



DEPARTMENT OF PLANNING AND ZONING

DATE: June 21, 2018
TO: Beauregard Urban Design Advisory Committee
FROM: Planning Staff
SUBJECT: DSUP #2017-0019 – 2000 N. Beauregard, Monday Properties redevelopment

ARCHITECTURAL DISCUSSION

The May 21 Beauregard Design Advisory Committee (BDAC) meeting discussed the site plan, site circulation and composition of the Adams Neighborhood, and the upcoming BDAC meeting will focus on the architecture. Building on comments from staff, BDAC, and the community, staff identified various components of the design for the applicant team to continue exploring and refining. In order for the building design to be assessed within the parameters of the Beauregard Urban Design Standards and Guidelines, the objective of Monday's meeting is to provide continued guidance to the team and staff on the following architectural considerations. Once major architectural considerations are settled, the a future BDAC meeting could be used to discuss the Design Matrix and host a formal vote by BDAC on the proposal.

Questions to consider:

The following topics were presented to the applicant team as areas to continue refining. Please see the attached visual aid to see the specific areas of the building indicated by staff.

A. Parking Garage Screening

The wall of the parking garage structure which faces the townhomes to the north should be screened in a manner which presents a visually attractive façade and ensures light from within the garage does not spill out onto adjacent homes, including interior lights and vehicular headlights. Possible design options to consider include:

- An opaque screen system which blocks lighting; and/or
- The use of pediments or low walls to block headlights; and/or
- The strategic alignment of interior lights to direct light inwards and ensure no outward light spillage.

B. Continued refinement of the curved building (facing Seminary Road).

Architectural Emphasis:

Given the prominent location of the curved building along Seminary Road, and its designation as a gateway element and façade, staff encouraged the applicant to explore refinements to the design of the curved building to create a stronger visual presence. Architectural refinements to consider include:

- Emphasis on the building parapet: the building design utilizes a sweeping parapet wall to highlight the curve of the building. Explore architectural treatments to greater emphasize the parapet wall
- Use of white frames on the curved building: given the clear and structured window pattern along the curved building, consider exploring revisions to the brick applique boxes (visually appear as white frames) to create a more structured relationship between the brick applique and the building design.

Building Differentiation:

Given the unique opportunity of one structure proposing two independently functioning residential buildings on one site, staff encouraged the applicant to explore design options which would provide greater visual interest and distinguish the two structures while maintaining a cohesive architectural presence. Design considerations to create a visually dynamic composition could include:

- Complimentary but different colors of materials between the two building elements;
- Different proportions of colors and/or materials between the two building elements; or
- Inverting the location of colors and/or materials of the two building elements.

C. Pool/Amenity Building

As the location of the amenity building had been settled with the previous submission and presentation to BDAC, staff and the committee had asked the applicant to provide further architectural refinement of the building to ensure the amenity building could serve as a strong compliment to the adjacent multi-family building. Options to consider included:

- Explanatory elevations and perspectives to better understand the relationship of the amenity building to the multi-family building; and
- Stronger architectural details to emphasize the height of the amenity building relative to the multi-family building.

D. Upper Floor Stepback

The Beauregard Small Area Plan and Design Guidelines encourage the use of various approaches, such as “building stepbacks, building shoulders, landscape buffers and/or courtyards” to preserve height transitions between new buildings and existing neighborhoods. As the northern portion of the building faces an existing community, staff encouraged the applicant to further explore their initial design to create a stronger visual stepback along the top floor of the multi-family building. Potential considerations included:

- Establishing a deeper physical stepback along the top floor;
- Realigning interior units to create a more narrow unit and provide outdoor balconies for a small number of units on the top floor;
- Explore the use of building shoulders to emphasize a stepback or other architectural features; or
- Additional architectural treatments to visually reduce the presence of the units on the top floor of the multi-family building.

BACKGROUND

SUMMARY OF PROPOSAL

The applicant, Monday Properties, has submitted concept plans to construct a multifamily residential building at 2000 N. Beauregard Street within the Adams neighborhood. 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 proposed Mark Center Drive extension, currently a private drive aisle in an existing parking lot. As designed, there are 295 residential units, one level of underground parking with screened parking above-ground, and a pool and amenity building proposed on the west side of the street extension.

PROJECT EVOLUTION

In 2017, Monday Properties acquired properties within the Beauregard Small Area Plan (BSAP), including 1500, 1600, 1800, 1900 and 2000 N. Beauregard Street. The sites are all within the area identified as the Adams neighborhood within the BSAP and are occupied by four paired office buildings and one six-story office building. One additional building, 1700 N. Beauregard, is a restaurant, Clyde's, and was not included within the purchase. Monday Properties has begun renovating and re-tenanting the four smaller properties.

In January 2018, the applicant submitted a Concept II proposal which showed a proposed site plan with initial architectural designs, site features, and circulation for 2000 N. Beauregard Street. Soon after submitting the Concept II proposal to staff, the applicant team presented to the Beauregard Design Advisory committee on February 26, 2018 to introduce the project to the community and solicit initial feedback on the site design and project proposal. Based on feedback from the committee and the community about the site design and the vision for the Adams neighborhood in the Beauregard Small Area Plan, staff encouraged the applicant team to submit a Concept III submission to provide greater detail on the site circulation and their vision of the Adams Neighborhood. The applicant team then submitted a Concept III submission in April 2018 and presented to the Beauregard Design Committee on May 21, 2018 to discuss the proposal's design evolution, changes to the site plan, and conceptual framework plans for the Adams Neighborhood. Key discussion at the BDAC meeting focused on:

- The realignment of the "B" and "C" roads in the Adams Neighborhood;
- The relocation of the building lobby to the front of the building for prominent frontage along N. Beauregard Street;
- The relocation of the parking garage entrance to reduce potential vehicular traffic along the rear access road; and
- An overview of proposed landscaping and additional elements to screen the proposed development from adjacent properties.

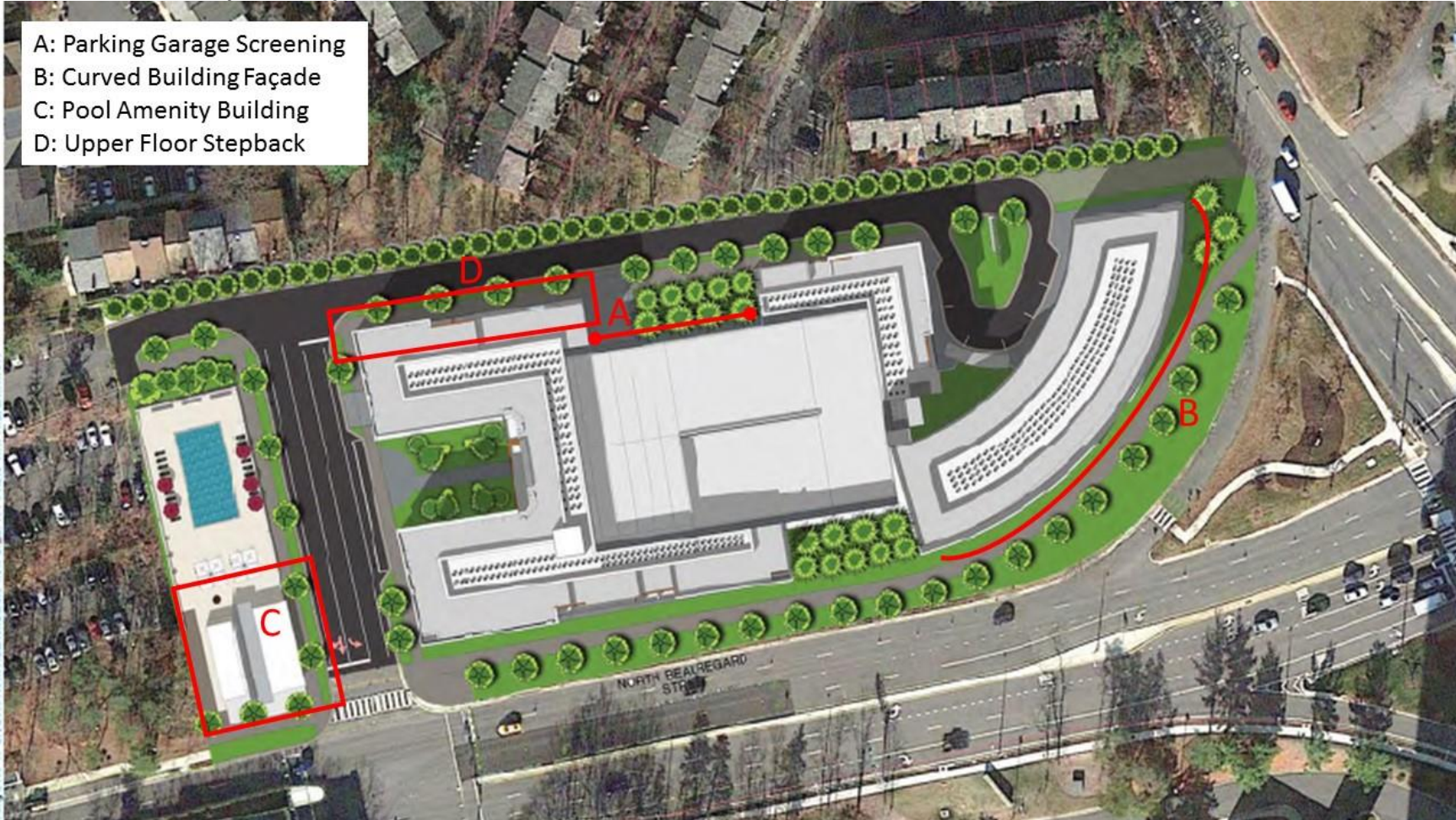
NEXT STEPS

The applicant is preparing a Preliminary submission for review and is anticipated soon after the BDAC meeting and discussion of architectural design elements. At this time, staff anticipates there will be an additional BDAC meeting to review the Matrix for the Beauregard Urban Design Standards and Guidelines and to vote. The project is on track for a fall hearing.



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Attachment 1: Identification of architectural elements discussed in staff memorandum to BDAC.



- A: Parking Garage Screening
- B: Curved Building Façade
- C: Pool Amenity Building
- D: Upper Floor Stepback