

BDAC Submission September 9, 2017

Design Narrative – Episcopal Church of the Resurrection Project

The proposed re-development includes removing the existing church building, constructing a multi-family building with approximately 113 affordable dwelling units and partial underground garage, and constructing a new +/-5,000 sf church. The existing parking lot on the west side of the property is proposed to remain. All supporting infrastructure necessary to support this development is also proposed. This site is currently zoned RA and is proposed to be rezoned to CRMU-M.

The site is bordered to the north by Fillmore Avenue, to the west by North Beauregard Street, to the east by a private access road, and to the south by the Goodwin House property. The site is not located in a defined Beauregard Neighborhood. North Beauregard, an 'A' street, is the only Framework Street adjacent to the site.

This proposal complies with the Beauregard Small Area Plan Urban Design Requirements by its use of quality, durable materials (brick and composite fiber cement with metal storefront and canopies) that reflect the architecture of the time and the activation of street frontage on North Beauregard Street per the Urban Design Requirements E.3.23. The design complies with the building setback and street cross section by creating a 10/10/10 foot wide arrangement of planting beds with a double row of street trees on either side of a shared use path, per direction from the City of Alexandria Department of Planning and Zoning for this location on North Beauregard Street and per the Urban Design Requirements B.3.2-3.4. In general, the materials and massing and arrangement of the proposed building follow the directives of the Urban Design Requirements E.3.28-38 and design discussions with the City Architect and staff.

The design meets the Land Use Requirements of the Beauregard Small Area Plan in terms of Zoning, Parking and Open Space. Open space inside the site includes areas for gathering as well as spaces for quiet activity per requirement F.4.23. The site design will incorporate elements related to trees and use of open space per F.4.28-33

The multi-family building and site will be designed to achieve an Earthcraft Gold rating, in compliance with the requirements of the Urban Ecology Sustainability Requirements. The developer and designers will endeavor to incorporate environmental elements such as integrated storm water management and native plantings.