



MONDAY
PROPERTIES

2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA - 2000 NORTH BEAUREGARD

BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

MAY 21, 2018

DEVELOPER

MONDAY PROPERTIES
1000 WILSON BOULEVARD
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ARLINGTON, VA 22209
T: 703-558-7415
F: 703-524-7667

OWNER REPRESENTATIVE

CLEAR - REAL ESTATE SERVICE
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SUITE 250
WASHINGTON, DC 20036
T: 202-558-7415

LAND USE ATTORNEY

McGUIRE WOODS LLP
1750 TYSON'S BOULEVARD
SUITE 1800
TYSONS, VA 22102-4215
T: +1 703 712 5420
F: +1 703 712 5050

LANDSCAPE

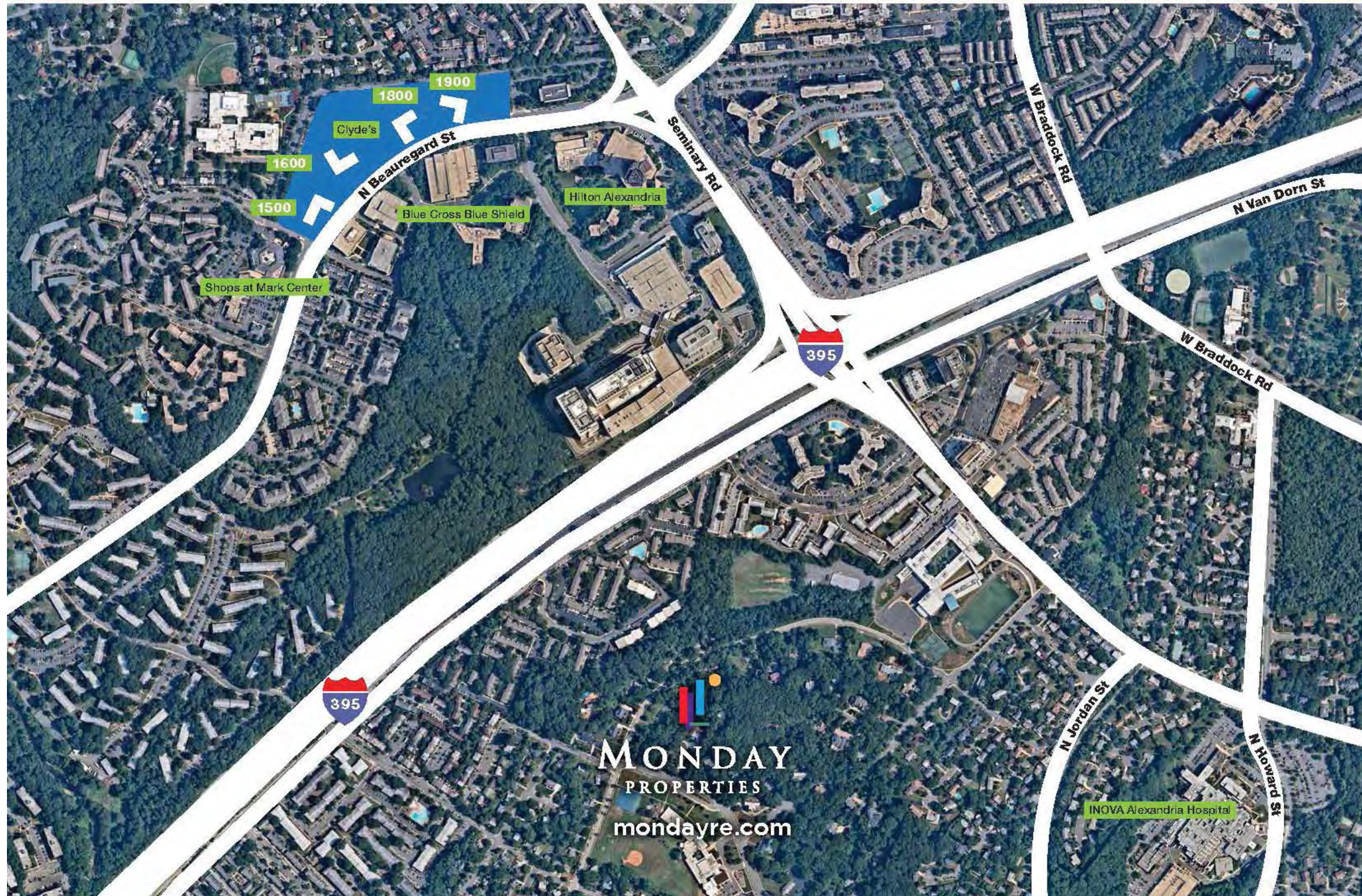
TWSDesign Inc.
1835 CLOVERMEADOW DRIVE
VIENNA, VA 22182
T: 703-938-0308

ARCHITECT

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

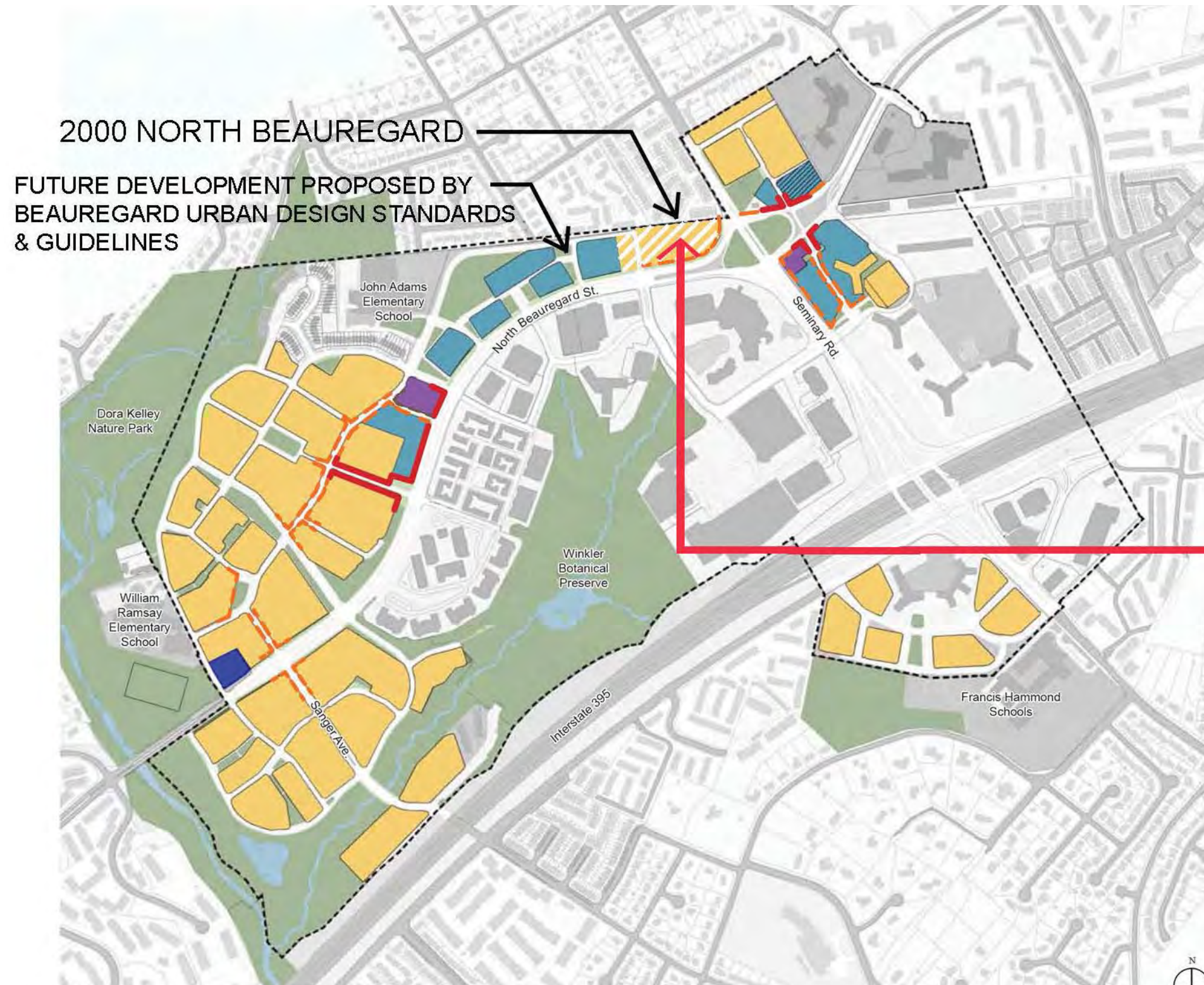
CIVIL

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



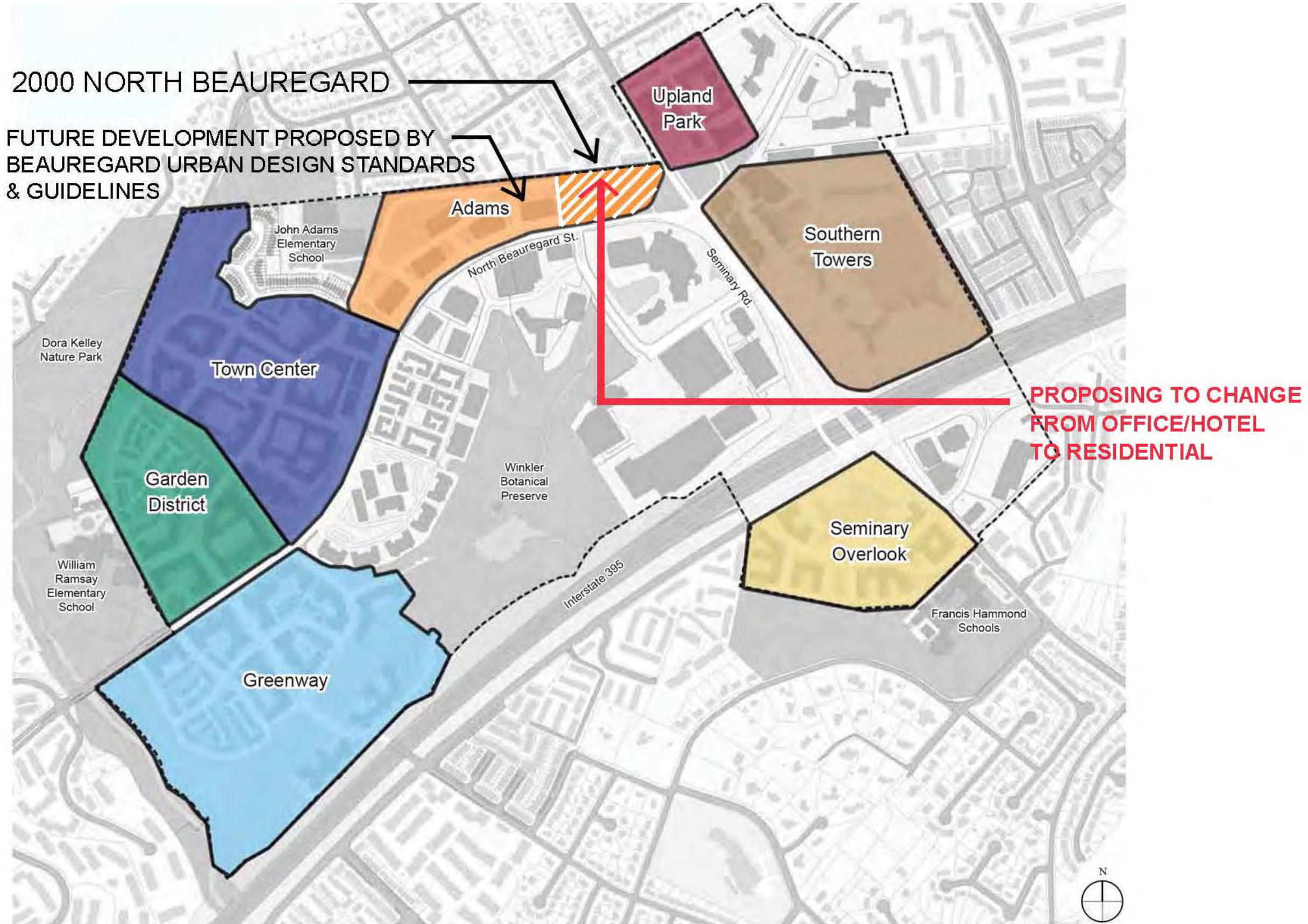
- BSAP Boundary
- Office
- Office or Hotel Use
- Hotel
- Residential
- Open Space
- Fire Station
- Required Retail (Commercial or Mixed-use buildings)
- Optional Retail (May revert to its primary use)

PROPOSING TO CHANGE FROM OFFICE/HOTEL TO RESIDENTIAL

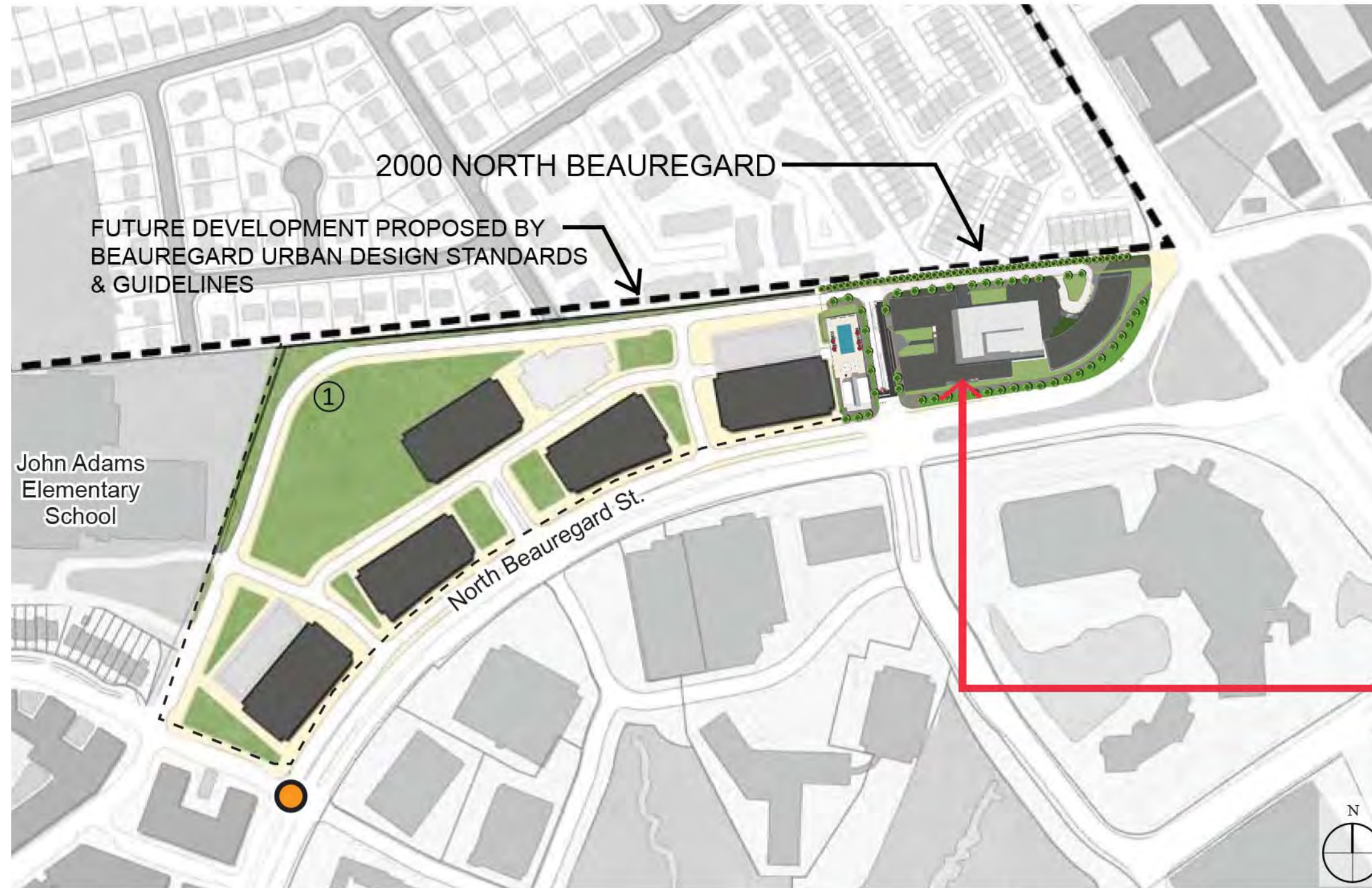
Note:

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

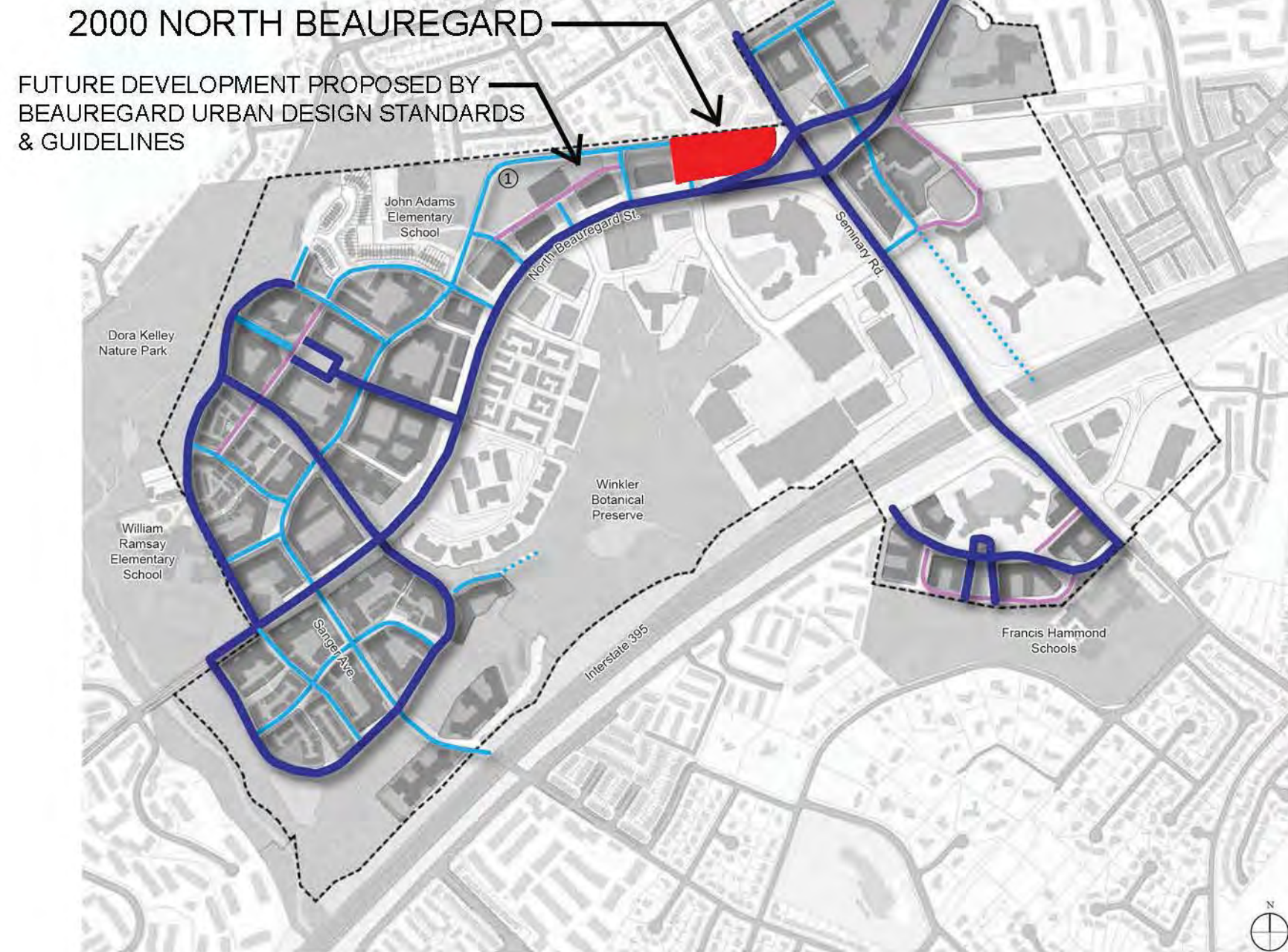
- BSAP Boundary
- "A" Street
- "B" Street
- "C" Street
- Existing Drive Aisle Connection to Remain

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

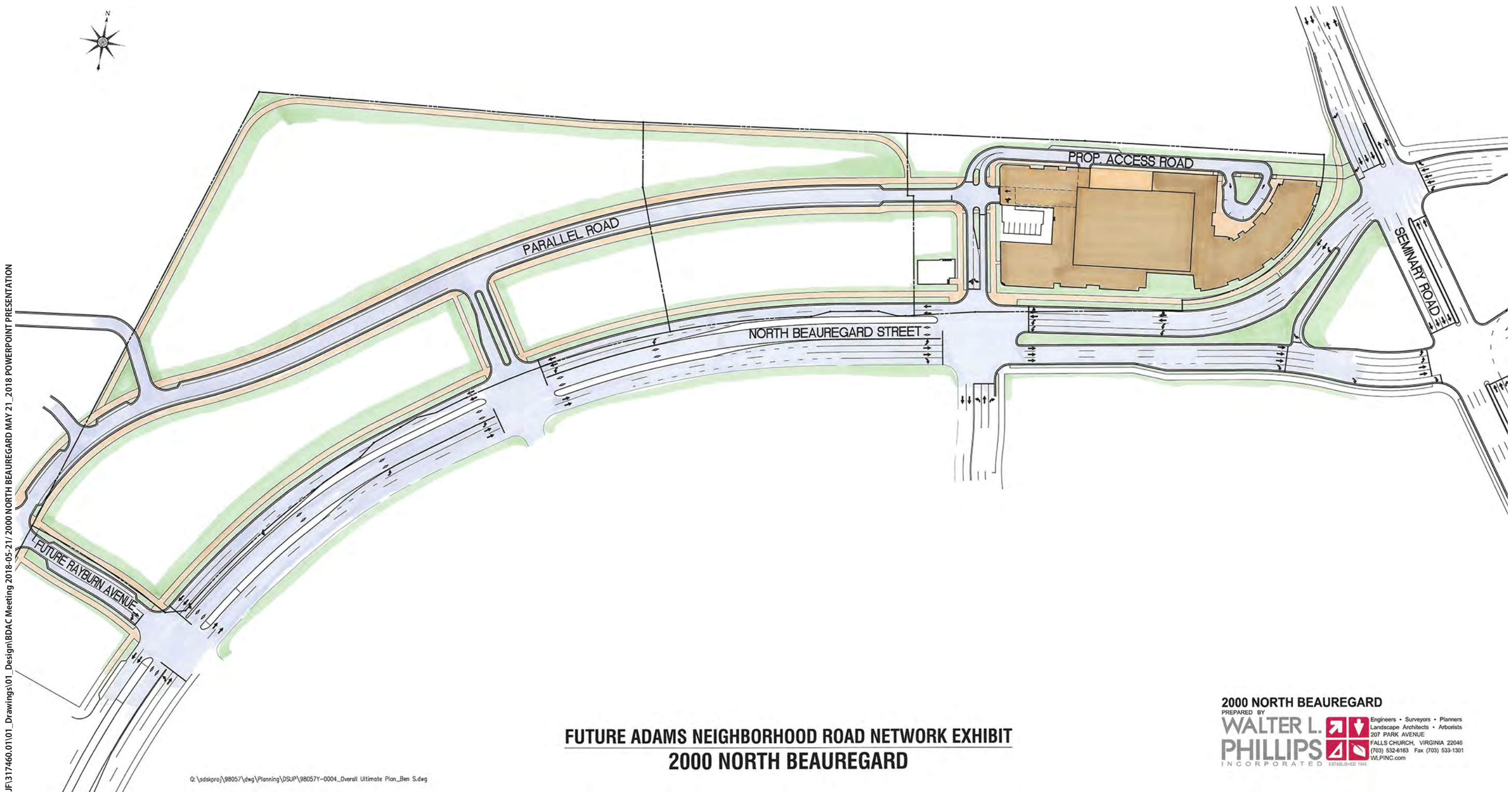
Future development proposed by Beauregard Urban Design Standards & Guidelines.



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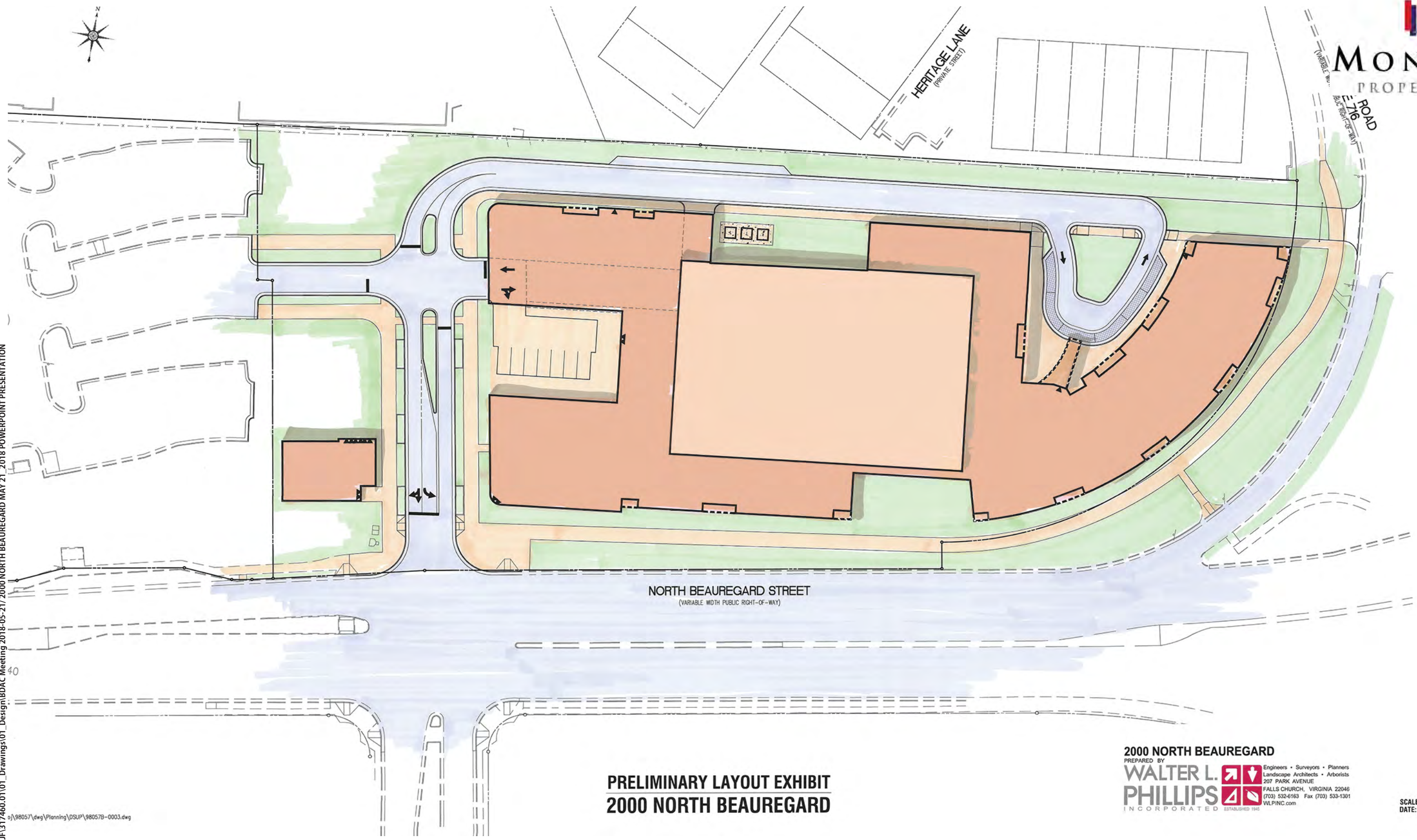


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**FUTURE ADAMS NEIGHBORHOOD ROAD NETWORK EXHIBIT
2000 NORTH BEAUREGARD**

2000 NORTH BEAUREGARD
PREPARED BY
WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
WLPINC.com



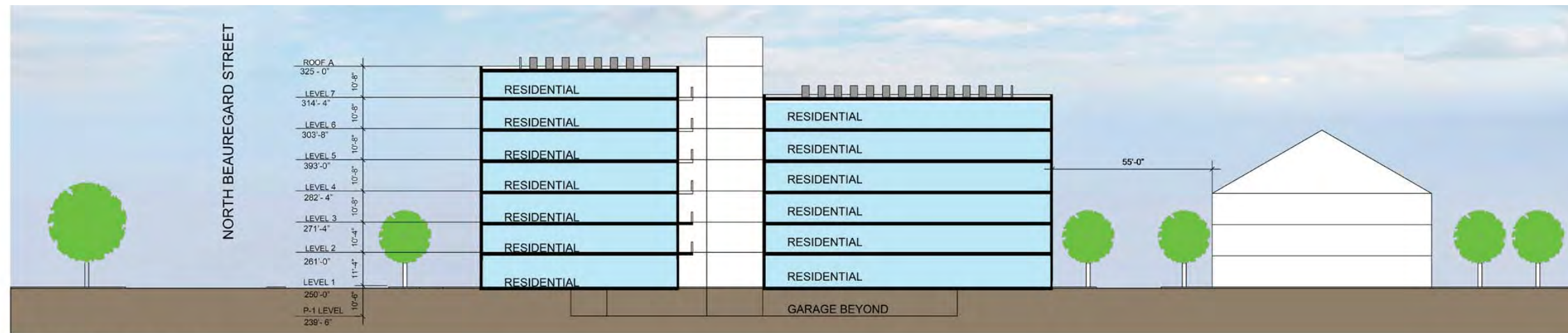
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**PRELIMINARY LAYOUT EXHIBIT
2000 NORTH BEAUREGARD**

2000 NORTH BEAUREGARD
PREPARED BY
WALTER L. PHILLIPS
INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
WLPINC.com

SCALE: 1" = 30'
DATE: 5/17/18

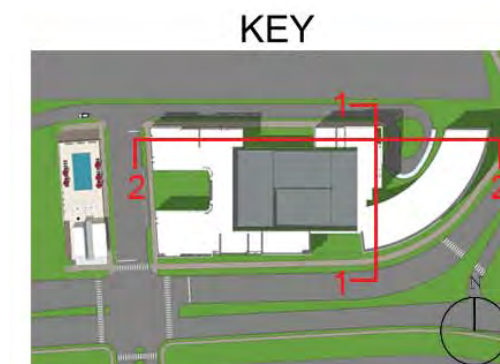




2 - CROSS SECTION



1 - LONGITUDINAL SECTION



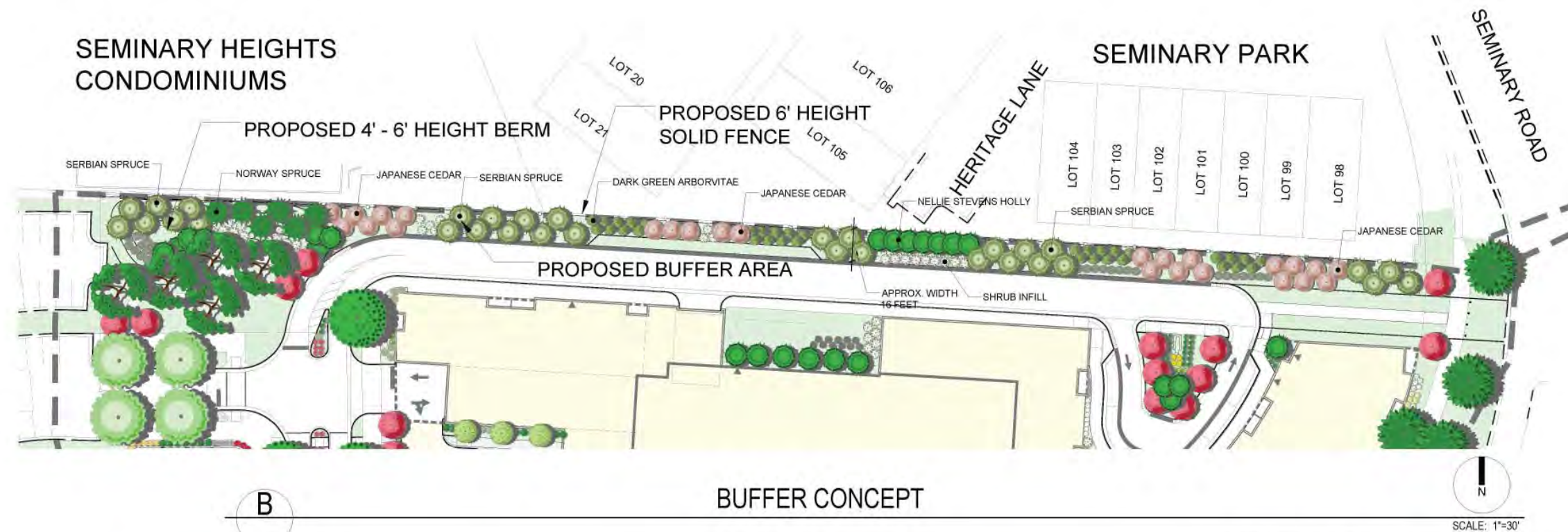
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B

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

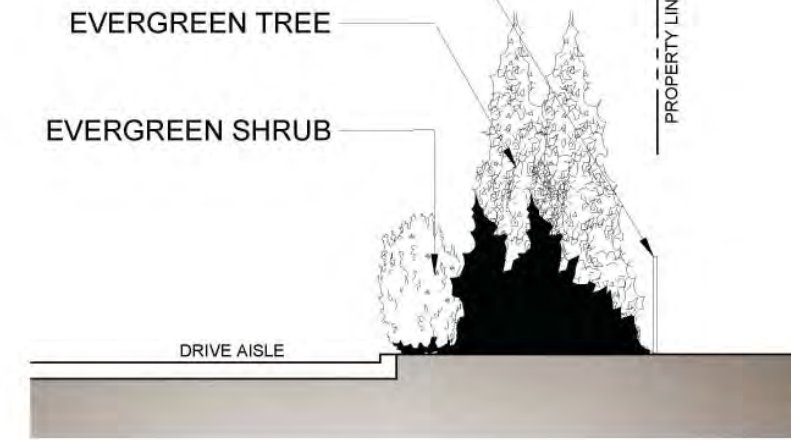
A

**PROPOSED 6' HEIGHT
SOLID FENCE**

EVERGREEN TREE

EVERGREEN SHRUB

DRIVE AISLE



C

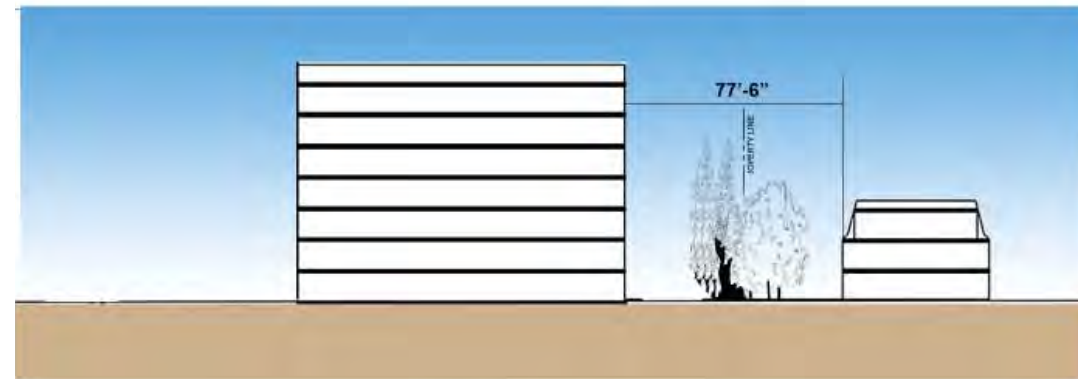
TYPICAL BUFFER SECTION

SCALE: 1"=5'

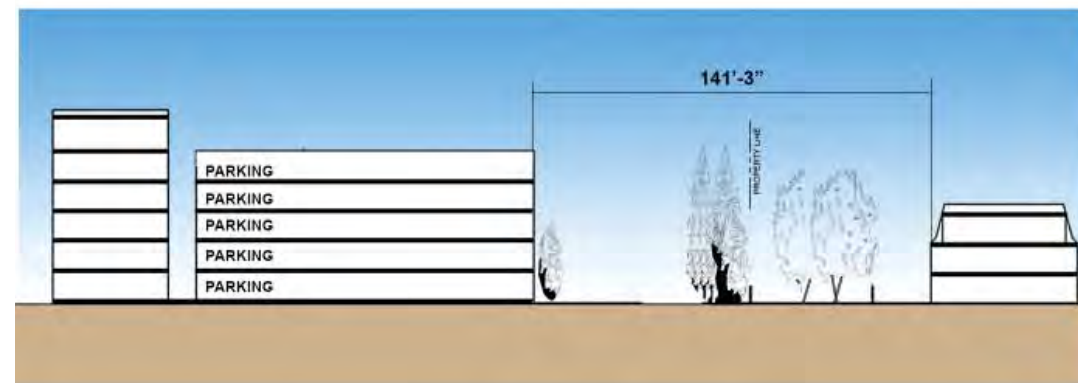
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SECTION 3



SECTION 2



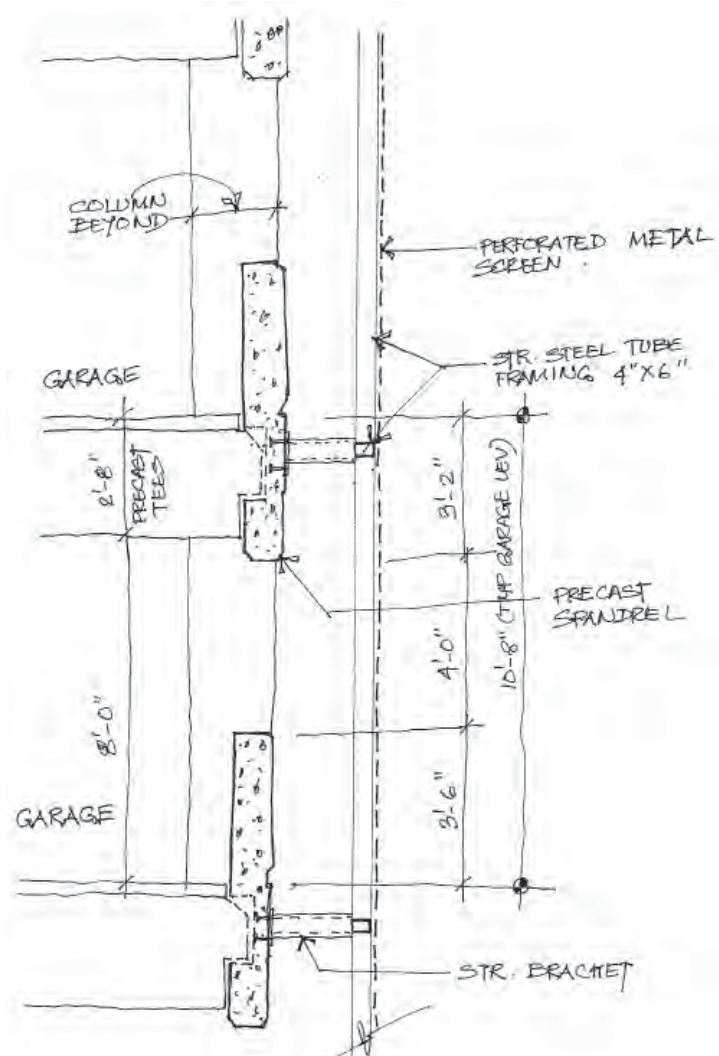
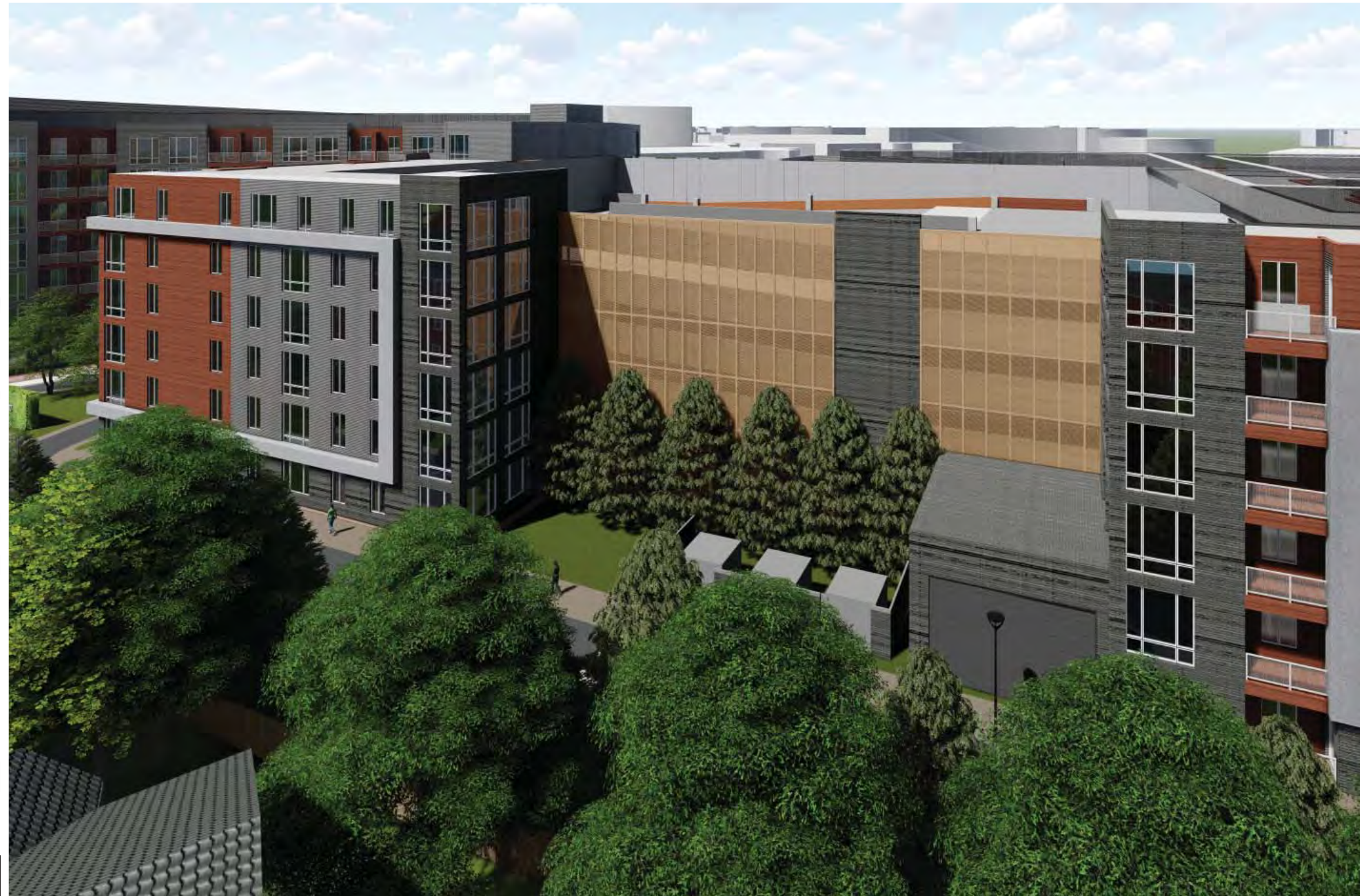
SECTION 1



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DETAIL | GARAGE SCREENING

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NORTH-EAST VIEW

KEY

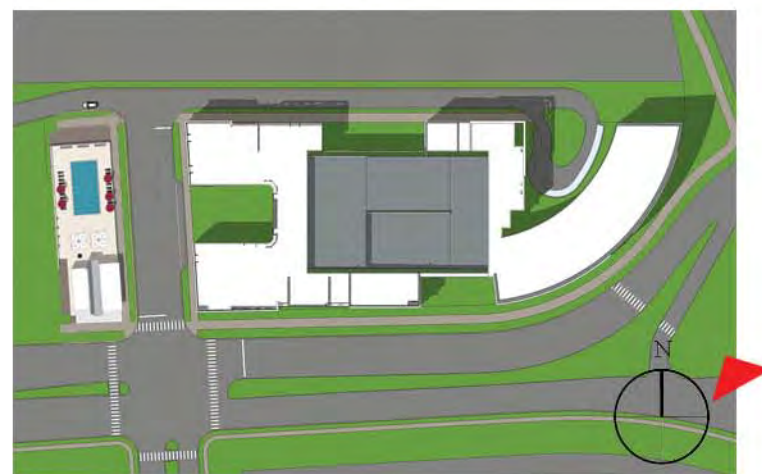


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KEY

SOUTH-EAST VIEW



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KEY

SOUTH-EAST VIEW



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SOUTH-EAST VIEW



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SOUTH VIEW



NORTH VIEW

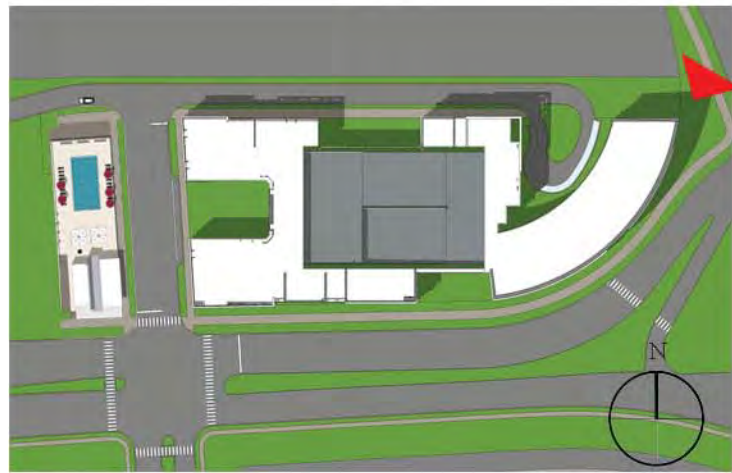
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NORTH-EAST VIEW



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Thank You



SITE VISIT WITH NEIGHBORS | THURSDAY JUNE 21, 2018