

# Beauregard Design Advisory Committee



October 29, 2013, 7 PM  
Buddie Ford Nature Center  
5750 Sanger Avenue, Alexandria

# Agenda

## I. Introduction

## II. Staff Presentation

- a. Role of BDAC
- b. Overview of documents
  - i. BSAP
  - ii. CDD Rezoning
  - iii. Design Guidelines
- c. BDAC Goals
- d. FOIA/Sunshine Laws 101

## III. Administrative Items

## IV. Next Steps



# Role of BDAC



# Role of BDAC (Ordinance)

- **Section 5-612 (B)** The Beauguard Design Advisory Committee shall consist nine members appointed by City Council as follows:
  - Four qualified professional members skilled in architecture, planning, landscape architecture and/or urban design;
  - Three citizen members;
  - One member representing the business community; and
  - One at-large member.
- **Section 5-612 (C)** The purpose of the Beauguard Design Advisory Committee is to review preliminary development plan applications under this ordinance, within CDD No. 21 (Beauguard Corridor) and CDD No. 22 (Seminary Overlook), for compliance with the Beauguard Urban Design Standards and Guidelines. The committee will make recommendations on such applications to the Planning Commission and City Council through the Director.
- **Section 5-612 (D)** The director shall send to the committee a copy of any application subject to its review, and the committee shall send its comments to the director in time to be sent to the Planning Commission together with the staff report on the application. Each applicant shall discuss their application with the committee prior to filing.
- **Section 5-612 (E)** The committee and director shall establish a regular schedule which provides for meeting at least once per calendar quarter. Additional meetings may be called by the chair of the committee and the director.



# Role of BDAC (Summary)

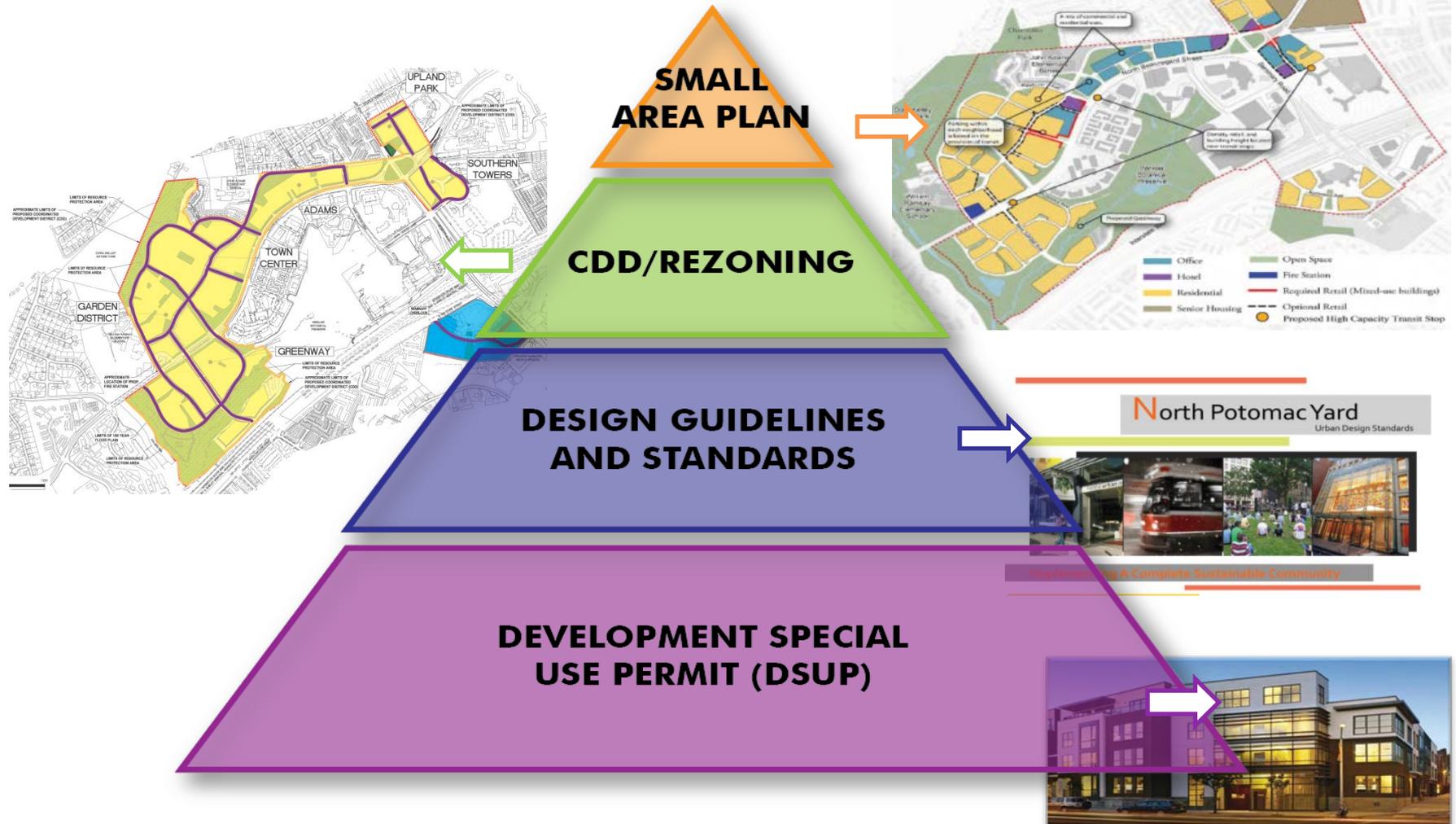
- **BDAC members, appointed by Council, consist of the following:**
  - Four qualified professional members skilled in architecture, planning, landscape architecture and/or urban design;
  - Three citizen members;
  - One member representing the business community; and
  - One at-large member.
- **BDAC reviews preliminary development plan applications in CDDs #21 & #22 for compliance with the Beauregard Urban Design Standards and Guidelines**
- **BDAC will make recommendations** to the Planning Commission and City Council through the Director of Planning and Zoning.
- **Planning and Zoning will provide BDAC with every application in CDD 21 & 22**
- **BDAC will submit comments in time to go to hearing, after meeting with the applicant**
- **BDAC will meet regularly**, at least once per quarter, but more often if projects come in or other reasons



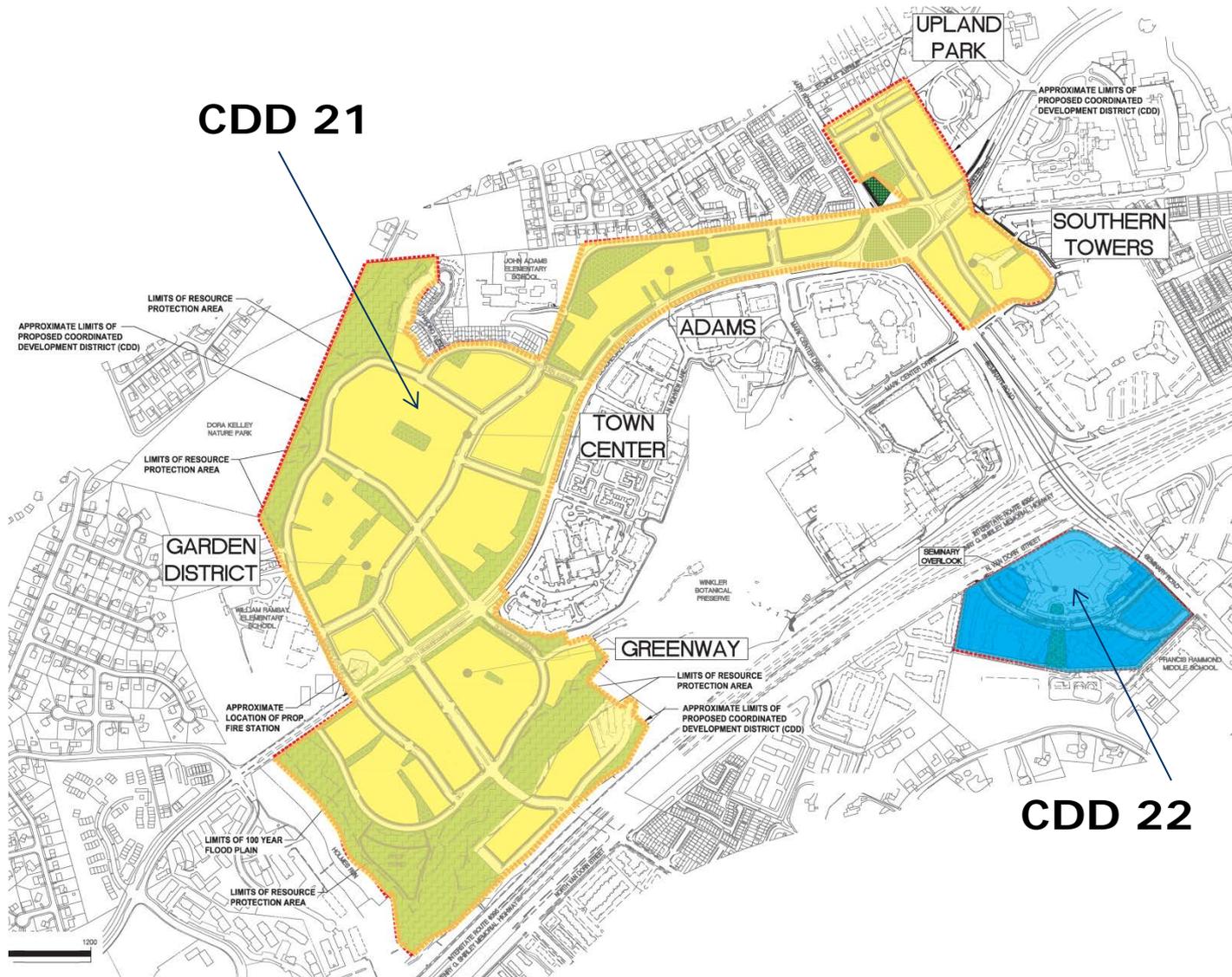
# Overview of Governing Documents



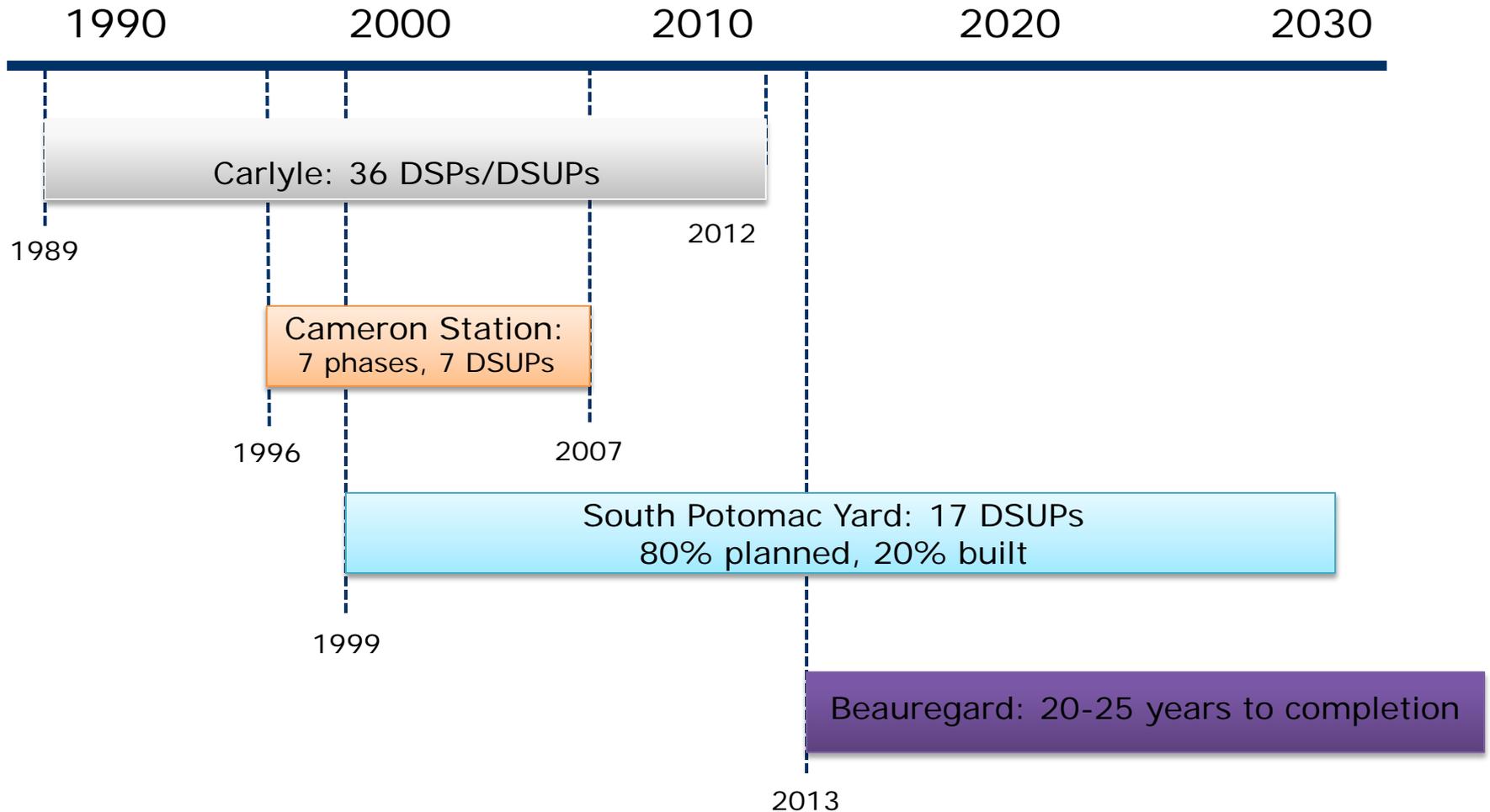
# Governing Documents



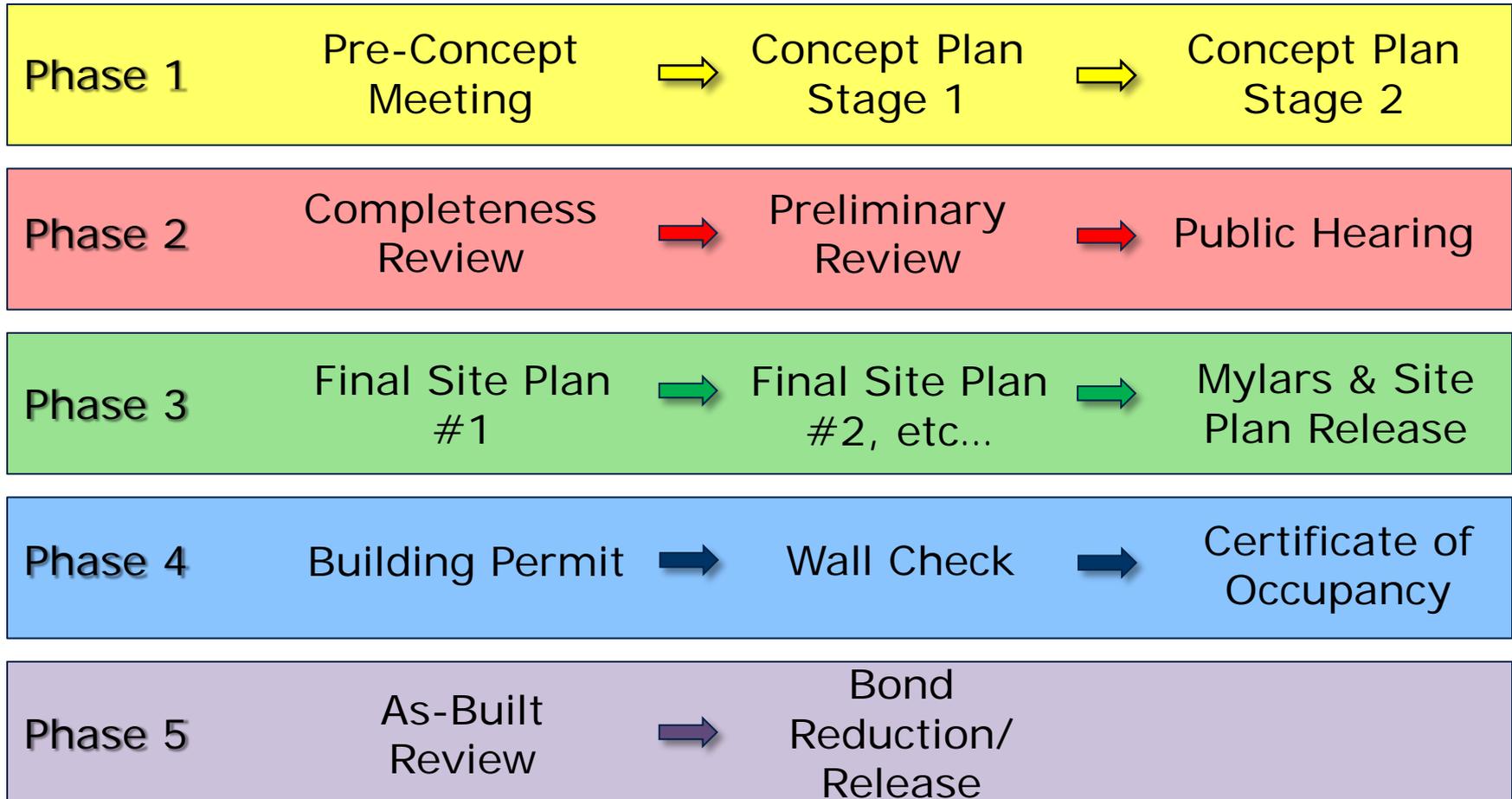
# Coordinated Development District (CDD) Zoning



# CDD Implementation



# Development Review Process

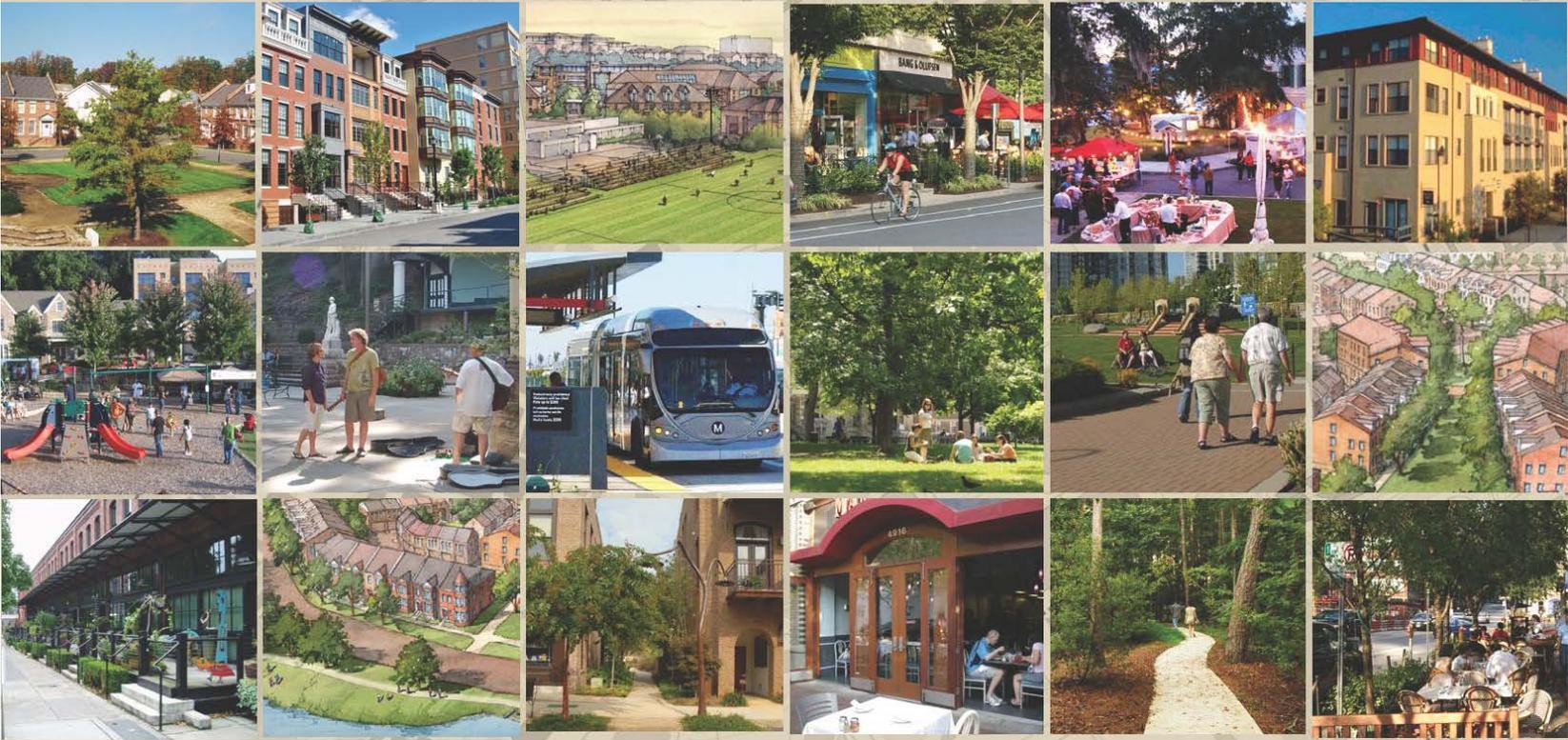


# Preliminary DSUP (Example)



# Beauregard Urban Design Standards & Guidelines





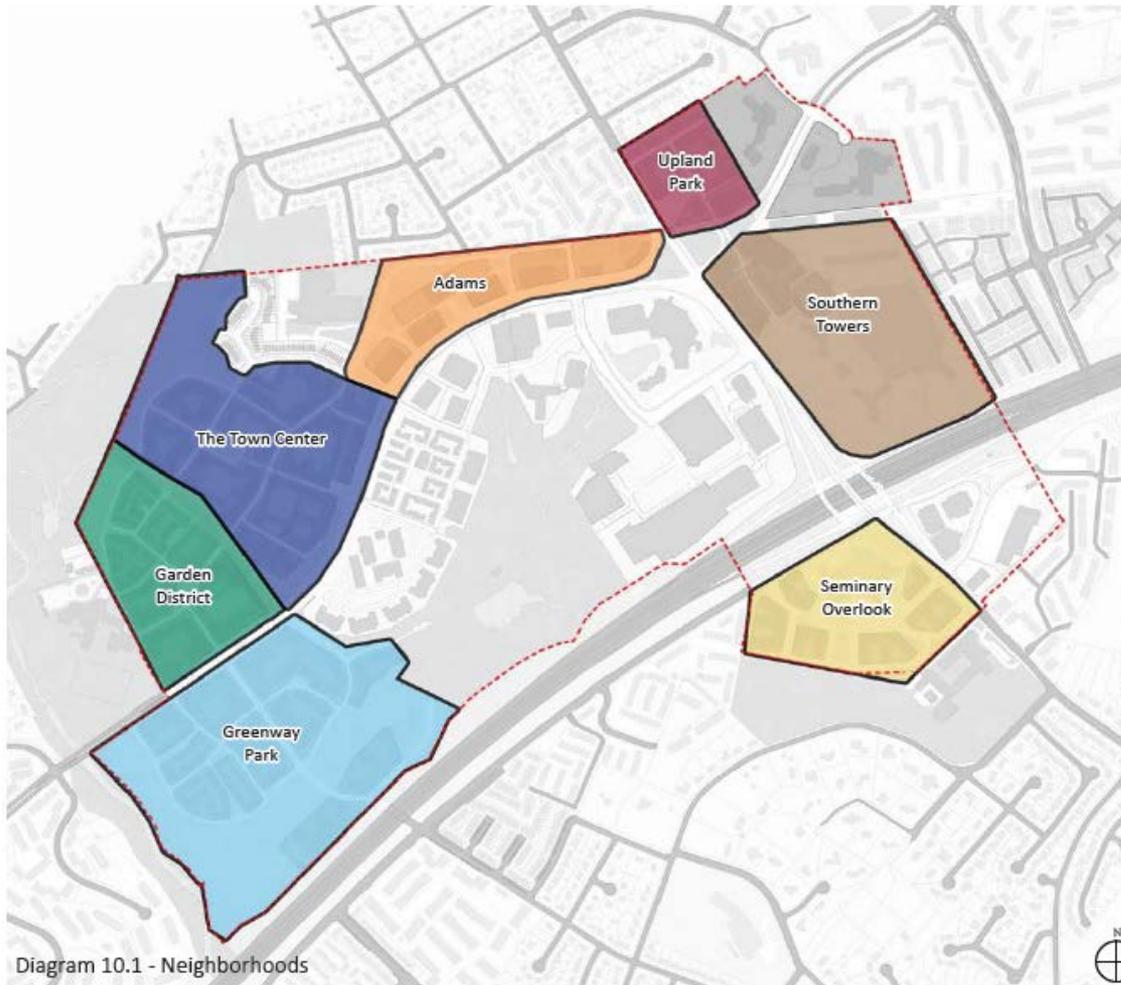
# BEAUREGARD

## URBAN DESIGN STANDARDS & GUIDELINES

ALEXANDRIA, VIRGINIA  
 DUANY PLATER-ZYBERK & CO.  
 & DOVER KOHL & PARTNERS  
 JULY 11, 2013



# Neighborhoods - Placemaking



# Neighborhoods - Placemaking

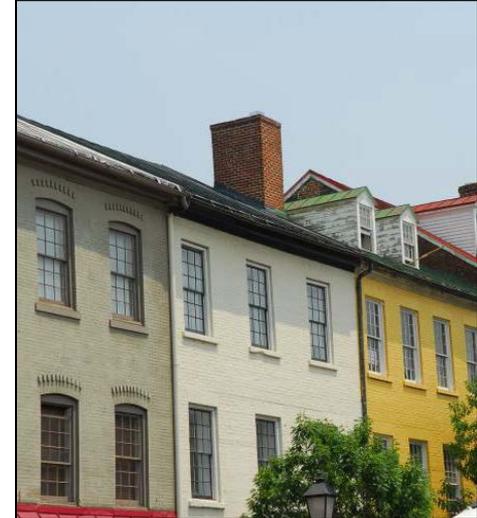
## Importance of Quality Design



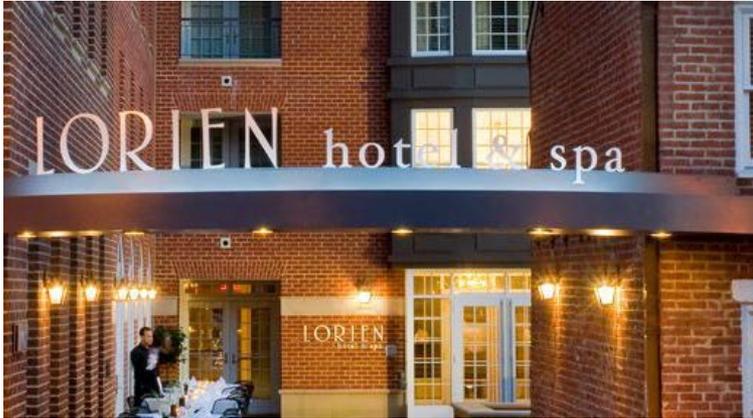
BEAUREGARD



# Unique Identifiable Neighborhoods



# A Balanced Mix of Uses – Incomes



# Contemporary, High-Quality Design



BEAUREGARD



# Streets and Street Character



# Beauregard Neighborhoods





William Ramsey Elementary School

Proposed Fire Station

NORTH BEAUREGARD STREET

Neighborhood will be multi-family and townhouses. Height will range from 45 to 70 ft.

SANGER AVENUE (RELOCATED)

A greenway connects the Winkler Botanical Preserve to the planned open space.

Winkler Botanical Preserve

The Plan proposes a greenway which surrounds the neighborhood.

A new street is required to be located between the proposed park and development.

A central paseo and park are required for the neighborhood.

Proposed pedestrian bridges connecting the east and west side of the neighborhood.

General location of potential stormwater pond.

**Greenway Neighborhood**

- - - Beauregard Small Area Plan Boundary
- Proposed Buildings
- Existing Buildings to Remain
- Open Space**
- Existing Private Open Space to Remain
- Ground Level Open Space
- Public Open Space
- Greenways

- Beauregard Small Area Plan Boundary
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- Ground Level Open Space
- Public Open Space
- Greenways
- Adjacent Open Space

The character of this neighborhood will be defined by the east - west greenway and adjoining Dora Kelley Park.

Mid-block pedestrian connections to the adjoining school.

The adjoining William Ramsey School and Recreation Center and Buddie Ford Nature Center will provide school and recreational opportunities for the plan area.

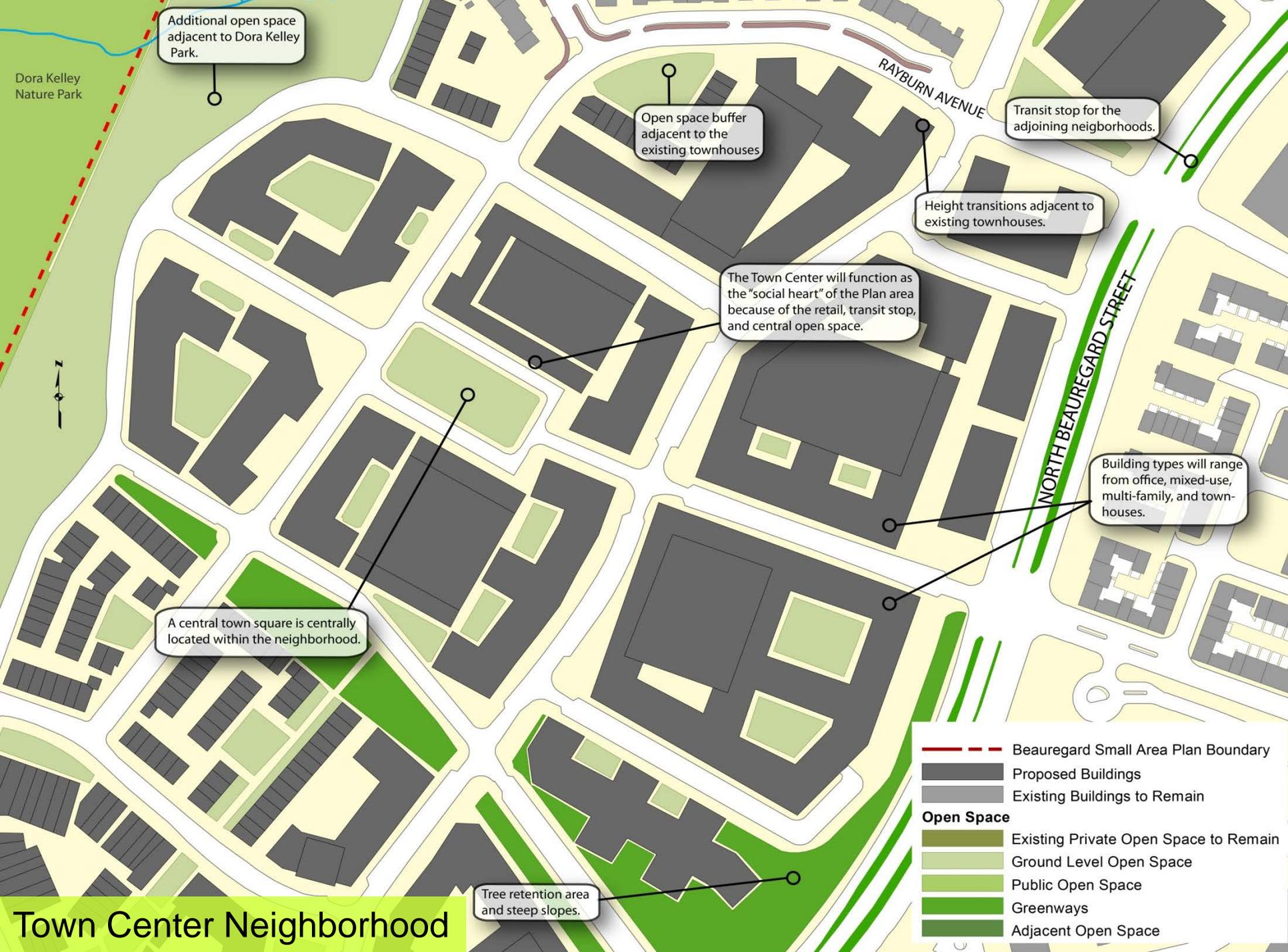
William Ramsey Elementary School

Proposed Fire Station

NORTH BEAUREGARD STREET

# Garden District Neighborhood





Additional open space adjacent to Dora Kelley Park.

Dora Kelley Nature Park

Open space buffer adjacent to the existing townhouses

Transit stop for the adjoining neighborhoods.

Height transitions adjacent to existing townhouses.

The Town Center will function as the "social heart" of the Plan area because of the retail, transit stop, and central open space.

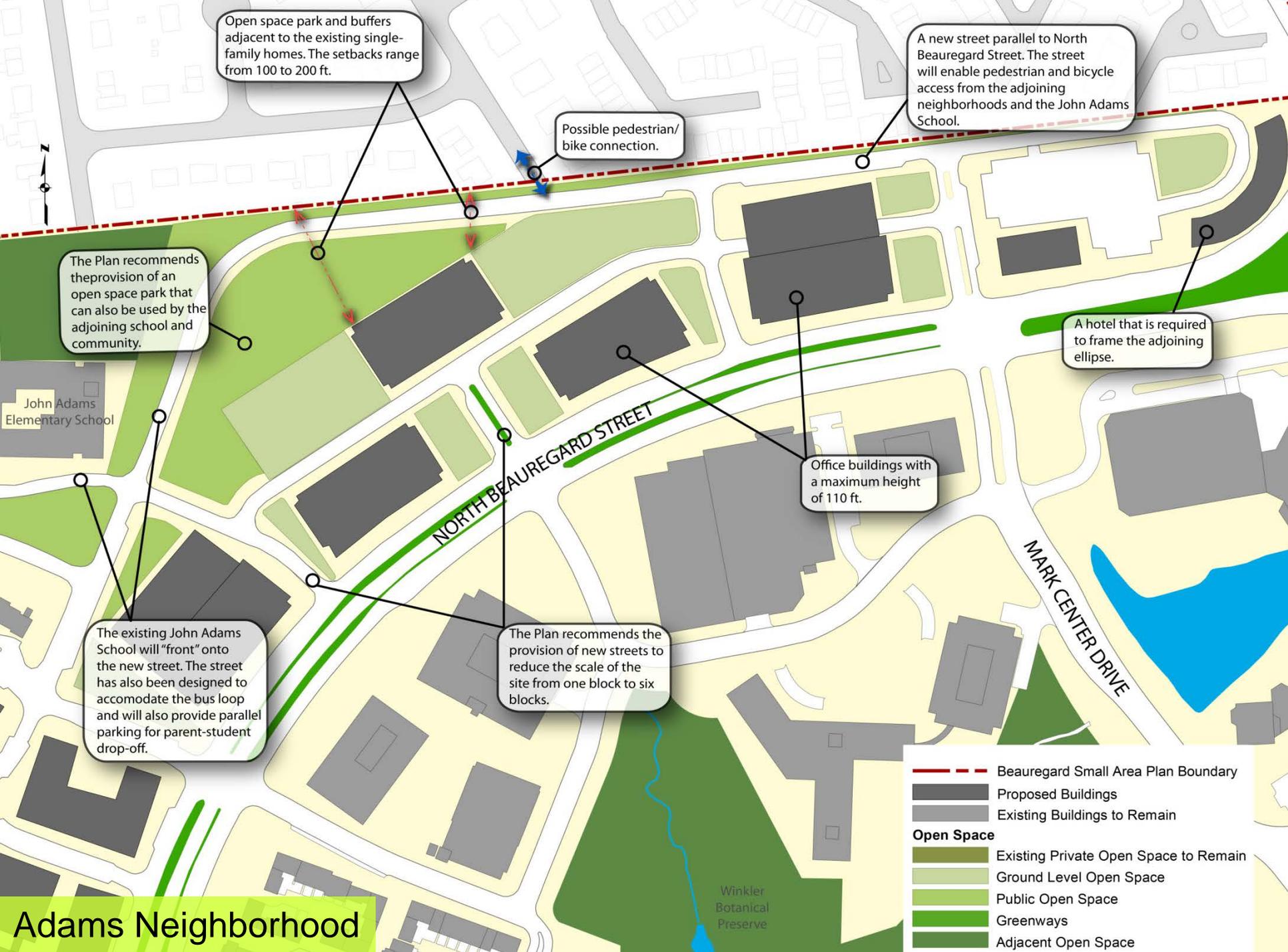
Building types will range from office, mixed-use, multi-family, and townhouses.

A central town square is centrally located within the neighborhood.

Tree retention area and steep slopes.

- Beaugard Small Area Plan Boundary
- Proposed Buildings
- Existing Buildings to Remain
- Open Space**
- Existing Private Open Space to Remain
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# Town Center Neighborhood



Open space park and buffers adjacent to the existing single-family homes. The setbacks range from 100 to 200 ft.

A new street parallel to North Beauregard Street. The street will enable pedestrian and bicycle access from the adjoining neighborhoods and the John Adams School.

Possible pedestrian/bike connection.

The Plan recommends the provision of an open space park that can also be used by the adjoining school and community.

A hotel that is required to frame the adjoining ellipse.

Office buildings with a maximum height of 110 ft.

John Adams Elementary School

NORTH BEAUREGARD STREET

MARK CENTER DRIVE

The existing John Adams School will "front" onto the new street. The street has also been designed to accommodate the bus loop and will also provide parallel parking for parent-student drop-off.

The Plan recommends the provision of new streets to reduce the scale of the site from one block to six blocks.

Winkler Botanical Preserve

- - - Beauregard Small Area Plan Boundary
- Proposed Buildings
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# Adams Neighborhood



New streets will enable a level of connectivity for pedestrians, cyclists, and transit that does not exist today.

New buildings are required to frame the ellipse.

A transit station will be centrally located within the neighborhood. Density focused at the transit stop.

Proposed public open space.

Interconnected street between the Southern Towers and Upland Park neighborhoods.

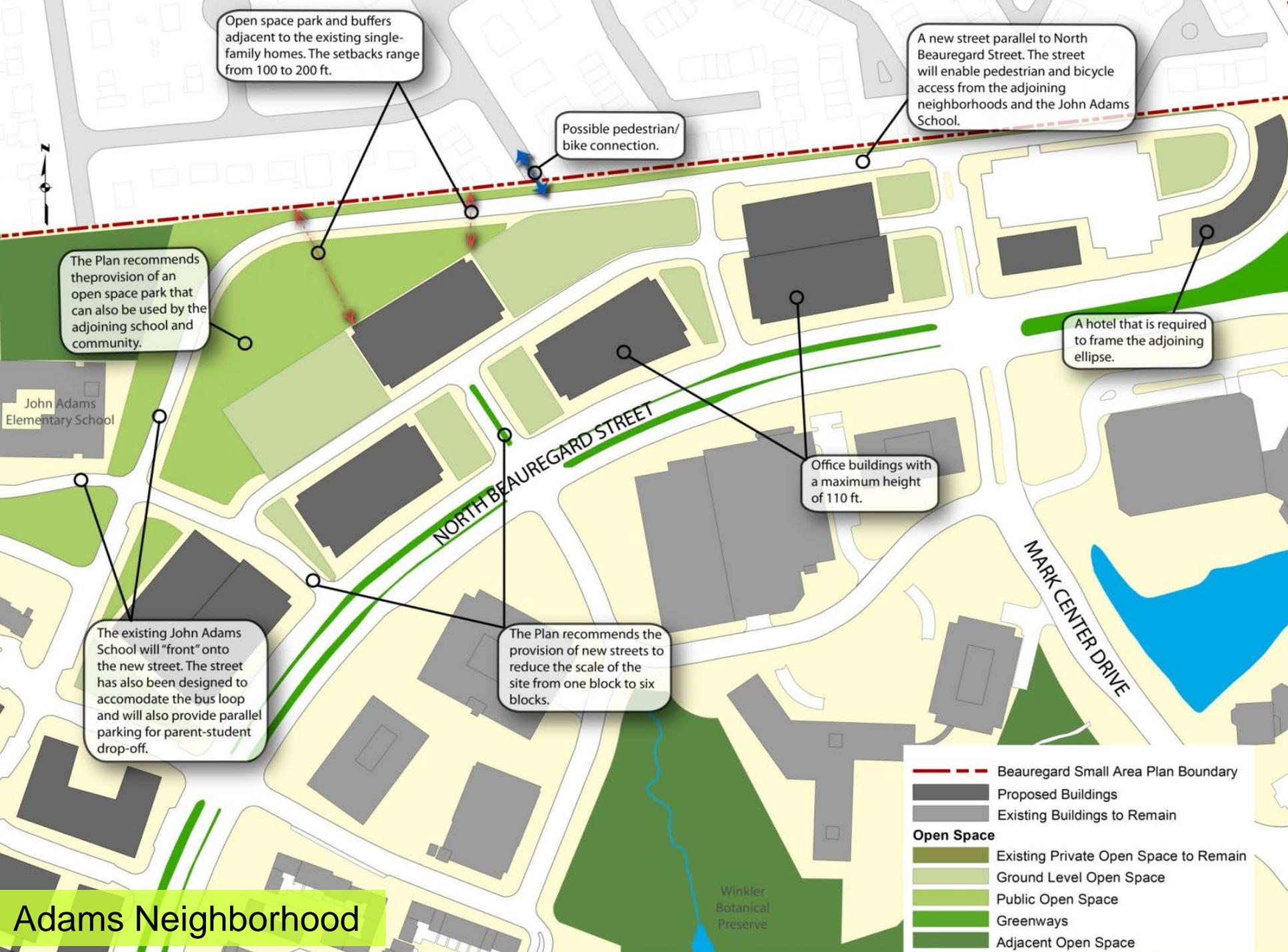
Existing drive aisle to function as a street connection through the provision of a public access easement.

The five existing building will be retained. The existing buildings contain 2,357 units and 3,500 sq. ft of retail.

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# Southern Towers Neighborhood





Open space park and buffers adjacent to the existing single-family homes. The setbacks range from 100 to 200 ft.

A new street parallel to North Beaugard Street. The street will enable pedestrian and bicycle access from the adjoining neighborhoods and the John Adams School.

Possible pedestrian/bike connection.

The Plan recommends the provision of an open space park that can also be used by the adjoining school and community.

A hotel that is required to frame the adjoining ellipse.

John Adams Elementary School

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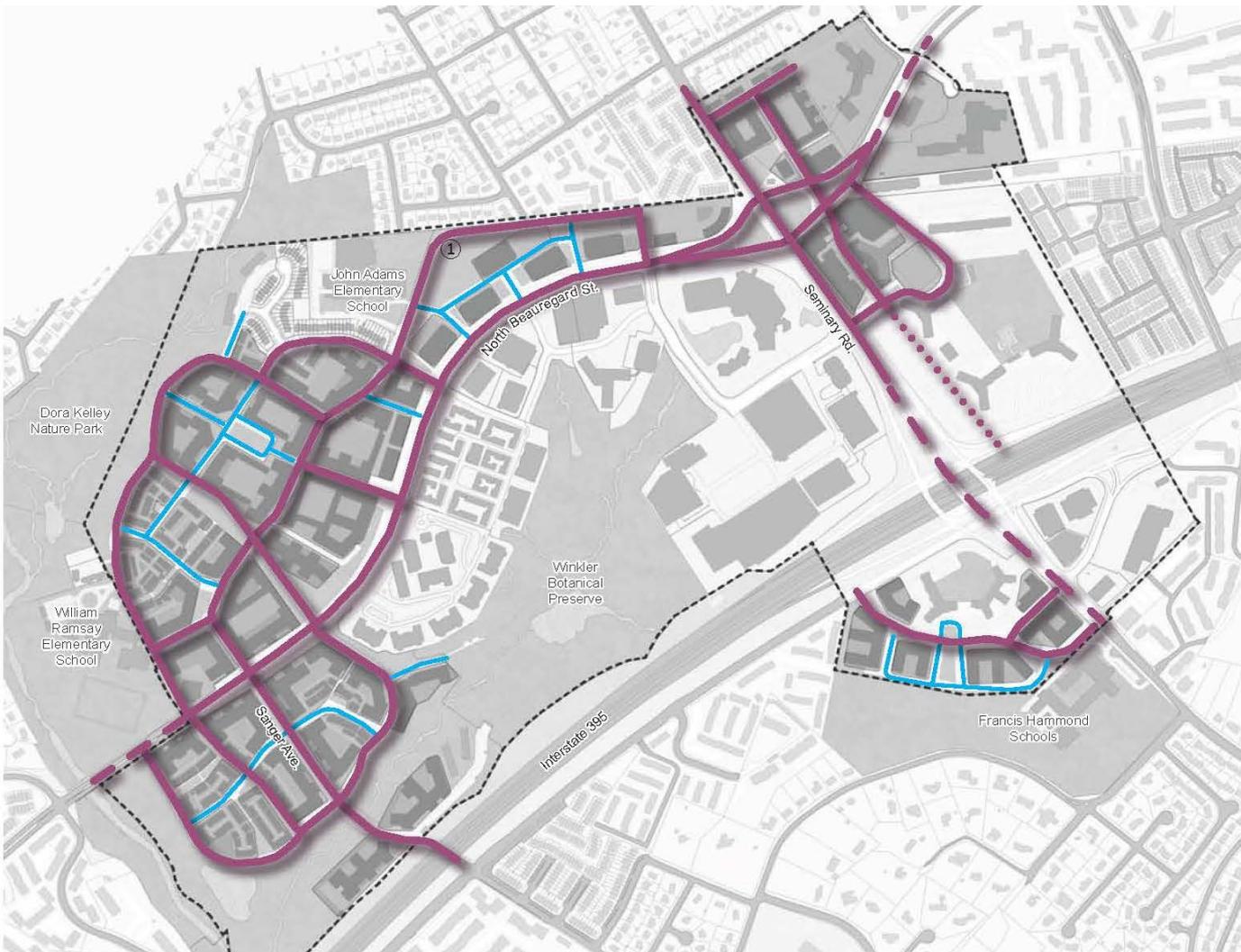
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# Adams Neighborhood

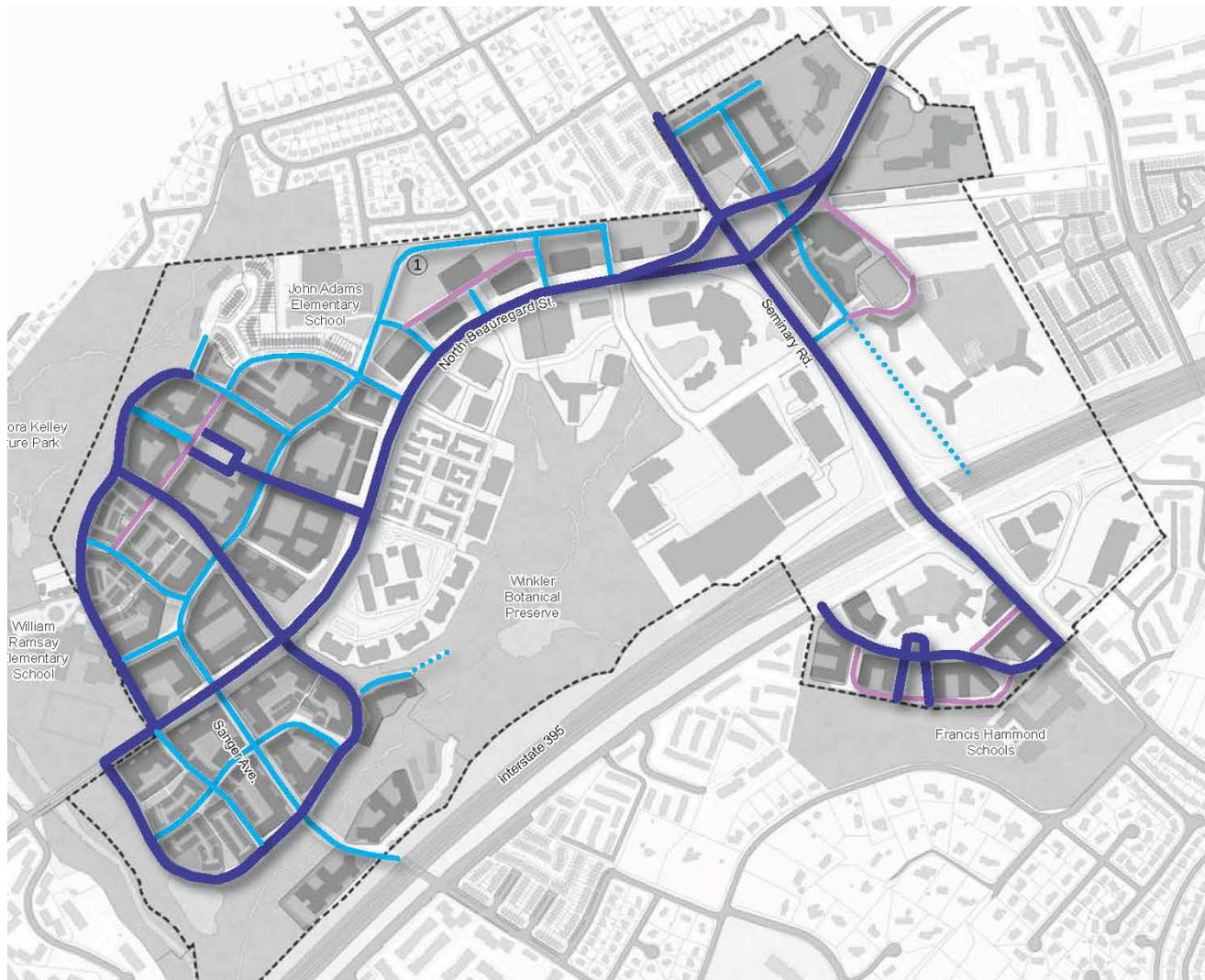
# Beauregard Design Basics



# Framework Streets

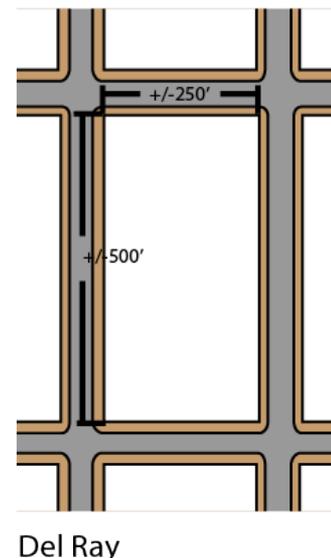
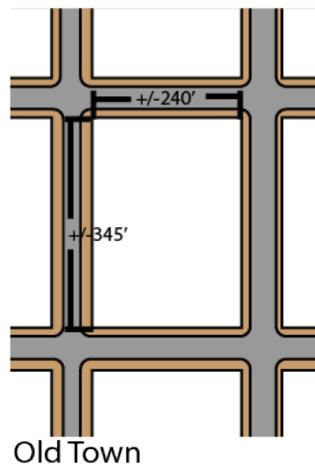
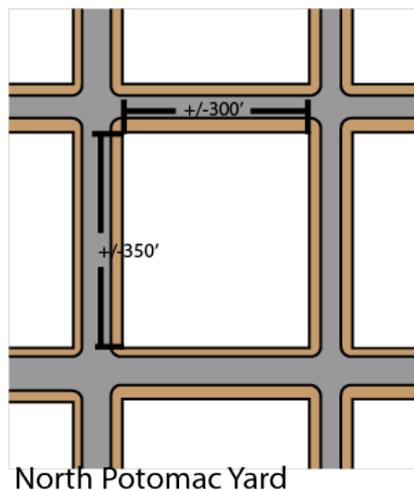
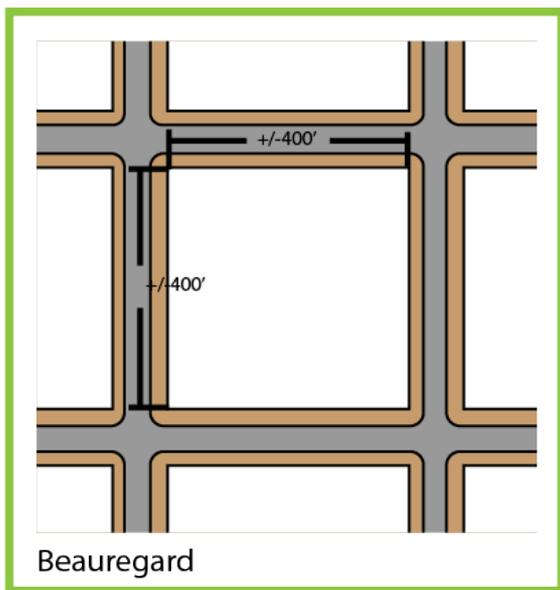


# Street Hierarchy



# Block Size

- Required block size in Beauregard: 1600' perimeter, shown here as a 400'x400' block.
- Comparable in size to other block patterns throughout Alexandria



# Block Creation

CDD Concept Plan  
Rezoning Conditions

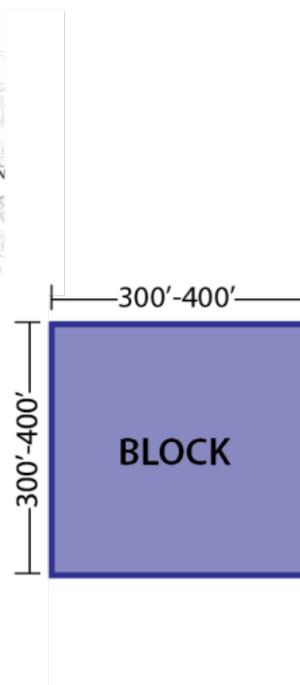
Design Standards  
and Guidelines

Development Special  
Use Permit (DSUP)

-Framework streets selected

-Block size  
-What the streets look like,  
cross sections

-Non-framework streets  
designed in accordance with  
CDD and Design Standards &  
Guidelines



Example: Town Center  
In DSUP, non-framework  
streets will implement  
block sizes as required by  
the Design Guidelines  
and Standards



# Cross-Section of Beauregard Street



# Street Adjacent to Dora Kelley



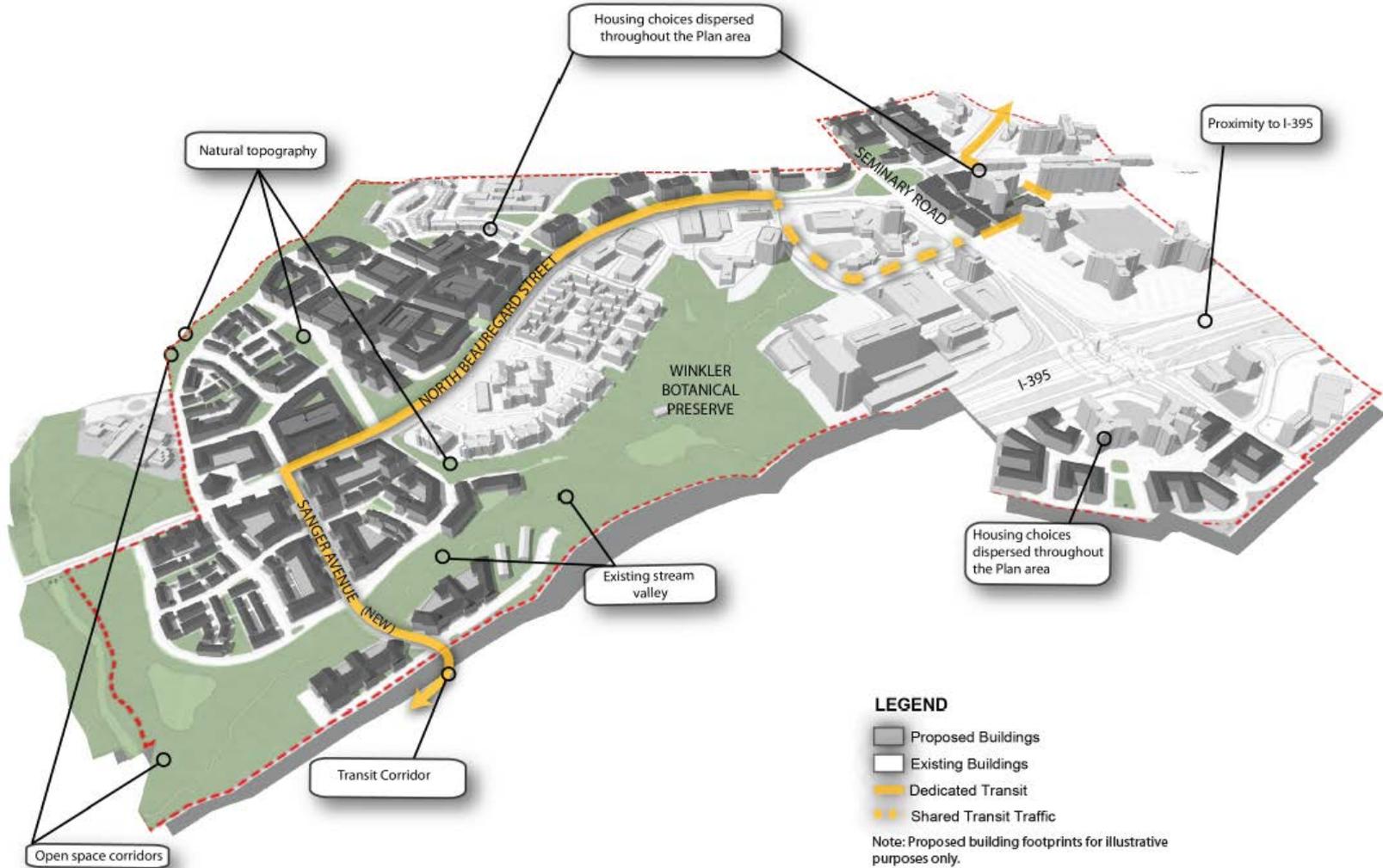
Appropriate design for Dora Kelley

# Mid-Block Connections

The mid-block pedestrian connections in the Greenway and Garden District neighborhoods will be generally 30-60 feet wide, surrounded by buildings.



# Land Use



### LEGEND

- Proposed Buildings
- Existing Buildings
- Dedicated Transit
- Shared Transit Traffic

Note: Proposed building footprints for illustrative purposes only.

Transit will be located on Sanger Avenue (existing) until new Sanger Avenue is constructed.



# Building Heights Map



Diagram 3.3 - Building Heights

- - - Beauregard Corridor Plan Boundary
- Maximum 130' (9-10 stories)
- Maximum 110' (6-8 stories)
- Maximum 60' (4-5 stories)
- Maximum 45' (3-4 stories)
- Existing buildings to remain in effected planned area
- \* Building height limited to 6 stories
- \*\* Building height limited to 9 stories, maximum 115'
- \*\*\* Building height limited to 10 stories, maximum 110'

Note: Building footprints shown for illustrative purposes

# Building Heights Relationships/Examples

45 – 55 ft. (3-5 stories)



70 ft. (5-6 stories)



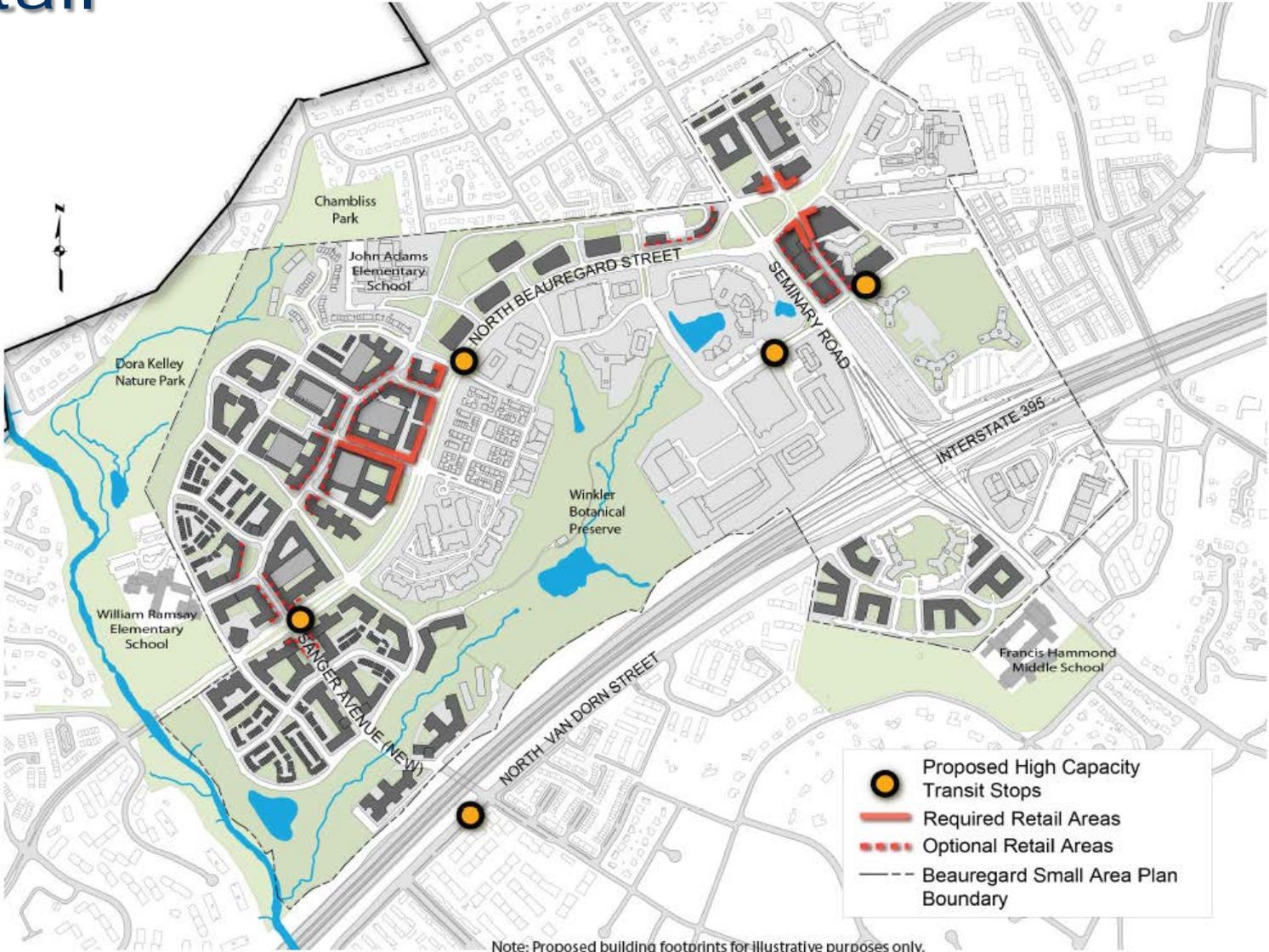
90-110 ft. (6-7 stories)



110-130 ft. (7-9 stories)



# Retail



Note: Proposed building footprints for illustrative purposes only.



# Open Space



# Types of Open Spaces



# BDAC's Focus in the Design Standards

The whole document is important, but these are the areas to focus on:

- Chapter 4 – Urban Design
  - How the building interacts with the street, neighborhood, context
- Chapter 5 – Building Design
  - What the building looks like, is made of
- Chapter 6 – Parking
  - Liner uses, architectural screening
- Chapters 7 & 8 – Streets & Public Realm
  - Sidewalks, street furniture, street assembly



# Design Standards & Guidelines Topics

- Building Character & Massing
- Frontages & Setbacks
- Heights & Transitions
- Orientation and Entries
- Retail Uses & Storefronts
- Signage
- Fenestration
- Materials
- Roofs & Building Tops
- Building Elements (porches, stoops, chimneys, columns)
- Parking



# FOIA and Sunshine Laws 101



# FOIA and Sunshine Laws 101

- Letter from City Attorney's Office
  - Start with the FAQ
- Read the booklet: Local Government Official's Guide to the Virginia Freedom of Information Act
- Reference the Virginia Code
- If you have questions, please ask!



# FOIA and Sunshine Laws 101

- Important things to remember:
  - BDAC is subject to FOIA
  - More than 2 people talking about anything = public meeting
    - In person
    - On the phone
    - In emails
  - No secret ballots
  - No remote participation in the meeting (no conference calling in)
  - Enforced through civil suit -> fines
  - If you have questions, just ask us!

