

Beauregard Design Advisory Committee (BDAC) – Meeting Summary

September 26, 2022

7:00 p.m.

Patrick Henry Recreation Center
(4653 Taney Ave, Multipurpose Room B)

Committee Members in Attendance:

Donna Fossum
Gus Ardura
Fatimah Mateen
Samantha Moore
Christine Hoeffner
Abed Benzina

Absent Committee Members:

Jill Phaneuf

City Staff:

Maya Contreras, Principal Planner, P&Z Dev.
Bill Cook, Urban Planner, P&Z Dev.
Maggie Cooper, Urban Planner, P&Z Dev.
Jose Ayala, Principal Planner, P&Z NPCD

Applicant Team:

Bill Krokowski, Mark Center Residential, LLC
Tom Glatzel, WMH Development
Thomas Dinneny, DCS Design
Travis Brow, Walter L Phillips, Inc.
Jeffery Stuchel, Walter L Phillips, Inc.
Adam Steiner, J2 Engineers, Inc
Adam Rogers, J2 Engineers, Inc
Chris Turnbull, Wells + Associates
Ken Wire, Wire Gill LLP
Megan Rappolt, Wire Gill LLP

Community

Betsy Faga
Les Jackson

Agenda Items:

1. Call To Order
2. Responsibilities:
 - a. Roll Call
 - b. Nomination and election of new Chair
 - c. Review and approval of September 27, 2021 meeting summary
3. New Business:
 - a. Applicant introduction of proposed multi-family project on a portion of the Hilton site (CDSP2022-00013)
 - b. BDAC questions for the applicant
 - c. Public questions and comment
4. Staff updates:
 - a. Staff introduction of Alexandria West Small Area Plan update process
 - i. BDAC questions for staff
 - ii. Public questions for staff
 - b. Construction updates
 - c. Staff announcement of vacancies
5. Schedule next meeting
6. Motion to adjourn

Meeting presentations, materials, and recordings are archived on the BDAC webpage at:

<https://www.alexandriava.gov/74981>

Call to Order & Responsibilities:

Mr. Cook called the meeting to order and led roll call. The vacancy of the chair position formerly held by Pete Benavage was announced due to his relocation outside the city. Mr. Cook entertained a motion for nomination of a committee chair. A motion was made by Mr. Benzina to nominate Donna Fossum, seconded by Ms. Mateen. All were in favor (5-0-0). Ms. Hoeffner arrived at approximately 7:05. Ms. Fossum recommended that a vice-chair be nominated since she is term-limited in 2023. Mr. Benzina nominated Gus Ardura, seconded by Ms. Fossum. All were in favor (6-0-0). Since this was the first post-pandemic in-person meeting, BDAC members gave brief introductions.

Ms. Fossum offered a motion to approve the meeting notes of September 27, 2021 seconded by Mr. Moore. Approved (6-0-0).

New Business

Ken Wire representing the applicant introduced the applicant team. This presentation was an introduction to the multi-family building proposed for an underutilized portion of the Hilton site at 5000 Seminary Road. Wire gave an overview of the development history and zoning of the site, including the surroundings such as the Mark Center site as well as existing and planned transportation and stormwater infrastructure. An architect representative spoke in more detail regarding the site layout, constraints, access, and massing of the building. A key feature of the plan is the parking arrangement. Due to grade changes and how the city calculates height and FAR, the parking is predominantly below-grade.

The landscape architect team then described the open spaces surrounding the site, fire lanes, and conceptual landscape design. Committee members had questions about the dimensions and programming of the two planned internal courtyards. Mr. Benzina noted that the concept of the motor court was thoughtful overall but needed refinement to make it a grander entrance. He also had concerns about the pool placement and elevation in terms of traffic noise from the street and privacy. Mr. Wire noted that the location of the building entrance will necessitate enhanced lighting and signage to direct arrivals from Seminary Road. Some deviations from the design guidelines will be sought with regard to surface parking. Committee members had questions about unit size and distribution, amenities, cost, and other aspects of the project that continue to evolve. There were also questions and concerns about the locations of bus bays relative to the building façade. There will be one or two more full meetings to discuss design aspects of the project.

There were members of the public in attendance but had no comments.

Staff Updates

Jose Ayala with the Neighborhood Planning & Community Development division of P&Z explained the upcoming Alexandria West Small Area Plan process, which begins in November and continues through June 2023. Outreach will be conducted using different social media platforms in different languages to engage numerous stakeholder groups. Members had questions about the market for condominiums. Meeting attendees had numerous responses pertaining to

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market demand, finance, and legal matters. Members expressed the importance of engaging homeowner groups and Northern Virginia Community College.

Maya Contreras gave updates on various projects and news within the planning area. These included NoVa Parks portfolio addition of Winkler Reserve, West End Transit progress, Beauregard/Seminar “Ellipse” study, and more.

Adjourn

The meeting was adjourned at approximately 8:30 PM.