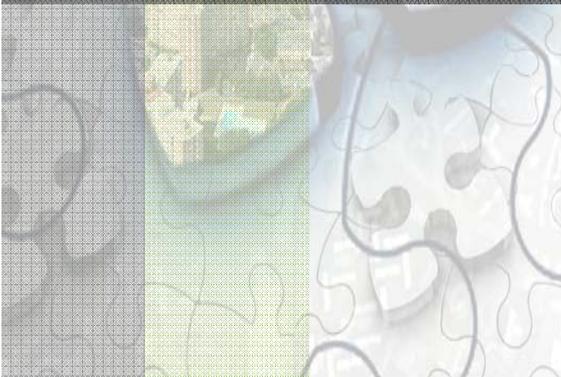




BEST PRACTICES

APPLYING PRINCIPLES TO CREATE A FRAMEWORK
PLAN FOR THE BEAUREGARD CORRIDOR



BEST PRACTICES | RESPECTING ENVIRONMENTAL ASSET BOUNDARIES



EXISTING ENVIRONMENTAL AREAS – RPA's, Floodplain, Steep Slopes, etc.



EXISTING AMENITIES – Parks, School Grounds & Open Spaces

BEST PRACTICES | RESPECTING ENVIRONMENTAL ASSET BOUNDARIES

- To respect resource protection area (RPA) boundaries and buffers.



EXISTING ENVIRONMENTAL AREAS – RPA's, Floodplain, Steep Slopes, etc.



EXISTING AMENITIES – Parks, School Grounds & Open Spaces

BEST PRACTICES | RESPECTING ENVIRONMENTAL ASSET BOUNDARIES



- To respect resource protection area (RPA) boundaries and buffers.
- To adhere to floodplain limitations for (re)development.

EXISTING ENVIRONMENTAL AREAS – RPA’s, Floodplain, Steep Slopes, etc.



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BEST PRACTICES | RESPECTING ENVIRONMENTAL ASSET BOUNDARIES



- To respect resource protection area (RPA) boundaries and buffers.
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- To respect areas of continuous steep slopes.

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BEST PRACTICES | RESPECTING ENVIRONMENTAL ASSET BOUNDARIES



EXISTING ENVIRONMENTAL AREAS – RPA's, Floodplain, Steep Slopes, etc.

- To respect resource protection area (RPA) boundaries and buffers.
- To adhere to floodplain limitations for (re)development.
- To respect areas of continuous steep slopes.
- To preserve and protect existing natural amenities including the Winkler Botanical Preserve, Holmes Run, and Dora Kelley Nature Park.



EXISTING AMENITIES – Parks, School Grounds & Open Spaces

BEST PRACTICES | ENHANCING COMMUNITY SCHOOL FACILITIES



EXISTING SCHOOLS



URBAN SCHOOL MODEL | TUCKER ELEMENTARY SCHOOL – ALEXANDRIA, VA

- Maintain and enhance the use of school facilities for recreational, social, and cultural activities.
- Provide well-designed schools that are adequate in size and conveniently located.
- Incorporate best building and architectural practices, including flexible design which enables spaces to be easily modified in the future.
- Locate schools to maximize pedestrian and bicycle access and minimize automobile use.
- Integrate an urban school model into planning.

BEST PRACTICES | ENCOURAGING ENVIRONMENTAL IMPROVEMENTS



EXISTING STREAMS AND WATERWAYS



- Restore and improve the water quality of existing streams and the Winkler Pond.

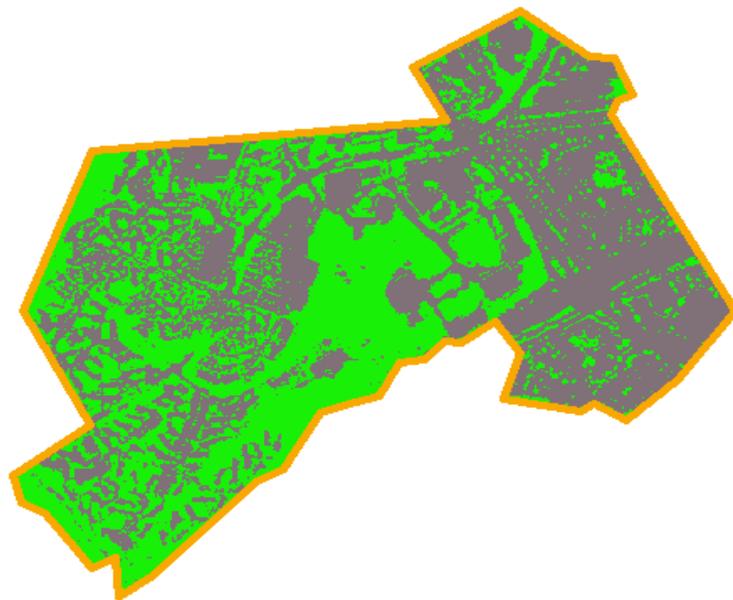
- Maintain and enhance buffers along streams to promote water quality.

- Facilitate groundwater recharge by reducing impervious surfaces.

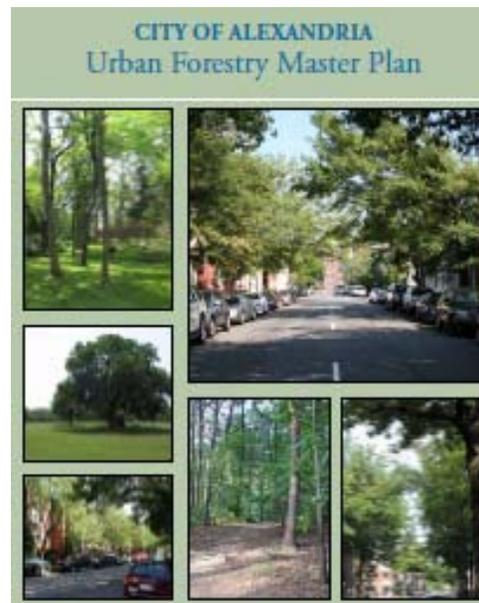
- Improve air quality by promoting a multi-modal community.

- Promote the preservation or replacement of tree canopy.

- Minimize the ecological impact of development.



BEAUREGARD CORRIDOR TREE CANOPY



BEST PRACTICES | CREATING AN INTERCONNECTED OPEN SPACE SYSTEM



- Linking existing natural resource amenities: Winkler Preserve, Holmes Run, & Dora Kelley Park.
- Expanding the use of stream valleys as connections to existing and future parks and open space areas.
- Acquiring or designating additional land suitable for active or passive recreation.
- Converting developed portions of floodplain and Resource Protection Areas into the open space network.
- Providing green linkages within new development.

EXISTING AMENITIES TO BE BETTER INTERCONNECTED

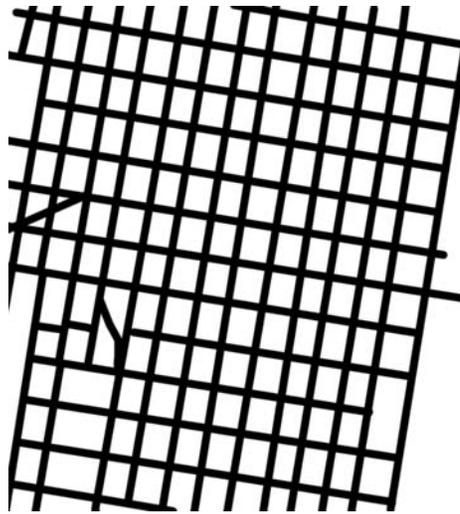


POTENTIAL TYPES OF AMENITIES TO BE ADDED TO THE OPEN SPACE SYSTEM

BEST PRACTICES | CREATING PATTERNS THAT EVOKE A SENSE OF COMMUNITY



BEAUREGARD CORRIDOR



OLD TOWN - ALEXANDRIA, VA

- Create an identifiable community pattern with streets, buildings, and open spaces first.
- Define identifiable edges and centers within the community.
- Promote compact and walkable mixed-use communities with well-defined blocks



CARLYLE - ALEXANDRIA, VA



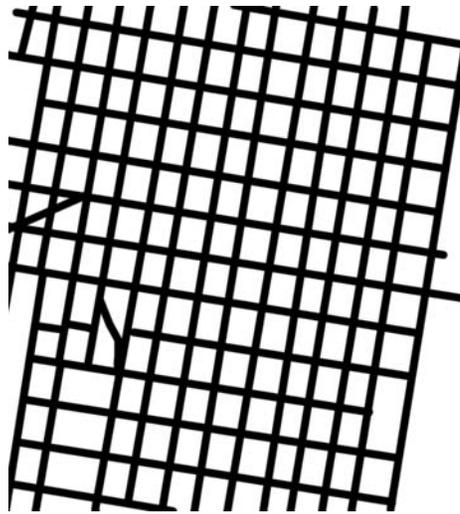
CAMERON STATION - ALEXANDRIA, VA



BEST PRACTICES | CREATING PATTERNS THAT EVOKE A SENSE OF COMMUNITY



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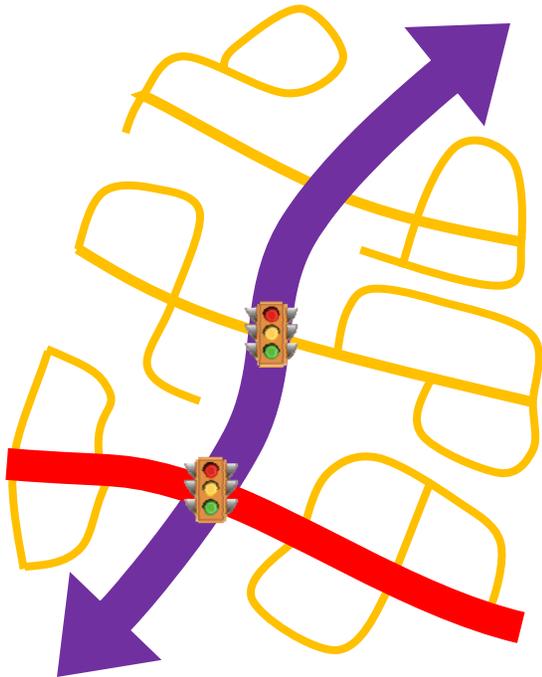
CARLYLE - ALEXANDRIA, VA



CAMERON STATION - ALEXANDRIA, VA

BEST PRACTICES | CREATING AN INTERCONNECTED STREET NETWORK

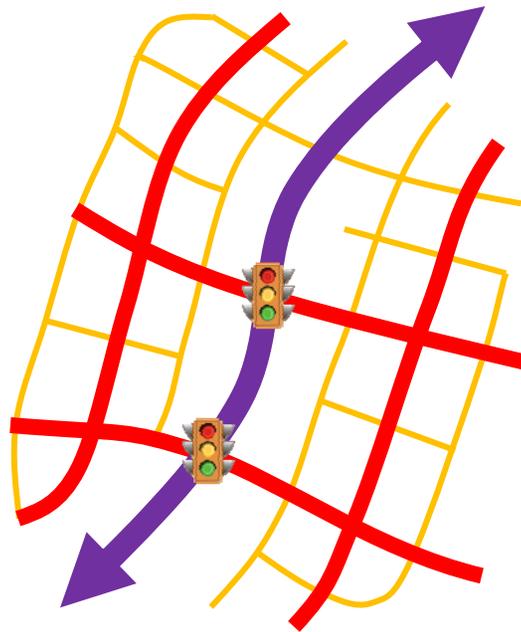
Existing Network



Functional Classification

- Arterial Street
- Collector Street
- Local Street

Preferred Network



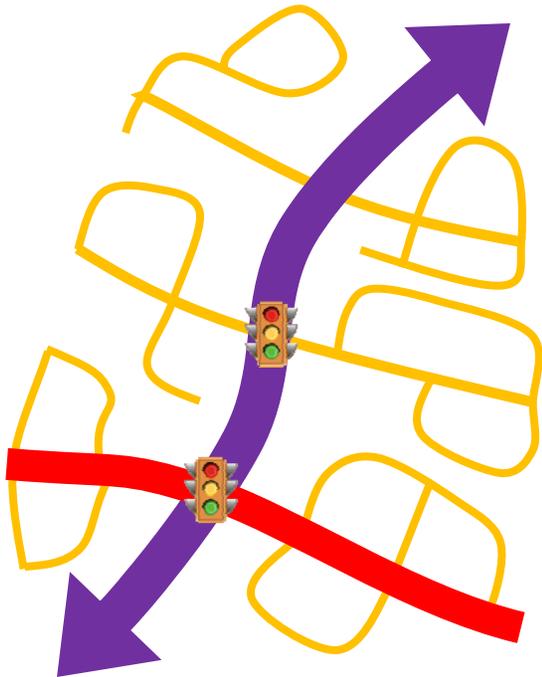
Traffic Characteristics

- High Volume
- Moderate Volume
- Low Volume

- Build a transportation network to support all modes:
 - Automobile
 - Transit
 - Bicycle
 - Pedestrian
- Create a tiered transportation system that:
 - Calms and slows traffic on local and collector streets
 - Optimizes throughput on the arterial streets
 - Provides improved connectivity
 - Improves walkability
 - Provides safe bicycling opportunities

BEST PRACTICES | CREATING AN INTERCONNECTED STREET NETWORK

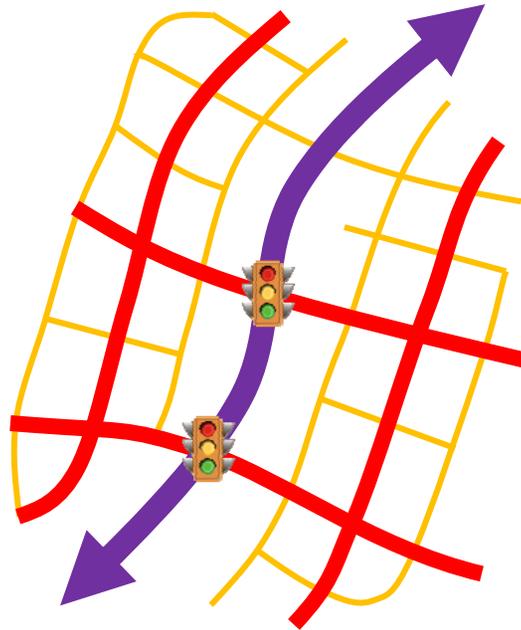
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BEST PRACTICES | CREATING A HIERARCHY OF STREETS AND BLOCKS



BEAUREGARD STREET - ARTERIAL



OLD TOWN - ARTERIAL STREET EXAMPLE



SANGER AVENUE - COLLECTOR STREET



OLD TOWN - COLLECTOR STREET EXAMPLE

- Design **arterial streets** to accommodate slower auto traffic and transit systems.
- Design **collector streets** to provide alternatives to Beauregard Street and improved access/connectivity within the community.

BEST PRACTICES | CREATING A HIERARCHY OF STREETS AND BLOCKS



BEAUREGARD STREET - ARTERIAL



OLD TOWN - ARTERIAL STREET EXAMPLE



SANGER AVENUE - COLLECTOR STREET



OLD TOWN - COLLECTOR STREET EXAMPLE



RAYBURN AVENUE - LOCAL STREET



OLD TOWN - LOCAL STREET EXAMPLE

- Design **arterial streets** to accommodate slower auto traffic and transit systems.
- Design **collector streets** to provide alternatives to Beauregard Street and improved access/connectivity within the community.
- Design **local streets** to support increased pedestrian/cyclist activity and establish the pattern and human scale of the community.

BEST PRACTICES | CREATING A HIERARCHY OF STREETS AND BLOCKS



BEAUREGARD STREET - ARTERIAL



OLD TOWN - ARTERIAL STREET EXAMPLE



SANGER AVENUE - COLLECTOR STREET



OLD TOWN - COLLECTOR STREET EXAMPLE



RAYBURN AVENUE - LOCAL STREET



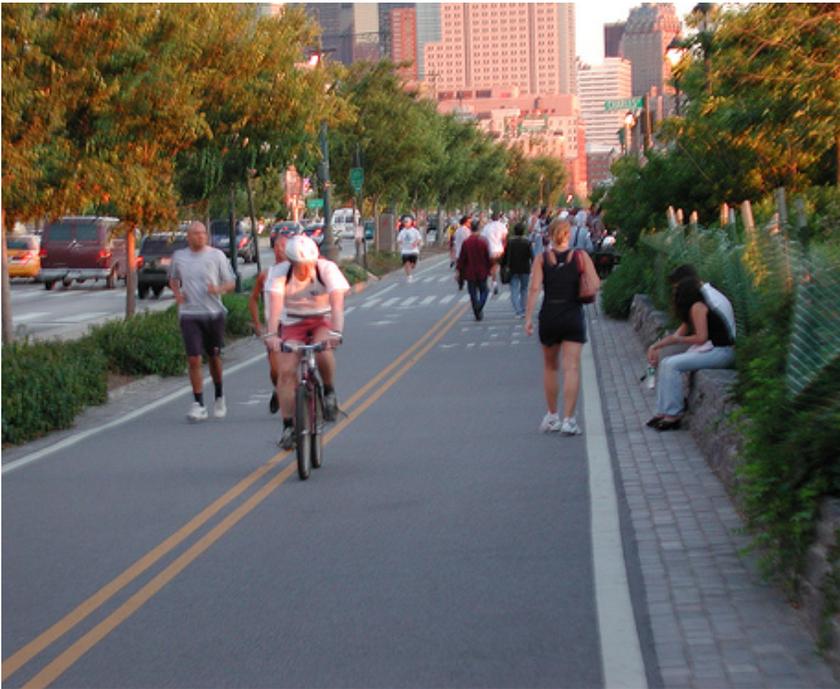
OLD TOWN - LOCAL STREET EXAMPLE

- Design **arterial streets** to accommodate slower auto traffic and transit systems.
- Design **collector streets** to provide alternatives to Beauregard Street and improved access/connectivity within the community.
- Design **local streets** to support increased pedestrian/cyclist activity and establish the pattern and human scale of the community.

BEST PRACTICES | DEVELOPING A LIVABLE COMMUNITY WITH COMPLETE STREETS



EXISTING CONDITIONS



COMPLETE STREET EXAMPLES



- Enhance pedestrian crossings and walkways by removing barriers.
- Provide dedicated bicycle lanes along collector streets.
- Locate walkways and pathways along routes likely to be used by most users.
- Provide shared parking facilities to reduce the need to use automobiles for short trips between land uses.
- Enhance transit service and reliability by providing dedicated lanes for buses along transit routes.



BEST PRACTICES | APPLYING COMMUNITY-FRIENDLY TRANSPORTATION METHODS



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URBAN DECK – ALEXANDRIA, VA



Roundabouts

- Slower speeds.
- Reduced delay.

Single Point Diamond Interchange

- Reduced delay due to fewer traffic signal phases.

Direct Access Ramps (Flyovers)

- Can provide access to HOV lanes or to a specific site, offering congestion relief.

Urban Deck (Over Highway)

- Softens perception of highway overpasses as obstructions to mobility for pedestrians.



SINGLE POINT DIAMOND INTERCHANGE EXAMPLE



ROUNDOUT EXAMPLES



FLYOVER EXAMPLE



BEST PRACTICES | INTEGRATING THE TRANSIT LINE



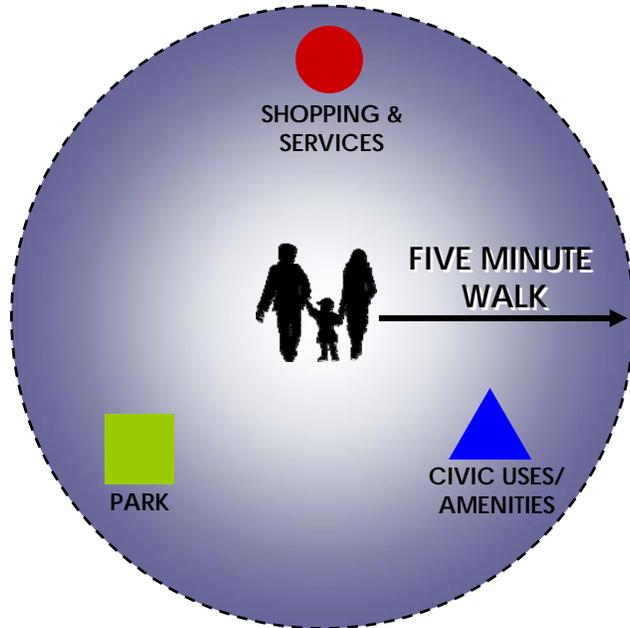
TRANSIT LINE EXAMPLES



- Implement a Bus Rapid Transit (BRT) or streetcar system with limited stops at high-profile locations along the corridor.
- Provide dedicated right-of-way for transit vehicles.
- Improve pedestrian walkways along the corridor to improve access to the transit stops.
- Provide local circulator bus routes to connect the transit stops to more closely-spaced bus stops not located along the transit route.
- Provide links to Metrorail.



BEST PRACTICES | PROMOTING WALKABILITY & COMMUNITY



A FIVE (5) MINUTE WALK IS GENERALLY DEFINED AS A ¼ MILE WALK FOR MOST USERS.



SHOPPING & SERVICES – SHIRLINGTON, VA



PUBLIC PARK & PLAZA – BOSTON, MA



WALKABLE COMMUNITY – BURLINGTON, VT



CIVIC AMENITIES – SHIRLINGTON, VA

- To create a greater sense of place/community and to maximize walkability, the following uses and amenities should be located within a 5-minute walk of residents:

- Shopping, services and other retail uses
- Public parks and open spaces
- Civic amenities and social services
- Others

- Proposed improvements will improve the walkability of the community.

BEST PRACTICES | REINFORCING COMMUNITY CHARACTER AREAS



THE SHOPS AT MARK CENTER

- Create activity hubs, focal points and centers within the community.
- Provide central locations for community services and amenities.
- Reinforce areas of unique character to establish a well-defined sense of place.



ROCKVILLE TOWN CENTER – ROCKVILLE, MD



CROCKER PARK, OH

BEST PRACTICES | PROMOTING TRANSIT-ORIENTED DEVELOPMENT



MARKET SQUARE – CLARENDON, VA



KING STREET STATION – ALEXANDRIA, VA



TRANSIT STATION – SHIRLINGTON, VA

- Include a hub for local and regional transit routes to serve as a transfer point for commuters.
- Locate transit rider uses and amenities at transit stops to encourage ridership.
- Provide centralized parking facilities to reduce the need to use automobiles for short trips between compatible land uses.

BEST PRACTICES | PROVIDING PASSIVE PARKS, RECREATION & CULTURAL SPACES



SILVER SPRING, MD



BOSTON, MA



BALTIMORE, MD



ALEXANDRIA, VA



CLARENDON, VA

- Establish a pattern of civic greens, pocket parks and plazas.
- Consider innovative opportunities such as rooftop gardens and recreational spaces.
- Continue to provide community/recreation centers that are accessible, adequate in size, and affordable to the residents they serve.



BEST PRACTICES | INCORPORATING ARTS & CULTURE IN PUBLIC SPACES



PUBLIC ART EXAMPLES



ALEXANDRIA
COMMISSION
FOR THE ARTS



Alexandria
Film Festival

- Take advantage of development and redevelopment opportunities to introduce and integrate cultural facilities and public art into the community.
- Incorporate public art into public streetscape elements, including paving, street furniture, lights, etc.
- Use public art to highlight existing assets such as the Winkler Botanic Preserve and the Dora Kelly Nature Center.

SHIRLINGTON LIBRARY & SIGNATURE THEATER – SHIRLINGTON, VA



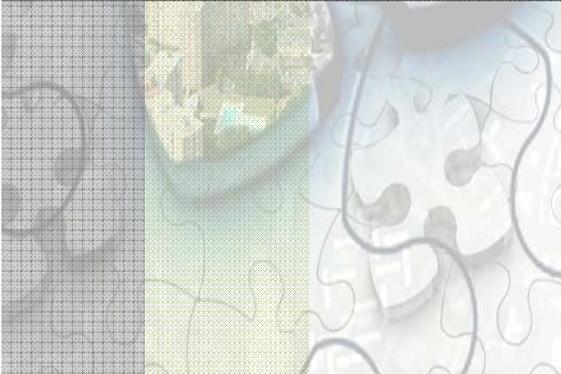
BEAUREGARD
CORRIDOR PLAN | CITY OF ALEXANDRIA, VA





BEST PRACTICES/POLICIES

APPLYING PRINCIPLES TO CREATE A FRAMEWORK
PLAN FOR THE BEAUREGARD CORRIDOR



BEST PRACTICES | GREEN INFRASTRUCTURE & SUSTAINABLE DESIGN



STORMWATER MANAGEMENT TECHNIQUES – GREEN STREETS, BIOSWALES, SHARED SWM FACILITIES, ETC.



GREEN ROOF SYSTEMS

GREEN TECHNOLOGIES

Eco-CITY ALEXANDRIA

- Educate the public on environmentally friendly green building topics.
- Explore opportunities to introduce green technologies: passive solar & photovoltaic, geothermal, etc.
- Green roof systems can be incorporated on both public and private facilities.
- Use rain gardens to capture run-off.
- Use green streets to filter and slow run off.
- Route stormwater to wet or dry retention ponds to mitigate impacts to Holmes Run, Winkler Pond and other waterways.

BEST PRACTICES | PROMOTING SOCIAL SUSTAINABILITY



- Promote civic life and activities in the community.
- Provide multiple opportunities for social interaction, including a community center, play areas for children, local events, and public spaces.
- To maintain and improve accessibility to City social services for residents of the community.
- Ensure that new development incorporates spaces for on- or near-site community support services (e.g., child care), where feasible and appropriate.
- Continue to increase the location of City services in the western part of the City.

BEST PRACTICES | BLENDING AFFORDABLE & MARKET RATE HOUSING



- Encourage dispersion, not concentration, of affordable housing.
- Implement incentives to encourage retention/replacement of affordable housing
 - Public-private partnerships
 - Approval process efficiencies
 - Density bonuses
 - Tax abatements
- Create regulatory controls which require the inclusion of affordable housing.
- Ensure a mixture of both rental and ownership opportunities for a wide variety of income levels.

BEST PRACTICES | ENSURING FISCAL RESPONSIBILITY & SUSTAINABILITY



CARLYLE – ALEXANDRIA, VIRGINIA



- Phase development activity to prevent overbuilding and a decline in market conditions.
- Test fiscal viability of all proposed private development to ensure prevent negative impacts to the tax base.
- Facilitate economic and physical connections between new and existing development to enhance efficiencies of public services.
- Foster collaborative efforts between public and private interests to fund necessary improvement projects.





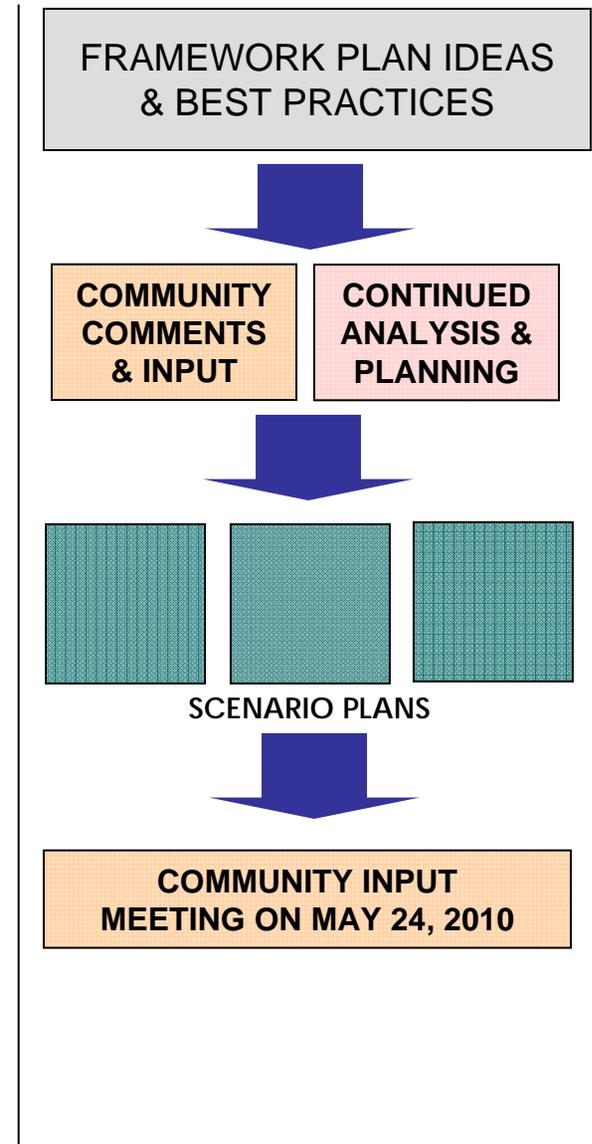
NEXT STEPS

DEVELOPMENT PROGRAM, LAND USE &
SCENARIOS



NEXT STEPS | PLANNING PROCESS

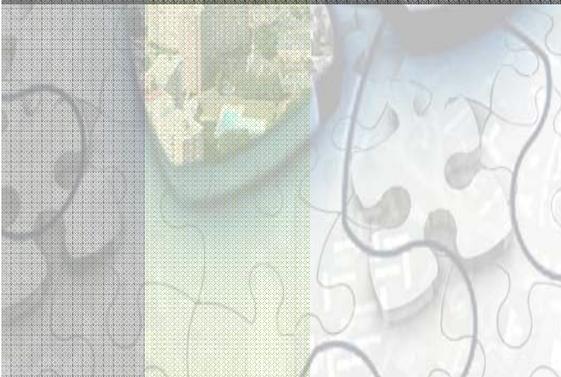
- Further understanding the real estate market potential.
- Proposing land uses within the Beauregard Corridor based on market findings and site analysis.
- Continued evaluation and study of existing and future traffic issues.
- Evaluating the need for community and social services and locating potential uses.
- Response to Community input and comments.
- Creation of alternative scenario plans for the Beauregard Corridor.
- Continued Community input meetings.





QUESTIONS & ANSWERS

COMMUNITY FEEDBACK, AFFIRMATION &
REFINEMENT



BEAUREGARD CORRIDOR | ONGOING COMMUNITY INPUT METHODS

- Community Meetings and Workshops
- Web Page
 - www.alexandriava.gov/
- Review Documents (on web, with comment log)
- E-mail comments
- Staff contacts:
 - Dirk Geratz:
dirk.geratz@alexandriava.gov
703.746.4666
 - Pat Mann:
pat.mann@alexandriava.gov
703.746.4666



STUDY AREA PHOTOS