

925 W Belmont

Central Lake View Neighbors Presentation | 2.19.24



\\ ECKENHOFF SAUNDERS

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





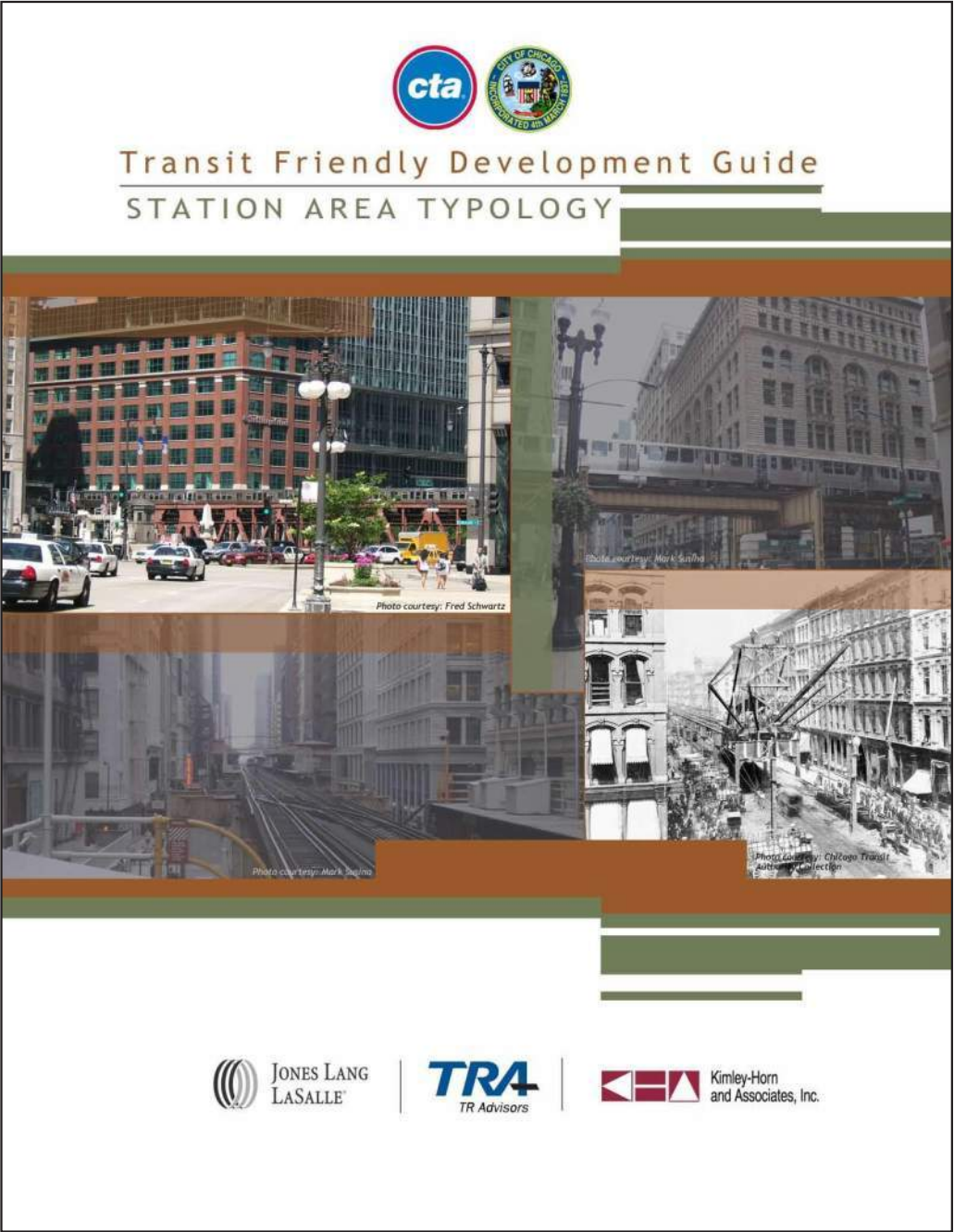
Transit Friendly Development Guidelines (2009)

Station Area TYPOLGY

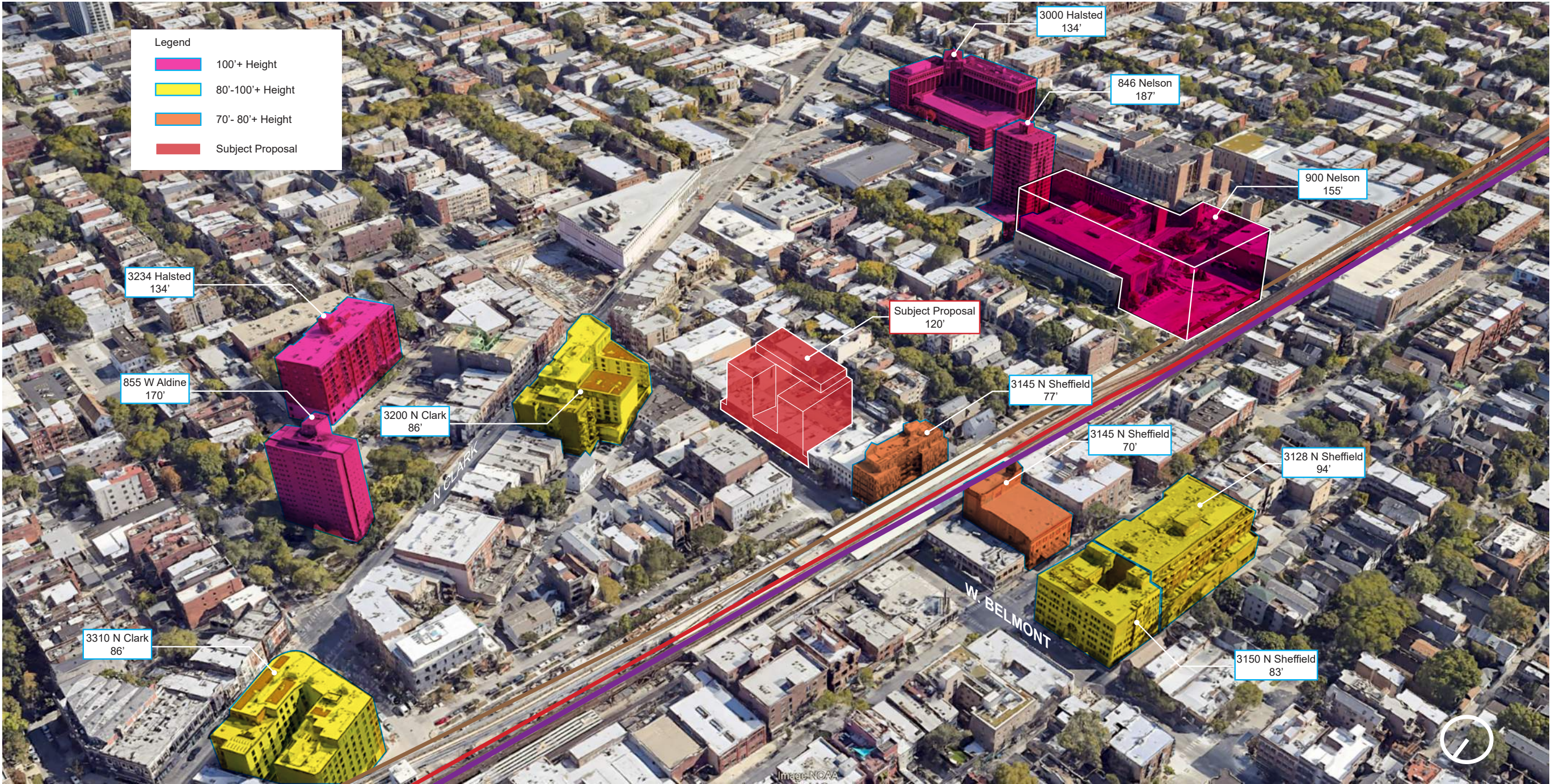
Development Guideline Matrix

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



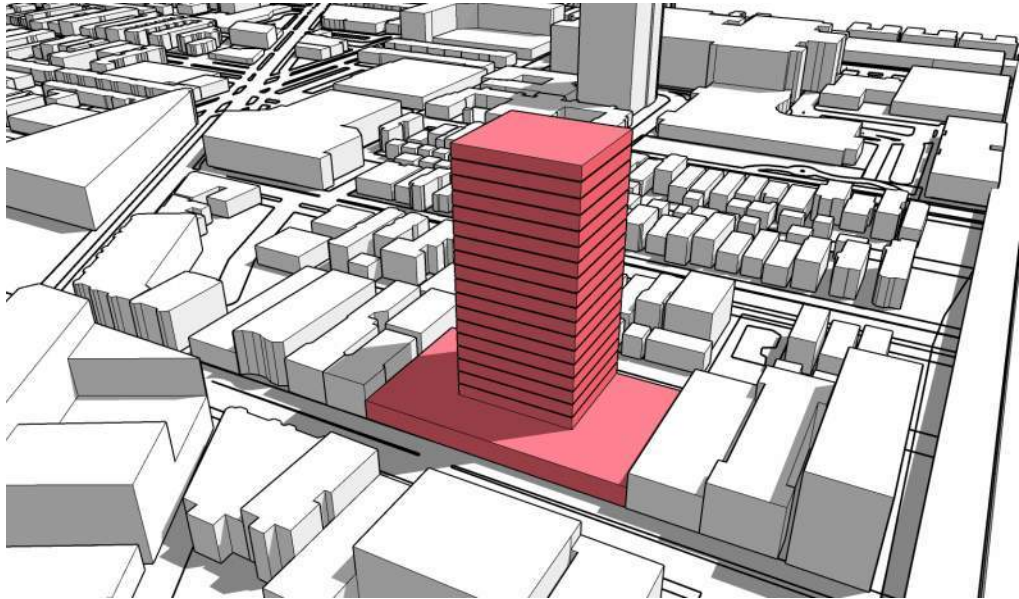
Context Aerial w/ Heights



Alternate Massings

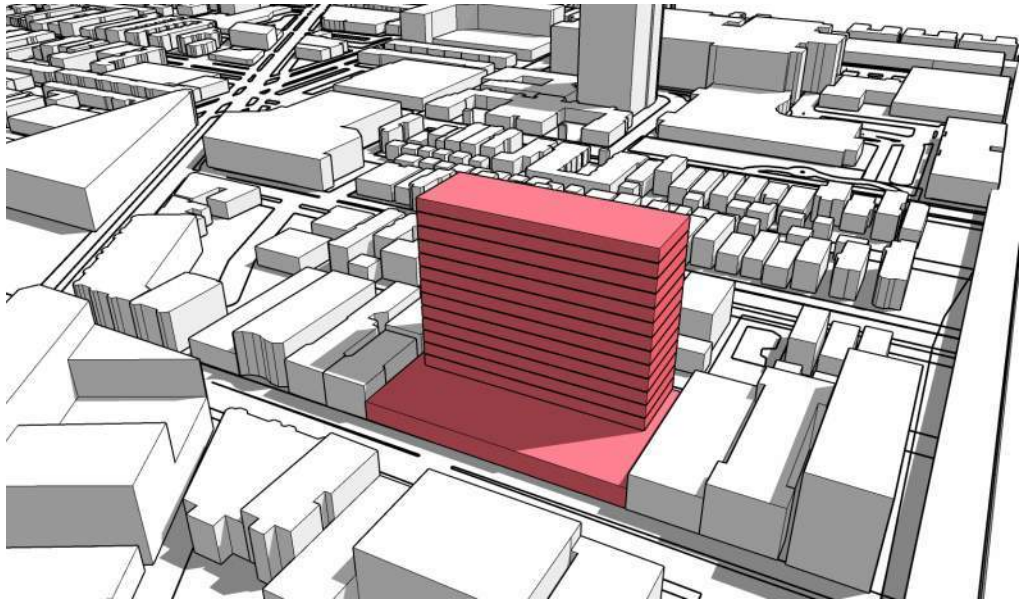
CENTRALIZED TOWER

HEIGHT SIGNIFICANTLY EXCEEDS THAT OF ADJACENT BUILDINGS.



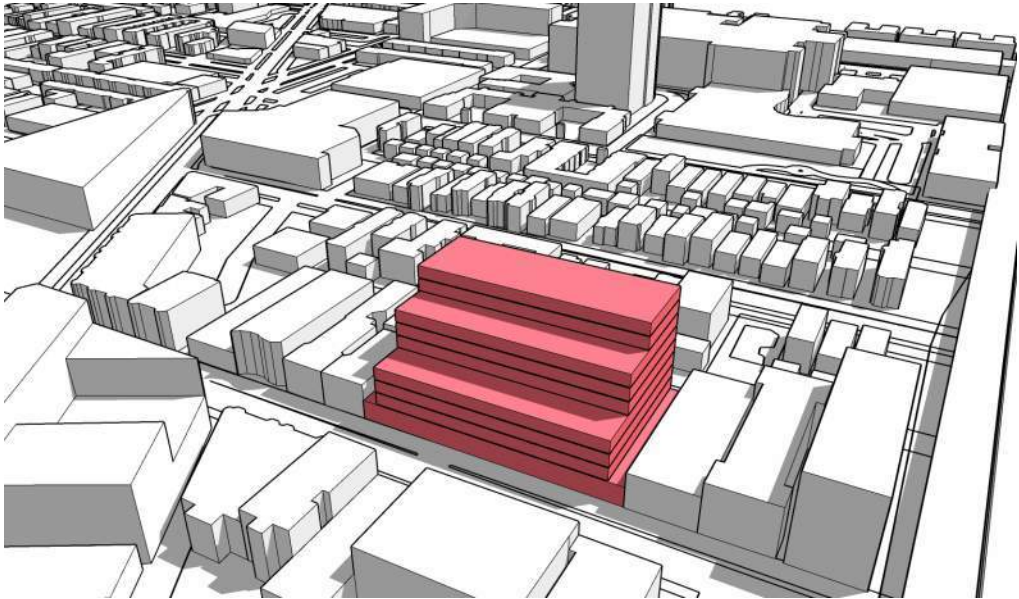
LINEAR TOWER

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



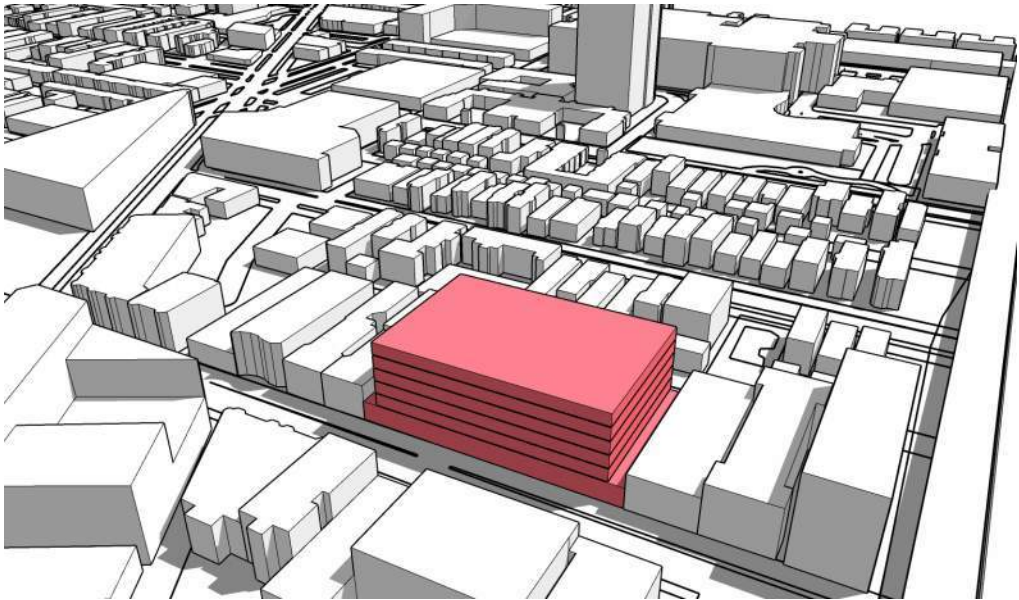
STEPPED

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



MAXIMIZED BULK

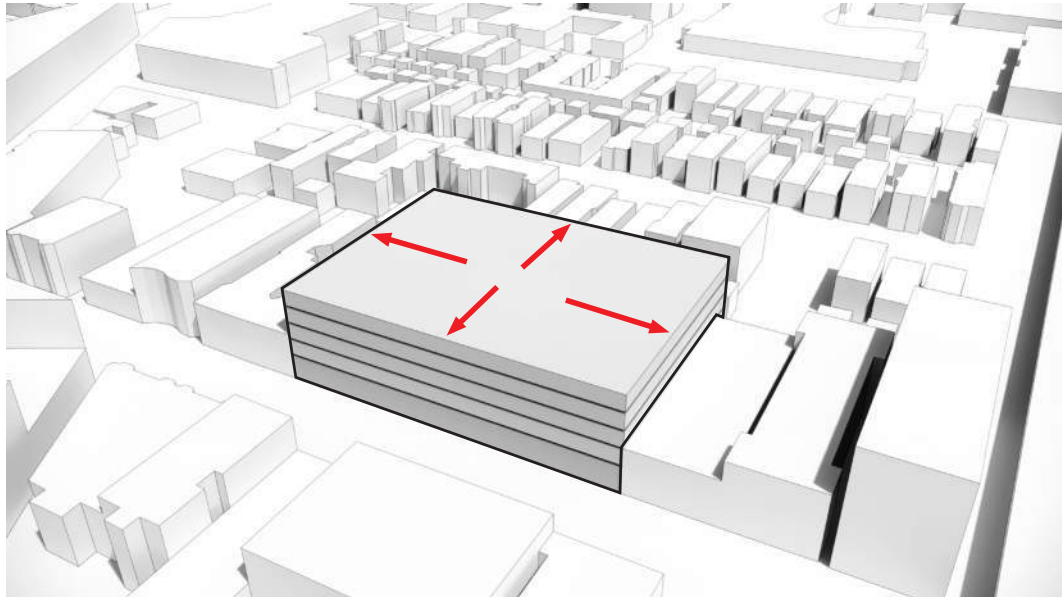
FLOOR PLATES TOO DEEP TO ALLOW FOR ADEQUATE ACCESS TO NATURAL LIGHT AND VENTILATION. HEAVY, CONTINUOUS MASS ALONG STREETWALL.



Massing Process

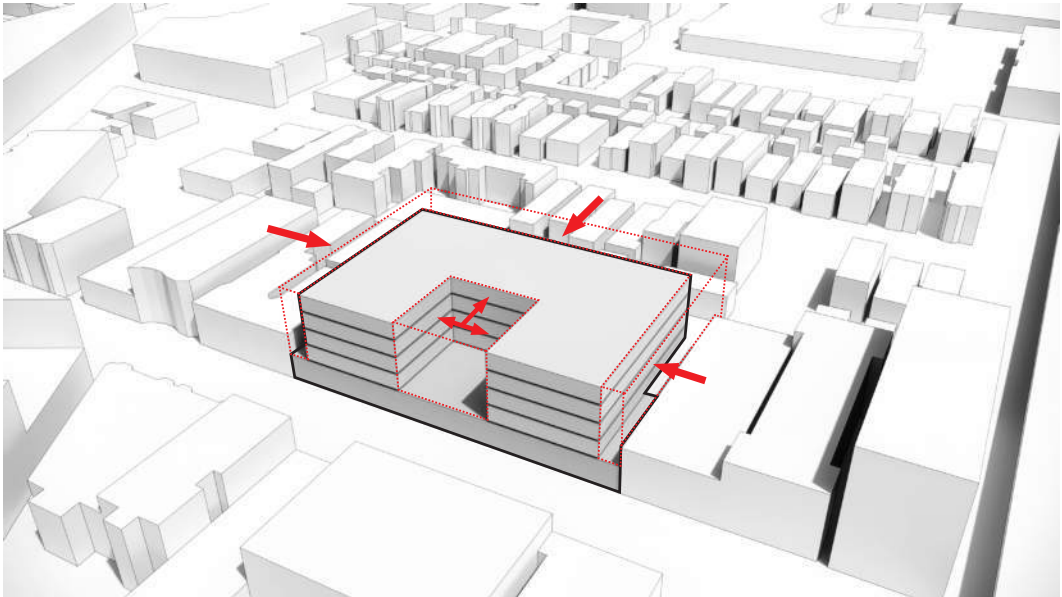
01 | MAXIMIZE SITE

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



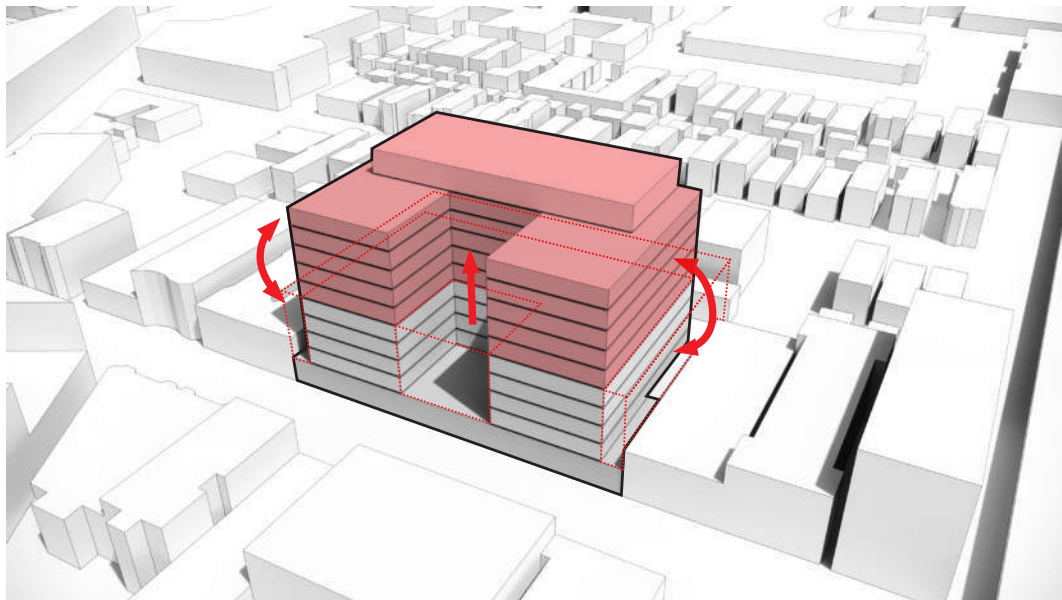
02 | SETBACKS

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.



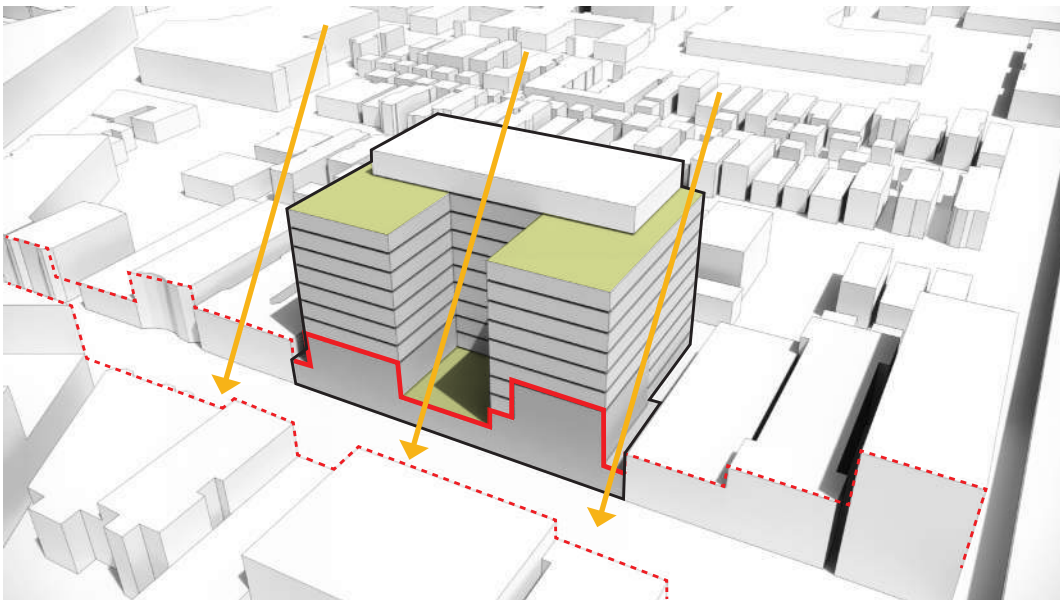
03 | REALLOCATE

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



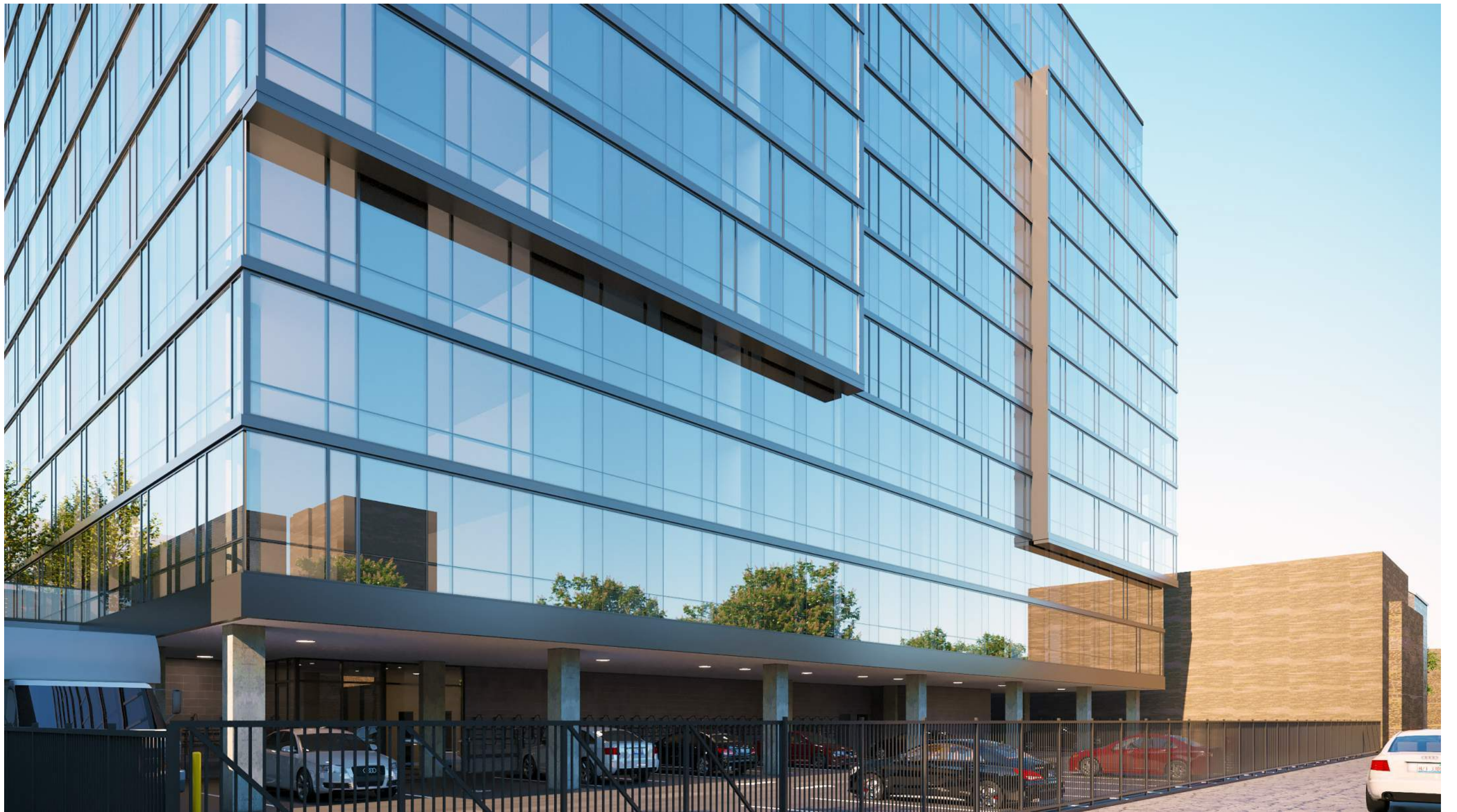
residential entry perspective



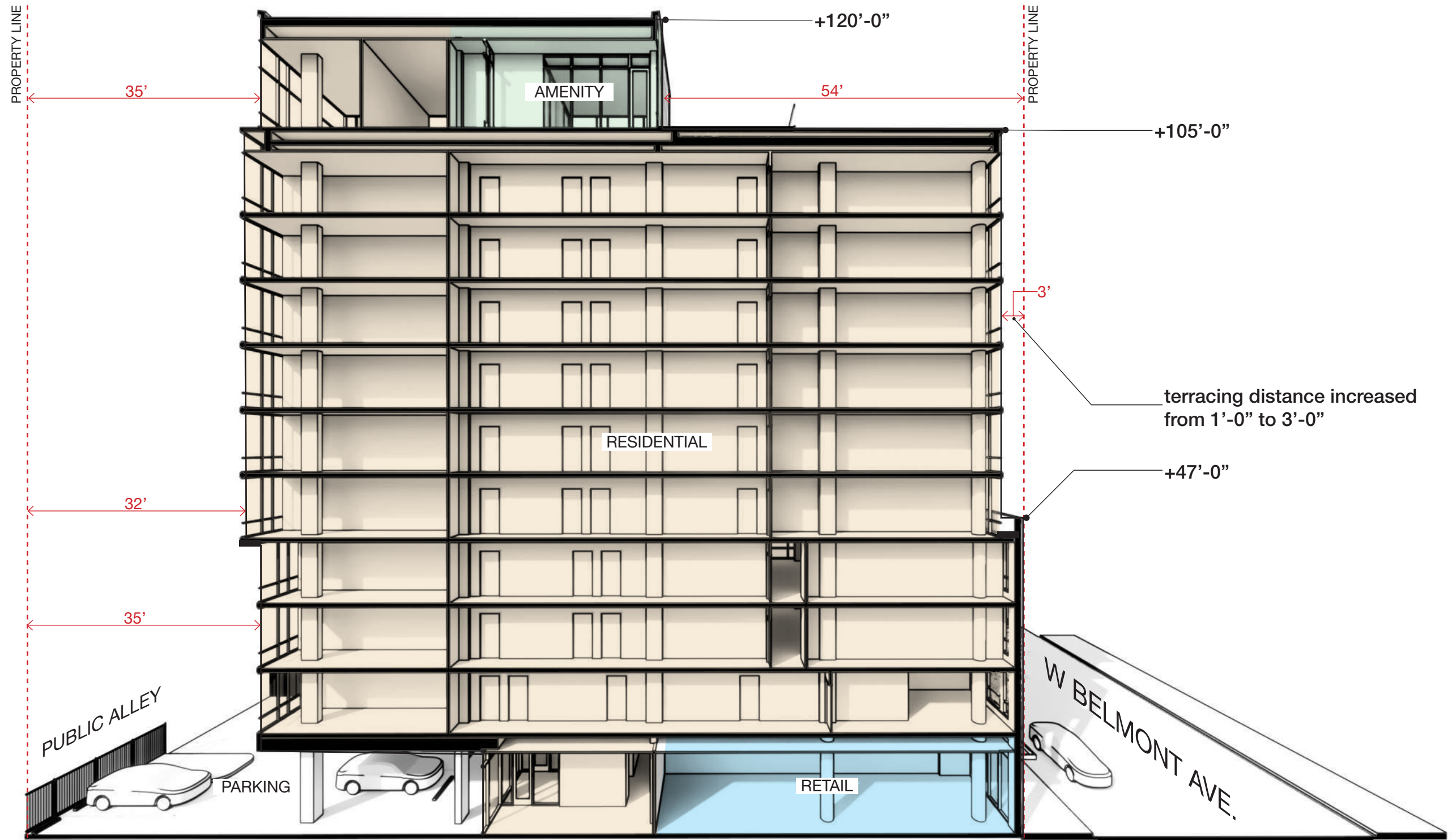
revised residential entry perspective



alley perspective looking northeast



alley perspective



building section perspective

Building Materials



Cool Gray Smooth - Glen Gery Brick



Raw Concrete



Dark Grey Alum.

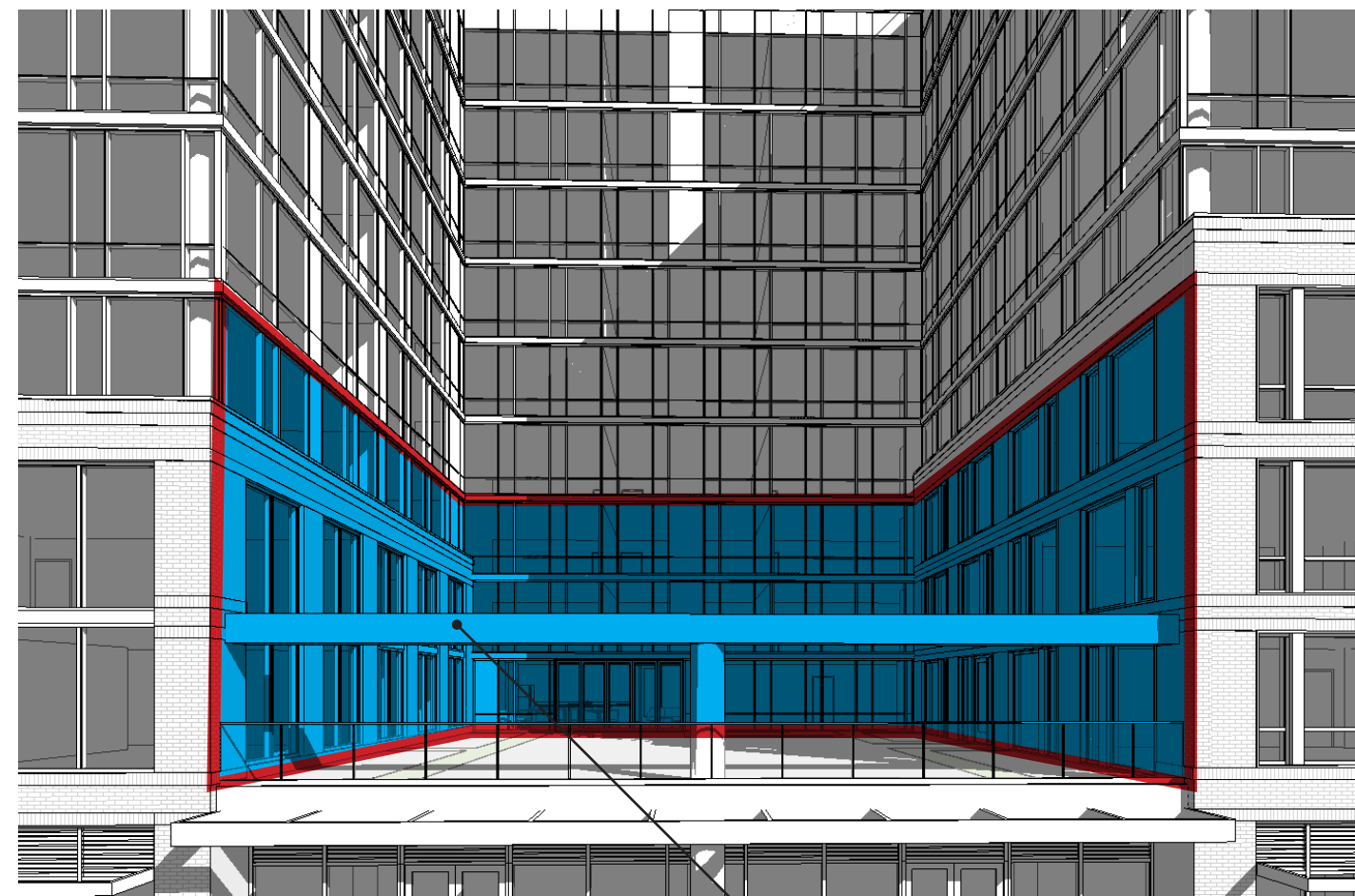


Corten Steel



White Plains Velour - Glen Gery Brick

Bird-Friendly Glass



first 30'-0" adjacent to landscaping

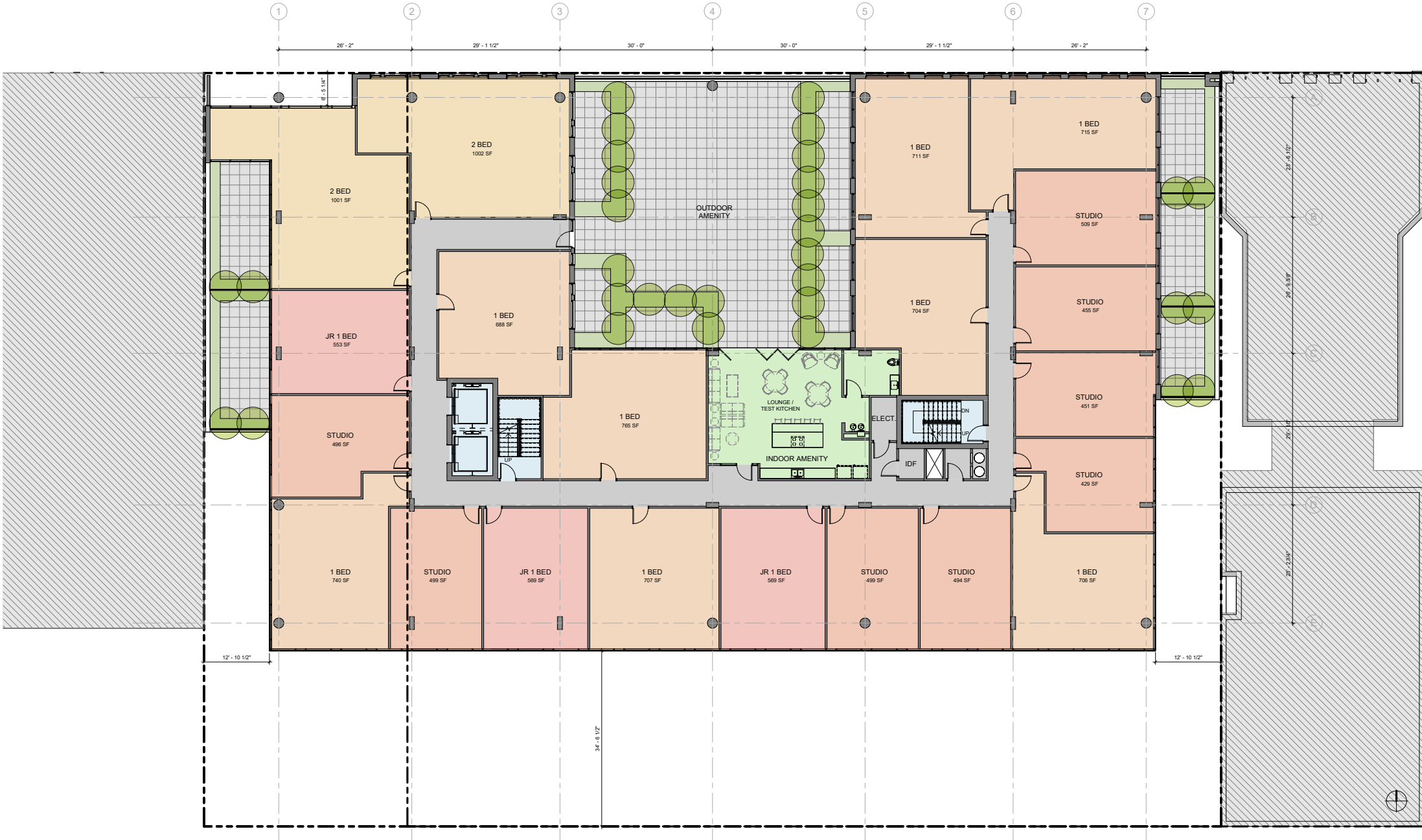


dot frit (or vinyl) at 2x2 or 2x4

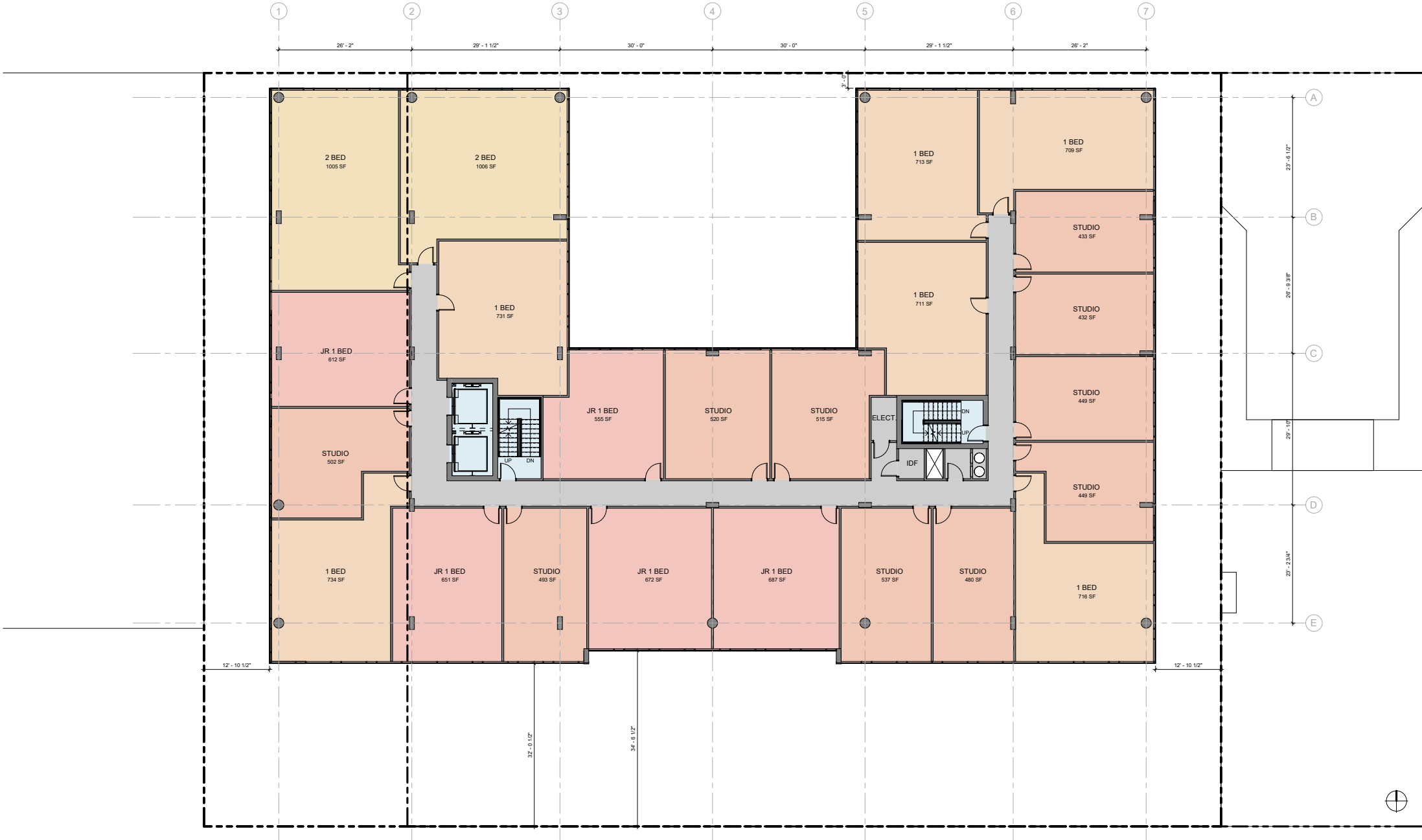
Level 1 Floor Plan



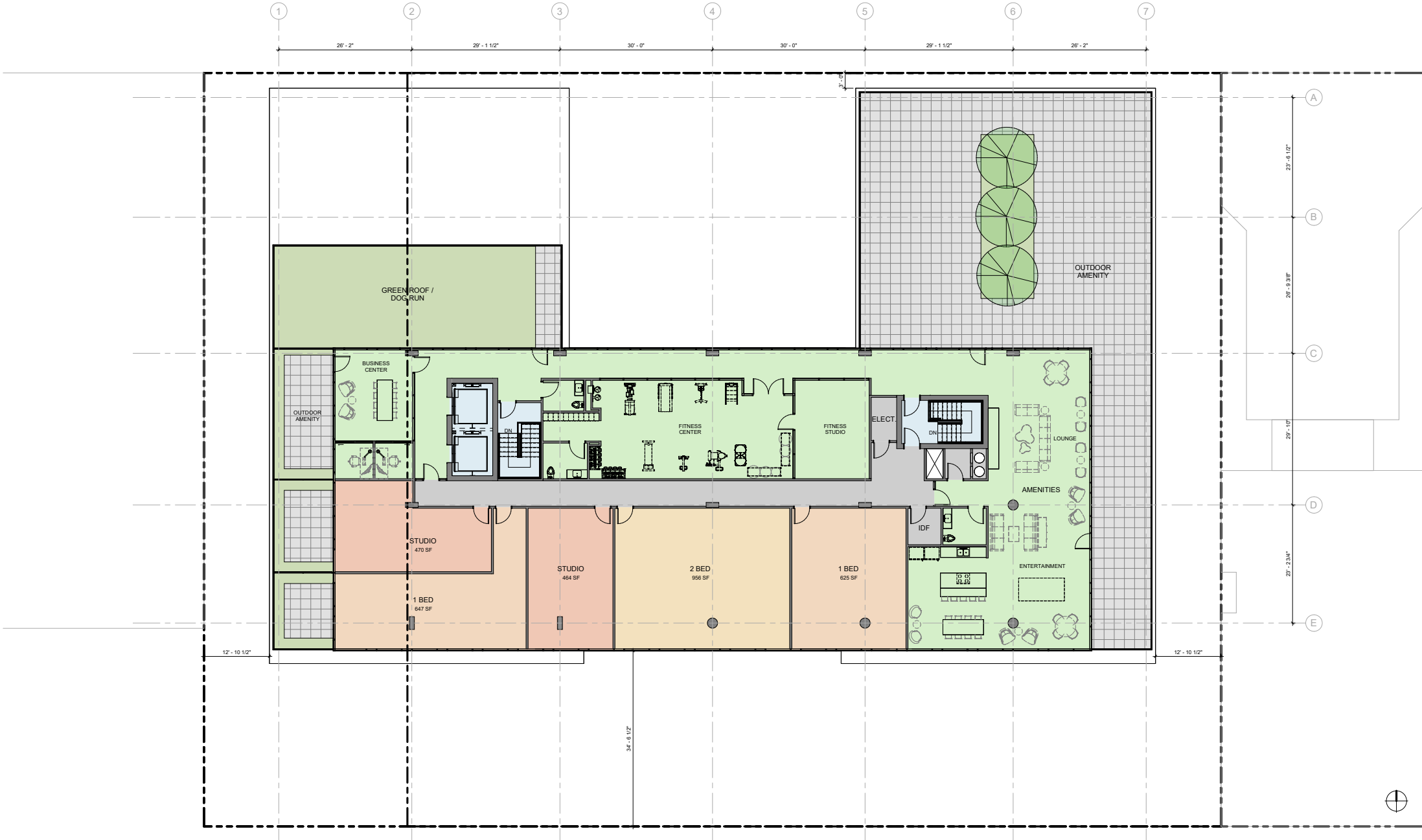
Level 2 Floor Plan



Typical Floor Plan



Level 11 Floor Plan





ECKENHOFF SAUNDERS

\ ECKENHOFF SAUNDERS

