

MONTGOMERY CENTER

UDAC PRESENTATION #3 - 11/16/2022

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

PROJECT NO. 20210325

DATE 11/02/2022

Notes

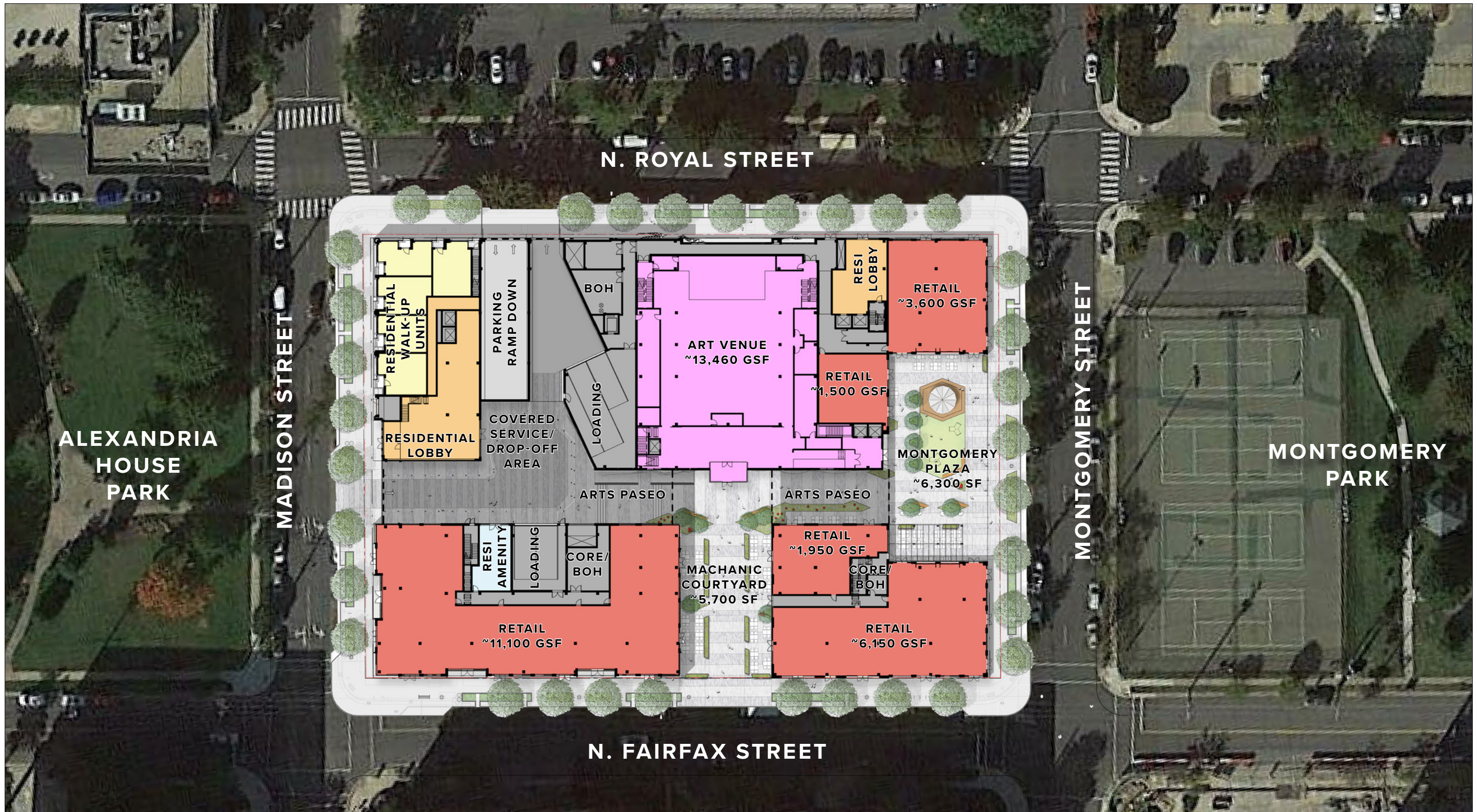
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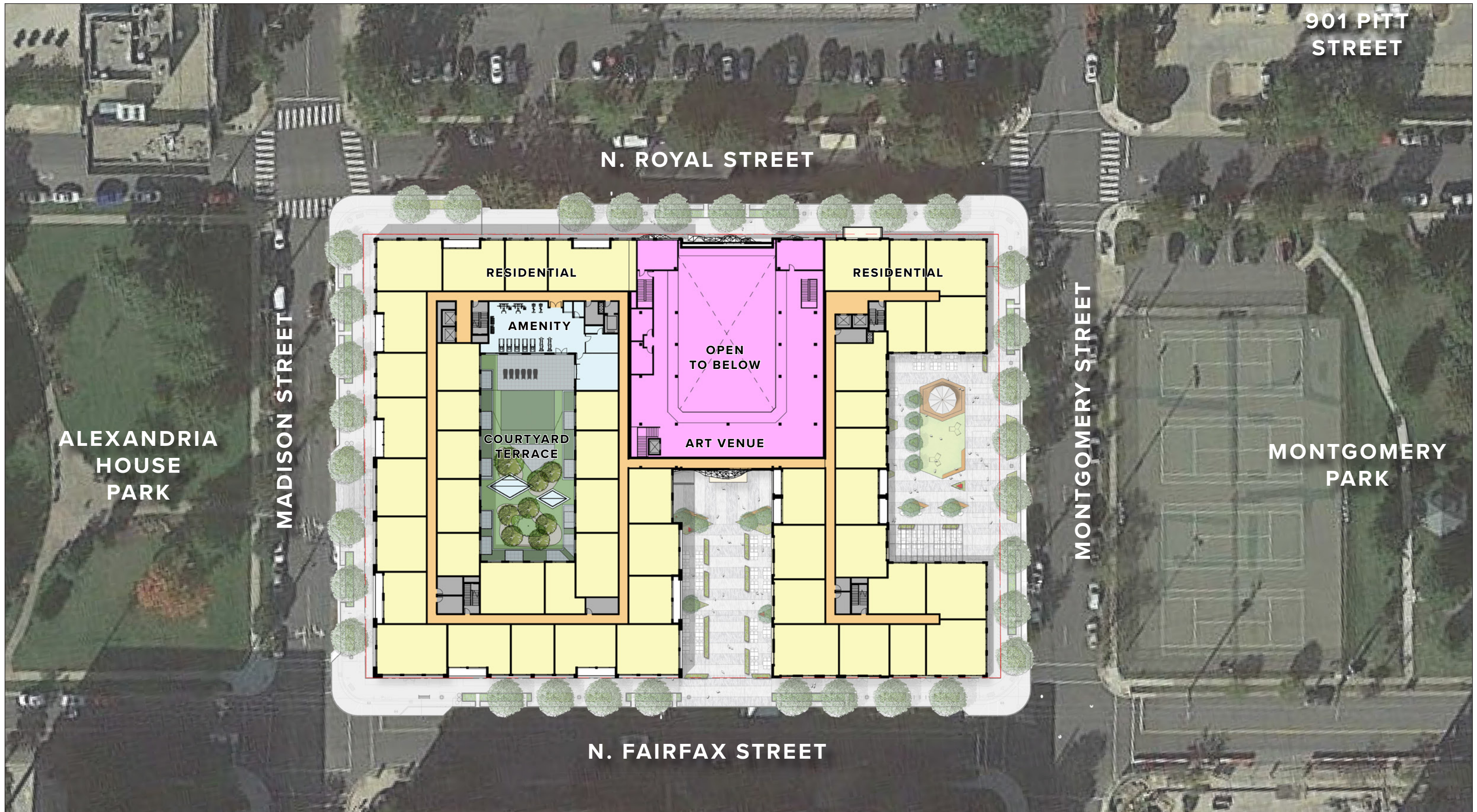
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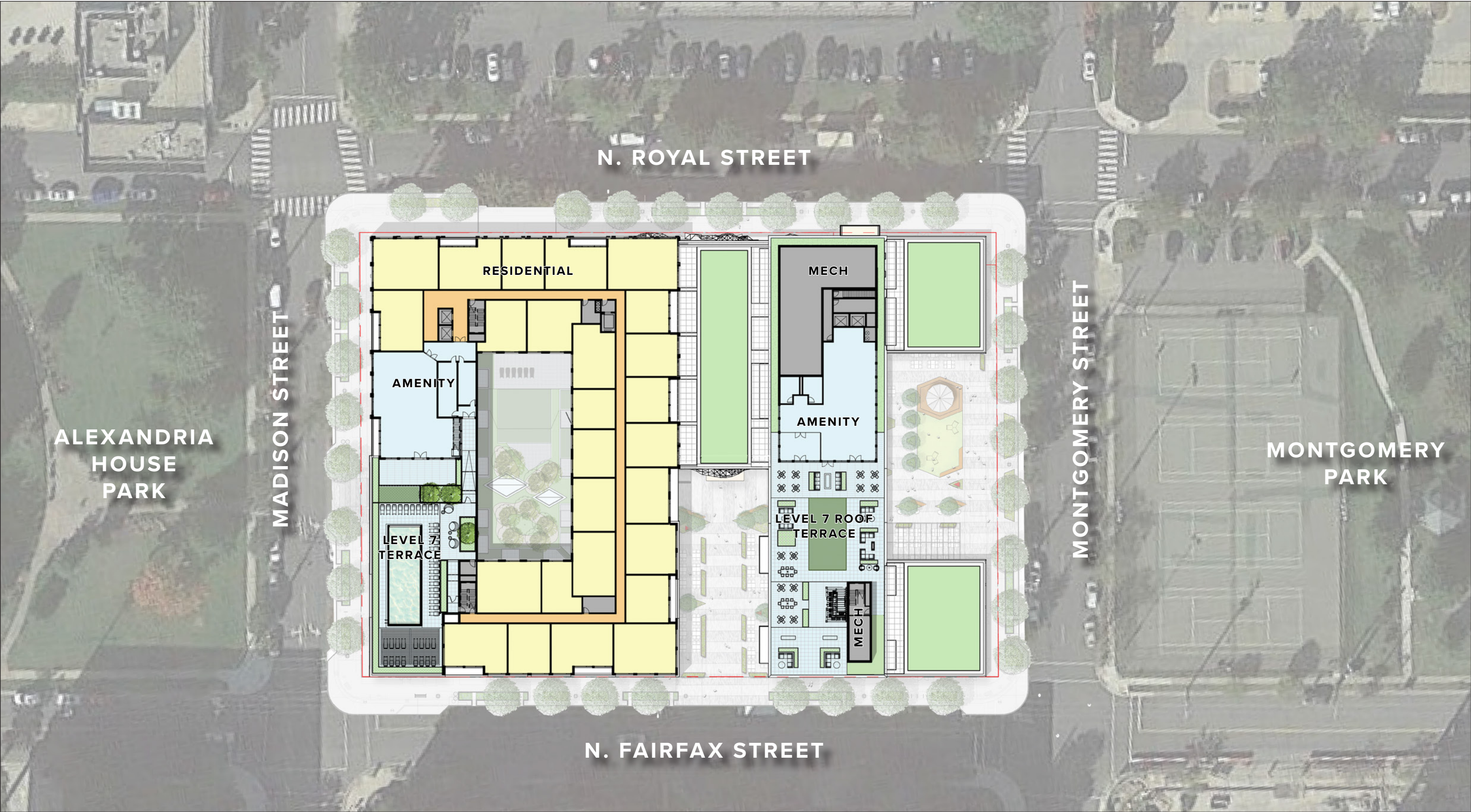

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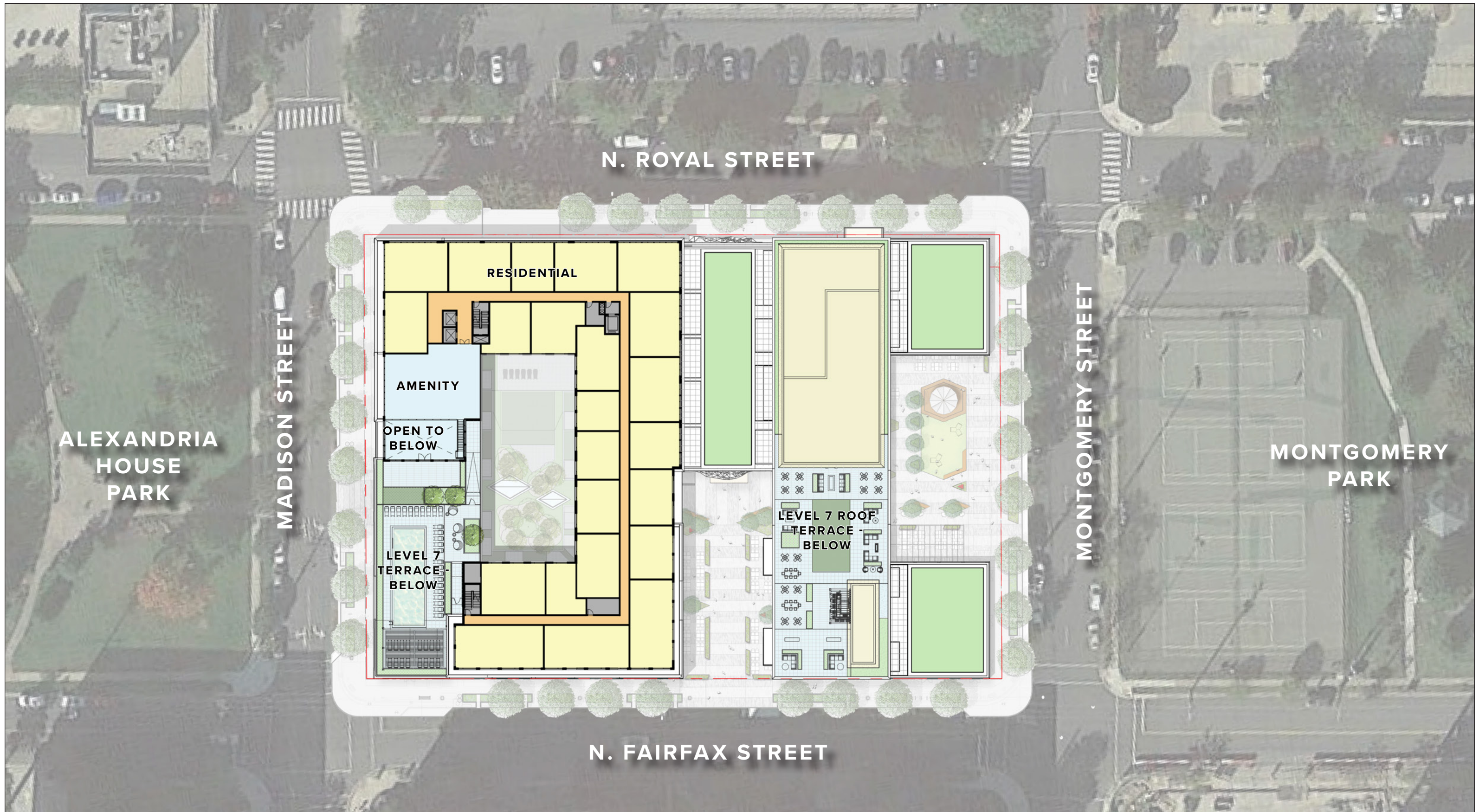


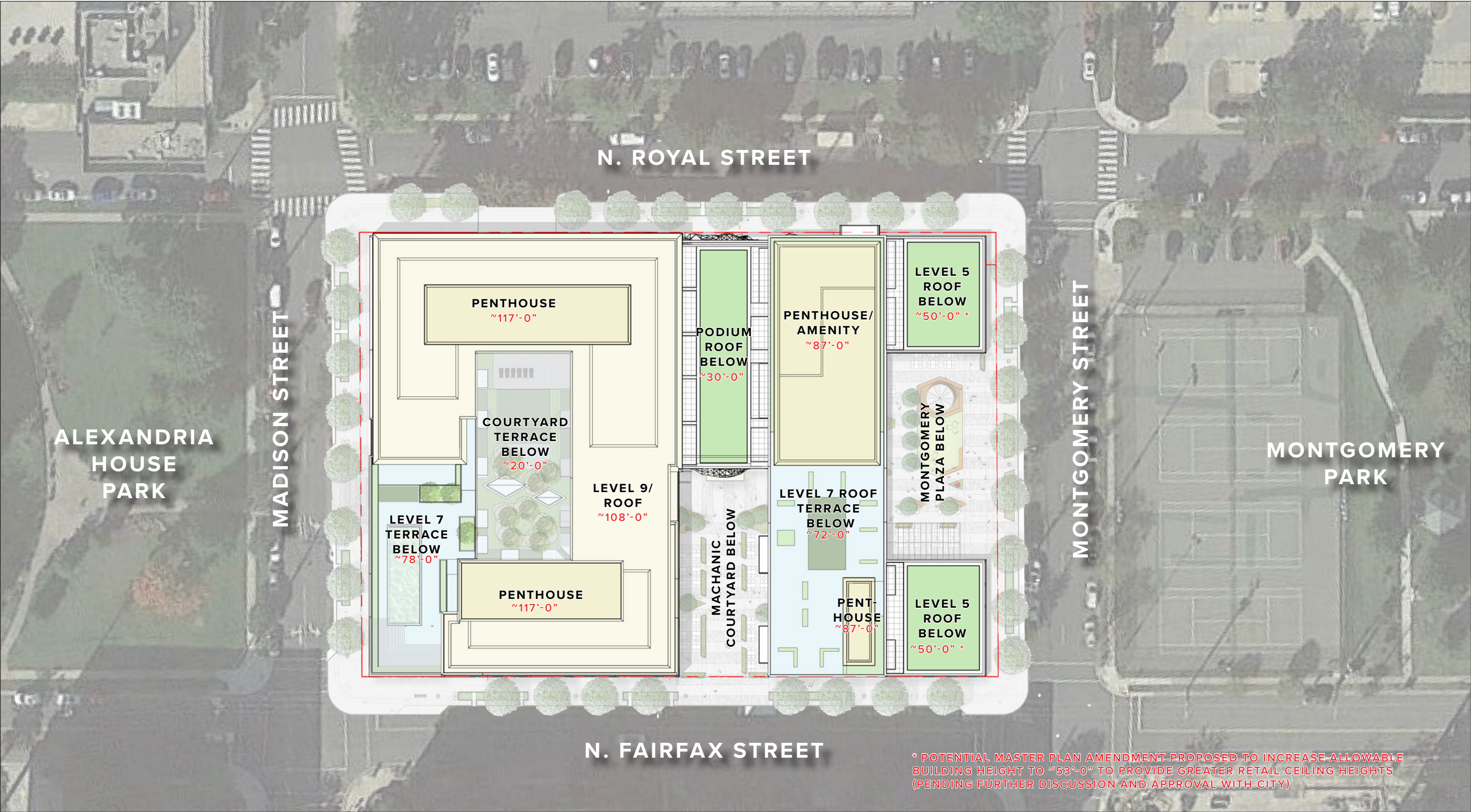













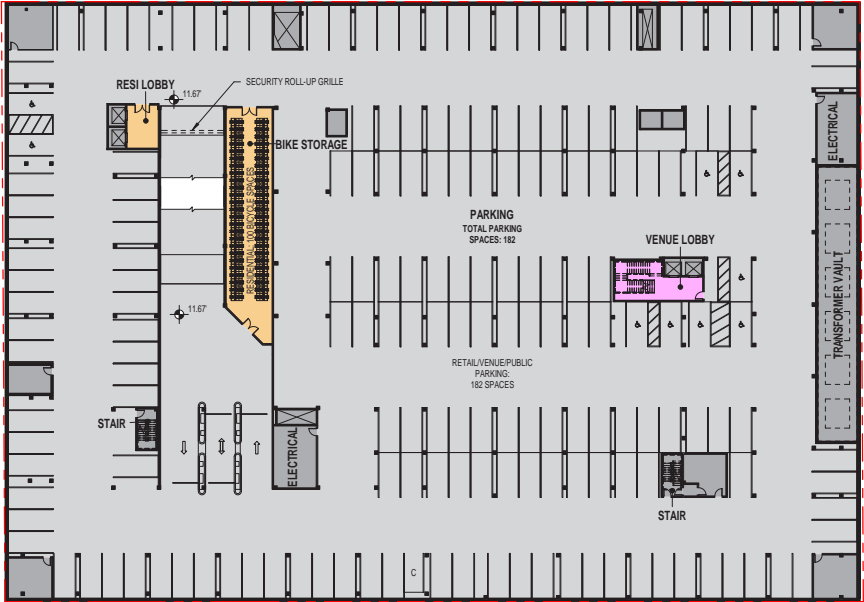




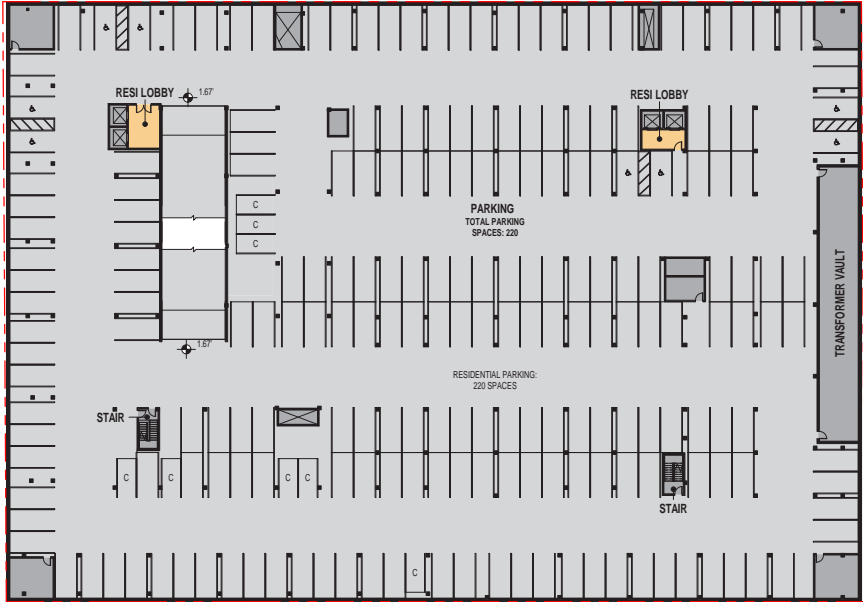




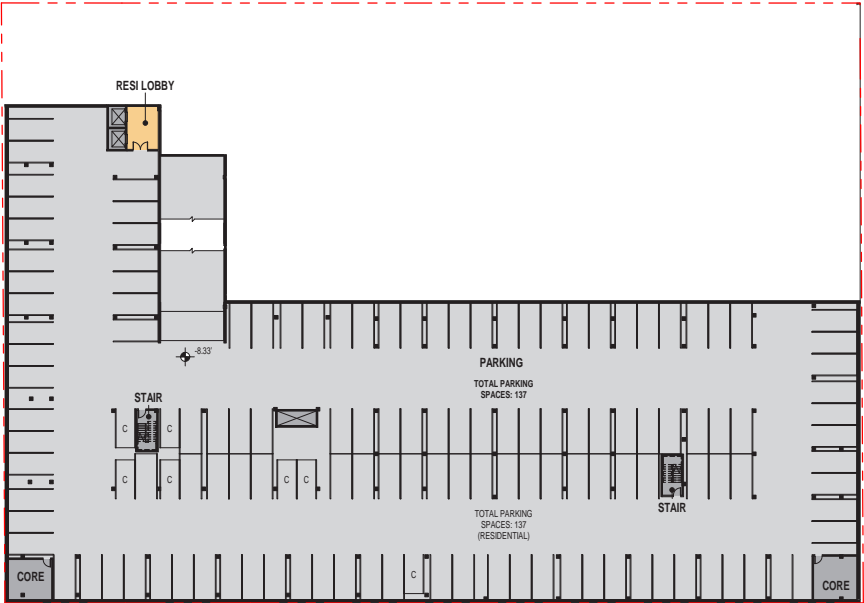
PROJECT NO. 20210325		DATE 11/02/2022	Notes	PARKING PLAN - LEVEL 3	
<div data-bbox="276 1816 671 1943">CARR COMPANIES</div>			<div data-bbox="1134 1856 1491 1903"> </div> <div data-bbox="935 1925 2256 1949">© 2022 COOPER CARRY, INC. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 TEL 703 519 6152 FAX 703 519 7127</div>		<div data-bbox="2128 1812 2623 1903">MONTGOMERY CENTER Alexandria, Virginia</div> <div data-bbox="2511 1925 2623 1949">PAGE 11</div> <div data-bbox="2725 1820 2996 1925"> COOPER CARRY <small>THE CENTER FOR CONNECTIVE ARCHITECTURE</small></div>



1 DSUP - PARKING LEVEL 1 (2.5 LEVEL OPTION)
A113 SCALE: 1" = 30'-0"



2 DSUP - PARKING LEVEL 2 (2.5 LEVEL OPTION)
A113 SCALE: 1" = 30'-0"



3 DSUP - PARKING LEVEL 3 (2.5 LEVEL OPTION)
A113 SCALE: 1" = 30'-0"

PARKING TABULATIONS - ALTERNATE SCENARIO A (2.5 LEVEL GARAGE)

Required Vehicle Parking

RESIDENTIAL PARKING:	1 bedrooms	2 bedrooms	Bedroom total	Parking ratio	# required
MARKET RATE UNITS	206	98	402	0.85	342
0.85 spaces per bedroom (15% reduction per Sec. 8-200 2-a-ii-B & C with Walkability Score=90-100 and adjacent to 4 bus routes)					
	Total DUs	ADU ratio	Total ADUs	Parking ratio	
AFFORDABLE UNITS	327	7.0%	23	0.64	15
0.64 spaces per unit (.75 per unit per Sec. 8-200 2-a-iii-a for 60% AMI, with 15% reduction per the above)					
RESIDENTIAL PARKING SUBTOTAL					357
PUBLIC PAID PARKING:					
	Retail GFA		Parking ratio	# required	
RETAIL	25,273		0.001	26	
1 space per 1,000 GFA (min.)					
	Arts GFA		Parking ratio	# required	
ART VENUE	21,061		0.005	106	
1 space per 200 GFA (min.)					
PUBLIC PARKING SUBTOTAL					132
GRAND TOTALS					489

Provided Vehicle Parking

Alternate Scenario A (2.5-level garage)			
LEVEL P1	LEVEL P2	LEVEL P3	TOTAL
0	220	137	357
26	0	0	26
156	0	0	156
182	0	0	182
182	220	137	539

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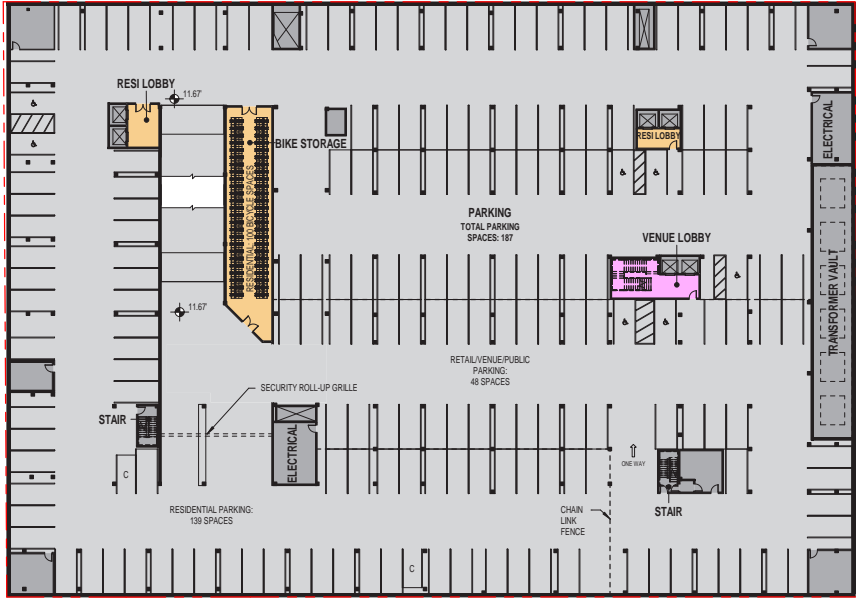
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PARKING GARAGE - ALT SCENARIO A

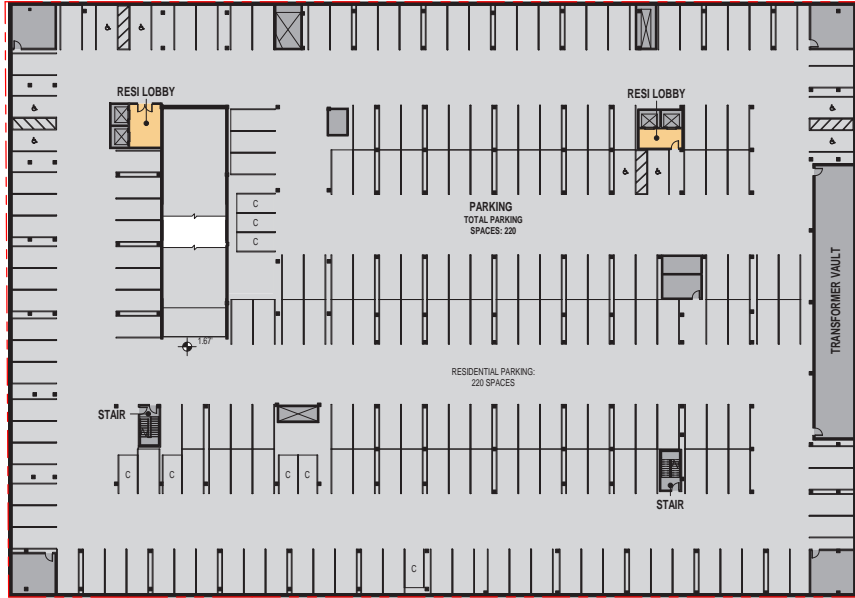


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1 DSUP - PARKING LEVEL 1 (2 LEVEL OPTION)
A114 SCALE: 1" = 30'-0"



2 DSUP - PARKING LEVEL 2 (2 LEVEL OPTION)
A114 SCALE: 1" = 30'-0"

PARKING TABULATIONS - ALTERNATE SCENARIO B (2 LEVEL GARAGE)

Required Vehicle Parking

RESIDENTIAL PARKING:	1 bedrooms	2 bedrooms	Bedroom total	Parking ratio	# required
	206	98	402	0.85	342
MARKET RATE UNITS					
0.85 spaces per bedroom (15% reduction per Sec. 8-200 2-a-ii-B & C with Walkability Score=90-100 and adjacent to 4 bus routes)					
Total DUs ADU ratio Total ADUs Parking ratio					
AFFORDABLE UNITS					
0.64 spaces per unit (.75 per unit per Sec. 8-200 2-a-iii-a for 60% AMI, with 15% reduction per the above)					
Total DUs ADU ratio Total ADUs Parking ratio					
RESIDENTIAL PARKING SUBTOTAL					
PUBLIC PAID PARKING:					
RETAIL	Retail GFA		Parking ratio	# required	
	25,273		0.001	26	
1 space per 1,000 GFA (min.)					
ART VENUE	Arts GFA		Parking ratio	# required	
	13,321 *		0.005	67	
1 space per 200 GFA (min.)					
*Note, level 2 art venue "balcony" space eliminated from program & GFA					
PUBLIC PARKING SUBTOTAL					
GRAND TOTALS					

Provided Vehicle Parking

Alternate Scenario B (2-level garage)

LEVEL P1	LEVEL P2	TOTAL
139	220	359
26	0	26
22	0	22
48	0	48
187	220	407

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PARKING GARAGE - ALT SCENARIO B



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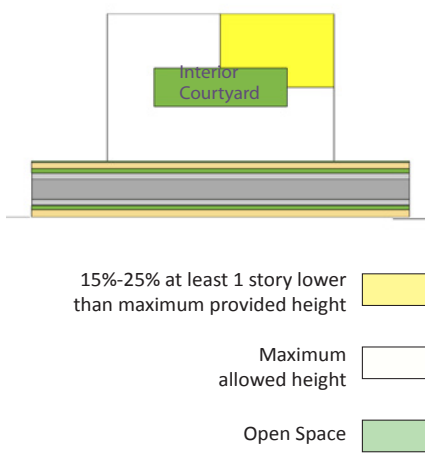
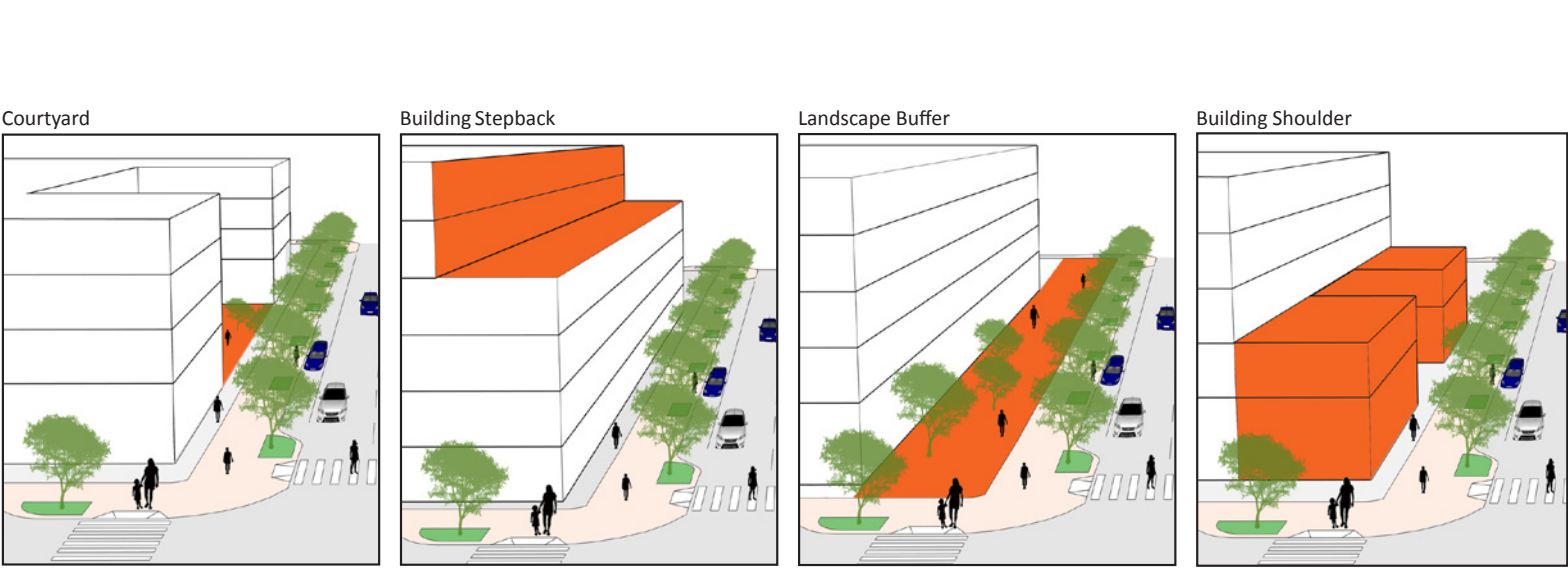
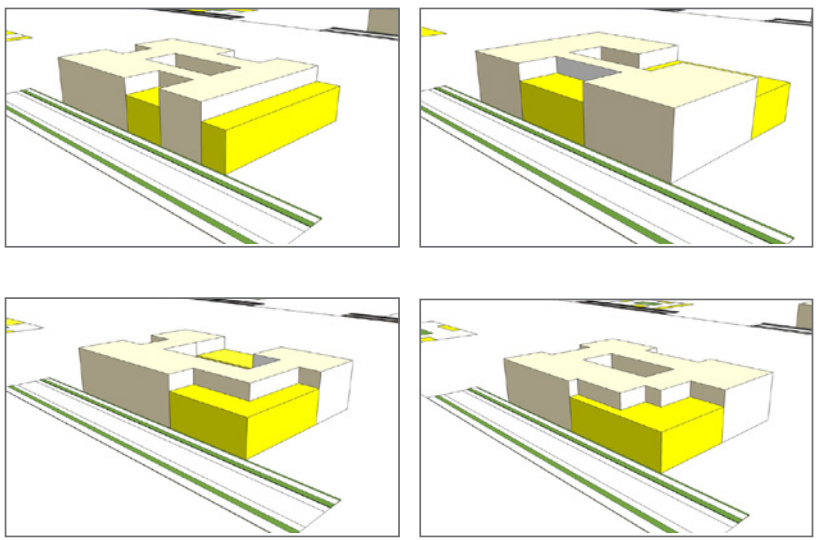


Figure 2.06: Illustrative example of Height Variation - Multi-Family



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..



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.

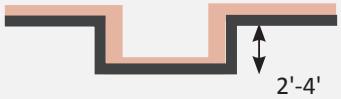




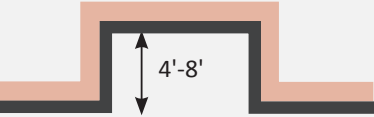
Figure 3.01: Massing Standards



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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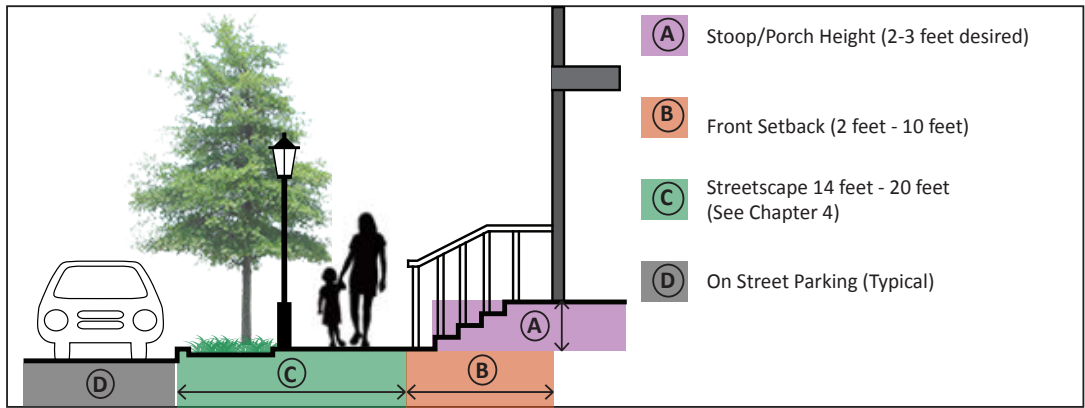


Figure 3.02: Residential Use at Grade

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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.



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AERIAL VIEW - WEST

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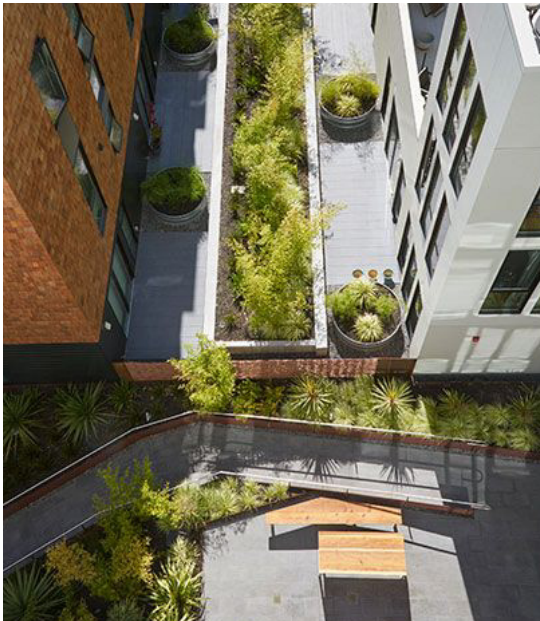

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5.3 New Development - Private Open Space

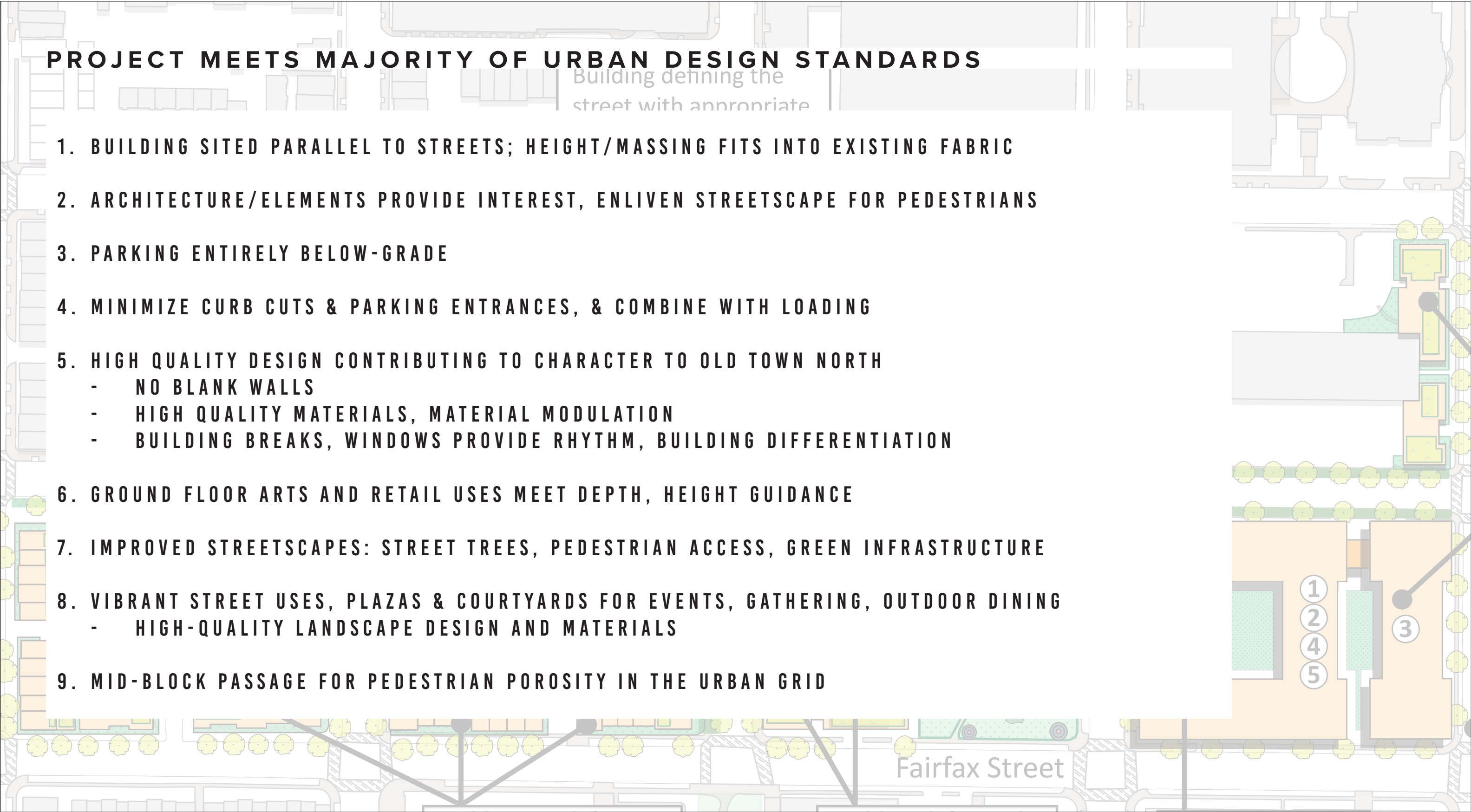
Guidelines:

- 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.



PROJECT MEETS MAJORITY OF URBAN DESIGN STANDARDS

- 1. BUILDING SITED PARALLEL TO STREETS; HEIGHT/MASSING FITS INTO EXISTING FABRIC
- 2. ARCHITECTURE/ELEMENTS PROVIDE INTEREST, ENLIVEN STREETScape FOR PEDESTRIANS
- 3. PARKING ENTIRELY BELOW-GRADE
- 4. MINIMIZE CURB CUTS & PARKING ENTRANCES, & COMBINE WITH LOADING
- 5. HIGH QUALITY DESIGN CONTRIBUTING TO CHARACTER TO OLD TOWN NORTH
 - NO BLANK WALLS
 - HIGH QUALITY MATERIALS, MATERIAL MODULATION
 - BUILDING BREAKS, WINDOWS PROVIDE RHYTHM, BUILDING DIFFERENTIATION
- 6. GROUND FLOOR ARTS AND RETAIL USES MEET DEPTH, HEIGHT GUIDANCE
- 7. IMPROVED STREETScaPES: STREET TREES, PEDESTRIAN ACCESS, GREEN INFRASTRUCTURE
- 8. VIBRANT STREET USES, PLAZAS & COURTYARDS FOR EVENTS, GATHERING, OUTDOOR DINING
 - HIGH-QUALITY LANDSCAPE DESIGN AND MATERIALS
- 9. MID-BLOCK PASSAGE FOR PEDESTRIAN POROSITY IN THE URBAN GRID



DEVIATIONS FROM UDS DUE TO ARTS VENUE AND OPEN SPACES

Building defining the street with appropriate

- A. LARGE ARTS VENUE
1. BUILDING STEPBACKS AT RETAIL/ARTS ARE ENCOURAGED

- WESTERN FAÇADE ABOVE ARTS USE IS OPEN FOR BUILDING SEPARATION.

- EAST FAÇADE ABOVE RETAIL DOES NOT HAVE STEP BACK.
2. 40% TRANSPARENCY AT ARTS USE

- VERY FEW WINDOWS; DECORATIVE FAÇADE TREATMENT PROVIDE INSTEAD.
- B. OPEN SPACE/GROUND LEVEL ACCESS
1. SETBACK 2'-10' FROM PROPERTY LINE FOR 20% OF STREET FRONTAGE

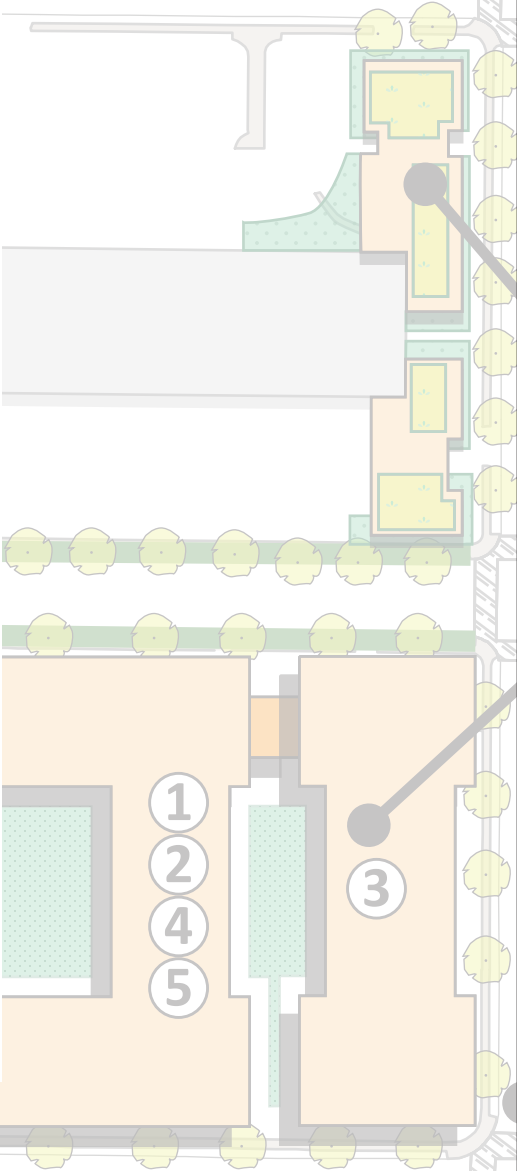
- EAST SIDE HAS DEEP OPEN SPACE AT GROUND LEVEL
2. BUILDING SETBACK NOT TO EXCEED 35% STREET FRONTAGE AT COURTYARD

- MONTGOMERY STREET COURTYARD IS 47% OF STREET FRONTAGE
3. GARAGE DOORS SHOULD BE GLASS AND METAL



- NO GARAGE DOORS PROVIDED SINCE VENUE IS MULTIFUNCTIONAL SPACE/INCOMPATIBLE USE
- C. OTHER
1. ENTRY INTERVALS TO BE 20'-30' FOR MULTIFAMILY BUILDINGS WITH TOWN-HOUSE SCALE ELEMENTS

- PROPOSED INTERVAL IS 18'-22'
2. PROVIDE COMMUNITY MEETING SPACE IN MULTIFAMILY BUILDING

- NOT PROVIDED; LARGE OUTDOOR PLAZAS AND COURTYARDS ARE PROVIDED






PROJECT NO. 20210325	DATE 9/23/2022	Notes	MONTGOMERY PLAZA	
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MACHANICS PLAZA - ART VENUE ENTRY

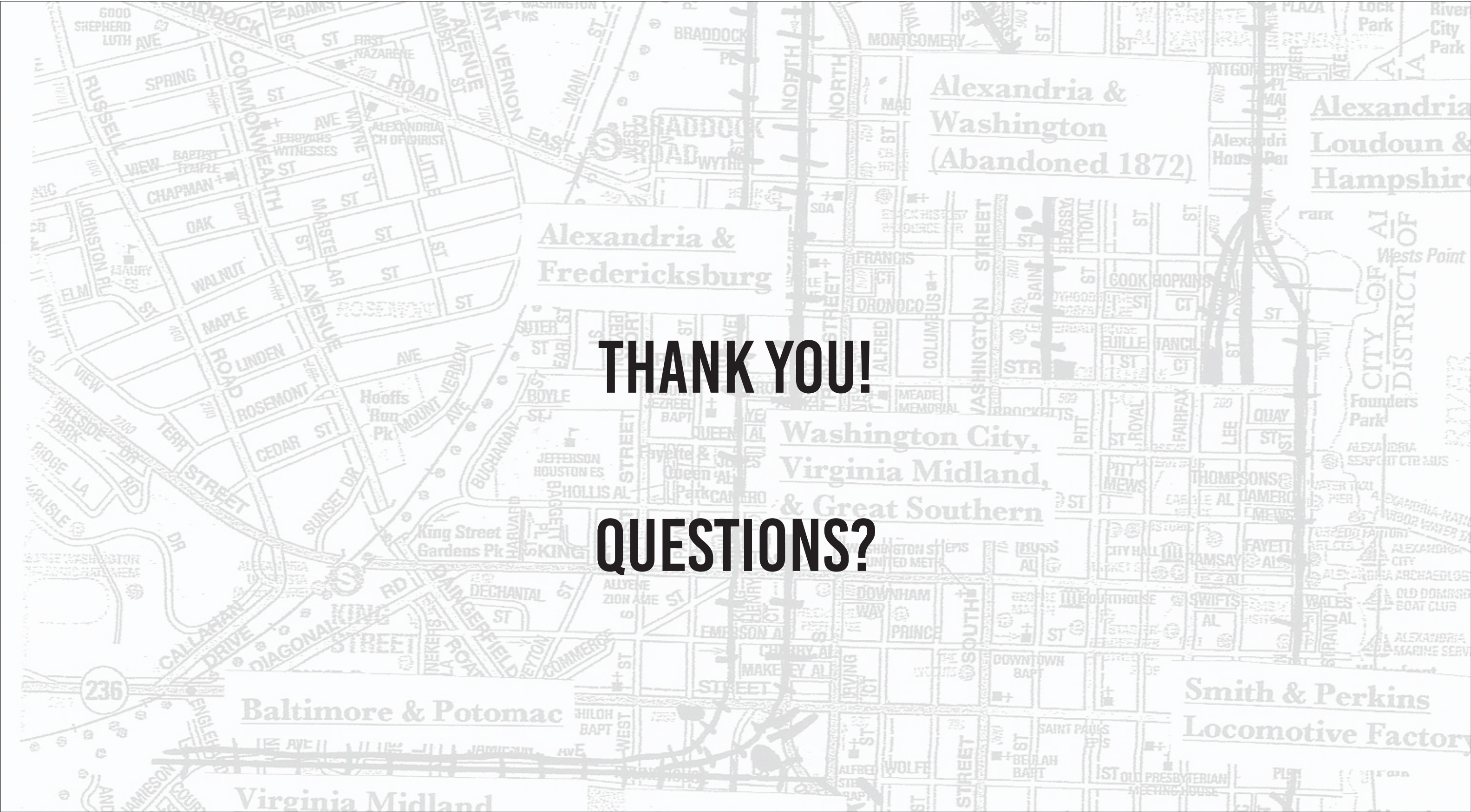


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