

# Beauregard Rezoning Advisory Group



December 12, 2012 @ 7 PM  
Buddie Ford Nature Center  
5750 Sanger Avenue, Alexandria

# Agenda

- I. Approval of December 1, 2012 Meeting Summary
- II. Transportation Improvements
  - a. List of Improvements
  - b. Phasing
  - c. Parallel Road
- III. Public Comment
- IV. Next Steps – Upcoming Meetings



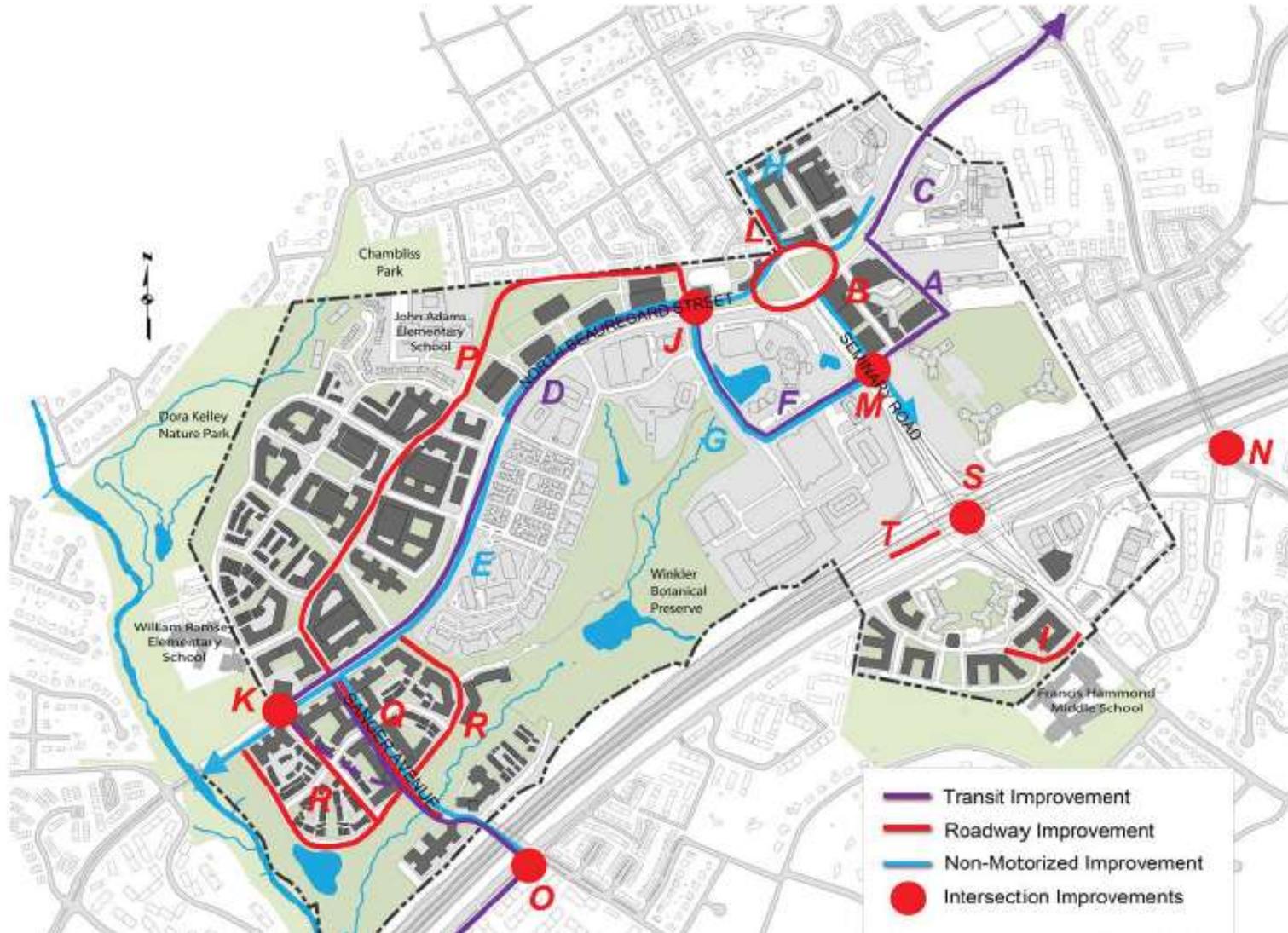
# Role of the Beauregard Rezoning Advisory Group

**Provide recommendations to City staff on the Beauregard rezoning(s) to ensure consistency with the Beauregard Small Area Plan (excluding affordable housing)**

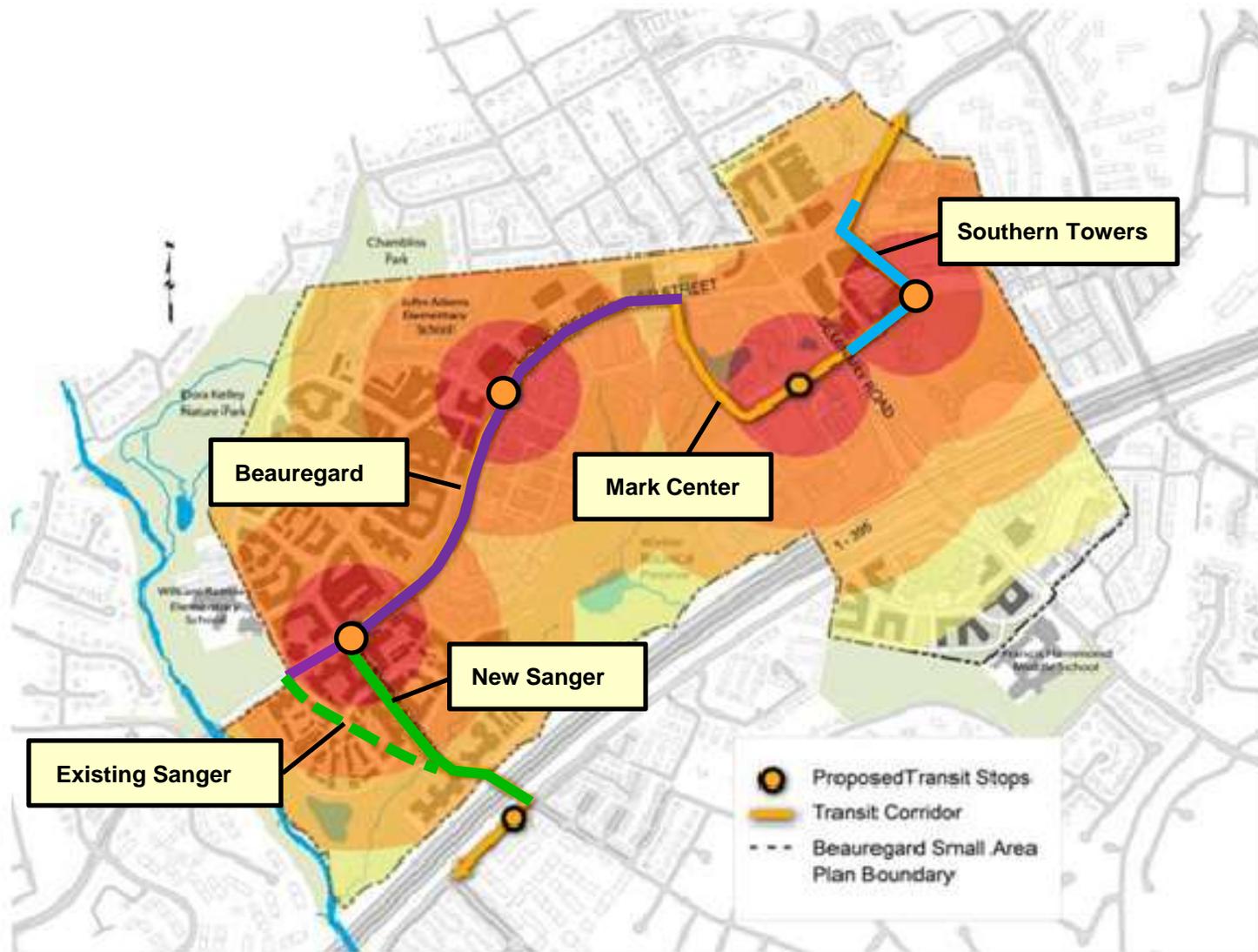
- ✓ Provide a recommended site(s) and potential programming for the open space to be acquired using the \$1.5 million federal BRAC funding
- ✓ Provide recommendations on the Ellipse and associated improvements at the intersection of Seminary Road and Beauregard Street
- ❑ Evaluate and provide recommendations on the land use, open space, and sustainability elements of the rezoning(s)
- ❑ **Provide recommendations on the transportation phasing and transportation improvements**
- ❑ Evaluate and provide recommendations on the phasing of Plan improvements as part of the rezoning(s)



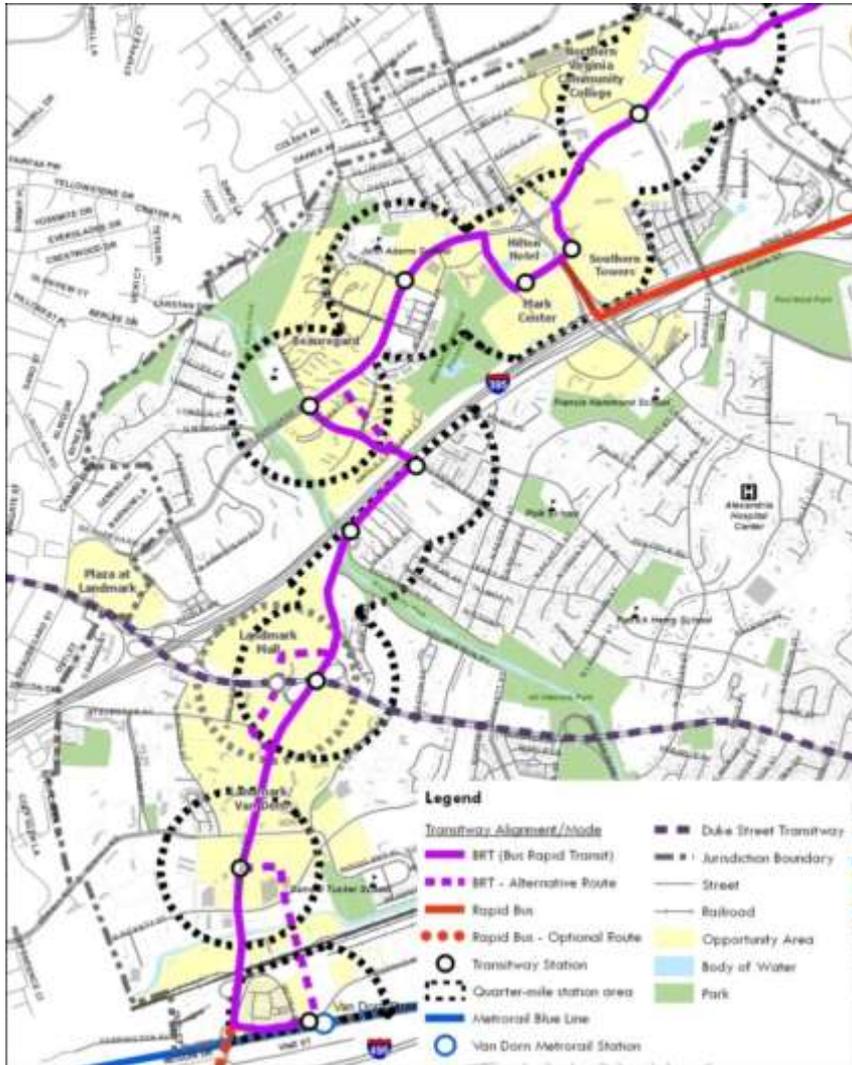
# Transportation Improvements



# Transitway within Beauregard SAP



# Corridor C Transitway



# Transitway Phasing

- Transitway  
Operational prior to 1.5 million sq. ft. of development
- Transitway (New Sanger)  
Phasing within the Greenway neighborhood shall maintain transit operations on either existing Sanger or new Sanger at all times
- Transitway (Southern Towers)  
Pre-Development public access easement for existing transit and interim transitway



# Ellipse Phasing



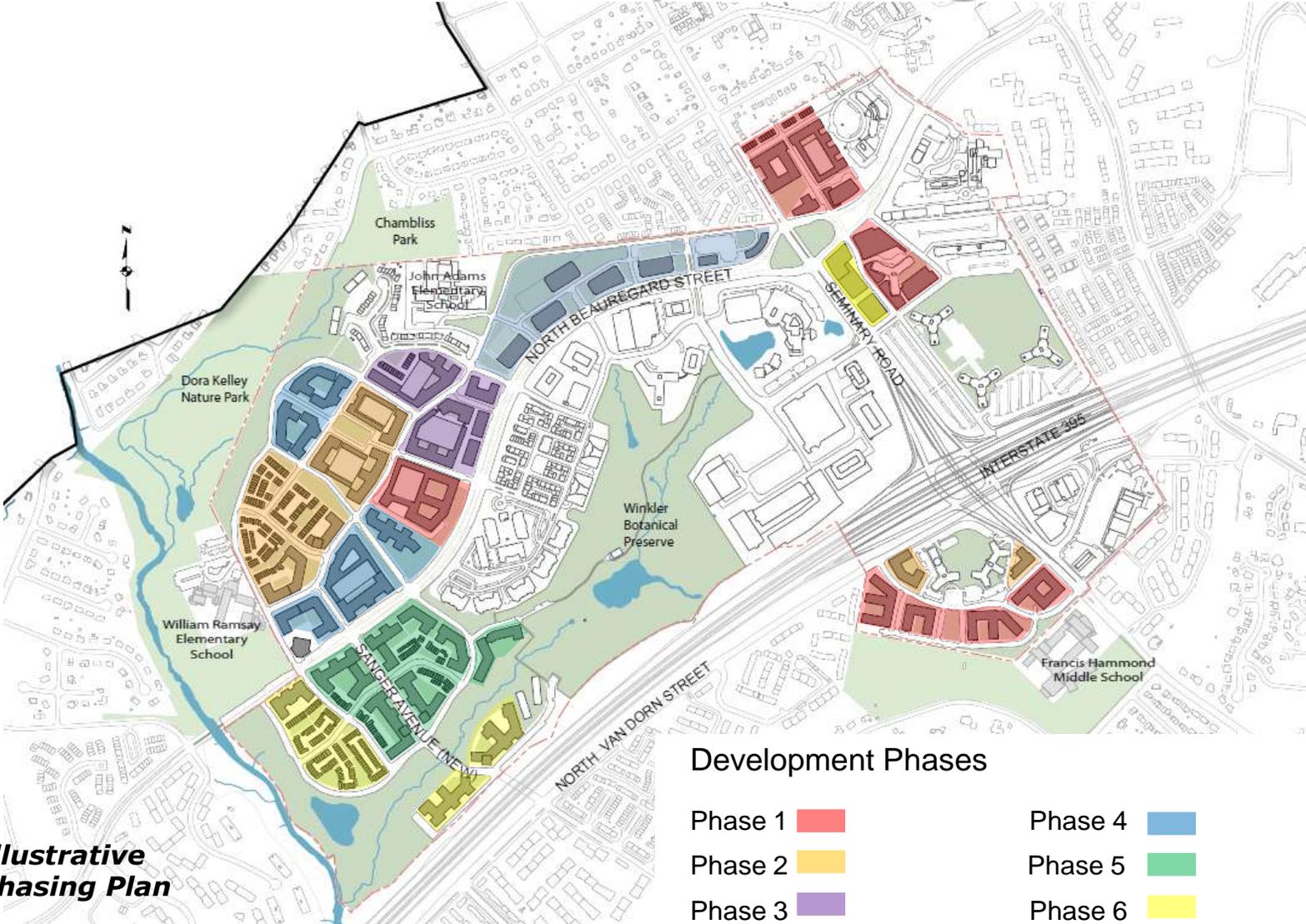
- Constructed prior to 2.4 million sq. ft. of net new development

# Other Roadway Phasing

- Roads constructed on site have specific schedule
- As individual DSUP applications are processed, all roads (including frontage/streetscape) required for full access / circulation to development site
  - Includes proximate improvements such as pedestrian or bicycle facilities
  - Includes mitigation such as intersection improvements



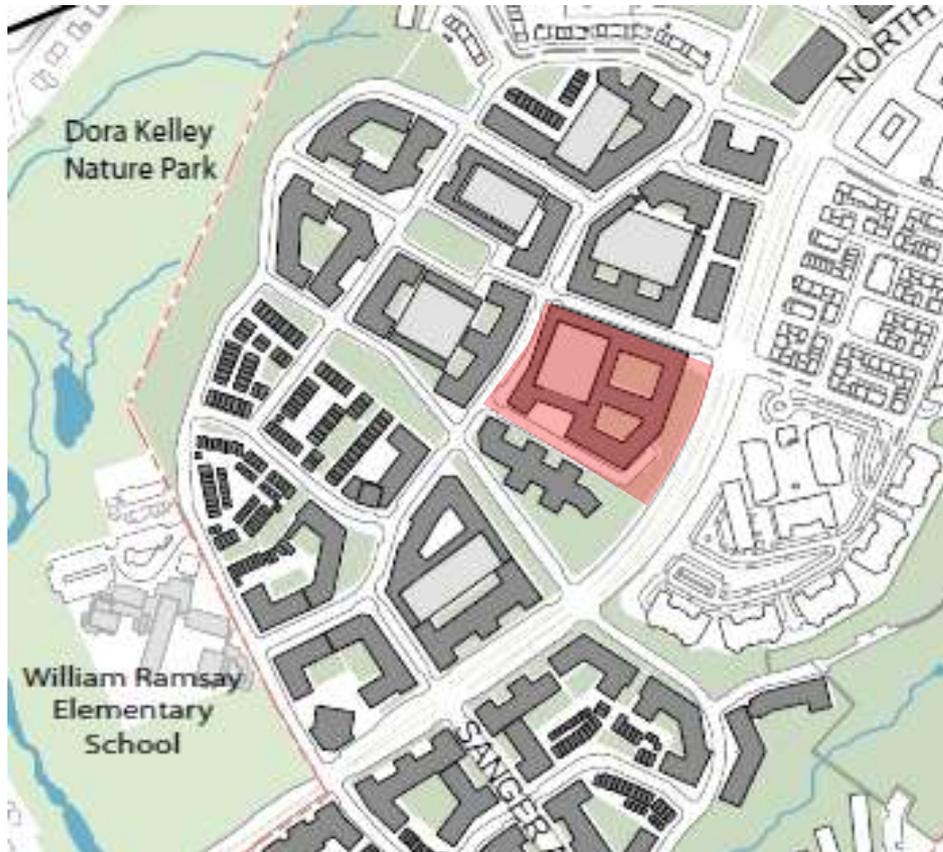
# Framework Roadway Phasing



**Illustrative Phasing Plan**



# Framework Roadway Phasing



- Vehicle access
- Pedestrian access
- Bicycle access
- Truck access

# Phasing Summary

- Each block to provide:
  - Access and circulation for all modes
  - Required adjacent roadway / trail improvements
- Transitway required at 1.5 million sq. ft.
- Ellipse required at 2.4 million sq. ft.
- Phasing plan will be updated with each subsequent application



# Parallel Road – Resident Concerns

- Lighting
- Location / Proximity to residences
- Noise
- View of Parking Garage
- Pollution
- Privacy
- Impacts to Property Values
- Security & Safety
- Transition to Urban Setting



# Parallel Road – Resident Concerns



BEAUREGARD

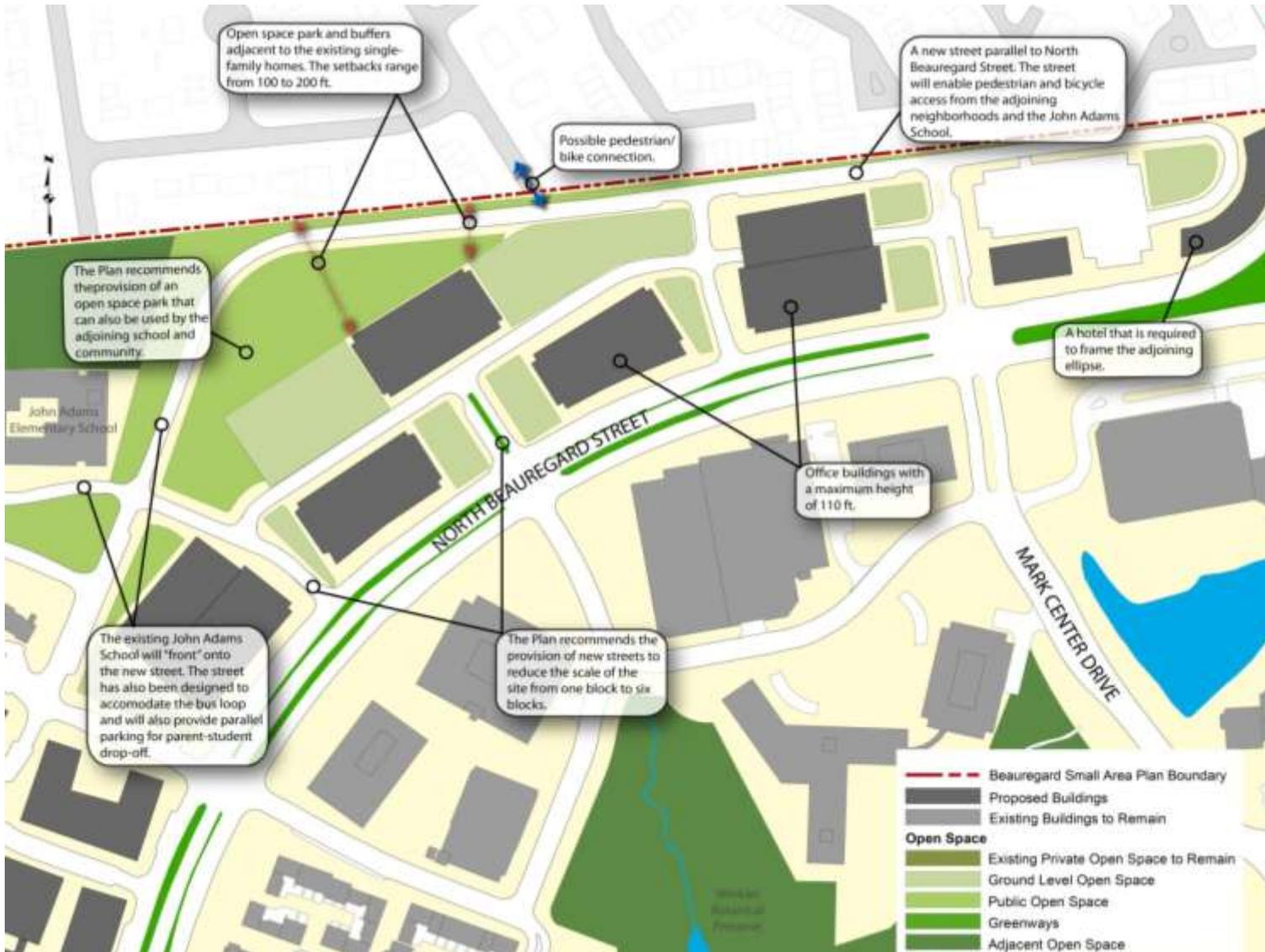


# Parallel Road – Council Directive

Council receive a report from staff regarding the status of the Parallel road and to identify some potential options and directed the Beaugard Rezoning Advisory Group to examine some alternatives to relocate the road or move the road and other mitigation solutions.



# Parallel Road



# Review – Approval Process

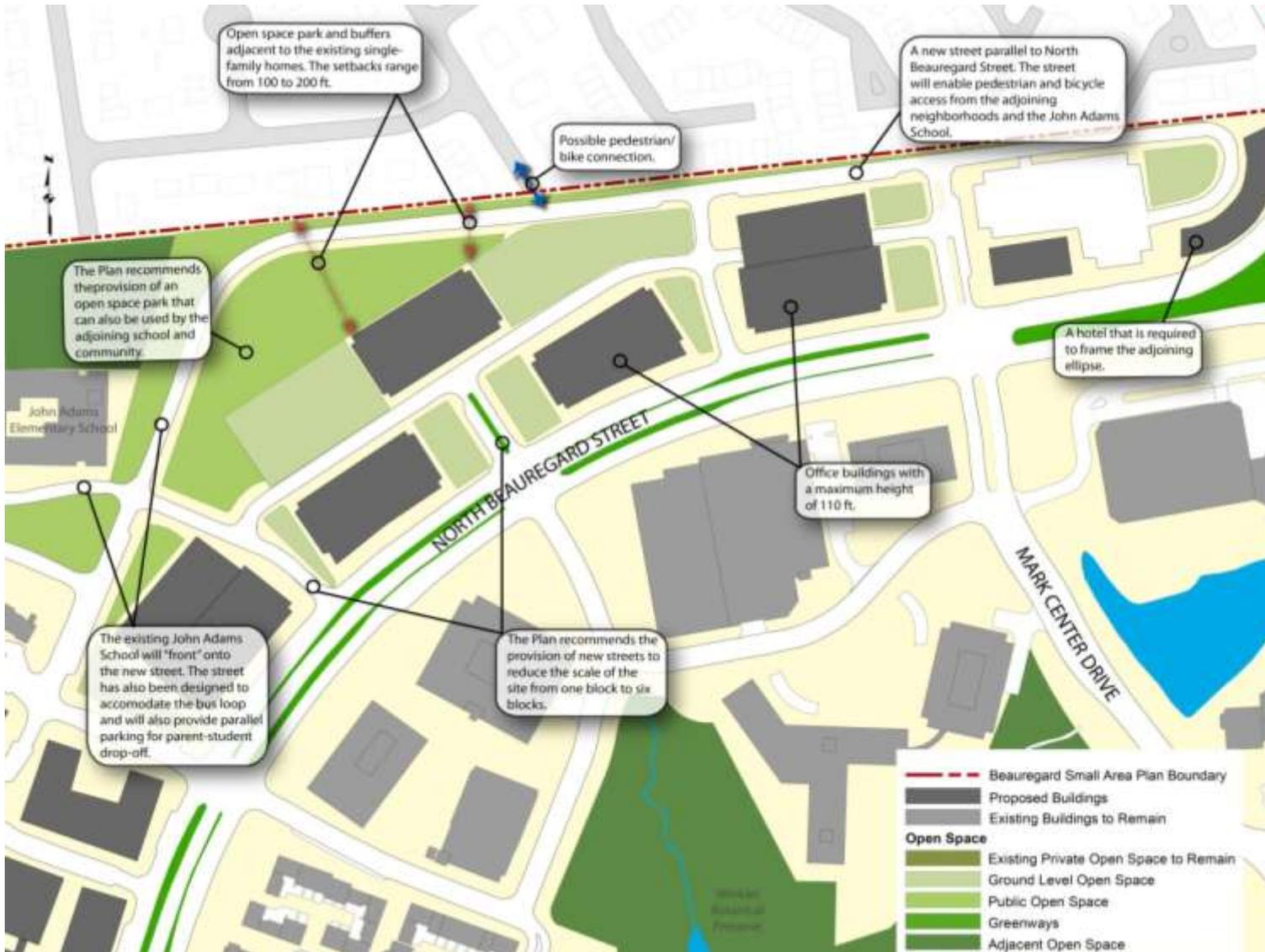


# Outline for Parallel Road

- As part of DSUP process, consider the following:
  - 45' setback between surface lot and residential
  - Explore reassigning some traffic to internal street
- Types of buffer adjacent west side of Adams neighborhood may include:
  - Fencing or masonry wall
  - Residential scale lighting options
  - Landscaping / screening
- Parallel road should be designed to minimize vehicular speed, volume and noise impacts
- Any resurfacing of roadway must consider impacts and utility of the 2 acre open space
- City to provide flexibility with open space, garage placement, etc. as part of DSUP
- Loading / access to be located to minimize impacts to adjacent neighborhoods



# Parallel Road



# Thank You

# QUESTIONS?

