

# VISION AND GUIDING ELEMENTS

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## VISION STATEMENT

The Plan envisions a series of new urban neighborhoods containing a mix of uses; open spaces; a diversity of housing opportunities; and integrated transit, in a manner that will be compatible with the adjacent neighborhoods.

The Plan also seeks to ensure that the seven distinct neighborhoods are economically and environmentally sustainable for the City.



## VISION AND GUIDING ELEMENTS

Every community starts with a vision and a plan. This Plan establishes a long-term (20 to 30 year) vision and framework for future infrastructure, land uses, open space, affordable housing and is also intended as a guide for public and private investment.

The Plan enables connections – between people and their jobs, the urban and natural environment, and the rest of Alexandria’s neighborhoods. The Plan also addresses how we use our resources in a more sustainable manner.

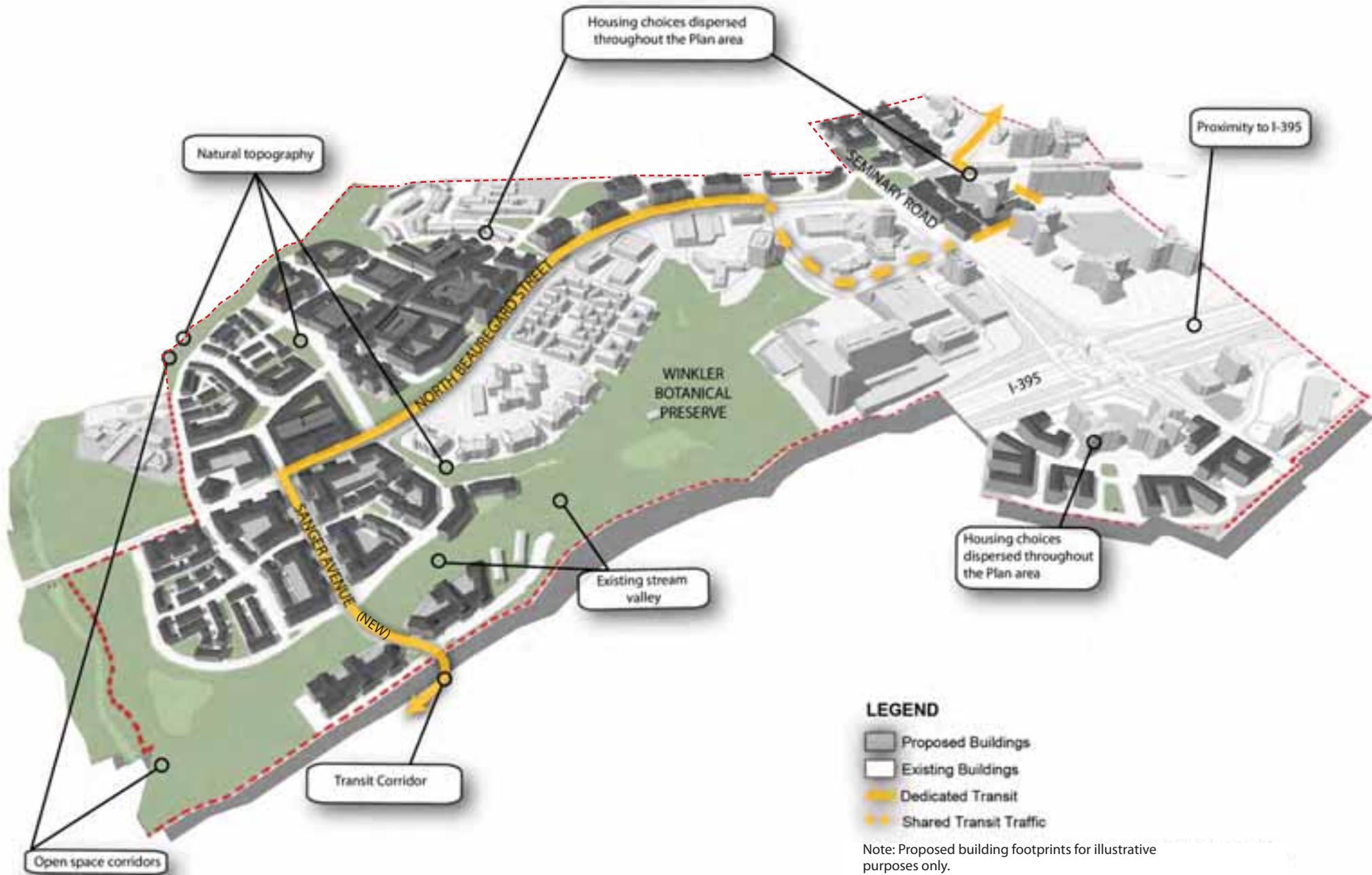
The Plan builds on the strengths of the Plan area (Figure 10):

- Natural topography;
- Open space corridors;
- Winkler Botanical Preserve;
- Stream valleys;
- Housing choices;
- Transit corridor; and
- Proximity to I-395.

In order to implement the Vision Statement, the Plan is based on the following elements:

- A. Integrate Transit, Land Use and Urban Design;
- B. Create Seven Distinct Neighborhoods;
- C. Encourage Diversity of Uses and Housing;
- D. Integrate Urban Ecology – Sustainability;
- E. Provide an Interconnected Open Space Network;
- F. Ensure Compatibility with the Existing Neighborhoods; and
- G. Encourage Economic Sustainability.

Figure 10: Integration of Existing Site Elements with the Plan

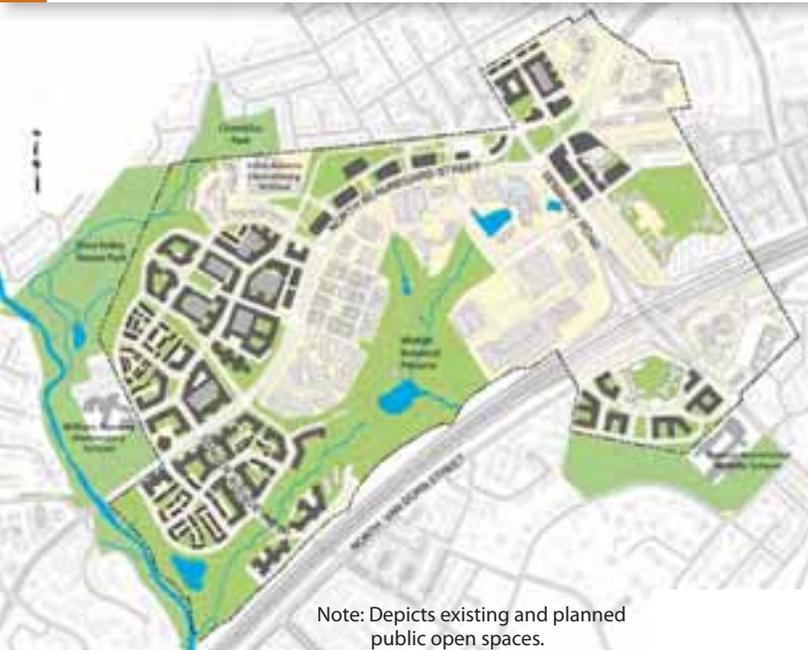


Note: Proposed building footprints for illustrative purposes only.

Transit will be located on Sanger Avenue (existing) until new Sanger Avenue is constructed.



Figure 11: Interconnected Open Spaces



### A. INTEGRATE TRANSIT, LAND USE AND URBAN DESIGN:

The Plan is based on convenient access to transit for pedestrians, bikes and seeks to reduce single-occupancy vehicles by providing an urban mixed-use development pattern around the transit stops. The Plan is based on the density and land uses being within a 5-10 minute walk from the transit stops.

This approach:

- Minimizes the number of car trips;
- Enables a mixed-use and transit-oriented character;
- Concentrates and interconnected open spaces;
- Enables pedestrian-friendly streets;
- Provides services necessary to create a more self-sufficient community;
- Enables densities that allow more efficient transit; and
- Provides accessible transit for the affordable/workforce housing.

### B. CREATION OF SEVEN DISTINCT ALEXANDRIA NEIGHBORHOODS:

A strength of Alexandria is the unique character and individuality of its many great neighborhoods. The Plan reflects a commitment to this City tradition. The Plan reinforces distinct neighborhoods (Figure 12), a walkable scale, transportation options and open space connections. These are many of the same qualities that have allowed many of Alexandria's neighborhoods to thrive over decades of economic, social and technological change.

### C. ENCOURAGE DIVERSITY OF USES AND HOUSING:

A variety of neighborhood services and retail such as a new grocery store and amenities will be accessible within each neighborhood or accessible by transit, giving residents and employees the choice of meeting many of their daily needs without the need to use their cars.

The Plan recommends a significant level of committed affordable and workforce housing to be dispersed throughout the Plan area, which will enable Beauregard to support a range of ages, household types and incomes.

### D. INTEGRATE URBAN ECOLOGY – SUSTAINABILITY:

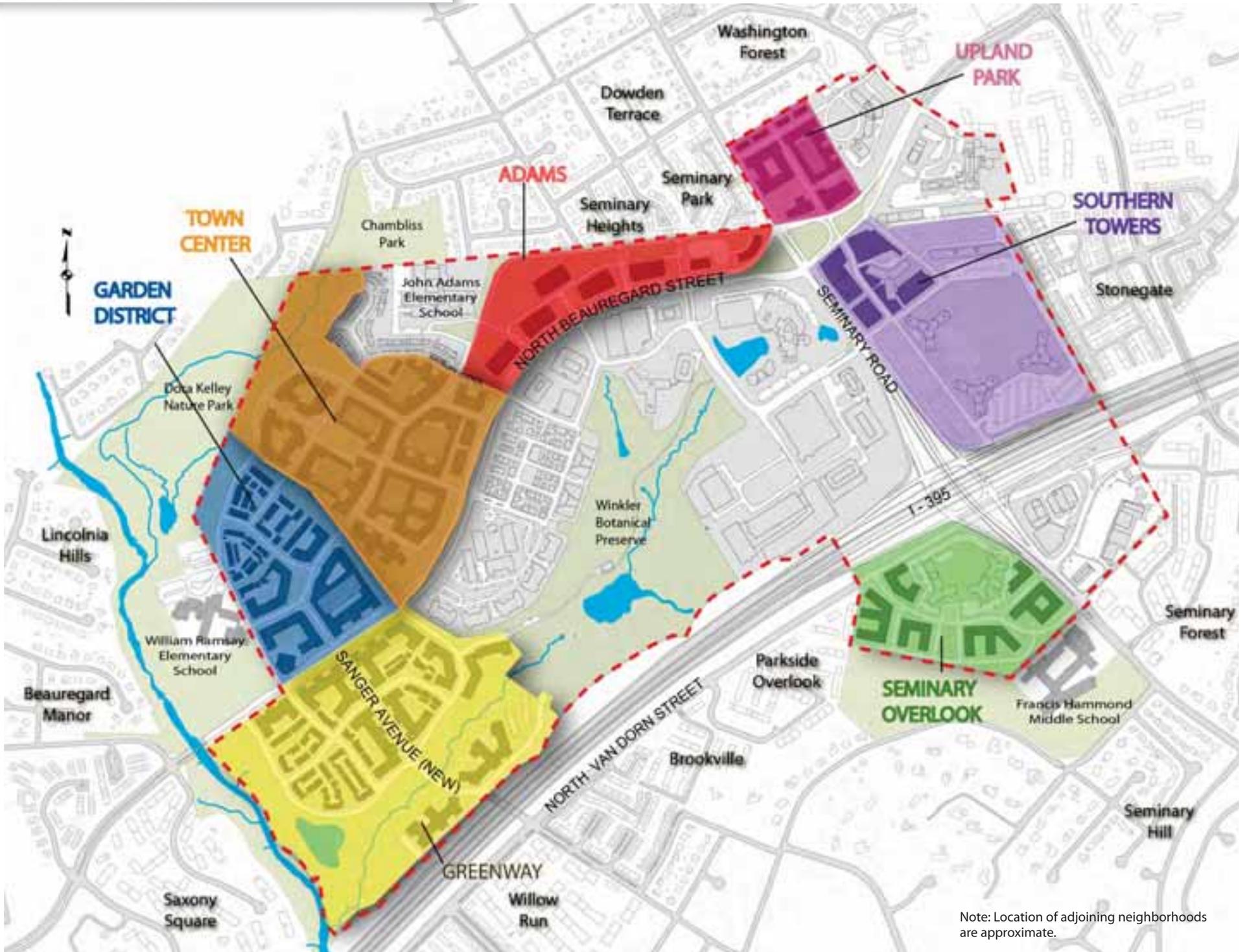
The Plan emphasizes sustainability at a neighborhood scale and for each building. The Plan also recommends green infrastructure and stream restoration/revitalization for Turkey Run and a portion of Holmes Run. The Plan also recommends aspirational environmental goals, given the expected 20-30 year build-out of the Plan.

### E. PROVIDE INTERCONNECTED OPEN SPACE NETWORK:

The Plan proposes that public open spaces be centrally located within each neighborhood. In addition, the Plan proposes a new approximately 18 acre greenway adjacent to the existing Winkler Botanical Preserve (Figure 11). The Plan also provides an approximately 7 acre expansion of the Dora Kelley Nature Park (Figure 42 and Figure 33E). The proposed new public open spaces, parks, and greenways will constitute approximately 44 acres. In addition to the parks and greenways, ground level open space and roof-top open space will be required within each neighborhood.



Figure 12: Proposed and Existing Neighborhoods



## F. ENSURE COMPATIBILITY WITH EXISTING NEIGHBORHOODS:

The Plan is adjacent to many established residential neighborhoods (Figure 12) . It is the goal of the Plan to integrate redevelopment into the context of the existing neighborhoods, through height, height transitions, buildings shoulders, setbacks and open space buffers (Figure 31).

## G. ENCOURAGE ECONOMIC SUSTAINABILITY:

The Plan is based on a public – private partnership that does not negatively impact the City's General Fund. The proposed redevelopment will provide developer contributions and an increased tax base that will fund public benefits such as a new fire station, new athletic field, transportation improvements and high capacity transit lanes. The developer contributions will also enable a significant level of dedicated affordable and workforce housing. The Plan will also result in an increase in the City's tax base for the benefit of all City residents (Chapter 9).



