



Beauregard Small Area Plan

Beauregard Community Meeting
January 23, 2012

John Adams Elementary School – Media Center





Agenda

I. Overview – Beauregard Small Area Plan – Working Draft

II. Questions and Comments

III. Upcoming Meetings

- a. February 6th – Beauregard Community Meeting
- b. February 13th – Joint City Council and Planning Commission Work Session
- c. Other Dates To Be Determined

IV. Upcoming Boards and Commission Meetings

V. Next Steps



Community Process – Plan Preparation

Community Comments (Appendix A)

Vision Statement

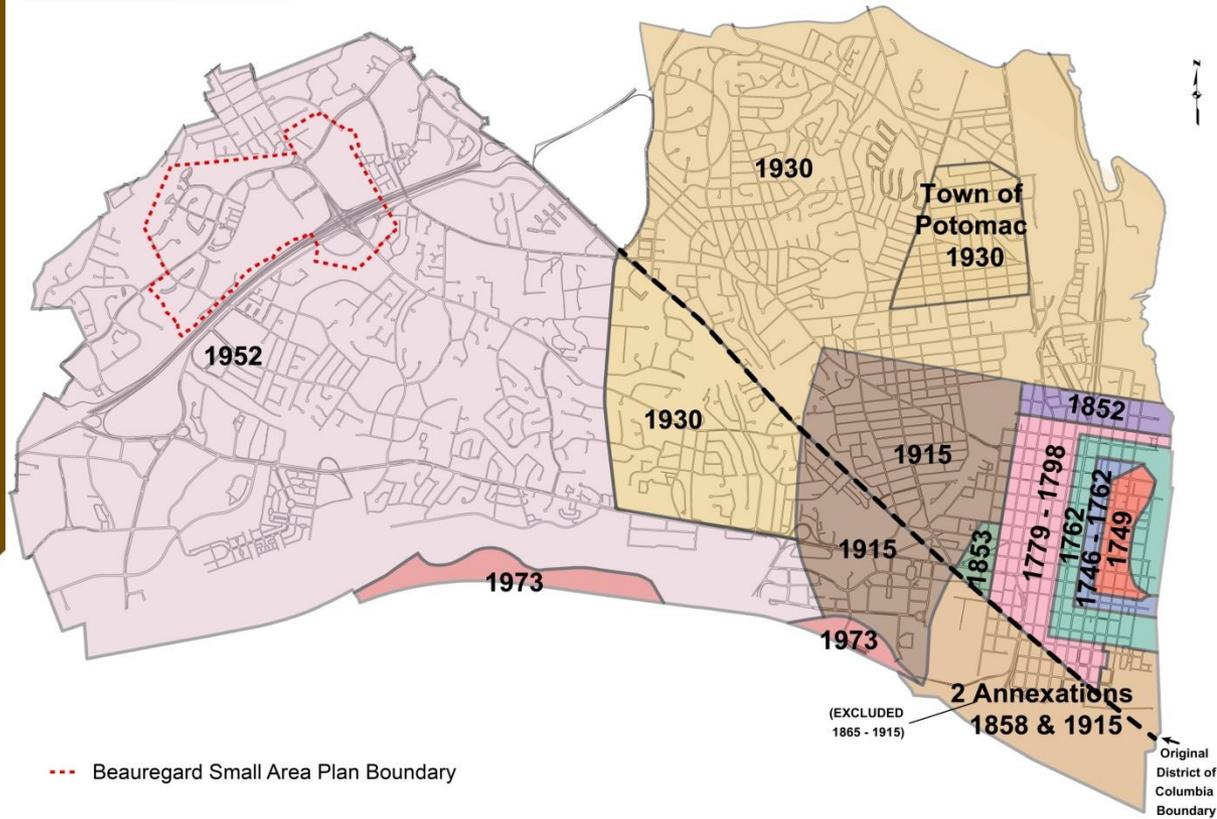
Chapter Recommendations

Recommendations Legend





Land Use and Regional Growth



City's Population : 1950 to 2010

62,000 to 140,000

Projected Regional Growth : 2040

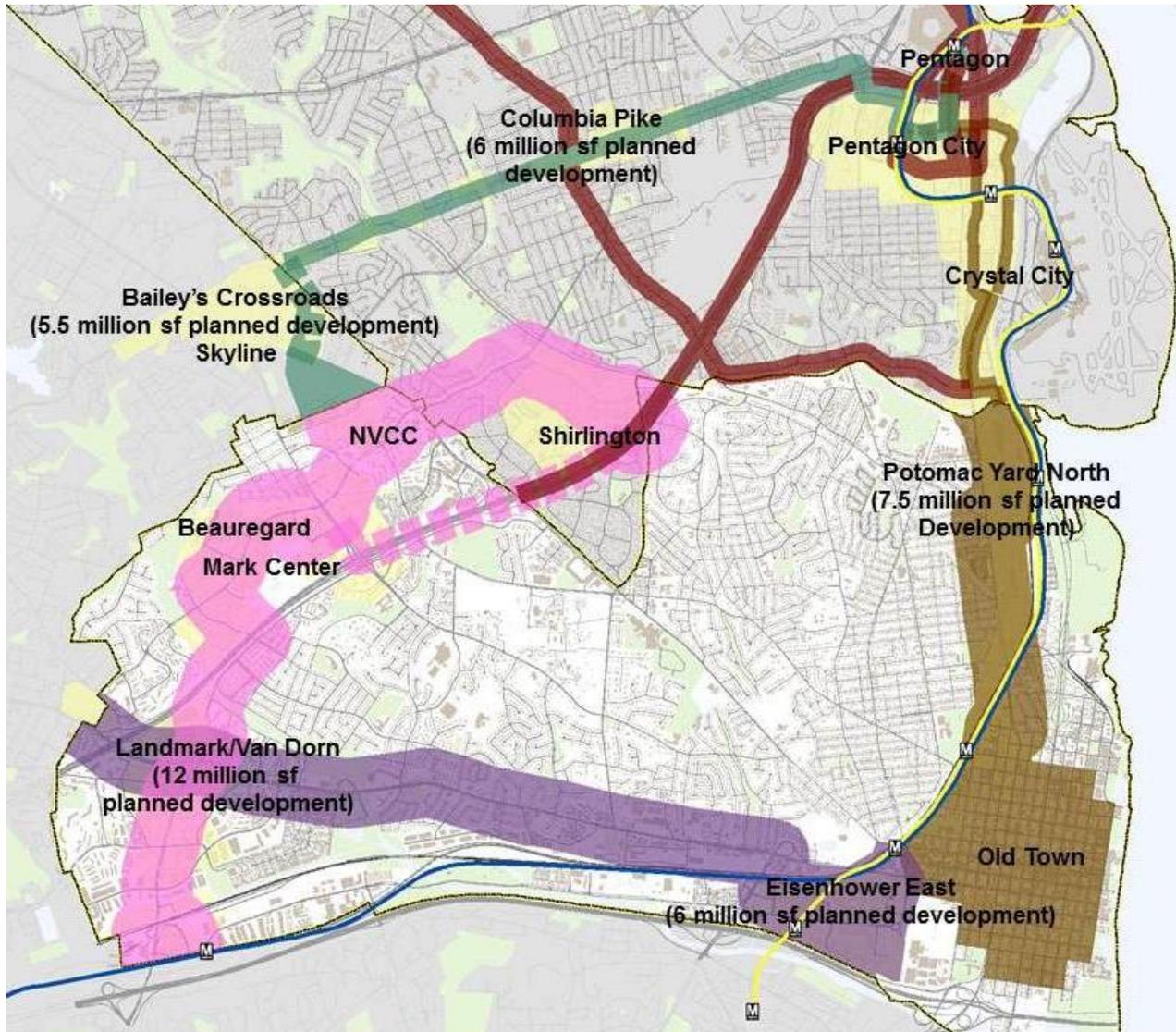
1,270,000 jobs and 1,500,000 residents

Projected City Growth : 2040

52,000 jobs and 43,000 residents

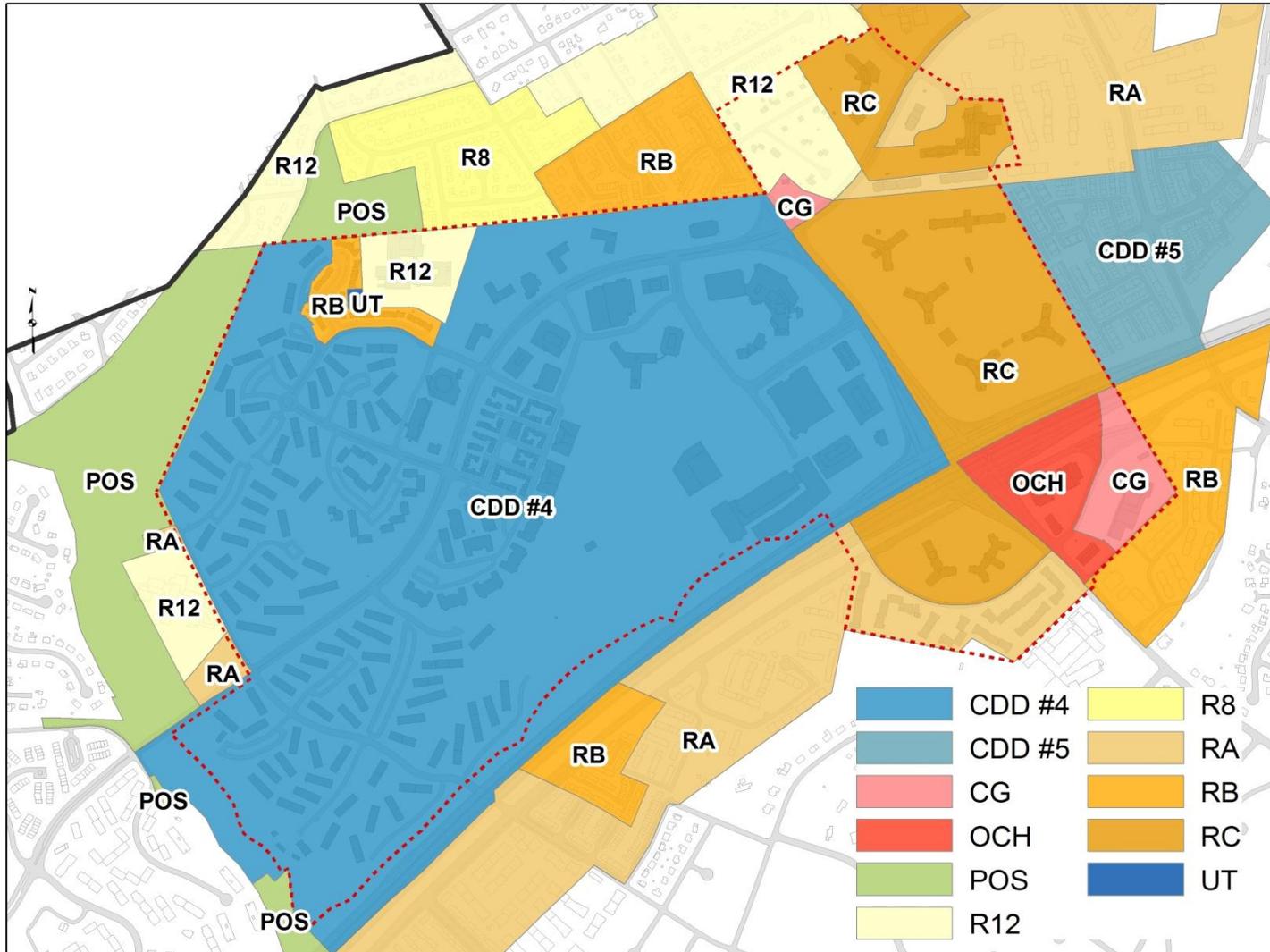


Land Use and Regional Growth



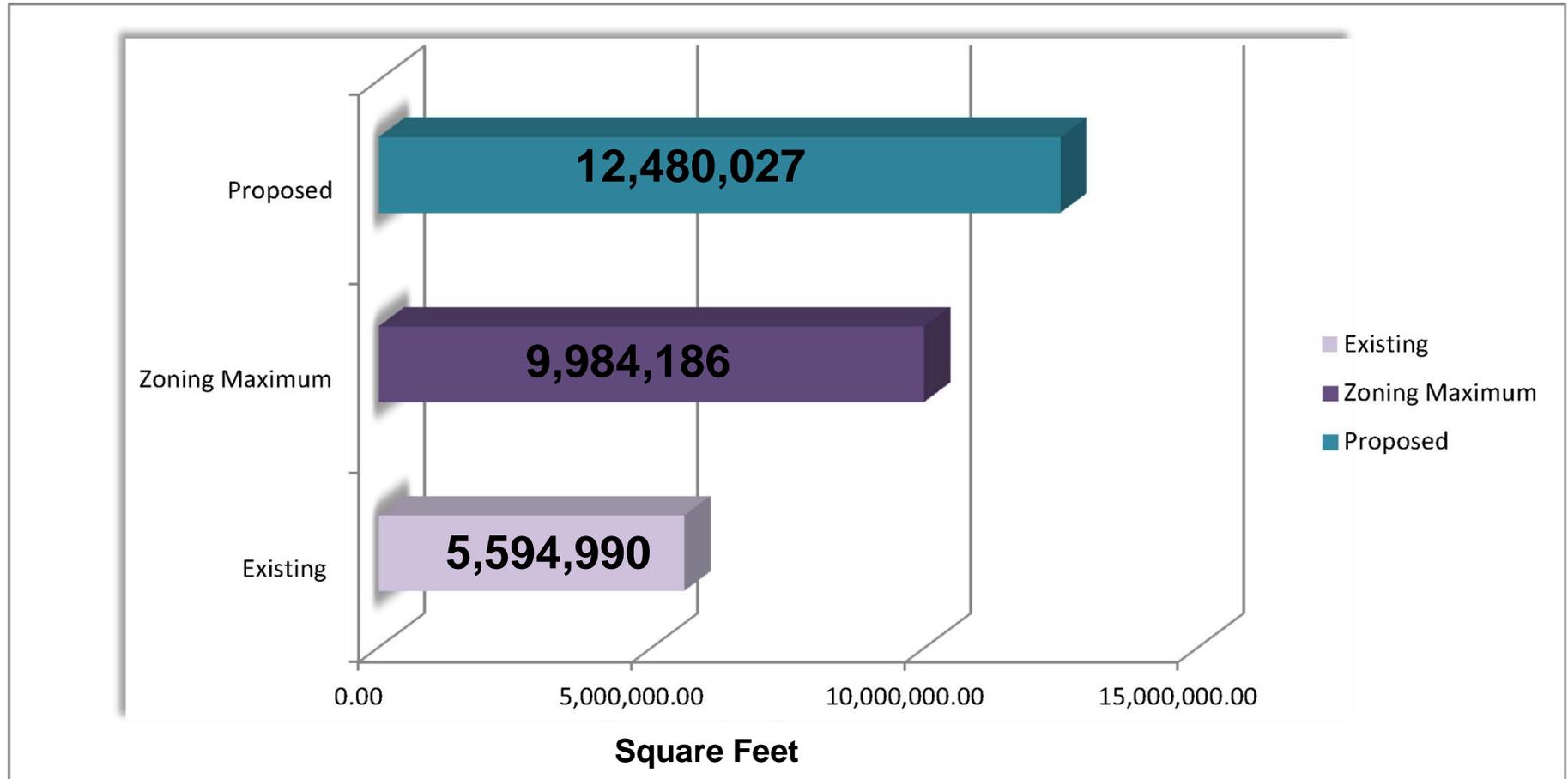


Existing Zoning





Development Summary





Existing Development



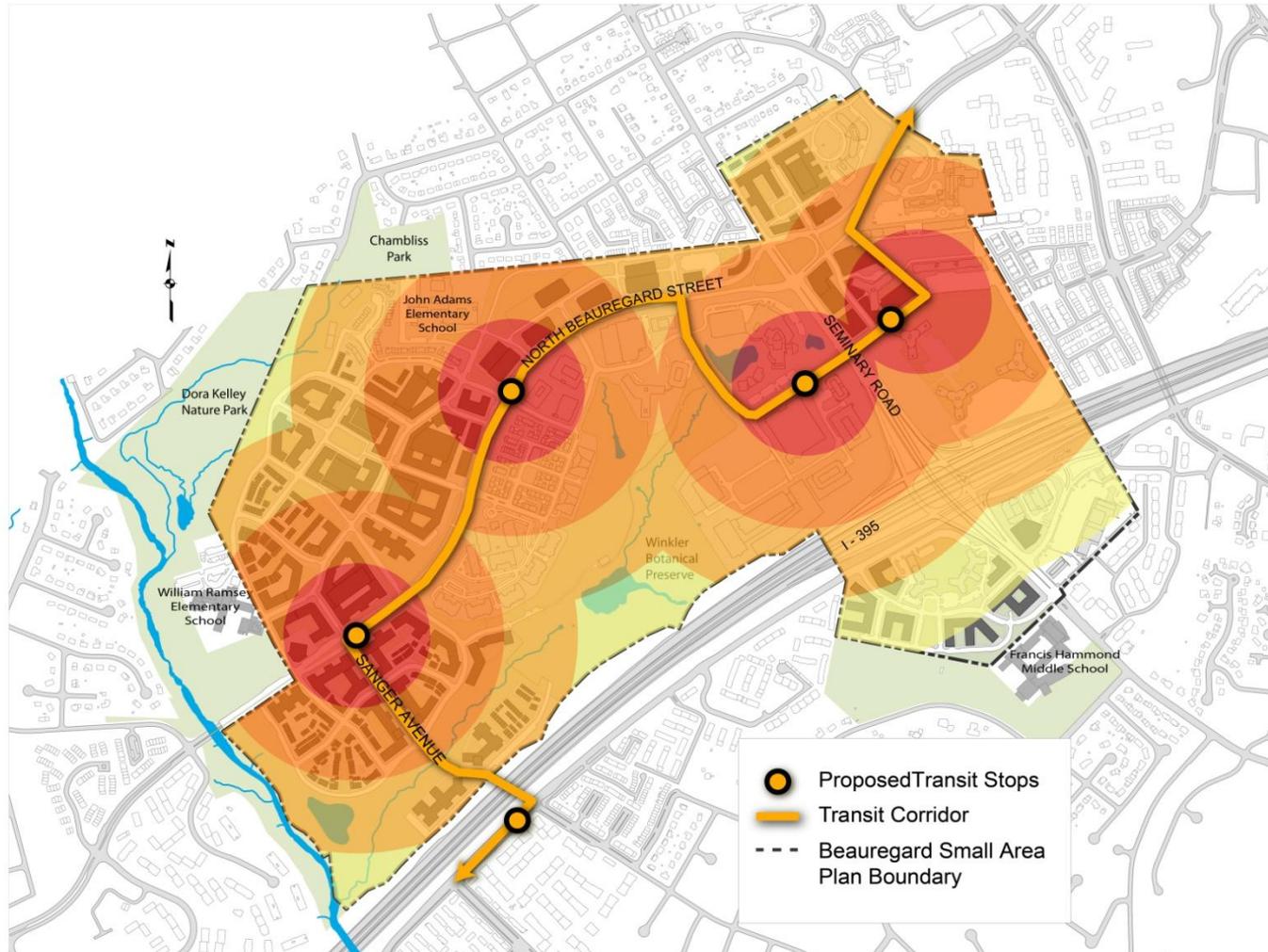


Lynbrook – Proposal



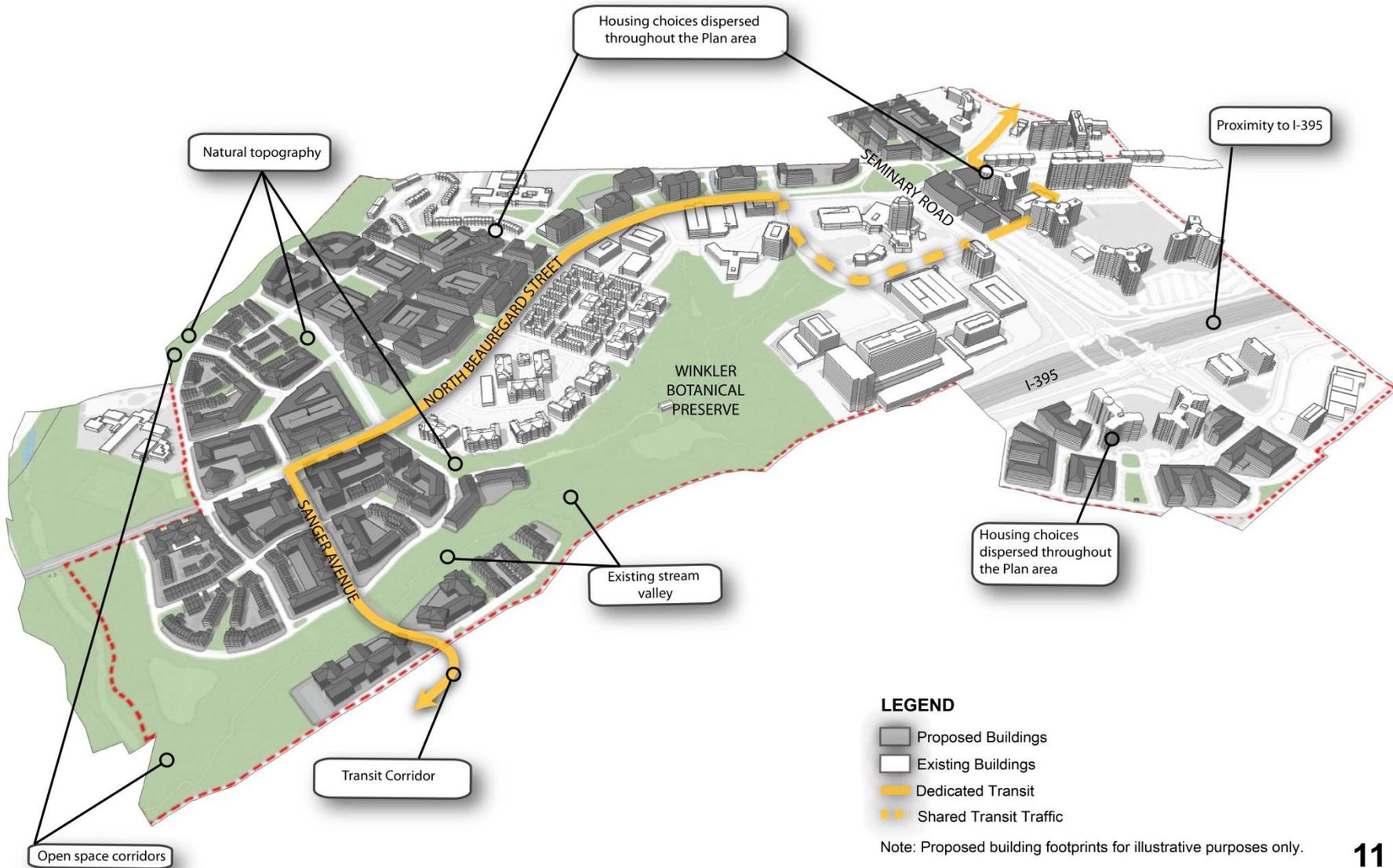


Existing and Proposed Transit Stops





Plan and Existing Site Elements



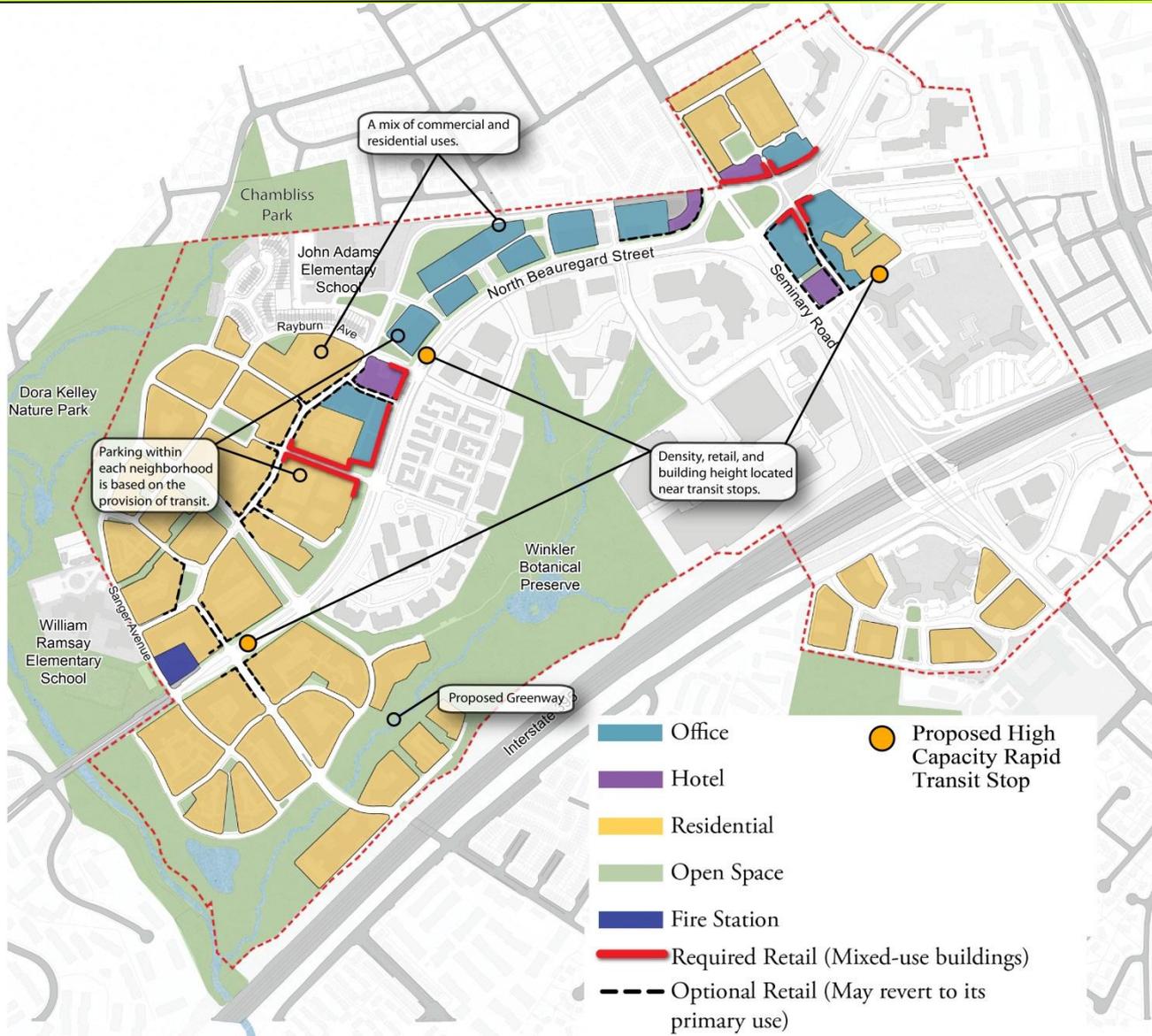


Streets and Street Character





Overall Land Use Strategy





Streets and Street Character





Streets and Street Character





Blocks and Character

OLD TOWN



DOWDEN TERRACE



PLAN AREA - EXISTING



PLAN AREA - PROPOSED



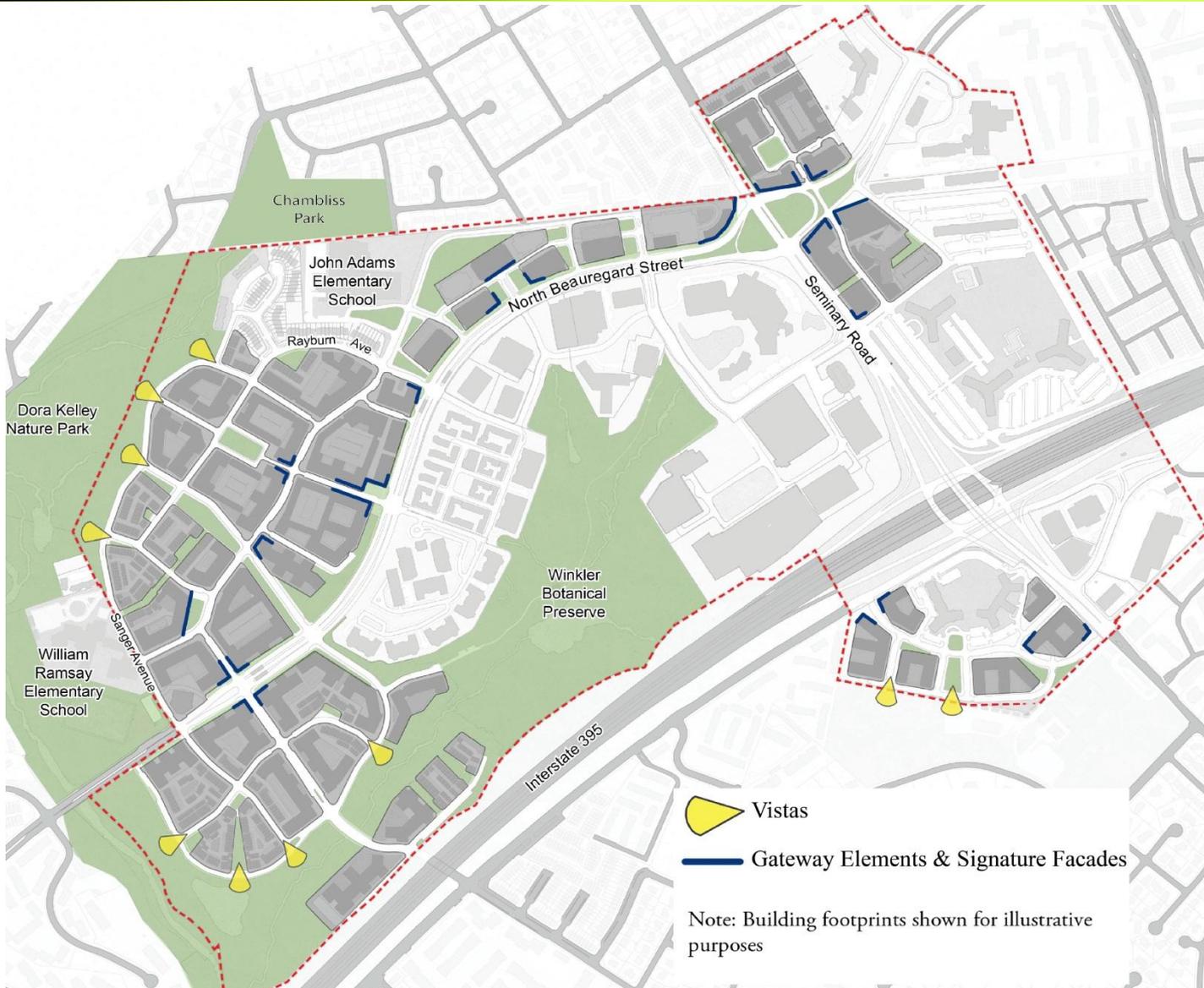


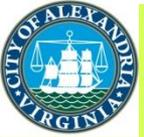
Streets and Street Character





Vistas, Signature Facades and Gateways





Mid - Block Pedestrian Connections

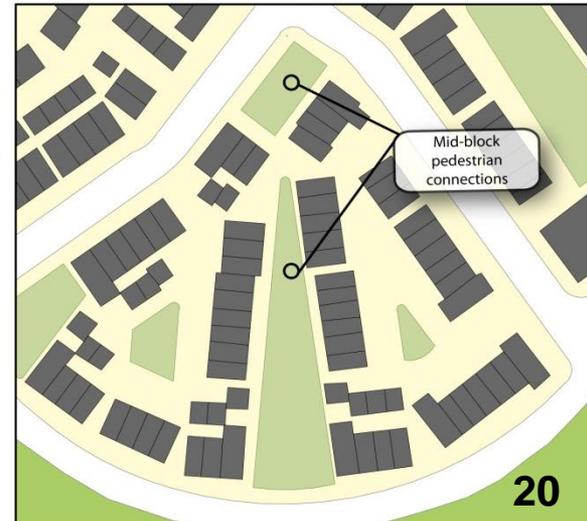




Mid – Block Pedestrian Connections



GREENWAY PARK NEIGHBORHOOD





Development Summary

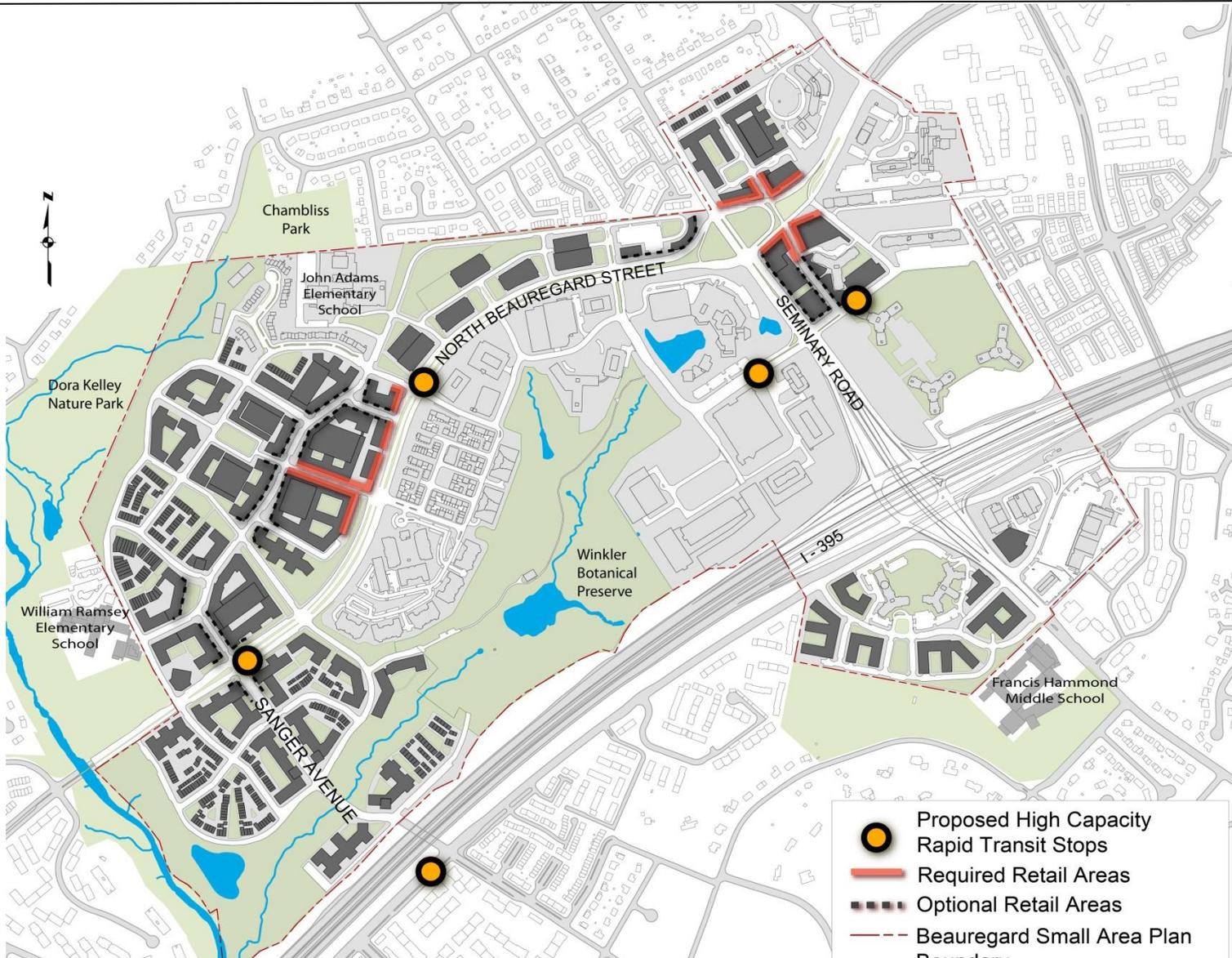
NEIGHBORHOOD	PRINCIPAL LAND USES	MAXIMUM BUILDING HEIGHT	OFFICE	FLOOR AREA (SQ FT) BY USE				TOTAL SQ. FT.
				RESIDENTIAL	REQUIRED RETAIL	OPTIONAL RETAIL ³	HOTEL	MAXIMUM
1. Town Center	Residential/Office/Retail/Hotel	70 - 130	405,165	2,408,145	200,000	109,245	126,845	3,249,400
2. Garden District	Residential	45 - 70	0	1,102,260	0	21,355	0	1,123,615
3. Greenway	Residential	45 - 70	0	2,030,745	0	13,250	0	2,043,995
4. Adams	Office/Retail/Hotel	45 - 110	1,020,765	0	0	15,000	100,000	1,135,765
5. Upland Park	Residential/Office/Retail/Hotel	45 - 110	75,470	590,000	0	16,000	75,000	1,156,470
6. Southern Towers	Office/Retail	45 - 110	195,000	-	25,000	80,000	100,000	
7. Seminary Overlook	Residential	70	0	979,745	0	0	0	979,745
Total			1,696,400	7,110,895	225,000	254,850	401,845	9,688,990

Notes:

- ¹ Community facilities, public buildings and accessory uses may be provided within any neighborhood in addition to the maximum permitted development; however, the uses will be subject to the height requirements, urban design standards and guidelines, and other applicable requirements as part of the rezoning(s) or Development Special Use Permit.
- ² Development within the total floor area permitted may be permitted to be transferred. The standards for the transfer will be determined as part of the rezoning(s) and require approval as part of a Development Special Use Permit.
- ³ Optional retail use may be provided if approved as part of the development review process, subject to the locations depicted in the Plan.
- ⁴ See Table 3 for required parking.
- ⁵ Development Summary Table is exclusive of parking.



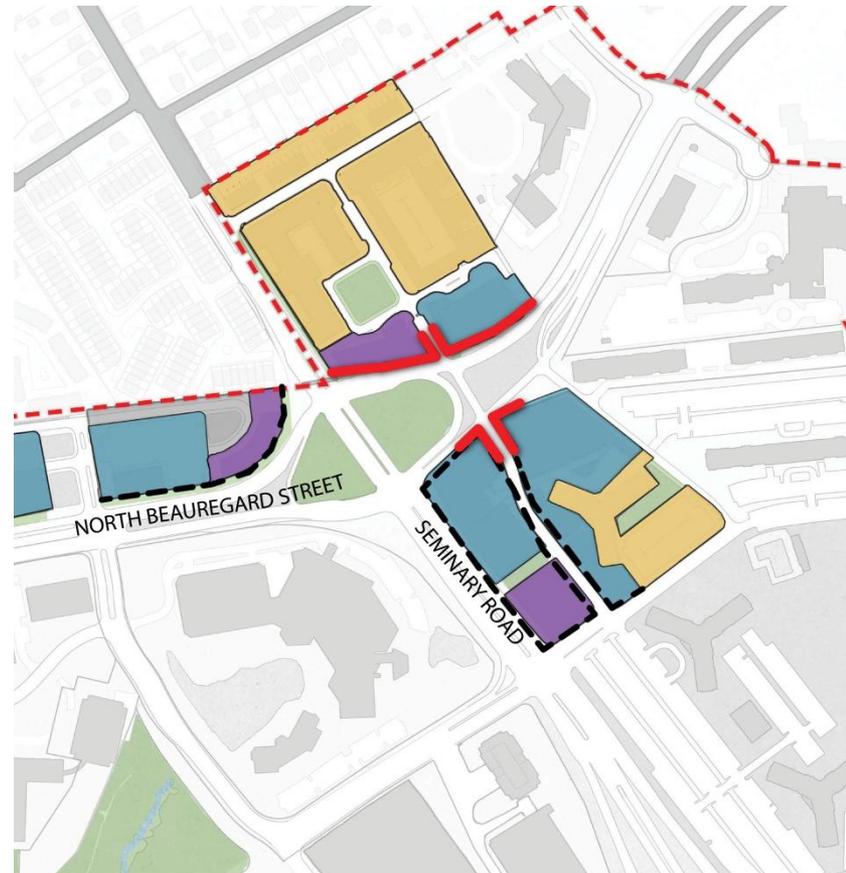
Retail



- Proposed High Capacity Rapid Transit Stops
- Required Retail Areas
- Optional Retail Areas
- Beauregard Small Area Plan Boundary

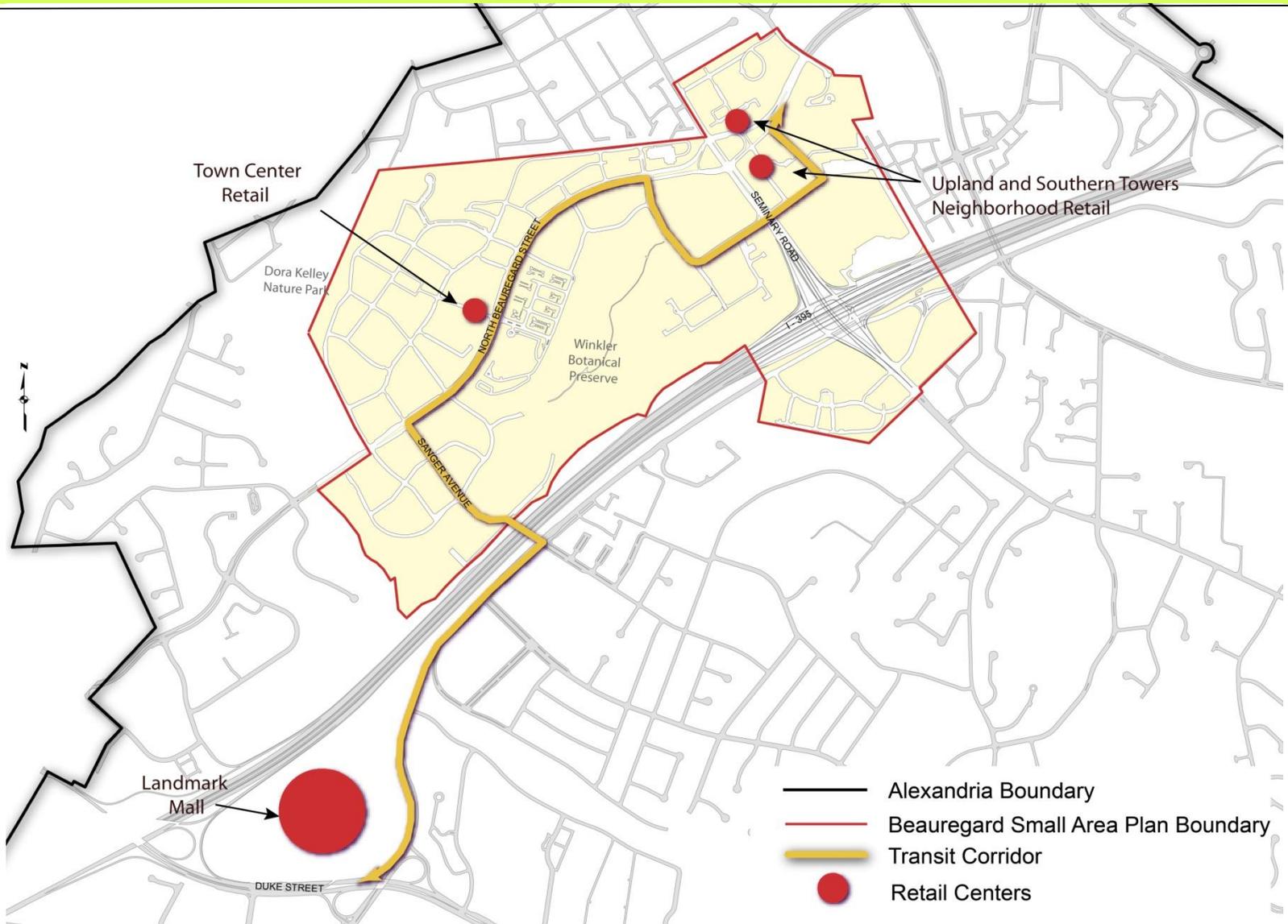


Retail





Retail





Parking

LAND USE	PHASE I— PRIOR TO OPERATIONAL DEDICATED TRANSIT	PHASE II— OPERATIONAL DEDICATED TRANSIT
Residential	1.75 sp/unit	1.3 sp/unit
Office	2.5 sp/1,000 sq.ft.	2.25 sp/1,000 sq.ft.
Townhouse	2.0 sp/unit	2.0 sp/unit
Retail	4.0 sp/1,000 sq.ft.	3.5 sp/1,000 sq.ft.
Hotel	1.0 sp/ room	.75 sp/ room

Notes:

1. A shared parking program is encouraged.
2. Additional visitor parking may be required for residential use(s), up to 15% of the provided parking.
3. Affordable housing units and other types, such as accessory dwelling units, may provide less parking.





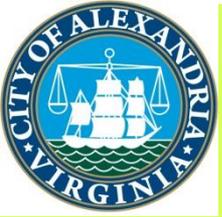
Open Spaces





Types of Open Spaces





Building Heights



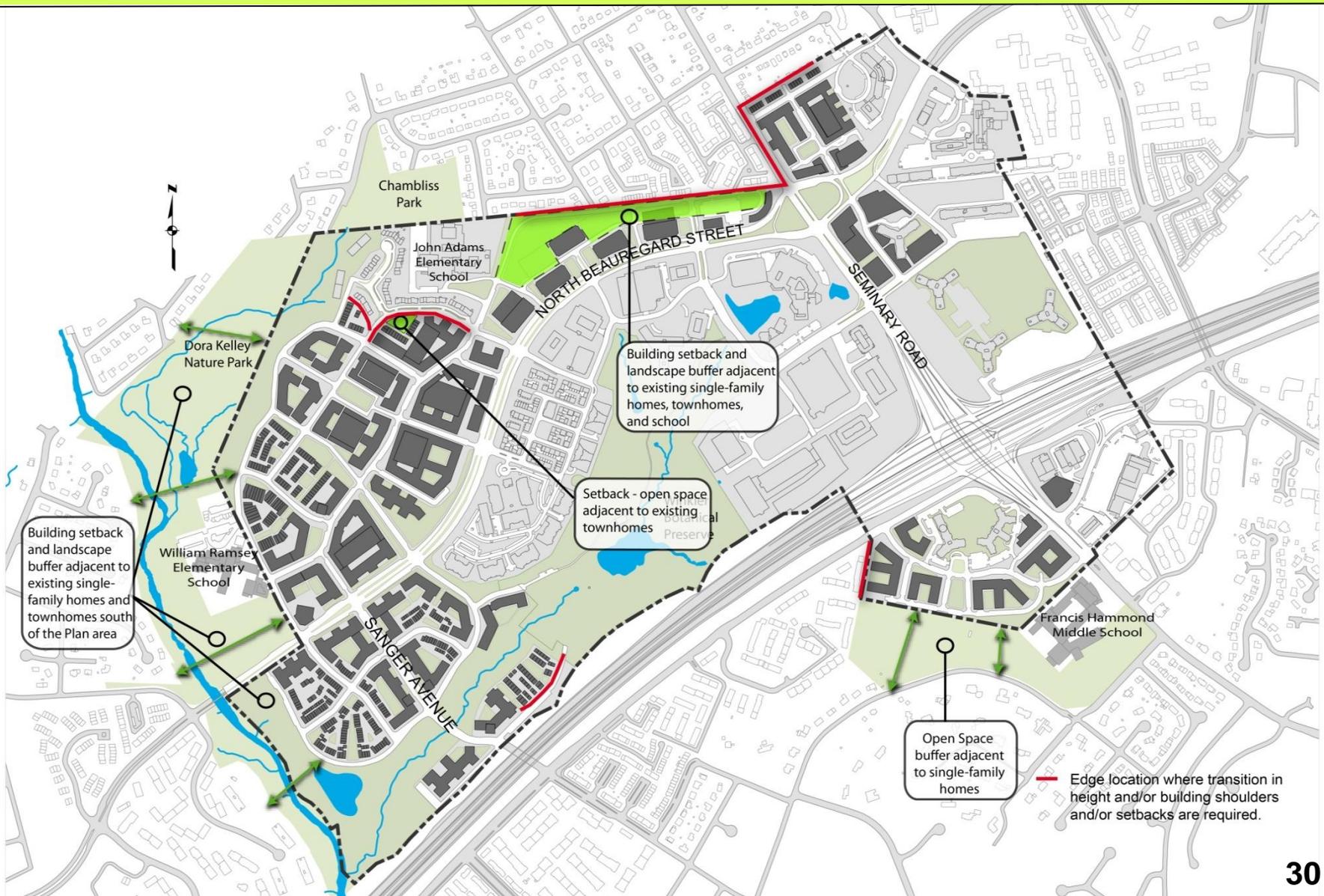


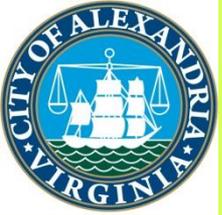
Building Heights





Existing Neighborhoods – Transitions



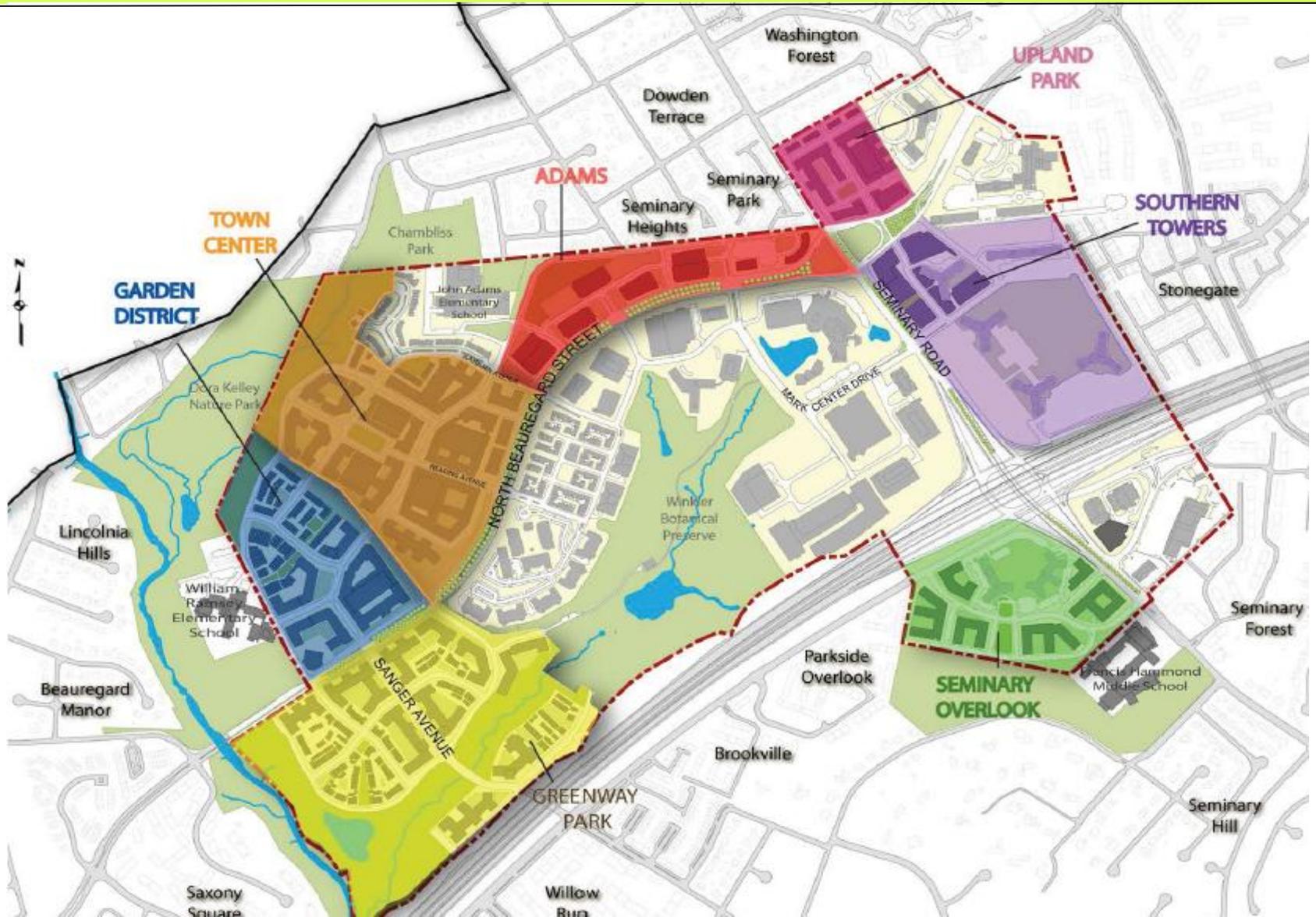


Building Design





Existing and Proposed Neighborhoods





William Ramsey Elementary School

Proposed Fire Station

NORTH BEAUREGARD STREET

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

SANGER AVENUE (RELOCATED)

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

Winkler Botanical Preserve

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.

- - - 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

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- Greenways
- Adjacent Open Space

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

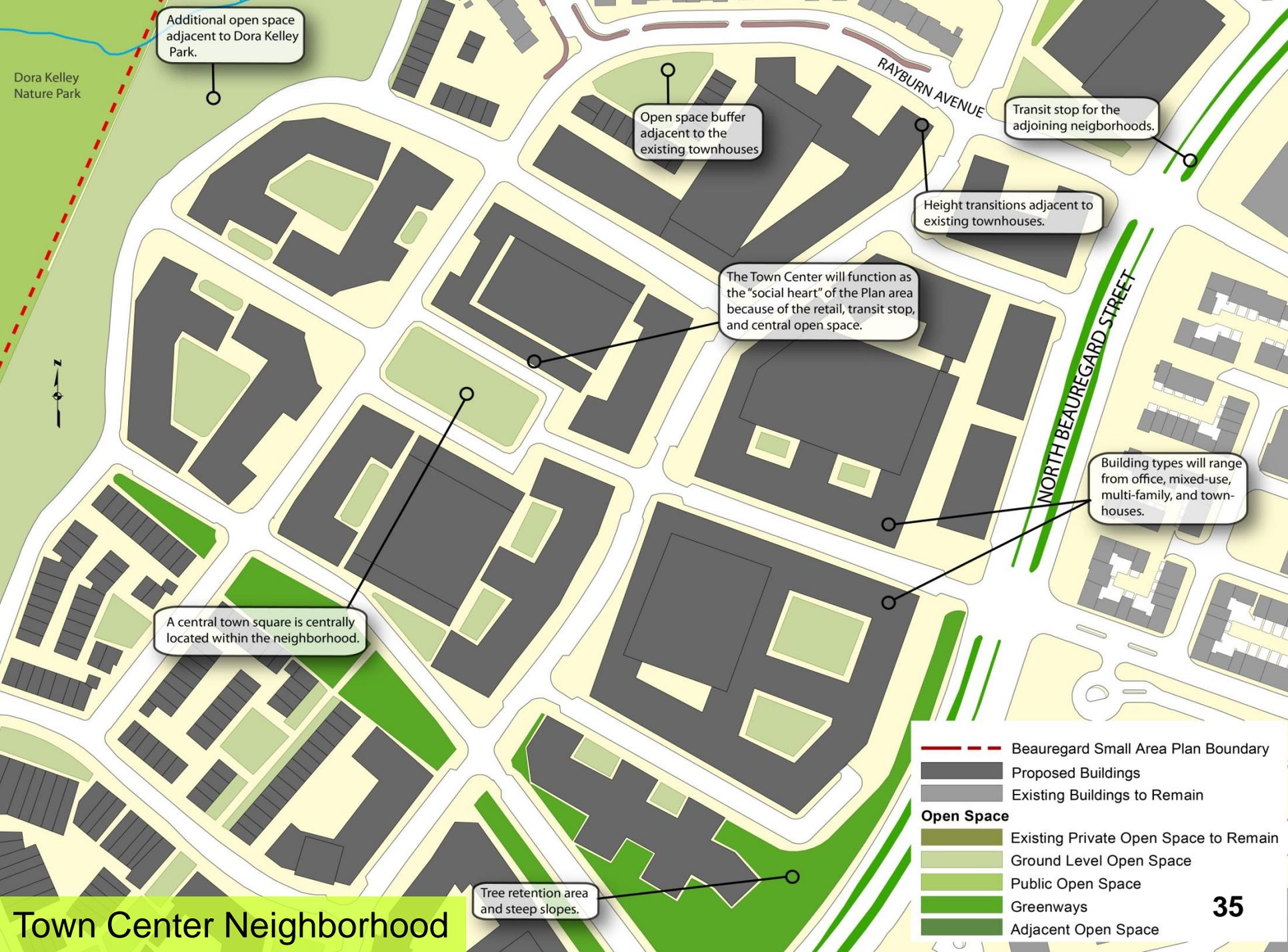
Mid-block pedestrian connections to the adjoining school.

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



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
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Town Center Neighborhood

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.

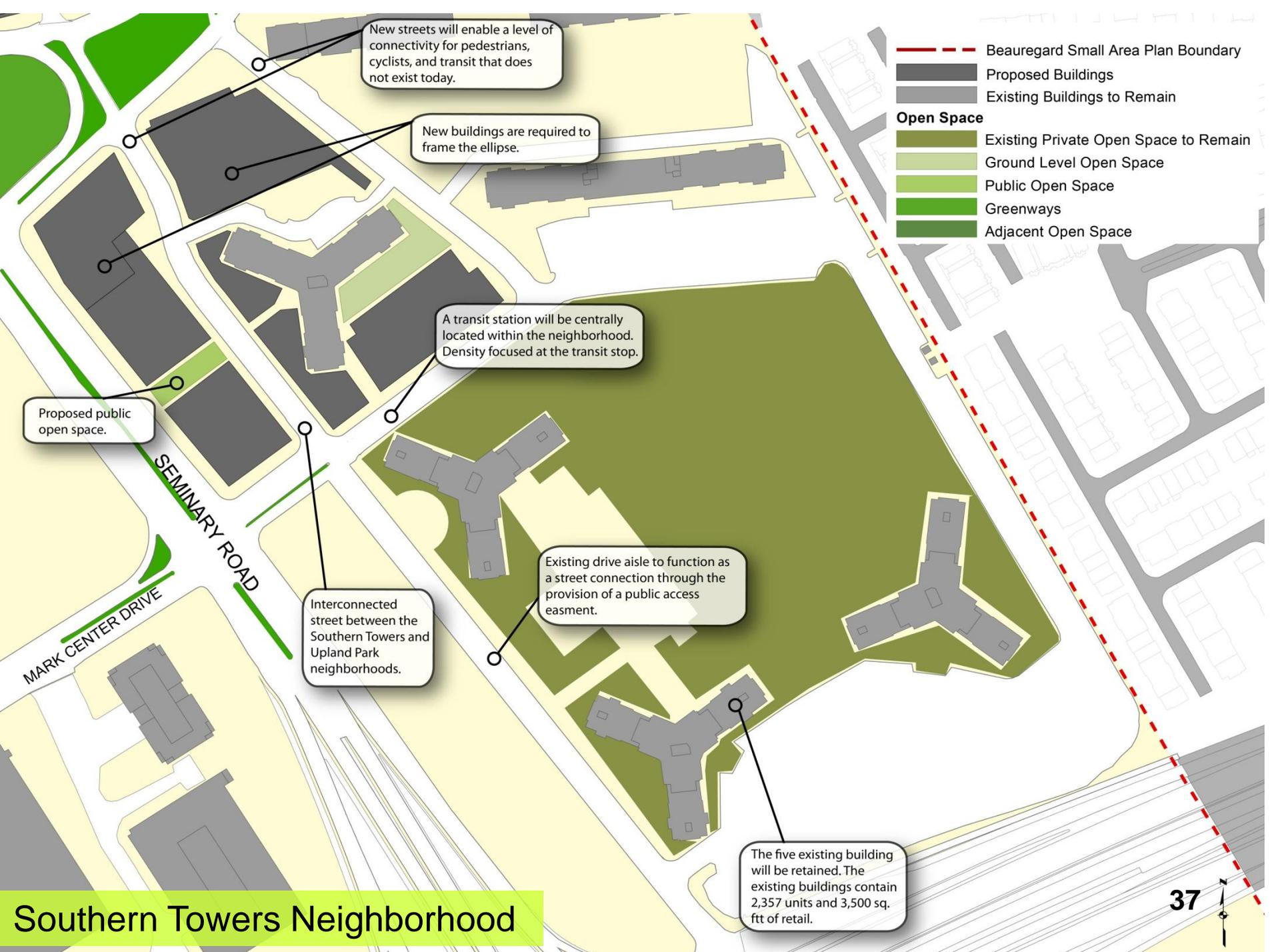
MARK CENTER DRIVE

NORTH BEAUREGARD STREET

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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.

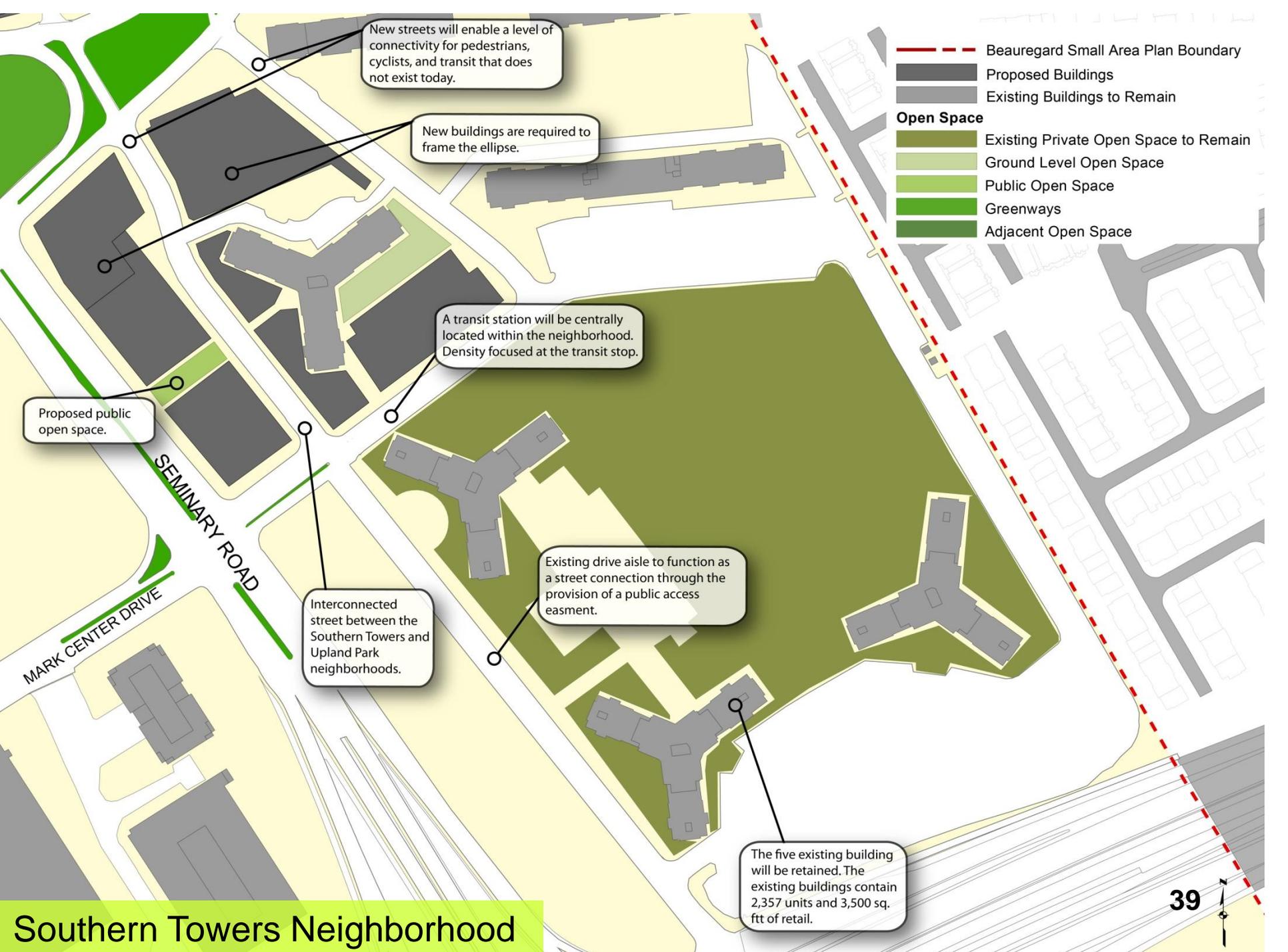
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Southern Towers Neighborhood



Upland Neighborhood

NOTE: This is an additional slide as part of the on-line version.



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Southern Towers Neighborhood



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- Ground Level Open Space
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- Greenways
- Adjacent Open Space

INTERSTATE 395

NORTH VAN DORN STREET

SEMINARY ROAD

LIBRARY LANE

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.

KENMORE AVENUE (RELOCATED)

Possible pedestrian and bike connection.

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.

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

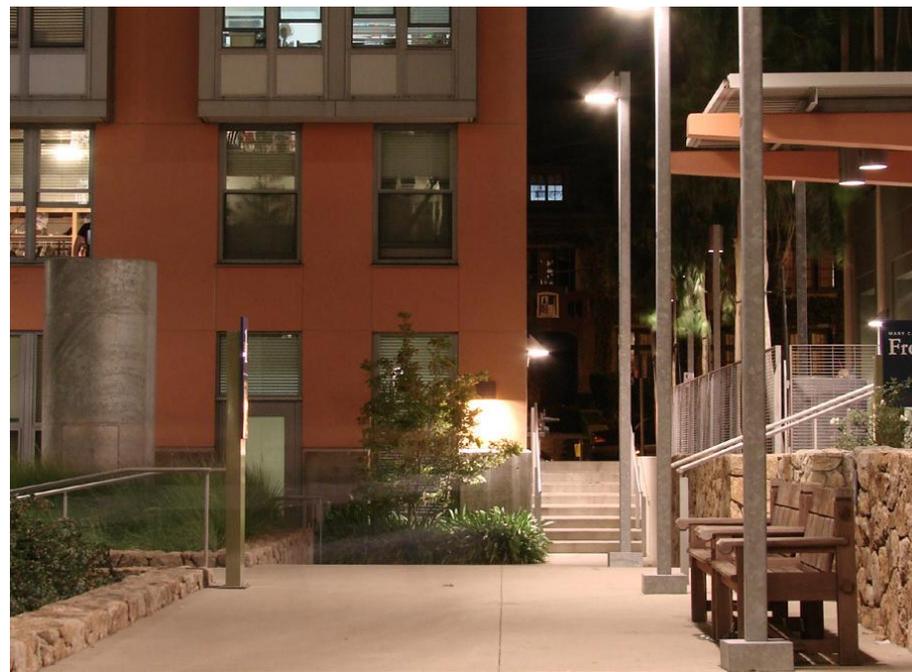
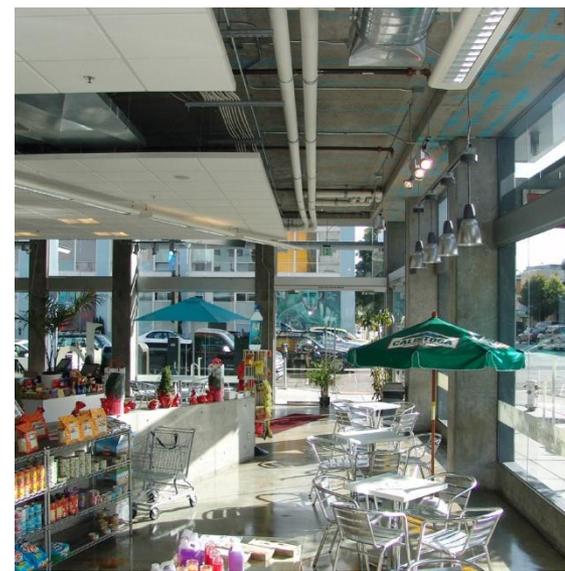
A central public open space framed with buildings. The park will visually connect to the adjoining Francis Hammond open space.

Francis Hammond Middle School

Seminary Overlook Neighborhood



Urban Ecology – Sustainability





Beauregard Housing

Recap: The Plan for Dedicated, Long Term Affordable Housing

NOW: NO committed affordable housing units in the Plan area

What exists is “market affordable and workforce housing” and rents may rise at any time

WITH THE PLAN: 647 new committed affordable and workforce rental units

- Located throughout the Plan area
- More livable and energy efficient
- Affordable over the long term (30 years)
- Affordable to households with incomes ranging from 55 – 80% AMI
- Will be monitored for compliance by the City
- Be available to qualified households with Housing Choice Vouchers

The \$87.2 Million in funding needed for the committed affordable and workforce units will come from:

- The public amenities fund
- Voluntary developer contributions for affordable housing that are reinvested by the City
- Over \$30 million in future Beauregard area real estate tax revenues
- Other public and private sources to be leveraged



Beauregard Housing

Update: The Interim Plan for Tenant Assistance

Why is a tenant assistance plan needed?

An interim tenant assistance plan will ensure that low income residents who are displaced by redevelopment before a sufficient amount of committed affordable rental housing is available will receive coordinated assistance in finding comparably priced rental units within the Plan area. While financial assistance will be available to all impacted residents in good standing, tenant relocation assistance will focus on those who have fewest housing options.

A developer-sponsored tenant relocation coordinator will:

- Communicate information to residents impacted by development
- Survey residents regarding income and household demographics to prioritize qualification for relocation assistance
- Maintain a database of all units/comparably priced units available within Plan area
- Maintain a database of rental housing resources, including affordable units, elsewhere in the City
- Establish a waiting list of qualified households for relocation, if/as needed
- Maintain a resident contact information (future return to Plan area, if/when committed units become available)

All residents in good standing will receive financial assistance pursuant to the City's Voluntary Housing Conversion Assistance Policy 43



Beauregard Housing

New!

Preservation of 56 Existing Units at Hillwood Will Increase the Total Number of Committed Affordable and Workforce Units

JBG has offered to transfer ownership of two existing buildings within the Hillwood development to the City, or its designee, for preservation as committed affordable and workforce rental housing.

The Hillwood units will be transferred *at no cost to the City* around 2018.

These 56 units are *in addition* to the 647 committed replacement units already proposed:

$$647 + 56 = 703$$

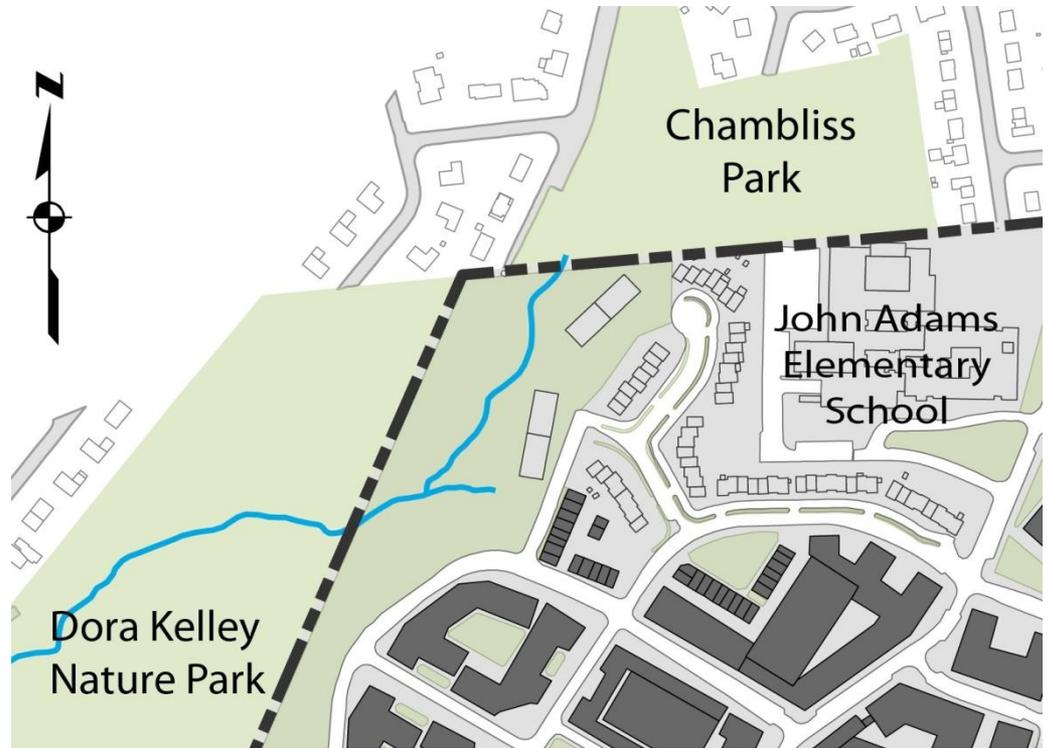




Beauregard Housing



Hillwood





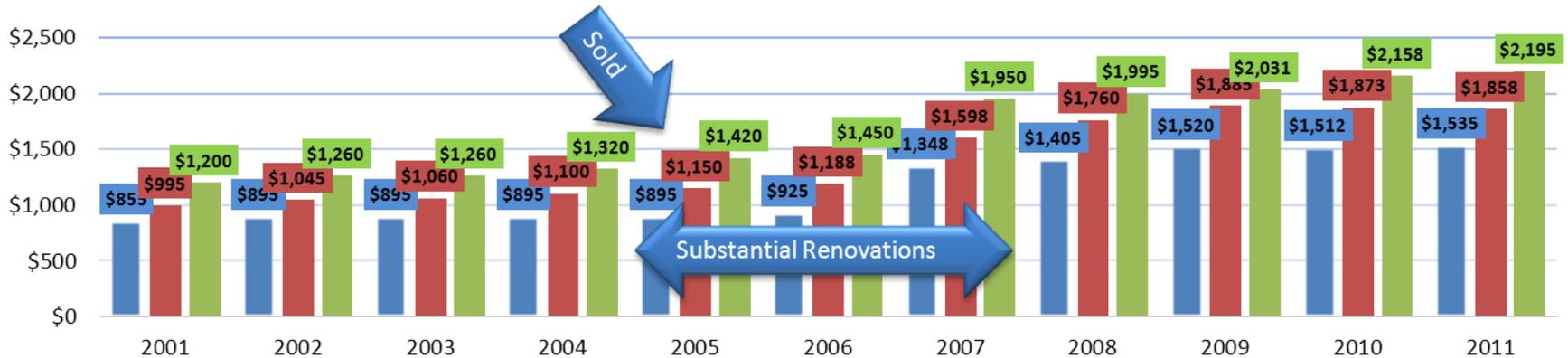
Housing Recommendations

- 1. A minimum of 28% of the existing units to demolished (703) will be replaced with new (647) or preserved (56) committed affordable and workforce rental housing, including a mix of units to serve households with incomes ranging from 55-80% AMI. Committed affordable and workforce will be available to participants in the Housing Choice Voucher/Section 8 rental assistance program.**
- 2. Developers will provide coordinated resources through a tenant relocation manager.**
- 3. Impacted residents will receive meaningful and culturally competent assistance, including:**
 - Financial assistance for relocation (all residents in good standing)**
 - Relocation to comparably priced units, if available, within the Plan area (income qualified residents and/or who meet other criteria, per survey).**
- 4. New committed affordable and workforce housing will be energy efficient; some of the new units will be accessible (and/or universally designed).**
- 5. The City will be an active partner in facilitating public, private and non profit collaborations and in leveraging resources to maximize the production and preservation of affordable and workforce rental housing.**



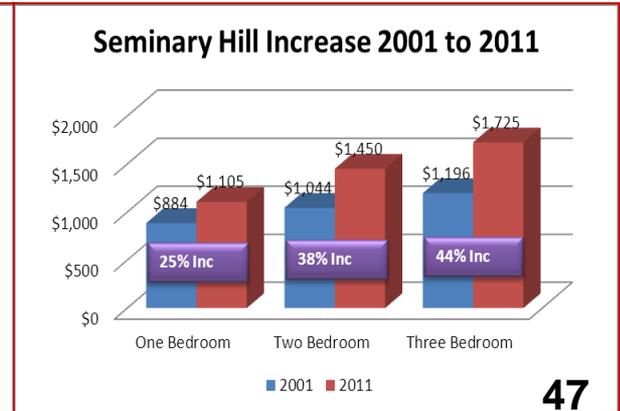
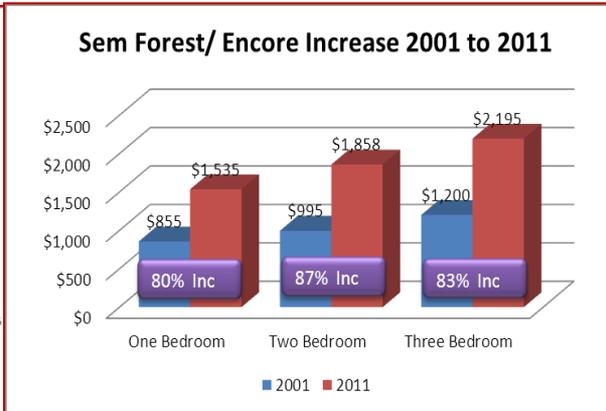
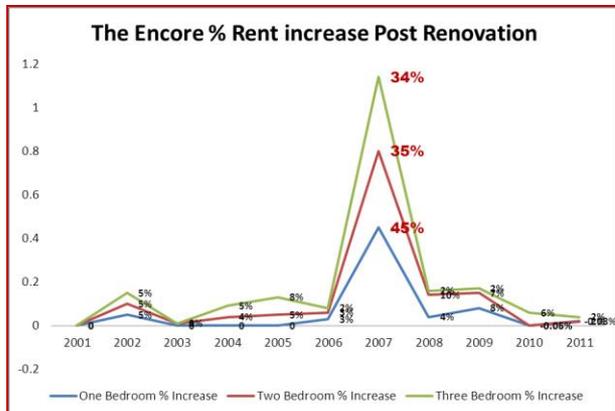
Beauregard Housing

2005 Sale, Renovation, and Market Repositioning of Seminary Forest Renamed The Encore



Seminary Forest/Encore Rents

■ One Bedroom ■ Two Bedroom ■ Three Bedroom





Transportation Recommendations

- **Roadway Network**
- **Transit**
- **Pedestrian Circulation**
- **Bicycle Circulation**
- **Trucks / Loading**
- **Parking Management**
- **Transportation Demand Management**



Roadway Network

- **Enhanced street grid improves circulation and connectivity for all modes**
- **All streets designed as Complete Streets**
- **Construct transportation improvements at key locations including Beauregard Street and Seminary Road and near I-395**
- **Traffic studies required for future development applications**





Transit Circulation

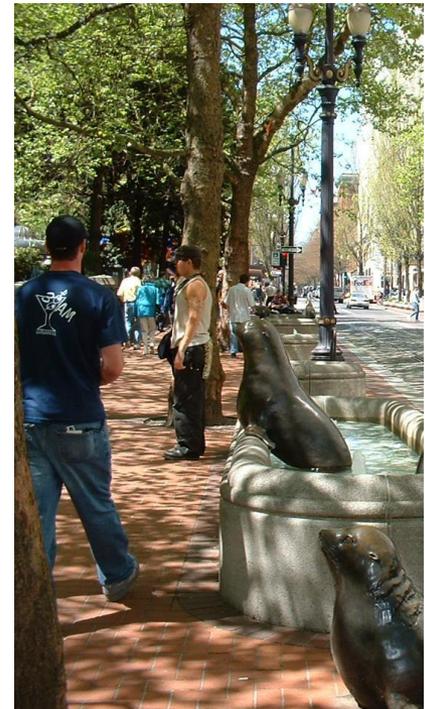
- **Construct High Capacity Transitway connecting the Van Dorn Metrorail Station and the Pentagon**
- **Seven minute walk to Transit service provided in all of Plan Area**
- **Maintain robust local transit service**
- **Reconfigure some local routes to improve connectivity to Transitway**





Pedestrian Circulation

- **Provide safe and convenient pedestrian connections and trails between neighborhoods, activity centers and transit**
- **Proposed network provides connections to adjacent neighborhoods and trails**





Bicycle Circulation

- Provide a comprehensive bicycle network using on-street and off-street facilities, to connect activity centers
- Provide bicycle parking on-street and in residential retail and commercial development
- Encourage bikesharing at key locations





Truck Loading

- **Require comprehensive policy regarding truck loading and deliveries**
- **Minimize driveways to improve streetscape and pedestrian facilities as part of development review process**





Parking Management

- **Parking maximums**
- **Employ smart parking technologies in garages including variable pricing and available parking space technology**
- **Market rate parking for all uses, including unbundling of residential parking**
- **Shared Parking**





Transportation Demand Management

- **Future development will be required to participate in a Transportation Management Plan (TMP) District**
- **Strategies include transit incentives, priority vanpool and carpool parking**
- **Plan requires new developments to establish carsharing**
- **Plan encourages electric vehicle charging stations at key locations**



Implementation

Public Benefits

A. **Transportation Improvements**

1. Ellipse
2. Transitway for BRT
3. Other Transportation Improvements

Developer Contributions

\$ 29,310,704 ⁴
 \$ 23,000,000
 \$ 501,600

Transportation Subtotal **\$ 52,812,304**

B. Fire Station Facility #211 **\$ 9,256,025**

C. Enhanced Landscaping and Streetscape for Beauregard Street **\$ 3,000,000**

D. Athletic Field / Recreation Enhancements **\$ 8,150,500**

E. **Affordable and Workforce Housing**

1. Public Amenity Contribution
2. Voluntary Formula Contribution Housing
3. 56 Hillwood Units

\$ 22,426,504
 \$ 25,817,136
 \$ 8,000,000

Housing Subtotal **\$ 56,243,640**

F. Right-of-way Dedication for Transportation and Fire Station Land **\$ 18,046,718 ³**

Total **\$147,509,187 ^{1,2}**

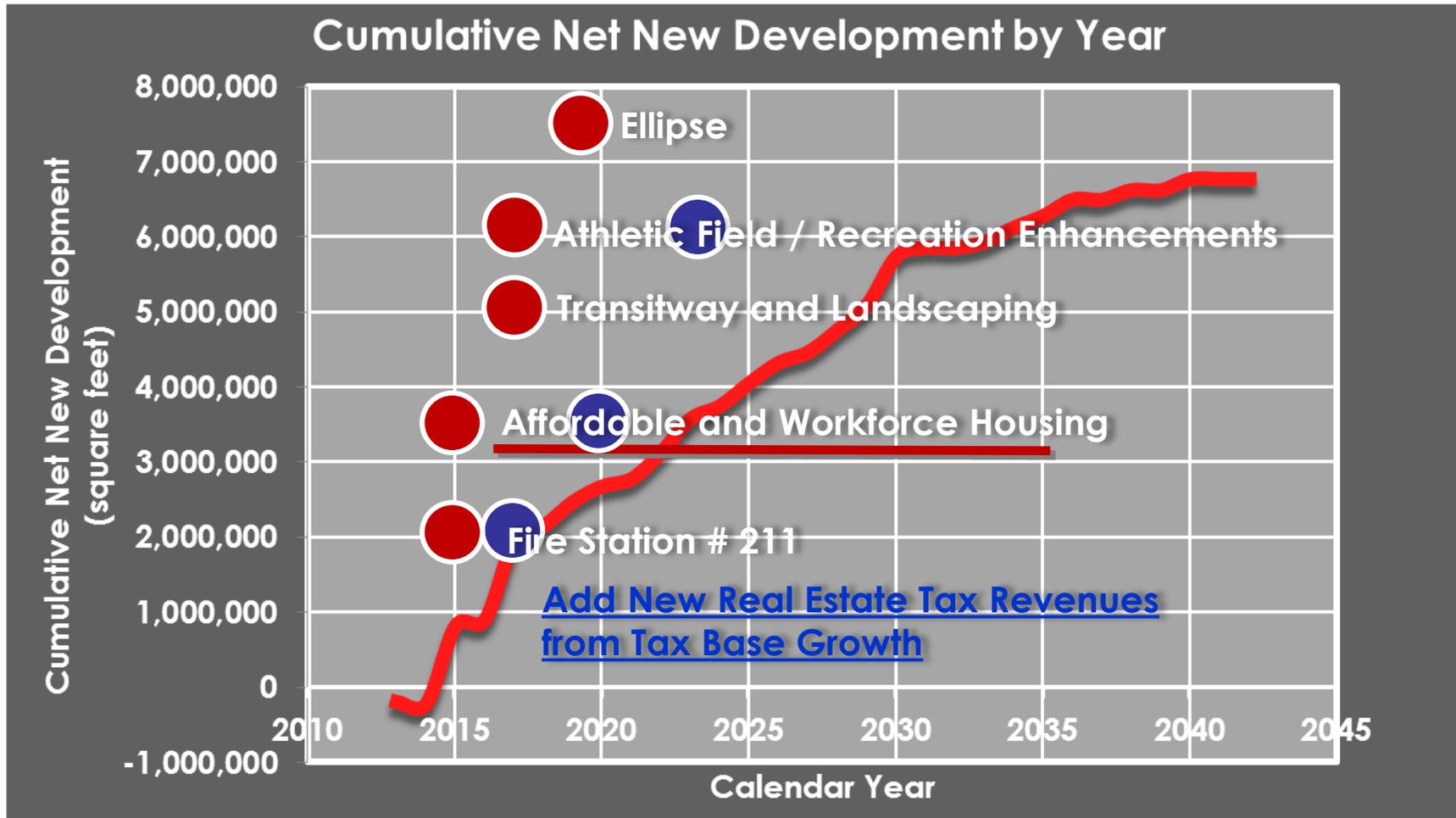
Notes:

1. All costs in 2012 Dollars
2. Excludes developer-paid sanitary sewer tap and building permit fees as well as within sited public infrastructure
3. Represents in-kind non-cash contribution
4. Includes a contingency of \$11 million to the Ellipse



Implementation

Cash Flow Conundrum/Solution





Implementation

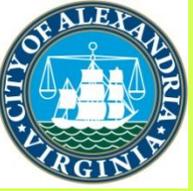
Financial Structure

- **Developer Contributions**
 - \$121.5 million in cash/credits
 - \$26.0 million in real estate
- **Cash/Credits Due at Certificate of Occupancy**
 - Equates to \$12.55 per square foot (2011 Dollars)
- **Net New Taxes - Financing**
 - 100% of Tax Base Growth for 10 years
 - \$30 million net City cash for housing



Discussion

Comments & Questions



Next Steps

Upcoming Meetings:

- Beaugard Community Meeting
Monday, February 6, 2012
7:00 PM – 9:00 PM
John Adams Elementary School – Media Center
- Joint City Council and Planning Commission Work Session
Monday, February 13, 2012
7:00 PM
Location: TBD