Beauregard Rezoning Advisory Group

October 1, 2012 @ 7 PM
Buddie Ford Nature Center
5750 Sanger Avenue, Alexandria

Agenda

I. **Approval of August 22, 2012 Meeting Summary**

II. **Discussion of Open Space Site Finalists**
- Polk/Pelham
- Parking Lot/Town Center
- Seminary/Echols

III. **Open Space Discussion Recommendations/Public Comment**

IV. **Finalize Language of Letter to City Council**

V. **Transportation Alternatives Report**

VI. **Upcoming Meetings**

VII. **Next Steps**

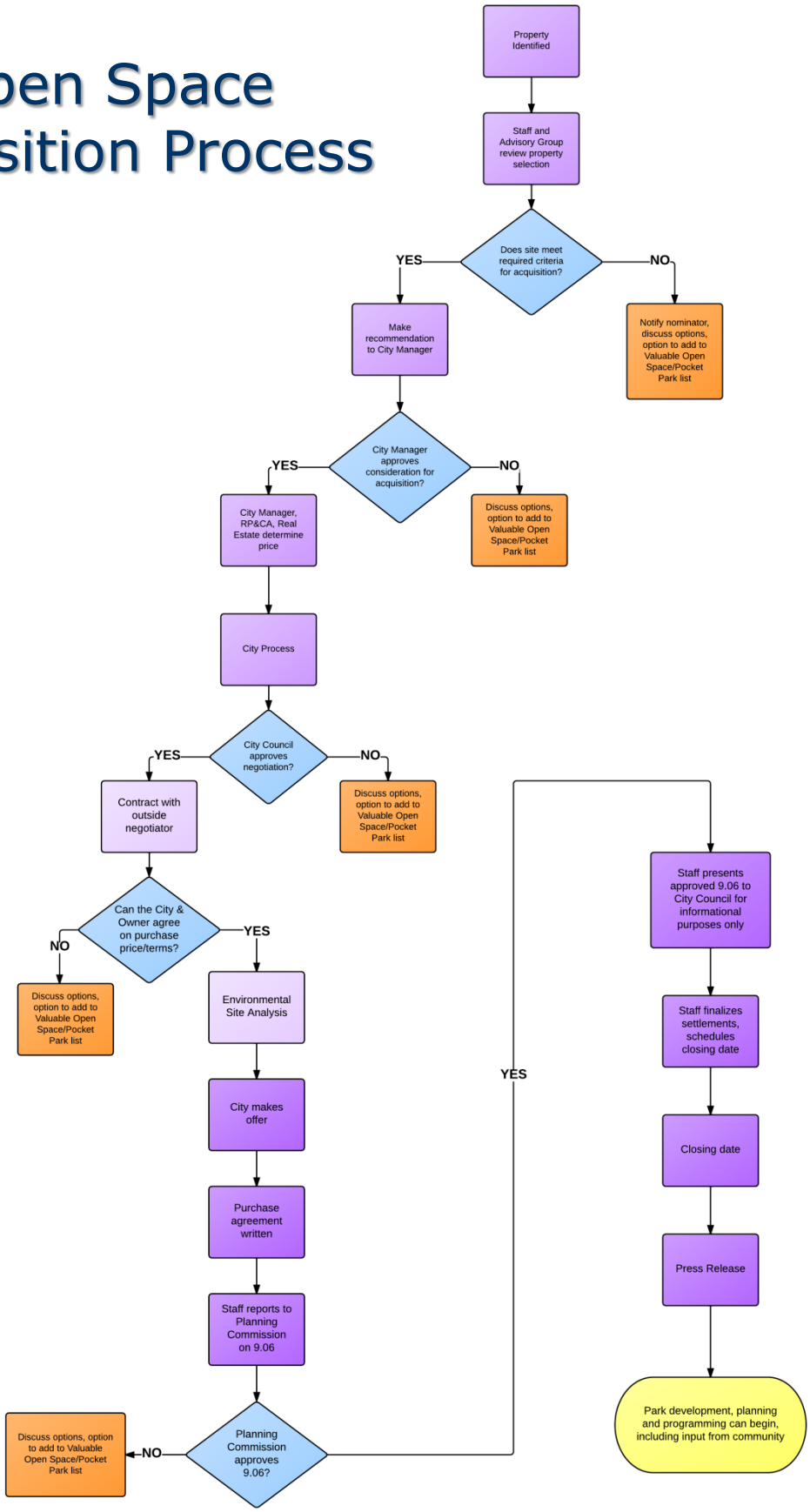
Beauregard Rezoning Advisory Group City Council Resolution

That the mission of the Advisory Group shall be to provide recommendations to City staff on the Beauregard rezoning(s) on the tasks defined herein to ensure consistency with the Beauregard Small Area Plan (excluding affordable housing).

> *"Provide a recommended site(s) and potential programming for the open space to be acquired using the $1.5 million federal BRAC funding."*

That the Advisory Group would not necessarily need to develop a consensus position, broker a compromise or take formal votes. There may be differing opinions reported to City Council.

Open Space Acquisition Process



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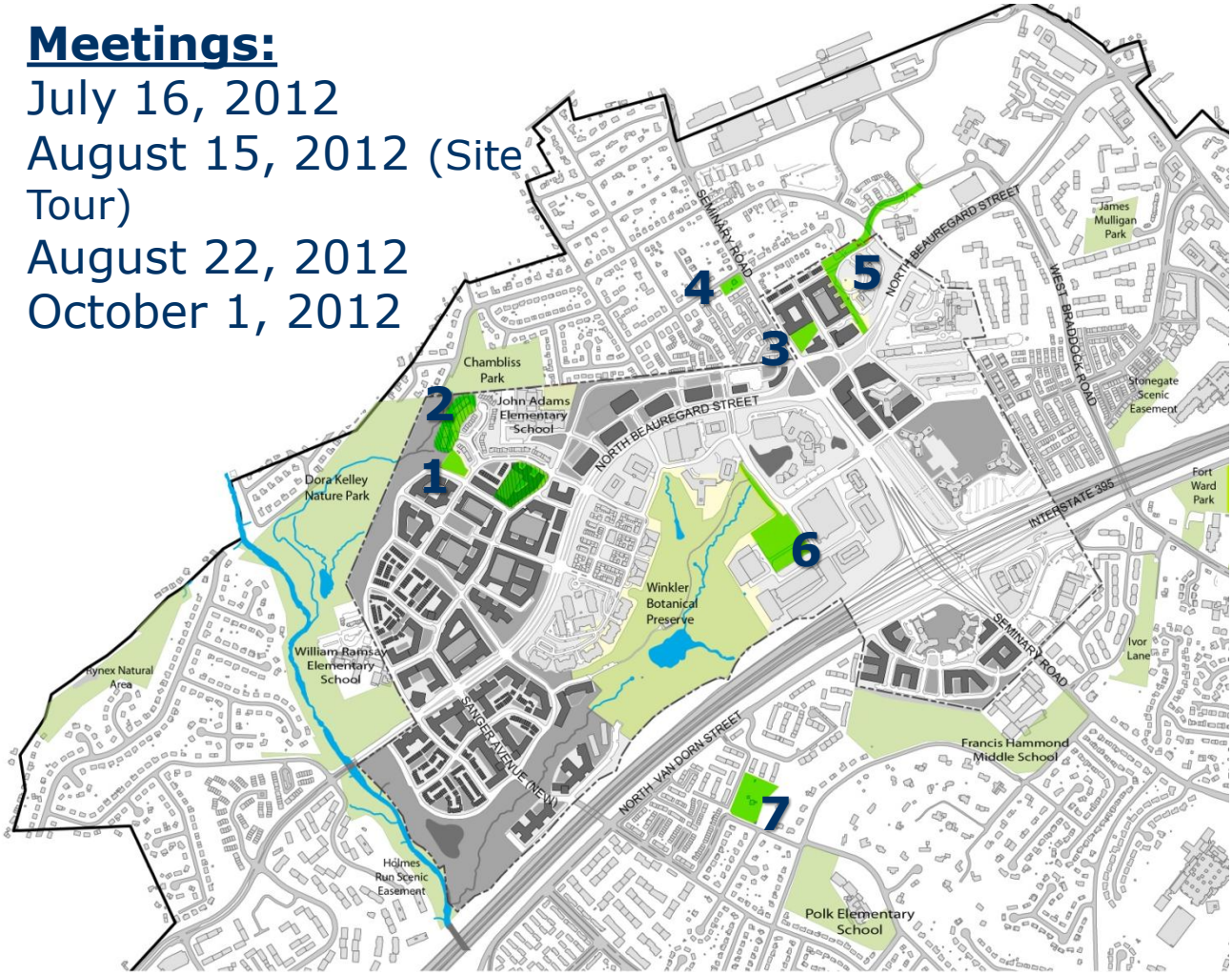
Sites Evaluated Overview

Meetings:
July 16, 2012
August 15, 2012 (Site Tour)
August 22, 2012
October 1, 2012



1] Town Center/Parking Lot
2] Hillwood Apartments
3] Foster Fairbanks
4] Seminary & Echols
5] Trail Connection - Linear Park (approximate location)
6] IDA Vacant Land
7] Polk/Pelham

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Finalist Sites

1] Polk/Pelham
2] Town Center/Parking Lot
3] Seminary & Echols

Summary of Survey Results

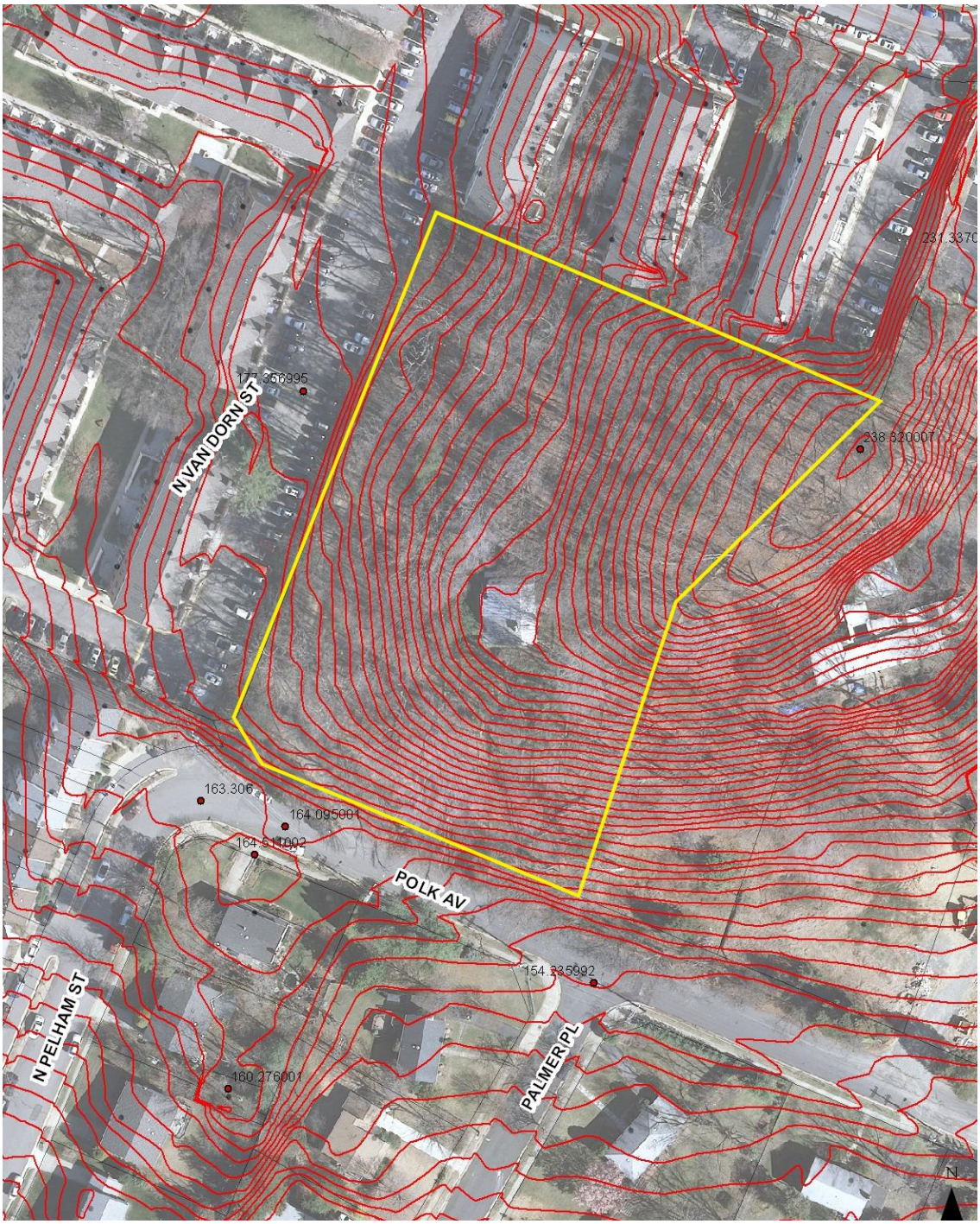
Open Space Criteria Survey Results
Beauregard Rezoning Advisory Group
October 1, 2012

Polk/Pelham						
	Category					
	Human Value	Green Infrastructure	City-Wide Benefits	Neighborhood Benefits	OS or RPCA Plan	Totals
	2	3	2	2	2	11
	3	5	2	4	0	14
	4	5	4	5	5	23
	4	5	5	4	5	23
	4	4	2	3	0	13
	5	5	4.5	5	5	24.5
	4	4	4	5	4	21
	3	4	2	4	3	16
	5	5	4	5	5	24
TOTALS	34	40	29.5	37	29	**169.5**

Town Center/Parking lot						
	Category					
	Human Value	Green Infrastructure	City-Wide Benefits	Neighborhood Benefits	OS or RPCA Plan	Totals
	5	5	3	4	4	21
	5	3	2	5	0	15
	5	2	2	4	3	16
	3	3	2	4	3	15
	4	1	2	3	0	10
	2	1	1	2	1	7
	1	1	1	1	1	5
	4	3	4	4	3	18
	3	1	2	1	2.5	9.5
TOTALS	32	20	19	28	17.5	**116.5**

Seminary & Echols						
	Category					
	Human Value	Green Infrastructure	City-Wide Benefits	Neighborhood Benefits	OS or RPCA Plan	Totals
	2	4	2	4	4	16
	3	2	2	4	0	11
	3	1	2	3	1	10
	2	2	2	3	3	12
	4	3	2	4	0	13
	2.5	2	2.5	2	2	11
	2	2	1	3	3	11
	1	1	1	2	2	7
	2.5	1	2	3	2	10.5
TOTALS	22	18	16.5	28	17	**101.5**

Site 1: Polk/Pelham (169.5 pts)



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Site 1: Polk/Pelham

5325 Polk Avenue Property

Area: 103,847 s.f/2.38 acres

Zoning: (two zones)

RA: single-family, two-family, townhouse

R-20: single family on 20,000 sq ft lots.

2012 Assessed Value: $1,500,000

Willing seller: Yes

Existing Conditions:

Trees: Heavily wooded site

Topography: The site has considerable topography with slopes ranging from 15% to 50% slopes.

Existing Development Site Plan:

The property owner has submitted a development site plan to construct 11 townhouse-style condominiums and retain approximately 40% of the site as open space tree retention area

Actions:

Acquisition of property

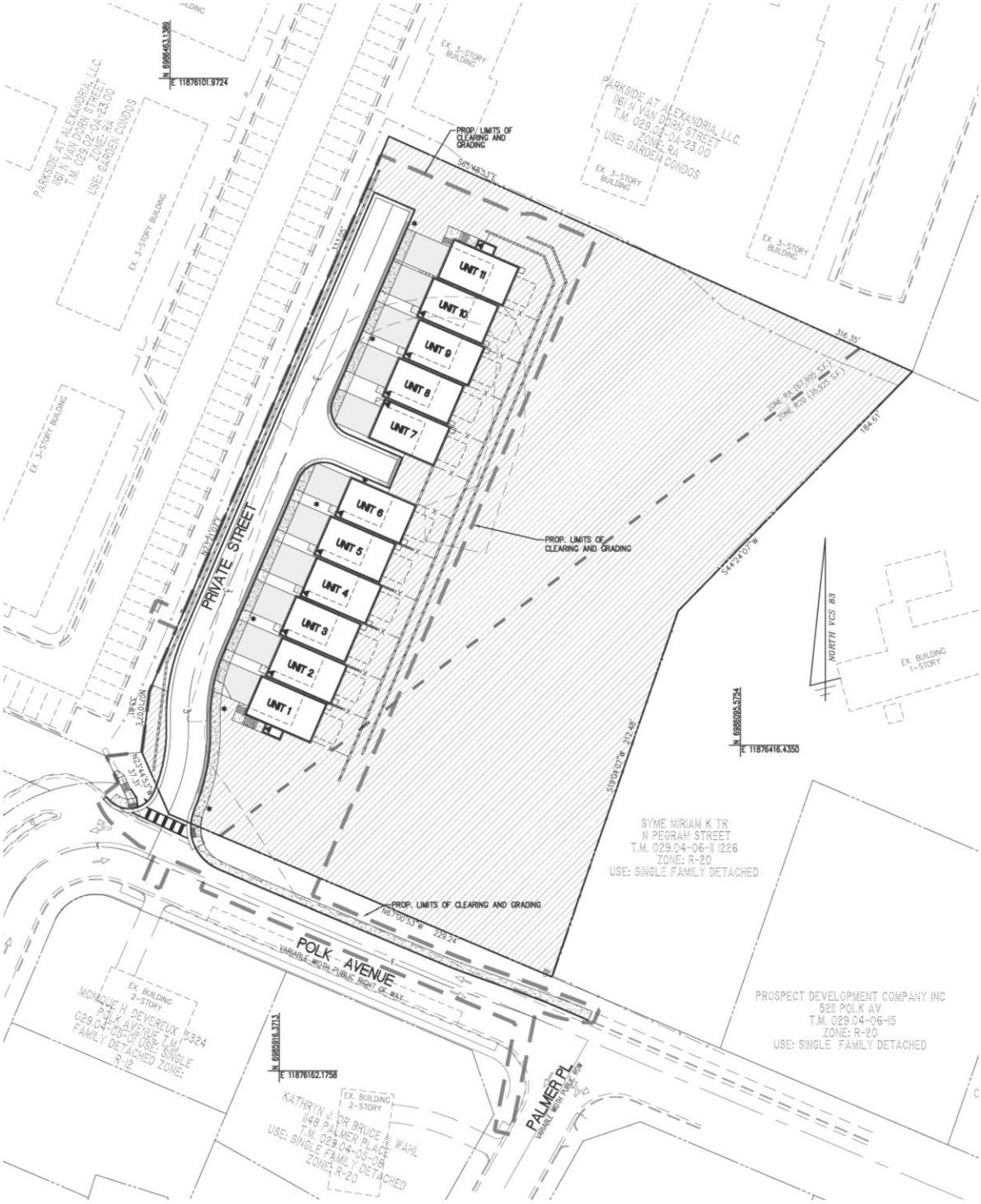
No acquisition: Owner goes to Planning Commission with the current development site plan under the existing zoning.

Cost of improvements: $

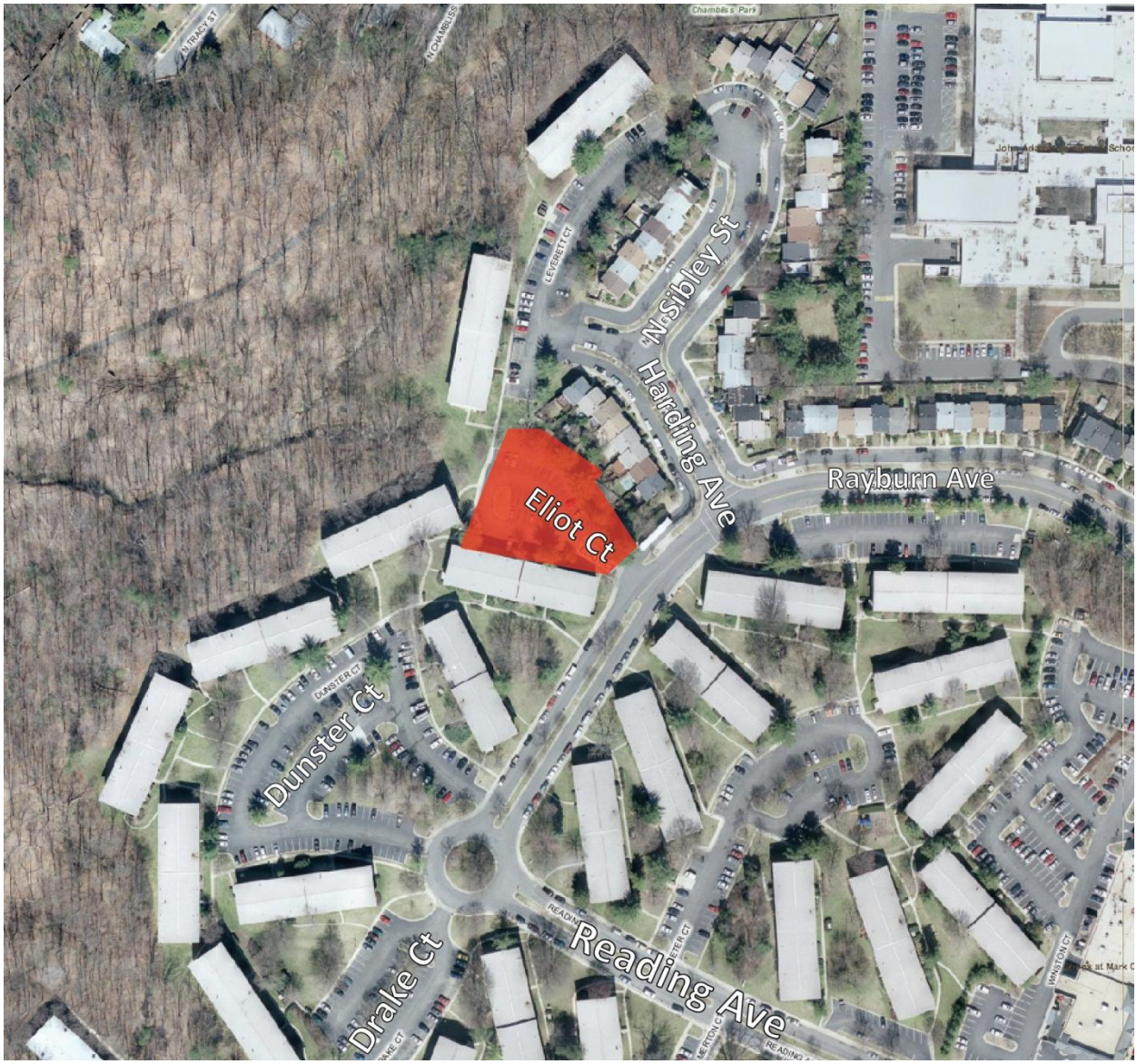
(cost is relative to other site options in a range from $ to $$$)

Total Points: 169.5

Site 1: Polk/Pelham Development site plan



Site 2: Town Center/Parking Lot (116.5 pts)



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Site 2: Town Center/Parking Lot

1350 N. Beauregard Street

Area: +/- 37,026 sq. ft. (0.85 ac)

Zoning: CDD #4, RA (underlying)

Approximate Value: $1,500,000 to $2,000,000

Willing seller: Yes

Timing/Availability: Phasing, 5-10 years

Existing Conditions:

Parking: 41 spaces displaced, could be accommodated elsewhere

Topography: Generally fairly flat with slopes ranging from 6% to 30%.

The site is adjacent to the planned 7 acre expansion of the Dora Kelley park

Cost of improvements $$$

Asphalt removal, relocation of parking, etc.

(cost is relative to other site options in a range from $ to $$$)

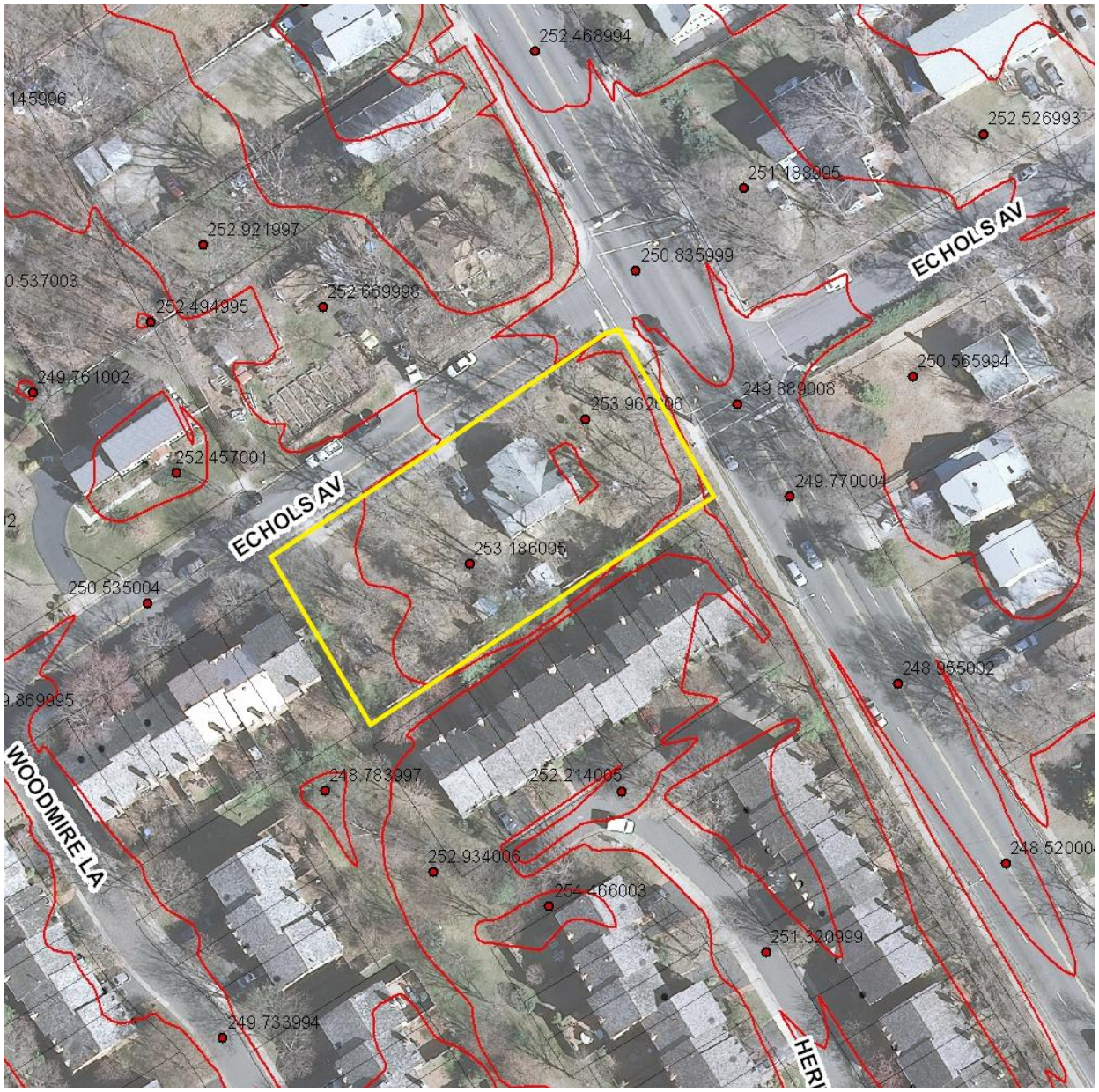
Actions:

Acquisition: Removal of surface parking lot and phase removal of buildings

No acquisition: Approximately +/- 19,200 sq ft of development. Townhouses and/or stacked townhouses permitted on the site.

Total points: 116.5

Site 3: Seminary/Echols (101.5 pts)



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Site 3: Seminary/Echols

5216 Seminary Road

Area: +/- 20,739 sq. ft (0.48 ac)

Zoning: RB, townhouse zone

2012 assessed value: $766,993 (*$800,000 as given previously)

Willing seller: Owner contacted several times, including written notification, with no response from property owner.

Existing Conditions:

Topography: Relatively flat, almost no grade changes

Tree cover: Approximately 20 trees

Cost of Improvements: $$

(cost is relative to other site options in a range from $ to $$$)

Actions:

Acquisition: Requires acquisition and demolition of the existing 2,056 sq ft single-family house.

No action: If the site is not acquired for open space, the existing single-family house could be retained. The existing zoning could also permit 7-10 townhouses, subject to the approval of a site plan.

Total Points: 101.5

Discussion – Next Steps

- Update on staff discussion with property owners
- Timing
- Next Steps
- Periodic updates to AG
- Planning Commission 9.06

Public Comment Discussion

Transportation Alternatives Report

- Intersection of Beauregard Street / Seminary Road is a major area of congestion
- Near term improvements are currently being implemented
- Longer term improvements are needed to support the planned development
- Beauregard SAP examined a number of potential intersection improvements, including:
  - Parallel Road
  - Traffic Circle
  - Grade Separated improvement
  - Ellipse Configuration
- Beauregard SAP Traffic analysis analyzed the ellipse configuration
- Council asked staff to prepare a report summarizing the intersection improvement alternatives
- Alternatives Report summarizes the various improvement options and their benefits / constraints
- Beauregard Advisory Group should review the report
- Staff will provide an overview of the report at the Oct 24 Beauregard Advisory Group meeting, and answer questions

Upcoming Meetings

- October 2 – Planning Commission Work Session/Public Hearing
- October 4 – AHAC
- October 18 – AHAC
- October 23 – City Council Work Session

Proposed AG Meeting Dates

- November
- December
- January
- February

http://alexandriava.gov/BeauregardPlan

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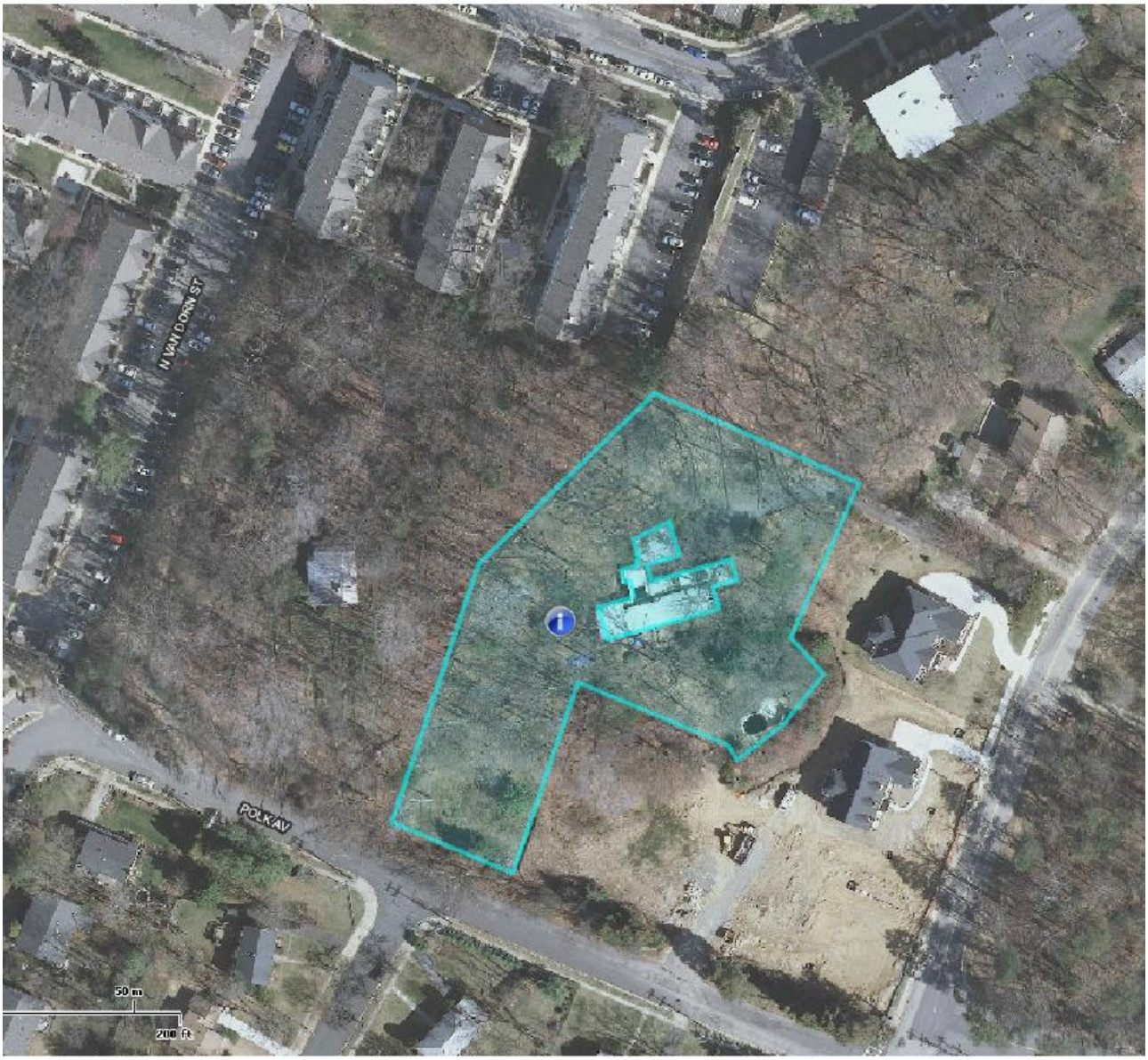

- 67,005 sq ft (1.54 acres)
- Land value = $677,000
- Building value = $496,000
- Total value = $1,173,000
- Zoning = R20
- Above grade living area = 2,226 sq ft