

Beauregard Design Advisory Committee (BDAC) – Meeting Summary

October 26, 2020

7:00 p.m.

Virtual Meeting

Committee Members in Attendance:

Donna Fossum, Acting Chair

Abed Benzina

Carolyn Griglione

Fatimah Mateen

Bud Jackson

Pete Benavage, (excused)

City Staff:

Maya Contreras, Principal Planner, P&Z

Tom Canfield, City Architect, P&Z

Bill Cook, Urban Planner, P&Z

Applicant Team:

Megan Rappolt, Planner, Wire Gill LLP

Ken Wire, Attorney, Wire Gill LLP

Chris Bell, Hekemian & Co.

Matt Renaud, Mahan Rykiel Assoc Inc.

Travis D’Onofrio, Mahan Rykiel Assoc Inc.

Aaron Vinson, Walter L Philips Inc.

Daniel Pietropaoli, Walter L Philips Inc.

Benjamin Briar, NVR Inc.

Chilton MacGregor, NVR Inc.

Scot Foster, BCT Design Group

Agenda Items:

1. Call To Order (5 Minutes)
2. Overview (5 Minutes)
 - a. Virtual Meeting Statement and Etiquette
 - b. Roll Call of BDAC Members
 - c. Introductions of Staff and Applicant Team
3. Responsibilities (10 Minutes)
 - a. Review and approval of previous meeting notes
4. New Business (1 Hour)
 - a. Applicant presentation of Upland Park Phase 1 proposal (DSUP#2019-0017), architectural revisions
 - b. BDAC Discussion
 - c. Public Comment
 - d. BDAC Recommendation & Vote
5. Other Business (15 Minutes)
 - a. Staff updates: Benchmark, Mark Center rezoning, Ellipse RFP, more
 - b. Schedule next meeting if needed
6. Motion to Adjourn

Meeting presentations, materials, and recordings are archived on the BDAC webpage at:

<https://www.alexandriava.gov/74981>

Due to the COVID-19 Pandemic emergency, the 7:00 p.m. October 26, 2020 meeting of the Beauregard Design Advisory Committee is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Board, staff, and applicant team are participating from remote locations through a Zoom Meeting. The meeting can be accessed by the public through the [Beauregard Design Advisory Committee website](#) or calling into the meeting. Please see the BDAC website for links and phone numbers to access the Zoom Meeting. A video recording of the meeting will be available online after the meeting. Public Comment will be received at the meeting during the public comment period or comments can be emailed to staff by emailing william.cook@alexandriava.gov. For reasonable disability accommodation, contact Jackie.Cato@alexandriava.gov or 703.746.3810, Virginia Relay 711.

Welcome and Introductions:

Ms. Fossum called the meeting to order. Mr. Cook read the virtual meetings statement and called the roll. All members present except Mr. Benavage. Ms. Contreras introduced staff.

Summaries from the July 27, 2020 and September 21, 2020 meetings were distributed in advance for committee review. Ms. Fossum called for a motion to approve both as posted. Mr. Benzina noted two corrections to the September summary. Mr. Jackson moved to approve as amended, Fossum seconded, all were in favor.

New Business & Discussion:

Ken Wire introduced the project and applicant team members. Matt Renauld began the project presentation, highlighting updates and changes. A cross section of the curbless street was shown, highlighting different visual and physical separations and connections. In previous discussions some members of the board had concerns about defining and containing the adjacent park space.

The applicant is working with the city on details of the playground elements. These will be selected and refined as part of the site plan process. The buffer abutting the rear of properties fronting Echols Street was shown and explained in response to questions from a committee member submitted prior to the meeting.

Scot Foster of BCT described architectural modifications to the townhouses, focused primarily on the end units. Changes included the addition of windows, creating a stepped parapet pattern at the top to conceal the gabled roof, the use of brick patterns, coursing, and recesses, and “blind” window openings. Together these create the appearance of chimney elements on the sides. Facades on certain units were modified to have a 3-window arrangement on the second level instead of four. Chris Bell noted that the end conditions are slightly different for the mixed-materials buildings vs. the all-brick buildings and pointed out some of the other differences. Changes to the parapet treatments above the third-level windows on the house fronts were also shown.

Ms. Contreras opened BDAC discussion. Mr. Benzina declared “well-done,” reiterating the challenges of balancing end elevations with unit plans and finding the overall solution successful. Ms. Mateen added that the plan was a “huge improvement” and noted a balance between consistency and individuality among the buildings. For the record she asked for clarification regarding staff’s lack of concern about the solid to void ratio in the Beauregard Design Guidelines. Ms. Contreras noted this guideline was unique to the Beauregard guidelines, staff was sympathetic to the challenges of interior layout, and that the result was successful. Mr. Wire added comment regarding the window revisions. Ms. Mateen agreed with the explanations. Ms. Contreras noted that staff received numerous thoughtful comments from the committee that helped lead the project design.

Ms. Fossum thanked the team for responding to comments. She suggested when considering the park, consider grills with some sort of shelter, garden plots, and the possibility of skateboard features. Mr. Jackson echoed the comments of others, noting the considerable progress of the

design. In response to Jackson's comment regarding flooding during recent storms around the city, Ms. Contreras stated that storm water design would be part of the site plan process and that the project warranted significant new infrastructure. She also reiterated that the city is recommending improvements to the Fairbanks/Seminary intersection to make it 4-way, signalized, with pedestrian improvements. The applicant has questions about how it would work with the ellipse if the ellipse is determined to be warranted. It is possible that the ellipse analysis may still be under review when this project goes to public hearings, so staff may have specific conditions addressing the issue.

Ms. Mateen expressed concerns and inquired about the potential impact on traffic flow of a 4-way intersection with regard to other traffic lights in proximity, not only Beauregard, but also Echols. Contreras stated that TES believes the spacing is fine but acknowledges that the situation will be "tricky." Staff is committed to getting pedestrians and vehicles to be able to cross safely.

Ms. Rappolt addressed Mateen's question about the height differential with the townhouses at Seminary Park, explaining that the distance between them would be greater than 115 feet, and while there is a height difference between the townhouses, there probably would not be a significant perception of difference in scale due to the distance. Mr. Bell noted that the CDD and SAP originally called for 5-story multi-family housing at a taller scale.

Public Comment

Marietta Jemison, noted appreciation for the park design, and asked whether foot and vehicular traffic on and off Seminary Road has been taken into consideration. She is concerned with existing traffic and the increased traffic from this development.

Bill Keech, Jr. commented that Ms. Mateen raises a good point about distance between intersections.

Mr. Jackson concurred with Mateen's concerns and is also concerned about traffic conditions in the West End generally. Echols is currently a problem. He noted West End traffic frustration is rising in the community, and changes on this part of Seminary could be controversial if they add to increased commute times.

Ms. Jemison reiterated past comments about pedestrian safety, stating that there are more children in the area now, and many other considerations. Is there an alternative access from Beauregard or Fillmore for this project? Mr. Bell, referring to a site plan, explained the Foster Ave. connection to Beauregard in Phase 2 if the ellipse option is selected. The Fairbanks Ave. alignment would still connect to Fillmore via the Hermitage property, offering a "safety valve" for traffic regardless of whether the ellipse option is implemented.

Ms. Fossum asked about the streetscape details along Seminary, referencing fencing at Cameron Station and how it funnels pedestrians to prevent random crossings. Mr. Wire noted that details will be worked out with staff.

Mr. Wire briefly reviewed parts of the Beauregard Design Guidelines matrix, clarified past comments and reiterated that certain responses will change when Phase 2 comes forward due to the different uses. The staff memo references the changes and issues he outlined.

In response to Ms. Griglione's question about lighting, Ms. Contreras clarified that acorn lights would be installed on Foster, Fairbanks, and in the park, but would confirm by email what the arrangement would be for Seminary. Griglione has concerns about LED lighting intensity and color and reminds staff to follow this closely. Contreras notes that a photometric study is required in the final site plan process, and there will be requirements for fixture cut-offs adjacent to residences. Griglione expresses appreciation for staff & applicants work and that the process worked well.

Recommendation

Mr. Benzina moved to recommend approval of amendments to the CDD and master plan, seconded by Ms. Fossum. All were in favor.

Ms. Fossum proposed an additional motion to approve the development plan, with modifications to the design guidelines, so moved by Mr. Benzina, seconded by Ms. Griglione. All were in favor.

Other Business

Ms. Contreras gave updates on various projects in the area, with comments from Mr. Canfield and discussion from various BDAC members.

Bill Keech Jr. introduced himself as the manager of Mark Center.

The meeting was adjourned at 8:19 PM.