

LAND USE

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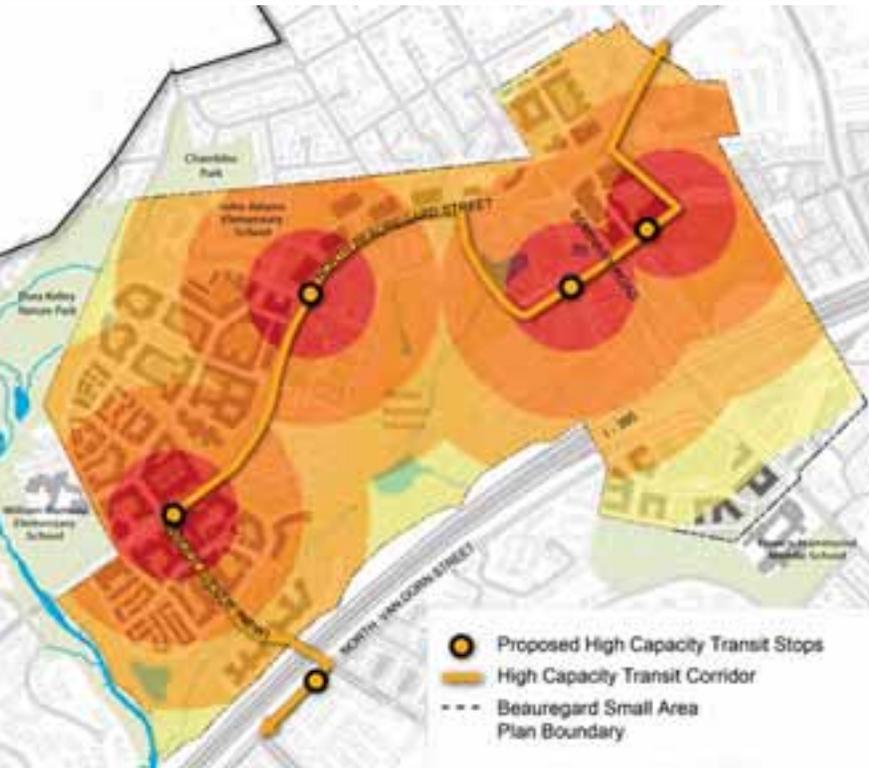


“We must not build housing - we must build communities.”

— Mike Burton



Figure 22: Density at Transit Stops



LAND USE

The land use strategy is based on:

- Concentration of Density at Transit Stops;
- Building Height at Transit Stops;
- A Balance of Commercial and Residential Uses;
- Mix of Land Uses Within Each Neighborhood;
- Concentration of Retail At Transit Stops;
- Appropriate Scale Transitions to Existing Neighborhoods;
- Management of Parking to Support Transit;
- Location of Open Space-Parks within each Neighborhood;
- Creation of a Greenway that will be a visual extension of the Winkler Botanical Preserve; and
- Provision of a variety of Open Spaces such as Community Gardens, Athletic Fields, Passive Open Space, Urban Squares and Neighborhood Parks.

The Plan area contains redevelopment sites and existing developed areas. The recommended land use and zoning changes are for the designated redevelopment sites (Figure 8). The Plan also recommends flexibility for the existing senior housing facilities (Goodwin House and The Hermitage) to implement the City's Strategic Plan for Aging and potentially expand their facilities and programs. The zoning for the remainder of the sites within the Plan area is not recommended to change.

A. DENSITY AT TRANSIT STOPS:

The land use strategy capitalizes on the planned investment in the dedicated high capacity rapid transit corridor for Beaugard. The greatest level of development is generally located adjacent to planned transit stops, with lesser intensity farther from the stops. (Figure 22).

Figure 23: Proposed Land Use Strategy

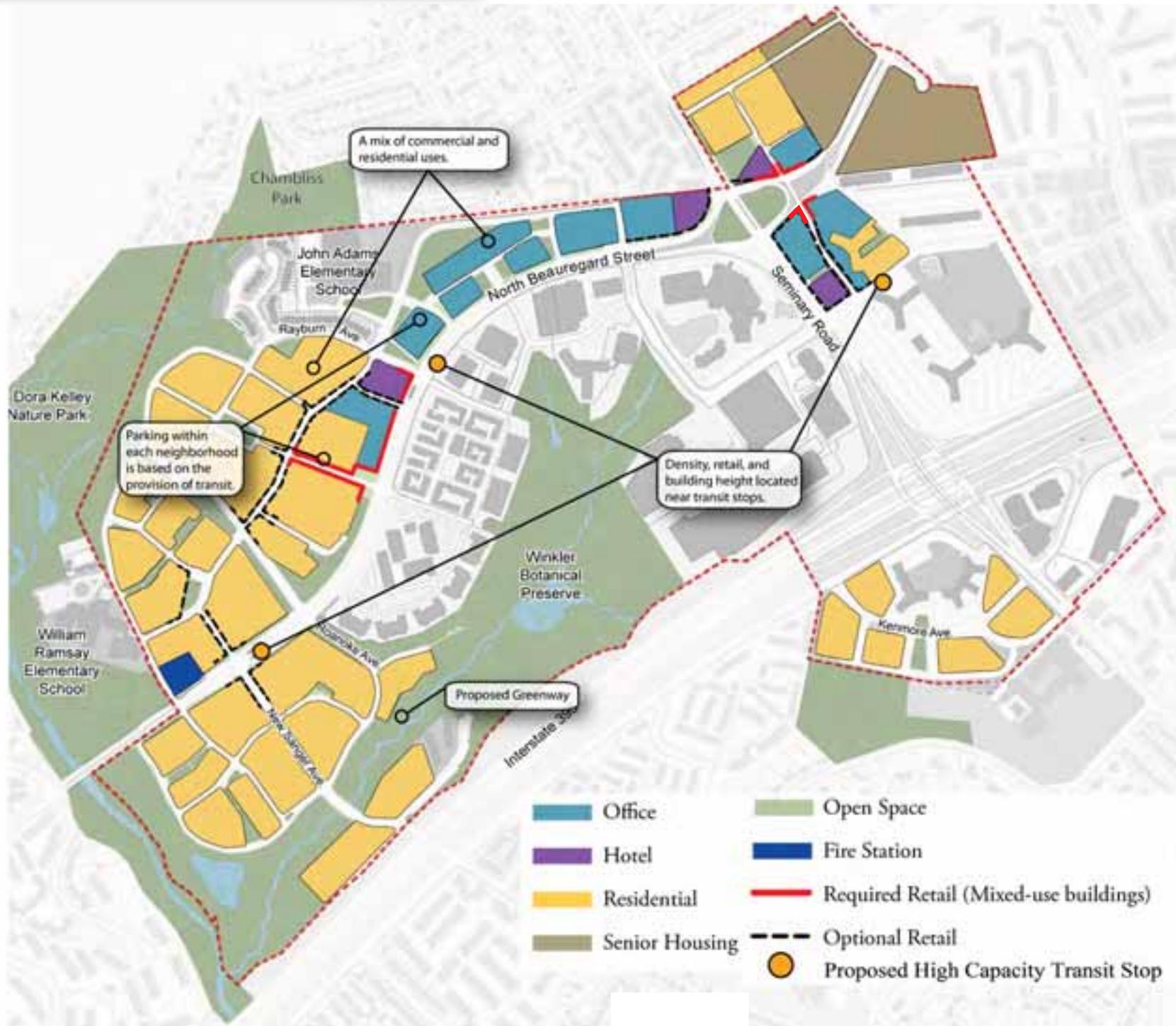


Figure 24: Existing Land Uses



Figure 25: Proposed Land Uses



B. LAND USES:

Nurturing a vibrant and inclusive community

A fundamental element for any successful community is the provision of an appropriate mix of land uses. The Plan requires specific uses for certain blocks. The blocks adjacent to the transit stops are generally a mix of retail, residential, hotel and office, while other blocks are predominantly residential. An opportunity and a challenge for the Plan area is that it is surrounded by one of the largest concentrations of office use within the City (Figure 24, Table 1).

While the existing Mark Center office buildings provide an employment center for the City, the uses and buildings are segregated in a suburban office park, rather than integrated into each of the neighborhoods. In addition, the existing office buildings limit the market demand for new office within the redevelopment sites. It is essential that the Plan integrate the existing office uses within the Mark Center as part of the Plan.

Table 1: Existing and Planned Office Development

| | CARLYLE | EISENHOWER EAST | LANDMARK/ VAN DORN | MARK CENTER | NORTH POTOMAC YARD | SOUTH POTOMAC YARD |
|-----------------|-----------|-----------------|-----------------------|-------------|--------------------|--------------------|
| Acres | ±77 | ±64 | ±138 | ±102 | ±70 | ±166 |
| Office (sq ft.) | 4,000,000 | 6,300,000 | 4,000,000 | 3,956,307 | 1,930,000 | 1,932,000* |
| Hotel (sq ft.) | 230,000 | 780,000 | 350,000 | 448,100 | 170,000 | 320,000** |
| Total (sq ft.) | 4,230,000 | 7,080,000 | 4,350,000 | 4,404,407 | 2,100,000 | 2,252,000 |

Note:

* Given additional flexibility permitted in the CDD conditions, office, retail and residential uses can be converted

** Based on 500 sq. ft./room

Table 2: Comparison of Office and Residential Uses

| NEIGHBORHOOD | OFFICE | RESIDENTIAL |
|-------------------------------------|------------------------|----------------------------|
| Town Center | 405,165 | 2,342,863 |
| Garden District | 0 | 1,109,336 |
| Greenway | 0 | 2,069,751 |
| Adams | 1,020,765 | 0 |
| Upland Park | 78,469 | 590,000 |
| Southern Towers | 195,000 | 425,000 (Existing) |
| Seminary Overlook | 0 | 979,745 (918,000 Existing) |
| Mark Center ¹ (Existing) | 3,135,806 ¹ | 0 |
| Total (sq.ft.) | 4,835,205 | 7,517,613 |

Notes:

¹Does not include existing office within the Adams neighborhood.

The Plan recommends a balance of residential and office uses to enable:

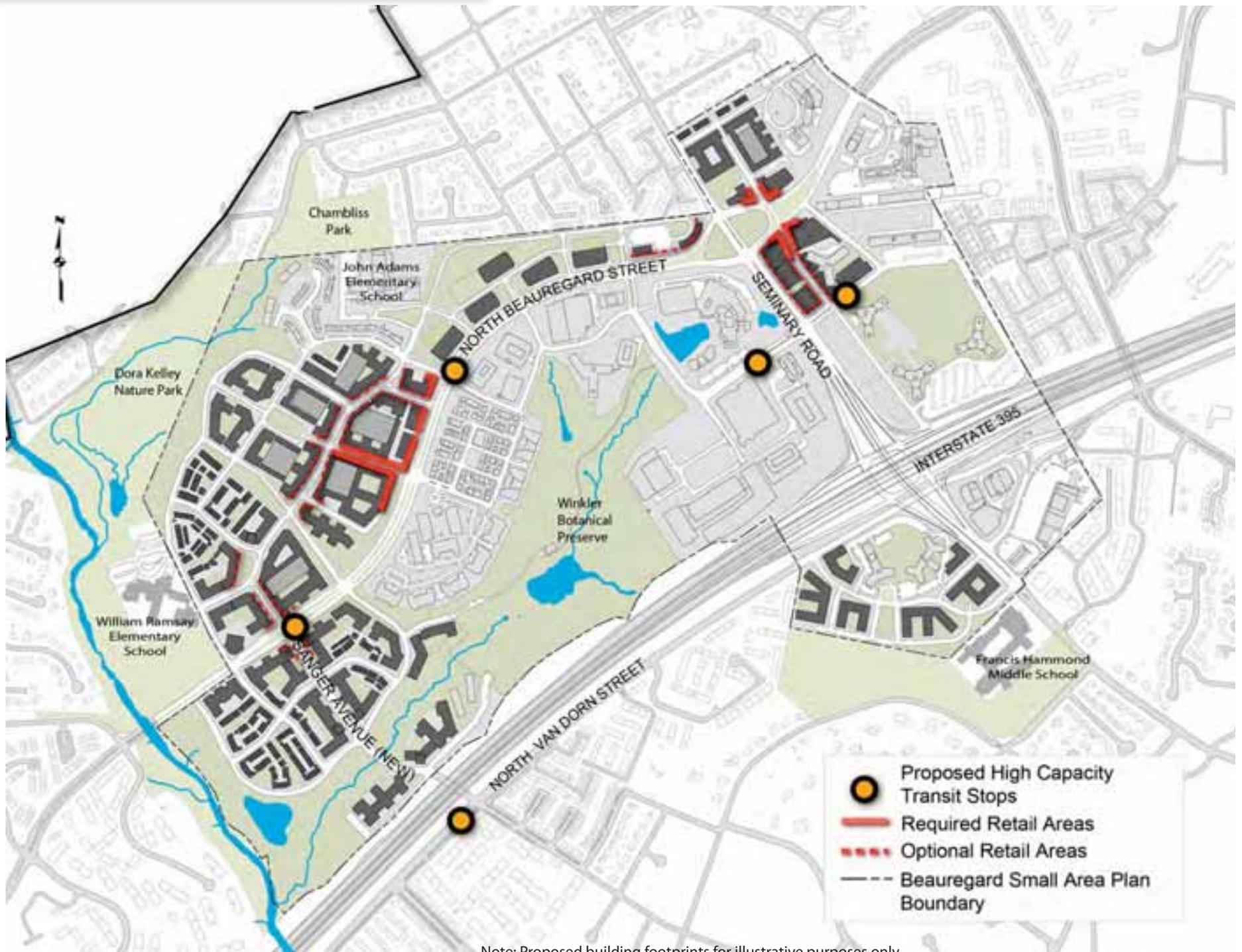
- A mixed-use community;
- 24/7 activity; and
- A jobs/housing balance.

A jobs/housing balance does not mean an equal distribution of square footage for each use. The City's average occupancy for office is approximately 3.5 employees/1,000 square feet, while multi-family residential use is approximately 2.0 residents/ unit. Therefore, to provide a balance of residents and employees, approximately two to three times more residential than office square footage is necessary. Within the Plan area, the proposed and existing uses will equate to approximately 1.12 employees for each household creating a general balance of jobs and housing (Table 2).

However, while there is generally a jobs-housing balance within the Plan area, a significant portion of the office use is concentrated within the existing Mark Center office buildings (Figure 24). It will be essential to connect the existing office uses and employees with the planned uses within the Plan



Figure 26: Required and Optional Retail Areas



Note: Proposed building footprints for illustrative purposes only.

area. The Plan proposes to connect the existing office uses through convenient and frequent transit service. The transit will be an important component to ensure that the existing employees are able to access services, retail and potentially live near their work, minimizing the need for a car.

The land uses reinforce the neighborhoods and provide a mix of uses which enable the following:

- Improving safety and walkability by sustaining street life through day and evening hours;
- Distributing peak hour traffic over longer periods, maximizing internal trips, and maximizing transit use;
- Decreasing parking demand, and creating opportunities for shared parking; and
- Supporting retail by establishing a more diverse customer base.

C. CONCENTRATE RETAIL AT TRANSIT STOPS:

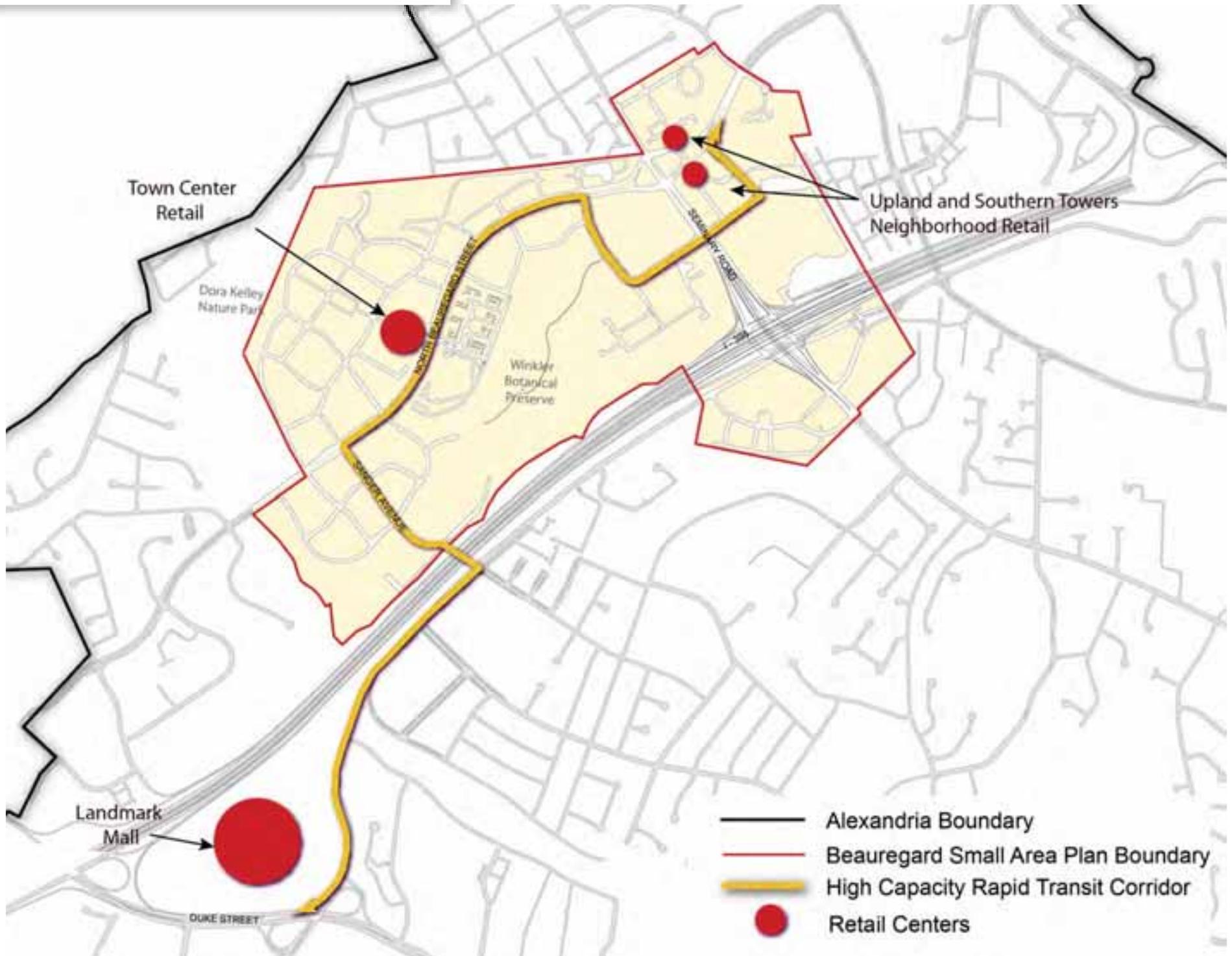
Retail Context

The Required Retail areas are an integral part of the Plan. (Figure 26). The Plan anticipates replacement of the existing retail ($\pm 85,000$ sq. ft.) within the redevelopment areas with a minimum of 250,000 sq. ft of Required Retail. The planned retail would enable the City to capture lost retail spending while also providing goods and services closer to residents, employees, and minimizing the trips to access retail. It is envisioned that at least one new grocery store would be constructed within the designated redevelopment sites. It is also the intent of the Plan that the retail uses provide many of the needs of residents and employees within the Plan area.

In addition to the neighborhood serving retail proposed within the Plan area, Landmark Mall is planned to be a retail center, with approximately 1,000,000 sq. ft. of regional and destination retail. In comparison, the Town Center is planned to include a minimum of 200,000 sq. ft. of retail.



Figure 27A: Retail and Transit



The transit corridor will enable the proposed neighborhoods to access the regional retail uses at Landmark Mall, but also the planned neighborhood serving retail within the Plan area (Figure 27A).

The retail uses within the Town Center and Upland Park/Southern Towers neighborhoods are intended to serve different roles within the Plan area (Figure 27B and 27C). In addition to the Required Retail, the Plan recommends flexibility to provide additional retail within the optional retail areas (Figure 26) as part of the development review process.

Town Center - Retail (Figure 27B)

The Town Center is envisioned as a 200,000 sq. ft. retail area, which will be located on a new east - west street, which will be accessed from a traffic signal and located adjacent to a transit stop (Figure 27B). It is anticipated that the Town Center will include a variety of uses such as a grocery store, coffee shops, hardware store, restaurants, banks, and other similar uses to meet many of the needs of residents, employees, and the broader community.

Upland Park and Southern Towers Neighborhoods - Neighborhood Serving Retail (Figure 27C)

The second Required Retail area is located adjacent to the transit stop within Southern Towers and the Upland Park neighborhoods. A minimum of 50,000 sq. ft. of retail is envisioned to be primarily neighborhood serving retail uses that will serve the existing residents of Southern Towers, but also the planned redevelopment sites and the adjoining neighborhoods. The Plan contemplates a new grocery store which will provide services for the residents and employees within walking distance of the transit stop. The Plan recommends that this retail area also be permitted to include professional services such as medical, dental, and professional services for the community.



Figure 27B: Town Center Retail



Figure 27C: Upland Park & Southern Towers Neighborhood Serving Retail



Figure 28: Existing Office & Retail



Existing Office and Retail

It is essential that the existing office employees have access to the planned retail to provide patrons for the proposed retail, restaurants and shops especially during the day. The Plan recommends that the existing office uses access the retail and restaurants through the planned transit corridor. The transit is projected to provide frequent headways of approximately 10 to 15 minutes, which will enable the employees to access the retail conveniently by transit (Figure 29).

Proposed Office and Retail

The Plan considered the relationship of the planned office to support the planned retail. The 1,020,765 sq. ft. of office within the Adams neighborhood, and the 405,165 sq. ft. of office within the Town Center neighborhood are within convenient walking distance of the planned retail. The planned retail within the Upland Park and Southern Towers Neighborhoods are also in close proximity to the existing and proposed office uses. (Figure 29)

Figure 29: Proposed Office & Retail (Required and Optional)



Concentration of Retail—Required Retail Areas

For retail to succeed it is essential that the retail areas be concentrated and contiguous. In each of the Required Retail areas (Figure 26), both a critical mass and location on a heavily traveled street are provided to enable each of the retail locations to be successful. The locations depicted as Required Retail (Figure 26) are required to provide ground floor retail within the depicted locations as part of the development of each of the building and/or block(s). The primary concentration of retail (200,000 sq. ft.) occurs with the Town Center neighborhood. The remainder of the retail (50,000 sq. ft.) occurs in close proximity to the other transit stop—which will function more as neighborhood serving retail and professional services. See Table 4 for the amount of required and optional retail for each neighborhood.

E. RETAIL MANAGEMENT:

The Plan emphasizes the importance of the marketing, maintenance, tenant mix, and leasing to ensure the success of the retail. In order to address all of these issues comprehensively, the Plan recommends the submission of a comprehensive retail strategy that addresses coordinated management and maintenance issues for each of the Required Retail areas. The retail strategy will be required as part of the development review process for the first building and/or block within each Required Retail area to ensure that the retail properties are managed in a comprehensive manner. In addition, future Urban Design Standards and Guidelines will have requirements for the design of the retail uses, storefronts and signage.

F. SENIOR HOUSING:

There are two existing senior housing facilities (Goodwin House and The Hermitage) within the Plan area. In February 2012 City Council received the Strategic Plan on Aging, which is anticipated for adoption in May 2012. The Plan encourages retention of existing and new senior housing to accommodate the City's senior population to provide opportunities for them to continue to live within the City.

The Plan acknowledges that the existing zoning may need to be revised to accommodate the intent of the City's Strategic Plan on Aging. Any changes to the existing zoning for the Goodwin House or the Hermitage should be limited to the provision of senior housing, senior programs, and associated uses. Specific changes would be evaluated as part of the rezoning(s) and development review process.





G. BUILDING HEIGHTS:

The height for each neighborhood is based on the following:

- Define the open spaces, streets and the streetscapes;
- Concentrate height adjacent to the transit stops;
- Transitions adjacent to the lower scale existing neighborhoods;
- A taller signature building at the Town Center of the site to denote the symbolic center; and
- Using taller or shorter heights at the required gateway locations.

The Plan recommends heights that range from 45 feet to 130 feet for one signature building within the Town Center. While the Plan does propose taller buildings, the buildings will be predominantly mid-rise 50-60 ft. tall buildings punctuated by taller buildings at strategic locations. (Figure 30). In addition to maximum heights, the Plan recommends minimum building heights to ensure an appropriate urban scale, density and varied mix of building types and heights near the planned transit stops.

Building Types—Heights

Townhouses: At 35 to 45 ft. in height, townhouses will be dispersed throughout many of the neighborhoods.

Stacked Townhouses: These units will range between 45 to 55 ft.

Mid-Rise Multi-Family: The predominant building type, these buildings will generally range in height from approximately 50 to 60 ft. Buildings with pitched roofs or retail are permitted to be a maximum of 70 ft.

Office: The office buildings will range in heights from approximately 90 to 115 ft with one signature building of 130 ft.

Hotel: The hotels will range in height from approximately 70 to 110 ft.

Existing Buildings: The existing high-rise residential buildings range from 120 ft. to 170 ft. The Mark Center hotel is approximately 300 ft. tall.

Figure 30: Proposed Building Heights

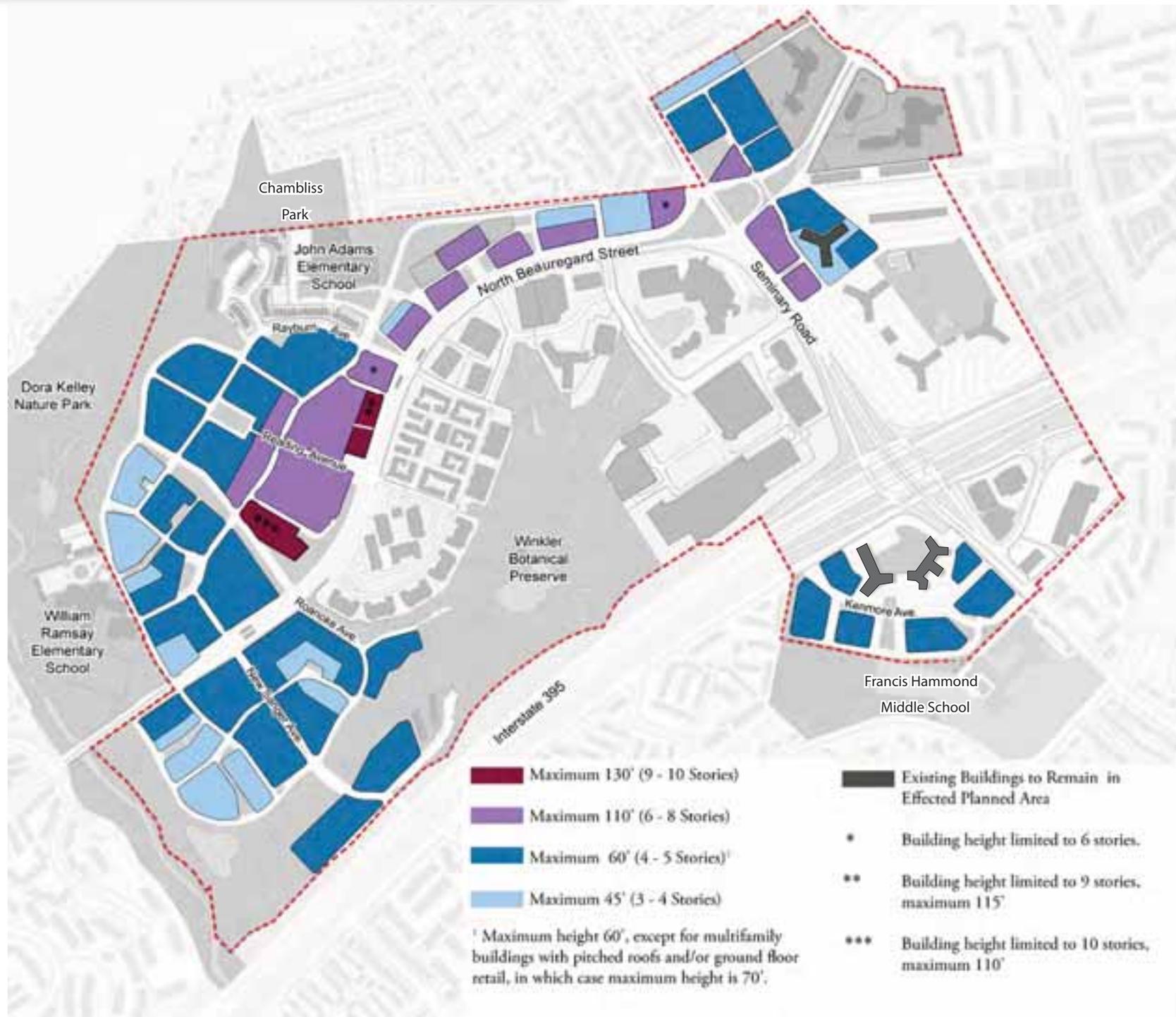
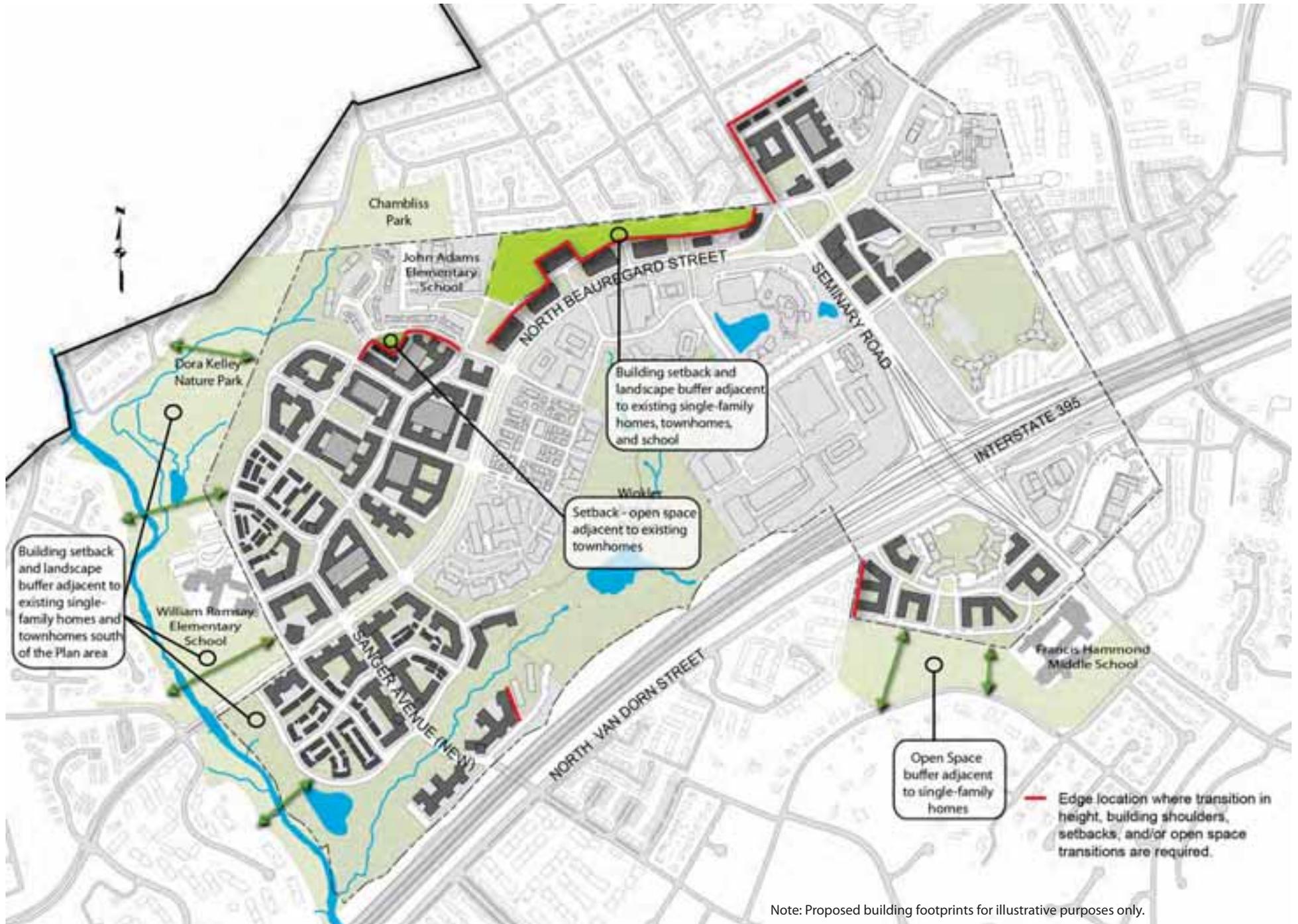


Figure 31A: Existing Neighborhoods - Height Transitions





H. EXISTING NEIGHBORHOODS - HEIGHT TRANSITIONS:

The Plan is surrounded by established neighborhoods such as Seminary West, Seminary Heights, Seminary Hill, and Dowden Terrace (Figure 12). Proposed redevelopment, particularly at the boundary of the Plan area must be implemented in a way that enables the planned redevelopment to be compatible with the scale and character of the existing neighborhoods. The Plan recommends elements such as building setbacks, open space, transitions in height, building step backs, building shoulders, architectural treatment and/or landscaping to ensure that the scale of new development is compatible with the existing neighborhoods. The Plan recommends that at locations adjacent to existing neighborhoods, the new buildings provide elements such as a transition in height, building shoulders, setbacks and/or open space transitions (Figure 31A).

I. PARKING STRATEGY:

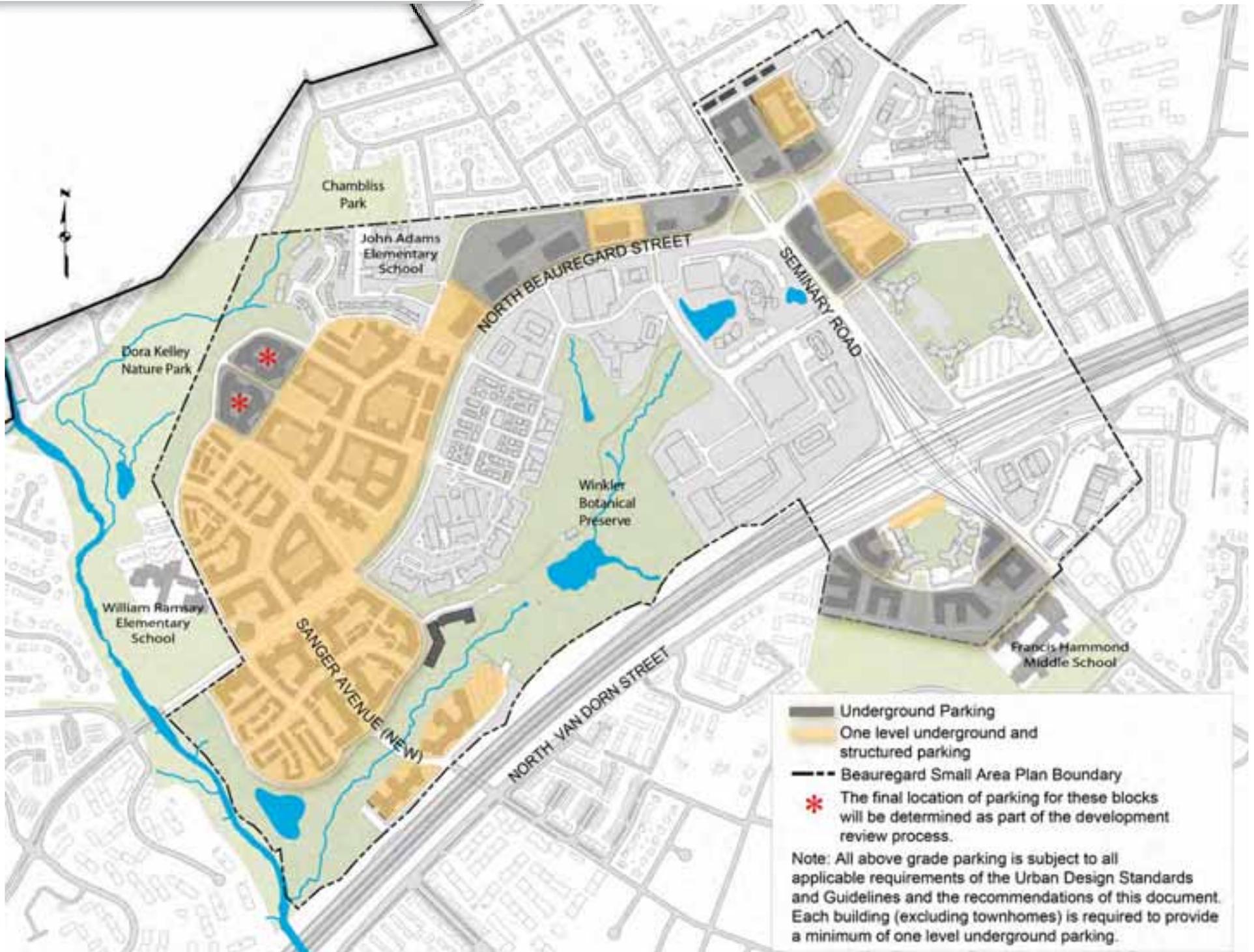
By managing parking supply, location, and encouraging shared parking, the parking requirements will assist in promoting a more walkable, transit-oriented series of neighborhoods.

Location of Parking

A goal of the Plan is to locate parking below grade. Below-grade parking enables uses and people (rather than cars) to be located at or above the street level. Below-grade parking also generally reduces the scale of buildings and generally results in a more urban building form. However, the Plan acknowledges that not all of the parking can be located below grade for all of the neighborhoods.

Each building (except for townhouses) is required to provide a minimum of one level of underground parking. All of the parking for the areas depicted in Figure 32A are required to be located entirely below grade.

Figure 32A: Underground and Structured Parking



For the buildings where above grade parking is proposed, provided that a minimum of one level of parking is provided below grade, each level of the entire street and park/open space frontage is required to be devoted to active uses (residential, office, hotel, and/or retail use); excluding the I-395 frontage. The Plan also recommends that additional parking and screening requirements be included in the future Urban Design Standards Guidelines and subsequent zoning conditions.

Parking Ratios - Right-Size Parking

The amount of parking is intended to meet the economic and programmatic demands of the planned uses while also creating a transit-oriented development. A maximum parking ratio is recommended for each land use (Table 3) to provide right-size parking for each use. In addition to encouraging transit, the proposed parking ratios enable community benefits such as open space and building design, because that cost would otherwise be used to construct unused parking spaces. The parking ratio also encourages underground parking. The parking requirements will be implemented as part of a phased strategy, based on the provision and operation of the high capacity rapid transit. Before the construction and operation of the transit corridor a slightly higher parking ratio is permitted. After the construction and operation of the transit a lower parking ratio is required.

The Plan also recommends criteria also be provided as part of the future rezoning(s) to define what constitutes operational transit. The Plan recommends the submission of a traffic/parking study as part of the development review process to confirm the parking ratios for Phase II based on traffic and parking demand once transit is operational.



The parking maximums have several advantages that include:

- Encouraging commuters to make transportation choices other than private autos,
- Ensuring that the urban form remains compact; and
- Minimizing the amount of area devoted to off-street parking.

In addition to the off-street parking required as part of each development proposal, there will be a significant amount of additional on-street parking spaces provided within the Plan area.

Table 3: Maximum Parking Ratios

| LAND USE | PHASE I— PRIOR TO OPERATIONAL DEDICATED TRANSIT | PHASE II— OPERATIONAL DEDICATED TRANSIT |
|-------------------------------|---|--|
| Residential (Multi-family) | 1.75 sp/unit | 1.3 sp/unit |
| Office | 2.8 sp/1,000 sq.ft. | 2.5 sp/1,000 sq.ft. |
| Townhouse | 2.0 sp/unit | 2.0 sp/unit |
| Retail | 4.0 sp/1,000 sq.ft. | 3.5 sp/1,000 sq.ft. |
| Hotel | 1.0 sp/ room | .75 sp/ room |

Notes:

1. A shared parking program is encouraged.
2. Additional visitor parking may be required for residential use(s), up to 15% of the provided parking.
3. Affordable housing units and other types, such as accessory dwelling units, may provide less parking.
4. The ability to reduce the parking as part of Phase II, is based on a traffic and parking study supporting the Phase II parking requirements.

J. OPEN SPACE:

The Plan recommends a network of parks and public open spaces that define the neighborhoods in which they are located, with connections to local and regional open space systems and trails. Open spaces are one of the places where people come together to enjoy the City. As people's awareness of the benefits of a healthy, active lifestyle has increased, so have people's interests in walking, biking, jogging and other recreational activities. By providing a wide range of opportunities for residents to engage in recreational activities, Beauregard is meant to be a series of neighborhoods where people of all ages and abilities are encouraged to participate in some form of healthy, physical activity.

The open space network is intended to be experienced as a single cohesive park system made up of different size parks and amenities. The open space will be designed to be integrated with the urban community that will develop around it (Figure 33E), and will reinforce the "garden city" nature of the Plan while respecting the landscaped and open space heritage of the Plan area. The open space network is intended to be functional by addressing stormwater, stream improvements and restoration/stabilization of the resource protection areas (RPAs).

Similar to the buildings and streets, the development of the open spaces and parks will occur in multiple phases. As such, a philosophy of adaptive management and flexibility is essential to ensure that the open space design allows for changing uses, varying design approaches, and evolving open space and landscape improvements. The final design for the open-space parks will occur as part of the development review process. The Plan also recommends design standards for the parks and open space as part of the Urban Design Standards and Guidelines.





The measure of any great civilization is in its cities, and the measure of a City's greatness is to be found in the quality of its public spaces, its parks, and squares.

– John Ruskin

The Open Space Framework

The open space and parks within each neighborhood will be accessed within an approximately 5 to 10-minute walk within each neighborhood. Along with providing open space for people to gather, the street and bicycle network will allow connections throughout the open space network and to a variety of recreational activities including playing fields, cycling and nature paths.

The parks will be a combination of active and passive open spaces and are intended to integrate historical interpretive elements, public art, and help to restore the City's urban tree canopy. In addition to the on-site open space, active multi-purpose fields and play areas are needed in close proximity to the Plan area. A 2011 City-wide Alexandria Parks and Recreation Needs Assessment confirms that a number of planned amenities are needed, including community gardens, children's play areas, dog parks, and community event/gathering spaces.

The types of parks- open spaces consist of:

Holmes Run-Turkey Run Greenway (Figure 33A):

A diverse stream corridor

This natural area will be used for walking trails, and passive open space downstream (southwest) of the Winkler Botanical Preserve. The Greenway will include both stream improvements and removal of structures from the Resource Protection Area (RPA). In addition, the Greenway is an opportunity to remove invasive vegetation and replace with native vegetation. The trail system and park will increase awareness and appreciation for nature and the riparian ecology within the park. With the exception of buildings retained for affordable and workforce housing, existing buildings will be removed from the resource protection area (RPA) concurrent with redevelopment of the neighborhood in which they are located.

Figure 33A: Greenway Neighborhood Open Space



Note: Location and size of stormwater pond for illustrative purposes only.



Figure 33B: Perspective of Street with Greenway Frontage



The proposed Greenway adjoins the approximately 47 acre Dora Kelley Nature Park, and the approximately 8 acre Chambliss Park (Figure 42). The Greenway will likely incorporate a stormwater pond within the lower Greenway area which will be designed to be integrated into the park design (Figure 33A and 34).

Bridges to connect communities

To ensure connectivity within the Greenway neighborhood, the Plan recommends two pedestrian—park scale bridges (Figure 34) which will connect the planned development on the eastern and western portion of the Greenway neighborhood.

Gardening Opportunities

A portion of the Greenway will be reserved for community and/or cooperative gardens. These gardens will be provided, designed and maintained privately to serve the residents of the neighborhoods. The community gardens could provide a variety of opportunities for residents to cultivate plants and vegetables in small individual plots, community herb gardens, terrace planters as well as providing an educational and recreational amenity. The Plan also encourages roof-top gardens as part of new residential multi-family buildings.

Figure 33C: Additional Town Center Open Space



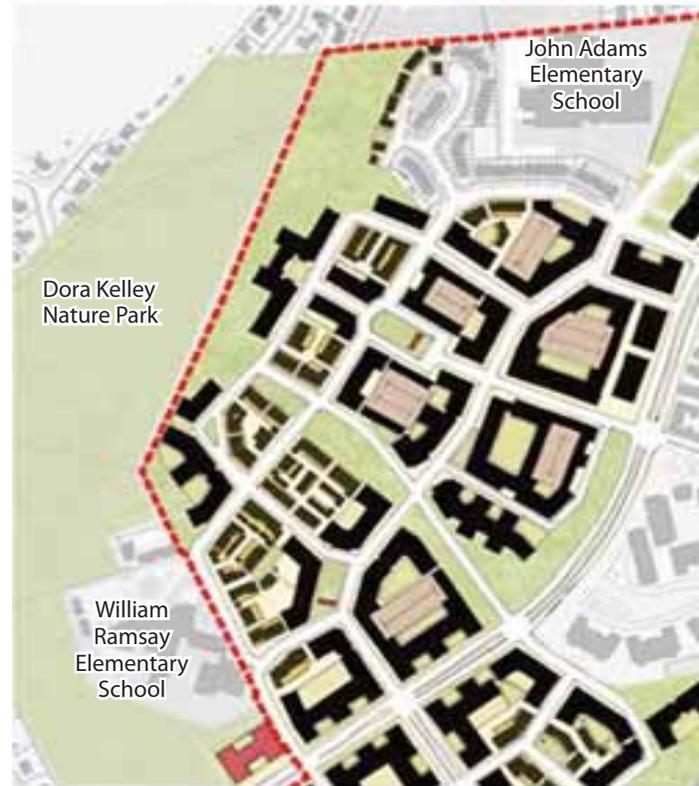
The Plan currently proposes an approximately 7 acre expansion (Figure 33E) to the Dora Kelley Nature Park. In addition, the City intends to supplement the open space by utilizing the \$1.5 million dollars in BRAC-133 funds to purchase land. The .85 acre is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.). *The intent of the additional 7 acres adjacent to the park is that the landscaping and trees would be done in a manner that would be consistent with the natural character of the park.



EXISTING



EARLIER PROPOSAL



CURRENT PLAN

PROPOSED EXPANSION OF
DORA KELLEY NATURE PARK 7.4 ACRES



* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Staff Report.

Figure 33E: Neighborhood Open Space



Note: Proposed building footprints for illustrative purposes only. In addition to the open space depicted, ground level open space will be required as part of the rezoning(s).

Total proposed public and defined open space is approximately 44.54 acres.

* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Small Area Plan Staff Report.

ADAMS NEIGHBORHOOD



GARDEN DISTRICT



UPLAND PARK & SOUTHERN TOWERS



TOWN CENTER



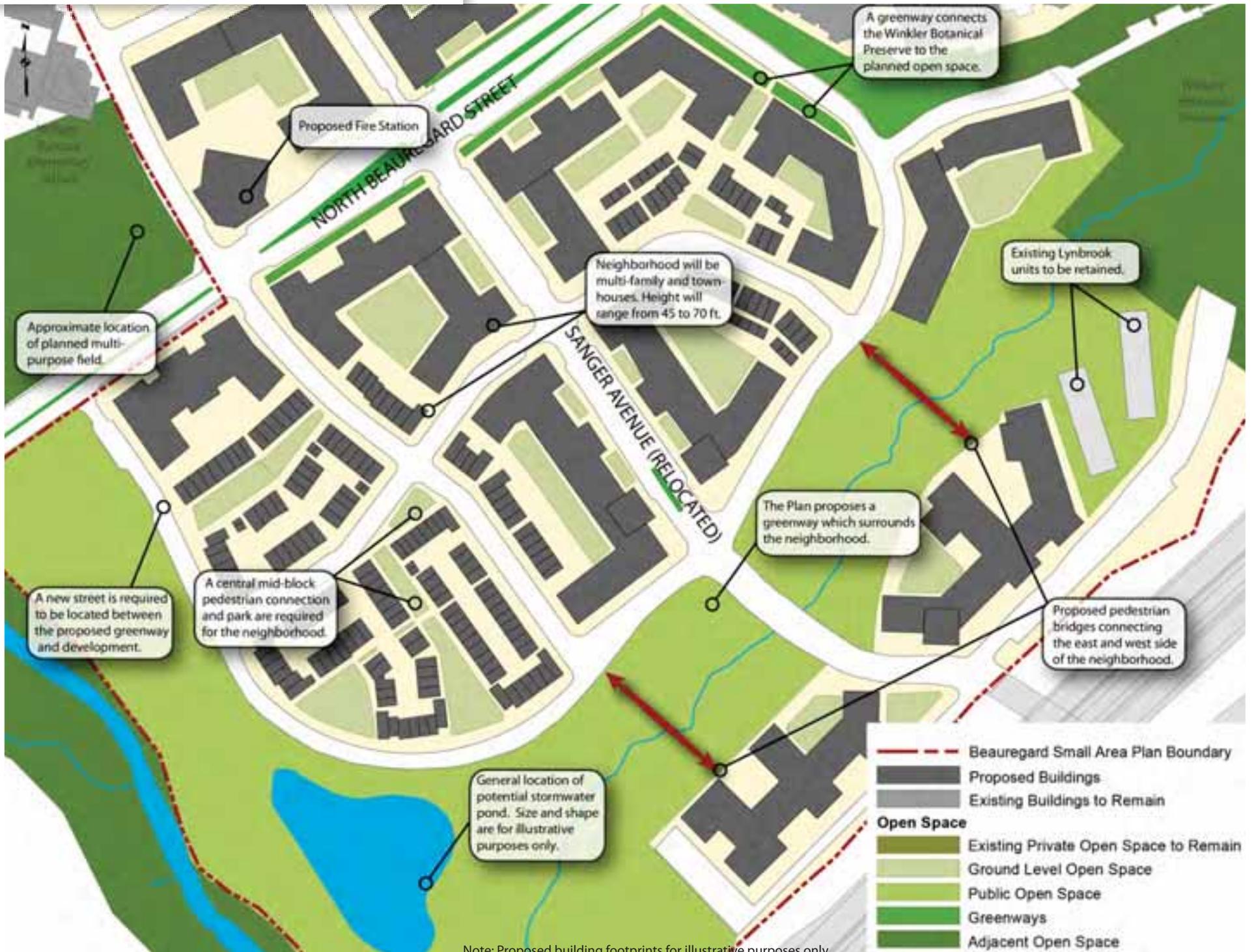
GREENWAY NEIGHBORHOOD



Note: Proposed building footprints for illustrative purposes only. In addition to the open space depicted, ground level open space will be required as part of the rezoning(s).

* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Small Area Plan Staff Report.

Figure 34: Greenway Neighborhood



Note: Proposed building footprints for illustrative purposes only.

Figure 35: Garden District Neighborhood

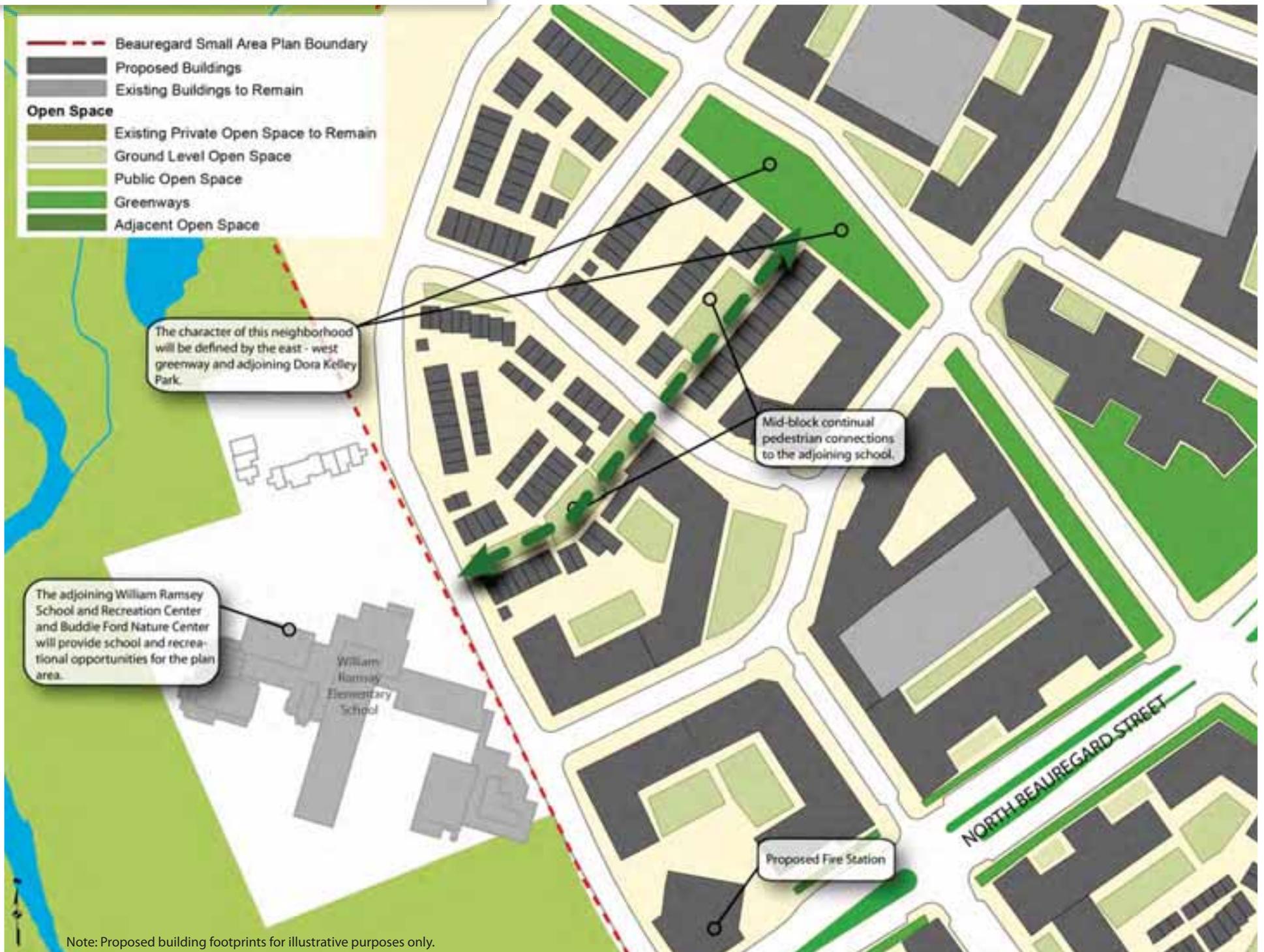
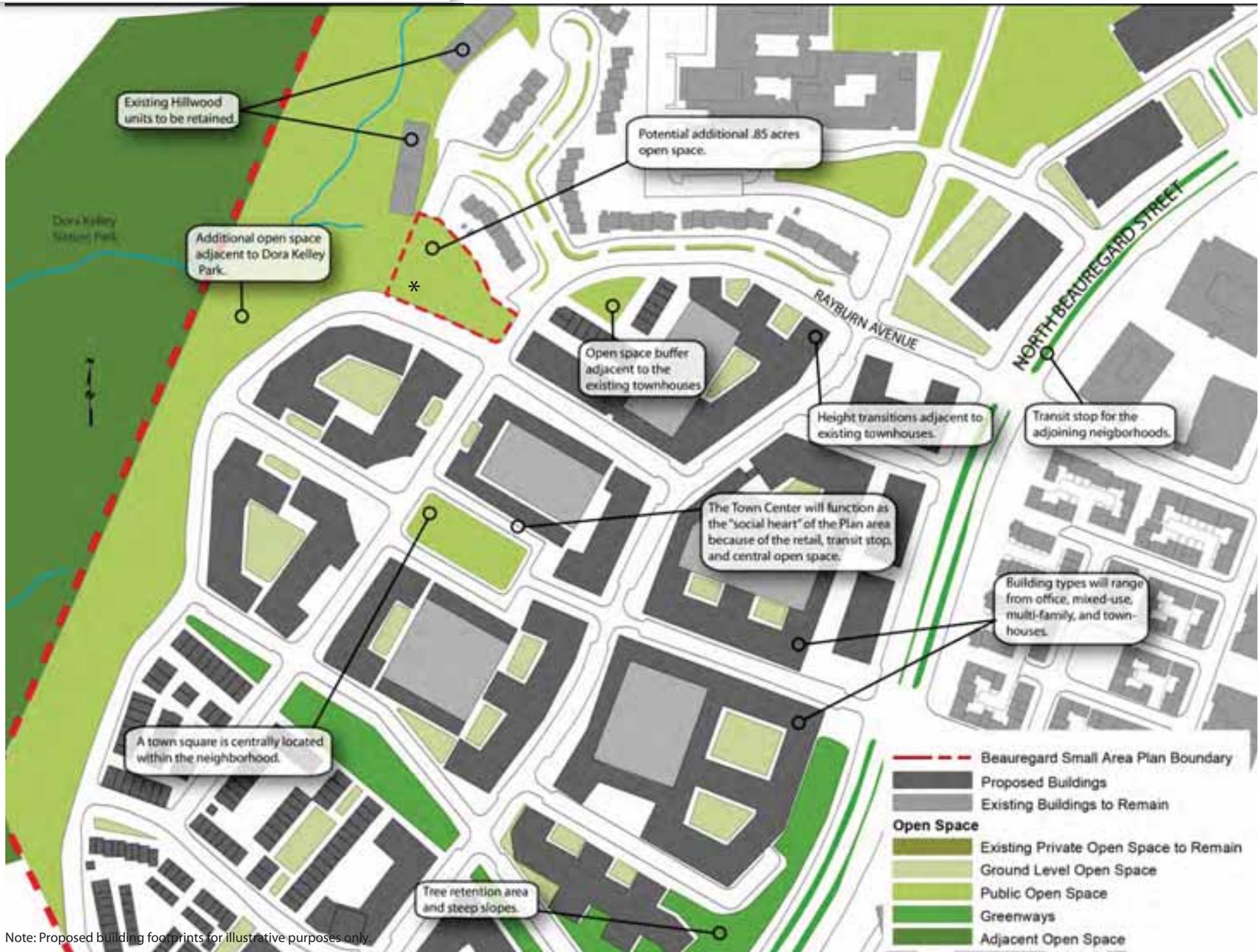


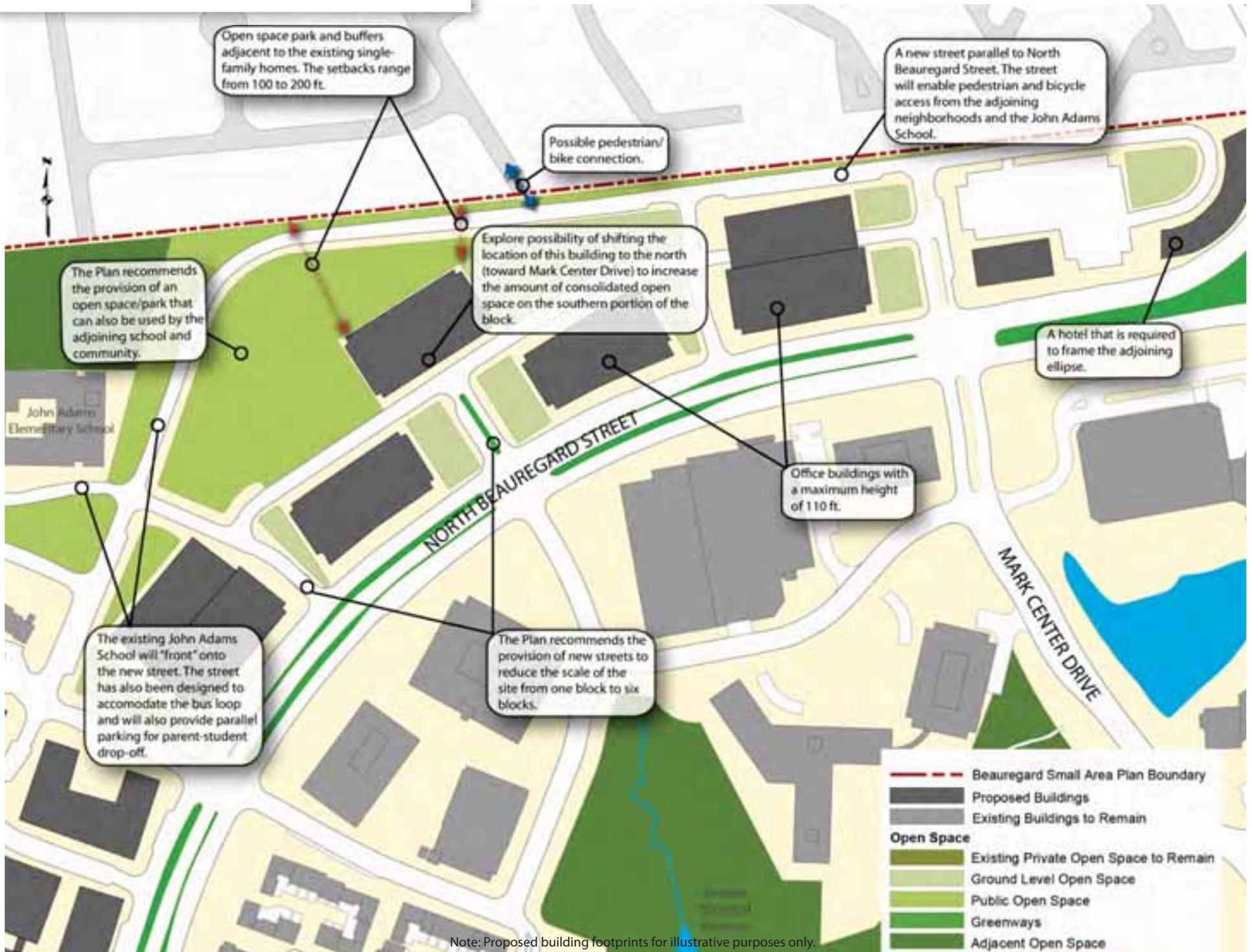
Figure 36: Town Center Neighborhood



Note: Proposed building footprints for illustrative purposes only.

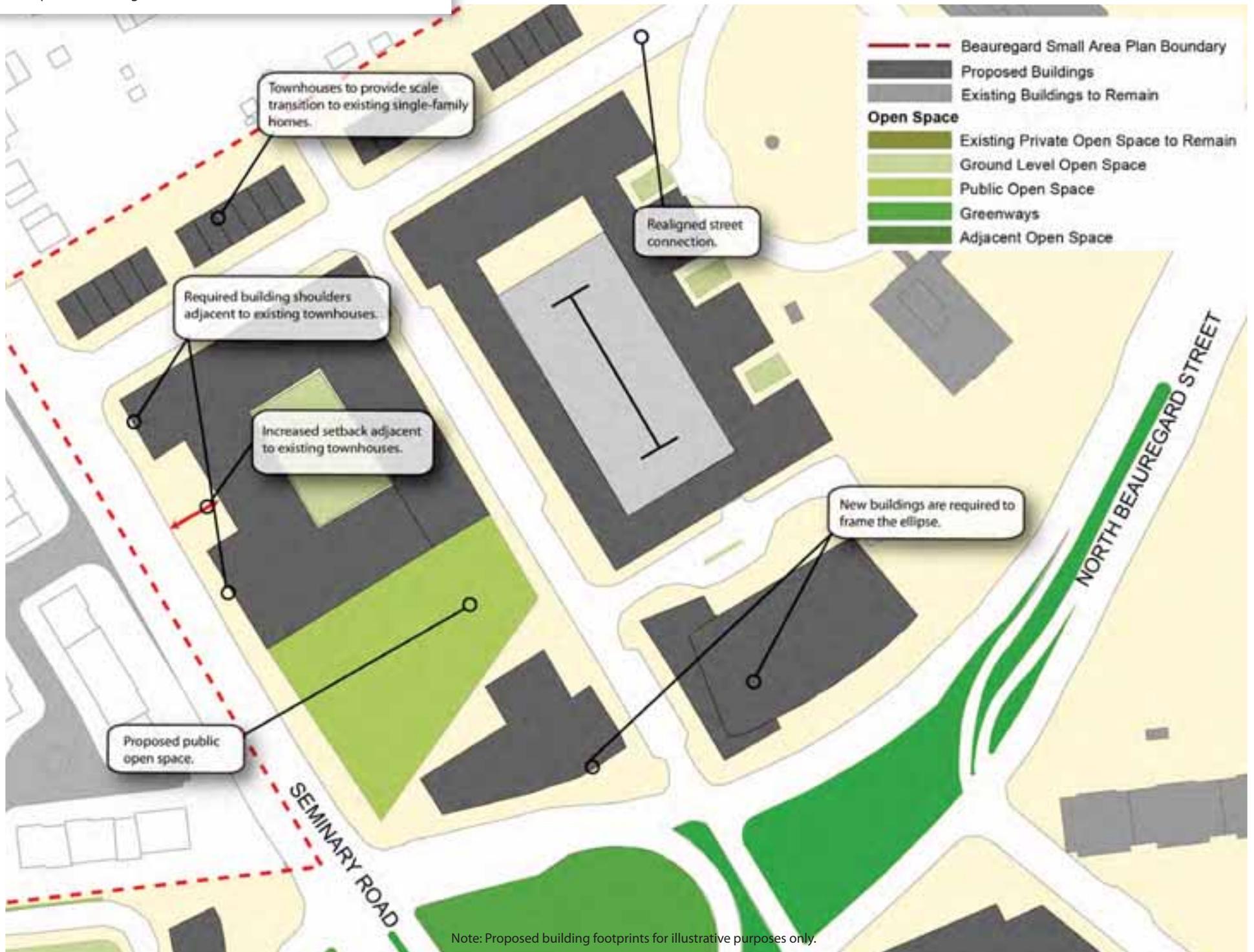
* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Small Area Plan Staff Report.

Figure 37: Adams Neighborhood



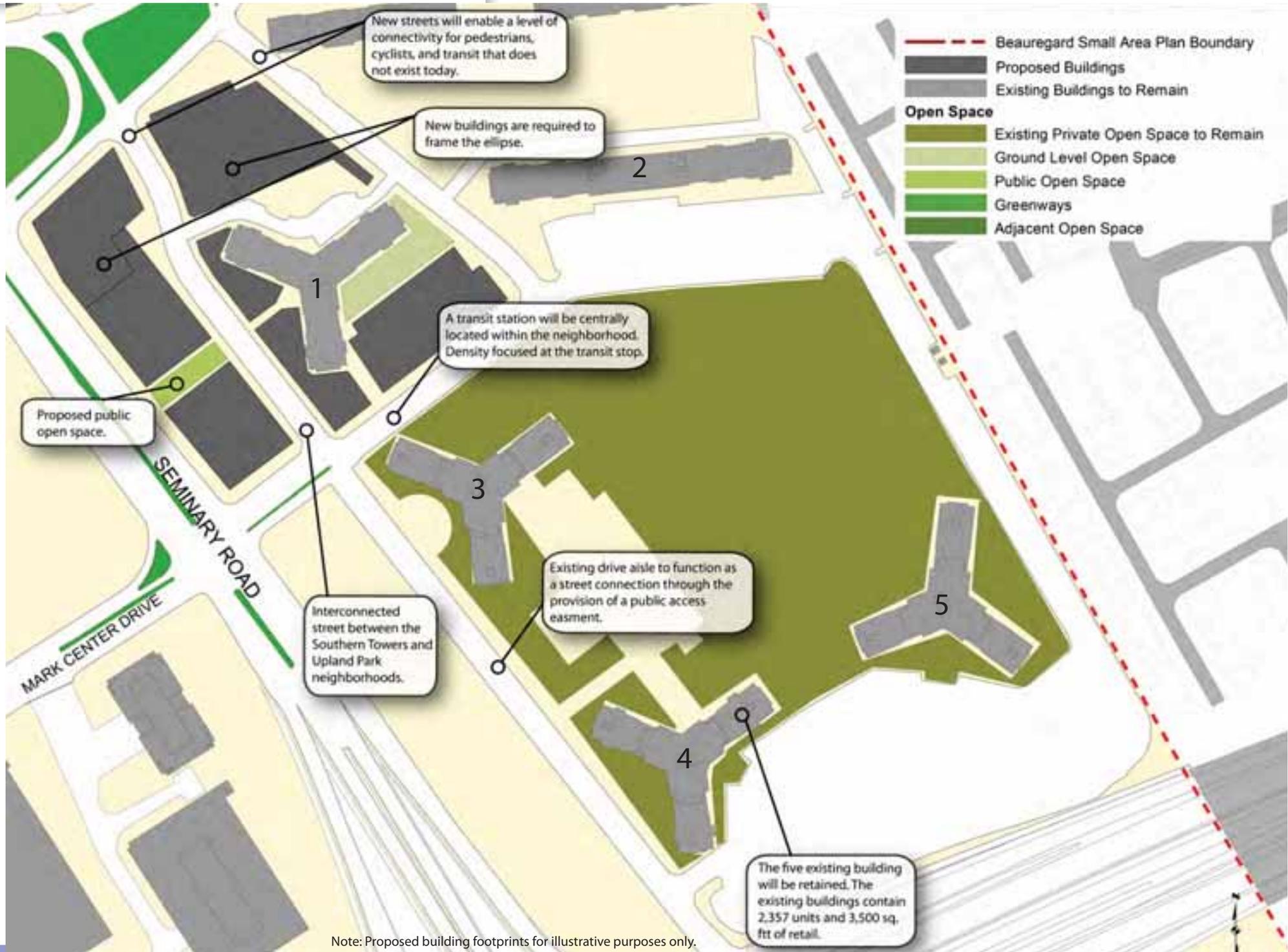
Note: Proposed building footprints for illustrative purposes only.

Figure 38: Upland Park Neighborhood



Note: Proposed building footprints for illustrative purposes only.

Figure 39: Southern Towers Neighborhood



Note: Proposed building footprints for illustrative purposes only.

Figure 40: Seminary Overlook Neighborhood



Note: Proposed building footprints for illustrative purposes only.

Children Play Spaces

Outdoor play areas will be provided throughout the Greenway for all age groups. In addition, children's playgrounds (or similar amenities) are recommended throughout the Plan area. Amenities, such as spray parks and other water features, should be considered for the children's play spaces.

Dog Parks

The City is well known for being friendly to dog owners and their pets. The Greenway will provide an opportunity to expand the City's dog park system with the provision of at least one fenced dog park. The park will be designed in accordance with the City's Dog Park Master Plan to be a minimum of a ½ acre and to include water, double gates and shade. Other dog exercise areas may be provided throughout the Plan area as part of the rezoning or development review process.

Town Center—Square

An urban gathering place

A town square framed by buildings will be centrally located within the Town Center (Figure 36 and 41A). The design of the Town Center Square should reinforce its prominent location, and accommodate active gatherings and events, which may include fairs, live music, markets, and other similar events.

Neighborhood Parks:

The neighborhood parks are intended to serve the outdoor recreational and social space needs of each neighborhood with a range of program elements varying from tot-lots and picnic areas to open lawns or passive gardens. Each neighborhood park is intended to have a distinct character and programmatic function. Materials and practices are encouraged to be as sustainable as possible and consider long-term maintenance, durability, and energy use. The scale and program of each park is



Figure 41B: Planned Multi-Purpose Field



Note: Multi-purpose field location for illustrative purposes only.



intended to reinforce the importance of the pedestrian and promote social interaction and will be designed so that they are oriented towards and integrated with the adjoining streets and buildings. The larger neighborhood parks should provide areas for multiple small scale active uses.

Ramsay Multi-Purpose Recreation Field:

The new multi-purpose field (Figure 41B and 42) is envisioned to foster a healthy and active lifestyle for residents, students and visitors, and provide needed organized team sports facilities. The field is accessible to pedestrian and bicycle access with any needed parking for the field to be provided at the adjoining school and nature center and on the adjoining public streets. The field is a synthetic turf field that will include lighting and accommodate multiple activities or sports. The proposed field can serve the students during school hours. The field is also intended to be used for local leagues, community groups, and families as well as tournament play, which would allow activities ranging from team sports to individual fitness. The Plan recommends that the field be located and designed in a manner that will minimize the loss or impacts on the adjoining trees and adequately handle stormwater. The Plan also recommends that the field be located in a manner to minimize the impacts to the adjoining Dora Kelley Nature Park.

Adjacent School Open Spaces:

In addition to the proposed active recreation improvements at William Ramsay school, the Plan is recommending to be determined open space improvements at the adjoining schools and parks. Improvements to the open spaces of these nearby school and park properties can provide increased recreation opportunities for school aged children and adjoining neighborhoods. Enhanced access and better circulation for the open spaces and parks surrounding the schools should be addressed through the design of each neighborhood. In addition, the Plan is recommending the open space within the Adams neighborhood be designed to potentially accommodate school use (Figure 40).

Figure 42: Proposed and Adjacent Open Space - Greenways





Ground Level Open Space:

In addition to the parks within each neighborhood, the Plan recommends an additional amount of ground level open space be required for each neighborhood as part of the rezoning.

Roof Top Open Space:

The Plan recommends the provision of roof-top open space in addition to the ground-level open space. Inclusion of roof-top gardens and recreational amenities could provide residents and building tenants with high quality outdoor open spaces. The use of sustainable materials and concepts should be integral to the design of the roof-top open spaces. The roof-top open space should also be integrated with the architecture and serve as an extension of each building's common areas.

Tree Canopy:

The overall City goal is to achieve 40% tree canopy tree coverage by 2020. The redevelopment sites contain approximately 30 - 35% tree canopy, which is a significant amount of the City's urban tree canopy. The redevelopment will result in the loss of a significant amount of the existing tree canopy. The Plan recommends a canopy coverage requirement of 40% for each neighborhood, which can be met through a combination of on-site and/or off-site improvements.

Open Space—Programming Plan:

Because of the number and interconnected nature of the parks and the phased implementation, the Plan is recommending submission of an overall plan as part of the rezoning(s) and development review process. to The Plan ensures a coordinated approach to the neighborhood park design and programming and will be updated with each development special use permit for each neighborhood. The Urban Design Guidelines and Standards will also contain design standards for the parks, open spaces and greenways.



K. LAND USE—FUTURE ZONING (COORDINATED DEVELOPMENT DISTRICT)

The Plan recommends the creation of new CDD zoning for the redevelopment sites. The CDD zoning is recommended for the designated redevelopment sites to implement elements of the Plan such as streets, transit and open space located among the various property owners.

The rezoning(s) will be contingent on compliance with the vision, intent and recommendations of the Plan and future Urban Design Standards and Guidelines (including a definitive plan agreed to by the property owners and the City addressing financing the plan improvements) and approval of subsequent rezoning(s), CDD Concept Plan(s) and applicable approvals by the City. The Plan does not recommend changing zoning for properties within the Plan area other than the potential redevelopment sites (Figure 8). The Plan recommends flexibility for existing senior housing facilities (The Hermitage and Goodwin House) to achieve the goals and objectives of the City's Strategic Plan on Aging and consistency with the intent of this Plan. Any future zoning changes to these sites (The Hermitage and Goodwin House) will be determined through the rezoning(s) process and development review process. The recommendations of the Plan will function as the CDD Guidelines and basis for approval of a subsequent rezoning(s).



Table 4: Development Summary

| NEIGHBORHOOD | PRINCIPAL LAND USES | LAND AREA (ACRE) | PUBLIC OPEN SPACE ^{6,7} | MAXIMUM BUILDING HEIGHT ¹⁰ | REQUIRED PARKING | FLOOR AREA (SQ FT) BY USE | | | | | | TOTAL SQ. FT. |
|----------------------|------------------------------------|------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------|------------------|-------------------------------|-----------------|------------------------------|----------------|-------------------------------|
| | | | | | | OFFICE | RESIDENTIAL | DWELLING UNITS ^{8,9} | REQUIRED RETAIL | OPTIONAL RETAIL ³ | HOTEL | MAXIMUM |
| 1. Town Center | Residential/ Office/ Retail/ Hotel | ± 46.27 | SEE FIGURE 33E | 60-130 | SEE TABLE 3 FOR REQUIRED PARKING | 405,165 | 2,342,863 | 2,123 | 200,000 | 109,245 | 126,845 | 3,184,118 |
| 2. Garden District | Residential/ Retail | ± 24.14 | | 45-60 | | 0 | 1,109,336 | 1,008 | 0 | 21,355 | 0 | 1,130,691 |
| 3. Greenway | Residential | ± 59.06 | | 45-60 | | 0 | 2,069,751 | 1,881 | 0 | 13,250 | 0 | 2,083,001 |
| 4. Adams | Office/ Retail/ Hotel | ± 19.20 | | 45-110 | | 1,020,765 | 0 | 0 | 0 | 15,000 | 100,000 | 1,135,765 |
| 5. Upland Park | Residential/ Office/ Retail/ Hotel | ± 9.47 | | 45-110 | | 78,469 | 590,000 | 536 | 0 | 16,000 | 75,000 | 759,469 |
| 6. Southern Towers | Office/ Retail/ Hotel ⁵ | ± 5.48 | | 45-110 | | 195,000 | 0 | 0 | 25,000 | 80,000 | 100,000 | 400,000 |
| 7. Seminary Overlook | Residential ⁵ | ± 24.0 | | 60 | | 0 | 979,744 | 890 | 0 | 0 | 0 | 979,744 |
| Total | | ± 187.62 | | | | 1,699,399 | 7,091,694 | 6,438 | 225,000 | 254,850 | 401,845 | 9,672,788¹⁴ |

Notes:

- ¹ Community facilities, public buildings and accessory uses may be provided within any neighborhood in addition to the maximum permitted development; however, the uses will be subject to the height requirements, Urban Design Standards and Guidelines, and other applicable requirements as part of the rezoning(s) and/or development review process.
- ² Development within the total floor area may be permitted to be transferred. The standards for the transfer will be determined as part of the rezoning(s) and require approval as part of a Development Special Use Permit.
- ³ Optional retail use may be provided if approved as part of the development review process, subject to the locations depicted in the Plan.
- ⁴ Development Summary Table is exclusive of parking.
- ⁵ Does not include existing residential use.
- ⁶ Open space identified as part of the Plan is the minimum required publicly accessible open space. Additional ground-level open space will be required as part of the subsequent rezoning(s).
- ⁷ Additional rooftop open space may be required as part of the development review process.
- ⁸ Accessory dwelling units are permitted as part of the development review process. Each accessory dwelling unit shall be deducted from the residential square footage and density for each neighborhood.
- ⁹ The total number of dwelling units is based on an assumption 1,100 sq. ft. for each unit. The floor area represents the maximum permitted within each neighborhood.
- ¹⁰ As part of the zoning(s) for each neighborhood, a minimum height shall be established.
- ¹¹ All development shall be subject to the Urban Design Standards and Guidelines for the Plan area.
- ¹² Additional development for the properties depicted in Figure 23 (Goodwin House and The Hermitage) may be permitted for senior housing. Any changes to the zoning will be determined through the rezoning and development review process.
- ¹³ Maximum building height of 60 ft. (Figure 30) may be increased to 70 ft. for buildings with pitched roofs and/or ground floor retail.
- ¹⁴ If the .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Beauregard Small Area Plan staff report.

LAND USE REQUIREMENTS

A. GENERAL

4.1 The land use strategy is based on:

- Density at Transit Stops;
- A Balance of Commercial and Residential Uses;
- A Mix of Land Uses Within Each Neighborhood;
- Concentration of Retail at Transit Stops;
- Building Height at Transit Stops;
- Appropriate Height Transitions to Existing Neighborhoods;
- Transit Supportive Parking;
- Centrally located open space-park(s) within each neighborhood;
- A Greenway adjacent to the Winkler Botanical Preserve; and
- A variety of open spaces such as community gardens, athletic fields, passive open space, urban squares and neighborhood parks.

4.2 The land uses within each neighborhood will generally consist of the following:

- Town Center Neighborhood - Mixed Use with residential, office, retail, and hotel.
- Garden District Neighborhood - Primarily residential with a fire station and optional retail.

- Greenway Neighborhood - Residential
- Adams Neighborhood – Office use, Hotel and optional retail.
- Upland Park Neighborhood - Office, hotel, residential and retail.
- Southern Towers - Office, retail, hotel and existing residential.
- Seminary Overlook Neighborhood - Existing and proposed residential.

Complementary land uses are encouraged in close proximity to each other so as to reduce dependency on the automobile and encourage residents, workers and visitors to use alternative modes of transportation.

B. BALANCING LAND USES

- 4.3 A mix of land uses and mixed-use zoning should be encouraged to enhance activity throughout the day and evening.
- 4.4 Provide a balance of residential, office hotel and retail uses and open spaces to maximize walkability and transit use.
- 4.5 The general character of the neighborhoods should allow for a variety of building types (townhouses, multi-family, office, hotel, accessory dwelling units, and retail) in a pedestrian-friendly public realm.
- 4.6 Encourage flexibility for the existing senior housing facilities (Goodwin House and The Hermitage) to be consistent with the City's Strategic Plan on Aging. Any changes to the existing zoning for each site will require a rezoning and all applicable development approvals.

C. LAND USE - ZONING

- 4.7 Establish new CDD zoning for the designated redevelopment sites (Figure 8) to implement the Vision and recommendations of the Plan. The number of new CDDs and the allocation of property within the CDDs will be the subject of a future action by Planning Commission and City Council pursuant to the map amendment process set forth in the Zoning Ordinance. Each new CDD will be considered individually for purposes of the map amendment process, including, without limitation, any zoning protest petition.
- 4.8 The redevelopment for each neighborhood will be subject to the requirements and all applicable provisions of the Development Summary - Table 4.

D. BUILDING HEIGHT - TYPES

- 4.9 Implement the maximum building heights for each neighborhood consistent with Figure 30 and Table 4. In addition to the maximum heights, the future zoning will establish minimum heights for each neighborhood.
- 4.10 Encourage ceiling heights and depths for various uses which are flexible to encourage a broad range of uses within the multi-family, retail mixed-use and commercial buildings, particularly the ground floor.
- 4.11 The new building(s) and development will be compatible with the scale of the existing homes and neighborhoods through the use of building shoulders, open space, building step-backs and setbacks.
- 4.12 Within the primarily residential portions of the Plan area, a variety of building types and heights is encouraged.

E. PARKING STRATEGY

- 4.13 Implement transit-oriented parking maximums consistent with Table 3. Parking Management will be part of the development review process. The parking for Phase II (with operational transit) will be subject to a traffic/parking analysis.
- 4.14 Each building and block is required to provide a minimum of one full level of underground parking below the building. All of the parking for some of the blocks is required to be located below grade (Figure 32A).
- 4.15 Above-grade structured parking (provided that a minimum of one level is below grade of the building) may be located within the central portion of the block, provided each level of the entire perimeter of each street and/or park frontage is devoted to active uses (residential, office or retail uses) for a minimum depth of 30 ft., unless additional depth is required to comply with the applicable retail requirements. Where high capacity transit stops are integrated as part of the building, they may be considered an active use for the first level. Above-grade parking adjacent to I-395 may be permitted to be screened with architectural treatment and/or active uses as required through the development review process and Urban Design Standards and Guidelines. Above grade structured parking is permitted at Southern Towers to replace existing required parking for existing buildings to remain, above grade structured parking is also permitted along alleys in the Plan area, which will be screened with architectural treatment as opposed to active uses. The appropriate architectural treatment for above grade parking structures should be defined in the Urban Design Standards and Guidelines to be developed as part of the rezoning and CDD Concept Plan.

- 4.16 On-street parking is generally required for all of the streets, excluding Seminary Road. A limited number of on-street parking spaces may be permitted on North Beauregard Street. Parking on the streets adjacent to the Dora Kelley Nature Park will be strategically located to be compatible with the adjoining Dora Kelley Nature Park.
- 4.17 Encourage shared parking in commercial/mixed uses areas of the Plan area.
- 4.18 On-street parking near the Required Retail (Figure 26) will be metered and managed.
- 4.19 Surface parking lots for new development, other than parallel on-street parking, are prohibited.

F. OPEN SPACE

- 4.20 An interconnected park and greenway system will be implemented to provide residents, employees, and visitors' access to local and regional active and passive recreational amenities consistent with Figure 42.
- 4.21 Ensure that there are connections between adjacent developments and public parks, school and other public buildings.
- 4.22 Explore the possibility of collocating uses in open space, for example, entertainment, civic and cultural uses, historical interpretation and, public art.
- 4.23 A range of open space types should be provided including active and passive recreational opportunities.

- 4.24 Any new development must preserve the integrity, continued existence of Dora Kelley Nature Park, Chambliss Park, the Holmes Run Park, and the Winkler Botanical Preserve, ensure that there is a comprehensive system of pedestrian, and bike trails connecting to these parks.
- 4.25 The additional approximately 7.4 acres being added adjacent to Dora Kelley Nature Park will be designed and landscaped in a manner to be a visual extension of the existing park. The edge of the park will be designed and landscaped in a manner to use the existing trails and minimize disturbance to the park.
- 4.26 At the perimeter of Dora Kelly Park, the design of the road should distinctly change character and speed, creating a large park lane where pedestrians and bicyclists have primacy. The width of the park road should narrow, perhaps to a single one-way lane for cars but with a substantive bike and pedestrian lane of equal width integrated. Its surface should change to one that is rough textured and employs pervious paving material. Consideration should be given to providing no parking or parking on one side away from the park and the road should undulate along its length. The neighborhood side should have a widened walkway that becomes narrower and wider at various points to accommodate landscaping and curves in the lane. The park side should not have curb and gutter, but a swale to accommodate infiltration of run-off. Consideration should be given to permitting only local traffic on this park lane at certain times of day or seasonally on weekends so the road itself can become an extension of the park at time, particularly on weekends in the spring and fall.

- 4.27 The .85 acre open space adjacent to the Dora Kelley Nature Park is one option to be considered with the \$1.5 million BRAC funds. The use of the Upper Town (Town Center) site or other potential open space sites using the \$1.5 million BRAC funds will be decided as part of a future rezoning(s) or separate approval by the Planning Commission and City Council. If the .85 acre site within the Upper Town (Town Center) is not selected, the Plan will revert back to the townhouse layout depicted in Figure 5 of the staff report and the 19,200 square feet of development that is proposed to be removed under the Small Area Plan and under the existing zoning will be added back into the Upper Town (Town Center) as originally contemplated. As part of the city's regular budget review process, the city will consider additional opportunities to purchase open space to expand the Winkler Preserve, Dora Kelly Park and other areas of this small area plan that would contribute to the overall community quality of life. Any such proposal would be subject to the standard budget evaluation process. Staff shall work to develop additional open space options using the \$1.5 million Base Realignment and Closure (BRAC) funding to expand existing or proposed park/open space and shall seek to enhance such park/open space with community-oriented, low intensity uses such as picnic areas, trails or a structure for outdoor concerts.
- 4.28 Make development tree-friendly and hospitable to the "urban wildlife".
- 4.29 Respect the "green landscaped and open heritage" of the Plan area.
- 4.30 Employ sound urban forestry principles and practices to improve the City's tree canopy.
- 4.31 The neighborhood parks shall be designed to serve a variety of uses and serve as gathering places for residents and visitors.
- 4.32 The accessibility of parks, plazas, central gathering points, dog parks, retail and the like should invite walking rather than driving.
- 4.33 Encourage family-oriented neighborhoods by providing open space and programming for children play areas (non-organized) and organized areas. A minimum of one tot-lot will be provided within each residential neighborhood. Additional tot-lots and/or children's play area may be required as part of the development review process. Consider the use of additional amenities such as water features for the children's play spaces.
- 4.34 At least one fenced, public dog park to accommodate large and small breeds shall be provided within the Greenway Park. The dog park will be a minimum .5 acre and include water, double gates, shade, and be designed to all applicable City requirements. Additional dog-parks may be required as part of the development review process. Explore the possibility of locating these facilities on the roof-tops of the multi-family buildings. Dog parks will be located outside the resource protection area (RPA).
- 4.35 Require the submission of a neighborhood comprehensive Open Space Plan to identify the programming within each park/public open space. The Plan will be submitted with the first development special use permit and updated with each subsequent development special use permit.
- 4.36 The parks/open space required within the Proposed Open Space Plan (Figure 42) will be implemented with the development of each neighborhood.
- 4.37 The Plan recommends that streams be improved and the RPA restabilized to maximize functional ecological potential.
- 4.38 The Town Center open space-square should be designed to encourage programming, including:

- a. Outdoor dining and public areas for retail shops and restaurants;
- b. space for outdoor (and possibly indoor and/or covered) entertainment events;
- c. public art; and
- d. Outdoor shows, displays, craft fairs, ethnic fairs.

4.39 The Greenway, Dora Kelley extension, and the park within the Upland Park neighborhood will be dedicated to the City. The remainder of the designated public open spaces will provide a perpetual public access easement and will be privately maintained. Public access easements are encouraged for the ground level open space, where appropriate.

4.40 In addition to the open space-parks within each neighborhood, a minimum amount of ground level and roof-top open space will be required for each neighborhood as part of the rezoning(s).

4.41 In addition to the ground level and roof-top open space, amenities such as swimming pools, exercise facilities etc. are encouraged as part of each building and/or block.

4.42 An athletic field, sized to accommodate multiple activities or sports (i.e. soccer, football, lacrosse, rugby) with synthetic turf and lighting will be located near William Ramsay School and should have access to sufficient parking, restrooms and trash receptacles.

4.43 Two pedestrian bridges will be required within the Holmes Run – Turkey Run Greenway as generally depicted in Figure 34. The design parameters of the bridges will be part of the development review process.

4.44 The Plan strongly encourages the provision of community gardens. A minimum of one community garden will be provided within the Greenway. The community gardens are an area where residents would be able to plant vegetables, herbs, and flowers. The garden area would need to have access to water and space for composting and storing equipment. Efforts should be made to locate the community gardens outside of the Resource Protection Area (RPA). In addition, private roof-top community gardens are encouraged as part of the multi-family residential buildings.

4.45 The redevelopment area is required to provide 40% tree canopy. In no case, shall tree canopy coverage be less than the applicable City requirements and provisions at the time of the approval for each redevelopment area. To the extent that the tree canopy cannot be accommodated on-site, tree canopy may be provided off-site within the Plan area, Dora Kelley, and/or other nearby areas as determined by staff and supported by the Planning Commission and City Council.

4.46 Implementation of the plan by the City should consider creating an agreement early in the implementation process with a commercial tree grower for pre-contracted nursery stock needed in the Beauregard area for the next 10 to 15 years. The goal is to increase the caliper of trees planted in the planning area.

4.47 The stormwater pond within the Greenway, will be designed to be integrated into the overall design of the park. Stormwater plans within the planning area, whenever feasible, must seek to minimize, and if possible reduce stormwater discharge into the Winkler Botanical Preserve.

4.48 The open space within the Adams neighborhood (Figure 37) will be available for public use including potential use by the adjoining school.

4.49 The city-owned lot(s) at the intersection of Seminary Road and North Beauregard Street will be retained as open space as part of any future adjoining development. The future redevelopment will augment the existing city-owned land to create an approximately one acre open space-park.

G. RETAIL USES

4.50 Locations with Required Retail will be provided as depicted in Figure 26. The amount of Required Retail provided within each location will be subject to all applicable provisions of Table 4.

4.51 Encourage neighborhood-serving retail uses, including the potential provision of a grocery store within the Town Center and Upland Park/Southern Towers Neighborhoods.

4.52 The optional retail depicted within Table 4, while not required may be permitted within each neighborhood as part of the development review process.

The optional retail will be approved by the Planning Commission and City Council as part of the development review process. The future zoning(s) will establish standards for the optional retail consistent with the intent and vision of the Plan.

4.53 Explore the possibility of allowing street carts-vendors within the retail areas of the Plan.

4.54 Encourage opportunities for live-work and comparable ground floor uses.

4.55 The Urban Design Standards and Guidelines will include:

- a. Standards and guidelines for all retail uses, including large-format retailers; and
- b. Standards for retail storefronts and signage.

4.56 Require the submission of a comprehensive retail marketing strategy within each neighborhood for each Required Retail area prior to the submission of a development special use permit for the first building and update as necessary with each subsequent development approval. To the extent that optional retail is permitted, a management strategy for the optional retail may be required as part of the development review process.

4.57 Require district-wide management of retail within each neighborhood (i.e. business improvement district, or other similar entity) for the Town Center, Southern Towers, and Upland Park Neighborhood retail.

4.58 While grocery stores, fitness centers, cinemas and other similar retail uses may be appropriate within the Plan area through the DSUP process, the Plan area should generally not be the location for a large format destination retail stores.

4.59 The City and the developer(s) of the designated redevelopment sites (Figure 8) will be responsible for coordinating with the existing Mark Center Transportation Management Plan (TMP) to ensure transit connections between the existing office building and the Required Retail areas.