Beauregard Update
Parks & Recreation Commission

January 17, 2013 @ 7 PM
Review – Approval Process
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• Small Area Plan
  – Establishes the broad, long-term vision for development anticipated to occur in the Beauregard area over the next 20 to 30 years.

• CDD Rezoning
  – Establishes requirements for all items that are not addressed as part of the Design Guidelines, including developer contributions, affordable housing, phasing of infrastructure, land use, parking, etc.

• Design Guidelines
  – Establish how the new construction (buildings, streets, open space, etc.) should look and interact.

• Development Special Use Permit (DSUP)
  – Ensure that the zoning conditions (such as affordable housing) are implemented.
  – Involves the community and associated Boards and Commissions. Each DSUP requires approval by the Planning Commission and City Council.
CDD Implementation

- **Carlyle:** 36 DSPs/DSUPs
- **South Potomac Yard:** 17 DSUPs, 80% planned, 20% built
- **Cameron Station:** 7 phases, 7 DSUPs
- **Beauregard:** 20-25 years to completion
Small Area Plan
Open Space
Phasing

Illustrative Phasing Plan

Development Phases

Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6
Open Space Types

• Public Open Space
  – Dedicated to and maintained by the City

• Public Open Space
  – Privately owned and maintained

• Private Open Space
  – Privately owned and maintained
Other amenities

• Multi-purpose field
  – Will be located next to William Ramsay Elementary School
• Bike and pedestrian trails
• 40% tree canopy requirements
• Public art
• Additional developer contributions toward active recreation in or adjacent to the plan area
North Potomac Yard Terminal Station Update