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Minor Modification to the Detailed Planned Development (DPD) known as Westlawn Revitalization – Phase II for Changes to Westlawn Building 2.2

Project Description

Location: Westlawn Subdivision in NE ¼ Section 38-8-21 Blocks 1 - 11

File Number: 171881

Purpose:

A Detailed Planned Development (DPD) known as Westlawn Revitalization – Phase II was approved for the west side of Westlawn on November 22, 2016 (File No. 160618) and approved plans for residential and mixed-use commercial buildings on the west side of Westlawn that total approximately 585 units. The residential units for the east and west sides of Westlawn includes a mix of one- and two-bedroom multifamily units as well as family units of two, three and four bedrooms in a combination of townhomes, side-by-side and bungalow types.

Building types vary from single- up to multi-family buildings, as well as mixed-use commercial buildings that have flex space on the first floor that can be utilized as either residential or commercial. Building materials include a mix of face brick, cementitious siding and panels, metal panel, high pressure laminate composite panel, precast concrete/stone/cast stone veneer, and decorative concrete masonry units. Window systems will be vinyl and fiberglass for residences and aluminum storefront at retail or commercial spaces. All glazing will be tinted, low-e. All balconies, where proposed, will be wood or composite of metal with metal or wood railing systems. The color selections for all the buildings will be a combination of earth tones and neutrals and will be compatible with the local neighborhoods.

HACM requests a Minor Modification to the Detailed Planned Development (DPD) known as Westlawn Revitalization – Phase II zoning for Westlawn Building 2.2 to permit changes to the building footprint and material designations. Building 2.2 is located at the corner of N. 66th and W. Silver Spring Ave.

This statement, together with the accompanying drawings and related materials, constitutes and supports the modification to the Detailed Planned Development.

ENUMERATION OF DOCUMENTS:

STATEMENT:

Detailed Planned Development Description and Owner's Statement of Intent

DRAWING LIST, dated 05/07/2018:

T100 TITLESHEET

A1	ARCHITECTURAL SITE PLAN	A5	NORTH ELEVATION
A2	GROUND FLOOR PLAN	A6	WEST ELEVATION
A3	2 nd and 3 rd FLOOR PLANS	A7	SOUTH ELEVATION
A4	EAST ELEVATION	A8	RENDERING

DETAILED PLANNED DEVELOPMENT DESCRIPTION

Project Overview:

Building 2.2 is part of the overall Westlawn redevelopment for the Westlawn Neighborhood. The redevelopment is bounded by W. Silver Spring Drive to the North, N. 64th St. to the East and N. 68th St. to the West, and Building 2.2 is located at the corner of N. 66th and W. Silver Spring Ave. The proposed building is a 3-story wood framed slab on grade structure and consists of 47 1- and 2-bedroom units with amenity/retail spaces on the ground floor. The residential main entry is located off of 66th Street and the amenity/retail space entry is near the corner of Silver Spring Drive and 66th Street.

The modification to the DPD includes minor changes to the exterior of the building due to a shift in unit layout. The changes described below is more in context of the neighborhood than as originally submitted in File No. 160618.

Modifications:

Floor Plan:

The overall unit mix remains unchanged, but the footprint is reduced. There is a reduction in amenity space on the upper floors. See the attached floor plans for more information.

Exterior Design:

The change in the exterior design primarily is at the corner. The amount of masonry is slightly reduced by introducing a metal panel element that matches other buildings within the community such as the management and maintenance and the building located at 5556 N 64th Street. A similar metal panel is used on the residential buildings on the East Side, Phase I. The reduction is compared to the original image and is included in the drawing package for reference. The building height is also reduced slightly.

Any future, minor design changes to the exterior of the buildings and site plans on the west side of Westlawn may be submitted for review and approval by City staff.

All other aspects of the DPD zoning remain unchanged.