



Monday Properties

2000 N. Beauregard Street

DSUP #2019-0003

TMP SUP #2019-0025

SUP #2019-0026

City Council

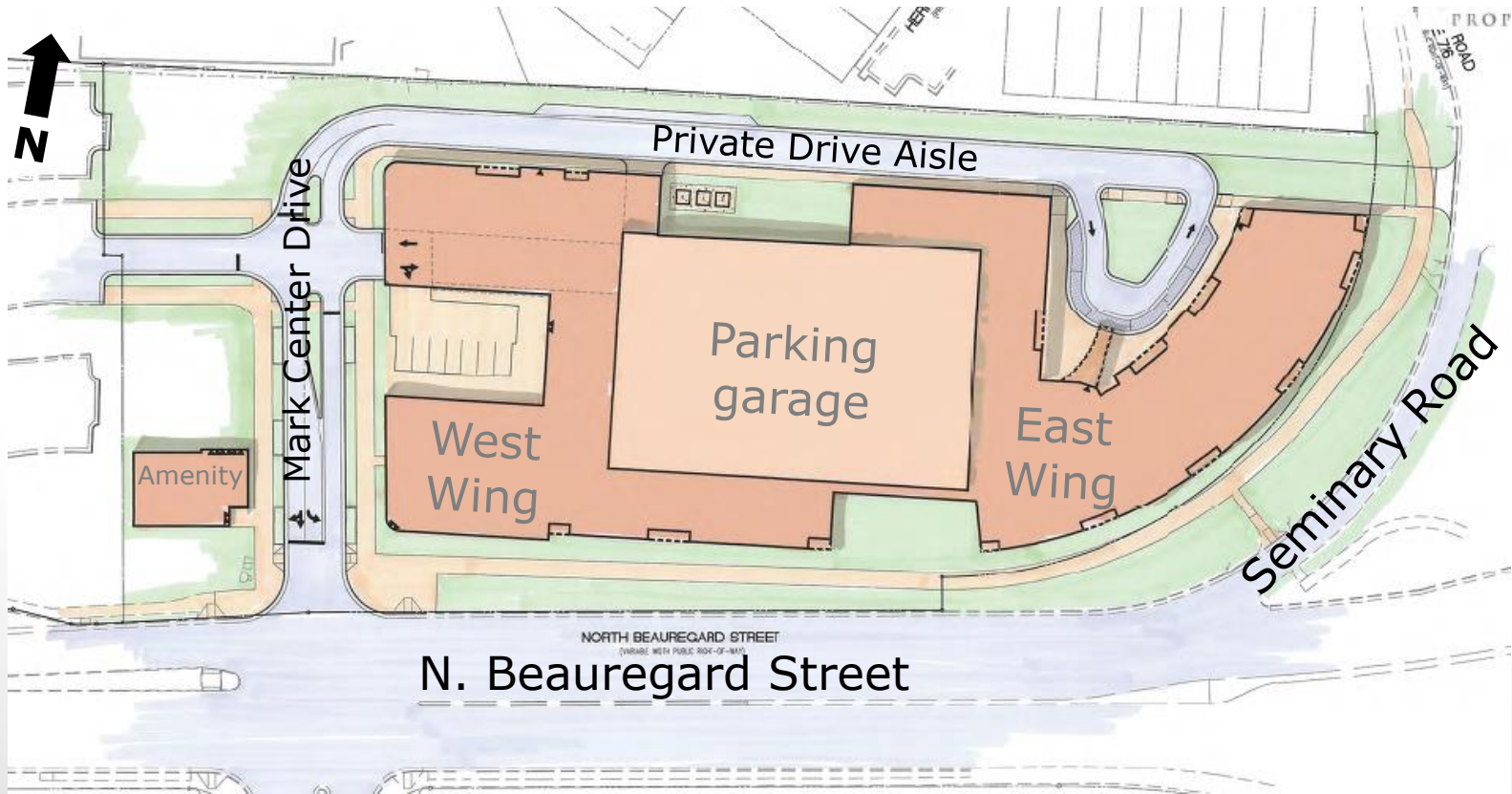
May 18, 2019

Site Context



Previous 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.



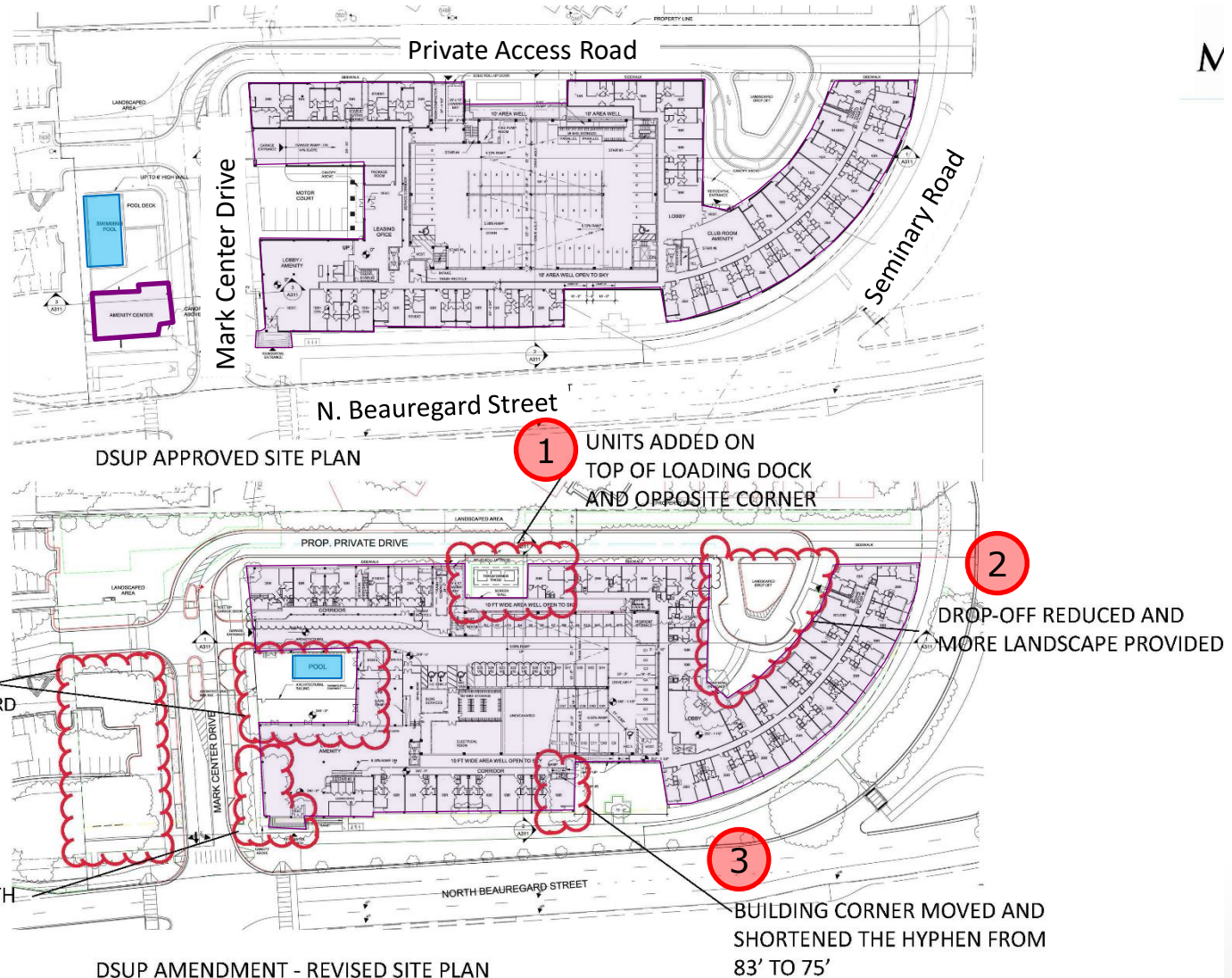
Project Benefits

- Five on-site dedicated affordable housing units.
- 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 and enhanced pedestrian connectivity within the Adams Neighborhood.
- Contribution to the Beauregard Implementation Fund.
- Public Art Contribution and \$50K for Bike Share

Requested Amendments

- Project remains in compliance with Small Area Plan, CDD #21 and other City regulations
- Limited amendments to building site plan and design
 - Site plan changes:
 - Removal of amenity building
 - On-street parking on Mark Center Drive
 - Reduction to rear parking area
 - Subdivision
 - Building amendments:
 - Additional units, remaining under max of 300 units
 - Reduction in width of glass hyphen
 - Removal of external balconies
 - Adjustment to location of building lobby entrance
- Project continues to provide previously agreed upon public benefits

Requested Site Plan Amendments



Requested Building Amendments

Approved: View from N. Beauregard Street.



Proposed: View from N. Beauregard Street.



Requested Building Amendments

Approved: View from proposed Access Road



Proposed: View from proposed Access Road



Requested Building Amendments

Approved: View from Mark Center Drive.



Approved: View from Seminary Road.



Proposed: View from Mark Center Drive.



Proposed: View from Seminary Road.



Community Engagement

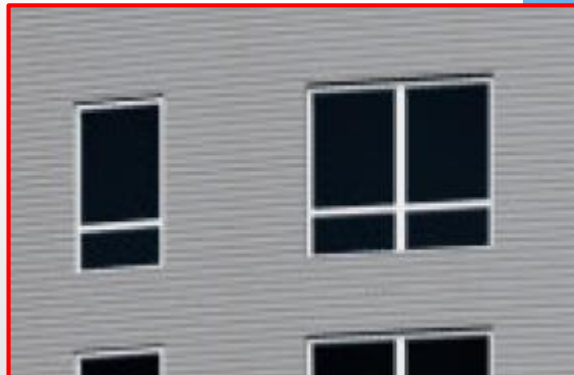
- Presentation to Beauregard Design Advisory Committee: March 25, 2019
- Unanimous recommendation of **approval**
- Recommended conditions of approval:
 - Good faith effort to mitigate potential sound disturbances from external balconies;
 - Explore feasibility of extending fence replacement;
 - Continue to work with staff on design of window fenestration to preserve architectural syncopation

Ongoing Design Considerations

Approved: Window fenestration pattern.



Proposed: Window fenestration pattern.



Staff Recommendation

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

