Beauregard
Rezoning Advisory Group

August 22, 2012 @ 7 PM
Buddie Ford Nature Center
5750 Sanger Avenue, Alexandria
Welcome

Meeting Goals:
• Update on the affordable housing analysis and discussions
• Recap and discussion on observations from Open Space Tour on August 15
• Discussion and comparison of the nominated open space sites
• Evaluation of the open space sites

AGENDA

I. Approval of July 16, 2012 Meeting Summary
   I. Staff

II. Update – AHAC Review of Beauregard Tenant Survey
   I. Mike Caison, Chair AHAC

III. Summary of Open Space Tour
   I. Staff

IV. Prioritization of the Open Space Sites
   I. Staff

V. Public Comment

VI. Next Steps
   I. Staff
Open Space Tour Summary

1. Town Center (existing parking lot)
2. Winston Court
3. Garden Apartments-Hillwood
4. Foster Fairbanks
5. Seminary & Echols
6. Trail Connection (Foster Fairbanks-Hermitage-NOVA)
7. IDA Vacant Land
8. Polk / Pelham
Public Open Space Types Proposed

Diagram 3.7 Public Open Space Types

<table>
<thead>
<tr>
<th>Open Space Types</th>
<th>Public Open Space</th>
<th>Private with Public Access</th>
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<td>Greenways</td>
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<td>Greens</td>
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<td>Squares</td>
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<td>Plazas</td>
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<td>Pocket Parks</td>
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<td>Major Mid-Block Passage</td>
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<td>Community Garden*</td>
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<td>Dog Park*</td>
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Note:
Building footprints shown for illustrative purposes
* A playground will be located in each of the 6 residential neighborhoods. Current location marker is for illustrative purposes only. Specific size, design and location to be defined in the DSUP.
Site #1: Town Center
(existing parking lot)

Site Data:
Address: 1350 N. Beauregard Street (near Elliot Court)
Area: .85 acres
Zone: CDD # 4
Height: CDD Concept Plan
FAR: 1.0

Current Use:
Parking lot – garden apartments

Surrounding Uses:
Residential townhomes, Dora Kelley Nature Park

Future Use:
Planned residential or stacked townhomes
Site #2: Winston Court

**Site Data:**
**Address:**
5650 Rayburn Avenue

**Area**: 388,471 sq. ft.

**Zone**: CDD Concept Plan

**Height**: CDD Concept Plan

**FAR**: 1.0

**Current Use**:
Garden Apartment Residential Use (3 stories)

**Surrounding Uses**: Residential, commercial

**Future Use**: Proposed residential, retail

*Approximate Estimate*
Site #3: Garden Apartments - Hillwood

**Site Data:**
**Address:** 1350 N. Beauregard Street

**Area**: 75,000 sq. ft.

**Zone:** CDD # 4

**Height:** CDD Concept Plan

**FAR:** 1.0

**Current Use:**
Garden apartments

**Surrounding Uses:**
Residential

**Future Use:**
Residential or stacked townhomes

*Approximate Estimate*
Site #4: Foster/Fairbanks

Site Data:
Address:
5143 Seminary Road
2648 Foster Avenue
2658 Foster Avenue

Area*: 52,643 sq. ft. (vacant land/single family residential)

Zone: R-12

Height: 40 feet

FAR: .30

Current Use:
Single-family home, Vacant land

Surrounding Use(s):
Single-family and townhome residential, hotel, retail

*Approximate Estimate
Site #5: Seminary & Echols

**Site Data:**

**Address:** 5216 Seminary Road

**Area:** 20,739 sq. ft.

**Zone:** RB

**Height:** 45 feet

**FAR:** .75

**Current Use:** Single family home

**Surrounding Use(s):** Single-family and townhomes

**Future Use:** Same
Site #6: Trail Connection – Foster Fairbanks-Hermitage-NOVA

Site Data:
Address: 5000 Fairbanks Avenue, 5101 Fillmore Avenue, 5000 Echols Avenue

Area: N/A
Zone: RC / R-12
Height: N/A
FAR: N/A

Current Use:
Church, Home for the Aging

Surrounding Use(s):
Residential, Institutional
Site Data:
Address: 4880 Mark Center Drive

Area: 177,144 sq. ft.

Zone: CDD #4

Height: 120 feet

FAR: 1.0

Current Use:
Vacant land

Surrounding Use(s):
Office / Hotel

Future Use:
Same
Site #8: Polk/Pelham

Site Data:
Address: 5325 Polk Avenue
Area: 103,847 sq. ft.
Zone: RA
Height: 45 feet
FAR: .75

Current Use:
Single-family detached house

Surrounding Use(s):
Residential

Permitted Use:
Multi-family, townhomes
Next Steps

• Next Beauregard Advisory Group Meeting

http://alexandriava.gov/BeauregardPlan

Staff Contact: Maya Contreras, Planning and Zoning
703.746.3816
maya.contreras@alexandriava.gov
Neighborhood Open Spaces
Town Center Neighborhood

- Existing Hillwood units to be retained
- Additional open space adjacent to Dora Kelley Park
- Potential additional 48.5 acres open space
- Open space buffer adjacent to the existing townhouses
- Height transitions adjacent to existing townhouses
- Transit stop for the adjoining neighborhoods
- Building types will range from office, mixed-use, multi-family, and town-houses
- A town square is centrally located within the neighborhood
- Tree retention area and steep slopes
- Existing Hillwood units to be retained
- 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

Note: Proposed buildings are for illustrative purposes only.