

# 925 W Belmont

Central Lake View Neighbors Presentation | 2.19.24



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# Planned Development Summary

- Up-Zone from B3-3 to B3-5
- F.A.R. of 5.0
- 11-stories
- Transit Served Location (200ft to Belmont stop)
- 210 dwelling units (201 @ DPD Intake)
- 36 on-site parking spaces
- 42 ARO units: min. 15% on-site
- 9,913 sq ft of ground-floor retail space
- 7,815 sq ft of common outdoor open space
- Overall height of 120ft
- On-site dog run



NW AERIAL VIEW

# Existing Streetview






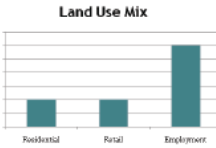
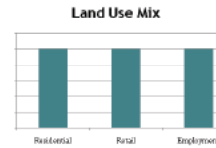
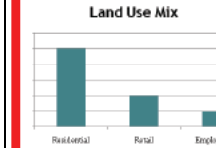


# Transit Friendly Development Guidelines (2009)

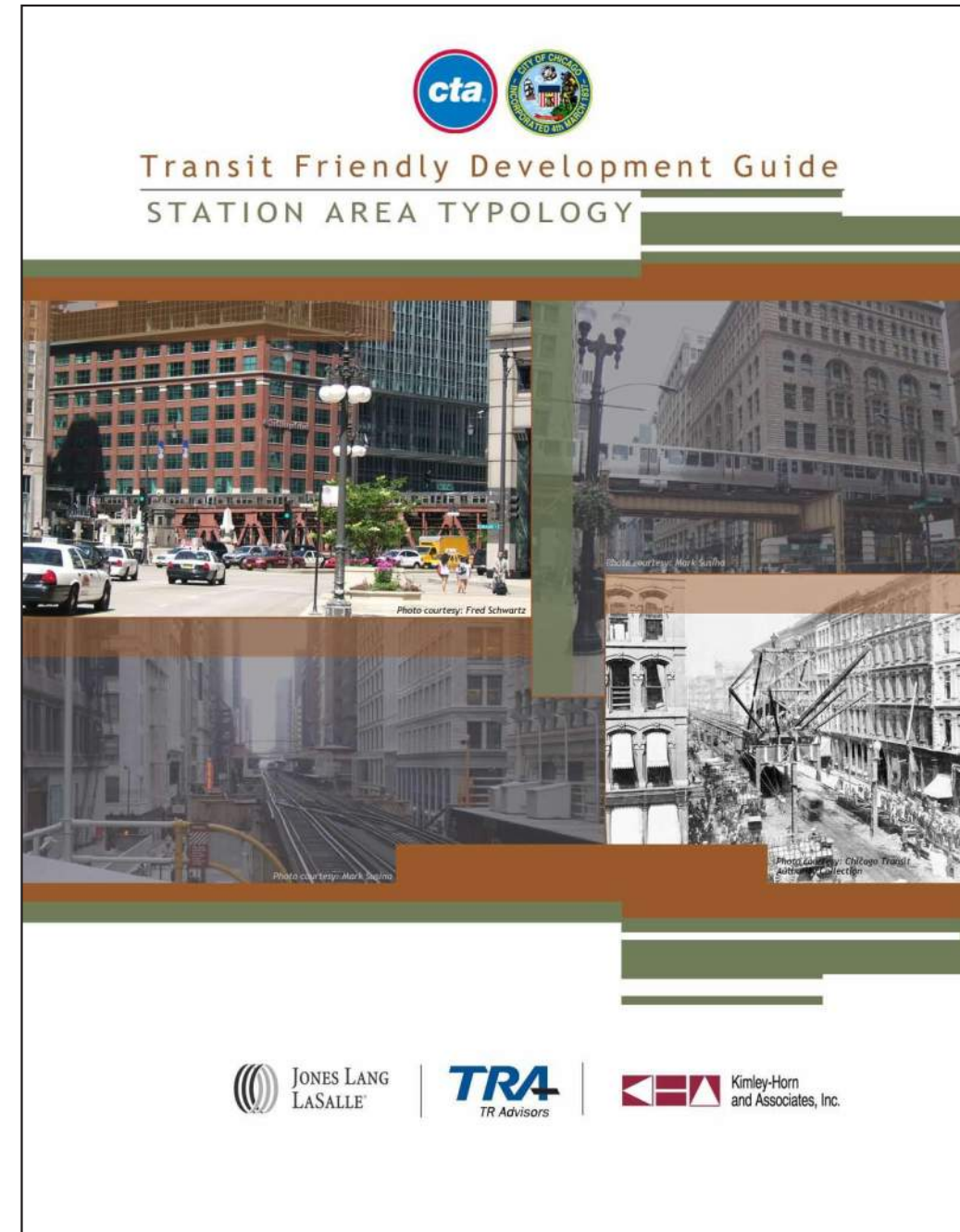
## Station Area TYPOLOGY

### Development Guideline Matrix

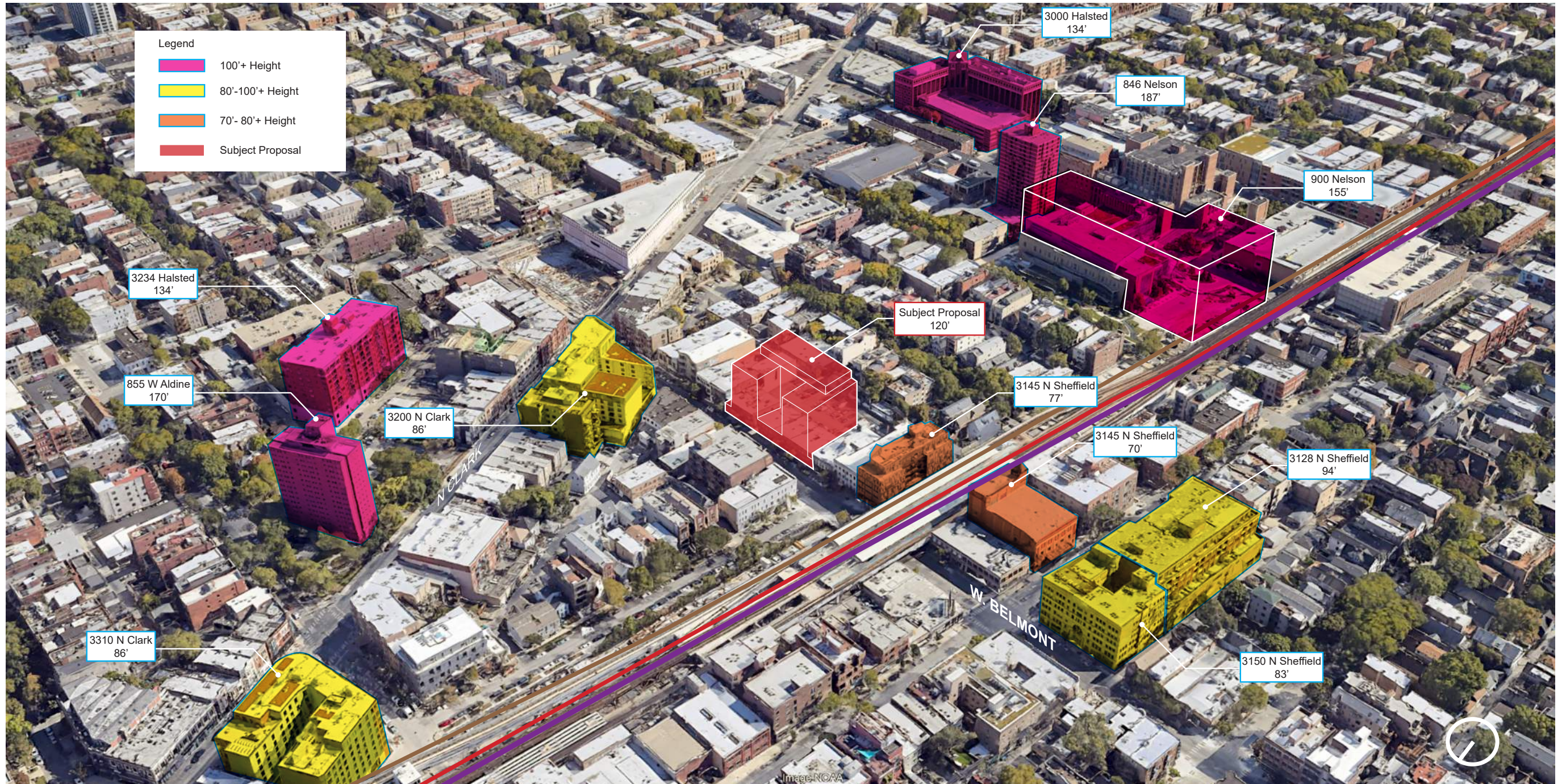
The development policies have been incorporated into the matrix to reflect how they should be treated in each of the typologies.

|  |  |  |  |
|--|---|--|---|
|  | Downtown Core   | Major Activity Center  | Local Activity Center   |
|  | DC  | MC   | LC  |
| Land use mix                                     |  |  |  |
| Zoning considerations:                           |   |  |   |
| • Floor area ratio bonus                         |   |  |   |
| • Greater height                                 |   |  |   |
| • Increase density                               |   |  |   |
| • Lower minimum land area                        |   |  |   |
| • Lower parking ratios                           |   |  |   |
| Desired housing types                            | High-rise   | High-, mid-rise  | Various   |
| Commercial types                                 | Highly concentrated and integrated retail on lower floors                         | Integrated retail, some large floor plates   | Local serving retail adjacent to station  |
| Employment types                                 | Service, office, retail   |  | retail, local service   |
| Desired scale                                    | Very high   | High   | Medium  |
| Connectivity, pedestrian access, and circulation | Focus on vertical and direct access opportunities                                 | Connect to surrounding uses, vertical direct access                                | Connect to adjacent uses and to surrounding neighborhoods                           |
| Opportunities for public space                   | Sidewalk plazas, interior lobby   | Urban plazas, courtyards   | Plazas, pocket parks  |
| Opportunities for concessions                    | Significant retail in station   | and integrated with adjacent buildings   |   |

Belmont Station



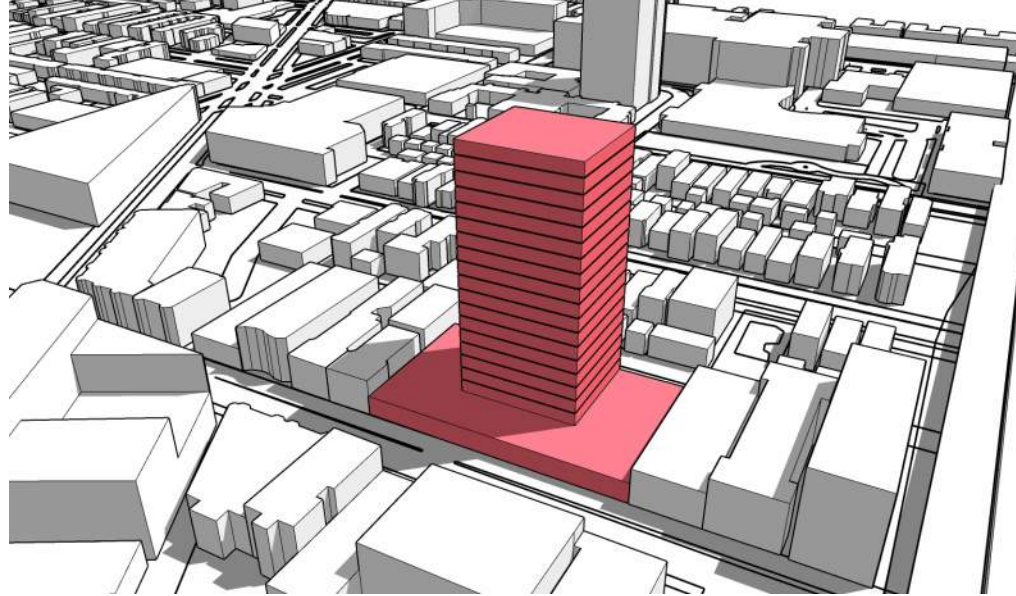
# Context Aerial w/ Heights



# Alternate Massings

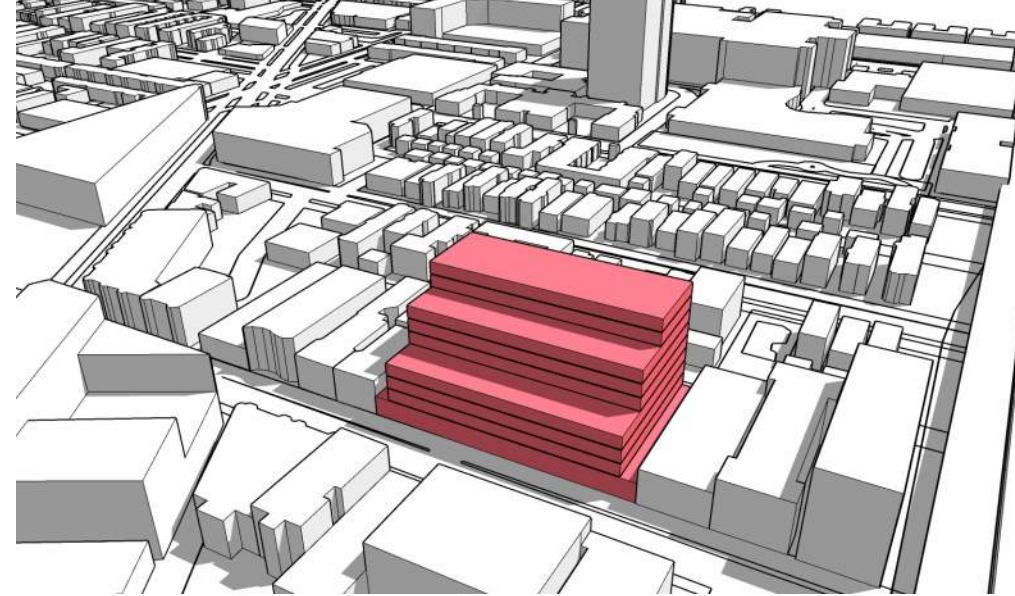
## CENTRALIZED TOWER

HEIGHT SIGNIFICANTLY EXCEEDS THAT OF ADJACENT BUILDINGS.



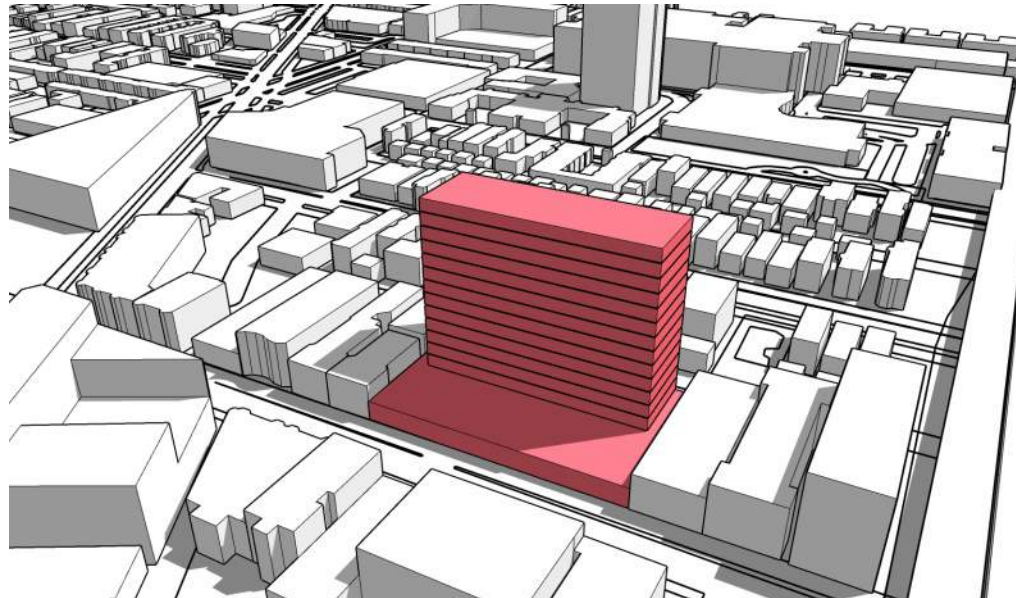
## STEPPED

LOWER FLOOR PLATES TOO DEEP TO ALLOW FOR ADEQUATE ACCESS TO NATURAL LIGHT AND VENTILATION.



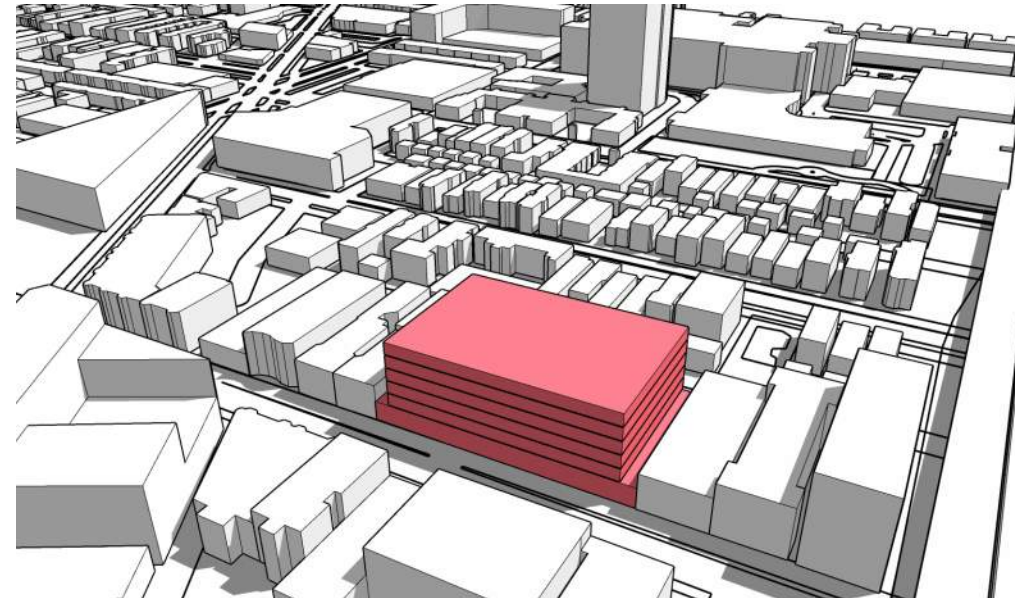
## LINEAR TOWER

HEIGHT EXCEEDS THAT OF ADJACENT BUILDINGS. LOSS OF STREETWALL CONTINUITY.



## MAXIMIZED BULK

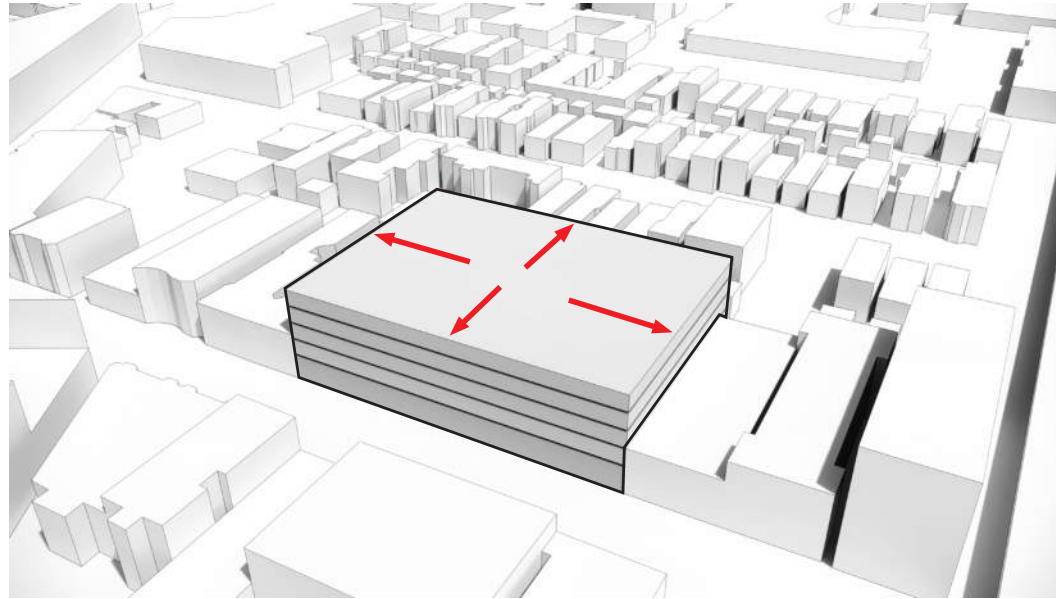
FLOOR PLATES TOO DEEP TO ALLOW FOR ADEQUATE ACCESS TO NATURAL LIGHT AND VENTILATION. HEAVY, CONTINUOUS MASS ALONG STREETWALL.



# Massing Process

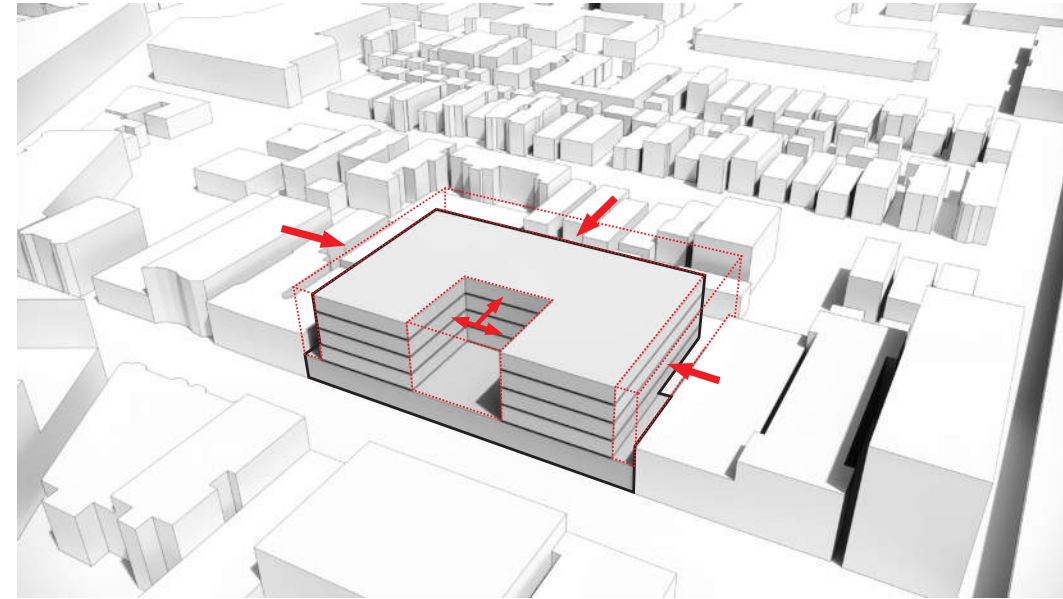
## 01 | MAXIMIZE SITE

MAXIMIZE THE BOUNDARIES OF THE SITE, MAINTAIN THE STREETWALL, AND USE THE AVAILABLE FAR OF 5.0.



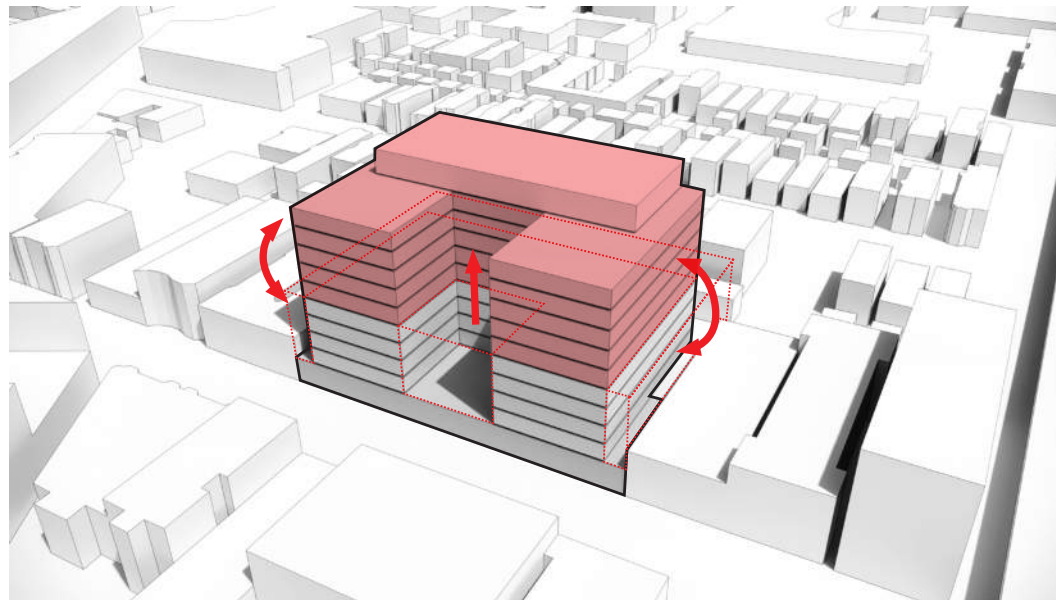
## 02 | SETBACKS

ESTABLISH SETBACKS AT BOTH SIDES (12'), AND THE REAR (30'). CARVE AN INTERIOR COURTYARD THAT LIGHTENS THE MASS ALONG BELMONT AND ALLOWS MORE DAYLIGHT ONTO THE RIGHT-OF-WAY.



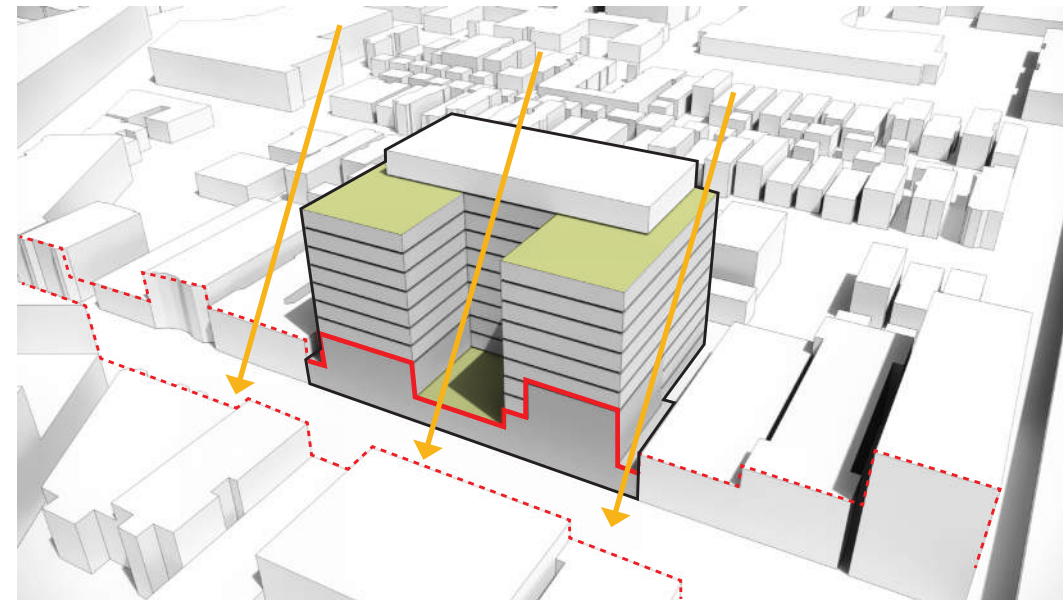
## 03 | REALLOCATE

RELOCATE FLOOR AREA, REMOVED FROM THE SETBACKS AND COURTYARD, TO THE TOP OF THE MASSING.



## 04 | CONTEXTUALIZE

ESTABLISH SEVERAL STREETFRONTAGE MASSINGS THAT ARE CONSISTENT AND COMPLEMENTARY WITH THE EXISTING MASSINGS ALONG BELMONT.







perspective looking east





perspective looking west





elevation perspective looking south



residential entry perspective





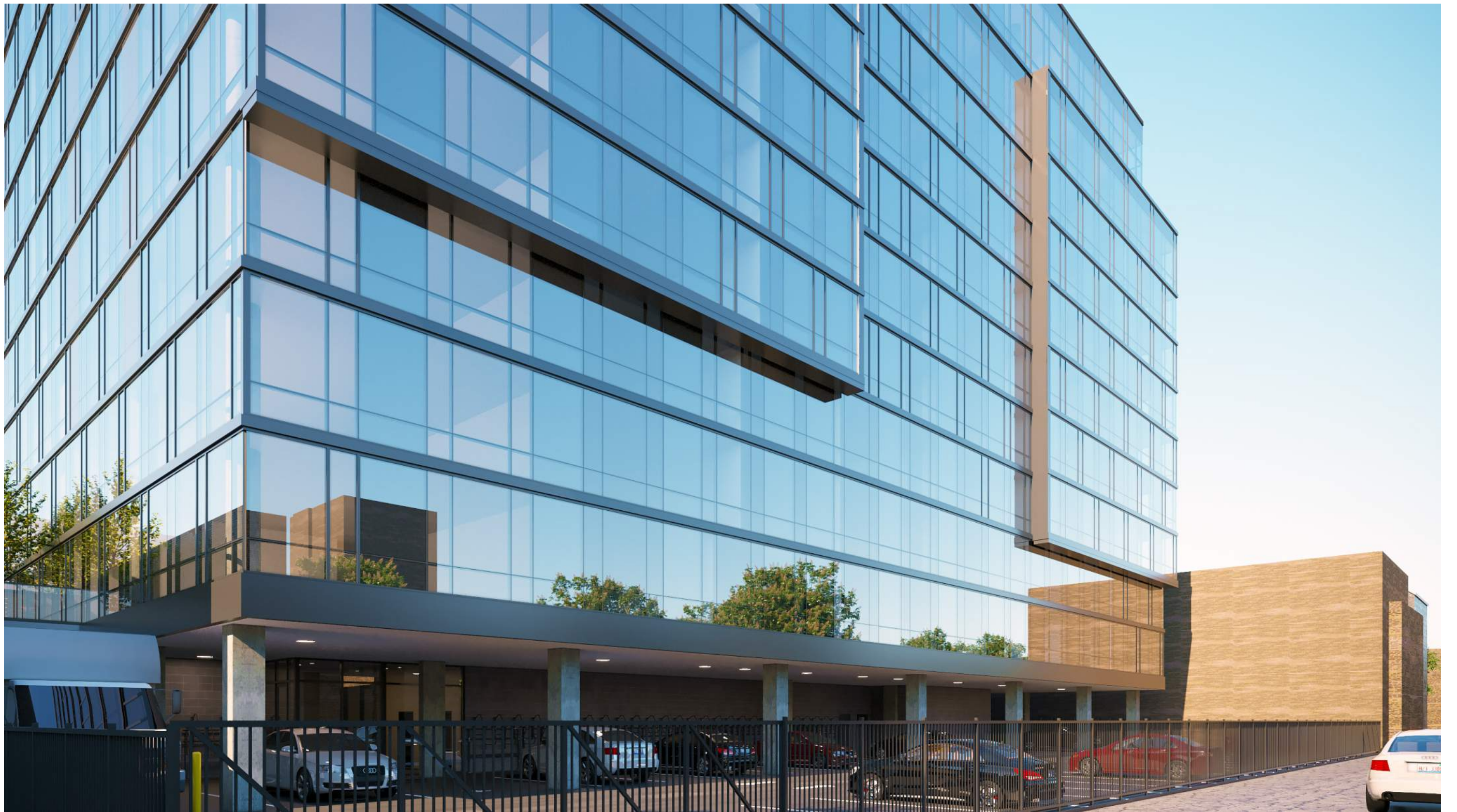
revised residential entry perspective





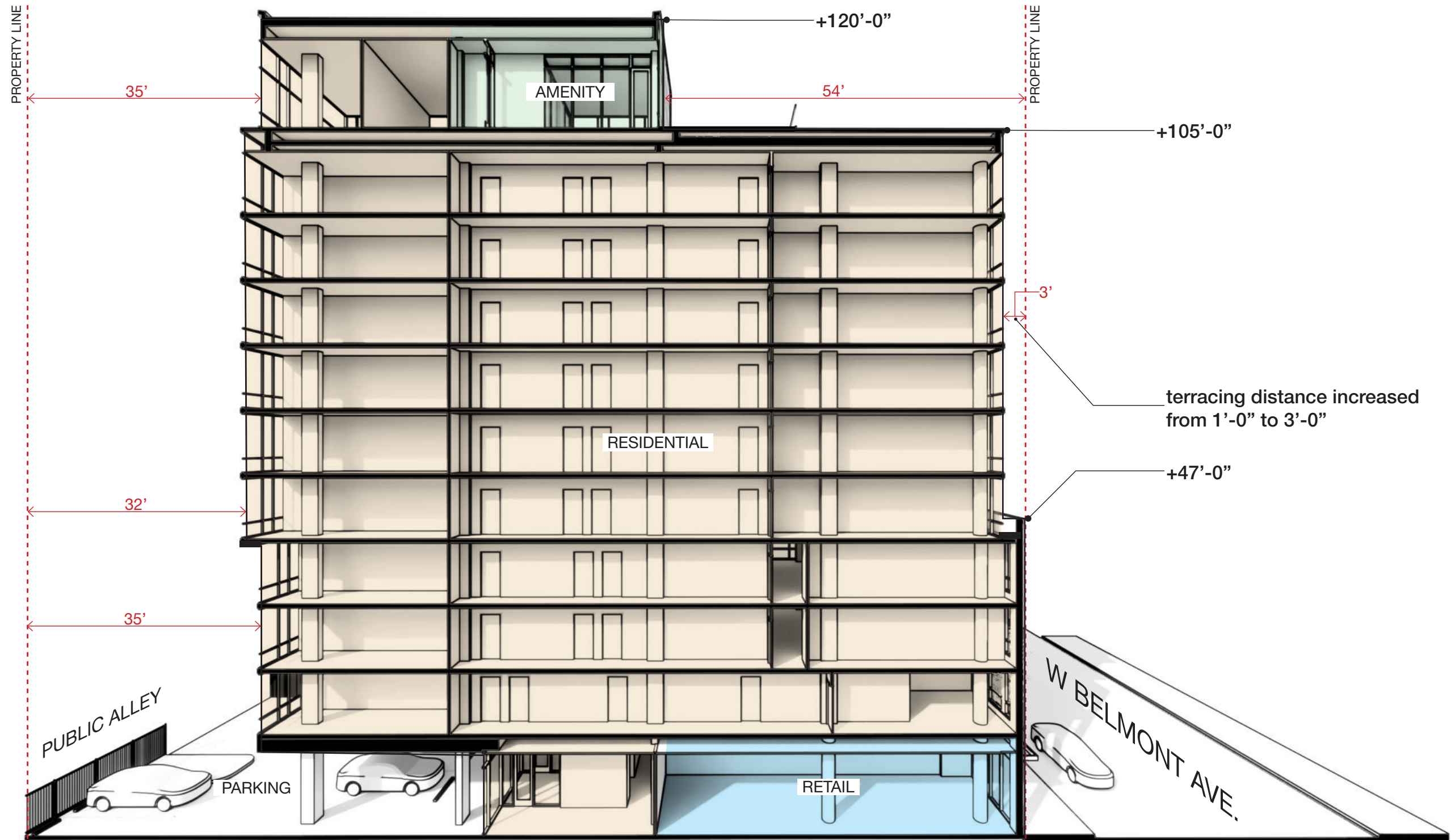
alley perspective looking northeast





alley perspective





building section perspective





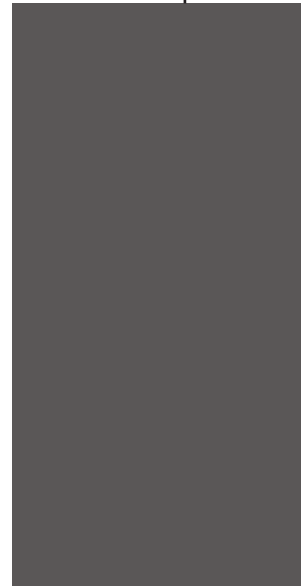
# Building Materials



Cool Gray Smooth - Glen Gery Brick



Raw Concrete



Dark Grey Alum.

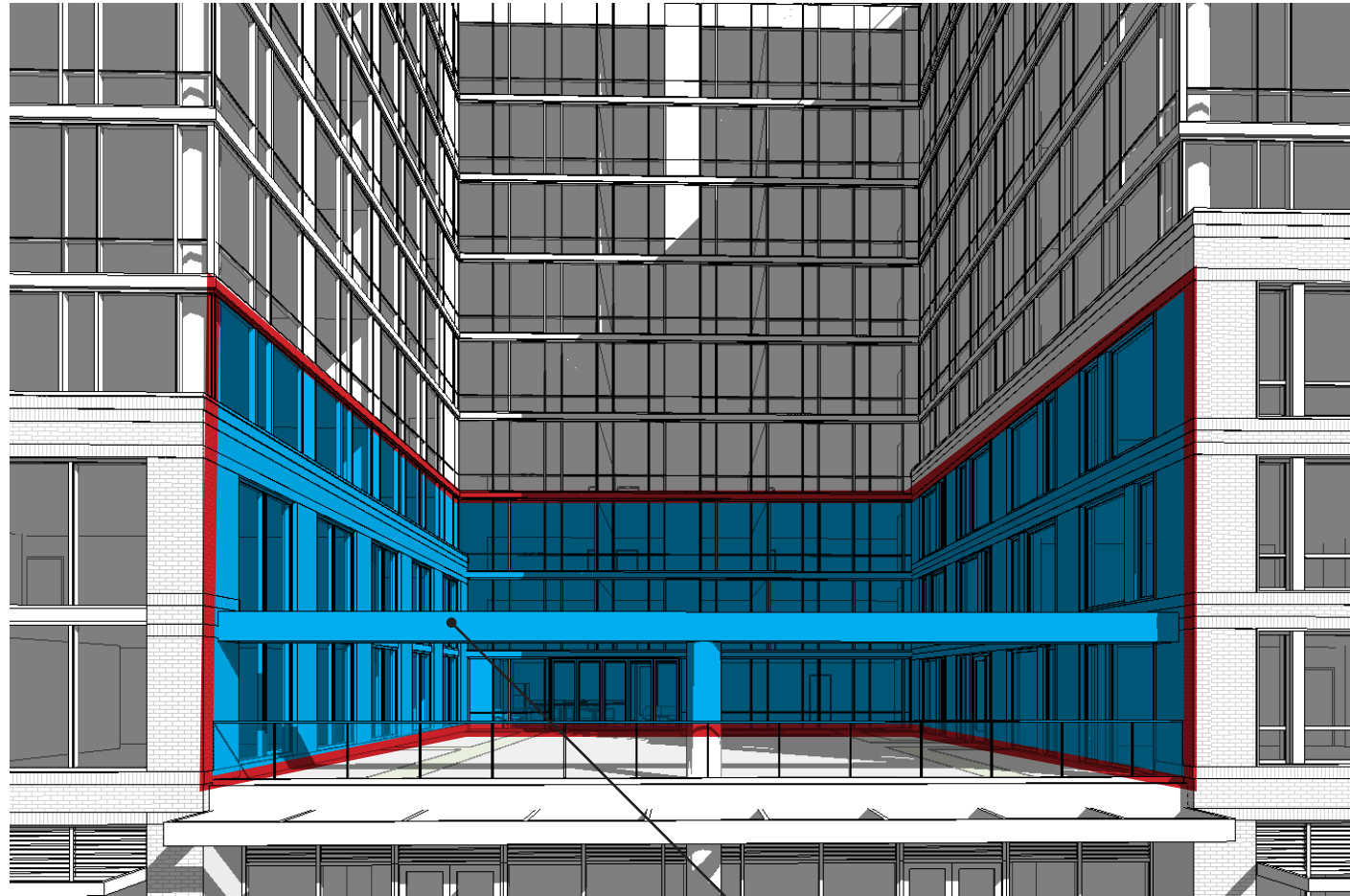


Corten Steel



White Plains Velour - Glen Gery Brick

# Bird-Friendly Glass



first 30'-0" adjacent to landscaping

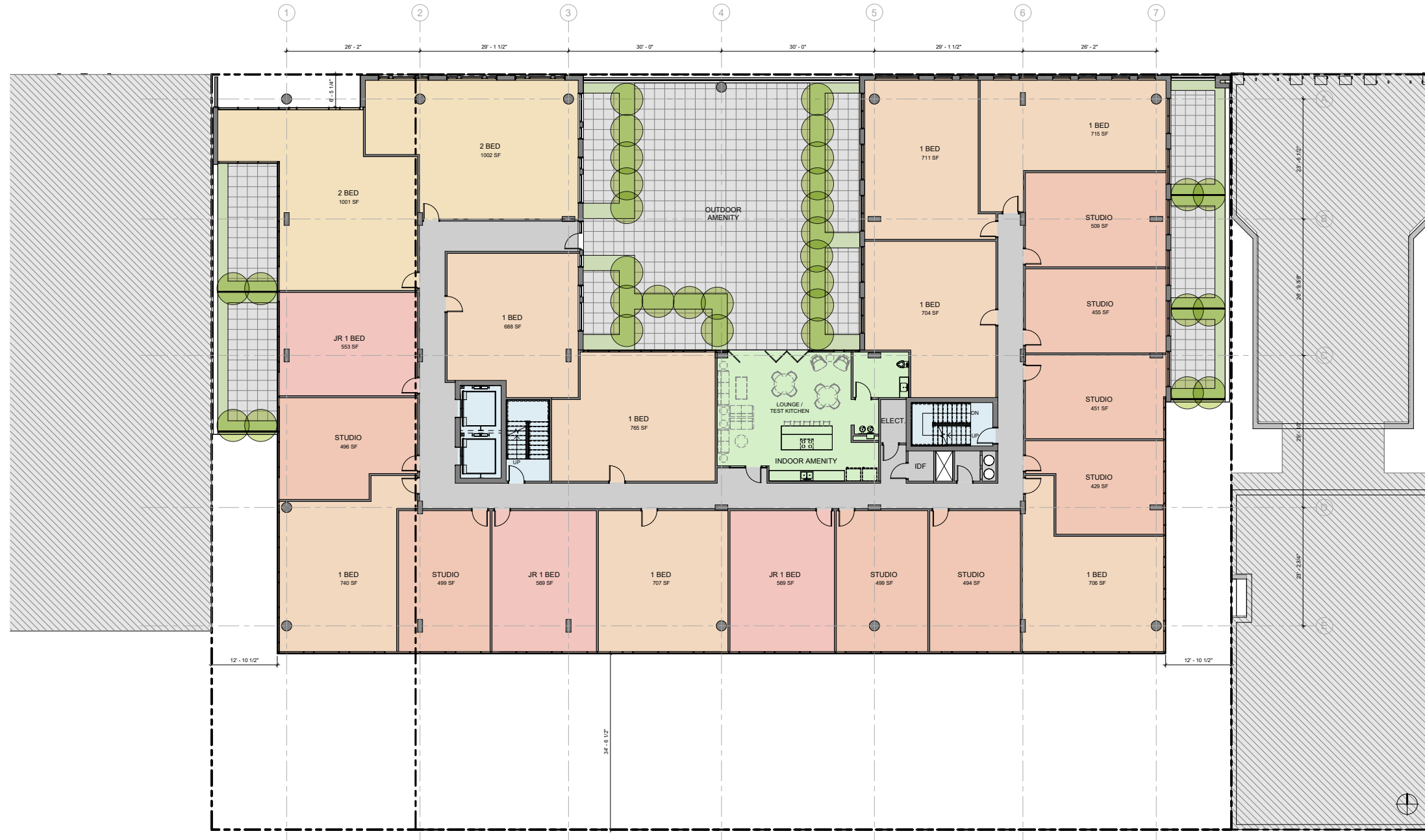


dot frit (or vinyl) at 2x2 or 2x4

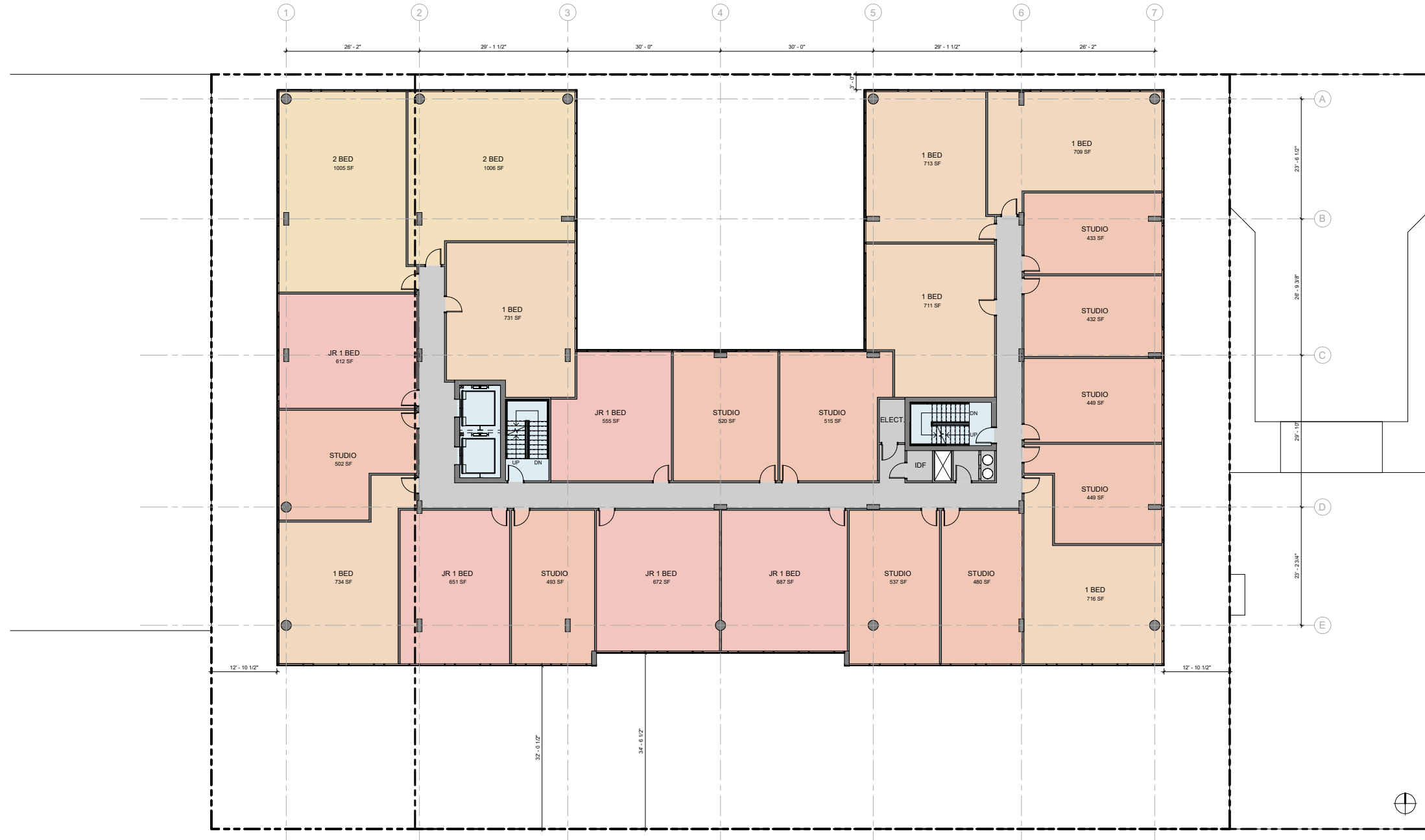
# Level 1 Floor Plan



# Level 2 Floor Plan



# Typical Floor Plan



# Level 11 Floor Plan





retail signage

RETAIL SIGNAGE

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