

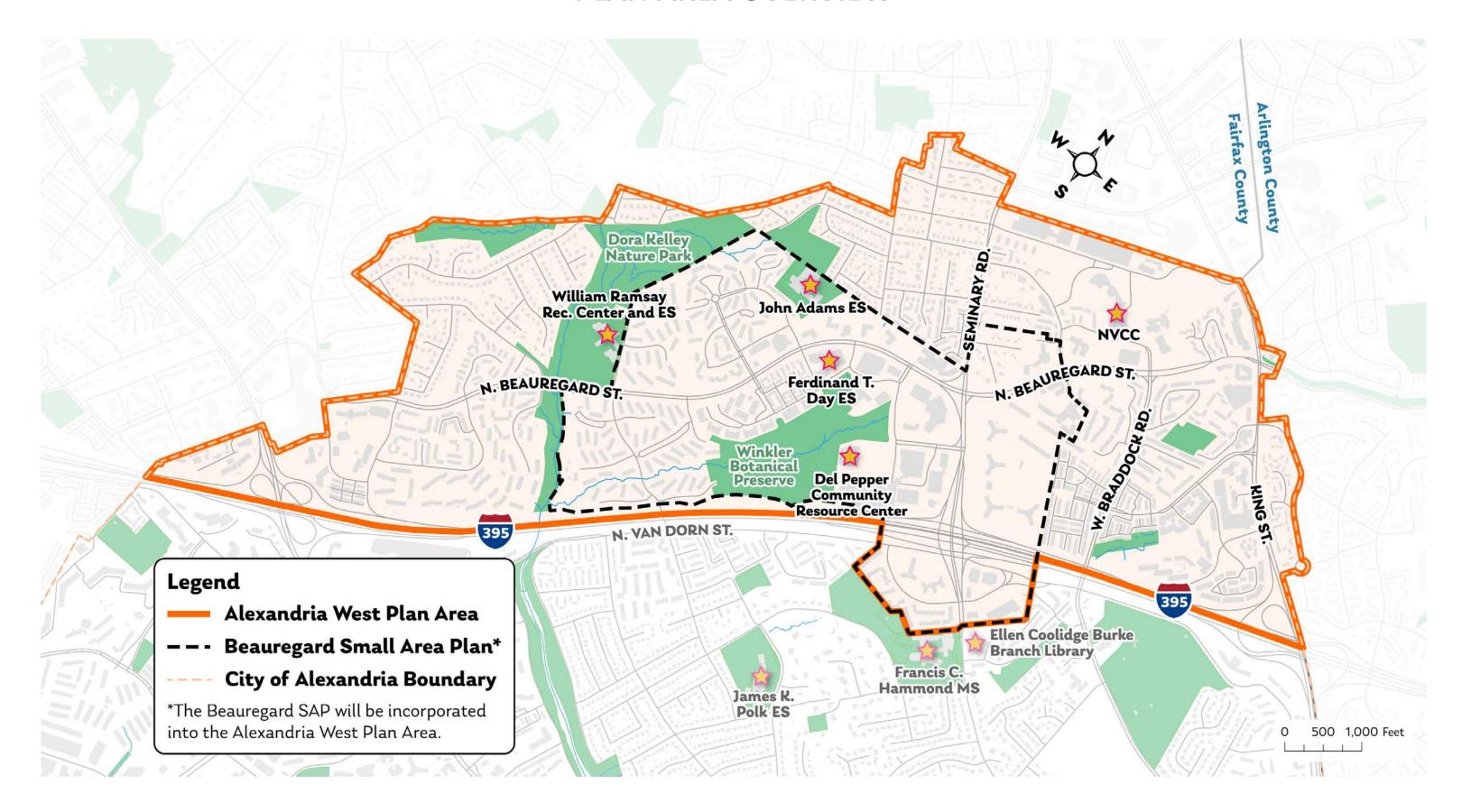
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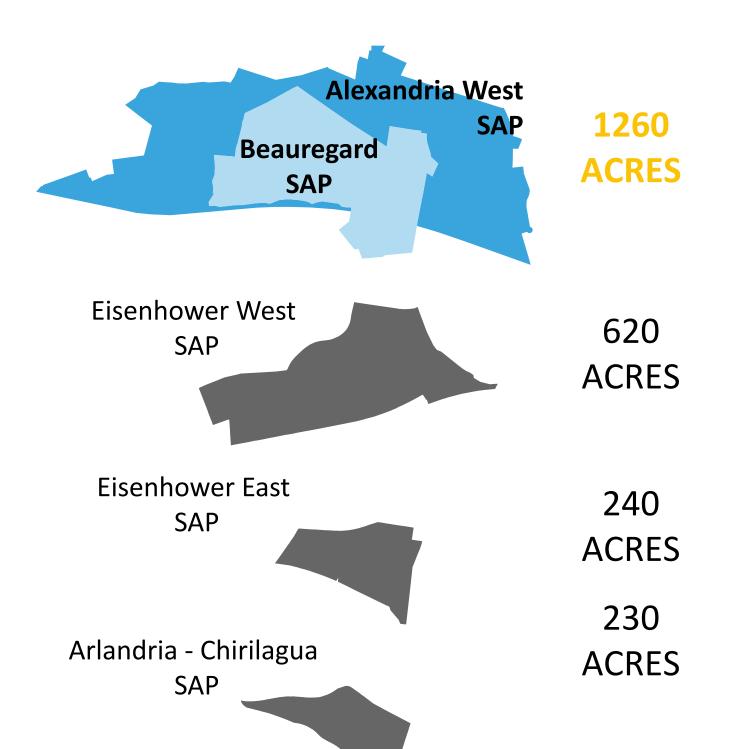


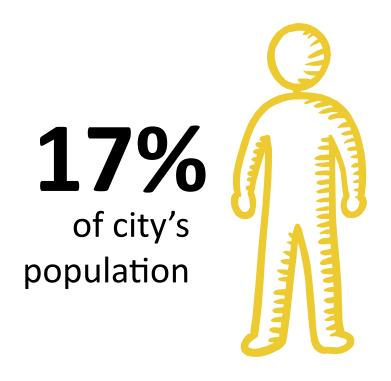
PLAN AREA OVERVIEW

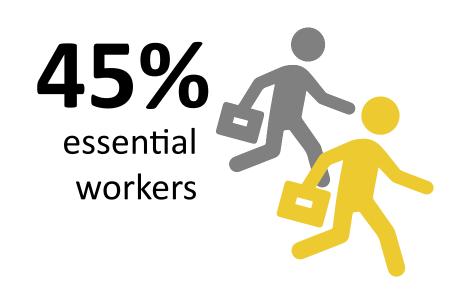




PLAN AREA OVERVIEW







PLAN AREA OVERVIEW

100+ acres of parks ₩

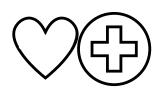
- 1 47 acres
 Dora Kelley Nature Park
- **2 44 acres** Winkler Preserve
- 3 9 acres Rynex Natural Area
- 4 8 acres
 Holmes Run Scenic Easement
- 5 8 acres Chambliss Park
- **6 3 acres** James Mulligan Park
- 7 3 acres
 Stonegate Scenic Easement



37% tree canopy vs. 31% citywide







TWO MAJOR CITY
HEALTH AND
SOCIAL SERVICES HUBS



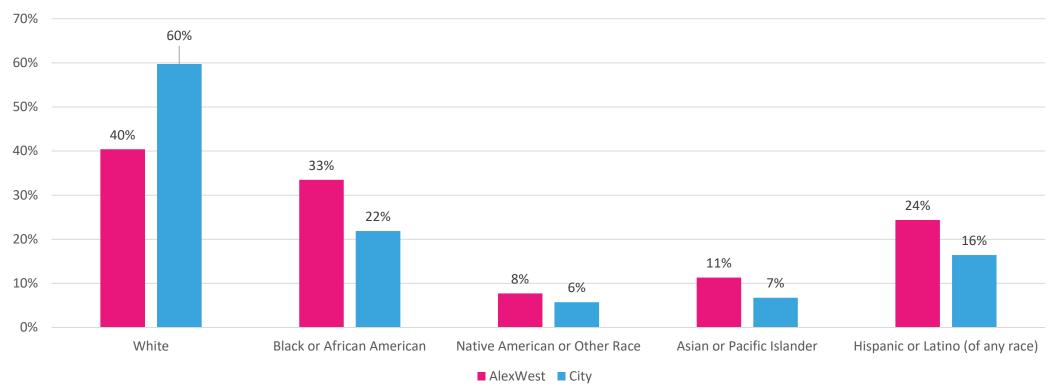
THREE MILLION SF OF OFFICE SPACE 83% OF WHICH IS CLASS B OR C

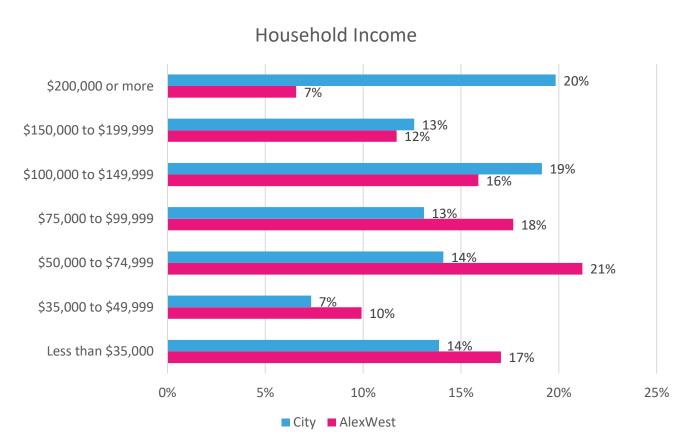


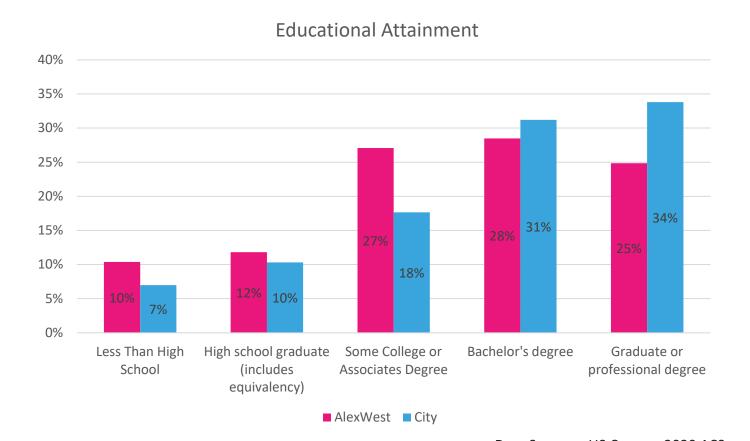
14,000 STUDENTS ENROLLED AT NVCC

PLAN AREA DEMOGRAPHICS



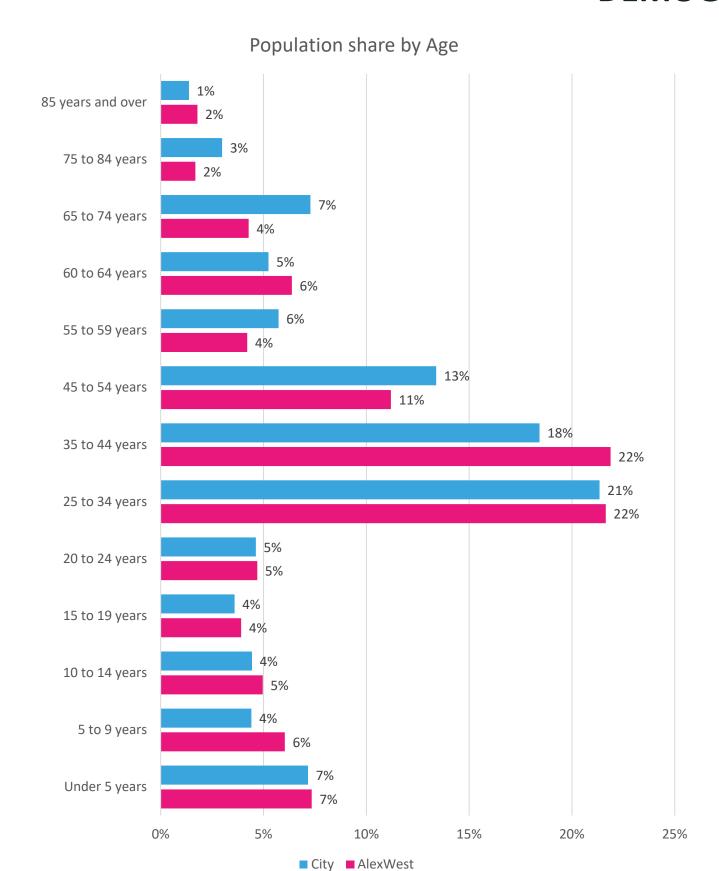




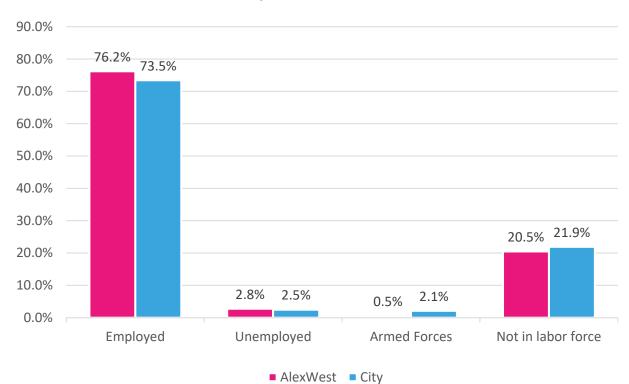




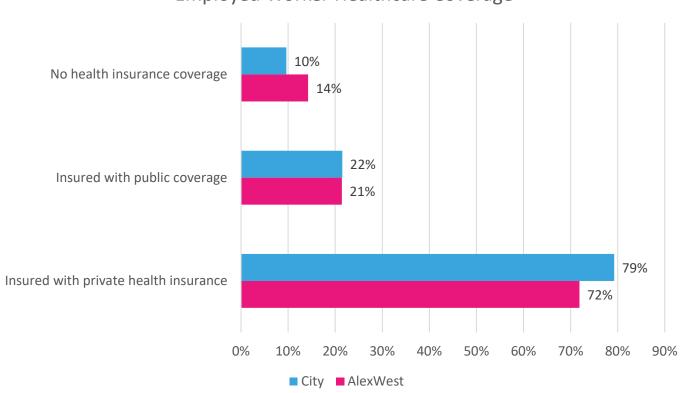
DEMOGRAPHICS



Participation in Labor Force



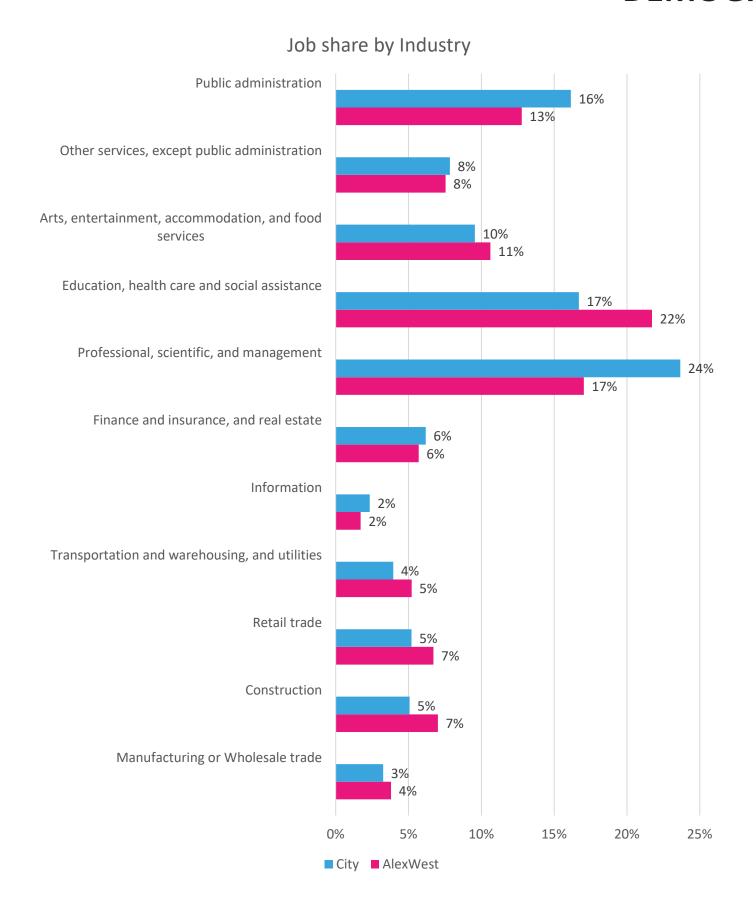
Employed Worker Healthcare Coverage

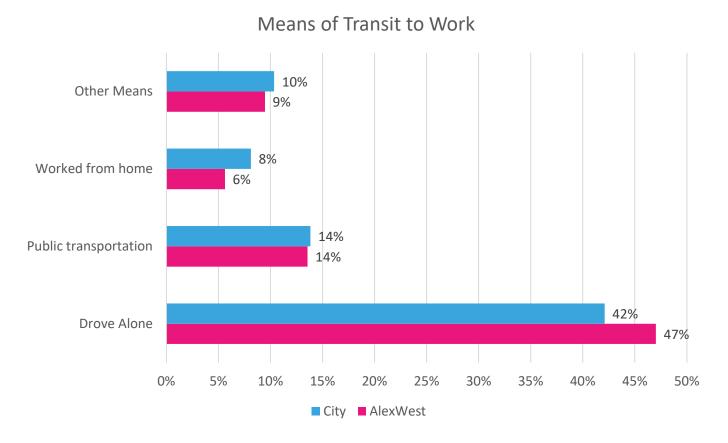


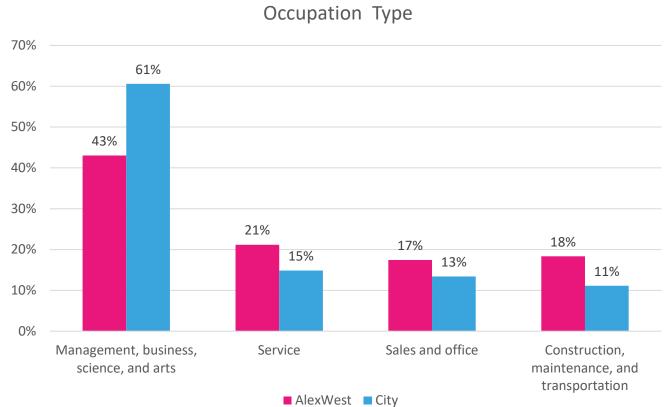




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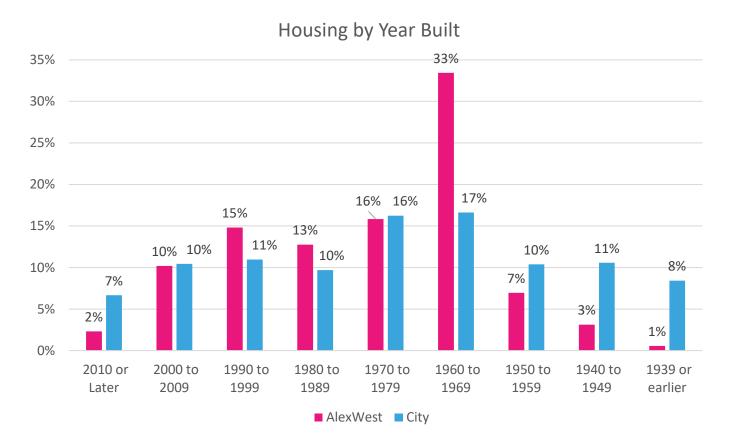


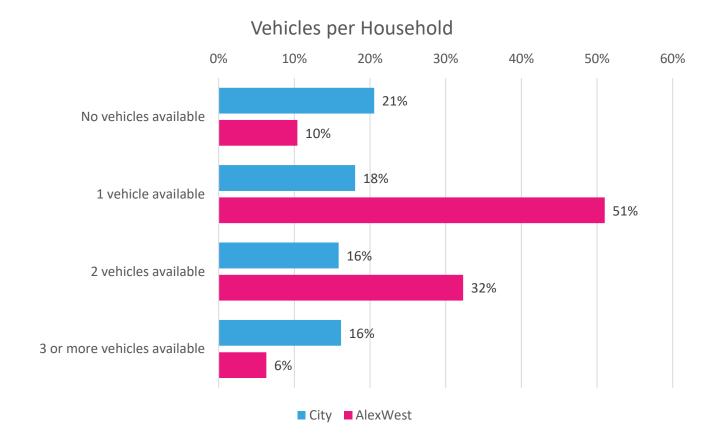


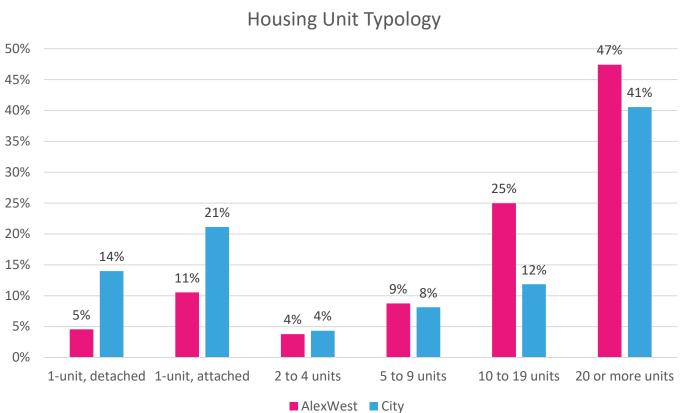


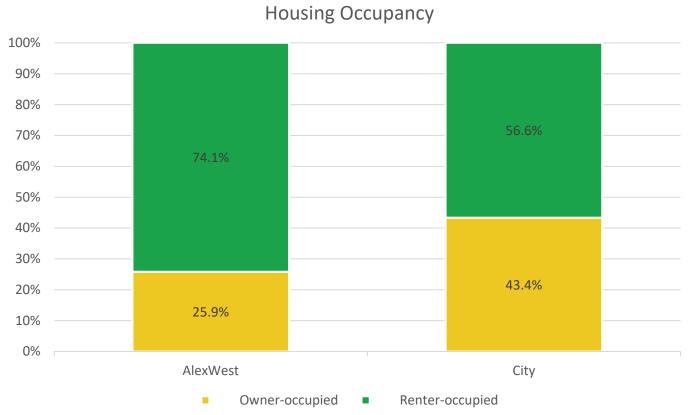


DEMOGRAPHICS



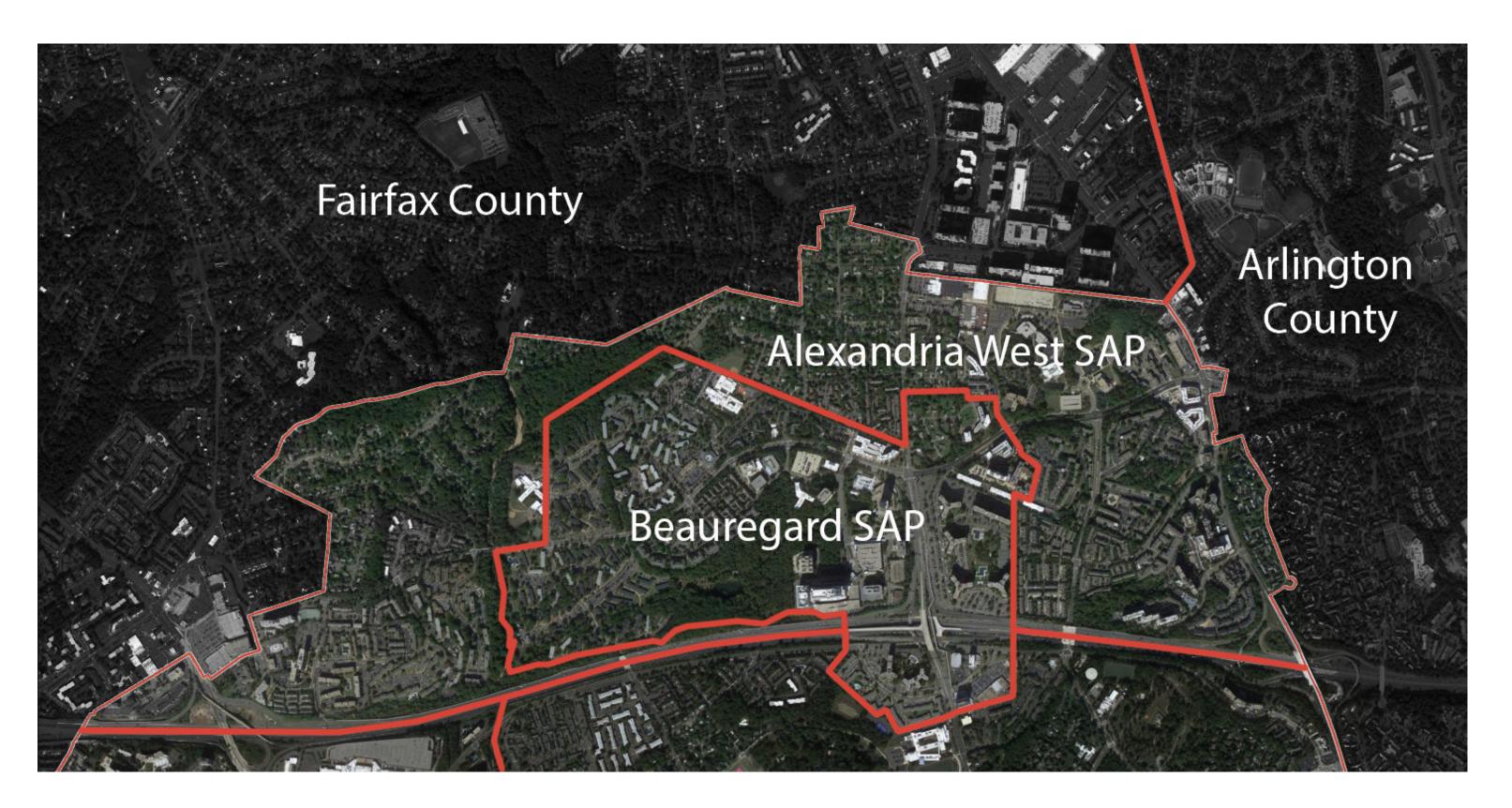






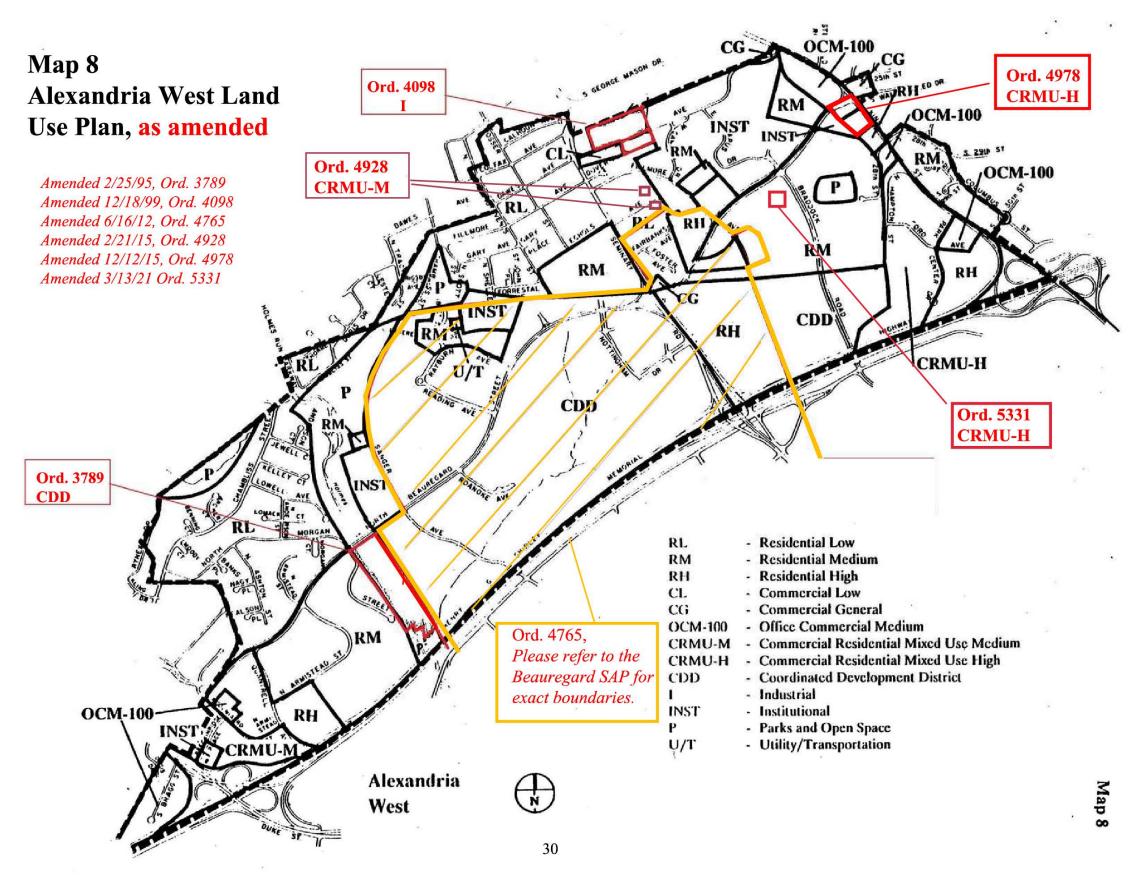


REGIONAL CONTEXT



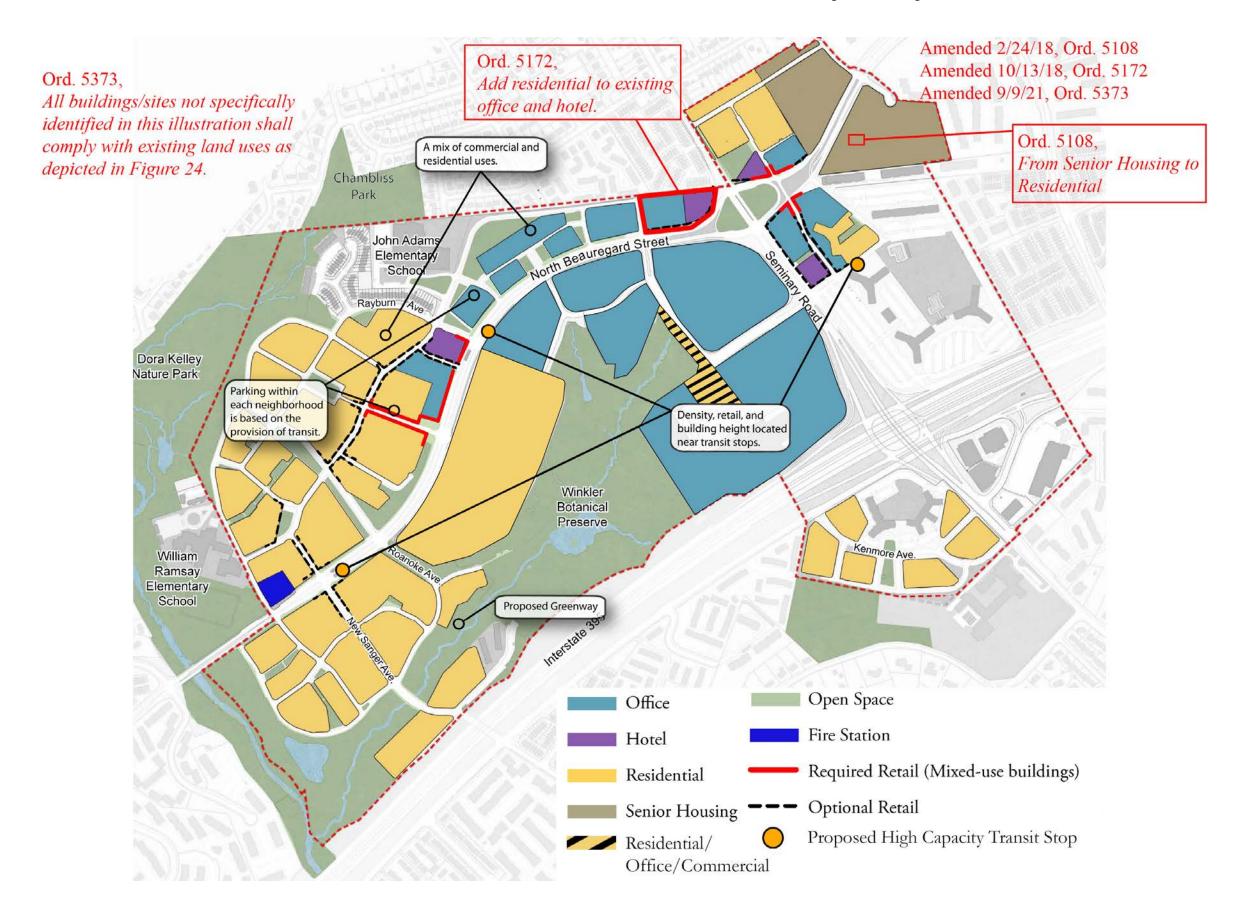


ALEXANDRIA WEST LAND USE MAP (1992)

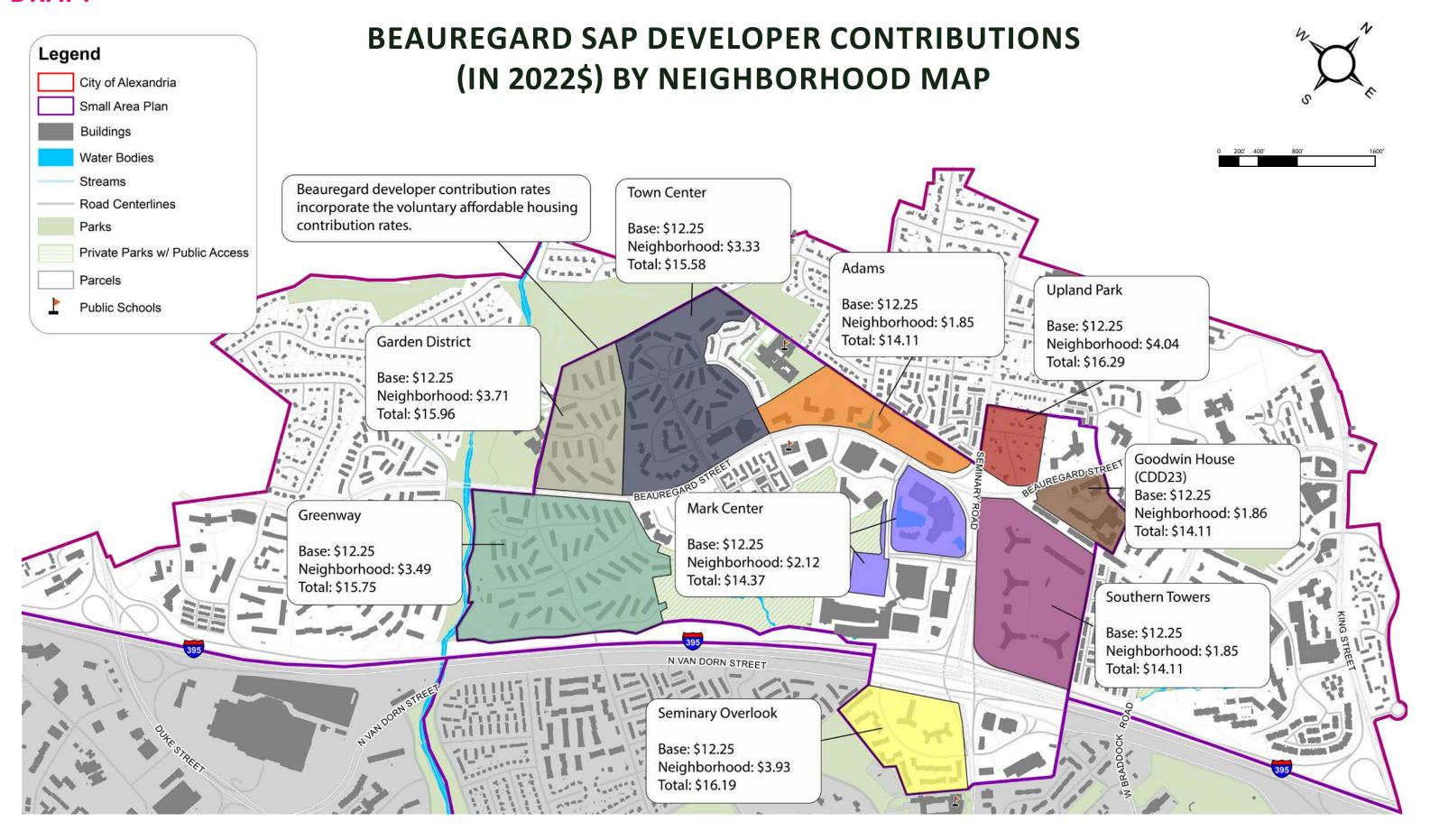




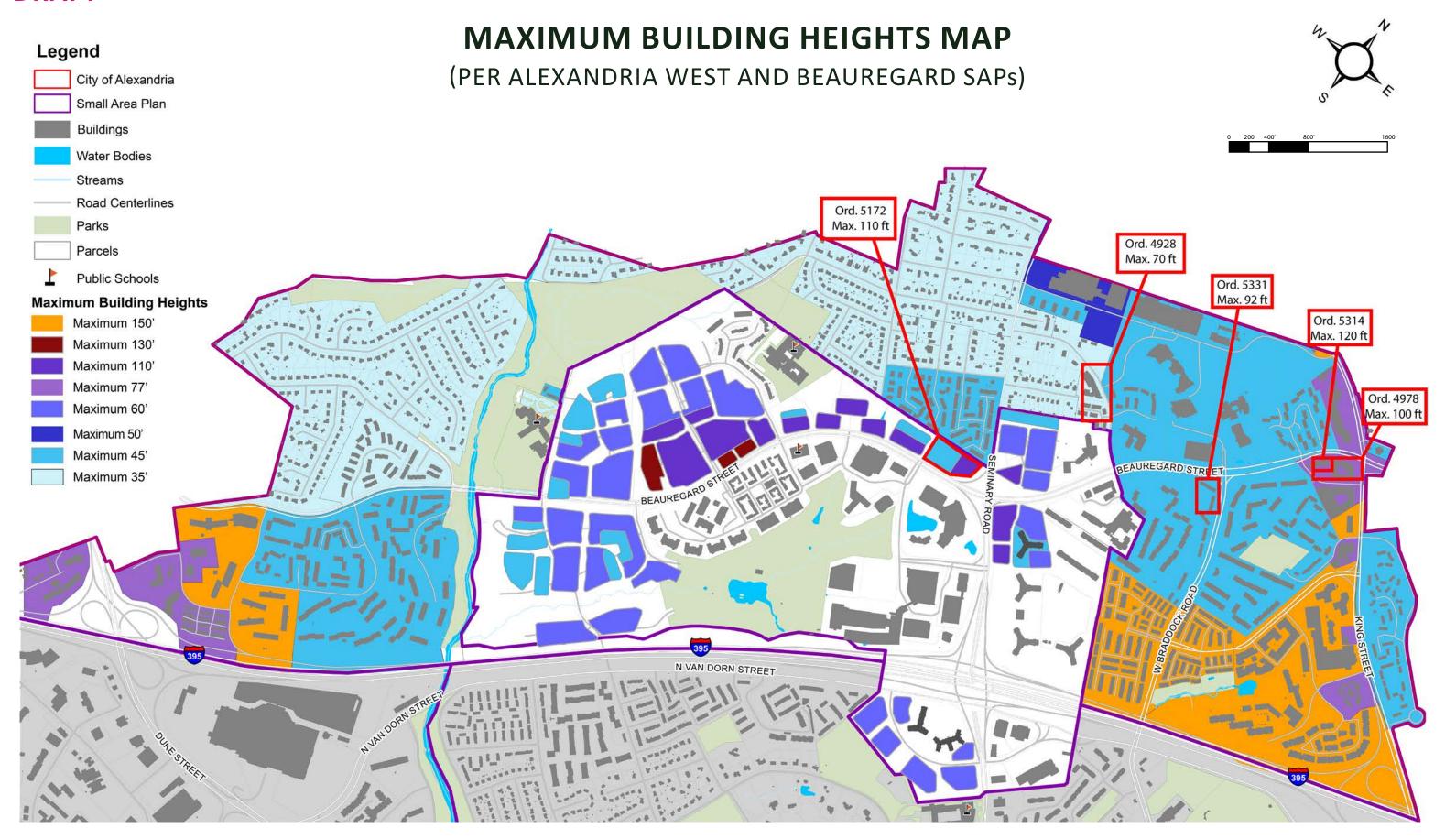
BEAUREGARD LAND USE MAP (2013)













COMMUNITY ASSOCIATION MAP



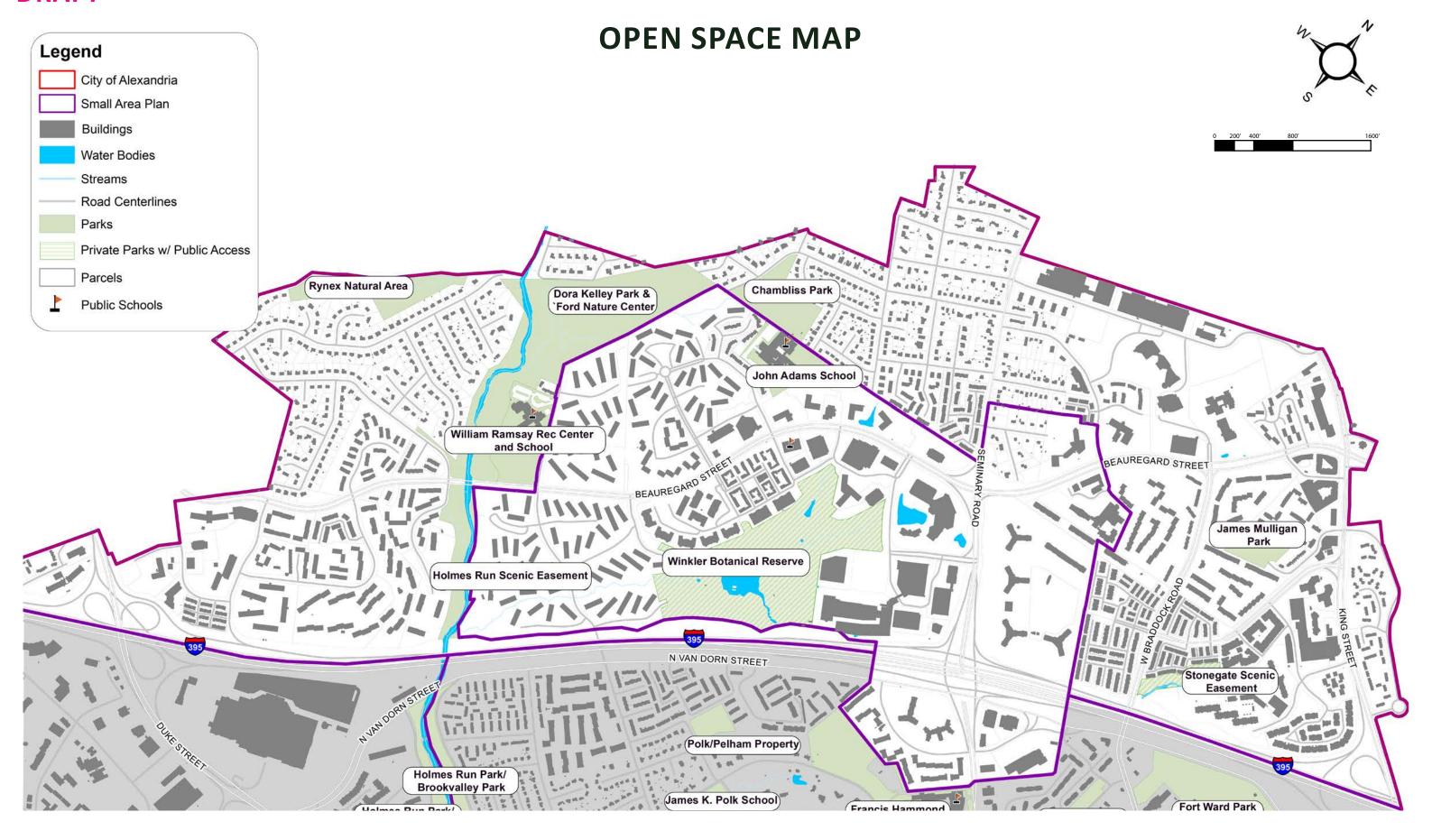
Condominium Associations:

- A. Beauregard Heights
- B. Landmark Neigborhoods
- C. The Fountains
- D. Mayflower Square
- E. The Seasons
- F. Saxony Square
- G. Place One
- H. Parkside at Alexandria
- I. Alexandria Overlook
- J. Seminary Heights
- K. Domain Condominium
- L. Manors at Stonegate
- M. Palazzo at Park Center
- N. Pointe at Park Center
- O. Northampton Place
- P. Bolling Brook
- Q. Bolling Brook Towers
- R. Fairlington Condominium

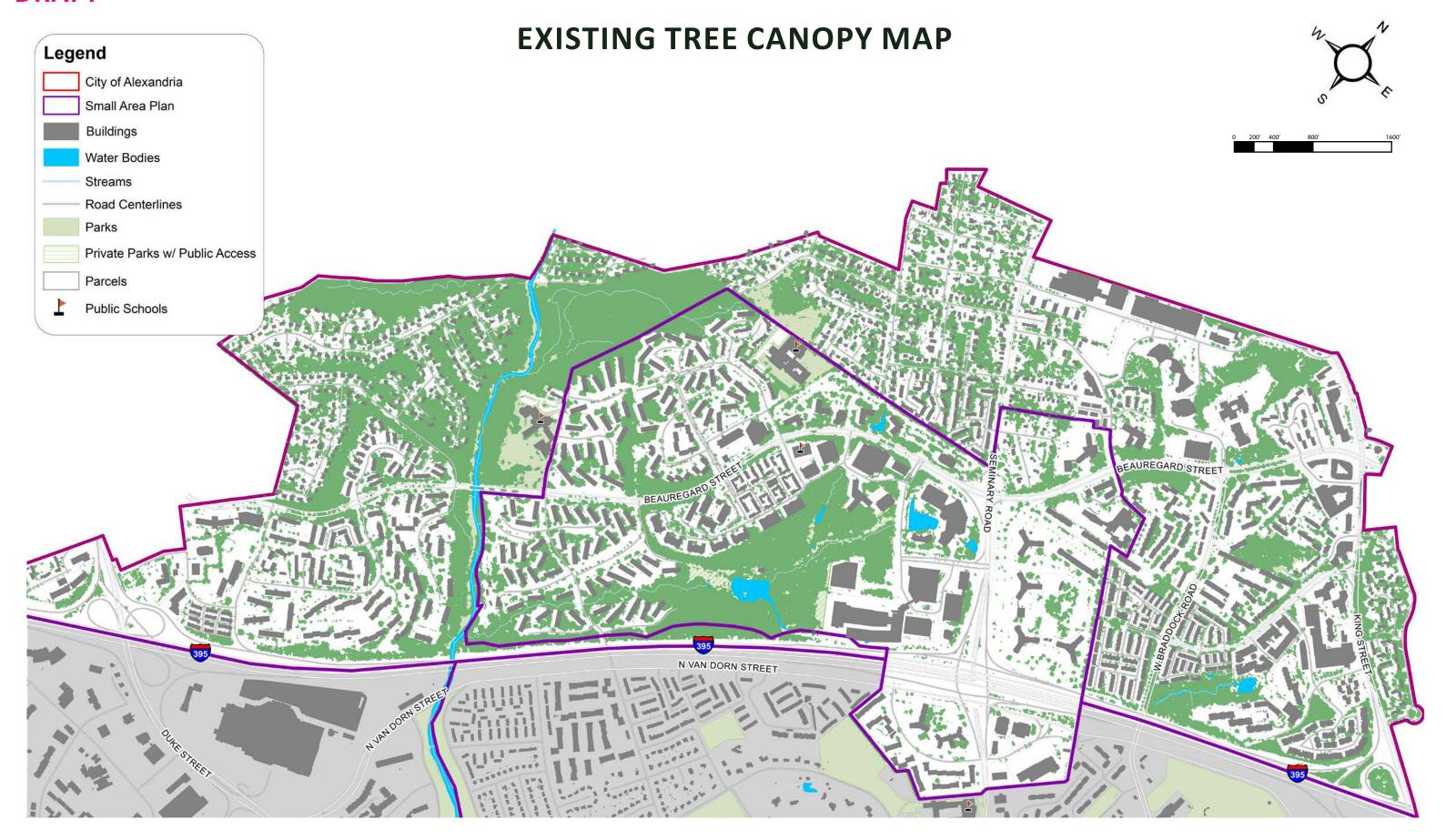
Homeowner's Associations:

- S. Beauregard Manor
- T. Quantrell Mews
- U. Hollandtowne at Brookville
- V. Seminary Park
- W. Hamptons at Stonegate
- X. Braddock Cove

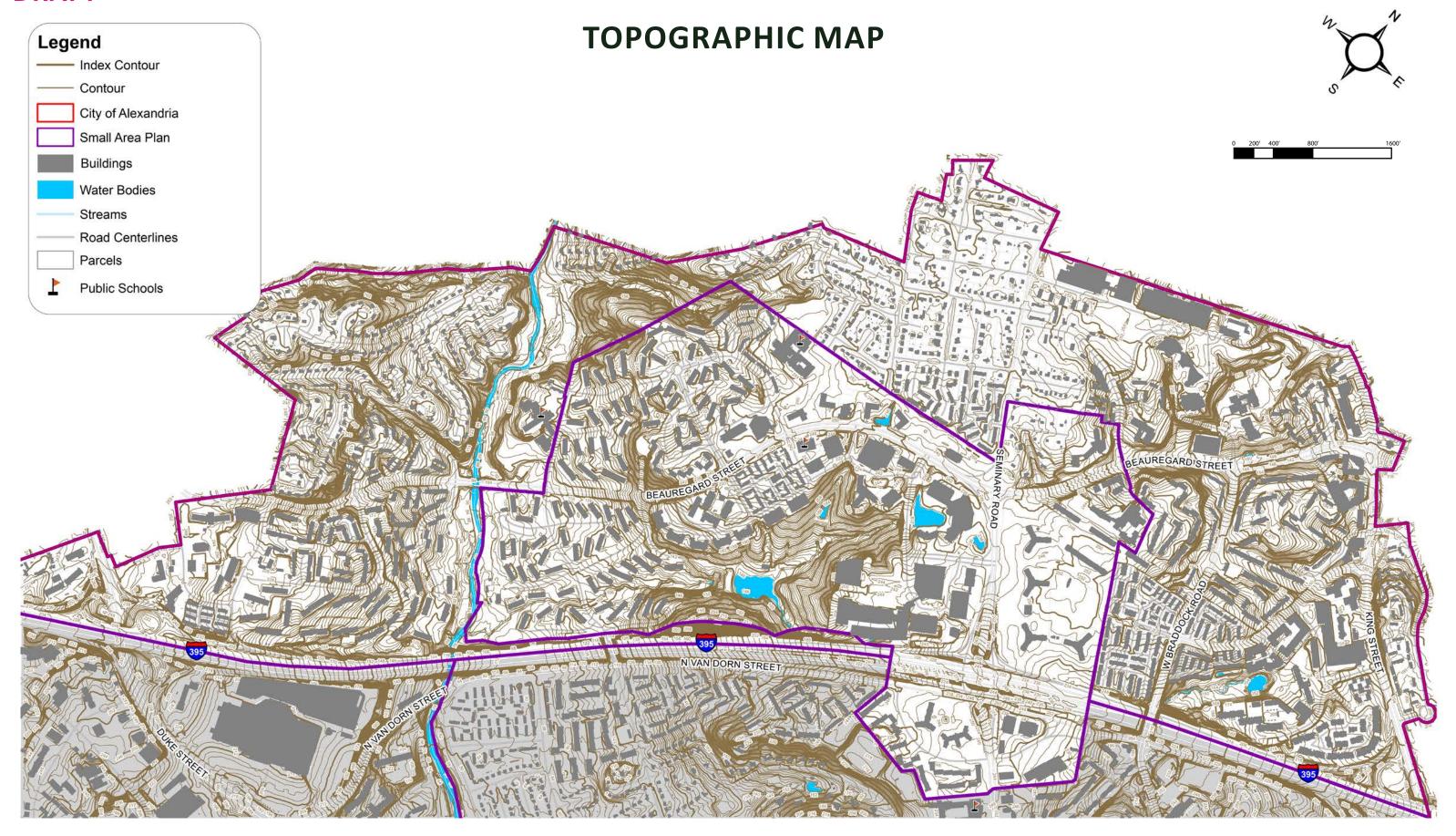




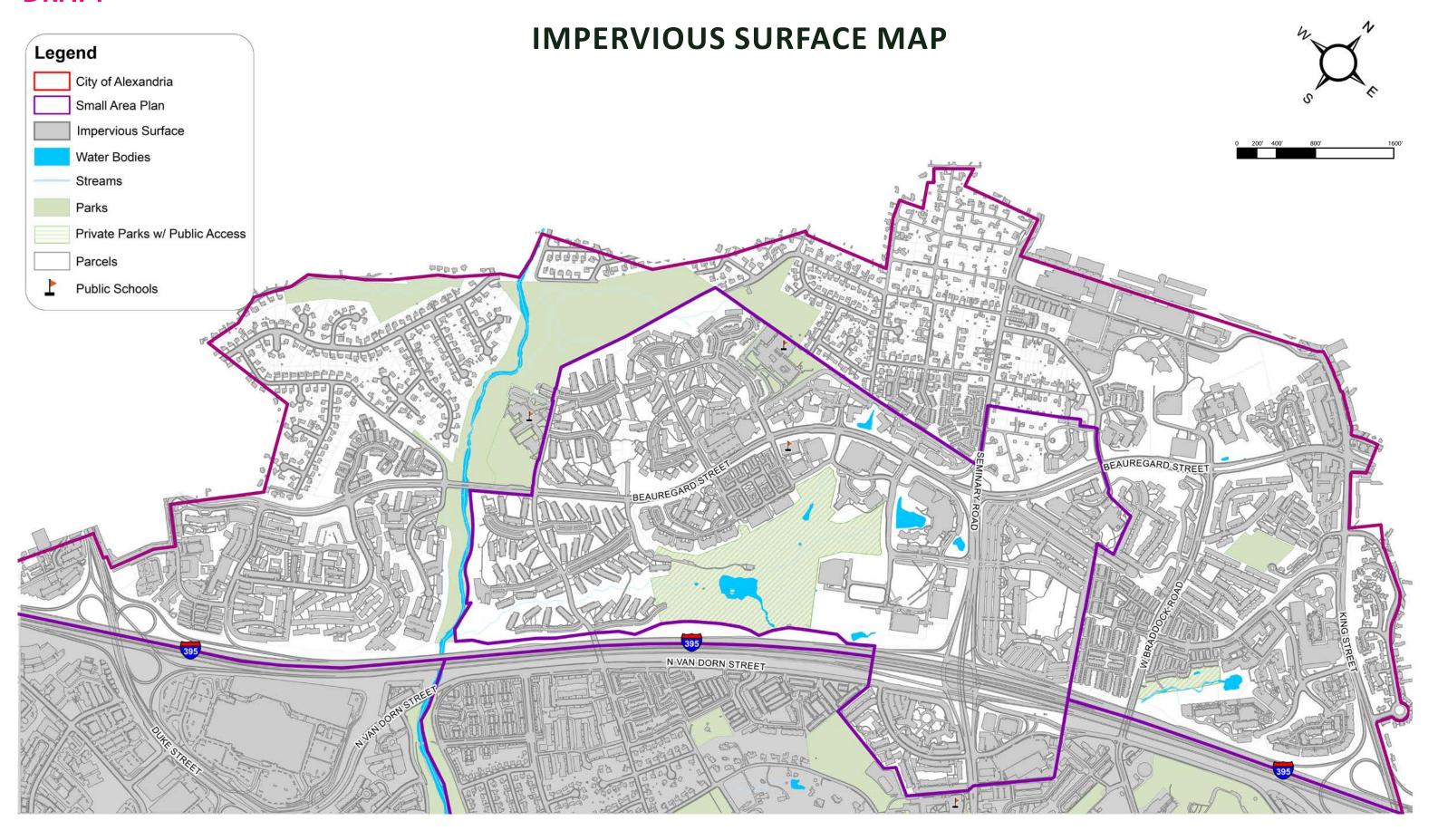






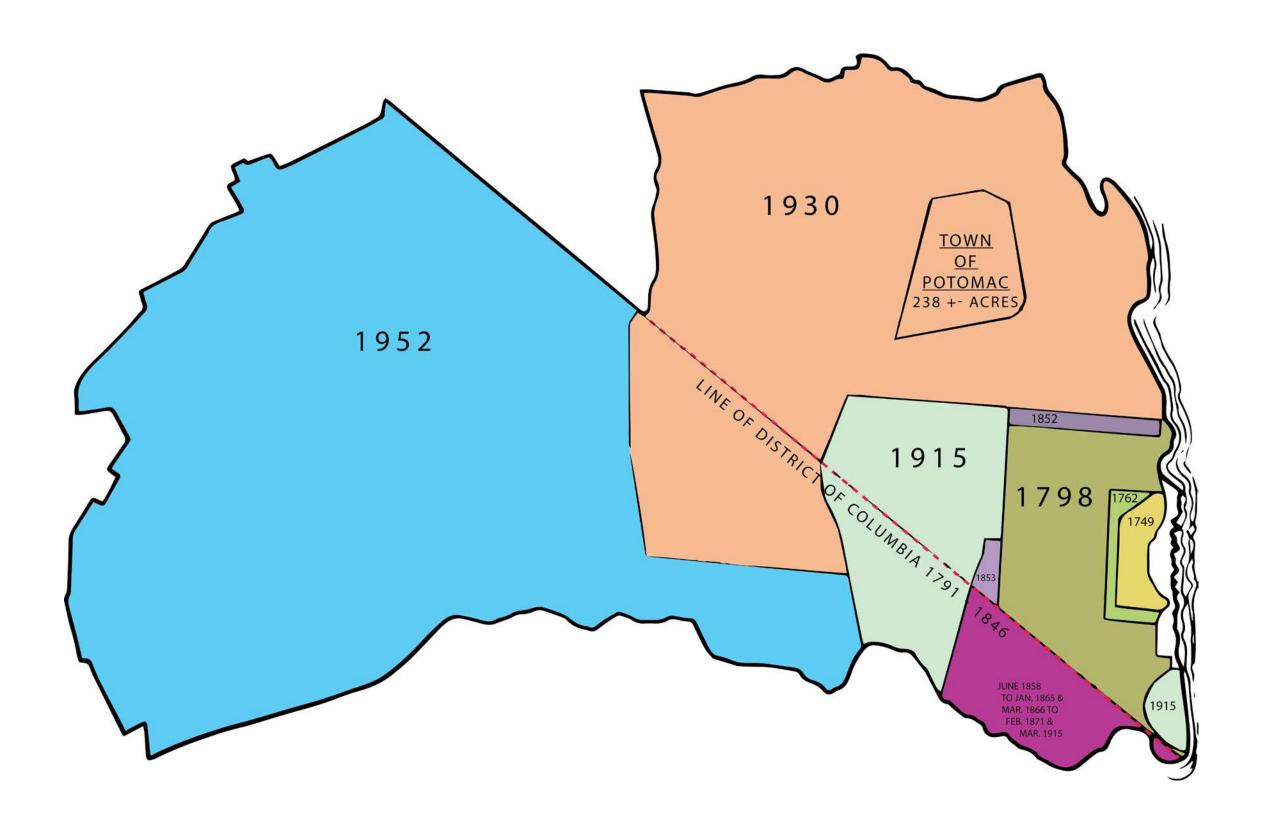






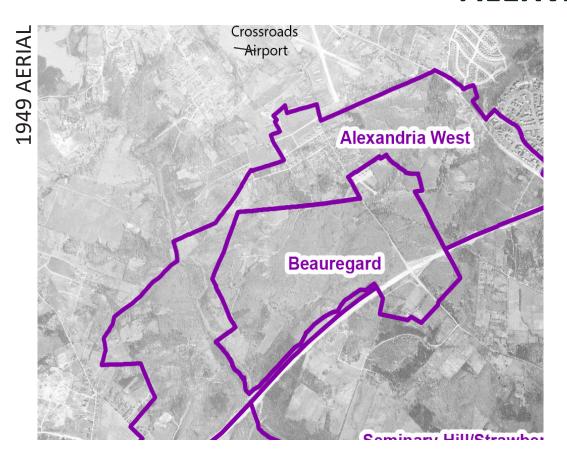


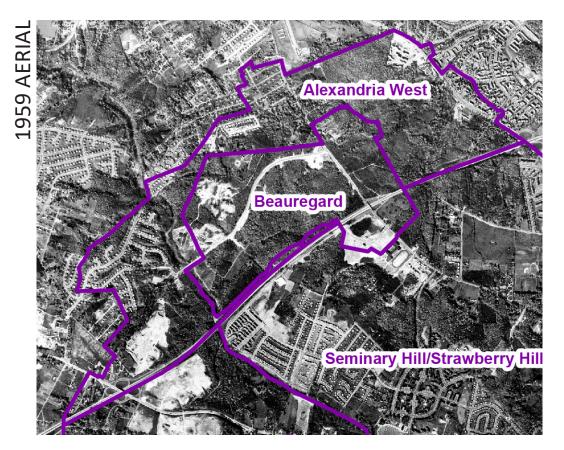
CITY OF ALEXANDRIA ANNEXATION MAP

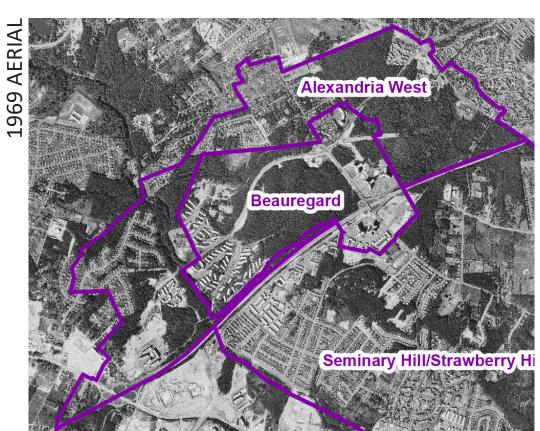


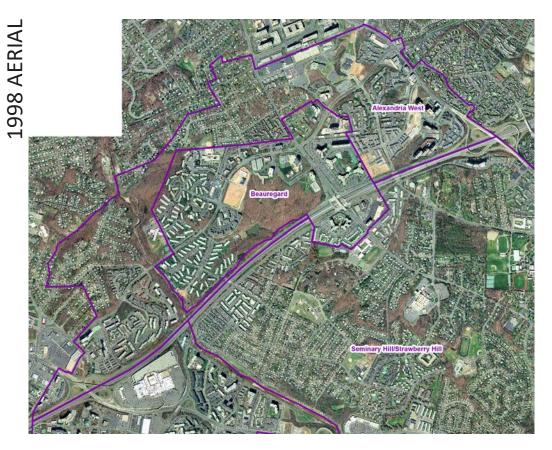


ALEXWEST HISTORIC AERIAL MAPS









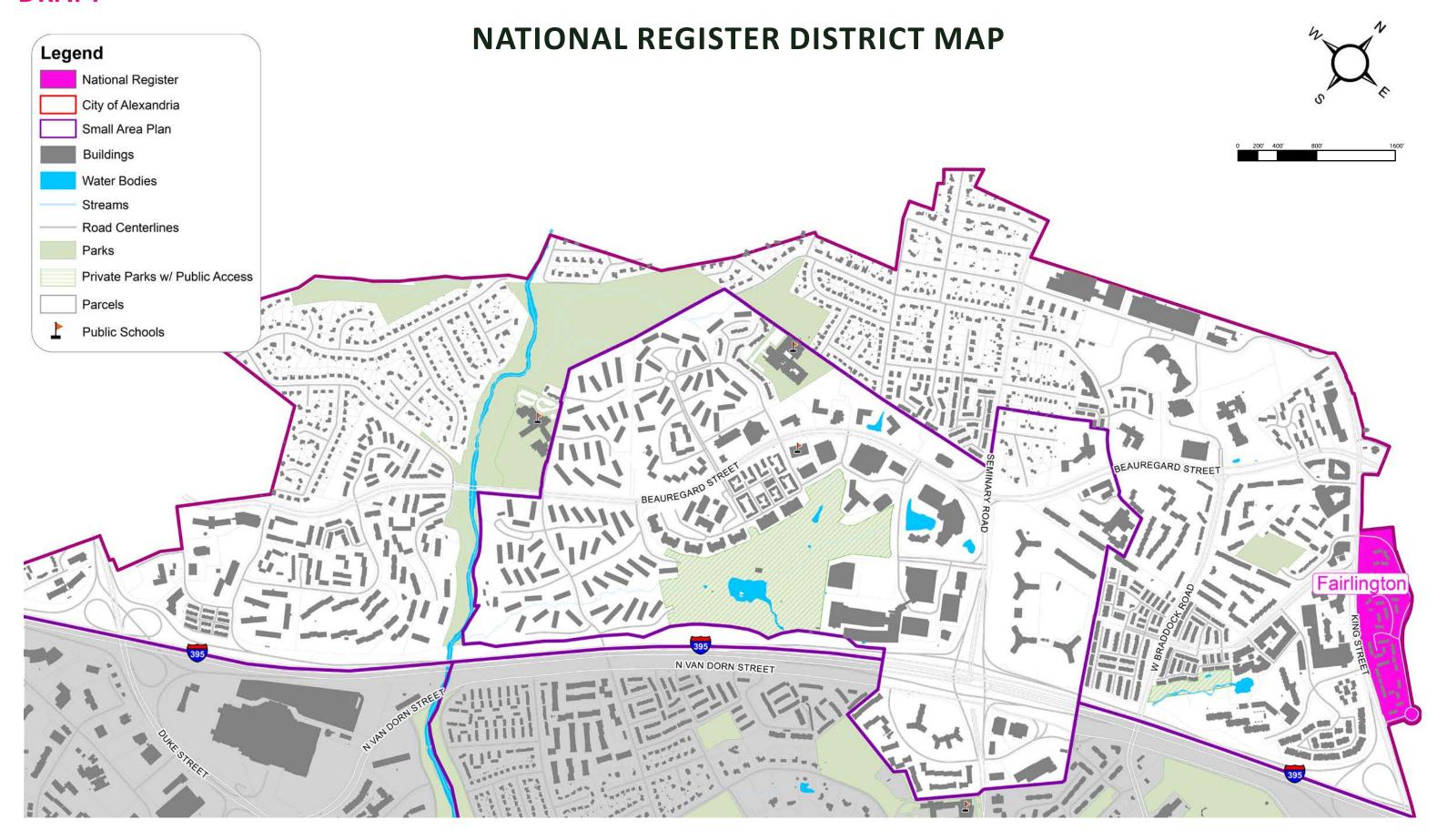
Timeline:

1944-1952 Construction of Virginia's first limited access freeway, the Henry G. Shirley Memorial Highway (I395), extending from Woodbridge, VA to the 14th Street Bridge over the Potomac, moving large numbers of people to federal jobs.

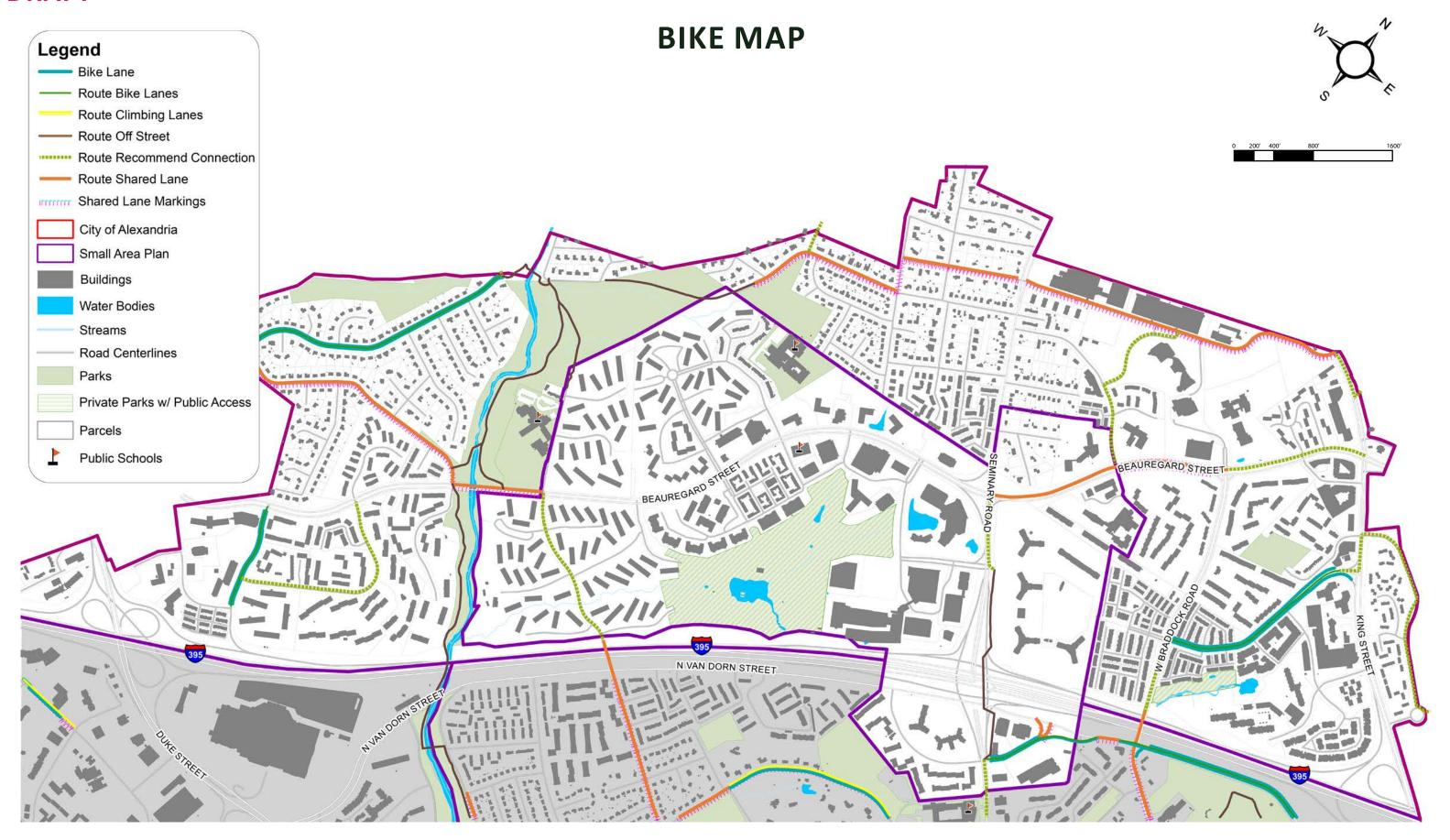
1952 - Annexation of areas that were formerly part of Fairfax County, giving Alexandria its current shape. Increased the area's value and led to large-scale developments such as residential high-rises and strip shopping centers. The first projects cut down the highest uplands which once had farmhouses and dramatically altered the landscape.

Late 20th Century - Through the late 20th century, the area added many retail businesses that augmented the regional economy and shifted residential population and retail sales from Old Town to the West End.

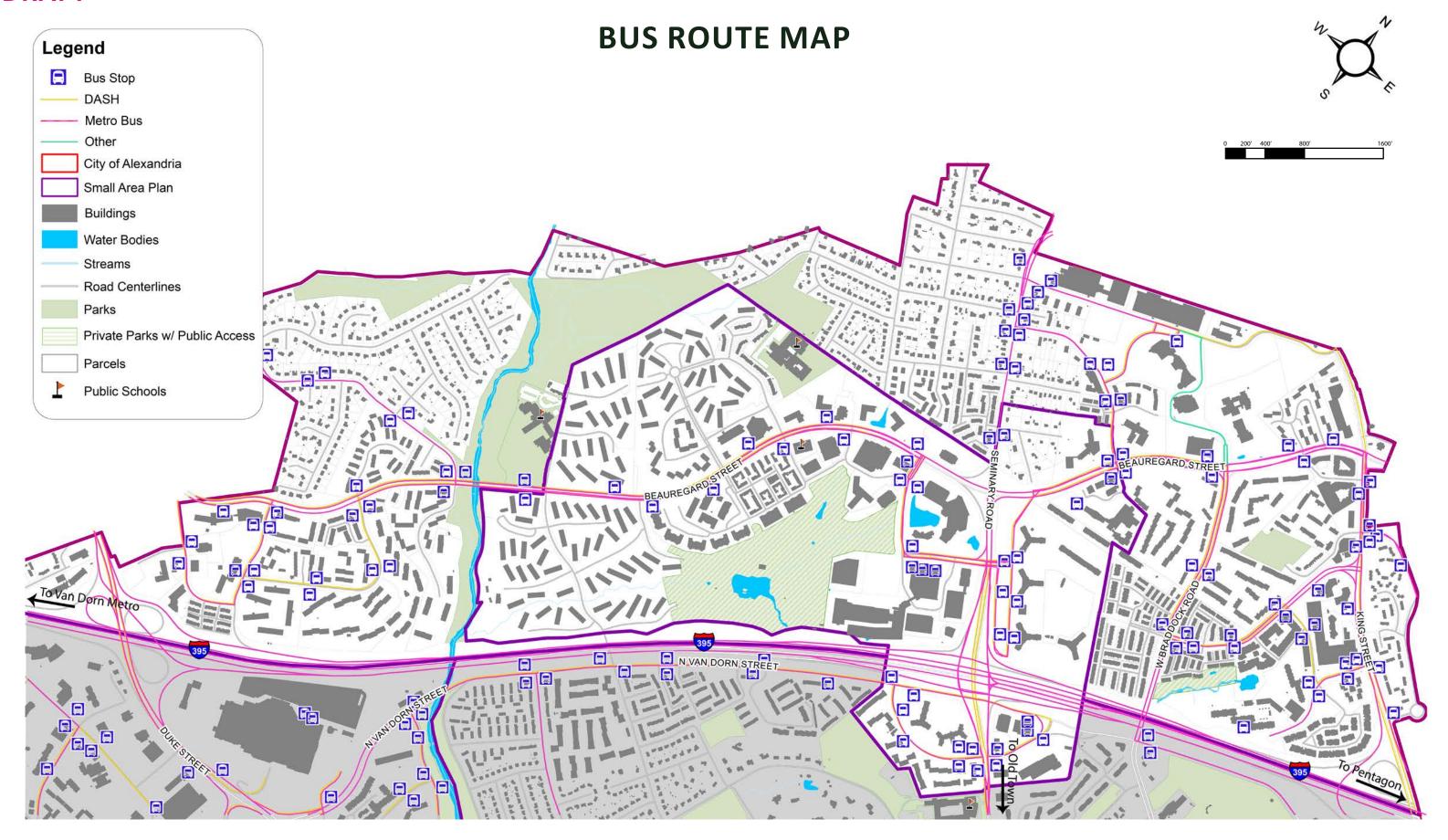




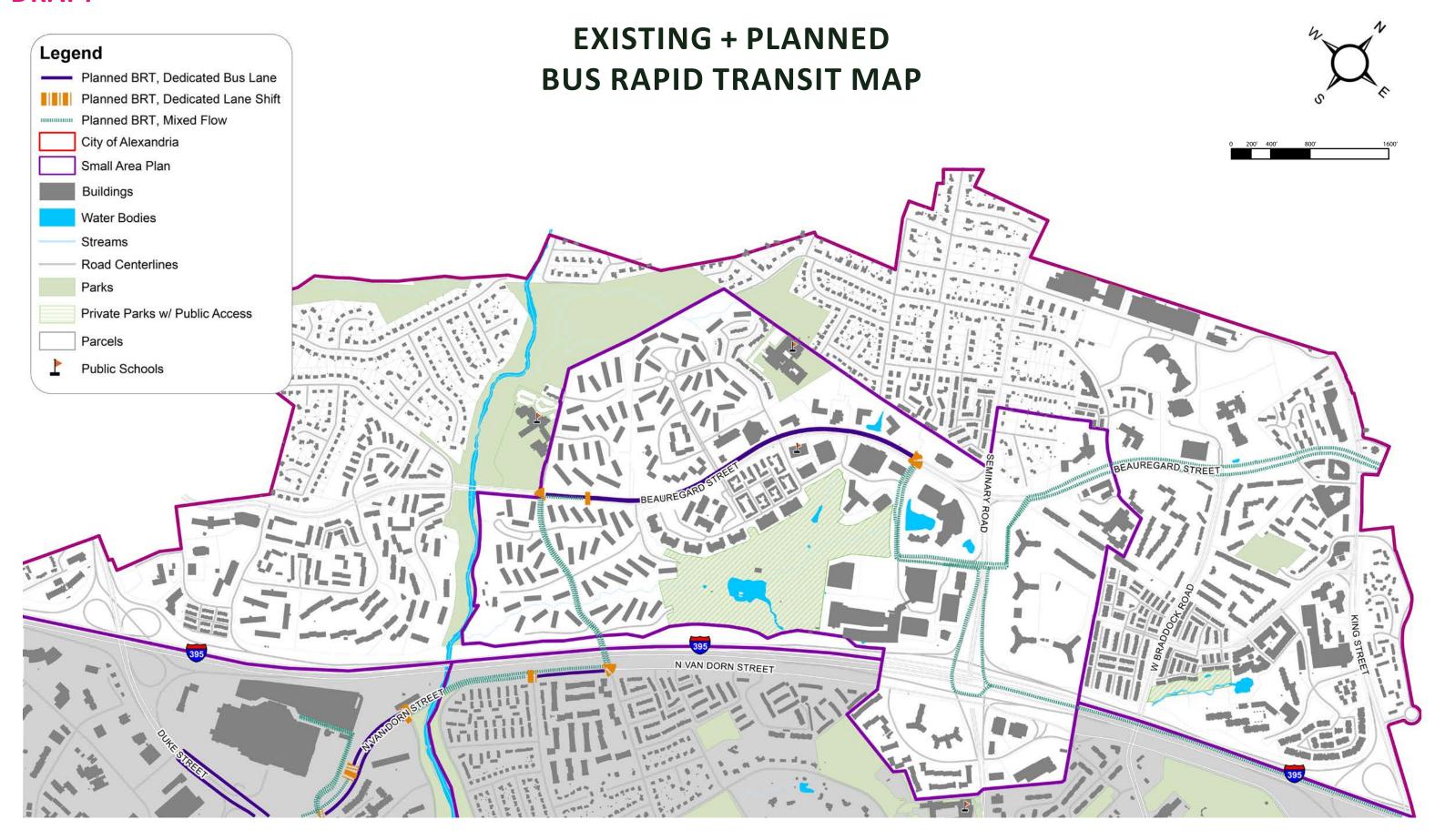














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