



## DEPARTMENT OF PLANNING AND ZONING

**DATE:** September 25, 2017

**TO:** Beauregard Urban Design Advisory Committee

**FROM:** Rob Kerns, Development Division Chief ([Robert.Kerns@alexandriava.gov](mailto:Robert.Kerns@alexandriava.gov))  
Maya Contreras, Principal Planner ([Maya.Contreras@alexandriava.gov](mailto:Maya.Contreras@alexandriava.gov))  
Sara Brandt-Vorel, Urban Planner ([Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov))

**SUBJECT:** DSUP #2016-0044 – Church of the Resurrection

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### SUMMARY OF PROJECT

#### *Project Evolution*

In December 2016, AHC, Inc., in conjunction with the Episcopal Church of the Resurrection, submitted a Concept 1 plan for the redevelopment of the Church of the Resurrection site located at 2280 N. Beauregard Street. The current site is developed with an approximately 87,000 square foot church and surface parking lots containing 79 parking spaces. Site access to the church is provided by a curbcut at the end of Fillmore Avenue, which is a public road, and by a private access road which connects Fillmore Avenue to an upper parking lot.

The proposed redevelopment plan calls for the demolition of the existing church to be replaced with a five story multi-family building of 113 affordable units and a church of approximately 5,000 square feet. Parking for the multi-family building would be provided in an underground parking garage while church parking would be provided in a surface parking lot of 28 parking spaces. Access to the church would be provided by a new private drive, generally parallel to the existing road.

The initial design concept was provided in December 2016, and since then, the applicant submitted a Concept II submission in April 2017, a Concept III submission in June 2017, and attended the BDAC meeting held on June 19, 2017 to share their design concept with the committee and solicit feedback (building designs shared at the June BDAC meeting are reflected in the Concept 2 submission).

As the proposed site design enabled the applicant to meet zoning requirements such as their open space, floor area ratio, and setbacks, comments from City Staff and the BDAC committee primarily focused on the architectural style of the proposed building and the interior functionality of the space. At the June BDAC meeting, staff and members of BDAC were happy to see the

beginning of a strong modern building further refinement to the design was requested along the following themes:

- Further refinement of the building façade, such as
  - simplifying the existing window pattern,
  - refining the balance of proposed panel cladding to brick cladding,
  - refining the proposed material selection and colors,
  - further developing a strong entrance gesture at the intersection of Fillmore Avenue and N. Beauregard Street, and
  - integrating additional windows to building sections.
- Developing a welcoming street frontage along N. Beauregard Street to enhance the pedestrian experience and integrating the building with the site's unique topography.
- Creating of a unified design language to coordinate the church structure with the multi-family building.

## STAFF ANALYSIS

### *Revised Façade*

**Please see attachments 3 and 4 for a comparison of the façade refinements made by the applicant to address design comments provided by staff and BDAC between the Concept 2 submission and the Completeness Submission.**

The changes to the façade reflect many of the requested revisions made by staff and BDAC.

### *Window Patterns:*

- The window pattern has been simplified by combining pairs of smaller windows into larger windows and by aligning the heads and sills of windows to create a calmer expression throughout the building façade. The applicant maintained the asymmetrical mullion pattern which reinforces the contemporary aesthetic of the building.
- Along the N. Beauregard frontage, the applicant has utilized a consistent window pattern across both the brick- and panel-clad wings of the building to create harmony while selecting different exterior materials to enhance the expression of the building's different forms. In addition, patterning of portions of the brick between windows has been applied to create a random, staccato overlay, which gives the brick portions a more lively character.

### *Building Materials:*

- As requested by staff, BDAC, and Goodwin House, the applicant substantially increased the amount of brick cladding, going from a limited brick presence at the base of the structure to a full-height brick exterior on several expressions of the building frontage.
- The applicant removed the use of colored panels (limited expression along N. Beauregard Street and along Fillmore Avenue) and adopted a simple and effective color palette of grey panels and red brick with white accents.
- The use of a vertical panel was clarified by the architectural team so the panels' joint pattern enhances the existing window pattern to emphasize a vertical expression. Meanwhile, a horizontal rusticated brick pattern was utilized between select window

groupings (as mentioned above) on the brick clad component to emphasize a horizontal building expression. The proposed juxtaposition of the horizontal and vertical building elements further emphasizes the expression of different building forms and reflects a request by staff to further differentiate building components.

*Enhanced Entrance Gesture:*

- With encouragement from the BDAC committee to enhance the entrance gesture at the intersection of Fillmore Avenue and N. Beauregard Street, the applicant added to the initial elemental design of a cantilevered edge supported by a singular column by adding a metal entry canopy. The additional architectural canopy enhances the building entrance and the use of a white accent color references the white column at the corner and connects the corner of the building with the now prominent building entrance.

*Additional Windows:*

- At the initial BDAC presentation, the southwest elevation of the building showed a lack of windows at the terminus of the building closest to the church, creating an expansive blank wall that would face the church and vehicles driving north along N. Beauregard Street. Staff and the BDAC committee requested the applicant explore the addition of windows along this wall, which has been met in the current submission. The applicant added additional windows in both the individual apartment units and within the hallway, and staff strongly supports the additional architectural refinement presented by the applicant.

*Further Façade Refinement to Consider:*

**Please see attachments 5 and 6 for a brief sketch created by staff to clearly identify potential architectural details which could further enhance the building design.**

Staff supports the ongoing refinement of the architectural design which occurred between the Concept 2 submission and the recent Completeness submission. The overall architectural composition has created a cohesive building design and an exciting façade which enlivens a prominent location along N. Beauregard Street. To further enhance the building expression, consider adding the following architectural elements to add relief to the façade at two points along the building's exterior:

Attachment 5: Northeast Elevation (as seen from Fillmore Avenue)

- Consider introducing a shallow niche, which would run from the exterior door (in the plumbing room), at the ground floor, up the vertical side of the building, breaking the central brick mass into two asymmetrical components. Consider inserting windows in this recessed niche, or even exploring the use of gray panel in the niche to reference the adjacent paneled components.

Attachment 6: Southwest Elevation (Arm of multi-family building closest to Goodwin House)

- Similar to the addition of windows adjacent to the stair tower in the northern arm of the building, consider adding an additional niche and row of vertical windows in the stair tower of the southern arm of the multi-family building (closest to Goodwin House), to demarcate the brick/panel interface more dramatically.

***Revised Street Frontage:***

**Please see attachment 7 for a comparison of the treatment of the building frontage as it relates to N. Beauregard Street between Concept 2 and the current Completeness Submission.**

Comments submitted to the applicant in response to the Concept 2 and Concept 3 submission as related to building's relationship with N. Beauregard Street encouraged the applicant to explore treatments which would minimize the presence of the large brick wall of the multi-family building, as experienced by pedestrians, and to identify additional ways to add more eyes on the street. Staff is encouraged by the following design iterations which have addressed these initial concerns:

- The applicant has expanded the area of the glass lobby at the corner of the building, which increases the feeling of openness along the future sidewalk.
- The metal screening around the open parking deck has been refined from an all-over, functional mesh presence to an architectural screen with panel art to create a dynamic expression around three sides of the structure. Staff finds the open mesh and artistic design help emphasize the desired architectural effect of defining a grounded base of the building (brick) and floating building elements above. The design improvements enhance the overall lighter feel of the building's presence which has been achieved through many of the design refinements.
- The landscaping design proposes a series of terraces which gently grade the existing hill in front of the proposed multi-family building and reduce the presence of the large brick wall. Additional plantings along the terrace will further reduce the perceived massing of the multi-family building and enhance the pedestrian experience. Staff supports the architecturally dramatic stairway which provides pedestrian access from N. Beauregard Street to the upper courtyard that connects the church and multi-family building. The arc of the stairwell mirrors the projection of the terraces and creates a welcoming connection from the street.

***Further Frontage Refinements to Consider:***

Staff is heartened by the initial landscape designs submitted by the applicant team and encourages further refinement of the site's overall landscaping design. Staff would encourage the further exploration of the following landscaping elements:

- Consider extending the terraces even further north along N. Beauregard Street in front of the multi-family building to further enhance the overall landscaped design and screen more of the heavy building base.
- Consider adding a stairwell runnel along the straight edge of the stairway to enable bicyclists to ascend and descend the stairway.

***Unified Design Language between the Church and Multi-Family Building:***

The BDAC Committee and staff encouraged the applicant to explore design options which could create a cohesive design narrative between the multi-family building and church building, while also connecting with the larger architectural themes of the surrounding area. The applicant's proposed design has successfully created a vernacular language which connects the two proposed buildings and pays homage to the neighborhood.

- The applicant has curated a limited color and materials palette to be shared across the two buildings which clearly indicates the relationship between the two structures while allowing for individualized architectural expressions.

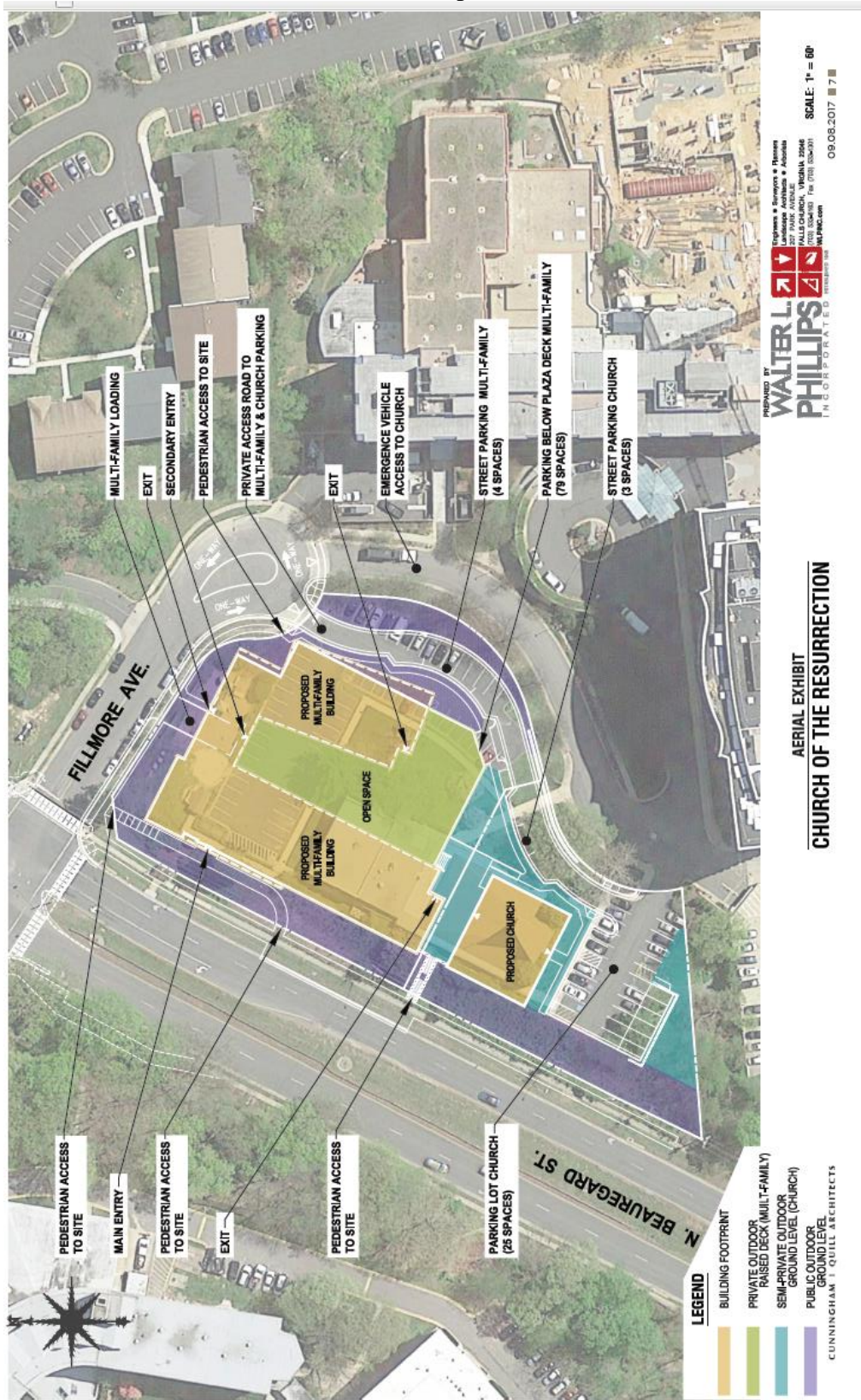
**Additional Design Considerations** (*Reference to page number of applicant's presentation*)

- Page 10: Staff would encourage the installation of a double-door vestibule in the parking garage to allow secure entry into the hallway of the multi-family building. The inner doors should be recessed so they do not swing into the interior hallway. Such a vestibule can provide secure fobbed entrance into the building for residents and guests and provide an environmentally controlled barrier.
- Page 20: Staff appreciates the sculptural elements of the perforated metal panel and looks forward to additional development of the artistic design.
- Page 24: Explore the addition of another horizontal brick banding section on the northern brick tower around the third or fourth floor.
- Pages 26-33 and 35: Staff appreciates the initial direction of the horizontal paneling within the courtyard and looks forward to continued refinement of the design to calm the expression.

**Attachments:**

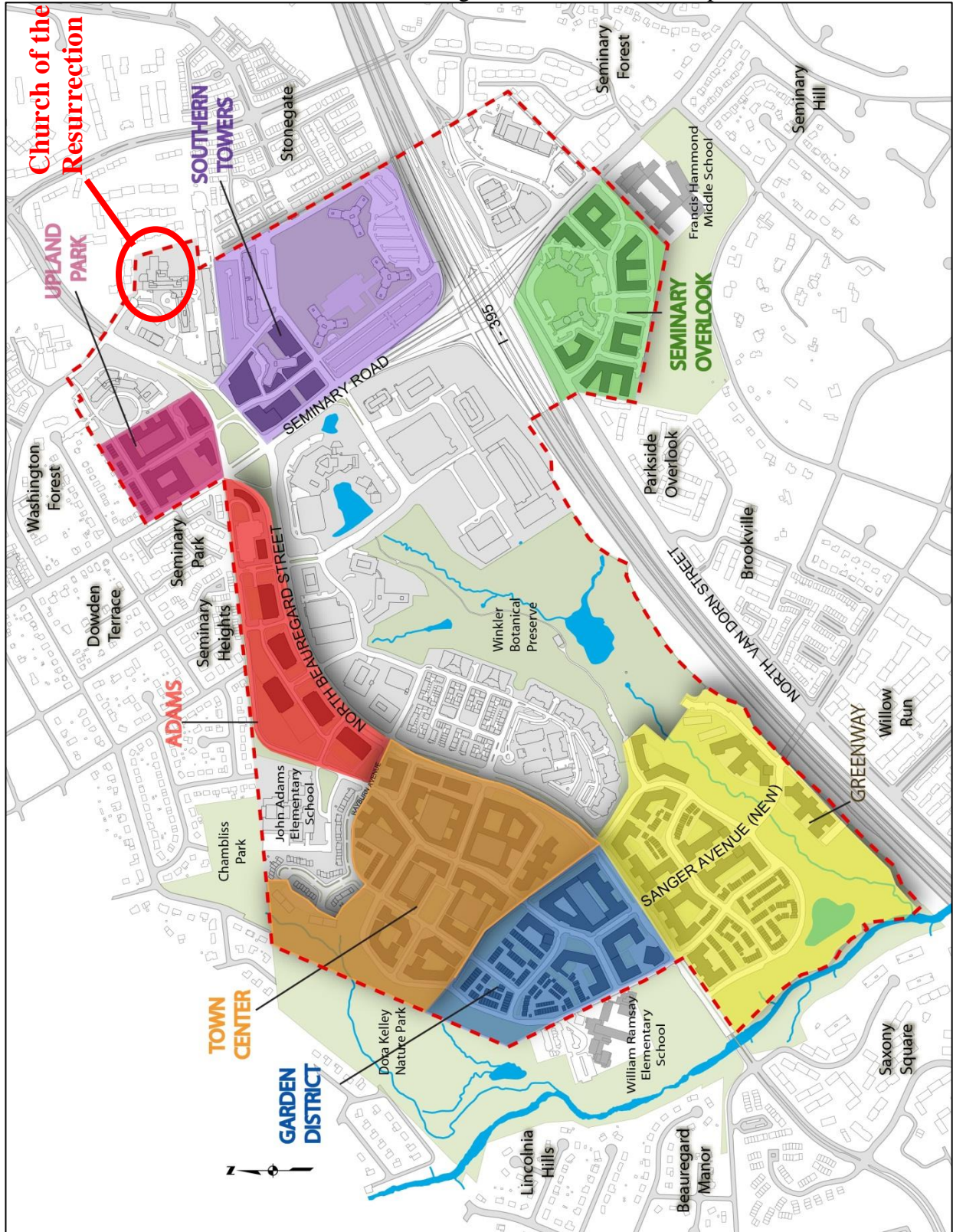
- 1 – Proposed Site Plan
- 2 – Beauregard Small Area Plan Map
- 3 – Concept 2 Submission, Building Elevation along N. Beauregard Street
- 4 - Completeness Submission, Building Elevation along N. Beauregard Street
- 5 - Northeast Elevation (as seen from Fillmore Avenue) with Suggested Staff Revisions
- 6 - Southwest Elevation (Arm of building closest to Goodwin House) with Suggested Staff Revisions
- 7 – Proposed Landscaping along N. Beauregard Street

Attachment 1: Proposed Site Plan





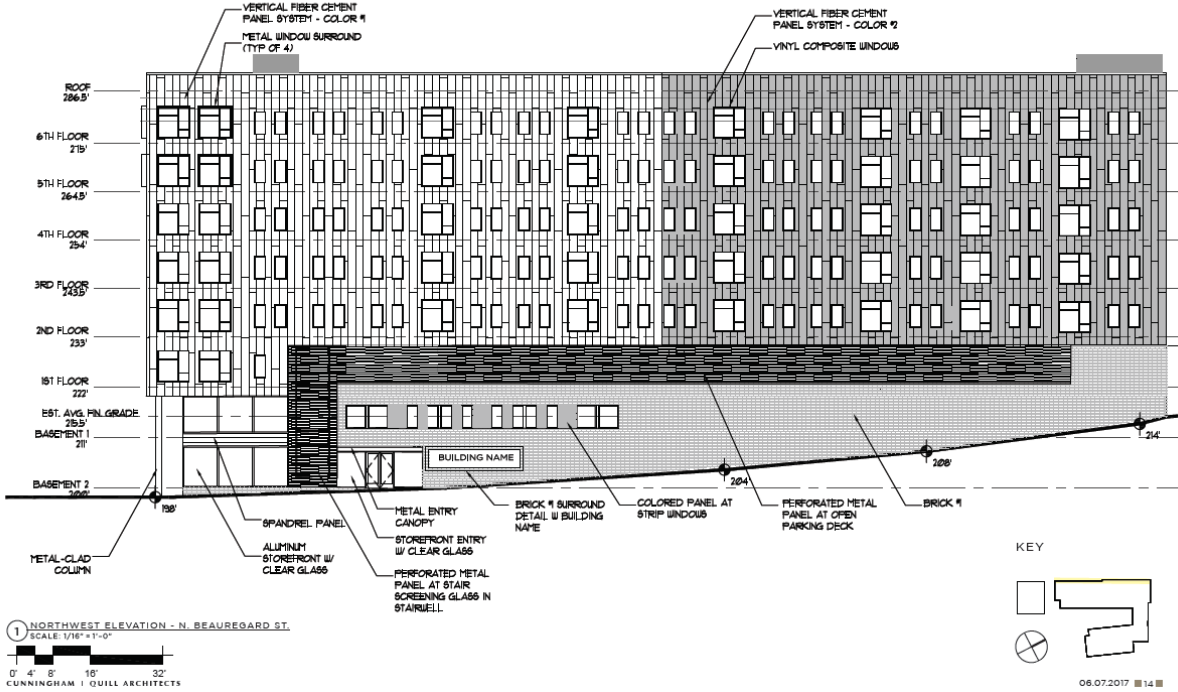
Attachment 2: Beauregard Small Area Plan Map



Attachment 3: Concept 2 Submission, Building Elevation along N. Beauregard Street

AHC - ECR MULTIFAMILY

NORTHWEST ELEVATION



AHC - ECR MULTIFAMILY

NORTHWEST ELEVATION RENDERED

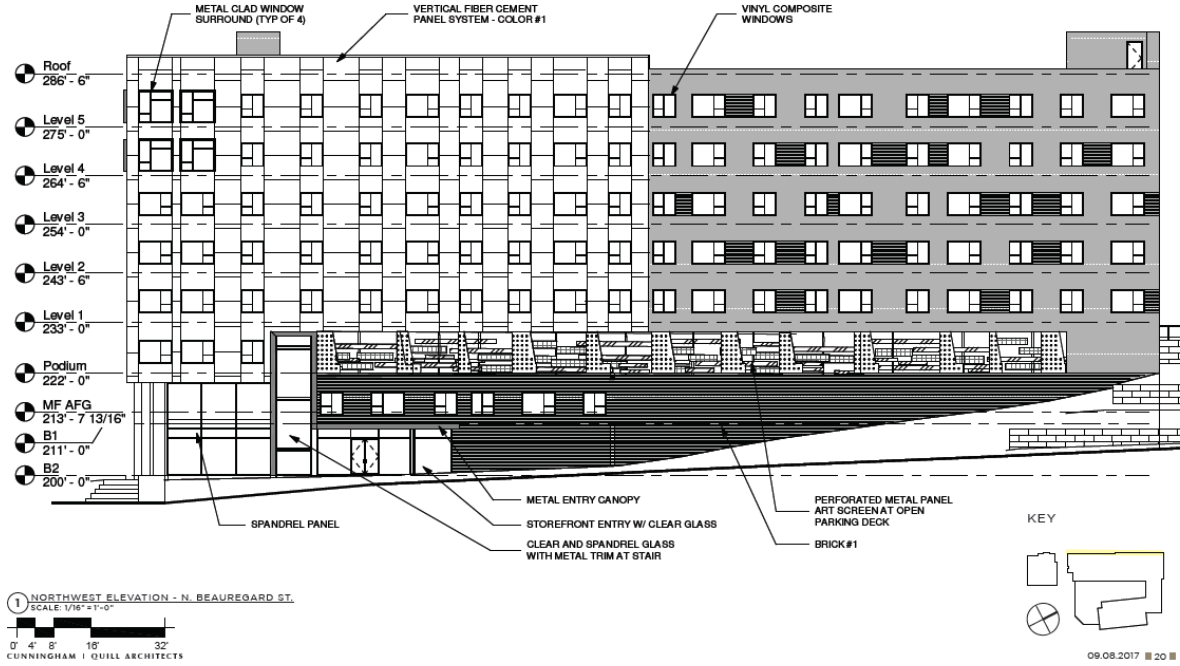




Attachment 4: Completeness Submission, Building Elevation along N. Beauregard Street

AHC ECR MULTIFAMILY / CHURCH

NORTHWEST ELEVATION

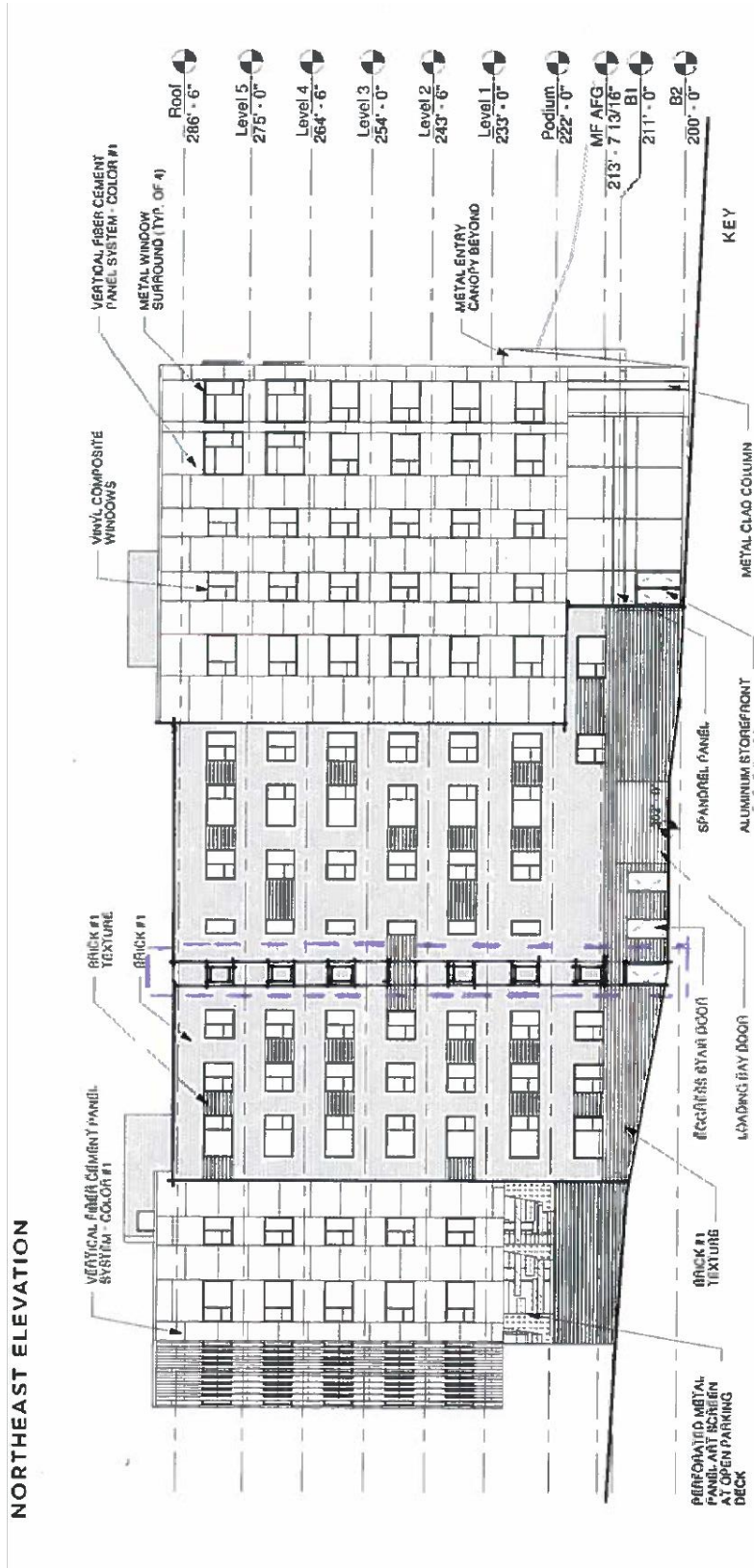


AHC ECR MULTIFAMILY / CHURCH

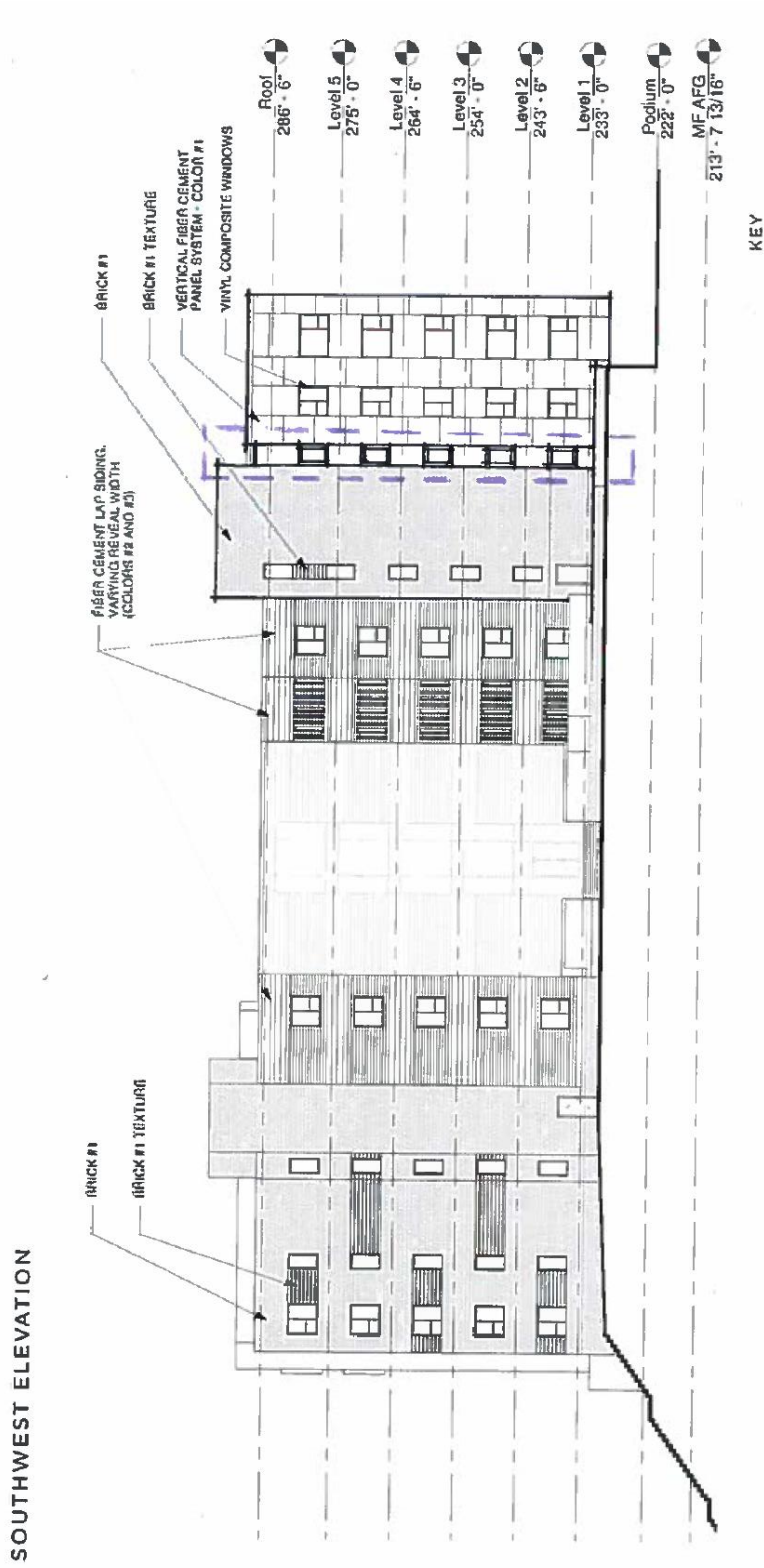
NORTHWEST ELEVATION



Attachment 5: Northeast Elevation (as seen from Fillmore Avenue) with Suggested Staff Revisions



Attachment 6: Southwest Elevation (Arm of building closest to Goodwin House) with Suggested Staff Revisions



Attachment 7: Proposed Landscaping along N. Beauregard Street  
*Landscaping Shown at Concept 2 Submission (Prior to addition of landscape architect on team).*

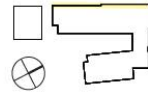
AHC - ECS MULTIFAMILY

NORTHWEST ELEVATION RENDERED



1 NORTHWEST ELEVATION - N. BEAUREGARD ST.  
SCALE: 1/8" = 1'-0" SHADOWS: 3/23 2:00 PM  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

KEY



06.19.2017 18

*Landscaping Proposed at Completeness Submission.*



N. BEAUREGARD STREET ELEVATION  
1/32" = 1'-0"