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

1. Property Identified
2. Staff and Advisory Group review property selection
3. Does site meet required criteria for acquisition?
   - Yes: Make recommendation to City Manager
   - No: Notify, nominate, discuss options, option to add to Valuable Open Space/Pocket Park list
4. City Manager approves consideration for acquisition?
   - Yes: Recommend to City Manager
   - No: Discuss options, option to add to Valuable Open Space/Pocket Park list
5. City Manager approves concept for acquisition?
   - Yes: City Process
   - No: Discuss options, option to add to Valuable Open Space/Pocket Park list
6. City Council approves negotiations?
   - Yes: Contract with outside negotiator
   - No: Can the City & Owner agree on purchase price/terms?
     - No: Discuss options, option to add to Valuable Open Space/Pocket Park list
     - Yes: Environmental Site Analysis
9. City makes offer
10. Purchase agreement written
11. Staff reports to Planning Commission on 9/06
12. Planning Commission approves 9/07
13. Staff presents approved 9/06 to City Council for informational purposes only
14. Staff finalizes negotiations, schedules closing date
15. Closing date
16. Press Release
17. Park development, planning and programming can begin, including input from community
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
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Human Value</th>
<th>Green Infrastructure</th>
<th>City-Wide Benefits</th>
<th>Neighborhood Benefits</th>
<th>OS or RPCA Plan</th>
<th>Totals</th>
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<td>37</td>
<td>29</td>
<td><strong>169.5</strong></td>
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| **Town Center/Parking lot** | 5 | 5 | 3 | 4 | 4 | 21 |
| | 5 | 3 | 2 | 5 | 0 | 15 |
| | 5 | 2 | 2 | 4 | 0 | 16 |
| | 3 | 3 | 2 | 4 | 3 | 16 |
| | 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** | 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)
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)
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)
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

Staff Contact: Amy Friedlander, Planning and Zoning
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Amy.Friedlander@alexandriava.gov
1226 N. Pegram

- 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