

JBG Properties (Town Center, Garden District & Greenway Neighborhoods) Plan Changes June 2010 to December 2010

Transportation changes:

- Proposed roundabouts on Beauregard / New Sanger removed
- Parallel street alignment made more direct to facilitate traffic flow
- Beauregard right-of-way revised (widened) to accommodate dedicated transit lanes and station areas

Land Use / Development Area changes:

- New development north of RPA in Greenway Park neighborhood (east of New Sanger) removed to allow new street to front directly onto open space
- New Fire Station proposed on Ramsay school site
- New development on Millbrook site (adjacent to Beauregard) removed from proposal
- Building adjacent to Dora Kelly park in Town Center revised to be further from the existing RPA
- Adjustments for transitions to neighboring parcels: New development along Rayburn Avenue changed from multi-family to townhouses to create better transition to neighbors
- Reduction of 950,830sf of planned residential density (includes 330,000 sf on the Millbrook II site)

Open Space network changes:

- Central plaza in Town Center and shared space plaza in Garden District neighborhood changed to defined green spaces
- Linear green between Town Center and Garden District neighborhood widened at northern end to create a larger "connected greens" system
- Stormwater pond reduced to allow more usable open space in the Greenway Park neighborhood
- Playing field added to Greenway Park neighborhood adjacent to Holmes Run

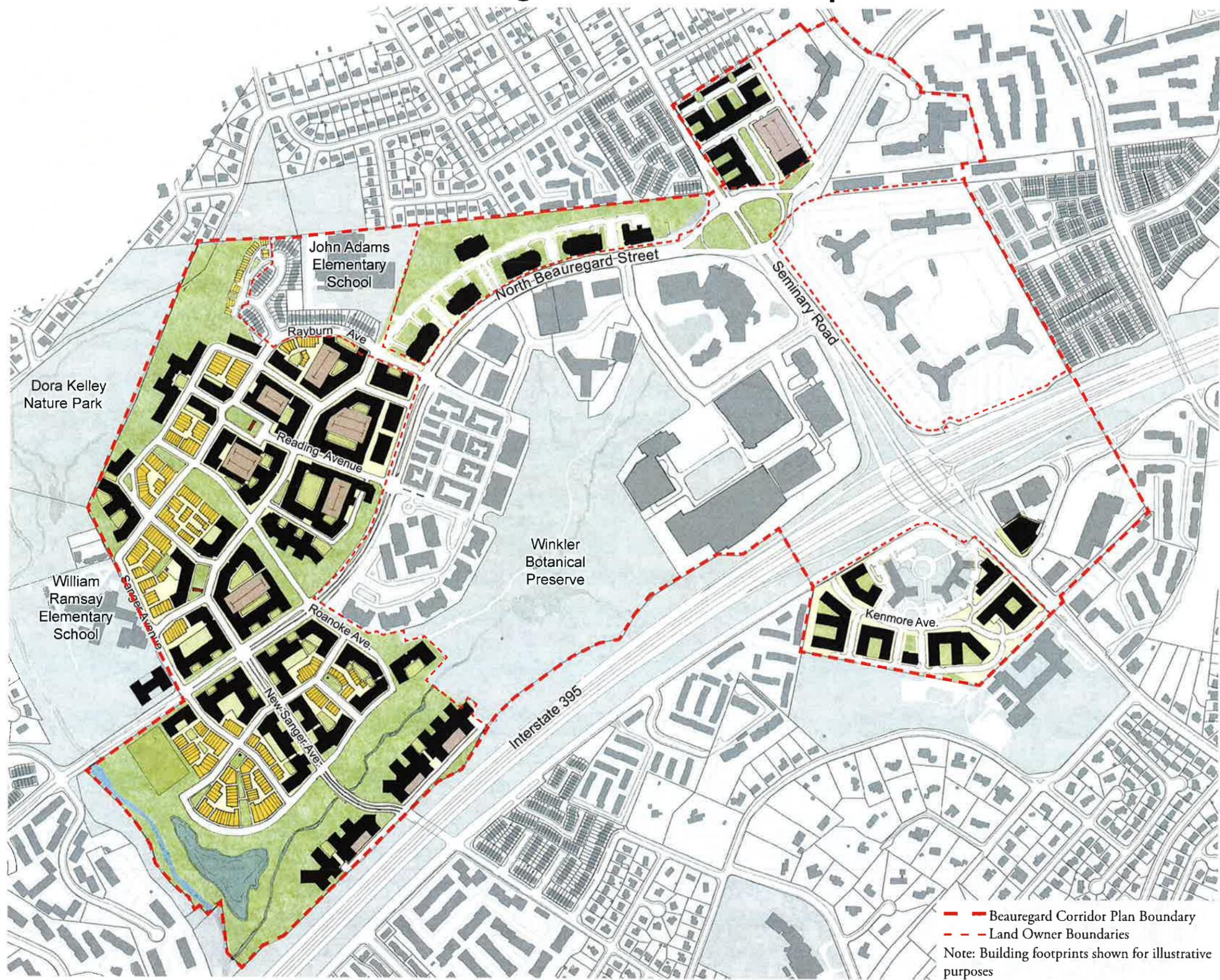


JBG Charrette - June 2010



Community Presentation - December 2010

Original Coordinated Proposal



— Beauregard Corridor Plan Boundary
- - Land Owner Boundaries
Note: Building footprints shown for illustrative purposes



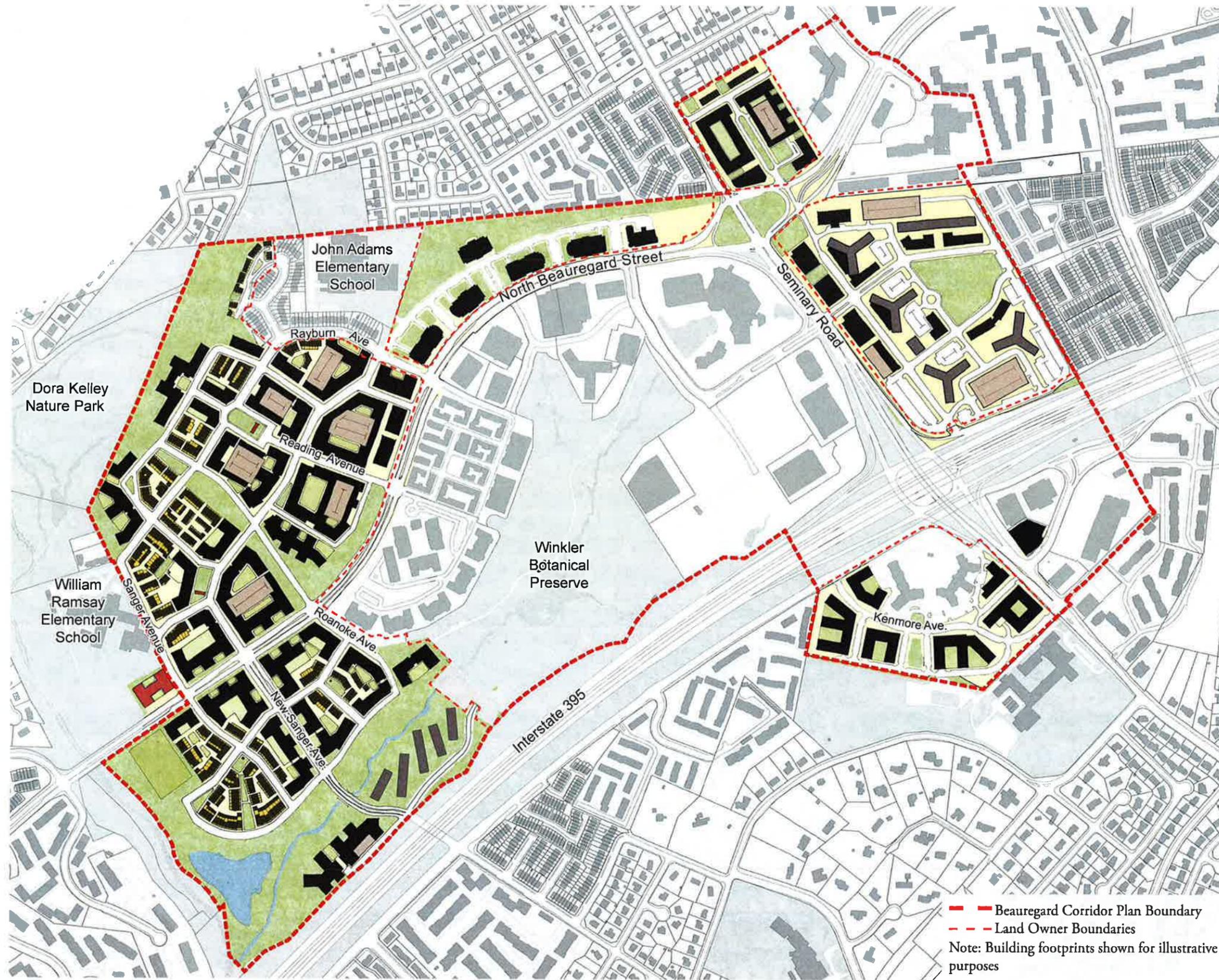
Beauregard Corridor Area, Alexandria, VA

Illustrative Masterplan

December 2010

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The Work Continues...



— Beauregard Corridor Plan Boundary
- - - Land Owner Boundaries
Note: Building footprints shown for illustrative purposes

Beauregard Corridor Area, Alexandria, VA

Illustrative Masterplan



January 2012

May 2011

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Current Proposal



— Beauregard Corridor Plan Boundary
- - Land Owner Boundaries
Note: Building footprints shown for illustrative purposes

January 2012

Beauregard Corridor Area, Alexandria, VA

Illustrative Masterplan



January 2012



JBG Properties (Town Center, Garden District & Greenway Neighborhoods):

Transportation changes:

- Proposed roundabouts on Beauregard / New Sanger removed
- Parallel street alignment made more direct to facilitate traffic flow
- Beauregard right-of-way revised (widened) to accommodate dedicated transit lanes and station areas
- Enhanced bike connectivity through the introduction of new on-road bike lanes and off-road paths to connect to existing paths

Land Use / Development Area changes:

- New development north of RPA in Greenway Park neighborhood (east of New Sanger) removed to allow new street to front directly onto open space
- New Fire Station proposed on Ramsay school site (December 2010) and later relocated onto JBG property at the intersection of Beauregard/Sanger
- New development on Millbrook site (adjacent to Beauregard) removed from proposal
- Adjustments for transitions to neighboring parcels:
 - New development along Rayburn Avenue changed from multi-family to townhouses to create better transition to neighbors (December 2010)
 - Added new green space across the street from existing townhouses on Rayburn Avenue (January 2012)
 - Shortened building height at intersection of Rayburn Avenue & Beauregard Street from maximum of 10 stories to maximum of 6 stories
 - Added building shoulder to multifamily building on Rayburn Avenue limiting height to 4 stories immediately adjacent to the street
 - On blocks adjacent to I-395 (north of New Sanger), shortened building height from maximum of 6 – 8 stories to maximum of 4 – 5 stories
 - Replaced a portion of the proposed multifamily with townhouse units on block adjacent to I-395 (north of New Sanger)
 - Removed exposed parking garages on blocks adjacent to I-395



- Building setback of 30' minimum provided along North Beauregard street adjacent to Garden District and Greenway Park neighborhoods to accommodate "greenway" (double row of trees, wide sidewalk)
- Clarified required vs. optional retail to ensure retail concentration in Town Center with possibility for additional retail in key locations based on market demand
- Development removed adjacent to Dora Kelley Nature Park to create a continuous green edge to Garden District and Town Center neighborhoods
- Reduction of 258,277sf of planned residential density (reallocated to Southern Towers site)
- Existing apartment buildings at northern end of site retained

Open Space network changes:

- Central plaza in Town Center and shared space plaza in Garden District neighborhood changed to defined green spaces
- Linear green between Town Center and Garden District neighborhood widened at northern end to create a larger "connected greens" system
- Stormwater pond right-sized to allow more usable open space in the Greenway Park neighborhood
- Playing field added to Greenway Park neighborhood adjacent to Holmes Run (December 2010) and later relocated to Ramsay school site
- Additional new open space (potentially dog park or community garden) remains in Greenway Park neighborhood adjacent to Holmes Run
- Widened greenway / mid-block passage added to Garden District neighborhood to connect Ramsay school to Town Center



Duke Realty (Adams Neighborhood):

Transportation changes:

- The parallel road was moved to the rear of the site
- New road aligned to match the school's bus drop off lane

Land Use / Development Area changes:

- Added a 10/10/10 landscape buffer (providing 30' setback for trees and wide sidewalk) on Beauregard.
- Reduced parking from 2560 spaces to 2480 spaces.
- Hotel and restaurant moved closer to the ellipse to better define the street space
- Lowered maximum building height from 120 ft to 110 ft.
- Reduction of 52,036sf of planned office space (reallocated to Southern Towers site)

Open Space network changes:

- Parking pushed underground to maximize green space (on top of the underground garage)



Hekemian Properties (Upland Park Neighborhood):

Transportation changes:

- Eliminated one access point on Seminary Road to simplify traffic movement, and remove any impact to the townhouse development entrance across Seminary
- Strengthened the vehicular connection to the Hermitage
- Added 10' bike trail and open space at the frontage along Seminary
- Widened street cross sections to accommodate enhanced streetscape features

Land Use / Development Area changes:

- Created retail "place" to facilitate cross shopping synergy
- Created four separate but integrated land bays for the various uses
- Revised the building shapes and placement to help frame the ellipse
- Height of the hotel building on the corner was raised to 6-8 stories
- Parking fully enclosed by buildings or placed underground
- Major revisions to building shapes along the Seminary frontage to increase open space, soften the building façade and reduce bulk height using setbacks and building shoulders
- Reduction of 46,531sf of planned office space (reallocated to Southern Towers site)

Open Space network changes:

- Significantly increased the Open Space throughout the overall site
- Created a central open plaza surrounded by active uses



Southern Towers:

Transportation changes:

- The new street and sidewalk layout emphasizes accommodation of pedestrians and bikers - in addition to cars and transit vehicles
- Revised plan incorporates BRT stops and lanes as a prominent feature

Land Use / Development Area changes:

- Updated plan provides neighborhood serving retail with a potential grocer
- The new layout creates strong connections with the surround neighborhoods
- Retail and office has been located close to mass transit
- New density focused around BRT stop
- Complementary uses are within walking distance of one another
- Created a "main street" with open plaza for the community

Open Space network changes:

- Plan updates create meaningful and centrally located open spaces



Home Properties (Seminary Overlook Neighborhood):

Transportation changes:

- Provided dedicated, off-street bike trail along back of site
- Although not currently shown, have agreed to cooperate with T&ES and Hammond Middle School to consolidate entrances at the Library Lane intersection

Land Use / Development Area changes:

- Committed to building shoulder along border with Parkside
- Reduction of 43,156sf of planned residential density (reallocated to Southern Towers site)

Open Space network changes:

- Removed the private amenity area from the central green (which enlarged the green)
- Added extension of green on Towers site to be built when Towers infill buildings are constructed

Overall SAP Plan:

- Provided space where needed to accommodate dedicated high-capacity transit lanes
- Refined shape/design of ellipse in coordination with adjacent property owners
- Setbacks provided along Beauregard and Seminary Road where appropriate to allow for enhanced landscaping (trees and wide sidewalk)
- Planned new street alignment coordinated among property owners to form a connected network
- Planned land uses coordinated among property owners to create a more complete community with mixture of jobs, residences, retail and hotel
- Defined open spaces provided in each neighborhood