

AGENDA REPORT

Planning and Zoning:	8/18/2017	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
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Case No.	ARB1708-01	Phone:	512-990-6304

SUBJECT: Discuss and consider an application for an Architectural Waiver to consider multiple waivers to accommodate contemporary/modern architecture for a multi-family project located within the Pecan District Phase 1 development.

LOCATION:

The subject property is located generally at the northwest corner of Heatherwilde Blvd and Old Austin Pflugerville Rd and encompasses a total of 45.744 acres. The development is zoned as the Commons at Heatherwilde and Pecan Planned Unit Development (PUD) (ORD No. 1280-16-08-23).

ARCHITECTURAL WAIVER:

Per Subchapter 3 of the Unified Development Code (UDC), the Planning and Zoning Commission may grant architectural waivers to allow for deviations from the architectural requirements in order to achieve more flexibility of architectural design, while still adhering to the architectural intent of the Code.

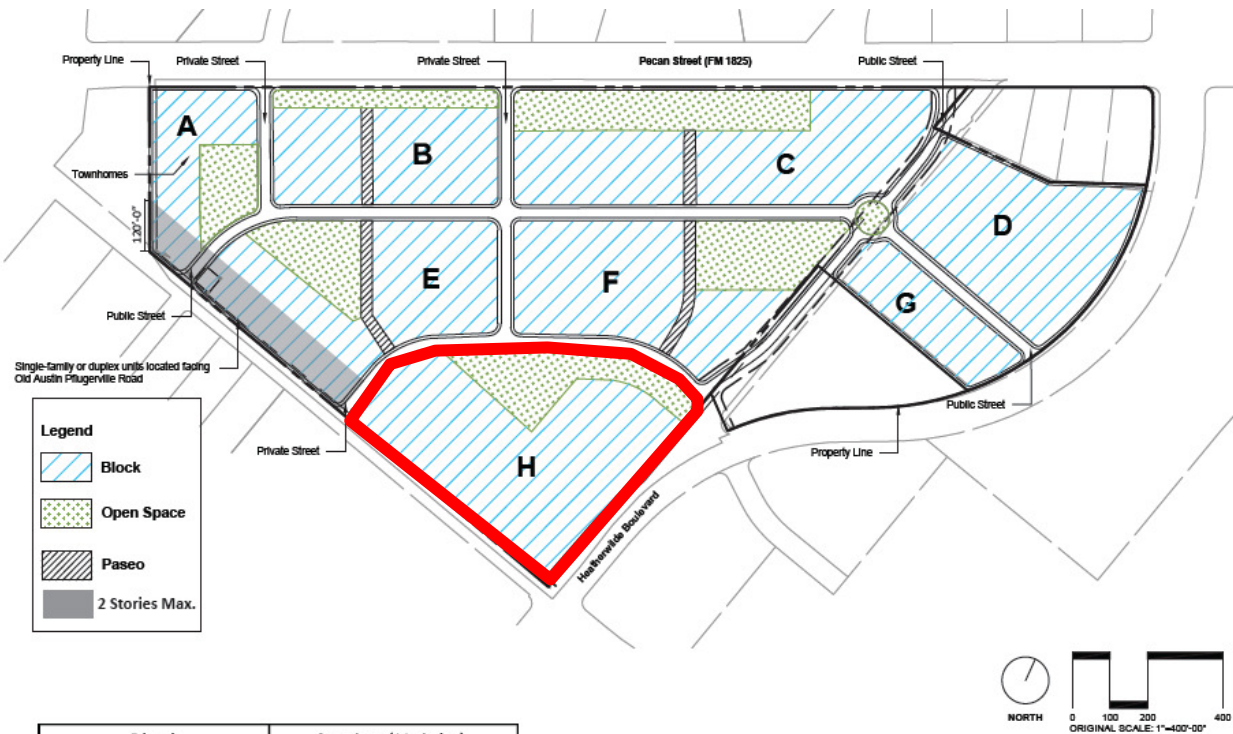
MULTI-FAMILY DESIGN GUIDELINES:

The current multi-family design guidelines were established around 2009 during a time when numerous multi-family projects were being proposed within the city. As a result of feedback from the Planning and Zoning Commission at that time, standards were refined to establish a suburban form that generally compliments the suburban look of the community. Minor adjustments have occurred since 2009 to provide clarification within the code, but generally the architectural standards have remained consistent. The proposed request is to address a contemporary/modern architectural style that may not be adequately addressed within the Unified Development Code.

PECAN DISTRICT:

The development now known as Pecan District, more recently known as the Commons at Heatherwilde and Pecan, and formerly the Pacana development, is a mixed use development planned for a variety of residential and non-residential land uses in a dense, urban type configuration. The PUD allows a maximum of 1,200 apartment style units, with a ratio of residential units to non-residential land uses required after 500 units are developed to ensure the overall development retains the planned mixed use character. Ground floor retail/office is anticipated with upper story residential land uses throughout the development, but not with Phase 1. Allowable building height is outlined in the PUD, with taller buildings permitted generally in the central part of the development and closer to the Pecan Street and Heatherwilde intersection.

The first phase of the development is within Block H of the Land Use Plan included in the PUD document, and consists of a contemporary/modern styled, 261 unit multi-family development. The proposed apartment complex will consist of two continuous buildings that are designed as “liner buildings” which will wrap around an interior surface parking area. Tuck under parking spaces are proposed under the second floor of the buildings to provide an alternative to garage parking. The tuck under parking will not be visible from the surrounding streets. The tuck under parking configuration was approved within the PUD and is not part of the proposed request.



Block	Stories (Height)
A	2-4
B	2-5
C	2-5
D	3-10*
E	2-3
F	2-7
G	3-10*
H	2-4

OVERALL APPLICANT REQUEST:

At the time that the PUD was approved, the specific architecture for individual land uses was unknown and therefore the design standards included in the PUD ordinance generally reference the current Unified Development Code requirements, with few adjustments. The applicant has proposed a contemporary/modern style apartment complex for the first phase of the mixed use development.

Through implementation of the UDC, the architects have identified areas where the UDC and the proposed contemporary/modern architecture have minor conflicts. An alternative architectural approach is desired to maintain the proposed style and building proportions. In accordance with Section 3.14 of the UDC, architectural waivers can be considered by the Planning and Zoning Commission. The applicant has proposed waivers to the following multi-family design requirements:

UDC 9.3.2

- Material percentages: Reduction in primary masonry and increase in accent materials per facade to establish the contemporary/modern architectural style

UDC 9.3.3

- Roof material: Proposed material is not listed within the UDC
- Vertical articulation: Reduction in the height of articulation required by the UDC
- Horizontal articulation: Increase in the length of a building before articulation is required
- Transparency percentages: Request to not provide windows/doors in specific areas
- Window and Door Treatments: Request to not provide trim in certain areas in order to establish the contemporary/modern architectural style

MATERIAL PERCENTAGE WAIVER

Per Section 9.3.2 of the Unified Development Code, one hundred percent (100%) masonry is required on all facades with the exception of the permitted secondary and accent materials as outlined in Table 9.3.2. All multi-family and mixed use structures shall incorporate at least two (2) of the primary masonry building materials listed below in Table 9.3.2 with the allowable percentages of such materials. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.

Table 9.3.2 Building Materials (EXCERPT FROM UDC)	Allowable Percentage	Total Project Percentage
<u>Primary Masonry</u> <ul style="list-style-type: none"> • Clay brick • Natural stone • Cultured stone, cast stone or natural stone panels 	Minimum 40%	20%
<u>Secondary Masonry</u> <ul style="list-style-type: none"> • Stucco • Architecturally finished poured concrete 	Maximum 60%	60%
<u>Accent Materials</u> <ul style="list-style-type: none"> • Cementitious material installed as horizontal lap siding or vertical board-and-batten (as approved by the Administrator) 	Maximum 20%	20%

<ul style="list-style-type: none"> • EIFS¹ • Architecturally finished concrete block • Corrugated metal or other types of metal (as approved by the Administrator) • Other materials approved by the Administrator in keeping with the architectural style of the structure 		
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The proposed materials for the development will consist of brick as primary masonry, stucco as secondary masonry, and hardie lap siding installed as board and batten as accent material. Designed as liner buildings with contemporary/modern architecture and an interior parking “courtyard”, the applicant has proposed to account for materials throughout the entire development vs. providing the requisite amount of material per elevation. The applicant has proposed to provide a total of 20% brick, 60% stucco, and 20% accent material throughout the multi-family development in Phase 1. The proposed architectural waiver is to allow for the material percentages per elevation as proposed by the architect in order to achieve the proposed contemporary/modern architecture.

Public view elevations:

Public view elevations are those sides of the building that will face Heatherwilde Blvd, Old Austin Pflugerville Rd, and a future private street. Stucco is proposed as the dominant “base” material for the public view elevations. Brick will generally be arranged as pilasters to provide privacy screening of first and second floor balconies and to establish segmentation of the building. The amount of each proposed material has been provided below and is depicted on the referenced attached exhibits.

<u>PUBLIC ELEVATIONS</u>	<u>Exhibit</u>	<u>Brick</u>	<u>Stucco</u>	<u>Hardie</u>
North (facing future private street)	Sheet 29	33%	67%	0%
South (facing Old Austin Pflugerville Rd)	Sheet 30	36%	64%	0%
East (facing Heatherwilde Blvd)	Sheet 29	40%	60%	0%
West (facing future private street)	Sheet 30	31%	69%	0%



Internal “Courtyard” elevations:

The internal courtyard elevations are those sides of the buildings that will face towards the interior parking area, and will not generally be visible to the passing public. Stucco and hardie plank installed as vertical board and batten are proposed as the dominant materials for internal elevations. The installation of the hardie material in a vertical board and batten pattern will provide an appearance similar to standing seam metal siding, and is proposed to establish a modern look while using a common material. Brick will be provided in small percentages on the south and east elevations, within the tuck under parking area. The amount of each proposed material has been provided below and is depicted on the referenced attached exhibits.

<u>COURTYARD ELEVATIONS</u>	<u>Exhibit</u>	<u>Brick</u>	<u>Stucco</u>	<u>Hardie</u>
North	Sheet 31	0%	54%	47%
South	Sheet 32	5%	55%	40%
East	Sheet 32	9%	53%	38%
West	Sheet 31	0%	63%	37%



ROOF MATERIAL WAIVER

Per Section 9.3.3 of the Unified Development Code, permitted roof materials include 30 year asphalt shingles, standing seam metal, and tile. The proposed buildings have flat roofs, which are not conducive to the materials listed in the UDC. The applicant has proposed a material known as Thermoplastic Polyolefin (TPO) which is a typical rubber type roofing membrane system used for waterproofing flat roofs. The material will have an anticipated 30 year life expectancy, will aid in energy efficiency, is not a reflective material, and will not be visible from the street.

VERTICAL ARTICULATION WAIVER

Vertical articulation is generally the skyward projection along the roofline of the building. According to Table 9.3.3, no more than 50 linear (horizontal) feet can be provided without a minimum 5’ vertical offset. The changes in vertical articulation are required in order to create visual interest to buildings and provide relief to prevent continuous building extents.

PER UDC: Image below shows the vertical articulation the building at a height of 5'-0". A 5 foot articulation makes the building too tall and in proportional to the overall project.



The applicant has requested a waiver to allow for projections that are on average 2 to 3 feet in height and in many cases more frequently than the 50 linear foot requirement. The proposed development utilizes a flat roof with a parapet and the applicant has indicated a 5' projection could be provided, however will result with the top end of the building being out of proportion with the lower portions of the building. The mass and planning of the building also has resulted in some areas where a vertical offset is not proposed within the 50 linear feet. This is generally found on the elevations facing the interior parking area.

PROPOSED: Image below shows the vertical articulation the building at a height of 2'-0" - 3'-0" depending on building location. This methodology works better with the proportion of building and design choices proposed.



HORIZONTAL ARTICULATION WAIVER

Horizontal articulation is the projection or recess of the walls of the building as it generally relates with property lines and parking areas. According to Table 9.3.3, no more than 50 linear (horizontal) feet can be provided without a minimum 5' horizontal offset. Similar to vertical articulation, horizontal articulation is required to create visual interest, and prevent a long extent of a solid wall.

The applicant has provided brick projections that generally have a 3'6" offset from the building surface to provide visual relief along the extent of the building walls facing the public view. Balconies with a 10' inset have been provided, and pass through areas with a depth of 10-15' are provided. While the projections and recesses provide visual differentiation and many times the changes exceed the 50' requirement, there are areas where the 50' distance is not met. The applicant has asked for consideration of the building articulation as currently proposed.

PROPOSED: Images below shows the horizontal articulation being achieved by the balconies.





TOP FLOOR ARTICULATION WAIVER

When a flat roof is utilized, Table 9.3.3 requires a distinctive finish consisting of a cornice, banding or other architectural termination to be provided. While a cornice and band along the top of the buildings have not been provided, the building is of a contemporary/modern design that provides simple, clean lines and establishes the top of the building through the provided proportions and vertical articulation changes. The applicant has asked for the current design to satisfy the top floor termination and requested a waiver to provide additional articulation.

PROPOSED: Image below represents the current condition of the building without a cornice/banding.



PER UDC: Image below represents the condition of the building if a cornice/banding were to be provided.



TRANSPARENCY WAIVER

Each residential floor on a primary façade are required to contain 25% doors and windows according to Table 9.3.3. The applicant has provided the required transparency percentages per public view façade, with exception of areas where enclosed stairwells are proposed around the perimeter of the building. While windows could be added in these areas, the applicant has requested these areas to remain as designed. If permitted, the applicant has interest in adding visual art/imagery along these corridors in the future.

The required transparency is also not met along the first floor of the courtyard elevations (facing the interior parking area) due to the provided tuck under parking. A waiver to not provide windows into the tuck under parking area has been requested.

WINDOW AND DOOR TREATMENT WAIVER

According to Table 9.3.3, trim shall be provided to accent all windows and doors appropriate to style of structure. The applicant has designed the project with a contemporary/modern design and requested a waiver to not provide trim in areas where the stucco and brick are proposed. The applicant states the use of the materials with the proposed contemporary/modern design will result in a higher quality presence without trim, than it would with trim to meet the minimum code requirement. In areas where hardi material is proposed along the courtyard elevations, the applicant has stated trim will be provided at every corner or window, where required.



STAFF RECOMMENDATION:

The proposed multi-family development is the first phase of a planned vertical mixed use development which was approved through the Planned Unit Development zoning process. The overall development is intended to be a destination center and has an opportunity for becoming a unique sense of place, with a diversity of housing and building types. The proposed contemporary/modern architecture will help to establish a style that is new to Pflugerville and help set a tone for the development.

While the material percentages deviate from the UDC, especially within the interior courtyard elevations, the materials readily visible to the general public along the public and future private streets are close to the required percentages of the Unified Development Code. Although primary masonry is lacking on the courtyard elevations, the use of hardi siding in a board and batten design along with stucco will provide variation and a modern appearance. Staff recommends approval of the material percentages as provided.

The Unified Development Code inadvertently does not address opportunities for flat roof materials. Per discussion with the applicant, TPO is an industry standard that can be supported.

The proposed articulation provides variation that generally achieves the intent of the Unified Development Code. While buildings may extend greater than 50 linear feet before a vertical or

horizontal projection of the building is provided, the extent of building is broken up through the use of windows, material changes, and patios. Vertical articulation remains proportional to the building and establishes the general intent for the vertical articulation requirement without creating a “castle” type appearance. A band or cornice along the top of the building is typically preferred to establish a finish to the building, however with the proposed contemporary/modern architecture, it does not appear to be necessary given the proposed segmentation through material changes and vertical articulation.

Transparency is necessary to ensure adequate light and ventilation is provided. The proposed design differs from other building types where units are provided all along the bottom floor. In this case, a cantilevered arrangement will be established to create tuck under parking. To help provide a separation between the units and the car spaces, storage lockers will be provided. The addition of windows and doors in this area would not serve the individual residential units a purpose, and therefore staff supports not providing the transparency along the first floor of the interior courtyard elevations. Similarly, windows provided along an internal stairwell could be provided along the exterior to establish light into the stairwell, but providing those may reduce additional opportunities for future visual art.

Window and door treatments are required for suburban style designs. In this case, the proposed architectural style is anticipated to be enhanced as currently designed, and the addition of the trim does not appear to be necessary at the stucco and brick locations. Trim should be provided around the hardi areas to provide a finished appearance.

The proposed architectural waivers are proposed to provide a style that is unique to the area and anticipated to set a tone for the future mixed use development. Staff recommends approval of the waivers as requested.

ATTACHMENTS:

- Location Map
- Architectural Renderings (separate attachment)
- Applicant Letter (separate attachment)

LOCATION MAP

