

APPENDIX 1 | EXISTING CONDITIONS

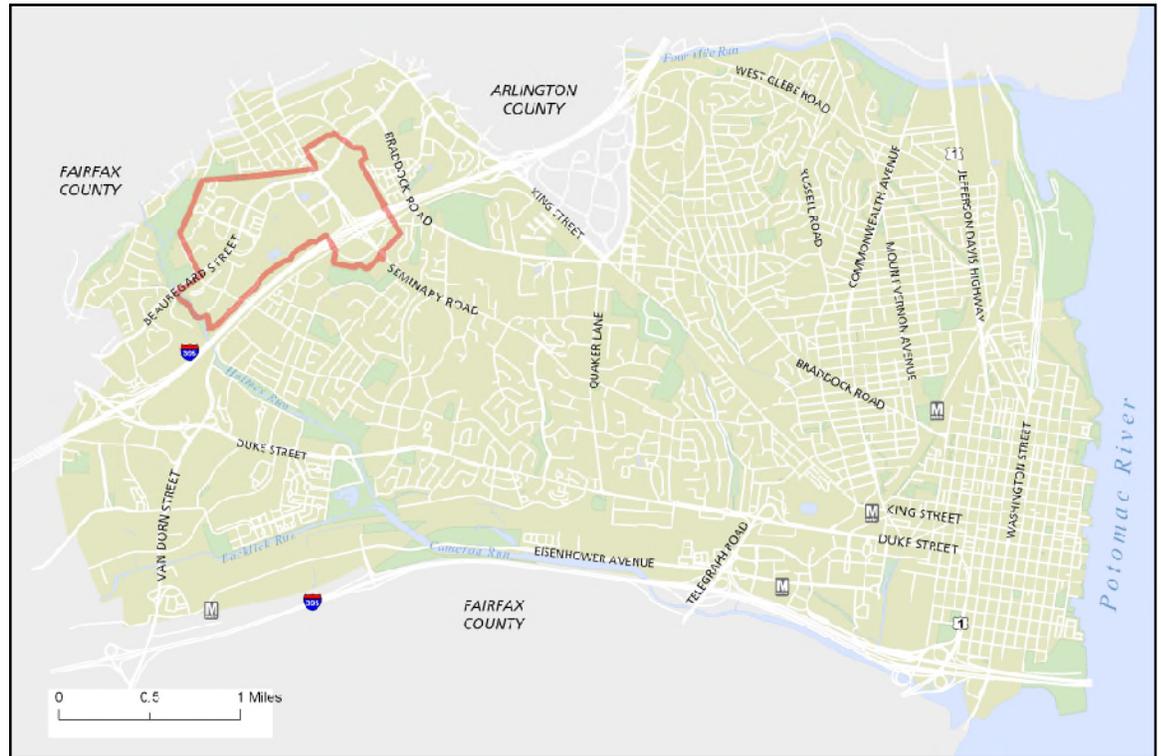


Figure 1 | Planning Area Location Map: The Beaugard Corridor Planning Area (outlined in red) is situated on the western edge of Alexandria along Interstate 395.

A. The Beaugard Corridor Planning Area

Overview

The Beaugard Corridor Planning Area (BCPA) is a 462-acre area (including approximately 67 acres of public right-of-way) located near the western edge of the City of Alexandria along Interstate 395. The portion of the BCPA northwest of Interstate 395 is currently located within boundary of the Alexandria West Small Area Plan. The area southeast of I-395 is located within the boundary of the Seminary Hill - Strawberry Hill Small Area Plan (Figure 1-2). The boundaries of the BCPA encompass approximately 220 acres of land where redevelopment is anticipated.

The BCPA is closely tied to a context area that extends as far as Quaker Lane on the east, Duke Street on the south and the City limits on the west and north.

Most of the BCPA has been developed with a suburban development pattern that contrasts with the interconnected street grid found within many other neighborhoods in

the City. A variety of uses that include a mix of mid- to high-rise apartments, offices, small shopping centers, hotels and several institutional uses are currently found within the BCPA.



Figure 1-2 | Planing Area Map: The BCPA includes a mix of apartments, offices, hotel and retail uses that are predominantly accessed via Beauregard Street and Seminary Road.

B. Geographic Subareas

The BCPA is divided by terrain, transportation corridors, and ownership into seven subareas, each of which has unique character based on land uses, location, physical features or other elements. These subareas contribute to the variety of the overall environment within the BCPA and offer the opportunity to establish unique and identifiable neighborhoods,

Geographic Subareas within the Beauregard Corridor:

- Seminary Plaza/Seminary Towers Area
- Southern Towers/Goodwin House Area
- Shirley Gardens/ Fairbanks-Foster/ Hermitage Area
- Winkler Botanical Preserve Area
- Mark Center Area
- Upper Hill Area
- Lower Hill Area

C. Seminary Plaza/Seminary Towers Subarea

The Seminary Plaza/Seminary Towers Area is prominently situated adjacent to I-395, but lacks a pedestrian-oriented environment and integration between land uses.

The area currently lacks a strong connection to the areas to the west of Interstate 395, with the only connection coming via the auto-dominated Seminary Road interchange.

Existing uses include the Seminary Plaza shopping center, Alexandria Professional Office Center, Courtyard by Marriott and the Seminary Towers Seminary Hill Apartments, and the former Steak and Ale site.

Existing Development Summary

Land Area 32.5 acres
 Dwelling Units: 868
 Nonresidential Floor Area:
 Office: 124,256 sq ft
 Retail: 58,030 sq ft
 Hotel: 120,858 sq ft

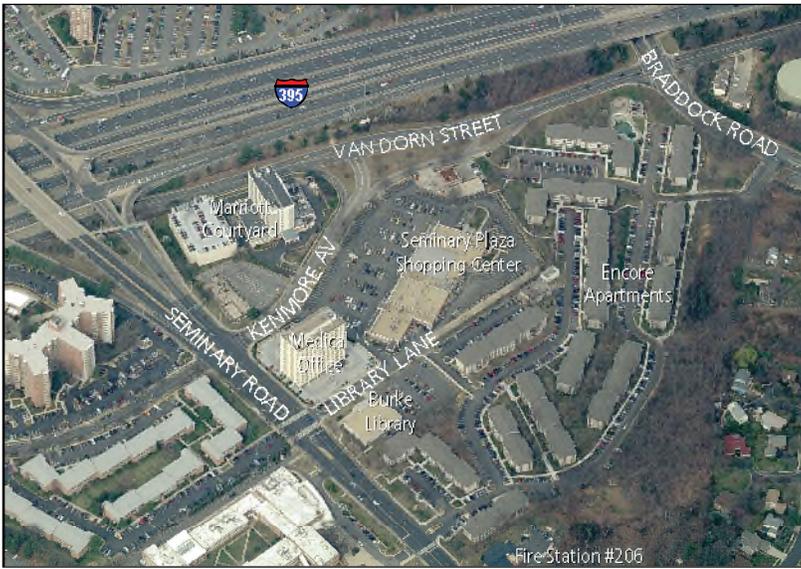
Characteristics of the Subarea include:

- Convenient access and visibility from I-395.
- Adjoining civic uses including the Burke Library, Francis Hammond Middle School and sports fields, and Fire Station #206.
- A majority of the land uses within the area are dominated by surface parking.
- The area lacks a pedestrian-oriented scale, with buildings set in large expanses of parking lots.
- The Seminary Plaza shopping center "backs" to the adjacent neighborhood, creating a poor relationship between these land uses.
- Pedestrian crossings over Interstate 395 are long, indirect, steep, hard to navigate and are not pedestrian-friendly.



Seminary Area





D. Southern Towers/ Goodwin House Subarea

The Southern Towers/Goodwin House Subarea features the five high-rise apartment buildings that comprise Southern Towers, the Goodwin House senior residence, Hermitage Hill Apartments, and the Church of the Resurrection. A police substation is located at Southern Towers.

Existing Development Summary

Land Area 51.9 acres
Dwelling Units: 2,880.
Nonresidential Floor Area:
Retail: 7,800 sq ft

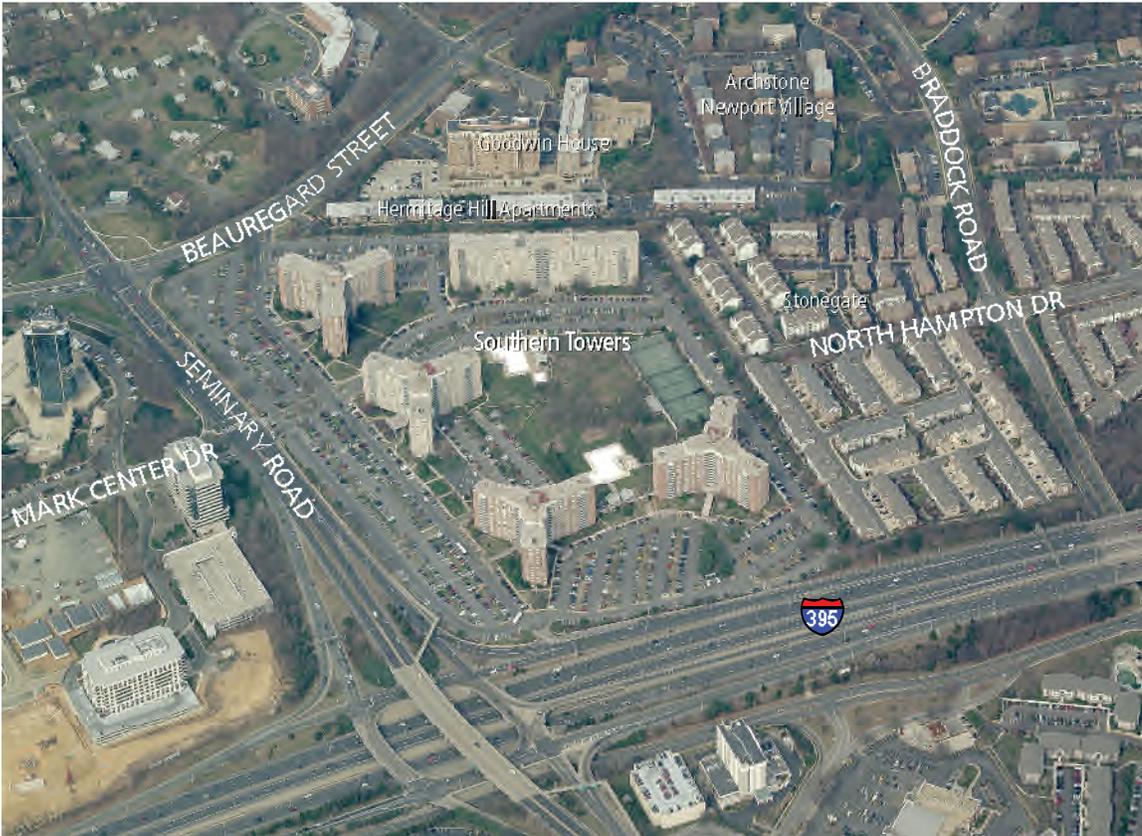
Characteristics of the Subarea:

- Prominent location near the western gateway into Alexandria, and visually prominent from I-395.
- Direct access and visibility from I-395.
- The significant open space within Southern Towers.
- Southern Towers is one of the highest-used transit stops in the City.
- Much of the area is dominated by surface parking.
- The apartment towers lack a streetscape presence, which disconnects them from the overall neighborhood.
- The tall buildings and open parking lots create an environment that is not at a pedestrian-oriented scale.
- The existing residential adjacent to this subarea "back" to one another and lack physical connections and appropriate scale transitions.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing



Southern Towers/Goodwin House Area





E. Shirley Gardens-Foster/ Fairbanks Subarea

The Shirley Gardens area includes 14 single-family homes on large lots, a dry cleaners, and the Hermitage senior living facility.

Existing Development Summary

Land Area 14.86 acres
Dwelling Units: 194.
Nonresidential Floor Area:
Retail: 1,200 sq ft

Characteristics of the subarea:

- Prominent location at the intersection of Beauregard Street and Seminary Road, makes this area a gateway into the planning area.
- The area is adjacent to a well-established neighborhood to the north and west, requiring an appropriate scale transition if the area is redeveloped.



Shirley Gardens -Foster/Fairbanks Area





F. Winkler Botanical Preserve Subarea

Located along I-395 and among the Mark Center office and residential developments, the Winkler Preserve is a private botanical preserve that features natural amenities, walking trails and educational programs.

The preserve is owned by the Winkler Botanical Preserve, and was created as a permanent open space area as part of the development agreement for the Mark Center.

Existing Development Summary

Land Area 44.6 acres
 Dwelling Units: 0.
 Nonresidential Floor Area:
 Visitor Center: 3,600 sq ft

Characteristics of the subarea:

- Steep topography creates a quiet atmosphere, secluded from the rest of the City of Alexandria.
- Existing walking trails are open to the public during the day.
- The preserve has an extensive collection of native plants on site.
- Water features add value within the Preserve.
- Its central location makes the Winkler Preserve an amenity for the community.
- Programs for children and association with the Alexandria City School District make the preserve an important part of the community.
- Significant size makes the area a valuable wildlife habitat. Connecting this area better to the extensive habitat of Holmes Run in the future could increase habitat value.
- Challenging visual and physical access, with only one vehicular access point from Roanoke Avenue.
- Though the Preserve is accessible to the community, it is private and access is controlled.



Winkler Botanical Preserve Area





G. Mark Center Subarea

The Mark Center is situated at the I-395/ Seminary Road Interchange and features a variety of office uses, the Hilton Alexandria at Mark Center Hotel (at 304 feet, Alexandria's tallest building), limited retail and restaurant uses, and the BRAC-133 Mark Center facility.

Existing Development Summary

Land Area: 77.97 acres
 Dwelling Units: 0.
 Nonresidential Floor Area:
 Retail: 30,000 sq ft
 Office: 3.25 million sq ft
 Hotel: 496 rooms
 School: 144,000 sq ft

Characteristics of the subarea:

- Existing employment creates a potential demand for supporting uses and services.
- The Hilton Alexandria at Mark Center hotel is a destination hotel.
- Landscaped areas and tree canopy.
- Challenging vehicular and pedestrian access from Beauregard Street, Seminary Road and Interstate 395.
- The area is adjacent to the Winkler Preserve.
- Poor connections to adjacent land uses, including the Shops at Mark Center and adjacent residential communities.
- Department of Defense force protection standards may limit the location and design of future uses.
- Poorly connected street network.
- Not a walkable neighborhood.
- Suburban pods of office development with parking structures with some parking structures visible from the streets.
- Abundant surface parking lots for both office and retail uses that do not front onto existing streets.



Mark Center Area





H. Upper Hill Subarea

The Upper Hill subarea is a mixed residential community including the garden apartment developments of Hillwood and Stoneridge, the Millbrook townhouses and apartments, and the Westridge Townhomes. It includes internal views of the adjacent Winkler Preserve and City parks. The subarea includes a neighborhood shopping center (The Shops at Mark Center), and the John Adams Elementary School, both of which are hubs of neighborhood activity.

Existing Development Summary

Land Area 83.25 acres
 Dwelling Units: 1806.
 Nonresidential Floor Area:
 Retail: 63,320 sq ft
 School:

Characteristics of the subarea:

- The John Adams Elementary School is a hub of activity for the area and features play fields and play spaces.
- The area is adjacent to Dora Kelly Park and Chambliss Park on the west and north, and to the Winkler Botanical Preserve on the south.
- Topography provides broad views to the surrounding area from the higher elevations.
- The John Adams Elementary School does not have a street presence.
- Steep topography in some areas makes access and interconnections difficult.
- Newer residential communities are gated.
- Existing resource protection areas (RPAs) and steep topography along the western edge of this zone.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing.



Upper Hill Area





I. Lower Hill Subarea

The Lower Hill subarea is a rental apartment community including the Meadowcreek, Lynbrook and Brookdale Apartments, built on the hillsides leading from the Winkler Preserve to Holmes Run. It is separated from the Upper Hill area by a tree-covered slope that is a strong break in terrain. The subarea has access to several open space areas, including the Winkler Preserve and Dora Kelly Park along Holmes Run.

Existing Development Summary

Land Area 85.2 acres
Dwelling Units: 1469

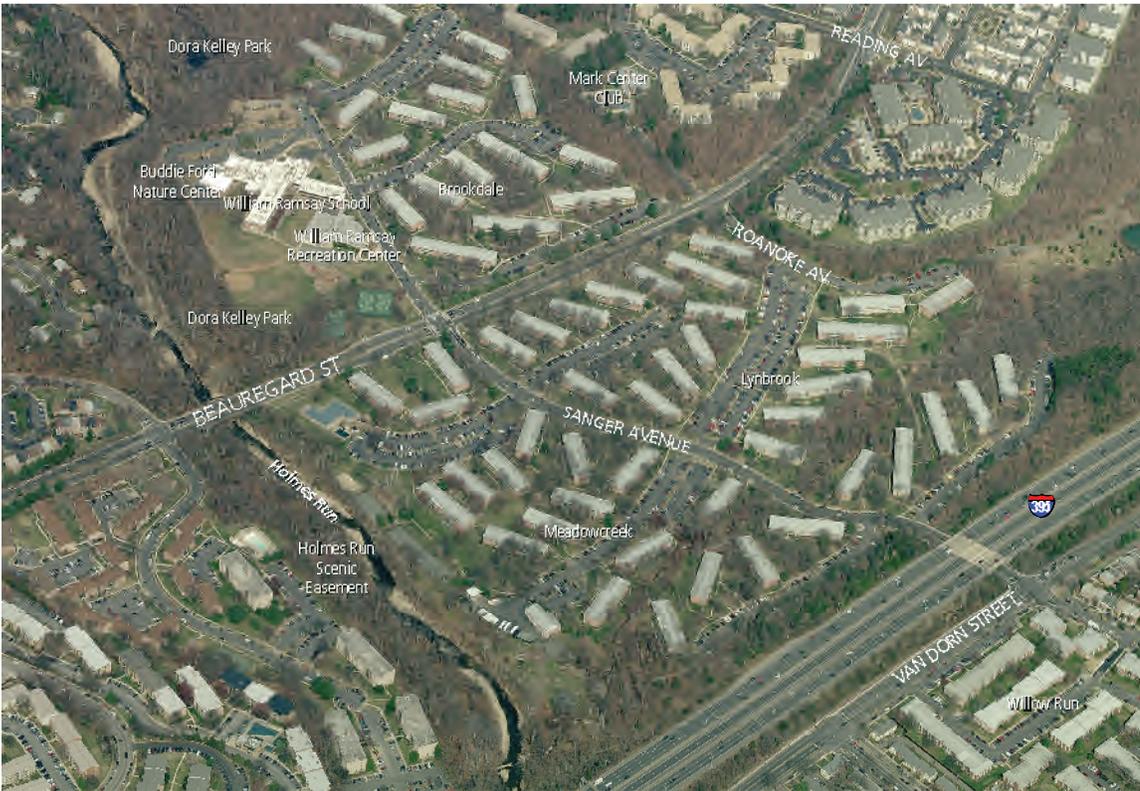
Characteristics of the subarea:

- Adjacent to Winkler Preserve and Holmes Run.
- Large areas of mature vegetation along Holmes Run.
- A variety of recreational amenities including regional trail connections are located along the Holmes Run.
- The area provides a potential central location for a new fire station west of I-395.
- Adjacent community facilities including Ramsay School, Ramsay Recreation Center, and Buddie Ford Nature Center.
- Rolling topography and grade changes have affected existing development patterns and will be a challenge for redevelopment.
- Areas directly along I-395 are isolated by steep grades from the rest of the area.
- Several existing garden apartments are located within Resource Protection Areas and the Holmes Run floodplain. Redevelopment would provide an opportunity to restore the function of the RPA.
- Proximity to I-395.
- Sanger Avenue underpass includes poor lighting, pedestrian and bicycle access.
- The subarea provides a substantial share of the City's supply of affordable and workforce housing.



Lower Hill Area





- GENERALIZED LAND USE**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Office
 - Commercial
 - Commercial Service
 - Hotel
 - Hospital/Nursing Home
 - Public Infrastructure Services
 - Federal/State /Regional Government Use
 - City Governmental Use
 - Park/Playground/ Rec Center
 - Vacant Land
 - Institutional Use
 - Cemetery
 - Common Area



Figure 3 | Existing Land Use

J. Existing Land Use Overview

The Beauregard Corridor Planning Area (BCPA) includes a variety of existing land uses. The core of the area includes office and retail uses adjacent to the Winkler Botanical Preserve. A mix of garden apartments and mid- and high-rise residential buildings is located at its edges.

The BCPA commercial districts provide retail, professional and business offices and services to surrounding residential areas.

Office

The Mark Center consists of a mix of Class A and Class B office uses. Mark Center has recently undergone an expansion that includes the new Washington Headquarters Service/BRAC-133 facility.

Retail

The Shops at Mark Center (63,320 sq ft) and Seminary Plaza (51,224 sq ft) are the two retail centers in the BCPA, each with a grocery

anchor and supporting restaurants, stores and services.

Residential - Multi-family (6322 units)

A majority of the BCPA's residential land is developed with garden style apartments, constructed in the 1960s and 1970s. Millbrook at Mark Center and Town Square at Millbrook are areas that have more recently been developed into residences with modern amenities and a more urban internal framework, though gated entrances mean these two developments do not contribute to local connectivity, and they are separated from the rest of the community.

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

Residential - Single-Family (76 units)

The Shirley Gardens/Foster Fairbanks subarea consists of 14 small single-family homes on large lots.

The Westridge Townhomes form an enclave of 62 residential units located around the John Adams Elementary School along Rayburn Avenue, Harding Avenue and Sibley Street.

Hotels (618 rooms)

The Hilton Alexandria at Mark Center is one of the largest hotels and conference facilities in the area. Additional lodging is supported by the Courtyard by Marriott along I-395.

Residential - Senior Housing. (594 units)

The Hermitage and Goodwin House currently provide approximately 594 senior housing units in the BCPA.

Land Use	Area (acres)	% of Total
Residential - Detached House	6.63	1.68%
Residential - Semi-Detached House	1.39	0.35%
Residential - Townhouse	2.47	0.63%
Residential - Garden Apt 3 stories or less	140.50	35.55%
Residential - Medium Rise Elevator	24.25	6.14%
Residential - High Rise (7 stories and up)	49.45	12.51%
General Commercial	0.32	0.08%
Repair Services	3.16	0.80%
Hotel and Motel	15.56	3.94%
Restaurant/Fast Food	1.28	0.32%
Office Buildings	39.55	10.01%
Shopping Centers	11.32	2.87%
Federal Government	15.91	4.03%
City Parks and Playground	5.84	1.48%
City Vacant Land	0.57	0.14%
Education Public Schools	7.95	2.01%
Churches/Religious	2.01	0.51%
Charitable Institutions	13.83	3.50%
Private Educational Institutions	44.63	11.29%
Vacant Land - Residential	1.30	0.33%
Vacant Land - Industrial	0.30	0.08%
Vacant Land - Commercial	6.79	1.72%
Vacant Land - Sub-Parcel of Parent Parcel	0.24	0.06%
Total	395.25	100.00%

Table 1 | Existing Land Use. This overview of existing land uses as defined in the City's GIS data base within the Beaugard Corridor planning area highlights the predominance of garden apartments, high rises and office buildings in the area.

Schools

The John Adams Elementary School is centrally located within the BCPA, 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 BCPA and serve students from the BCPA and other West End neighborhoods.

Schools serving the BCPA are further discussed in Section O, Schools, beginning on page 30.

Parks & Open Spaces

Open space areas within the BCPA include the 44.6-acre Winkler Botanical Preserve, the 8-acre Holmes Run Scenic Easement, play fields associated with the John Adams Elementary School, and several private open space areas dispersed throughout the BCPA.

Open space areas located just outside the BCPA include the 46.6-acre Dora Kelly Nature Park and 8.2-acre Chambliss Park.

K. Existing Zoning

Although developed in a variety of existing land uses, the parcels within the BCPA fall within eight zoning classifications, mapped in Figure 4 on page 20.

CDD: Coordinated Development District

A majority of the BCPA is zoned CDD#4. These areas include the Mark Center, Winkler Botanical Preserve and all of the garden style apartment communities located along Beaugard 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 Residential Zone

The John Adams Elementary School and the single-family homes of the Shirley Gardens area are currently zoned in 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

RA: Multifamily Zone

The Hermitage Hill and Seminary Hills Apartments are in the RA zone.

“The RA Zone is established to provide and maintain land areas for medium density residential neighborhoods in which apartments predominate and in which single-family, two-family and townhouse development is permitted. Nonresi-

1. City of Alexandria Zoning Ordinance, Section 5-601.

2. City of Alexandria Zoning Ordinance, Section 3-201.

dential uses of a noncommercial nature which are related to and supportive of and customarily found in such residential neighborhoods area also permitted.”³

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.”⁴

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 Towers and Seminary Towers, and the senior-living communities at the Hermitage and Goodwin House. Limited commercial uses are located within and among 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 non-commercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.”⁵

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.”⁶

CG: Commercial General Zone

The Seminary Plaza shopping center and the laundry at Seminary and Beauregard are currently zoned CG. Existing uses include the Magruder’s grocery store, CVS pharmacy 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.”⁷

UT: Utility and Transportation.

A single parcel between the Westridge Townhomes and John Adams School is zoned UT.

“The UT zone is established to provide land areas in the city for utility and transportation uses.”⁸

³ City of Alexandria Zoning Ordinance, Section 3-601.

⁴ City of Alexandria Zoning Ordinance, Section 3-3-701.

⁵ City of Alexandria Zoning Ordinance, Section 3-901.

⁶ City of Alexandria Zoning Ordinance, Section 4-1101.

⁷ City of Alexandria Zoning Ordinance, Section 4-401.

⁸ City of Alexandria Zoning Ordinance, Section 4-1301.

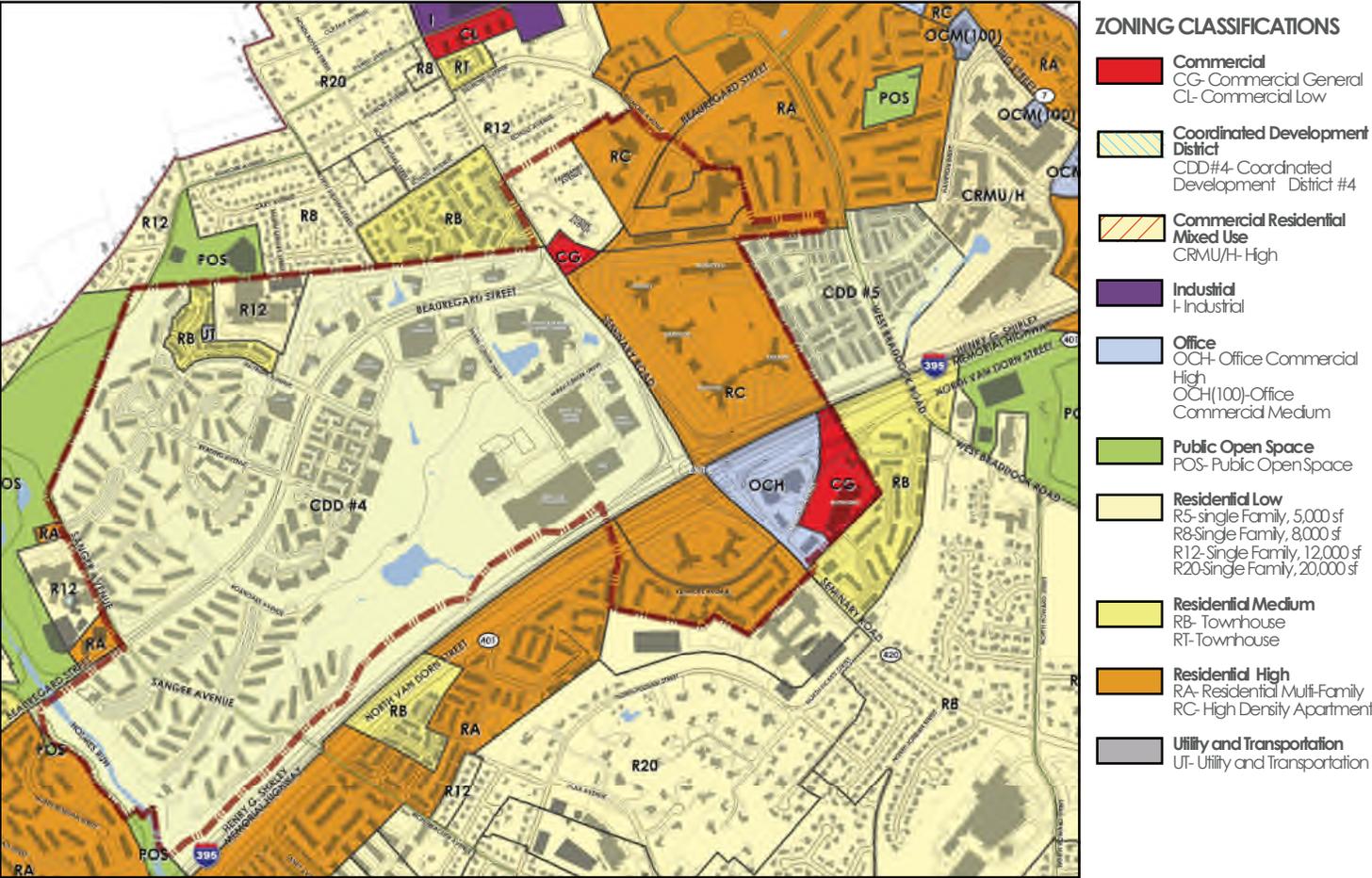


Figure 4 | Existing Zoning

Zone	Description	Area (acres)	Percent of Total
CDD#4	Coordinated Development District 4	282.38	71.44%
CG	Commercial General	6.00	1.52%
OCH	Office Commercial High	4.58	1.16%
R12	Residential Single Family, 12,000 sq ft 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%

Table 2 | Existing Zoning. This overview of existing land areas in relation to zoning classification highlights that a majority of the Beaugard Corridor Planning Area is currently zoned CDD#4.

Table 3 | Existing Development and Development Allowed Under Current Zoning for Selected Potential Development Sites

Development Characteristics	Existing Development	Allowed Under Existing Zoning with DSUP
JBG - 129.64 Acres		
Floor Area, sf	2.29 million	5.65 million
Maximum Height	45 ft	150 ft
Maximum FAR	0.41	1.00
Zoning	CDD	CDD
Uses	Residential Commercial/Retail	Residential Commercial/Retail
Southern Towers - 40.81 Acres		
Floor Area, sf	1.92 million	2.22 million
Maximum Height	145 ft	150 ft
Maximum FAR	1.08	1.25
Zoning	RC	RC
Uses	Residential Commercial/Retail Office	Residential Commercial/Retail Office
Home Properties - 22.31 Acres		
Floor Area, sf	0.92 million	1.03 million
Maximum Height	120 ft	150 ft
Maximum FAR	0.94	1.06
Zoning	RA/RC	RA/RC
Uses	Residential	Residential
Duke Realty - 19.18 Acres		
Floor Area, sf	0.32 million	0.84 million
Maximum Height	80 ft	150 ft
Maximum FAR	0.38	1.00
Zoning	CDD	CDD
Uses	Office	Office
Hekemian, City and Private - 8.18 Acres		
Floor Area, sf	0.02 million	0.11 million
Maximum Height	20 ft	35 ft / 50 ft
Maximum FAR	0.05	0.31
Zoning	R12 / CG	R12 / CG
Uses	Residential Commercial/Retail	Residential Commercial/Retail
WRIT - 1.94 Acres		
Floor Area, sf	0.14 million	0.25 million
Maximum Height	145 ft	150 ft
Maximum FAR	1.68	3.00
Zoning	OCH	OCH
Uses	Office	Office

Table 4. Total Existing Development and Development Allowed Under Current Zoning for Selected Potential Development Sites

Development Characteristics	Existing Development	Under Existing Zoning with DSUP
Total - 222.06 Acres		
Floor Area, sf	5.62 million	10.1 million
Maximum Height	145 ft	150 ft
Maximum FAR	0.58	1.04
Zoning	CDD/RA/RB/RC/R12/CG/OCH	CDD/RA/RB/RC/R12/CG/OCH
Uses	Residential Commercial/Retail Office	Residential Commercial/Retail Office
New Community Amenities	Existing	Site-specific amenities, such as: Streetscape Underground Utilities Private open space, pocket parks Affordable housing contribution



Figure 5 | Elevation Study: This figure shows the rolling topography of the Beauregard Corridor Planning Area. Higher elevations along Seminary Road are shown in red, while lower elevations along the Holmes Run are shown in green.

Key characteristics related to topography:

- 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.
- Differences in elevation have made interconnectivity between land uses challenging.
- The grade change between the residential communities on the south side of Beauregard Street and the Winkler Preserve has resulted in the construction

L. Topography

The topography has created a unique environment that has affected local development patterns that include building layouts, road alignments and inter-connectivity between land uses

The terrain varies greatly, with over 200 feet of rise and fall in a relatively short distance. The Winkler Preserve functions as the transition between the area along Holmes Run (+60' above sea level) and upper ridge that runs along Seminary Road (+250' above sea level).



Figure 6 | Steep Slopes Study

- of substantial retaining walls to create development sites.
- Steep slopes often affect the placement of buildings, roads and other amenities.

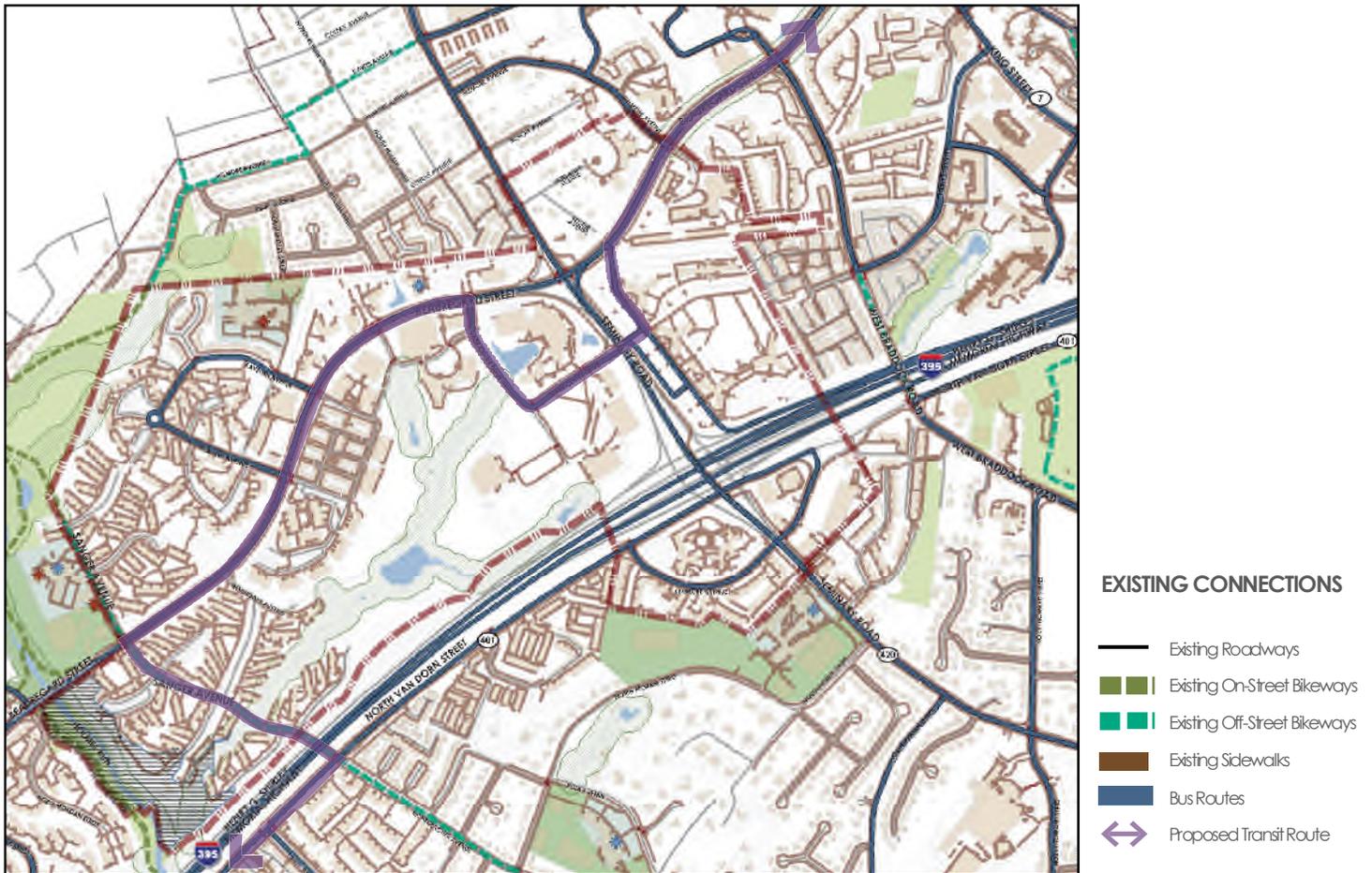


Figure 7 | Connectivity Map: This figure highlights all of the vehicular, pedestrian, bicycle and transit connections in and around the Beauregard Corridor planning area.

M. Connectivity

Vehicular

The layout of existing development within the BCPA is in isolated pods connected to arterial streets. This pattern has resulted in a lack of a true street network that would permit many choices of travel route. This low inter-connectivity between land uses within the BCPA and to the surrounding area concentrates traffic on the single available street in each corridor, means longer local trips to nearby destinations, and provides no relief valve for congestion, accidents, special events or construction on the few through streets.

Single-use zoning for many parts of the BCPA reinforces the lack of integration between land uses. Most of the local streets in the BCPA end in cul-de-sacs, loops or dead ends, which further limits connectivity. All of the developed areas can only be accessed

from the BCPA'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 connected street network has created gaps in the pedestrian network of the area as well. As a result, most areas are linked internally, but lack convenient linkages for pedestrians to adjacent uses and amenities. The sidewalks in most areas are narrow, without sufficient buffer between the sidewalk and the curb.

Bicycle

Existing bikeways currently exist on the edges of the BCPA, which are connected to the

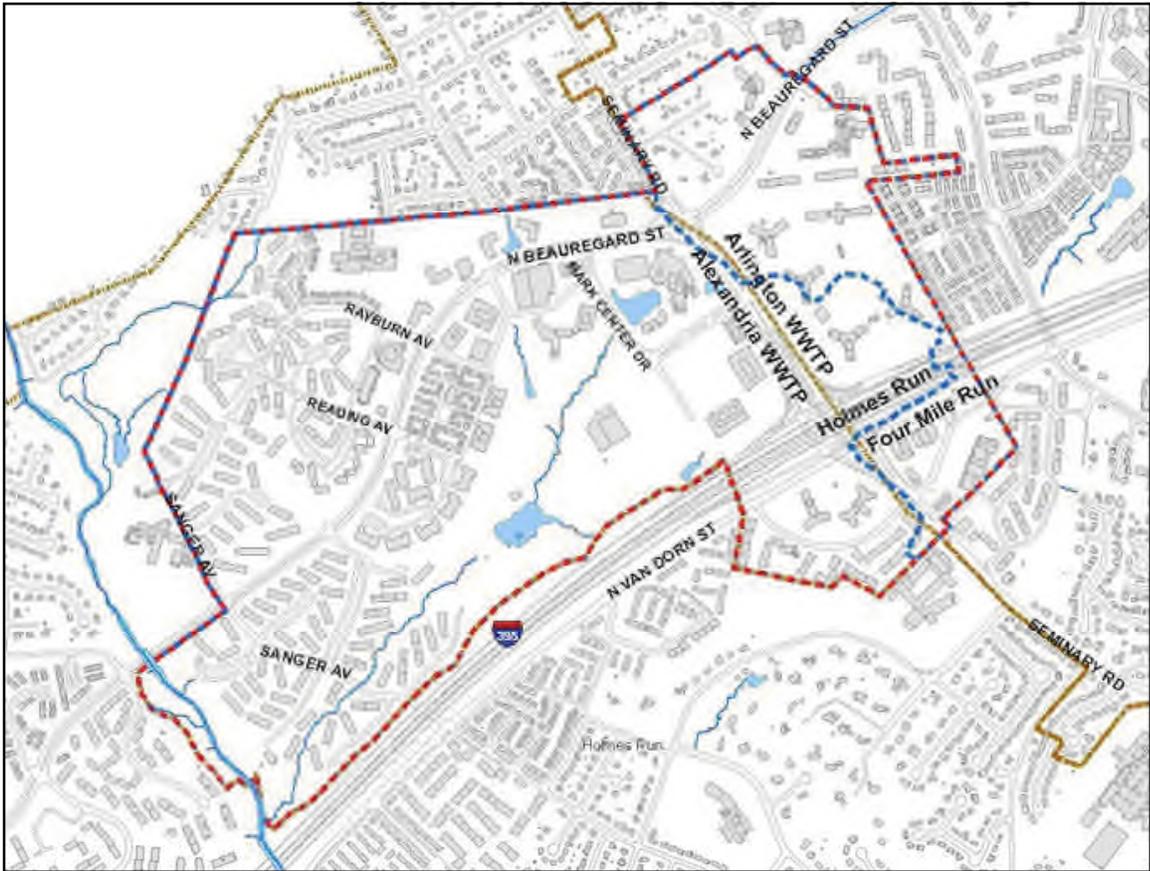


Figure 8 | Sanitary Sewershed and Drainage Areas. Those parts of the planning area generally south of Seminary Road have sewer and drainage collection to the Holmes Run drainage, while those north of Seminary Road drain towards Four Mile Run. Sanitary sewer collection for the Four Mile Run area goes to the Arlington Pollution Control Plant.

City of Alexandria's overall bikeways network.

Transit

The Beauregard Corridor is currently served by the City of Alexandria's DASH bus service, WMATA bus service, and locally by the Mark Center Shuttle.

Transit use is higher than that in other parts of the city, with tracts including a substantial number of residential units in the BCPA ranging from 17.9% to 33.6% of workers commuting by transit, compared to 21.7% citywide (American Community Survey 2005-2009 5-year average data).

N. Infrastructure.

Public infrastructure, aside from transportation facilities, includes sanitary sewer and storm water conveyance, operated by the City; and water conveyance, electric distribution, wired/fiber and wireless communications, and natural gas distribution, operated by private utility companies.

The BCPA is bisected by a north-south ridge line located approximately along Seminary Road. This ridge line divides surface drainage between Holmes Run to the southwest and Four Mile Run to the northeast. The portion of the BCPA that drains to Holmes Run totals 358.6 acres, while the portion that drains to Four Mile run totals 105.6 acres.

Sanitary Sewer.

Approximately 77% of the BCPA is located in the Holmes Run Sewershed and drains to the Holmes Run Trunk Line. The remaining portion of the BCPA drains northward to the Water Pollution Control Plant (WPCP) in Arlington County. Both of these sewersheds flow by gravity. The Holmes Run Trunk Line is serviced by the Alexandria Sanitation Authority (ASA) Advanced Wastewater Treatment Facility (AWTF), which meets the wastewater needs for the majority of Alexandria as well as portions of Fairfax County. The agreement between the City and the ASA allows for 21.6 million gallons a day (mgd) of wastewater to be treated by the ASA AWTF. The current average annual flow is 16.3 mgd.

The City of Alexandria has an agreement with Arlington County to service the wastewater needs for portions of Alexandria that drain to the Arlington WPCP. The agreement between the City and the Arlington County allows for 3.0 mgd of wastewater to be treated by the Arlington County WWTP. The current average annual flow is 1.8 mgd.

The Holmes Run Trunk Sewer currently experiences sewer capacity constraints due to inflow and infiltration. The inflow and infiltration are a result of groundwater and/or storm water entering the existing sanitary sewer system, adding to the volume of water being treated at the treatment plant. This excess water also leads to surcharging conditions in the sewer. As a result, the City has an ongoing extensive study and rehabilitation program to identify problem areas in the sewershed network to upgrade and implement pipe repairs to restore this lost capacity.

Storm Sewer

Much like the sanitary sewer system in the BCPA, the storm sewer network is divided between the Holmes Run and Four Mile Run drainage basins. The storm sewer network is also a gravity system. There are no known current problems with storm sewers in either drainage system within Alexandria needing corrective action.

More recent developments within the BCPA possess stormwater management facilities which serve to attenuate storm runoff from

these properties. Many areas developed in or before the 1970s do not have such facilities, and the vast majority of impervious surface runoff from these sites quickly reaches the storm drain system and Holmes Run or Four Mile Run. At present, an estimated 48% of the BCPA is covered in impervious surfaces or structures.

Electric Power, Natural Gas Distribution, Communications

Seminary Road and Beauregard Street are the largest electric power transmission corridors in the BCPA. Sanger Avenue serves as a key electric power corridor passing under I-395/Shirley Highway. The remaining roads and back lots in the BCPA are distribution corridors.

The gas distribution network runs under the edges of streets with major distribution lines running along Seminary Road and Beauregard Street. Communications wire and fiber-optic cable are also typically installed along the edges of streets in the public right-of-way.

Conclusions

- The City's agreement with Arlington County for sewer service of the northern portion of the BCPA provides additional capacity, and can accept flow up to that capacity from new development.
- Stormwater management regulations and best management practices employed at redevelopment sites and within infrastructure projects will provide runoff water quality relief and detention to control runoff delivery to area streams if sites are redeveloped.
- The Holmes Run Trunk Line ongoing maintenance program to reline and rehabilitate the pipe and its flow capacity will benefit existing development.
- Based on analysis of long-term growth forecasts city-wide, the sanitary sewer treatment capacity at both the Alexandria Sanitation Authority AWTF and the Arlington County WPCP are projected to have sufficient capacity

to meet forecasted demand until 2040. The City is currently evaluating options for acquiring additional treatment capacity at both facilities in the long term. Funding options for acquiring this additional capacity are being developed.

- Sewer conveyance capacity in the Holmes Run Trunk Sewer is being evaluated for projected development in the sewer shed, including development proposed in this plan. Future improvements may be necessary to convey the additional flow.
- Preliminary analyses have indicated that there is insufficient capacity in the local sanitary sewer collection system to accommodate future development in the BCPA. Local sanitary sewer collection system upgrades will be required to provide adequate capacity for the proposed development. Individual development projects will be required to provide upgrades necessary to provide capacity for each individual project.

O. Schools

Six public schools currently have attendance areas that include parts of the BCPA: John Adams Elementary, William Ramsay Elementary, James Polk Elementary, Francis Hammond Middle, Minnie Howard Center and T.C. Williams High School. Each of these schools also serves students living outside the BCPA. Of the six schools, John Adams is the only school located within the BCPA, although William Ramsay and Francis Hammond are located immediately adjacent.

The Alexandria City Public Schools (ACPS) headquarters offices are currently located on North Beauregard Street within the BCPA.

Based on 2010-11 academic year enrollment statistics, the schools serving the Beauregard Corridor are among the most diverse in the City, with respect to the student body's ethnicity, race, and household income. The Beauregard Corridor Plan will need to address any potential impacts on schools

John Adams Elementary School

The John Adams Elementary School, located on Rayburn Avenue just west of Beauregard Street in the BCPA, was constructed in 1966 as a middle school but became an elementary school in 1980. It currently serves grades



Pre-K through 5. It has a floor area of approximately 144,000 square feet.

The school contains a library media center and a recreation center, and is adjacent to Chambliss Park and tennis courts. There are approximately 154 staff members at the school.

Total school enrollment is 911 students (2010-11) including 100 students within the Head Start program. Demographic information on students in 2010 found that 32% were Hispanic of any race. Racial groups (which may include additional Hispanic students) as a percentage of the total student body include: 38% Black or African American, 15% White, 8% Asian/Pacific Islander and American Indian, and 6% of unspecified race.

The school serves several community uses such as extended day care, Head Start program, and recreation department programs. The school's meeting rooms are used by community groups, churches and the City.

William Ramsay Elementary School



The Williams Ramsay School is located directly across Sanger Avenue from the BCPA. The school serves grades K-5, and was originally built in 1958. There have been multiple additions and new space incorporated into this elementary school over the years. There is a library media center, Buddie Ford Nature Center, and adjacent recreation center. The school is adjacent to the Dora Kelly Nature Park. There are approximately 111 full time staff at the school.

Total student enrollment at the school was 702 as of September 2010. 56% of students were Hispanic of any race at this school. Racial groups (which may include additional Hispanic students) included 25% Black or African American, 8% Asian/Pacific Islander/American Indian, and 5% white. 6% indicated an unspecified race.

There is no Head Start program at this school. However, it does serve a number of community uses such as after-school recreation

programs, extended day care, space for church rentals, Boy Scout and Girl Scouts Programs, and Recreation Department programs.

Francis C. Hammond Middle School

The Francis C. Hammond Middle School is located on Seminary Road immediately adjacent to the BCPA. The school serves grades 6 through 8. The school was originally opened in 1956 as a high school. However, it became a middle school in 1993. A major reconstruction and classroom additions were completed in 2002 at the school. There is a library media center, gym and auxiliary gym. Today the school is a campus of three middle schools including FCH1, FCH2, FCH3. The Francis C. Hammond Middle School has a floor area of 240,000 square feet. There are approximately 200 staff members at this middle school.



The student enrollment population in September 2010 by race and ethnicity is outlined below as a percentage of all students in each school.

FCH1 has an enrollment of 419 students. Demographic information shows that 33% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body include 42% Black or African American, 10% White, 9% Asian/Pacific Islander/American Indian, and 5% of unspecified race.

FCH3 has an enrollment of 429 students. Demographic information shows that 31% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body

include 47% Black or African American, 10% White, 8% Asian/Pacific Islander/American Indian, and 4% of unspecified race.

FCH3 has an enrollment of 414 students. Demographic information shows that 34% are Hispanic (any race). Racial groups (which may include additional Hispanic students) as a percentage of the total student body include 39% Black or African American, 13% White, 10% Asian/Pacific Islander/American Indian, and 4% of unspecified race.

James Polk Elementary School

The James Polk Elementary School is approximately one quarter mile from the BCPA on Polk Avenue. The school serves grades K-5 and was built in 1965. The school is 84,000 square feet in size. 93 staff members are employed at this school.

Additional classroom space will be opened in the Fall of 2011. A gymnasium was added to the building and opened during the 2010-2011 school year. There is a library media center for student use as well. This elementary school serves several community uses such as space for church rentals, extended day care, Boy Scout and Girl Scouts programs, and recreation department programs. There is no Head Start program at this elementary school.

Total student enrollment as of September 2010 was 583 students. 23% of the student population is Hispanic of any race. Racial groups (which may include additional Hispanic students) as a percentage of the entire student population include 43% Black or African American, 21% White, 10% Asian/



Pacific Islander/American Indian, and 3% that indicated an unspecified race.

T.C. Williams High School

T.C. Williams High School is located approximately 1.5 miles from the BCPA on King Street. It was completely rebuilt in 2007 with a floor area of approximately 470,000 square feet. The high school serves students in Grades 10-12, and the Minnie Howard Campus School serves students in Grade 9.



There are approximately 322 staff members at this high school.

The total student population is 2,339. The total high student enrollment population in September 2010 was 2,319 students in Grades 10-12, with an additional 699 students in Grade 9 at the Minnie Howard Campus. There are 20 students in the Head Start program. The demographic profile of students includes 31% Hispanic students of all races. Racial groups as a percentage of total school population (which may include additional Hispanic students) include 40% Black or African American, 20% White, 6% Asian/Pacific Islander and American Indian, and 3% that indicated an unspecified race.

Minnie Howard Campus School

The Minnie Howard Campus School, located approximately a mile from the BCPA on Braddock Road, serves students in Grade 9 in the T.C. Williams High School. The school was originally constructed in 1954 as an elementary school. However, in 1993, the school began serving students in Grade 9 exclusively. The school building has a floor area of approximately 130,000 square feet, and serves many community uses such as

space for intramural programs, church rentals, community meetings, and recreation department programs. The school includes a library media center and gym.

There were 699 students enrolled as of September 2010. There are approximately 128 staff members in the Minnie Howard Campus School.





Figure 9 | Recreation facilities serving the planning area include a number of City parks and natural open space areas. There is currently no full-sized public athletic field west of I-395 in the City. Many of the local apartment developments include recreational facilities for residents.

P. Recreation, Parks and Open Space

Public Parks, Recreation, and Open Space Resources

The Holmes Run Scenic Easement is the only substantial public open space area within the BCPA.

The following public parks and open spaces are located adjacent to or near the BCPA and serve the population of the BCPA as well as other parts of the West End and the City as a whole.

- **Jerome Buddie Ford Nature Center** provides year-round programs and exhibits on Alexandria's human and natural history. There is an activity room available for community groups and organizations for use.
- **The Dora Kelly Nature Park** is a 46-acre wildlife sanctuary with a one-mile long nature trail that meanders along streams, wooded hills, and freshwater marshland in the Holmes Run watershed.
- **Chambliss Park** is an 8.16-acre park that features a wooded nature area with a walking trail, tennis courts and parking. There is a foot path that meanders through the Chambliss Park down

towards the Dora Kelly Nature Park which is adjacent to the Beauregard study area.

- **Holmes Run Park** includes a segment of Holmes Run, which begins near Route 66 and the Capital Beltway in Fairfax County and extends to Cameron Run in Alexandria. The park includes walking and biking paths and rentable community garden plots.
- The Lower Francis C. Hammond School multi-use field is adjacent to the BCPA and is used by the community and students. It contains an outdoor roller hockey rink. The upper field contains a soccer field.
- William Ramsay Recreation Center is located across Sanger Avenue from the BCPA adjacent to William Ramsay Elementary School. The recreation center includes a full-size gymnasium, game room, arts and crafts room, dance studio and fitness room.

The City of Alexandria Department of Recreation, Parks and Cultural Activities is in the process of conducting a 2011 Park and Recreation Needs Assessment Survey to help establish priorities for the future development of parks, recreation, cultural facilities, programs and services within your community. Preliminary results indicate that bike trails, large open spaces that are non-programmed, and additional park spaces with improvements important for the physical development for small children is needed within the City.

The City of Alexandria Department of Recreation, Parks and Cultural Activities is in the process of completing an Aquatic Facilities Master Plan.

Private Parks and Recreation Facilities

Private open spaces and recreation facilities are important contributors to open space and recreation resources within major residential developments in the BCPA. A significant limitation on private recreation facilities is that they are often closed to the general public and therefore do not provide common neighborhood gathering places for all residents of the area. Because they

are operated and maintained by property owners or community associations, private open spaces and recreation facilities do not require City funding.

- **Winkler Botanical Preserve** is located on 44.63 acres with walking trails open to the public during the day. The preserve has a visitor center/retreat house and operates educational programs for local school students.
- **Meadow Creek, Lynbrook, Brookdale, Stoneridge and Hillwood Apartments.** These apartment developments are under single ownership, and share a number of recreation facilities for residents. These amenities include three swimming pools, three tennis courts, a health club, a residents' lounge and party room. Other recreation facilities include walking trails throughout the community and a number of pocket playgrounds and picnic areas. A community garden area is available with plots available for tenants and other neighbors.
- **Southern Towers.** Southern Towers includes a substantial central open space area that includes grassy and wooded areas, with multiple barbecue areas with picnic tables. Recreational facilities available to residents include two pools, four newly surfaced tennis courts, a multi-purpose court, a volleyball court, five exercise rooms (one in each building), and a meeting/party room.
- **Seminary Hill Apartments, Seminary Towers Apartments.** Seminary Hill Apartments provides a pool and fitness center and two playgrounds, Seminary Towers provides a pool, two fitness centers and a business center.
- **Millbrook Apartments** provides a swimming pool, fitness center, basketball court, raquetball court, hot tub/spa, volleyball court and barbecue grill/picnic area for its tenants.
- **The Hermitage** senior living facility provides a fitness room, multi-purpose auditorium, arts and crafts studio, greenhouse and gardening beds for the use of its tenants.

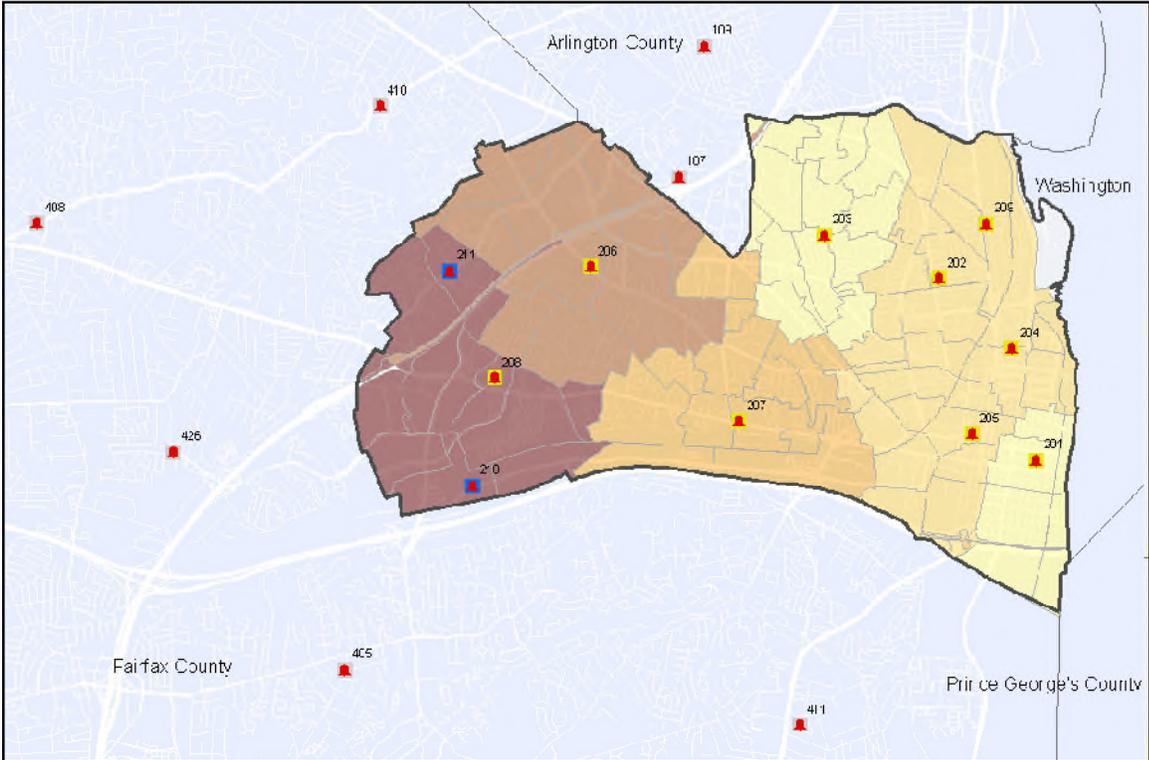


Figure 10 | Fire Stations. This figure shows the locations and first response areas of existing fire stations in the City, as well as proposed new fire stations in Eisenhower Valley and west of I-395. Nearby stations in Arlington County and Fairfax County that are often involved in mutual aid responses in the City are also shown. .

- **Goodwin House** provides a fitness center, swimming pool, Jacuzzi, arts and crafts center, garden boxes, multi-purpose auditorium, and game room for the use of its tenants.

Q. Fire and Emergency Response

Existing Conditions

Two principal fire stations in the City of Alexandria serve the BCPA: Fire Station #206 on Seminary Road near the Burke Library, and Fire Station 208 on Paxton Street near Landmark Mall. Both Fire Stations #206 and #208 are among the busiest fire stations in Alexandria. There are currently no City fire stations west of I-395 where most of the BCPA is located.

The BCPA is also served by other stations in the City, and by fire stations in Fairfax County and Arlington County as part of a mutual aid agreement to share fire and emergency responses across jurisdictional boundaries. These stations are often the first to respond to Alexandria incidents, particularly in areas west of I-395. The mutual aid agreement

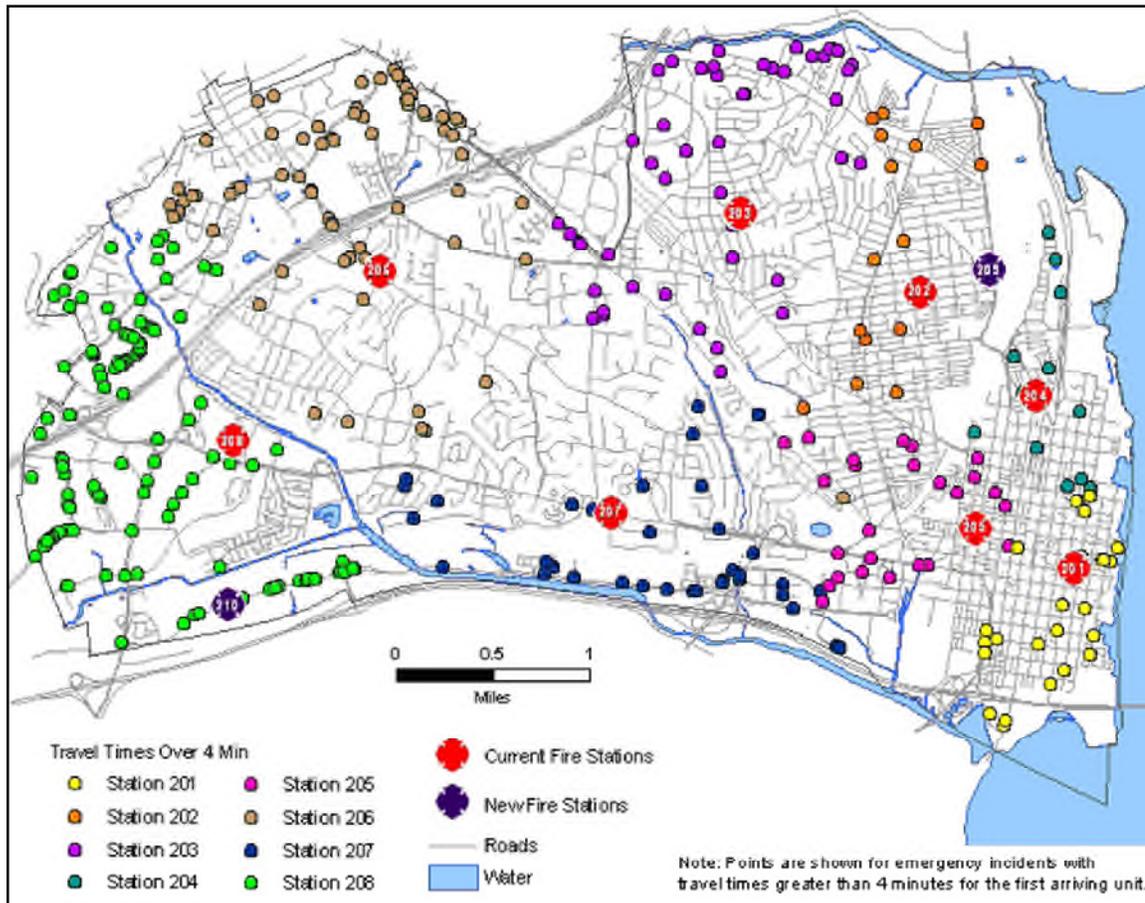


Figure 11 | Fire Response Times. This figure shows the locations of emergency incidents with response times greater than four minutes for the first arriving unit.

requires that the closest available units respond to an incident regardless of jurisdictional boundaries.

Fire Station 206. This approximately 8,500 sq. ft. fire station on Seminary Road (Station #206 is a two-bay station which was constructed in 1958. Apparatus located at this fire station includes a rescue engine, rescue squad, medic unit, and battalion vehicle. In addition, it has parking in the rear of the building. The City's approved Capital Improvement Program (CIP) for FY 2012 calls for approximately \$700,000 in FY 2017, \$3 million in FY 2018 and \$6 million funded in FY 2019 for renovations.

Fire Station 208. This approximately 11,500-sq. ft. fire station on North Paxton Street is a

two-bay station which was constructed in 1976.

Fire station apparatus at this site includes an engine (three-person crew), truck (three-person crew) and paramedic unit (two-person crew). It has a specialized truck-only technical rescue team at this location. The approved FY 2012 Capital Improvement Program allocates \$260,000 for renovations.

New Fire Station Needs in the Beauregard Corridor Planning Area

The City of Alexandria Fire Department *Resource Allocations, Staffing, and Facilities Assessment Study* conducted in 2008 recommended the development of two new fire stations in the West End of Alexandria to better respond to fire and emergency needs

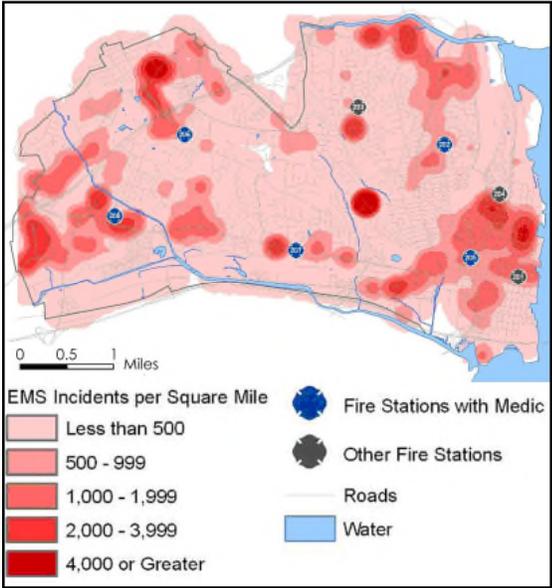


Figure 12 | EMS Incident Density. This figure shows areas of concentrations of EMS calls in the City.

of this area of the City. The BCPA has a high number of older high-rise buildings without sprinkler systems. These buildings pose a challenge for fire and emergency responses. The two new recommended fire station locations were in the Eisenhower Valley and in the area West of I-395.

Figure 11 shows where travel time standards were unmet in 2006, because the response times were over four minutes. Four minutes is the average acceptable period for fire and emergency service incident response times.

Figure 12 shows that there is a high number of emergency medical service incidents within and in close proximity to the BCPA. Fire Stations #206 and #208 are the closest in proximity to these incident areas. In addition, Fairfax and Arlington County often provide mutual aid response within the BCPA.

The City's adopted FY2012 Capital Improvement Program (CIP) for public buildings and facilities allocates approximately \$11 million for Fire Station #210 in the Eisenhower Valley. Funding for Fire Station #210 provides for the design and construction of a new fire station at the existing Impound Lot facility. Additionally, the project will provide training classrooms and training bays for the Fire Depart-

ment. The training classrooms will share use with the Police Pistol Range, which also has an identified need for training classrooms.

There remains a need for an additional new Fire Station #211, however, located directly West of I-395 within the BCPA.

R. Housing

The BCPA currently includes an estimated 6,992 housing units, or 9.7% of the City's 2010 housing stock of 72,376 units. 1.1% of the total are ownership units; the remainder are rental apartments. Citywide, 43.3% of the City's occupied housing units are owner-occupied.

Housing Affordability

Housing is generally considered affordable to a household if the household's annual expenditure for rent or mortgage payments, including associated utility costs, is no more than 30% of its annual income. Since nearly all housing in the BCPA is rental housing, this discussion will focus primarily on rental tenancy.

Household Income and Affordable Housing

The definition of income eligibility for various affordable housing programs is based on percentages of the Area Median Income (AMI) defined by the U.S. Department of Housing and Urban Development (HUD). Every year, HUD reviews U.S. Census family income data and market rents to establish income limits for its housing programs. Calculation of income limits for programs starts with the median family income for each region.

In 2011, the HUD-determined area median family income for the Washington, D.C. metropolitan area is \$106,100. HUD calls this number the Area Median Income (AMI), and uses different percentages of this value to establish income ranges applicable to HUD programs for a four-person household. The

values are further adjusted for other household sizes, deducting 10% for each person less than four, and adding 8% for each person more than four in the household.

Table 5 shows the current maximum income for various household sizes in Alexandria used to define eligibility for affordable housing programs, and the rents considered affordable to households at this income for various unit sizes appropriate to household size.

Public Housing (30% of AMI)

Public housing, locally referred to as Resolution 830 housing, is affordable housing which is owned by the Alexandria Redevelopment and Housing Authority (ARHA) or constructed on land owned by ARHA. Public housing serves households at lower incomes, typically up to 30%-50% of AMI. Public housing residents pay 30% of their income toward housing cost, with the balance subsidized by federal assistance provided by contract to ARHA.

ARHA also administers housing choice (formerly Section 8) vouchers. The vouchers allow low-income households to obtain rental housing within the private market, if the landlord is willing to participate in the program. With a voucher, the household pays 30% of its income toward rent and utility costs, with the voucher payment subsidizing the balance up to the fair market rent.

Table 5 | Area Median Income with Affordable Housing Income and Rent Limits

2011 Washington D.C MSA Adjusted Median Family Income (HUD Area Median Income): \$106,100							
60% AMI Income Limits, 2011							
1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
\$44,580	\$50,940	\$57,300	\$63,660	\$68,760	\$73,860	\$76,960	\$84,060
60% AMI Rent Limits, 2011							
% AMI	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	
60%	\$1,114	\$1,194	\$1,432	\$1,655	\$1,846	\$2,037	

Affordable Housing (60% of AMI)

The term "affordable housing" is specifically used by the City to refer to housing that is available at an affordable cost to households with incomes that make them eligible for federal, state or local housing assistance programs. For rental housing, that generally means household incomes up to 60% of the area median income, adjusted for household size. Thus, a four-person household would be considered qualified for affordable rental housing if its income was at or below \$63,660.

Based on guidelines established by the state's housing finance agency, the Virginia Housing Development Authority, the maximum rent for a two bedroom unit for an income qualified household would be \$1,432 per month. Table 5 shows the income and rent ranges for various household sizes at 60% of AMI.

Market Affordable Housing

Rental housing available in the private housing market without subsidy that is available at affordable rents to households with

Table 6 | Distribution of Affordable Rental Units in Alexandria, 2010

Unit Type	Total City Units	BCPA		Balance of West End		East of Quaker Lane	
		Units	% of City	Units	% of City	Units	% of City
Public Housing	1,150	0	0%	156	13.6%	994	86.4%
Total Assisted (Including Res 830)	3,702	0	0%	1,968	53.2%	1,734	46.8%
Market Affordable (60% AMI)	12,048	4,843	40.2%	4,317	35.8%	2,888	24.0%
Total Affordable (60% AMI)	15,750	4,843	30.7%	6,285	39.9%	4,622	29.3%
Low-Income Workforce (60-80% AMI)	8,792	1,022	11.6%	5,938	67.5%	1,832	20.8%

Table 7 | Distribution of Affordable Rental Units in Alexandria, 2011

Unit Type	Total City Units	BCPA		Balance of West End		East of Quaker Lane	
		Units	% of City	Units	% of City	Units	% of City
Public Housing	1,150	0	0%	156	13.6%	994	86.4%
Total Assisted (Including Res 830)	3,702	0	0%	1,968	53.2%	1,734	46.8%
Market Affordable (60% AMI)	6,356	2,822	44.4%	1,729	27.2%	1,805	28.4%
Total Affordable (60% AMI)	10,118	2,822	27.9%	3,757	37.1%	3,539	35.0%
Low-income Workforce (60-80% AMI)	11,743	2,781	23.7%	6,718	57.2%	2,244	19.1%

*Data on non-assisted units are based on the Office of Housing's annual market rent survey, which covers units in multifamily complexes of 10 or more units.

Table 8 | Affordability in BCPA, 2011

Number of Bedrooms	Current Monthly Rent Ranges	Income to Afford Current Rents
Efficiency	\$905 - \$1,188	\$36,200 - \$44,720
One Bedroom	\$1,105 - \$1,435	\$44,200 - \$57,400
Two Bedroom	\$1,335 - \$1,993	\$53,400 - \$79,720

incomes up to 60% of AMI is termed "market affordable" housing. However, rents for market affordable housing are not tied to income of tenants and may be adjusted by the owner at any time without restriction.

Dedicated or Committed Affordable Housing.

Developments are often market affordable due to their age, condition and/or lack of amenities, including access to public transit. When rent levels are restricted to be affordable by a regulatory agreement or restrictive covenant (usually imposed as a result of local, state or federal investment to help achieve and maintain affordability), such housing is called "dedicated" or "committed" affordable housing. In this case, residents must meet certain income criteria to qualify (must not exceed income caps established by household size) for tenancy, and the rents and utilities charged are capped for various, corresponding unit sizes.

Workforce Housing (60-100% of AMI)

Housing which is affordable to persons with incomes in the range of 60-100% of AMI is frequently referred to as workforce housing.

Tables 6 and 7 and Figures 13 and 14 also show the number of units affordable to households with incomes from 60% to 80% of the area median family income.

In 2011, 93.9% of the rental housing in the BCPA is affordable at the maximum workforce housing income level.

Table 8 shows the range of 2011 rents in the apartment complexes in the BCPA, and the household income needed to make these rents affordable.

Affordable and Workforce Housing in the BCPA

While the BPCA has less than 10% of the City's total housing stock, the 2,822 affordable housing units in the area comprise 44.4% of the City's estimated total market-rate affordable housing supply of 6,356 units (based on the Office of Housing's 2011 rent survey). These units also constitute 27.9% of the City's total affordable (market and committed affordable) housing supply. Much of

the remaining rental housing in the planning area is affordable at the maximum workforce housing income level.

The BCPA's stock of such a substantial number of market affordable and workforce housing units is an important resource of affordable housing for the city.

The 2005-2009 American Community Survey 5-year average data on income and rents indicates that even with the planning area's large number of market affordable rents, a large portion of the households residing in the area actually pay much more than 30% of their total income toward housing and associated utility costs.

East End versus West End.

The portion of the City that is east of Quaker Lane contains the vast majority (86.4%) of the City's public and Resolution 830 housing. When committed affordable housing is added to the available market affordable housing stock in the portion of Alexandria west of Quaker Lane, the West End has a slight majority of affordable housing units, comprising 53.2%, of all assisted and market rate rental housing. This is not surprising given the large number of multifamily rental units generally available in the area. The BCPA contains no Resolution 830 or other publicly-assisted housing.

Affordable Housing Policy and Programs

The City currently has two primary means of encouraging preservation of affordable housing and inclusion of affordable housing in new development or redevelopment. These are the City's density bonus program, and a program of voluntary affordable housing contributions for new development. Affordable housing contributions may be used to fund affordable units within a project, or to provide assistance for preservation or rehabilitation of housing to be made available to low- and moderate-income households.

The density bonus program provides developers the option to achieve additional density or additional height if affordable housing units are incorporated in development.

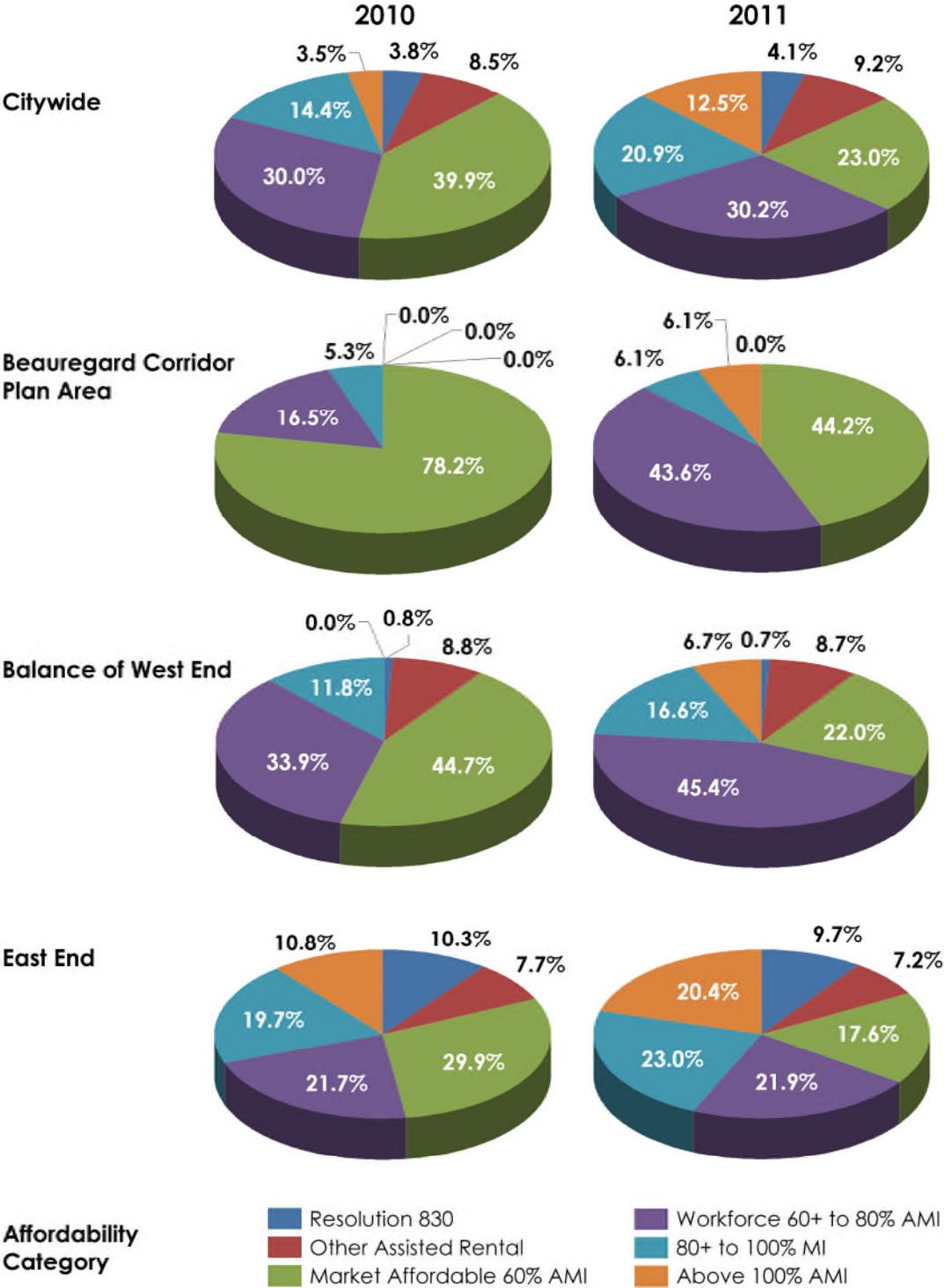


Figure 13. Affordable and Workforce Rental Housing by Subarea of Alexandria, 2010 and 2011. This set of pie charts shows the distribution of existing rental housing in various areas of the City by percentage affordable to various income groups. The orange sector of each chart is the portion of rental housing not affordable at either "affordable housing" or workforce income levels. In 2010, all rental housing in the BCPA was considered affordable at affordable housing (78.2%) or workforce income levels (21.8%). In 2011, the share at affordable housing incomes had fallen to 44.2%, and 12.2% was not affordable even at workforce income levels.

In 2004, the City established the Alexandria Housing Development Corporation (AHDC), a non-profit housing developer that is tasked with preserving and developing affordable housing in the City. AHDC and other non-profit housing development entities which work within the City have financed affordable housing projects with loans (and some grants) of voluntary affordable housing contributions and other City financial resources, including general obligation bond funds. In addition, affordable housing projects have been accomplished through public-private and nonprofit partnerships, which maximize leverage from a variety of public and private sources. The Corporation could be used as a way to manage a portion of affordable housing within the plan area.

Summary

There are 5,994 units within the BCPA that are affordable or workforce units. This represents 85.7% of the total units in the BCPA. This also represents 24.6% of the affordable and workforce rental housing stock in the City.

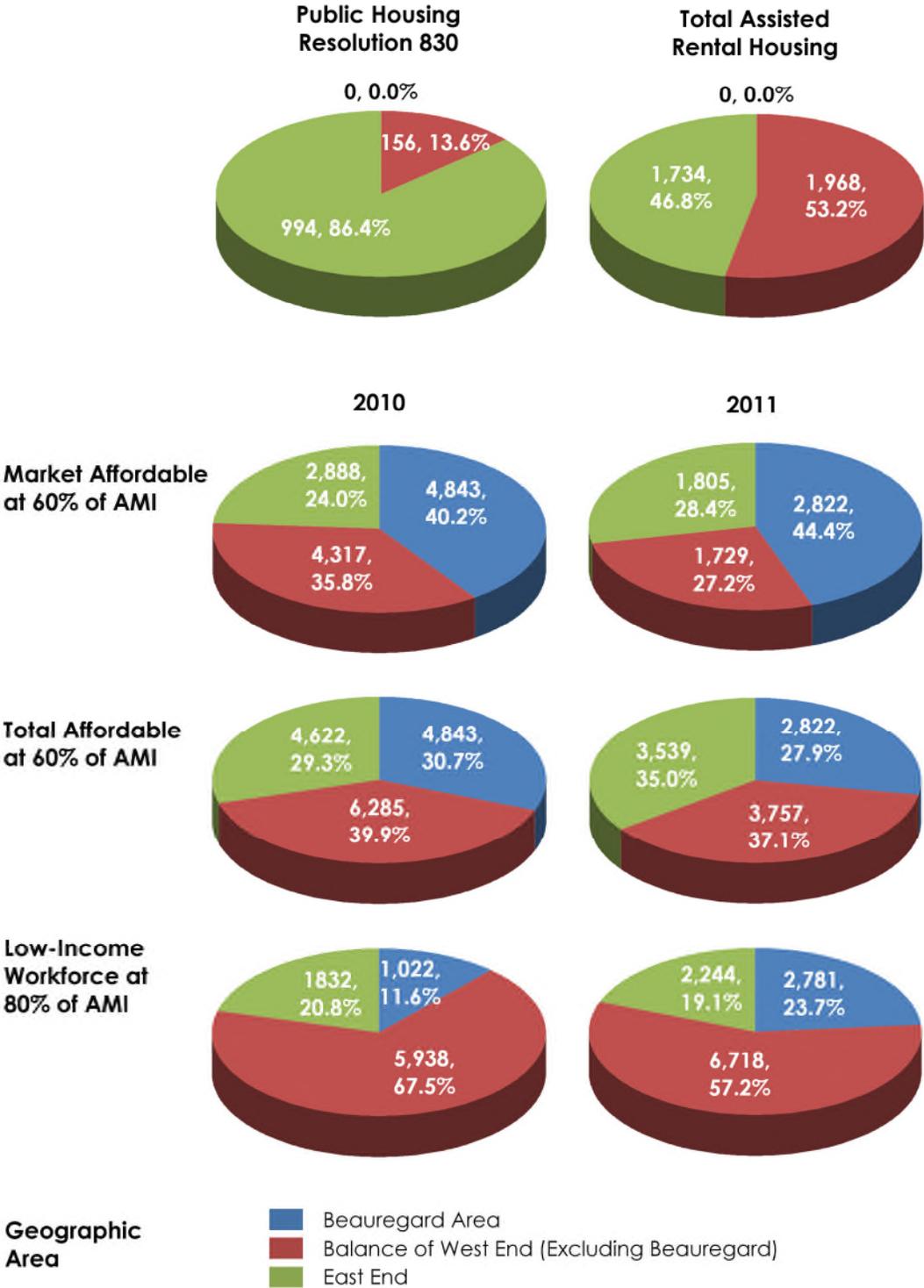


Figure 14. Distribution of Rental Housing by Income Affordability, 2010 and 2011. These pie charts show the distribution of the various income affordability categories of housing among the BCPA, the remainder of the West End, and the area east of Quaker Lane in the City. Although the BCPA includes less than 10% of the City's total housing stock, it provides over 44% of the City's market affordable housing in 2011.