



## DEPARTMENT OF PLANNING AND ZONING

DATE: December 10, 2013

TO: Beauregard Design Advisory Committee

FROM: Planning Staff

SUBJECT: DSUP#2013-0026: Development Special Use Permit for proposed multifamily buildings in Seminary Overlook

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### SUMMARY OF PROPOSAL

The applicant, Home Properties, has submitted a concept plan to construct four residential buildings as part of Phase 1 for the Seminary Overlook neighborhood. The property is bounded by N. Van Dorn St. to the north, Francis Hammond School to the south and Seminary Road to the east, and is addressed at 4800 Kenmore Avenue. Zoning is CDD#22 within the Beauregard Small Area Plan. This proposal will retain the existing Seminary Towers buildings and only redevelop the southern half of the site. The buildings are separated by private streets and will read as four distinct blocks from along Kenmore Avenue. The concept proposal has 720 new dwelling units, two internal courtyards, a central park area to be dedicated to the City and two parking garages lined with residential units.

### BACKGROUND

The applicant submitted their Concept 1 proposal in November 2013 to the City and asked to introduce their project to BDAC before submitting a Concept 2 proposal. Concept 1 proposals do not require submission of architectural plans; therefore the applicant meeting with BDAC on December 17<sup>th</sup> is to provide a general overview of the project. This will be a very basic introduction to the project – the BDAC is not being asked to make any recommendations or decisions at this time. The intent of this meeting is for the applicant to provide their introduction and to receive any initial feedback from the committee based on these conceptual plans. Staff felt additional meetings would be helpful for this project as this is the first application within the Beauregard Small Area Plan. Staff submitted comments on this Concept 1 submission to the applicant on December 9, 2013.

## **BUILDING PROPOSAL**

As proposed, the four buildings contain 720 residential units on a 10 acre site (after Right of Way dedication). The buildings occupy four full blocks with a maximum proposed height of 60'. Two of the buildings contain the above-grade parking garages, lined with residential units. The two buildings connected to the garages access parking through sky-bridges. There is a 10' trail provided along the southern border of the property with pedestrian connections to Kenmore Avenue along the private streets.

Open space is provided within two open ground-level internal courtyards facing the streets and central green park to be dedicated to the City. The central green park is faced by New Kenmore Avenue and two of the residential buildings. Per the CDD #22 conditions, the open space park is to be designed and programmed as part of the DSUP process. The courtyard on Landbay A (eastern portion) contains a swimming pool and faces the open space lining Francis Hammond School property. The courtyard on Landbay B (western portion) extends from the central green park. Additionally there are two small courtyards on the western side of the western-most building on Landbay B. The applicant has indicated that there will be a total of 3.76 acres of ground level and rooftop open space provided

All vehicular access to the buildings will be from the private streets separating the blocks along Kenmore Avenue. These private streets will reduce the overall number of curb cuts, creating a safer pedestrian environment. Residential parking will be provided in the two parking garages lined with residential use. CDD #22 has a parking maximum of 1.75 spaces per unit for residential uses and applicants may provide up to 20% less parking without a parking reduction. This proposal provides 1.5 spaces per residential unit, or 1080 spaces, which is within the 20% limit. 115 on-street visitor spaces will be provided along Old/New Kenmore Avenue and one of the private streets.