



DEPARTMENT OF PLANNING AND ZONING

DATE: December 5, 2017

TO: Beauregard Urban Design Advisory Committee

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

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

Dear BDAC Member,

As the Church of the Resurrection project has continued to move forward, staff wanted to provide you with an update on a proposed revision to the exterior building design since our previous BDAC meeting on October 23, 2017.

As you recall, during the October 23 meeting, the applicant gave a presentation in which two building designs were proposed (seen below as Option 1 and Option 2). Option 1 was the general design which had been presented by the applicant during previous BDAC meetings, been discussed by committee, and gone through several revisions driven by committee feedback. The overall design aesthetic of Option 1 expressed the building form, and building sections, with solid walls of a single material so that the building read as a series of coherent boxes.

Option 2, revealed for the first time at the October 23 BDAC meeting, began breaking the previously singular building façades, into smaller sections with a mix of materials. So a section which had previously been fully panel was divided into brick and panel. The applicant stated the goal of increasing the use of brick was in response to community requests to increase the amount of brick used, which was a sentiment supported by BDAC, staff and members of the community in attendance at the meeting.

At the conclusion of the meeting, BDAC voted to unanimously support the applicant's development proposal and subsequently submitted a letter of support for the application.

Image 1: Option 1, Northwest Elevation of Proposed Multi-Family Building (As seen from N. Beauregard Street).



Image 2: Option 2, Northwest Elevation of Proposed Multi-Family Building (As seen from N. Beauregard Street).



While staff supported the applicant’s initiative to increase the amount of brick on the proposed building design, staff felt a relocation of some brick to increase the visual presence of brick as seen by Goodwin House was a strategy that could alleviate neighborhood concerns and simplify the overall building design.

After meeting with staff, the applicant proposed an updated façade, Option 3, which staff supports and will be brought forward to hearing by Planning Commission and City Council. Staff supports the revised option, as the design:

- Provides increased brick on the building façade in response to BDAC and community comments;
- Concentrates brick on prominent building corner at Fillmore Avenue and North Beauregard Street, and along portions of the building most visible to Goodwin House;
- Maintains integrity of building expression by keeping each plane of the building in a single material; and
- Appears more similar to Option 1, which had been thoroughly discussed and reviewed by BDAC, staff and the community at previous BDAC meetings.

Image 3: Option 3, Northwest Elevation of Proposed Multi-Family Building as Submitted for Planning Commission and City Council. (As seen from N. Beauregard Street).



Please see the enclosed comparisons of building Option 3 to building Options 1 and 2. Staff finds the overall composition between Option 1 and Option 3 to be similar and has recommended Option 3 for consideration to Planning Commission and City Council. Please do not hesitate to reach out to staff if you have any questions about the proposed design. We are more than happy to find time for a phone call or meeting with staff at City Hall. Sara can be reached at Sara.BrandtVorel@alexandriava.gov or 703-746-3819 or Maya at Maya.Contreras@alexandriava.gov or 703-746-3816.

Sincerely,
Sara Brandt-Vorel

Image 4: Option 1, Northeast Elevation (As seen from Fillmore Avenue).



Image 5: Option 2, Northeast Elevation (As seen from Fillmore Avenue).



Image 6: Option 3, Northeast Elevation (As seen from Fillmore Avenue).



Image 7: Option 1, Southeast Elevation (As seen from New Private Access Road).

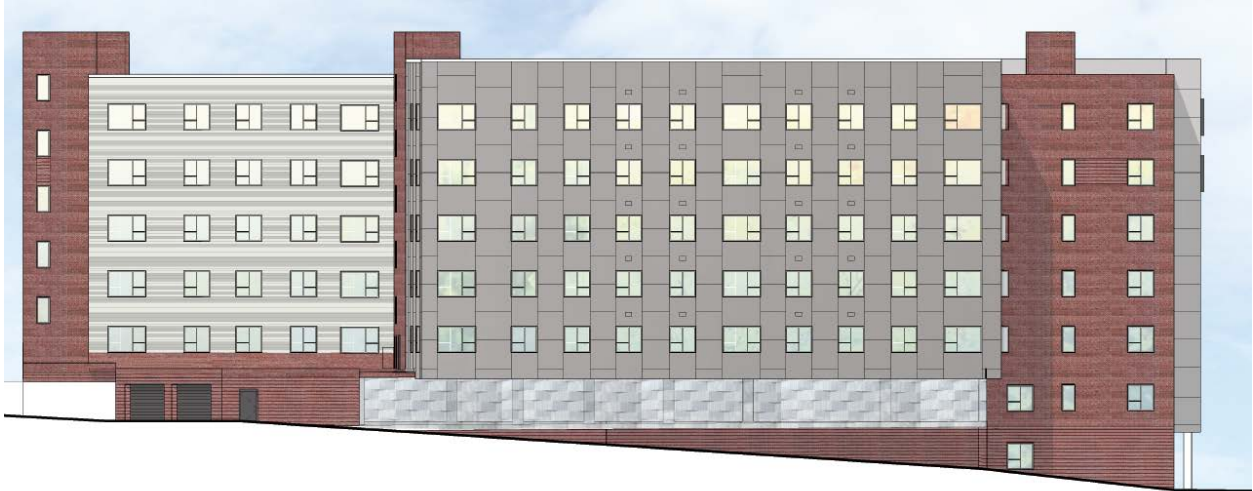


Image 8: Option 2, Southeast Elevation (As seen from New Private Access Road).

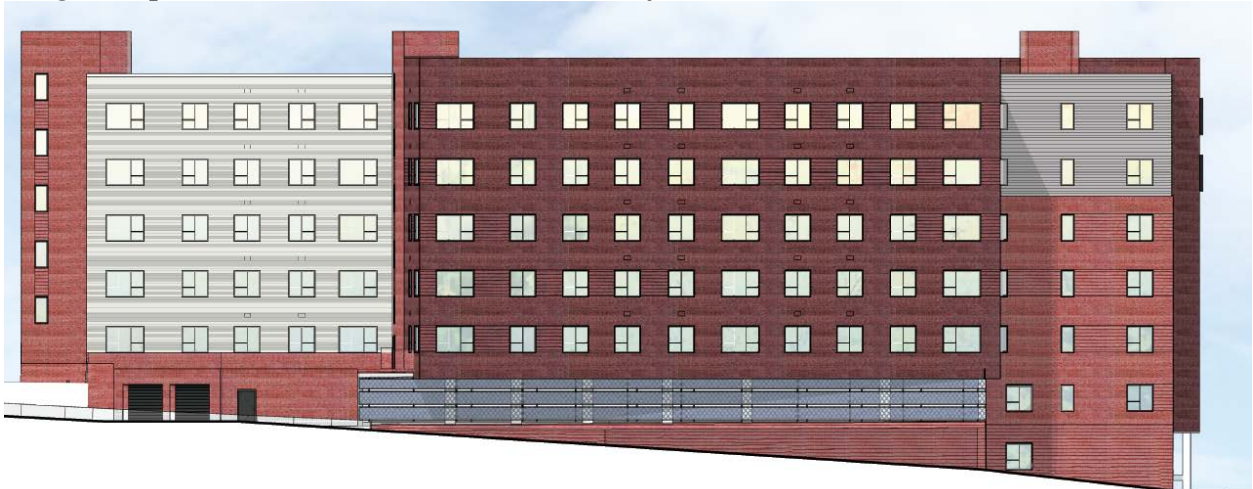


Image 9: Option 3, Southeast Elevation (As seen from New Private Access Road).



Image 10: Option 1, Southwest Elevation.



Image 11: Option 2, Southwest Elevation.



Image 12: Option 3, Southwest Elevation.

