BEAUREGARD CORRIDOR PLAN COMMUNITY MEETING

COMMUNITY VALUES & VISION SESSION

Thursday, February 25th, 6:30–9:00 PM

PUBLIC INPUT: CHALLENGES & OPPORTUNITIES SESSION

ORIGINAL RECORDINGS OF COMMUNITY COMMENTS & VOTING RESULTS

EDSA
INNER HARBOR CENTER, 400 E. PRATT STREET, SUITE 902, BALTIMORE, MARYLAND 21202 USA
TEL: 443.539.3350 FAX: 443.539.3351 www.edsaplan.com

STRENGTHS

①

- AFFORDABLE FOR YOUNGER FAMILIES – gives them opp.
- Accessibility – walking, Bus, etc. ✓
- Trees ✓
- Dora Kelley Park
- Winkler
- Ability to commute into DC
- Ramsay Rec center serves comm. + Nature center
- 15 minutes from the City : Natural at Home
- Small Community Feel – not urban
  - the people make it
  - doesn't feel like inside the Beltway
- Little turnover in the Comm. – stability
- Wonderful schools

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Strengths ②

- NOVA
- education: cultural resources
- greenspace around the Hamlets
- Shops at Mark Center – good scale
- smaller scale development footprints
- TRAFFIC – outside of rush hour, it is manageable
  - lower density supports
- Diverse economic, racial and social mix
- tennis courts & dog parks
- Some communities have shuttles/vans
- Mill Brook – quality architecture/style

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OPPORTUNITIES ①

- ways to include renters in comm. – outreach
- more retail in the area – towards Southern Towers ↳ spread it out.
- Mixed use – retail below residential
- more restaurants
- opps. for retail services
- Rec opportunities – skate rink, etc.
- Active & passive recreation
- Public transportation – trolley
- integrate Bike trails throughout and to Dora Kelley, etc. & Winkler
- Opportunities for more pedestrian & Bike connections. – Mark center & neighborhood
- Bus circulator could link community
- Better Signage & Wayfinding
- Restore the Waterways
- New Seminary Road Interchange

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Opportunities

(2)

- improve streams in tandem with new development
- Erosion and loss of trees – RESTORATION
- Universal Design principles Applied to new development
- Duke/Beauregard Intersection improvements
- JBG properties – potential redevelopment could address needs of community.
- CHILD CARE

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WEAKNESSES

1

- Traffic on Beauregard & Seminary. Will get worse with BRAC coming. (guiding principle #10)
- rush hour traffic management issues – issues with lights/timing
- Limited options to Beauregard & Seminary
  ↳ some use Sanger, which is also limiting
- insufficient childcare/daycare
- Safety – children crossing streets, people not using crosswalks
- Expanding population of families sharing homes, apts. – illegal subdivision
- pedestrian streetscapes are unappealing and "tight" against traffic.
- slow EMS response times – will get worse
  ↳ is it a good thing to get response from other jurisdictions?

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WEAKNESSES ②

- Poor traffic may limit EMS Response – BRAC
- Where do people go to run; excercise?

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THREATS ①

- SANGER AVE. Interchange
- Any redevelopment that: ✓✓
  1) removes residents and adds density
  2) changes use to retail
  3) destroys trees/forest
- keep the character of the neighborhood
- redevelopment of Landmark may increase traffic
- current road system cannot handle more
- potential loss of parking
- Security concerns with WMS?
- Alexandria rated 127 of 132 jurisdictions for environmental/air quality
- health threats — sustainability
- Children at risk – health, safety: quality of life
- More traffic impacts EMS response
- need more reliable transportation if new density comes to area.

density of vehicular trips

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THREATS ②

- the right mode of transit is needed along Beauregard.
- more intense transit = higher density?
- railyard could impact neighborhoods
- people still need places to park
- stay MULTI-GENERATIONAL – don't want to be forced out by increased costs.
- would traffic decrease property values?
- R/F facility – where is the response threat of impacts
- Noise of traffic
- HOT Lanes don't Benefit Alexandria
- provided parking at WHS could increase traffic in area.
- teachers can't afford area / how to deal w/ traffic
- would gov't expand presence here?
- need a place to park in order to access services and amenities.

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IDEA BIN ①

MILBROOK HEIGHT OK, BUT DENSITY IS TOO HIGH, MORE GREENSPACE IN SIMILAR DEV.

LOOK @ TIMING OF SIGNALS ON BEAUREGARD.

CONSIDER CHILDCARE FOR A DEVELOPER INCENTIVE OFFERING

FIRE STATION ON WEST END OF SHIRLEY HIGHWAY

Expand Beauregard - dedicated Bus Lanes

paid parking at WHS?

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