

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

September 9, 2024

7:00 p.m.

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

**Committee Members in Attendance:**

Gus Ardura  
Abed Benzina  
John Goebel  
Bud Jackson  
Neil Snyder  
Jim Wilmot

**Agenda Items:**

1. Call To Order
2. Responsibilities
3. New Business
  - a. 4880 Mark Center Drive
  - b. 1900 N Beauregard Street
4. Staff Updates
5. Motion to adjourn

**Absent Committee Members:**

Christine Hoeffner  
Erick Adams

**City Staff:**

Maya Contreras, Principal Planner, P&Z Dev.  
Maggie Cooper, Urban Planner, P&Z Dev.

**Attendees**

Willy Bermudez, BKV Group  
Justin Kennell, Bozzuto  
Cathy Puskar, Walsh, Colucci, Lubeley & Walsh  
Megan Rappolt, Wire Gill LLP  
Ken Wire, Wire Gill LLP

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

**Call to Order & Responsibilities:**

Mr. Ardura called the meeting to order at 7:02pm. The Committee voted to approve the June 10, 2024 meeting summary 4-0, with Mr. Benzina and Mr. Snyder recusing themselves as they were not present at the June meeting.

Maya Contreras gave a short update on the Alex West Small Area Plan process. It was deferred at the September Planning Commission and is scheduled to go back to Planning Commission in early November.

**Applicant Presentations**

**4880 Mark Center Drive CDSP2024-00005**

Cathy Puskar, representing the applicant Bozzuto, presented the concept 1 proposal for a 402-multi-unit building located at 4880 Mark Center Drive. The building will be located adjacent to the Winkler Preserve, the Del Pepper Center, and the Washington Headquarters. Ms. Puskar addressed the parking garage, change in grade, mass, scale, and footprint for the building. The applicant plans to work with the City to use a portion of the property along Mark Center Drive as a north entrance to the Winkler Preserve.

The applicant will return to BDAC soon with architecture and a more detailed site plan.

**1900 N Beauregard Street**

Ken Wire, representing the applicant Monday Properties, presented the project at 1900 North Beauregard and started with an overview of the proposed CDD amendment plans for the Adams Neighborhood. He highlighted the proposed locations for the new parks, new roads, and general building blocks and explained that nearly 40% of Monday Property's land will be donated to the City in park space (2.9 acres) and right-of-way along N Beauregard for future transit plans.

Mr. Wire discussed the pick-up/drop-off at Mark Center Drive and Mr. Jackson asked about the possibility of a curb cut in a different area as the community was not supportive of the current garage and loading location off Mark Center Drive. Mr. Wire explained why the loading and garage entrance was located off Mark Center Drive and why other locations did not work for the applicant. He showed the height and setback in comparison to the Blake, which is adjacent to the property. The applicant is proposing a 67-foot rear setback, which will be used for emergency vehicle access as well as a planted buffer and trail. The road to the west of the property is proposed but details are still being worked out. Ms. Contreras explained the rationale for including a road between 1800 and 1900. The existing pond will be removed.

Mr. Wire moved to the architecture and design of the building. The building has three types of buildings, A along the east side, B in the middle, C at the southwest and northwest corners, and A again along the west façade. There is a hyphen with a courtyard between A and B, which creates a building break between the residential and amenity space on the first floor. There is also a 10+-

foot change in elevation between the southeast and southwest corners, which creates some two-story units at the southwest corner.

Mr. Jackson asked for information about the roof-top amenity space. Willy Bermudez, architect for the project, explained that the roof-level amenity space is set 37 feet back from the edge of the building and will not be visible from the ground, nor can people using the amenity space look down from the roof.

Mr. Benzina asked for some changes to the two-story southwest corner units, as the base did not seem to fit with the rest of the building. This could be done with more glass or more modern materials than masonry. BDAC members also suggested carrying the C building corner along the west façade instead of switching to A.

Mr. Benzina asked for a future proposal in black and white so they can focus on the architecture. He also does not care for the dormers on the south as they are awkward and do not successfully achieve the desired effect of differentiating height.

Mr. Jackson said the community was not supportive of balconies along the rear.

Rebecca Hierholzer from the community said the neighbors are not supportive of more activity off Mark Center Drive because of the existing noise and expressed concerns about the proposed location of the garage entrance, rear-entrance units and balconies, and the low parking requirements. She said it is an attractive building.

The applicant said when they return in October, they would provide height elevations showing actual height around the building, reworked corners, revised fire access plan, a height and size comparison to 2000 N Beauregard, revised screening at the loading area, and changes to the dormers.

There was a brief discussion about the employment locations of current tenants at the Blake.

### **Staff Updates**

Staff reminded members of the 9/11 West End Preconstruction Meeting and of the next BDAC meeting on Oct 28.

Committee members welcomed Neil Snyder to BDAC.

### **Adjourn**

The meeting was adjourned at approximately 8:45 PM.