# BEAUREGARD PLAN: Shaping The Future

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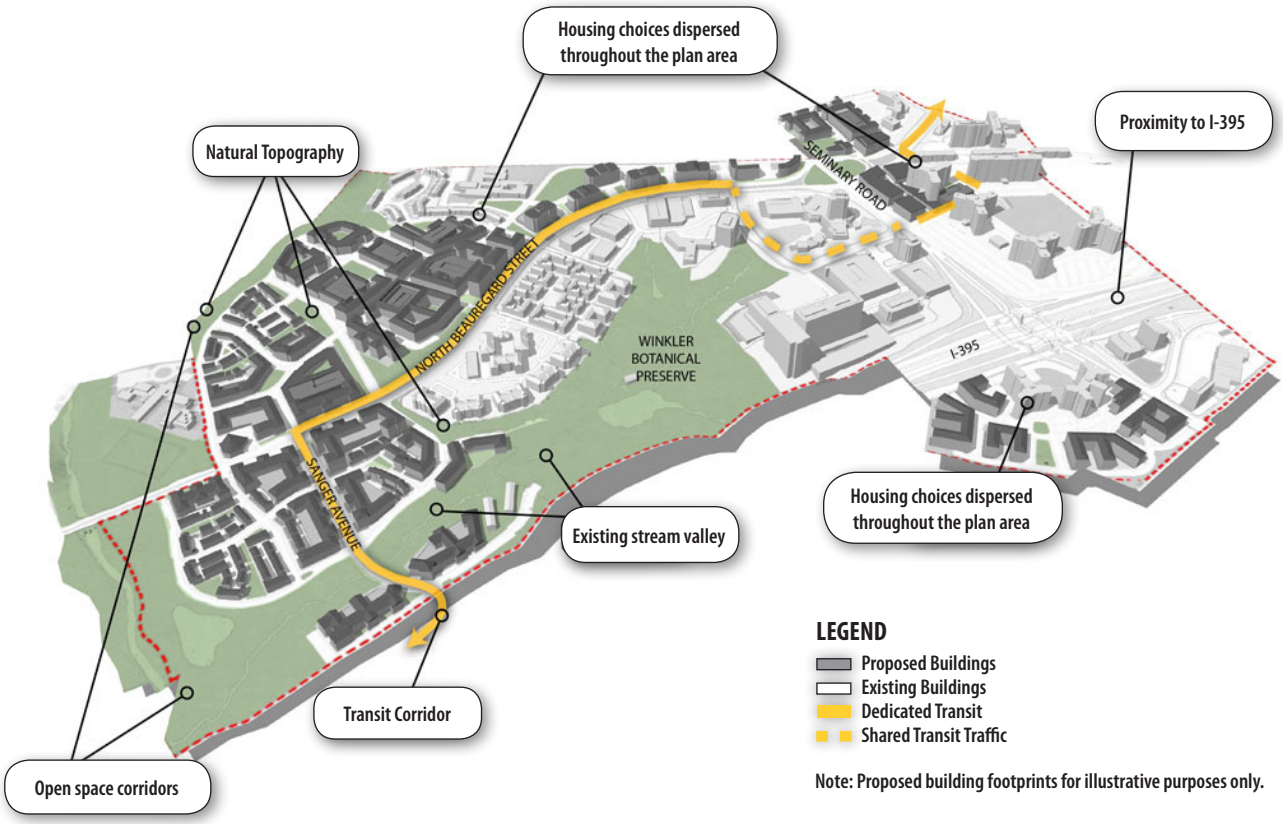
For more than a year, residents, businesses, community organizations, neighboring civic groups, and property owners have worked with the City to create a vision for development that will occur in the Beauregard area in the next 20 to 30 years. This community vision has been used to create a proposed plan.

## What the Plan Will Accomplish:

1. **Provide Convenient Connections Between People and the Places They Go.** In seven minutes or less, residents will be able to walk to rapid transit stations, a new grocery store, parks and plazas, office buildings, and many retail destinations. A new fire station at Beauregard Street and Sanger Avenue will improve public safety by providing quicker emergency response for the City's West End.




2. **Improve Traffic Circulation and Unclog Traffic in the Community.** Roadway improvements and new rapid transit access will reduce traffic congestion in the Beauregard area, and better connect it to the region. Spacious sidewalks and pathways will provide easy access for pedestrians and bicyclists, and new, dedicated guideway lanes will create efficient and reliable transit service. Because of transportation improvements, and additional residential, office, and mixed-use development, Beauregard will become a new, unique destination.

3. **Create Dedicated Affordable Housing.** With an approved Beauregard Plan, aging apartment buildings will be replaced, over 30 years, with new housing. Approximately 800 units that are demolished will be replaced with committed affordable and workforce housing. During the transition, the City will work with developers to provide displaced residents with meaningful relocation assistance and support.

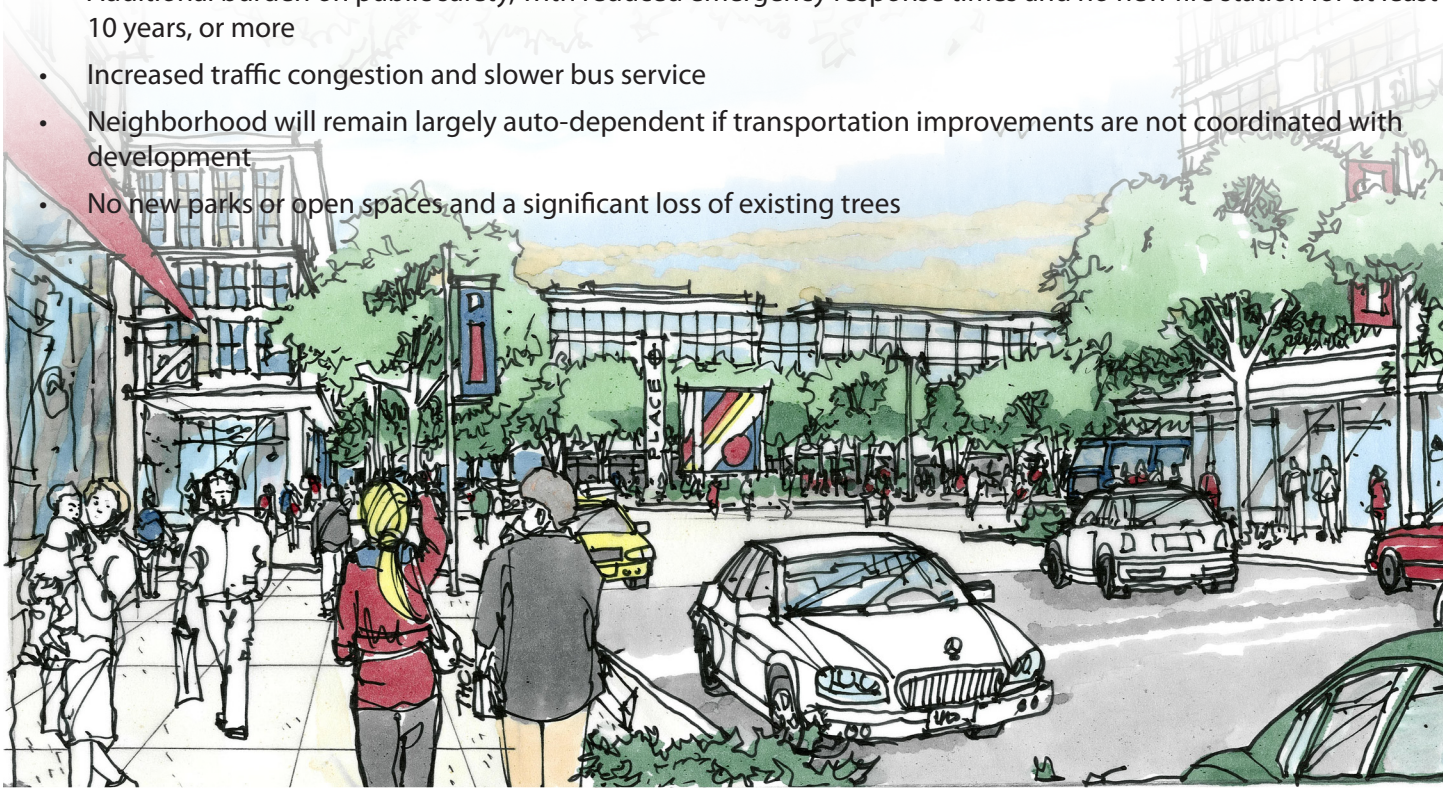
4. **Create Sustainable Transitions Between Urban and Natural Environments.** Most new housing will generally be within a quarter mile walk to neighborhood parks or new open spaces in the community. A new athletic field, walkways, greenways and bike paths will provide connections between places where the community can gather to exercise, play sports, and enjoy the outdoors close to their homes. New housing will feature energy-efficient design and environmental-friendly features.

## With an approved Plan, Beauregard development delivers:

- Plan requires developer and City contributions of $210 million to fund a fire station, transit, open space and affordable housing, enhanced landscaping and tree canopy
- Coordination of retail, office, hotel, and residential uses that are strategically located around rapid transit stations and connected to each other
- Neighborhood town center offering many retail and restaurant choices; a new grocery store and expansion of current grocery store
- More than 800 new, dedicated affordable housing units will replace 32 percent of the existing residential units
- New fire station, with improved emergency response times to the area
- Improved Seminary-Beauregard intersection capacity
- Convenient, frequent rapid transit service with dedicated guideways integrated within the development
- New local streets to create a walkable grid and redistribute traffic
- More open space and a new athletic field for community recreation
- Stronger visual and pedestrian connections to schools

## What happens if an approved Beauregard Plan does not exist?

- Future development will come, but the community will miss out on more than $210 million in funded improvements for transportation, affordable housing, public safety, retail, and parks
- Development could occur haphazardly, rather than in a more coordinated fashion
- Existing open space, parks, schools, and neighborhoods will lack designed connections to each other
- There will be no guarantee of new retail, grocery store or restaurants
- New townhomes and condominiums could be built without guaranteed and dedicated affordable housing
- Additional burden on public safety, with reduced emergency response times and no new fire station for at least 10 years, or more
- Increased traffic congestion and slower bus service
- Neighborhood will remain largely auto-dependent if transportation improvements are not coordinated with development
- No new parks or open spaces and a significant loss of existing trees




The working draft of the Beauregard Small Area Plan is available for review online or at Room 1900 in City Hall, Burke Library, and Beatley Library. The public's comments are encouraged as the City and community continue to refine the Plan.

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