



DEPARTMENT OF PLANNING AND ZONING

DATE: October 21, 2020

TO: Beauregard Design Advisory Committee (BDAC)

FROM: Planning Staff

SUBJECT: DSUP #2019-0017 – Upland Park

SUMMARY OF PROPOSAL

The applicant, Hekemian & Co., submitted plans (DSUP#2019-0017) for a phased redevelopment of the Upland Park neighborhood, which is generally in conformance with the Beauregard Small Area Plan. Phase 1 consisting of 92 townhouse-style units and a new park on the site addressed as 5165 Seminary Road. In addition to the Development Special Use Permit, the project request includes a Master Plan Amendment, a CDD Concept Plan Special Use Permit (SUP), a Subdivision, and a Transportation Management Plan SUP.

Per Section 5-612 of the Zoning Ordinance, the Beauregard Design Advisory Committee (BDAC) is tasked with reviewing applications within CDD's No. 21, 22, 23 and other redevelopment sites within the Beauregard Small Area Plan (BSAP) for compliance with the plan and the Beauregard Urban Design Standards and Guidelines.

The applicant presented the project to BDAC on July 27 and September 21, 2020. Staff and the applicant have worked on numerous issues associated with the DSUP, with ongoing discussions regarding architecture and site plan details.

SUMMARY OF DISCUSSIONS

At the most recent September 21, 2020 meeting, the applicant presented an assessment of the project within the parameters of the Beauregard Design Standards and Guidelines, the Beauregard Small Area Plan, and the CDD. Staff has worked with the applicant and finds that the proposed amendments to the plan and the variations to the guidelines are justified and that overall proposal meets City objectives and policies expressed through these documents.

Proposed Master Plan and or CDD Amendments

- Staff supports the retention of Fairbanks Avenue in its current location in lieu of the repositioning proposed by the small area plan. This move enhances the existing neighborhood form and is more compatible with the proposed townhouse layout. Staff will continue to work with TES regarding intersection improvements at Seminary Road.
- Staff supports the inclusion of the new one-way street that creates a secondary point of access to the park and the community.

- Staff supports the reallocation of density from multifamily to townhouse typologies, and supports the modification of height limits in the small area plan to reflect the shift towards more townhouses. We believe this move is compatible with the surrounding community and the transition from the buildings at Southern Towers and the Hermitage to the lower-scale residential neighborhoods.

Design Guideline Variations

- Staff supports the reduction in width of a small segment of sidewalk from 6 feet to 5 feet at the north extent of Landbay B. The applicant has been responsive to several modifications to the site layout requested by staff. This sidewalk is at the site edge and staff believes that this change will have minimal impact to pedestrian activity or safety in that location.
- Staff supports architectural treatments in selected locations that seek to simplify and unify the townhouse facades in lieu of guidelines that suggest enhancing the distinction of each unit. Staff believes the proposal includes sufficient variation in material and design that allows for clear expressions of townhouse facades yet is harmonious as a whole.
- Subsequent to the September 21, 2020 meeting, the applicant made updates to the standards and guidelines matrix, and identified additional minor variations that staff is comfortable with supporting.
 - Staff supports an increase in the height of garden walls/fences from 3.5' to a maximum 5' wall with 6' piers. These walls and gates join the ends of townhouse rows and screen the visibility of rear garages from public streets. Staff finds the design appropriately balances openness and screening and enhances the visual interest of the street frontages.
 - The applicant will present exhibits at the October 26, 2020 meeting demonstrating compliance or variation from the minimum solid to void ratio of 75%/25%. Staff has worked with the applicant regarding window placement and decreasing the apparent solid mass of the end unit elevations, but on some facades staff has requested changes yielding more solid. Overall, we believe the entirety of the project will meet or come close to meeting the standard.
 - Guidelines call for window bays to be visually supported, but staff agrees with the applicant that neither the design nor the depth of any window bays necessitate decorative support elements.
 - Guidelines call for minimum stoop heights of 18". Staff has no concerns that final grading plans may reveal that a few units may fall short.

At the September 21, 2020 meeting the applicant also presented the latest architectural design, based on comments given by BDAC at the July 27, 2020 meeting. Staff has also had ongoing discussions with the applicant. BDAC was generally supportive of the proposed changes, but had questions about the plan and requested additional refinements to the design. These included:

- Further development of the architectural details on the ends of the townhouse rows:
 - Reduction in the parapet height on the ends in order to provide the simplest solution that conceals the low slope of the roof.
 - Staff subsequently provided the applicant with comments and drawings suggesting ways to enhance the ends, such as:

- Potentially introducing plane changes to reduce the expanse of flat mass,
- Incorporating additional windows and/or material patterns that mimic the appearance and location of windows.
- Consideration of ways to reduce the apparent height of the solid mass of wall above the 3rd level windows on certain facades.
 - Techniques discussed include brick courses, or a reduction in height of the parapet wall with a railing or setback barrier.

NEXT STEPS

At the October 26, 2020 BDAC meeting, the applicant will present the requested architectural modifications for consideration and requests a vote by BDAC. If the requested revisions are approved by BDAC, the applicant's proposal can continue to advance to Planning Commission and City Council for consideration at hearings tentatively scheduled in early 2021.

Staff has reviewed the presentation materials and believes the modifications sufficiently address concerns by staff and the committee. These include the architectural issues identified at the previous meeting pertaining to the townhouse ends, the end parapets, and the façade area above the 3rd level windows. Additional refinements as conditions of approval can be resolved at the Final Plan submission stage.

For these reasons and others discussed at prior meetings, staff recommends that the Beauregard Design Advisory Committee recommend approval of the proposal to Planning Commission and City Council.