



DEPARTMENT OF PLANNING AND ZONING

DATE: September 26, 2016

TO: Beaugard Urban Design Advisory Committee

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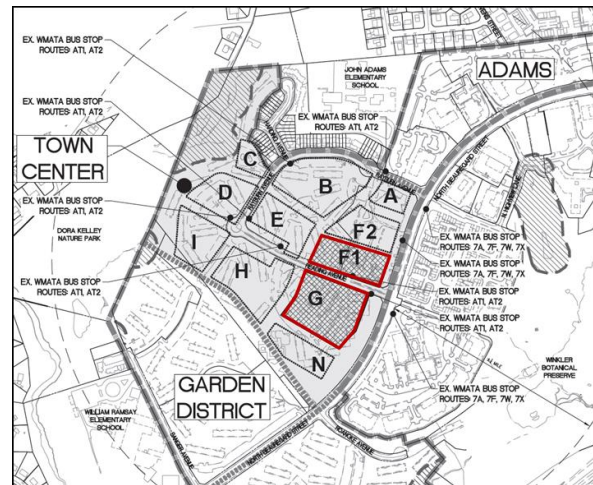
SUBJECT: DSUP #2014-00018 – Beaugard Town Center, Concept II

In July, 2016, JBG submitted a Concept II Plan for development of Blocks F1 and G blocks within the Beaugard Town Center neighborhood.

Staff provided comments to the applicant in August, 2016, and scheduled the September meeting with the Beaugard Design Advisory Committee (BDAC) to review the proposal.

Staff related the following as areas for additional review and refinement, as part of a Concept 3 submittal:

- Compliance with the approved Beaugard SAP for the Town Center neighborhood:
 - Provision of office use
 - Ensuring that the overall open space and tree canopy requirements will be met
- Site Plan:
 - Proposed block size and building footprints
 - Reading Ave: proposed curbcut and street configuration
 - Open space: proposed location and amounts, and required Greenway
 - Loading area for grocery (Block G) and drive-thru (Block F1)
- Architecture
 - Lack of variation in building height
 - Architectural detail
- Ongoing coordination with the Beaugard Design Advisory Committee and the community.



Differences between Concept I and II submittals:

July 2014: JBG, the property developer, submitted a Concept #1 plan for the Town Center neighborhood:

- 24 acres, with redevelopment of Blocks E, F1, G, and H on either side of Reading Avenue at the intersection with N. Beauregard St
 - 1,137 residential units and 150,000 sf of retail
 - 1,090 multifamily (up to 85' high)
 - 47 towns & stacked towns (50-65' high)
- Demolition of approximately 12 garden apartment buildings and a portion of the retail center
- Staff provided comments on July 8, 2014.

July 2016: JBG, the property developer, submitted a Concept #2 plan for the Town Center neighborhood:

- 6.62 acres, with redevelopment of Blocks F1 and G, on either side of Reading Avenue at the intersection with N. Beauregard Street
 - 573 multifamily units (up to 85' high); 109,481 sf of retail
 - Block F1 (1.86 acres) 183 multifamily units, 35,987 sf of retail
 - Block G (4.76 acres) 390 multifamily units, 73,494 sf of retail
- About 198 garden apartment buildings and a portion of the retail center (14,670 SF) are proposed to be demolished in this phase
- Staff provided comments on August 11, 2016

Compliance with the Small Area Plan

- This submittal has requested a number of significant changes from the approved CDD Concept Plan submittal, including land use, block size, and relocation of required open space. Staff has requested submittal of a Concept 3 plan to further develop the site plan, continue to study the building mass, particularly for Block G, to look at options for additional height, particularly for Block F1, and to refine the proposed land uses within the SAP parameters.
- The following applications would be required for the project as currently proposed. Additional applications and/or modifications may be needed, as the project evolves:
 - a. CDD Concept Plan Amendment for the proposed land use changes
 - b. Development Special Use Permit, with site plan and modifications;
 - c. Special Use Permit for a parking reduction;
 - d. Special Use Permit for a transportation management plan (Z.0 8-100A(4));
 - e. Dedication of ROW
 - f. Vacation of ROW and,
 - g. Street naming case for public streets.