

**Beauregard Urban Design Advisory Committee (BDAC)**

July 28, 2014

7:00 pm

Burke Library

**Committee Members in Attendance:**

Gus Ardura  
Pete Benavage, Chair  
Abed Benzina  
Carolyn Griglione  
Donna Fossum  
Mark Ramirez  
Shawn Glerum  
Matt Clark

**Absent:**

Don Buch

**City Staff:**

Jeff Farner, Deputy Director, P&Z  
Rob Kerns, Division Chief, P&Z  
Patricia Escher, Principal Planner, P&Z  
Katie North, Urban Planner, P&Z  
Amy Friedlander, Urban Planner, P&Z

**Applicant Representatives:**

Goodwin House  
Cathy Puskar and Matt Allman, Walsh  
Colucci  
Richard Carter, Goodwin House  
Stephen Karcha, Goodwin House  
Colleen Mallon, Goodwin House  
JN Phillips, Goodwin House  
Lee Pellegrino, Perkins Eastman

**Applicant Representatives:**

Beauregard Town Center  
Cathy Puskar and Matt Allman, Walsh  
Colucci  
Sam Stiebel, JBG  
Eric Groft, Oehme Van Sweden  
Lee Quill, Cunningham Quill  
Nandor Mitrocsak, Cunningham Quill  
Ben Flood, Walter Phillips

**Community:**

Jo Besler  
Lynn Bostain  
James Brown  
Coral Childs  
Judy Cooper  
Shirley Downs  
Annabelle Fisher  
Robert Keens  
Sara Saxe  
Kat Turner

**Agenda Items**

1. Review and Approval of Draft May 12, 2014 Meeting Minutes
2. Goodwin House Addition – Concept Review
3. Beauregard Town Center – Concept Review
4. New Business – Next Steps

**CALL TO ORDER**

Mr. Benavage called the meeting to order at 7:00 pm. A quorum for the meeting was established.

## *Goodwin House*

### Applicant Presentation

- Ms. Puskar began the applicant's presentation stating that the long term expansion plans for Goodwin House entails three additions, but the topic for tonight's meeting is just one of the additions. Also, since the Beauregard Plan did not include site specific design guidelines for Goodwin House, the general design standards and guidelines will apply.
- Mr. Pellegrino, the project architect, provided an overview of the proposed addition and explained the philosophy behind the design of the building. He noted the location of the addition is closer to Hermitage Hills, but is sited so the majority is between the two buildings near the parking area. He highlighted the intended materials for the building, which include three shades of brick, precast, EFIS, decorative panels and painted mullions. These are similar to the materials on the existing building.
- Ms. Puskar stated that this case was currently in for Concept #2 review and there has already been a meeting with the existing residents to inform them of the project. She also noted that no units are being added with this addition and there are actually fewer assisted living beds.

### Committee Discussion

- Ms. Fossum commended the team for responding to the changing needs of the senior community.
- Mr. Benzina inquired if there was a landscape plan and was told it would be part of the next submission. He also stated that there is seemed to be a horizontal emphasis and they should explore adding more vertical elements, such as at the interior glass corners.
- Ms. Griglione asked about the height of the windows and whether one could comfortably look out them in wheelchairs. Mr. Pellegrino confirmed that this would be accommodated. Ms. Griglione also asked whether light would come through from both sides of the common areas. Mr. Pellegrino said light couldn't come through the entire depth, but with the lower walls the space would feel very open and transparent.
- Mr. Ardura asked about the experience of a visitor entering the site and Mr. Pellegrino explained where the entrances were and how they were accessed.
- Mr. Ramirez felt the architecture could be further developed to provide more detail and glass and minimize the institutional feel.
- Mr. Clark noted it was an exciting project and appreciated the orientation of the addition. He commented that he was interested to see the design for the outdoor space and suggested considering the shadows and microclimate for the space.

- Mr. Benavage suggested adding green space to the roof given the limited opportunities for open space under the long term expansion plan.
- Ms. Fossum asked about the elevations of the adjacent properties and Mr. Pellegrino provided a graphic depicting the relationship to these sites.

#### Public Comment

- Ms. Fisher noted that she did not have any issue with the facility and asked whether there would be any Alzheimer patients. Mr. Pellegrino confirmed there would be. She also asked how the addition would impact Hermitage Hills and if the design would blend in with the existing architecture.
- Ms. Cooper expressed concern that the design did not include designated nursing stations and also asked whether the circular driveway could accommodate ambulances. Mr. Pellegrino explained that the design deliberately did not include nursing stations so staff would be encouraged to be in the common areas. He also confirmed that the driveway could accommodate an ambulance.
- Ms. Downs stated that she liked the idea for landscape on the roof and encouraged the team to look at recycled water for the landscaping needs.
- Ms. Puskar thanked the Committee and public for their comments and stated they would come back for another review in the fall.

#### ***Beauregard Town Center***

##### Applicant Presentation

- Ms. Puskar introduced the project team and the Town Center site. She stated that since the Beauregard Plan's approval over a year ago, the team has been working on plans for the site. She noted that the phasing for this site will be more complicated than other sites.
- Mr. Quill presented the layout of the blocks and buildings, and explained the architectural concepts for the project that will be developed as the project moves forward.
- Mr. Groft presented the concept for the overall landscape for the site, including the streetscape along Reading Avenue and the Town Center park.

##### Committee Discussion

- Mr. Benavage stated that this is a long overdue project and is excited to see a proposal.
- Ms. Fossum inquired about the timing for the project and the other JBG properties. Ms. Puskar stated that they would provide a phasing plan with their best guess on future development and timing, but it is difficult to fully plan out the phasing for all of their properties.

- Mr. Benavage asked if JBG is still leasing apartments. Ms. Puskar explained that they are since this project is just at the initial stages of review and it would probably be at least two years before construction could start.
- Ms. Griglione stated that she was encouraged to see examples they are considering from places outside the region. She was intrigued by the “squiggly” line that represented Reading Avenue and asked if that could be incorporated into the design. Mr. Quill and Mr. Mitrocsak stated that the street would not be “squiggly”, but there are opportunities for slight curves and reveals with the building to create the element of surprise and interest.
- Mr. Ramirez expressed excitement for the project and stated he felt the landscape concept was very strong. He would like to see more details about the town square.
- Mr. Benzina also expressed excited for the project and noted that he appreciated the departure from “Disney-esque” architecture. He could see the challenges of the site, such as service areas and entrances and where people park. He felt that something more than 2 over 2’s was needed to frame the main park and he wanted to know what would happen in future phases. He is looking forward to seeing how the architecture and landscape concepts will merge.
- Mr. Ardura agreed that the project is very exciting and expressed relief that it appears to be in good hands in terms of the design team. He was interested to know more about the size of the building blocks and the embedded parking.
- Mr. Glerum appreciated the background and massing study that was presented and was encouraged to see contemporary architecture rather than replicative. He noted that it will be important to understand which facades are “A” facades that should have the most detail and articulation.
- Mr. Clark noted he was very interested by the landscape concept. He expressed some concern for the overall usability of the town center and hopes to see more details with future reviews.
- Ms. Griglione suggested incorporating the colors of the Coastal Plain and Piedmont into the buildings as presented for the landscape concept. Mr. Clark stated that this was an interesting point and added that the buildings should relate to the landscape.
- Mr. Benavage noted that the design of the plaza and street will be crucial to getting people out into the neighborhood. There is an opportunity to set a style for Beauregard that is related Alexandria but different from Old Town.
- Ms. Fossum noted that retail without street exposure often struggles and asked if JBG has given thought to the types of retail they are trying to attract. Ms. Puskar stated that JBG has

a whole team devoted to retail and they have some ideas in mind. Mr. Ardura suggested that the next presentation include some more details about the retail concept.

#### Public Comment

- Ms. Bostain stated that she liked the landscape concept. She noted that the community is already very walkable and it may be a good idea to keep some of the existing retailers in the new project.
- Ms. Downs stated that she would also like to see some curves in the street or buildings and added that an option could be adding curves at the street level in the paving. She also noted that there is a lot of ethnic diversity in the neighborhood that should be expressed in the architecture and design, and this neighborhood is not Old Town.
- Ms. Fisher expressed some concern for the residents that will be displaced but also recommended that the entire Town Center should be completed at once to eliminate problems fitting into the existing neighborhood. Mr. Benavage noted that the Committee would be responsible for ensuring future phases are compatible with the new development and the existing neighborhood.

#### *New Business and Next Steps*

- The Committee approved the minutes from the May 2014 meeting.
- The Committee discussed setting a standard meeting date and time for future meetings, and decided on the third Monday of each month at 6:30 pm.

Meeting was adjourned at 8:50 pm.