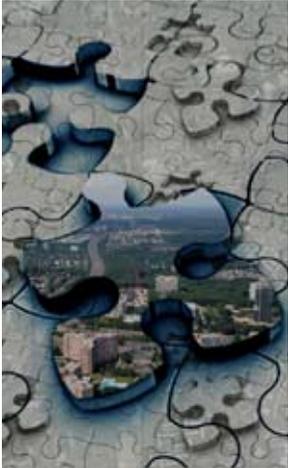


INVENTORY & ANALYSIS



CHAPTER 2 | INVENTORY & ANALYSIS

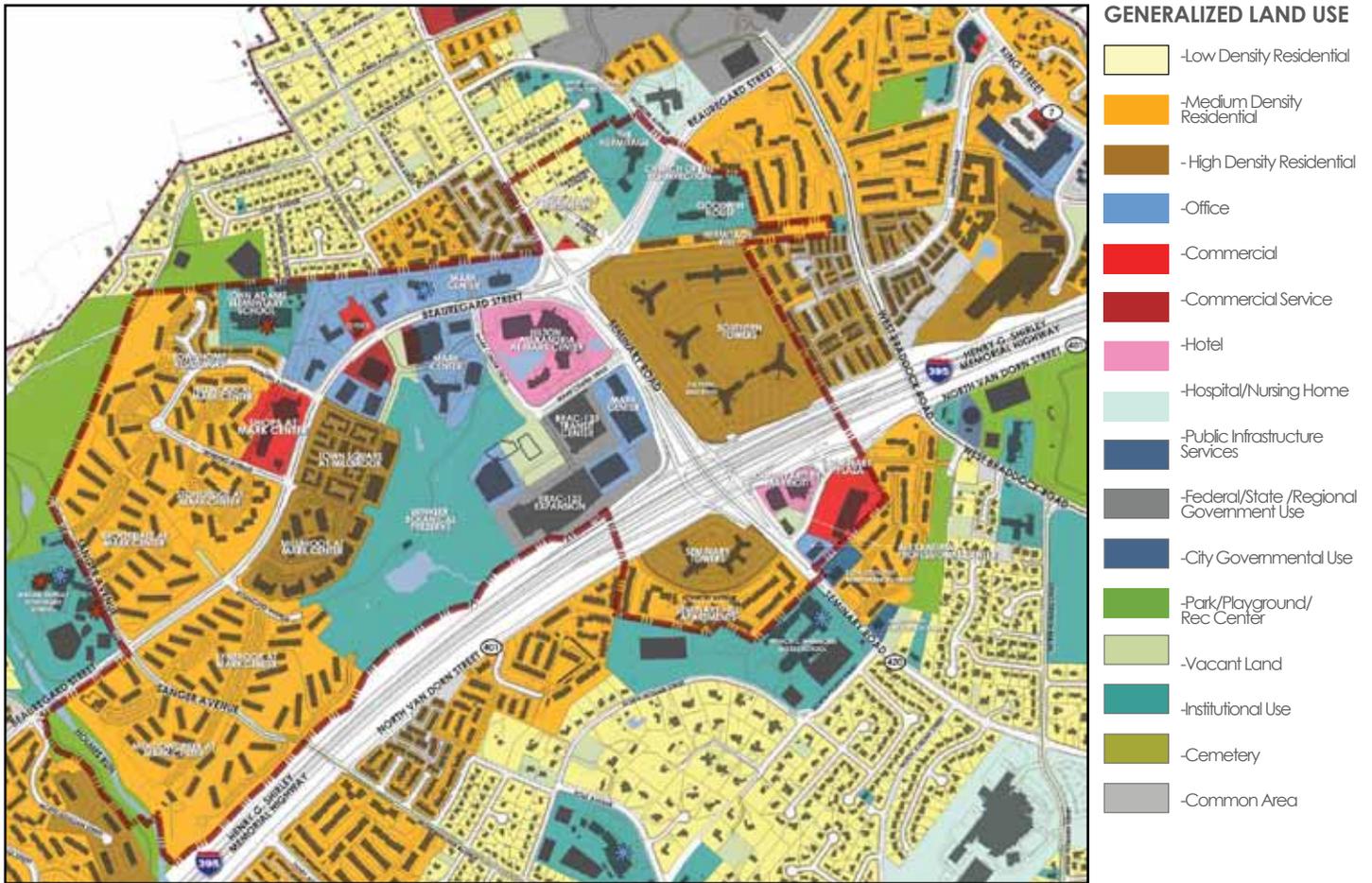


Figure 2-1a | Existing Land Use: This figure shows the mix of existing land uses found within the Beaugard Corridor Study Area. Of note is the central core of Office and Retail uses surrounded by a mix of medium- to high-density residential uses.

2.1 | Existing Land Use

A variety of existing land uses and amenities are currently located within and adjacent to the Beaugard Corridor Study Area. The core of the area includes office and retail uses that are adjacent to the Winkler Botanical Preserve. A mix of medium- and high-density residential uses are located at its edges.

The Beaugard Corridor commercial districts provide retail, professional and business offices and services to surrounding residential areas extending to Quaker Lane on the east, King Street on the north, into Fairfax County on the west, and Duke Street on the south. Connections throughout this context area are important to maintaining this inter-relationship.

Office

The Mark Center is prominently located at the gateway into the area along I-395, Beaugard Street and Seminary Road. Featuring a broad mix of Class A and Class B office uses, the Mark Center is currently undergoing a major expansion that will include the new Washington Headquarters Service/BRAC-133 facility and future Institute for Defense Analyses (IDA) expansion. When complete, the office uses located within Mark Center will function as a more important regional employment center attracting thousands of workers to the area.

Retail

The Shops at Mark Center and Seminary Plaza are the two retail centers in the study area, each with a grocery anchor and supporting restaurants, stores and services. A handful of restaurants are scattered throughout the area.

Residential - Multi-family

A majority of the Beauregard study area is comprised of a mix of garden style apartments, many of which are dated and in need of renovation or redevelopment to maintain their condition and value. The Millbrook at Mark Center and Town Square at Millbrook are areas that have more recently been developed into residences with modern amenities and more urban framework.

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

Residential - Single-Family

Although its location at the intersection of Beauregard Street and Seminary Road makes it attractive for redevelopment, the Shirley Gardens/Hermitage Zone consists primarily of small single-family homes on large lots.

The Westridge Townhomes form a small enclave of 62 residential units located around the John Adams Elementary School along Rayburn Avenue.

Institutional

Several institutional uses are located along Beauregard Street east of Seminary Road.

These include the Goodwin House and the Hermitage senior living residential communities and the Church of the Resurrection.

Hotels

The Hilton Alexandria at Mark Center is one of the largest hotels and conference facilities in the area. It features a unique setting oriented around a pond. Additional lodging is supported by the Courtyard by Marriott along I-395.

Schools

The John Adams Elementary School is centrally located within the study area, but lacks a strong physical presence in the community as it is tucked behind existing townhome units and office buildings located within the Mark Center.

The William Ramsay Elementary School and Francis C. Hammond Middle School are immediately adjacent to the planning area and serve students from the Beauregard corridor and other West End neighborhoods.

Parks & Open Spaces

The Winkler Botanical Preserve is a private open space area that offers a unique natural retreat within Alexandria. The Preserve

LANDCODE	LANDDESC	AC	%
100	DETACHED HOUSE	6.63	1.68
110	SEMI-DETACHED HOUSE	1.39	0.35
120	ROW (TOWNHOUSE)	2.47	0.63
310	GARDEN APT 3 ST OR <	140.50	35.55
320	MED RISE ELEV (4-6S)	24.25	6.14
330	HI-RISE (7 ST AND UP	49.45	12.51
400	GENERAL COMMERCIAL	0.32	0.08
450	REPAIR SERVICES	3.16	0.80
470	HOTEL AND MOTEL	15.56	3.94
474	RESTAURANT/FST FOOD	1.28	0.32
487	OFFICE BUILDINGS	39.55	10.01
488	SHOPPING CENTERS	11.32	2.87
700	FEDERAL	15.91	4.03
731	CITY PKS/PLAYGROUNDS	5.84	1.48
734	CITY VACANT LAND	0.57	0.14
740	ED. PUBLIC SCHOOLS	7.95	2.01
760	CHURCHES/RELIGIOUS	2.01	0.51
770	CHARITABLE	13.83	3.50
780	PRIVATE ED INSTS.	44.63	11.29
910	VACANT LAND - RESID.	1.30	0.33
940	VACANT LAND - INDUST	0.30	0.08
941	VACANT LAND COMMERC.	6.79	1.72
942	VACANT LAND SUB-PARCEL OF PARENT PROPERTY	0.24	0.06
	TOTAL	395.25	100.00

Figure 2-1b | Existing Land Use Chart: This overview of existing land uses as defined in the City's GIS data base within the Beauregard Corridor Study Area highlights the predominance of garden apartments, high rises and office buildings in the area.

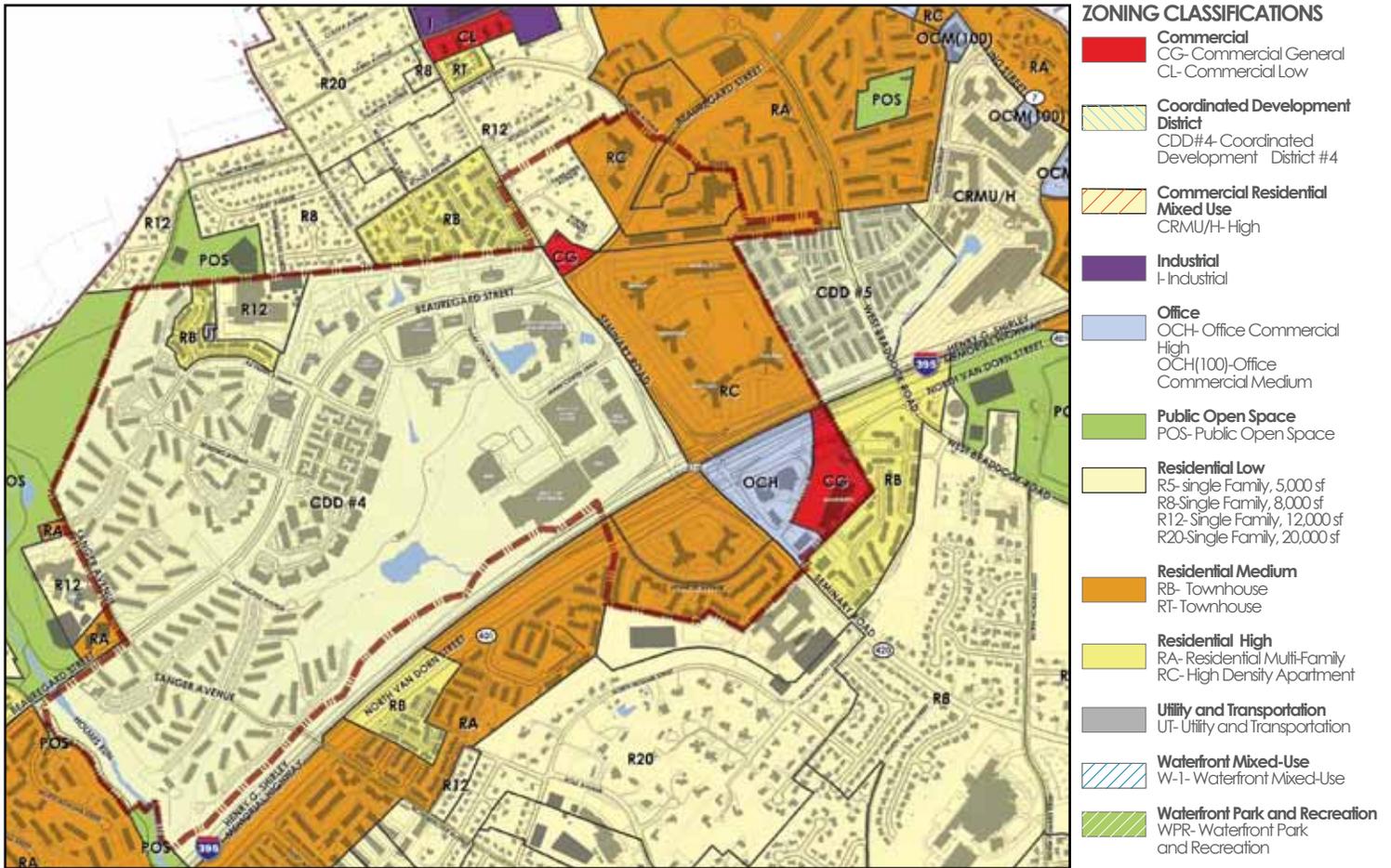


Figure 2-2a | Existing Zoning: This figure shows the mix of existing land uses found within the Beauregard Corridor Study Area. Of note is the central core of Office and Retail uses surrounded by a mix of medium to high-density residential uses.

promotes education and recreation and is often used by local schools and community members.

Other open space areas within the study area include the Holmes Run, play fields associated with the John Adams Elementary School and several smaller open space areas dispersed throughout the area.

Open space areas located on the periphery of the study area include the Dora Kelley Nature Park, Chambliss Park and the Jerome Buddie Ford Nature Center.

2.2 | Existing Zoning

Although consisting of a broad variety of existing land uses, the parcels within the Beauregard Corridor fall within just six zoning classifications. Although many of the classifications allow for a variety of uses within them, the study area currently lacks a true mixed-use development classification that could support the vibrant mixed-use environment that may be needed to support the future Beauregard Corridor Transit Line.

Zoning Classifications

The existing zoning classifications and allowable uses, densities, height requirements and other limitations for the area are as follows:

CDD: Coordinated Development District

A majority of the Beauregard Corridor Study Area is currently zoned within the CDD#4 classification as part of the Winkler Tract.

ZONING	ZONING DES	TOTAL / ZONING	%
CDD#4	COORDINATED DEVELOPMENT DISTRICT #4	282.38	71.44
CG	COMMERCIAL GENERAL ZONE	6.00	1.52
OCH	OFFICE COMMERCIAL HIGH	4.58	1.16
R 12	RESIDENTIAL SINGLE FAMILY (12,000 SF 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

Figure 2-2b | Existing Zoning Chart: This overview of existing land areas in relation to zoning classification highlights that a majority of the Beauregard Corridor Study Area is currently zoned within the CDD#4 classification.

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 Zone

The John Adams Elementary School is currently zoned as part of 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

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.”³

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 and Seminary Towers, the senior-living communities at the Hermitage and Goodwin House and several garden style apartments located within Seminary Hill Apartments and Hermitage Hill. Limited commercial uses are located within and amongst 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.”⁴

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.”⁵

CG: Commercial General Zone

The Seminary Plaza shopping center is currently zoned CG. Existing uses include the Magruder’s grocery store, CVS pharmacy

1. City of Alexandria Zoning Ordinance
2. City of Alexandria Zoning Ordinance

3. City of Alexandria Zoning Ordinance
4. City of Alexandria Zoning Ordinance
5. City of Alexandria Zoning Ordinance

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.”⁶

Review of Existing Zoning

Assets & Opportunities

- CDD#4: At least 43 acres shall be maintained in or adjacent to Botanical Preserve and not used for FAR.
- CDD#4: Maximum Height: 150 feet except that consideration will be given to two buildings of not more than 250 feet each.
- RC: Limited commercial use is currently allowed within these defined areas.

Issues & Constraints

- CDD#4: No building shall be constructed within 50 feet of the curb of Beauregard.
- CDD#4: In area bounded by Beauregard, Seminary, I-395 and Roanoke, heights may rise to 100 feet except: Building height may only exceed 50 feet by one foot for each foot set back beyond 50 feet from the curb of Beauregard, up to maximum height of 100 feet.
- CDD#4: Maximum FAR and/or Development Levels: 1.0 FAR except that the existing development in the CDD should be maintained at existing densities.
- CG: Though some office use is allowed, may not be flexible to allow for more intensive mixed-use development.
- OCH: Certain uses require special permit, which may limit mixed-use development opportunities.

6. City of Alexandria Zoning Ordinance

ELEVATION ANALYSIS



Figure 2-3a | Elevation Study: This figure shows the rolling topography of the Beauregard Corridor Study Area. Higher elevations along Seminary Road are shown in red, while lower elevations along the Holmes Run are shown in green.

2.3 | Geography Of The Area

The topography of the Beauregard Corridor Study Area has created a unique environment that has historically affected local development patterns that include building layouts, road alignments and inter-connectivity between land uses.

Terrain & Elevation

Elevations within the Beauregard Corridor Study Area vary greatly, resulting in a sometimes challenging terrain that has over 200' of rise and fall in a relatively short distance. The Winkler Preserve, which is centrally located in the corridor, functions as the transition between the lowlands along Holmes

Run (+60' above sea level) and upper ridge that runs along Seminary Road (+250' above sea level).

Steep Slopes

The area's rolling topography includes some areas of steep slopes, which typically serve as the transition between the study area's lowlands and upper ridge. These slopes have affected the development pattern in the area, often dictating the placement of buildings and roads, contributing to disjointed land uses and making parts of the area difficult to develop.

Typically, areas with slopes in excess of 10% are difficult for development, while areas

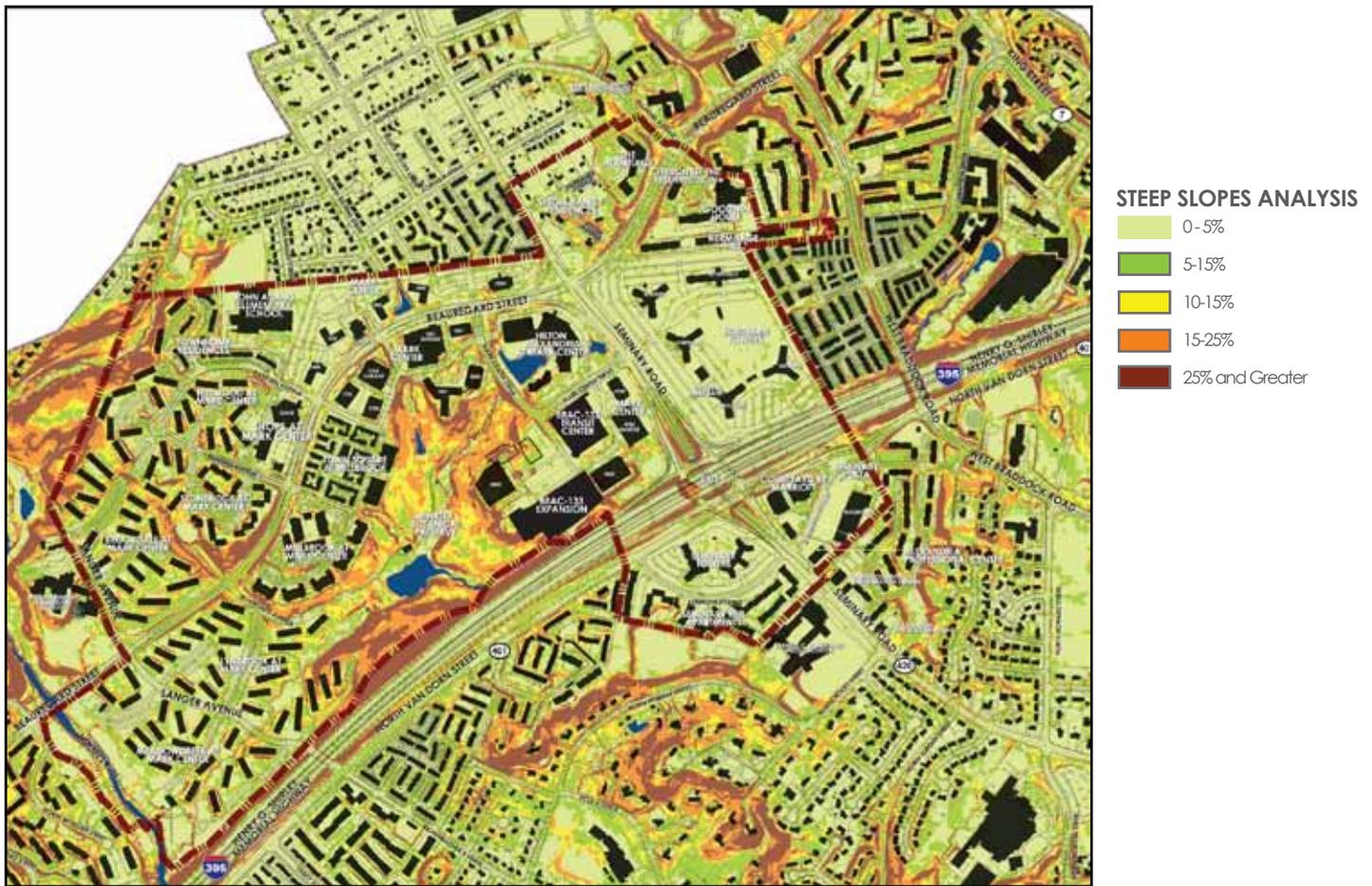


Figure 2-3b | Steep Slopes Study: This figure highlights areas featuring steep slopes within the Beauregard Corridor Study Area. Areas with the steepest slopes are shown in yellow (10-15%), orange (15-25%) and red (25% and greater).

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

Assets & Opportunities

- 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 Preserve.

Issues & Constraints

- Differences in elevation have made interconnectivity between land uses difficult.
- The grade change between the residential communities on the south side of Beauregard Street and the Winkler 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.
- The City of Alexandria currently does not have a policy regarding development areas with steep slopes.

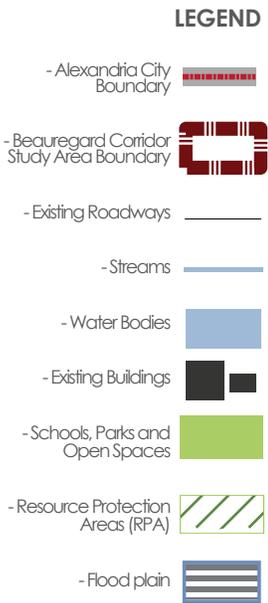


Figure 2-4 | Existing Development Pattern Study: This abstraction of the Beaugard Corridor Study area emphasizes the framework created by existing development, which has tended to be suburban in nature with buildings organically oriented and not positioned along streets and other built edges.

2.4 | Development Patterns

Existing development within the Beaugard Corridor Study Area has been generally developed in a suburban style, with buildings organically oriented within the landscape to respond to topography and away from the existing road network.

This suburban development pattern has resulted in a lack of a true street network or grid that would provide multiple choices of vehicular and pedestrian connections throughout the area. Much of this pattern has been a direct response to the rolling topography of the area and the desire to orient buildings towards open spaces that include the Winkler Preserve. Some areas in and adjacent to the study area have recently been redeveloped with a more urban framework, with buildings lining streets and defined open spaces.

Assets & Opportunities

- Positioning buildings within the landscape has allowed for the preservation/creation of organic open spaces.

Issues & Constraints

- Much of the study area lacks a true street network to promote vehicular and pedestrian connections.
- Poorly defined streetscapes and spaces diminish the area's sense of place.

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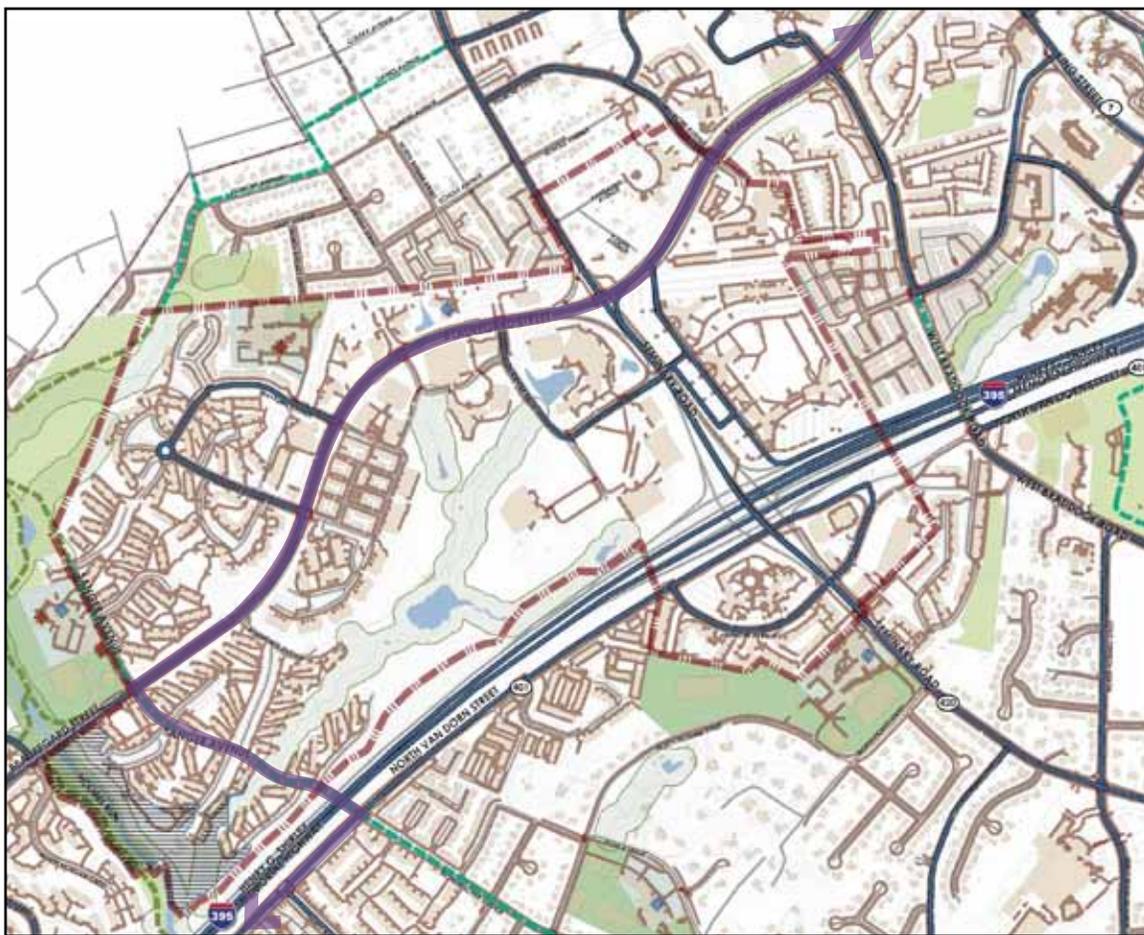


Figure 2-5 | Connectivity Map: This figure highlights all of the vehicular, pedestrian, bicycle and transit connections in and around the Beauregard Corridor Study Area. The map highlights the lack of inter-connectivity within the study area and to the surrounding area.

2.5 | Connectivity

Vehicular

The lack of a true street network means low inter-connectivity between land uses within the study area and the greater region. Most streets end in cul-de-sacs or dead ends, which further limit connectivity. All of the developed areas in the corridor can only be accessed from the study area's primary streets (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 road network has created gaps in the pedestrian network of the area as well. As a result, most areas in the study area are linked internally, but lack convenient linkages to adjacent uses and amenities.

Bicycle

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

Transit

The Beauregard Corridor is currently serviced by the City of Alexandria's DASH bus service, WMATA bus service, and locally by the Mark Center Shuttle. The proposed high capacity transit corridor along Beauregard Street and Sanger Avenue will further connect the study area to the surrounding region.

DEVELOPMENT OPPORTUNITY

- High Opportunity: Areas of Currently Planned Redevelopment 
- Medium Opportunity: Areas of Potential Redevelopment 
- Low Opportunity: Areas of Possible Infill Redevelopment 
- Areas of No Change 
- Dedicated Open Space Areas 

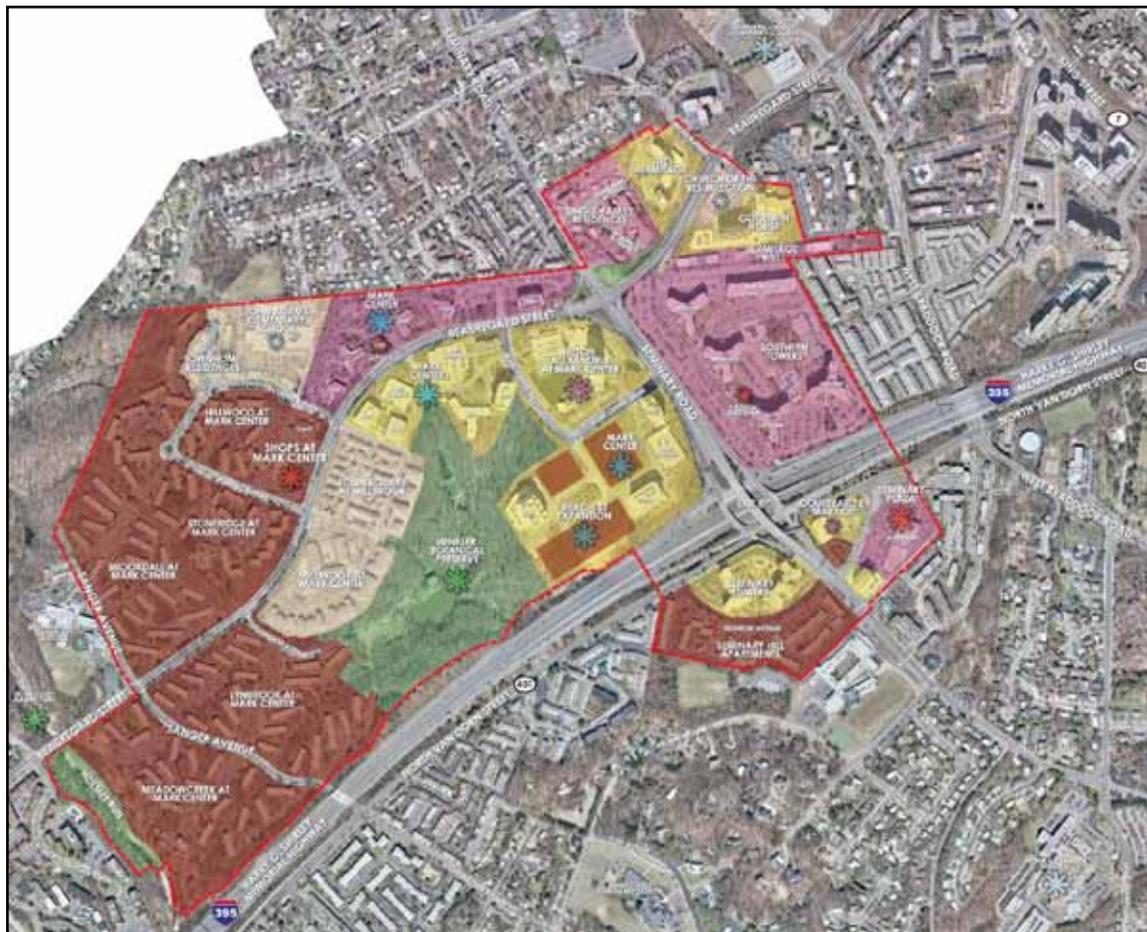


Figure 2-6 | Development Opportunity Map: This abstraction of the Beauregard Corridor Study area emphasizes the framework created by existing development, which has tended to be suburban in nature with buildings organically oriented and not positioned along streets and other built edges.

2.6 | Development Opportunity

Proposed changes within the Beauregard Corridor Study Area, including increased employment within Mark Center at the WHS and IDA facilities and the future transit line proposed along Beauregard Street have the potential to greatly impact the future of the study area.

New uses and users will create an increased demand for retail uses, support services and modern housing in the area that will make the redevelopment of existing areas within the study area a likely possibility.

High Opportunity: Areas of Currently Planned Redevelopment

Much of the study area is currently being studied by local developers and property owners for potential redevelopment (areas shown in red-brown within Figure 2-6) to provide retail, office space and housing in the area. These properties include:

- JBG’s land holdings at the Shops at Mark Center and surrounding garden apartment communities along Beauregard Street and Sanger Avenue.
- Home Properties’ Seminary Hill Apartments along Kenmore Avenue.
- The future IDA expansion area and the BRAC-133/WHS facility currently under construction within the Mark Center.
- The former Steak & Ale site currently owned by Washington Real Estate Investment Trust.

Medium Opportunity: Areas of Potential Redevelopment

As some areas within the corridor begin to evolve into new and modern communities, it is likely that adjacent land owners will begin to explore other options for their properties to maximize their land holdings to protect the value of their assets. Many of these

areas (shown in pink within Figure 2-6) currently have successful uses in place that may be aging or ideally situated to capitalize on the increased activity in the area. Areas of potential redevelopment include:

- Southern Towers: This area is well-situated with direct access from I-395, proximity to new development at Mark Center and access to the proposed transit line.
- Seminary Plaza: This area has great potential for mixed-use development that can take advantage of this gateway location.
- Shirley Gardens neighborhood (Fairbanks and Foster Avenues): These low-density properties at the prominent Seminary-Beauregard intersection will continue to see redevelopment pressure with the implementation of the transit line and completion of other redevelopment efforts.
- Offices north of Beauregard Street near Seminary Road: It is likely that the continued growth within Mark Center and improved transit service will make this an ideal area for new office development supported by structured parking.

Low Opportunity: Areas of Possible Infill Development

With existing development already in place, most of these areas (shown in yellow in Figure 2-6) may possess some opportunity for strategic infill development within surface parking areas, above parking decks or upon other locations.

Areas of No Change

These areas (shown in tan in Figure 2-6) include areas recently redeveloped, existing schools and institutional uses and areas of townhomes that are not likely to see redevelopment or change.

Dedicated Open Space Areas

These areas (shown in green in Figure 2-6) include the Winkler Botanical Preserve and Holmes Run that will remain as community parks and green spaces.

2.7 | Summary Analysis

The Summary Analysis exhibit, Figure 2-7 on the opposite page, shows a consolidated assessment of the existing conditions within the Beauregard Corridor that will serve as a guide for future planning and design studies of the study area.

The key themes, elements and findings from the analysis include the following:

Potential for Gateways

The study area's location along Interstate 395 and major transportation routes creates gateway opportunities that could highlight the City of Alexandria and create a sense of place for the community.

Environmental Constraints & Opportunities

Existing resource protection areas (RPA's) within the study area are in various states of protection and condition, with some containing development and other uses. If re-established, these areas have the potential to become open space linkages between major open space amenities that include the Winkler Preserve and Holmes Run.

Existing Anchors & Focal Points

The study area has several strong social, economic and recreational anchors to build upon. These locations can become stronger elements in the future of the surrounding community and include the Winkler Preserve, Mark Center and several schools.

Likelihood for Future Change

The expansion of Mark Center, BRAC-133 and the future high capacity transit corridor along Beauregard Street have laid the foundation for significant change in the study area. With so much of the existing uses within the community having a likelihood for redevelopment and repositioning in the marketplace, there is great opportunity for the community to create a unified vision for its future.

Potential for Walkability

Although existing walkability in the study area is incomplete and often challenging,



Figure 2-7 | Summary Analysis Map: This abstraction combines all of the inventory and analysis outlined within Chapter 2 into a condensed map that highlights the issues and opportunities of the Study Area.

there is a great opportunity to create an interconnected pedestrian environment that links the entire community. With improved accessibility, connections and other amenities, most users in the study area would be located within 1/4 mile (approximately a 5-minute walk) of future land uses and destinations.

Topography

The rolling topography of the study area has impacted existing development and has often limited connectivity and accessibility, but it also adds interest in the visual landscape and breaks up development into smaller parcels. New development in the area has the opportunity to respond to the topography and create new connections, which has the potential to create a unique community that is nestled into the existing hillsides.

The Winkler Preserve

Centrally located within the study area, the Winkler Preserve acts as an oasis from the active life environment found within the City of Alexandria. Although numerous uses are perched along its edges to take advantage of open space views, the Preserve is relatively isolated from the surrounding community and lacks clear pedestrian and vehicular connections. As the study area evolves, there is great opportunity to expand the Preserve's presence in the community.

Future Transit

The proposed transit line in dedicated lanes in the Van Dorn / Beaugard Corridor will provide high-capacity transit with important regional connections, significantly increasing the potential for transit-oriented development and a high transit travel mode share in the corridor.