

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

March 11, 2024

7:00 p.m.

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

**Committee Members in Attendance:**

Gus Ardura  
Abed Benzina  
John Goebel  
Bud Jackson  
Jim Wilmot

**Absent Committee Members:**

Christine Hoeffner

**City Staff:**

Maya Contreras, Principal Planner, P&Z Dev.  
Maggie Cooper, Urban Planner, P&Z Dev.  
Jose Delcid, Urban Planner P&Z NPCD  
Jeff Farner, Deputy Director, P&Z

**Attendees**

Cathy Puskar, Walsh Colucci, Lubeley & Walsh  
Megan Rappolt, Wire Gill LLP  
Ken Wire, Wire Gill LLP

**Agenda Items:**

1. Call To Order
2. Chair and Vice-Chair Vote
3. AlexWest SAP Presentation and Discussion w/ Neighborhood Planning Staff
4. Staff Updates
5. Motion to adjourn

*Meeting presentations, materials, and recordings are archived on the BDAC webpage at:*  
<https://www.alexandriava.gov/74981>

**Call to Order & Responsibilities:**

Staff called the meeting to order at 7:00pm. Committee members introduced themselves. Abed Benzina moved to nominate Gus Ardura to serve as Chair, Bud Jackson seconded, and the motion passed 5-0. Mr. Jackson self-nominated to serve as Vice-Chair, Mr. Ardura seconded, and the motion passed 5-0.

**Staff Presentation**

Jeff Farner, Deputy Director of Planning and Zoning, gave a brief presentation on the AlexWest Small Area Plan updates. He gave a recap of the project phases and explained what had been done so far and what the next steps were. He presented on the focus area and housing strategy, height updates, parks and open space, streets and blocks, and introduced the concept of new design standards, which will replace the existing Beauregard Design Standards and Guidelines that BDAC currently uses.

Mr. Farner said that the purpose of the new design standards is to replace the current standards that are cumbersome and too long. The plan is to simplify, increase the number and quality of graphics, and create a user-friendly way to guide design.

Mr. Jackson supported the idea of simpler standards, but said he was concerned about giving more control to staff over standards that should be reviewed by the community and by BDAC. The group discussed the possible jurisdictional oversight that BDAC may have in the future and the role it will continue to play.

Mr. Farner said staff would present AlexWest updates again to BDAC in the late spring or summer.

Maya Contreras said that 1900 North Beauregard will likely be coming back to BDAC in the summer.

**Adjourn**

The meeting was adjourned at approximately 7:45 PM.