Beauregard Small Area Plan
Parks and Recreation Commission Meeting
February 16, 2012
7:00 p.m.
Presentation

I. Plan Overview

II. Land Use

III. Transportation

IV. Open Space

V. Next Steps
Existing and Proposed Development

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

Note: Proposed building footprints for illustrative purposes only.
Development Summary

- **Proposed**: 12,480,027 square feet
- **Zoning Maximum**: 9,984,186 square feet
- **Existing**: 5,594,990 square feet
Overall Land Use Strategy
Roadway Network
Trails – Connections
Existing Neighborhoods – Transitions
Open Space
Integrate three major existing open spaces in Plan area:

- Expand Dora Kelley Nature Park and Holmes Run Greenway

- Provide connections to:
  - Wildlife or natural corridors
  - Chambliss Park
  - Holmes Run Greenway; and
  - Winkler Botanical Preserve.
Opportunities for Active Recreation

• Range of active and passive recreation opportunities.

• An athletic field near William Ramsay School:
  • Sized to accommodate multiple activities or sports.
  • Synthetic turf and lighting.

• Additional active recreation areas:
  • Adjacent to nearby school facilities (John Adams or Francis Hammond).
Types of Open Spaces
Mid – Block Pedestrian Connections
Open Space – Public & Private

Total Site Area for the Beauregard Corridor .................................................. 440.0 acres
Total Gross Area for the Land Bays A-G .......................................................... 188.0 acres
Total Net Site Area for Land Bays A-G ......................................................... 106.0 acres
Net Site Area includes private property (excluding streets)

Public Open Space (To be Dedicated)
- Greenway ................................................................ 34.0 acres
- Other ...................................................................... 4.0 acres
- Total ....................................................................... 38.0 acres

Defined Open Space (Private with Public Access) ....................................... 7.6 acres

Total Public and Defined Open Space ...................................................... 45.6 acres

Additional Open Space to be provided on the ground or above ground will be provided at the CDD rezoning phase.

Existing Adjacent Major Open Spaces (not included in calculation)
- Dora Kelly Nature Park/ Ramsey School ................................................. 41.4 acres
- Winkler Botanical Preserve ................................................................. 43.4 acres
- Chambliss Park ....................................................................... 6.0 acres
- Hammond Park ..................................................................... 8.5 acres
- Total ................................................................................. 101.3 acres
The Town Center will function as the "social heart" of the Plan area because of the retail, transit stop, and central open space.

Height transitions adjacent to existing townhouses.

Building types will range from office, mixed-use, multi-family, and townhouses.

Transit stop for the adjoining neighborhoods.

Open space buffer adjacent to the existing townhouses.

A central town square is centrally located within the neighborhood.

Tree retention area and steep slopes.

Additional open space adjacent to Dora Kelley Park.
The character of this neighborhood will be defined by the east-west greenway and adjoining Dora Kelley Park.

The adjoining William Ramsey School and Recreation Center and Buddie Ford Nature Center will provide school and recreational opportunities for the plan area.

Mid-block pedestrian connections to the adjoining school.

Proposed Fire Station
A greenway connects the Winkler Botanical Preserve to the planned open space.

Neighborhood will be multi-family and townhouses. Height will range from 45 to 70 ft.

The Plan proposes a greenway which surrounds the neighborhood.

Proposed pedestrian bridges connecting the east and west side of the neighborhood.

A new street is required to be located between the proposed park and development.

A central paseo and park are required for the neighborhood.

General location of potential stormwater pond.

Beauregard Small Area Plan Boundary
- Proposed Buildings
- Existing Buildings to Remain

Open Space
- Existing Private Open Space to Remain
- Ground Level Open Space
- Public Open Space
- Greenways
- Adjacent Open Space

Greenway Neighborhood
Cross Section Near Dora Kelley Park

Note:
*Planting strip at urban locations may be tree wells

Note:
*Optional bulb-outs shown.
**Planting strip at urban locations shall be tree wells
Park - Road Connection Sample
Adams Neighborhood

Open space park and buffers adjacent to the existing single-family homes. The setbacks range from 100 to 200 ft.

Possible pedestrian/bike connection.

A new street parallel to North Beauregard Street. The street will enable pedestrian and bicycle access from the adjoining neighborhoods and the John Adams School.

The Plan recommends the provision of an open space park that can also be used by the adjoining school and community.

The existing John Adams School will “front” onto the new street. The street has also been designed to accommodate the bus loop and will also provide parallel parking for parent-student drop-off.

The Plan recommends the provision of new streets to reduce the scale of the site from one block to six blocks.

Office buildings with a maximum height of 110 ft.

A hotel that is required to frame the adjoining ellipse.
Townhouses to provide scale transition to existing single-family homes.

Required building shoulders adjacent to existing townhouses.

Increased setback adjacent to existing townhouses.

Realigned street connection.

New buildings are required to frame the ellipse.

Proposed public open space.

Upland Neighborhood
New streets will enable a level of connectivity for pedestrians, cyclists, and transit that does not exist today.

New buildings are required to frame the ellipse.

A transit station will be centrally located within the neighborhood. Density focused at the transit stop.

Interconnected street between the Southern Towers and Upland Park neighborhoods.

Existing drive aisle to function as a street connection through the provision of a public access easement.

The five existing building will be retained. The existing buildings contain 2,357 units and 3,500 sq. ft of retail.
Proposed buildings will range in height from 50 to 70 ft.

The existing 120 ft. tall, 550 unit Seminary Towers will be retained.

Existing open space will be retained.

A central public open space framed with buildings. The park will visually connect to the adjoining Francis Hammond open space.

New street enables visual accessibility and improves safety of the adjoining open space.

Possible pedestrian and bike connection.

Height transitions to the adjoining neighborhood.

Realignment of Kenmore Avenue with Library Lane enables pedestrian and bicycle access to the adjoining retail/library at a traffic signal. The realigned street will be curvilinear similar to the other streets in the Plan area.

Francis Hammond Middle School
Next Steps

Upcoming Meetings in February:

February 16th @ 7 PM: School Board Meeting
February 16th @ 7 PM: Parks and Recreation Commission Meeting
February 21st @ 7 PM: Beauregard Community Meeting
February 21st @ 7 PM: Pedestrian & Bike Advisory Committee Meeting
February 23rd @ 7 PM: Housing Town Hall Meeting
February 29th @ 7 PM: Federation of Civic Associations Meeting