Site Analysis

The site of the Urban Graduate Center is located to the southwest of historic Old Town Alexandria at the corner of Holland Lane. Currently a strip mall occupies the site. The adjacent area to the south and west of the site is a former railroad yard under going rapid construction as the Carlyle Development. The Carlyle Development, an 82-acre site, consists of large commercial office buildings, a federal courthouse, and high-rise condominiums. Later phases of the development call for smaller scale town houses.

The development of the former railroad yard is typical of many brownfields found in urban areas. The area is in a prime real estate location however it required massive and costly clean up to remove the railroad tracks. This contributed to the inflated price for the land, which is one reason why it has been developed to its maximum potential with large office buildings and high-rise condominiums that are out of scale with historic Old Town Alexandria. The scale of the Urban Graduate Center is intended to bridge the two incongruous areas.