

Beauregard Corridor Stakeholders Group Presentation

Before City Council and Planning Commission

Joint Work Session

September 19, 2011

Beauregard Corridor Stakeholders Group (BCSG)

The **Mission of the BCSG** is to understand, identify, evaluate and provide constructive comments guiding the preparation of the Beauregard Corridor Small Area Plan.

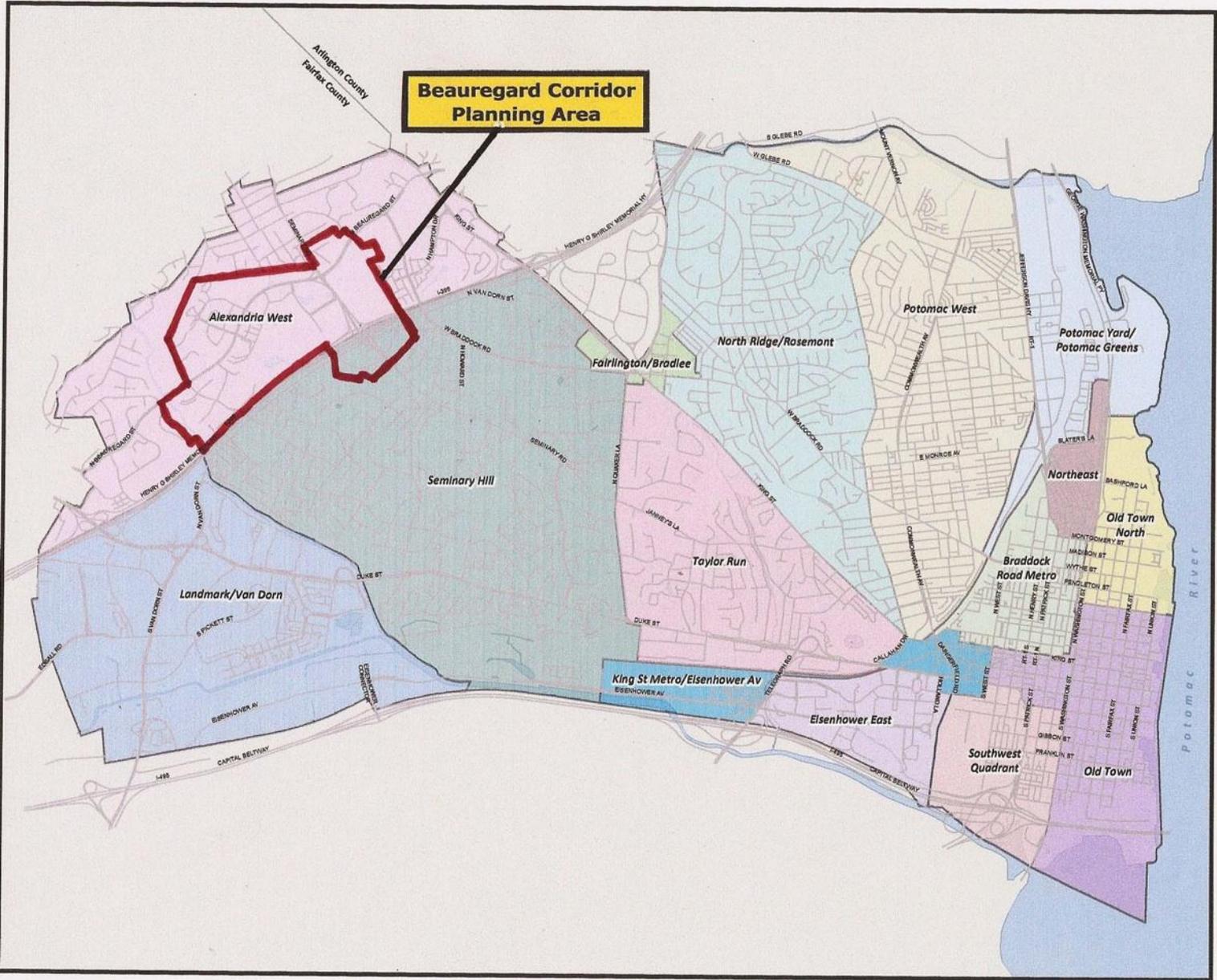
The BCSG was created by citizens of Alexandria's West End in the Fall of 2010 so that they could have an active voice in updating the Plan, working directly with the six (initially five) entities that own more than 50% of the land in the Beauregard Corridor Planning Area (BCPA) – JBG, Southern Towers, Home Properties, Duke Realty, Hekemian, and WRIT.

The BCSG was specifically designed by the citizens of Alexandria's West End to *not* be an official advisory committee of the City of Alexandria, so that they could freely discuss the ramifications of the potential redevelopment of their neighborhoods among themselves without running afoul of the provisions of "Sunshine Laws."

The **Members of the BCSG** are those persons who are:

- (a) residents and/or property owners of Alexandria's West End (i.e., the portion of the City west of Quaker Lane);
- (b) investment property owners/developers/businesses with interests in the Beauregard Corridor Area; or
- (c) representatives of other civic/homeowners associations from other jurisdictions and/or areas directly adjoining the
Beauregard Corridor Area.

Beauregard Corridor Planning Area (BCPA)



City of Alexandria

Small Area Plans

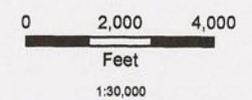
January 1, 2010

Legend

Small Area Plan

Name

- Alexandria West
- Braddock Road Metro
- Eisenhower East
- Fairlington/Bradlee
- King St Metro/Eisenhower Av
- Landmark/Van Dorn
- North Ridge/Rosemont
- Northeast
- Old Town
- Old Town North
- Potomac West
- Potomac Yard/Potomac Greens
- Seminary Hill
- Southwest Quadrant
- Taylor Run
- Rivers/Lakes



This map was produced by the GIS Division of the Department of Planning and Zoning, City of Alexandria, Virginia

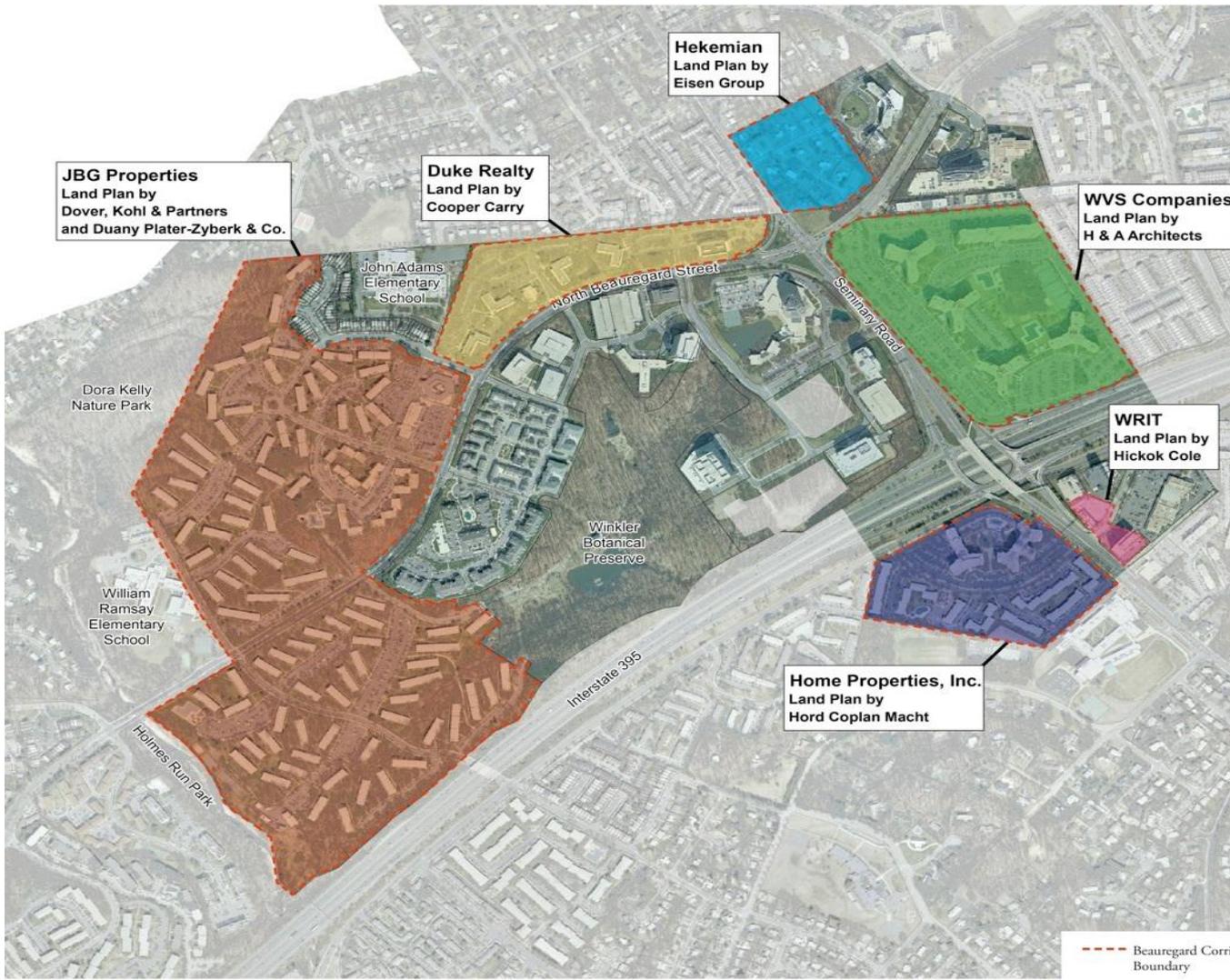
Mapping Software:
 Coordinate System: NAD83 State Plane Virginia North
 Projection: Lambert Conformal Conic
 Map Units: Feet

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Map Produced:
 01-01-2010



Beauregard Corridor Planning Area (BCPA)



Total Land Area:	395 acres (462.33 w/ ROW)
Area in Highlighted Parcels:	222.06 acres
JBG Properties:	129.64 acres
Zoned:	CDD
Southern Towers:	40.81 acres
Zoned:	RC
Home Properties:	22.31 acres
Zoned:	RA/RC
Duke Realty:	19.18 acres
Zoned:	CDD
Hekemian, City & Private:	8.18 acres
Zoned:	R12/CG
WRIT:	1.94 acres
Zoned:	OCH
Total Land Area NOT Highlighted:	172.94
Winkler Botanical Preserve:	44.6 acres
BRAC-133:	16 acres
Other (Hilton Hotel, Goodwin House, The Hermitage, Millbrook Apartments, etc):	112.34 acres
Total Population (2010):	13,674
Total Housing Units (est.)(2011):	6,992
Privately-Owned Single-Family Homes:	14
Privately-Owned Townhouses:	62
Rental Units (est.):	6,916
Dedicated Affordable Units:	0
Market Affordable Units (2010):	4,843
Market Affordable Units (2011):	2,822
Workforce Affordable Units (2010):	1,022
Workforce Affordable Units (2011):	2,781

Comparison of Development in the Beauregard Planning Area Under Existing Zoning and Proposed Zoning

Focusing Exclusively on Those Parcels Owned By
JBG Properties, Southern Towers, Home Properties, Duke Realty, Hekemian, and WRIT
Where Significant Development/Redevelopment is Anticipated
(A Total of 222.06 Acres)

Existing Development	Under Existing Zoning with DSP or DSUP	Proposed Development with Revised Small Area Plan and DSUP
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Sq. Ft.	5.61M	10.10M	12.48M
Maximum Height	145 ft	150 ft	175 ft
FAR	0.58	1.04	1.29

Zoning	CDD/RA/RC/R12/CG/OCH	CDD/RA/RC/R12/CG/OCH	CDD/OCH
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Uses	<ul style="list-style-type: none"> Residential Commercial/Retail Office 	<ul style="list-style-type: none"> Residential Commercial/Retail Office 	<ul style="list-style-type: none"> Residential Commercial/Retail Office Hotel
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Community Amenities	<ul style="list-style-type: none"> Existing Only 	Site-specific amenities, such as: <ul style="list-style-type: none"> Streetscape Undergrounding of Utilities Private open space/pocket park Affordable Housing Contribution 	Site-specific amenities, such as: <ul style="list-style-type: none"> Streetscape Undergrounding of Utilities PLUS Larger scale, area-wide amenities, such as: <ul style="list-style-type: none"> Larger Parks/ Contiguous Open Space/Recreation Fields Enhanced Affordable Housing Fire Station Traffic Improvements (Ellipse, Kenmore Ave, etc.) Transit Improvements/Contributions
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BCSG Meetings to Date & Scheduled

September 26, 2011 – **NEXT** Beauregard Corridor Stakeholders Group Meeting
September 12, 2011 - Beauregard Corridor Stakeholders Group Meeting
July 26, 2011 – Beauregard Corridor Stakeholders Group Work Session on Existing Conditions in the BCPA
July 23, 2011 - Bus Tour of Urban, Walkable Communities In and Around Alexandria
July 11, 2011 - Beauregard Corridor Stakeholders Group Meeting
July 6, 2011 - BCSG Information Forum on Transportation and Transit in the BCPA
June 6, 2011 - Beauregard Corridor Stakeholders Group Meeting
May 16, 2011 - Beauregard Corridor Developers Meeting
May 2, 2011 - Beauregard Corridor Stakeholders Group Meeting
April 11, 2011 - Beauregard Corridor Developers Meeting
March 21, 2011 - Beauregard Corridor Stakeholders Group Meeting
March 7, 2011 - Beauregard Corridor Stakeholders Group Meeting
February 28, 2011 - Beauregard Corridor Developers Meeting
January 31, 2011 - Beauregard Corridor Stakeholders Group Meeting
January 25, 2011 - Beauregard Corridor Developers Meeting
December 20, 2010 - Beauregard Corridor Stakeholders Group Meeting
December 13, 2010 - Beauregard Corridor Developers Meeting
November 16, 2010 - Beauregard Corridor Ad Hoc Citizens Meeting

- ⑩ Over 120 residents have participated in at least one meeting of the BCSG, with the average number at a regular BCSG meeting being around 55.
- ⑩ Approximately 25 different representatives of Beauregard Corridor Developers have attended one or more regular BCSG meeting.
- ⑩ Approximately 20 different members of City staff have attended one or more regular BCSG meeting.
- ⑩ Topics discussed to date include: the numerous “Principles” used to guide development; possible community-wide amenities; possible transportation improvements; Fire and EMS coverage west of I-395; and the difference between and among Small Area Plans, Zoning/CDDs, and DSPs/DSUPs.
- ⑩ Communication with BCSG members and other interested parties between meetings is via the BCSG website at <https://sites.google.com/site/bcsgalex/> that has averaged 245 visits each month since February 2011.

BCSG Progress Report

- Many recommendations for updating the Beauregard Corridor Small Area Plan (SAP) have been proposed, discussed and are being refined by the BCSG.
- BCSG members received the first formal Working Draft of the Recommendations for the Beauregard Corridor SAP in advance of the July 11, 2011, BCSG meeting with the request that they submit their comments on this draft to the Vice Chair of the BCSG by August 15, 2011.
- More than 400 written comments were received from the community on the first draft of the Recommendations, all of which were transcribed verbatim into what appeared to be the most appropriate section of the Working Draft of the Recommendations.
- To advance the process of consideration, suggestions were made as to how each comment might best be addressed in a 70 page document that is available on the BCSG website.
- The BCSG is in the process of discussing and refining the comments received to date and revising the resulting version of the Recommendations that will then be forwarded to City staff for conversion into the format of a formal SAP.
- Once the formal SAP is prepared, the draft document will be returned to BCSG for final review.
- The “Existing Conditions” and “Transportation Analysis” appendices of the SAP have been drafted and are in the process of being shared with and/or reviewed by BCSG members for comment.
- Discussion of recommendations regarding transit and transportation will be a focus at BCSG’s meeting on Monday, September 26, 2011.
- Discussion of Recommendations involving the implementation (i.e., timing, phasing, etc.) of the SAP will be the final matter addressed by BCSG.