

CITY OF ALEXANDRIA - 2000 NORTH BEAUREGARD

BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

FEBURARY 26, 2018

DEVELOPER

MONDAY PROPERTIES

1000 WILSON BOULEVARD
SUITE 700
ARLINGTON, VA 22209
T: 703-558-7415
F: 703-524-7667

OWNER REPRESENTATIVE

CLEAR - REAL ESTATE SERVICE

1990 M STREET
SUITE 250
WASHINGTON, DC 20036
T: 202-558-7415

LAND USE ATTORNEY

McGUIRE WOODS LLP

1750 TYSON'S BOULEVARD
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TYSONS, VA 22102-4215
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ARCHITECT

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8614 WESTWOOD CENTER DRIVE
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CIVIL

WALTER L PHILLIPS

207 PARK AVENUE
FALLS CHURCH, VA 22046
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**Redevelopment of 2000 N. Beauregard Street
BDAC Narrative Submission
February 14, 2018**

2000 N. Beauregard Street (the subject property) contains approximately 4.16 acres (181,000 s.f.) of land identified as TM Parcel 019.02-01-03.S8 owned by 2000 Beauregard LLC (the "Property"). The developer is Monday Properties. Affiliates of Monday Properties own 1500, 1600, 1800, 1900 and 2000 North Beauregard Street. The redevelopment proposes to demolish an existing 102,090 square foot office building which was constructed in 1979.

Zoning and Plan Recommendation

The Property is zoned coordinated development district/ CDD #21 and is located in the Adams Neighborhood within the Beauregard Small Area Plan. CDD #21 allows redevelopment of the Property without a special use permit in compliance with the regulations of the OC zoning district. This permits both office and residential use. CDD #21 also allows redevelopment of the Property for office use with a CDD development special use permit (DSUP) in conformance with the CDD conceptual design plan and conditions.

The Applicant proposes redevelopment with a CDD DSUP and amendment of the CDD conceptual design plan to allow residential use.

Proposed Development

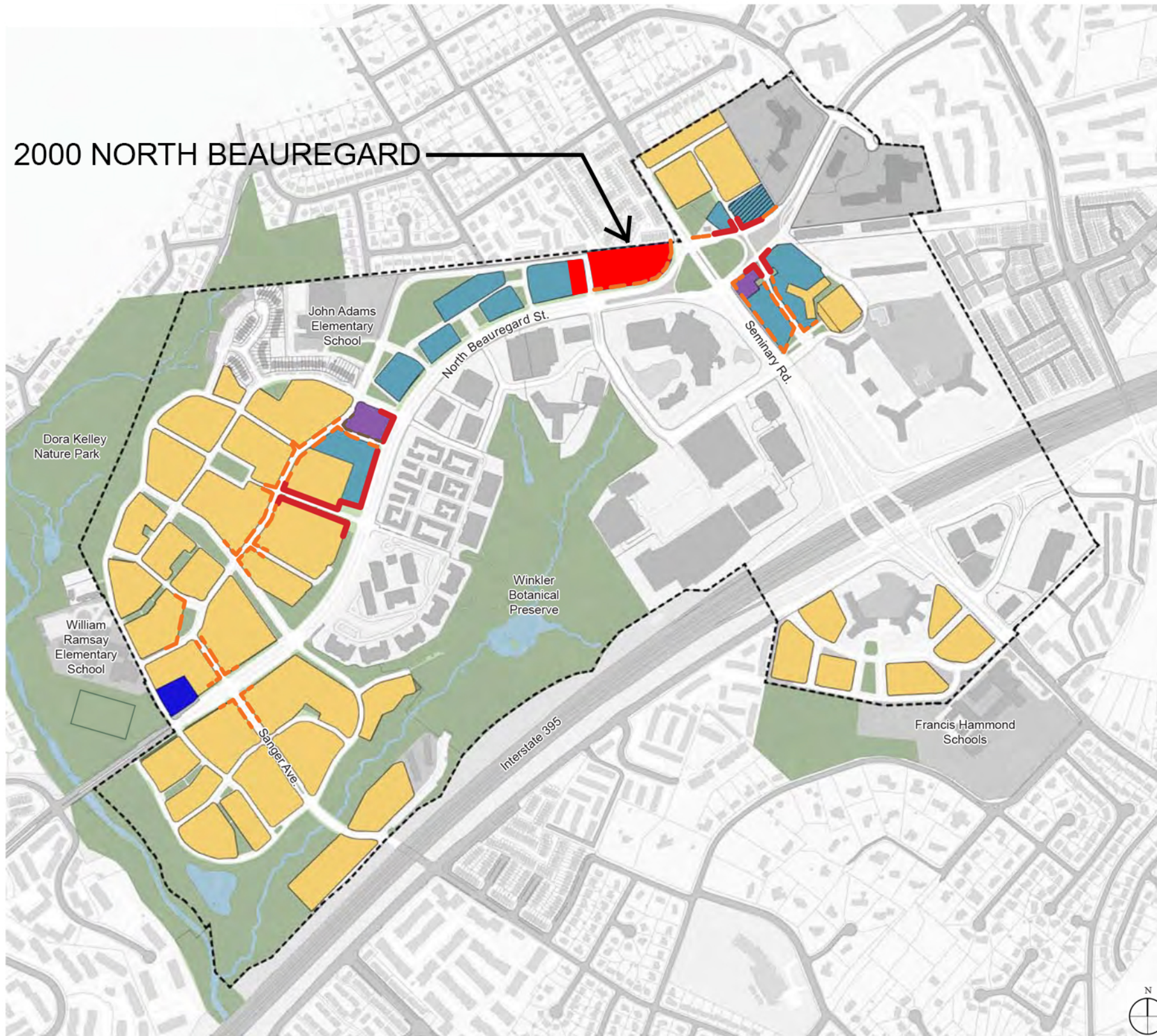
This application proposes redevelopment of the Property with a complex of connected six- and seven-story multi-family apartment buildings enclosing and screening above-grade parking. The proposal includes 295 dwelling units in approximately 306,000 square feet of floor area.

Development of the Property under a DSUP will be one of the first redevelopments since the adoption of the CDD #21 and related planning guidance, and will serve as an important catalyst development for the Beauregard Small Area Plan Area. The proposed development achieves many recommendations of the Beauregard Small Area Plan and the Beauregard Urban Design Standards & Guidelines:

- Redevelopment of a property identified for development within the Adams Neighborhood;
- Building height of six stories for the majority of the building, with a seven story portion that includes a signature façade and gateway architectural element at the corner of N. Beauregard and Seminary Road intersection;
- The dedication of right-of-way for trails, the transitway and boulevard concept along the northwestern side of N. Beauregard Street;
- Initial design work for the ultimate design of the Ellipse;
- Streetscape improvements which contribute to the ultimate boulevard concept for N. Beauregard Street;
- Open space (22% of the site area) consistent with the overall Garden City concept of the Beauregard Small Area Plan;

- High-quality architectural design with contemporary building design elements using high quality, durable materials such as brick, metal and fiber-cement paneling. STO wall system has been used as accent material above the first floor as recommended in Beauregard Urban Standards & Guidelines.
- The transitional north façade facing townhouses was design with special effort creating massing that is compatible with smaller scale development. Deeper heavily landscape setbacks were provided as visual buffers.
- Provision of required parking spaces at a ratio of 1.5 sp/unit where 1.75 sp/unit is permitted; and
- Developer contribution to overall public benefits, including affordable housing
- Building will be achieve LEED certification.

While there are many recommendations achieved with the proposed development, the Applicant requests a few modifications, which primarily include a change in land use designation from hotel and office use to residential use and above-grade parking where underground parking is called for.



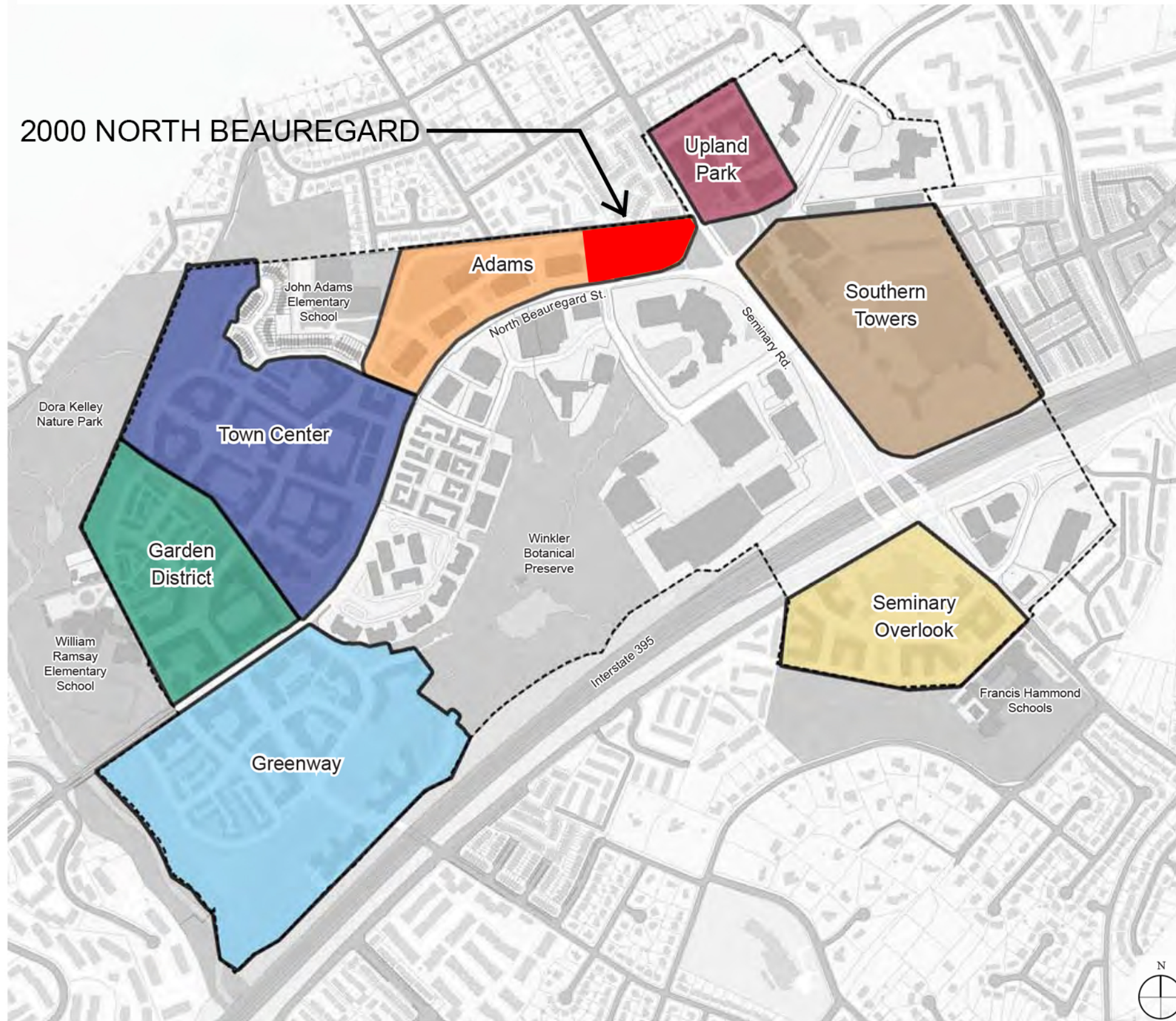
2000 NORTH BEAUREGARD

Diagram 3.d - General Land Use

- BSAP Boundary
- Office
- Office or Hotel Use
- Hotel
- Residential
- Open Space
- Fire Station
- Required Retail (Commercial or Mixed-use buildings)
- Optional Retail (May revert to its primary use)

Note:

The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.



2000 NORTH BEAUREGARD



- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Structure
- Streets
- Proposed Transitway Stop

Note:

① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

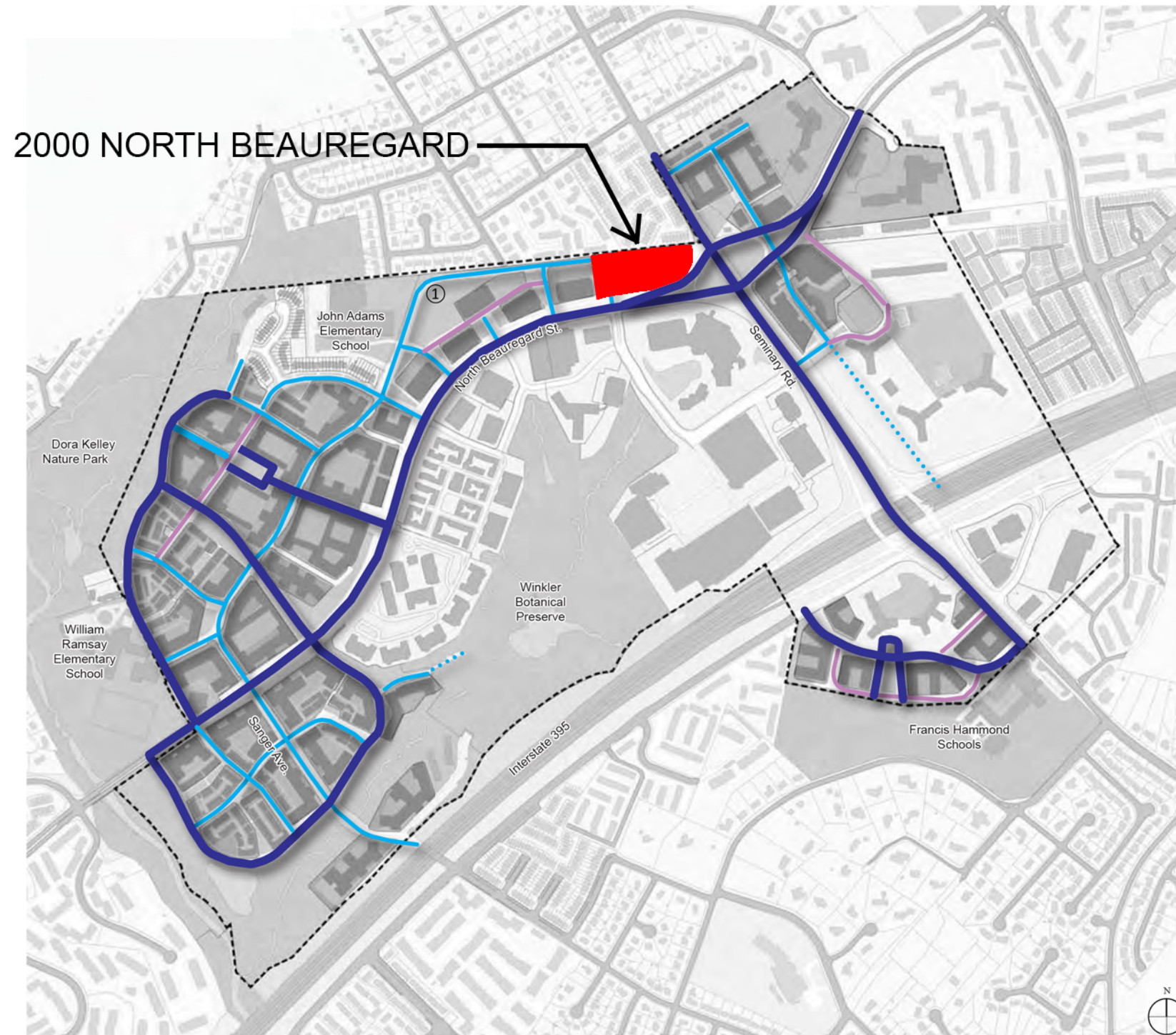


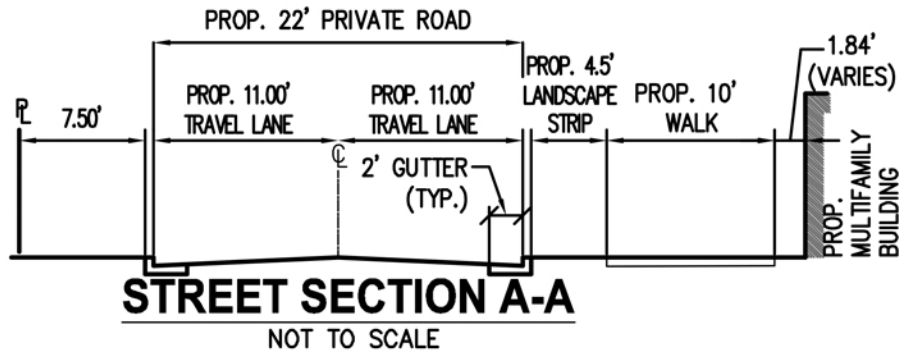
Diagram 3.c - Street Hierarchy

- BSAP Boundary
- "A" Street
- "B" Street
- "C" Street
- Existing Drive Aisle Connection to Remain

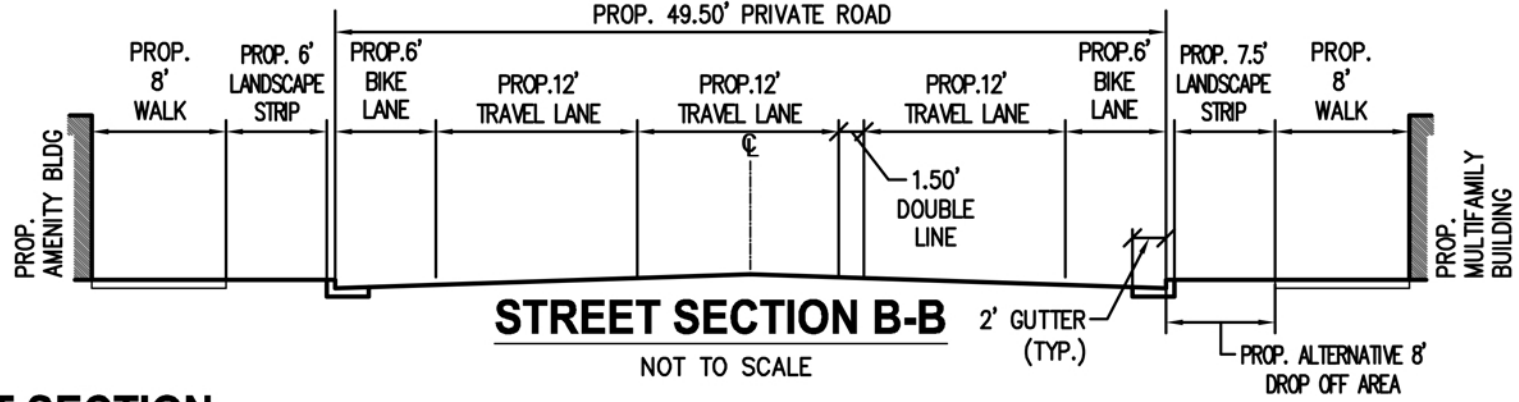
Note:

- ① The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval.

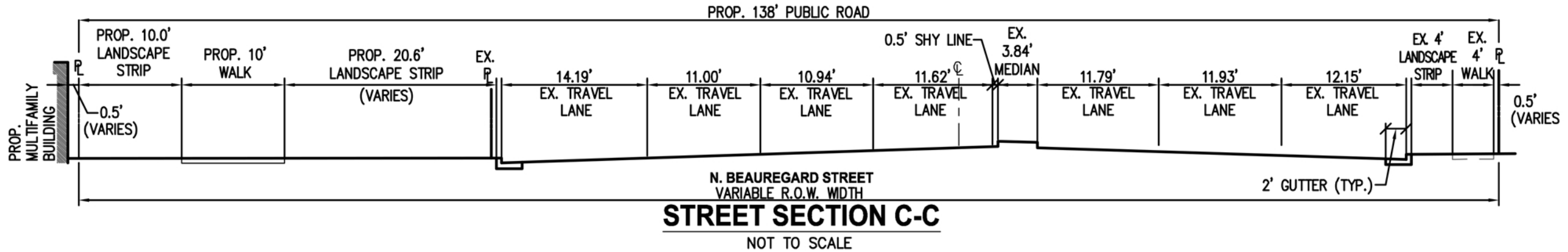
PRIVATE STREET A



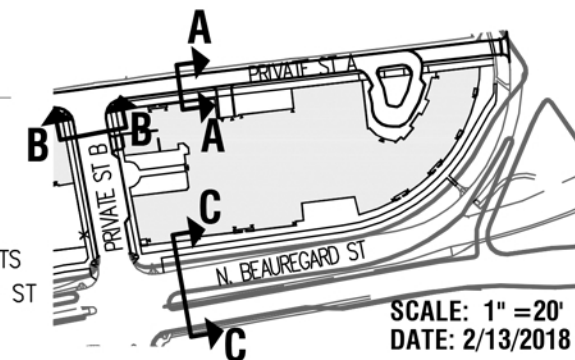
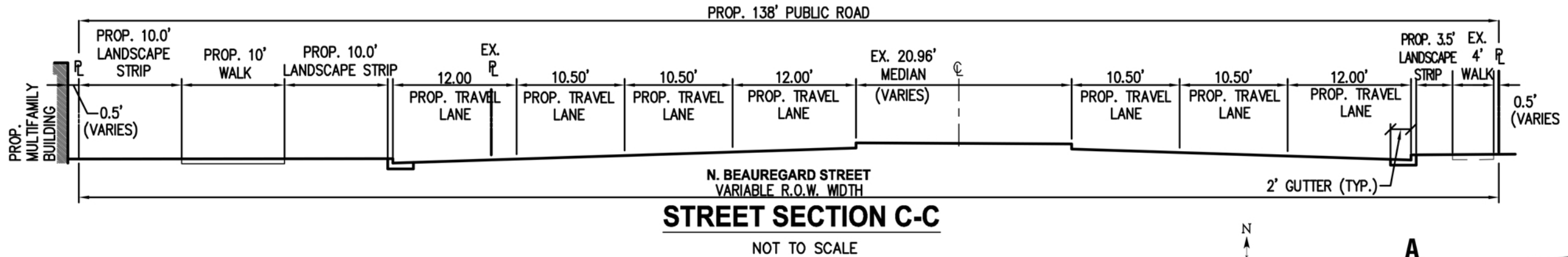
PRIVATE STREET B



N. BEAUREGARD STREET - EXISTING STREET SECTION



N. BEAUREGARD STREET - FUTURE STREET SECTION



LEGEND

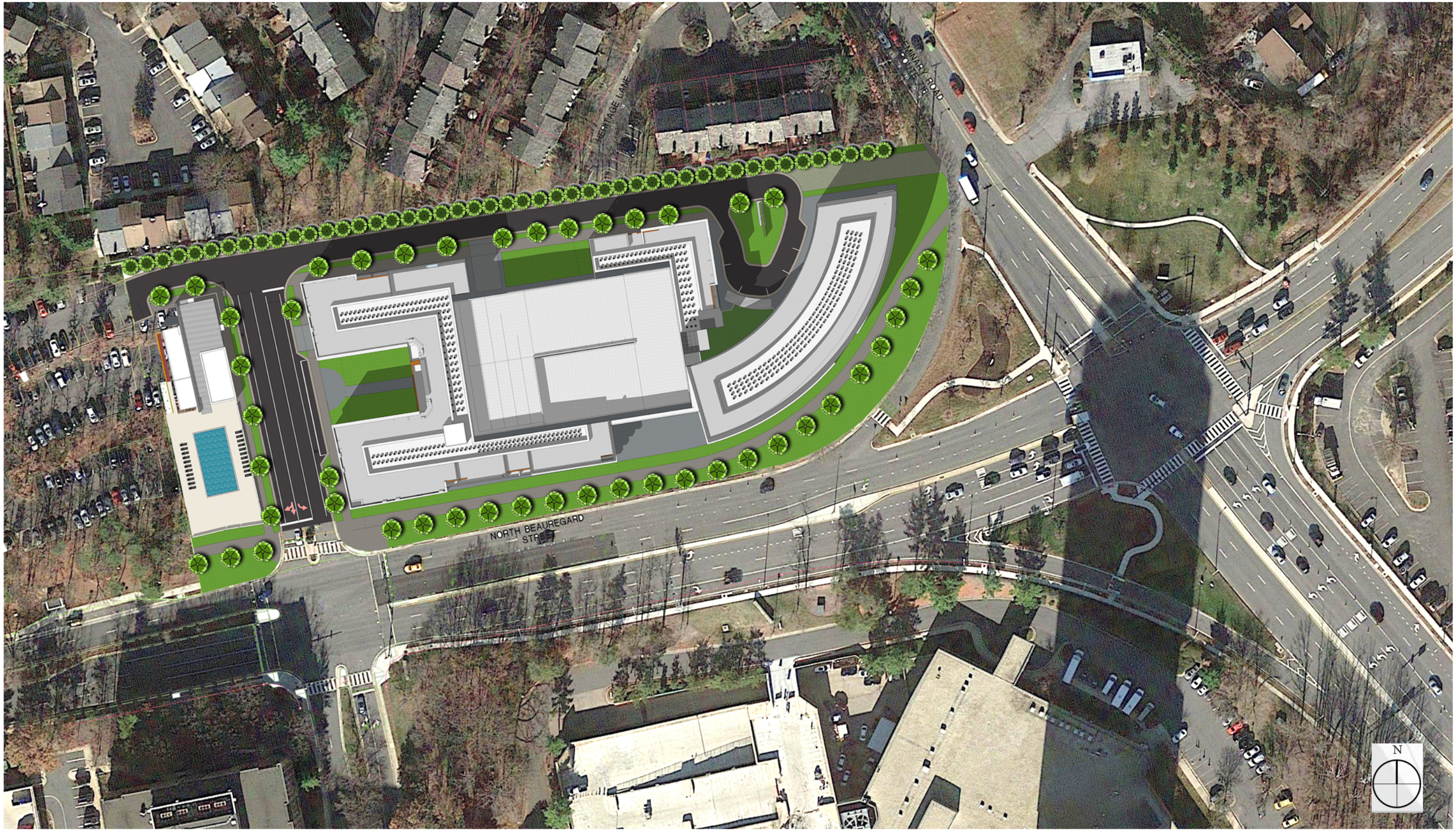
- EX. CONDITIONS
- PROP. SITE IMPROVEMENTS
- FUTURE N. BEAUREGARD ST ALIGNMENT

SITE SECTIONS

2000 NORTH BEAUREGARD STREET

PREPARED BY
WALTER L. PHILLIPS
 INCORPORATED ESTABLISHED 1945
 Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WLPINC.com

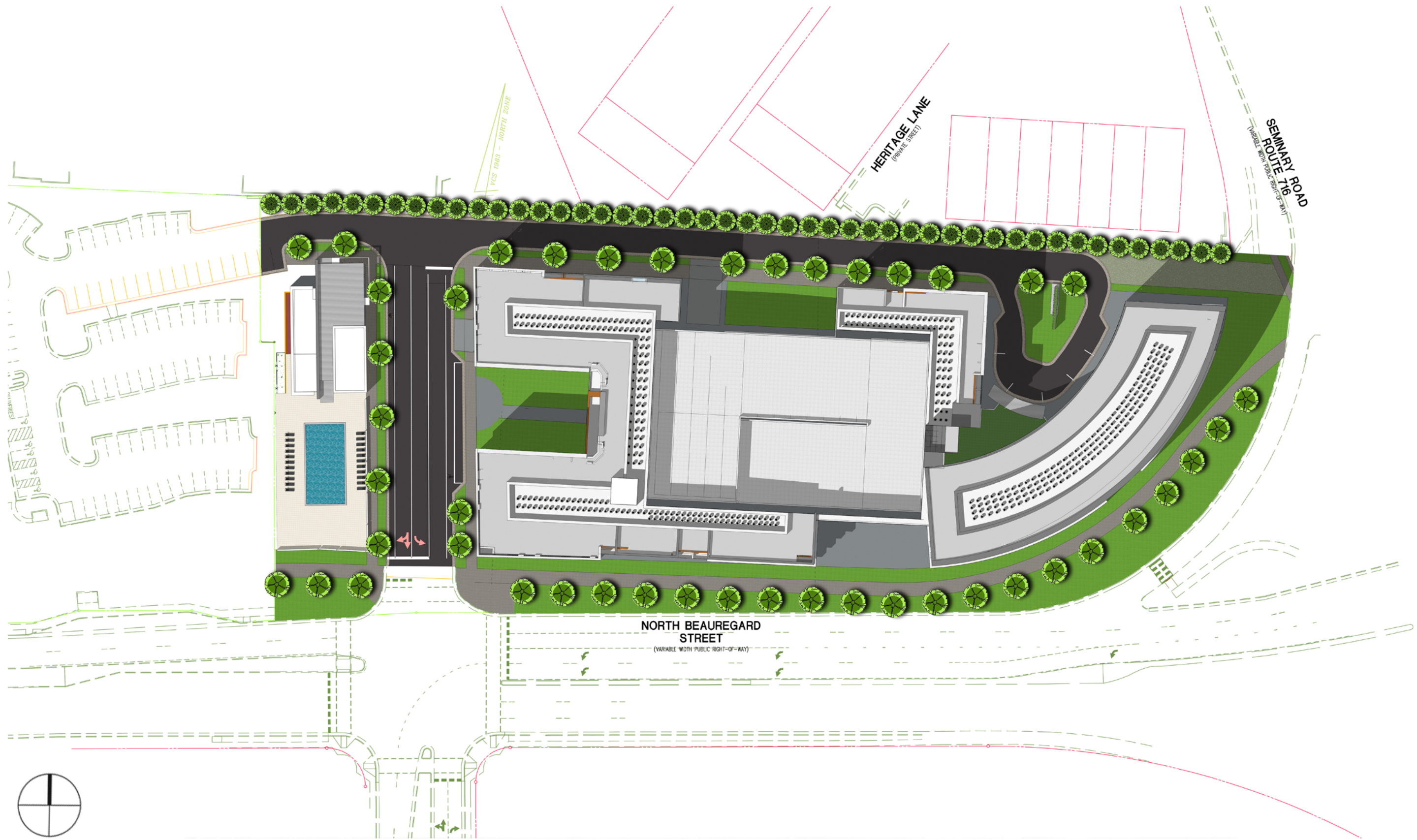
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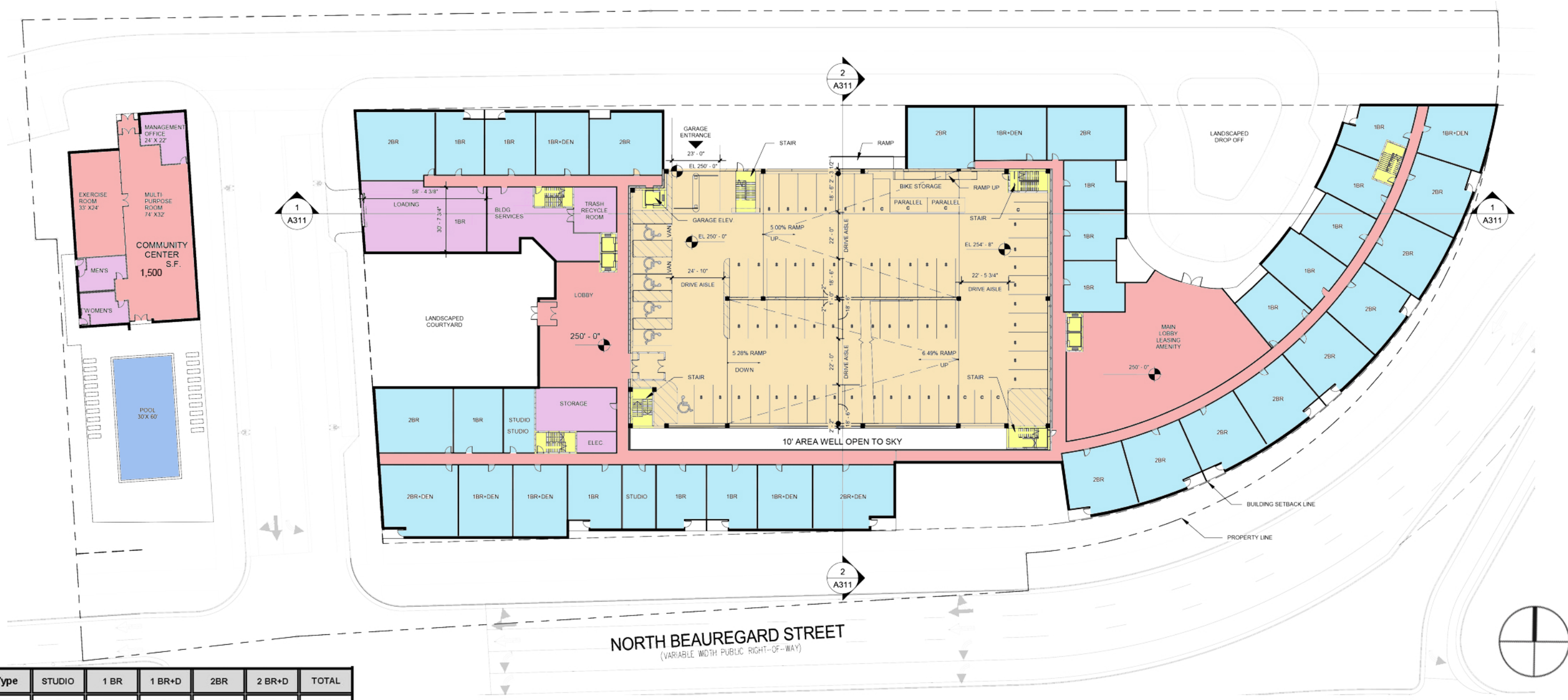


2000 BEAUREGARD
BDAC SUBMISSION

OVERALL SITE PLAN
FEBRUARY 14, 2018







| Unit Type | STUDIO | 1 BR | 1 BR+D | 2BR | 2 BR+D | TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| 1st Floor | 2 | 14 | 6 | 13 | 2 | 37 |
| 2nd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 3rd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 4th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 5th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 6th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 7th Floor | 0 | 9 | 1 | 8 | 0 | 18 |
| TOTAL | 17 | 128 | 37 | 101 | 12 | 295 |
| PERCENTAGE | 6% | 43% | 13% | 34% | 4% | 100% |

The above Unit Total includes 6 UFAS (Uniform Federal Accessibility Standards) Units distributed throughout the unit types. A total of 2% (6 units) are required.

| PARKING TABULATION TOTAL | | | | | |
|--------------------------|------------|-----------|----------|----------|------------|
| | Standard | Compact | HC | HC Van | Total |
| PARKING 6TH LEVEL | 41 | | | | 41 |
| PARKING 5TH LEVEL | 70 | 6 | | | 76 |
| PARKING 4TH LEVEL | 70 | 6 | | | 76 |
| PARKING 3RD LEVEL | 67 | 6 | 2 | | 75 |
| PARKING 2ND LEVEL | 67 | 6 | 2 | | 75 |
| PARKING GROUND LEVEL | 53 | 7 | 4 | 2 | 66 |
| PARKING P1 LEVEL | 50 | 2 | | | 52 |
| TOTAL | 418 | 33 | 8 | 2 | 461 |

2000 BEAUREGARD

GROUND FLOOR PLAN

FEBURARY 14, 2018





| Unit Type | STUDIO | 1 BR | 1 BR+D | 2BR | 2 BR+D | TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| 1st Floor | 2 | 14 | 6 | 13 | 2 | 37 |
| 2nd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 3rd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 4th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 5th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 6th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 7th Floor | 0 | 9 | 1 | 8 | 0 | 18 |
| TOTAL | 17 | 128 | 37 | 101 | 12 | 295 |
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|--------------------------|------------|-----------|----------|----------|------------|
| | Standard | Compact | HC | HC Van | Total |
| PARKING 6TH LEVEL | 41 | | | | 41 |
| PARKING 5TH LEVEL | 70 | 6 | | | 76 |
| PARKING 4TH LEVEL | 70 | 6 | | | 76 |
| PARKING 3RD LEVEL | 67 | 6 | 2 | | 75 |
| PARKING 2ND LEVEL | 67 | 6 | 2 | | 75 |
| PARKING GROUND LEVEL | 53 | 7 | 4 | 2 | 66 |
| PARKING P1 LEVEL | 50 | 2 | | | 52 |
| TOTAL | 418 | 33 | 8 | 2 | 461 |

2000 BEAUREGARD

P1 GARAGE LEVEL PLAN

FEBURARY 14, 2018





| Unit Type | STUDIO | 1 BR | 1 BR+D | 2BR | 2 BR+D | TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| 1st Floor | 2 | 14 | 6 | 13 | 2 | 37 |
| 2nd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 3rd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 4th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 5th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 6th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 7th Floor | 0 | 9 | 1 | 8 | 0 | 18 |
| TOTAL | 17 | 128 | 37 | 101 | 12 | 295 |
| PERCENTAGE | 6% | 43% | 13% | 34% | 4% | 100% |

The above Unit Total includes 6 UFAS (Uniform Federal Accessibility Standards) Units distributed throughout the unit types. A total of 2% (6 units) are required.

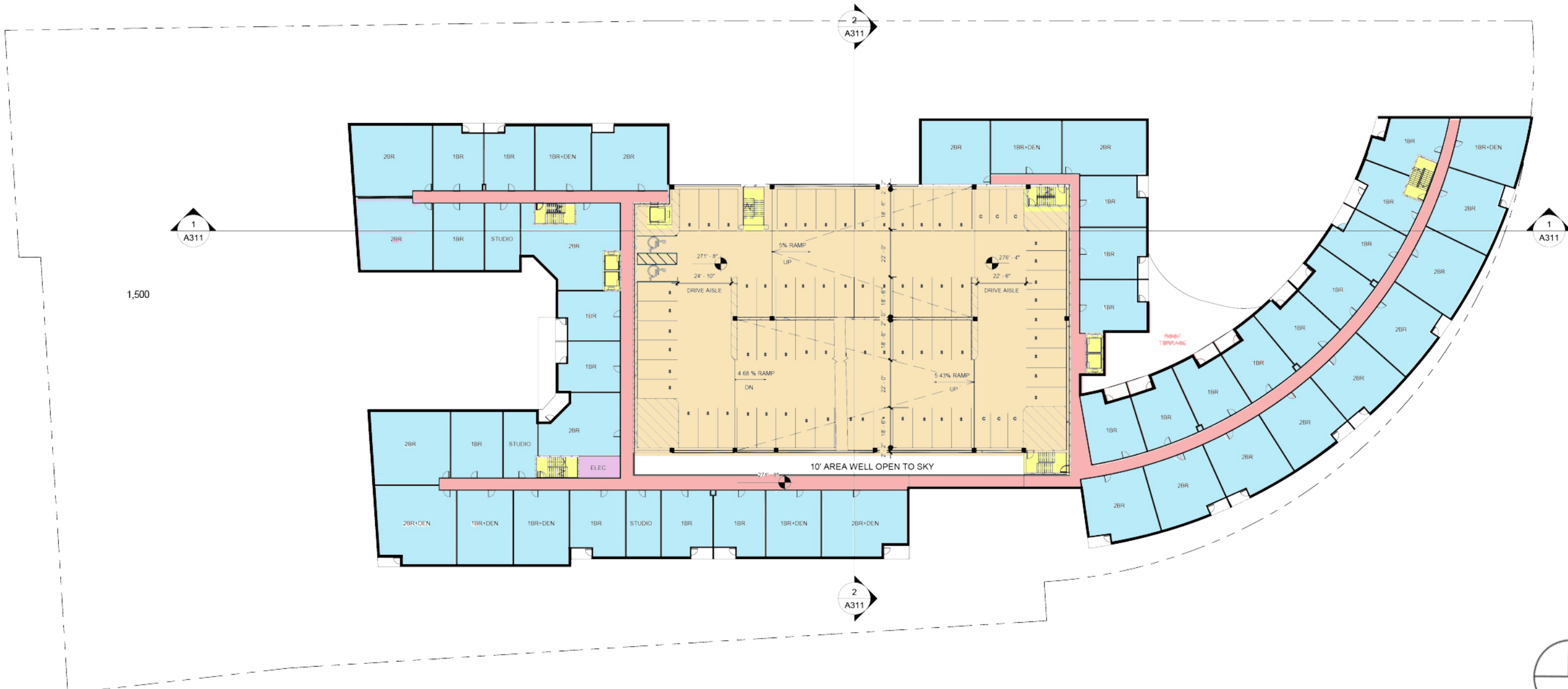
| PARKING TABULATION TOTAL | | | | | |
|--------------------------|------------|-----------|----------|----------|------------|
| | Standard | Compact | HC | HC Van | Total |
| PARKING 6TH LEVEL | 41 | | | | 41 |
| PARKING 5TH LEVEL | 70 | 6 | | | 76 |
| PARKING 4TH LEVEL | 70 | 6 | | | 76 |
| PARKING 3RD LEVEL | 67 | 6 | 2 | | 75 |
| PARKING 2ND LEVEL | 67 | 6 | 2 | | 75 |
| PARKING GROUND LEVEL | 53 | 7 | 4 | 2 | 66 |
| PARKING P1 LEVEL | 50 | 2 | | | 52 |
| TOTAL | 418 | 33 | 8 | 2 | 461 |

2000 BEAUREGARD

SECOND FLOOR LEVEL PLAN

FEBURARY 14, 2018





1,500

| Unit Type | STUDIO | 1 BR | 1 BR+D | 2BR | 2 BR+D | TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| 1st Floor | 2 | 14 | 6 | 13 | 2 | 37 |
| 2nd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 3rd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 4th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 5th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 6th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 7th Floor | 0 | 9 | 1 | 8 | 0 | 18 |
| TOTAL | 17 | 128 | 37 | 101 | 12 | 295 |
| PERCENTAGE | 6% | 43% | 13% | 34% | 4% | 100% |

The above Unit Total includes 6 UFAS (Uniform Federal Accessibility Standards) Units distributed throughout the unit types. A total of 2% (6 units) are required.

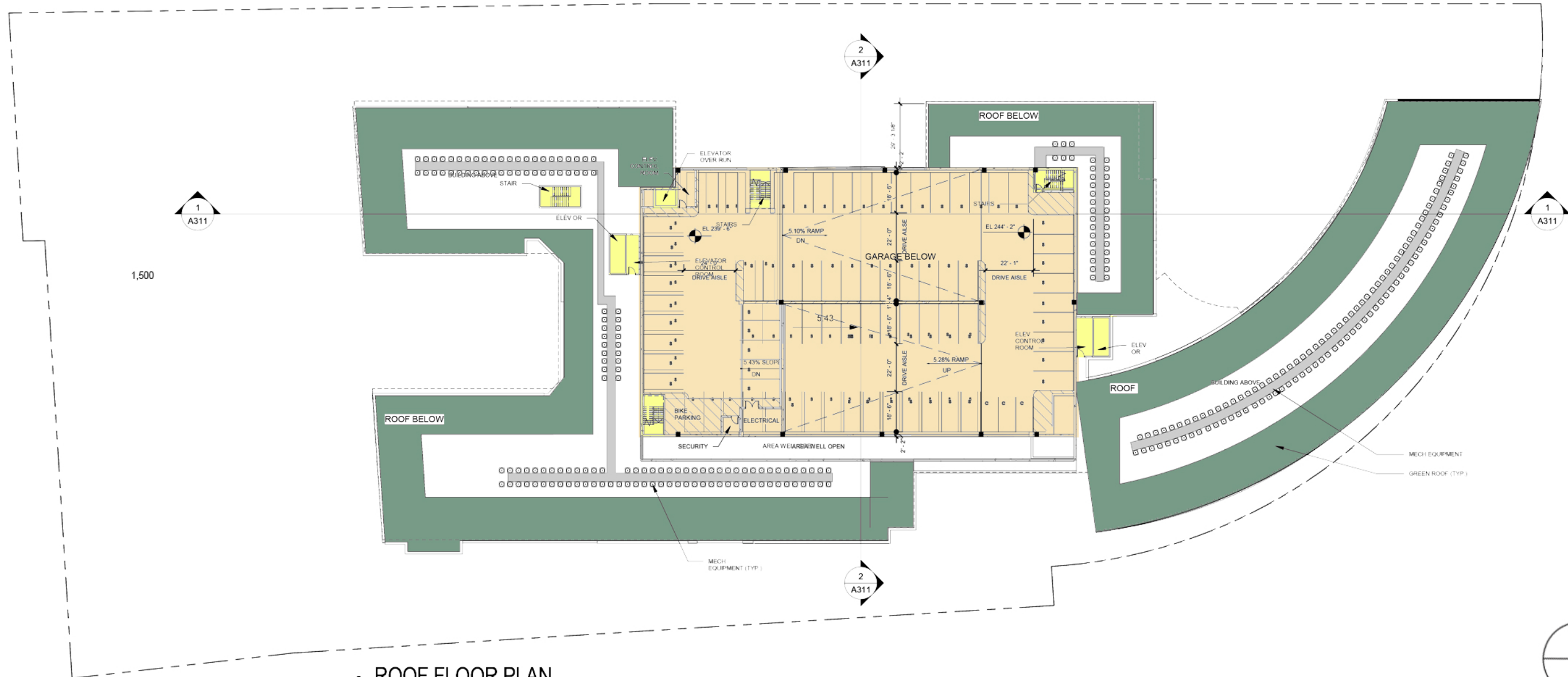
| PARKING TABULATION TOTAL | | | | | |
|--------------------------|------------|-----------|----------|----------|------------|
| | Standard | Compact | HC | HC Van | Total |
| PARKING 6TH LEVEL | 41 | | | | 41 |
| PARKING 5TH LEVEL | 70 | 6 | | | 76 |
| PARKING 4TH LEVEL | 70 | 6 | | | 76 |
| PARKING 3RD LEVEL | 67 | 6 | 2 | | 75 |
| PARKING 2ND LEVEL | 67 | 6 | 2 | | 75 |
| PARKING GROUND LEVEL | 53 | 7 | 4 | 2 | 66 |
| PARKING P1 LEVEL | 50 | 2 | | | 52 |
| TOTAL | 418 | 33 | 8 | 2 | 461 |

2000 BEAUREGARD

TYPICAL FLOOR PLAN

FEBURARY 14, 2018





ROOF FLOOR PLAN

| Unit Type | STUDIO | 1 BR | 1 BR+D | 2BR | 2 BR+D | TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| 1st Floor | 2 | 14 | 6 | 13 | 2 | 37 |
| 2nd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 3rd Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 4th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 5th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 6th Floor | 3 | 21 | 6 | 16 | 2 | 48 |
| 7th Floor | 0 | 9 | 1 | 8 | 0 | 18 |
| TOTAL | 17 | 128 | 37 | 101 | 12 | 295 |
| PERCENTAGE | 6% | 43% | 13% | 34% | 4% | 100% |

The above Unit Total includes 6 UFAS (Uniform Federal Accessibility Standards) Units distributed throughout the unit types. A total of 2% (6 units) are required.

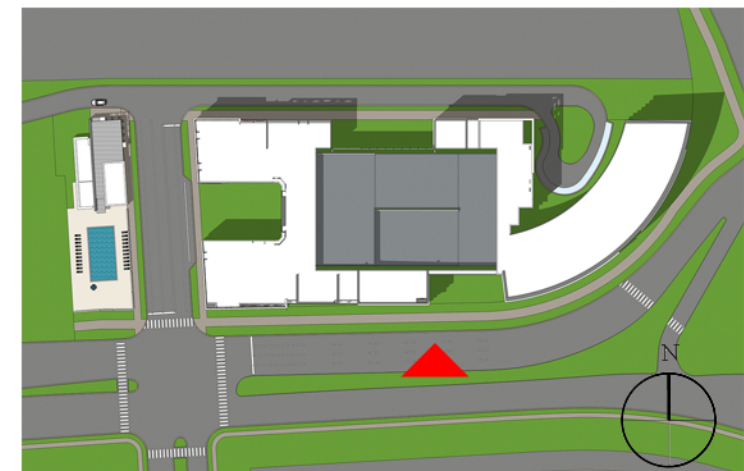
| PARKING TABULATION TOTAL | | | | | |
|--------------------------|------------|-----------|----------|----------|------------|
| | Standard | Compact | HC | HC Van | Total |
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| PARKING 5TH LEVEL | 70 | 6 | | | 76 |
| PARKING 4TH LEVEL | 70 | 6 | | | 76 |
| PARKING 3RD LEVEL | 67 | 6 | 2 | | 75 |
| PARKING 2ND LEVEL | 67 | 6 | 2 | | 75 |
| PARKING GROUND LEVEL | 53 | 7 | 4 | 2 | 66 |
| PARKING P1 LEVEL | 50 | 2 | | | 52 |
| TOTAL | 418 | 33 | 8 | 2 | 461 |



MATERIALS KEY

- 1 BRICK TYPE 1 OR ARCH MASONRY BLOCK
- 2 BRICK TYPE 2
- 3 FIBER-CEMENT BOARD PANELING
- 4 CORRUGATED SHEET METAL
- 5 PERFORATED METAL
- 6 ALUMIN. WINDOW 7'-8"X8' - LOW "E" - CLEAR GLASS
- 7 ALUMIN. WINDOW 4'X6' - LOW "E" - CLEAR GLASS
- 8 STO WALL SYSTEM
- 9 HIGHLY REFLECTIVE GLASS
- 10 METAL MESH SCREEN
- 11 ARCHITECTURAL METAL RAILING
- 12 LOADING DOCK - SECTIONAL DOOR W/ TRANSLUCENT PANELS
- 13 SIGNAGE
- 14 METAL CANOPY
- 15 STONE TILE BASE
- 16 MECHANICAL METAL SCREENING
- 17 STOREFRONT
- 18 METAL

KEY

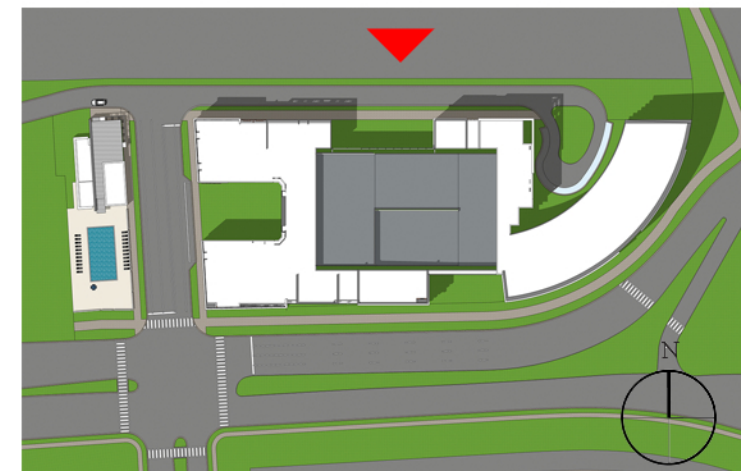




MATERIALS KEY

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KEY

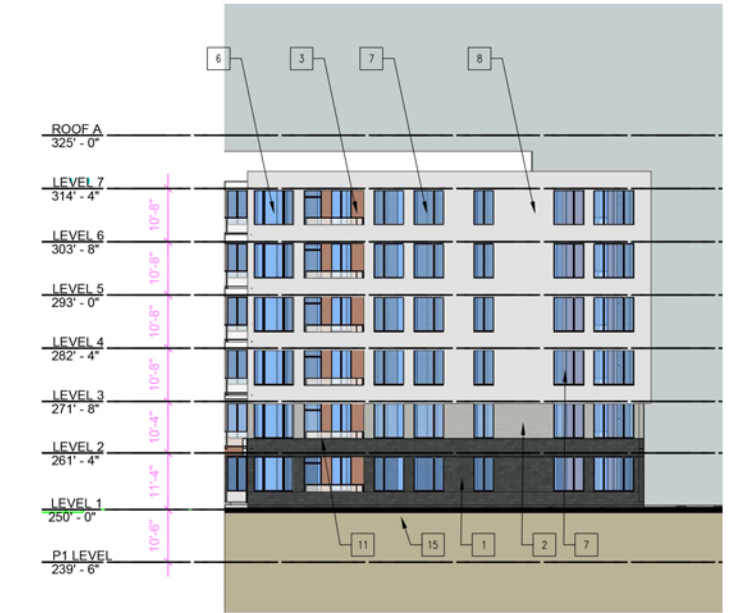




1 - WEST ELEVATION



2 - SOUTH ELEVATION @ COURTYARD



3 - NORTH ELEVATION @ COURTYARD



4 - EAST ELEVATION @ GARAGE (SOUTH)

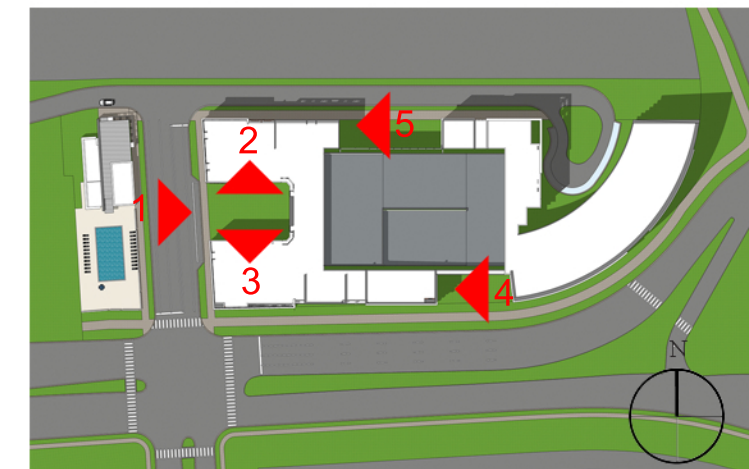


5 - EAST ELEVATION @ GARAGE (NORTH)

MATERIALS KEY

- 1 BRICK TYPE 1 OR ARCH MASONRY BLOCK
- 2 BRICK TYPE 2
- 3 FIBER-CEMENT BOARD PANELING
- 4 CORRUGATED SHEET METAL
- 5 PERFORATED METAL
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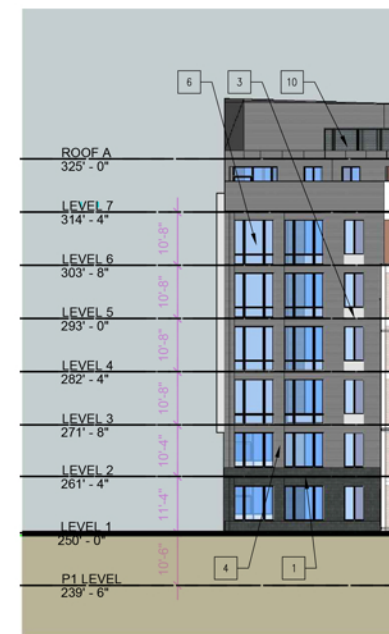




1 - WEST ELEVATION



2 - WEST ELEVATION @ GARAGE (SOUTH)

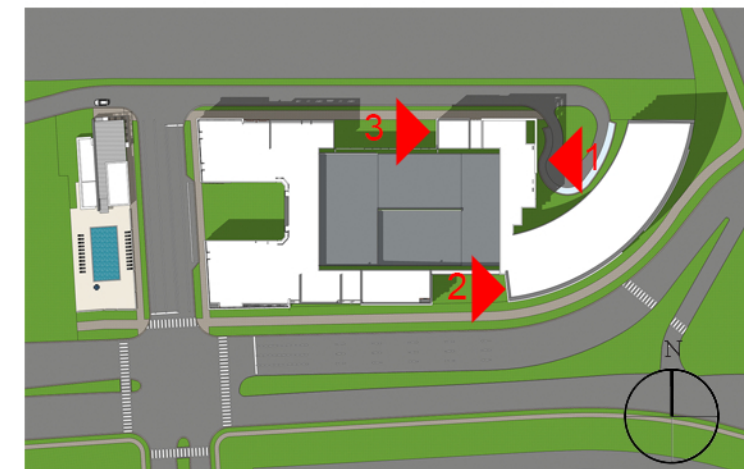


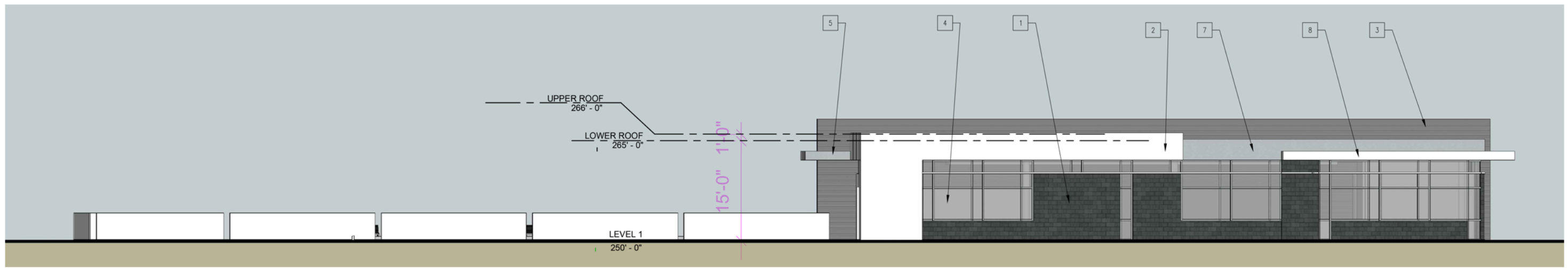
3 - WEST ELEVATION @ GARAGE (NORTH)

MATERIALS KEY

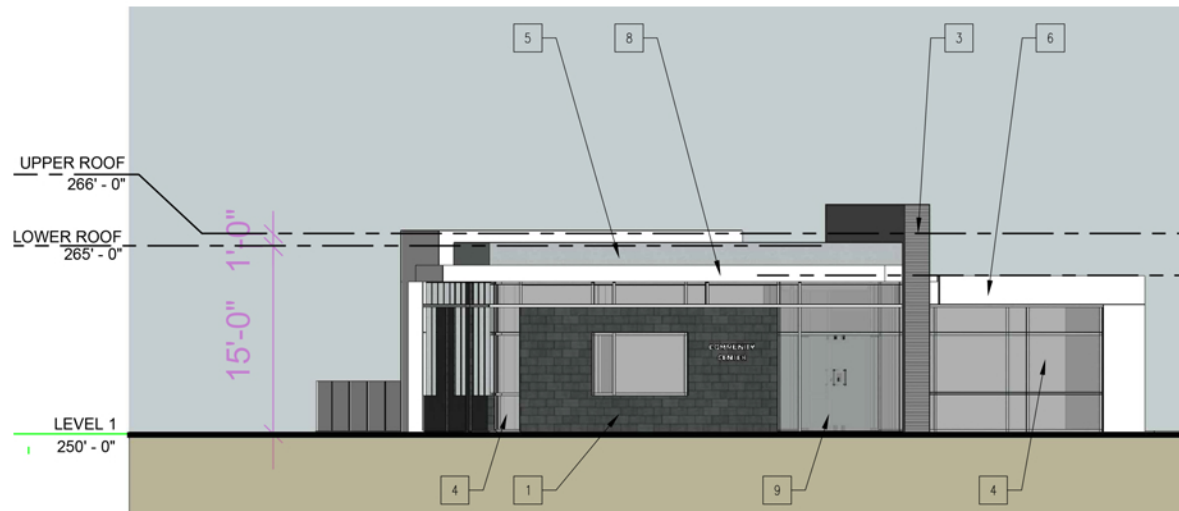
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- 17 STOREFRONT
- 18 METAL

KEY

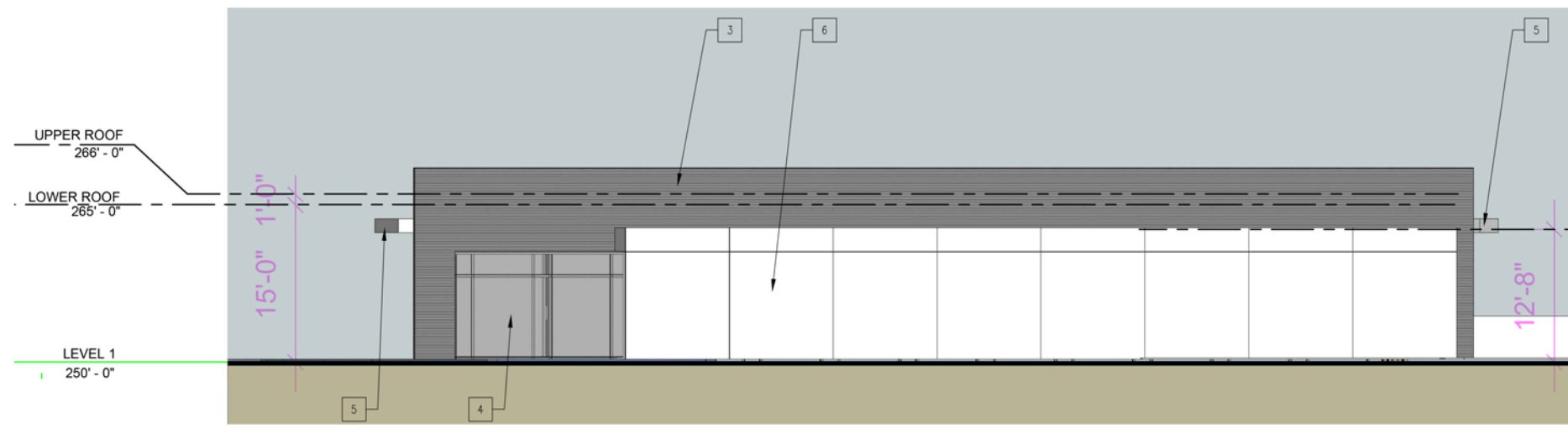




1 -EAST ELEVATION



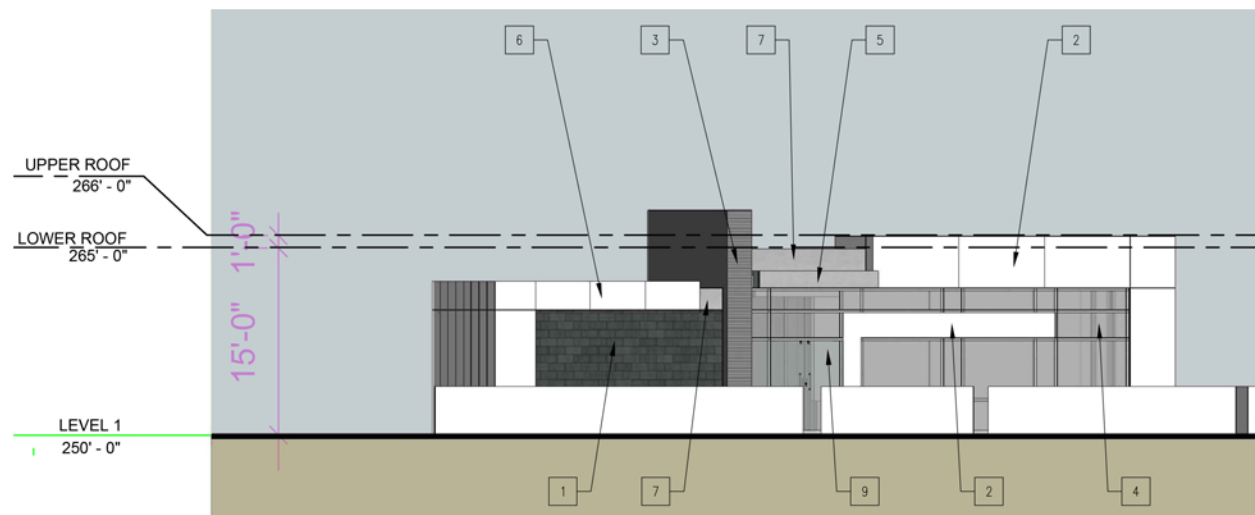
2 -NORTH ELEVATION



3 -WEST ELEVATION

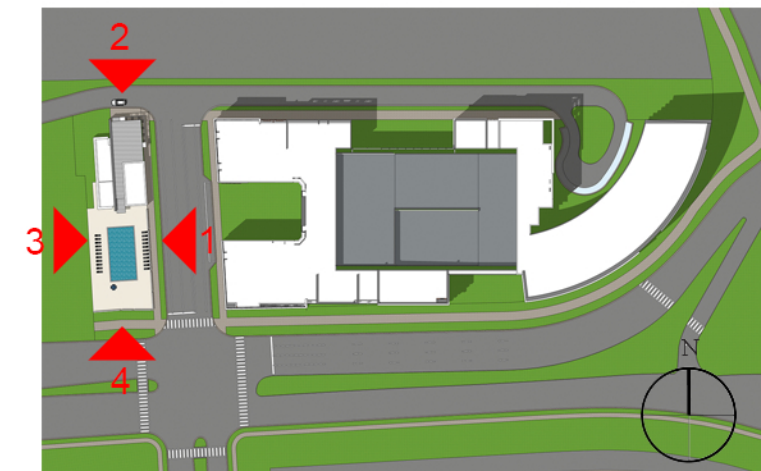
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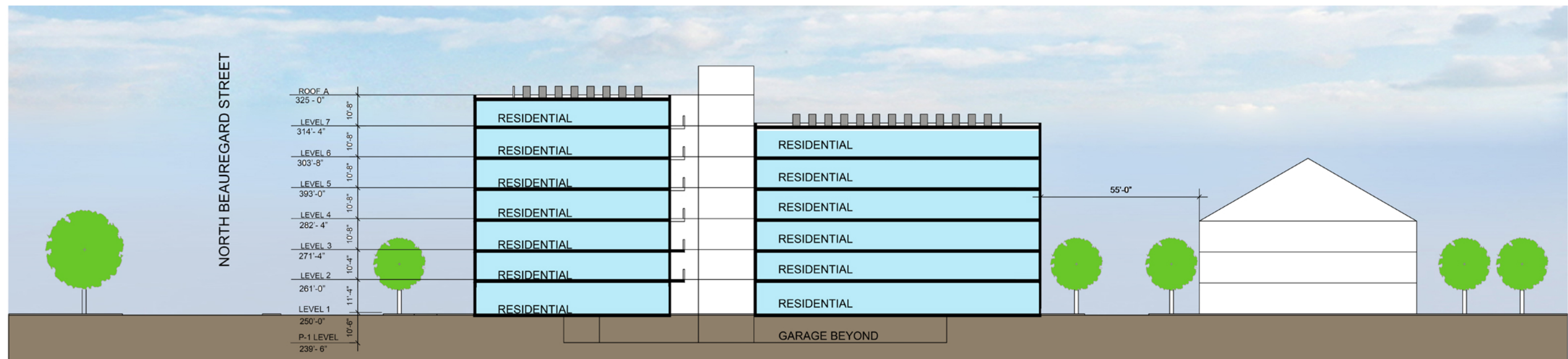
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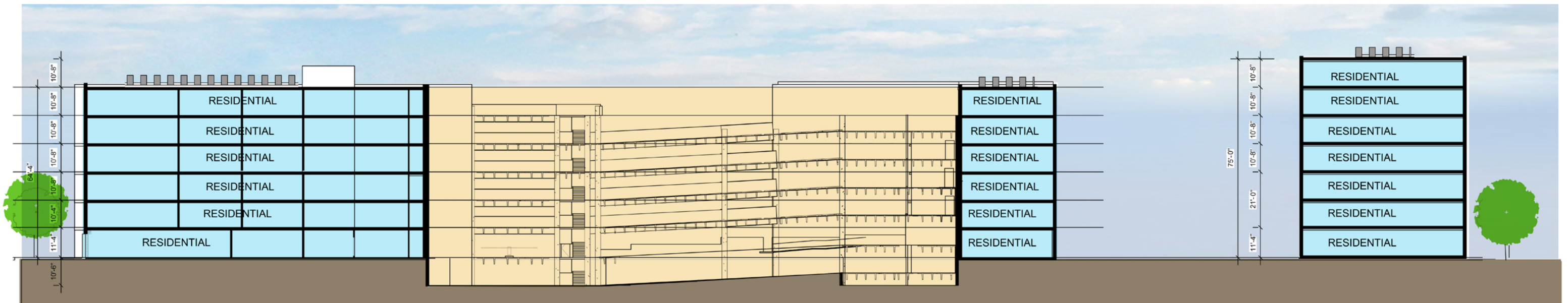
4 -SOUTH ELEVATION

KEY



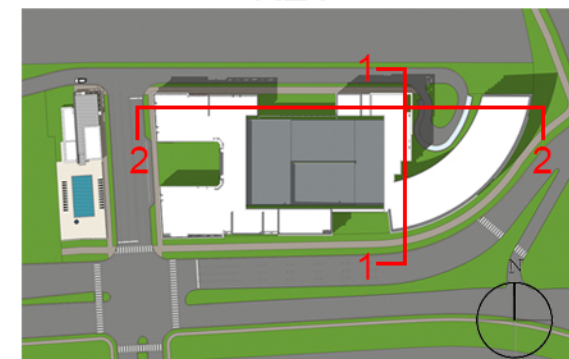


2 - CROSS SECTION



1 - LONGITUDINAL SECTION

KEY

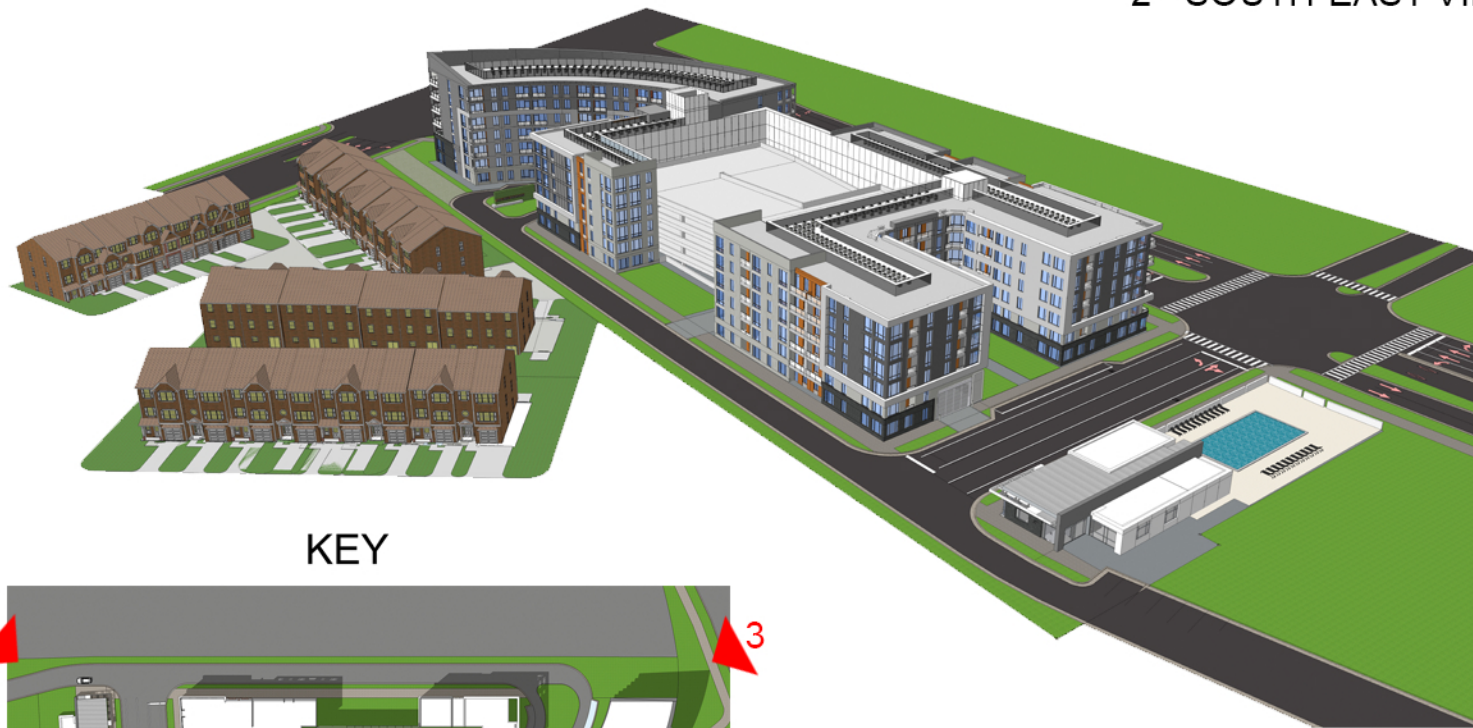




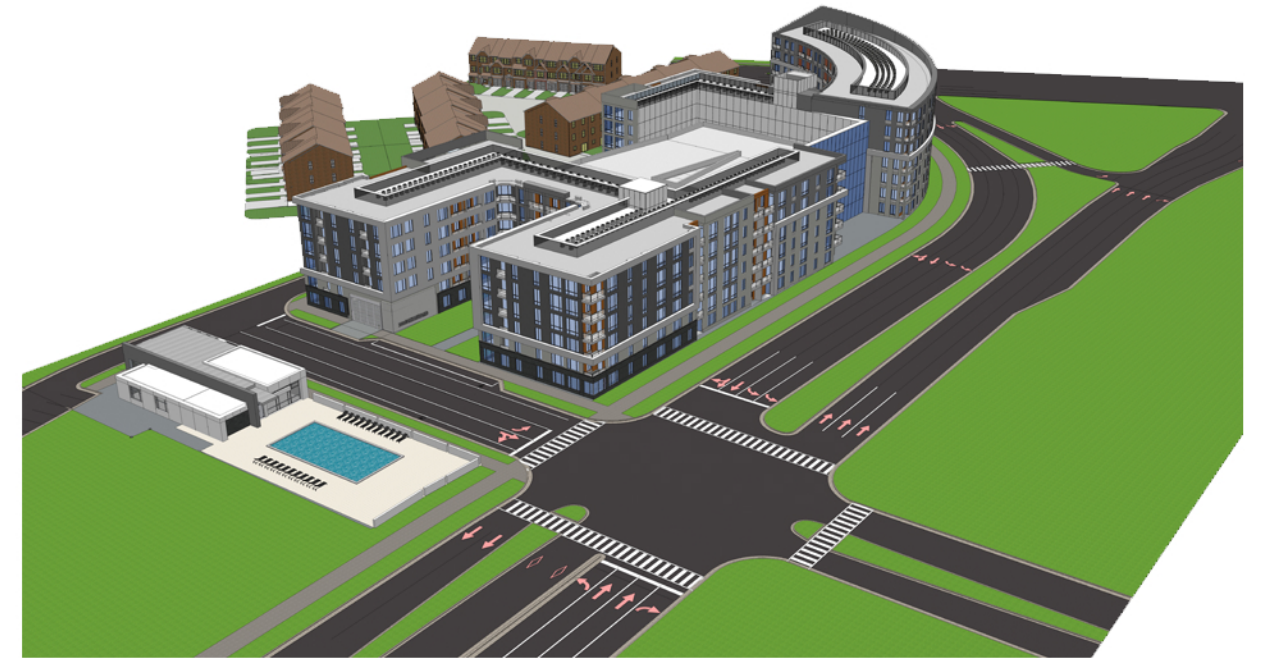
2 - SOUTH-EAST VIEW



3 - NORTH-EAST VIEW

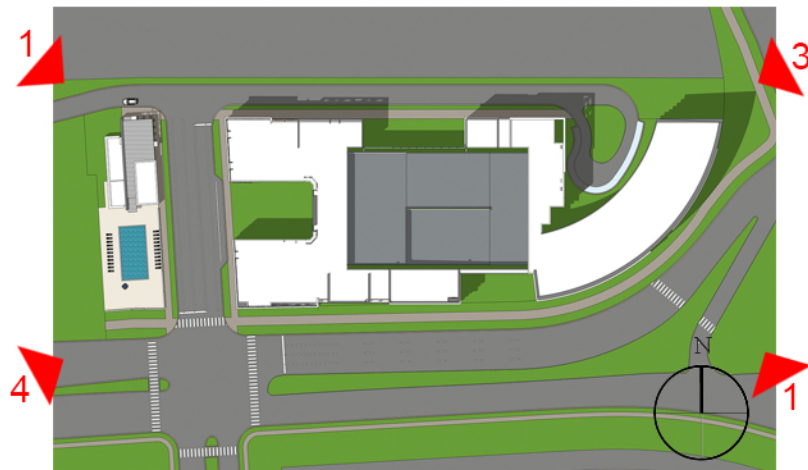


1 - NORTH-WEST VIEW



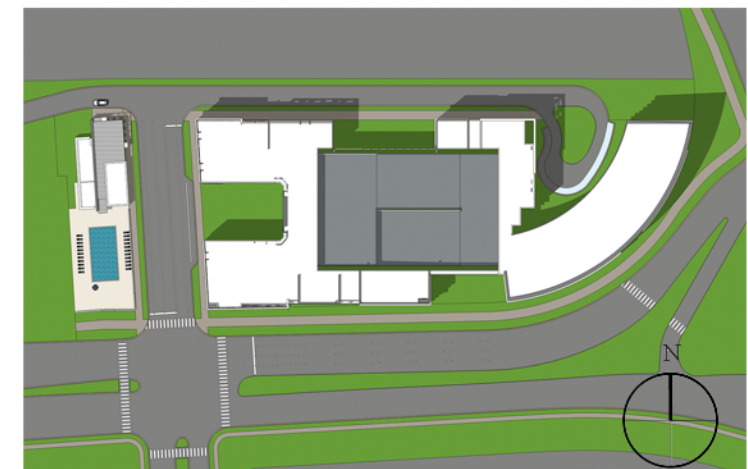
4 - SOUTH-WEST VIEW

KEY





SOUTH-EAST VIEW





2 - SOUTH-WEST VIEW

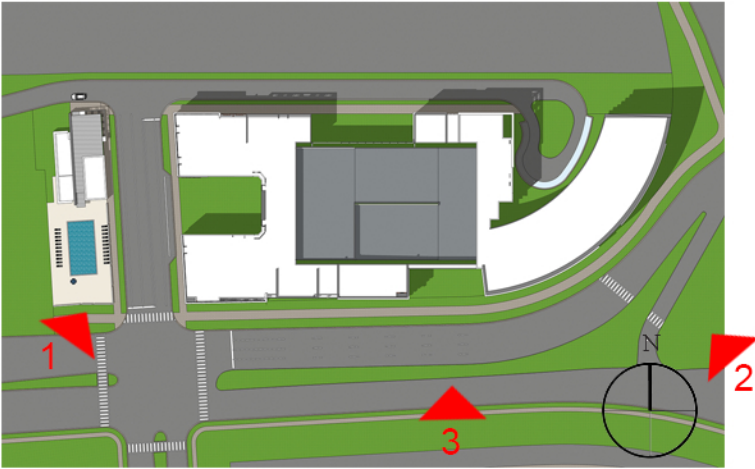


3 - SOUTH VIEW



1 - SOUTH-EAST VIEW

KEY





1- NORTH-EAST VIEW



2- NORTH VIEW

KEY

