

Beauregard Design Advisory Committee (BDAC) – Meeting Summary

December 5, 2022

7:00 p.m.

Patrick Henry Recreation Center
(4653 Taney Ave, Multipurpose Room C)

Committee Members in Attendance:

Donna Fossum
Gus Ardura
Fatimah Mateen
Christine Hoeffner
Abed Benzina
Bud Jackson
Samantha Moore

Absent Committee Members:

Jill Phaneuf

City Staff:

Maya Contreras, Principal Planner, P&Z Dev.
Bill Cook, Urban Planner, P&Z Dev.
Maggie Cooper, Urban Planner, P&Z Dev.
Tom Canfield, City Architect

Applicant Team:

Bill Krokowski, Mark Center Residential, LLC
Tom Glatzel, WMH Development
Thomas Dinneny, DCS Design
Travis Brow, Walter L Phillips, Inc.
Jeffery Stuchel, Walter L Phillips, Inc.
Adam Steiner, J2 Engineers, Inc
Adam Rogers, J2 Engineers, Inc
Chris Turnbull, Wells + Associates
Ken Wire, Wire Gill LLP
Megan Rappolt, Wire Gill LLP

Community

Mark Wilkoff

Agenda Items:

1. Call To Order
2. The Rutherford (DSUP2022-00027)
(formerly the Hilton MF) design
discussion: (60 minutes)
 - a. Applicant introduction of changes to the project
 - b. Staff-led discussion of compliance with the design matrix for the Hilton site
 - c. BDAC questions and project discussion
 - d. Public questions and comments
3. Next steps
4. Motion to adjourn

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

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

Call to Order & Responsibilities:

Before the meeting start, Chair Fossum expressed her disappointment with the Alexandria West Small Area Plan meeting she attended on November 14, believing that BDAC was not properly invited, and finding the process being run entirely by staff with little citizen engagement. Ms. Contreras reiterated that Jose Ayala of P&Z-Neighborhood Planning & Community Development (NPCD) attended the meeting to introduce BDAC to the process at its September 26 meeting, and that the meeting Fossum attended was the first in a series of meetings spanning 18 months.

Ms. Fossum called the meeting to order at 7:04 PM. Ms. Moore state that BDAC, as an existing entity in the Plan area, was notified that the process was happening, but was not formally invited. Ms. Contreras reiterated that the purview of BDAC is to review design for development applications, and proposes bringing back NPCD to a future BDAC meeting to further explain the Plan process and objectives going forward. Mr. Jackson was concerned that the previous Beauregard Plan process was extensive, and the new Plan process seems premature and “fast-tracked.”

Ms. Contreras reminded that all Plan meetings are recorded and online. Ms. Moore asked if the scope of BDAC was expanding into all or parts of the Alex West plan area, Contreras said that it could, and that will be a future discussion item as the process progresses.

The Meeting Summary of October 24, 2022 will be approved at the next meeting. There is currently one (1) vacant BDAC member position.

New Business

Ken Wire noted that a preconstruction meeting will be December 12, specifically pertaining to demolition of the conference center property. Mr. Jackson asks that the team be mindful of the upcoming holidays and impact of work to surrounding neighborhoods.

Mr. Wire recapped the project facts and evolution, referring to the slide presentation. Responding to Mr. Jackson, Wire explained that affordable housing units are allocated by type of unit (1BR, 2BR, etc.) in the same proportions as the market-rate units. Responding to Ms. Moore, Wire noted that the available parking is somewhat fixed due to the building footprint, so there may eventually be variation in the unit based on the parking that can be provided. The applicant and staff have heard questions before about the possibility of “kiss & ride” for the transit facility, and these have been passed on to the facility design team.

Adam Rogers led discussion of the landscape plan and changes. The motor court was the biggest change, with six (6) parking spaces at surface level. The area will function like an open plaza. A dog park was located farther north. Bioretention plantings long the Mark Center Dr. frontage are also ornamental. He then further explains the pool courtyard and layout, and the required terracing throughout the site to deal with the grade transitions.

Thomas Dinneney noted architectural updates to the plan, such as additional balconies on the bus station side, a more visually “stepped” façade, and the addition of the bus bays and trees in the

renderings to give a more realistic depiction of the building. Wire pointed out plan and color enhancements to the corner at Mark Center Drive and Mark Center Avenue. Dinneny continued with a summary of the facade materials, garage screens, architectural panels, and earth-toned colors. Mr. Benzina thought the palette a bit monochromatic, asking for more differentiation to distinguish the volumes of the building. Ms. Moore is concerned about the mesh material, but prefers that the building be subdued given the surrounding context. Ms. Fossum later asked for a more organic and artistic mesh design, rather than geometric, which the applicant indicated could be considered.

Responding to Mr. Jackson, Mr. Wire noted that lighting plans are evaluated later in the development process, per City lighting ordinances and conditions. A Coordinated Signage Plan SUP will be requested, likely requesting signs slightly larger than code, with vertical and horizontal signage on each façade, and three (3) landscaped monument signs - one at Beauregard, and another at Mark Center Dr. Mr. Wire then led a discussion of the project benefits, and compliance with the Beauregard Design Standards and Guidelines, referring to summary slides 24 and 25.

Responding to Mr. Ardura's question about the rationale for the open space at the corner, Mr. Wire explained that due to the side layout and topography, they wanted the space open to provide visibility to the building entrance. Wire explained building key fob access to the transit area for Ms. Mateen, and further noted that for maintenance reasons a water feature was not likely in the front open space area.

Ms. Contreras recapped that staff is concurrently reviewing a completeness plan for the DSUP submission. Many of the issues raised by BDAC are staff comments on the completeness plan. Responding to Mr. Jackson, she noted that there would be no decision on the design guidelines "matrix" at this meeting, but that the process has been evolving with the standards and guidelines in mind. She further noted that this project is different because it is in CDD#4, which is not part of the full design standards. Because the Mark Center area is transitioning from an office park to more of a mixed use environment, there is some flexibility being requested with regards to required retail, signage, parking layout, and other issues that have been discussed throughout BDAC's review discussions. These will all be summarized and encapsulated when BDAC votes on a recommendation to approve, likely at the next meeting after staff analysis, probably in late January or early February 2023. Mr. Benzina requests a nighttime rendering. Ms. Moore requests more lead time to review materials before meetings. Staff can get materials out 2 weeks in advance.

Ms. Contreras responded to Mr. Jackson's question about Upland Park progress and clarified city park ownership.

Adjourn

The meeting was adjourned at approximately 8:40 PM.