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PLAN AREA OVERVIEW

17% of city’s population

45% essential workers

1260 ACRES

620 ACRES

240 ACRES

230 ACRES
PLANNING 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

5. 8 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

Ethnicity and Race (Alone or in Combination)

- White: 40% (AlexWest: 22%) vs. City: 60%
- Black or African American: 33% (AlexWest: 22%) vs. City: 40%
- Native American or Other Race: 8% (AlexWest: 6%) vs. City: 11%
- Asian or Pacific Islander: 6% (AlexWest: 7%) vs. City: 11%
- Hispanic or Latino (of any race): 22% (AlexWest: 16%) vs. City: 24%

Household Income

- Less than $35,000: 7% (AlexWest: 14%) vs. City: 10%
- $35,000 to $49,999: 10% (AlexWest: 14%) vs. City: 13%
- $50,000 to $74,999: 14% (AlexWest: 18%) vs. City: 18%
- $75,000 to $99,999: 13% (AlexWest: 16%) vs. City: 16%
- $100,000 to $149,999: 13% (AlexWest: 16%) vs. City: 16%
- $150,000 to $199,999: 7% (AlexWest: 10%) vs. City: 7%
- $200,000 or more: 7% (AlexWest: 10%) vs. City: 13%

Educational Attainment

- Less Than High School: 10% (AlexWest: 7%) vs. City: 5%
- High school graduate (includes equivalency): 12% (AlexWest: 10%) vs. City: 10%
- Some College or Associates Degree: 27% (AlexWest: 18%) vs. City: 18%
- Bachelor's degree: 28% (AlexWest: 31%) vs. City: 34%
- Graduate or professional degree: 25% (AlexWest: 28%) vs. City: 34%

Data Source: US Census 2020 ACS
### DEMOGRAPHICS

#### Population share by Age

- **85 years and over**: AlexWest - 1%, City - 2%
- **75 to 84 years**: AlexWest - 3%, City - 2%
- **65 to 74 years**: AlexWest - 4%, City - 5%
- **60 to 64 years**: AlexWest - 6%, City - 6%
- **55 to 59 years**: AlexWest - 4%, City - 6%
- **45 to 54 years**: AlexWest - 13%, City - 11%
- **35 to 44 years**: AlexWest - 18%, City - 22%
- **25 to 34 years**: AlexWest - 21%, City - 22%
- **20 to 24 years**: AlexWest - 5%, City - 5%
- **15 to 19 years**: AlexWest - 4%, City - 4%
- **10 to 14 years**: AlexWest - 5%, City - 4%
- **5 to 9 years**: AlexWest - 6%, City - 4%
- **Under 5 years**: AlexWest - 7%, City - 7%

#### Participation in Labor Force

- **Employed**: AlexWest - 76.2%, City - 73.5%
- **Unemployed**: AlexWest - 2.8%, City - 2.5%
- **Armed Forces**: AlexWest - 0.5%, City - 2.1%
- **Not in labor force**: AlexWest - 20.5%, City - 21.9%

#### Employed Worker Healthcare Coverage

- **No health insurance coverage**: AlexWest - 10%, City - 14%
- **Insured with public coverage**: AlexWest - 22%, City - 21%
- **Insured with private health insurance**: AlexWest - 79%, City - 72%

**Data Source:** US Census 2020 ACS

**Background Information:** 03.14.2023
**DEMOGRAPHICS**

### Job share by Industry

- **Public administration**: City: 16%, AlexWest: 13%
- **Other services, except public administration**: City: 8%, AlexWest: 8%
- **Arts, entertainment, accommodation, and food services**: City: 10%, AlexWest: 11%
- **Education, health care and social assistance**: City: 17%, AlexWest: 22%
- **Professional, scientific, and management**: City: 17%, AlexWest: 24%
- **Finance and insurance, and real estate**: City: 6%, AlexWest: 6%
- **Information**: City: 2%, AlexWest: 2%
- **Transportation and warehousing, and utilities**: City: 4%, AlexWest: 5%
- **Retail trade**: City: 5%, AlexWest: 7%
- **Construction**: City: 5%, AlexWest: 7%
- **Manufacturing or Wholesale trade**: City: 3%, AlexWest: 4%

### Means of Transit to Work

- **Drove Alone**: City: 42%, AlexWest: 47%
- **Public transportation**: City: 14%, AlexWest: 14%
- **Worked from home**: City: 8%, AlexWest: 6%
- **Other Means**: City: 9%, AlexWest: 10%

### Occupation Type

- **Management, business, science, and arts**: City: 61%, AlexWest: 43%
- **Service**: City: 21%, AlexWest: 15%
- **Sales and office**: City: 17%, AlexWest: 13%
- **Construction, maintenance, and transportation**: City: 18%, AlexWest: 11%

**Data Source**: US Census 2020 ACS
### DEMOGRAPHICS

#### Housing by Year Built

<table>
<thead>
<tr>
<th>Year Built</th>
<th>AlexWest</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 or Later</td>
<td>7%</td>
<td>10%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>15%</td>
<td>11%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>13%</td>
<td>16%</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>16%</td>
<td>16%</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>33%</td>
<td>17%</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>10%</td>
<td>7%</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>11%</td>
<td>3%</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>8%</td>
<td>1%</td>
</tr>
</tbody>
</table>

#### Housing Unit Typology

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>AlexWest</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit, detached</td>
<td>5%</td>
<td>14%</td>
</tr>
<tr>
<td>1-unit, attached</td>
<td>11%</td>
<td>21%</td>
</tr>
<tr>
<td>2 to 4 units</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>5 to 9 units</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>10 to 19 units</td>
<td>12%</td>
<td>25%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>47%</td>
<td>41%</td>
</tr>
</tbody>
</table>

#### Housing Occupancy

<table>
<thead>
<tr>
<th>Occupancy Type</th>
<th>AlexWest</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>74.1%</td>
<td>56.6%</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>25.9%</td>
<td>43.4%</td>
</tr>
</tbody>
</table>

#### Vehicles per Household

**No vehicles available**
- AlexWest: 21%
- City: 10%

**1 vehicle available**
- AlexWest: 18%
- City: 51%

**2 vehicles available**
- AlexWest: 16%
- City: 32%

**3 or more vehicles available**
- AlexWest: 6%
- City: 16%

**Data Source:** US Census 2020 ACS
ALEXANDRIA WEST LAND USE MAP

Map 8
Alexandria West Land Use Plan, as amended

Amended 2/25/95, Ord. 3789
Amended 12/18/99, Ord. 4098
Amended 6/16/02, Ord. 4765
Amended 2/21/15, Ord. 4928
Amended 12/12/15, Ord. 4978
Amended 3/13/21 Ord. 5331

Ord. 3789
CDD

Ord. 4098
I

Ord. 4928
CRMU-M

Ord. 4978
CRMU-H

Ord. 5331
CRMU-H

Ord. 4765
Please refer to the Beauregard SAP for exact boundaries.

AlexWEST
BACKGROUND INFORMATION - 03.14.2023
Ord. 5373. All buildings/sites not specifically identified in this illustration shall comply with existing land uses as depicted in Figure 24.

Ord. 5172. Add residential to existing office and hotel.

Amended 2/24/18, Ord. 5108
Amended 10/13/18, Ord. 5172
Amended 9/9/21, Ord. 5373

Ord. 5108. From Senior Housing to Residential

Office
Hotel
Residential
Senior Housing
Residential/Office/Commercial
Open Space
Fire Station
Required Retail (Mixed-use buildings)
Optional Retail
Proposed High Capacity Transit Stop

Parking within each neighborhood is based on the provision of transit.
Public Parks - 67 acres:
- Dora Kelley Nature Park - 47 acres
- Rynex Natural Area - 9 acres
- Chambliss Park - 8 acres
- James Mulligan Park - 3 acres

Private Parks with Public Access Easements - 52 acres:
- Winkler Preserve - 44 acres
- Holmes Run Scenic Easement - 8 acres
Condominium Associations:

A. Beauregard Heights
B. Landmark Neighborhoods
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
Public Parks - 67 acres:
• Dora Kelley Nature Park - 47 acres
• Rynex Natural Area - 9 acres
• Chambliss Park - 8 acres
• James Mulligan Park - 3 acres

Private Parks with Public Access Easements - 52 acres:
• Winkler Preserve - 44 acres
• Holmes Run Scenic Easement - 8 acres
Timeline:

1944-1952 Construction of Virginia’s first limited access freeway, the Henry G. Shirley Memorial Highway (I-395), 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.
COMBINED SAPs OPEN SPACE
1/4 MILE PEDSHED MAP
BEAUREGARD SAP DEVELOPER CONTRIBUTIONS (IN 2022$) BY NEIGHBORHOOD MAP

Beauregard developer contribution rates incorporate the voluntary affordable housing contribution rates.

Town Center
Base: $12.25
Neighborhood: $3.33
Total: $15.58

Adams
Base: $12.25
Neighborhood: $1.85
Total: $14.11

Upland Park
Base: $12.25
Neighborhood: $4.04
Total: $16.29

Goodwin House (CDD23)
Base: $12.25
Neighborhood: $1.86
Total: $14.11

Southern Towers
Base: $12.25
Neighborhood: $1.85
Total: $14.11

Mark Center
Base: $12.25
Neighborhood: $2.12
Total: $14.37

Garden District
Base: $12.25
Neighborhood: $3.71
Total: $15.96

Greenway
Base: $12.25
Neighborhood: $3.49
Total: $15.75

Seminary Overlook
Base: $12.25
Neighborhood: $3.93
Total: $16.19