



## Beauregard Small Area Plan



## Beauregard Community Meeting

November 21, 2011

- **INTRODUCTION**
- **OVERVIEW OF POTENTIAL PUBLIC AMENITIES**
  - Open Space
  - Ellipse
  - Transitway
  - Landscaping
  - Fire Station
  - Affordable Housing
- **POTENTIAL DEVELOPER CONTRIBUTIONS**
- **OVERVIEW OF TRANSPORTATION ANALYSIS**
- **UPCOMING MEETINGS – SCHEDULE**
- **NEXT STEPS**



# BEAUREGARD – Overall



# BEAUREGARD – Comparison of Development (Zoning)

Development Summary				
Developer Land Owner	Acres	Existing Development (sq. ft)	Zoning Maximum (sq. ft.)	Proposed (sq. ft.)
Duke Realty	19.18 ac.	304,894	835,481	1,135,764
Hekemian	8.18 ac.	16,500	109,707	759,469
Home Properties 1	22.31 ac.	918,074	1,027,953	1,607,163
JBG Properties	129.64 ac.	2,291,789	5,647,118	6,415,751
Southern Towers 1	40.81 ac.	1,921,770	2,221,964	2,321,770
WRIT	1.94 ac.	141,963	253,519	240,110
<b>TOTAL</b>	<b>222.06 ac.</b>	<b>5,594,990</b>	<b>10,095,742</b>	<b>12,480,027</b>

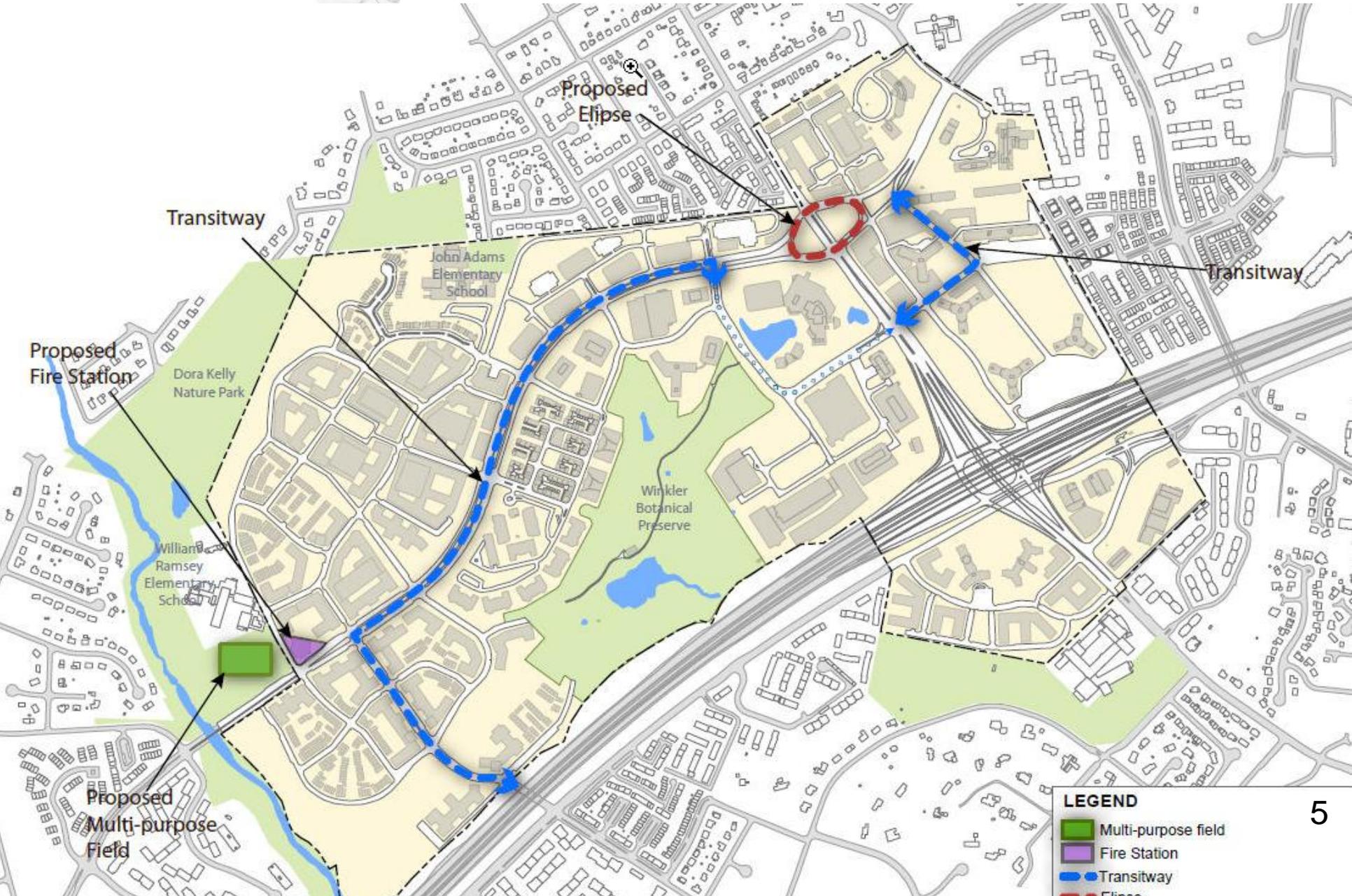
(1) – Numbers include proposed development and existing building(s) that will remain.

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# BEAUREGARD – Potential Developer Contributions



**LEGEND**

- Multi-purpose field
- Fire Station
- Transitway
- Ellipse

# BEAUREGARD – Multi-Purpose Field



William  
Ramsay  
Elementary  
School

Sanger Avenue

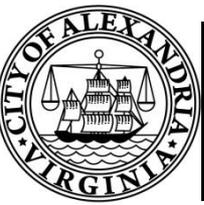
Winkler  
Botanical  
Preserve

Interstate 395

# BEAUREGARD – Elipse



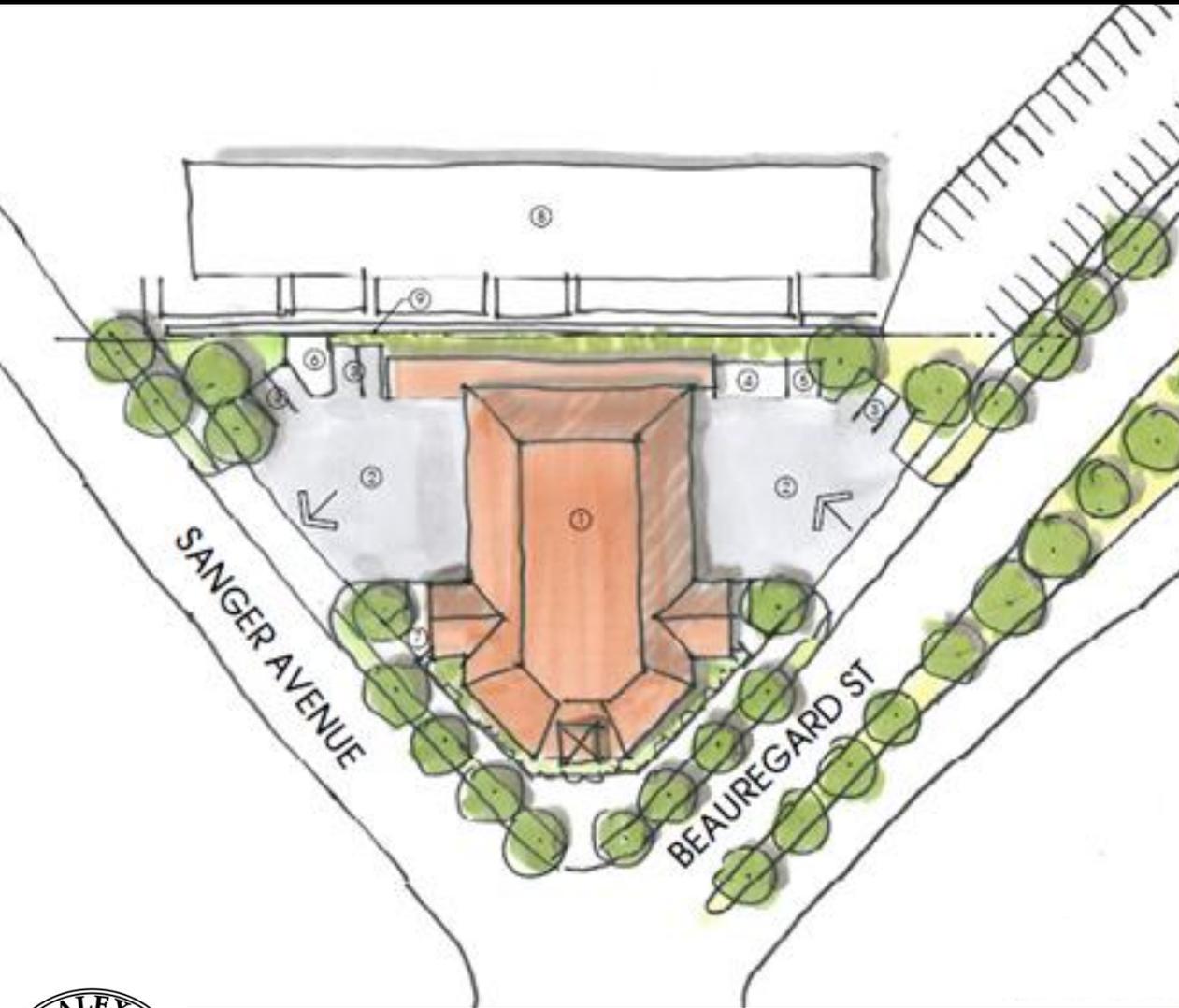
# Beauregard – Proposed Transitway



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# Beauregard – Proposed Fire Station



- Building area – +/- 19,000 sq. ft.
- Two-story structure
- 4 Bays
- Community Room – +/- 900 sq. ft.
- 8 parking spaces onsite / approximately 20 parking spaces to be located east of the existing apartment building



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# Beauregard – Affordable Housing

- Total New and Replacement Units Proposed to be Constructed = 6,469 units
- Proposed Goal of 10% (647 units) as long term affordable/workforce housing
- Short Term vs. Mid-Long Term
- Mix of household income levels served also impacts cost



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# BEAUREGARD – Negotiation Participants

## Developers/Land Owners

JBG  
Hekemian  
Home Properties  
Duke Realty  
Southern Towers

## City Departments

Planning & Zoning  
Transportation and  
Environmental Services  
Recreation, Parks and  
Cultural Activities  
Office of Housing  
City Manager's Office  
Office of Management  
and Budget



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## BEAUREGARD – Developer Negotiation - Objective

Negotiate a proposed financing plan in regard to the specific **Beauregard Small Area Plan** public benefits to be paid by developers as part of the proposed development which may be contained in the eventual Beauregard Small Area Plan, including the timing, amount and form of contributions.



- Consider public discussions and work of BCSG
- Define individual development-paid public improvements
- Identify desired area-wide public improvements
- Price the proposed public improvements
- Review financing options
- Negotiate form, timing and amount of contributions



# BEAUREGARD – Public Benefits

## A. Transportation Improvements

1. Ellipse	\$ 29,310,704
2. Transitway for BRT	23,000,000
3. Other Transportation Improvements	501,600

<b>Transportation Subtotal</b>	<b>\$ 52,812,304</b>
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## B. Fire Station Facility #211

\$ 9,256,025

## C. Enhanced Landscaping and Streetscape for Beauregard Street

\$ 3,000,000

## D. Athletic Field / Recreation Enhancements

\$ 8,150,500

## E. Affordable and Workforce Housing

1. Public Amenity Contribution	\$ 22,426,504
2. Voluntary Formula Contribution Housing	25,817,136

<b>Housing Subtotal</b>	<b>\$ 48,243,640</b>
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## F. Right-of-way Dedication for Transportation and Fire Station Land

\$ 18,046,718 <sup>3</sup>

<b>Total</b>	<b>\$139,509,187 <sup>1,2</sup></b>
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**Notes:**

1. All costs in 2011 Dollars
2. Excludes developer-paid sanitary sewer tap fees
3. Represents in-kind non-cash contribution



## BEAUREGARD – Cost of Affordable and Workforce Housing

- Costs to write down housing costs vary substantially
- Driven by family/unit size, family income and cost
- Cost Range = \$48,000 to \$251,000 for 30-year preservation
- Average Cost = \$123,000 per unit estimate



- **City-proposed Goal = 10% of new units over 30 years**
- 10% of new = 647 units
- **647 units x \$123,000 per unit average cost = \$ 79.8 million**



# Funding Proposal for 647 units over 30 years:

Developers: Existing Voluntary Contribution	\$ 22.4 million
<b>Developers: Public Amenity Contribution</b>	<b>25.8 million</b>
Federal/State/City Long-Term Funding	31.6 million
<b>Total</b>	<b>\$ 79.8 million</b>



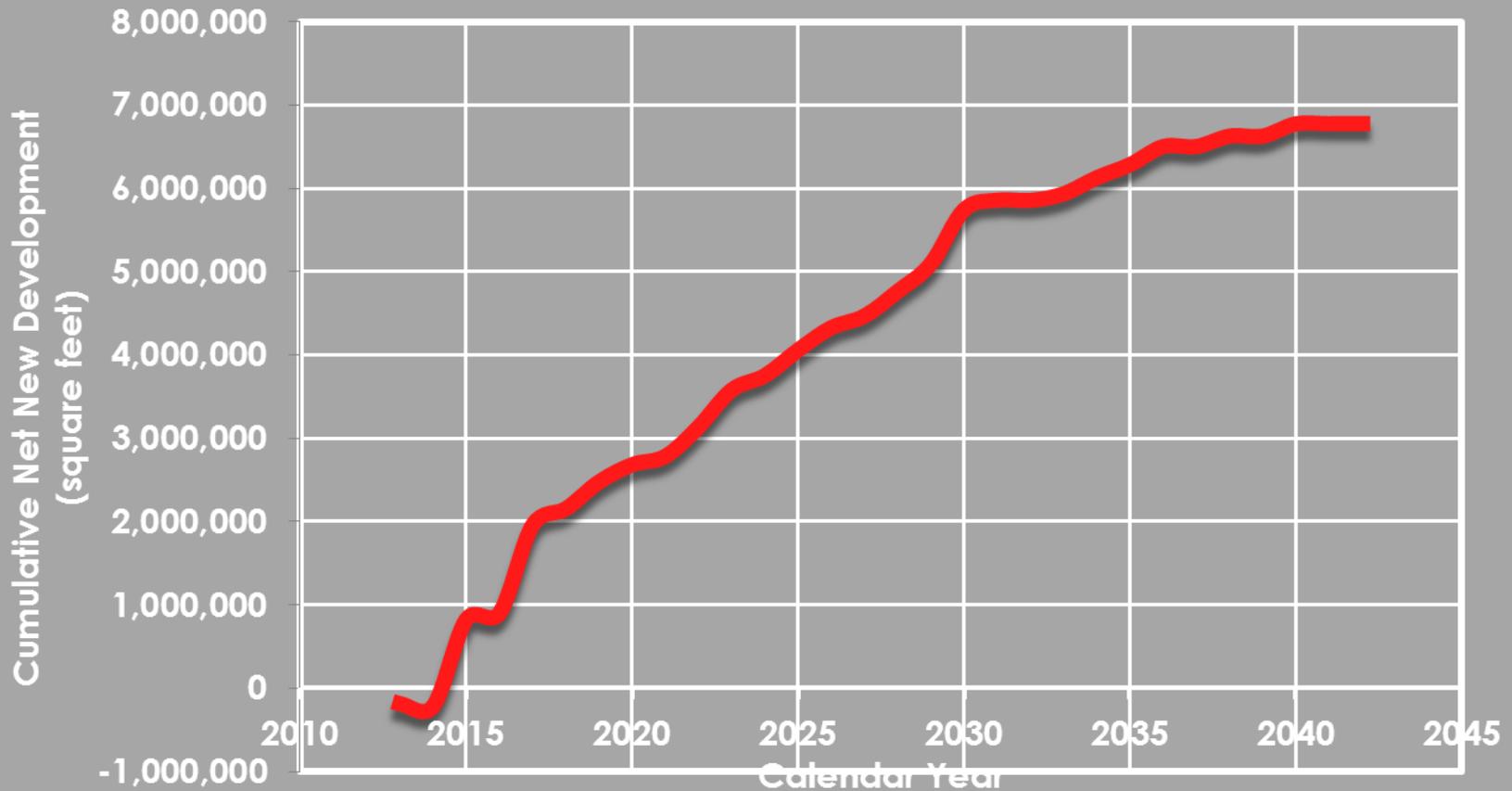
## How would the contributions be paid?

- \$121.5 million in cash contributions divided by 9.7 million square feet of gross new construction equals \$12.55 per square foot
- **9.7 million square feet of gross new less 2.9 million square feet of demolition = 6.8 million of net new**
- Paid into a “Beauregard Fund” upon building completion



# BEAUREGARD – Projected Timing of Development

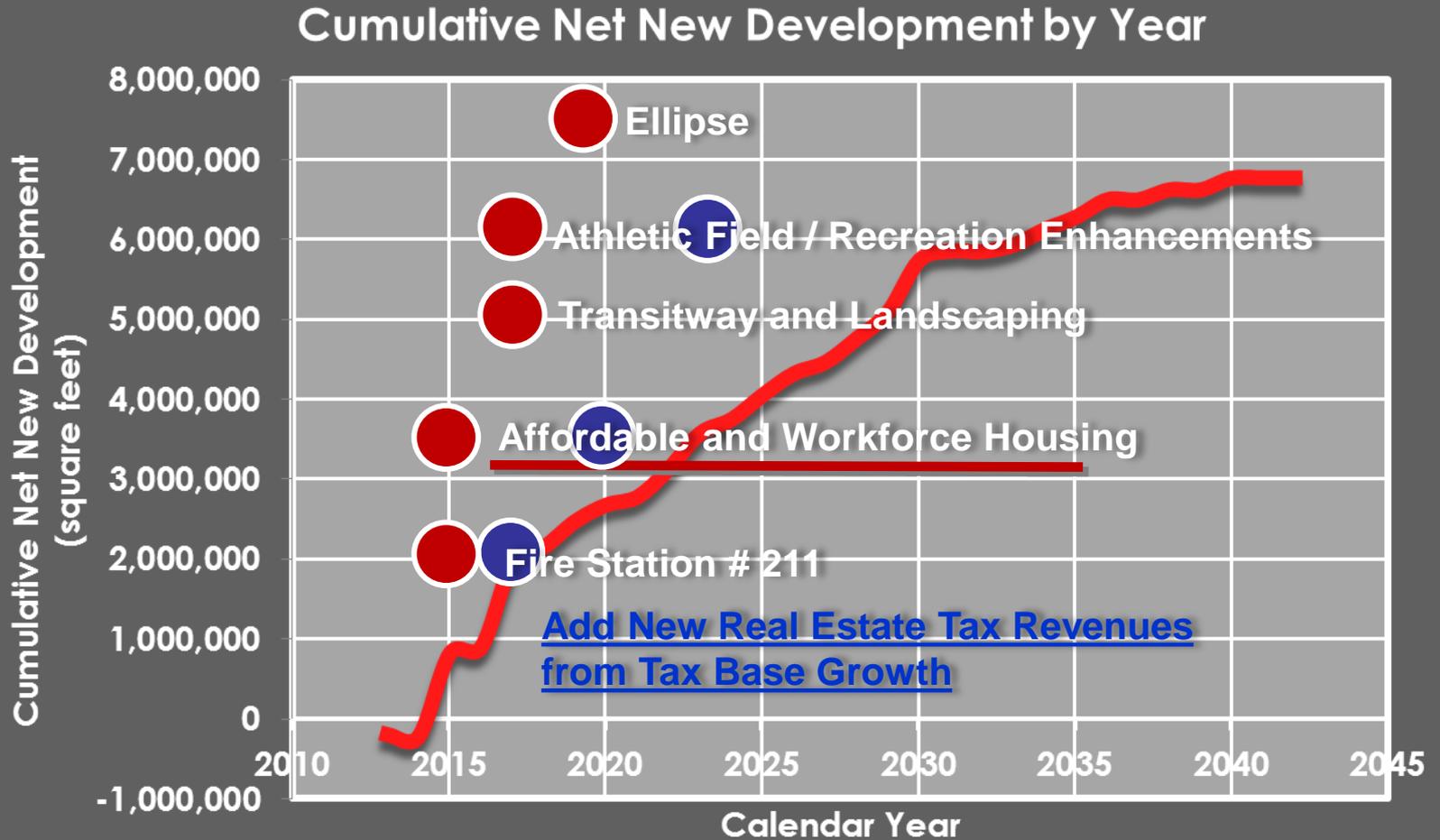
## Cumulative Net New Development by Year



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# BEAUREGARD – Cash Flow Conundrum/Solution



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## Solution to Cash Flow Problem

- Defer timing on some projects
- **Value captured with development generated**
- New real estate tax revenues
- **Start Affordable/Workforce Housing later**
- Create interim affordable housing preservation plan



## Questions and Feedback



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# Transportation Analysis

## T&ES



## Goals (What we heard from the Community)

- Minimize impacts of development
- Infrastructure in place prior to need
- Develop a comprehensive, multi-modal approach

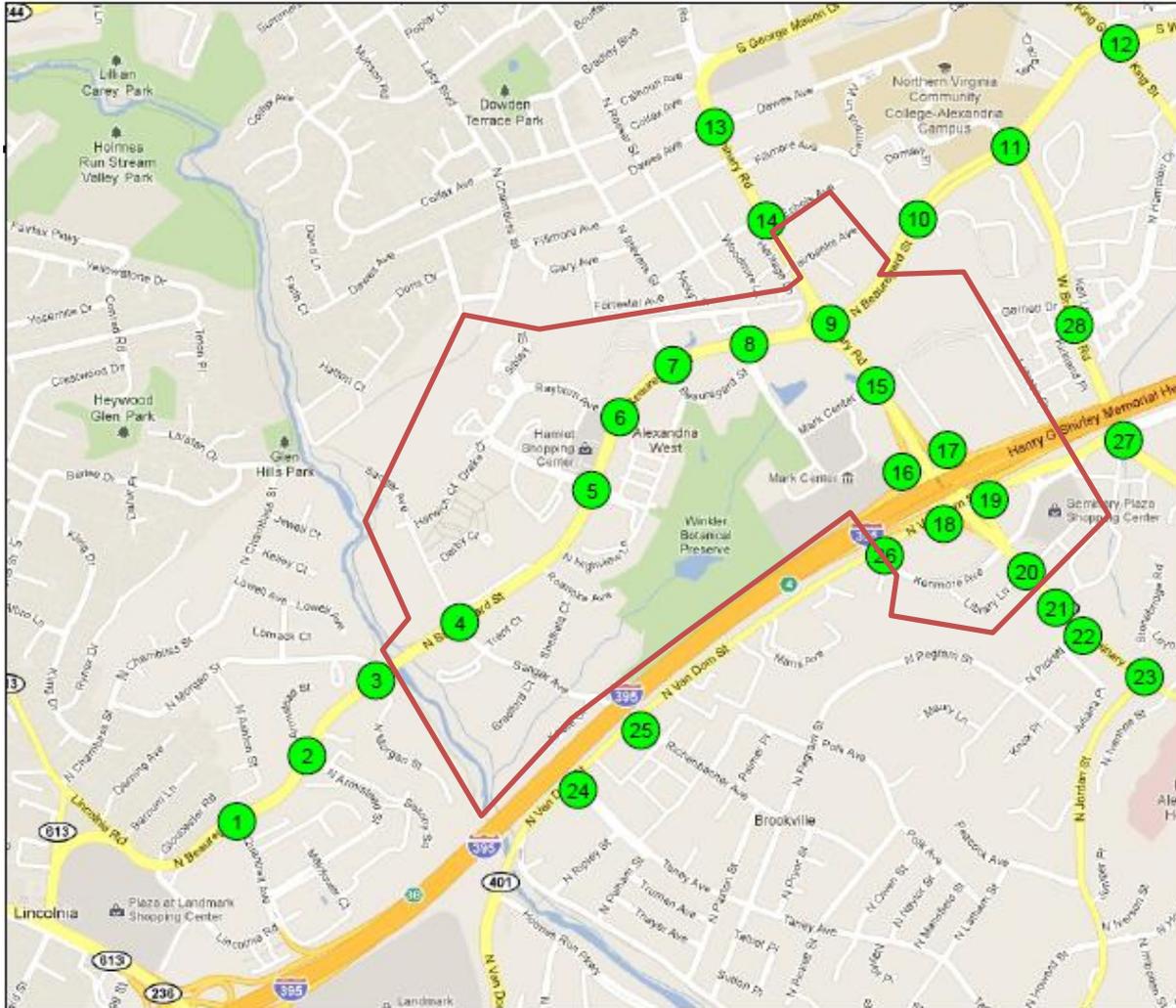


## Transportation Analysis

- Conducted comprehensive Transportation Analysis
- Studied 28 intersections in / near the study area
- Analysis conducted in coordination with developer technical team
- Coordinated multiple traffic studies
  - BRAC-133
  - Transitway Corridor C
  - Regional Studies



# Study Area



## Study Intersections

1. Beauregard St/Quantrell Ave
2. Beauregard St/N Armistead St
3. Beauregard St/N Morgan St
4. Beauregard St/Sanger Ave
5. Beauregard St/Reading Ave
6. Beauregard St/Rayburn Ave
7. Beauregard St/Highview Ln
8. Beauregard St/Mark Center Dr
9. Beauregard St/Seminary Rd
10. Beauregard St/Fillmore Ave
11. Beauregard St/W Braddock Rd
12. Beauregard St/King St (Rt. 7)
13. Seminary Rd/Dawes Ave
14. Seminary Rd/Echols Ave
15. Seminary Rd/Mark Center Dr
16. Seminary Rd/Ramp to 395 SB
17. Seminary Rd/Ramp from 395 NB
18. Seminary Rd/Ramp to 395 NB
19. Seminary Rd/Library Ln
20. Seminary Rd/Hammond School
21. Seminary Rd/N Pickett St
22. Seminary Rd/N Jordan St
23. N Van Dorn St/Taney Ave
24. N Van Dorn St/Sanger Ave
25. N Van Dorn St/Kenmore Ave S
26. N Van Dorn St/W Braddock Rd
27. N Van Dorn St/W Braddock Rd
28. W Braddock Rd/Hampton Dr



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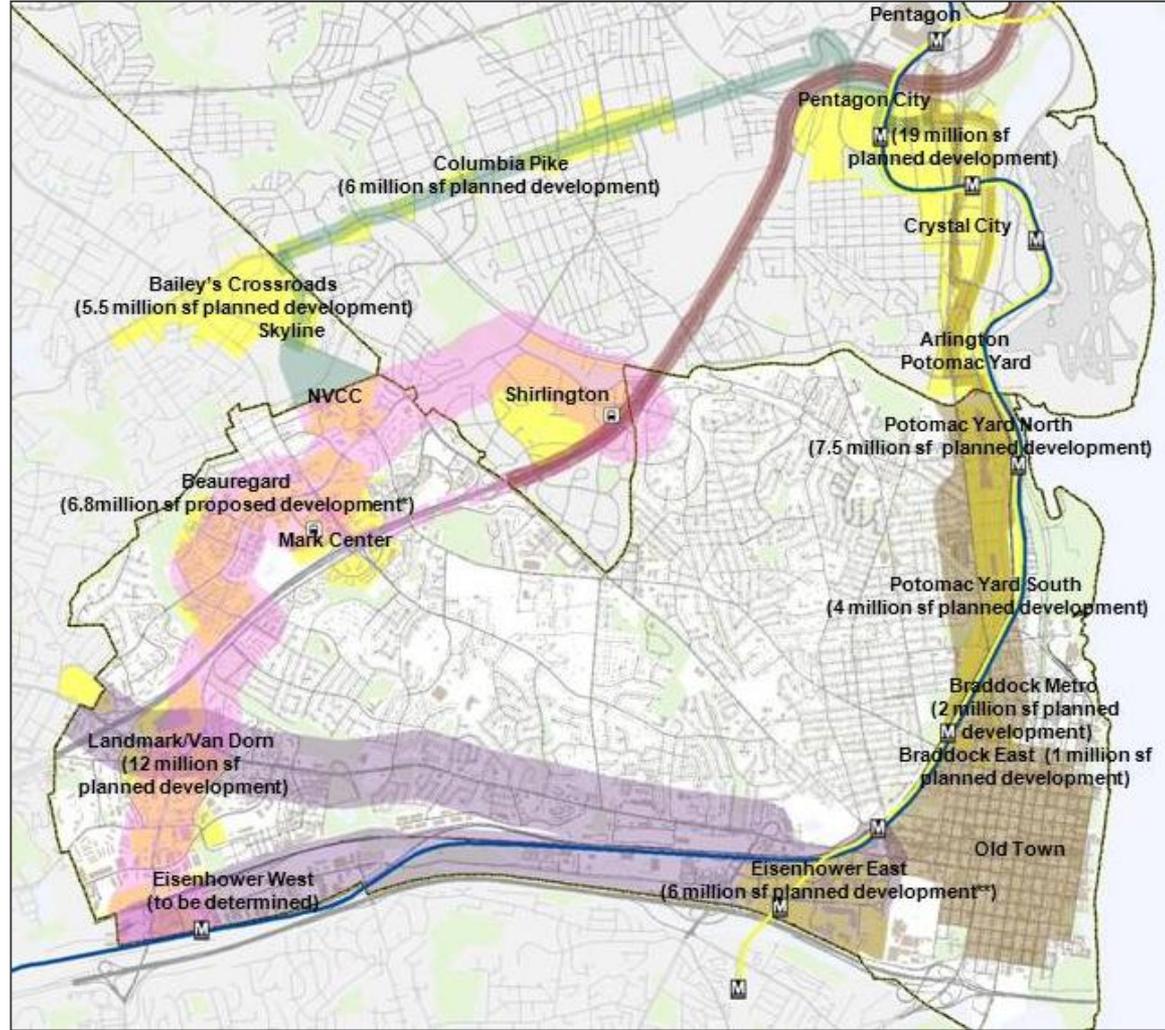
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## Traffic Analysis Scenarios

- Existing Conditions
- 2035 No Development
- 2035 Development
- 2020 Interim Development

### Assumptions:

- Transitway
- VDOT Short / Long Term Improvements
- Multi-modal
- Regional Growth



# Traffic Analysis Scenarios

## **A: Existing Conditions:**

- Actual Traffic Counts

## **B: 2035 No Development:**

- (2035 Scenario without the Planned Development)
  - Regional Growth
  - Approved DSP/DSUP Development
  - Transitway
  - VDOT Improvements



## Traffic Analysis Scenarios

### **C: 2035 Development:**

- (Includes all elements above)
  - Development in Beauregard Plan
  - Enhanced Road Network
  - Recommended Transportation Improvements

### **D: 2020 Development-Interim:**

- Interim year to determine phasing of Transportation Improvements



## Transportation Analysis Process

- Small Area Plan provides opportunity for a comprehensive mitigation package (rather than piece-meal approach) and allows regional coordination
- Future site specific transportation analysis as part of future development applications



## Transportation Analysis Process

- Existing Traffic Counts
- Trip Generation
- Trip Distribution
- Mode Split
- Trip Assignments



## 2035 Traffic Analysis (Simulation)

### No Development and Development Scenarios

- Used 2035 projected turning movement volumes
- Analyzed No Development scenario with baseline improvements
- Analyzed Development scenario with transportation enhancements
- Determined Level of Service, delay, queues

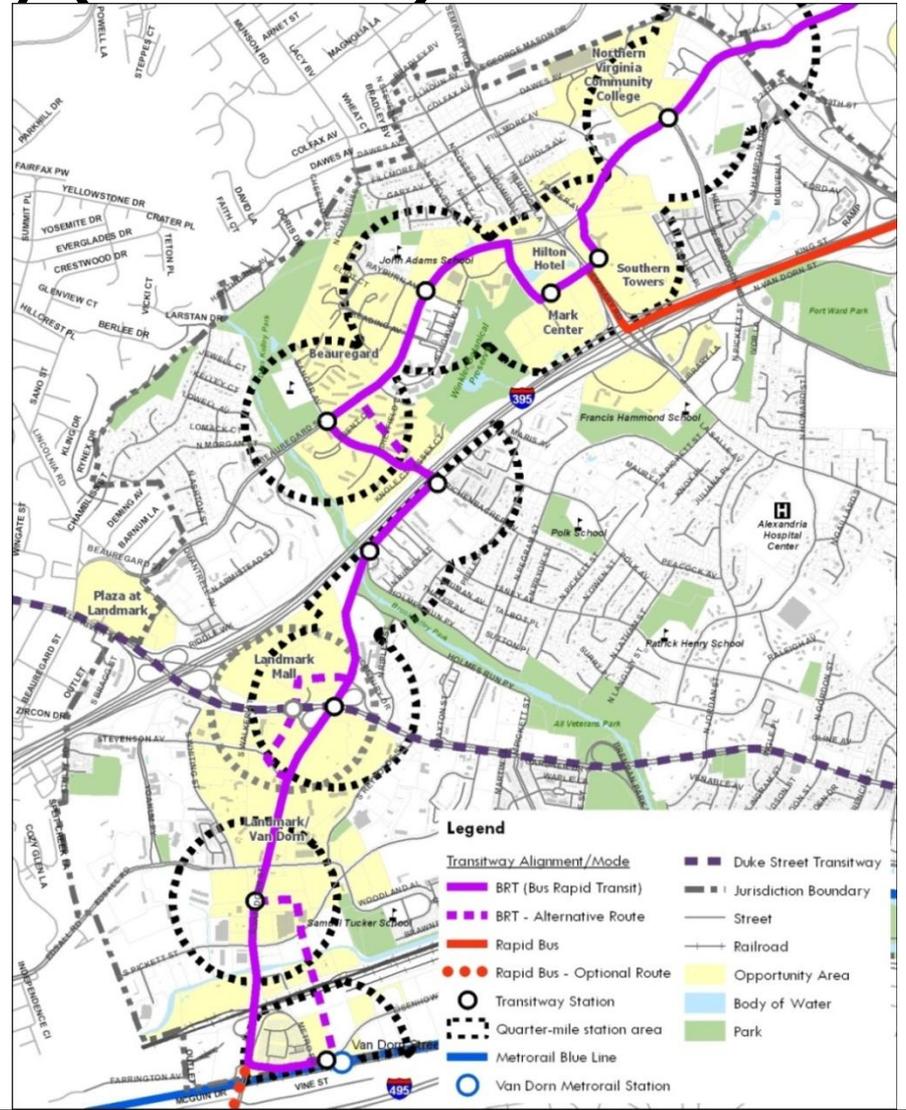


# No Development (2035) Scenario

- Regional Growth
- Approved (DSP/DSUP) Development in Study Area
- Transitway
- VDOT Short and Mid-Term Improvements
- King & Beauregard Improvement
- VDOT HOV/Transit Ramp
- I-95/I-395 HOT Lanes (to Turkeycock)



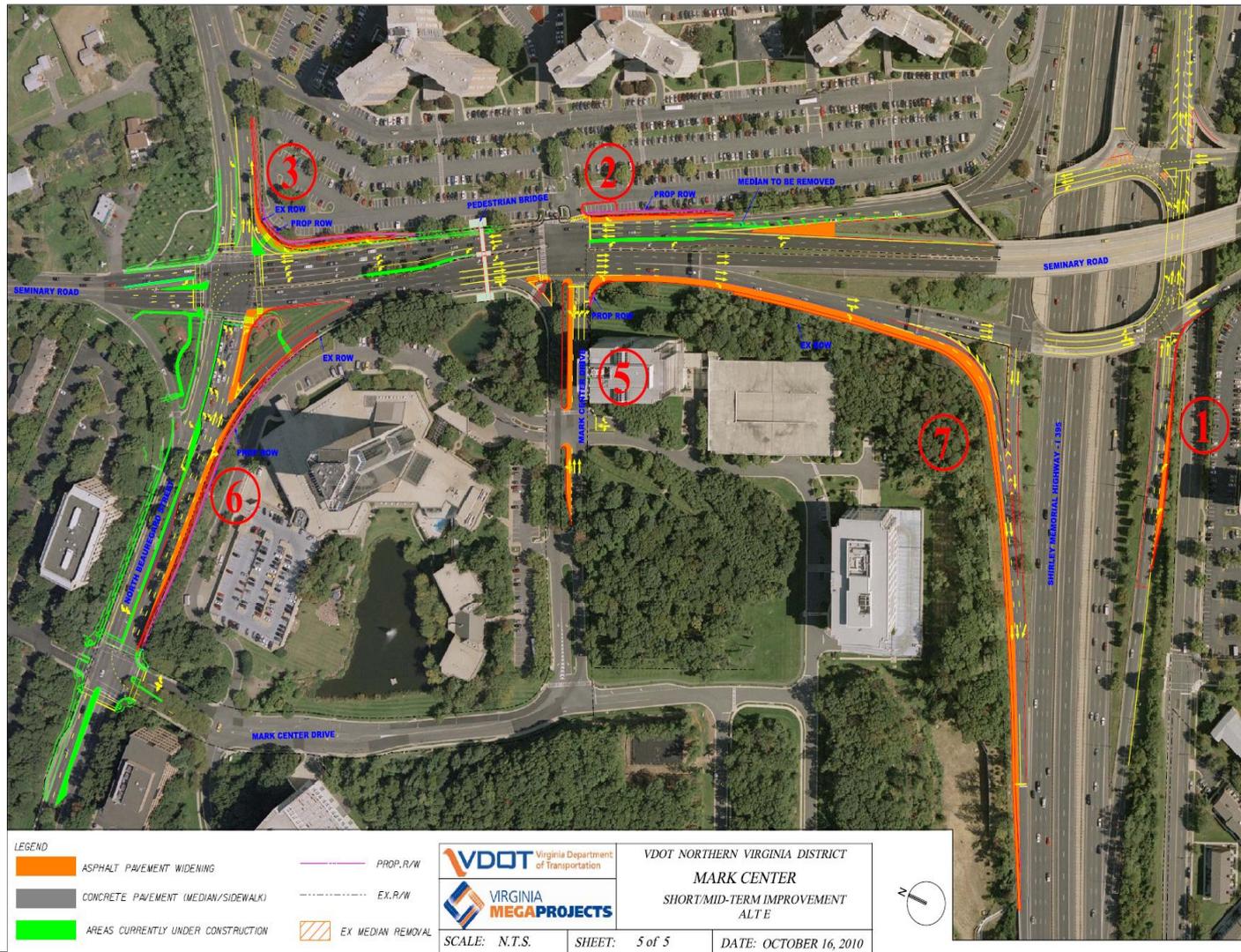
# Transitway (Corridor C)



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# Short / Mid Term Improvements



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# I-395 / Seminary Road HOV Ramp (Illustrative Concept)

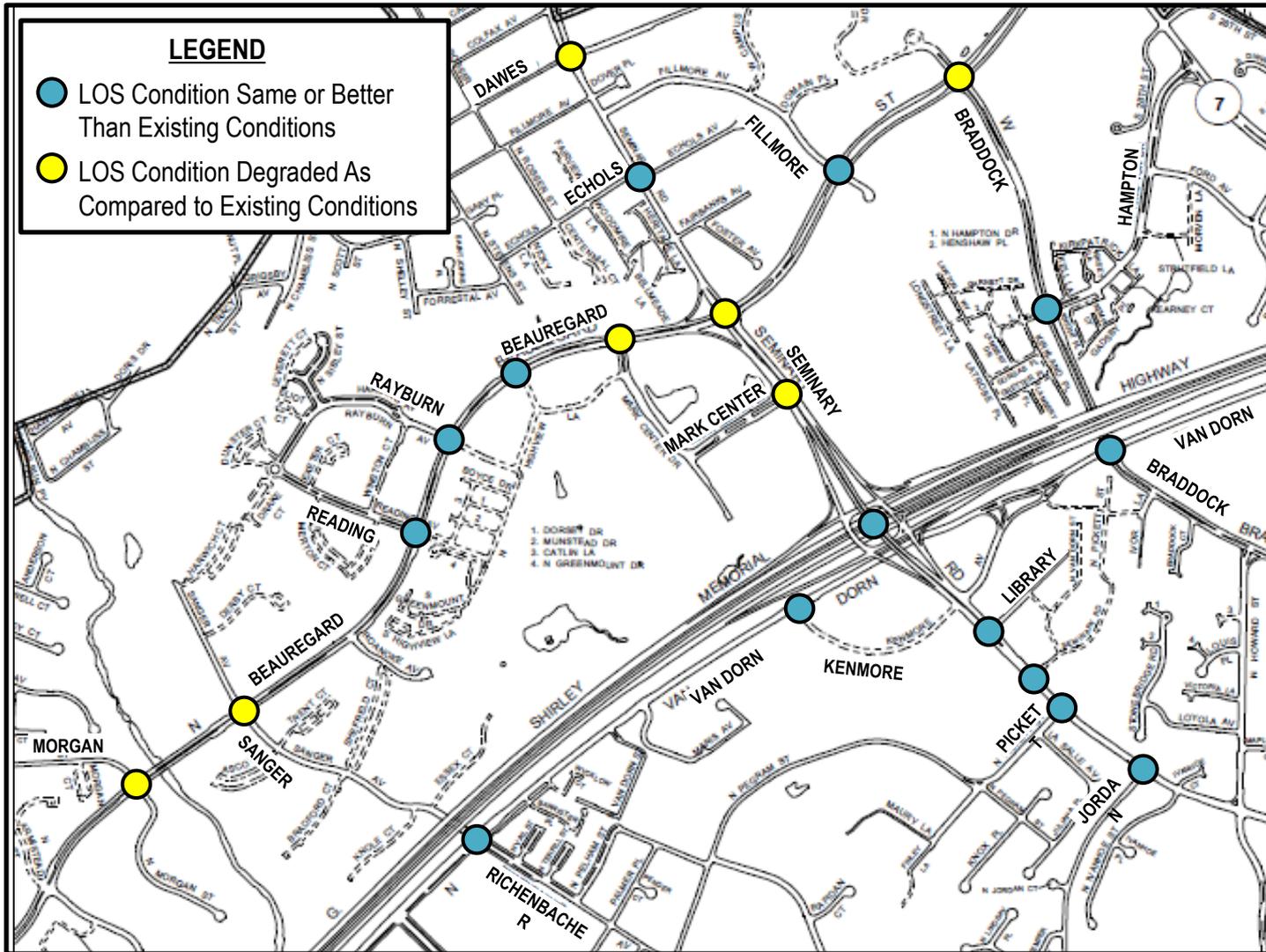


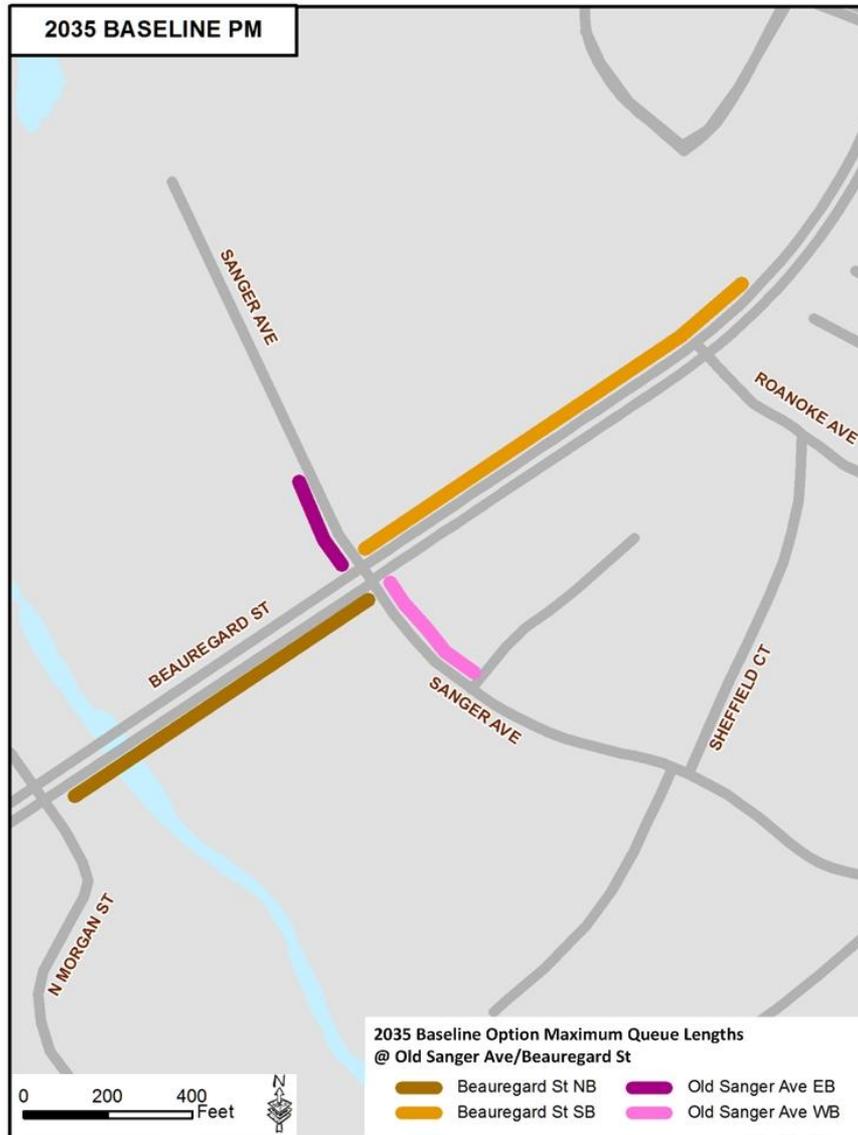
## I-395 / I-95 HOT Lanes

- **Build 9-mile extension of existing HOV lanes** from Dumfries to Garrisonville Rd in Stafford County
- **Expand existing HOV lanes from 2 to 3 lanes for 14 miles** between Prince William Parkway to vicinity of Edsall Road on I-395 (Turkeycock Run)
- **Improve the existing two HOV lanes for six miles** from Rt. 234 to Prince William Parkway
- **Add new or improved access** to and from HOV/HOT network at key interchanges



# Traffic Results – No Development (2035)

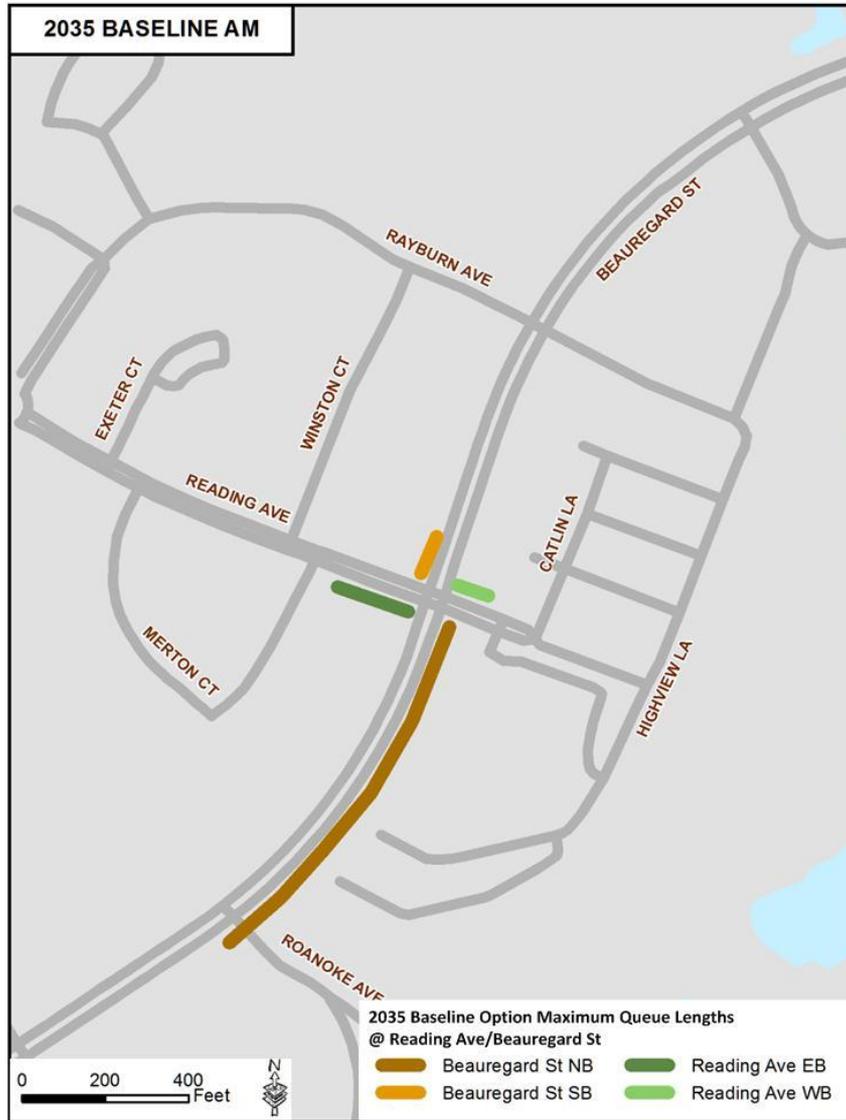




## Beauregard/Sanger

### Queue Length No Development (2035)

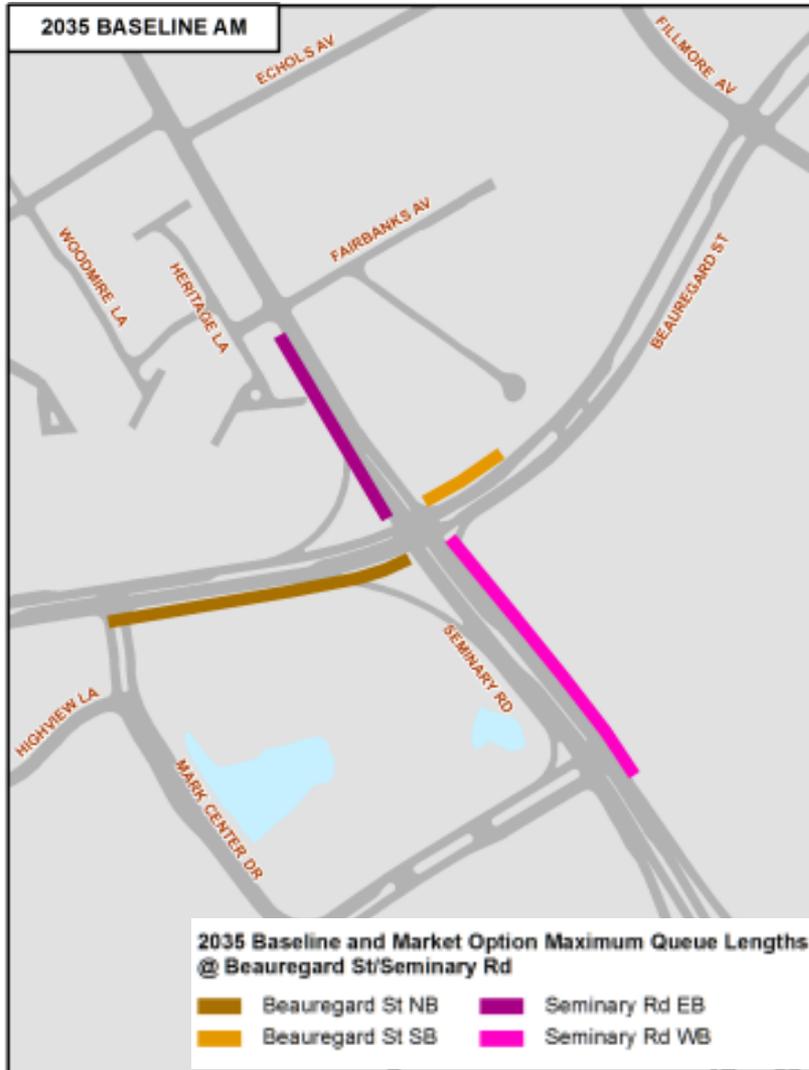




# Beaugard/ Reading

## Queue Length No Development (2035)





**Beaugard/  
Seminary**

**Queue Length  
No Development  
(2035)**

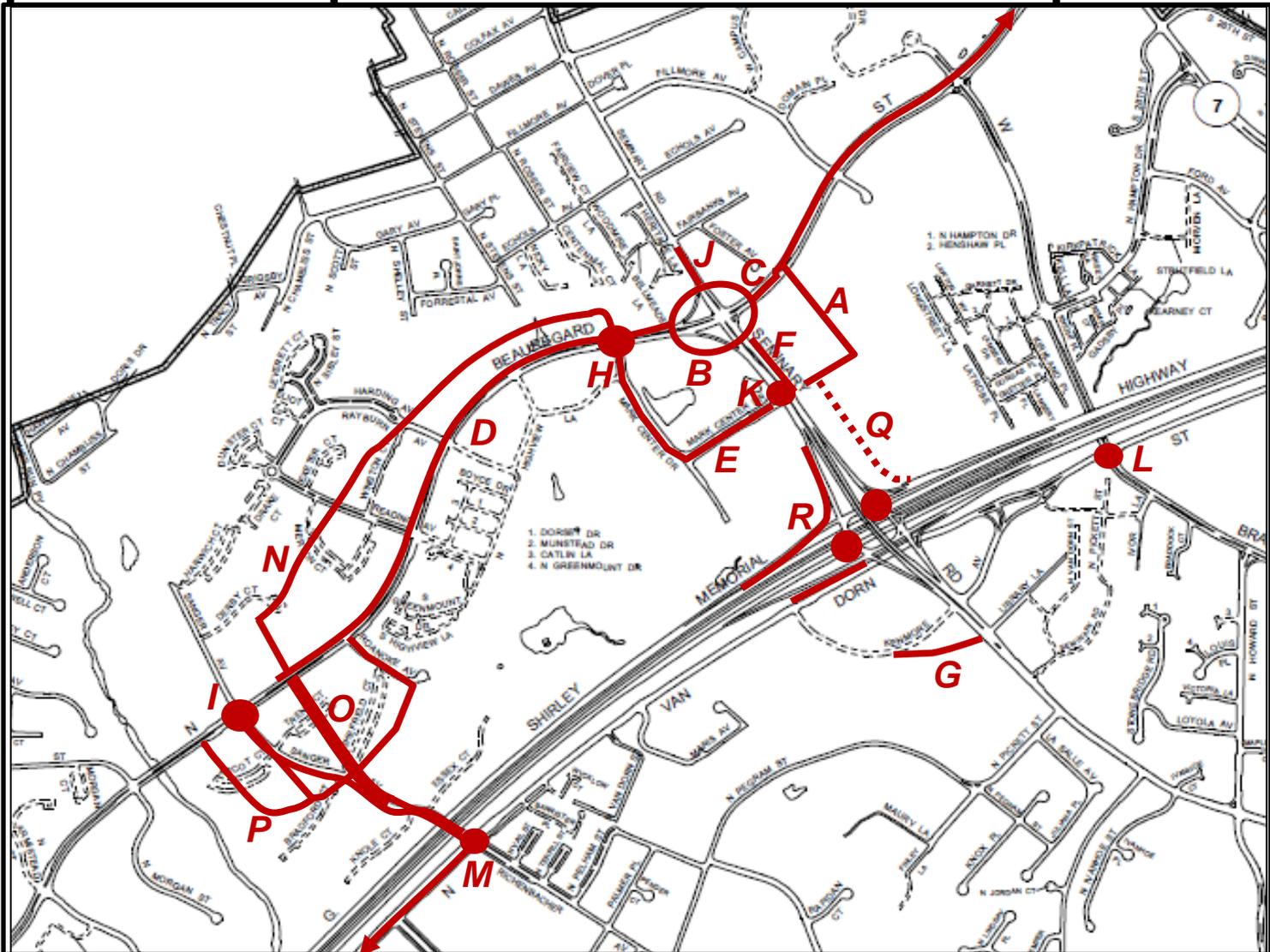


## 2035 Development Scenario

- No Development Land Use Assumptions
- No Development (baseline) Transportation improvements
- Additional land use associated with proposed development
- Additional transportation network improvements



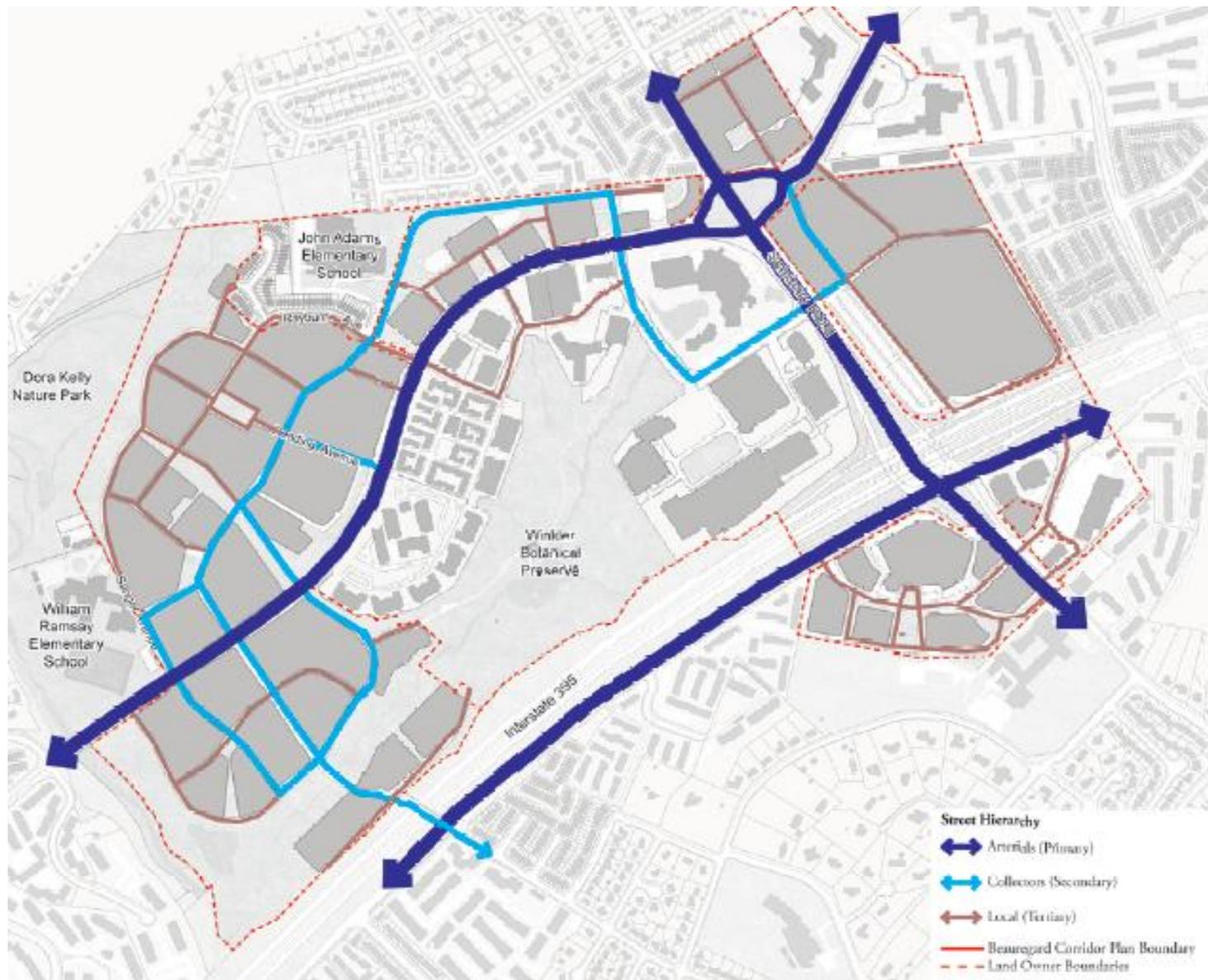
# Transportation Improvements in 2035 Development Plan



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# BEAUREGARD – Overall



# Transportation Improvements in 2035 Development Plan

A	Southern Towers	New road and transitway through Southern Towers
B	Beauregard at Seminary	Ellipse at Seminary Road and Beauregard Street (Exclusive of ROW Costs) Transitway Improvements for BRT
C	Beauregard between Hekemian and Southern Towers	Construct transitway
D	Beauregard between Mark Center Drive and Existing Sanger	Provide necessary right of way and widen Beauregard Street and construct a transitway Build Multi-use trail (For bicycles and pedestrians)
E	Mark Center Drive (Beauregard to Seminary)	Provide Bicycle Facilities
F	Seminary between Fairbanks and Mark Center Drive	Construct multi-use trail
G	Relocated Kenmore Avenue and Library Lane Extended	Construct Relocated Kenmore Avenue
H	Beauregard Street at Mark Center Drive	Right turn lane Reconfigure WB approach
I	Beauregard St at Existing Sanger Ave	Reconfigure Sanger Avenue Provide permissive left-turn phasing for the Sanger Ave left turns Provide permissive right turn phasing for WB Sanger Ave
J	Seminary Rd from Beauregard to Hekemian property line	Add westbound left turn lane to Fairbanks
K	Seminary at Mark Center Drive	Widen Mark Center Dr to allow for dual lefts
L	Van Dorn St at Braddock Rd	NB/SB Lane Approach Improvements NB/SB Lane Approach Improvements
M	Van Dorn St at Sanger Ave / Richenbacher Ave	Restriping and sidewalk widening under I-395 Restripe WB approach
N	New Parallel Road to Beauregard	Construct new parallel road
O	Relocated Sanger	Construct new Sanger Avenue Construct transitway and construct multi-use trail
P	New Local Streets Parallel to Relocated Sanger	Construct new local streets
Q	Parallel road from I-395 to Mark Center Drive	Construct new parallel road
R	Seminary Road at I-395	VDOT Short / Mid Term Improvements



## Key Transportation Improvements

Ellipse at Beauregard Street at Seminary Road

Transitway along Beauregard and Sanger Avenues

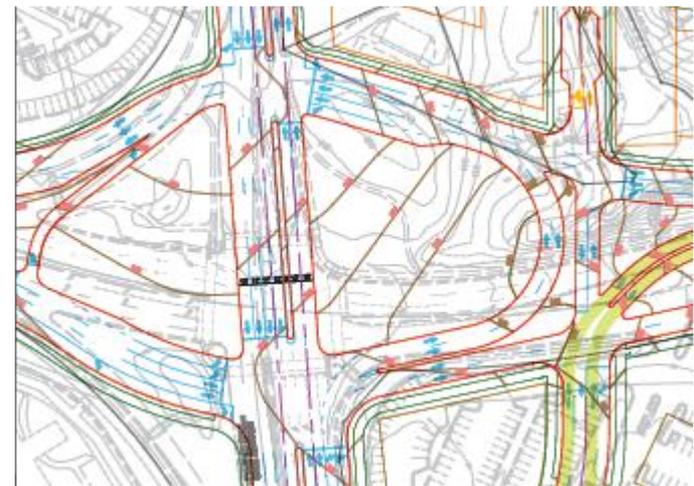
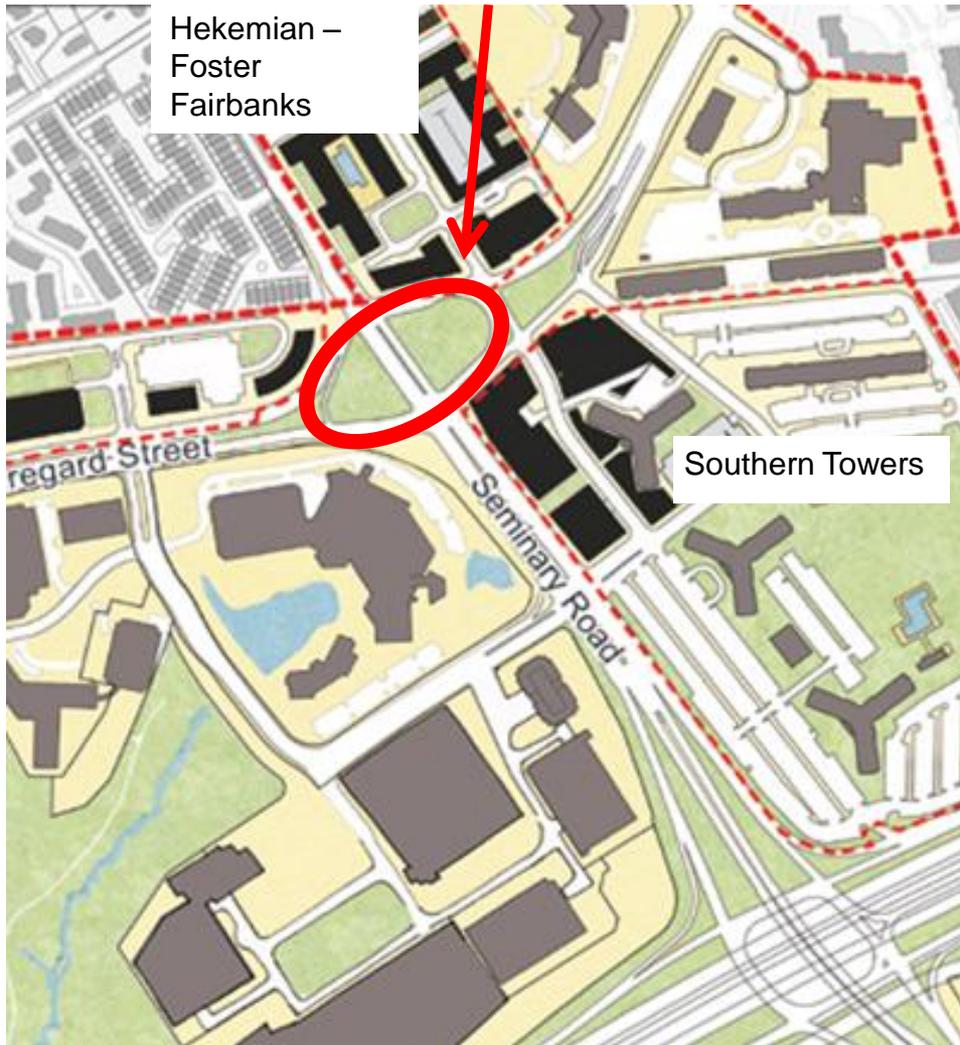
Relocate Kenmore Avenue and extend Library Lane

Bicycle facilities on Beauregard Street, Seminary, Sanger Ave.

New parallel road to Beauregard Street



# Ellipse at Beauregard / Seminary



## Ellipse at Beauregard / Seminary



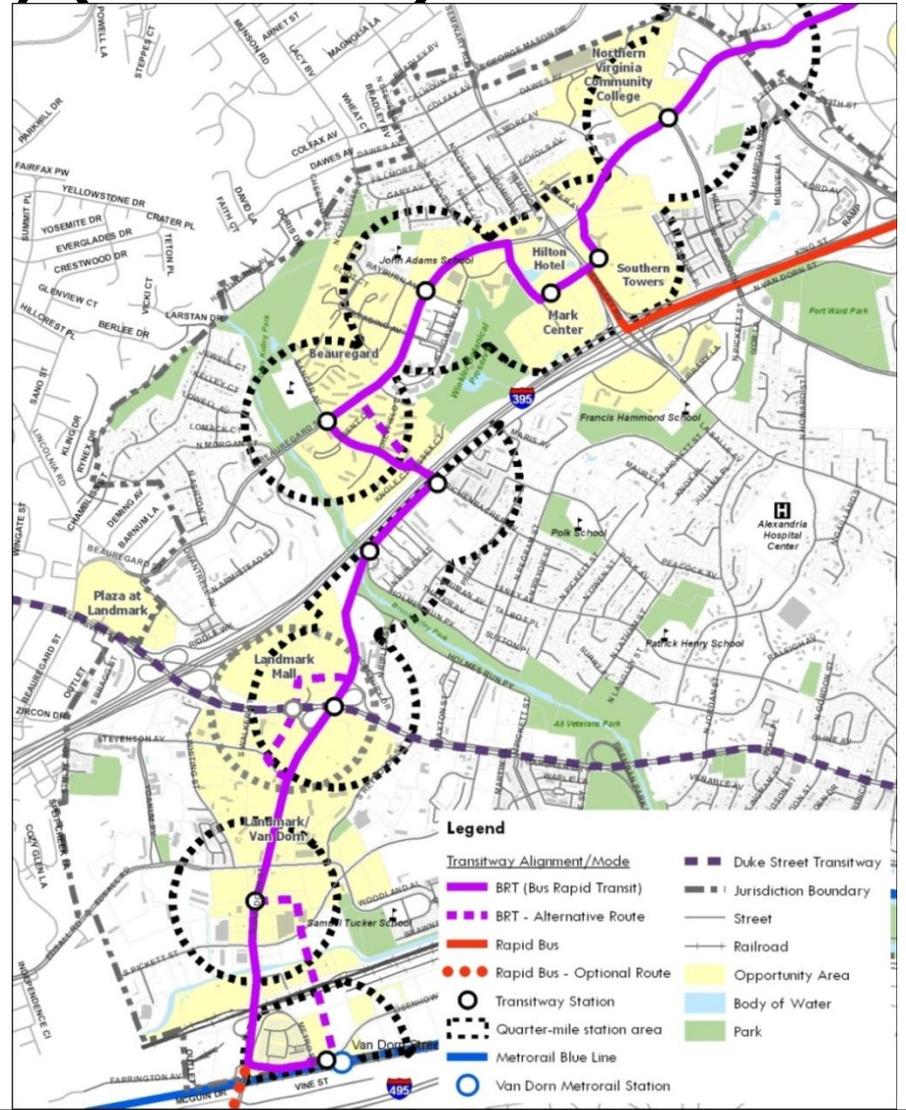
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## Ellipse at Beauregard / Seminary



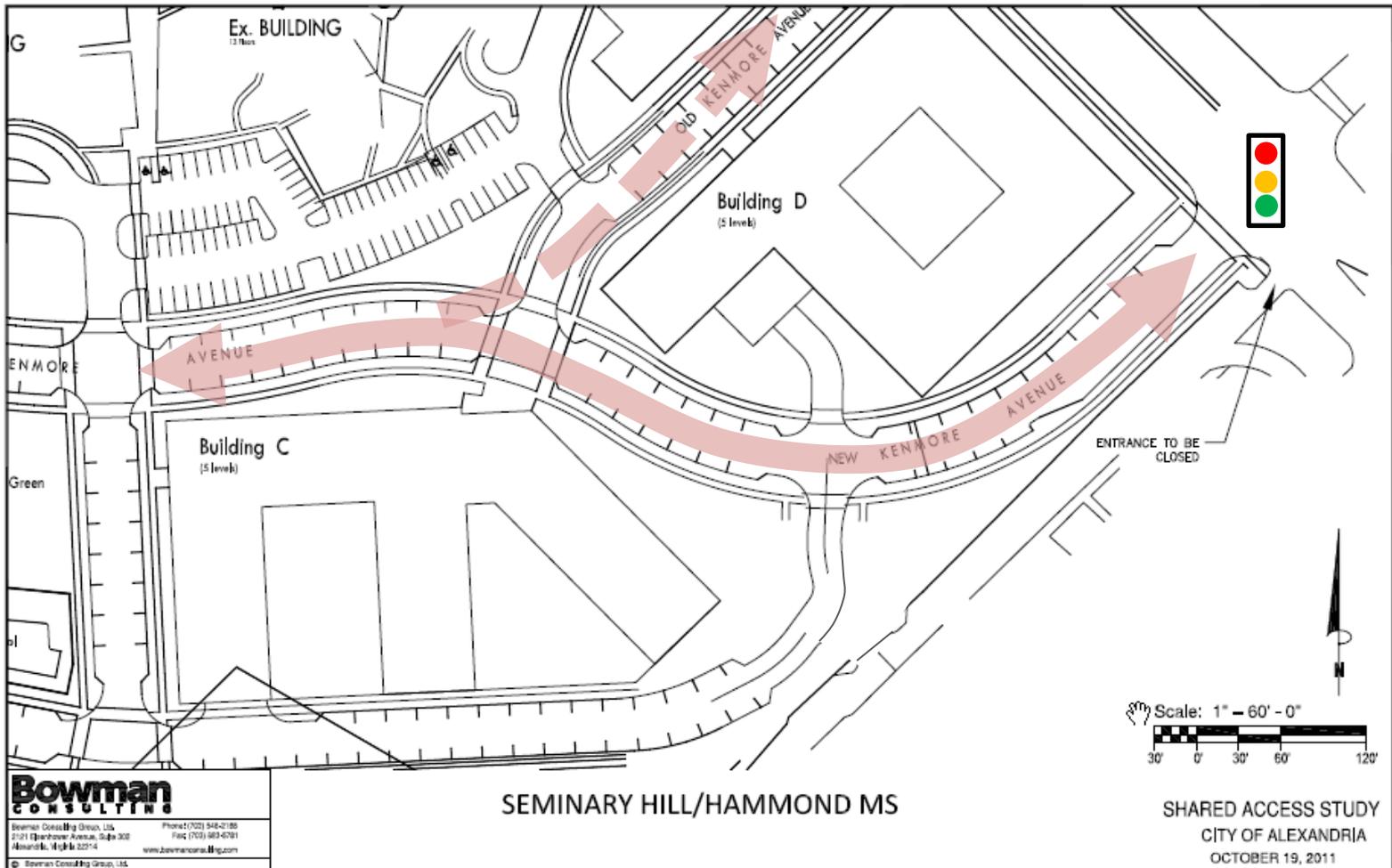
# Transitway (Corridor C)



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# Relocated Kenmore Avenue / Library Lane



# Bicycle Facilities along Beauregard Street, Seminary Road and Sanger Avenue

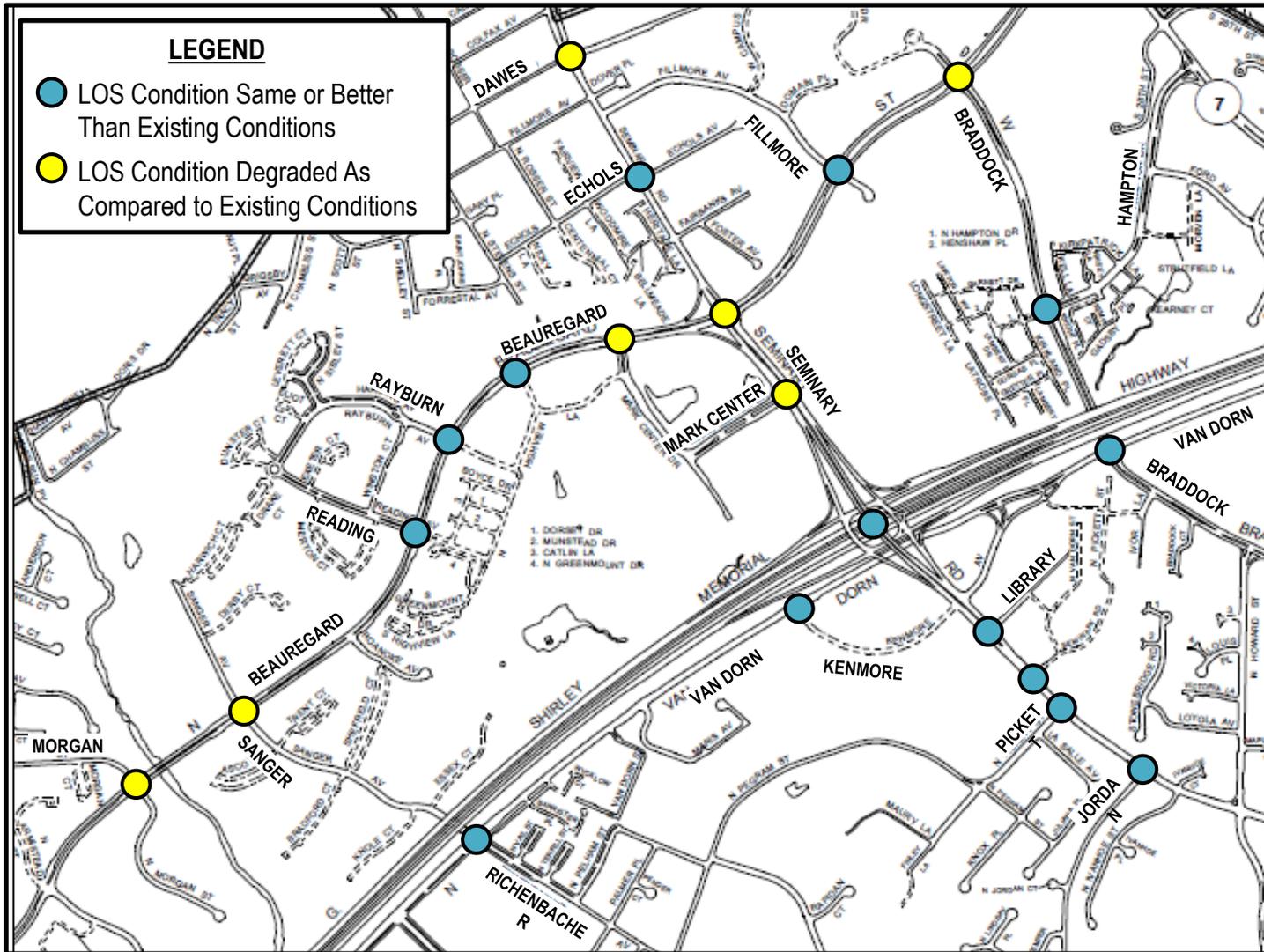


— Off-Street Facility

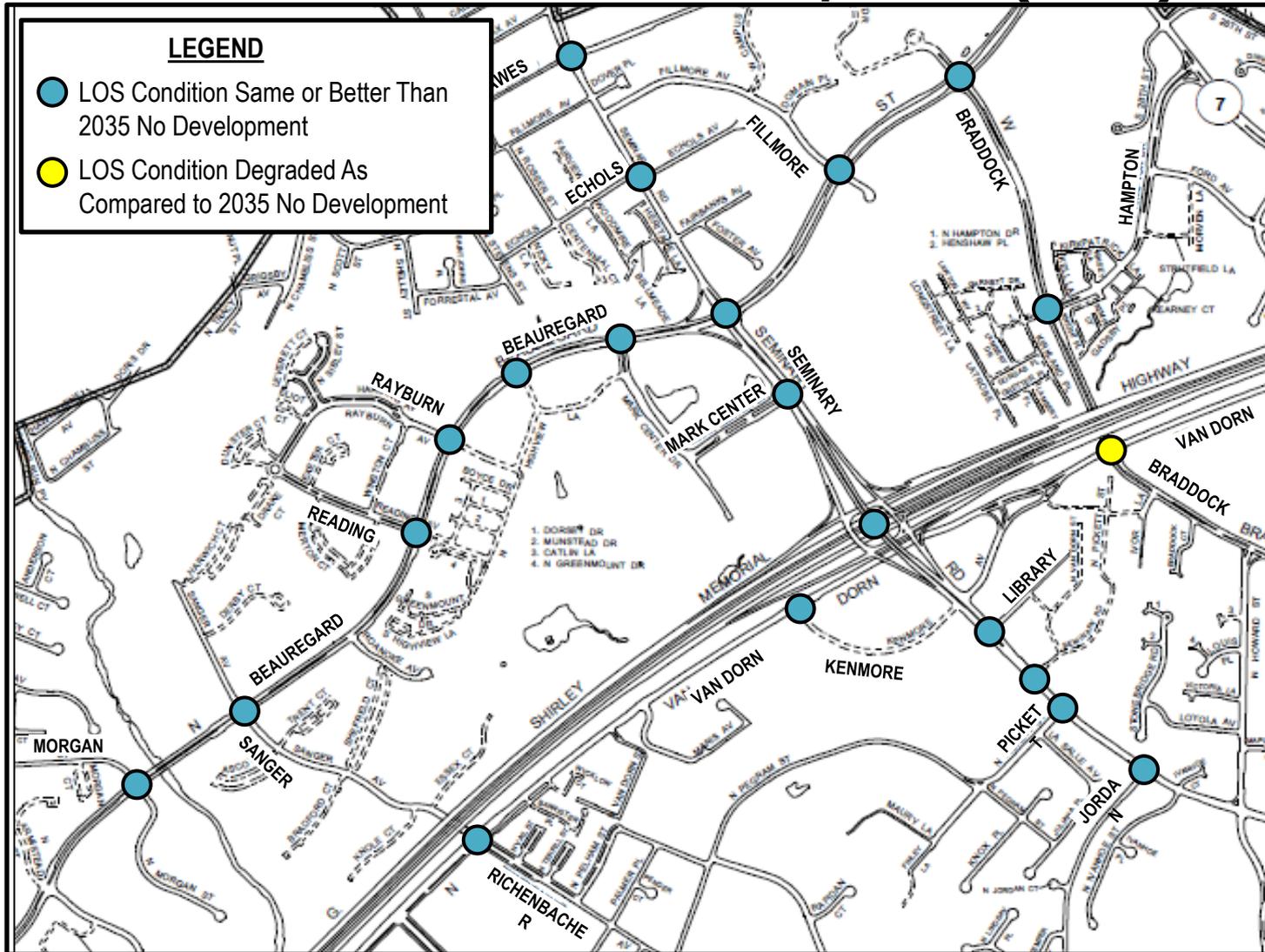
- - - On-Street Facility



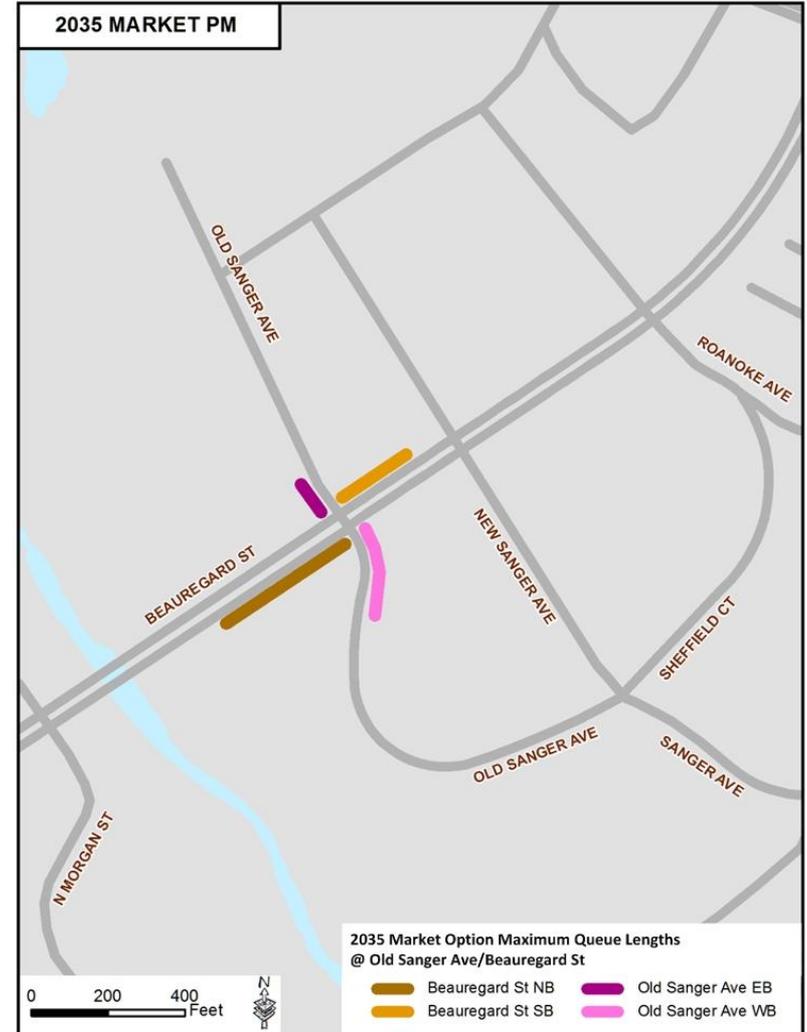
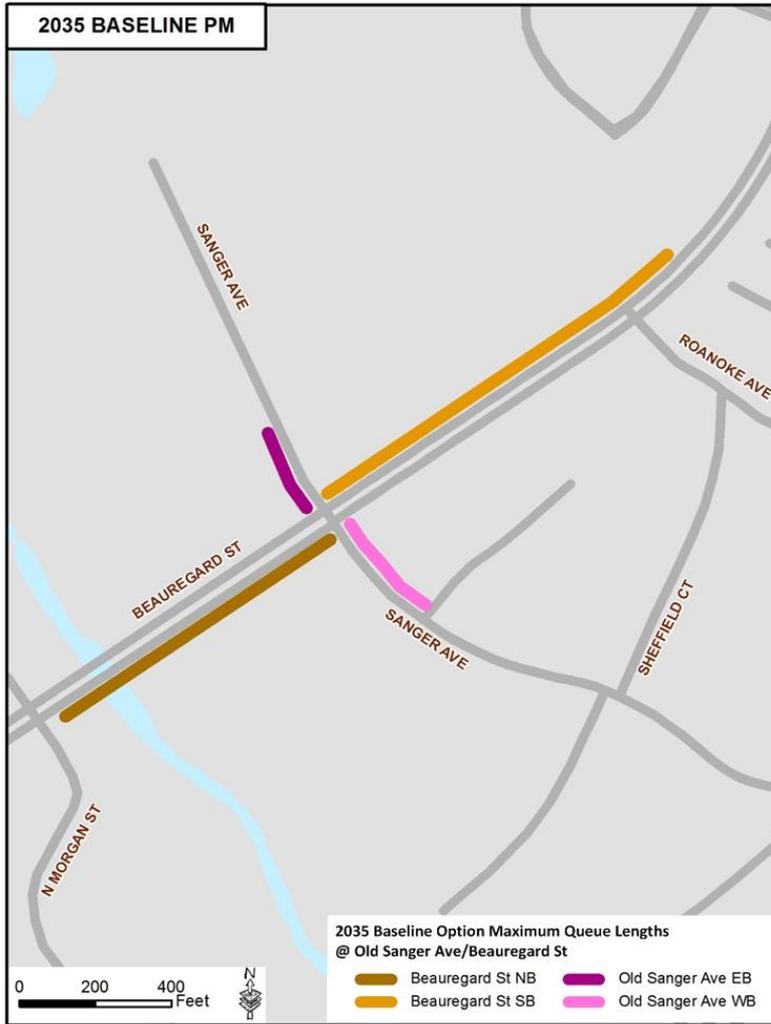
# Traffic Results – No Development (2035)



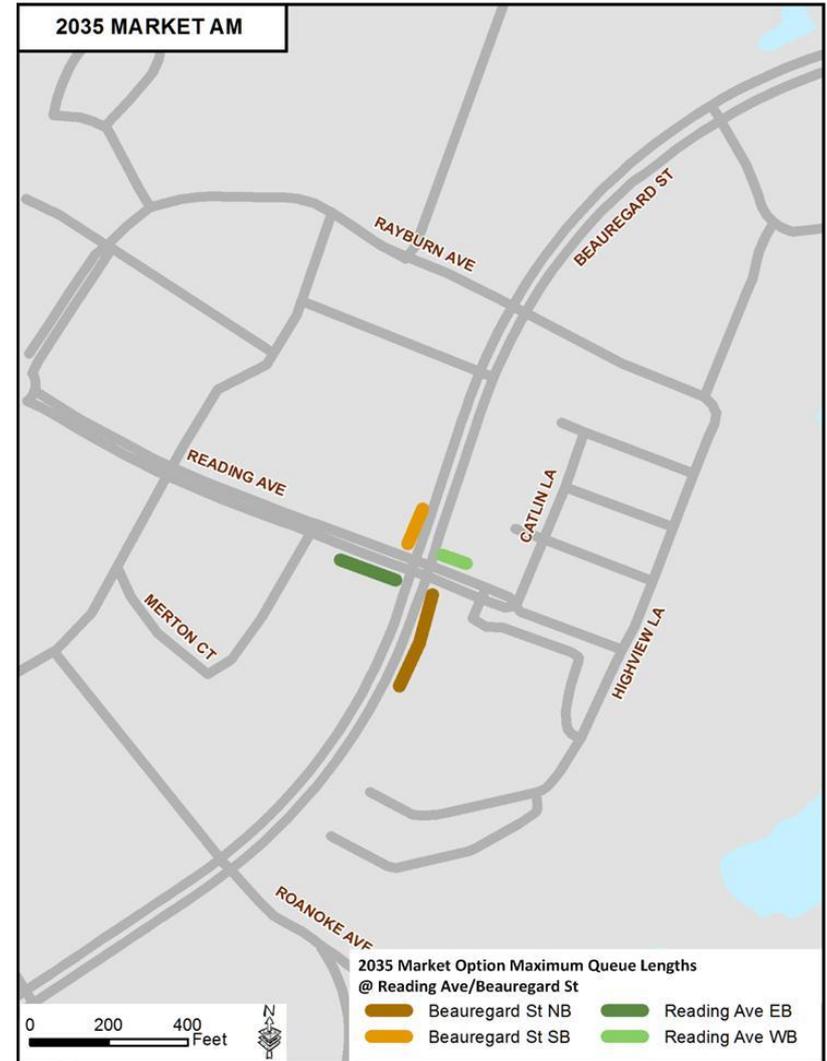
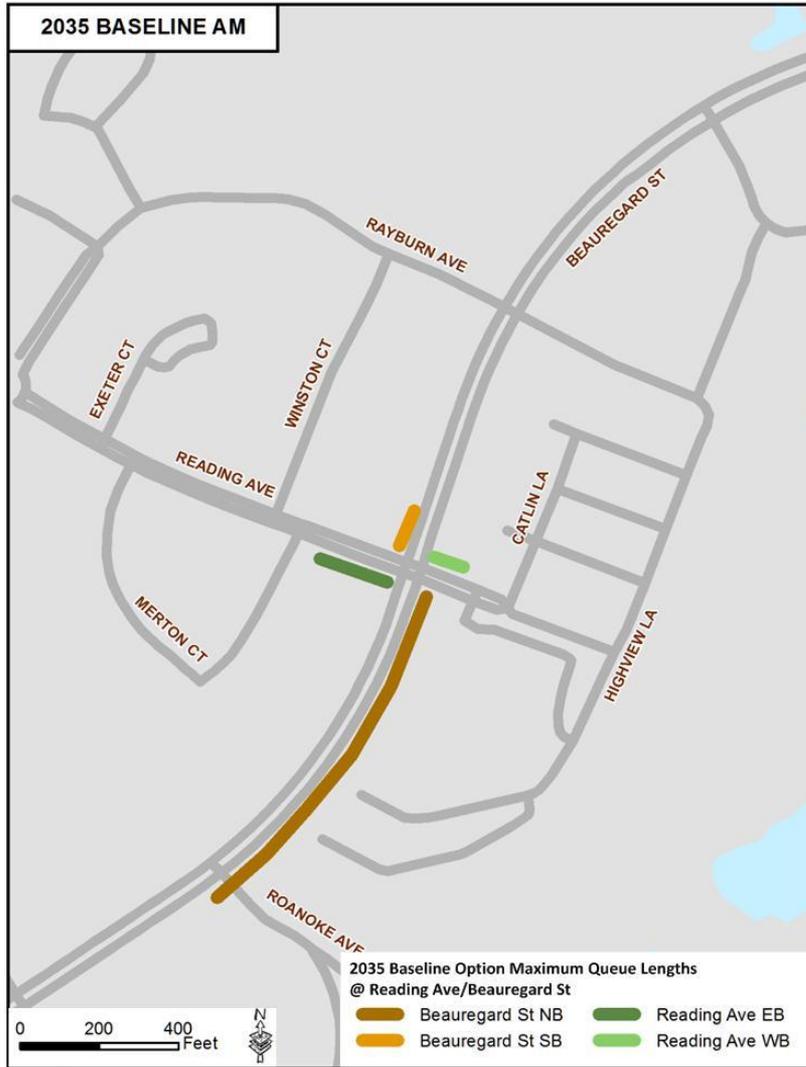
# Traffic Results – With Development (2035)



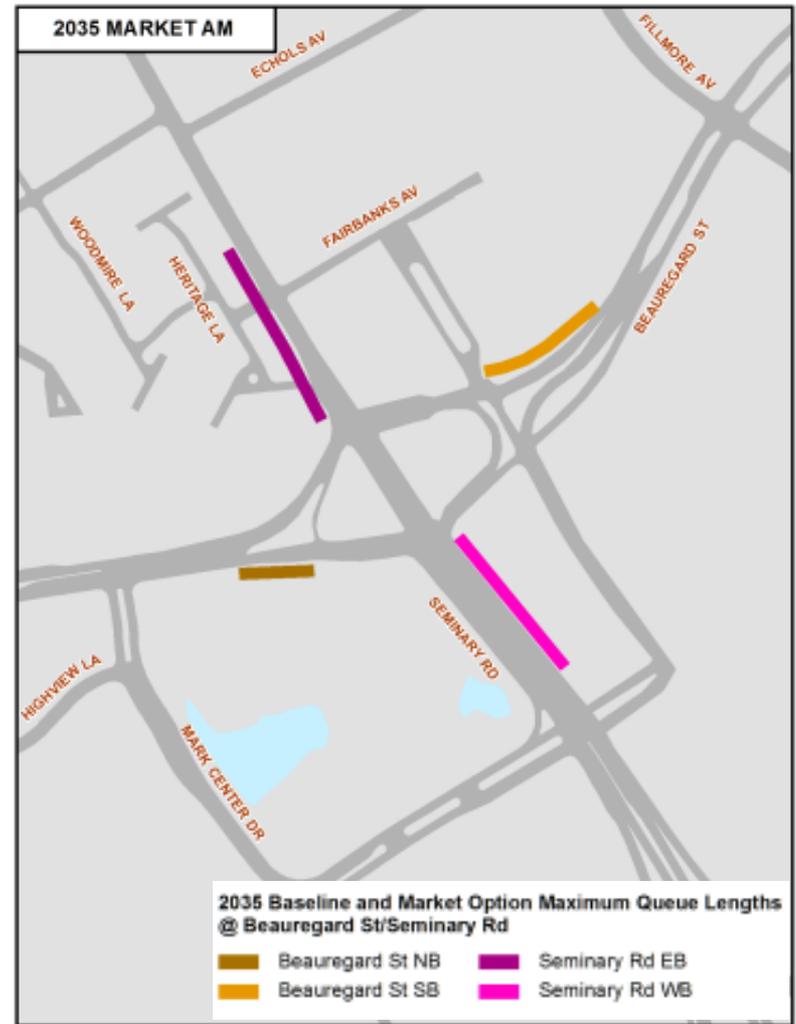
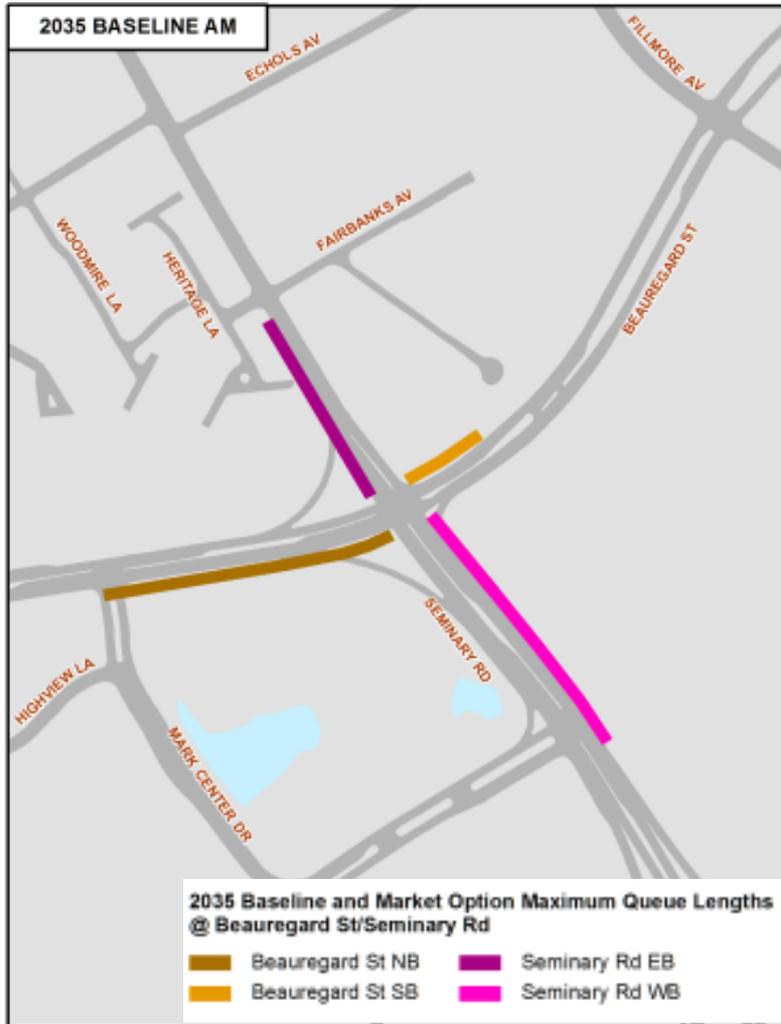
# Beauregard/Sanger - Queue Length (2035 Development)



# Beauregard/ Reading - Queue Length (2035 Development)



# Beauregard/ Seminary - Queue Length (2035 Development)



# Findings

- Minimize impacts of development ✓
- Infrastructure in place prior to need ✓
- Develop a comprehensive, multi-modal approach ✓



# Next Steps

- Refinements to phasing of improvements
- Transportation Section of Small Area Plan
- Final Transportation Technical Report



# Questions?



## Next Steps

### **Beauregard Community Meeting**

**Monday, December 12, 2011@ 7:00 PM**

John Adams Elementary School

Media Center – 2<sup>nd</sup> Floor

5461 Rayburn Avenue, Alexandria, VA

### **Tentative Agenda:**

- Developer Contributions
- Plan Schedule Details

**January – Beauregard Small Area Plan**

