Beauregard Small Area Plan

Plan Overview & Possible Amendments

BDAC
Monday, May 21, 2018
Beauregard Small Area Plan
# Design Guidelines & CDD #21

## BEAUREGARD URBAN DESIGN STANDARDS & GUIDELINES

**Alexandria, Virginia**

**Duany Plater-Zyberk & Co.**

**& Dover Kohl & Partners**

**July 11, 2013**

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### Application

- **Project Name:** Beauregard CDD #21 and CDD #22
- **Location:** Beauregard CDD #21, Beauregard CDD #22
- **Proposed Use:** Mixed Use
- **Green Floor Area:**
  - **Existing:** 2.2 million sq. ft., Remaining: 2.2 million sq. ft. (approximate)
  - **Proposed:** 9.6 million sq. ft., Total: 12.4 million sq. ft.

### General Data

- **PC Hearing:** April 2, 2013
- **CC Hearing:** April 13, 2013
- **If approved, CDD Expiration:** April 13, 2038 (25 years)
- **Plan Acreage:** 96 acres (approximate)
- **Zoning:**
  - **Existing:** C005, RA, RC, and R-12
  - **Proposed:** C005, CDD #21, CDD #22

### BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES

## BDAC Small Area Plan Discussion

5.21.2018
Adams Neighborhood

Design Objectives
- Access to open space
- Establish a street network
- Break up previous superblocks
- Connection to Adams ES
- Gateway element along the Ellipse
MPA: Framework Streets
MPA: Land Use Strategy
45’ buffer requirement, per CDD

NOTE
1. The location and design of the streets, with specific attention to the parallel road within the Adams Neighborhood, are subject to the CDD conditions and will be finalized in the DSUP Approval.
CDD#21, Condition 101

Pedestrian Access to Dowden Terrace Neighborhood

The Applicant(s) shall design and construct a pedestrian trail/access between the road parallel to Beauregard Street (to be evaluated as noted herein) and the Dowden Terrace neighborhood at the following locations as part of the first preliminary DSUP and shall be complete and operational prior to the first certificate of occupancy permit associated with the first DSUP within the neighborhood:

a. N. Stevens Street; and

b. N. Shelley Street. This pedestrian connection will connect between N. Shelley Street and the Parallel Road, and will be within John Adams Elementary School (ACPS property). The pedestrian connection shall be designed in consultation with ACPS to ensure security and safety of the school site and to minimize impacts to existing school recreation facilities. (T&ES)
Pedestrian Access Points
CDD#21 Submittal requirements

• With submission of the Preliminary Plan, the applicant will provide the following, which will guide the future growth, amenities and benefits of the neighborhood:
  • Condition 28: CDD Infrastructure Phasing Plan, including
    – General outline of future development
    – Location of major infrastructure components, including parks, roads, sidewalk and trail connections
  • Condition 33: Parking management plan for the neighborhood, including potential parking coordination with ACPS (Condition 35)
  • Condition 41: Comprehensive Open Space Programming Plan identifying the required parks-open space and character for each park-open space for within that neighborhood.
  • Condition 50: Comprehensive Neighborhood Stormwater Master Plan, including sidewalk BMP planters (Condition 54)
  • Condition 56: neighborhood Sustainability Plan
  • Condition 99: establishment of the future roadway network
  • Condition 101: Pedestrian access to Dowden Terrace neighborhood
  • Condition 104: two-acre Adams Neighborhood Park and Public Open Space