



## DEPARTMENT OF PLANNING AND ZONING

**DATE:** March 8, 2019

**TO:** Beauregard Urban Design Advisory Committee

**FROM:** Planning Staff

**SUBJECT:** DSUP #2019-0003 – 2000 N. Beauregard, Monday Properties Amendment

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### SUMMARY OF PROPOSAL

The applicant, Monday Properties, has submitted concept plans (DSUP#2019-0003) to amend the previously approved DSUP #2017-0019 to construct a multifamily residential building at 2000 N. Beauregard Street. The committee reviewed and approved DSUP #2017-0019 over the course of 2018 and the initial concept plan was approved by Planning Commission and City Council in October 2018.

The applicant has provided a memorandum, titled, “Memorandum Summarizing Requested Changes” which highlights the ways in which their amended plan (DSUP #2019-0003) differs from the approved plan (DSUP #2017-0019).

In general, staff does not oppose the requested changes to the site plan and building design, and agrees that many of the changes will enhance the project’s compatibility with the adjacent community. However, staff wanted to highlight the applicant’s proposed changes to the window design as a request that staff is unwilling to support.

In the approved DSUP #2017-0019, the applicant had two standard window patterns for all windows, consisting of a “large” window and a “small” window (See Figure 1). The “large” window consisted of two vertical mullions, creating a narrow-wide-narrow pattern in the glass, and one horizontal mullion at the bottom of the window. The matching “small” window consisted of one vertical mullion in the middle of the window, which created two even sized panes of glass on either side. As the window was smaller, it did not span the full height as the “large” window, and the bottom of the “small” window contained a grey panel.

In the applicant’s amended design proposal, all “large” and “small” windows have been revised with a simpler mullion pattern, which basically consists of removing one vertical mullion from each window type. In the revised plan, the “large” windows now contain one vertical mullion in the middle and one horizontal mullion on the bottom. The overall height of the windows has also been reduced to permit greater usability within the building (staff does not oppose this change by itself). The “small” window design has also been simplified to contain one horizontal mullion instead of the previously approved, single vertical mullion.

**Figure 1: Comparing the approved window pattern, DSUP #2017-0019 (left), to the proposed window pattern, DSUP #2019-0003 (right).**



*Approved Window Pattern.*



*Proposed Window Pattern.*

Staff finds that the simplification of the “large” windows, when viewed across the building façade, inherently changes the overall feel and rhythm of the building design and creates a less pleasing and vibrant building expression. Staff would be willing to support the simplified “small” window simplification as proposed by the applicant, if used in conjunction with the approved “large” window design, but finds that the reduction in vertical mullions and pattern change in the large windows is a significant loss of visual interest and vertical emphasis. The final result, not illustrated here, would resemble the right image above, but with the narrow-wide-narrow pattern of verticals in the “large” windows. Both window types would retain the lower horizontal mullion.

## **NEXT STEPS**

The applicant is preparing to present the requested site and building design amendments to BDAC on Monday, March 25<sup>th</sup> for consideration and would request a vote by BDAC at the meeting. If the requested revisions are approved by BDAC, the applicant’s proposal would be deemed complete and eligible to proceed to Planning Commission and City Council for consideration at their May hearings.

### **Attachments:**

1. BDAC Memo 3.8.19 (Memorandum Summarizing Requested Changes) from applicant
2. BDAC Exhibit 3.8.19 (Exhibit highlighting proposed changes) from applicant