

MONTGOMERY CENTER

UDAC PRESENTATION #2 - 7/13/2022

THE CARR COMPANIES | WIRE GILL | COOPER CARRY | PARKER RODRIGUEZ

PROJECT NO. 20210325

DATE 7/13/2022

Notes

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Alexandria, Virginia

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THE CENTER FOR CONNECTIVE ARCHITECTURE

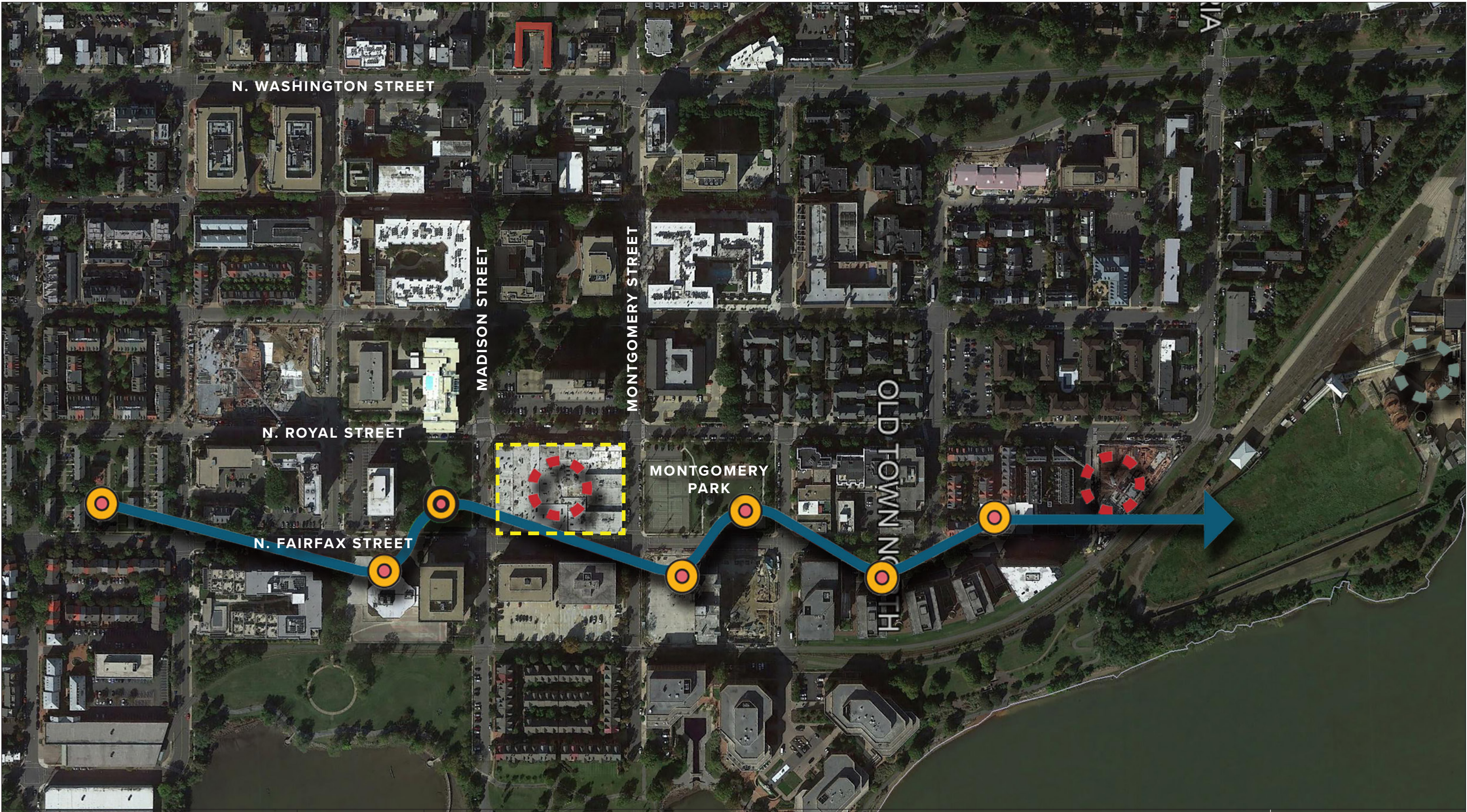
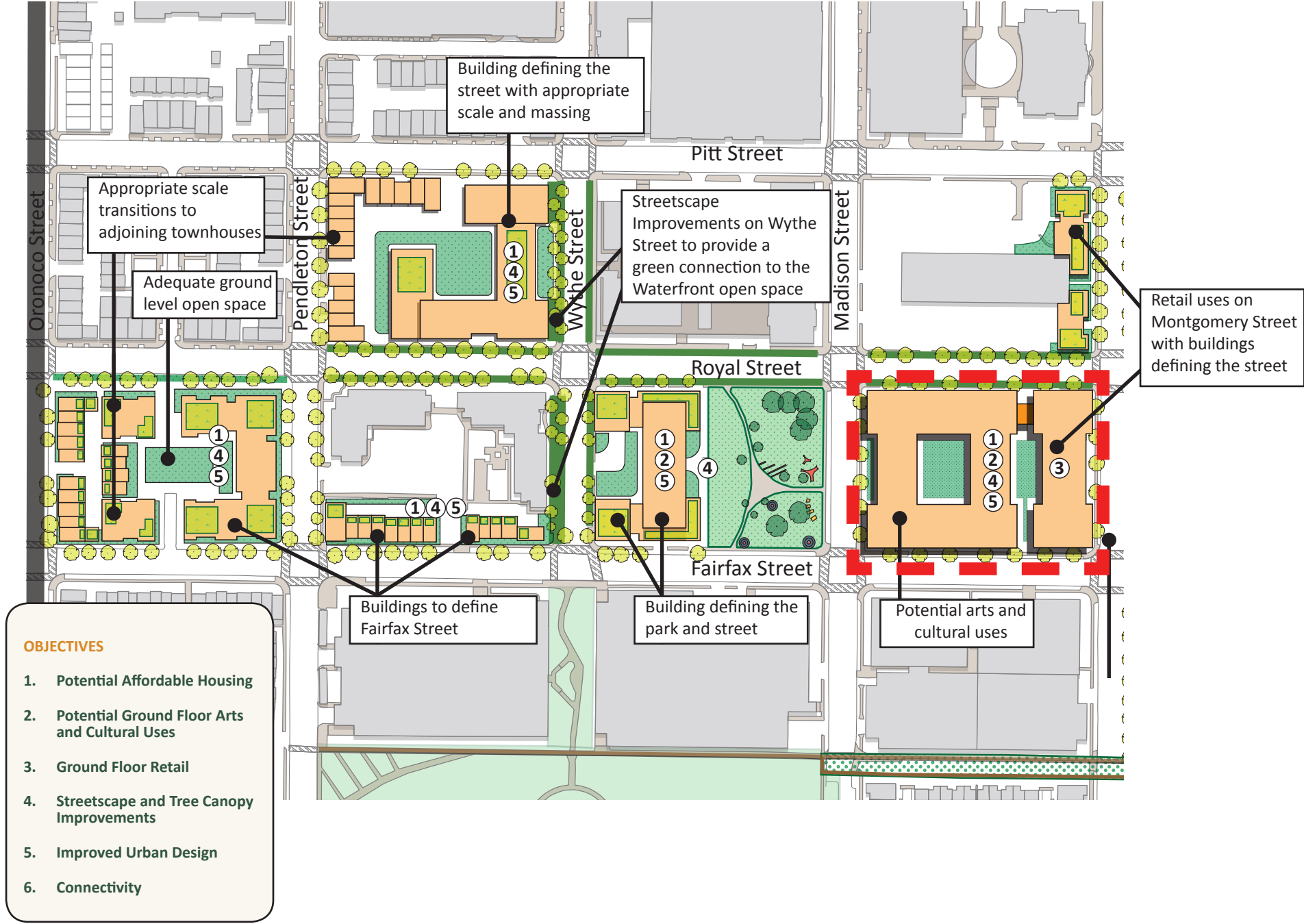


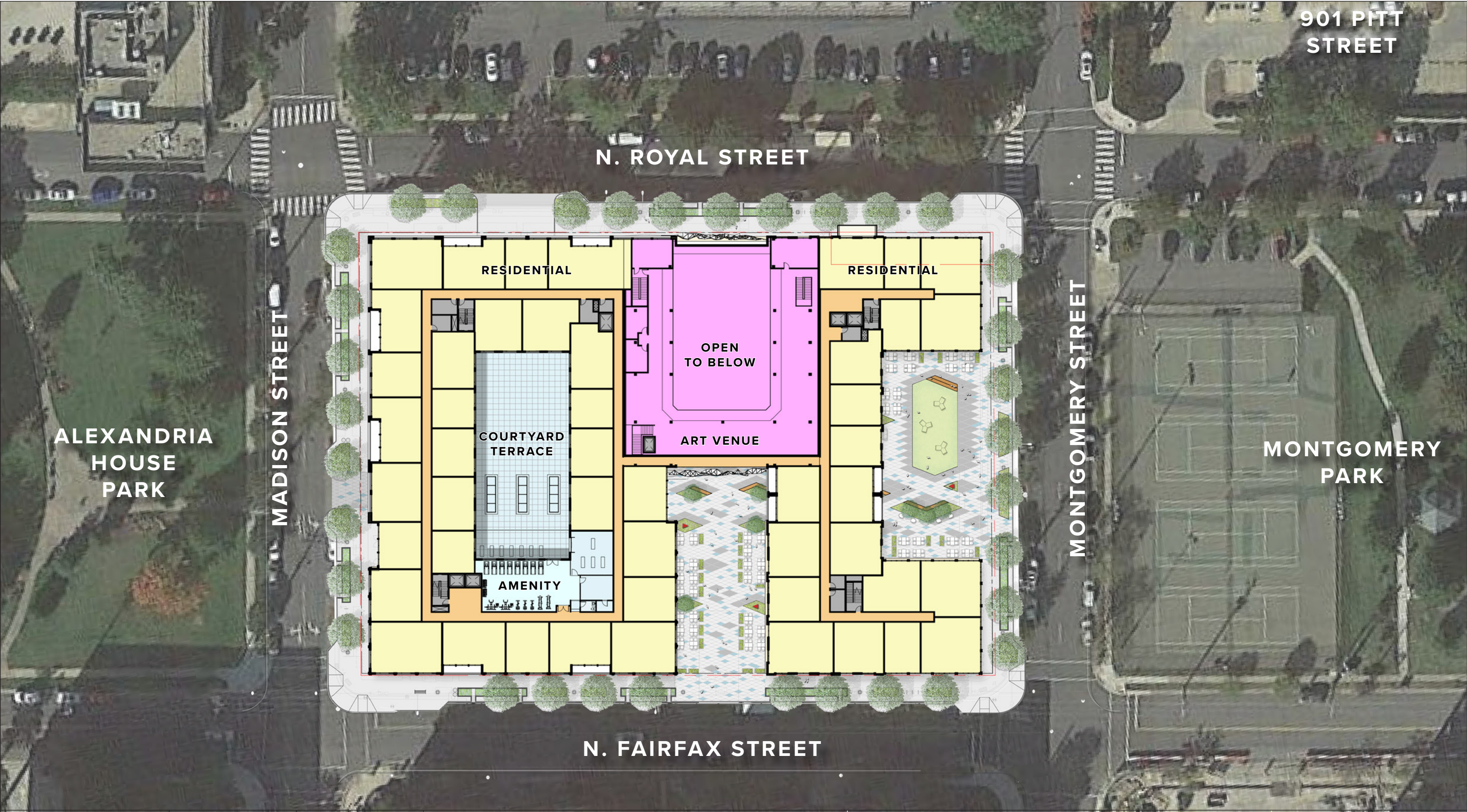
Figure 2.17: Illustrative Concept Plan - A

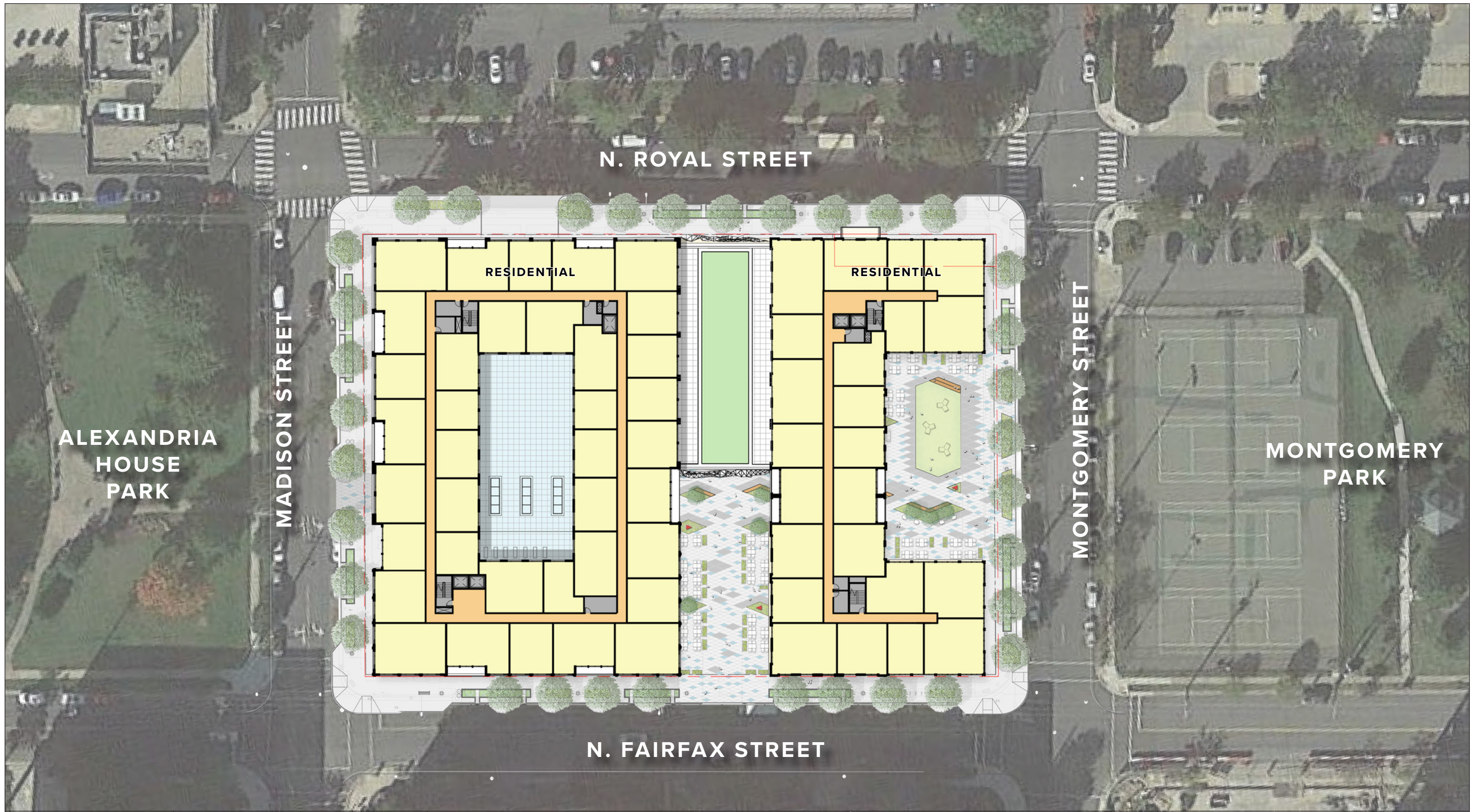


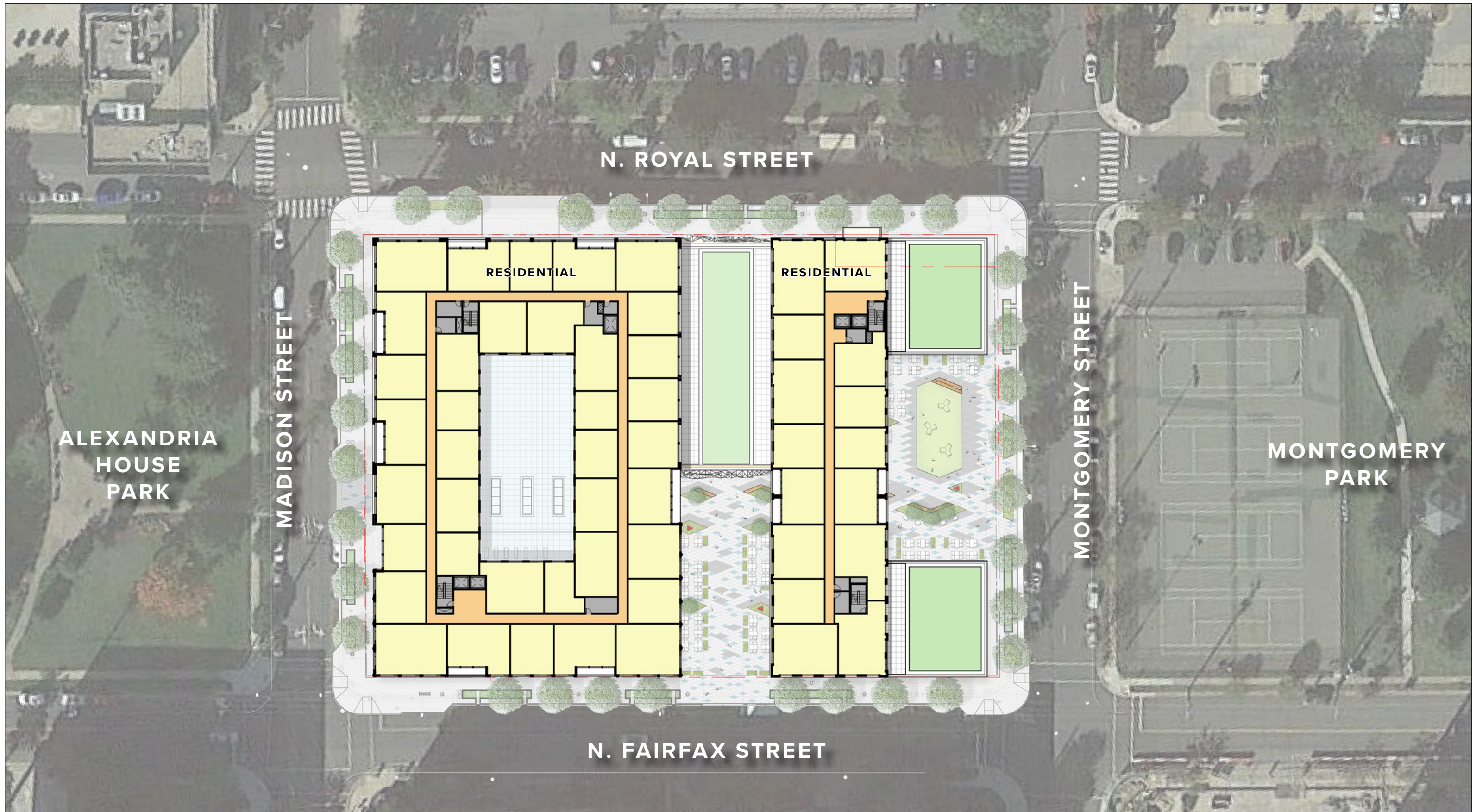
KEY PROJECT STATISTICS

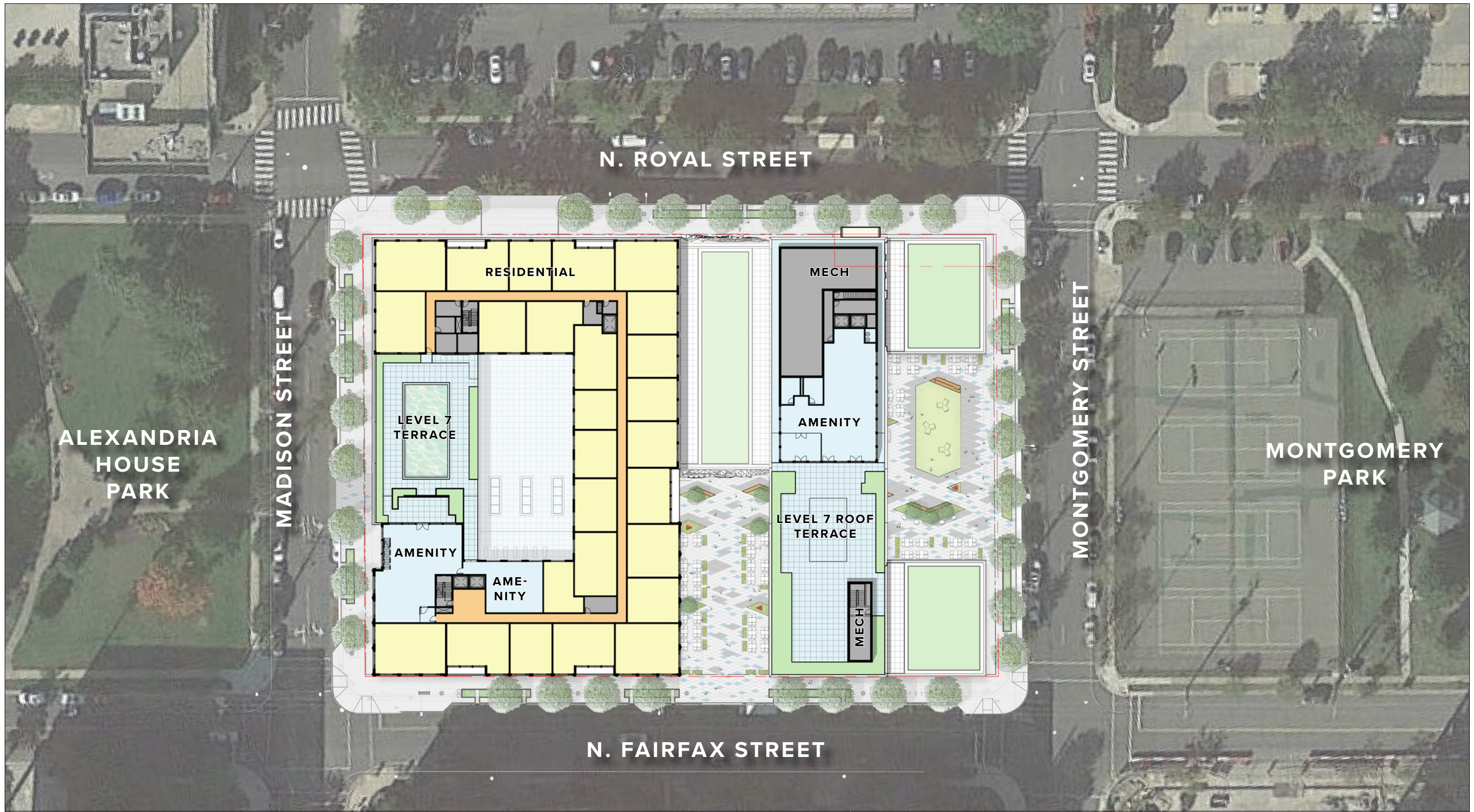
- ~348,748 SF FLOOR AREA
- ~331 UNITS
- ~23,093 SF RETAIL
- ~20,853 SF ARTS USES
- 50' TO 108' BUILDING HEIGHT
- ~40% OPEN SPACE (25% REQUIRED)
- ~396 PARKING SPACES FOR RESIDENTIAL & RETAIL
- POTENTIAL ~224-SPACE 3RD PARKING LEVEL FOR ARTS

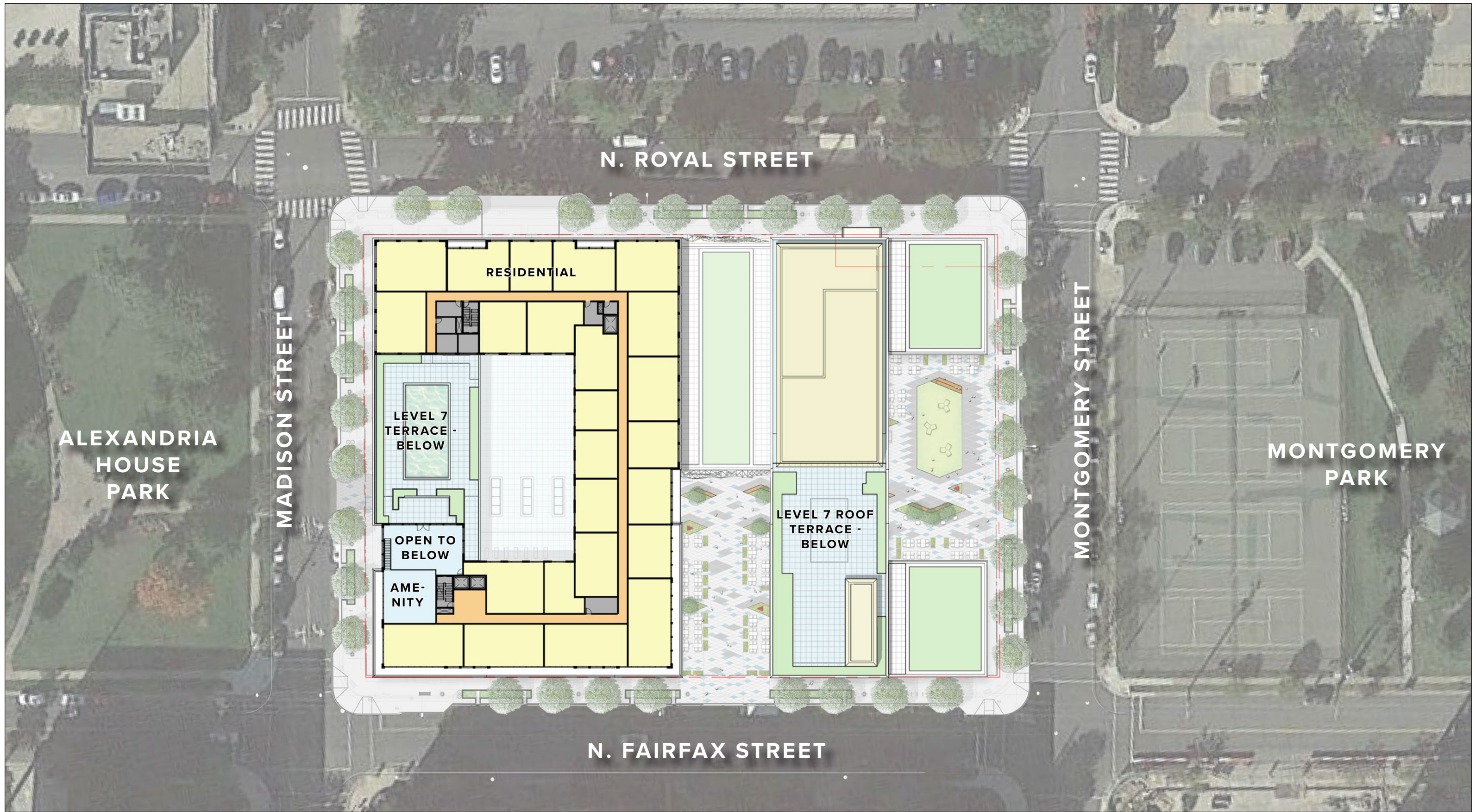


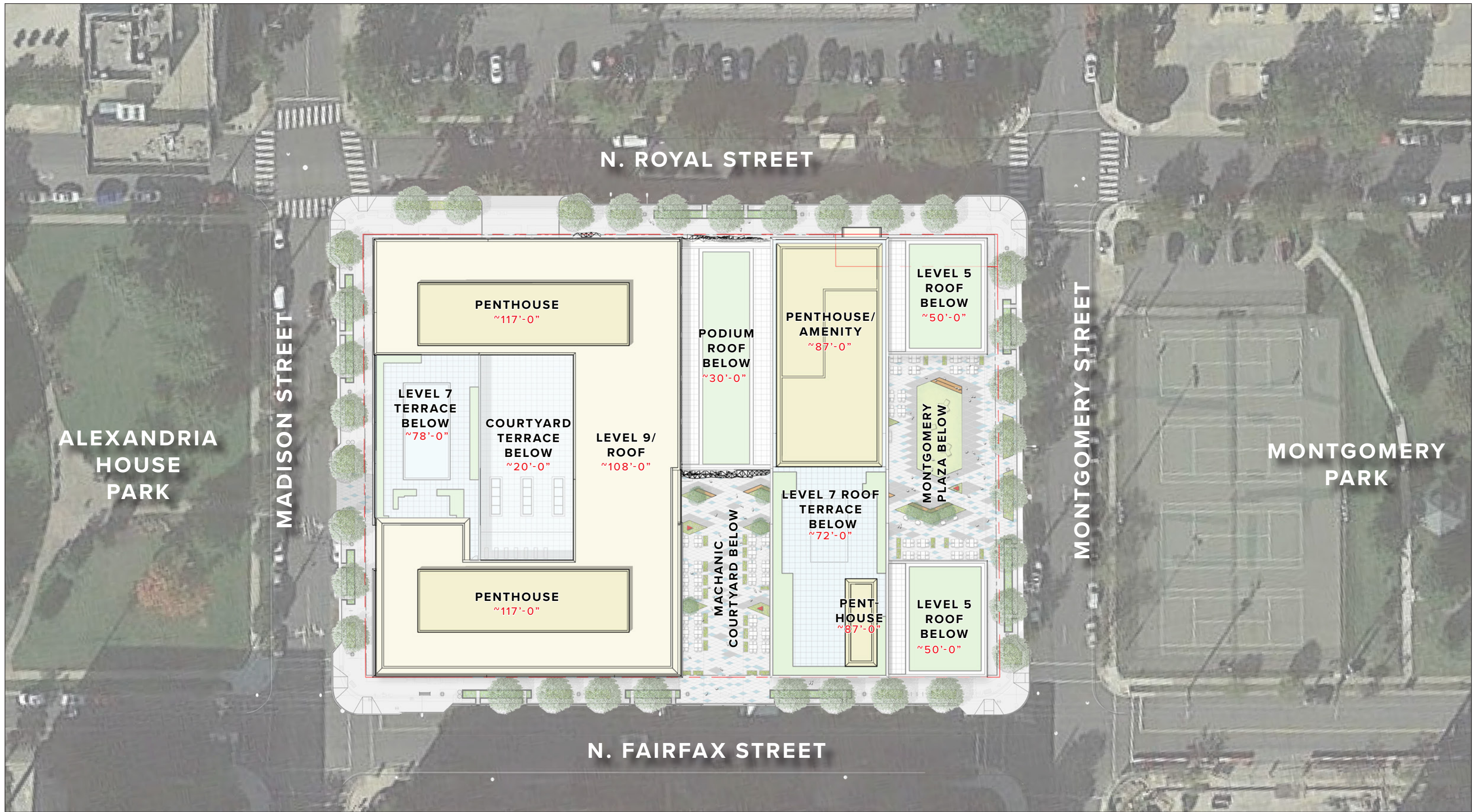




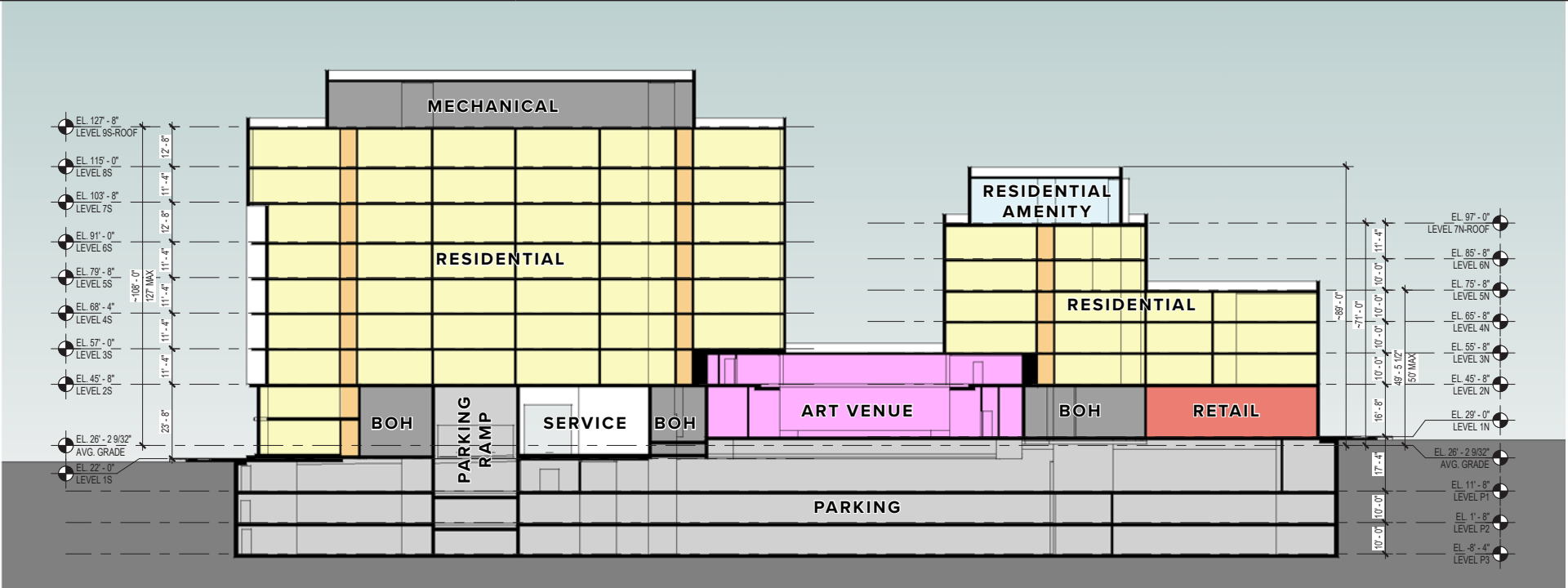
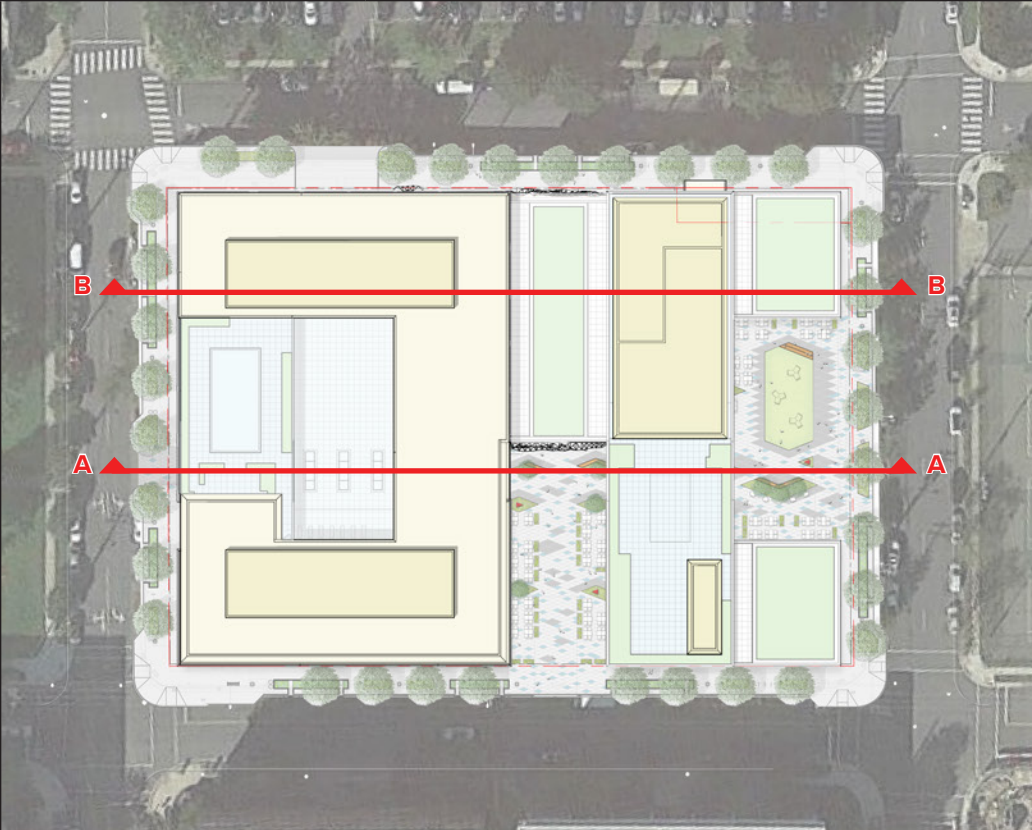




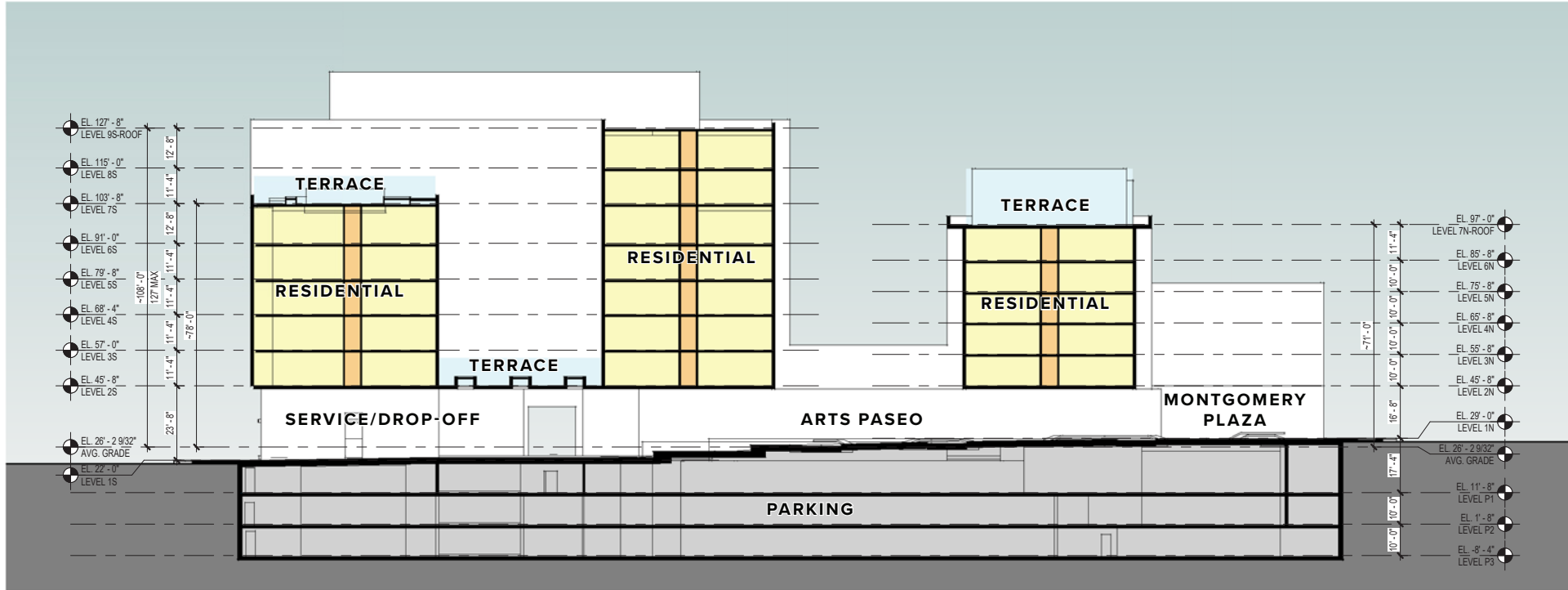
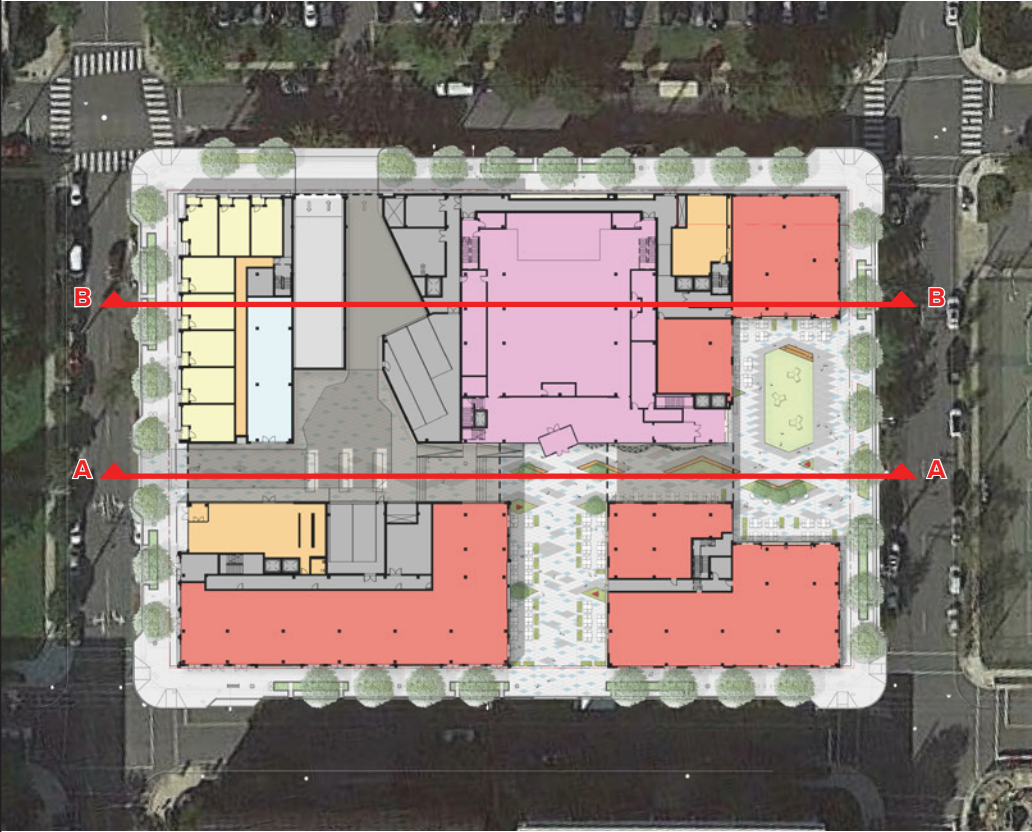




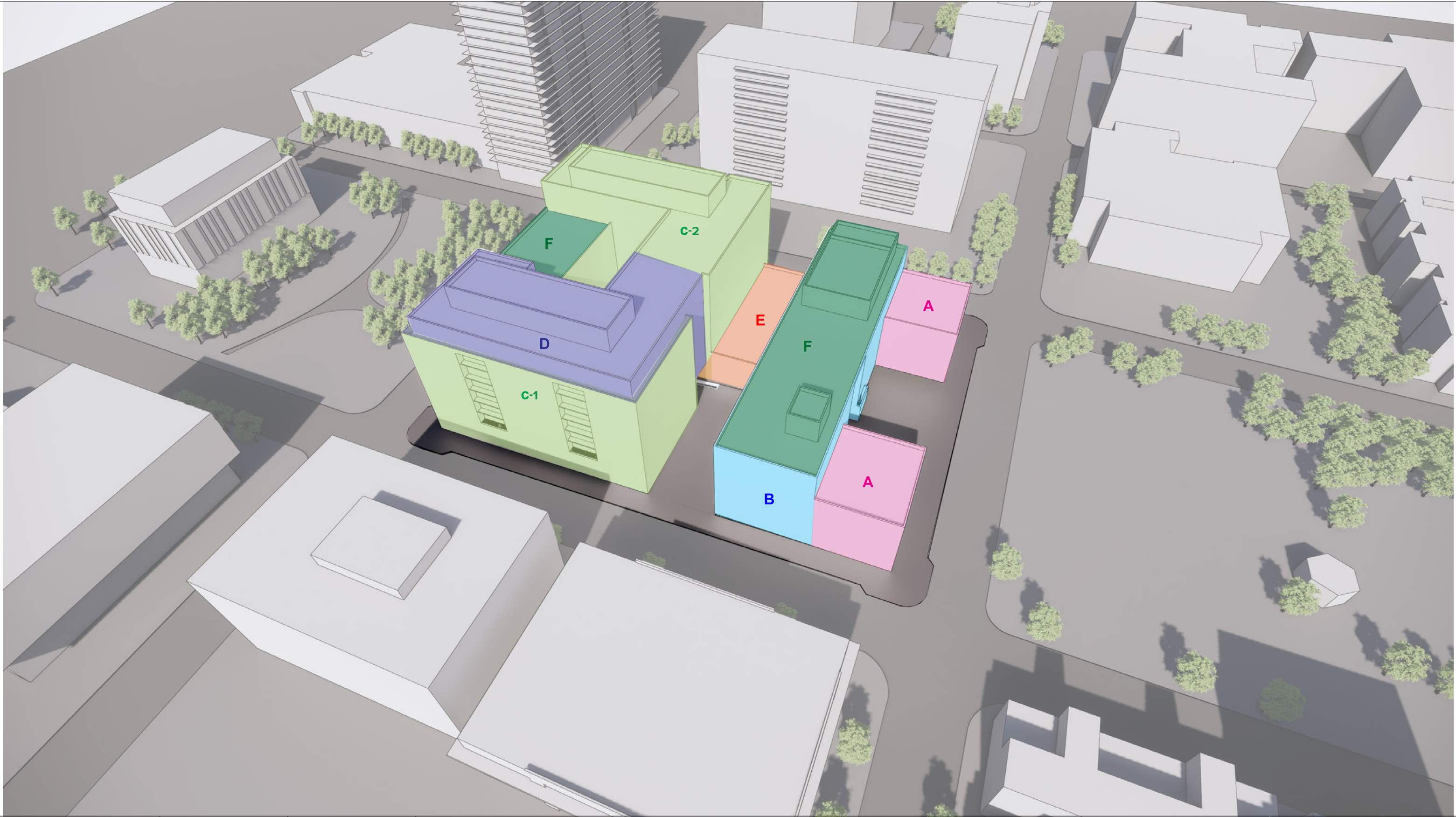




SECTION B-B



SECTION A-A



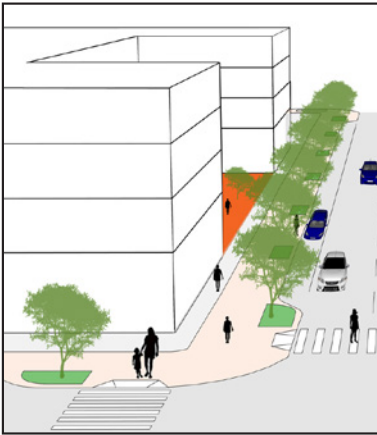


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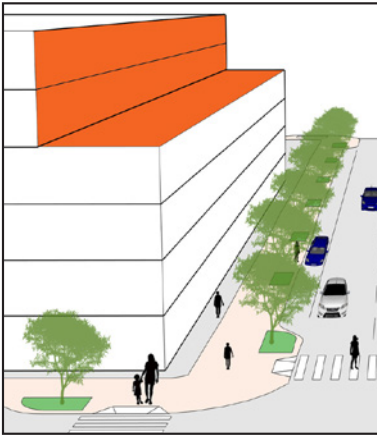


BUILDING TRANSITIONS

Courtyard



Building Stepback



Landscape Buffer



Building Shoulder

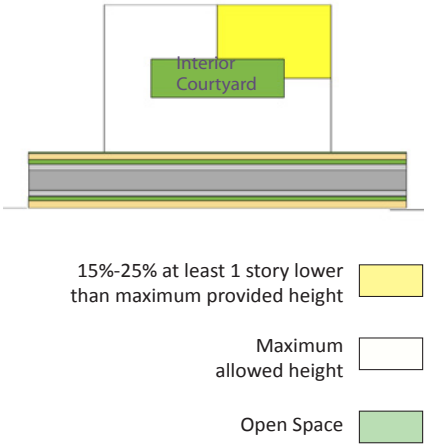
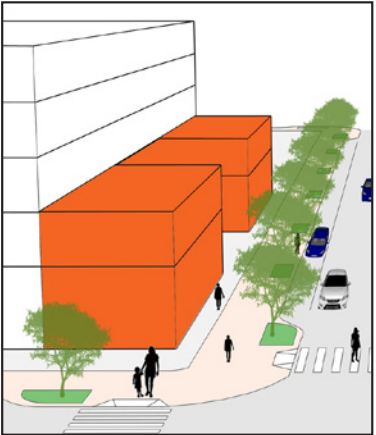
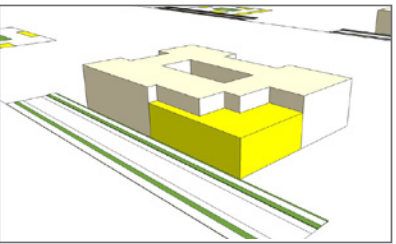
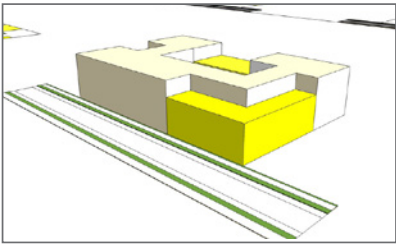
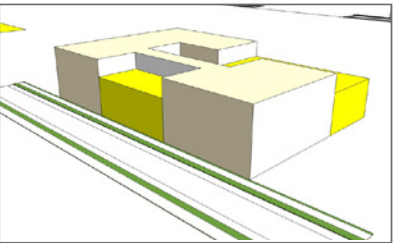
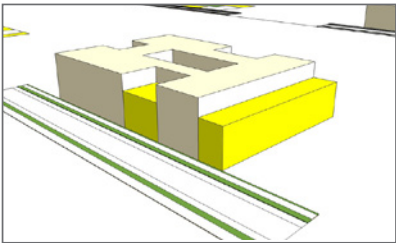


Figure 2.06: Illustrative example of Height Variation - Multi-Family



Note: Figure 2.06 is provided for illustrative purposes only. The final allocation of the variation will be determined as part of the development review process..

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Notes

AERIAL VIEW - NORTHEAST

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Retail Use and Retail Storefront Guidelines

- 1. Corner retail storefronts are encouraged to extend at least 35 feet along the side street and/or park-open space, and should also be expressed in the architecture.
- 2. To establish pedestrian-scaled design on the ground floors of larger buildings, window groupings, material changes, or columns on the principal façade should be used to accentuate individual storefronts and denote a smaller increment of building bays.
- 3. The retail storefronts should be designed to create a comfortable yet highly animated pedestrian environment by utilizing a rhythm of multiple retail entrances. Blank walls, where no glazing or architectural articulation is provided, are prohibited.





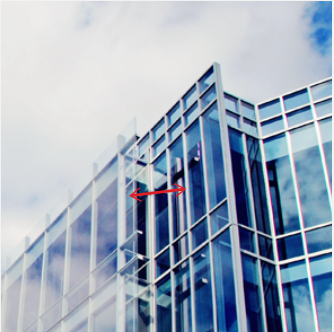
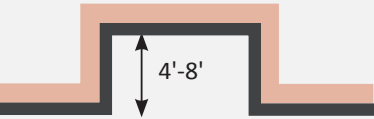
Figure 3.01: Massing Standards



Building Bays/Pavillions



Building Recesses and Hyphens



Building Screens



OLD TOWN NORTH URBAN DESIGN STANDARDS AND GUIDELINES

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STREET VIEW - SOUTHEAST

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Figure 3.02: Residential Use at Grade

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STREET VIEW - SOUTHWEST

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3.2 - II. Multi-Family

Multi-Family Standards

a. Building Character and Materials Standards:

- 1. Unless required for the function of the building, blank walls in excess of 30 feet in length or height are prohibited.
- 2. Where ground floor commercial, retail, and/or arts and cultural uses are not provided, and where stoops are provided, they shall be designed in a way that does not obstruct the sidewalk and public-right-of-way.

- 3. Building materials for each façade should consist of the following:
 - Brick, glass, stone, wood, precast ceramic panels and/or metal
 - Fiber cement board and/or siding and/or panels (or comparable) shall be limited to a maximum of 20% of the materials used on the building façade visible from a street or park/open space.
 - Mirrored reflective, frosted reflective or darkly tinted glass is prohibited.
- 4. Prohibited materials include synthetic stucco, and vinyl siding.
- 5. Sides and rears of buildings that are visible from an adjoining street and/or park shall be designed in a compatible manner utilizing a similar architectural treatment as the primary façade.
- 6. Blank façades shall be prohibited for any street and/or frontage.

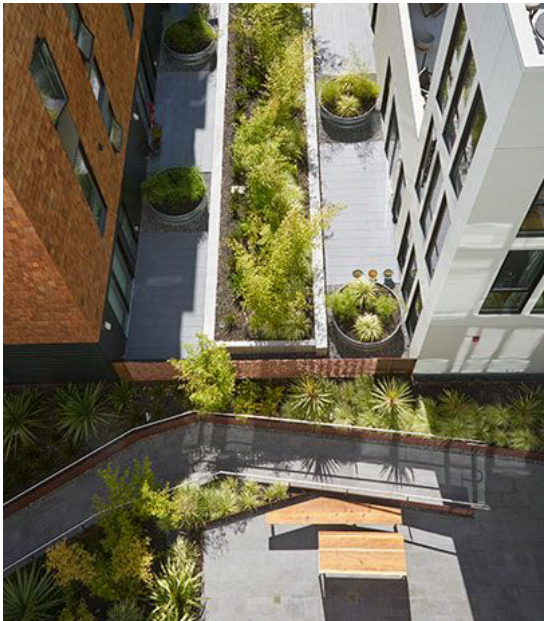




5.3 New Development - Private Open Space

Guidelines:

1. Public open spaces in residential development should be visible and clearly accessible from the street.
2. New development and redevelopment sites should offer a mix of ground-level and rooftop open space.
3. Residential development should consider including publicly accessible open space, particularly ground level, as part of the provided open space.
4. Recreational open and public spaces are encouraged to be provided by individual properties for the use of building occupants. Design features should include (but not be limited to):
 - Common indoor and outdoor spaces for resident use included as part of development.
 - Roof gardens, balconies, terraces, decks, and recreation rooms.
 - Options for group and individual enjoyment.
5. Rooftop amenity space areas on buildings in close proximity to adjoining properties should be designed in a compatible manner to prevent adverse effects of noise and light.
6. As part of the new multi-family, office, or hotel buildings, explore providing a community meeting space.



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STREET VIEW - NORTH



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STREET VIEW - ARTS VENUE

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BUILDING TRANSITIONS

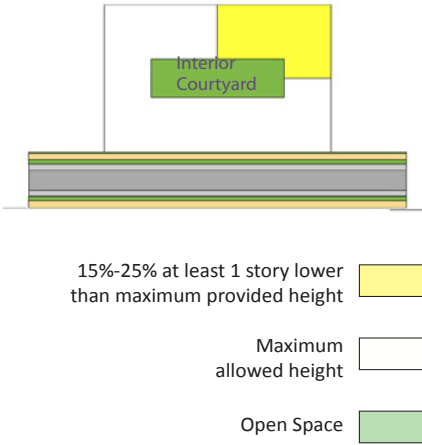
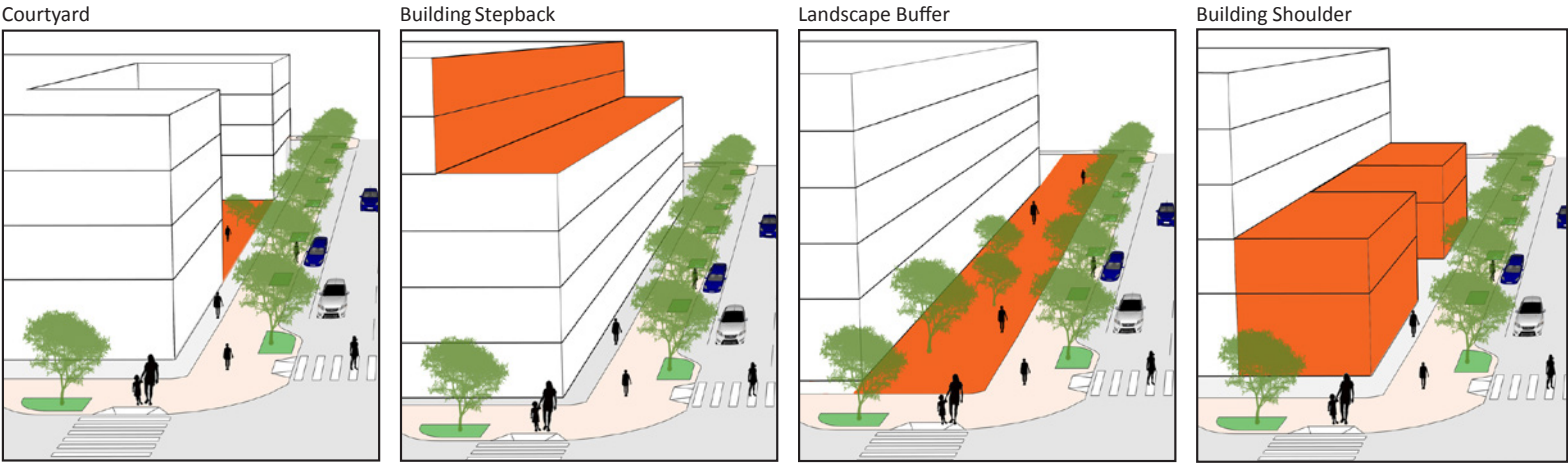
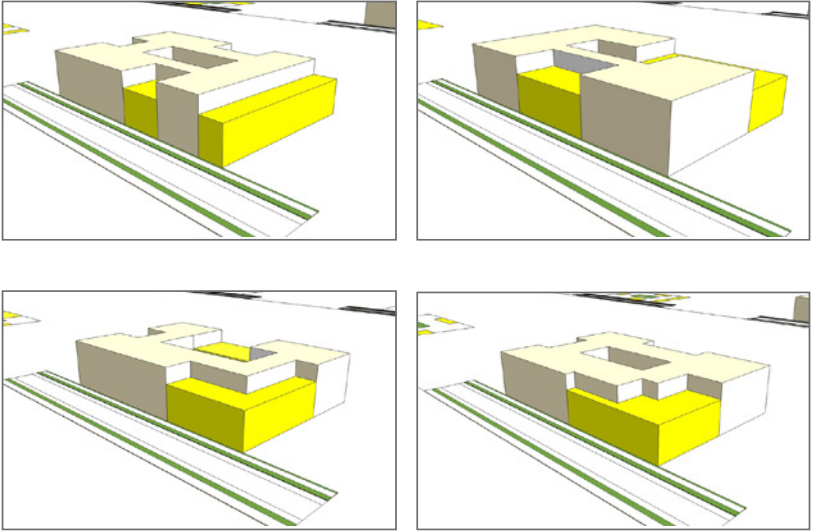


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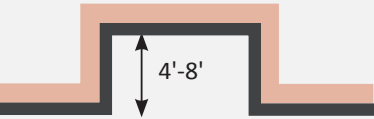
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Building Recesses and Hyphens



Building Screens



OLD TOWN NORTH URBAN DESIGN STANDARDS AND GUIDELINES

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STREET VIEW - SOUTHWEST

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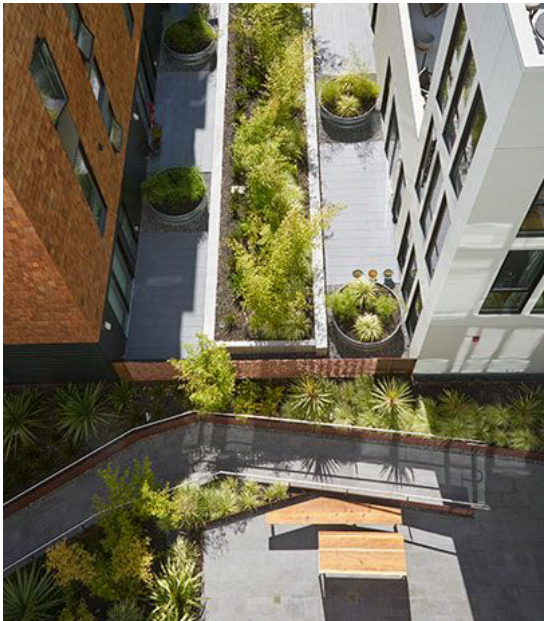




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STREET VIEW - ARTS VENUE/MACHANIC COURTYARD

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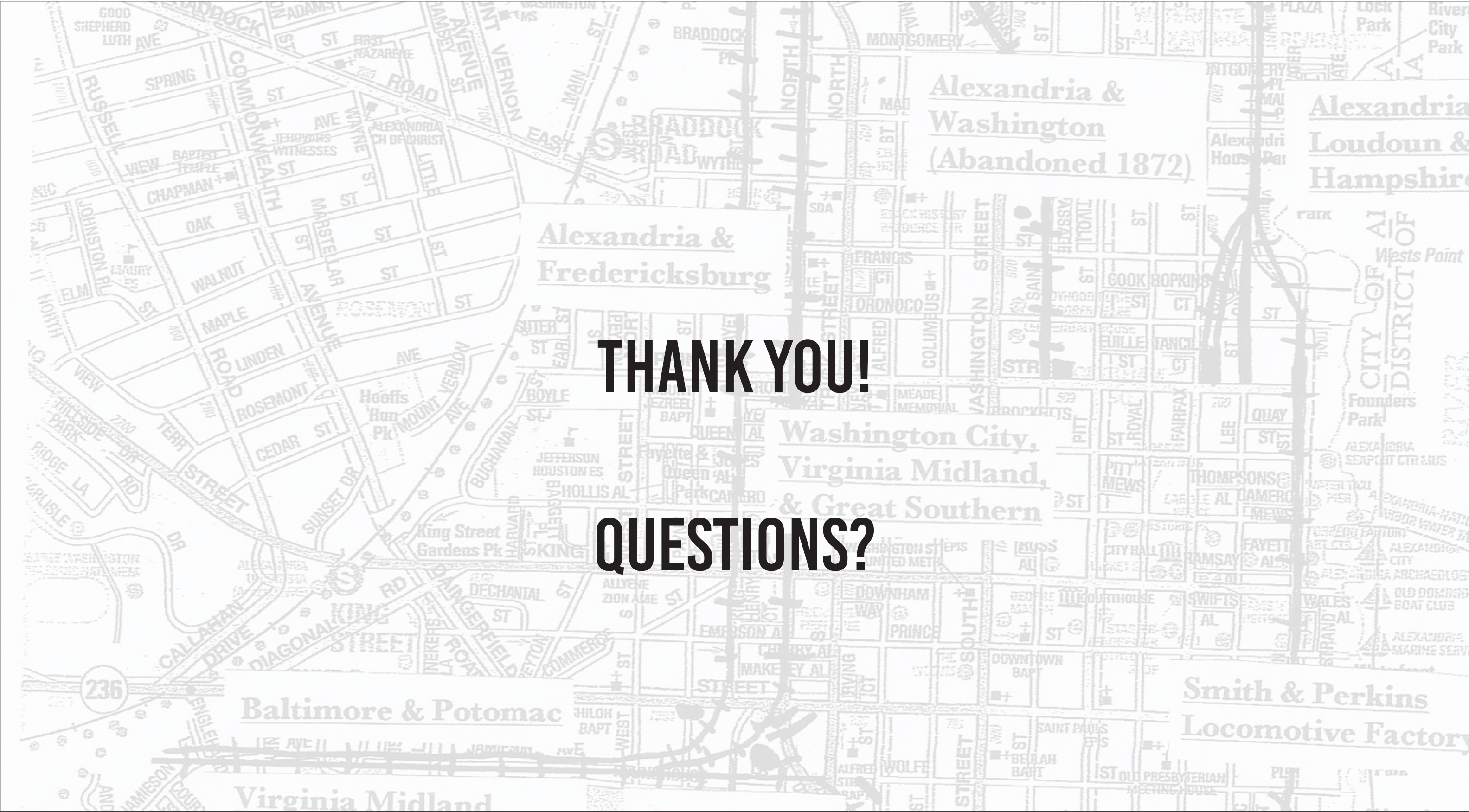
OPTION 1




OPTION 2



COLOR PALETTE OPTION 1 & OPTION 2 COMPARISON



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<div data-bbox="2725 1822 2993 1923"> COOPER CARRY THE CENTER FOR CONNECTIVE ARCHITECTURE</div>			