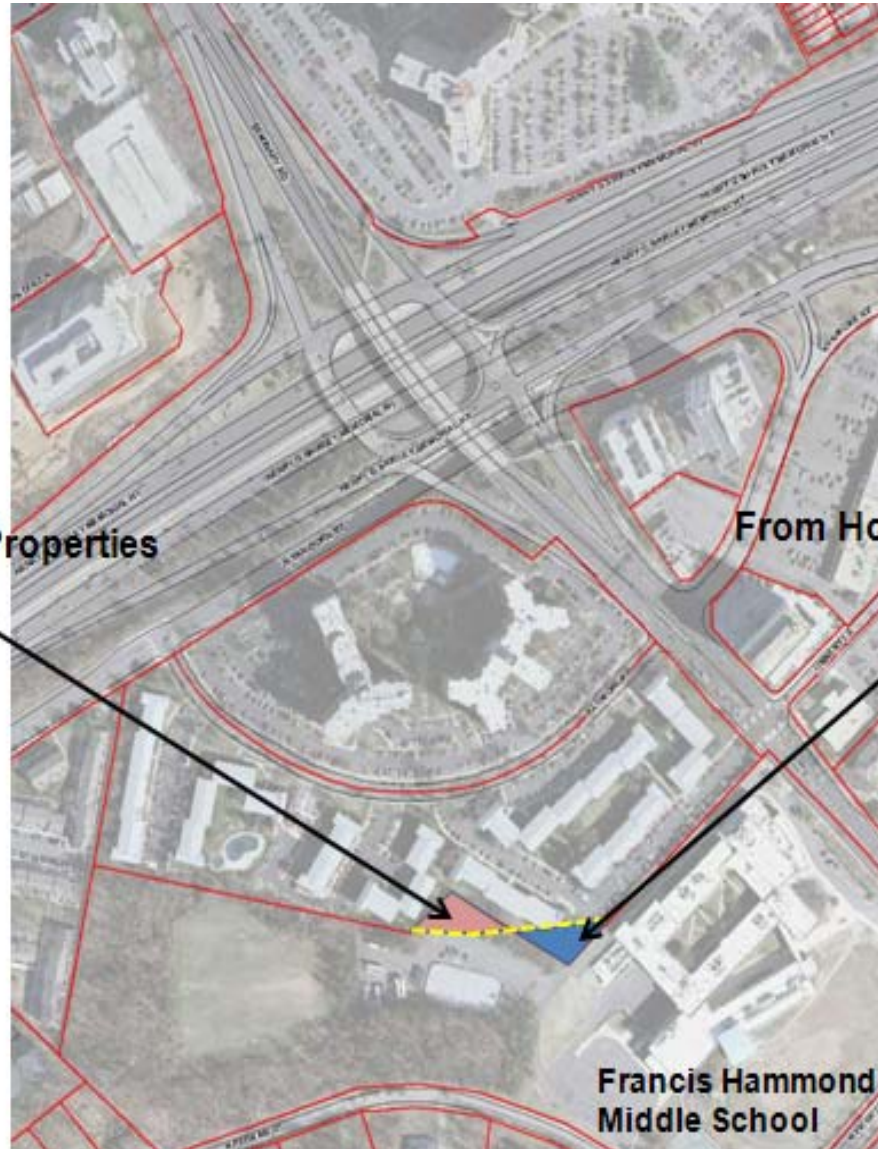
Proposed Development Relationship to Francis Hammond Middle School



Seminary Overlook Neighborhood



Home Properties Land Swap

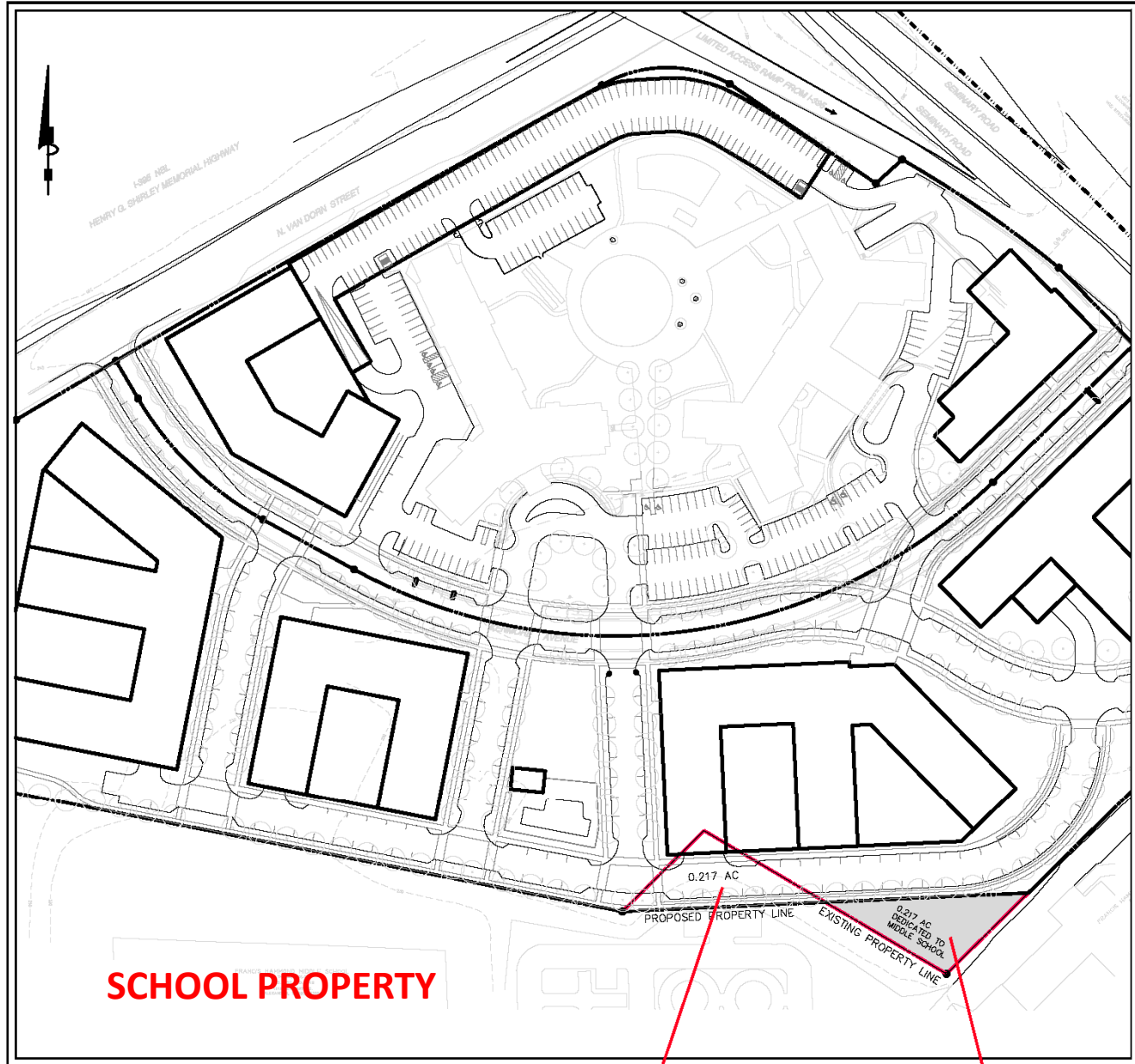


**.217 acres to be swap
between City/School
and Home Properties**

From City/School to Home Properties

From Home Properties to City/School

**Francis Hammond
Middle School**



SCHOOL PROPERTY

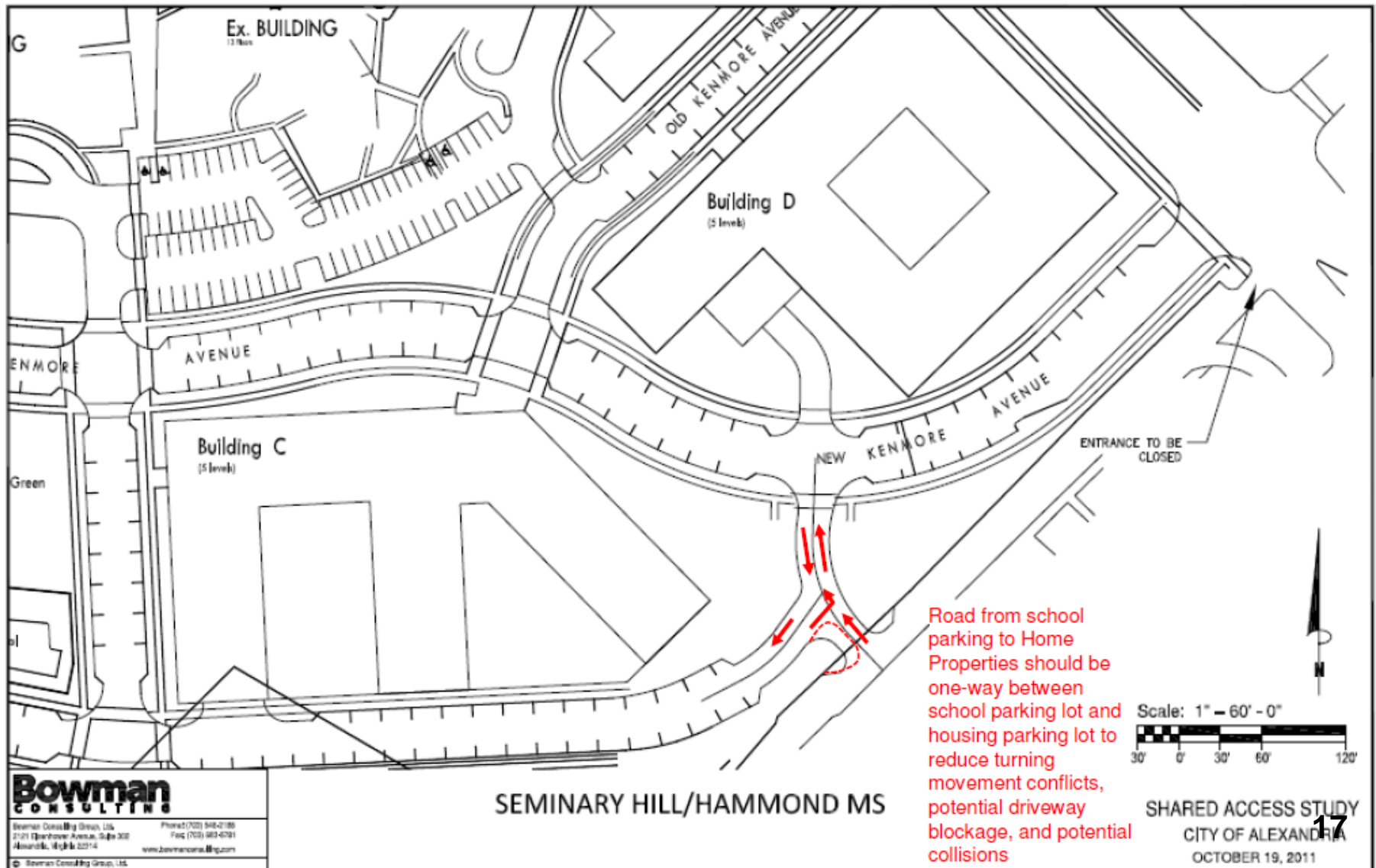
TO HOME PROPERTIES
FROM SCHOOLS

TO SCHOOLS FROM
HOME PROPERTIES



Home Properties – Vehicular Connection

Francis Hammond School





PROCESS – NEXT STEPS

FRANCIS HAMMOND:

- Land Exchange
- Street Connection
- Replacement of Displaced Parking
- Pedestrian Improvements

ADAMS:

- On-Street Parking, Parent-Teacher Drop-Offs
- Open Space – Use, Programming
- Land Conveyance
- Shared Parking

NEXT STEPS:

- On-going Beauregard Advisory Group Meetings
- November 19th School Board Meeting
- Upcoming Planning Commission & City Council Hearings (2013)



Will you join the conversation?

What's Next Alexandria is a process where together we will develop principles that will guide civic engagement and planning in Alexandria.

More than 1,500 Alexandrians have already participated in the *What's Next Alexandria* initiative by taking our community poll on the future of civic engagement in Alexandria. Now it is time to continue the conversation.

We will hear from **Dr. Carolyn J. Lukensmeyer**, founder and former President of America Speaks, an organization whose mission is "to reinvigorate American Democracy by engaging citizens in the public decision making that most impacts their lives." Her insight, along with the community poll results, will inform our discussion.



For more information and to stay connected, go to: **Alexandriava.gov/WhatsNext** or call Carrie Beach, project manager, at 703.746.3853.

FIRST COMMUNITY DIALOGUE Thursday, November 15

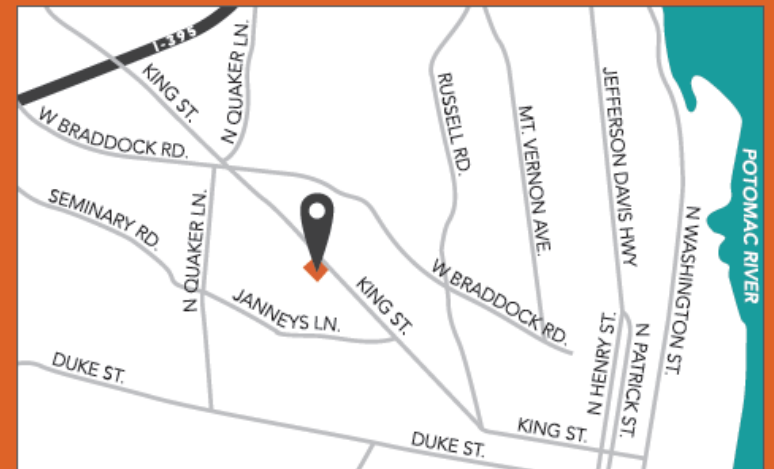
7 p.m.

First Baptist Church
Activity Center

2932 King St., Alexandria

Transit: DASH bus AT-5 and AT-6 or Metrobus 28A
Parking is available - carpooling is encouraged

Child care will be provided



The next *Community Dialogue* will be held in
January 2013