

Redevelopment of 2000 N. Beauregard Street

BDAC Narrative Submission

February 14, 2018

2000 N. Beauregard Street (the subject property) contains approximately 4.16 acres (181,000 s.f.) of land identified as TM Parcel 019.02-01-03.S8 owned by 2000 Beauregard LLC (the “Property”). The developer is Monday Properties. Affiliates of Monday Properties own 1500, 1600, 1800, 1900 and 2000 North Beauregard Street. The redevelopment proposes to demolish an existing 102,090 square foot office building which was constructed in 1979.

Zoning and Plan Recommendation

The Property is zoned coordinated development district/ CDD #21 and is located in the Adams Neighborhood within the Beauregard Small Area Plan. CDD #21 allows redevelopment of the Property without a special use permit in compliance with the regulations of the OC zoning district. This permits both office and residential use. CDD #21 also allows redevelopment of the Property for office use with a CDD development special use permit (DSUP) in conformance with the CDD conceptual design plan and conditions.

The Applicant proposes redevelopment with a CDD DSUP and amendment of the CDD conceptual design plan to allow residential use.

Proposed Development

This application proposes redevelopment of the Property with a complex of connected six- and seven-story multi-family apartment buildings enclosing and screening above-grade parking. The proposal includes 295 dwelling units in approximately 306,000 square feet of floor area.

Development of the Property under a DSUP will be one of the first redevelopments since the adoption of the CDD #21 and related planning guidance, and will serve as an important catalyst development for the Beauregard Small Area Plan Area. The proposed development achieves many recommendations of the Beauregard Small Area Plan and the Beauregard Urban Design Standards & Guidelines:

- Redevelopment of a property identified for development within the Adams Neighborhood;
- Building height of six stories for the majority of the building, with a seven story portion that includes a signature façade and gateway architectural element at the corner of N. Beauregard and Seminary Road intersection;
- The dedication of right-of-way for trails, the transitway and boulevard concept along the northwestern side of N. Beauregard Street;
- Initial design work for the ultimate design of the Ellipse;
- Streetscape improvements which contribute to the ultimate boulevard concept for N. Beauregard Street;
- Open space (22% of the site area) consistent with the overall Garden City concept of the Beauregard Small Area Plan;
- High-quality architectural design with contemporary building design elements using high quality, durable materials such as brick, metal and fiber-cement paneling. STO wall system has been used as accent material above the first floor as recommended in Beauregard Urban Standards & Guidelines.

- The transitional north façade facing townhouses was design with special effort creating massing that is compatible with smaller scale development. Deeper heavily landscape setbacks were provided as visual buffers.
- Provision of required parking spaces at a ratio of 1.5 sp/unit where 1.75 sp/unit is permitted; and
- Developer contribution to overall public benefits, including affordable housing
- Building will be achieve LEED certification.

While there are many recommendations achieved with the proposed development, the Applicant requests a few modifications, which primarily include a change in land use designation from hotel and office use to residential use and above-grade parking where underground parking is called for.