



DEPARTMENT OF PLANNING AND ZONING

DATE: May 17, 2018

TO: Beauregard Urban Design Advisory Committee

FROM: Planning Staff

SUBJECT: DSUP #2017-0019 – 2000 N. Beauregard, Monday Properties redevelopment

SUMMARY OF PROPOSAL

The applicant, Monday Properties, has submitted concept plans to construct a multifamily residential building at 2000 N. Beauregard Street. The subject property is bounded by a townhouse neighborhood to the north, N. Beauregard Street to the south, Seminary Road to the east, and office uses, with associated parking lots, to the west.

The site is zoned Coordinated Development District (CDD) #21 within the Beauregard Small Area Plan (BSAP) with OC/Office Commercial as the underlying zone. The concept proposal has one multifamily building on the east side of a new extension of Mark Center Drive, currently a private drive aisle in an existing parking lot. The building includes 295 residential units, one level of underground parking with screened parking above-ground, and an amenity building with a pool proposed on the west side of the street extension.

BACKGROUND

In 2017, Monday Properties acquired a site within the Beauregard Small Area Plan (BSAP), including 1500, 1600, 1800, 1900 and 2000 N. Beauregard Street. These are all within the area identified as the Adams neighborhood within the BSAP and are occupied by four low-rise office buildings and one six-story office building. The Clyde's restaurant, located at 1700 N. Beauregard, was not included within the purchase. Monday Properties has begun renovating and re-tenanting the four smaller properties. The fifth building, 2000 N. Beauregard, was largely vacant at purchase and the team proposes to remove the building and redevelop the site as residential.

The applicant submitted their Concept II proposal in January 2018. This submission included a proposed site plan with initial architectural elements and renderings for discussion, and the project was presented to BDAC at a public meeting on February 26th, 2018. The intent of that meeting was for the applicant to introduce the team, the project proposal, the site plan and architecture, as well as to receive initial feedback from the committee and public, based on those conceptual plans.

Given the number of changes to the Small Area Plan being requested with the proposal and the concerns of the community, the applicant submitted a Concept III plan focusing specifically on

changes to the site plan and road network. This submittal, and the associated changes, will be reviewed at the BDAC meeting on Monday, May 21st, and are discussed below.

Subdivision request for the Adams neighborhood

Subdivision request SUB#2018-0001 for 1500-2000 N. Beauregard Street was approved by the Planning Commission on April 3, 2018. Staff determined that the request would legally establish the existing tax parcels, which have been functioning as de facto lot lines for the last twenty years. The staff report and preliminary plat are available [here](#) . The applicants have been advised that if any additional subdivisions or consolidations are required as part of the proposed redevelopment, it will be processed with the Development Special Use Permit.

CHANGES BETWEEN CONCEPT II AND CONCEPT III

There are two site plans included with this memo, Attachments 1 and 2, which will be used as reference. *Attachment 1: Conceptual Geometric Plan* is the plan that was reviewed at the February BDAC meeting; *Attachment 2: Preliminary Development Plan* is new. The following bullets outline some of the changes between the two plans:

Attachment 1: Conceptual Geometric Plan and Ground Floor Plan

- Extension of Mark Center Drive is a direct connection from the intersection with N. Beauregard Street to the rear of the property
- Proposed new public “B” street and intersection parallels the rear property line
- Loading dock is accessed from Mark Center Drive extension, on the north side of the courtyard
- Parking garage entrance is located generally in the center of the building and accessed from the rear drive
- Proposed amenity building, and pool, are located on the east side of Mark Center Drive extension, with the amenity building approximately 50’ from the rear property line
- Lobby and primary building entrance proposed inside the courtyard facing Mark Center Drive extension

Attachment 2: Preliminary Development Special Use Permit

- Extension of Mark Center Drive is curved and narrows near the rear property line; landscaped pedestrian islands have added
- New public street “B” is shifted away from rear property line and replaced with a ten-foot pedestrian/bike trail. New intersection shifts approximately 100’ from rear property line
- Loading dock is moved to rear drive aisle
- Parking garage entrance is moved to the north side of the courtyard, accessed from the Mark Center Drive extension
- Proposed amenity building, and pool, remain on the east side of the Mark Center Drive extension, with the amenity building moved directly across from the residential building,
- Residential lobby and primary entrance are shifted to southwest corner of the building

STAFF ANALYSIS

Small Area Plan and CDD#21 Amendments

The subject properties were rezoned to CDD#21 as part of the BSAP rezoning, with OC/Office Commercial as the underlying zone. The applicant has the option of redeveloping under the requirements of the CDD#21 or the OC zone. Within the underlying OC zone, multifamily residential is a permitted use, while the current Adams neighborhood plan was approved for office, retail and hotel uses. Therefore, the requested residential use will require a Master Plan Amendment (MPA), as well as changes to some of the conditions of CDD#21.

While a Master Plan Amendment was not requested or proposed for this site under the prior ownership, staff is supportive of the addition of residential uses at this location to ensure implementation of other Small Area Plan goals. This redevelopment proposal also provides an opportunity to reconsider the previously approved rear “B” road, which has been an item of concern for the adjacent neighborhood.

The applicant will also provide a CDD Concept Plan, which will begin to define the vision for the future Adams neighborhood. The CDD#21 Concept Plan requirement includes framework plans for consolidated neighborhood open space, developer contributions for transit infrastructure and affordable housing. Other requirements include provision of an enhanced streetscape design, conformance with the Plan’s stormwater management and environmental sustainability goals, provision of dedicated right-of way for the West End Transitway, and review of the project by BDAC to ensure compliance with the Beauregard Urban Design Standards and Guidelines.

Changes to Site Plan

Overall, staff finds that the new site design is improved from the previous proposal, in large part because of a significant amount of feedback provided by BDAC and the community at the February meeting. Staff also received letters from the Seminary Heights Condominium Association, and the eight owners on Centennial Court that about the 2000 N. Beauregard property (attached). These were reviewed by staff and the applicant team and incorporated within the development of the current proposal.

A. Proposed removal of the rear road

The most significant change is the proposed removal of the rear “B” road that paralleled the Adams neighborhood property line. Staff will make this change as a formal recommendation when the project goes to public hearing. Staff and the applicant will continue to develop the proposal to ensure that the future road network will be able to meet the anticipated demands of a proposed neighborhood buildout.

B. Interaction of the residential building with the road network and amenity space

BDAC and staff expressed concern with the separation of the amenity space from the main building and the associated challenges of ensuring safe passage between the two locations. Staff had additional concerns with the proposed road network and the creation of viable short and long-term solutions that would minimize impacts on the adjacent neighbors, while moving vehicles and pedestrians safely through the site.

Lining up the future “B” road with the parking garage entrance creates clear site lines, shifts the activity further from the rear property line and creates a significant green space. The new intersection has a traditional four-way traffic movement with pedestrian crossings and landscaping. By shifting the amenity building opposite the residential building, and moving the lobby to the ground floor corner, the buildings will create a presence on N. Beauregard St. With the lobby and amenity space opposite one another, pedestrian activity is consolidated at the building’s front door.

C. Relocation of the garage and loading dock

The location of required infrastructure, including trash, parking and loading, is a challenge on every project, and particularly on infill projects. The single parking garage entrance has been relocated to the operational front of the building, ensuring that the bulk of the traffic is moved as far from the adjacent residences as feasible. The rear access road maintains the required 45’ distance from the residences and includes a 17’ planted buffer. Loading and trash have been relocated to the rear of the building. Because these are uses occur within loading docks, with doors, and have access times that can be limited, the impacts will be less intrusive than a primary garage entrance.

NEXT STEPS

The applicant is preparing the Completeness submission for review, anticipated to be received on May 25th. Staff will review this and provide comments after the June BDAC meeting. This will allow the applicant to consider all comments before their next submission. At this time, staff anticipates there will be one additional BDAC meeting for voting. The project is on track for a fall hearing.

Attachments:

1. Concept Review, Stage 2
 - a. Conceptual Geometric Plan
 - b. Ground Floor Plan
2. Preliminary Development Special Use Permit
 - a. Preliminary Geometric Plan
 - b. Future Adams Neighborhood Road Network Exhibit
 - c. Landscape Plan (unlabeled)
3. Seminary Heights Condominium Association and Centennial Court letters