

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

June 10, 2024

7:00 p.m.

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

**Committee Members in Attendance:**

Erick Adams  
Gus Ardura  
John Goebel  
Bud Jackson  
Jim Wilmot

**Absent Committee Members:**

Abed Benzina  
Christine Hoeffner

**City Staff:**

Carrie Beach, Division Chief, P&Z NPCD  
Maya Contreras, Principal Planner, P&Z Dev.  
Maggie Cooper, Urban Planner, P&Z Dev.  
Jose Delcid, Urban Planner P&Z NPCD

**Attendees**

Alex Cook, Venable LLP  
Ken Wire, Wire Gill LLP

**Agenda Items:**

1. Call To Order
2. AlexWest SAP Presentation and Discussion w/ Neighborhood Planning Staff
3. Staff Updates
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:**

Vice-chair Jackson called the meeting to order at 7:00pm. Committee members welcomed Erick Adams to BDAC and introduced themselves.

**Staff Presentation**

Carrie Beach and Jose Delcid gave a presentation on the AlexWest Small Area Plan updates.

Mr. Delcid gave an update on the additional properties within the focus area (including the NOVA Community College), revised building height recommendations, the 7-700 density bonus, and the next steps for the plan. A community open house is occurring on June 25 to introduce the draft plan. From June 25 to August 1 the draft plan will be available for review and the public can submit comments and feedback. The plan is scheduled to go before Planning Commission and City Council in September.

Mr. Delcid and Ms. Beach also gave an overview of the new design standards that have simplified the extensive existing Beauregard Design Standards and Guidelines that BDAC currently uses.

Vice-chair Jackson asked staff to include in writing that the area on the maps between 1900 N Beauregard and the Seminary Heights Condominiums is a bike/ped path and not a road.

Ken Wire asked for clarification about the standards; specifically related to the modifications allowed for building breaks. Staff said modifications from the standards can still be requested of and considered by BDAC.

**Staff Updates**

Maya Contreras said that 1900 North Beauregard and 4880 Mark Center Drive would likely be coming to BDAC in the fall. She also said that Upland Park has been working with the Fire Department on some trainings, but it is unclear when they will move forward with the approved project. Lastly, she said the Winkler Preserve has been talking with the City about an entrance along Mark Center Drive.

Staff also reminded the Committee that the West End quarterly pre-construction meeting would occur on Wednesday, June 12 at 6pm.

**Adjourn**

The meeting was adjourned at approximately 7:37 PM.