



## BEAUREGARD CORRIDOR PLAN COMMUNITY MEETING COMMUNITY VALUES & VISION SESSION

Thursday, February 25<sup>th</sup>, 6:30–9:00 PM

### PUBLIC INPUT: CHALLENGES & OPPORTUNITIES SESSION

*Task: "Defining who we are and what the corridor should be in the form of strengths, weaknesses, opportunities and threats."*

- Why do you live or work here? (*Community **Strengths***)
- What do you like about the area and think should remain? (*Community **Assets***)
- What do you dislike about the area and think should change? (*Community **Weaknesses***)
- What gives you hope for the area's future? (*Community **Opportunities***)
- What worries you about the area? (*Community **Threats***)

### PRIORITIZATION & RESULTS

Participants were given a total of four GREEN (●) and four RED (●) dot stickers and were asked to place them upon the feedback sheets delineating the Strengths, Weaknesses, Opportunities and Threats that were identified by the Community during the previous session. The dot stickers were used to give each participant an opportunity to identify their priorities based on the Community input that was received as follows:

- - What do you value most and feel is the most important priority?
- - What do you value least and feel is the least important priority?





STRENGTHS Identified by the Community	COMMUNITY PRIORITY	
	Most Important	Least Important
The area is affordable for younger families and this gives them opportunities to live in the City and to become established.	-	-
Accessibility – opportunities to walk, take bus and other options in the study area.	-	-
The existing trees in the area are important.	4	-
Dora Kelley Nature Park	-	-
Winkler Botanical Preserve	1	-
The area is convenient in that it offers the ability to commute into Washington, DC.	3	-
The Ramsay Recreation and Nature Center serves the community.	-	-
We are 15 minutes from all of the attractions and amenities of Washington, DC, but live in a pastoral environment (trees, open space, etc.)	7	-
The area has a small community feel and is less urban. The people are what make this happen and it doesn't feel like you are living inside of the Beltway.	2	-
The community is very stable, as there is little turnover.	-	6
Wonderful schools in and adjacent to the area.	-	-
INOVA Alexandria Hospital	-	1
Educational and cultural resources	-	2
Green space around the Hamlets	-	-
The Shops at Mark Center have a good human-scale.	1	-
Smaller-scale development footprints in the area.	7	-
Traffic – outside of rush hour it is manageable. Lower density in the area supports this.	1	-
Diverse economic, racial and social mix of people in the area.	1	-
Tennis courts and dog parks	-	8
Some communities have shuttles/vans that link to metro stations and other transit locations.	-	2
Town Square at Millbrook has quality architecture and style.	1	9
<b>TOTAL RESPONSES</b>	<b>28</b>	<b>28</b>

The following Key Themes were identified from the Strengths and will be further evaluated during the creation of Goals and Visions for the community:

- Accessibility/Location
- Less “Urban”/”Pastoral” Character
- Scale of Development
- Existing Trees/Canopy
- Recreational Uses/Parks/Amenities
- Diversity: Economic, Racial and Social





OPPORTUNITIES Identified by the Community	COMMUNITY PRIORITY	
	 Most Important	 Least Important
Are there ways to include renters in the community through greater outreach?	-	-
Need for more retail in the area. Spread it out and have some potentially towards Southern Towers.	-	1
Mixed-use development with retail below residential uses.	1	7
More restaurants should be located in the area.	2	3
There are opportunities for expanded retail services.	-	
Recreational opportunities – ice rink and other active uses.	-	2
Active and passive recreational uses in the area.	-	-
Public Transportation/Trolley	-	3
Integrate bike trails throughout (Complete Streets) and link to Dora Kelley, Winkler, Mark Center and neighborhoods.	3	5
A bus circulator could link the area with the surrounding community/region.	1	1
There is a need for better street signage and way-finding.	-	1
Improve streams in tandem with new development. Restoration of the streams and waterways in the area would mitigate erosion and loss of trees.	5	4
A new Seminary Road interchange could improve access to BRAC and connectivity over I-395 (link East and West Alexandria).	6	-
Universal design principles (accessibility for all users) should be applied to potential new development.	-	5
The intersection of Duke Street and Beauregard Street needs improvements.	8	-
Potential redevelopment of the JBG properties in the area could address the needs of the community.	7	-
There may be opportunities for additional child care facilities in the area.	-	-
<b>TOTAL RESPONSES</b>	<b>33</b>	<b>32</b>

The following Key Themes were identified from the Opportunities and will be further evaluated during the creation of Goals and Visions for the community:

- Increased Connectivity
- Recreational Opportunities
- Expanded Retail/Restaurant Uses
- Mixed-Use Development
- Environmental Restoration
- Community Benefits from Redevelopment



WEAKNESSES Identified by the Community	COMMUNITY PRIORITY	
	 Most Important	 Least Important
Traffic on Beauregard Street and Seminary Road will get worse with BRAC-133 coming. (Adhere to Guiding Principle #10)	17	-
There are rush hour traffic management issues in the area and problems with traffic signals and their timing.	-	-
There are limited transportation alternatives to Beauregard Street and Seminary Road. Some use Sanger Avenue as an alternative, but it is also limiting.	-	-
There is insufficient child care/day care in the area.	1	5
Safety – Many children are crossing the streets to get to school. Many people do not use crosswalks.	1	1
Expanding population of families sharing homes and apartments in the area (which is an illegal subdivision of a residence).	1	1
Pedestrian streetscapes are unappealing and tight against the lanes of traffic.	2	-
Slow EMS response times will get worse with increased BRAC traffic. Community member rebuttal - Is it actually a good thing to get response from other jurisdictions (more coverage than usual)?	2	2
Where do people go to run and exercise in the area?	-	10
<b>TOTAL RESPONSES</b>	<b>24</b>	<b>19</b>

The following Key Themes were identified from the Weaknesses and will be further evaluated during the creation of Goals and Visions for the community:

- Traffic Issues
- Transportation Alternatives
- Safety
- EMS Services and Response Times



THREATS Identified by the Community	COMMUNITY PRIORITY	
	Most Important	Least Important
A potential Sanger Avenue interchange could further congest the area.	-	-
Any redevelopment that: 1. Removes residents and adds density/# of vehicular trips. 2. Changes existing uses to retail. 3. Destroys trees and forests.	11	-
Keep the character of the neighborhood.	1	-
Redevelopment of the Landmark Mall may increase traffic.	-	-
The current road system cannot handle more traffic.	-	-
Potential loss of parking.	1	4
What are the security concerns in having the WHS facility in the community?	-	-
Alexandria was rated #127 out of #132 jurisdictions in the State of Virginia for environmental air quality.	1	1
Health threats should lead to sustainable solutions.	-	-
Children at risk in the community- health, safety and quality of life. (traffic, water and air quality are declining)	1	-
More traffic in the area will impact EMS response times.	1	-
Will need more reliable transportation if new density comes to the area.	5	-
The right mode of transit is needed along Beauregard Street.	-	1
Does more intense transit = higher density in the area? Will increased density and traffic lower property values?	-	-
Rail yard (needed for potential street car alternatives) could have an impact on neighborhoods.	-	3
People still need places to park.	-	1
Stay multi-generational. Don't force people out because of increased costs. Elderly need a place to park in order to access services and amenities.	1	-
RIF Facility (at WHS) - Where is the response coming from? Threat of impacts.	-	1
Noise of traffic.	-	2
HOT Lanes don't benefit the City of Alexandria	-	1
The provided parking at the WHS facility could increase traffic.	-	-
Teachers can't afford to live in the area. How will they deal with the traffic since they are commuting?	-	7
Would the government expand its presence here?	-	1
<b>TOTAL RESPONSES</b>	<b>23</b>	<b>22</b>

The following Key Themes were identified from the Threats and will be further evaluated during the creation of Goals and Visions for the community:

- Potential for Increased Density
- Parking Demands/Losses
- Health/Sustainability
- Traffic
- Need for Improved Transit/Transportation



IDEA BIN: Ideas Identified by the Community		
Millbrook/Town Square heights are OK, but density is too high. Need for more green space in similar development.		
Look at the timing of traffic signals on Beauregard Street.		
Consider child care for a developer incentive offering		
Fire Station on west end of Shirley Highway.		
Beauregard Street should have dedicated bus lanes in each direction.		
Have the parking deck outside of the WHS perimeter be a paid parking facility.		
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