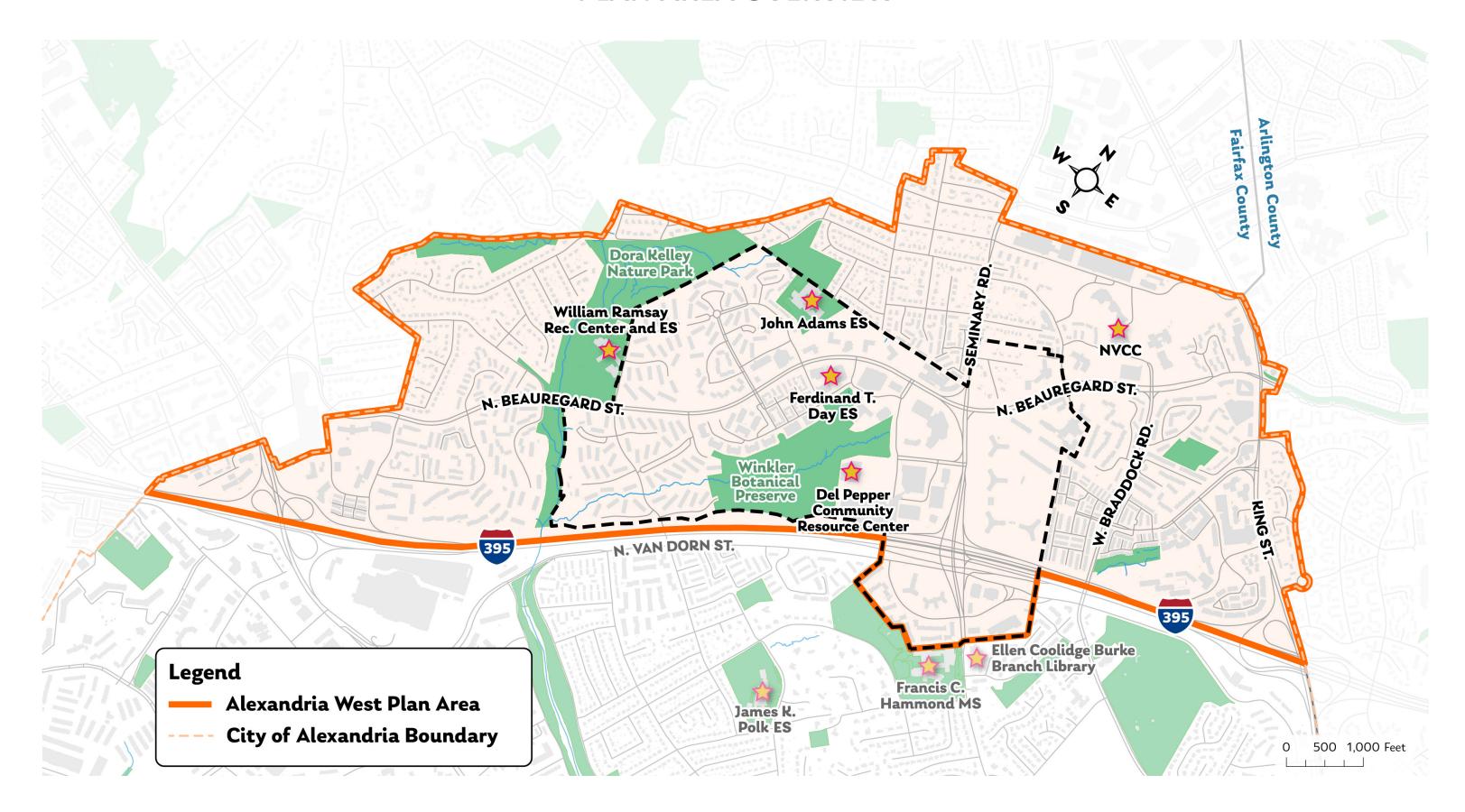


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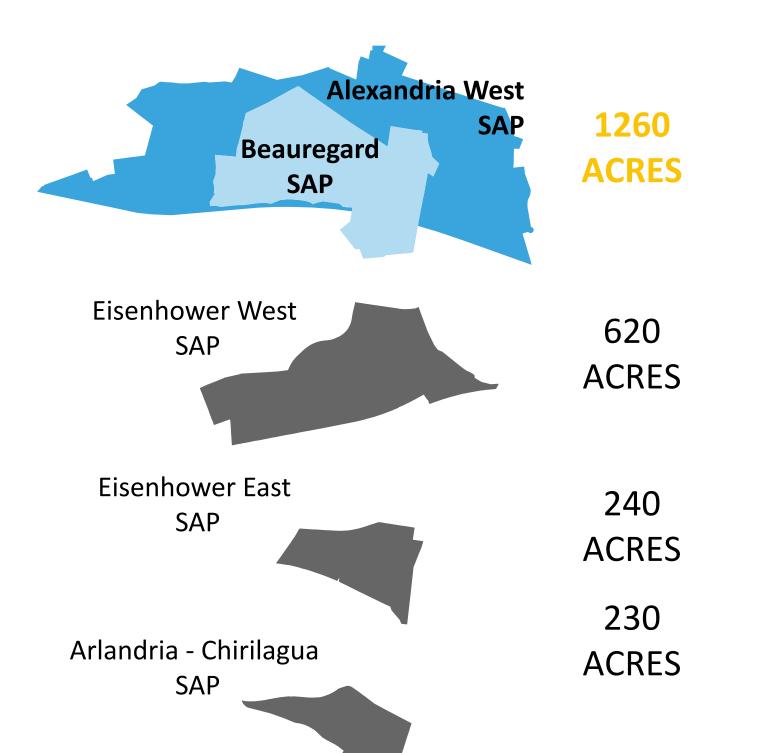
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PLAN AREA OVERVIEW

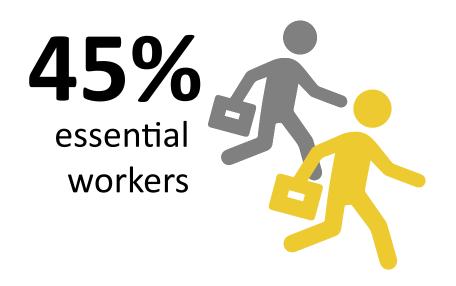




PLAN AREA OVERVIEW



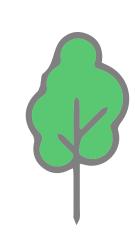




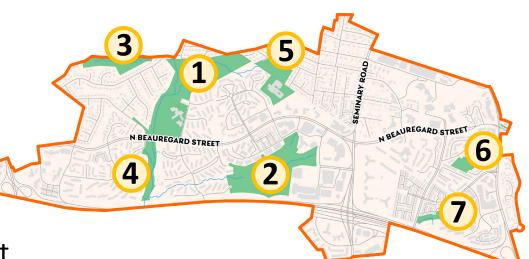
PLAN AREA OVERVIEW

100+ acres of parks ₩

- 1 47 acres
 Dora Kelley Nature Park
- **2 44 acres** Winkler Preserve
- 3 9 acres Rynex Natural Area
- 4 8 acres
 Holmes Run Scenic Easement
- S acres
 Chambliss Park
- 6 3 acres
 James Mulligan Park
- 7 3 acres Stonegate Scenic Easement

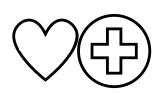


37% tree canopy vs. 31% citywide





OVER FIFTY MEDICAL OFFICE SPACES



TWO MAJOR CITY
HEALTH AND
SOCIAL SERVICES HUBS



THREE MILLION SF OF OFFICE SPACE 83% OF WHICH IS CLASS B OR C

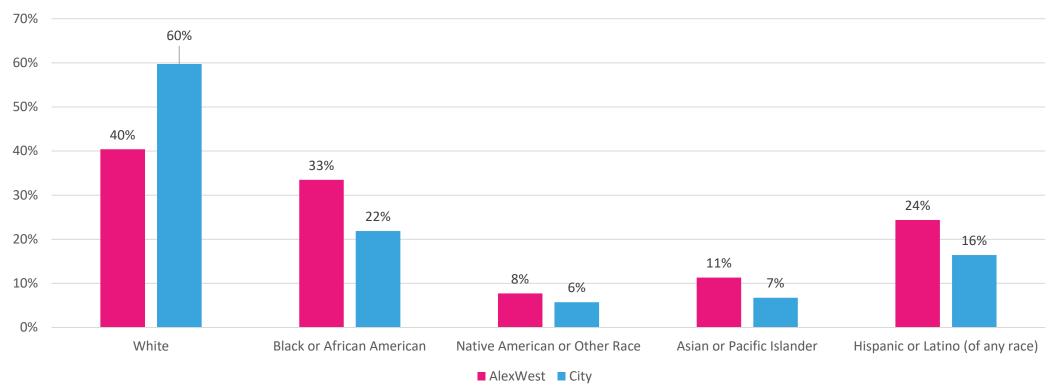


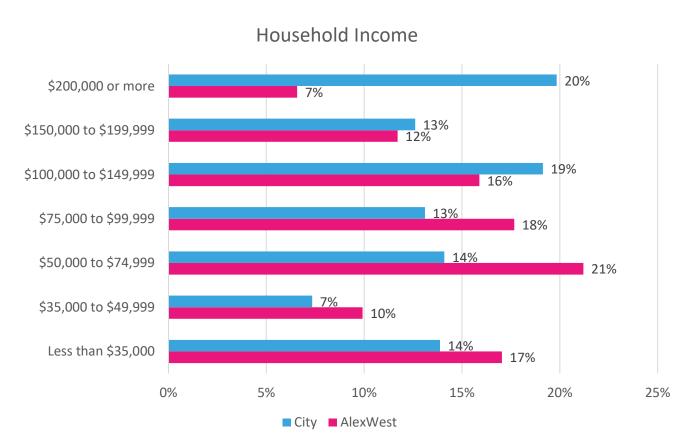
14,000 STUDENTS ENROLLED AT NVCC

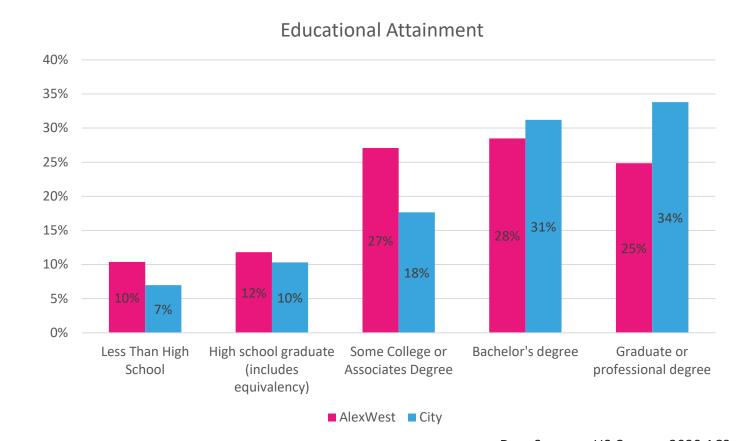


PLAN AREA DEMOGRAPHICS

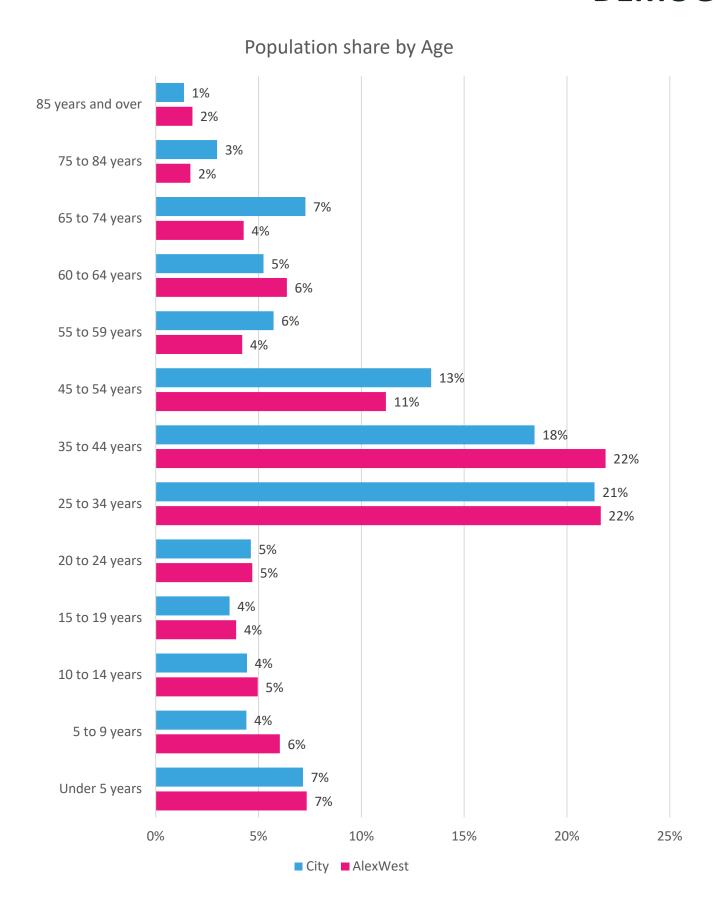




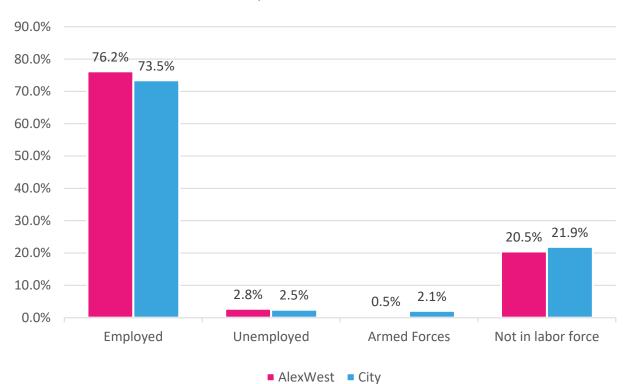




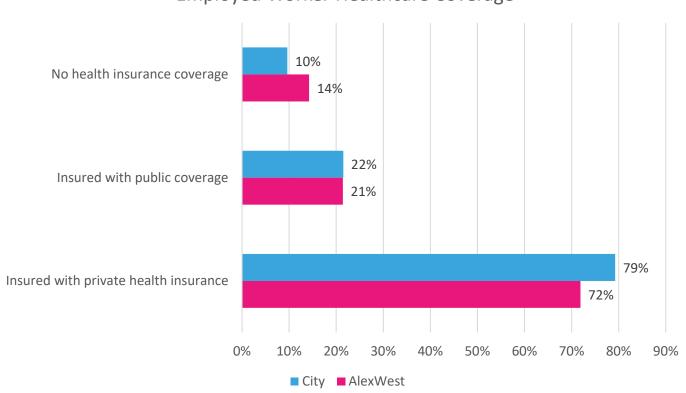
DEMOGRAPHICS



Participation in Labor Force



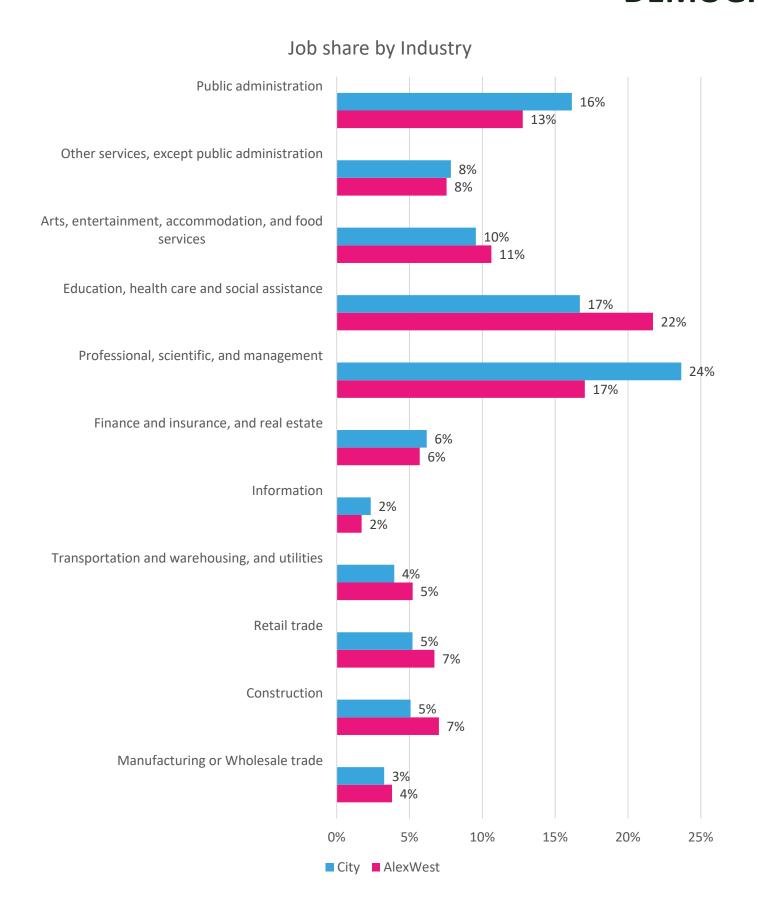
Employed Worker Healthcare Coverage

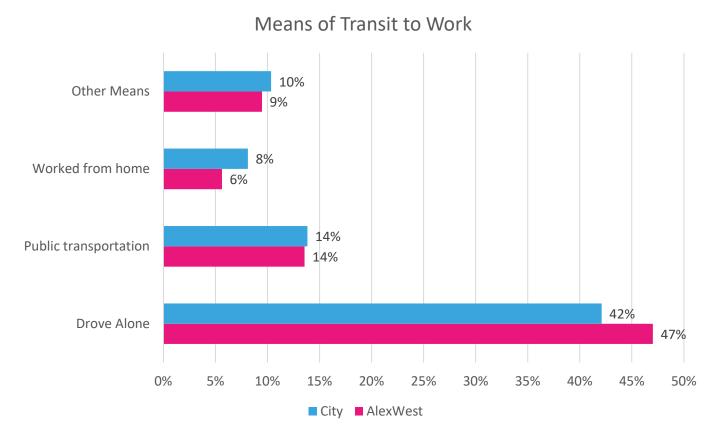


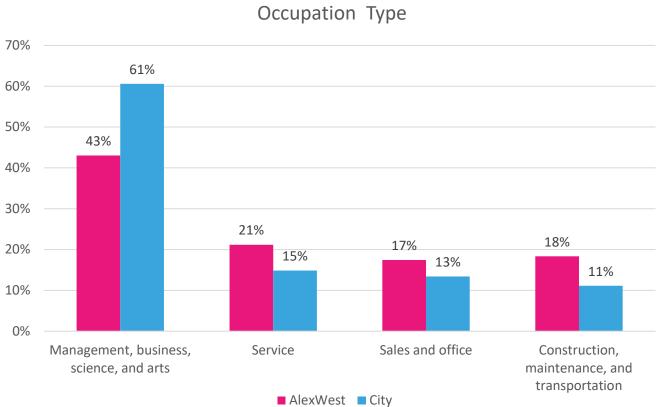




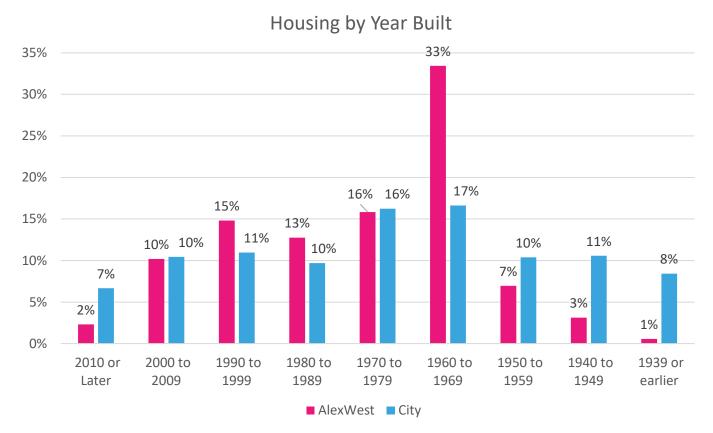
DEMOGRAPHICS

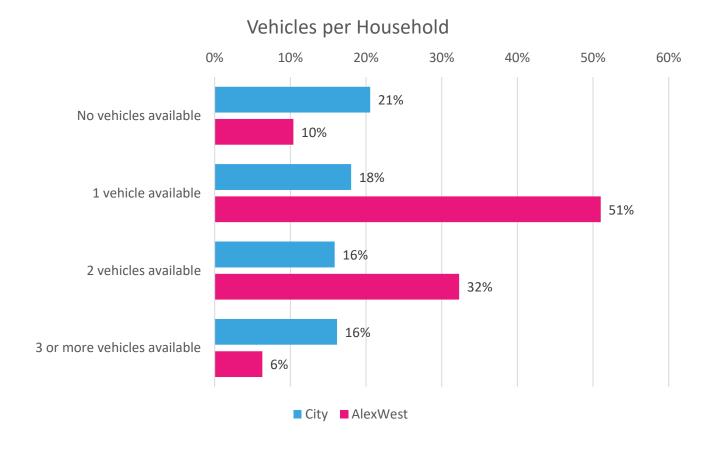


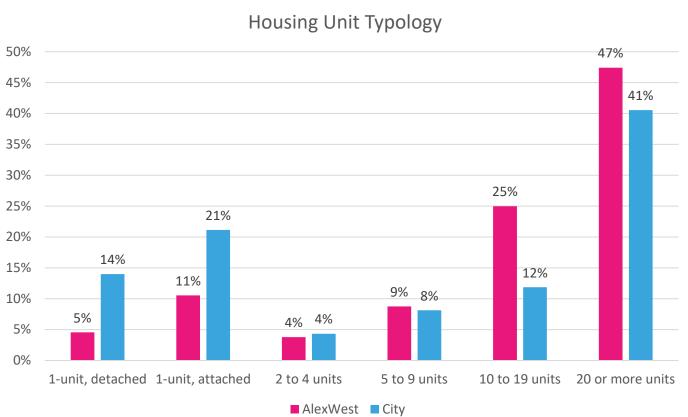


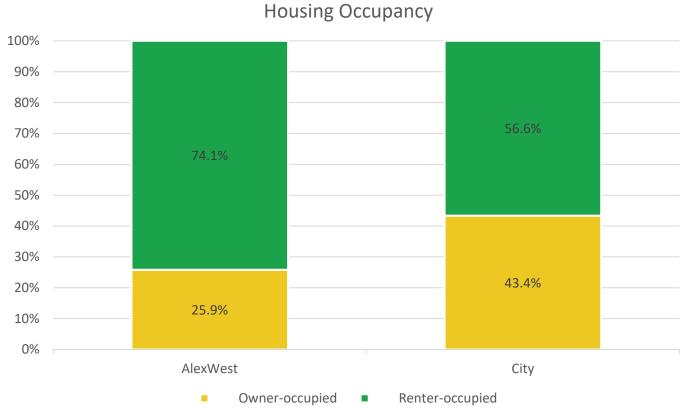


DEMOGRAPHICS

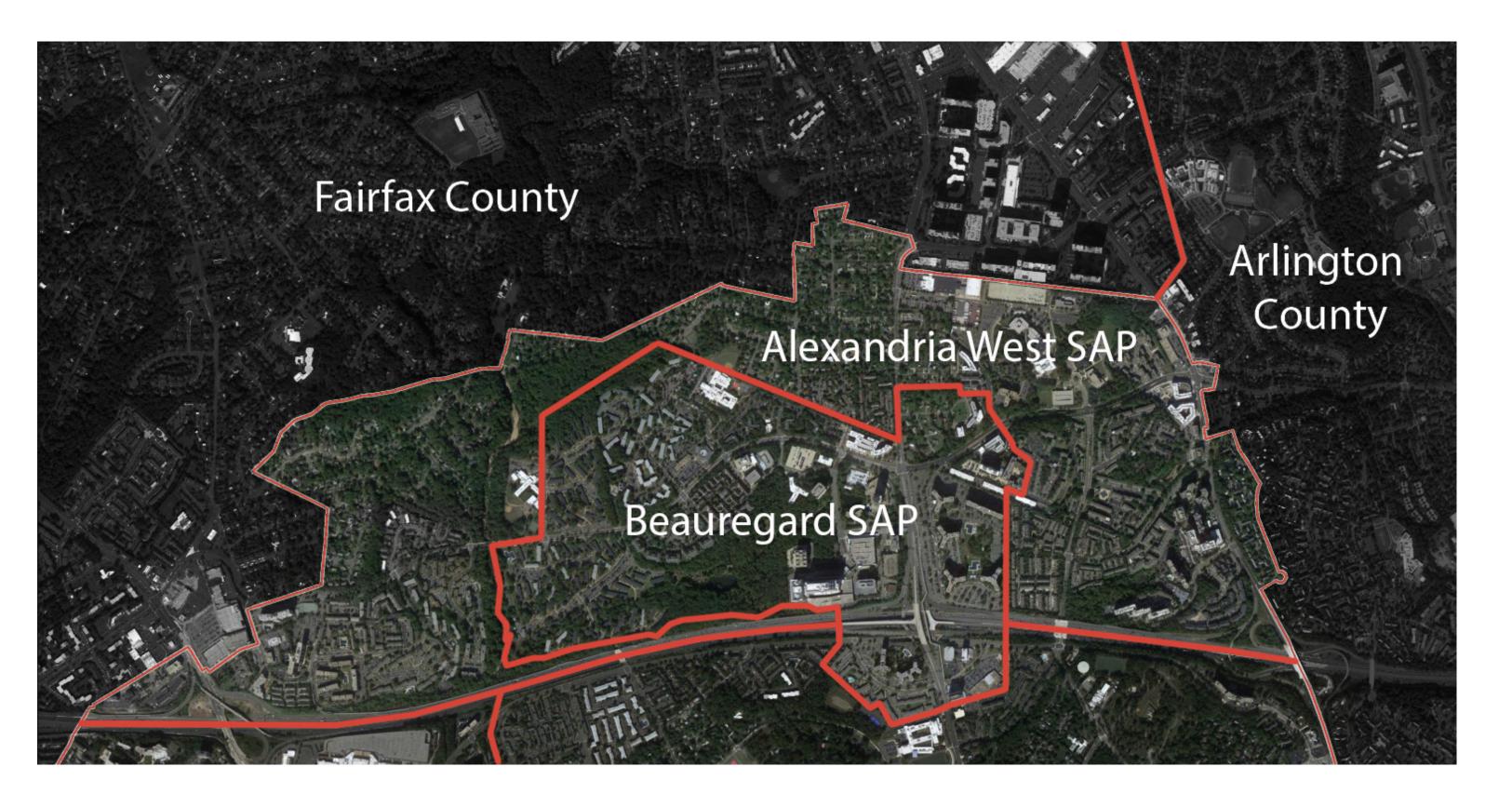






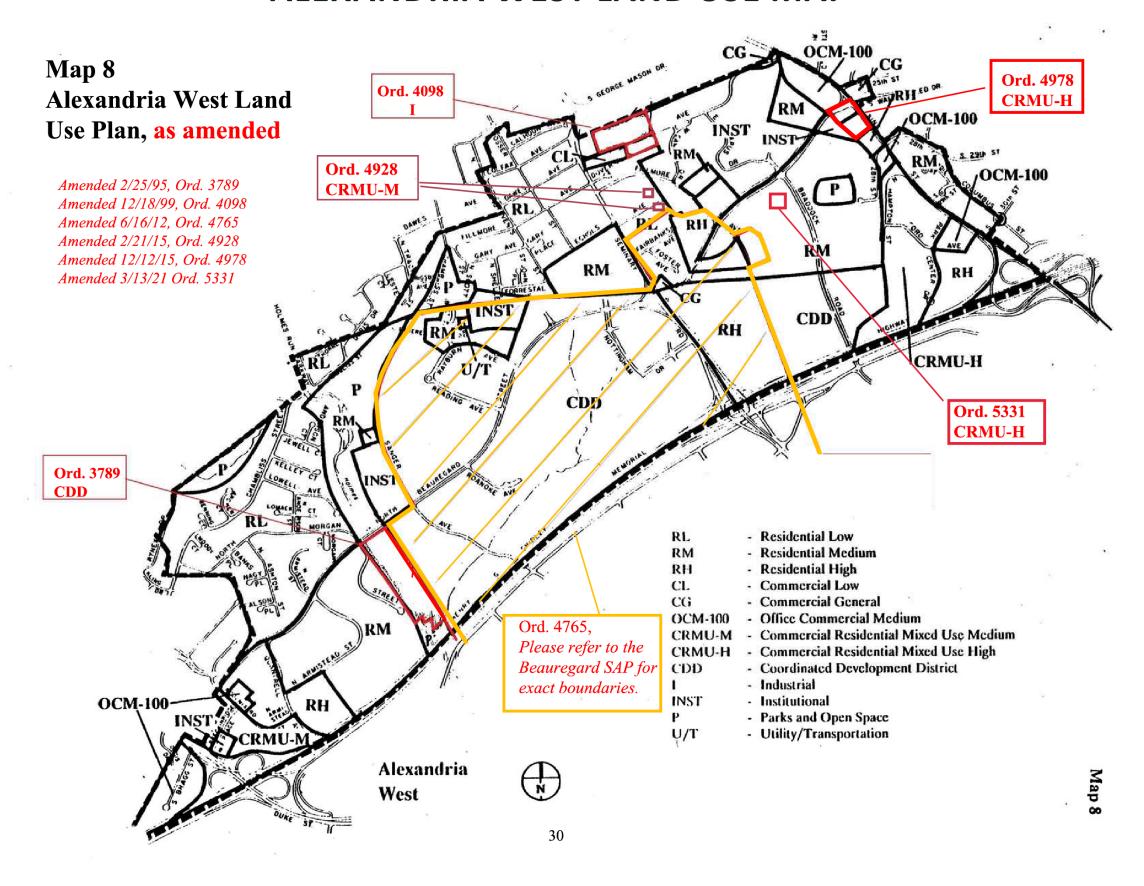


REGIONAL CONTEXT



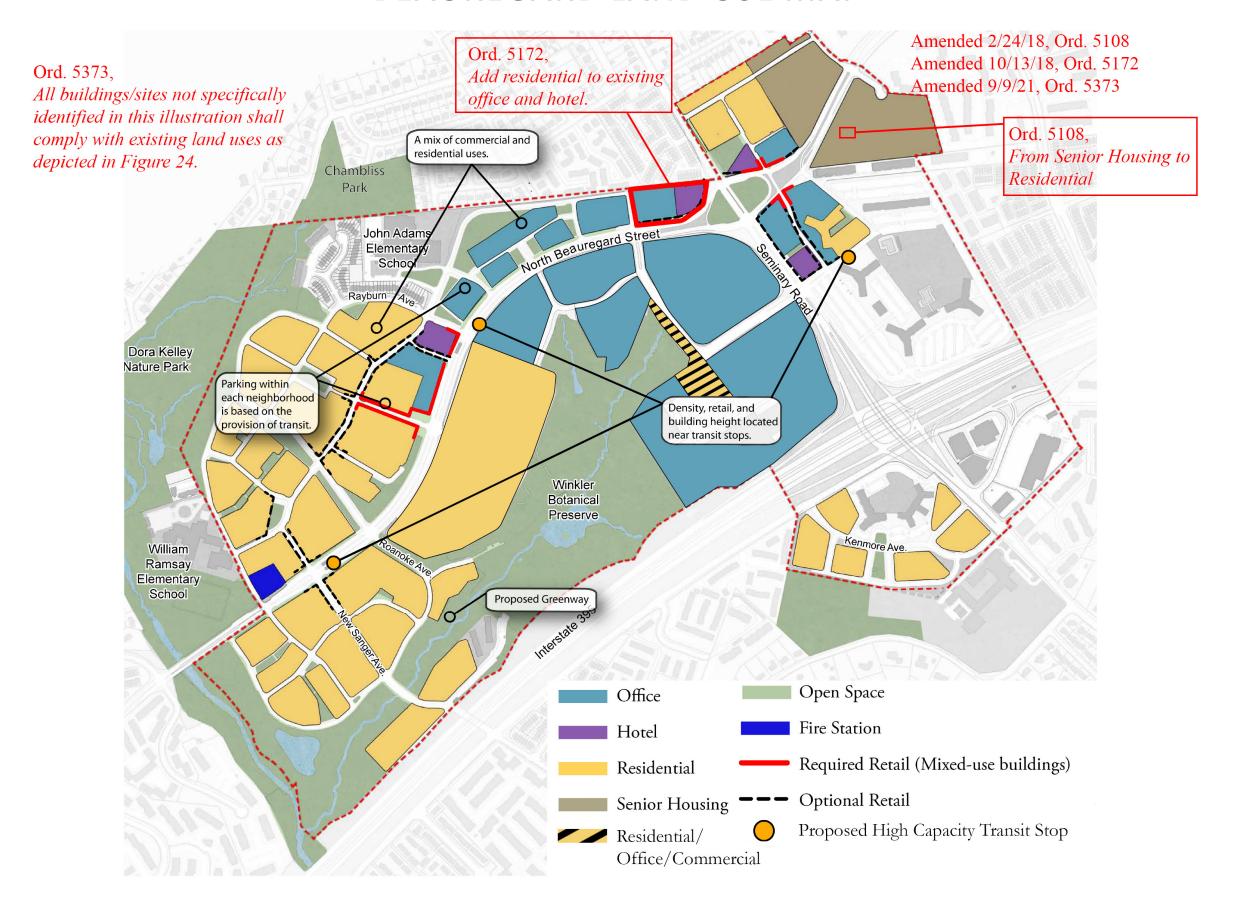


ALEXANDRIA WEST LAND USE MAP





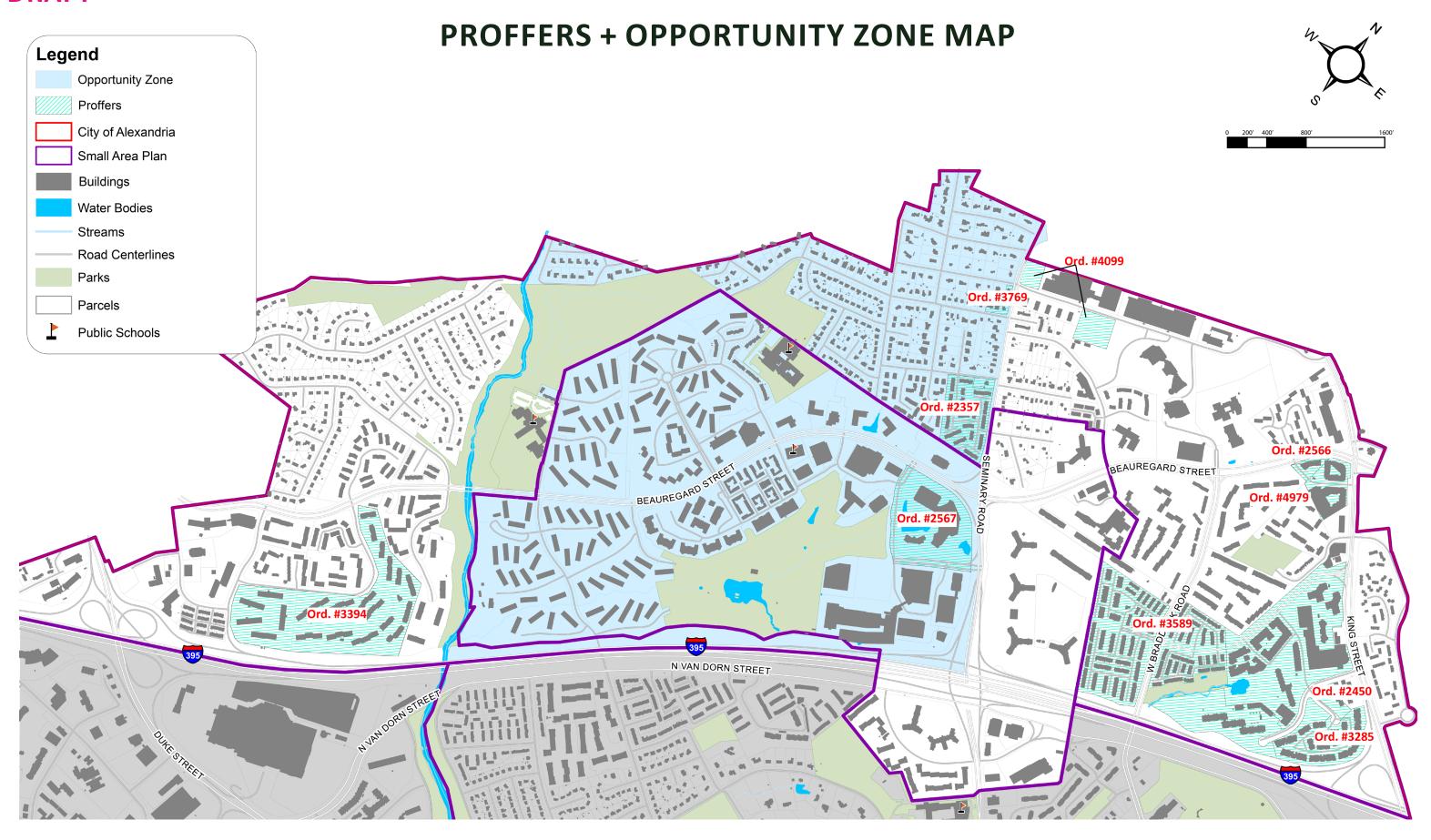
BEAUREGARD LAND USE MAP





MAXIMUM BUILDING HEIGHTS MAP Legend City of Alexandria Small Area Plan Buildings Water Bodies Streams **Road Centerlines** Ord. 5172 Max. 110 ft Parks Ord. 4928 Parcels Max. 70 ft Public Schools Ord. 5331 Max. 92 ft **Maximum Building Heights** Ord. 5314 Max. 120 ft Maximum 150' Maximum 130' Maximum 110' Maximum 77' Ord. 4978 Maximum 60' Max. 100 ft Maximum 50' Maximum 45' BEAUREGARD STREET Maximum 35' N VAN DORN STREET







COMMUNITY ASSOCIATION MAP



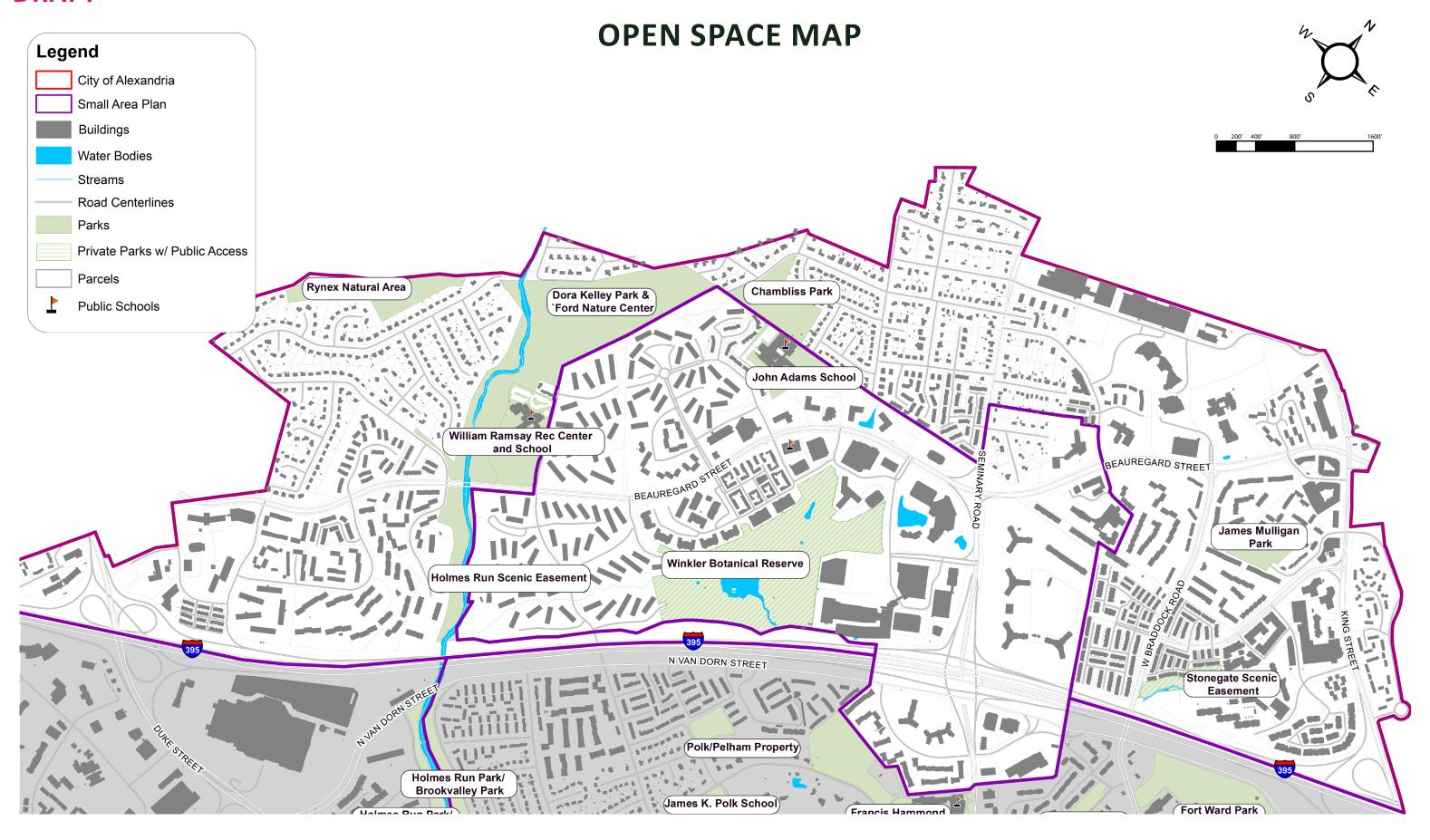
Condominium Associations:

- A. Beauregard Heights
- B. Landmark Neigborhoods
- C. The Fountains
- D. Mayflower Square
- E. The Seasons
- F. Saxony Square
- G. Place One
- H. Parkside at Alexandria
- I. Alexandria Overlook
- J. Seminary Heights
- K. Domain Condominium
- L. Manors at Stonegate
- M. Palazzo at Park Center
- N. Pointe at Park Center
- O. Northampton Place
- P. Bolling Brook
- Q. Bolling Brook Towers
- R. Fairlington Condominium

Homeowner's Associations:

- S. Beauregard Manor
- T. Quantrell Mews
- U. Hollandtowne at Brookville
- V. Seminary Park
- W. Hamptons at Stonegate
- X. Braddock Cove

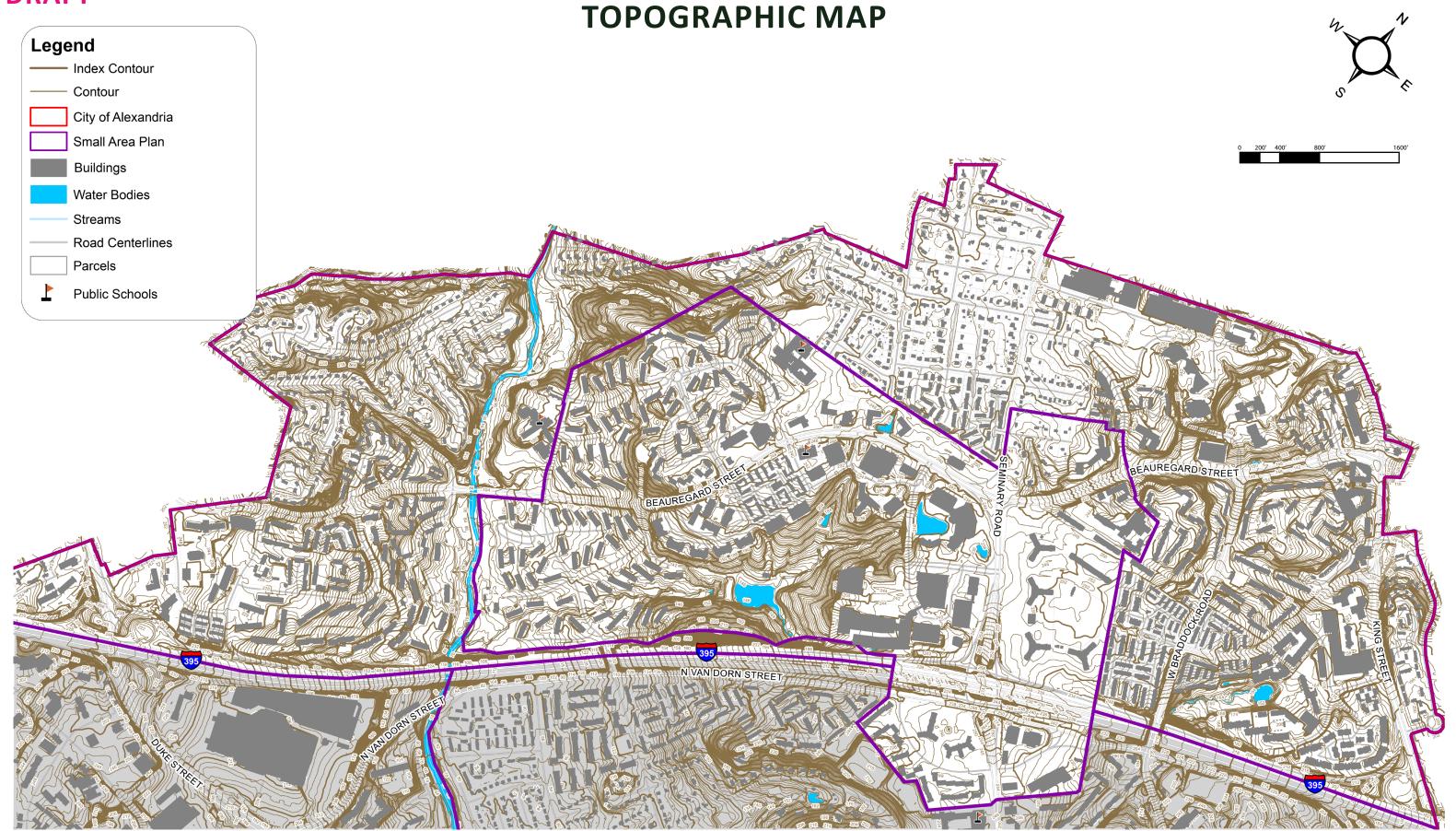




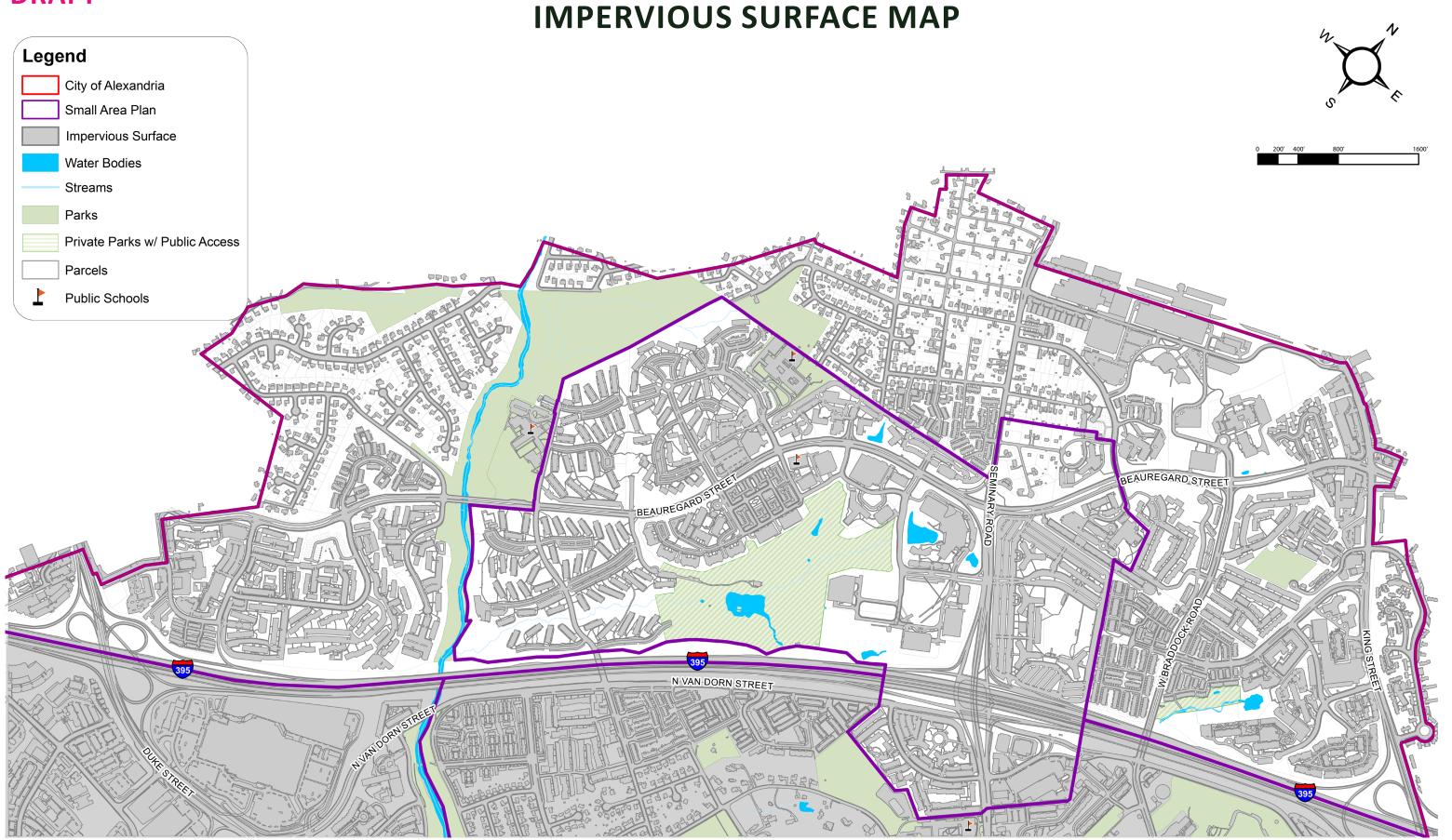






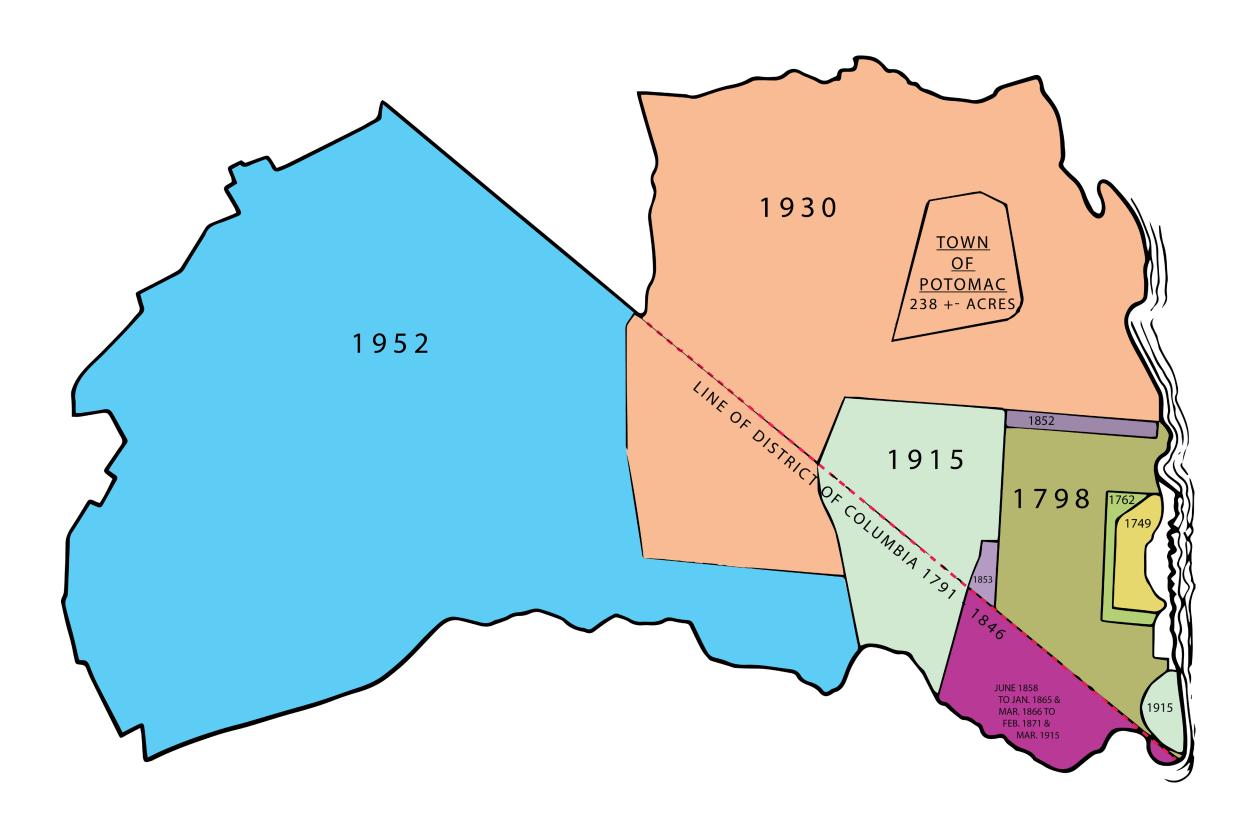




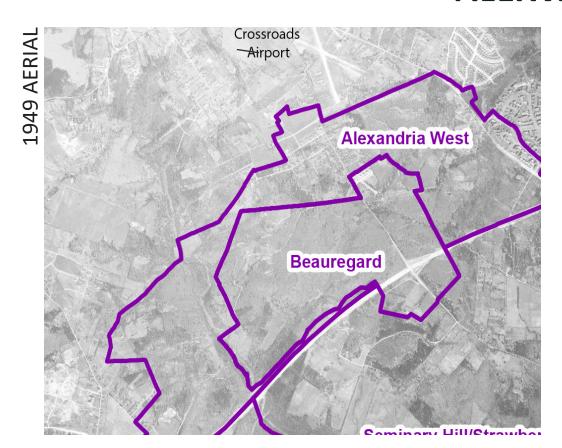


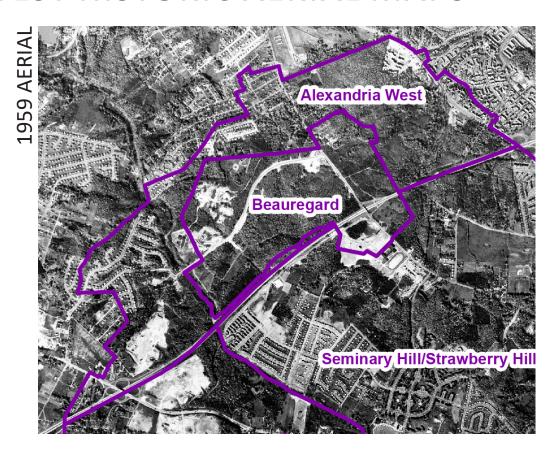


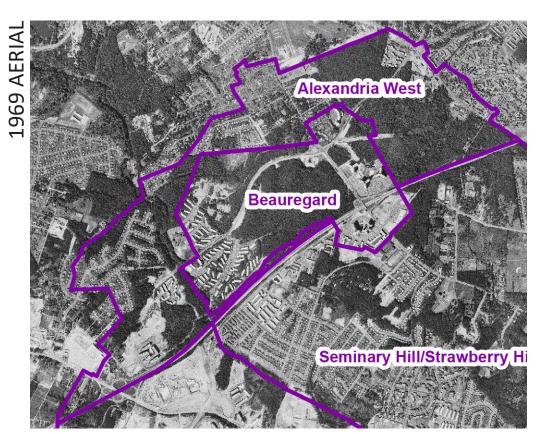
CITY OF ALEXANDRIA ANNEXATION MAP

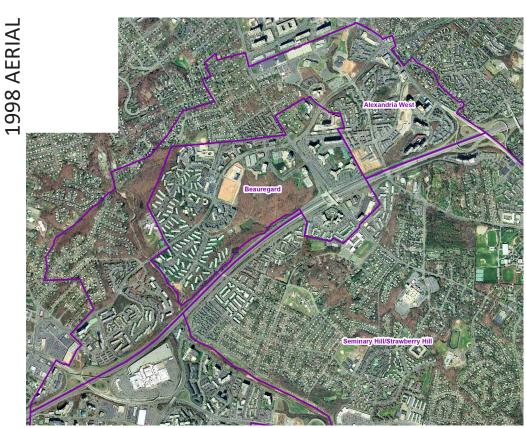


ALEXWEST HISTORIC AERIAL MAPS









Timeline:

1944-1952 Construction of Virginia's first limited access freeway, the Henry G. Shirley Memorial Highway (I395), extending from Woodbridge, VA to the 14th Street Bridge over the Potomac, moving large numbers of people to federal jobs.

1952 - Annexation of areas that were formerly part of Fairfax County, giving Alexandria its current shape. Increased the area's value and led to large-scale developments such as residential high-rises and strip shopping centers. The first projects cut down the highest uplands which once had farmhouses and dramatically altered the landscape.

Late 20th Century - Through the late 20th century, the area added many retail businesses that augmented the regional economy and shifted residential population and retail sales from Old Town to the West End.

HISTORY + CULTURE MAP Legend National Register City of Alexandria Small Area Plan Buildings Water Bodies Streams Road Centerlines Parks Private Parks w/ Public Access Parcels Public Schools BEAUREGARD STREET N VAN DORN STREET







