Beauregard Small Area Plan
Beauregard Community Meeting
March 12, 2012
7:00 PM
I. Open Space
II. Pedestrian Circulation
III. Building Heights
IV. Upcoming Meetings – Next Steps
Open Space
Open Space – Hekemian – Foster Fairbank

Working Draft Plan

Revised

37,500 sq. ft.
Hekemian – Foster Fairbanks – Shirley Gardens
Hekemian – Foster Fairbanks – Shirley Gardens
Dora Kelley Park – Evolution of the Plan
Dora Kelley Park – Evolution of the Plan

Earlier Proposal

Current Plan
Proposed expansion of Dora Kelley Park +/- 7 acres
Founders Park – Edge Conditions

Holmes Run Park – Edge Conditions

Dora Kelley Nature Park

William Ramsay Elementary School

Proposed multi-purpose field.
Dora Kelley Park

Existing Network

Proposed Network
Street Adjacent to Dora Kelley Nature Park
Streets Adjacent to Parks
Dora Kelley Nature Park
Pedestrian Circulation
Existing Conditions
Proposed Pedestrian Circulation

LEGEN D:
- Multi-Use Path
- Off-street Pedestrian Path
- Sidewalk
- Pedestrian signal
- Retail Node
- Transit Station
- School
- Recreation / Open Space
Pedestrian Circulation
Building Heights
Existing Heights - Constructed
Heights – Proposed by the Plan

Added Building Shoulder requirement along Rayburn Ave

Reduced height from 6 – 8 stories to 4 – 5 stories

Reduced height from 12 stories (175’ max) to 10 stories (130’ max).

Building height limited to 6 stories.

Note: Building footprints shown for illustrative purposes.
Heights – Existing vs. Proposed

Mark Center Hilton: 30 Stories
BRAC Building: 17 Stories
Southern Towers: 15-16 Stories
9 - 10 Stories
6 - 8 Stories
4 - 5 Stories
3 Stories
Precedent - Building Heights (45 – 55 ft)
Precedent - Building Heights (45 – 55 ft)
Precedent - Building Heights (70 ft.)
Building Heights (70 ft.)
Precedent - Building Heights (90 to 110 ft)
Precedent - Building Heights (90 to 110 ft.)
Precedent - Building Heights (110 to 130 ft.)
Existing and Proposed Development

LEGEND

- Proposed Buildings
- Existing Buildings
- Dedicated Transit
- Shared Transit Traffic

Note: Proposed building footprints for illustrative purposes only.
Heights – Adjacent to Dora Kelley
Heights – Adjacent to Hekemian – Foster - Fairbanks
Width Comparison – Washington Street
Heights – Adjacent to John Adams
Width Comparison – Commonwealth Avenue

![Image of Commonwealth Avenue comparison]
Heights – Adjacent to Dowden Terrace
Width Comparison – John Carlyle Square
Density Quiz

Southern towers

1.1 FAR
2400 Units
40 Acres
60 unit/acre density
120,000 Sq. Ft. Commercial
2700 Parking Spaces

Abingdon Row:

1.8 FAR
0.7 Acres
53 Units
75 unit/acre density
84 Parking Spaces
Floor Area Ratio – Quiz

1.0 FAR

1.0 FAR
Density

What Density Can Tell You
Number of units

What Density Can’t Tell You
Affordability
Tall or short
Attractive or Unattractive
Ownership vs Rental

Other Factors
Open Space
Height
Design
Design Matters
Next Steps - Project Schedule

March 19: Beauregard Community Meeting – Transportation/ Parking / Housing

About March 21: Release of Revised Beauregard Draft Plan

March 22: Parks and Recreation Commission Meeting – Public Hearing

April 2: Beauregard Town Hall Meeting – Revised Beauregard Draft Plan

April 3: Planning Commission Work Session

April 5: Affordable Housing Advisory Committee Meeting

May 1: Planning Commission Public Hearing

May 12: City Council Public Hearing