

14 August 2018

FROM: Beaugard Urban Design Advisory Committee (BDAC)
TO: The Honorable Mayor and City Council of Alexandria, Virginia

Via: City of Alexandria Planning Commission
City of Alexandria Planning and Zoning Department

SUBJ: DSUP#2017-00019: Developmental Special Use Permit Application for proposed 2000 N. Beaugard Street Multi-Family Apartment Re-Development; Monday Properties, Applicant.

REF: (A) **Beaugard Urban Design Standards & Guidelines** of 18 March 2013, (Revised 11 July 2013 per City Council Approval)

(B) **Design Guideline Comment Matrix**

(C) **CDD#21: Rezoning #2012-00005; Coordinated Development District #2012-00003; Text Amendment #2012-00007**

1. Pursuant to City Council instructions, the Beaugard Urban Design Advisory Committee (BDAC) met on 26 February, 21 May, 25 June, 23 July and 6 August 2018 to consider the subject application and its compliance with reference (A). These nine and a half hours of review and discussion included detailed applicant presentations, questions and debate by BDAC Committee members, Staff comments, and public comments from citizens and associations directly abutting the site in question, and the attorney for the applicant. The applicant compiled and provided the Staff with Reference B, which was reviewed by the Staff, who compiled and appended an exceptions sheet to the matrix, and presented all for the BDAC's review during its 6 August session.

2. After detailed and careful review, the BDAC *unanimously approved* reference (B), on 6 August, and therefore *unanimously voted to recommend approval of the subject application*, with recommendations for two conditions, namely:

- A. That the applicant make a good faith effort to mitigate noises associated with the proposed loading dock adjacent to several neighbors' townhomes; and
- B. That any benches or amenities placed in the proposed greenspace adjacent to the abutting neighborhood be placed along the proposed new street towards the center of the applicant's property, to mitigate noise and reduce privacy issues for the adjacent properties.

The committee believes that first recommended condition could be effected by strict delivery management and enforcement, while the second recommended condition will significantly enhance the design of the site and provide no significant burden to the applicant.

3. It should be noted that, as the Staff points out in reference (B), where deviations occur from reference (A), those deviations are reasonable, and will enhance the overall design. The BDAC recommends that exceptions be granted for those requested deviations. (These are clearly detailed in reference (B), with reasons given for recommended approval.)

4. Please note also that, the applicant is requesting a variance to the reference (C) to permit substitution of apartments for the originally envisioned hotel. Specific ruling on variances to zoning are beyond the scope of the BDAC's review authority, and consequently the efficacy of such a variance was neither discussed nor voted upon by the BDAC. However, as adumbrated above, should the variance be granted, the BDAC would support the design proposed.

Very respectfully submitted this date,

A handwritten signature in cursive script, appearing to read "Pete Benavage".

For the BDAC:

Pete Benavage, Chairman