



City of Alexandria

# **1900 N Beauregard St**

## **DSUP2024-10011**

### **ENC2024-00007**

**Planning Commission Public Hearing**

April 1, 2025



# Agenda



1. Summary
2. Project Location
3. Project Details
4. Key Findings and Insights
5. Architecture
6. Community
7. Recommendation



# Summary

## Request

- DSUP to construct a residential building with 345 new units in CDD#21 with a setback modification and parking reduction

## Planning Commission Action

- Recommend Approval

## Key Elements

- Community Benefits
- Impact Analysis
- Architecture / BDAC

**1900 N Beauregard**  
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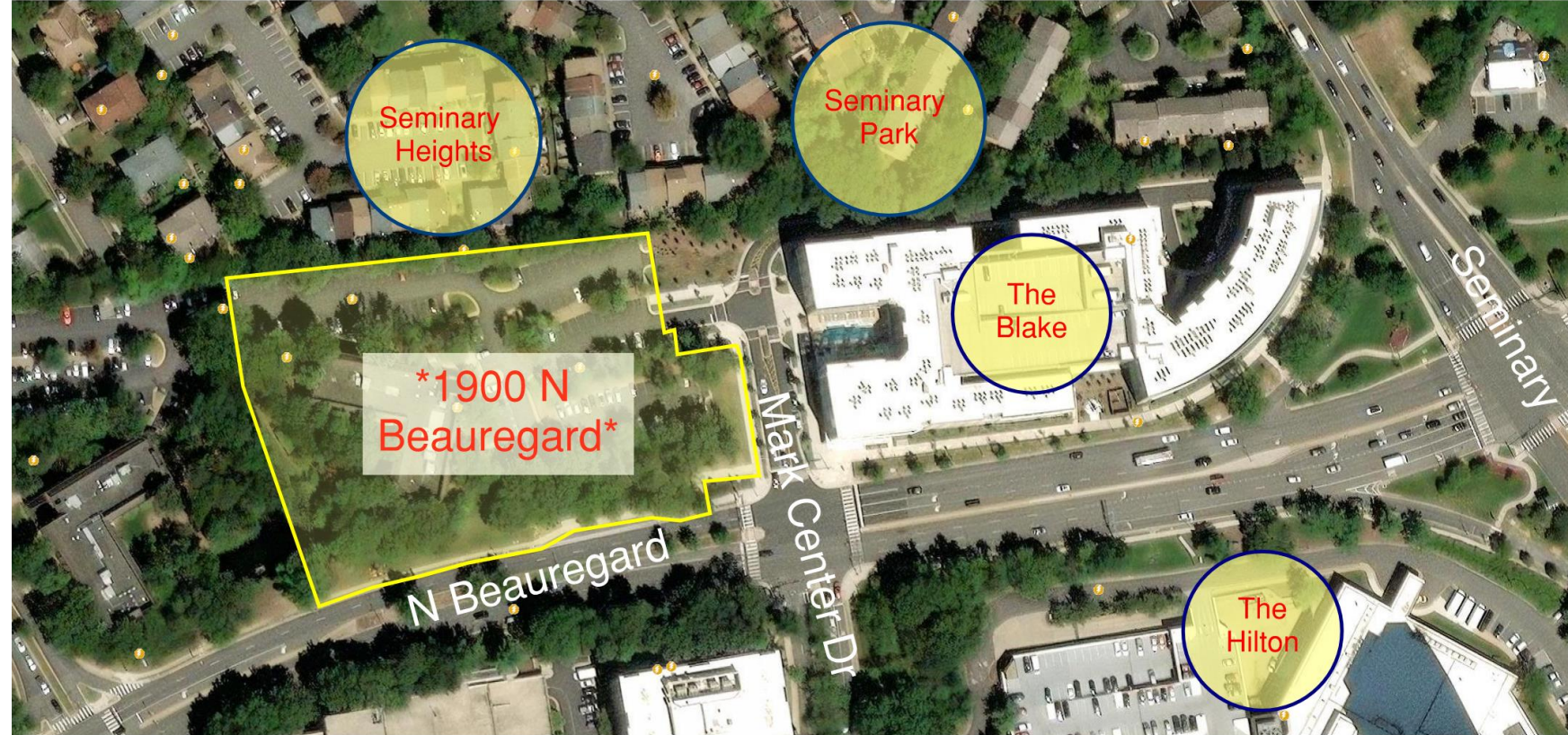


CDD = Coordinated Development District  
BDAC= Beauregard Design Advisory Committee





# Project Location



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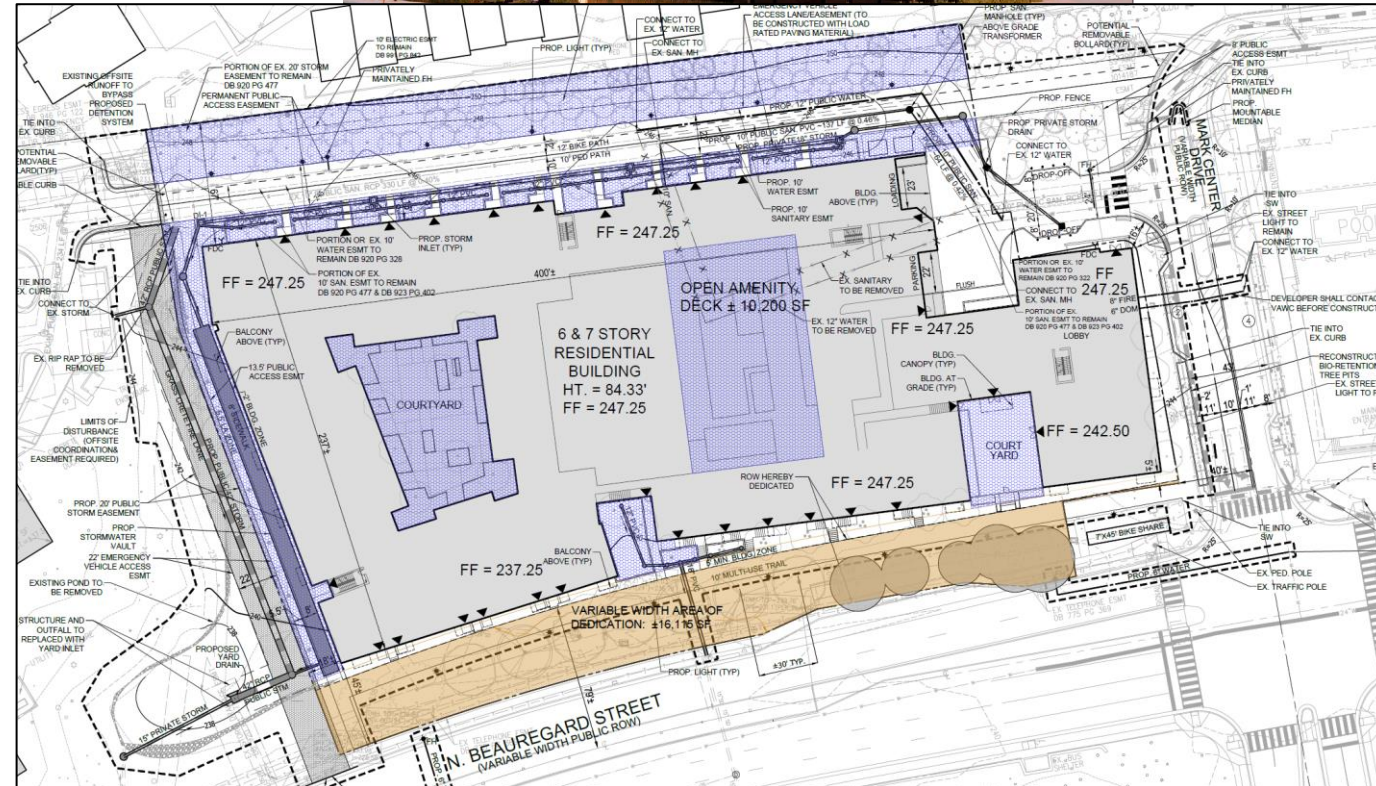
# Project Details

## Building Details

- 345 rental units
- 85 ft Tall

## Site Design

- Paths along N Beauregard and in rear
- 18.6% Open Space
  - ▶ 35+% including rear paths and buffer
- 16,000+ SF dedication for ROW



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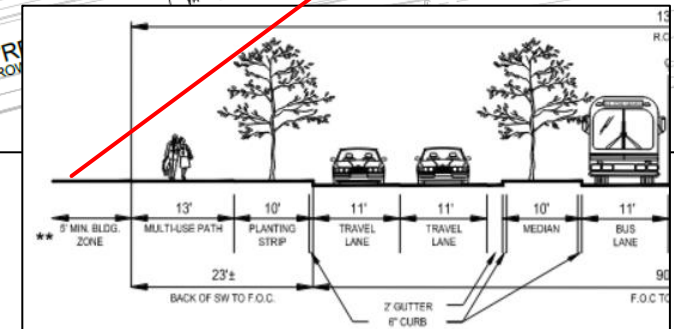
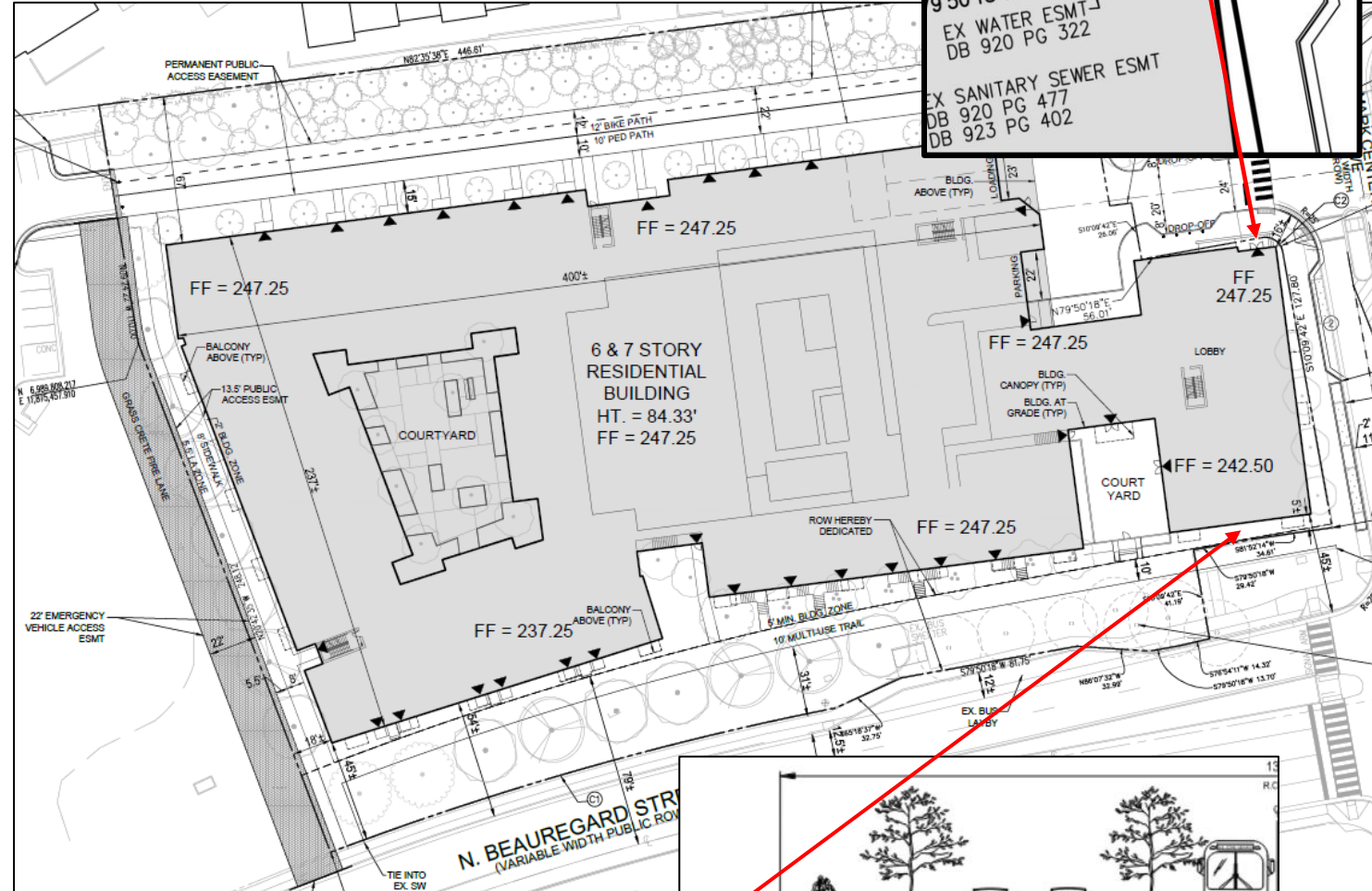
# Project Details

## DSUP with Site Plan

- SUP for parking reduction
  - ▶ 56 spaces less than required
- Setback modification
  - ▶ Min 5 ft instead of min 10 ft

## Encroachment

- 35 SF Portion of Stairs in ROW

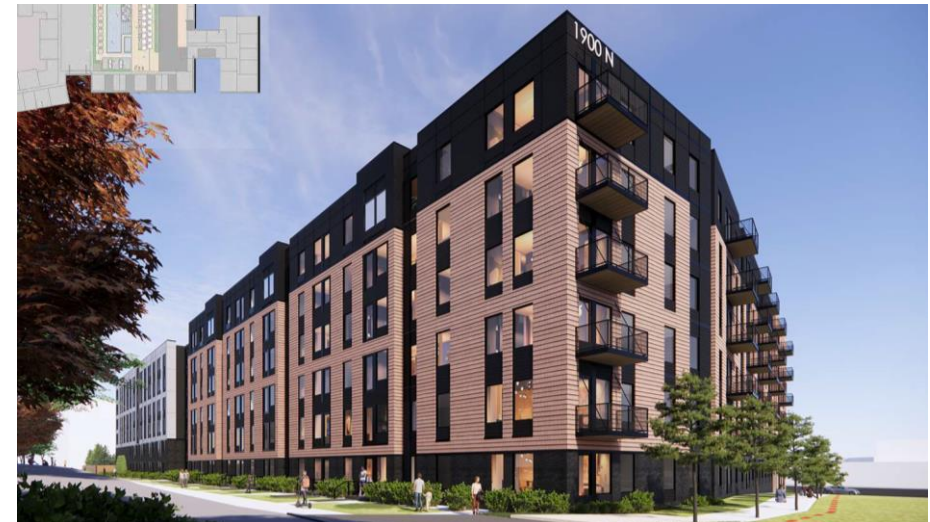


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# Architecture



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# Key Findings and Insights

## Highlights:

- **Schools:** approximately 39 students distributed over all grade levels
- **Stormwater:** phosphorous reduction 35% more than current, 4% more than required
- **Transportation:** adjacent to West End Transitway; adding 22-ft bike/ped trail and 13-ft path

## Benefits:

- 35 Committed on-site affordable units
- Streetscape improvements and 16,000+ SF dedication for Right-of-Way
- Public access to paths and trail
- Comply with current City policies: Green building, public art, CaBi bike share, TMPs





# Community Outreach

Meeting	Date
Applicant-led Community Meeting	March 23, 2023
BDAC (introduction of project)	September 9, 2024
BDAC Walking Tour of Site	October 9, 2024
BDAC	October 28, 2024
Applicant-led Community Meeting	November 13, 2024
BDAC	December 9, 2024
BDAC	January 27, 2025
Federation of Civic Associations	January 29, 2025
AHAAC	March 6, 2025
Applicant-led Community Meeting	March 19, 2025

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BDAC- Beauregard Design Advisory Committee  
AHAAC= Alexandria Housing Affordability Advisory Committee



**Staff recommends approval subject to conditions of:**

- 1. DSUP2024-10011**
- 2. ENC2024-00007**

