

March 8, 2019

Via Email

TO: Pete Benavage, Chair of the Beauregard Design Advisory Group and
Members of Beauregard Design Advisory Group (“BDAC”)

**RE: Amendment to DSUP #2017-0019; new #2019-0003
2000 N. Beauregard Street
Memorandum Summarizing Requested Changes**

Dear Chair Benavage and Members of BDAC,

The following is a summary of the proposed changes to the approved DSUP for 2000 N. Beauregard Street. The proposed amendment was submitted to city staff on January 15, 2019. These changes result in a project which is nearly identical to the prior approved building design, evolves the design without impacting quality, and incorporates previous requests made by the community and/or BDAC. We have attached a comparison set of site plans, elevations and renderings to show the proposed changes (the “Exhibit”).

We look forward to discussing these changes and any questions you may have at the BDAC meeting on March 25, 2019. We have summarized below the major changes to the plans you previously reviewed:

- 1) Pool and clubhouse: The pool has been relocated and clubhouse has been removed from the development proposal. This area will remain as an existing surface parking and a landscaped area until future redevelopment of 1900 N. Beauregard. Certain details of the courtyard site plan which are not directly relevant to the Beauregard Design Standards are still under development. However, we have included a precedent image to explain the design intent.

Purpose: This change moves the pool away from the neighbors and closer to the multi-family building, eliminates the risk of children and residents crossing Mark Center Drive, centralizes all the building amenities around the main lobby, reduces the area of initial site disturbance, and preserves more flexibility for siting buildings, if and when 1900 N. Beauregard redevelops. Please see page 1 of the Exhibit for additional details, and page 4 of the Exhibit for precedent images.

- 2) Motor court: The motor court has been removed and a pool and outdoor terrace area have been added.

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Purpose: This change is necessary to accommodate the relocation of the pool. Dedicated visitors parking will be provided inside the garage, close to the leasing offices. These changes are further detailed on page 1 of the Exhibit.

- 3) Lobby Entrance: The lobby entrance has been adjusted to face directly on Beauregard Street.

Purpose: Establishes more prominent entrance on the main street and provides for an animated building ground floor façade on Mark Center Drive with seating areas and amenity spaces inside the building. Please see pages 1, 2, and 6, respectively, of the Exhibit.

- 4) Rear Courtyard and Drop-Off Area: This area has been scaled back with less parking and more open space.

Purpose: Creates a more pedestrian friendly area for residents with ground level units and terraces facing onto the rear courtyard, and reduces impervious area to allow for enhanced landscaping and stormwater management. By de-emphasizing this area, we expect fewer car trips to the rear of the site. See also page 1 of the Exhibit.

- 5) Additional Units: City Council approved an increase from 292 to 300 total units, to accommodate committed affordable units. Although this increase was described at the October 2018 BDAC meeting, the drawings were not adjusted to show how the additional units would be incorporated. Additional units have been placed on the rear facade covering up more of the parking garage and on the Beauregard facade slightly reducing the glass wall in front of the parking garage.

Purpose: Allows for the inclusion of affordable housing. The inclusion of the additional units has resulted in new window bays being added to the north and south elevations so as to provide light into the new units, along with a slight shift to the balcony locations on the west façade to provide for a more efficient interior unit layout. Additional details can be seen on pages 2 through 4 of the Exhibit.

- 6) Height: Two extra feet were added to the building to accommodate oversized roof trusses to support mechanical equipment on the roof as well as roof drains.

Purpose: Necessary for structural support. See pages 2 through 4 of the Exhibit.

- 7) Materials: In conjunction with the addition of units to the building, the materials on the north façade were adjusted to create a more consistent design and improve the constructability of those façades.

Purpose: Materials changes have been limited to the rear elevation at the north courtyard to make the building more constructable while maintaining the design aesthetic as

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approved in the prior approved DSUP. No exterior finishes were changed on the more prominent elevations along North Beauregard and Mark Center Drive. See pages 3 and 4 of the Exhibit for additional details, and page 5 for a Materials key that details the materials used across all elevation pages.

- 8) Beauregard façade: Slightly shortened the building hyphen between east and west buildings, from 83' to 75' to accommodate the additional units. The corridor on levels 2 through 6 in front of the parking garage have been removed, resulting in deeper side walls perpendicular to Beauregard, which allows for windows to be added to those side walls to improve light in those corner units.

Purpose: Provide additional units related to affordable housing while minimizing the impact on the prominent south façade and without expanding building to encroach in required setback. See pages 2 and 6 of the Exhibit.

- 9) Rear façade: Adjusted the rear façade to locate the additional affordable units approved at the October 2018 City Council hearing.

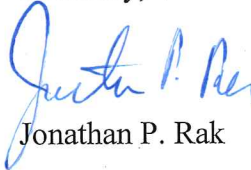
Purpose: Provide additional units related to affordable housing without expanding building to encroach in required setback.

- 10) Windows and Balconies: Minor changes in location, size and fenestration as a result of the building design progression, and community feedback. Balconies have been removed from the northern building face. Floor to ceiling windows have been revised to include a solid panel at the floor to facilitate furniture placement and create a more residential appearance.

Purpose: Proposed changes are intended to be responsive to community feedback, and to improve the unit layout livability, furnishability, and efficiency by allowing for a more flexible furniture layout of the units and to increase thermal performance of the building.

Please feel free to reach out with any questions or for additional information.

Sincerely,



Jonathan P. Rak

cc: Rob Kerns, AICP, Development Division Chief, P&Z
Maya Contreras AICP, Principal Planner, P&Z
Sara Brandt-Vorel, AICP, Urban Planner, P&Z