

# City of Alexandria, Virginia

## MEMORANDUM

DATE: AUGUST 31, 2021

TO: GLORIA SITTON, CITY CLERK  
OFFICE OF CITY CLERK AND CLERK OF COUNCIL

THRU: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

FROM: PETE BENAVERAGE, CHAIR  
BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

SUBJECT: FY 2021 ANNUAL REPORT OF THE BEAUREGARD URBAN DESIGN  
ADVISORY COMMITTEE (BDAC)

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I am pleased to present this annual report for the Beauregard Urban Design Advisory Committee (BDAC) for Fiscal Year 2021, as required by City Code Section 2-4-7(i)(1).

The nine-member committee is comprised of four citizen appointees (one “at-large”), one citizen business community appointee, and four professional member appointees. Pete Benavage (Chair), Donna Fossum (Vice Chair), and Fatimah Mateen are citizen appointees, and Carolyn Griglione is the at-large citizen appointee. Bud Jackson is the appointee representing the business community. Abed Benzina is a design professional appointee, as is Christine Hoeffner who was appointed to the committee as of November, 2020. Two design professional seats on the committee are currently vacant.

BDAC is charged with reviewing Development Special Use Permit (DSUP) applications submitted within the Beauregard Small Area Plan (BSAP) to ensure compliance with the City’s Beauregard Design Standards and Guidelines. BDAC provides guidance to staff and applicants, and makes recommendations to the Planning Commission and City Council through the Director of Planning & Zoning. BDAC meetings are scheduled as needed to review projects.

There were four meetings held during FY 2021, a notable increase in activity since no meetings were held in prior FY 2020. One new project came under review by the committee, redevelopment of the Upland Park section of the BSAP located near the northeast corner of Beauregard Street and Seminary Road. In addition to review of this project, each BDAC meeting included staff updates on projects under construction, previously approved projects, and any news of property sales and potential future development activity. Pursuant to the policy established by BDAC, the one committee member who resides in Upland Park was recused from participating as a BDAC member when that DSUP was reviewed.

At the meeting of July 27, 2020, the applicant team introduced the development concept for the Upland Park site (DSUP2019-00017 and associated applications), consisting of 92 townhouse units, a park, and numerous street and site improvements. The proposal would shift the housing mix from multifamily to more townhouses than envisioned in the BSAP, and Fairbanks Avenue would be retained in its existing alignment. A future Phase 2 could include multi-family and hotel or office uses. Committee members overall were in agreement on the site layout, massing, and proposed small area plan changes. Many BDAC member comments were concerned with the architectural treatment of the townhouses, particularly the roofline and arrangement of the windows and architectural features on the ends.

The applicant presented refinements to the Upland Park concept at the meeting of September 21, 2020. Since the plans for the proposed park were further developed, many questions and comments from BDAC concerned pedestrian access to the park, parking, lighting, and details regarding the proposed “curbless street” condition adjacent to the park. Several color schemes were presented for the townhouse architecture, and changes to the roofline and end-unit composition were discussed. Prior to and subsequent to the meeting, Staff met with the applicant architecture team to work through these details which were proving challenging to resolve. Conformance with the Beauregard Design Guidelines and Standards was also discussed at the meeting, and the applicant presented a preliminary matrix of what standards were being met and what standards necessitated flexibility in application.

The final round of design revisions for the Upland Park project was presented at the October 26, 2020 meeting. The applicant showed refined designs for building architecture, park elements, and the curbless street profile. Modifications to the townhouses included the addition of windows on the sides, adjustments to façade brick patterns to reduce visual bulk, and numerous strategies for addressing the architectural treatment of the parapets and roofline. BDAC acknowledged the improvements and the progress from the original concept. Further discussion at the meeting included the pedestrian and intersection improvements, and how these might coordinate with other potential transportation improvements on Beauregard Street. In two unanimous motions, BDAC recommended approval of amendments to CDD and Beauregard Small Area Plan, and to approve the DSUP, with modifications to the design guidelines.

A brief meeting was held on June 21, 2021 to present staff updates on projects under construction and potential future developments. Staff summarized updated City policy regarding virtual meetings and member participation, and answered numerous questions from committee members about development activities and project sites. There were no development applications presented.

Four committee member terms are set to expire during FY 2022, and staff and the committee will continue to recruit for the two current vacancies. Membership and attendance report for the Beauregard Urban Design Advisory Committee (BDAC) is included in Attachment 1.

ATTACHMENT 1

**CITY OF ALEXANDRIA  
BOARDS AND COMMISSIONS  
MEETINGS ATTENDANCE REPORT**

**July 1, 2020 THROUGH June 30, 2021**

**COMMISSION:** Beaugard Urban Design Advisory Committee

**CHAIRPERSON:** Pete Benavage

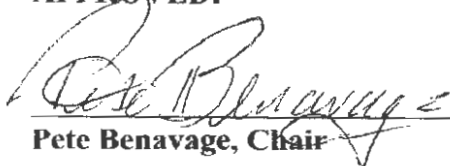
MEMBER'S NAME	2020						2021					
	Jul 27	Aug	Sept 21	Oct 26	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun 21
Pete Benavage, Chair	X	--	E	E	--	--	--	--	--	--	--	X
Donna Fossum, Vice-Chair	X	--	X	X	--	--	--	--	--	--	--	X
Abed Benzina	X	--	X	X	--	--	--	--	--	--	--	X
Carolyn Griglione	X	--	X	X	--	--	--	--	--	--	--	X
Bud Jackson	X	--	X	X	--	--	--	--	--	--	--	X
Fatimah Mateen	X	--	X	X	--	--	--	--	--	--	--	X
Christine Hoeffner	--	--	--	--	--	--	--	--	--	--	--	X
<i>Architecture or Urban Design Prof. - Vacant</i>	--	--	--	--	--	--	--	--	--	--	--	--
<i>Architect, Planner or Urban Design Prof. - Vacant</i>	--	--	--	--	--	--	--	--	--	--	--	--

**INDICATE: X - FOR PRESENT; E - FOR EXCUSED; U - FOR UNEXCUSED**

**LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:**

- (N/A)

**APPROVED:**

  
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 Pete Benavage, Chair