



DEPARTMENT OF PLANNING AND ZONING

DATE: November 10, 2014

TO: Beauregard Urban Design Advisory Committee

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SUBJECT: DSUP #2014-00012 – Goodwin House

BEAUREGARD URBAN DESIGN STANDARDS & GUIDELINES

The attached matrix provides a summary of how the proposed Goodwin House expansion project aligns with the urban design standards & guidelines established by the Beauregard Small Area Plan. In general, many of the objectives from the Plan, such as open space, pedestrian connections, and high quality architecture are provided by this application. However, since this site is not within one of the primary neighborhoods identified in the Plan, is an interior site with no direct street frontage and is not a mixed use project, many of the specific standards and guidelines do not apply. The matrix highlights the standards and guidelines that area applicable to this specific proposal and how the proposal complies.

Overall, staff believes the applicant is providing a high quality building that conforms to the architectural intent of the design standards and guidelines for the Beauregard planning area. The architecture for this project is unchanged from the last submission brought before this committee in September 2014.

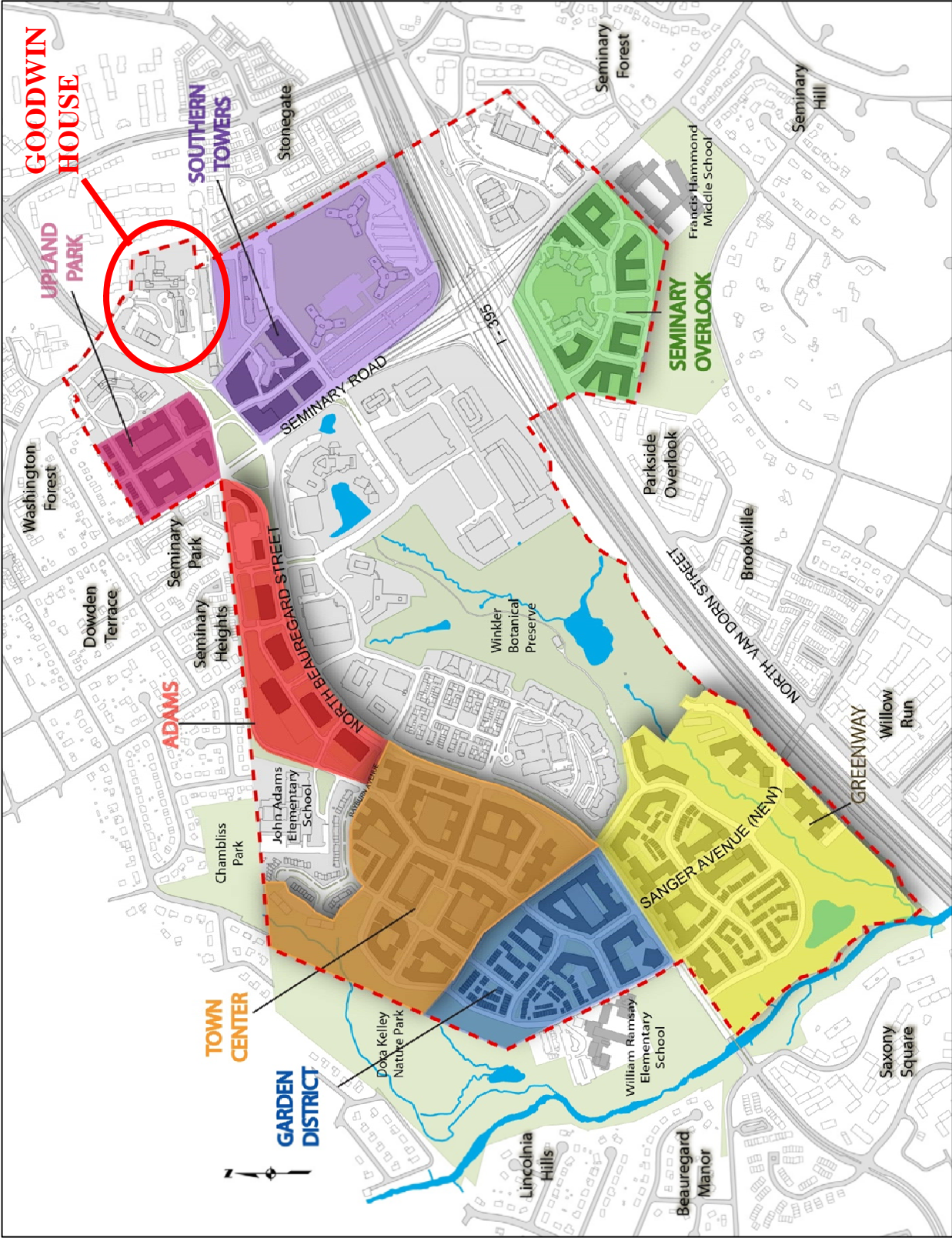
SUMMARY OF PROPOSAL

Goodwin House, LLC is proposing to construct a 5-story building in the north east corner of their existing site at 4800 Fillmore Avenue. The project is currently in the Preliminary phase, and staff anticipates that this project will go before City Council in January 2015. This is the first expansion for the elderly care facility since the mid-1990s. The applicant is also requesting a re-zoning as part of this proposal from RC (High-Density Apartment) and the RA (Multi-Family) zone districts to CDD (Coordinated Development District) pursuant to the Beauregard Small Area Plan. The proposed CDD zone district would be implemented in several phases and includes two new buildings and an addition. The proposal before you is the first phase consisting of a 87,000 gross sq ft building.

Attachments:

- 1 – Beauregard Small Area Plan Map
- 2 – Aerial of site
- 3 – Goodwin House Phase 1 - Beauregard Urban Design Matrix
- 4 – Goodwin House Phase 1 – Preliminary Site Plan Elevations

Attachment 1: Beauregard Small Area Plan Map



Attachment 2: Aerial of existing Goodwin House site

