



Monday Properties

2000 N. Beauregard Street

Master Plan Amendment #2018-0005

Text Amendment #2018-0006

CDD Concept Plan Amendment #2018-0004

DSUP #2017-0019

TMP SUP #2018-0065

SUP #2018-0082

City Council

October 13, 2018

Site Context

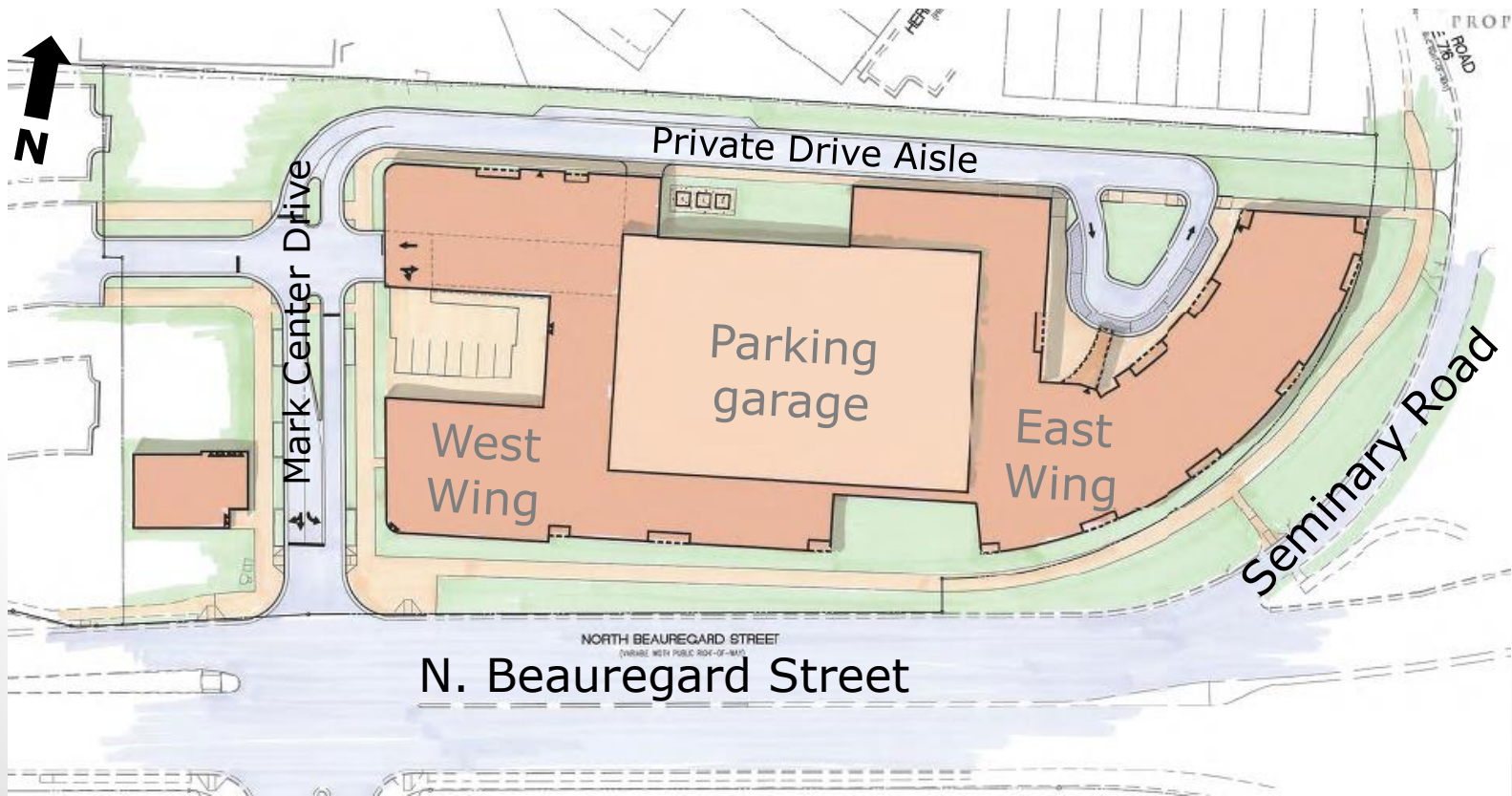


Development Concept



Project Description

- Multi-family building with up to 300 units and an amenity building.
- Internally wrapped parking garage of 492 spaces.
- Streetscape improvements per the Beauregard SAP along N. Beauregard Street.
- Heavy landscaping and planting of site.

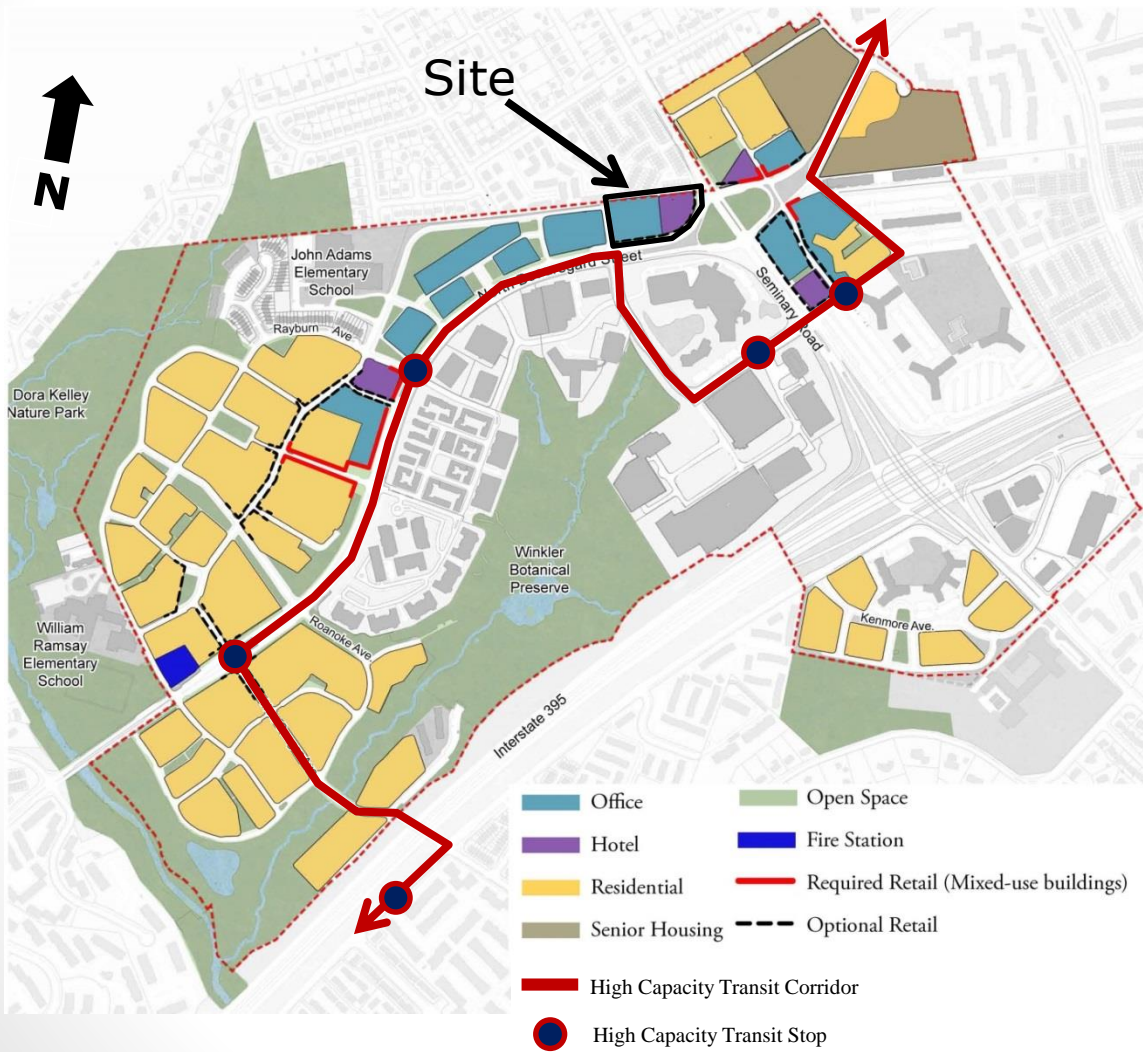




Land Use Requests

- Master Plan Amendment
- Text Amendment
- CDD Concept Plan Amendment
- Development Special Use Permit, with site plan and modifications
 - SUP for an additional mechanical penthouse;
 - Encroachment into the vision clearance triangle at Mark Center Drive; and
 - Relief from the 80-foot setback from the Centerline of N. Beauregard Street.
- TMP Special Use Permit
- Coordinated Sign Special Use Permit

Master Plan Amendments

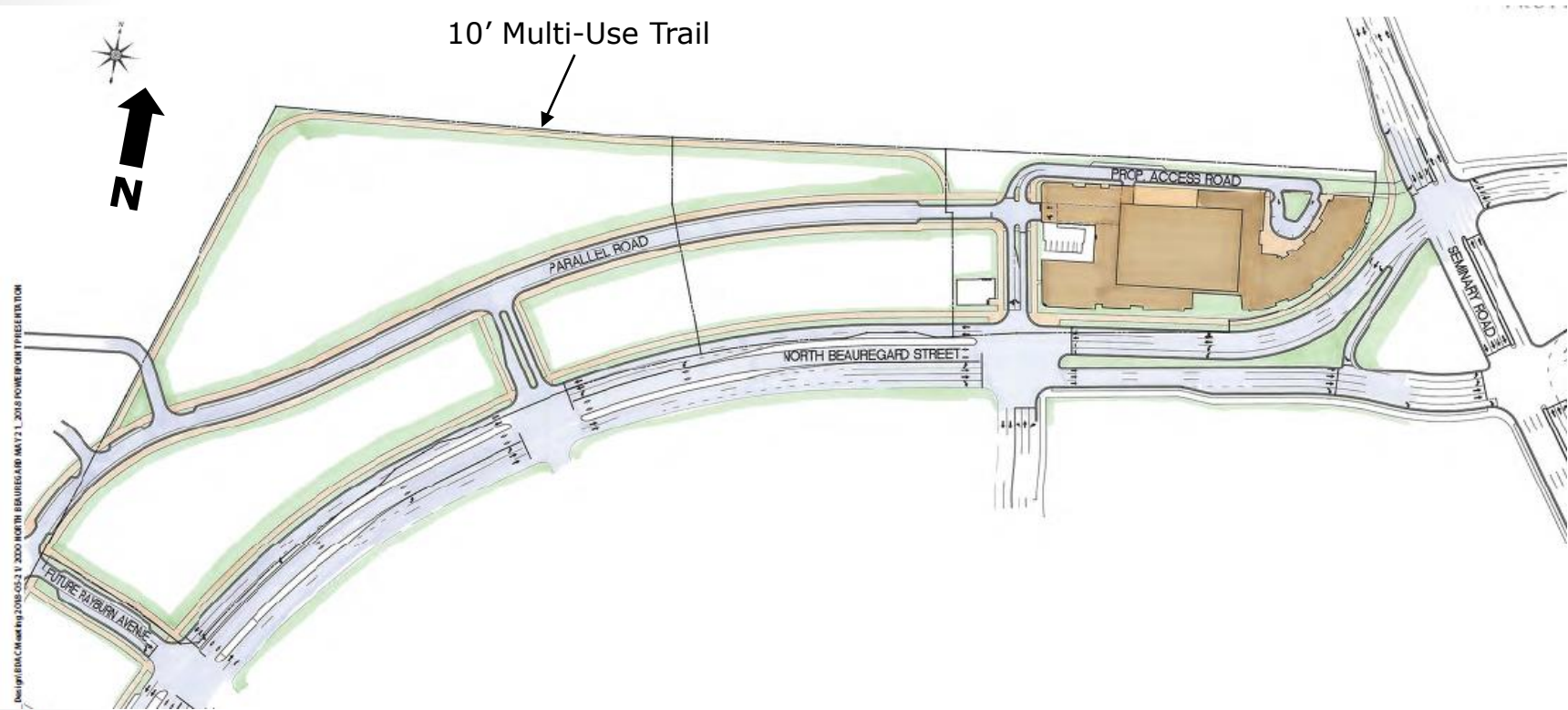


Beauregard Small Area Plan

- Amendment to Framework Streets
- Amendment to Land Use Strategy
- Amendment to Building Heights
- Amendment to Neighborhood Open Space

CDD Concept Plan Amendment

DSUP #2017-0019



- Convert approved office square footages to residential square footage within the Adams Neighborhood.
- Revisions to the street network to account for the removal of the northern parallel road to be replaced with 10' Multi-Use Trail.

Compliance with Master Plan & CDD #21



DSUP #2017-0019

Building Design- East Wing

DSUP #2017-0019



Curved building façade as seen from Seminary Road.



Glass hyphen between building wings.



Building corner.



Building Design – West Wing

DSUP #2017-0019



Building lobby at the intersection of N. Beauregard and Mark Center Drive.



Interior courtyard on Mark Center Drive.



Rear of west wing, from Mark Center Drive.



Rear of building from private drive aisle.



Site Elements



Rear of multi-family building with heavily planted property line.



Amenity building, as seen from N. Beauregard St.

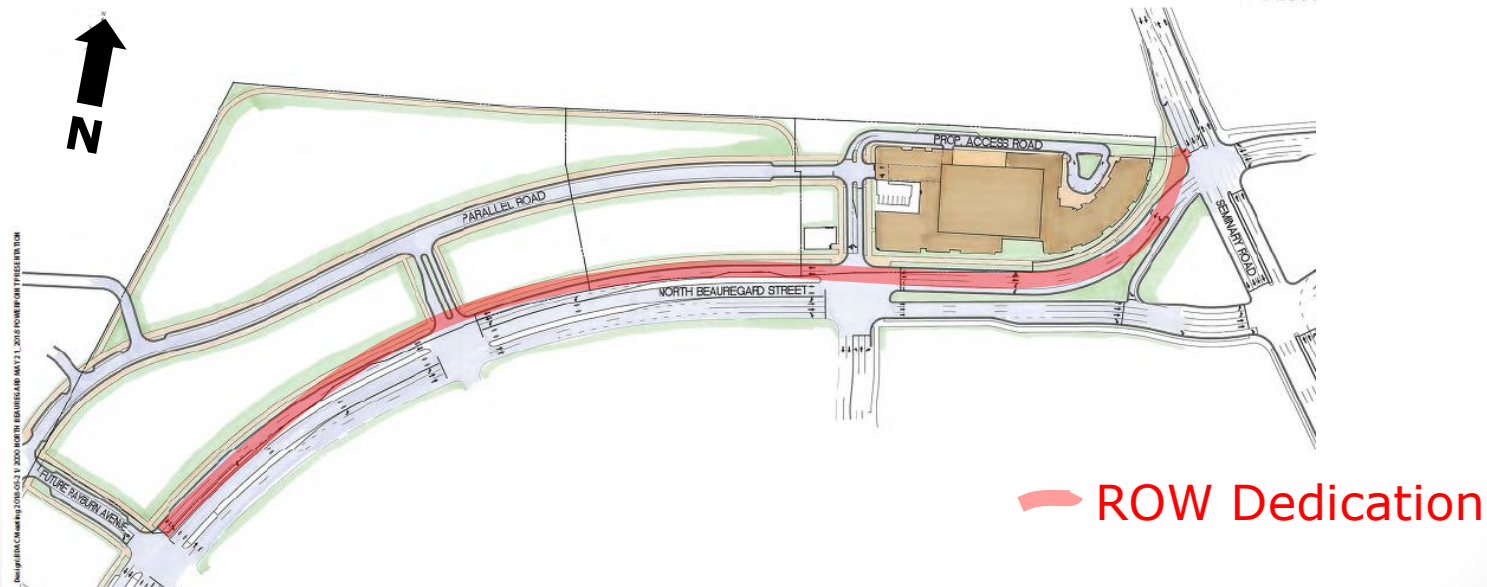


Landscaping and sidewalk.



Contributions

Contribution to Beauregard Implementation Fund	\$4.05 Million
Dedication of ROW for Adams Neighborhood	-\$3.00 Million
Beauregard Contribution	\$1.05 Million





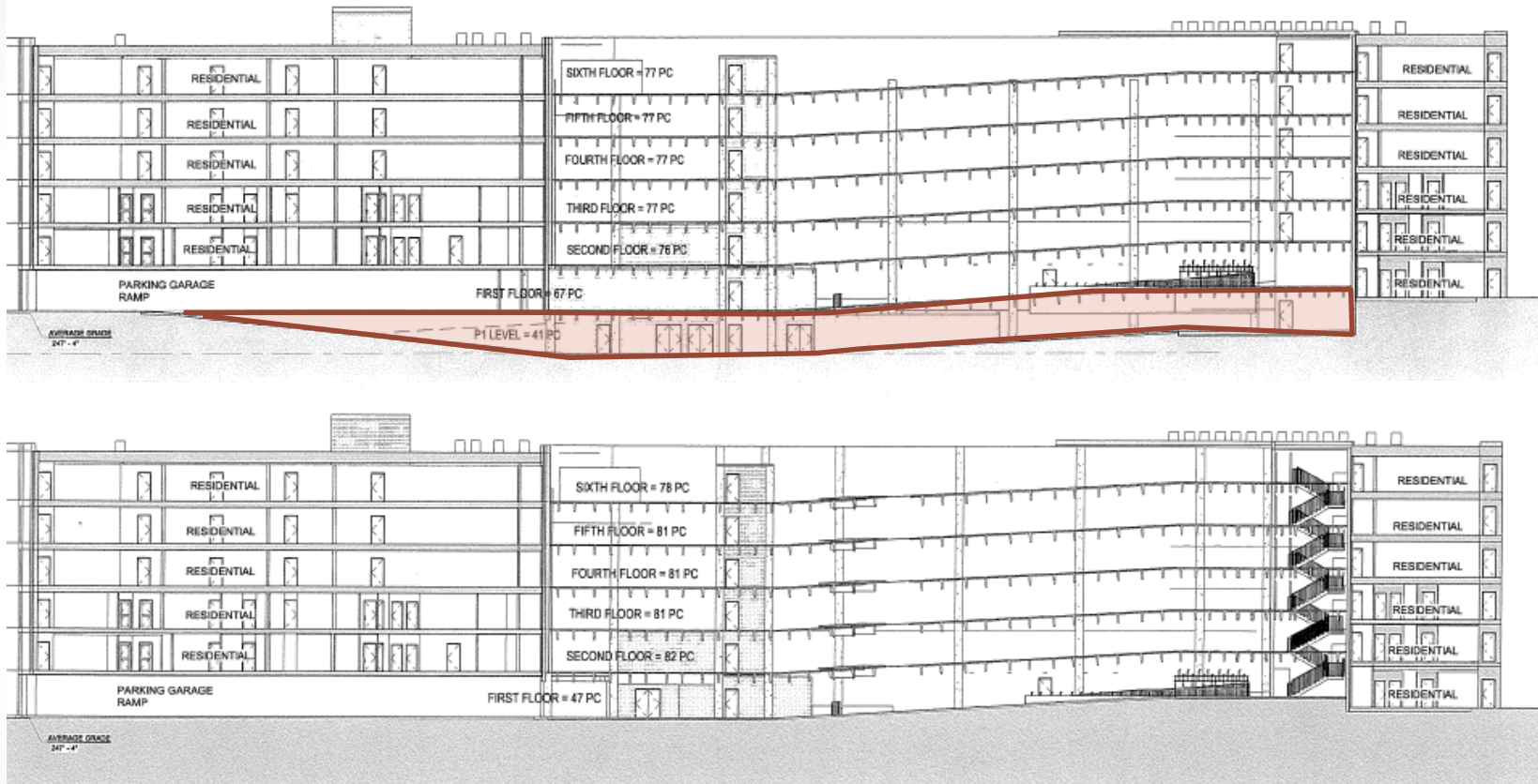
Community Outreach

Presentations Given by Applicant	
Feb 21, 2018	Community Meeting
Feb 26, 2018	BDAC
May 21, 2018	BDAC
June 21, 2018	Community Meeting and Site Tour
June 25, 2018	BDAC
July 23, 2018	BDAC
Aug 6, 2018	BDAC
Sept 6, 2018	AHAAC

• Community Concerns

- Site Access
- Parallel Road and Connectivity
- Building Design and Materials
- Noise and headlights

Site Plan Alternative



- Removal of level of underground parking to right-size parking requirements.
 - Maintains compliance with parking standards per CDD; exceeds Citywide parking requirements.
- No change to exterior building design.
- Applicant to return to BDAC for review with Small Area Plan.



Project Benefits

- Investment in the Beauregard Neighborhood.
- Strong contemporary building design on prominent corner in the West End.
- Dedication of right-of-way along Adams Neighborhood for West End Transitway and Ellipse.
- An enhanced streetscape along N. Beauregard Street in compliance with the Beauregard Small Area Plan.
- Pedestrian connection at N. Stevens Street and a commitment install a 10' multi-use trail through the Adams Neighborhood.
- Contribution to the Beauregard Implementation Fund.
- Public Art Contribution and \$50K for Bike Share

Planning Commission Recommends Approval

- ***Approval*** of all requests subject to conditions contained in the staff report.

DSUP #2017-0019

