



Beaugard Corridor Plan Community Meeting #1

Thursday, October 29, 2009

7:00 – 9:15PM

John Adams Elementary School Cafeteria

I. Purpose of Meeting

Kick off meeting of the Beaugard corridor planning process. Introduction of Staff and general overview of the planning process was made. The majority of the meeting was focused on allowing residents to share issues, concerns and ideas for the future of the Beaugard corridor.

II. Public Comments

Over 90 people attended this meeting. Approximately, 22 of those spoke and their comments are summarized below. Several residents submitted written comments which are on file with the Planning Department.

Dave Dexter, BRAC Advisory Group Chair

Presented letter written by Lynn Bostain, President Seminary West Civic Association

- Give citizens a voice
- Hold regularly scheduled meeting to keep residents informed of all of the issues
- Allow time for citizens to rebut proposed plan
- West End residents feel ignored by the City
- Quality of life is being impacted by the BRAC project
- Want to avoid more congestion and problems associated with density

Rick Tedesco

- West End, which is a large part of the tax base, is forgotten
- Concerned about the southern end of Beaugard Street at Little River Turnpike as well as increased use of the Duke Street ramps by the BRAC employees.

Rich Brune, Park & Recreation Commission

- Open Space Plan identifies the West End as having the largest deficit in recreational facilities in the City.
- New residents and office workers need the recreation space as part of a positive quality of life.

- A recreation center is needed.
- A dog park is needed
- Athletic fields are needed to accommodate organized sports
- Any future new school construction should include a public recreation center

Sally Hunnicutt

- Concerns about rush hour traffic and inability to walk on Stevens, Echols and Dawes during rush hour.
- Streets are not safe for bikes or pedestrians

Bonnie O'Day

- Need to create a walkable community as part of a healthy community
- Need neighborhood shopping within walking distance
- Need wider and safer sidewalks
- Increase mass transit options

Robert Hartt

- Promotes walkability and improvements to sidewalks
- Supports mix of retail and office
- People should be a priority

Julie Edelson, Lincolnia Heights/Haywood Glenn Civic Association

- Concerned about any changes that may negatively impact the existing bus transportation network,
- Concerned about increased traffic congestion and cut-through traffic, especially along Morgan Street
- Concerned about overflow or convenience parking on North Morgan Street. Spillover from rental communities and bus commuters who park in the neighborhood to catch the bus.
- Loss of open space and impact on the environment
- Lack of coordination of development proposals between the City and Fairfax County.
- Impact of vehicle exhaust on the community with increased traffic.
- Support replacement of trees and shrubs along Beauregard Street.
- Impact of new development on school capacity and of increased traffic on bus routes
- No safe bike/ped route along Beauregard towards Seminary Road
- Concerned about the abbreviated time frame for the planning process and that public comments will be marginalized.

Scott Littlefield, Former President, Lincolnia Heights/Haywood Glenn Civic Association

- Echoed many comments from above.
- Concerned about public transit and the impact additional traffic will have on existing transit service. Metrobus #7 now offers good service
- Concerned about additional traffic congestion and cut-through traffic, especially on Lincolnia, Chambliss and Morgan Streets
- Concerned about lack of bike facilities along Beauregard Street
- Allow for full public participation

Geoff Goodale

- Expressed comments on lessons learned from the Landmark/Van Dorn planning process.
- Topic specific meetings are very useful such as on transportation, schools, sewer, open space, etc.
- Timely dissemination of information/handouts in advance
- Coordination between various city agencies
- Opportunity to digest and submit comments
- Landmark/Van Dorn plan was rushed at the end
- Noted many development projects are proposed in the West End and would like to see presentations of those projects

Dan Doce, A former Seminary West Civic Association President

- Asked if the Seminary West Plan will be looked at as part of this process
- Concerned about parking in Lincolnia Hills, especially along Rayburn Avenue from office workers/commuters not parking in nearby parking garages
- Concerned about the three left turn lanes proposed at the Seminary/Beauregard intersection – process needs to be slowed down
- Noted service problems at Seminary at I-395 and at George Mason Drive

Dick Somers, Board Member Seminary park Community Association and serves on the BRAC Advisory Committee

- City's objectives of improving the infrastructure, community services, density and transit is commendable
- Word of caution is traffic. Concerned about the increased congestion as a result of the BRAC project at the Mark Center
- Any proposals that will add population and increase traffic density must be carefully assessed in light of existing traffic problems

Janice Magnuson

- Expressed concerns about losing on-street parking to future street improvements.
- Concerned about maintaining green/open space
- Trees along Beauregard create a beautiful vista
- Ability to cross streets is very difficult
- Recommends postponing any future development until we see effect of the BRAC project

Robert Wallace, Haywood Glen resident

- Need to coordinate this study with Fairfax and Arlington Counties including the Baileys to Columbia Pike build-out area
- BRAC will bring 6,400 workers and tax dollars to Alexandria
- All tax dollars in Fairfax County go to the west and not to the east near this study area
- Coordinate with Fairfax County

Nancy Jennings, V.P. Seminary Hill Association & BRAC Advisory Member

- Worked on Arlington County Neighborhood Conservation Plan and helped with Claremont – Fort Ward Plan.
- Supports idea of having topic specific meetings
- Beauregard Plan should not encroach into existing planning areas

Peter Benavage, Fairbanks Avenue

- Who is going to be developing my property and other properties in the Fairbanks-Foster neighborhood?
- Why is this not being coordinated with property owners?
- Understand change will come but would like a specific timeline
- Concerned about impact on the Hermitage
- What are developers proposing in the area?
- Traffic is bad – left turn in/out of Fairbanks is bad
- Do not rush the process – haste makes waste

Marietta Jemison

- New resident excited about the change. Area has been stagnant for a while
- Concerns about traffic, walkability. Left turn lane needed along Seminary Road to George Mason

Joanne Lepanto

- Concerns expressed about traffic.
- Transit is needed but how will it be funded?
- Stormwater concerns – new taxes planned to pay for improvements
- Infrastructure issues need to be addressed
- Difficult to walk in the area
- Would like more discussion on the proposed boundary of the study area

Annabelle Fisher

- Thanked staff for outreach to the rental apartments
- Expressed need for new development including retail to add to the tax base
- Crossing streets is taking your life in your own hands
- BRAC will bring more people and add to tax base
- Concerned about affordability of housing

Owen Curtis

- Concerns about transportation planning, scope and schedule of the plan
- Plans in the 1990's were pro-active but sees this plan as reactive
- "What do you want to be" should be basis to weigh planning proposals
- Troubled by the planning area boundaries – the neighborhoods should be inside the boundary
- This is a neighborhood study and need to think of it as a neighborhood study with large parcels
- Concerned about the fast-paced schedule of this study
- Allow community to find its voice

Tasha Helget

- Invited everyone to attend the BRAC meetings every third Wednesday of the month
- Congress is letting us down
- Transportation woes do not have to happen
- Concerned that Mayor has not been involved
- Can make a difference if we all work together

Diane Costello

- Does not like density – you do not need it to create a vital and lively community
- We do not understand the impact of BRAC
- Do not agree that BRAC employees will spend money in Alexandria – people tend to shop near their homes and not near places of employment

- Concerned about loss of open space and the use of Morgan to Columbia Pike as a traffic congestion escape route

Robert Parker, General Manager, Southern Towers

- Has been in negotiations about the property for intersection improvements for BRAC
- Traffic is bad and proposed improvements are not going to work
- Need to study the proposed Seminary/Beauregard intersection

III. Summary of Comments

Karl Mortiz, Deputy Planning Director summarized the comments into topical categories as follows:

- Quality of Life issues appeared to be the theme for many of the comments
- Pedestrian and Bicycle Safety and walkability of the area
- Transportation, transit and traffic concerns
- Loss of open and green spaces
- Public facilities including schools
- Coordination with adjoining jurisdictions
- Environmental concerns – sewer and stormwater
- Parking
- Share Development Proposals
- Process: provide information in advance of meetings, provide response to comments, respect time of all stakeholders, respect the neighborhoods, and discuss schedule and boundary of study area