



DEPARTMENT OF PLANNING AND ZONING

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TO: Beaugard Urban Design Advisory Committee

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SUBJECT: DSUP #2014-00012 – Goodwin House

SUMMARY OF PROPOSAL

Project Evolution

Goodwin House, LLC has submitted a proposal to construct a 5-story building in the north east corner of their existing site at 4800 Fillmore Avenue. The project is currently in the Concept 2 phase, and staff anticipates that this project will go before City Council in the late fall of 2014. This is the first expansion for the elderly care facility since the mid-1990s. The applicant is also requesting a re-zoning as part of this proposal from RC (High-Density Apartment) and the RA (Multi-Family) zone districts to CDD (Coordinated Development District) pursuant to the Beaugard Small Area Plan. The proposed CDD zone district would be implemented in several phases and includes two new buildings and an addition. The proposal before you is the first phase consisting of a 87,000 gross sq ft building.

Location

The Goodwin House complex sits along the north eastern edge of the Beaugard Small Area Plan boundary at the intersection of Fillmore Avenue and North Beaugard Street. The site is north of the Southern Towers Neighborhood, and east of the Upland Park Neighborhood, and is bordered by Hermitage Hill Apartments to the south, Archstone Apartments to the north and east, and the Church of the Resurrection and North Beaugard Street to the west.

There are currently 2 buildings on the 1.952 acre site; a 9-story building with assisted living apartments and nursing beds, and a 15-story building with assisted living apartments. In total, there are 426 units/beds on the site. There is also a 2-story parking garage on the site that has 306 parking spaces. There is considerable topography on the property, particularly along North Beaugard Street where there is a 20+ foot grade change from the road and sidewalk up to the

parking structure. This heavily vegetated, steep slope screens the view of the existing buildings from much of the public right-of-way.

Project Details

The applicant is proposing to construct a 5-story, 87,000 square foot building in the north east corner of their property. The building would be roughly 60 feet tall, and contain 80 nursing beds and 10 assisted-living apartment units. With the new structure, the Floor Area Ratio (FAR) on the Goodwin House campus would increase from 1.25 to 1.51. The applicant will be reprogramming part of an existing building in tandem with this project which will result in a net reduction of 13 units/beds once the new building has been constructed. Based on this unit reduction, there will be no additional parking required for this project. It's also important to note that there will be a reduction of 16 parking spaces due to reconfiguration of the drive aisles. However, per the zoning ordinance requirement, the Goodwin House is only required to have 239 parking spaces, so the remaining 290 spaces will adequately meet the City's parking requirements.

STAFF ANALYSIS

Site Design

As proposed, the 5-story building sits in the far southeast corner of the site and would not be visible from much of the surrounding public right-of-way along North Beauregard Street and Fillmore Avenue. The building would be visible from the adjacent Hermitage Hill Apartments; however the building footprint is positioned in between two of the adjacent apartment buildings, so the visual impact is reduced.

There are currently 70 planter boxes of varying sizes on the site where the new building would be located. Staff is working with the applicant to find appropriate locations to move the planter boxes so this resident amenity can be retained.

As depicted in the Concept 2 plan set, approximately 41.9 percent of the site will be retained as open space. The existing pond feature will remain, however portions of the existing wooded trail will be removed. Staff has concerns with the amount of opens space that would be lost at future build-out and is working with the applicant to address these issues.

In terms of connectivity, staff is suggesting that the applicant explore the feasibility of providing vehicular and/or pedestrian access to Southern Towers via the adjacent Hermitage Hills Apartments on the southern edge of the property. This connection would eventually link Goodwin House with the future BRT stop on the Southern Towers site.

Building Design

The architecture for this building is still very conceptual at this time. Overall, staff is supportive of the courtyard side façade of the building. The ample use of glazing and the angled walls provides visual interest on the façade. Staff has been working with the applicant to improve the south and east elevations specifically exploring different material options, providing varying height elements, and echoing the glass and angled features from the courtyard side of the building.

Staff has also suggested adding more windows on the ends of the east and south elevations by adjusting the room layout such that there is a narrow window directly adjacent to the bathroom wall in those units. The use of solid metal doors, particularly along the side facing the parking structure (west elevation) is generally not supported.

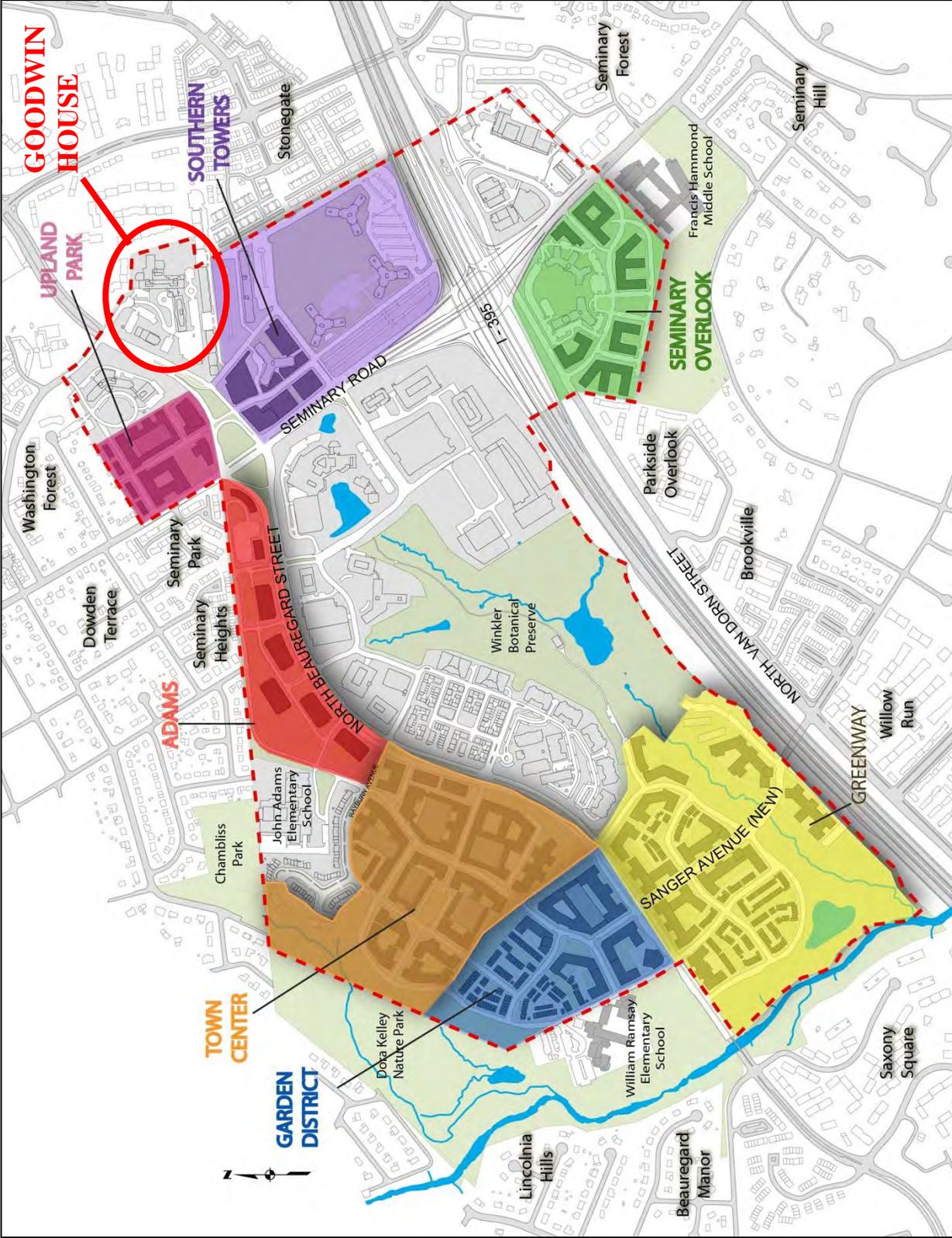
The proposed height of the building (59.73') is suitable with the context of the surrounding neighborhood. The Hermitage building, which sits across North Beauregard Street from Goodwin House, is approximately 64 feet tall. The Sunrise building, north of the project site is approximately 83 feet tall. The two existing buildings on the Goodwin House site are 120 feet and 172 feet tall, and the apartments in the Southern Towers complex to the south of the site are approximately 140 feet in height. The apartments that sit closest to the proposed building are 28 feet tall, however the grade of this portion of the Goodwin House site is approximately 5 feet lower than the grade of those apartment buildings, which equates to a comfortable height transition of approximately 27 feet.

Staff has started to review this project with the Beauregard Urban Design Standards and Guidelines Matrix and will provide the completed document to the BDAC once the project is further in the development review process and all applicable standards and guidelines have been evaluated.

Attachments:

- 1 – Beauregard Small Area Plan Map
- 2 – Aerial of site
- 3 – Concept Site Plan
- 4 – Concept CDD Phasing Plan

Attachment 1: Beaugard Small Area Plan Map



Attachment 2: Aerial of existing Goodwin House site

