

COMMUNITY FACILITIES AND INFRASTRUCTURE

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Figure 43A: Planned Fire Station

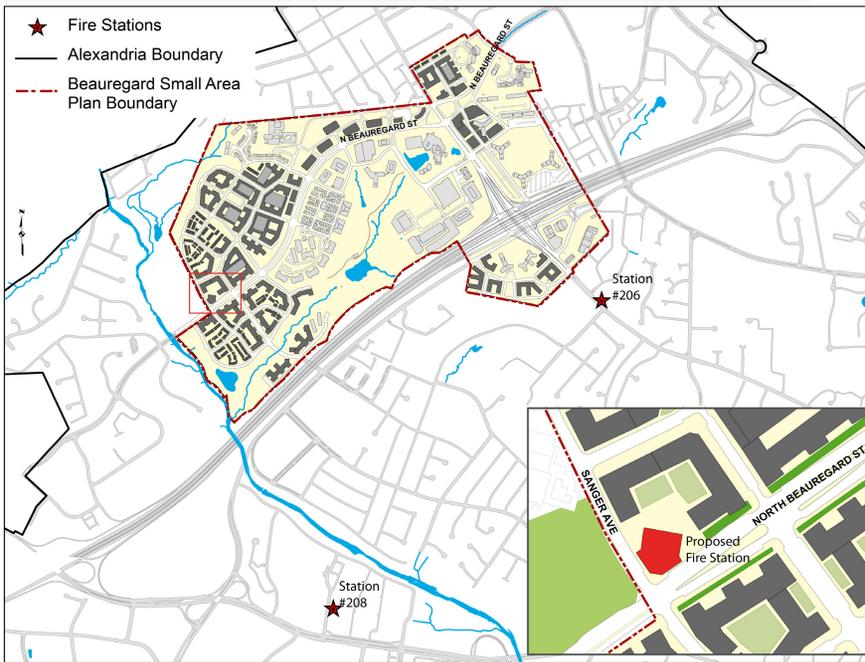


Figure 43B: Perspective of Planned Fire Station



Note: For illustrative purposes only.

COMMUNITY INFRASTRUCTURE

The redevelopment and growth of a new and existing communities is directly related to the presence of the civic, community and infrastructure necessary to serve the proposed redevelopment. These community facilities include facilities that support public safety, basic health, social services, and education. The neighborhoods will evolve over time, and therefore the Plan must be adaptable to future trends and needs. The chapter also addresses potential impacts to public infrastructure.

A. FIRE SERVICE

The Alexandria Fire Department includes a network of nine Fire-EMS stations (Figure 44A). Two of these, Fire Station #206 on Seminary Road near the Burke Library and Fire Station #208 on Paxton Street near Landmark Mall are the primary providers of service to the Plan area. In addition, there is a mutual aid agreement between the City and the adjoining jurisdictions. These two fire stations are among the most heavily utilized in the City. As a result of existing and projected volumes, the City has recognized a need for two additional fire stations in the West End of Alexandria. The adopted FY 2012-2021 CIP allocates approximately \$11 million for Fire Station #210 in the Eisenhower Valley.

NEW FIRE STATION NEEDS IN THE PLAN 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 of this area of the City. The Plan area 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.

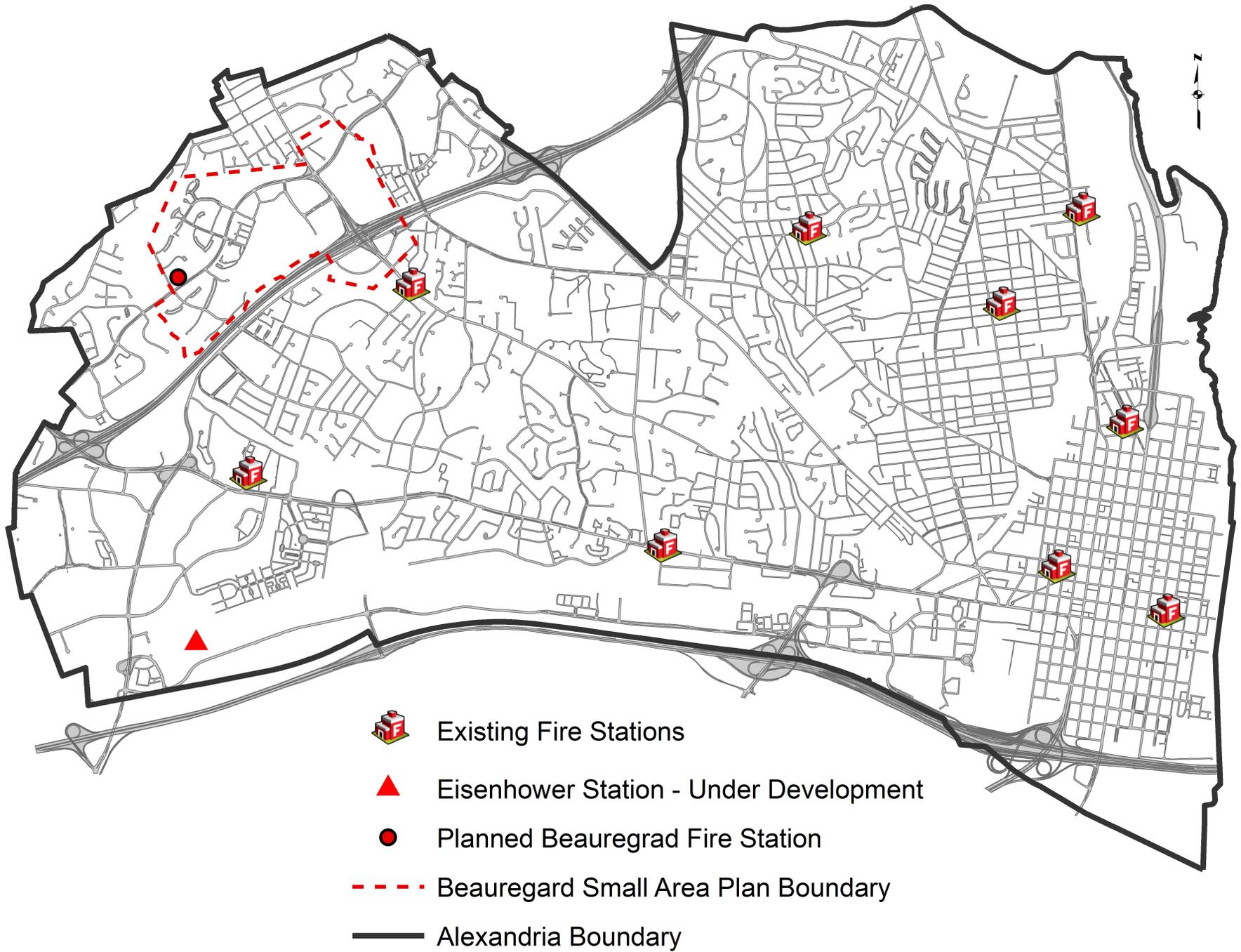


Figure 44B: EMS Incident Density by Concentration of Calls

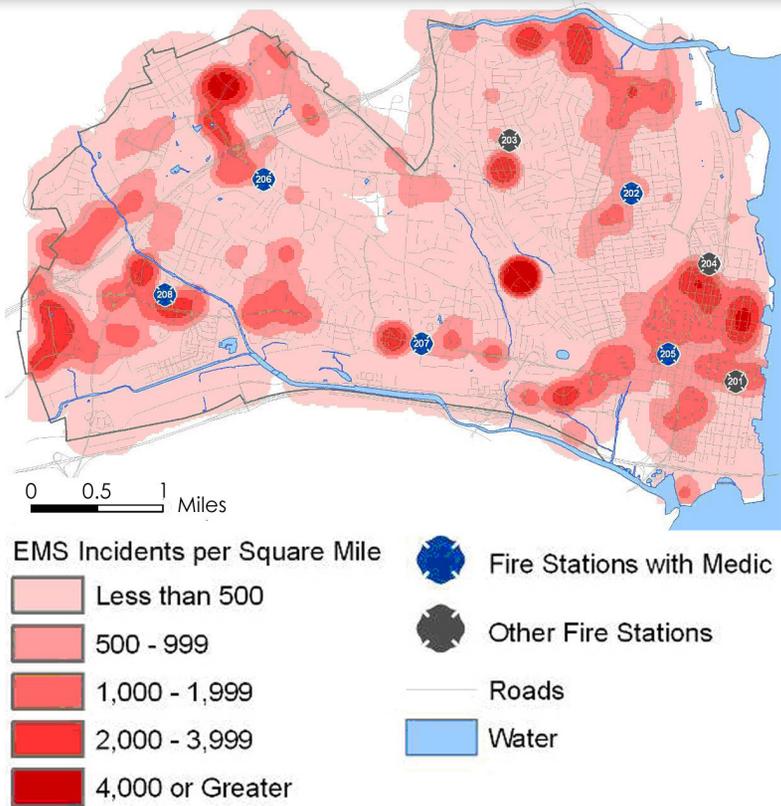


Figure 44B shows that there is a high number of emergency medical service incidents within and in close proximity to the Plan area. Fire Stations #206 and #208 are the closest in proximity to these incident areas. In addition, Fairfax and Arlington County often provide mutual aid response within the Plan area.

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 Department. 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 Plan area. As part of the planning process, the location for a new Fire Station was identified at the northwestern portion of the intersection of North Beauregard Street and Sanger Avenue. (Figure 43A). The proposed fire station would be a four bay, two-level fire station. The proposed fire station will also include a community meeting room. The Plan recommends dedication of the land as part of any rezoning process. The developer contributions will fund the construction of the fire station. The location is desirable because it enables convenient access to Beauregard, Sanger, and the I-395 underpass. In addition, the proposed site does not contain existing buildings and therefore, will not require demolition of existing buildings to construct the fire station.

B. CHILDCARE

There will likely be a need for childcare facilities that can serve residents and employees of the existing and proposed development. The Plan is recommending that childcare uses may be located within an office and/or residential building, excluding areas where retail is required.

Childcare facilities will likely need to be provided in the early phases and integrated within larger office, residential and/or mixed-use buildings. To encourage these uses, the Plan is recommending that childcare uses be permitted with administrative approval subject to conditions. The specific requirements will be part of the future CDD zoning.

C. SCHOOLS

Redevelopment within the Plan area will occur over 20-30 years and will alter the current mix of housing types, ownership options and housing prices/rental rates. Overall, redevelopment will increase the overall number of housing units, although the type of units that are anticipated to be constructed will produce less school age children than that produced by the current mix of housing types. Because of the decline of students, the existing school facilities are projected to be able to accommodate the projected number of students with the planned redevelopment (Figure 45):

Redevelopment within the Plan area is expected to reduce the number of public school students. Housing units that are newer, higher density, and/or more expensive generate fewer students than housing units that are older, less dense and/or more affordable. The City and ACPS have calculated student generation by housing type for the past three school years. Older single family detached houses (27 students for every 100 units) and older garden apartments (28 students for every 100 units) are two of the housing unit types in Alexandria that are generating larger numbers of public school students. Older high rise apartments, such as Southern Towers, generate 12.5 students per 100



Figure 45: Student Generation and Residential Development for Plan Area

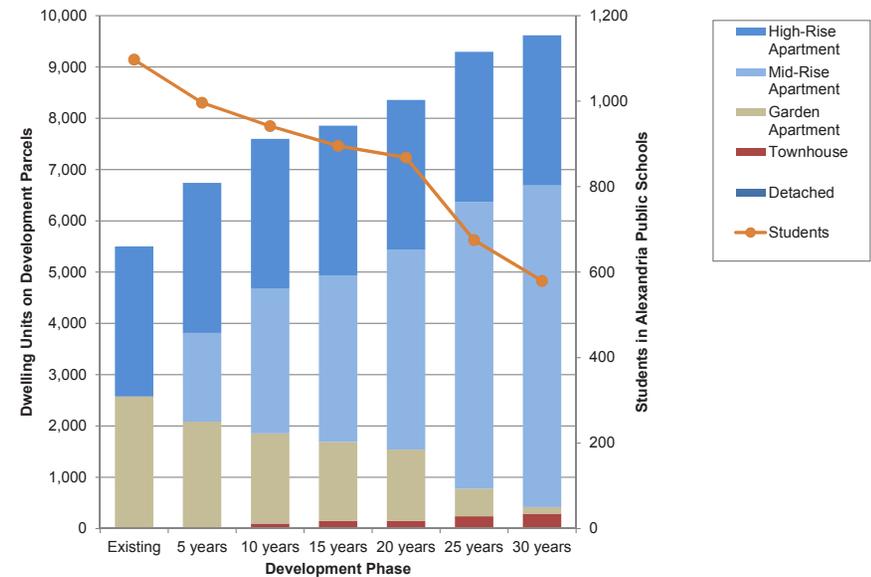
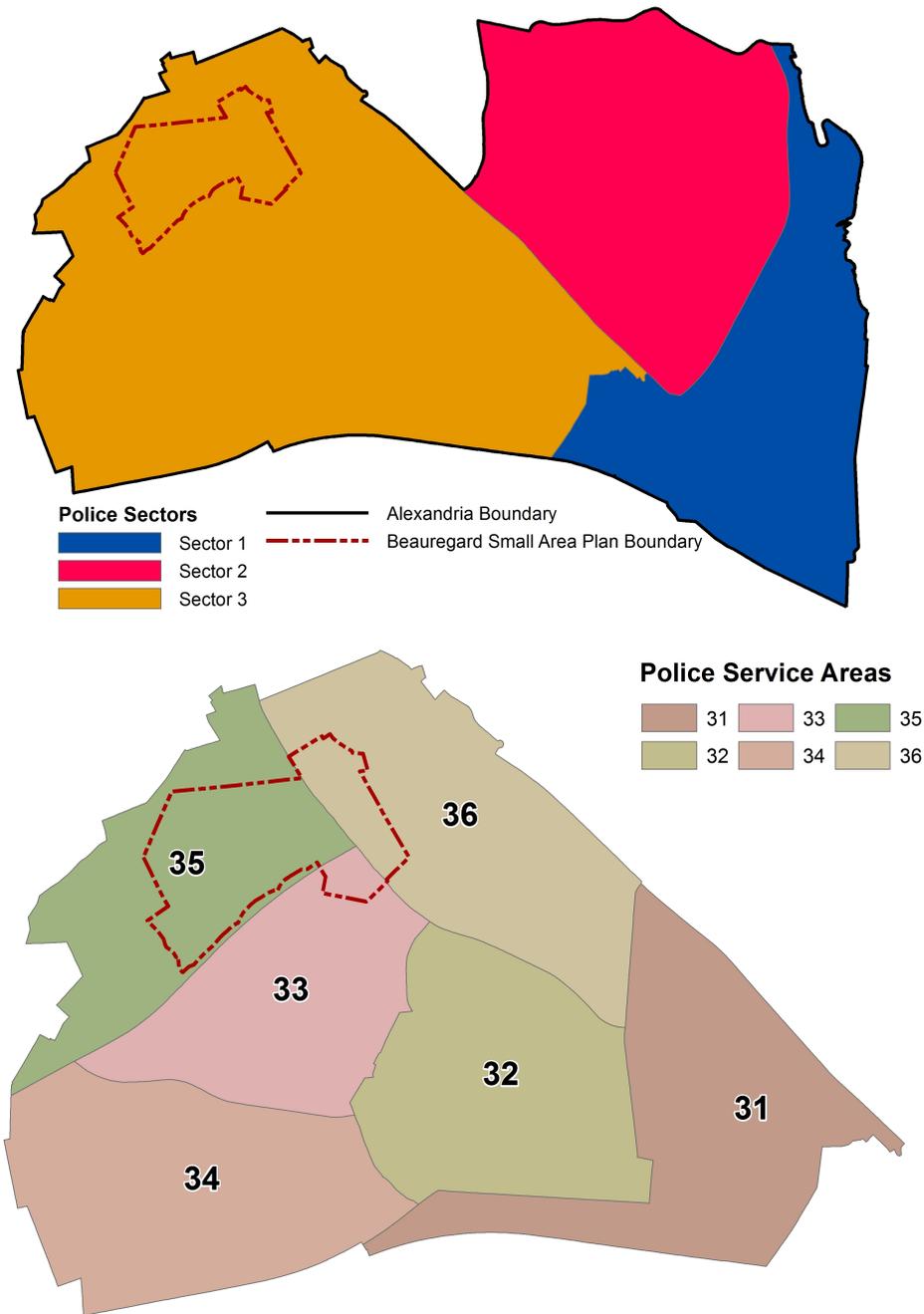


Figure 46: Police Patrol and Service Areas



units. Housing unit types that are generating few students include new mid and high rise apartments and condos (2-3 students per 100 units). The analysis reflects the most up-to-date student enrollment data to capture the effect of recent student enrollment increases.

Planned redevelopment will consist predominantly of older garden apartments (and some older single family homes) being replaced with new mid and high rise apartments and condos. Older high rises, such as Southern Towers and Seminary Towers, will remain. The bars in Figure 45 show redevelopment over 30 years as it replaces gardens with mid and high-rise apartments over time; the line shows how the number of public school students. Although the number of housing units will increase from about 5,500 to about 9,000, the number of students is anticipated to decline from about 1,100 to about 580.

The City and ACPS plan regular updates of the analysis of Alexandria’s student enrollment by housing type in order to track any changes in enrollment trends. Even if student generation rates were to increase four-fold, planned redevelopment would not increase the number of students in the Plan area.

D. POLICE

The City divides its policing activities into three separate but mutually supportive patrol sectors. Patrol Sector Three is divided into six primary patrol service areas, which serve a diverse mix of residential neighborhoods and business districts, including the Plan area. (Figure 46.)

The policing approach in Patrol Sector Three focuses on utilizing effective and innovative problem-solving strategies with the goal of preventing and reducing crime. The Police Department is committed to maintaining and enhancing a strong partnership with the many civic and business associations in the West-End of the City.

Sector Three has created a Community Improvement Team comprised of police officers, deputy sheriffs, probation and parole officers, juvenile probation officers, Transportation and Environmental Services staff and personnel from Human Services. This multi-agency, multi-discipline team is designed to thoroughly examine issues in communities experiencing surges in public disorder, crime or quality of life issues and use innovative and service focused strategies to mitigate the problems. Team members use “Crime Prevention through Environmental Design (CPTED)” to address conditions that contribute to and facilitate criminal activity. This has been a productive and innovative partnership between City agencies interested in maintaining and elevating the quality of life. The proposed redevelopment is not projected to materially impact the existing resources of the Police Department.

E. CULTURAL FACILITIES

Cultural facilities and programs are important contributors to the overall quality of life in a community. Current venues adjacent to the Plan area include: Fort Ward Park, Rachel Schlesinger Concert Hall and Arts Center, Episcopal High School, and William Ramsey Recreation Center. These venues are important in providing City-wide cultural facilities and opportunities for the City and the Plan area.

The Plan does not recommend new cultural facilities. However, the Plan encourages community – cultural facilities through two elements:

1. The Plan recommends that the floor area for community facilities not count against the maximum amount of permitted development. However, the Plan recommends that each use require the approval of a development special use permit.

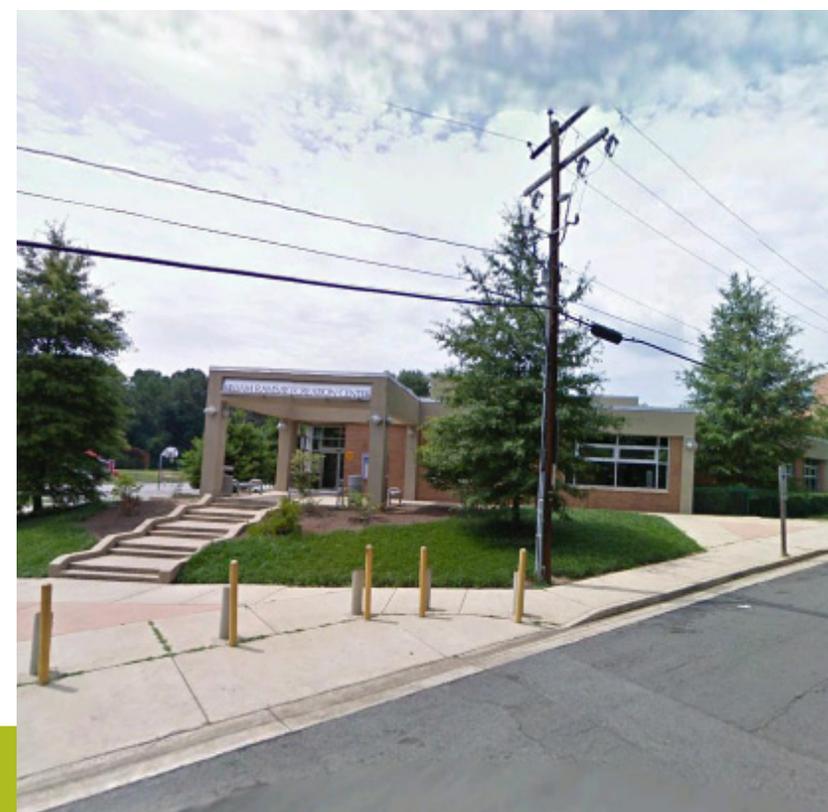
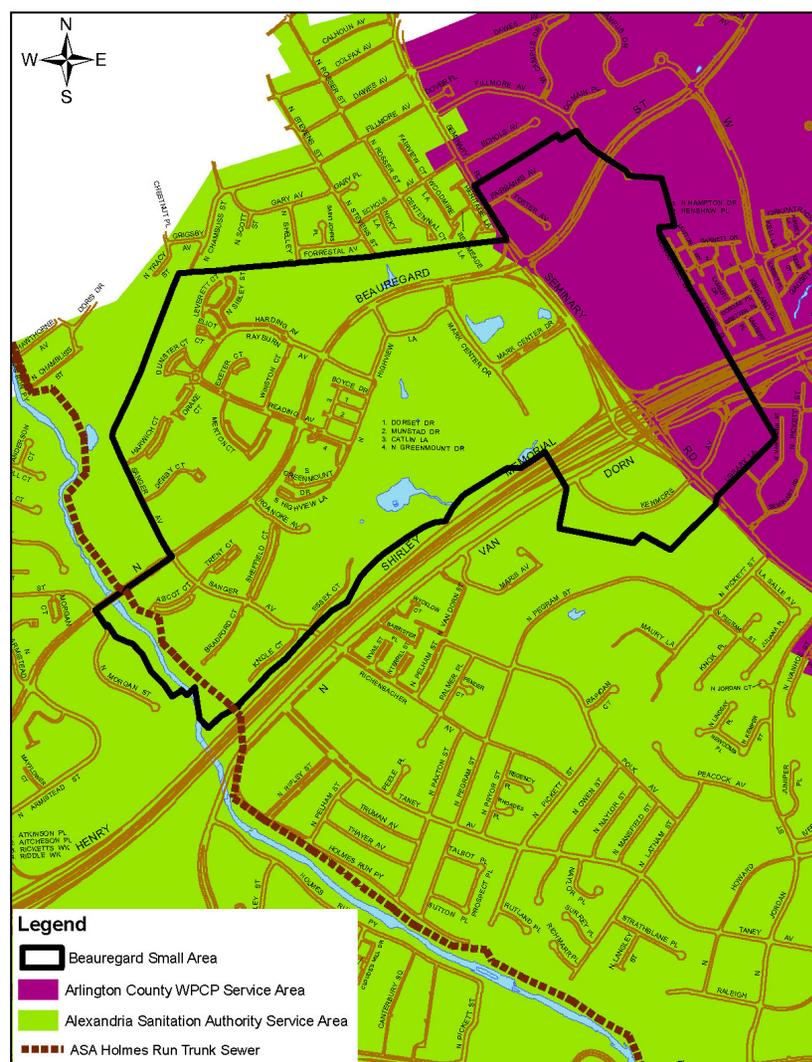


Figure 47: Sewer Service Areas



2. Wherever possible, community facilities should be collocated to insure cost effectiveness and maximum operational efficiency which results in added convenience for users. Collocation of community facilities occurs when multiple community service related uses are physically provided for in the same building/facility. Shared services result when one facility are “shared” by more than one service provider. It is a principal of this Plan that future community facilities should provide for collocation of services wherever possible.

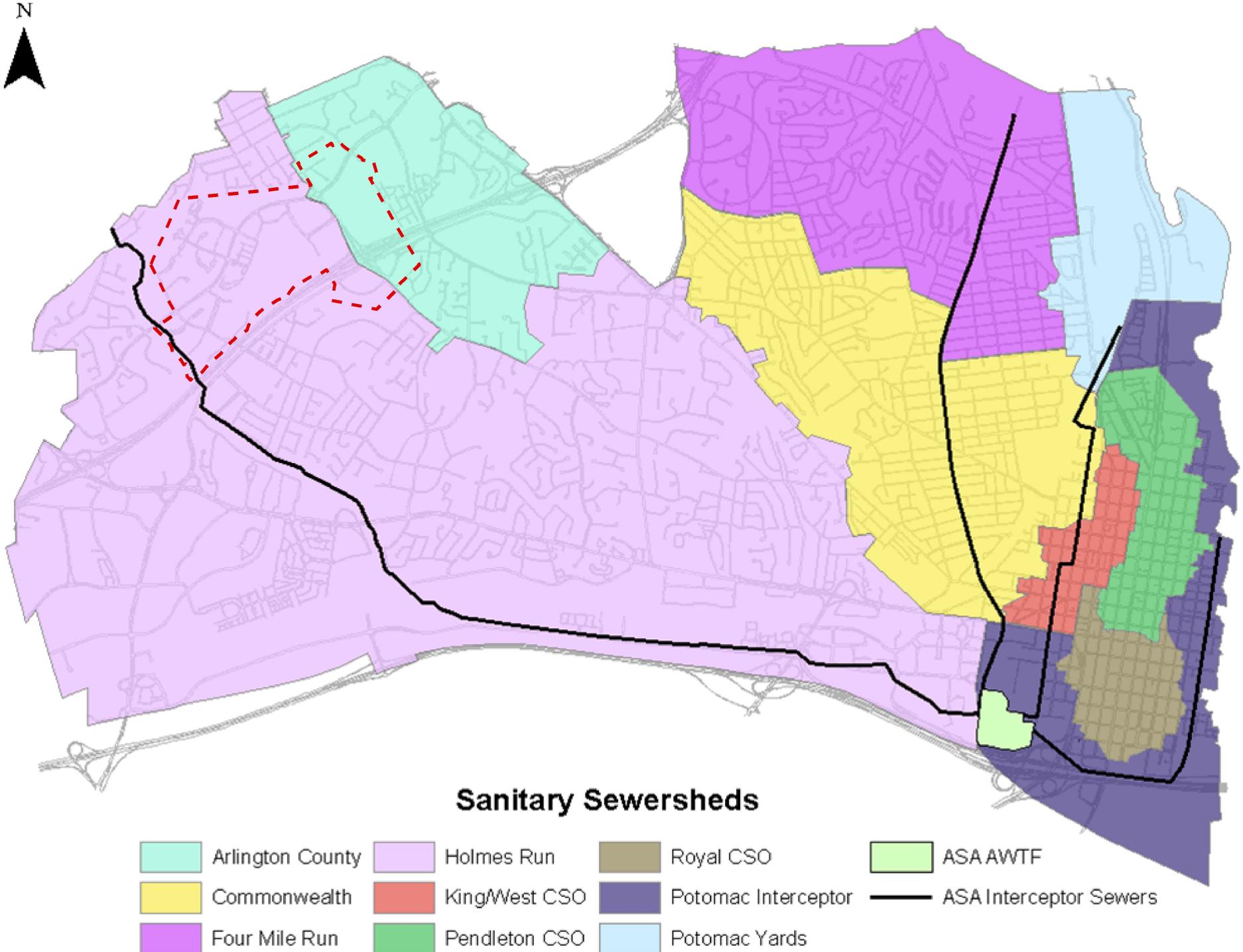
F. SEWER

Approximately 77% of the Plan area is located in the Holmes Run Trunk Sewer Shed with treatment service provided by the Alexandria Sanitation Authority (ASA) Advanced Wastewater Treatment Facility (AWTF). The City has a treatment allocation of 21.6 million gallons per day (mgd) at the ASA Plant and the City’s flow is currently averaging 16.3 mgd. The remaining portion (23%) of the Plan area drains northward to the Water Pollution Control Plant (WPCP) in Arlington County (Figure 47). The City has a treatment allocation at the Arlington County plant of 3.0 mgd. The City’s current average flow at the Arlington County plant is 1.8 mgd.

Based on analysis of long-term growth forecasts City-wide, the sanitary sewer treatment capacity at both the ASA and Arlington County facilities is projected to be exceeded in about 30 years sometime after 2040. The City is currently evaluating options for acquiring additional treatment and permit capacity at both facilities. Funding options for acquiring this additional capacity are being developed. Long-term capacity in the Holmes Run Trunk Sewer, which conveys the City’s flows to the ASA plant, is being evaluated. Any necessary improvements to accommodate future growth will be addressed as part of the City’s Sanitary Sewer Master Plan, and is contemplated to be funded by user fees and developer paid connection fees.

The Holmes Run Trunk Sewer currently experiences sewer capacity constraints due to inflow and infiltration (I&I). The inflow and infiltration are a result of groundwater and stormwater that enter into leaking sanitary sewer infrastructure. This excess water leads to surcharging conditions in the sewer during periods of heavy rainfall. As a result, the City has an on-going extensive rehabilitation program in this Holmes Run Sewer Shed to remediate the sanitary infrastructure.

Preliminary analyses have indicated that there is insufficient capacity in some local sanitary collector sewers to accommodate the proposed development in the Plan. Local sanitary sewer collection system upgrades will be required and paid for by individual development projects as needed to provide adequate capacity for proposed development.



Sanitary Sewersheds

- | | | | |
|--|---|---|--|
|  Arlington County |  Holmes Run |  Royal CSO |  ASA AWTF |
|  Commonwealth |  King/West CSO |  Potomac Interceptor |  ASA Interceptor Sewers |
|  Four Mile Run |  Pendleton CSO |  Potomac Yards | |

COMMUNITY FACILITIES RECOMMENDATIONS

FIRE STATION

- 7.1 Adequate provision will be made to accommodate a four bay, two level fire station at the intersection of North Beauregard Street and Sanger Avenue as generally depicted in Figure 43, including all necessary dedication of land. The dedication will be part of the rezoning(s).

DAYCARE/CHILDCARE

- 7.2 Encourage the provision of daycare/childcare facilities as part of the community facilities, mixed-use, and/or office buildings. Daycare/childcare facilities will be permitted through an administrative approval within existing buildings, the administrative standards will be part of the rezoning(s).

COLLOCATION, FLEXIBILITY AND DEVELOPMENT INCENTIVE

- 7.3 To the greatest extent feasible, community facilities will be -collocated, and be designed to provide for flexible use of interior spaces.
- 7.4 Consider City public services amenities in the Plan area such as a Post office, DMV office (without road tests), city services, police substation or other comparable uses through the provision of a space or as shared space through the use of technology.

IMPLEMENTATION

- 7.5 Provide a comprehensive Community Facilities proposal depicting the general size and locations of community proposed facilities and/or public buildings and/or collocated services. This proposal will be submitted as part of the first development special use permit and amended as necessary to accommodate future uses and programming.

SEWER

- 7.6 Every new or re-development proposal must include an effective sanitary sewer plan approved as part of the Development Special Use Permit by the City's Transportation and Environmental Services Department. Any required Alexandria Sanitation Authority (ASA) permits must also be obtained.
- 7.7 Ensure adequate sanitary sewer facilities are provided to serve the proposed development in any Development Special Use Permit application.
- 7.8 Improvements related to individual future development plans and the costs related thereto are borne by the respective property owner.

