



WS
10-26-10

**Council Work Session:
Beauregard Corridor Planning
Tuesday, October 26, 2010
5:30 p.m.**

AGENDA

- I. Welcome and Opening Comments Mayor William D. Euille

- II. Status of Land Use and Transportation Planning Process Planning & Zoning/T&ES Staff

- III. Planning Options Going Forward Planning & Zoning/T&ES Staff

- IV. Proposed Processes Planning & Zoning/T&ES Staff

- V. Proposed Schedule Planning & Zoning/T&ES Staff

- VI. Discussion City Council

NOTICE:

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of Council's Office at 703 746-4550 (TTY/TDD 703 838-5056.) We request that you provide a 48-hour notice so that the proper arrangements may be made.

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Agenda

- I. Status of Land Use and Transportation Planning Process
- II. Planning Options Going Forward
- III. Proposed Processes
- IV. Proposed Schedule
- V. Discussion

Status of Planning and Transportation Processes

Community Meeting September 30

Community Petition

Planning Commission Work Session October 5

City Council discussion October 12

Discussion with Beaugregard Ad-hoc group October 21

High-Capacity Transit Corridors Work Group Kick-Off
October 21

Implications of NOT Planning



Individual rezonings -
transportation analyses

Less coordination

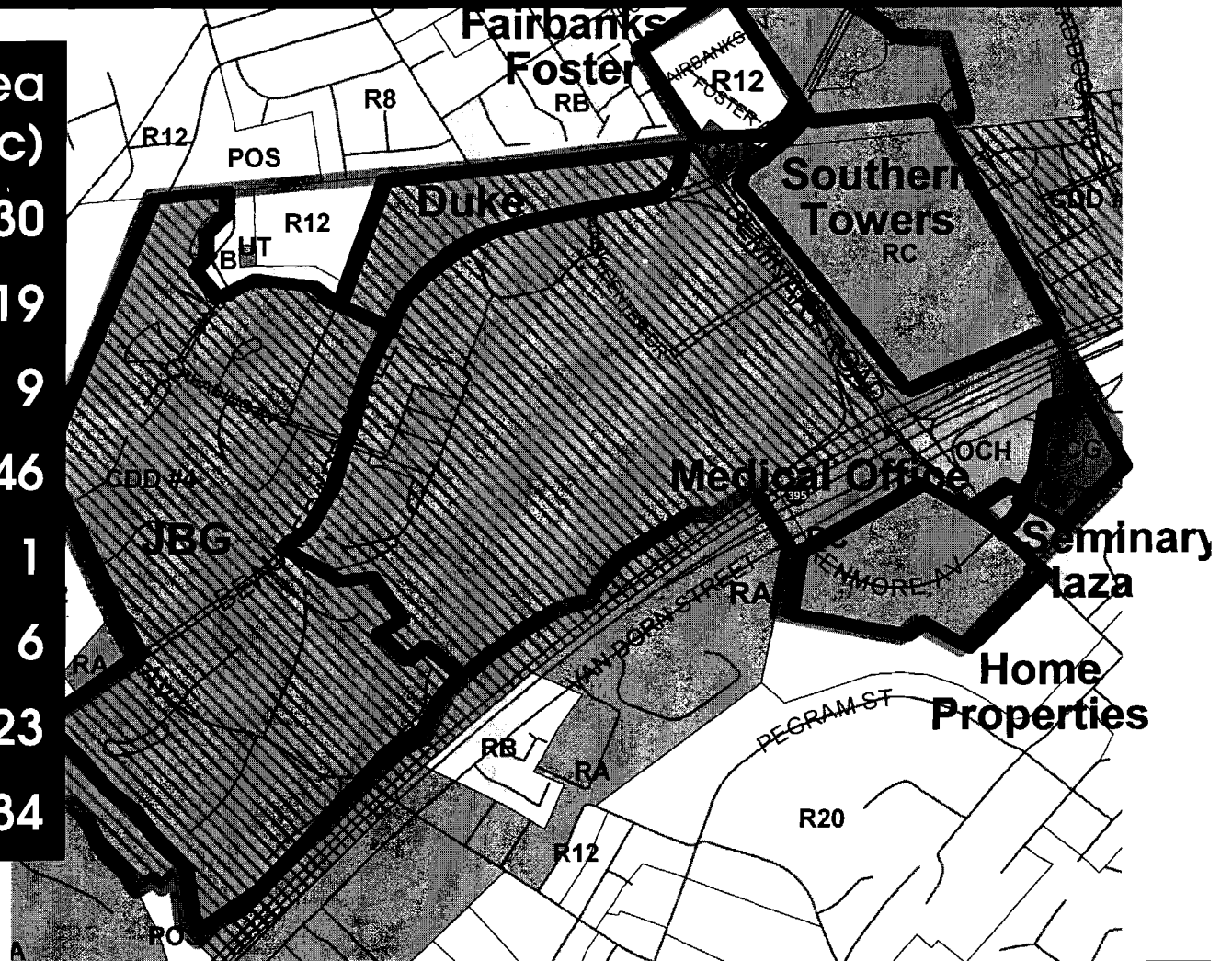
Unpredictable amount of
developer contributions

Neighborhood retail expansion
not permitted

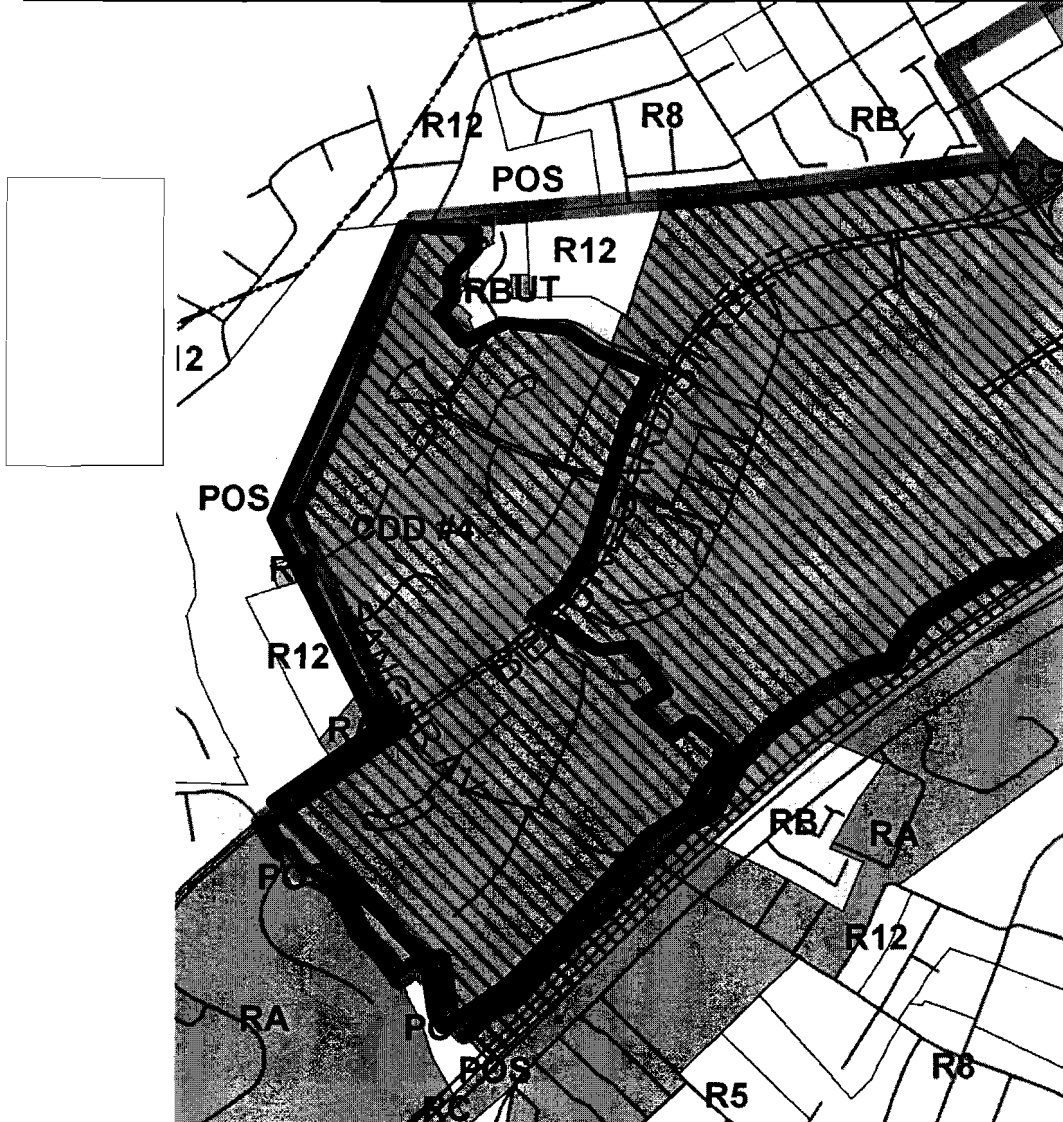
+/- 4.0 million sq ft - net new

Zoning – Potential Redevelopment Areas

Development Sites	Area (ac)
JBG	130
Duke	19
R-12	9
So. Towers	46
Steak & Ale	1
Sem. Plaza	6
Home Prop	23
Total	234



Zoning - JBG



CDD #4 129.8 ac

Existing:

0.38 FAR
2,318 dwelling units
60,000 sq ft retail

Permitted (DSUP):

1.0 FAR
5,650,000 sq ft
(+3,500,000 sq ft)
2,318 dwelling units
60,000 sq ft retail

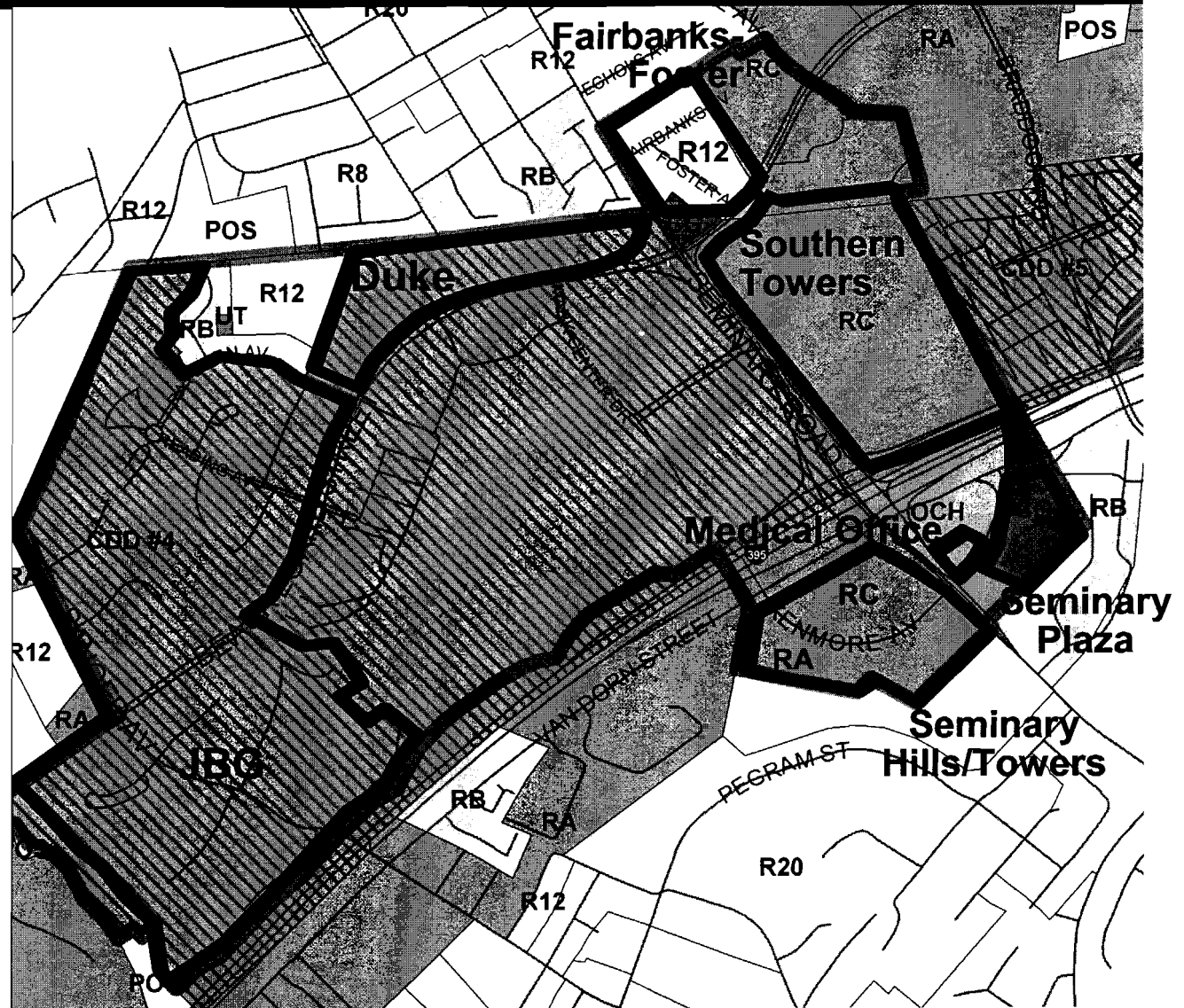
Zoning Summary

Existing:

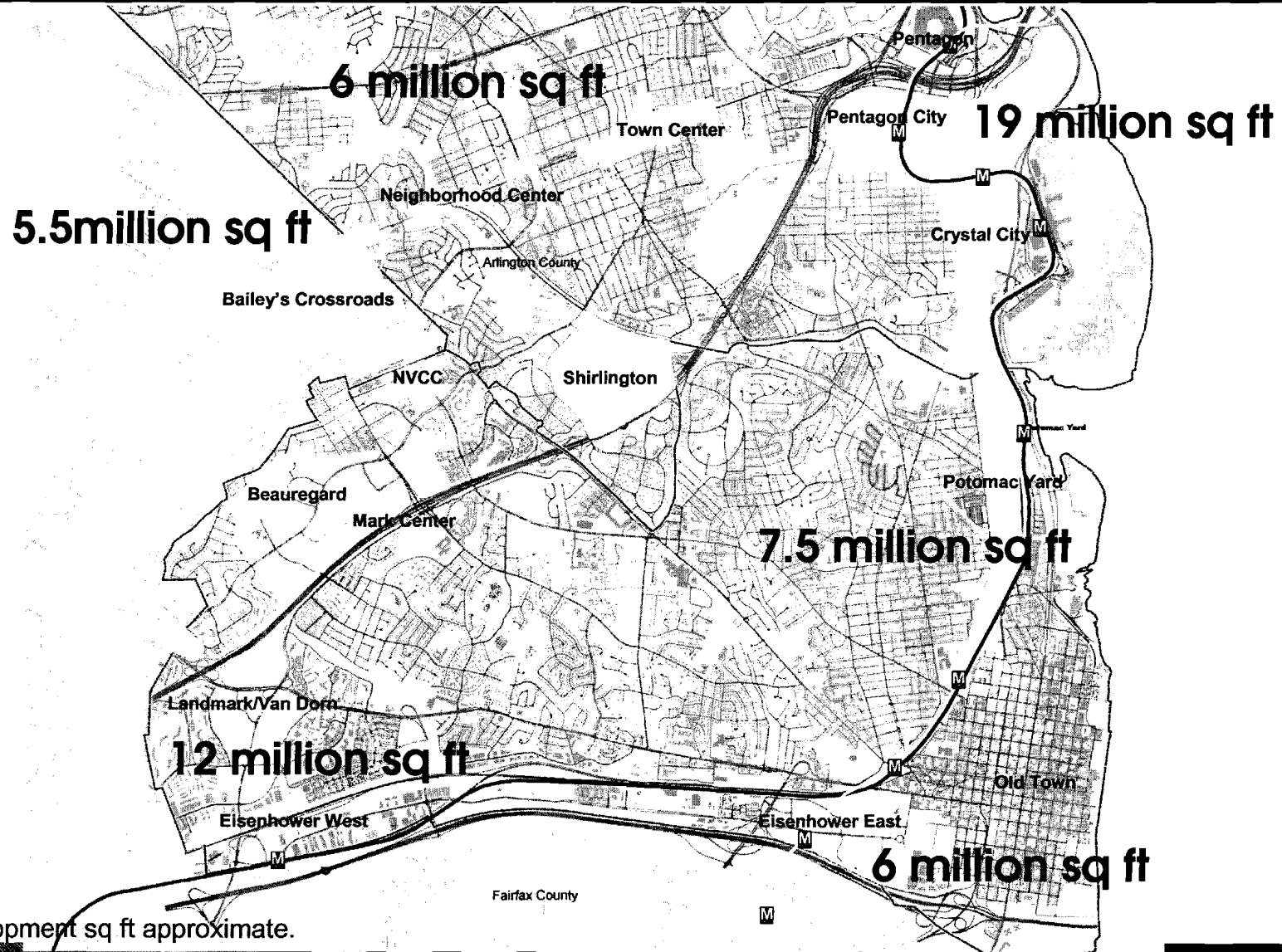
0.54 FAR
+/- 6.0 million
sq ft
5,655 DUs
178,000 sf retail
320,000 sf office

Permitted (DSUP - DSP)

+/- 10 million
sq ft
(+/- 4.0 million
sq ft)

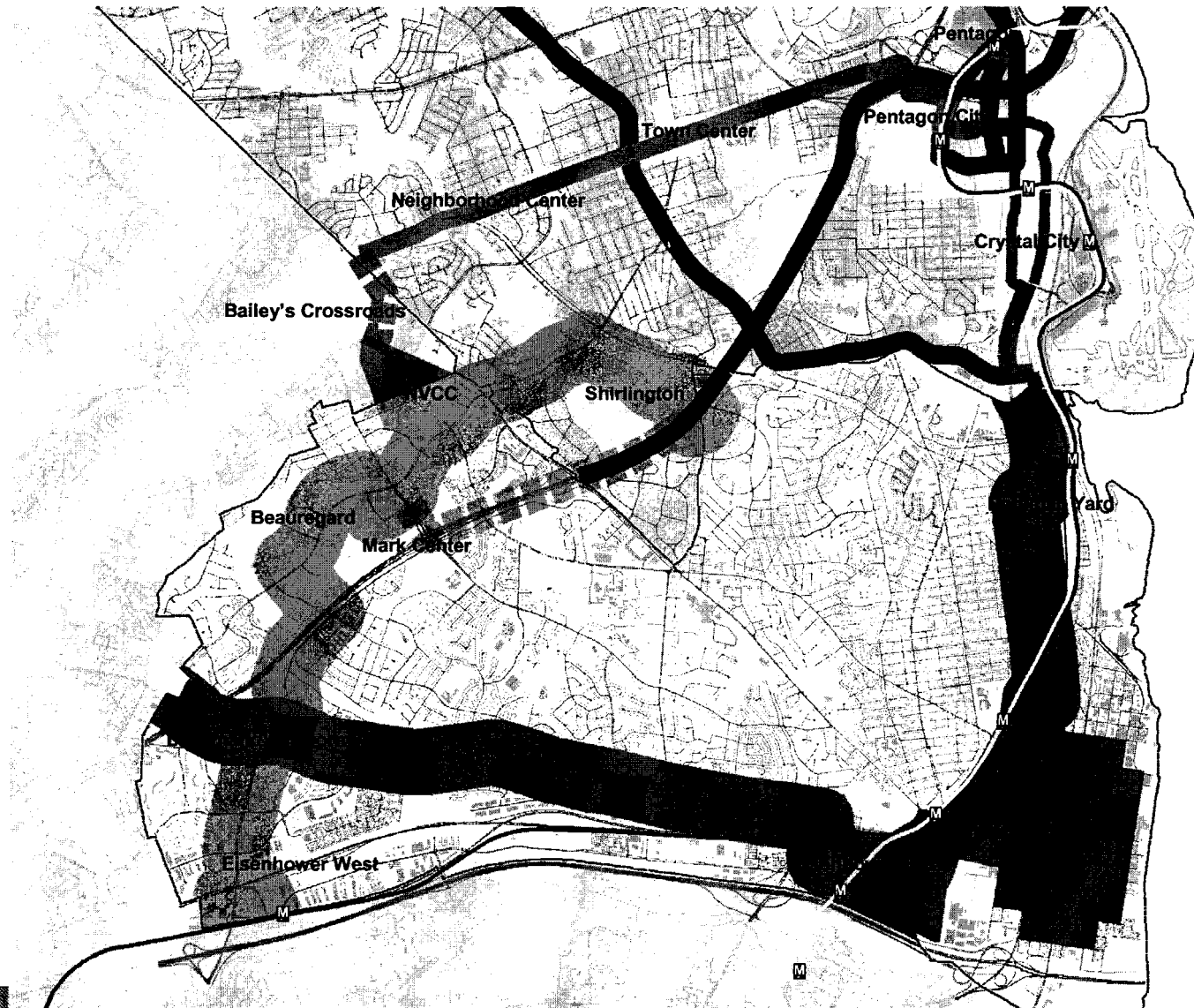


Regional Development and Transportation

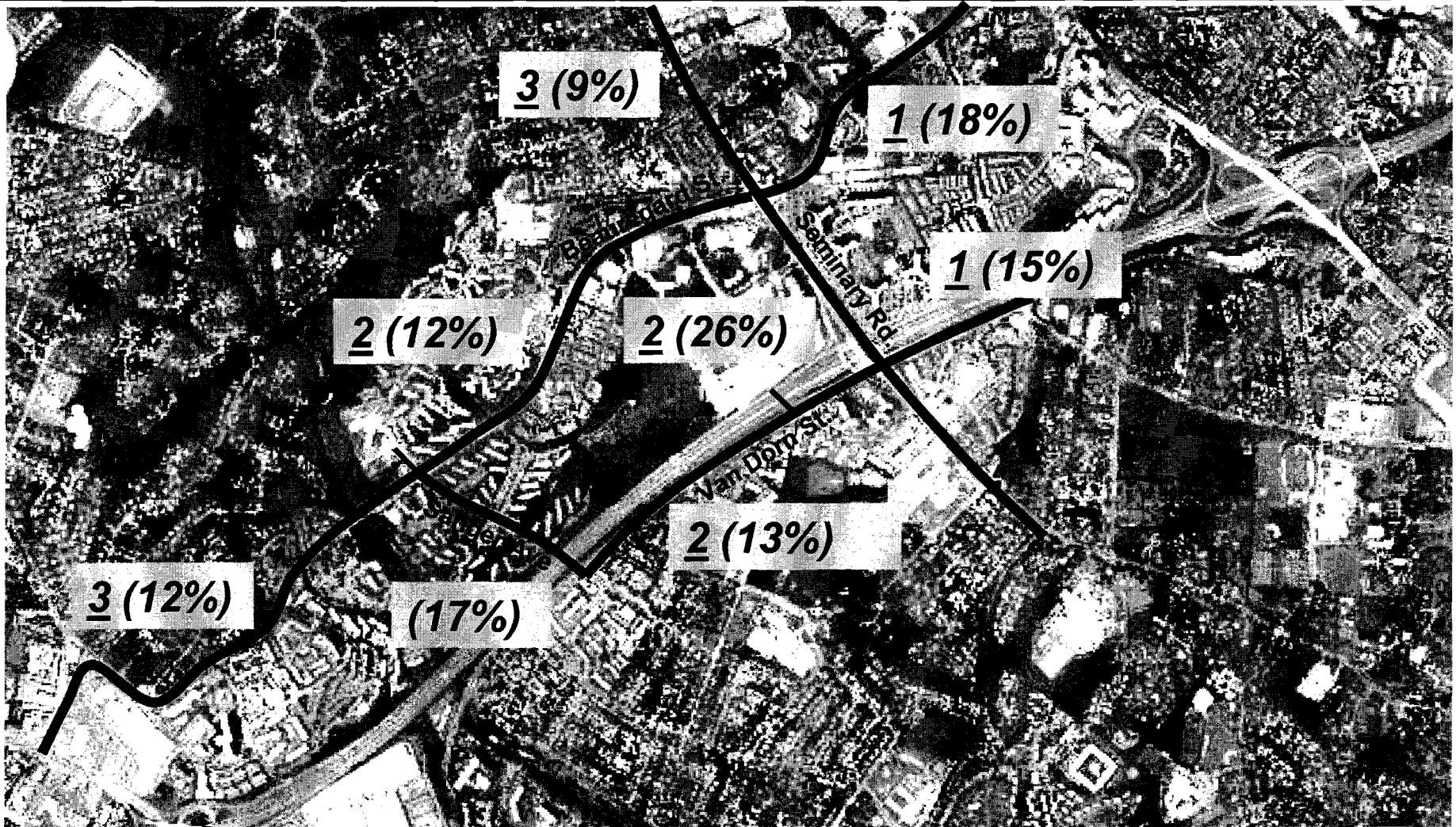


Regional development sq ft approximate.

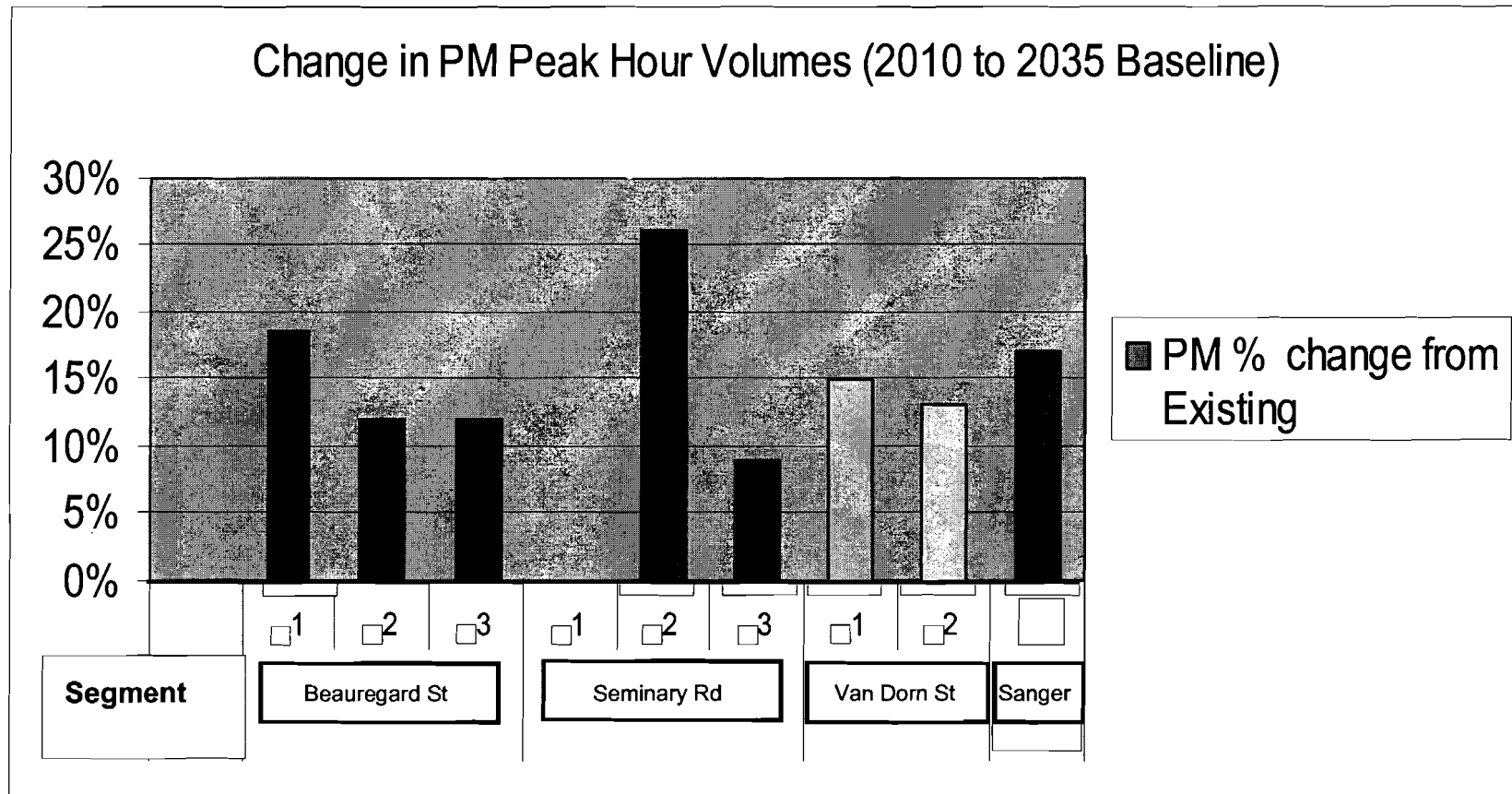
Regional Development and Transit Corridors



Beauregard Corridor Traffic Analysis Projected PM Peak Traffic Volume Change (2010 to 2035 Baseline)



Beauregard Corridor Traffic Analysis Projected PM Peak Traffic Volume Change (2010 to 2035 Baseline)



Existing Transit Service – Beauregard Corridor

Legend

— City of Alexandria Line

Metrorail

■ Blue Line

Bus

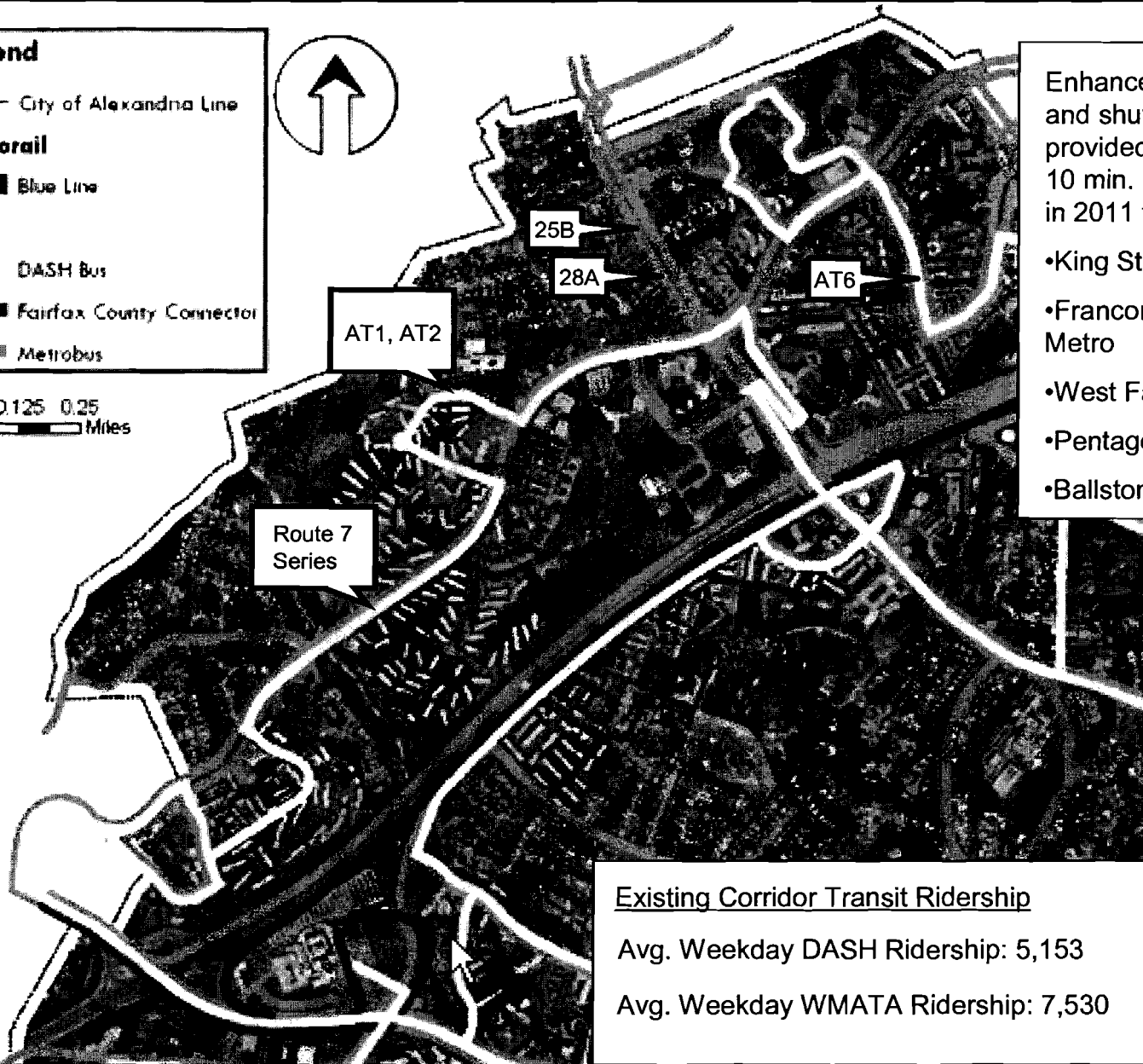
□ DASH Bus

■ Fairfax County Connector

■ Metrobus



0 0.125 0.25 Miles



Enhanced transit service and shuttle service provided by BRAC-133 at 10 min. headways starting in 2011 from:

- King Street Metro
- Franconia / Springfield Metro
- West Falls Church Metro
- Pentagon
- Ballston Metro

Existing Corridor Transit Ridership

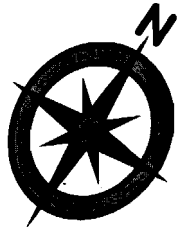
Avg. Weekday DASH Ridership: 5,153

Avg. Weekday WMATA Ridership: 7,530



**Average Queues
and Level of Service**

PM Peak Hour



F

F

F

F

E

395

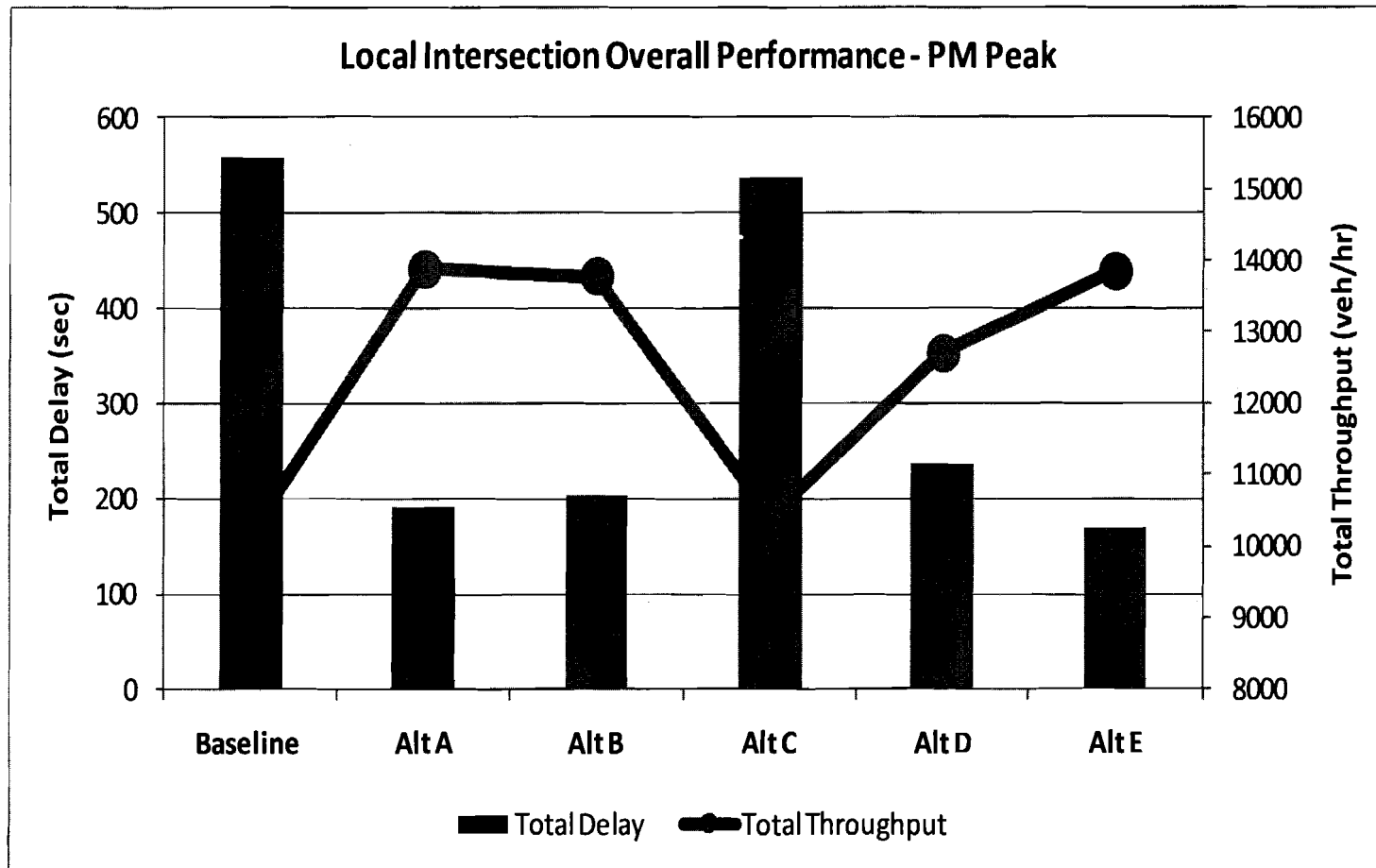
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D

395



Local Intersection Overall Performance – PM Peak



Planned Transit Service Beauregard / Van Dorn Corridor



Why Planning is Important

**Trails
Connections**

**Env
Restoration**

**Public Parks
Open Space
Amenities**

**Maintain
Green Open
Space Character**

**Possible
Civic
Uses**

**Regional
Transportation
Connections**

**Pedestrian
Neighborhood
Connections**

**Neighborhood
Connections**

Planning Options Moving Forward

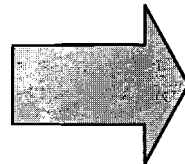
Continue meeting with Ad-hoc Beaugard Plan group to discuss both process and alternatives needed to inform transportation analysis

Establish standing Beaugard Corridor stakeholder group with monthly meetings

Process Moving Forward

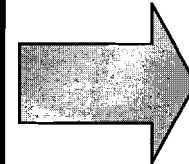
SHORT TERM

- Meeting and coordination with community
- Intersection Analysis
- Launch Transit Work Group process
- Planning and outreach for transportation analysis
- Background and preparation for stakeholder group process



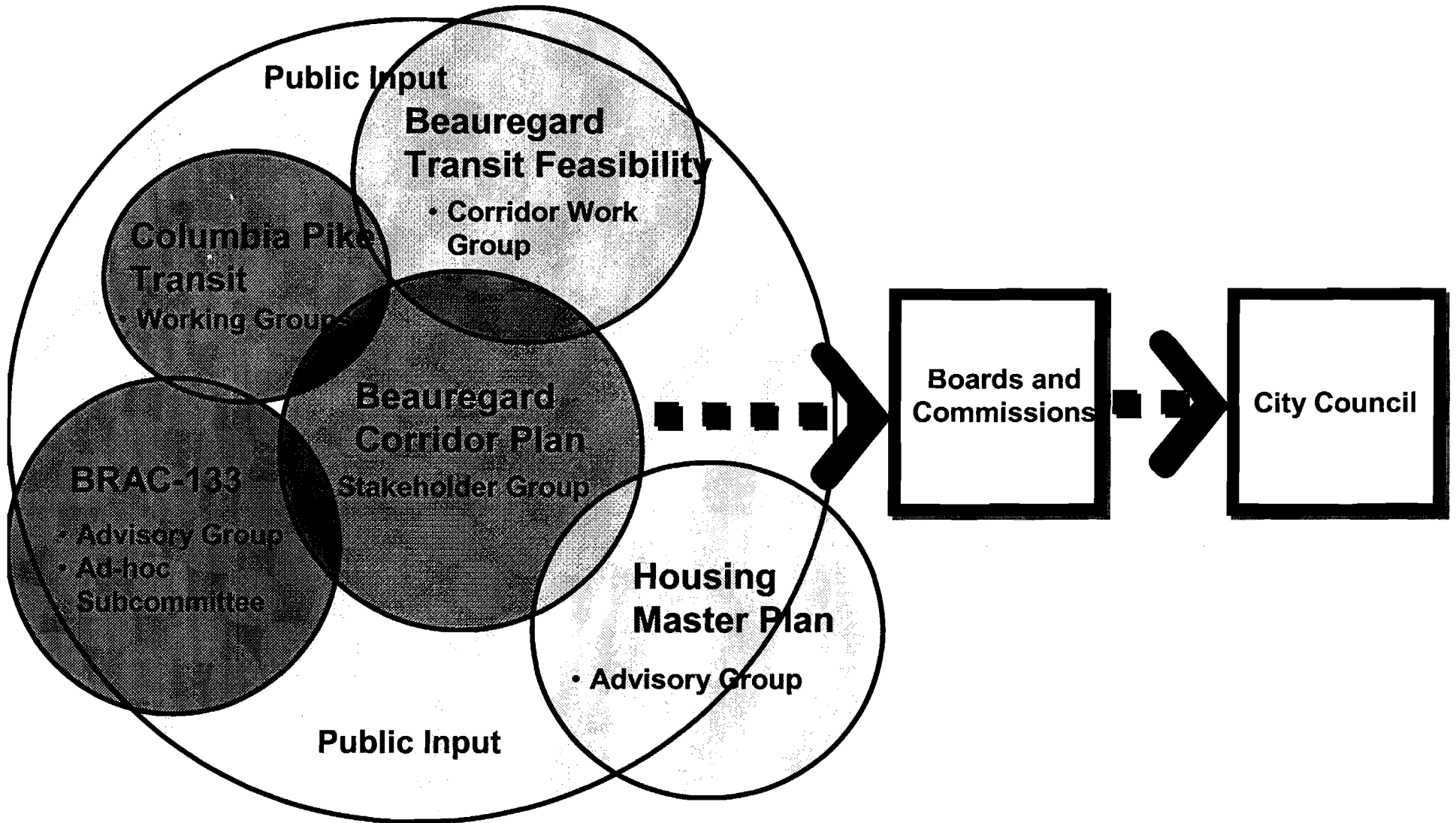
MID-TERM

- Convene stakeholder group
- Monthly stakeholder group meetings, subcommittees as needed
- Coordinate with and analyze information found from other studies—VDOT, Transit Corridor, Housing, BRAC



**PLAN
ADOPTION**

Relationships of Groups and Process



Considerations for Schedule

Integration of transportation and land use

Time to establish the Beaugregard Stakeholder Group

Implications to Work Program

Anticipate approximately 12-month planning process for Beauregard from first stakeholder meeting

Eisenhower West will include several months of background research before commencing the process

There will be some overlap with the Eisenhower West planning effort

Additional staff and resources may be necessary to make up for overlap

Grant Update

Grant obligations require preparation of a plan document

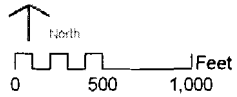
Plan could include findings and a recommendation of no increase in density/zoning, pending the results of the on-going transportation analysis

City can pursue extension of grant up to 18 months (beyond December 2010), to enable additional coordination of the transportation and land use and additional community involvement

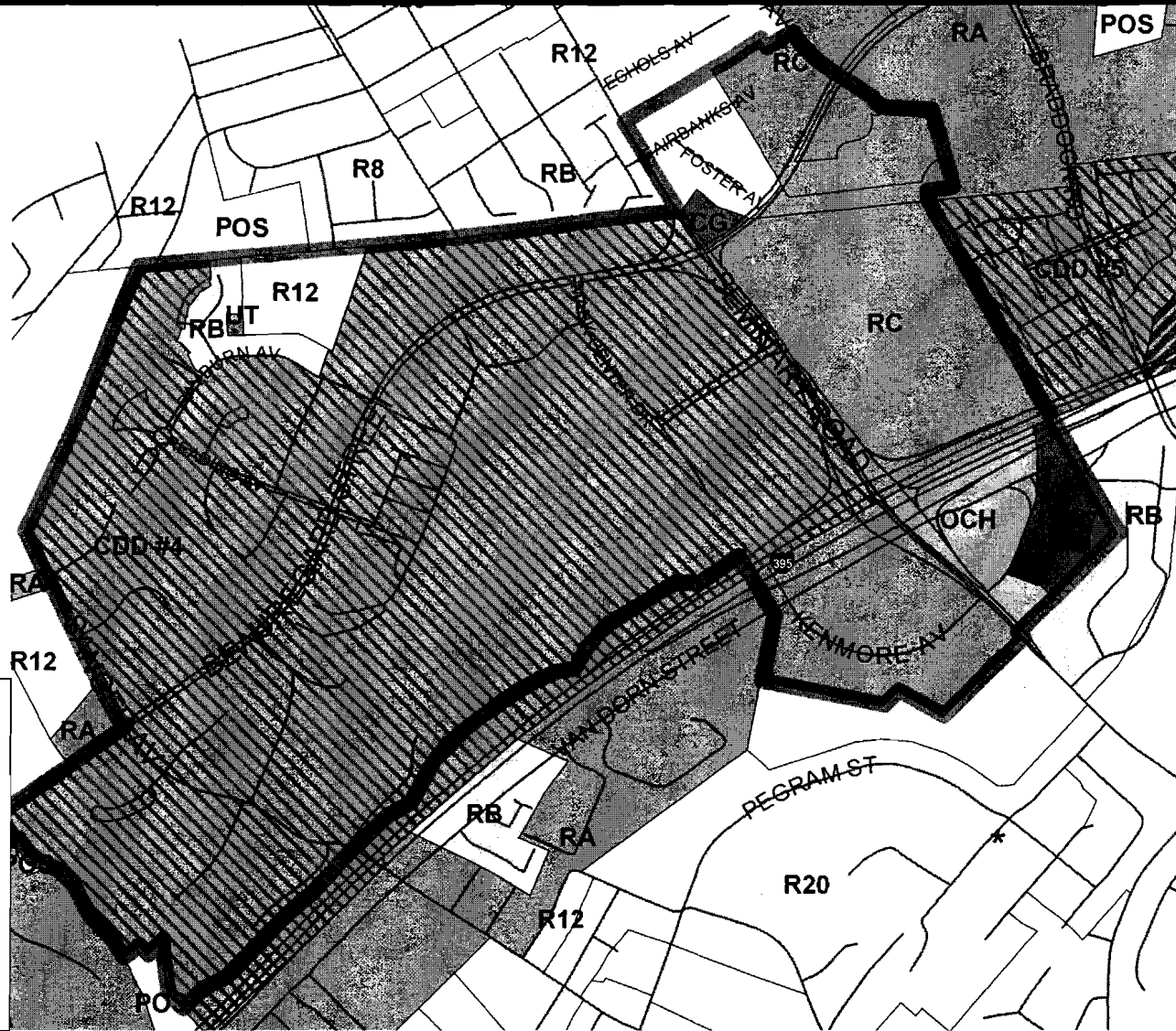


DISCUSSION








Existing Zoning—what is allowed?



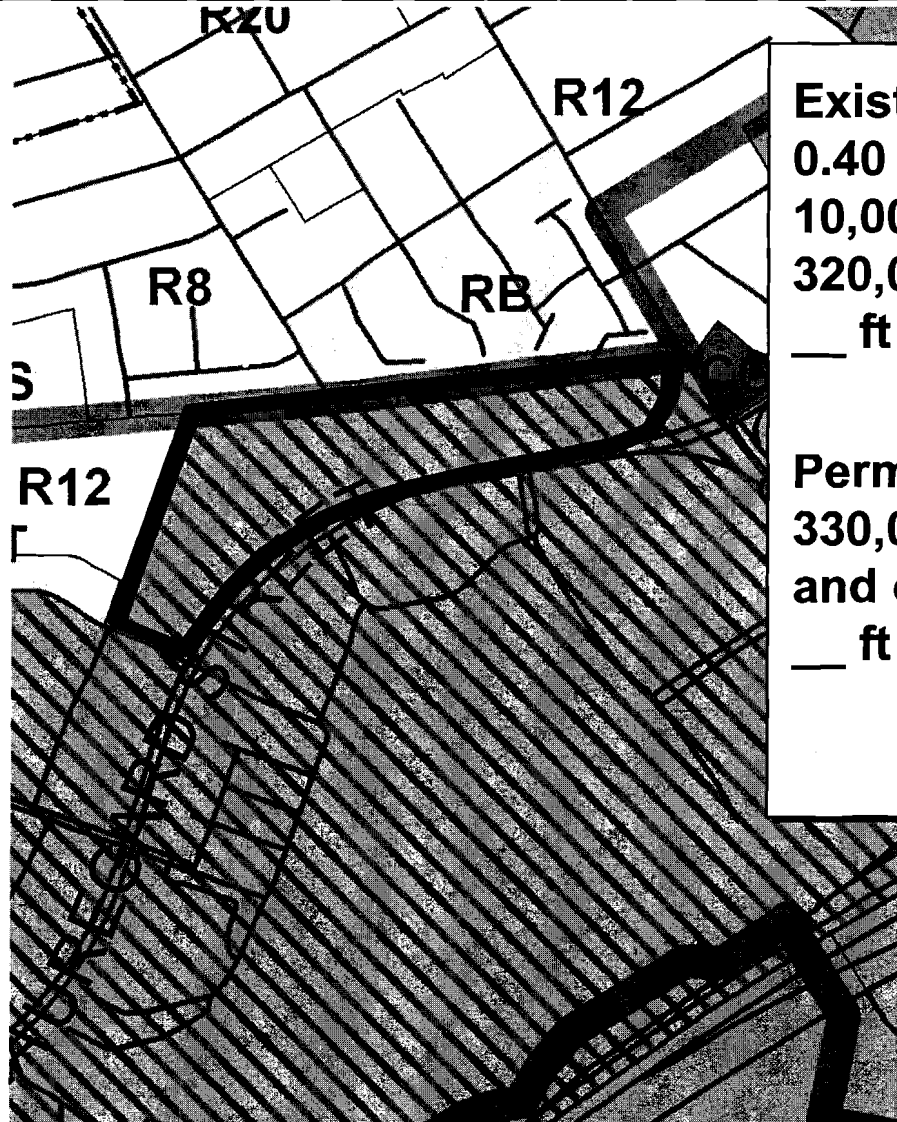
- Single-Family Residential**
R2-5, R5, R8, R12, R20
- Townhouse Residential**
RB, RM, RT
- Multi-Family Residential**
RA, RC, RCX, RD
- Commercial**
CC, CD, CDX, CG, CL, CR, CSL, NR
- Coml/Residential Mixed Use**
CRMU/H, M, L, X
- Office Commercial**
OC, OCH, OCM(50), OCM(100)
- Coord Devel District**
CDD
- Industrial**
I
- Utility and Transportation**
UT
- Public Open Space**
POS



Zoning – Duke Properties

-  **Single-Family Residential**
R2-5, R5, R8, R12, R20
-  **Townhouse Residential**
RB, RM, RT
-  **Multi-Family Residential**
RA, RC, RCX, RD
-  **Commercial**
CC, CD, CDX, CG, CL, CR, CSL, NR
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-  **Utility and Transportation**
UT
-  **Public Open Space**
POS

CDD #4 19.15 ac

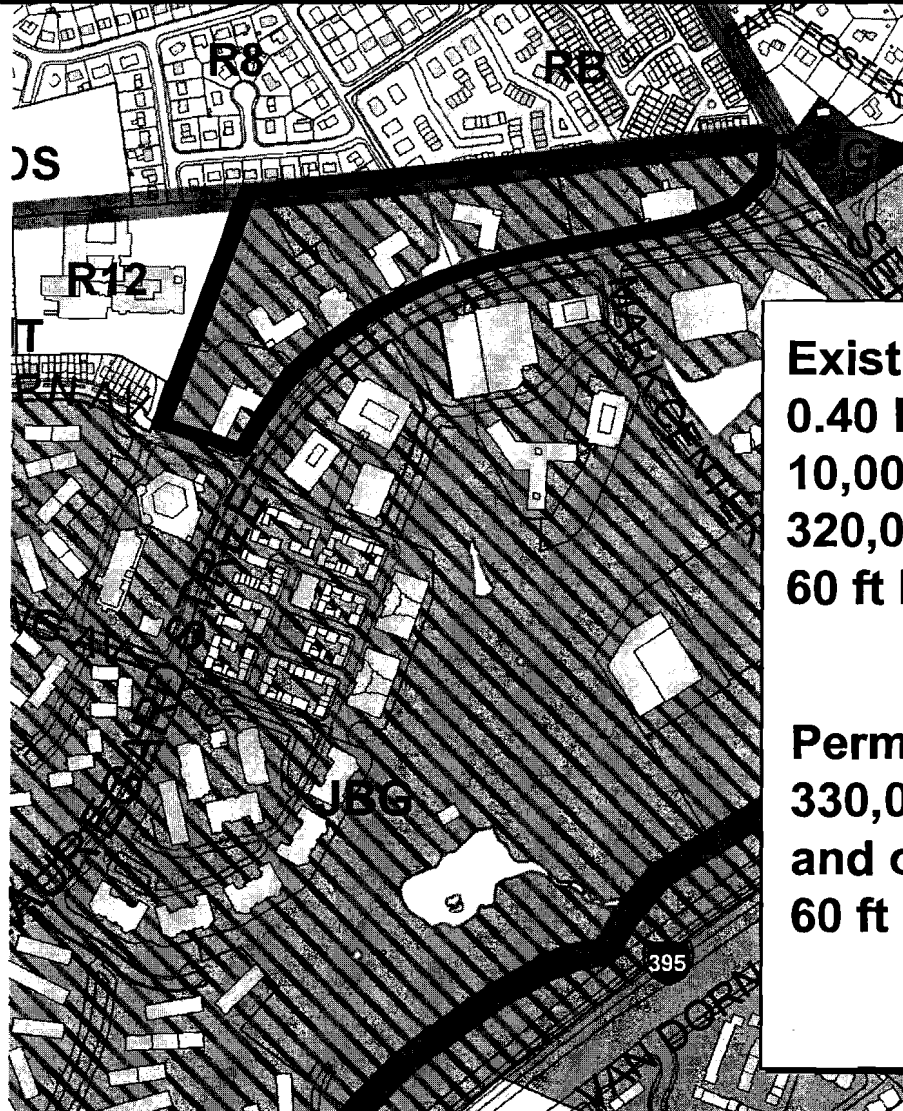


Existing:
0.40 FAR
10,000 sq ft retail
320,000 sq ft office
__ ft height

Permitted:
330,000 sq ft retail
and office
__ ft height

Zoning - Duke Properties

-  **Single-Family Residential**
R2-5, R5, R8, R12, R20
-  **Townhouse Residential**
RB, RM, RT
-  **Multi-Family Residential**
RA, RC, RCX, RD
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-  **Office Commercial**
OC, OCH, OCM(50), OCM(100)
-  **Coord Devel District**
CDD
-  **Industrial**
I
-  **Utility and Transportation**
UT
-  **Public Open Space**
POS













CDD #4 19.15 ac

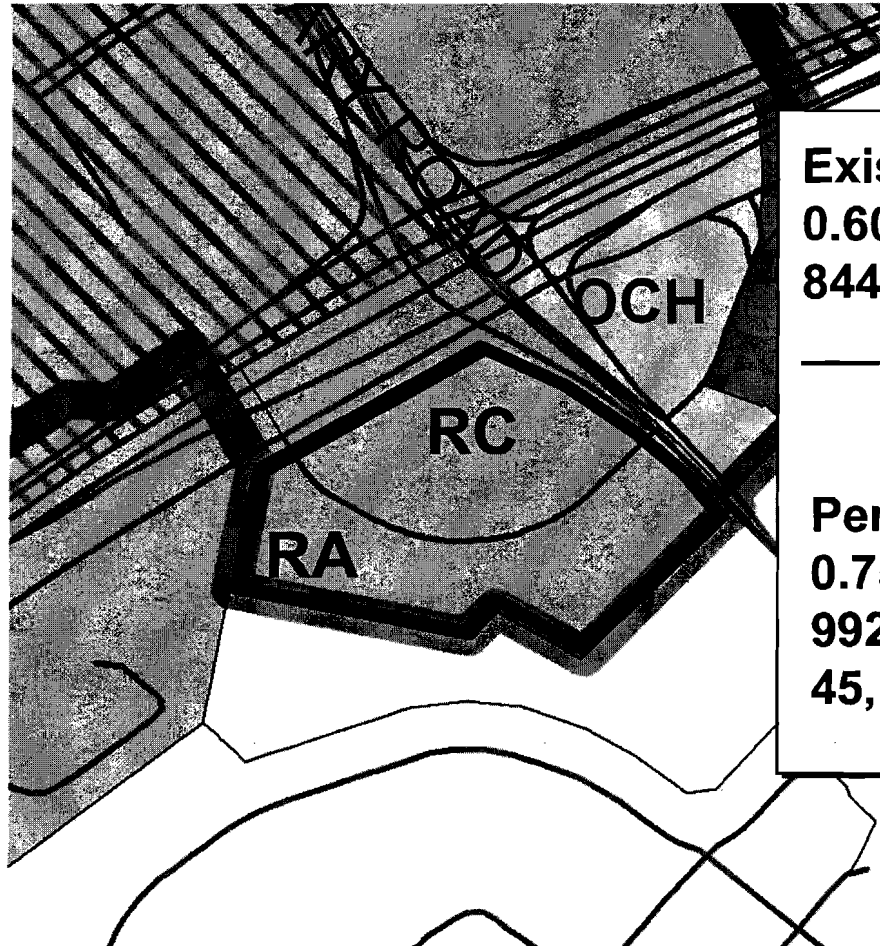
**Example –
More
detailed map**

**Existing:
0.40 FAR
10,000 sq ft retail
320,000 sq ft office
60 ft height**

**Permitted:
330,000 sq ft retail
and office
60 ft height**

Zoning – Seminary Hills/Towers

	Single-Family Residential R2-5, R5, R8, R12, R20
	Townhouse Residential RB, RM, RT
	Multi-Family Residential RA, RC, RCX, RD
	Commercial CC, CD, CDX, CG, CL, CR, CSL, NR
	Coml/Residential Mixed Use CRMU/H, M, L, X
	Office Commercial OC, OCH, OCM(50), OCM(100)
	Coord Devel District CDD
	Industrial I
	Utility and Transportation UT
	Public Open Space POS



Existing:
0.60, 1.10 FAR
844 dwelling units
_____ ft height

Permitted:
0.75, 1.25 FAR
992 dwelling units
45, 150 ft height

RA 12.35 ac
RC 10.29 ac
Total 22.64 ac

