

Beauregard Small Area Plan

Plan Overview & Possible Amendments

BDAC

Monday, May 21, 2018



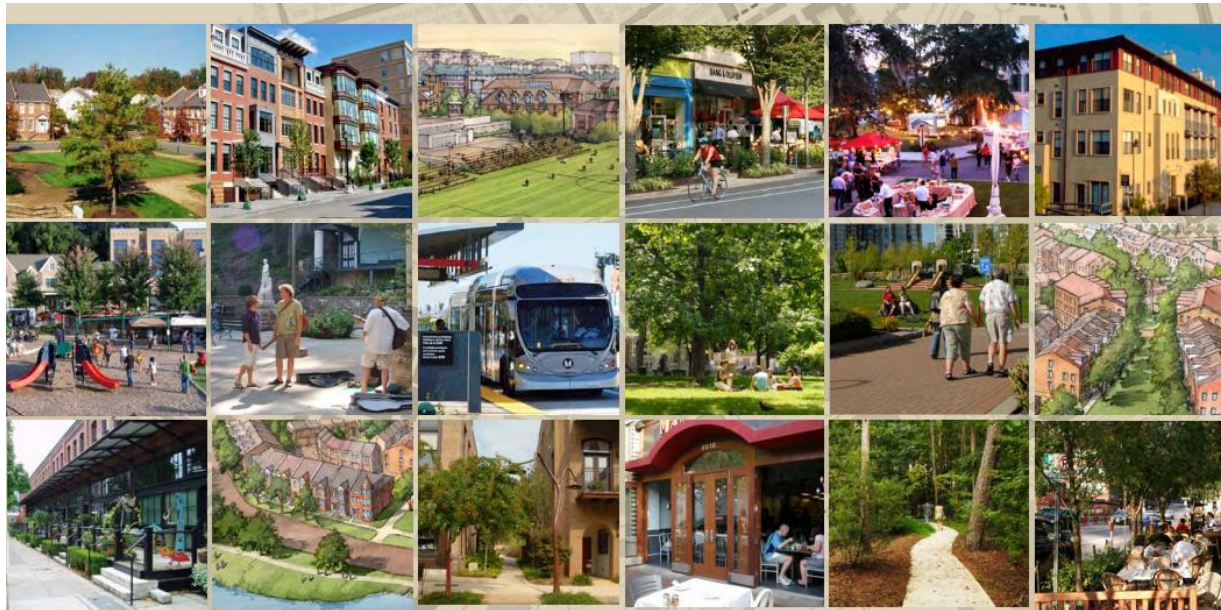
Beauregard Small Area Plan



BEAUREGARD



Design Guidelines & CDD #21



BEAUREGARD URBAN DESIGN STANDARDS & GUIDELINES

ALEXANDRIA, VIRGINIA
DUANY PLATER-ZYBERK & CO.
& DOVER KOHL & PARTNERS
JULY 11, 2013



Beauregard CDD 21: REZ#2012-0002; CDD#2012-0003; TAW#2012-0007
Seminary Overlook CDD 22: REZ#2012-0005; CDD#2012-0005; TAW#2012-0008
TAW#2012-00010

Pocket Item #74-C, 84-C and 9

CDD#21: Rezoning #2012-0002; Coordinated Development District #2012-0003; Text Amendment #2012-0007

CDD #22: Rezoning #2012-0005; Coordinated Development District #2012-0005; Text Amendment #2012-0008

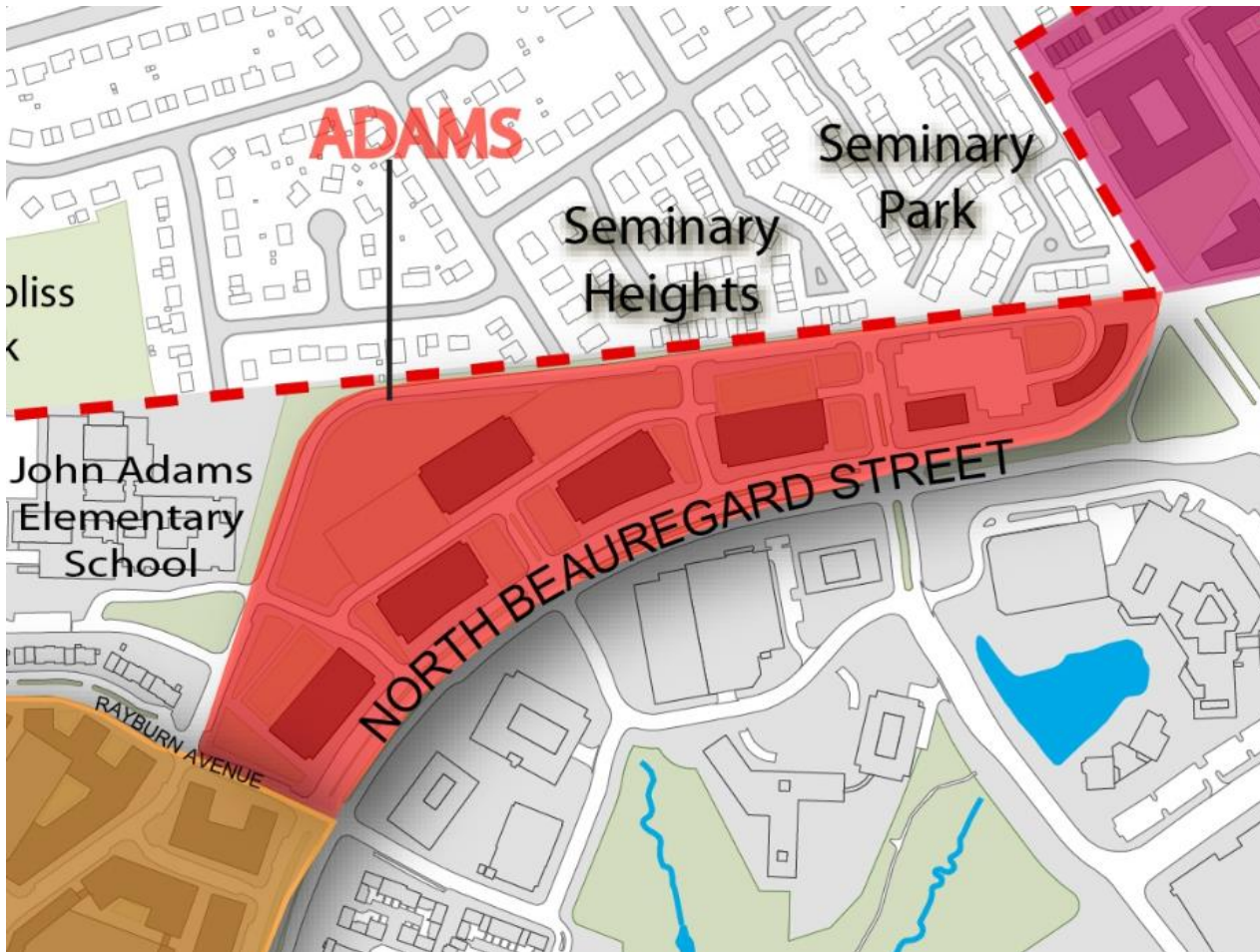
**Text Amendment #2012-0010
Adoption of Beauregard Urban Design Standards and Guidelines**

Application	General Data
Project Name: Beauregard CDD #21 and CDD #22	PC Hearing: April 2, 2013
	CC Hearing: April 13, 2013
Location: Beauregard CDD #21 - Beauregard Corridor: 3066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue; 2638, 2641, 2648, 2658, 2627, 2623, 2618 Foster Avenue; 5055, 5165, 5173, 5183 Seminary Road; 5501, 5600, 5711, 5900A Sanger Avenue; 5650 Rayburn Avenue; 1250, 1350, 1460, 1500, 1600, 1700, 1800, 1900, 2000 North Beauregard Street	If approved, CDD Expiration: April 13, 2038 (25 years)
	Plan Acreage: 196 acres (approximate)
Beauregard CDD #22 - Seminary Overlook: 4800 and 4801 Kenmore Avenue	Zone: Existing: CDD#4, R.A, RC and R-12 Proposed: CDD#21, CDD #22
	Proposed Use: Mixed-Use
Applicants: The JBG Companies; Hekemian & Co. Inc.; Duke Realty; Southern Towers, LLC; and Home Properties LLC. Attorneys: M. Catharine Puskar, Walsh, Colucci, Lubelev, Emrich & Walsh; Kenneth Wire, McGuire Woods LLP	Dwellings Units: 6536
	Gross Floor Area: Existing: 5.5 million sq. ft. Existing to Remain: 2.8 million sq. ft. (approximate) Proposed: 9.6 million sq. ft. Total: 12.4 million sq. ft.
Small Area Plan: Historic District:	Beauregard Not Applicable
Green Building:	Compliance with City's Green Building Policy and LEED for Neighborhood Development

BEAUREGARD



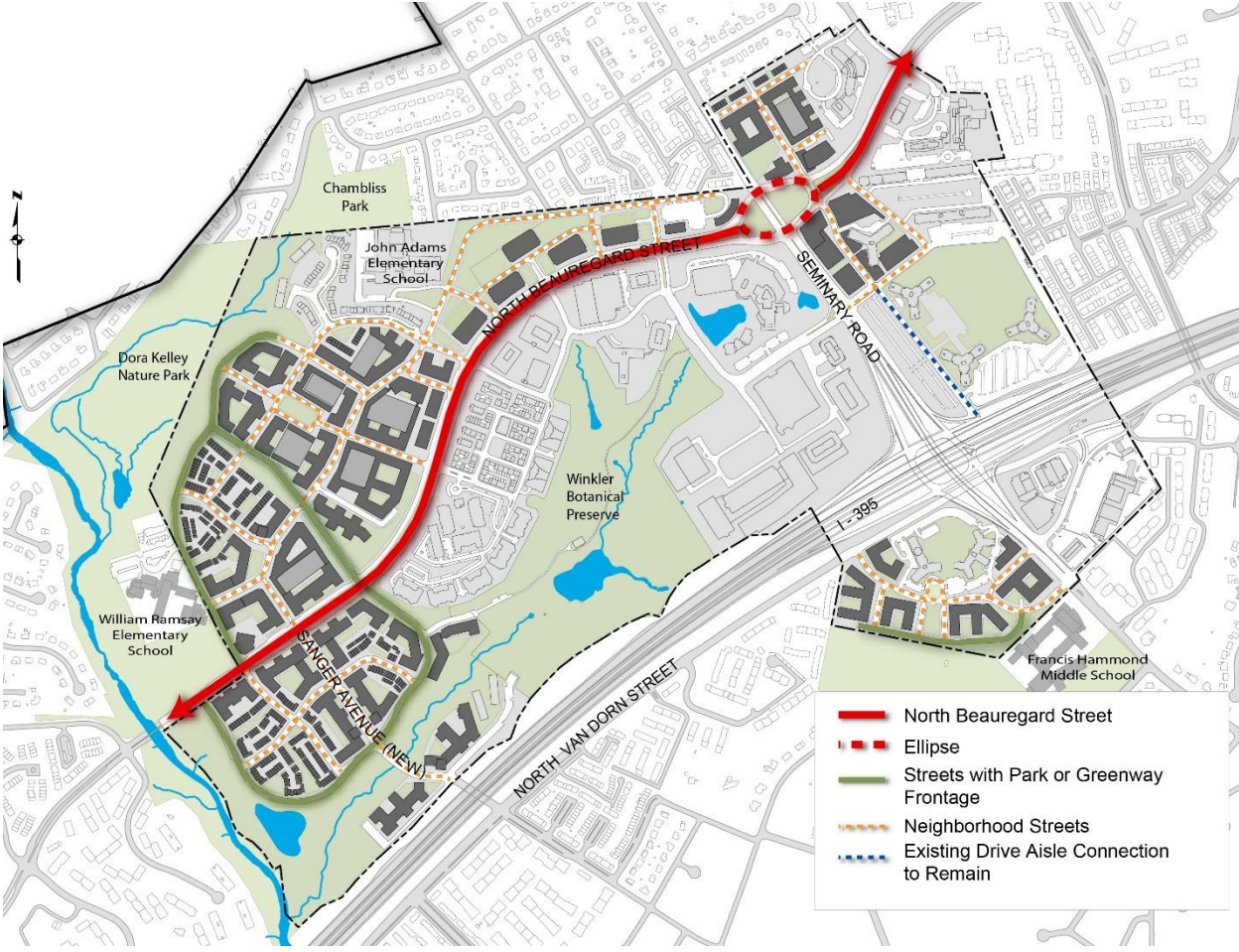
Adams Neighborhood



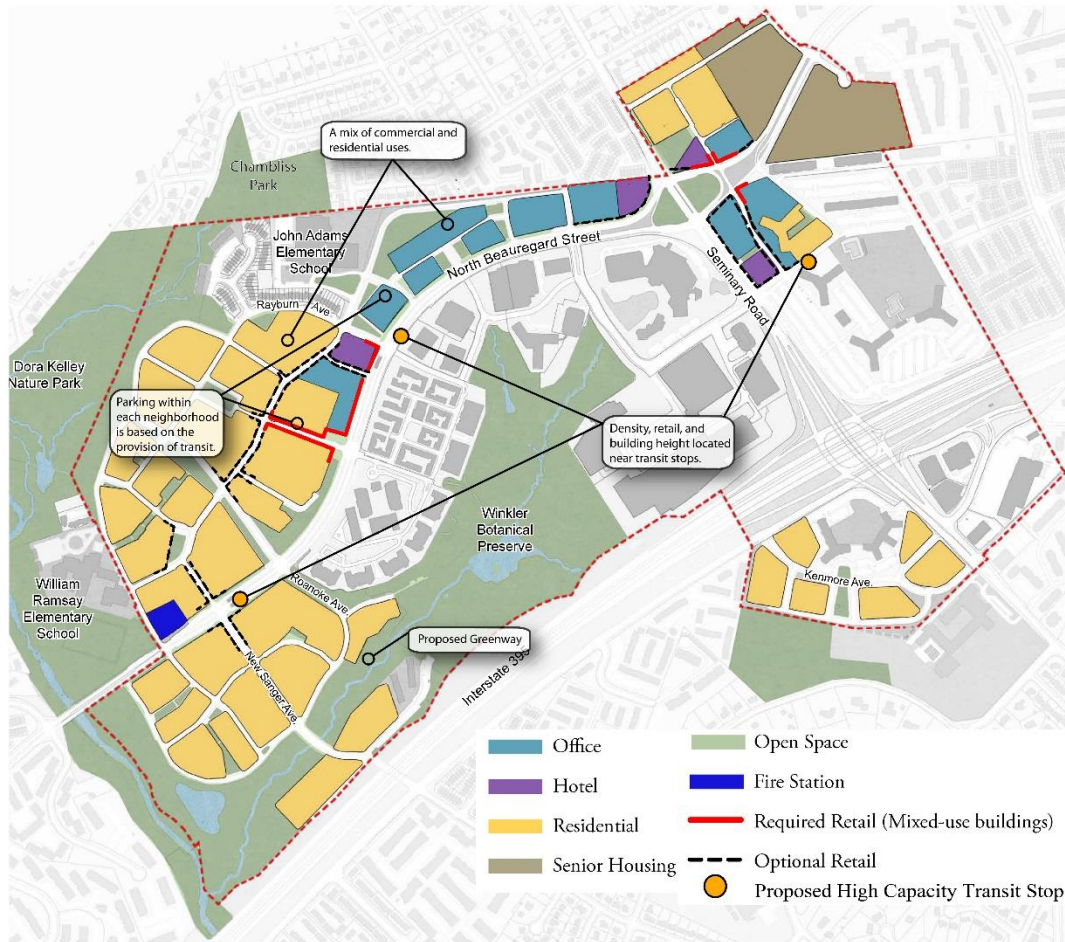
Design Objectives

- Access to open space
- Establish a street network
- Break up previous superblocks
- Connection to Adams ES
- Gateway element along the Ellipse

MPA: Framework Streets



MPA: Land Use Strategy



CDD#21, Condition 101

Pedestrian Access to Dowden Terrace Neighborhood

The Applicant(s) shall design and construct a pedestrian trail/access between the road parallel to Beauregard Street (to be evaluated as noted herein) and the Dowden Terrace neighborhood at the following locations as part of the first preliminary DSUP and shall be complete and operational prior to the first certificate of occupancy permit associated with the first DSUP within the neighborhood:

- a. N. Stevens Street; and
- b. N. Shelley Street.** This pedestrian connection will connect between N. Shelley Street and the Parallel Road, and will be within John Adams Elementary School (ACPS property). The pedestrian connection shall be designed in consultation with ACPS to ensure security and safety of the school site and to minimize impacts to existing school recreation facilities. (T&ES)



CDD#21 Submittal requirements

- With submission of the Preliminary Plan, the applicant will provide the following, which will guide the future growth, amenities and benefits of the neighborhood:
- Condition 28: CDD Infrastructure Phasing Plan, including
 - General outline of future development
 - Location of major infrastructure components, including parks, roads, sidewalk and trail connections
- Condition 33: Parking management plan for the neighborhood, including potential parking coordination with ACPS (Condition 35)
- Condition 41: Comprehensive Open Space Programming Plan identifying the required parks-open space and character for each park-open space for within that neighborhood.
- Condition 50: Comprehensive Neighborhood Stormwater Master Plan, including sidewalk BMP planters (Condition 54)
- Condition 56: neighborhood Sustainability Plan
- Condition 99: establishment of the future roadway network
- Condition 101: Pedestrian access to Dowden Terrace neighborhood
- Condition 104: two-acre Adams Neighborhood Park and Public Open Space

