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 Beauregard 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 Beauregard Design Advisory Committee is to review preliminary development plan applications under this ordinance, within CDD No. 21 (Beauregard Corridor) and CDD No. 22 (Seminary Overlook), for compliance with the *Beauregard 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 21

GARDEN DISTRICT

CDD 22

TOWN CENTER

ADAMS

UPLAND PARK

SOUTHERN TOWERS
**CDD Implementation**

- **Carlyle**: 36 DSPs/DSUPs
- **South Potomac Yard**: 17 DSUPs (80% planned, 20% built)
- **Cameron Station**: 7 phases, 7 DSUPs
- **Beauregard**: 20-25 years to completion
# Development Review Process

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Pre-Concept Meeting</th>
<th>Concept Plan Stage 1</th>
<th>Concept Plan Stage 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 2</td>
<td>Completeness Review</td>
<td>Preliminary Review</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>Phase 3</td>
<td>Final Site Plan #1</td>
<td>Final Site Plan #2, etc...</td>
<td>Mylars &amp; Site Plan Release</td>
</tr>
<tr>
<td>Phase 4</td>
<td>Building Permit</td>
<td>Wall Check</td>
<td>Certificate of Occupancy</td>
</tr>
<tr>
<td>Phase 5</td>
<td>As-Built Review</td>
<td>Bond Reduction/Release</td>
<td></td>
</tr>
</tbody>
</table>
Preliminary DSUP (Example)
Beauregard Urban Design Standards & Guidelines
Neighborhoods - Placemaking

Diagram 10.1 - Neighborhoods
Neighborhoods - Placemaking

Importance of Quality Design
Unique Identifiable Neighborhoods
A Balanced Mix of Uses – Incomes
Contemporary, High-Quality Design
Streets and Street Character
Beauregard Neighborhoods
A greenway connects the Winkler Botanical Preserve to the planned open space.

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.

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

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

General location of potential stormwater pond.

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

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

Mid-block pedestrian connections to the adjoining school.

Proposed Fire Station
Beauregard Design Advisory Committee October 29, 2013

Town Center Neighborhood

- Additional open space adjacent to Dora Kelley 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.
- Existing private open space to remain.
- Ground level open space.
- Public open space.
- Greenways.
- Adjacent open space.
Open space park and buffers adjacent to the existing single-family homes. The setbacks range from 100 to 200 ft.

Possible pedestrian/bike connection.

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.

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

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.

Office buildings with a maximum height of 110 ft.

A hotel that is required to frame the adjoining ellipse.
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Adams Neighborhood
Beauregard Design Basics
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

- 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 CDD concept plan, this entire neighborhood is about 700' x 500'

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

30’ setback

TRANSIT

30’ setback

10’ shared use path

10’ shared use path
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.
Diagram 3.3 - Building Heights

- Beauford Corridor Plan Boundary
- Maximum 18' (0-1 stories)
- Maximum 135' (6-8 stories)
- Maximum 60' (4-5 stories)
- Maximum 45' (3-4 stories)
- Existing buildings to remain in affected planned area
- Building height limited to 6 stories
- ** Building height limited to 9 stories, maximum 135'
- *** Building height limited to 10 stories, maximum 135'

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

Additional open space adjacent to Dora Kelley Park

John Adams Elementary School

Rayburn Ave

North Beauregard Street

Summitary Road

Dora Kelley Nature Park

William Ramsay Elementary School

Field

Proposed multi-purpose field

Proposed Greenway

Chambiss Park

Winkler Botanical Preserve

Francis Hammond Middle School

Greenways
Proposed Open Space - Parks
Existing Adjacent Open Space - Parks
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!