



**2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA**



**MONDAY**  
PROPERTIES

**2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA**



# CITY OF ALEXANDRIA - 2000 NORTH BEAUREGARD

## BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

MAY 21, 2018

### DEVELOPER

**MONDAY PROPERTIES**  
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### OWNER REPRESENTATIVE

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### LAND USE ATTORNEY

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### LANDSCAPE

**TWSDesign Inc.**  
1835 CLOVERMEADOW DRIVE  
VIENNA, VA 22182  
T: 703-938-0308

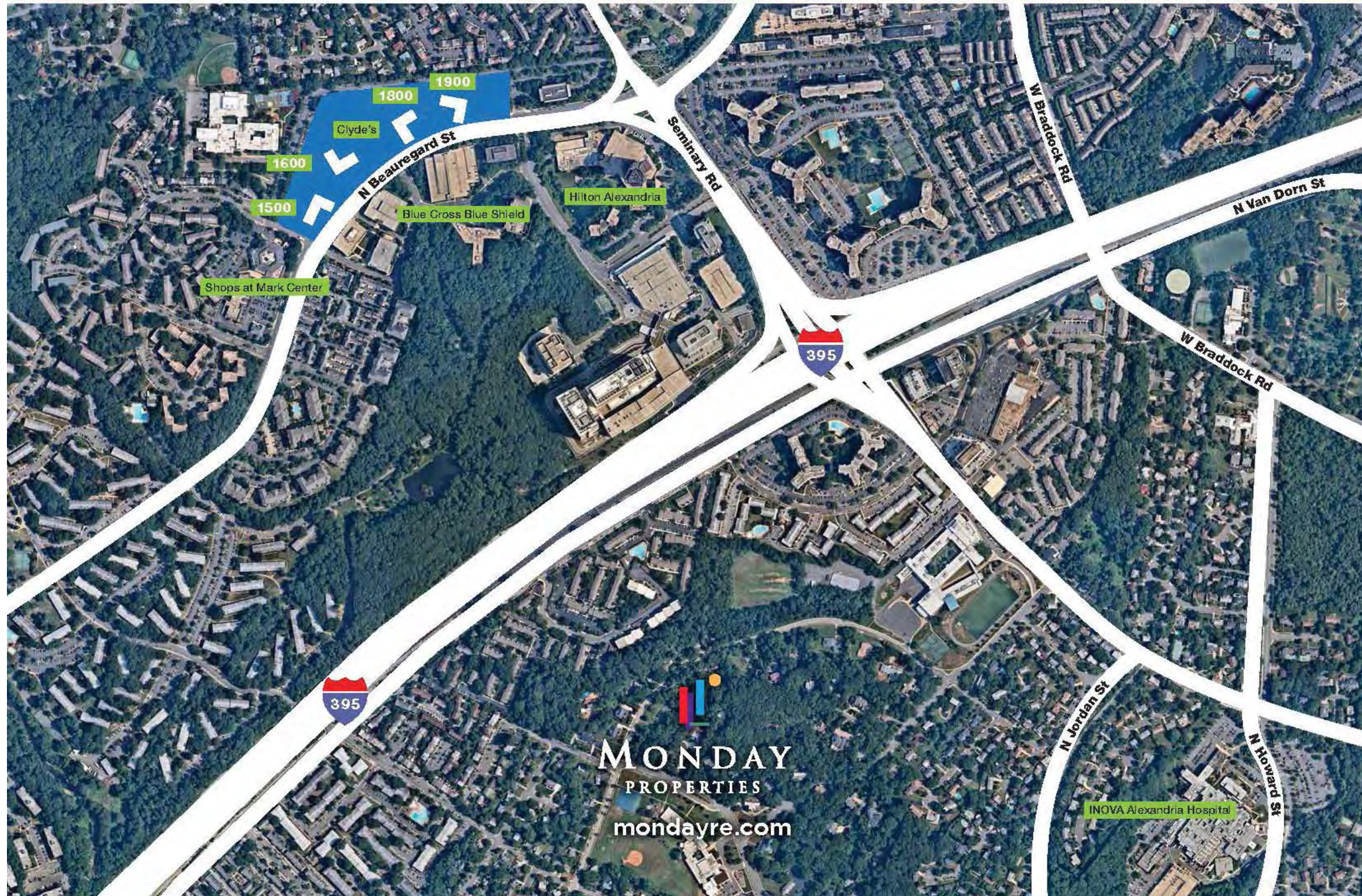
### ARCHITECT

**DAVIS CARTER SCOTT**  
8614 WESTWOOD CENTER DRIVE  
SUITE 800  
TYSONS, VA 22182  
T: 703-556-9275  
F: 703-821-6976

### CIVIL

**WALTER L PHILLIPS**  
207 PARK AVENUE  
FALLS CHURCH, VA 22046  
T: 703-532-6163  
F: 703-533-1301

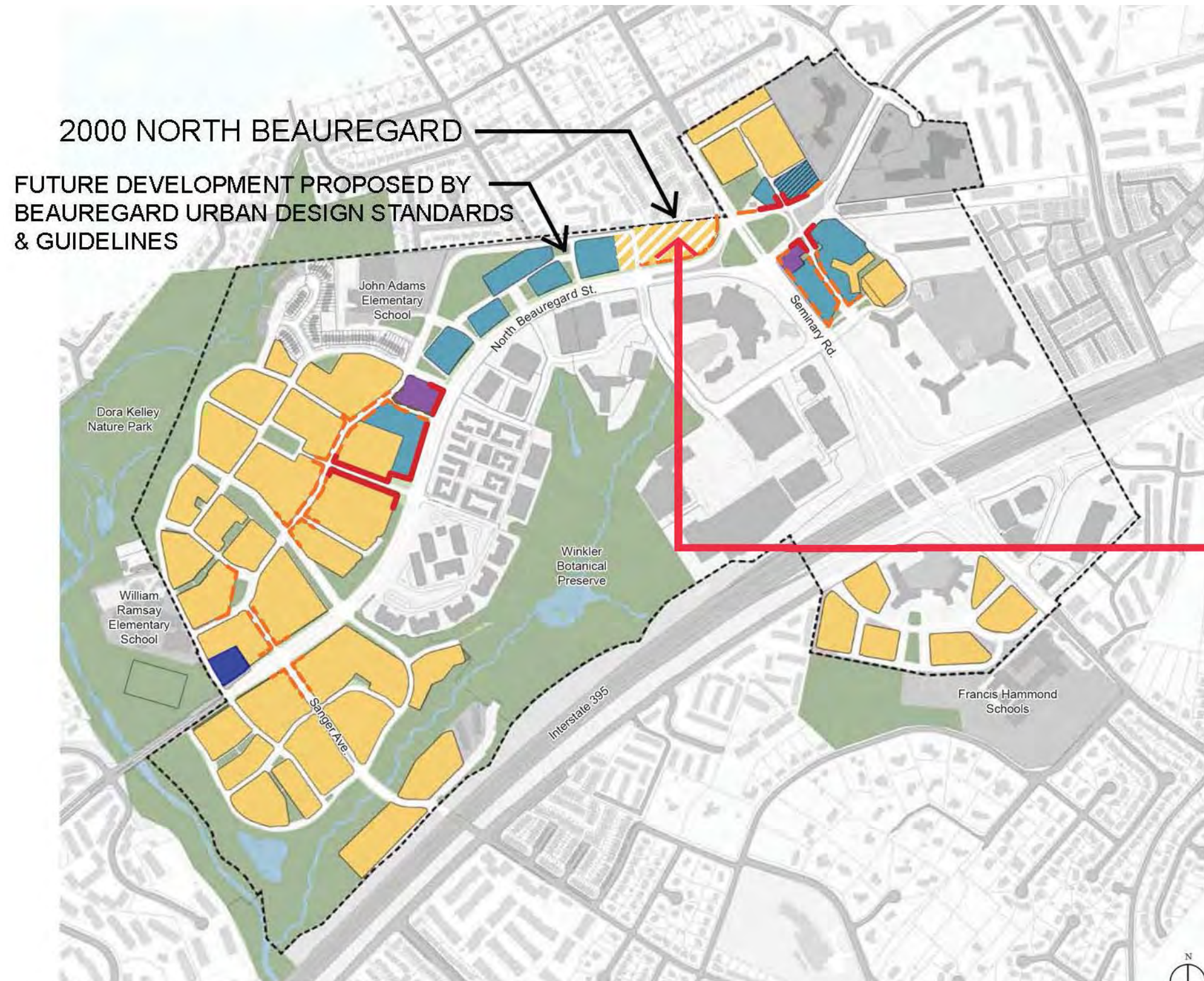




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Diagram 3.d - General Land Use



- 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)

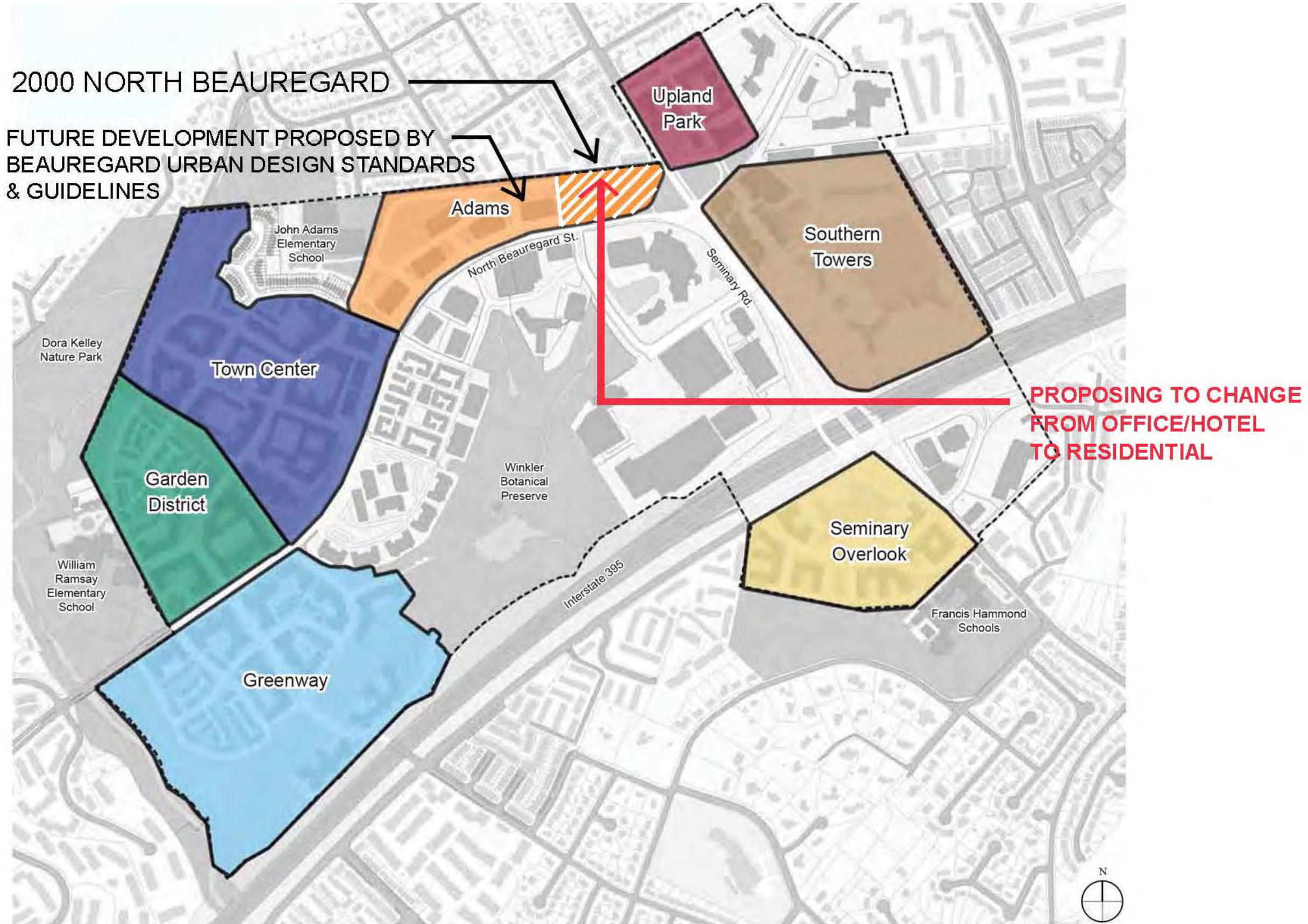
**PROPOSING TO CHANGE FROM OFFICE/HOTEL TO RESIDENTIAL**

**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

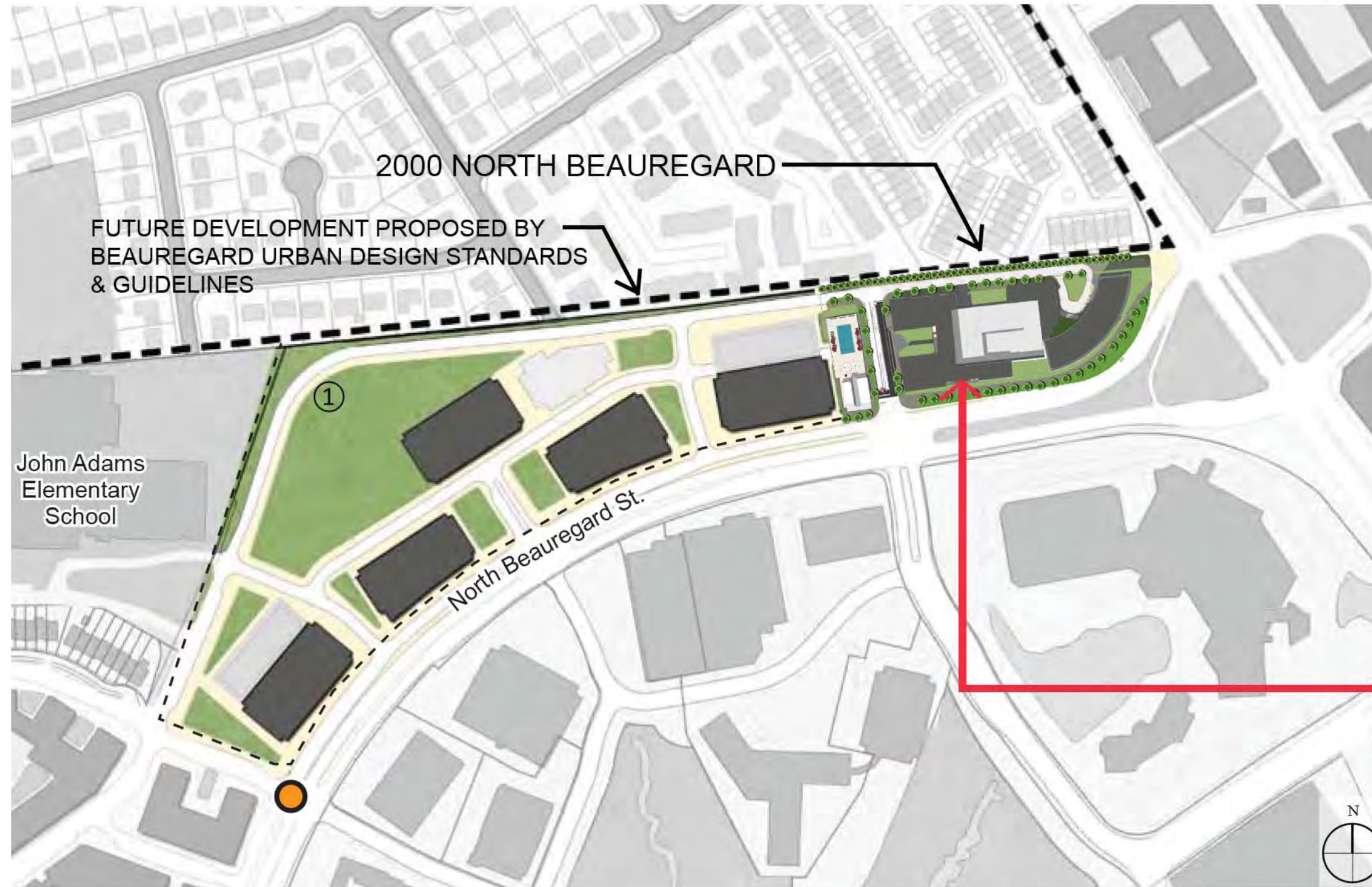
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- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space
- Parking Structure
- Streets
- Proposed Transitway Stop

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.

**HOTEL/OFFICE BUILDING CONFIGURATION CHANGED FOR RESIDENTIAL USE.**

**PARKING STRUCTURE INTEGRATED INSIDE THE RESIDENTIAL WINGS.**

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Diagram 3.c - Street Hierarchy

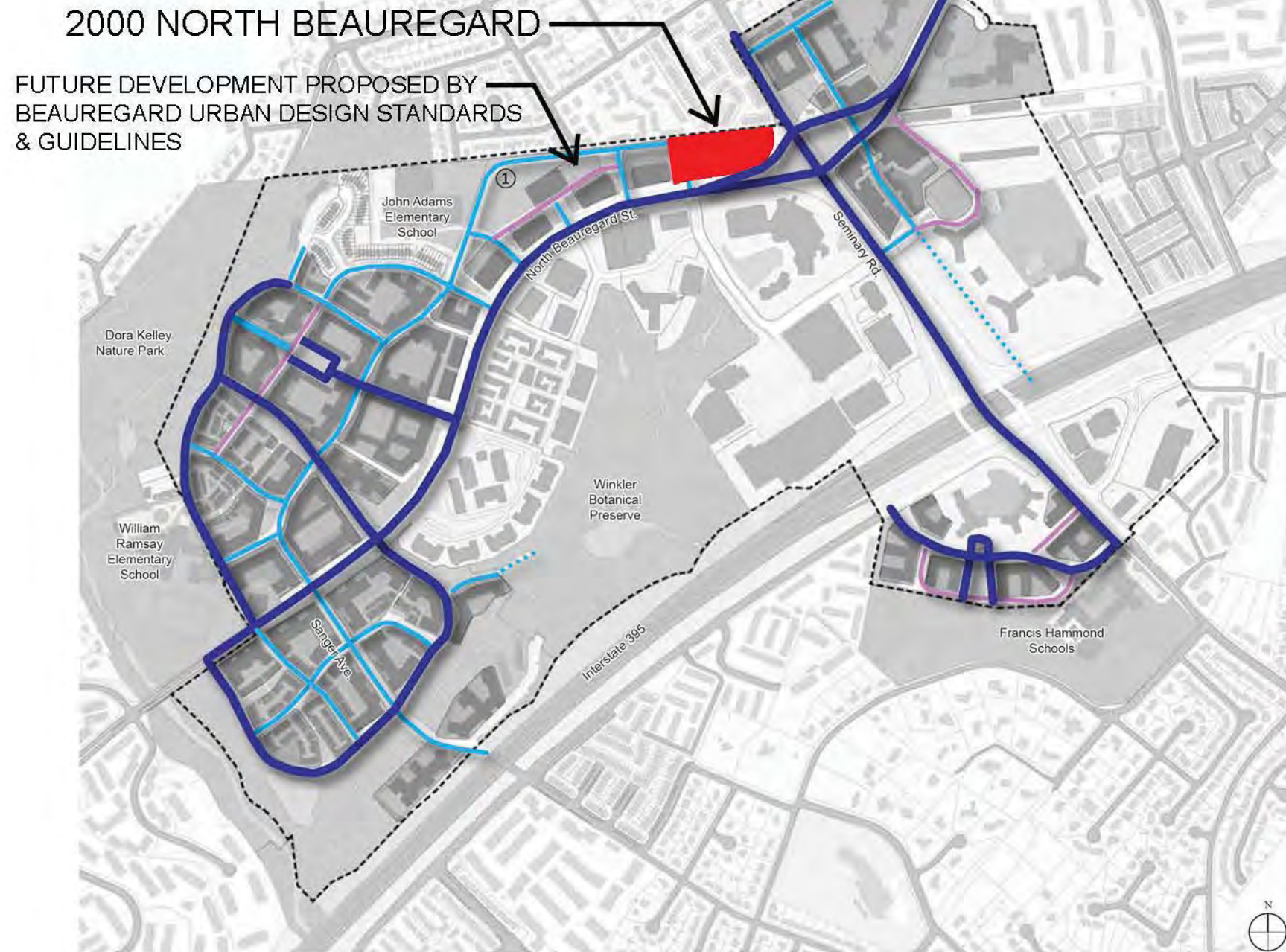
- BSAP Boundary
- "A" Street
- "B" Street
- "C" Street
- Existing Drive Aisle Connection to Remain

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.

**"B" STREET ALONG NORTHERN PROPERTY HAS BEEN ELIMINATED AND CONSOLIDATED WITH THE CENTRAL "C" STREET THAT IS PARALLEL TO NORTH BEAUREGARD WHICH BECOMES AN IMPORTANT CENTRAL AXIS OF FUTURE DEVELOPMENT LINED UP WITH RETAIL USES ON BOTH SIDES OF THE STREET**

Future development proposed by Beauregard Urban Design Standards & Guidelines.



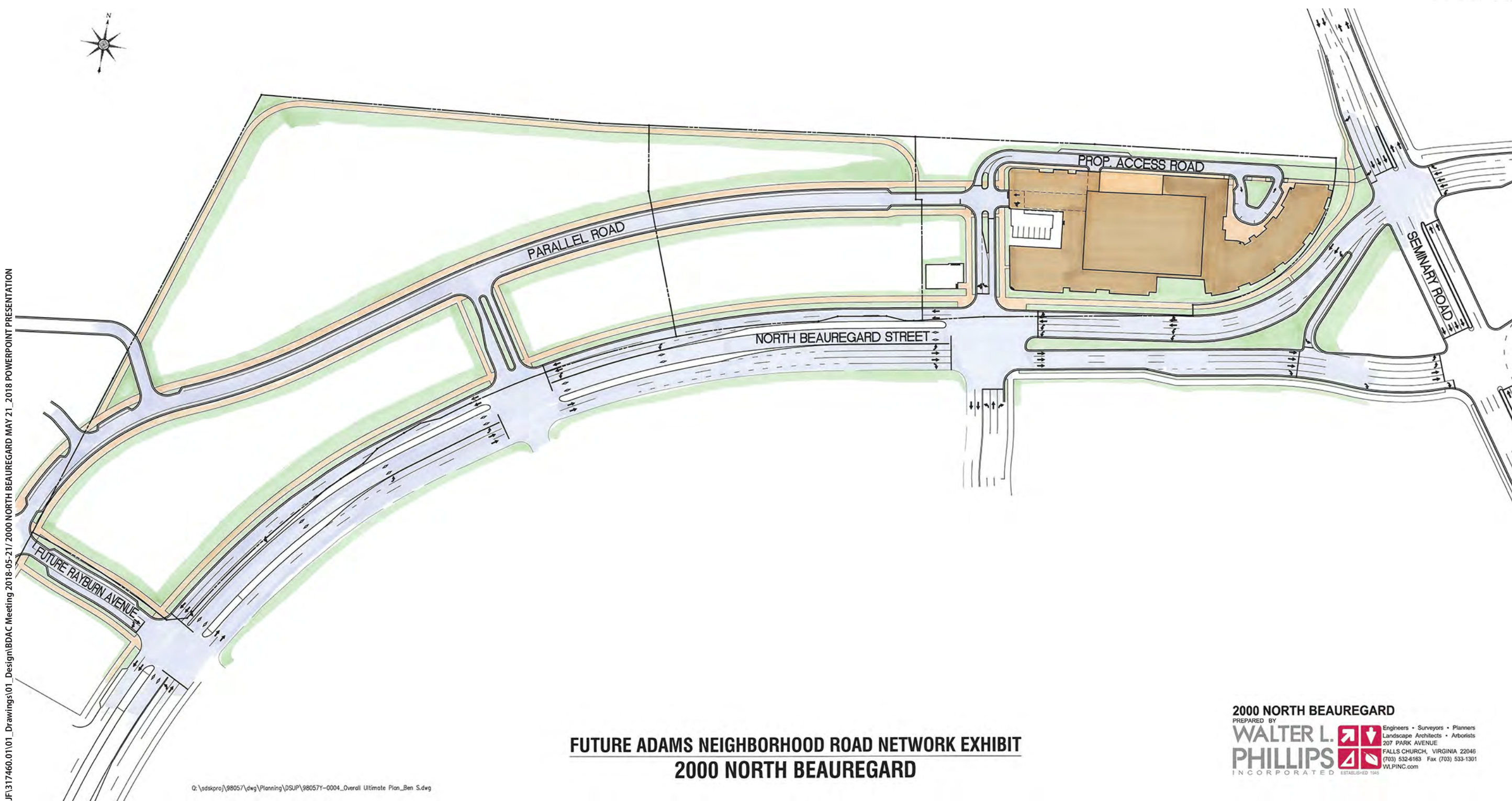
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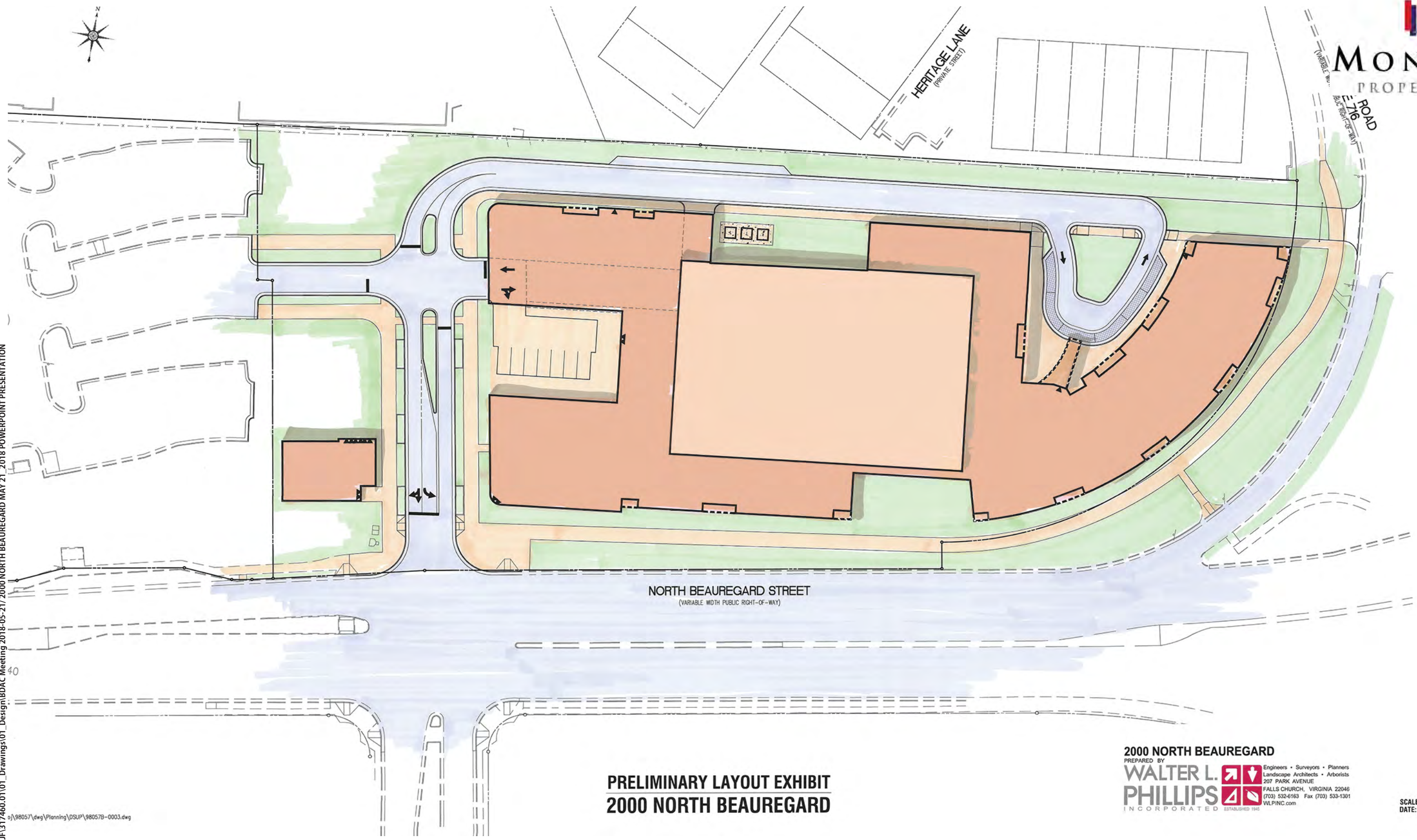
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**FUTURE ADAMS NEIGHBORHOOD ROAD NETWORK EXHIBIT  
2000 NORTH BEAUREGARD**

**2000 NORTH BEAUREGARD**  
PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED  
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
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WLPINC.com





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**PRELIMINARY LAYOUT EXHIBIT  
2000 NORTH BEAUREGARD**

**2000 NORTH BEAUREGARD**  
PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945  
Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
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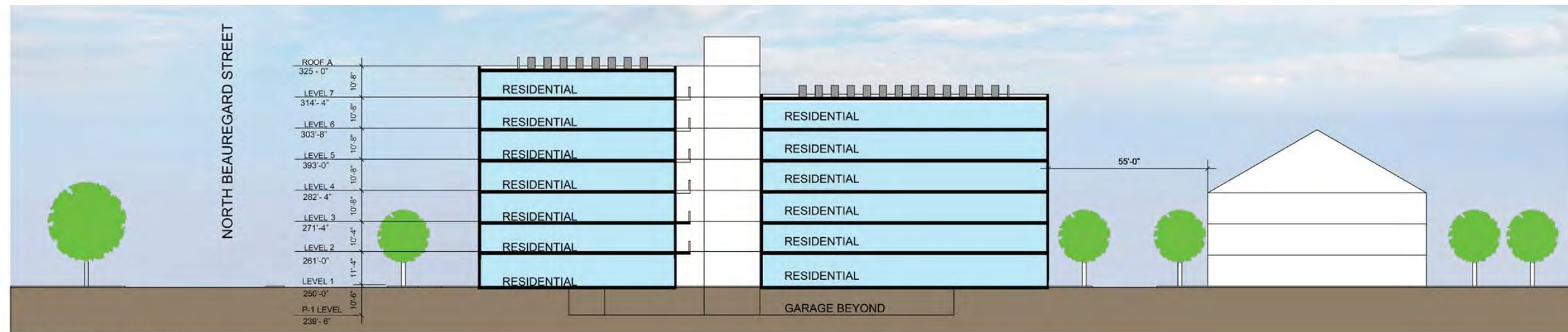
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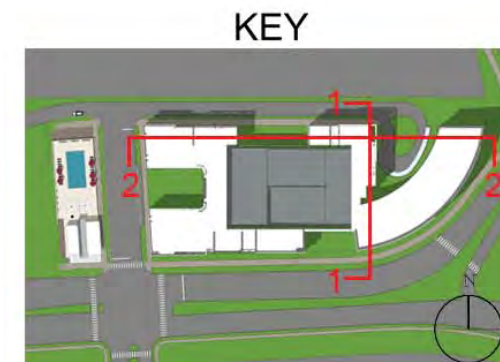




2 - CROSS SECTION



1 - LONGITUDINAL SECTION



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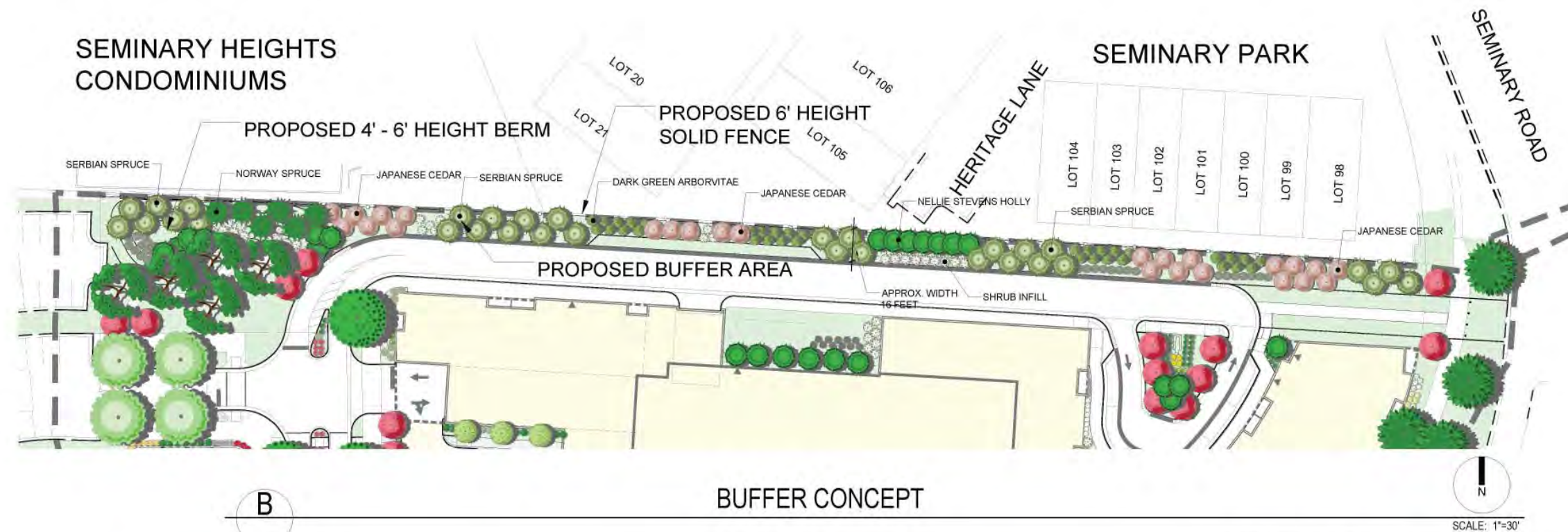
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**B**

**BUFFER CONCEPT**

SCALE: 1"=30'



JAPANESE CEDAR  
(MATURE HEIGHT: 60')



DARK GREEN ARBORVITAE  
(MATURE HEIGHT: 30')



NORWAY SPRUCE  
(MATURE HEIGHT: 60')



SERBIAN SPRUCE  
(MATURE HEIGHT: 60')



NELLIE STEVENS HOLLY  
(MATURE HEIGHT: 25')

SHRUBS FOR INFILL BETWEEN  
EVERGREEN TREES



GOLDEN SILVERBERRY  
(MATURE HEIGHT: 10')



PRAGUE VIBURNUM  
(MATURE HEIGHT: 15')

**PROPOSED PLANT MATERIAL**

**A**

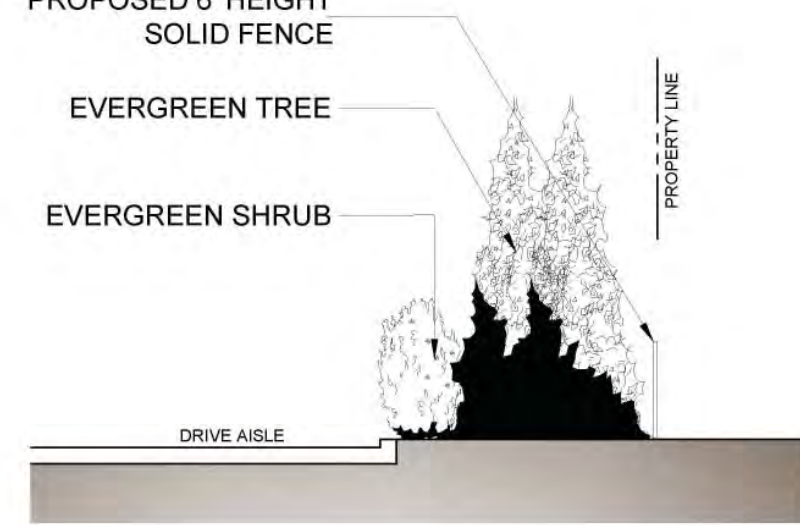
PROPOSED 6' HEIGHT  
SOLID FENCE

EVERGREEN TREE

EVERGREEN SHRUB

DRIVE AISLE

PROPERTY LINE



**TYPICAL BUFFER SECTION**

SCALE: 1"=5'

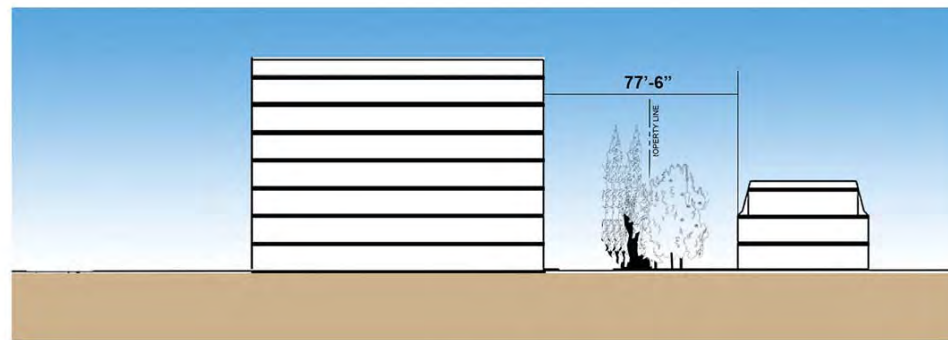
**C**



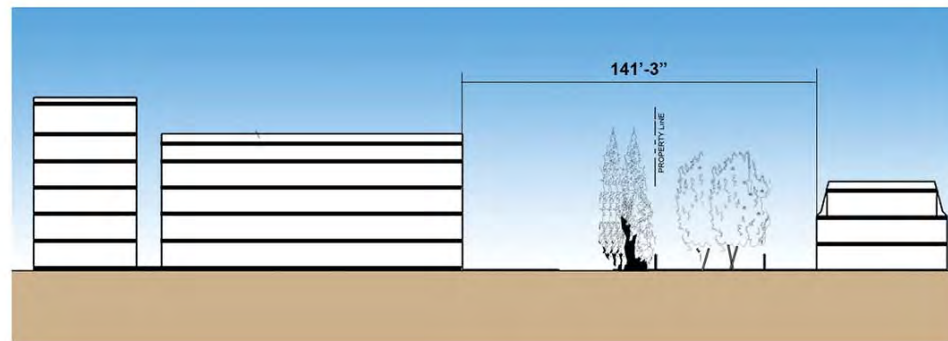


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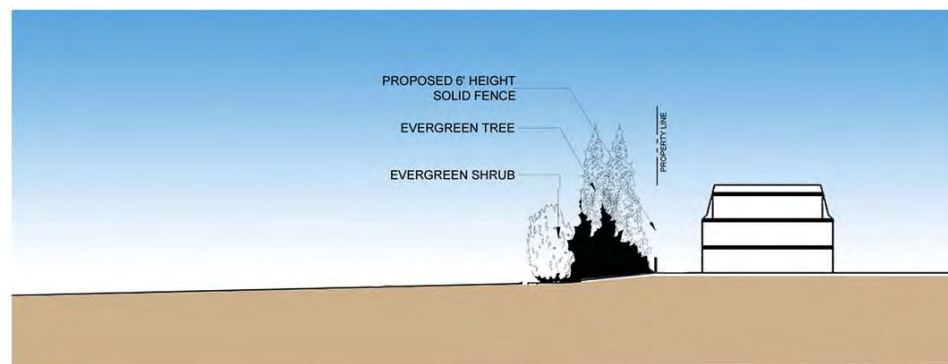




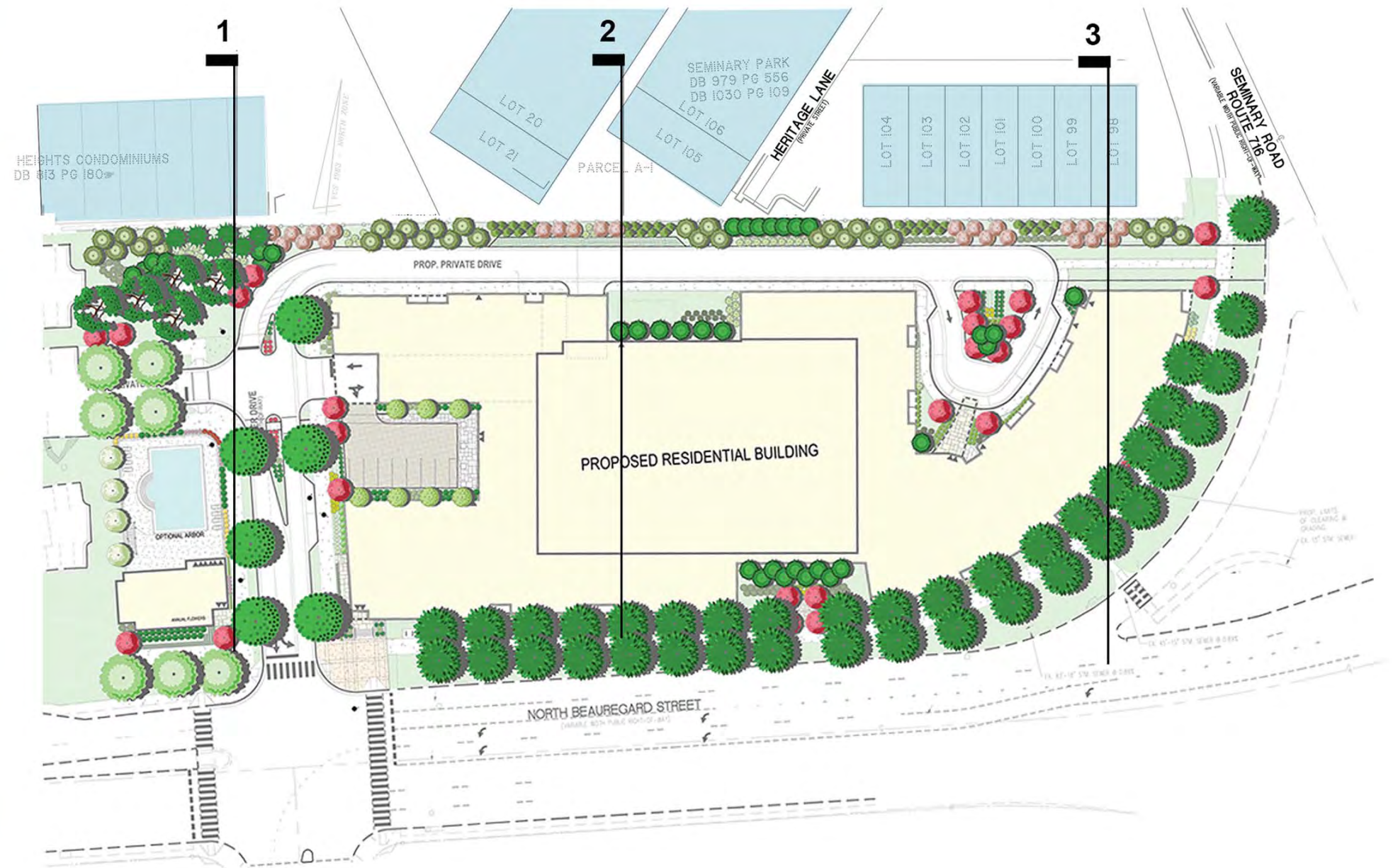
**SECTION 1**



**SECTION 2**



**SECTION 3**



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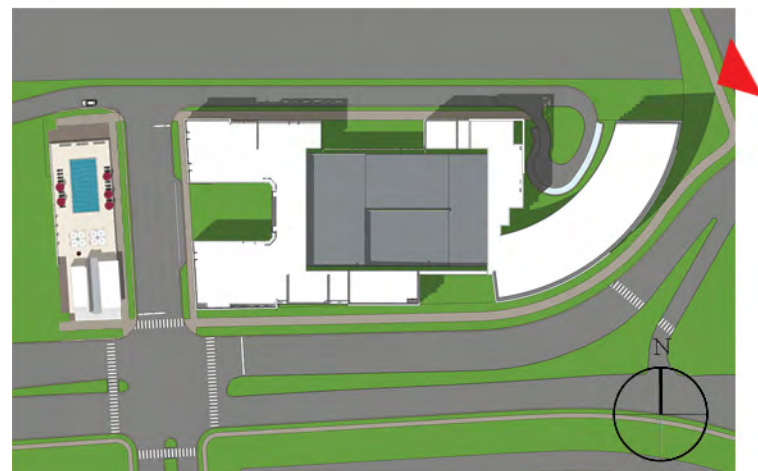
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NORTH-EAST VIEW

KEY



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KEY



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SOUTH-EAST VIEW

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KEY

SOUTH-EAST VIEW



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KEY



SOUTH VIEW





KEY

NORTH VIEW



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NORTH-EAST VIEW