

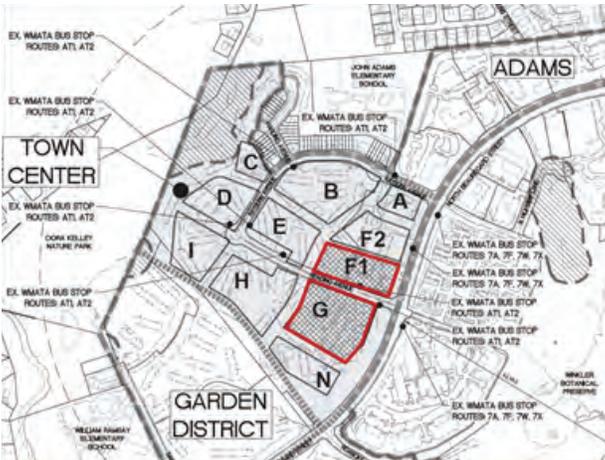
# WEST END DEVELOPMENT BULLETIN

## CITY OF ALEXANDRIA PLANNING & ZONING DEPARTMENT

The West End Bulletin will be published by the City of Alexandria's Department of Planning and Zoning three times per year. Projects featured in the newsletter are west of Quaker Lane in the City of Alexandria's West End.

FALL 2016

### BEAUREGARD TOWN CENTER



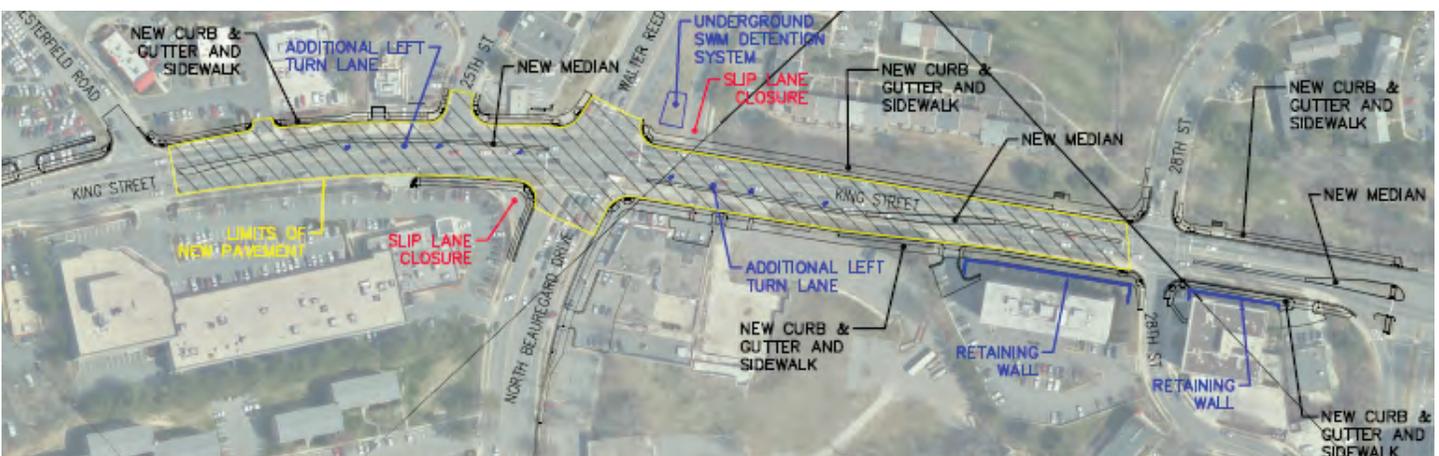
On July 2016, JBG, the property developer, submitted a Concept #2 plan for the Town Center neighborhood which featured 6.62 acres of redevelopment of Blocks F1 and G, on either side of Reading Avenue at the intersection with N. Beauregard Street. The developer has proposed 573 multifamily units (up to 85' high) and 109,481 sf of retail.

**Block F1** (1.86 acres) 183 multifamily units, 35,987 sf of retail  
**Block G** (4.76 acres) 390 multifamily units, 73,494 sf of retail

The Beauregard Design Advisory Committee (BDAC) met on September 26, 2016 to discuss the town center project. The role of the BDAC is to review development plans for compliance with the Beauregard Urban Design Standards and Guidelines. Upcoming meetings will be posted at [alexandriava.gov/74981](http://alexandriava.gov/74981).

PROJECT PLANNER: MAYA CONTRERAS, PRINCIPAL PLANNER

### CITY OF ALEXANDRIA KING-BEAUREGARD INTERSECTION IMPROVEMENT



FOR MORE INFORMATION, CONTACT LISA JAATINEN at [LISA.JAATINEN@ALEXANDRIAVA.GOV](mailto:LISA.JAATINEN@ALEXANDRIAVA.GOV).

The King and Beauregard Intersection Improvement Project will create a multi-modal environment and promote safety for pedestrians and motorists by adding an additional left turn lane in each direction on King Street, medians on King Street, and a 10' shared use path on portions of King Street. The improvements will increase capacity and safety through the corridor. The project is funded by State urban funds and City funds. The project is being implemented in three phases.

Phase I consists of grading, curb and gutter and retaining walls that need to be constructed prior to the utility relocation. The Phase I design has been completed, and construction will begin in June 2016 and be completed in fall 2016. Once Phase I construction is completed, existing utilities will be relocated before construction of Phase II begins. The utility relocation is expected to take 10-12 months and should be completed in early 2018.

Phase II improvements include: an additional turn lane in each direction on King Street, medians, curb and gutter, sidewalk, pavement, drainage, storm water management, BMP's, traffic signal and crosswalk upgrades. The Phase II design is anticipated to be completed in spring 2016. The construction budget includes construction management and inspection. Once the utility construction is completed, the Phase II project will be advertised. The Phase II construction is anticipated to begin in spring 2018 and completed in 2019.

The improvement is in coordination with Gateway at King and Beauregard project. For more information on that project, visit [alexandriava.gov/Development](http://alexandriava.gov/Development).



## FLOOR & DECOR: 4607 EISENHOWER AVENUE



A proposal to renovate an existing warehouse building into a Floor & Decor retail showroom at 4607 Eisenhower Avenue will go before the Planning Commission and City Council on November 1 and 12, respectively.

The applicant plans to reuse the existing building with updates to the exterior and landscape improvements to the streetscape along Eisenhower Avenue.

PROJECT PLANNER: MAYA CONTRERAS, PRINCIPAL PLANNER

## FILLMORE / ST. JAMES AND CRAFTMARK TOWNHOMES

The former St. James Methodist Church site at 5000 and 5001 Echols is undergoing a two-phased redevelopment project. Located to the north of the intersection of Seminary Road and Beauregard Street, the site is within the boundaries of the Alexandria West Small Area Plan and is bounded by Fillmore Avenue to the north and east, the Hermitage assisted living facility to the south, and single family homes to the west on Echols Avenue.

Phase 1, 5001 Echols Avenue: AHC, a local affordable housing developer, was approved in June, 2016, for a 93-unit affordable multifamily building with a day care center. Construction is underway and is anticipated to be complete in winter, 2018.

Phase 2, 5000 Echols Avenue: This site was previously approved as a market-rate multifamily building, and is now being proposed as a 31-unit townhouse project. The project is anticipated for public hearing in late winter, 2017.



PROJECT PLANNER: NATHAN RANDALL, URBAN PLANNER

## EISENHOWER WEST / LANDMARK VAN DORN IMPLEMENTATION ADVIORY GROUP



PROJECT PLANNER: RADHIKA MOHAN, PRINCIPAL PLANNER

On September 13, 2016 the Eisenhower West/ Landmark Van Dorn Implementation Advisory Group had their first meeting at the Victory Center.

The City Council had established an Ad Hoc Eisenhower West/Landmark Van Dorn Implementation Advisory Group in March of 2016. The mission of this group is to provide guidance to staff on the infrastructure and funding plans and related follow up studies as outlined in the Eisenhower West Small Area Plan and the Landmark Van Dorn Corridor Plan.

The next meeting will take place in November. For more information, visit [alexandriava.gov/90965](http://alexandriava.gov/90965)

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