

Beauregard Design Advisory Committee



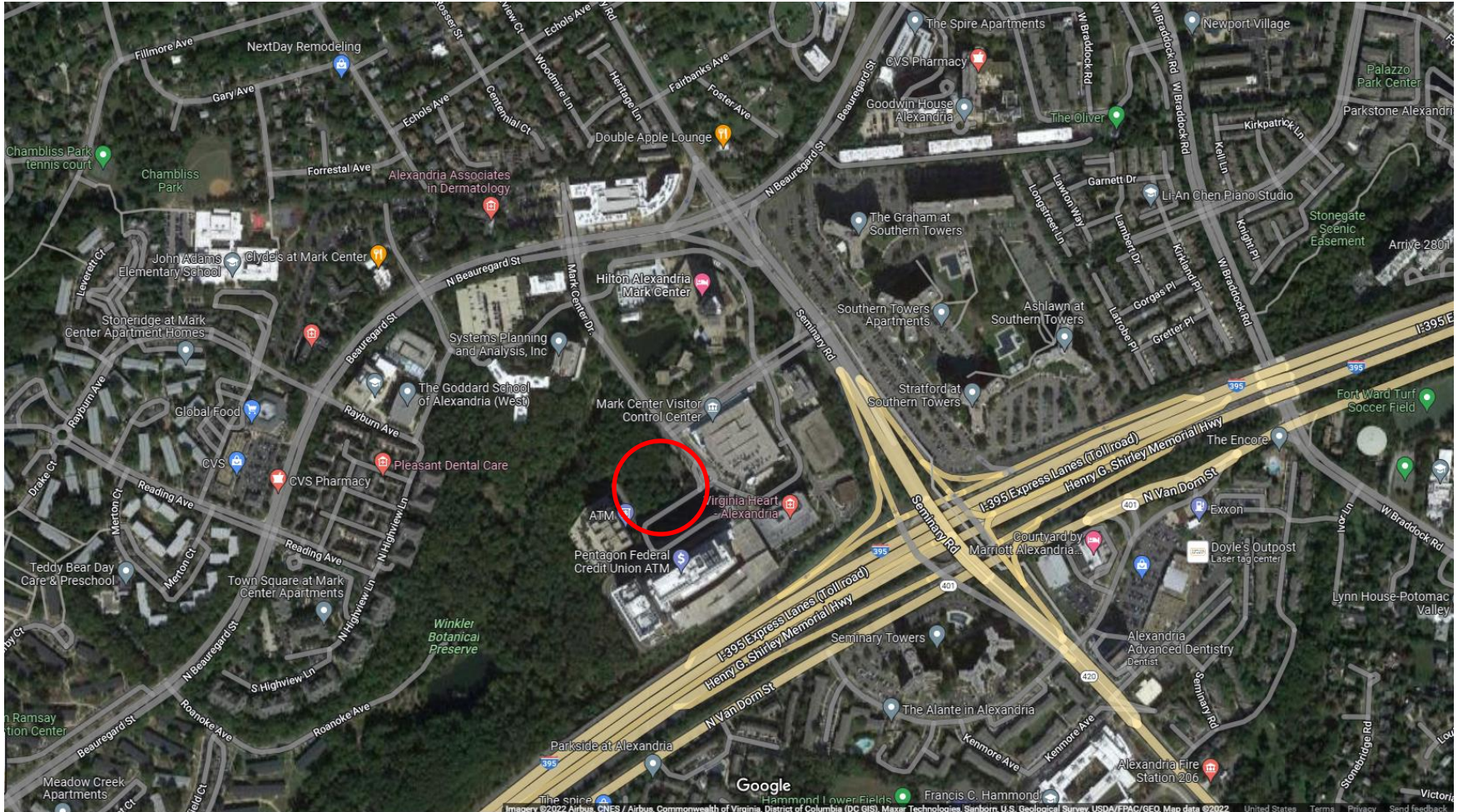
September 9, 2024, 7 PM
Patrick Henry Rec Center

Agenda

1. Call To Order
2. Responsibilities
 - a. Roll call
 - b. Review and approval of June 10, 2024 meeting summary
3. New Business
 - a. Introduction to 4880 Mark Center Drive CDSP# 2024-00005
 - i. BDAC questions for applicant
 - ii. Public questions and comments
 - b. Introduction to 1900 N Beauregard Street CDSP# 2022-00025
 - i. BDAC questions for applicant
 - ii. Public questions and comments
4. Staff Updates
 - a. Website updates, boards and commissions housekeeping
 - b. West End preconstruction meeting on 9/11
 - c. Future BDAC meeting dates review
5. Motion to Adjourn



Site Context – 4880 Mark Center Drive



BEAUREGARD





Founded in 1988 as a vertically integrated real estate company with a mission to deliver the best possible living environments for our residents.

“One Bozzuto” approach leverages expertise of Development, Construction and Management divisions to ensure the most cohesive execution across all phases of development.

Since inception, Bozzuto Development Company has developed 20,800 apartments and 5,600 homes.

MARK CENTER

4880 Mark Center is a Joint Venture with Stewart Investment Partners.

The development concept is grounded in its connection to the Winkler Botanical Preserve.

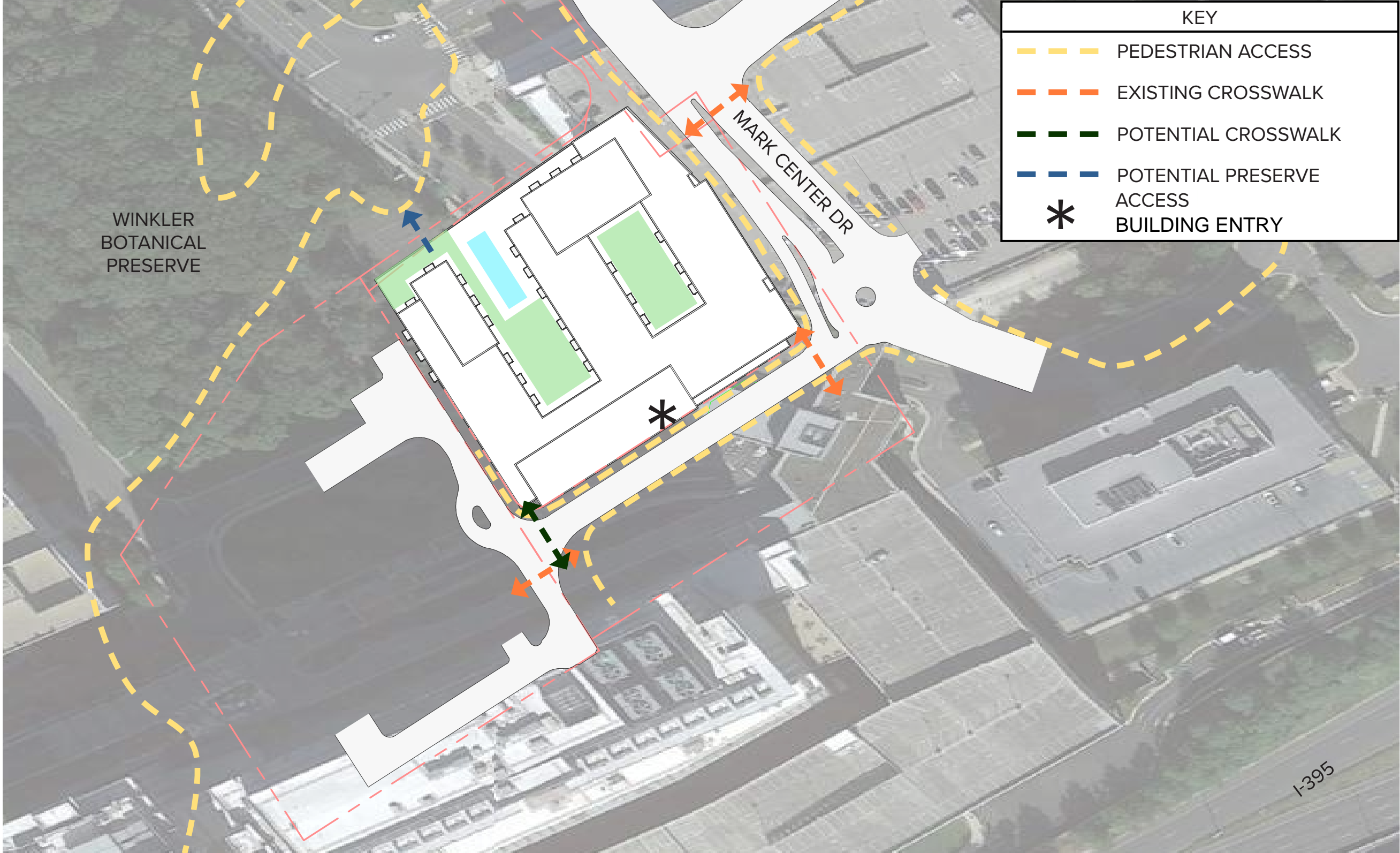
A chance to deliver a unique living experience in West Alexandria centered on design pillars: Restful Refuge, Nature, and Textural Connections.



CONTEXTUAL SITE PLAN | *Mark Center Apartments*

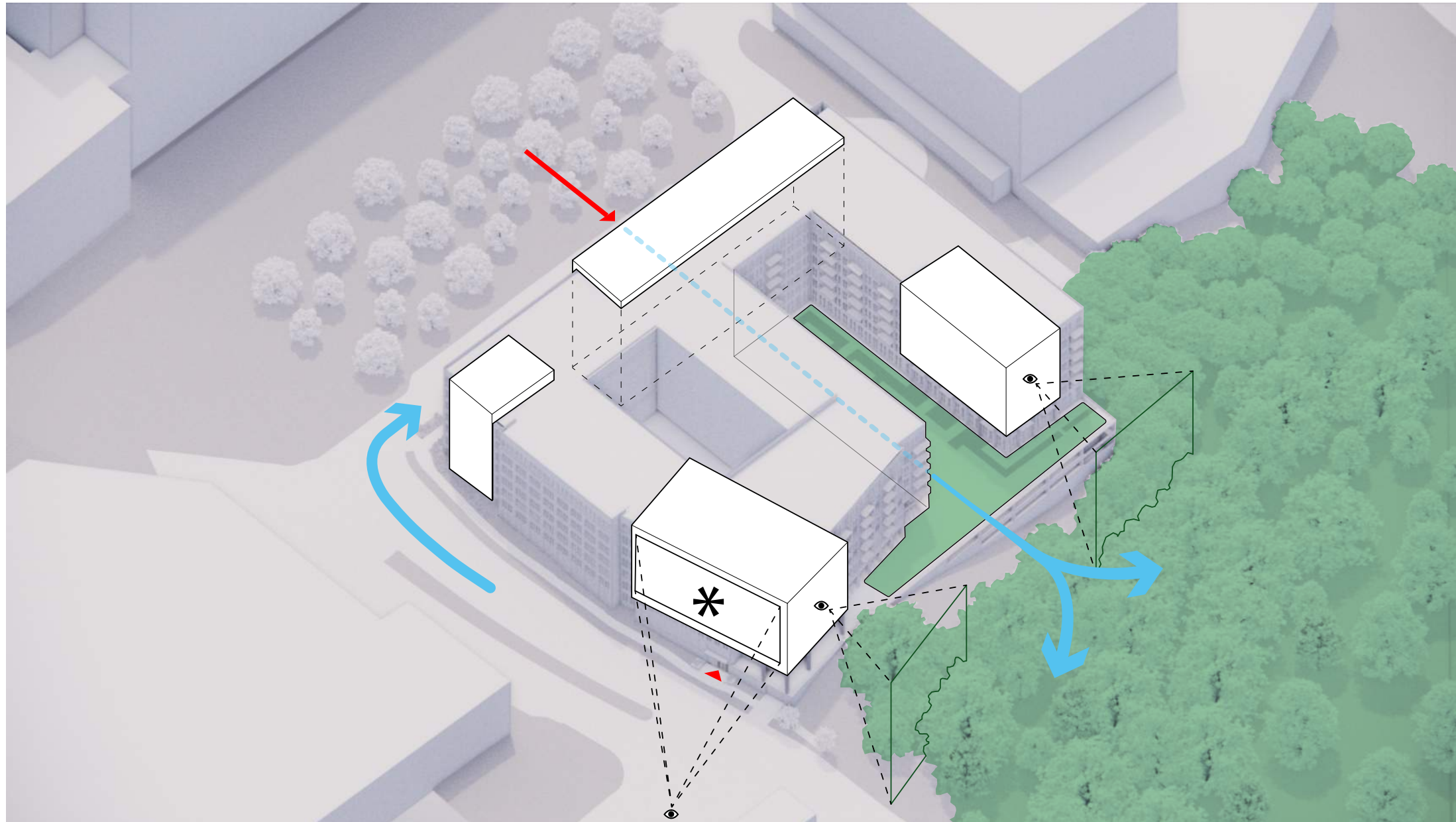


SITE PLAN



I-395

MASSING | *Articulation*



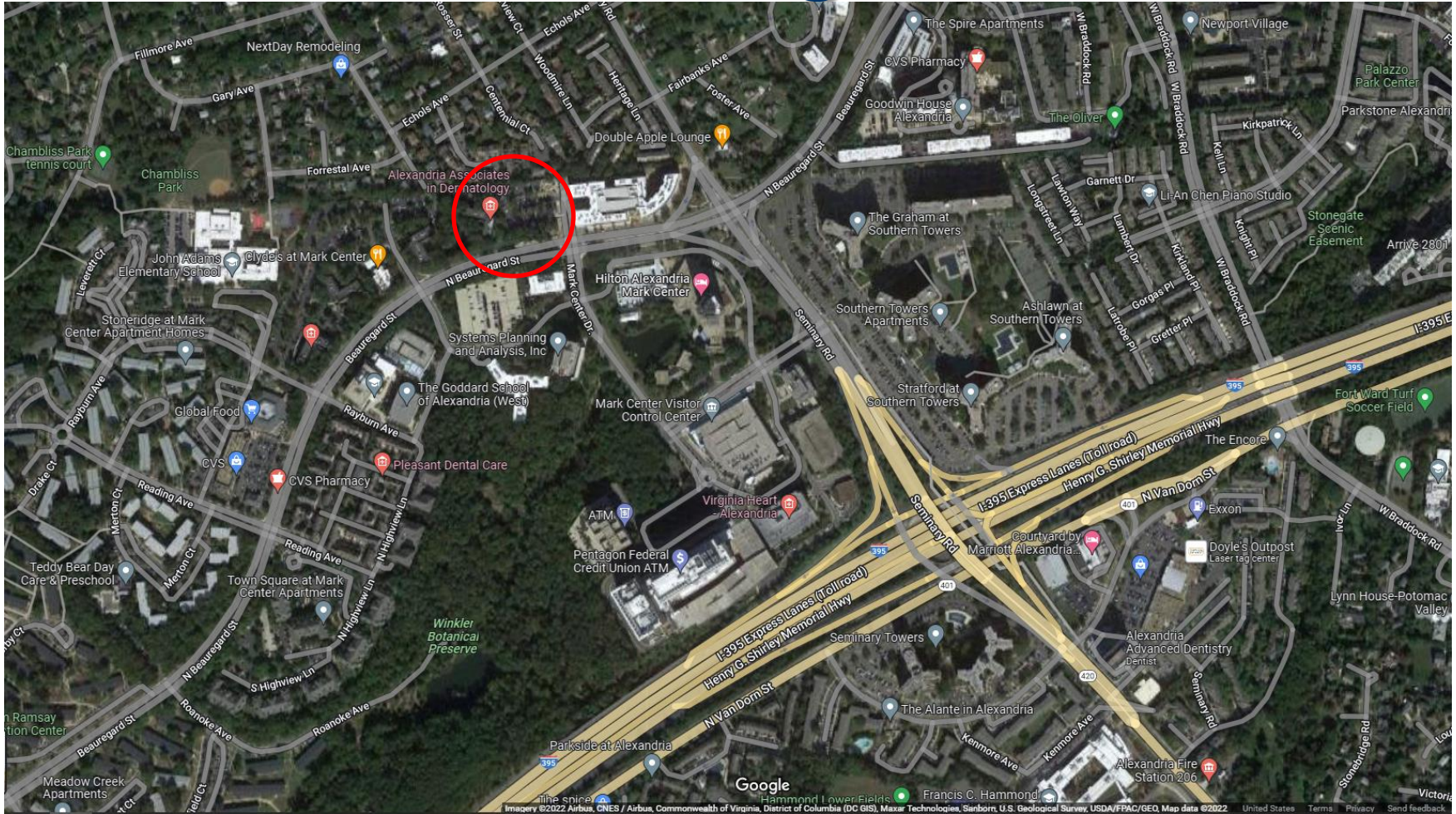


LEGEND

- ① MAIN ENTRANCE
- ② BIKE RACKS
- ③ ON-STREET PARKING
- ④ GARAGE ENTRANCE
- ⑤ LOADING ENTRANCE
- ⑥ SUNKEN UNIT PATIOS
- ⑦ SANCTUARY GARDEN
- ⑧ LOUNGE GARDEN
- ⑨ SWIMMING + SUNNING
- ⑩ GRILLING + DINING
- ⑪ TREE HOUSE TERRACE
- ⑫ CANOPY OVERLOOK
- ⑬ FOREST FITNESS TERRACE
- ⑭ BIORETENTION PLANTER



Site Context – 1900 North Beauregard Street



BEAUREGARD



Applicant Presentation

1900 N BEAUREGARD ST., ALEXANDRIA, VA

BDAC PRESENTATION
09/09/2024



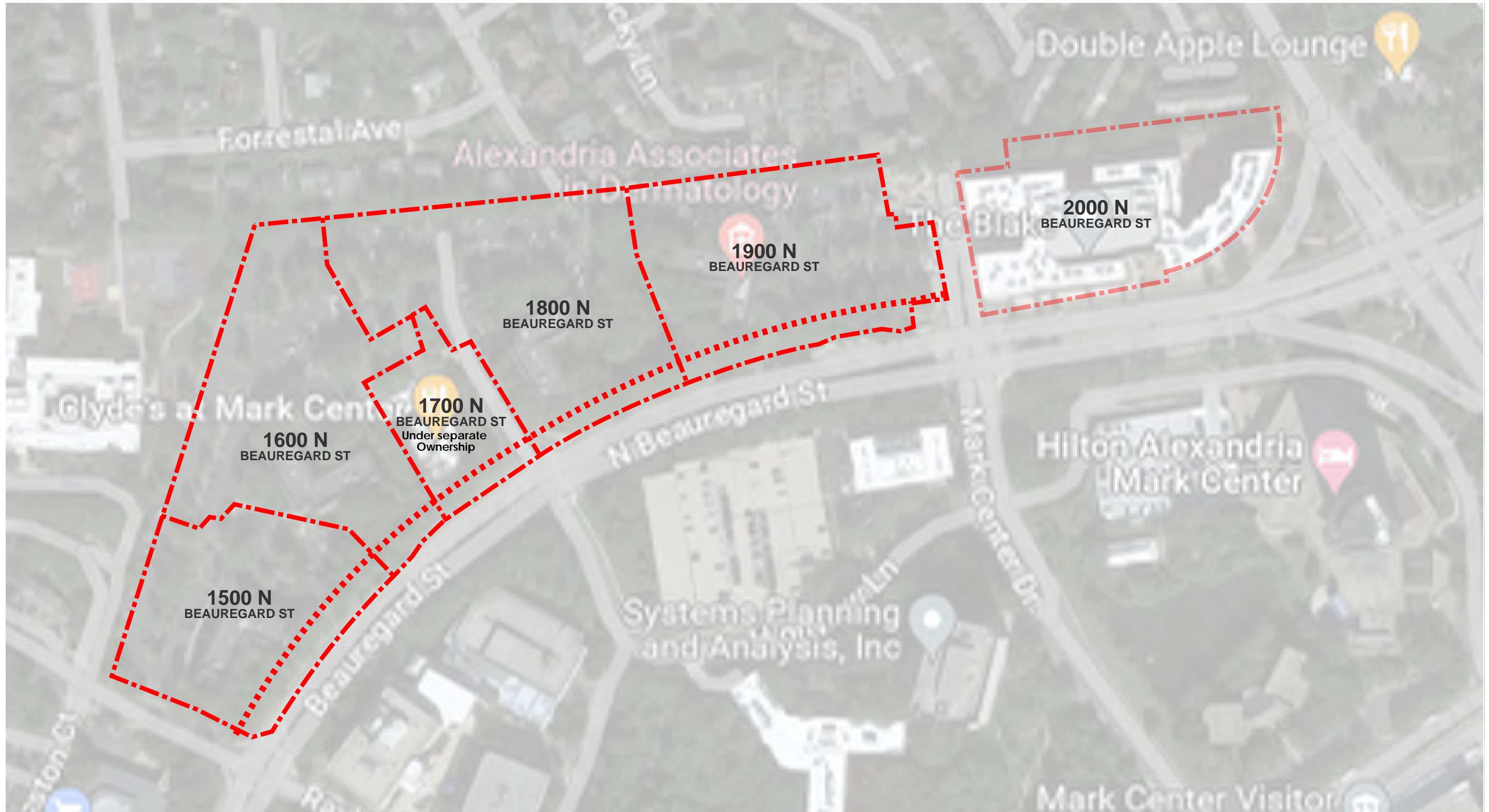
Architecture | Interior Design | Landscape Architecture | Engineering



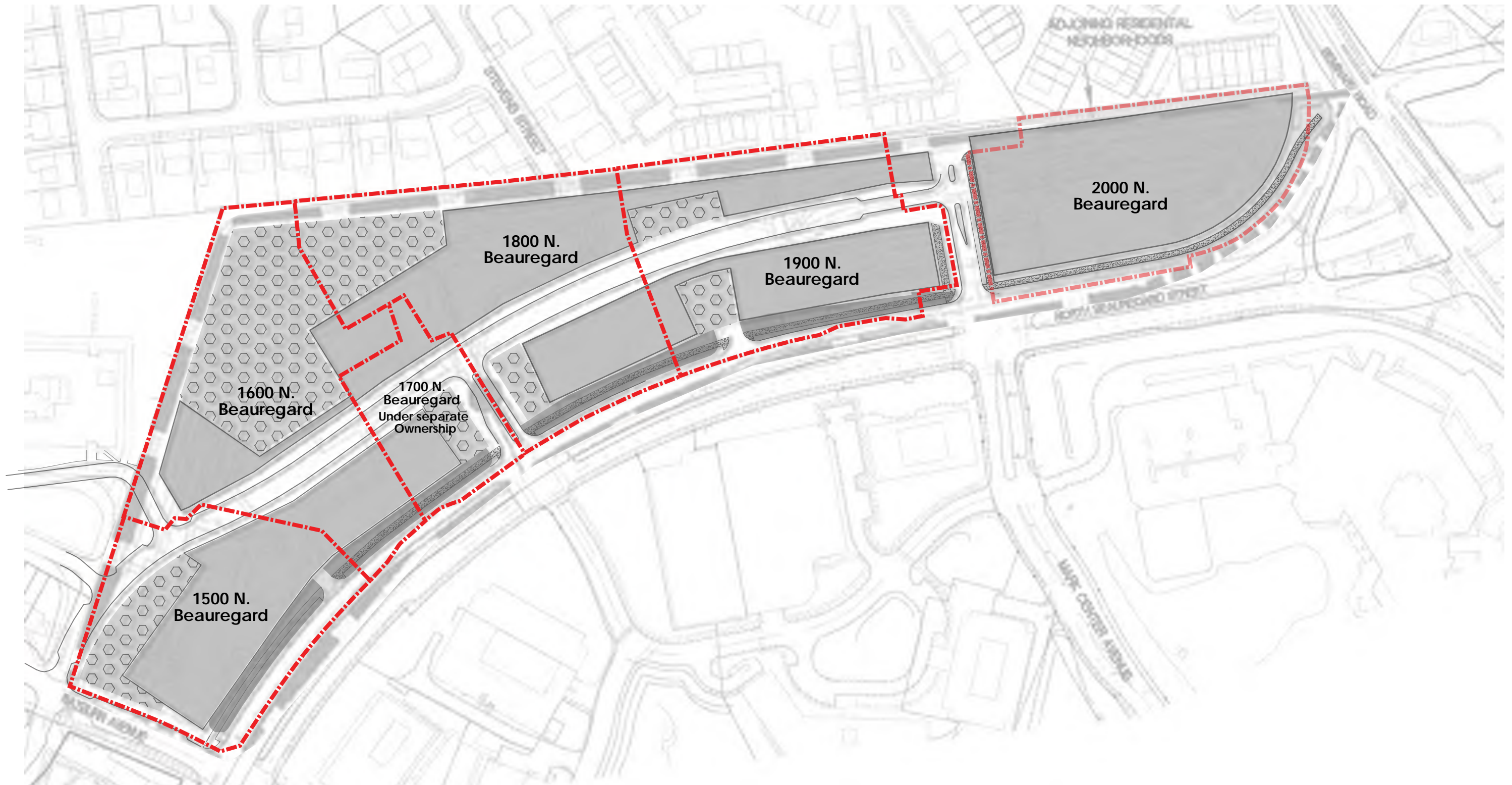
BEAUREGARD



SITE AERIAL & OWNERSHIP

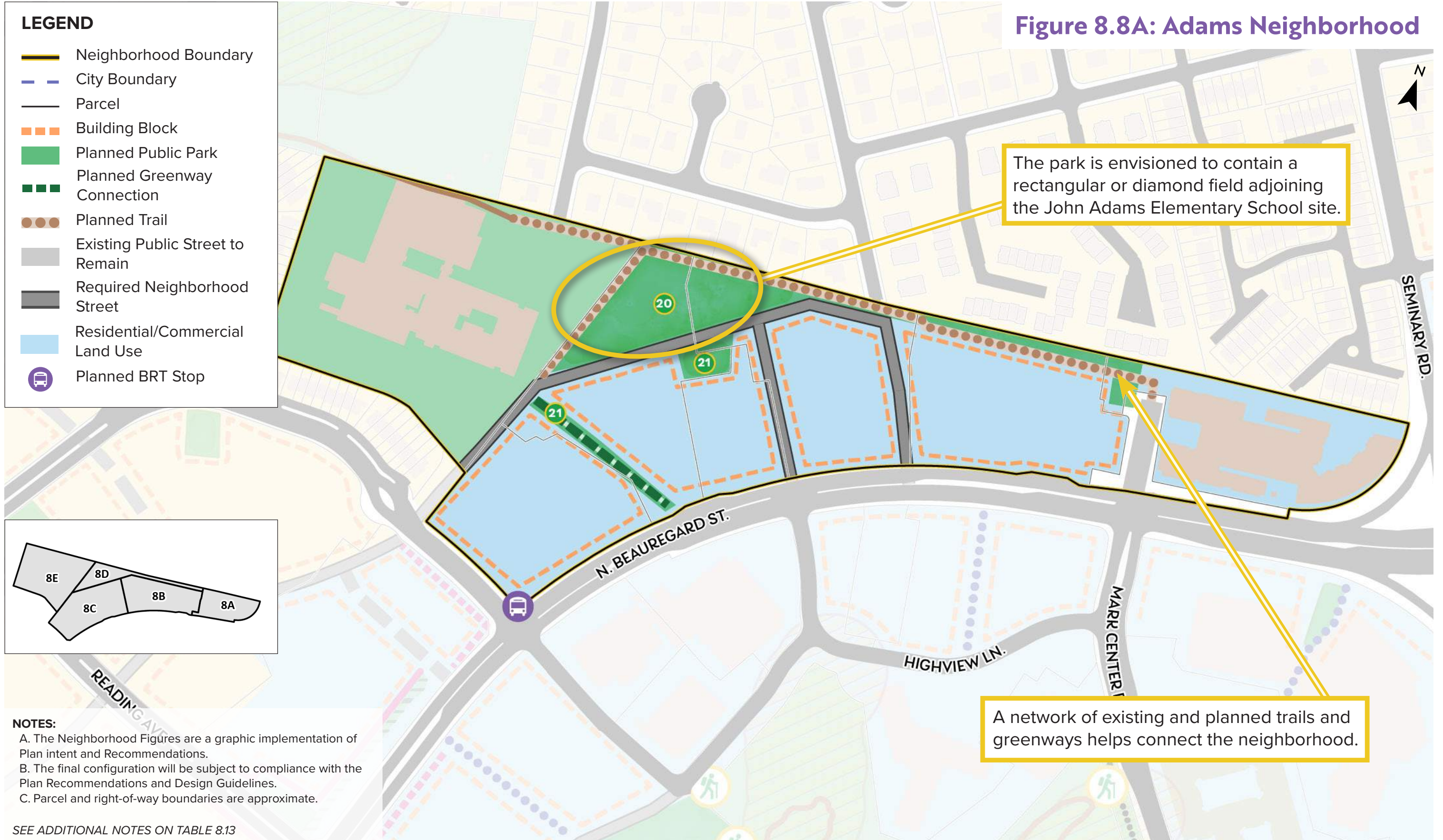


CURRENT APPROVED CDD PALN - NOT BUILDABLE



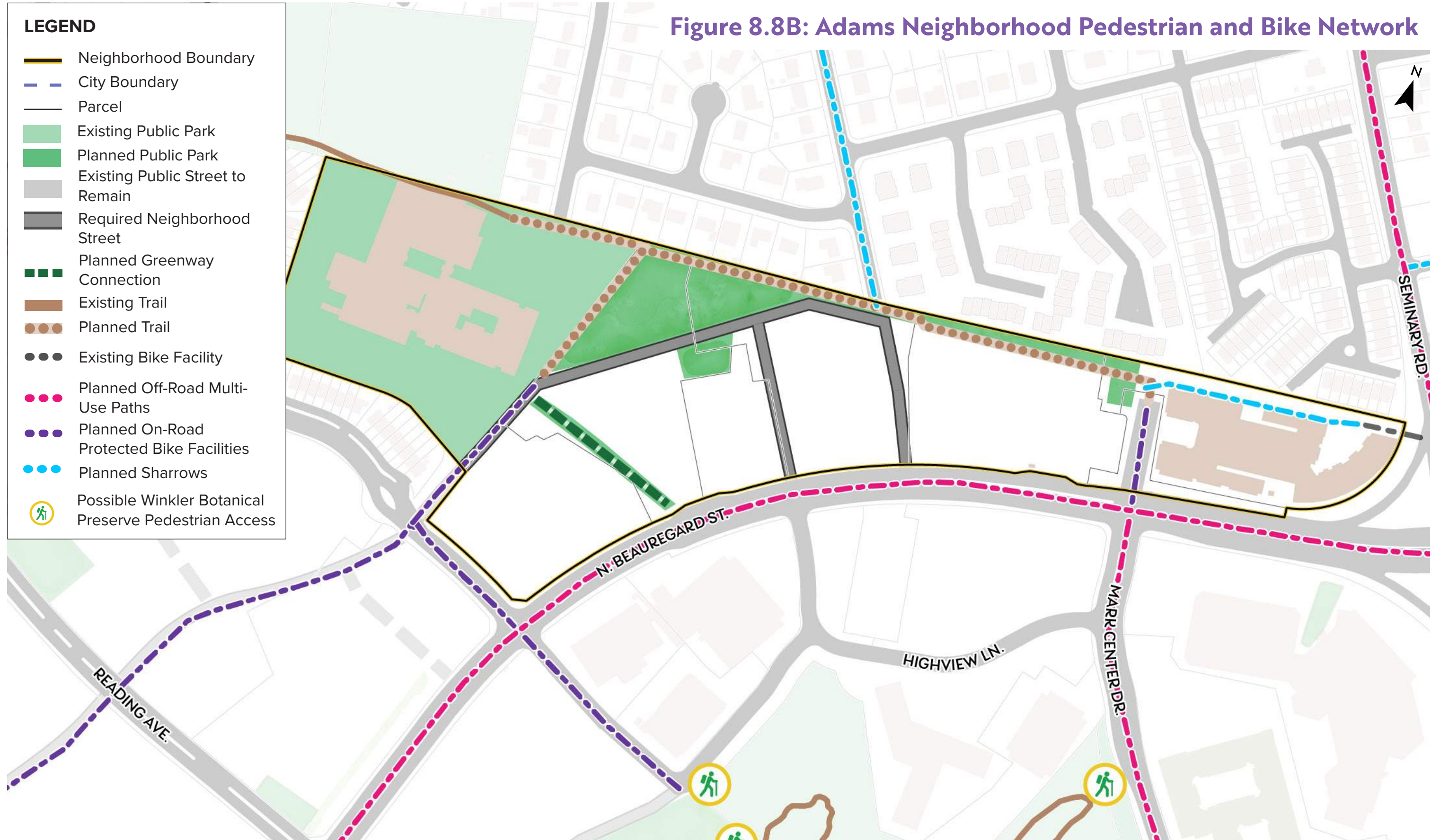
ALEXWEST SMALL AREA PLAN

Figure 8.8A: Adams Neighborhood

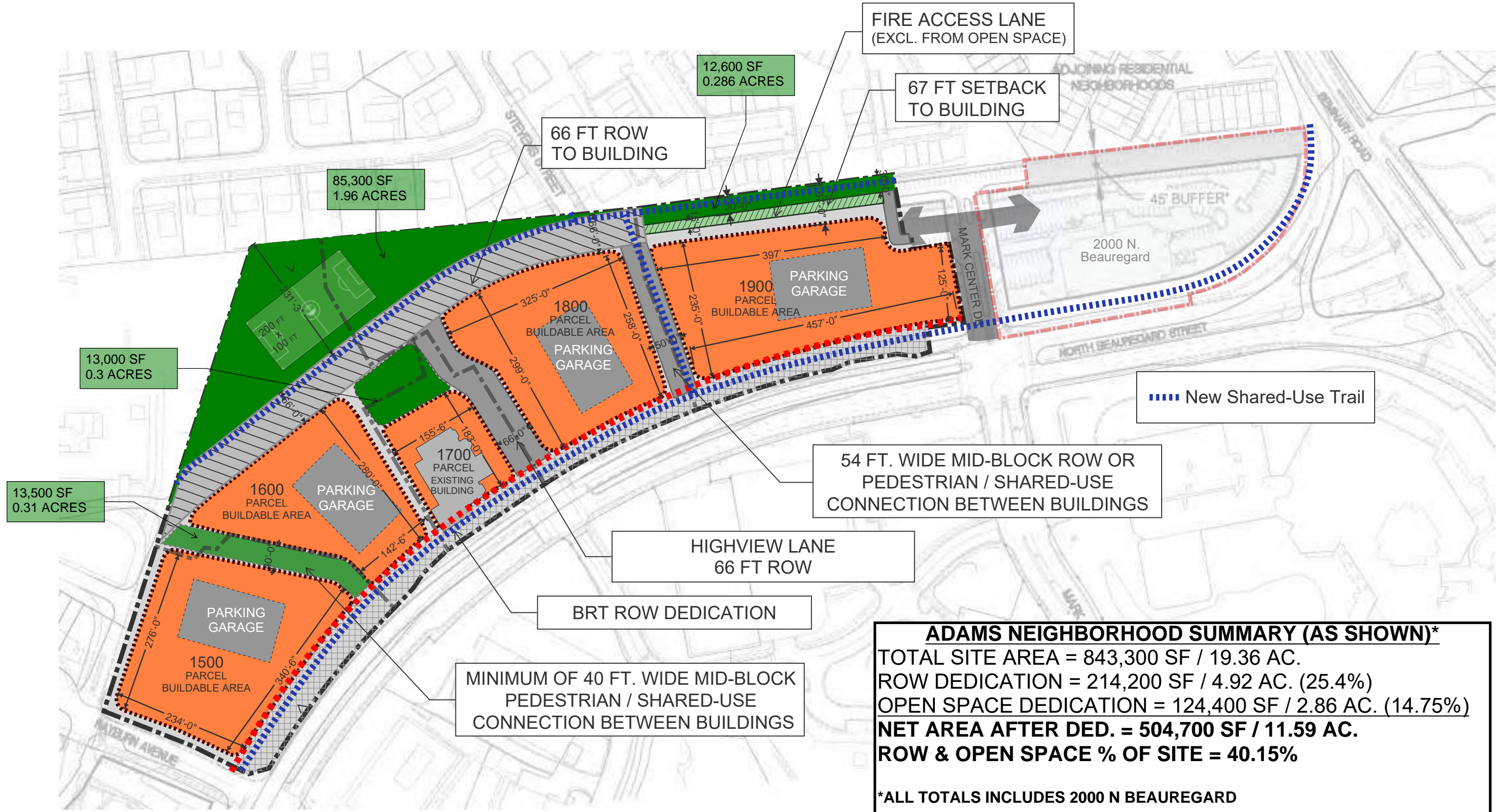


ALEXWEST SMALL AREA PLAN

Figure 8.8B: Adams Neighborhood Pedestrian and Bike Network



ADAMS NEIGHBORHOOD PLANNING & DEVELOPMENT AREA SUMMARY

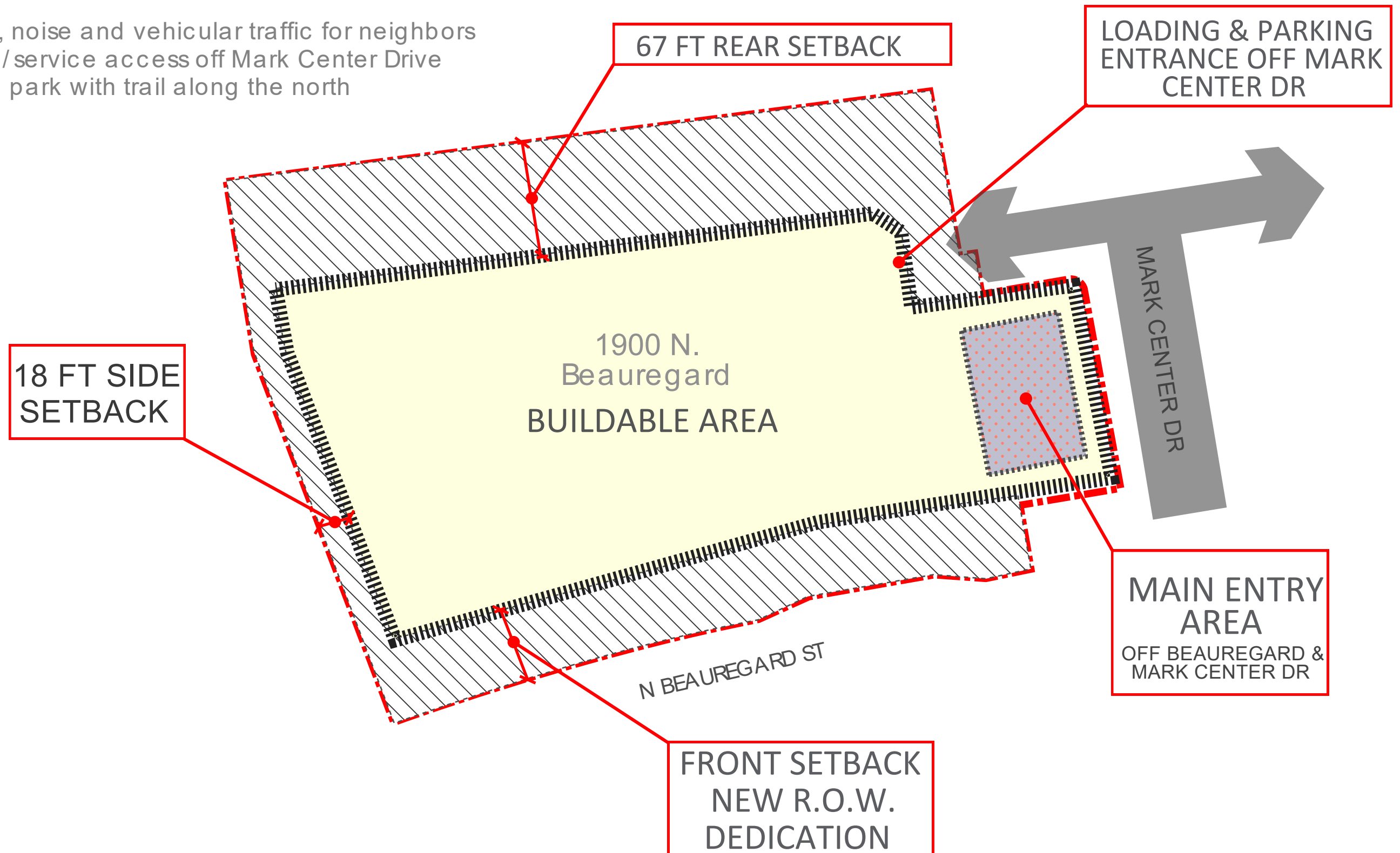


ADAMS NEIGHBORHOOD SUMMARY (AS SHOWN)*
 TOTAL SITE AREA = 843,300 SF / 19.36 AC.
 ROW DEDICATION = 214,200 SF / 4.92 AC. (25.4%)
 OPEN SPACE DEDICATION = 124,400 SF / 2.86 AC. (14.75%)
NET AREA AFTER DED. = 504,700 SF / 11.59 AC.
ROW & OPEN SPACE % OF SITE = 40.15%
 *ALL TOTALS INCLUDES 2000 N BEAUREGARD

SITE OVERVIEW & DESIGN CONSTRAINTS

Design Priorities & Guidelines:

1. Minimize light, noise and vehicular traffic for neighbors
2. Focus loading/service access off Mark Center Drive
3. Linear green / park with trail along the north



1900 N BEAUREGARD ZONING SUMMARY

PROJECT DATA

Site Area:	3.45 Acres (Approx. 150,064 sf.)
Zoning District:	CDD #21
Proposed FAR:	3.01 FAR (Approx. 451,488 sf.)
Proposed Building Height	Approximately 85 ft.

TOTAL GROSS RESIDENTIAL AREA

Total Gross Residential Area :	319,890 sf.
Total Number of Units:	345
Onsite Affordable Units:	15

PARKING CALCULATIONS

Parking Ratio:	1.12
Structured Parking Spaces:	387

OPEN SPACE

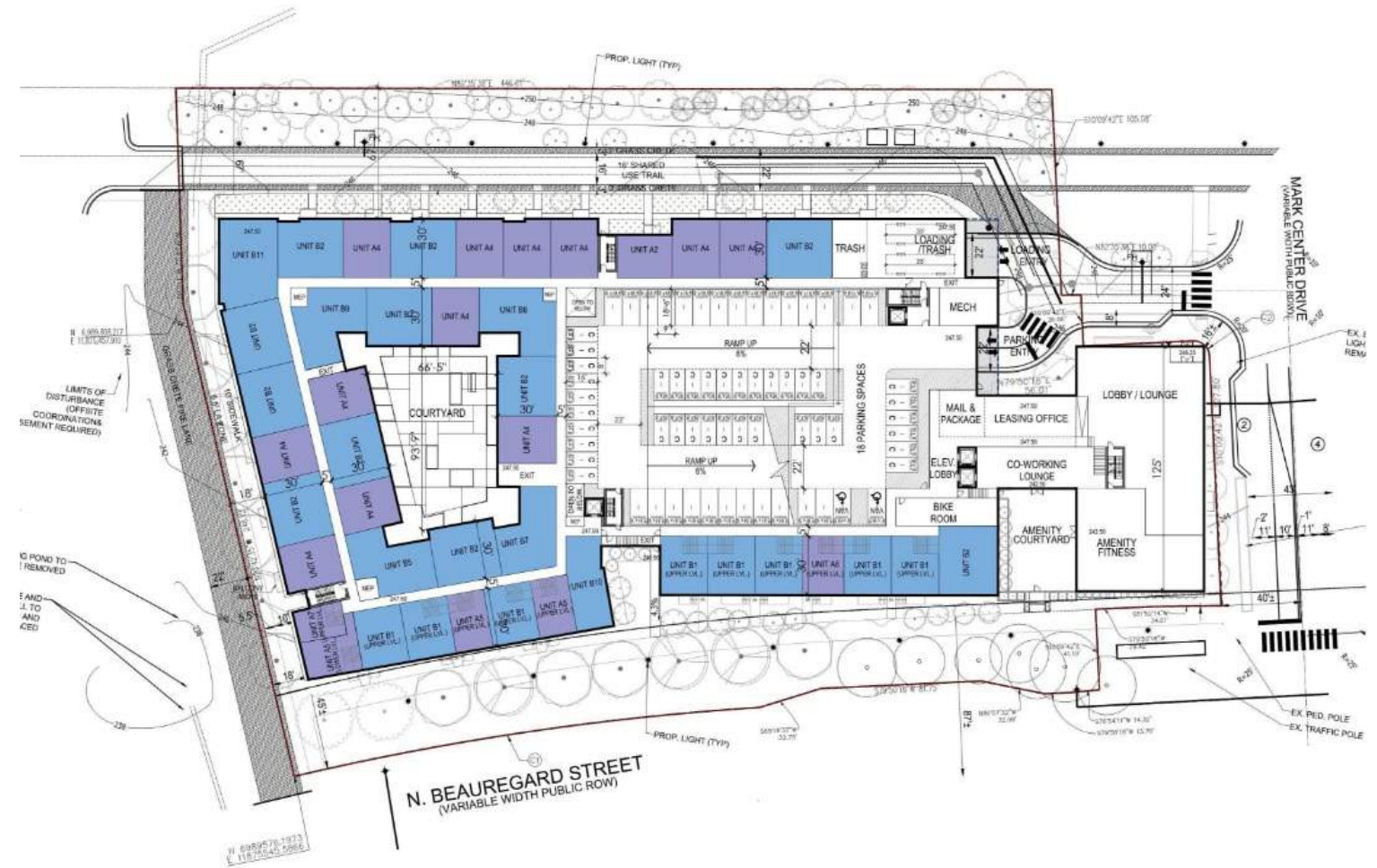
Open Space Required:	25% (Approx. 36,724 sf.)
Open Space Provided:	25% (Approx. 37,000 sf.)

AFFORDABLE HOUSING CONTRIBUTION

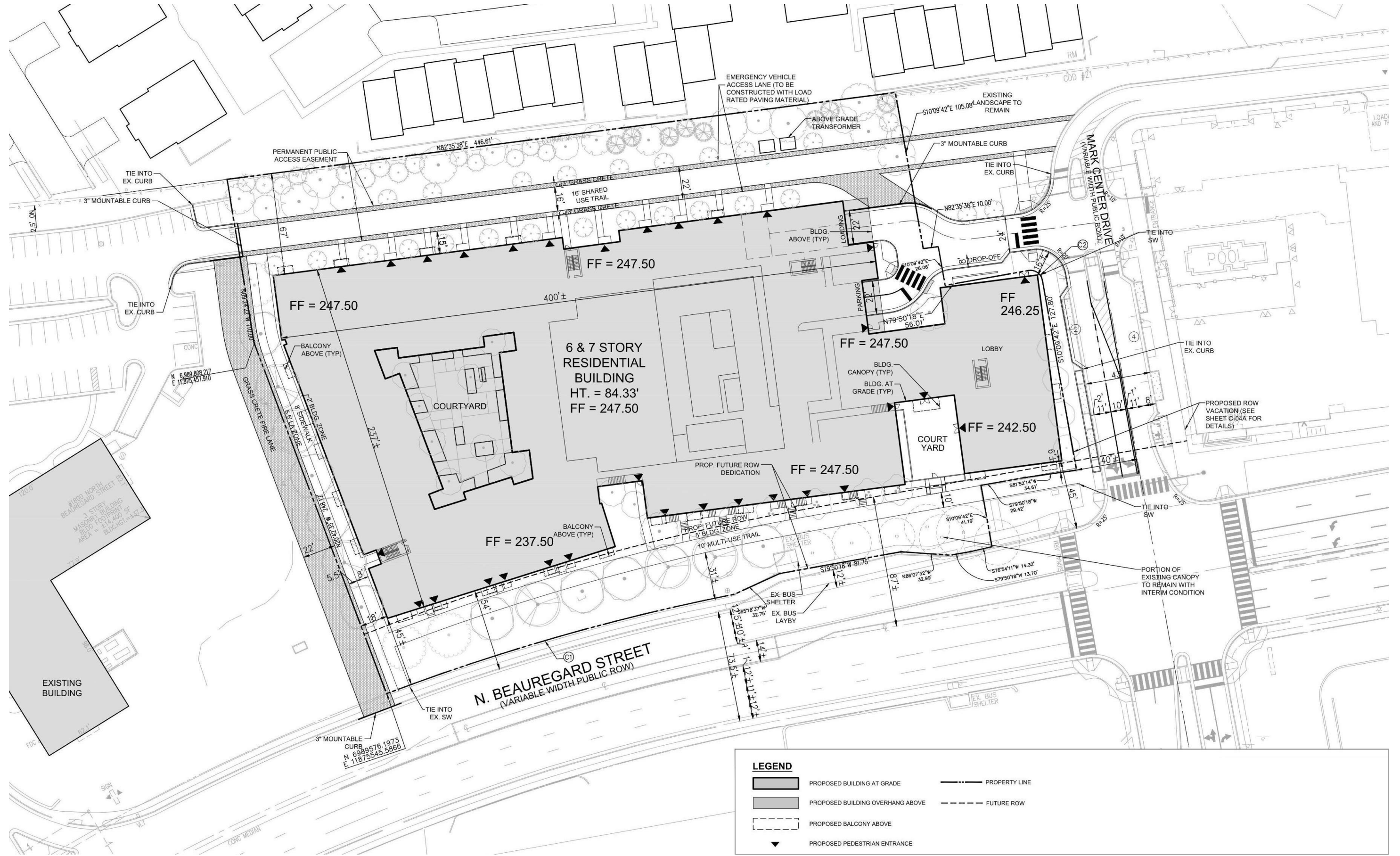
Base Density:	1.25 FAR (Approx. 187,580 sf.)
Affordable Contribution:	\$3.52 psf. ~ \$660,281.60

PROPOSED UNIT MIX

Studio	1 Bedroom	2 Bedrooms	Total
40	161	144	345
11.59%	46.67%	41.74%	100%



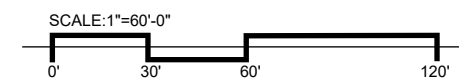
PROPOSED 1900 N BEAUREGARD SITE PLAN



LEGEND

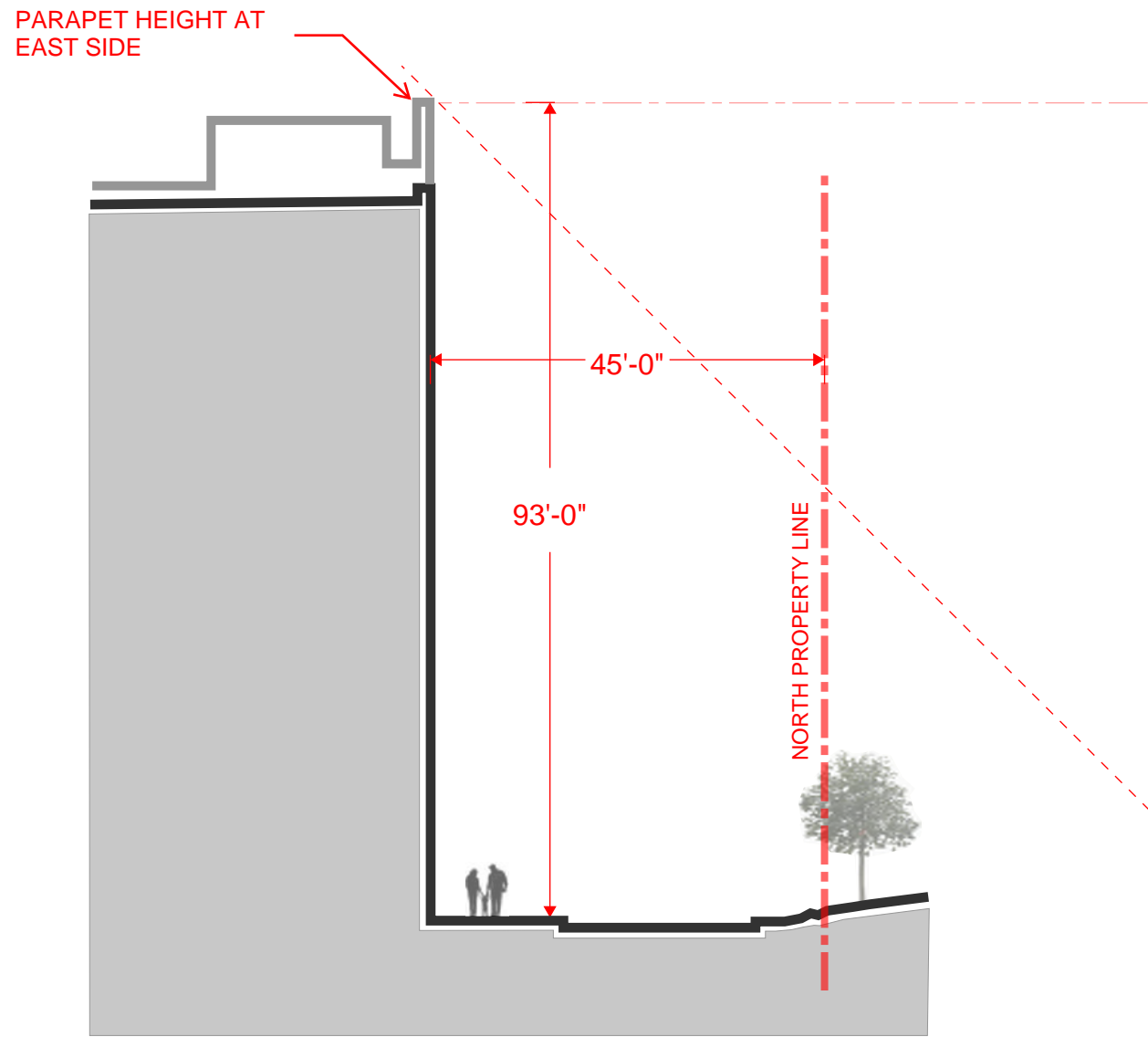
	PROPOSED BUILDING AT GRADE		PROPERTY LINE
	PROPOSED BUILDING OVERHANG ABOVE		FUTURE ROW
	PROPOSED BALCONY ABOVE		PROPOSED PEDESTRIAN ENTRANCE

1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA | SEPTEMBER 2024

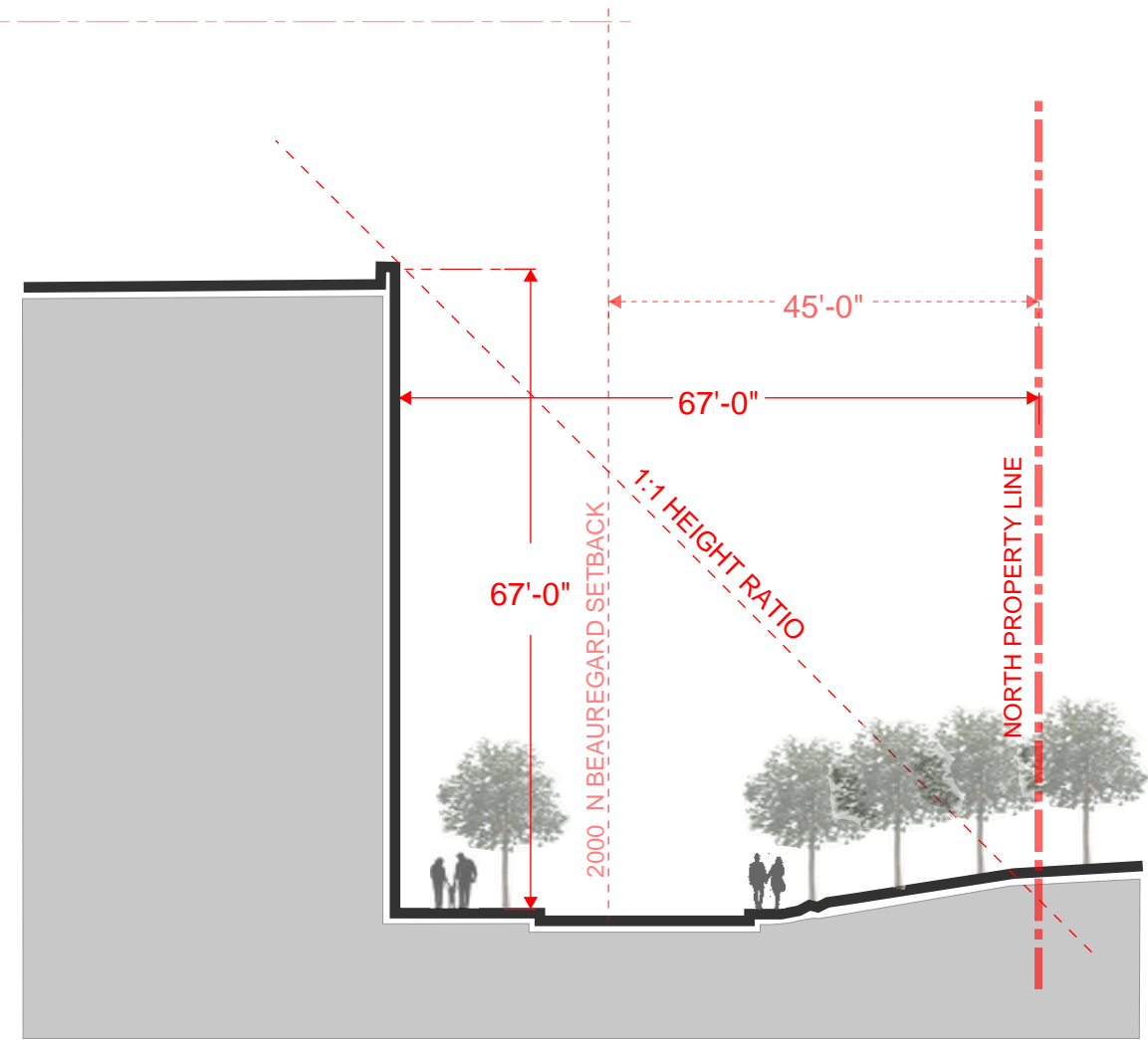


BKV
GROUP

SECTION DIAGRAMS - REAR SETBACK COMPARISON

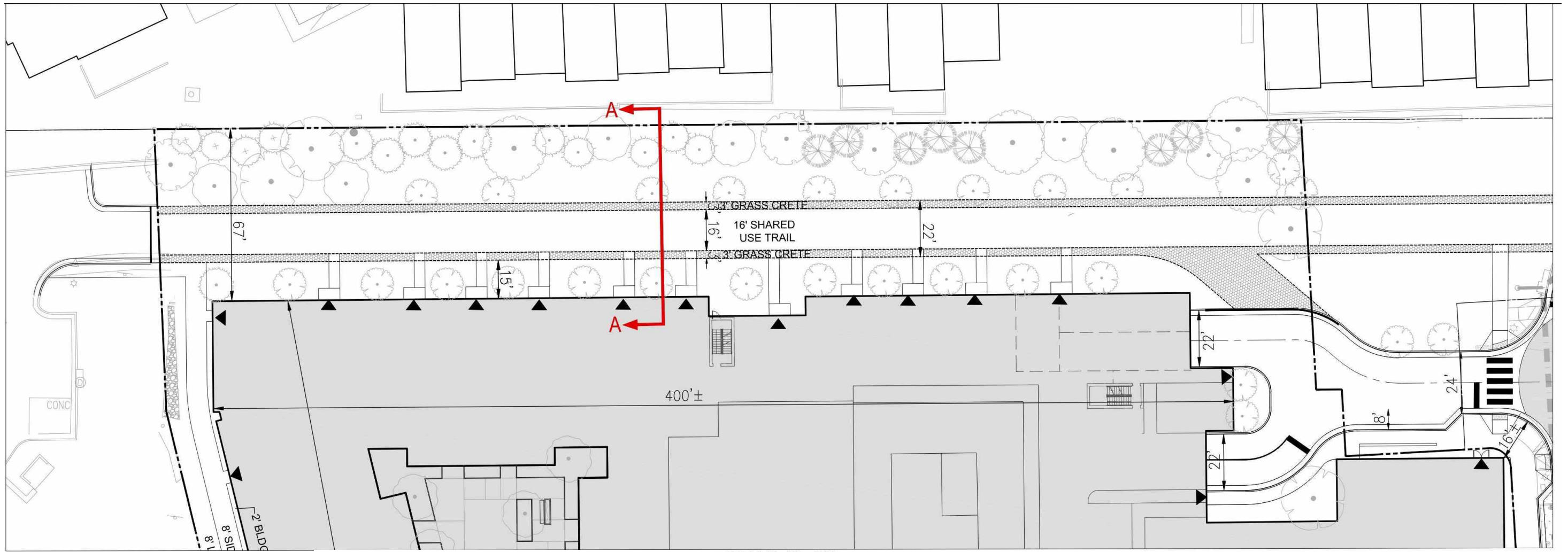


2000 N BEUREGARD ST
EXISTING REAR YARD

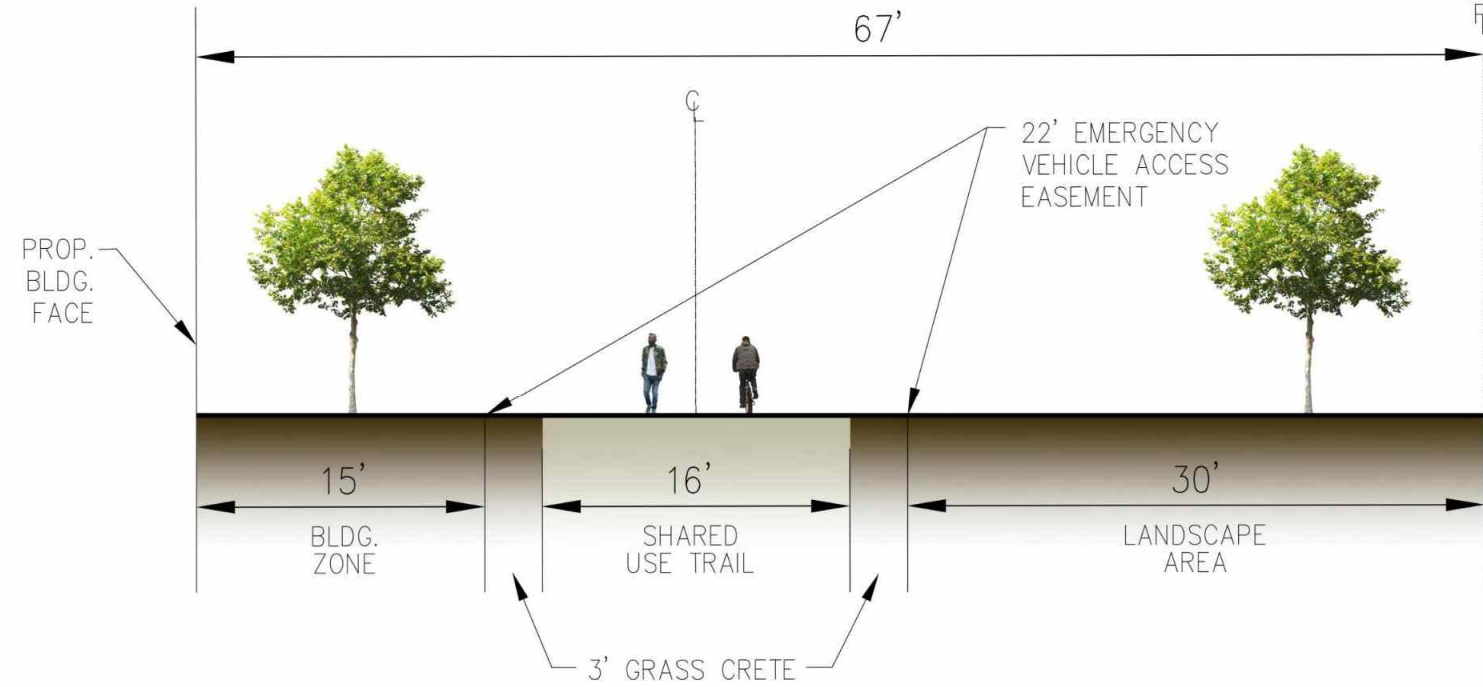


1900 N BEUREGARD ST
PROPOSED REAR YARD

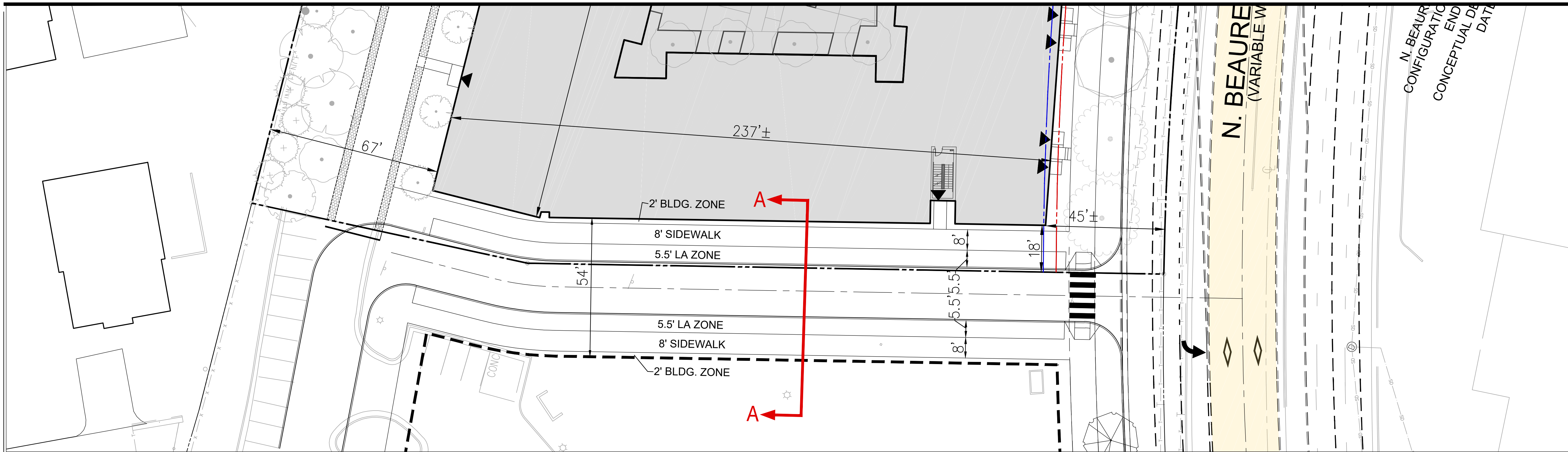
NEW SHARED USE TRAIL SECTION



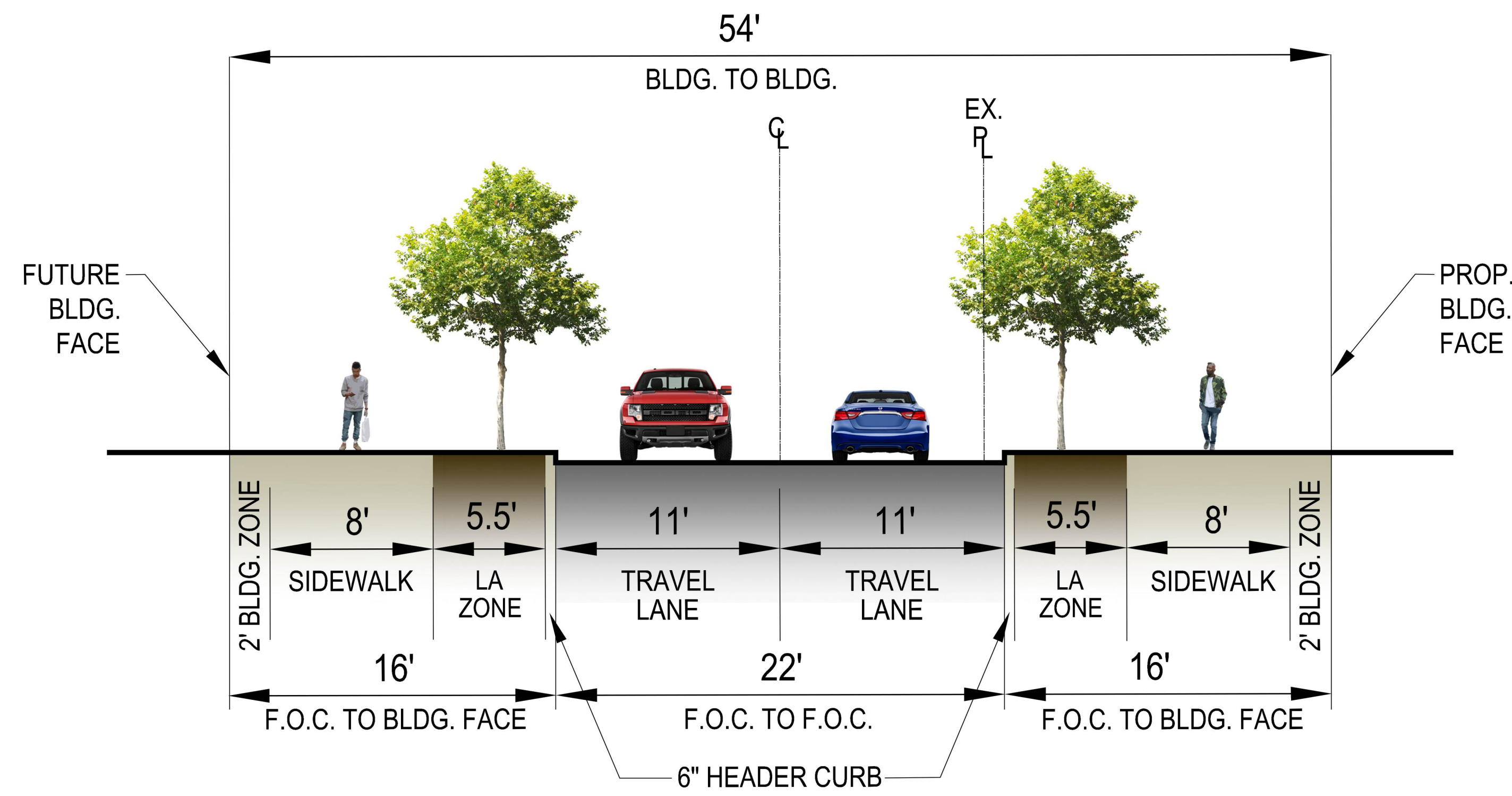
SCALE: 1" = 20'



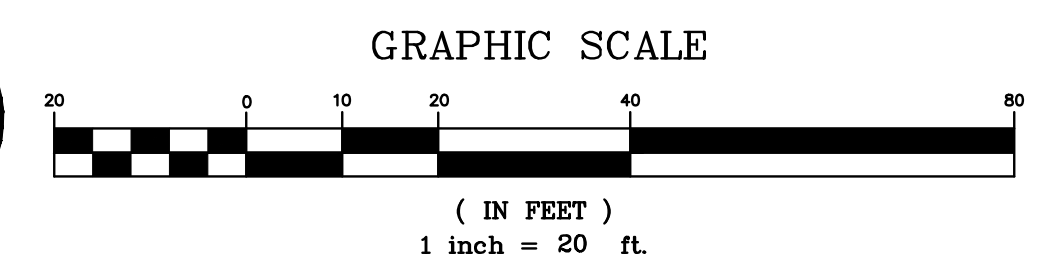
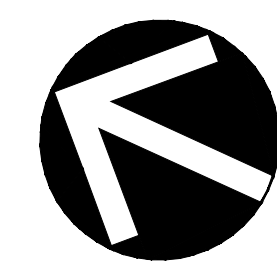
STREET SECTION A-A
SCALE: 1" = 5'



SCALE: 1" = 20'



STREET SECTION A-A
SCALE: 1" = 5'



APPROVED	
SPECIAL USE PERMIT NO. 2022-00025	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

VIKA VIRGINIA, LLC
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 Tysons, VA 22102
 703.442.7800 | vika.com

Our Site Set on the Future.

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PLAN STATUS	DATE
Concept I Submission	07/08/2022
Concept II 1st Submission	12/23/2022
Concept II Resubmission	06/21/2024
Preliminary DSUP Submission	09/06/2024

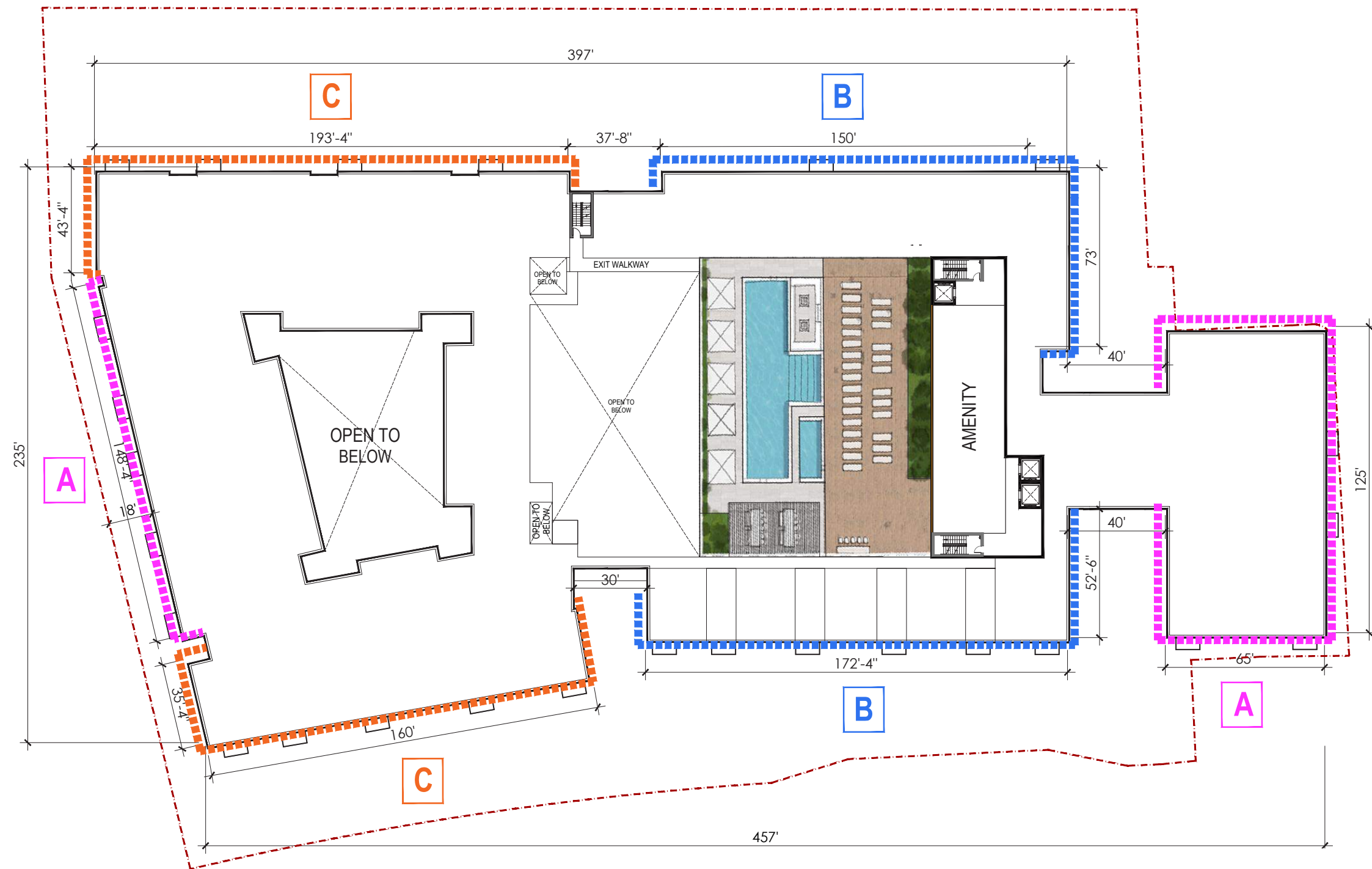
PROFESSIONAL SEAL

1900 NORTH BEAUREGARD STREET
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
 CITY OF ALEXANDRIA, VA

FUTURE 1800-1900 N. BEAUREGARD CONCEPT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	07/21/22
DWG. SCALE:	1"=30'
VIKA NO.	VV8392A
SHEET NO.	5

BUILDING COLOR-MATERIAL AREAS



CONCEPT RENDERING



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA | SEPTEMBER 2024

CONCEPT RENDERING



CONCEPT RENDERING



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA | SEPTEMBER 2024

CONCEPT RENDERING



+2" Projection -2" Projection 0" Projection 0" Projection

0" Projection

PAINTED MURAL TO BE COMMISSIONED TO ARTISTS

-2" Projection +6" Projection 0" Projection

1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA | SEPTEMBER 2024

CONCEPT RENDERING



Material and color scheme in previous submission



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA | SEPTEMBER 2024

PROJECT TIMELINE

- Sept.:

- 1.Submit DSUP
- 2.Alex West SAP City Council Hearing
- 3.Receive Staff Comments on DSUP

- Oct.:

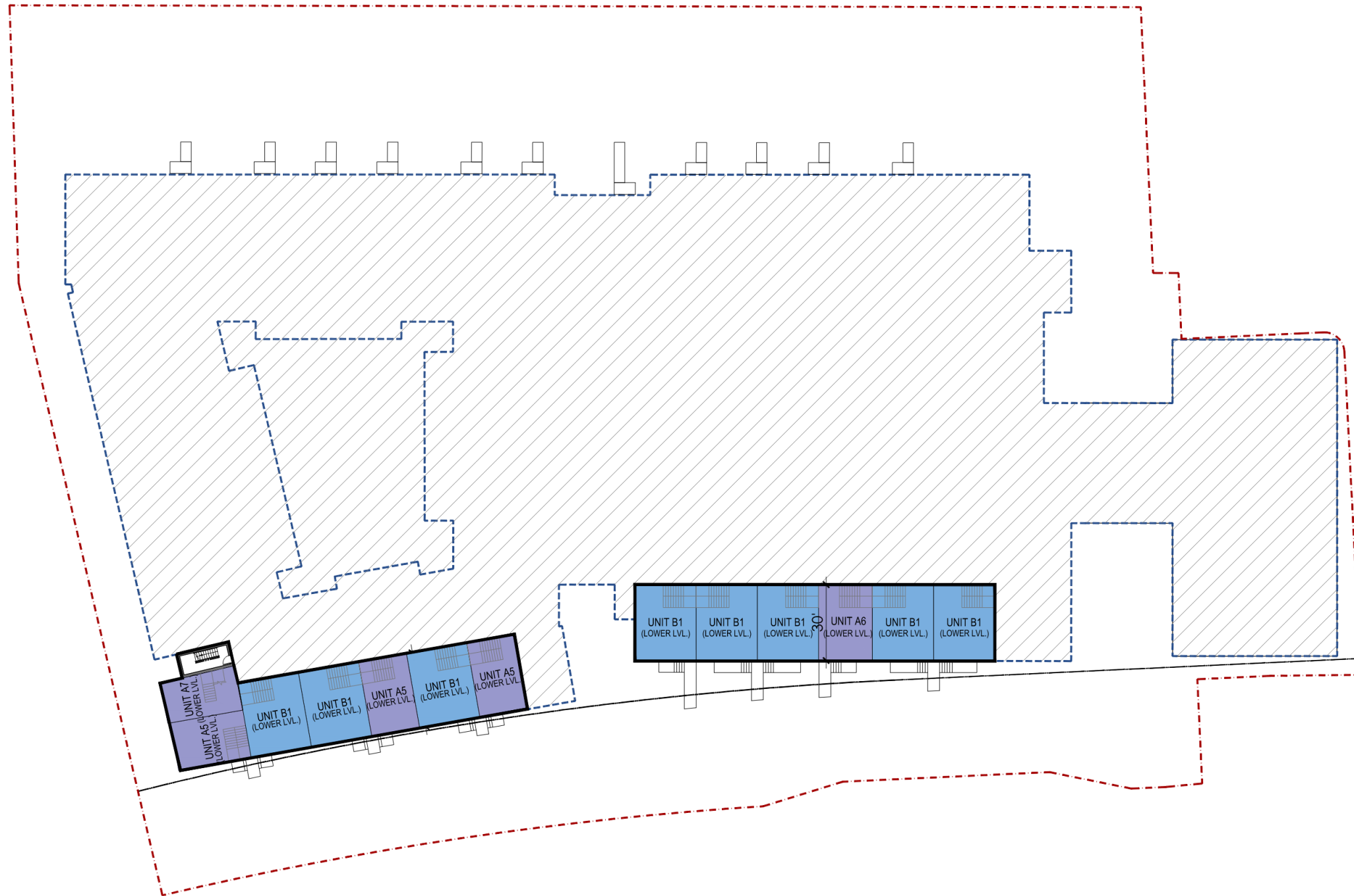
- 1.BDAC #2
- 2.Revise DSUP and & Submit
- 3.Alex West SAP Design Guidelines, PC & City Council Hearing

- Nov/Dec:

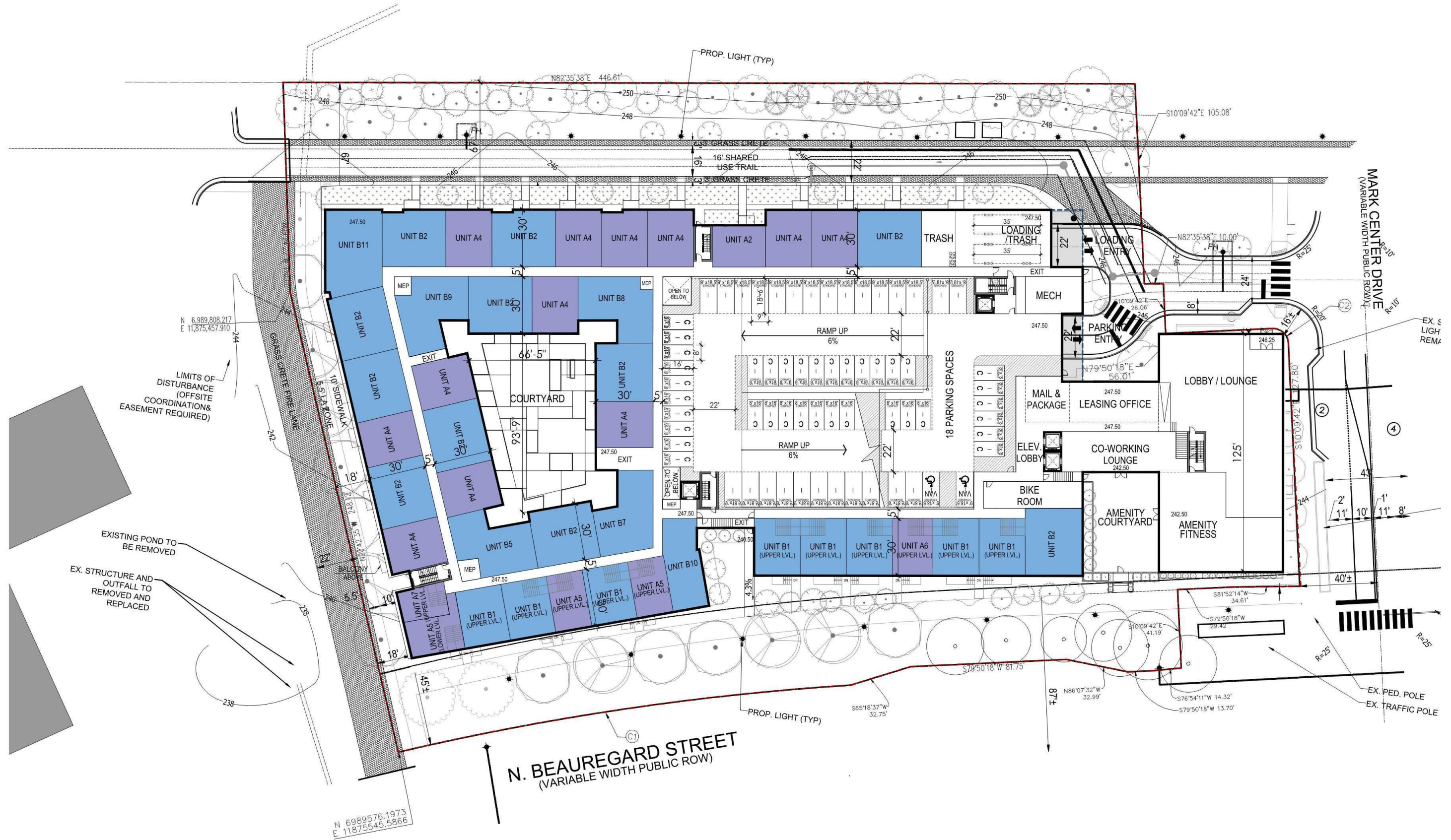
- 1.DSUP Deemed Complete
2. BDAC #3/Final; Request Endorsement

- Feb. 2025: PC and City Council Hearing

BASEMENT LEVEL



LEVEL 1



LEVEL 2



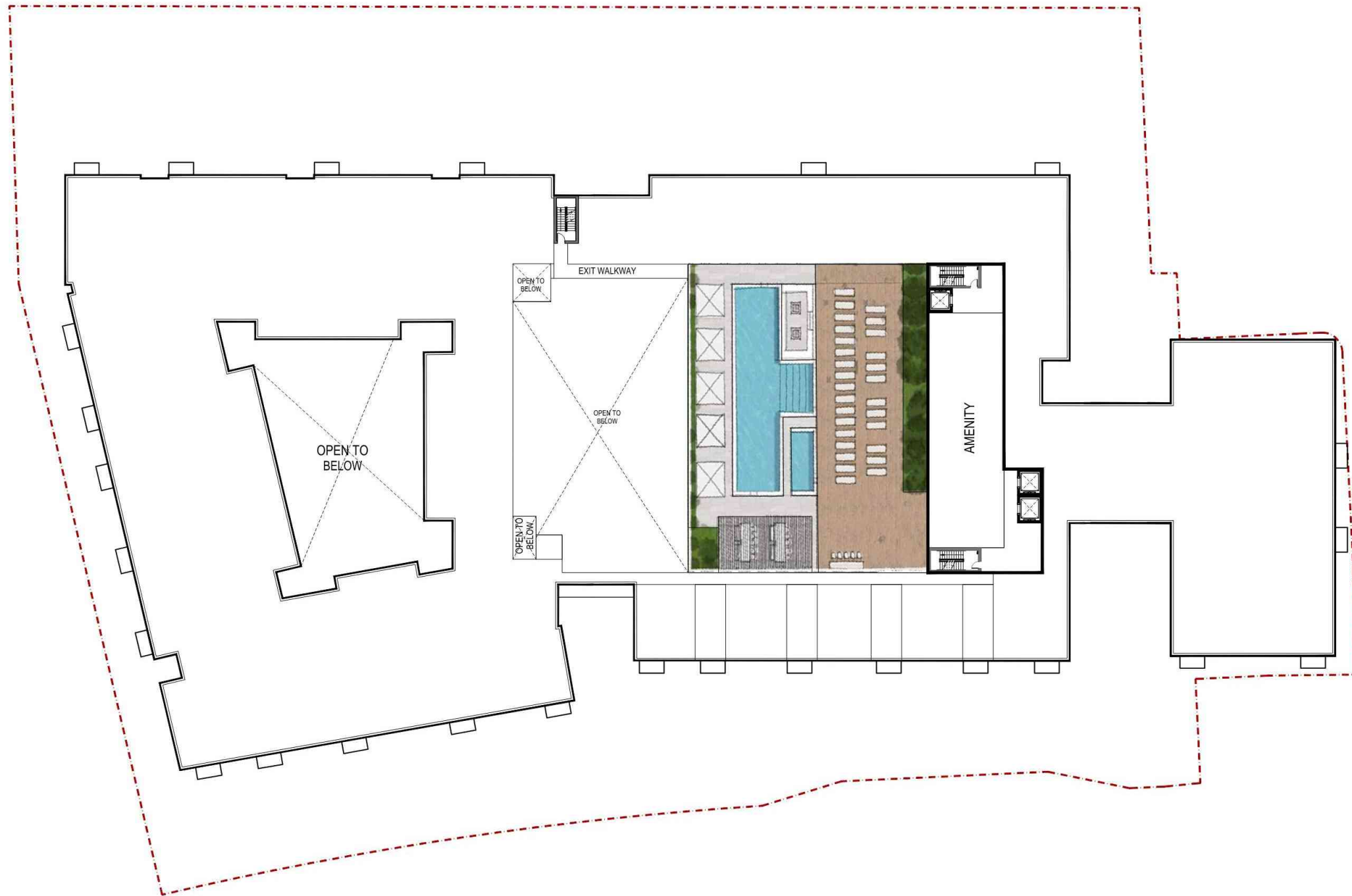
LEVELS 3-5



LEVEL 6



ROOF LEVEL





1 SOUTH ELEVATION
A201 / 1/20" = 1'-0"



2 NORTH ELEVATION
A202 / 1/20" = 1'-0"



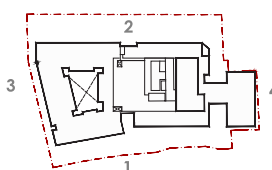
3 WEST ELEVATION
A203 / 1/20" = 1'-0"



4 EAST ELEVATION
A204 / 1/20" = 1'-0"

EXTERIOR MATERIAL LEGEND

- 1 RUSTICATED BRICK
- 2 RUSTICATED BRICK
- 3 FIBER CEMENT SIDING
- 4 FIBER CEMENT SIDING
- 5 FIBER CEMENT SIDING
- 6 METAL PANEL
- 7 FIBER CEMENT SIDING
- 8 SHIMMER SHINGLE SIDING
- 9 PAINTED MURAL (TO BE COMMISSIONED TO ARTISTS)



- Website Update
- West End Preconstruction Meeting
 - September 11, 2024
- Next Meeting Dates (Mondays):
 - October 7, 2024
 - October 28, 2024
 - December 2, 2024
 - January 13, 2025
 - February 10, 2025