

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

October 28, 2024

7:00 p.m.

Del Pepper Community Center

**Committee Members in Attendance:**

Erick Adams  
Gus Ardura  
Abed Benzina  
Kayleigh Creswell  
John Goebel  
Bud Jackson  
Neil Snyder  
Jim Wilmot

**Absent Committee Members:**

Christine Hoeffner

**City Staff:**

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

**1900 N Beauregard Applicant Representatives**

Willy Bermudez, BKV Group  
Frank Craighill, Monday Properties  
Megan Rappolt, Wire Gill LLP  
Ken Wire, Wire Gill LLP

**Agenda Items:**

1. Call To Order
2. Responsibilities
3. Returning Business
  - a. 1900 N Beauregard Street
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:**

Gus Ardura called the meeting to order at 7:07pm. New committee member Kayleigh Creswell introduced herself. The committee voted to approve the September 9, 2024 meeting summary 5-0, with Erick Adams and Ms. Creswell recusing themselves as they were not present at the October meeting.

Maggie Cooper gave a brief overview of the roles, responsibilities and purview of BDAC. Ms. Cooper explained the boundaries of the existing Beauregard Small Area Plan (SAP) and the new boundaries of the Alex West SAP that is going to City Council in November. Bud Jackson asked if staff had shared the enabling language, as it allows BDAC to consider if a project is compatible with the existing community. Ms. Cooper said staff would share the enabling language.

**Applicant Presentations**

**1900 N Beauregard Street**

Ken Wire, representing the applicant Monday Properties, presented the project at 1900 North Beauregard. He explained the cross sections showing the height of the building, the setback from the adjacent townhouses, and the height and setback of the amenities area. He gave an overview of the path behind the project, the vegetated buffer, and the proposed change to push back the loading dock entrance further into the building. Willy Bermudez, architect, went over the two options for the southwest corner/west façade. Option 1 was to bring building C across most of the west façade, with building D at the northwest corner and a portion of the north façade. Option 2 ends building C closer to the corner and brings building D across most of the west façade and along the northwest corner. The applicant changed the arches at the southwest corner to straight, more modern openings, which the committee members appreciated.

Mr. Adura asked for clarification about timing. Mr. Wire said they were behind the Alex West SAP and were looking to go to Planning Commission in the first quarter 2025.

Maya Contreras clarified the urban design review was the reason the committee existed and that the matrix and Urban Design Guidelines and Standards were the guiding documents, which existed to help all committee members, regardless of background, to measure projects by.

Mr. Jackson said that, according to the enabling language, anything in the Beauregard SAP can be considered and they were not limited to the matrix or design standards.

Mr. Bermudez explained that there are dual entrances from outside and the interior corridor to all ground floor units, with at-grade entrances along the north façade.

Mr. Benzina and Mr. Goebel both disliked the dormers along the south façade and asked for more refinement.

Mr. Jackson stated that rear facing balconies are incompatible with the existing community. He also said that the location for the parking entrance should be on the other side of the building. He

said the proposed location is incompatible with the community as there is already too much traffic on Mark Center Drive because of the Blake.

Regarding the west facade options, Mr. Benzina liked option 1, Mr. Goebel preferred option 2, Mr. Snyder said he liked both options.

Mr. Benzina said they could do something on the instead of the windows instead of a mural between buildings B and C.

Owen Curtis, president of the Seminary West Civic Association, said the trail could be narrower. He also said the location of the loading dock and parking garage entrance needs more work to decrease impact on the townhouses.

Richard Jones, president of the Seminary Heights Condominium Association, said the residents in his community were concerned about the existing noise coming from the Blake and they are concerned that the upper floors of the proposed building will impede on the privacy of the townhouse court yards. He also expressed concern that the trail will eventually become a road. Ms. Contreras confirmed that the trail will remain a trail and will not become a vehicular road, as the Alex West SAP includes the trail only for bike/ped.

Mr. Wire answered some questions about affordable housing, explaining that the project will be required to go before the Alexandria Housing Affordability Advisory Committee before reviewed by City Council.

Mr. Wire said that roughly 25% of the units that face the rear (north) have balconies, not including the ground-floor units that have exterior doors. He said he would have an updated number at the next meeting that included the ground-floor units.

Mr. Wire answered questions about the trees and clarified that the trees shown on the renderings would be several years after plantings. They could consider planting trees within the buffer after the project is approved to allow time for trees to grow during construction.

Ms. Contreras and Mr. Wire explained the removal of the pond will not negatively impact the stormwater coming from Seminary Heights, as the proposal would be required to meet the City's current storm water requirements. To meet these requirements, the proposal cannot impede the flow of water from the north. Ms. Contreras said the City's storm water engineer has offered to answer any questions that residents have regarding stormwater.

Mr. Wire said the pedestrian path that connects to N Stevens will remain, but the path to N Beauregard may be rerouted during construction.

A resident said the neighborhood desperately needs a new playground.

Many residents expressed concerns with noise and asked the applicant to work with them to improve responses to noise complaints.

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Mr. Wire said they were hosting a community meeting in late November and welcomed everyone to attend to ask additional questions. He said they would be back at the December BDAC meeting with revisions and updates.

**Staff Updates**

Ms. Cooper said the next meeting will be on December 9 at the Del Pepper Community Center.

**Adjourn**

The meeting was adjourned at approximately 9:15 PM.