

# 1900 N BEAUREGARD ST., ALEXANDRIA, VA

BDAC MEETING #3

- **ALEX WEST APPROVED SUMMARY**
- **DESIGN GUIDELINES SUMMARY**
- **FACADE UPDATES**
- **ARRIVAL PLAZA**

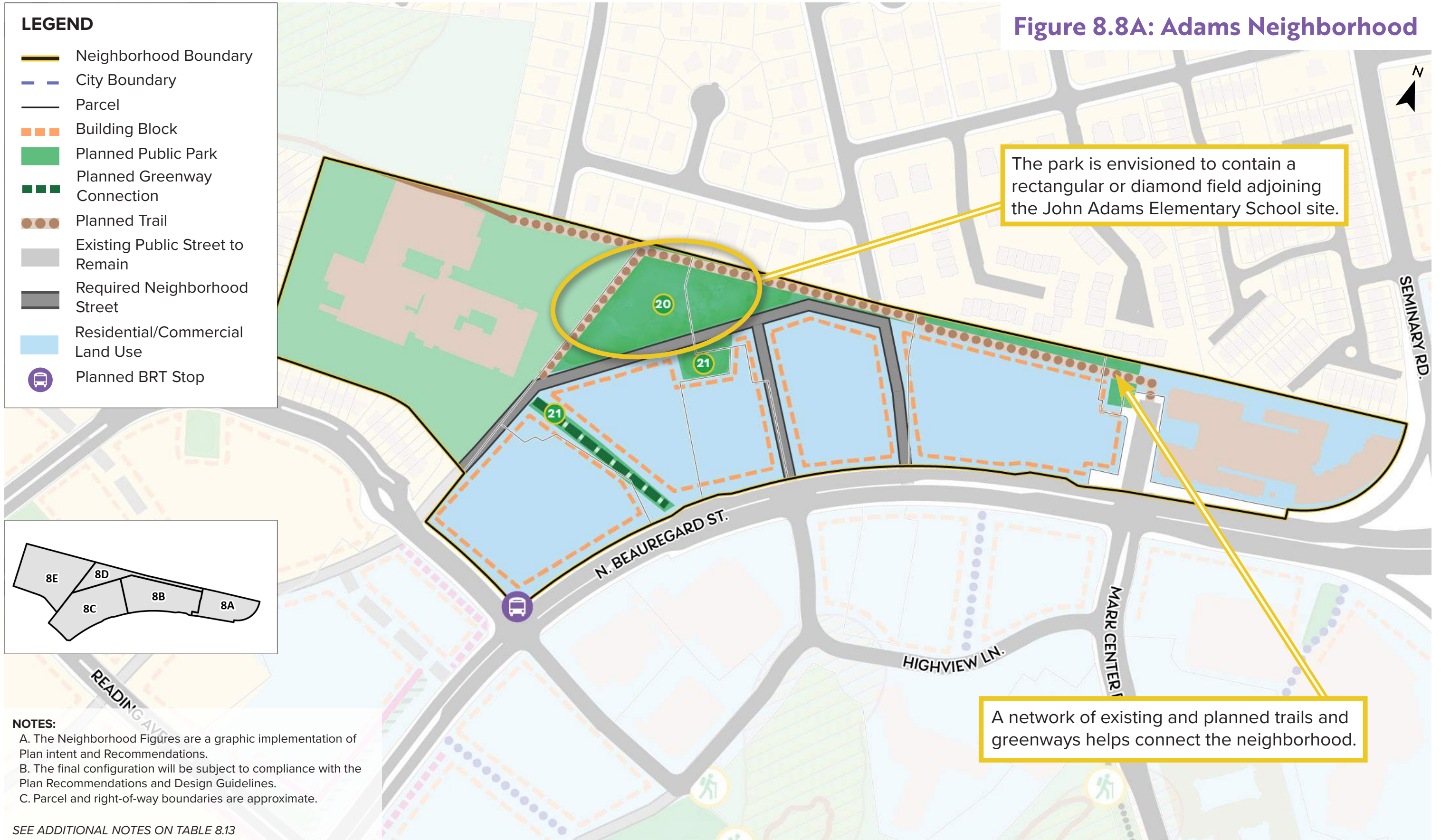
## Project meets over 150 of applicable guidelines

### Deviations:

1. Adams Neighborhood revised to incorporate Alex West recommendations.  
*Residential Use Permitted under Approved Alex West Plan.*
2. Approved Alex West Plan Modified Height to 85' for Site.  
*Comply with Alex West Height*
3. Provide flexible community functions.  
*Providing trails and BRT dedication.*
4. Ground floor residential uses should have first floor elevation 12" above grade, w/setback of 5'.  
*Along Beauregard; stairs to landing 6" – 2' below sidewalk grade.*
5. Provide one level of below grade parking.  
*Providing wrapped above ground parking.*
6. Surface parking not permitted.  
*Providing arrival court, temporary loading/drop off, and layby.*

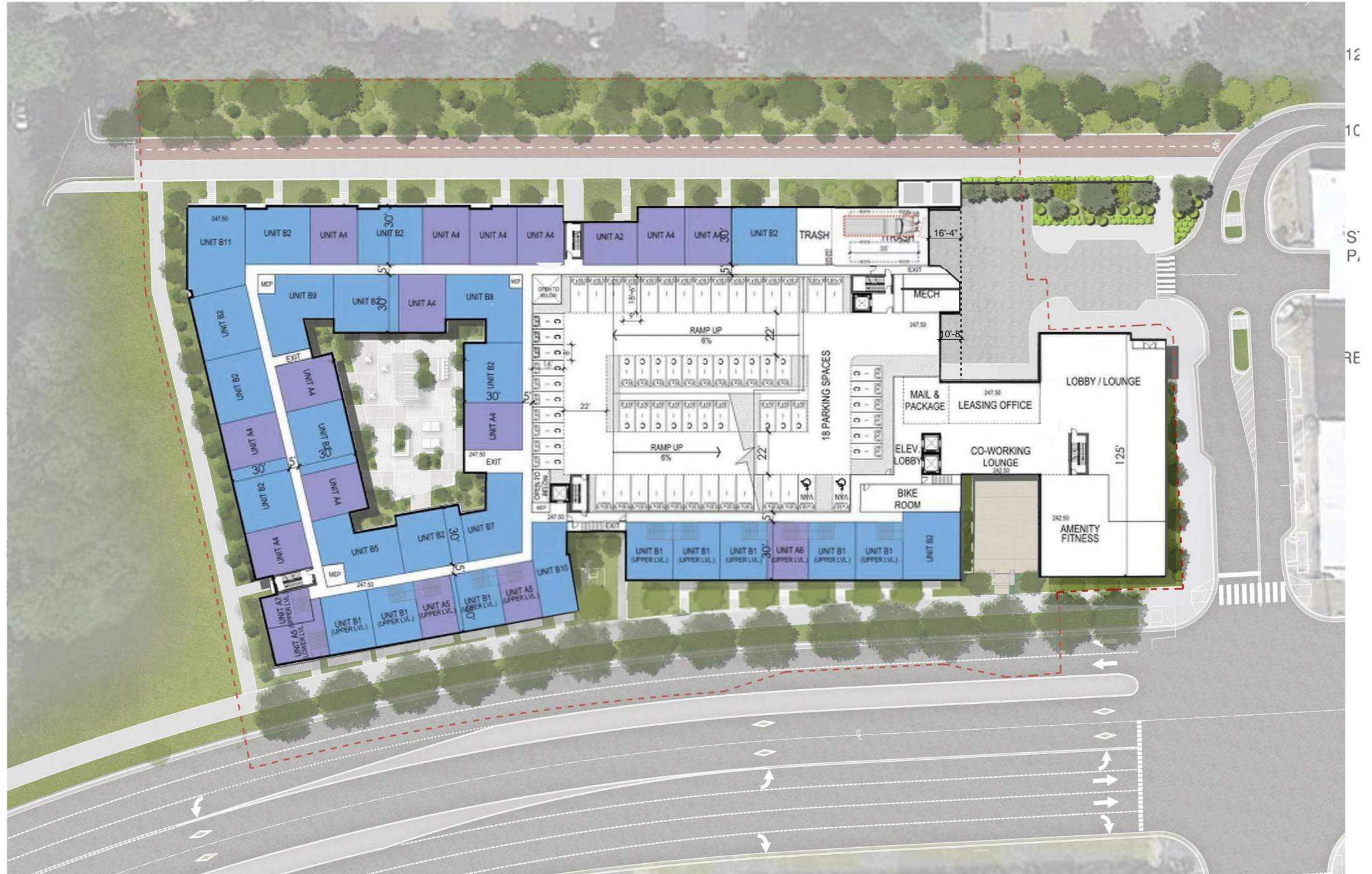
# ALEXWEST SMALL AREA PLAN

Figure 8.8A: Adams Neighborhood

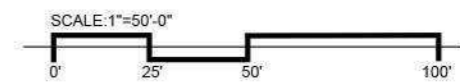


# SITE PLAN & ARRIVAL PLAZA

# GROUND FLOOR SITE PLAN



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA



BKV GROUP

# ROOF PLAN



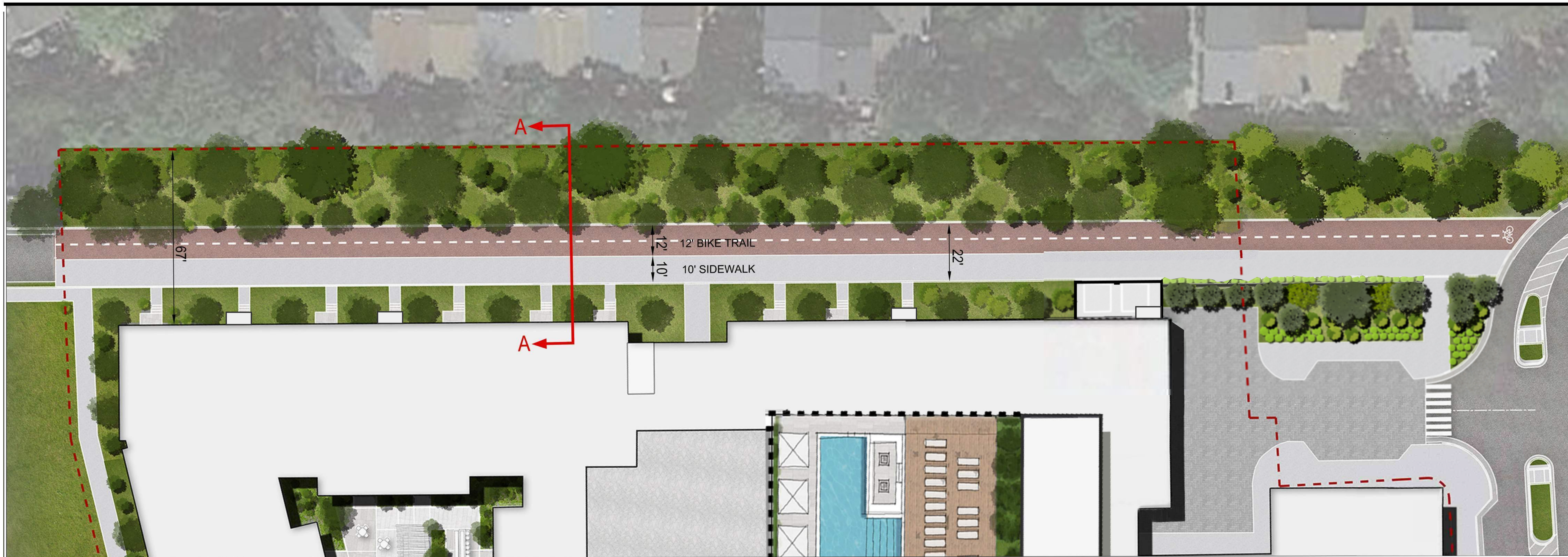


**VIKA VIRGINIA, LLC**  
 8180 Greensboro Dr., Suite 200  
 Tysons, VA 22102  
 703.442.7800 | vika.com

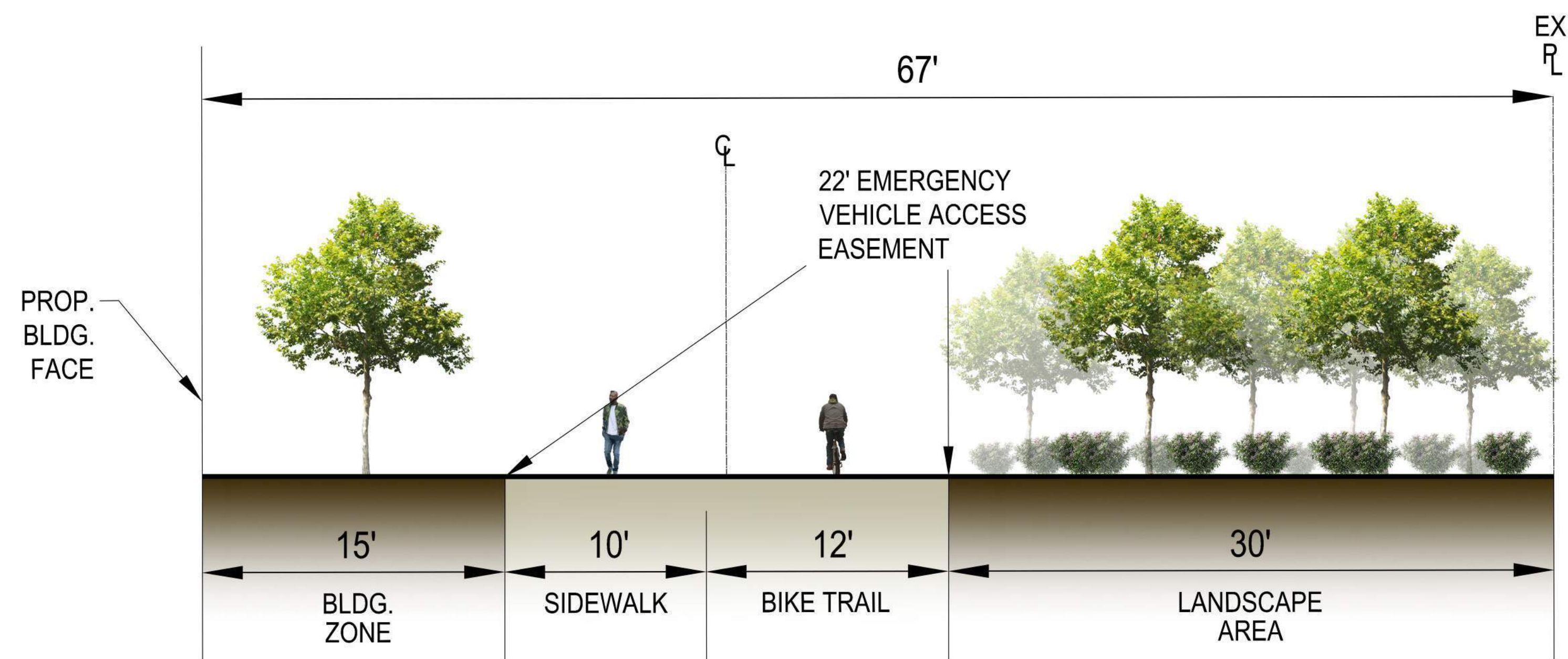
*Our Site Set on the Future.*

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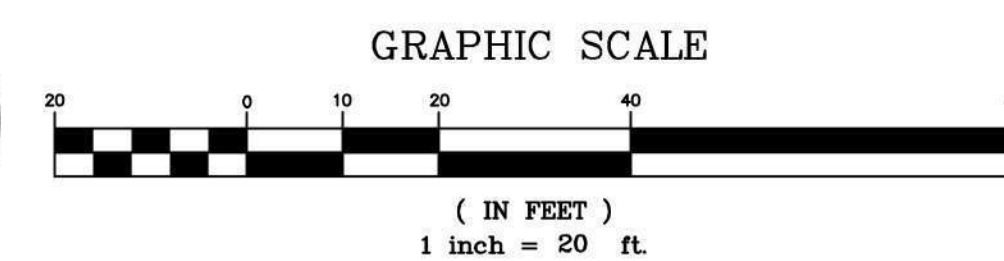
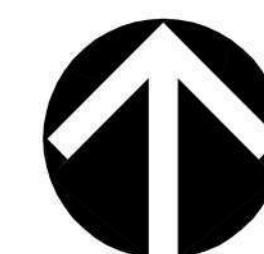
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**SCALE: 1" = 20'**



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



<b>APPROVED</b>	
<b>SPECIAL USE PERMIT NO. 2022-00025</b>	
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.

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

**POTENTIAL NEW  
 SHARED-USE  
 CONCEPT**

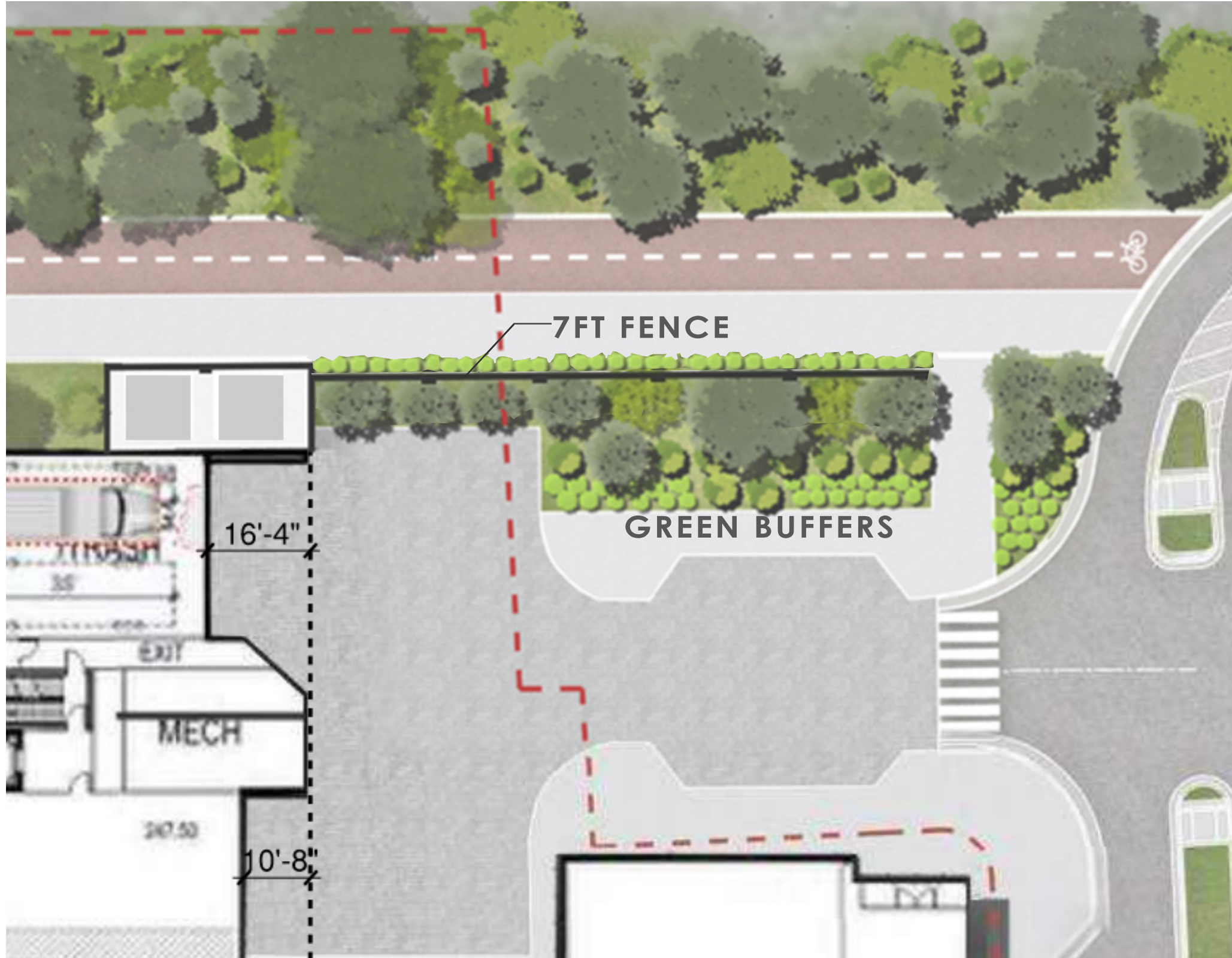
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	07/21/22
DWG. SCALE:	AS NOTED
VIKA NO.	W8392A
SHEET NO.	<b>4</b>



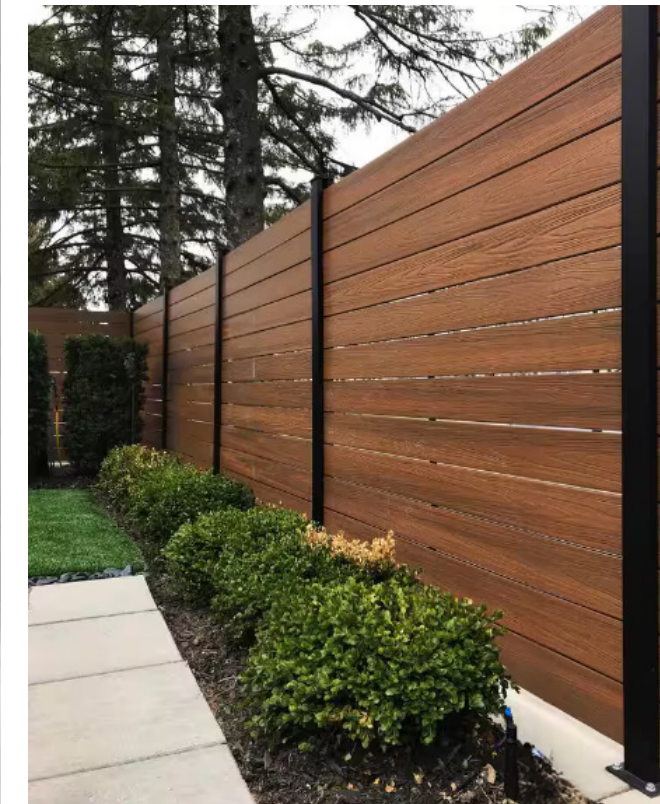
## EXAMPLE “EVERGREEN HEAVY” BUFFERS FOR REFERENCE



# "EVERGREEN HEAVY" BUFFERS



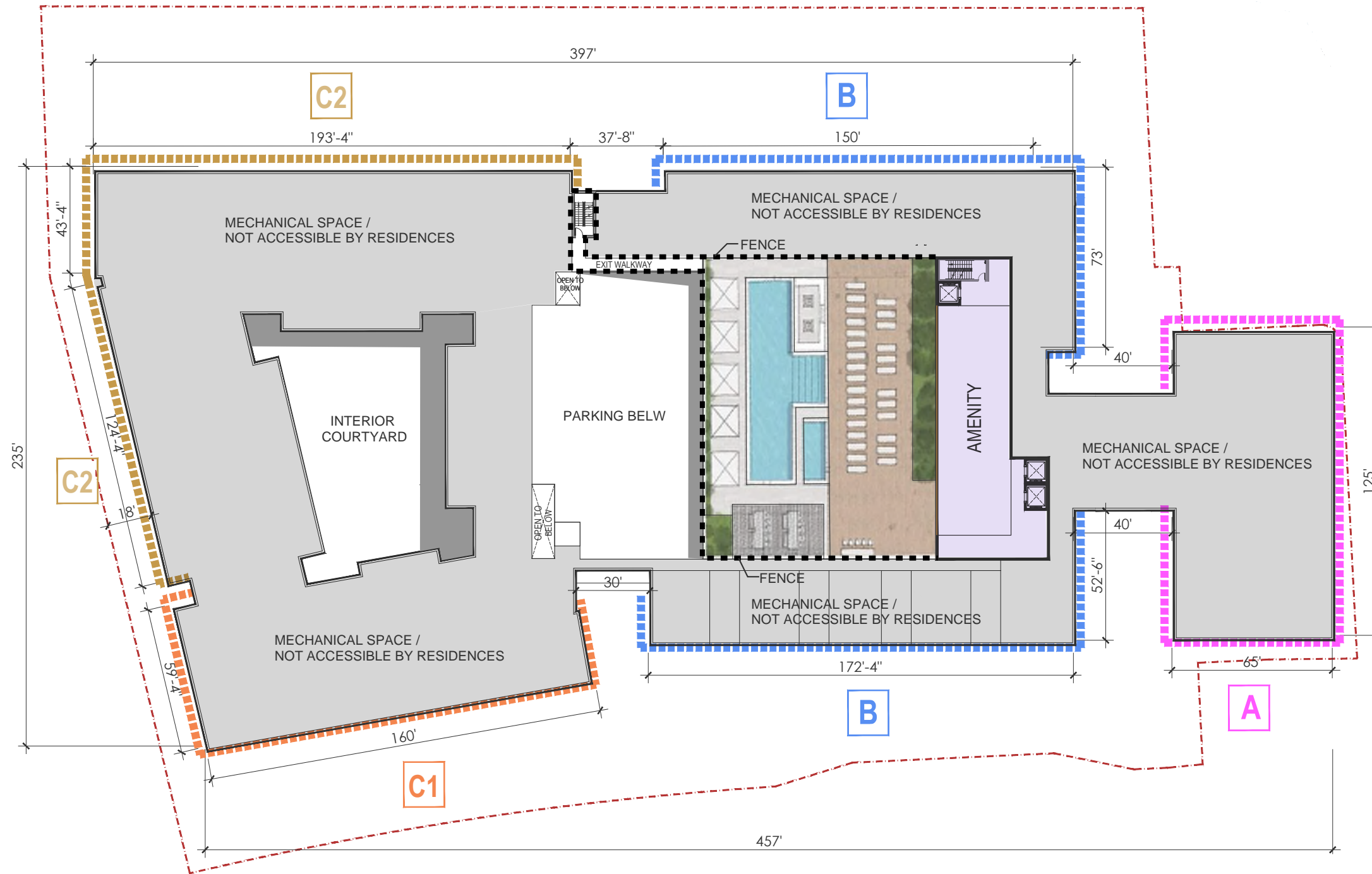
**GREEN BUFFERS**



**7FT FENCE**

# FACADE UPDATES

# Option 2 - Building Color / Material Areas



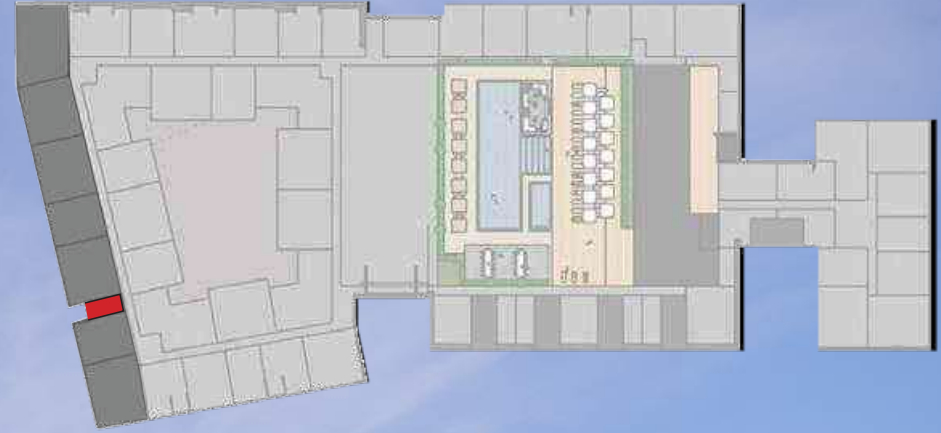
1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

# FACADE ARTICULATION



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

# FACADE ARTICULATION

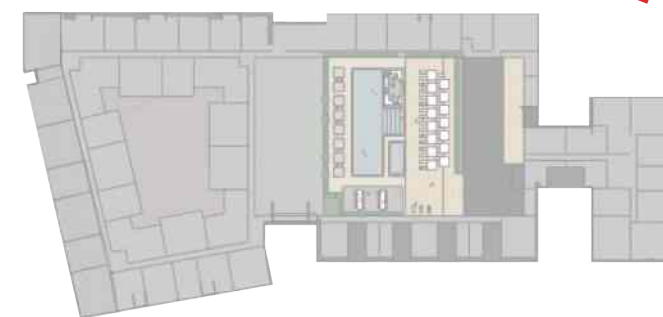


# FACADE ARTICULATION



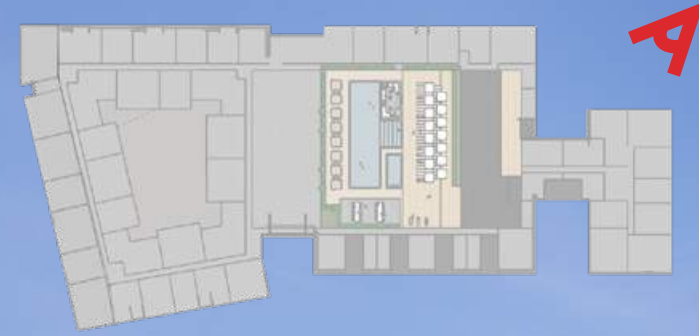
1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

# FACADE ARTICULATION

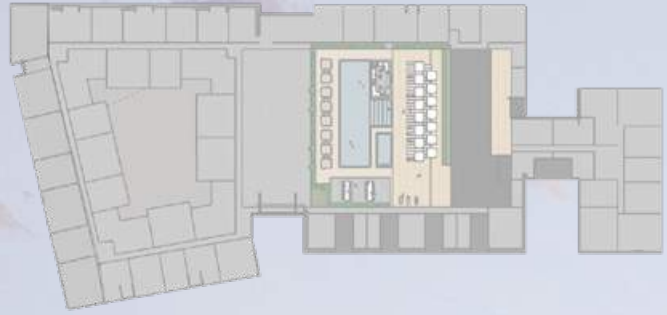




# FACADE ARTICULATION



# FACADE ARTICULATION



A



1900 N

# FACADE ARTICULATION



# FACADE ARTICULATION

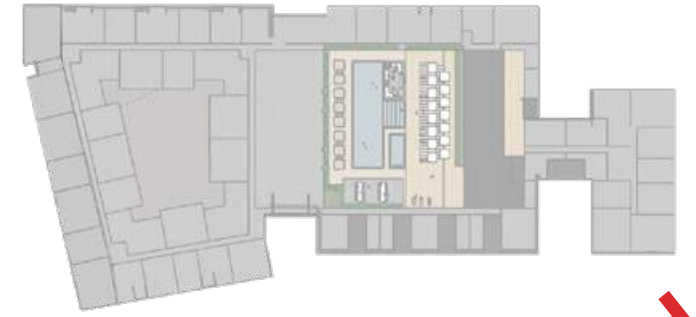


+2"

0"

1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

# FACADE ARTICULATION



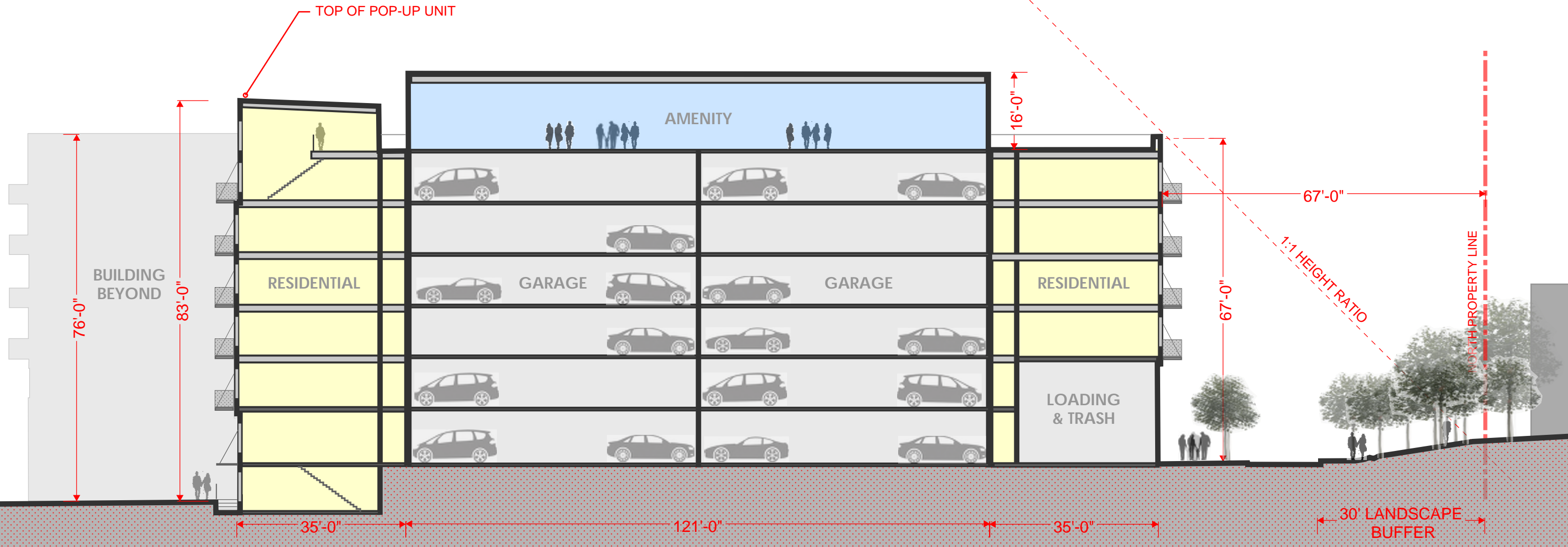
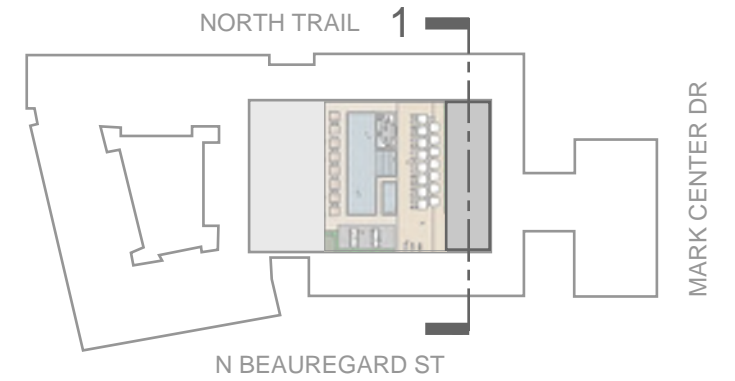
# APPLICANT REQUESTS BDAC ENDORSMENT OF THE PROJECT WITH GUIDELINE DEVIATIONS

# APPENDIX

## PROJECT BENEFITS

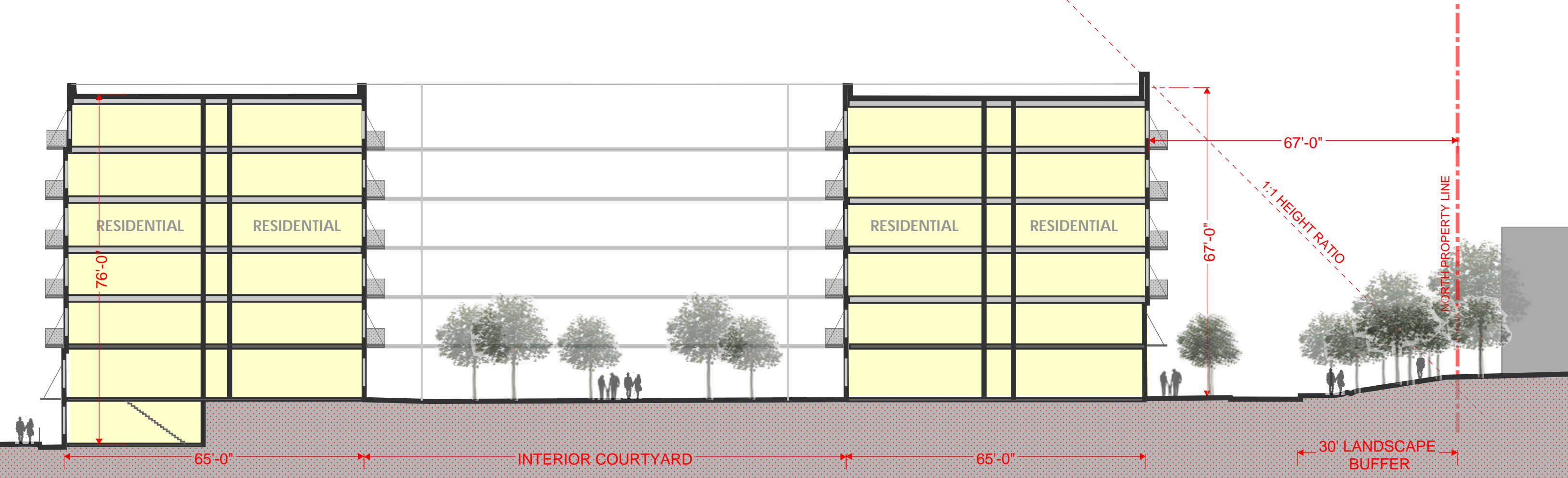
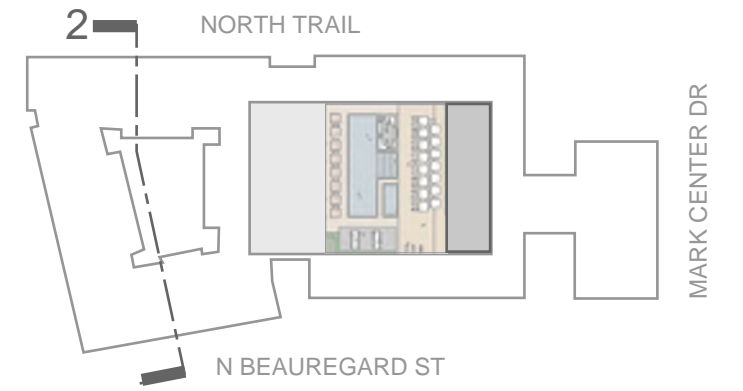
- Redevelop Property from unleased/obsolete office building to Residential
- Transit-oriented development along West End Transitway
- ROW dedication for transit way and trails along N. Beauregard
- CDD-wide open space dedication of 2.86 acres
- Upgraded SWM
- Affordable Housing
- DSUP Contributions: bike share, public art, etc.





# 1900 N BEAUREGARD ST - SECTION 1

1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

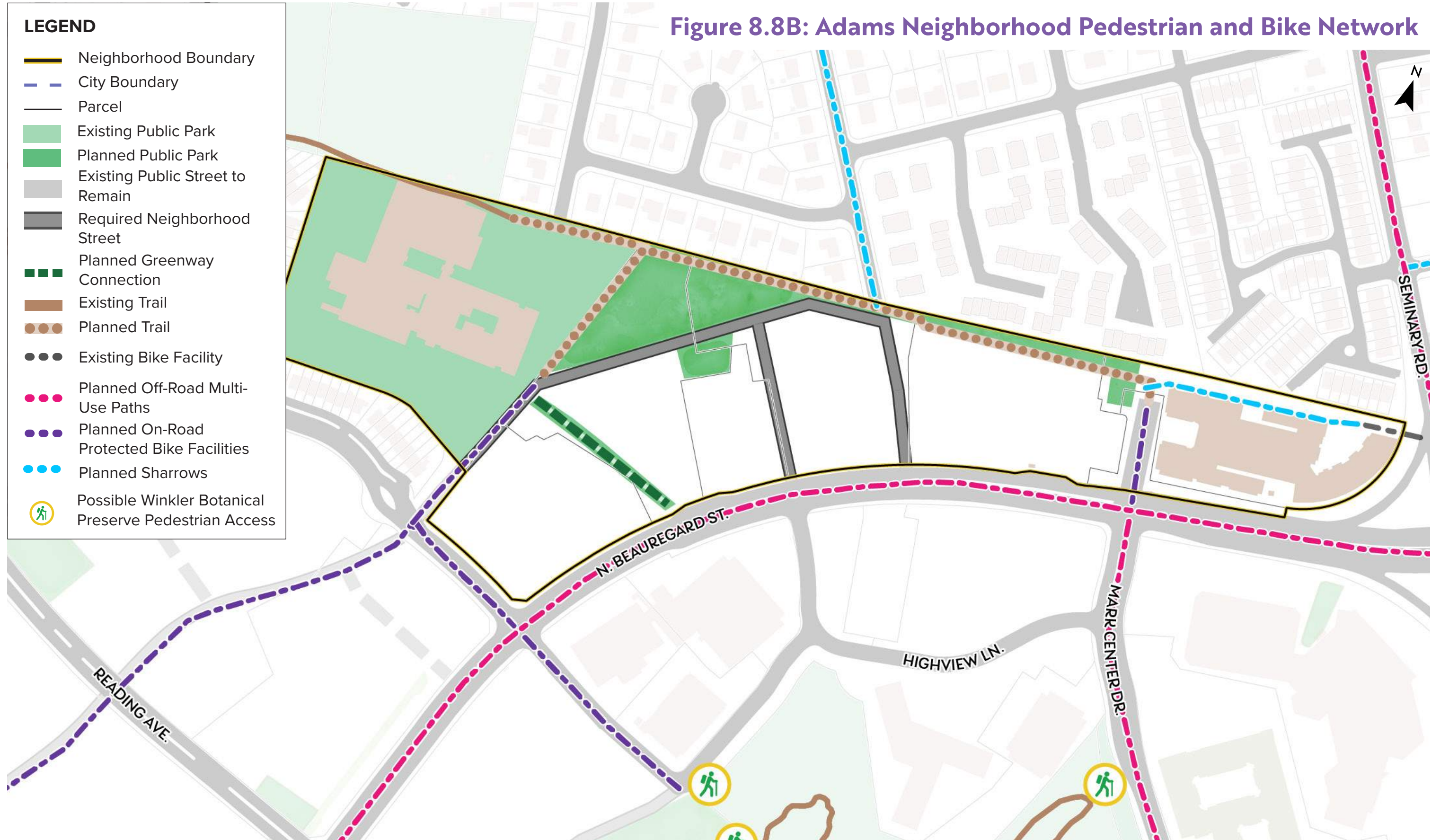


## 1900 N BEAUREGARD ST - SECTION 2

1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

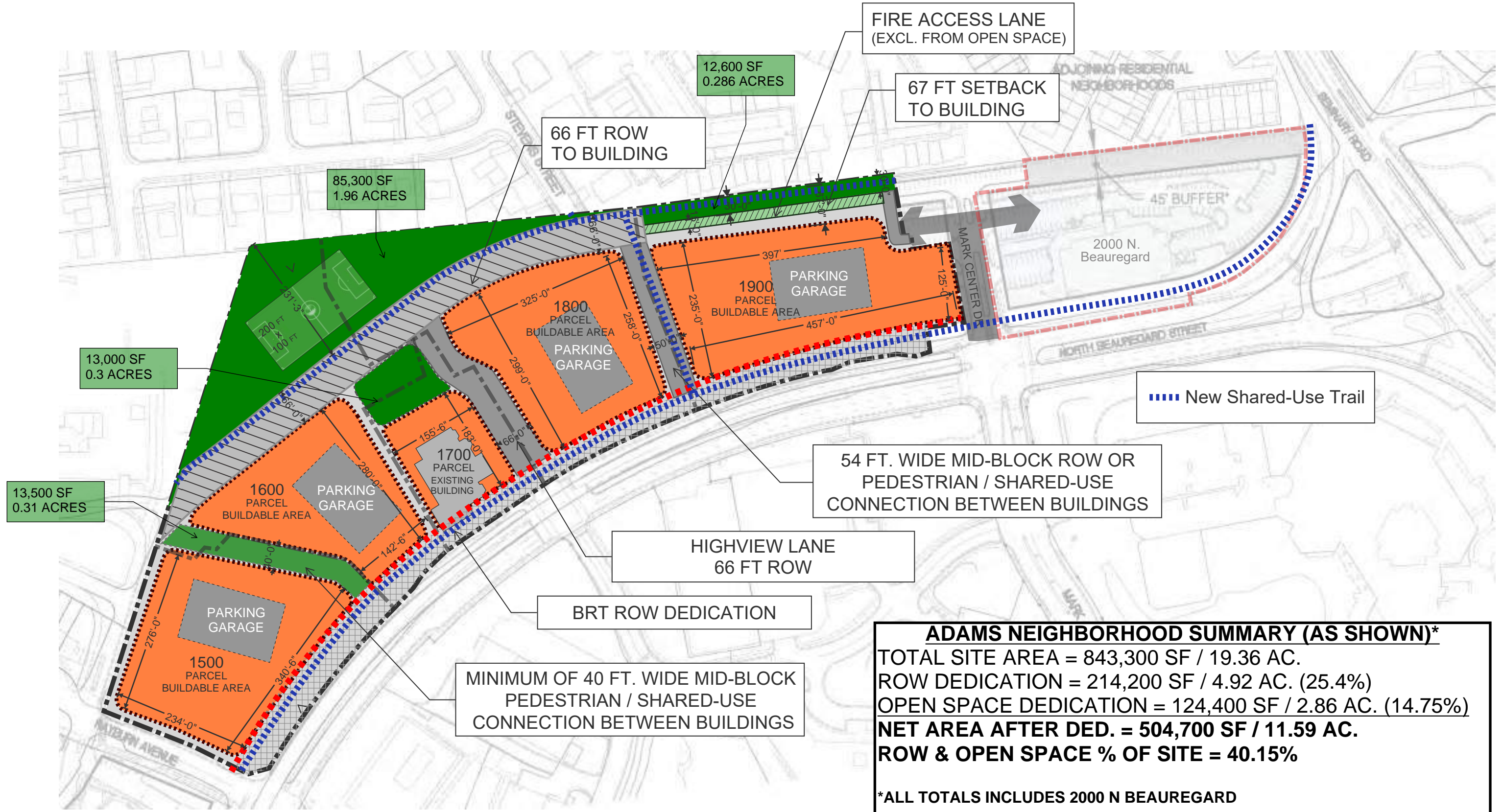
# ALEXWEST SMALL AREA PLAN

Figure 8.8B: Adams Neighborhood Pedestrian and Bike Network



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA

# ADAMS NEIGHBORHOOD PLANNING & DEVELOPMENT AREA SUMMARY

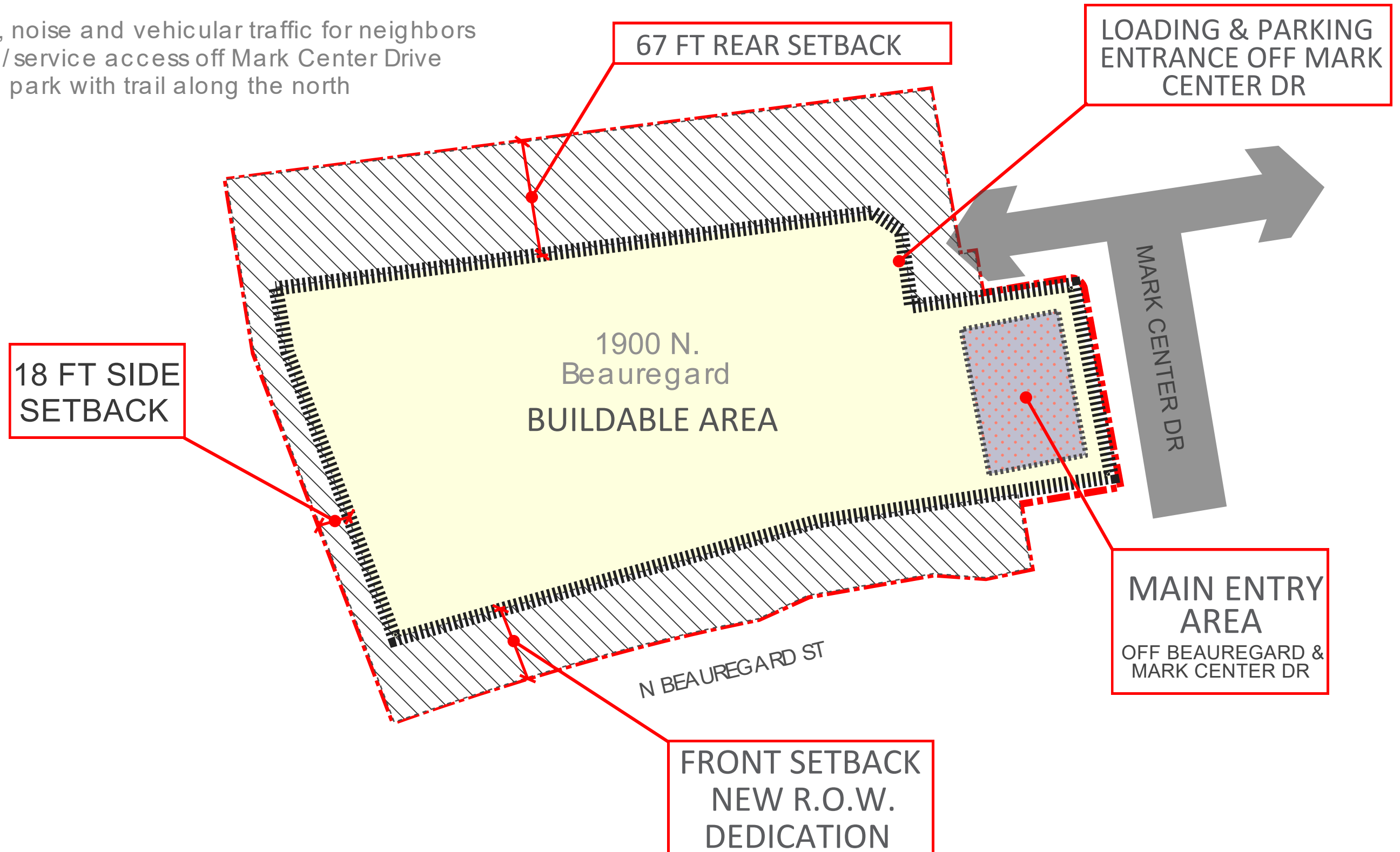


**ADAMS NEIGHBORHOOD SUMMARY (AS SHOWN)\***  
 TOTAL SITE AREA = 843,300 SF / 19.36 AC.  
 ROW DEDICATION = 214,200 SF / 4.92 AC. (25.4%)  
 OPEN SPACE DEDICATION = 124,400 SF / 2.86 AC. (14.75%)  
**NET AREA AFTER DED. = 504,700 SF / 11.59 AC.**  
**ROW & OPEN SPACE % OF SITE = 40.15%**  
 \*ALL TOTALS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

## PARKING CALCULATIONS

Parking Ratio:	1.12
Structured Parking Spaces:	387

## OPEN SPACE

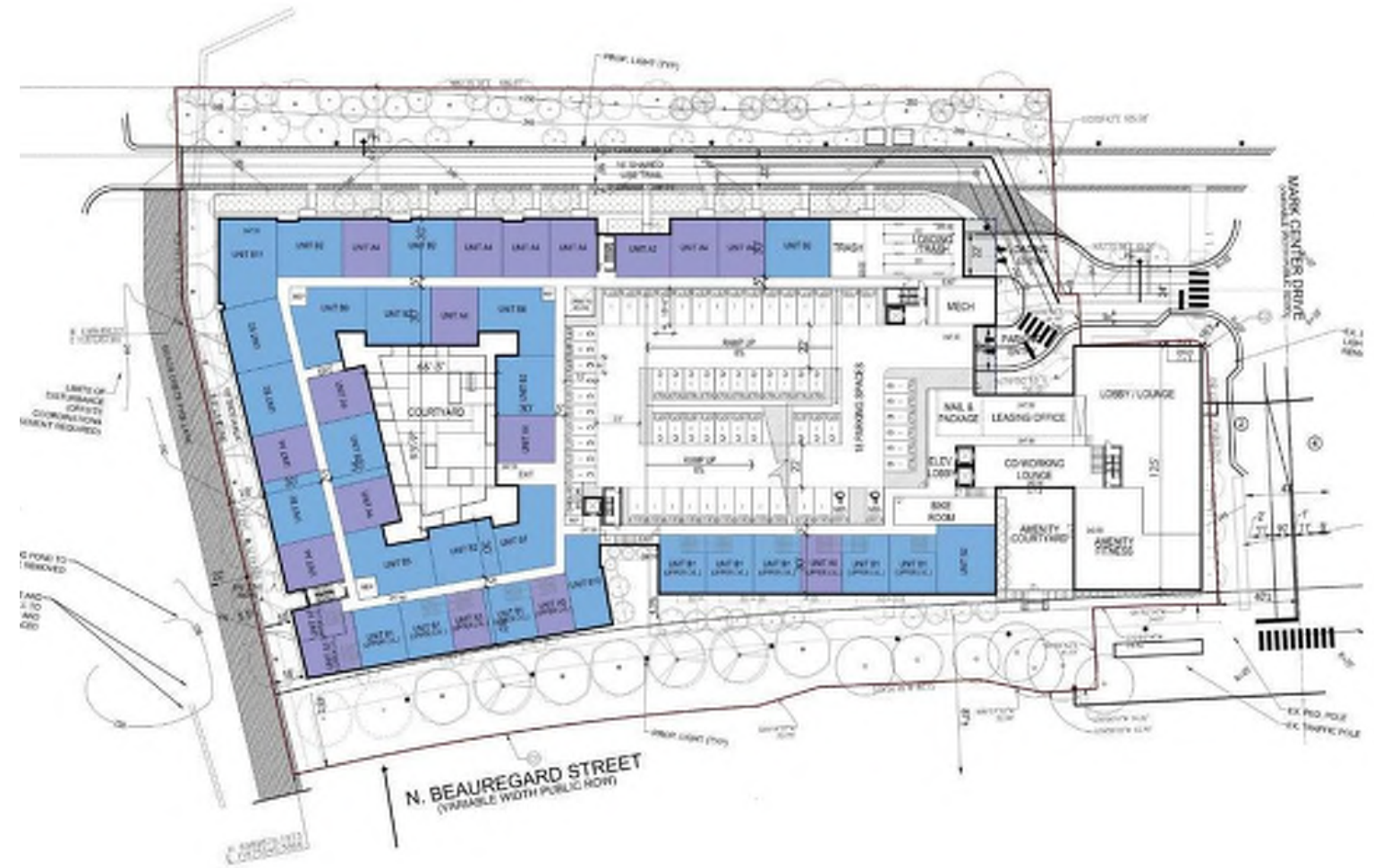
Open Space Required:	25% (Approx. 36,724 sf.)
Open Space Provided:	25% (Approx. 37,000 sf.)

## AFFORDABLE HOUSING CONTRIBUTION

Base Density:	1.25 FAR (Approx. 187,580 sf.)
Affordable Contribution:	\$3.52 psf. ~ \$660,281.60
Onsite Affordable Units:	15

## PROPOSED UNIT MIX

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



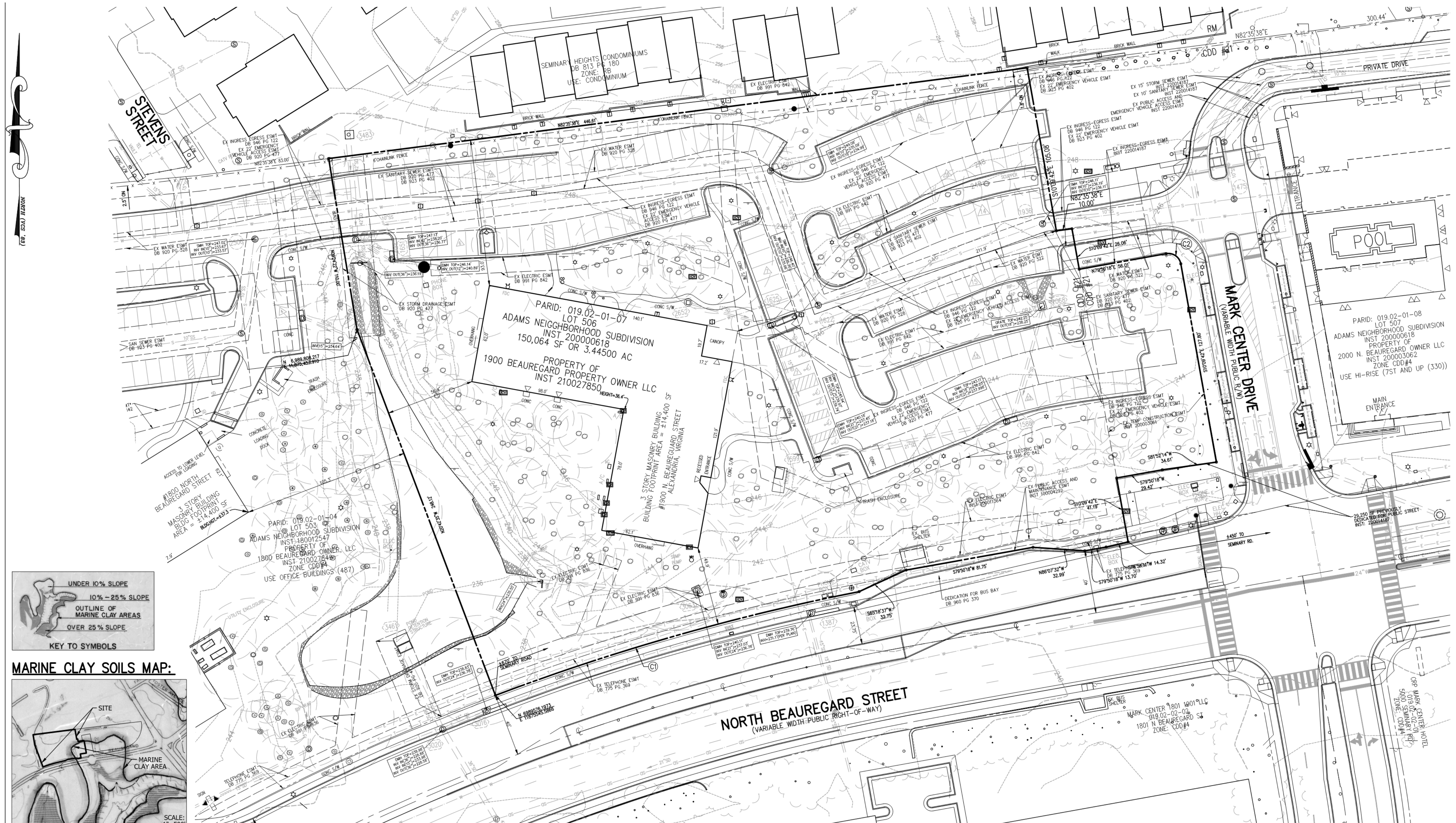


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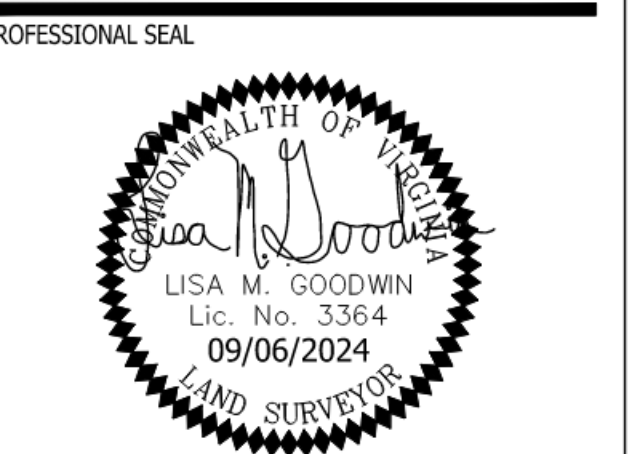
**Our Site Set on the Future.**

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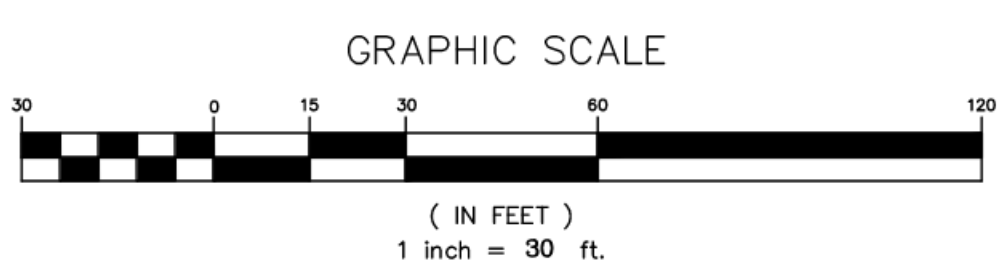
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**1900 NORTH  
 BEAUGARD STREET**  
 PRELIMINARY DEVELOPMENT  
 SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VA

- NOTES:**
1. THE SUBJECT PROPERTY IS IDENTIFIED ON CITY OF ALEXANDRIA TAX MAP AS NO. 019.02-01-07 AND IS ZONED CDD#21.
  2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 1900 BEAUGARD PROPERTY OWNER LLC AS RECORDED IN INSTRUMENT #210027850 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
  3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155190028E, COMMUNITY PANEL 515519 0028 E, FOR CITY OF ALEXANDRIA, DATED JUNE 16, 2011. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
  4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
  5. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  6. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORD INFORMATION, AND A SURVEY PREPARED BY WALTER L. PHILLIPS AND DOES NOT REPRESENT A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
  7. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
  8. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER CITY OF ALEXANDRIA RESOURCE PROTECTIONS AREAS MAP DATED: JUNE 12, 2004.
  9. PER CITY OF ALEXANDRIA MARINE CLAY AREA MAP DATED NOVEMBER 1976 THERE ARE KNOWN AREAS OF MARINE CLAY DEPOSITS ON THE SUBJECT PROPERTY.
  10. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, LS FROM A COMPILATION OF RECORD, SURVEYS BY OTHERS, AND A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC; THAT THE ORIGINAL DATA WAS OBTAINED ON JULY 14, 2022 THRU JULY 19, 2022; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	240.15'	1440.00'	009°33'19"	120.35'	S74°04'05"W	239.87'
C2	12.03'	8.00'	086°09'07"	7.48'	S53°28'56"E	10.93'



**LEGEND:**

- |   |   |   |   |   |   |  |
|---|---|---|---|---|---|--|
| <ul style="list-style-type: none"> <li>— CITY</li> <li>— STATE</li> <li>— COUNTY</li> <li>— FENCE LINE</li> <li>— NATURAL GAS CONDUIT</li> <li>— TELECOM CONDUIT</li> <li>— PROPERTY LINES</li> <li>— PUBLIC UTILITIES EASEMENTS</li> <li>— SANITARY SEWER CONDUIT</li> <li>— STORM DRAIN CONDUIT</li> <li>— WATER CONDUIT</li> </ul> | <ul style="list-style-type: none"> <li>— BUILDING LINE</li> <li>— CABLE TV CONDUIT</li> <li>— ELECTRICAL CONDUIT</li> <li>— EDGE OF PAVEMENT</li> <li>— FENCE LINE</li> <li>— NATURAL GAS CONDUIT</li> <li>— TELECOM CONDUIT</li> <li>— PROPERTY LINES</li> <li>— PUBLIC UTILITIES EASEMENTS</li> <li>— SANITARY SEWER CONDUIT</li> <li>— STORM DRAIN CONDUIT</li> <li>— WATER CONDUIT</li> </ul> | <ul style="list-style-type: none"> <li>⊕ ELECTRICAL MANHOLE</li> <li>⊕ ELECTRICAL JUNCTION BOX</li> <li>⊕ GUY POLE</li> <li>⊕ LIGHT POLE</li> <li>⊕ GROUND LIGHT</li> <li>⊕ UTILITY POLE</li> <li>⊕ PHONE MANHOLE</li> <li>⊕ PHONE PEDESTAL</li> <li>⊕ CABLE TELEVISION PEDESTAL</li> <li>⊕ GAS VALVE</li> <li>⊕ GAS MANHOLE</li> <li>⊕ GAS MARKER</li> <li>⊕ TRAFFIC CONTROL BOX</li> <li>⊕ TRAFFIC SIGNAL POLE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ STORM DRAIN MANHOLE</li> <li>⊕ CATCH BASIN RIM</li> <li>⊕ INLETS</li> <li>⊕ CURB INLET</li> <li>⊕ SANITARY MANHOLE</li> <li>⊕ SANITARY CLEANOUT</li> <li>⊕ WATER METER</li> <li>⊕ WATER MANHOLE</li> <li>⊕ WATER VALVE</li> <li>⊕ FIRE HYDRANT</li> <li>⊕ FIRE DEPARTMENT CONNECTION</li> <li>⊕ IRRIGATION CONTROL VALVE</li> <li>⊕ WELL</li> <li>⊕ WSO</li> </ul> | <ul style="list-style-type: none"> <li>⊕ TREE</li> <li>⊕ HANDICAP</li> <li>⊕ PARKING METER</li> <li>⊕ HVAC UNIT</li> <li>⊕ UNKNOWN UTILITY MANHOLE</li> <li>⊕ BOLLARD</li> <li>⊕ COLUMN</li> <li>⊕ CENTERLINE</li> <li>⊕ SOIL BORING</li> <li>⊕ TEST PIT</li> </ul> | <ul style="list-style-type: none"> <li>⊕ SIGN POST</li> <li>⊕ WOOD POST</li> <li>⊕ IRON PIPE FOUND</li> <li>⊕ REBAR FOUND</li> <li>⊕ PKNAIL FOUND</li> <li>⊕ DRILL HOLE FOUND</li> <li>⊕ BENCHMARK</li> </ul> | <ul style="list-style-type: none"> <li>CONC CONCRETE</li> <li>C&amp;G CURB AND CUTTER</li> <li>TRANS ELECTRICAL TRANSFORMER</li> <li>ASPH ASPHALT</li> <li>ESMT EASEMENT</li> <li>BLDG BUILDING</li> <li>RCP REINFORCED CONCRETE PIPE</li> <li>CMP CORRUGATED METAL PIPE</li> <li>R/W RIGHT-OF-WAY</li> <li>HCR HANDICAP RAMP</li> <li>DB DEED BOOK</li> <li>PG PAGE</li> <li>BRL BUILDING RESTRICTION LINE</li> </ul> |
|---|---|---|---|---|---|--|

**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	
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

**EXISTING  
 CONDITIONS**

DRAWN BY:  
 DESIGNED BY:  
 DATE ISSUED: 07/21/22

DWG. SCALE: 1"=30'

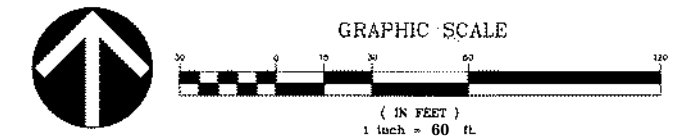
VIKA NO. W8392A

SHEET NO. **C-03**

# STORMWATER MANAGEMENT PLAN

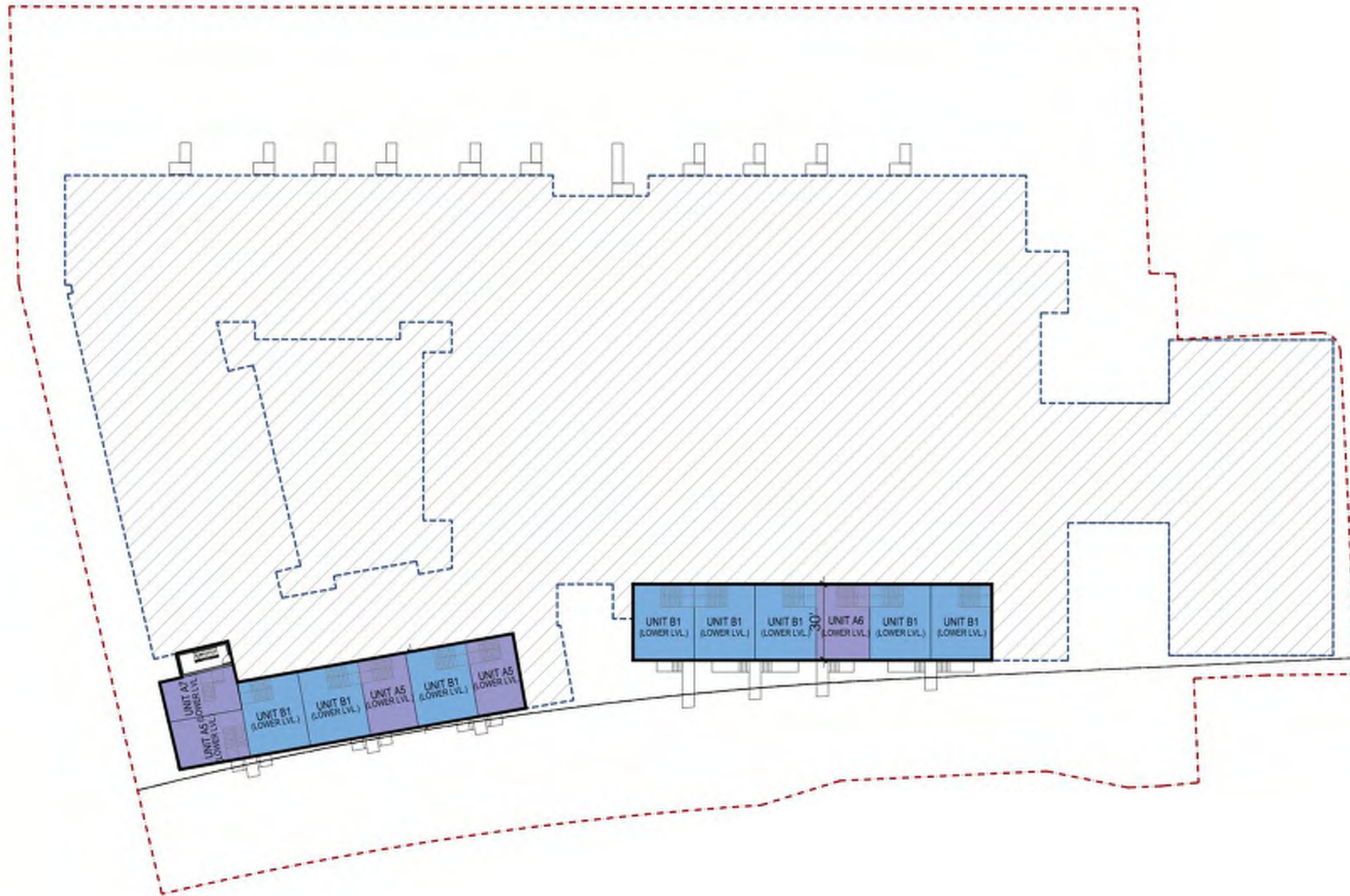


- SWM LEGEND**
- CONTRIBUTING DRAINAGE (190)
  - SWM VAULT 1
  - CONTRIBUTING DRAINAGE (92)
  - URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)
  - OFF-SITE CONTRIBUTING DRAINAGE (70)
  - ON-SITE CONTRIBUTING DRAINAGE (70)
  - URBAN BIORETENTION (BIO-TREE PIT)
  - PROPERTY LINE

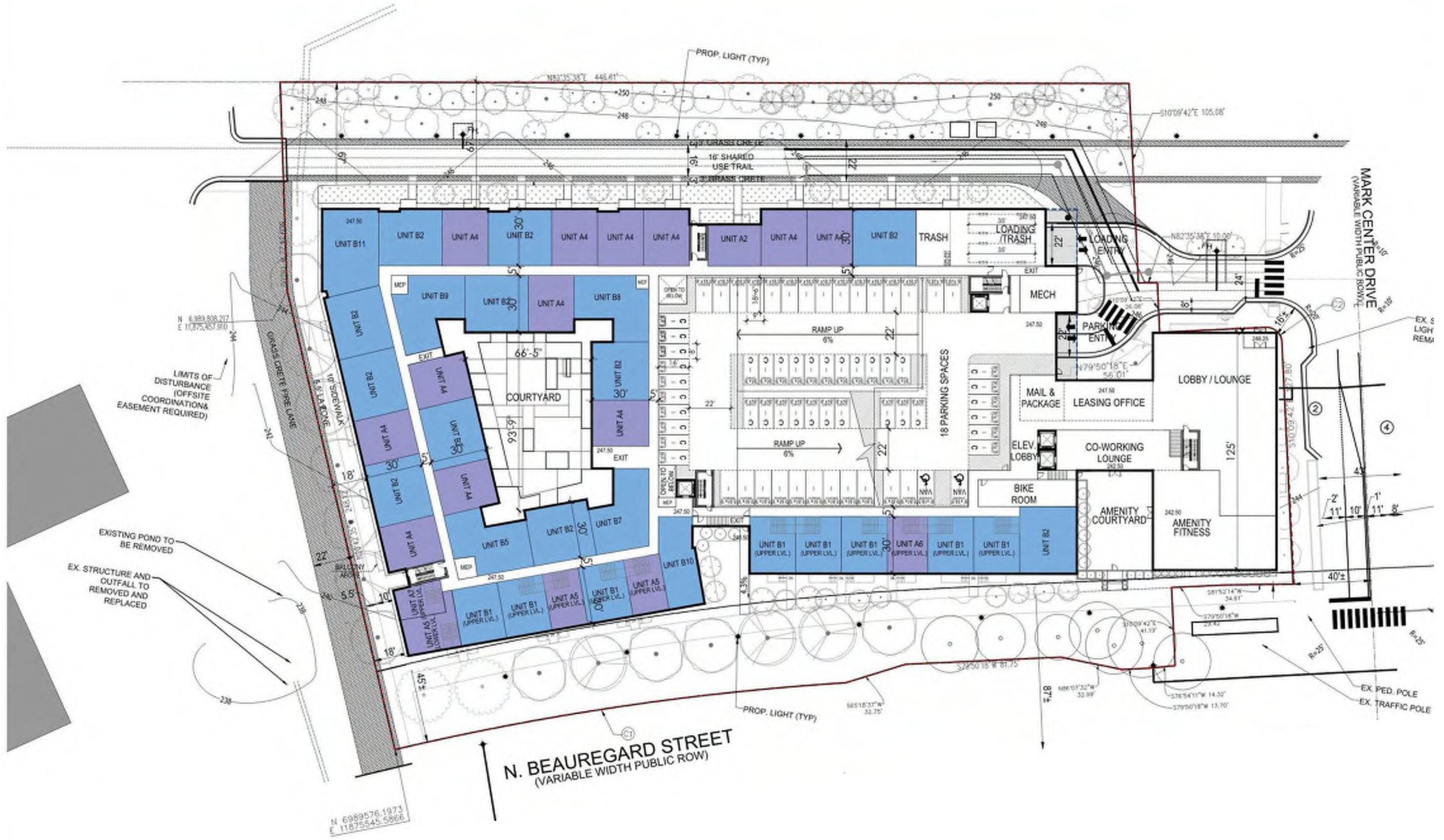




# BASEMENT LEVEL



# LEVEL 1



# LEVEL 2



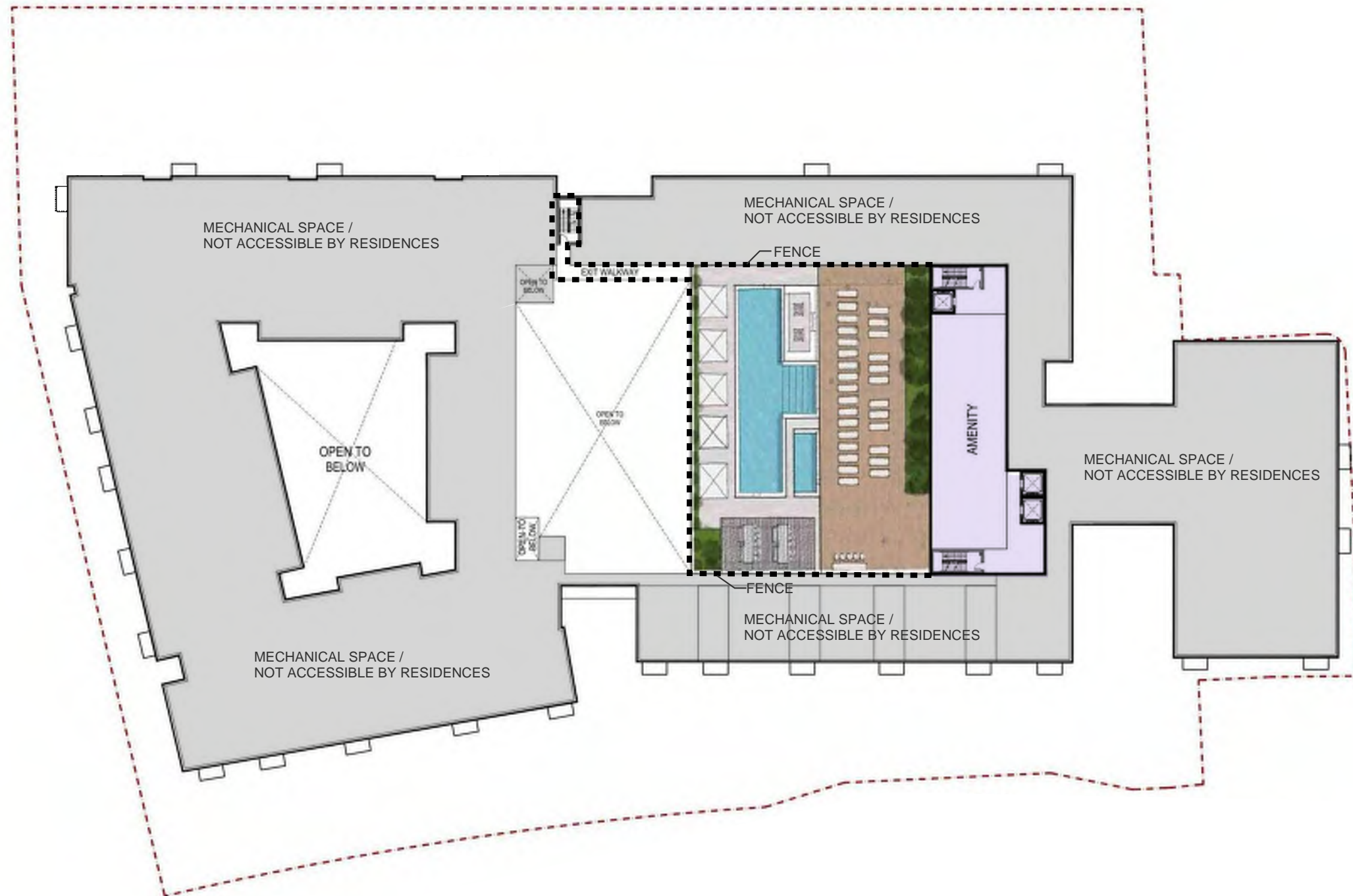
# LEVELS 3-5



# LEVEL 6



# ROOF LEVEL





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

- EXTERIOR MATERIAL LEGEND
- 1 RUBICATED BRICK
  - 2 RUBICATED BRICK
  - 3 FIBER CEMENT SIDING
  - 4 FIBER CEMENT SIDING
  - 5 FIBER CEMENT SIDING
  - 6 FIBER CEMENT SIDING
  - 7 FIBER CEMENT SIDING
  - 8 SHOWER SHIMULE SIDING
  - 9 PAINTED MURAL (TO BE COMMISSIONED TO ARTISTS)
  - 10 METAL PANEL



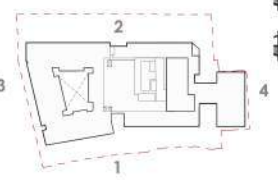
2 NORTH ELEVATION  
A202/ 1/20" = 1'-0"



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



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



1900 NORTH BEAUREGARD STREET, CITY OF ALEXANDRIA, VA