



Beauregard Small Area Plan

Parks and Recreation Commission Meeting

February 16, 2012

7:00 p.m.





Presentation

- I. Plan Overview
- II. Land Use
- III. Transportation
- IV. Open Space
- V. Next Steps

BEAUREGARD

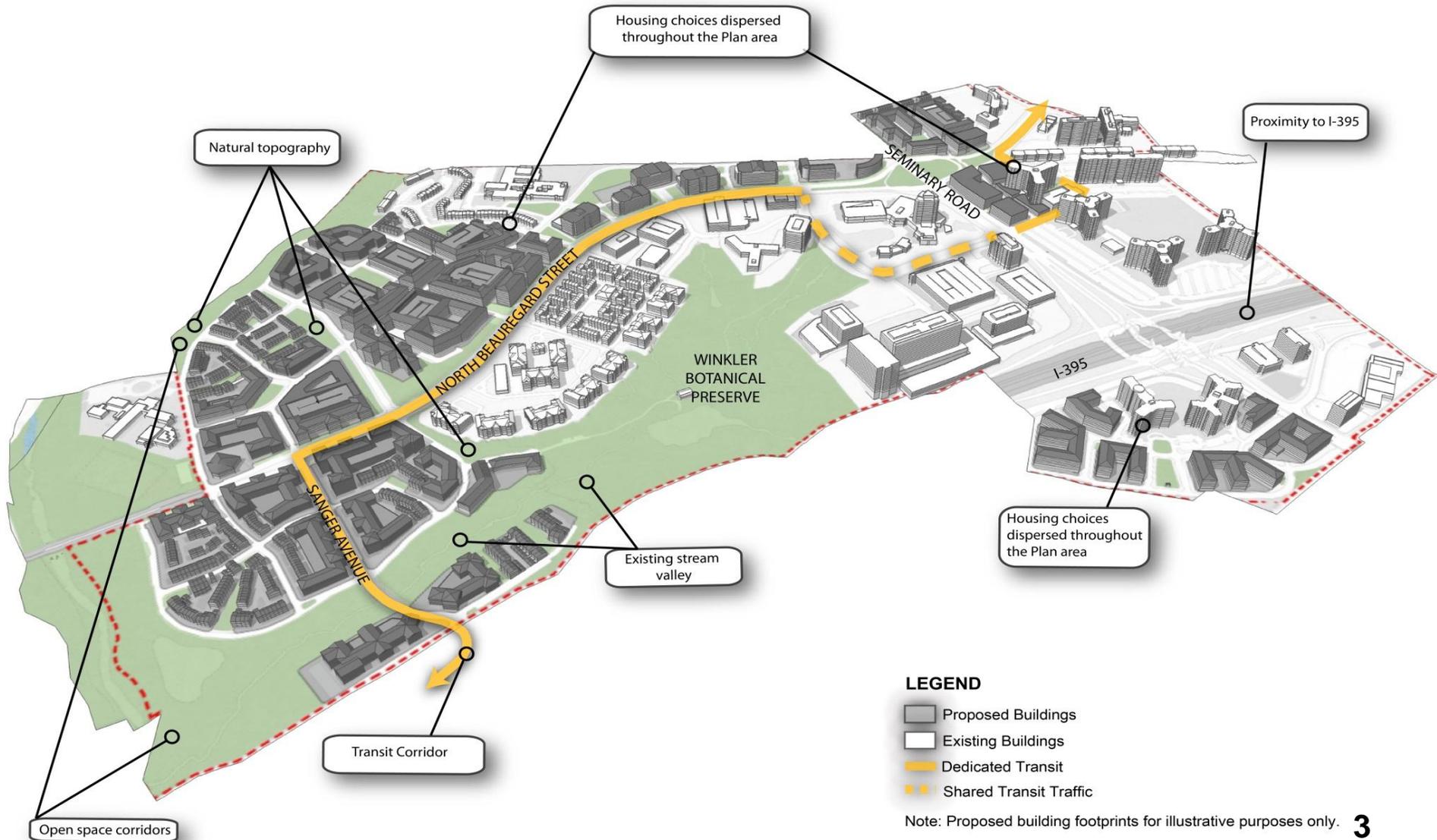
A collage of six small images: a street scene with trees and a building, a modern transit station, a group of diverse children's faces, an arched stone gateway, a paved path with a wooden railing, and a modern multi-story building at night.

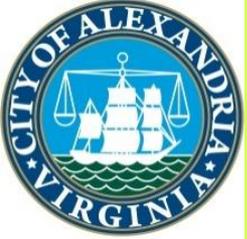
S M A L L A R E A P L A N

WORKING DRAFT 1.23.12

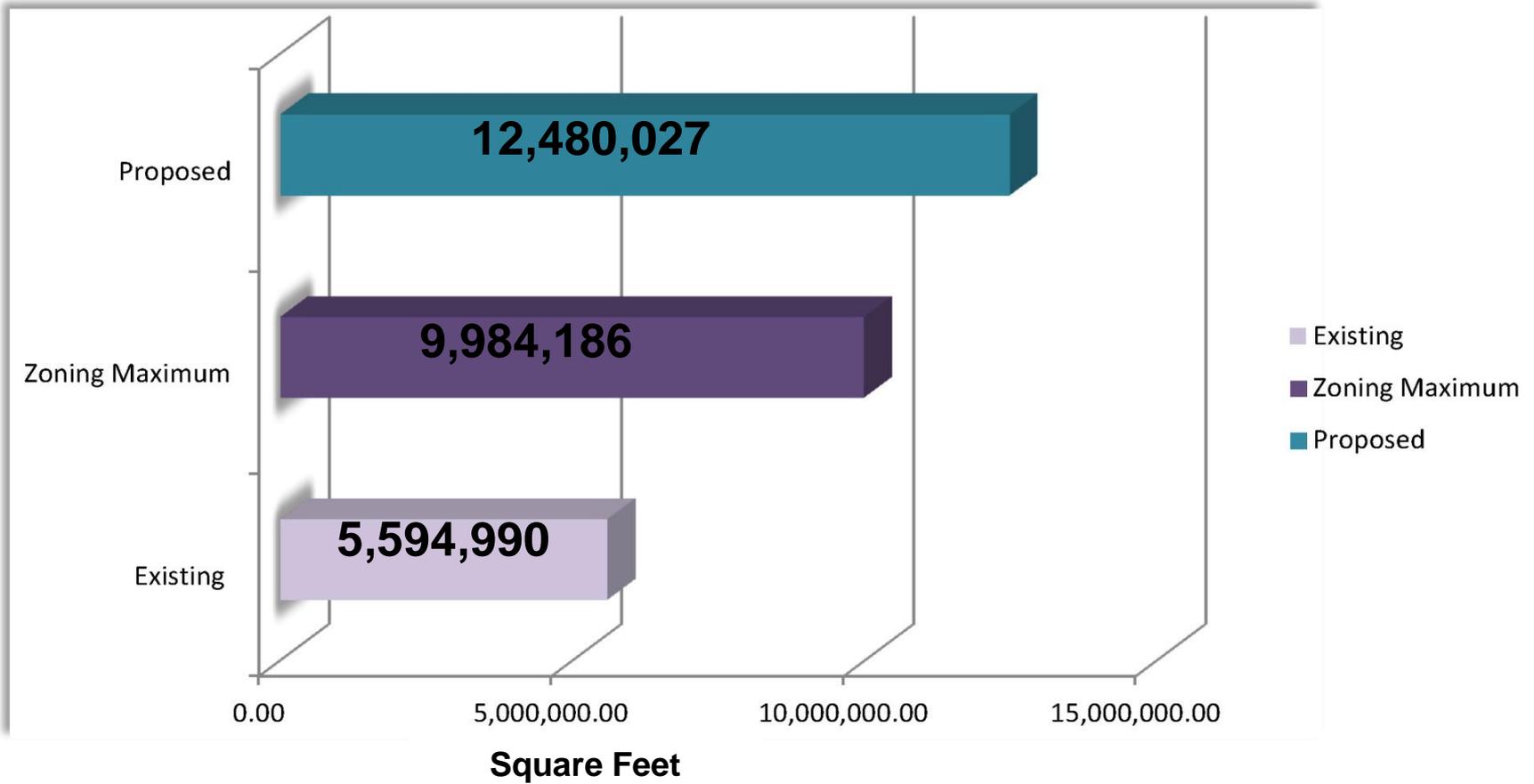


Existing and Proposed Development



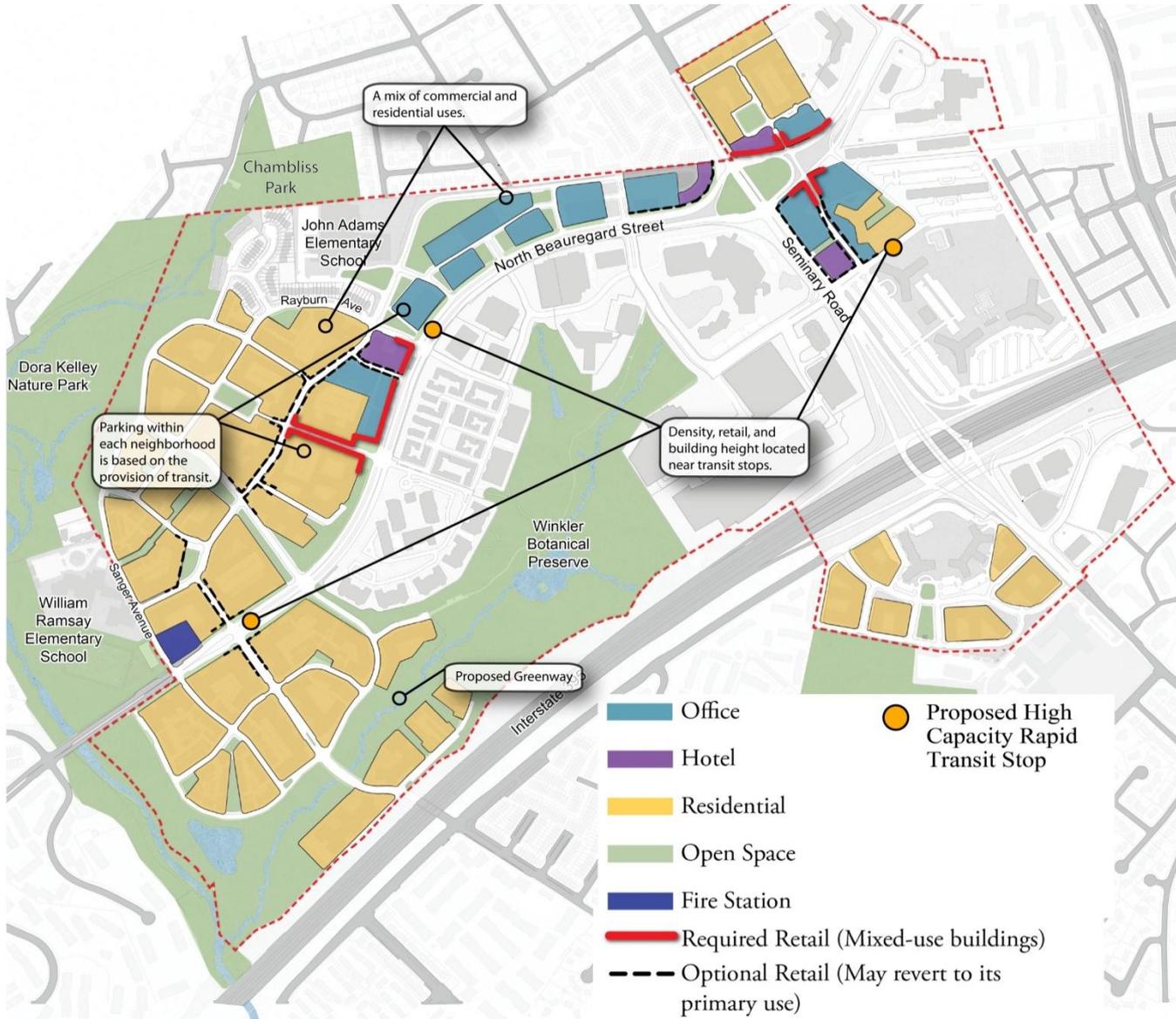


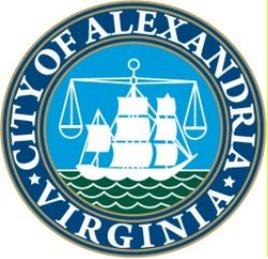
Development Summary



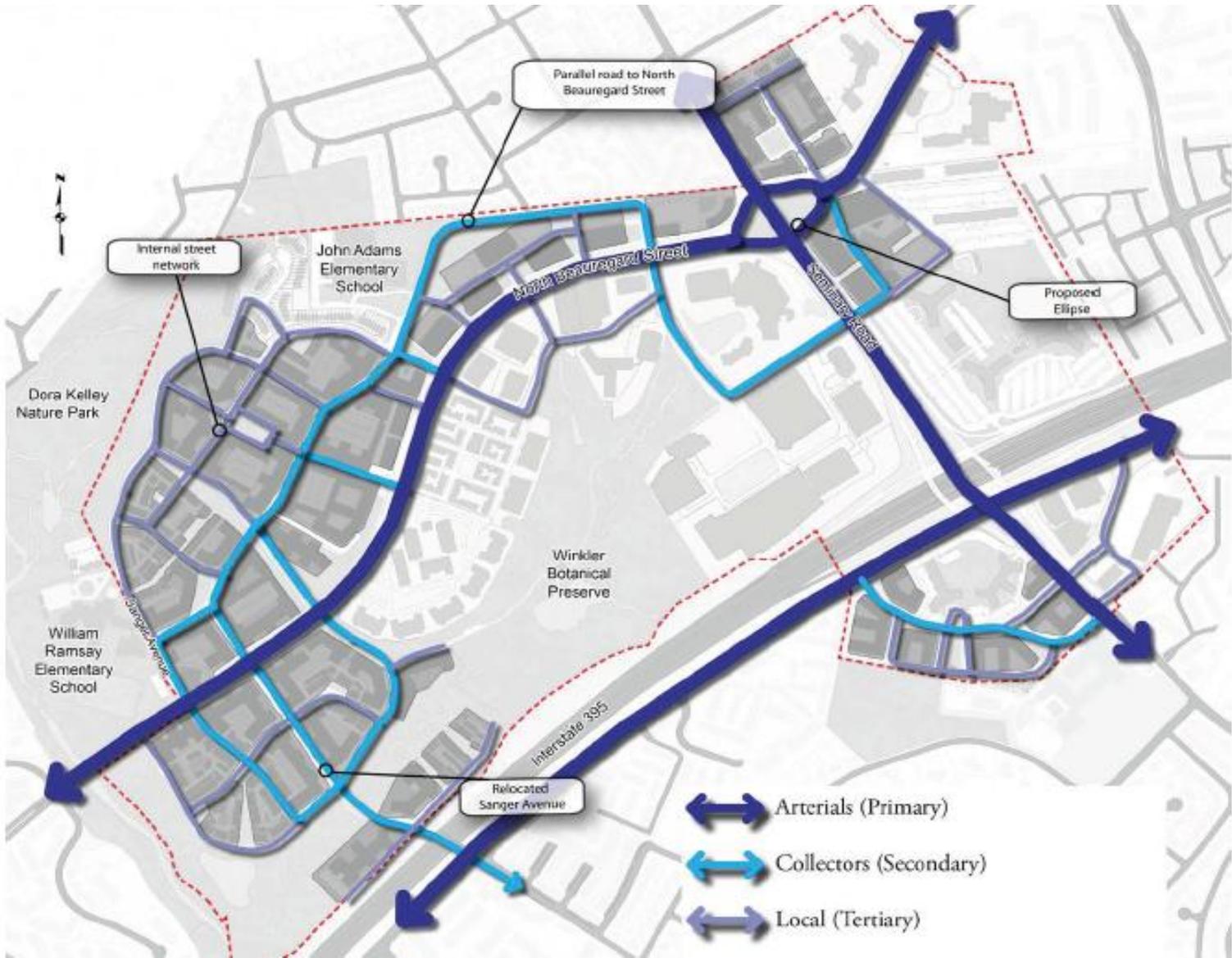


Overall Land Use Strategy



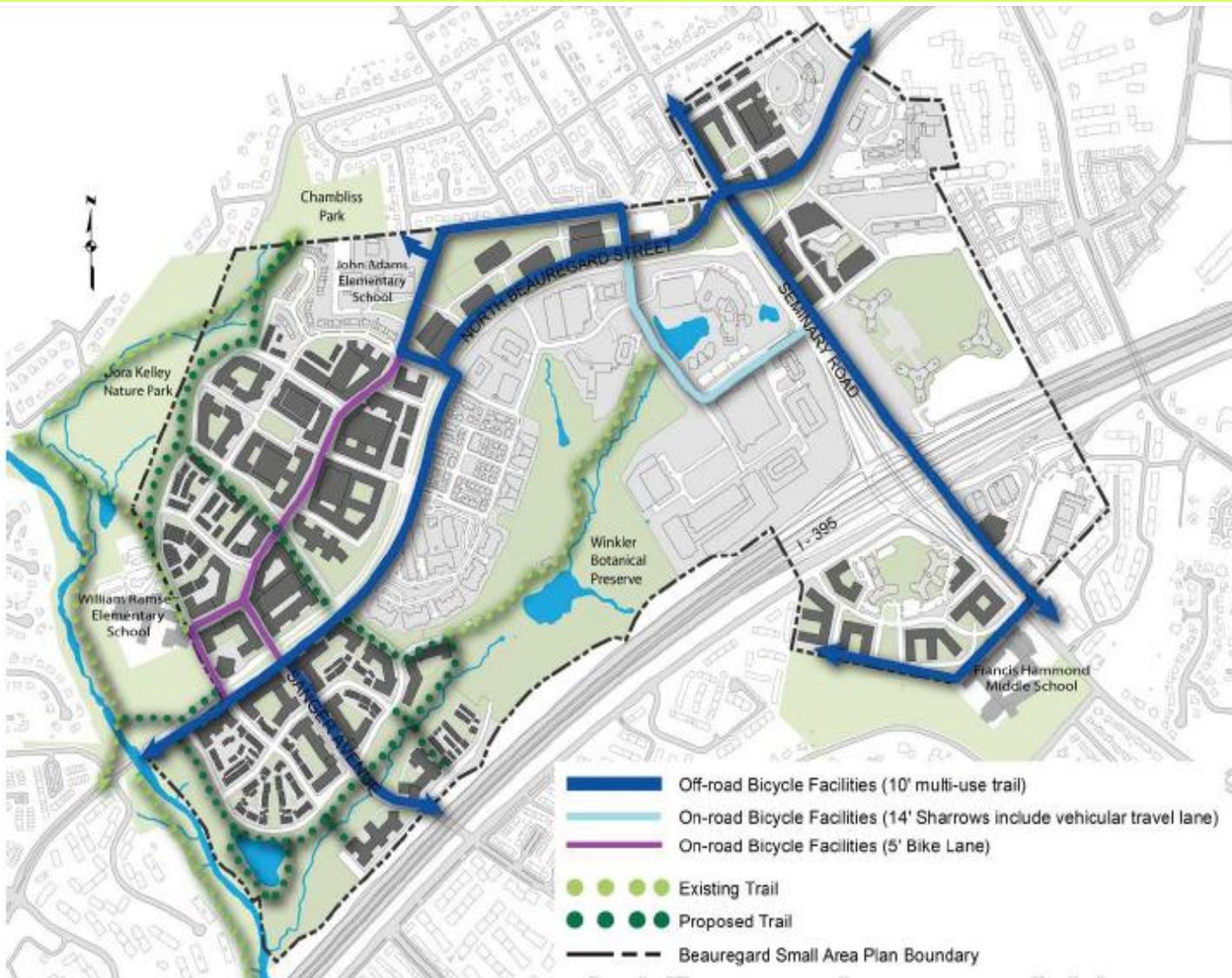


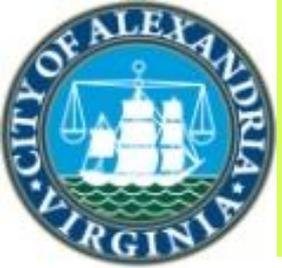
Roadway Network



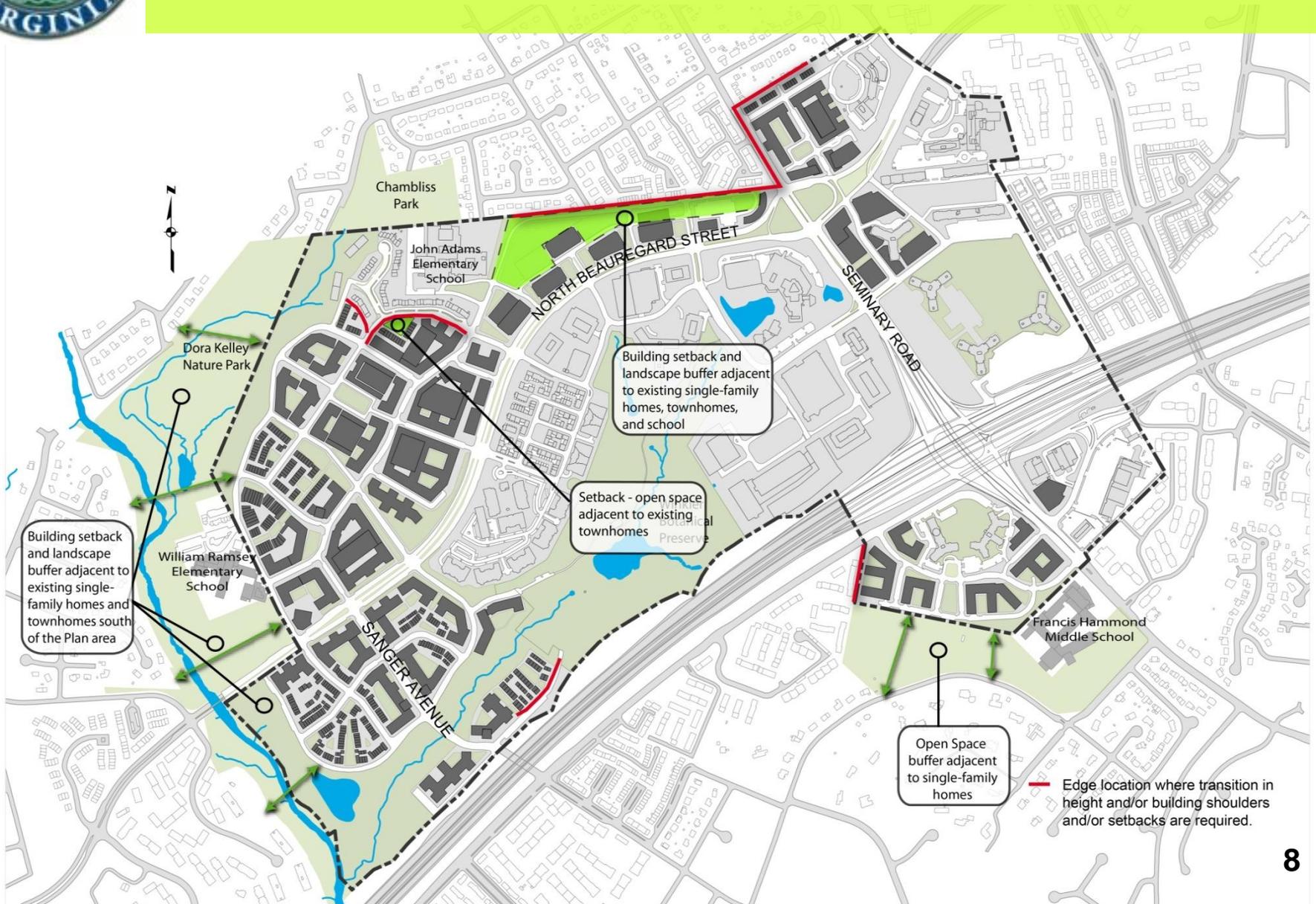


Trails – Connections





Existing Neighborhoods – Transitions





Open Space





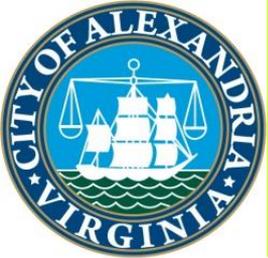
Natural Area Preservation

Street Connections

Integrate three major existing open spaces in Plan area:

- **Expand Dora Kelley Nature Park and Holmes Run Greenway**
- **Provide connections to:**
 - **Wildlife or natural corridors**
 - **Chambliss Park**
 - **Holmes Run Greenway; and**
 - **Winkler Botanical Preserve.**

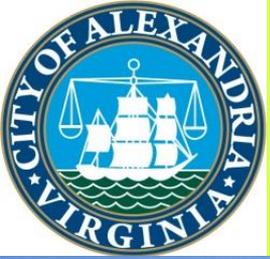




Opportunities for Active Recreation

- **Range of active and passive recreation opportunities.**
- **An athletic field near William Ramsay School:**
 - Sized to accommodate multiple activities or sports.
 - Synthetic turf and lighting.
- **Additional active recreation areas:**
 - Adjacent to nearby school facilities (John Adams or Francis Hammond).





Types of Open Spaces

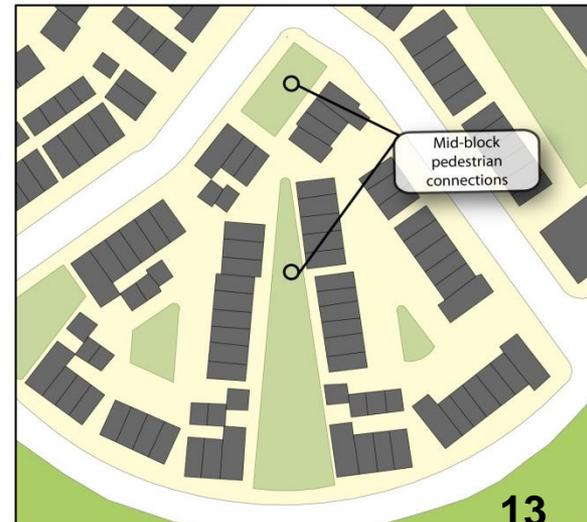




Mid – Block Pedestrian Connections



GREENWAY PARK NEIGHBORHOOD





Open Space – Public & Private



Total Site Area for the Beaugard Corridor.....	440.0 acres
Total Gross Area for the Land Bays A-G.....	188.0 acres
Total Net Site Area for Land Bays A-G.....	106.0 acres
Net Site Area includes private property (excluding streets)	

Public Open Space (To be Dedicated)

Greenway.....	34.0 acres
Other.....	4.0 acres
Total.....	38.0 acres

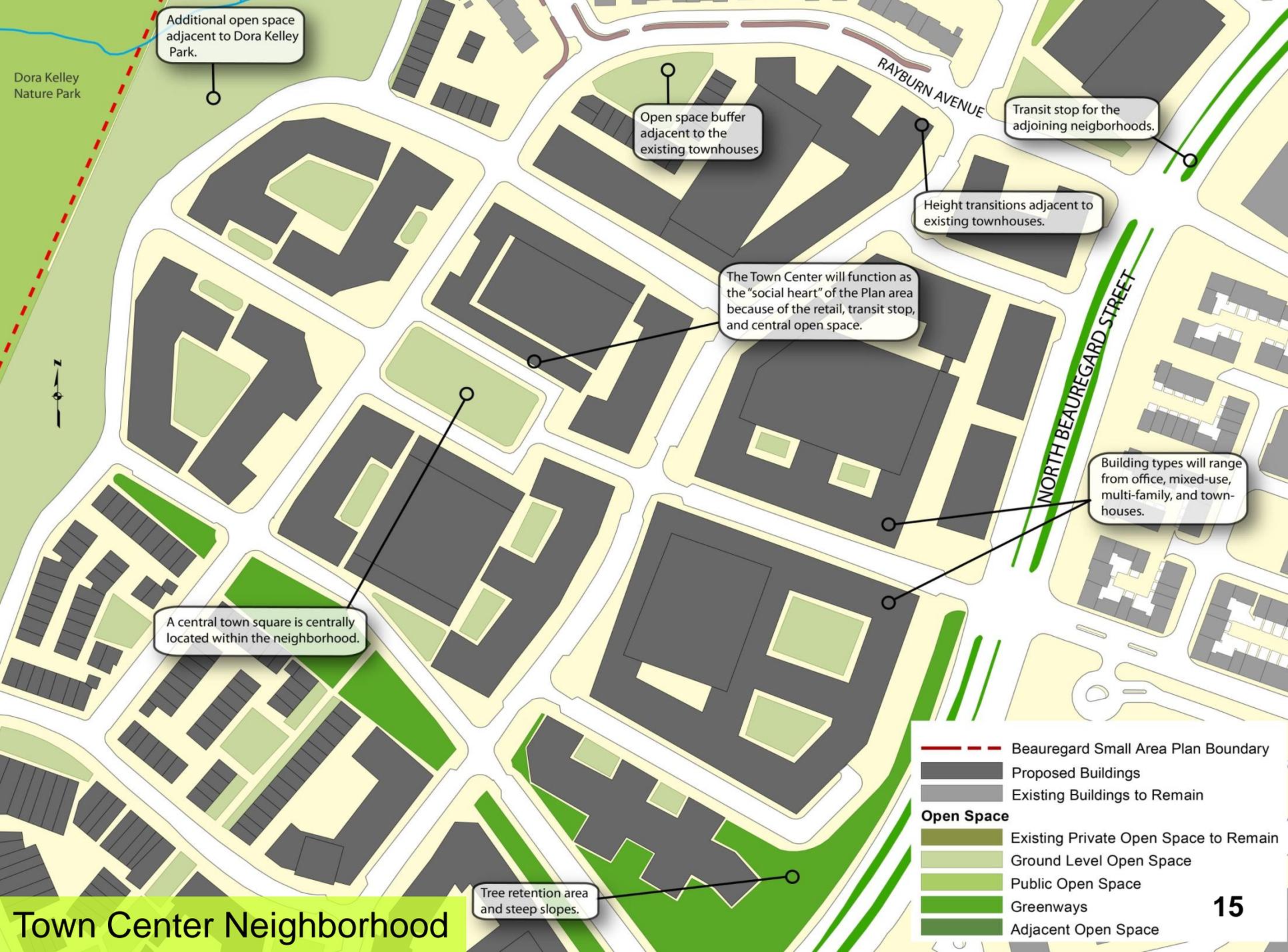
Defined Open Space (Private with Public Access)..... 7.6 acres

Total Public and Defined Open Space..... 45.6 acres

Additional Open Space to be provided on the ground or above ground will be provided at the CDD rezoning phase.

Existing Adjacent Major Open Spaces (not included in calculation)

Dora Kelly Nature Park/ Ramsey School.....	41.4 acres
Winkler Botanical Preserve.....	43.4 acres
Chambliss Park.....	8.0 acres
Hammond Park.....	8.5 acres
Total.....	101.3 acres



Additional open space adjacent to Dora Kelley Park.

Dora Kelley Nature Park

Open space buffer adjacent to the existing townhouses

Transit stop for the adjoining neighborhoods.

Height transitions adjacent to existing townhouses.

The Town Center will function as the "social heart" of the Plan area because of the retail, transit stop, and central open space.

Building types will range from office, mixed-use, multi-family, and townhouses.

A central town square is centrally located within the neighborhood.

Tree retention area and steep slopes.

- Beauregard Small Area Plan Boundary
- Proposed Buildings
- Existing Buildings to Remain
- Open Space**
- Existing Private Open Space to Remain
- Ground Level Open Space
- Public Open Space
- Greenways
- Adjacent Open Space

Town Center Neighborhood

- - - Beauregard Small Area Plan Boundary
- Proposed Buildings
- Existing Buildings to Remain
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- Existing Private Open Space to Remain
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- Adjacent Open Space

The character of this neighborhood will be defined by the east - west greenway and adjoining Dora Kelley Park.

Mid-block pedestrian connections to the adjoining school.

The adjoining William Ramsey School and Recreation Center and Buddie Ford Nature Center will provide school and recreational opportunities for the plan area.

William Ramsey Elementary School

Proposed Fire Station

NORTH BEAUREGARD STREET

Garden District Neighborhood





Proposed Fire Station

Neighborhood will be multi-family and townhouses. Height will range from 45 to 70 ft.

A greenway connects the Winkler Botanical Preserve to the planned open space.

The Plan proposes a greenway which surrounds the neighborhood.

A new street is required to be located between the proposed park and development.

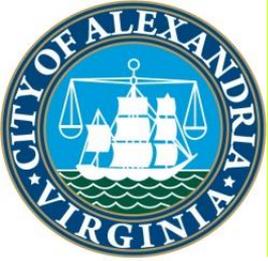
A central paseo and park are required for the neighborhood.

Proposed pedestrian bridges connecting the east and west side of the neighborhood.

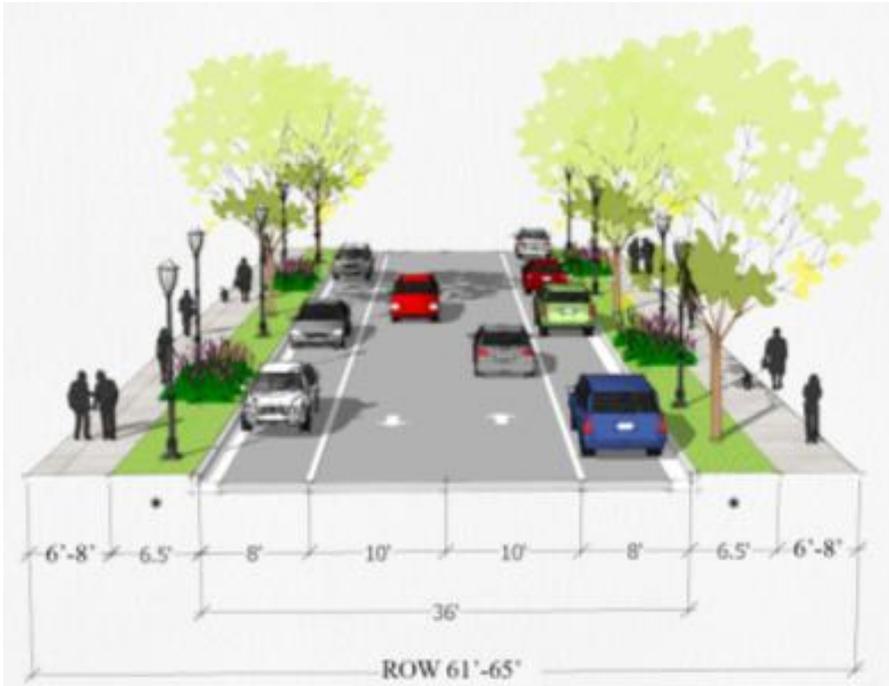
General location of potential stormwater pond.

Greenway Neighborhood

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Cross Section Near Dora Kelley Park



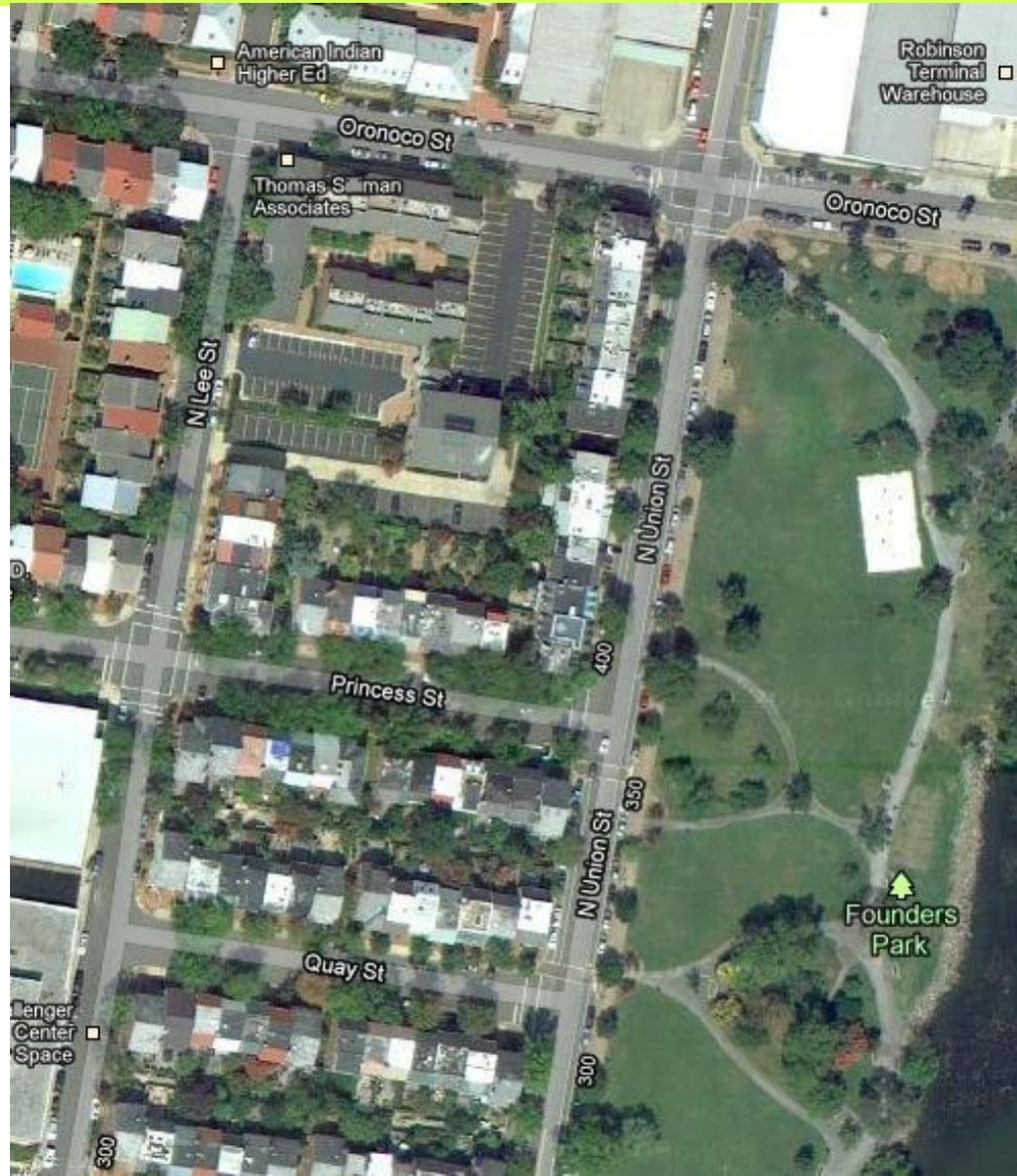
Note:
*Planting strip at urban locations may be tree wells



Note:
*Optional bulb-outs shown.
**Planting strip at urban locations shall be tree wells



Park - Road Connection Sample



Open space park and buffers adjacent to the existing single-family homes. The setbacks range from 100 to 200 ft.

A new street parallel to North Beauregard Street. The street will enable pedestrian and bicycle access from the adjoining neighborhoods and the John Adams School.

Possible pedestrian/bike connection.

The Plan recommends the provision of an open space park that can also be used by the adjoining school and community.

A hotel that is required to frame the adjoining ellipse.

John Adams Elementary School

Office buildings with a maximum height of 110 ft.

The existing John Adams School will "front" onto the new street. The street has also been designed to accommodate the bus loop and will also provide parallel parking for parent-student drop-off.

The Plan recommends the provision of new streets to reduce the scale of the site from one block to six blocks.

MARK CENTER DRIVE

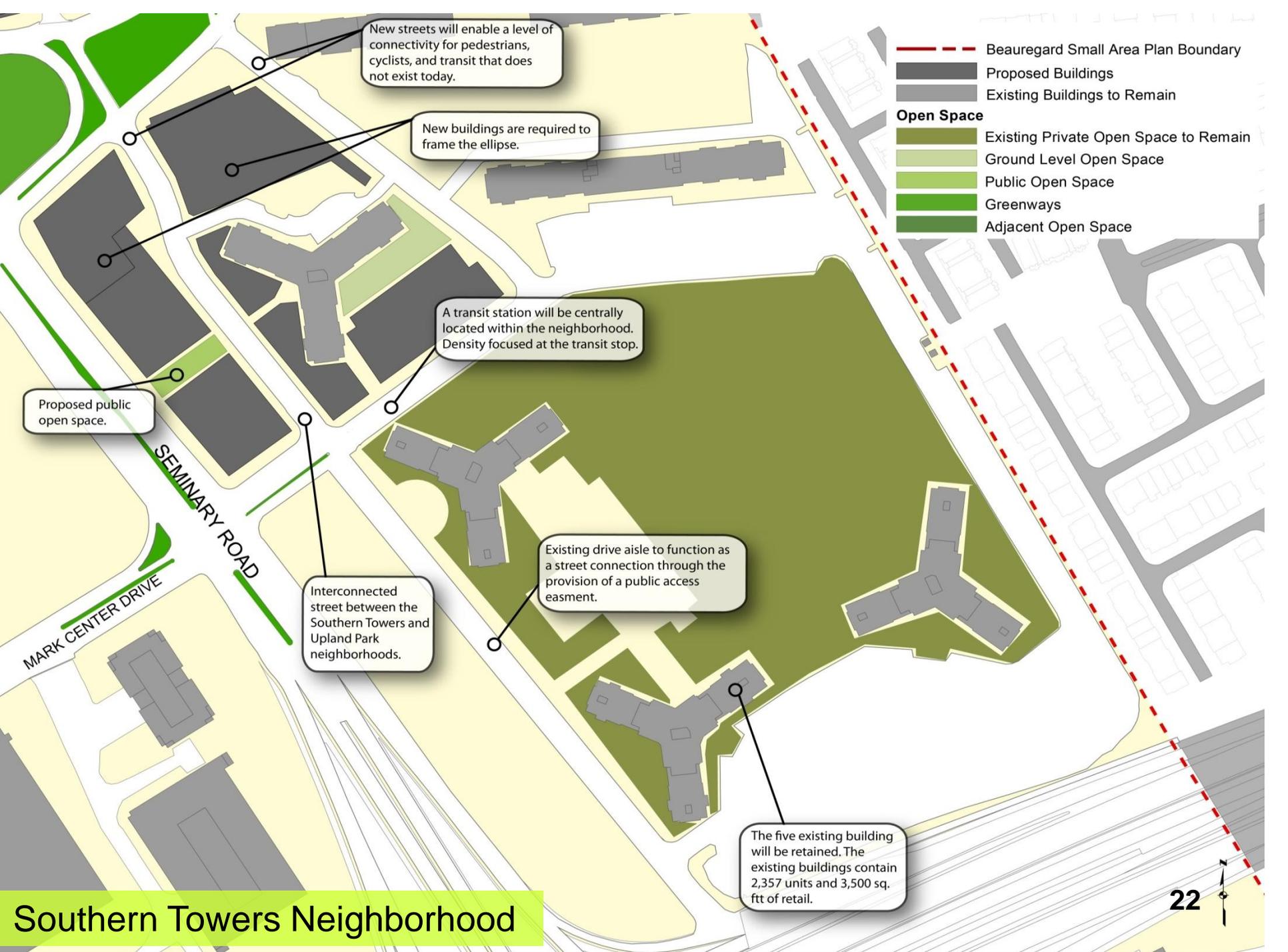
NORTH BEAUREGARD STREET

-  Beauregard Small Area Plan Boundary
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Winkler Botanical Preserve

Adams Neighborhood





New streets will enable a level of connectivity for pedestrians, cyclists, and transit that does not exist today.

New buildings are required to frame the ellipse.

A transit station will be centrally located within the neighborhood. Density focused at the transit stop.

Proposed public open space.

Interconnected street between the Southern Towers and Upland Park neighborhoods.

Existing drive aisle to function as a street connection through the provision of a public access easement.

The five existing building will be retained. The existing buildings contain 2,357 units and 3,500 sq. ft. of retail.

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Southern Towers Neighborhood





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Proposed buildings will range in height from 50 to 70 ft.

The existing 120 ft. tall, 550 unit Seminary Towers will be retained.

Height transitions to the adjoining neighborhood.

Existing open space will be retained.

Possible pedestrian and bike connection.

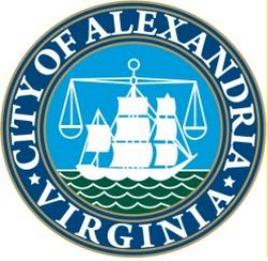
New street enables visual accessibility and improves safety of the adjoining open space.

A central public open space framed with buildings. The park will visually connect to the adjoining Francis Hammond open space.

Realignment of Kenmore Avenue with Library Lane enables pedestrian and bicycle access to the adjoining retail/library at a traffic signal. The realigned street will be curvilinear similar to the other streets in the Plan area.

Francis Hammond Middle School

Seminary Overlook Neighborhood



Next Steps

Upcoming Meetings in February:

February 16th @ 7 PM:	School Board Meeting
February 16th @ 7 PM:	Parks and Recreation Commission Meeting
February 21st @ 7 PM:	Beauregard Community Meeting
February 21st @ 7 PM:	Pedestrian & Bike Advisory Committee Meeting
February 23rd @ 7 PM:	Housing Town Hall Meeting
February 29th @ 7 PM:	Federation of Civic Associations Meeting

