

## Beauregard Design Advisory Committee (BDAC) – Meeting Summary

June 21, 2021

7:00 p.m.

Virtual Meeting

### **Committee Members in Attendance:**

Pete Benavage, Chair

Donna Fossum

Abed Benzina

Carolyn Griglione

Fatimah Mateen

Bud Jackson

Christine Hoeffner

### **City Staff:**

Maya Contreras, Principal Planner, P&Z

Bill Cook, Urban Planner, P&Z

### **Agenda Items:**

1. Call To Order (5 Minutes)
2. Overview (5 Minutes)
3. Updated Vote to Continue Virtual Meetings (10 Minutes)
4. Responsibilities (5 Minutes)
  - a. Review and approval of October 26, 2020 meeting notes
5. Staff updates (30 Minutes)
  - a. Upcoming items for public hearings
  - b. Construction updates
6. Motion to Adjourn

*Meeting presentations, materials, and recordings are archived on the BDAC webpage at:*

<https://www.alexandriava.gov/74981>

Due to the COVID-19 Pandemic emergency, the 7:00 p.m. June 21, 2021 meeting of the Beauregard Design Advisory Committee is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Board, staff, and applicant team are participating from remote locations through a Zoom Meeting. The meeting can be accessed by the public through the [Beauregard Design Advisory Committee website](#) or calling into the meeting. Please see the BDAC website for links and phone numbers to access the Zoom Meeting. A video recording of the meeting will be available online after the meeting. Public Comment will be received at the meeting during the public comment period or comments can be emailed to staff by emailing [william.cook@alexandriava.gov](mailto:william.cook@alexandriava.gov). For reasonable disability accommodation, contact [Jackie.Cato@alexandriava.gov](mailto:Jackie.Cato@alexandriava.gov) or 703.746.3810, Virginia Relay 711.

**Welcome and Introductions:**

Mr. Benavage called the meeting to order. Mr. Cook read the virtual meetings statement and called roll. All members present. Ms. Contreras introduced staff and new member Christine Hoeffner.

Ms. Contreras summarized the updated City policy regarding virtual meetings and member participation. Future public meetings, including design review committees, are expected to be primarily in-person again, attended by a quorum of members, staff, and the public. Effective July 1, 2021 the policy outlines conditions for electronic participation if a member is unable to attend a meeting in-person. Ms. Griglione moved to adopt the virtual meetings policy, seconded by Ms. Fossum. The motion passed unanimously.

The summary of the October 26, 2020 meeting was distributed in advance for committee review. Mr. Benzina moved to approve, Ms. Griglione seconded, all were in favor with two abstentions. Ms. Hoeffner abstained as she was not on the committee at that time, and Mr. Benavage stated his abstention since he had recused himself from the meeting. Mr. Benavage and Ms. Fossum noted items for correction.

**Staff Updates:**

Ms. Contreras gave an overview of the Beauregard Small Area Plan boundaries and neighborhoods, reminding of recently built or approved projects. A summary of upcoming projects included:

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| <ul style="list-style-type: none"><li>• West End Transitway</li><li>• Southern Towers transit facility</li><li>• “Ellipse” analysis RFP</li><li>• New city health department &amp; other functions</li></ul> | <ul style="list-style-type: none"><li>• 4900 Seminary Rd conversion from office to residential</li><li>• IDA site</li><li>• Hilton site</li><li>• Newport Village</li></ul> |
|--|---|

In response to Ms. Griglione’s question about West End Transitway routing near Southern Towers, Ms. Contreras noted the proposed route would go into Southern Towers via Beauregard and exit via a proposed road near Upland Park. This is still the plan, but staff is in discussion with the new Southern Towners ownership about potential transit stop placement on the property. Other routing decisions may hinge on the findings of the Ellipse study. Ms. Mateen had questions regarding recent changes in transit service and potential West End Transitway routing, expressing concern about recent service reductions (WMATA 16L and DASH AT-9 routes) given the planned increase in residential units and potential gaps in service near the proposed Upland Park project. Ms. Contreras responded that the city conducted public surveys regarding DASH service. The surveys indicated a rider preference to have more frequent service that might have fewer stops and potentially slightly longer walks for users to access the stops, versus a system with shorter walks but longer headways between buses. Mr. Benavage inquired about pedestrian crossings near Sanger Avenue and school children in the area, Ms. Contreras

responded that there is TES staff dedicated to reviewing school issues and that the concern is being considered. Benavage asked about the timeline of the Ellipse study and Phase 1 of Upland Park. Contreras clarified that Phase 1 construction is concentrated in the north and west parts of the Upland Park site, away from the Ellipse study area.

Responding to Ms. Mateen's question about the meaning of "pad site," what Hilton's plans might be, and the meaning of "IDA," Ms. Contreras clarified that the IDA (Institute for Defense Analyses) "pad site" is an existing legally buildable lot in CDD#4. Potential changes to the Hilton site could involve removal of one building near Mark Center Drive and creation of a new lot which Hilton would sell.

In response to Ms. Griglione's question about impacts on open space if the Hilton lot and part of the existing pond were redeveloped, Contreras stated that such analysis would be made with a future development application, noting that CDD#4 is unique because it focuses higher density near Seminary Road, with the Winkler Preserve meeting open space requirements since most office zones do not have open space requirements. Staff is working to obtain more public access to the Winkler Preserve.

Mr. Benavage noted the underutilization of upper floors of Ferdinand Day School, and that the space could have potential for city functions including meeting space.

Ms. Griglione left the meeting at approximately 7:30 to attend another city meeting. Before leaving she commented that the materials contrast at the Spire project was not what she anticipated. Ms. Contreras reiterated the materials were as approved, and that staff reviewed them including on-site mock-up panels of the materials. She noted that materials change over time, and things often look different once landscaping is completed. Ms. Fossum concurred with Griglione's comment.

Status updates were given for the Blake, Upland Park, Newport Village, Harris Teeter opening, Benchmark Senior Living, and a possible outdoor dining structure at Silver Diner in the West Alex project.

Multiple members discussed observations during construction of the Blake project and impacts on the surroundings, and noted the project was progressing largely as expected.

### **Public Comment**

There were no members of the public present and a public comment period was not held.

### **Other Business**

As meetings become "physical" again, staff will be considering potential locations for future meetings.

The meeting was adjourned at 7:53 PM.