

RESOLUTION

Be it resolved by the Beauregard Corridor Stakeholder's Group that the City of Alexandria Planning Staff be requested to draft and submit plans, to the Mayor and City Council of Alexandria, to permit the development of the Beauregard Corridor Small Area Plan (SAP) in three phases, incrementally (as described in the Joint Developer's Public Presentation of December 13th, 2010), as follows:

- A) The Shirley Gardens subdivision into a Mixed Use area, supporting a Floor to Area Ratio (FAR) of not less than 1.25 and not greater than 2.2, and allowing for a maximum of 1,000,000 gross square feet of residential, retail, office, and hotel floor space;
- B) The area of the SAP North and West of Interstate 395 (*exclusive* of Shirley Gardens, and that acreage commonly know as the Winkler Preserve), into zoning tracts as set forth in the Joint Developer's Public Presentation of December 13th, 2010, not to exceed a maximum (in aggregate with Phase C, below) of 6,000,000 net new gross square feet of residential, retail, office and hotel floor space; and with
- C) The remaining area of the SAP East and South of Interstate 395, maintaining its current zoning and being incrementally re-developed "by right," as set forth in the Joint Developer's Public Presentation of December 13th, 2010, *subject to* application for and approval of Developmental Special Use Permits (DSUPs).

Provided that any development in Phase A be required to have:

- 1) At least one cross-grid road to connect to North Beauregard Street in a manner approved by the Virginia Department of Transportation (VDOT) and the City of Alexandria's Transportation and Environmental Services (T&ES); and
- 2) That strong consideration be given to connecting Fairbanks Avenue to Fillmore Avenue, subject to appropriate negotiations and right of way acquisitions with the United Methodist Church Conference and/or the Virginia United Methodist Homes, Inc. (*hereinafter*, the Hermitage); and *further that*
- 3) The access of emergency vehicles to the Hermitage from Seminary Road via Fairbanks Avenue remain unobstructed; and

Further provided that any development in Phases B and C be required to maintain at least the same square footage of market affordable residential housing as is currently supported in the Phase B and C area.

Be it further resolved that the road networks proposed by developers for each of the aforementioned phases of the SAP be integrated in accordance with the City of Alexandria's forthcoming Transportation Management Plan, Corridor C; with strong consideration being given to the creation of a traffic "football" at the intersection of Seminary Road and North Beauregard Street, as presented as intersection improvement "Option B," at the Joint Developer's Public Presentation December 13th, 2010.

It is the understanding of the Beauregard Small Corridor Stakeholder's Group that the issuance of any Re-zoning Approval, DSUP, and/or Building Permit by the City, will require that all applicable environmental safeguards, including green space ratios, parking management, pedestrian and non-motor traffic management, water shed protection measures, and others, as mandated by applicable City, Commonwealth, and Federal laws and regulations, be met.

It is anticipated by the Beauregard Corridor Stakeholder's Group that the Staff findings, including plans for the supporting critical utility infrastructure, be presented to the Mayor and City Council expeditiously, while meeting all lawful and customary procedural requirements for review and public comment. The Staff is requested to make its final presentation to the Mayor and City Council on these resolutions no later than June 30th of 2011.