



DEPARTMENT OF PLANNING AND ZONING

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DATE: May 5, 2014

TO: Peter Benavage, Chairman
Beauregard Design Advisory Group

FROM: Pat Escher, Principal Planner, P&Z

SUBJECT: Seminary Overlook – Compliance with the Urban Design Standards and Guidelines.

BACKGROUND:

In June of 2013 the City Council approved, by Ordinance #4814, the Beauregard Small Area Plan, the associated Urban Design Standards and Guidelines and the creation of the Beauregard Design Advisory Group. The group was formed in the fall of 2013 and heard its first application, Seminary Overlook, in December 2013. The group is tasked with determining whether or not the development proposal complies with the small area plan and the design guidelines. Upon reviewing the development proposal, the group will make a recommendation to the Director of Planning and Zoning which will be relayed unto both Planning Commission and City Council.

SUMMARY OF PROPOSAL:

The applicant, Home Properties, Seminary Hills, LLC has submitted a development application to the City and in turn has come before the BDAC group on four separate occasions to discuss the project, site design and architecture. The proposal is a request to develop four residential buildings with courtyard amenity spaces and a central green. This is the redevelopment of a site with eight existing garden apartments that will be demolished in a phased manner starting with the apartments closest to Seminary Road and moving northwest towards Van Dorn Street.

STAFF REVIEW:

As part of the review process, the applicant provided a summary checklist which lists all of the applicable design standards and guidelines. This list has been filled out by staff and attached for the group's reference. While there are some deviations from the standards and guidelines, the proposal complies with the guidelines. Staff has provided notations where the application

deviates from the guidelines and for items that will be reviewed at a later date. The application is slated for the June Planning Commission and City Council hearings. As required by Council, your recommendation will be incorporated into the docket packet.

NEXT STEPS:

As this is the first application before the group, staff would like to take a moment to explain the development process as it moves forward. Pending the outcome from the June hearings and if the application is approved, it will then become a staff review of a final site plan and building permit. Each of these steps requires a higher level of detail for the site and building design. The applicant will be required to provide staff with a materials board with the exact building materials. And finally, prior to ordering the building materials, the applicant will be required to create a mock up panel that will again be reviewed by staff to ensure the quality of the building design. Examples of mock up panels are shown below.

If you have any additional questions, please feel free to give me a call. 703.746.3812

ATTACHMENT 2: EXAMPLES OF CONSTRUCTED MOCK-UP PANELS

