

BEAUREGARD



S M A L L

A R E A

P L A N



CITY OF ALEXANDRIA

ADOPTED BY ORDINANCE #4765 ON JUNE 16, 2012

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COMMUNITY PROCESS

INITIAL CITY PLANNING PROCESS (SEPT 2009 - SEPT 2010)

The City began planning for the Beauregard neighborhood in September of 2009. A kick-off meeting was held in October 2009 to identify issues in the Plan area and listen to community input about the Plan. The City conducted additional meetings as part of this planning effort from January to September 2010, during which topics such as opportunities and challenges, transit corridors, principles and goals, best practices, land uses and building heights were discussed. A joint work session was held in October 2010 to update the City Council and Planning Commission on the status of the Small Area Plan.

BEAUREGARD CORRIDOR STAKEHOLDER GROUP (DEC 2010 - OCT 2011)

The citizens of the West End formed the Beauregard Corridor Stakeholder Group (BCSG) in the Fall of 2010. The BCSG was an independent citizens group created by the community to discuss the Beauregard Small Area Plan. The membership of BCSG was open to (a) residents and/or property owners of Alexandria's West End (i.e., the portion of the City west of Quaker Lane); (b) investment property owners/developers/businesses with interests in the Beauregard Corridor Area; and (c) representatives of other civic/homeowners

associations from other jurisdictions and/or areas directly adjoining the Beauregard Corridor Area. In November 2010, the BCSG elected Donna Fossom as the Chair and Don Buch as the Vice Chair for the group.

The mission of the BCSG was to understand, identify, evaluate and provide constructive comments guiding the preparation of the Beauregard Corridor Small Area Plan. One of the main goals of the BCSG was to provide guidance to City staff to prepare a small area plan for the Beauregard Plan area.

This BCSG had eleven meetings and created a project webpage to help conduct and communicate its citizen-led planning activities. Over the course of a year, 120 residents participated in at least one Beauregard Corridor Stakeholder Group meeting.

The BCSG meetings included topics such as developer contributions, transportation, zoning, open space, proposed fire station, community-wide amenities, and individual recommendations .



PLAN PREPARATION (OCT 2011 - MAY 2012)

The BCSG compiled a series of individual recommendations that form the basis of the Plan. The BCSG did not vote on the individual recommendations, rather the group agreed that all of the individual recommendations would be forwarded to the City to prepare the Beauregard Small Area Plan.

After the release of the working draft plan, the City held community meetings and a joint work session with the Planning Commission and City Council. At the community meetings a variety of issues were discussed that included but not limited to the following:

Affordable Housing

- Definition needed for affordable housing and average median income (AMI)
- Rate and phasing % of tenant relocation
- Survey needed to determine the population to be served by affordable housing
- Increasing the number of affordable units
- Distribute the affordable units throughout the Plan area
- Evaluate existing and new units to maximize affordable housing
- Ensuring affordable units as demolition occurs and at build-out
- Potential use of City tax increment to subsidize affordable housing
- Evaluate potential use of Section 8 and/or public housing units
- Desire to have long term 30 years or more for housing

Land Use

- Reduce building heights adjacent to existing neighborhoods and North Beauregard Street
- Ensure that the potential impact of the planned multi-purpose field does not negatively impact the Dora Kelley Park
- Desire to have additional open space and use the Department of Defense (DOD) funding to acquire the open space
- More open space and more visually accessible open space at the Foster Fairbanks - Hekemian site
- Potential impacts of street adjacent to Dora Kelley Park
- Desire to ensure a significant amount of tree canopy (40%)
- Necessity of additional office space
- Need for dog parks and community gardens
- Implementation of parking to be done in a way that will coincide with operational transit

Transportation

- Ellipse – operation, vehicular pedestrian and bicycle movement
- Potential reduction in Ellipse contingency to fund affordable housing
- Impacts of I-395 ramp on adjoining neighborhoods
- Function of street north of the Ellipse between Hekemian and Southern Towers
- Encourage walk-ability along streets and existing bridge on I-395



While this is a sampling of the community comments, all community comments are compiled on the City's website.

There are multiple changes within the Plan that attempt to respond to the community comments. In addition to the text changes, there are graphics that have changed (ex. lowered building heights) to reflect responses to community input.

This document establishes the framework and vision for the Beauregard Small Area. A separate more detailed discussion and community input will need to occur as part of the subsequent rezoning(s) and development of special use permits, all of which will require subsequent review by the Planning Commission and approval by the City Council.

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