



DEPARTMENT OF PLANNING AND ZONING

DATE: September 8, 2014

TO: Beauregard Urban Design Advisory Committee

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SUBJECT: DSUP #2014-00012 – Goodwin House

SUMMARY OF PROPOSAL

Project Evolution

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 Completeness phase, and staff anticipates that this project will go before City Council in early 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.

STAFF ANALYSIS

Revised Building Design

Based on feedback provided by this committee at the July 28th meeting, and direction from City staff, the applicant has submitted revised architectural plans that address most of the concerns from the previous submission.

In general, staff is supportive of the revised plans. The design team has incorporated higher quality materials on all sides of the proposed building, replacing eifs with brick, and expanding the use of metal paneling to protruding and receding bay elements. Additionally the rooftop mechanical and utility screens are now dark metal panel instead of light colored eifs, which makes them appear less punctuated.

The applicant has also expanded the use of glass on the building, adding four columns of windows to the ends of the east and south façades, and one column of windows to the west façade. Additionally, several of the solid metal doors along the perimeter of the building have been replaced with glass doors and windows.

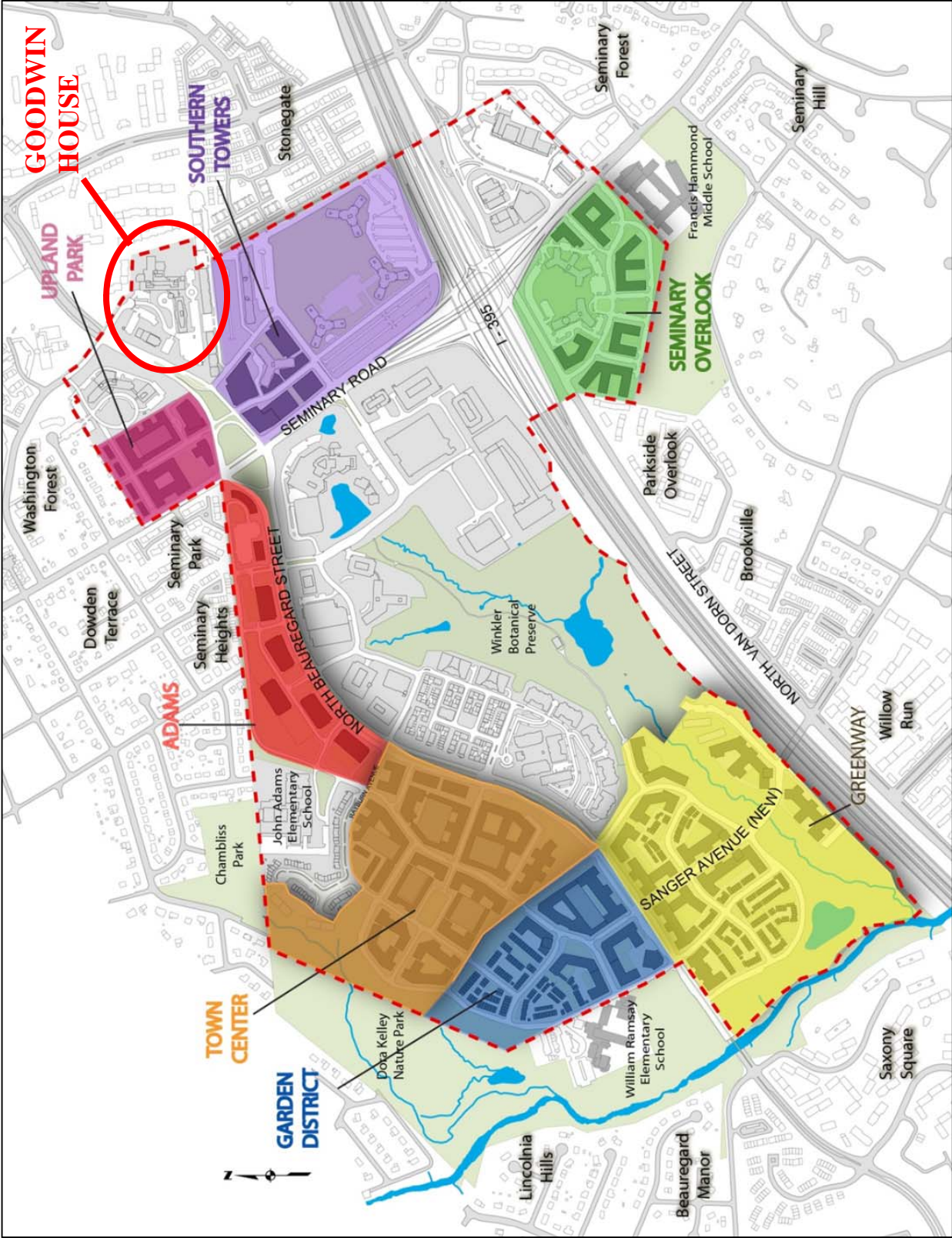
Relocated Planter Boxes

As noted in the previous memo, there are currently 70 planter boxes on the site where the new building is proposed. Staff has worked with the applicant to find suitable locations to move this popular resident amenity. Approximately 54 of the boxes will be relocated along the perimeter of the existing L-shaped building, and 18 will be relocated in a patio space on the south side of the adjacent 15-story tower.

Attachments:

- 1 – Beauregard Small Area Plan Map
- 2 – Aerial of site
- 3 – Building Elevations (Completeness)

Attachment 1: Beaugard Small Area Plan Map



Attachment 2: Aerial of existing Goodwin House site

