



519-521 W Main St – Urban Design Commission

Sustainable Development | Sustainable Investment | Sustainable Community



2024

Outline

- 1. Project Overview**
- 2. Facades & materials**
- 3. Garage study**
- 4. Front open space study**

Location

The project is located in the Bassett neighborhood, walking distance from the Capitol.



Site

The project spans two properties at 519 and 521 W Main St.

The combined parcel is 13,130 sq ft.



Allowed Massing

The DR-2 zoning allows for a new building of up to 4 floors and 60' high.

With 10' setback in the front, 5' on the sides, and 20' in the back.



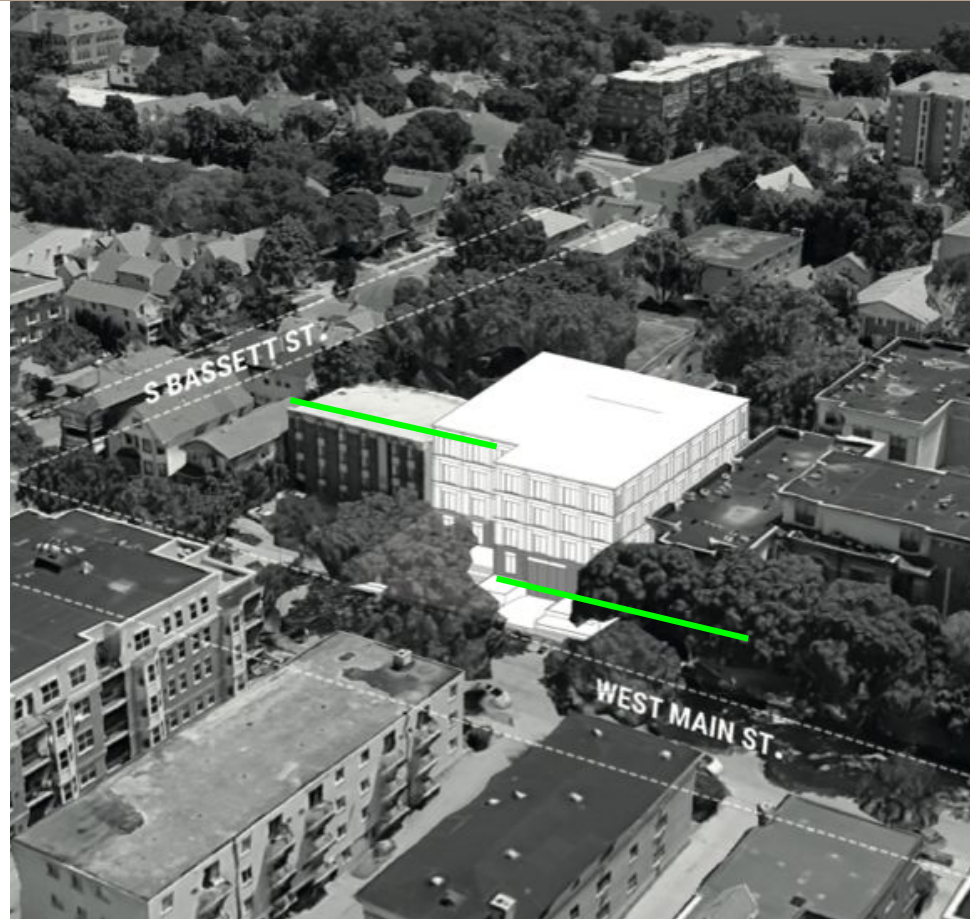
Proposed Development Massing

The proposed development is a 4 story building (one level of underground parking) with a total height of 49'.



Proposed Development Massing

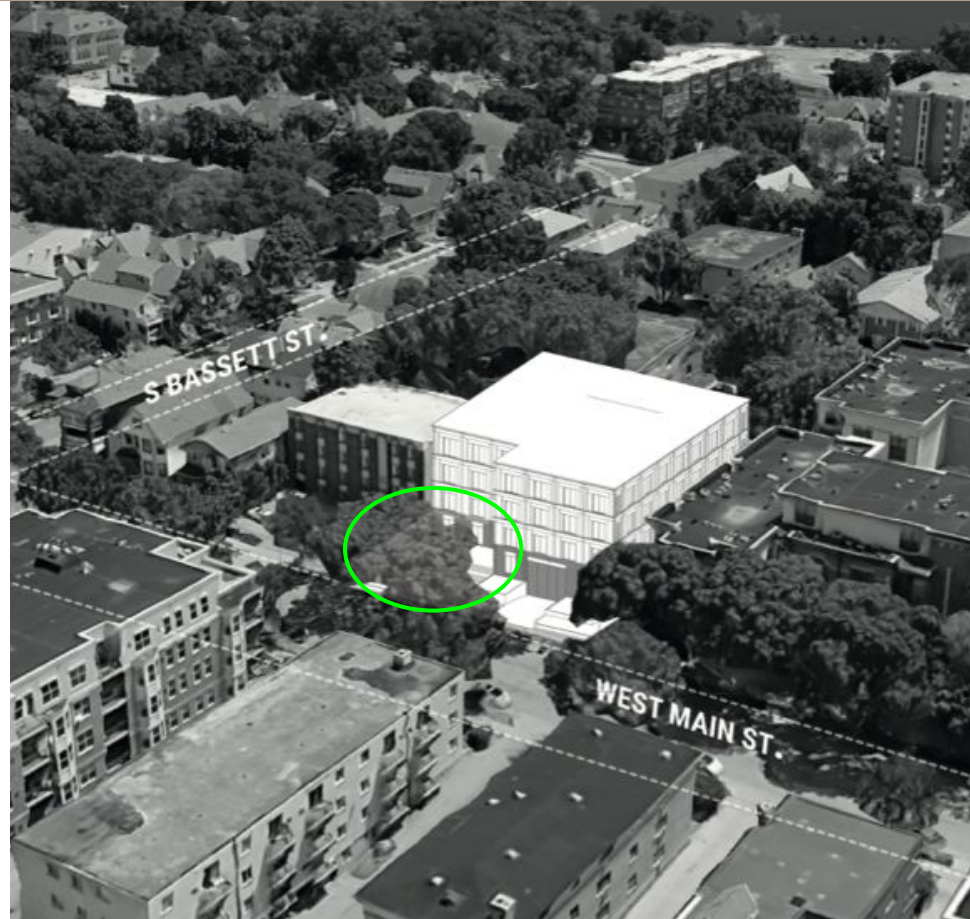
The proposed “L-Shaped” massing has been chosen to provide a seamless transition between the two adjacent buildings that are recessed differently from the the street.



Proposed Development Massing

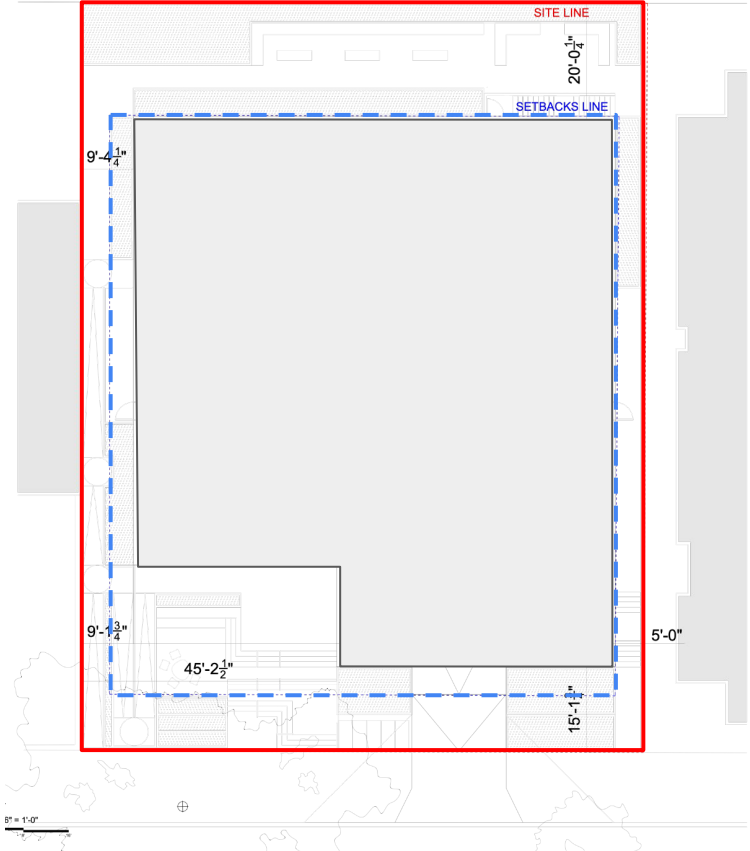
The “L-Shaped” massing also intends to protect the existing large tree.

As well as, create a new open space for residents and neighbors alike.



Proposed Development Massing

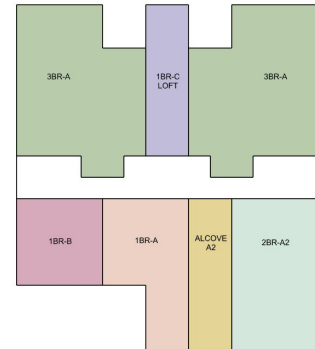
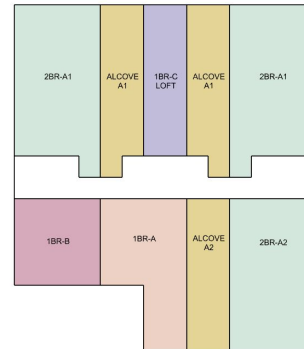
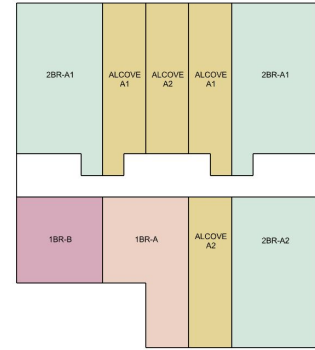
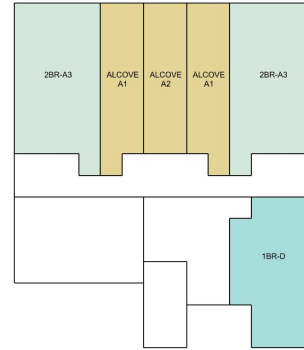
The building is offset from two setbacks to allow for an equal distance to neighboring buildings.



Unit Mix

The building provides 30 rental units of various sizes: from studio to 3 bedrooms.

Primary orientation toward the street and the backyard.



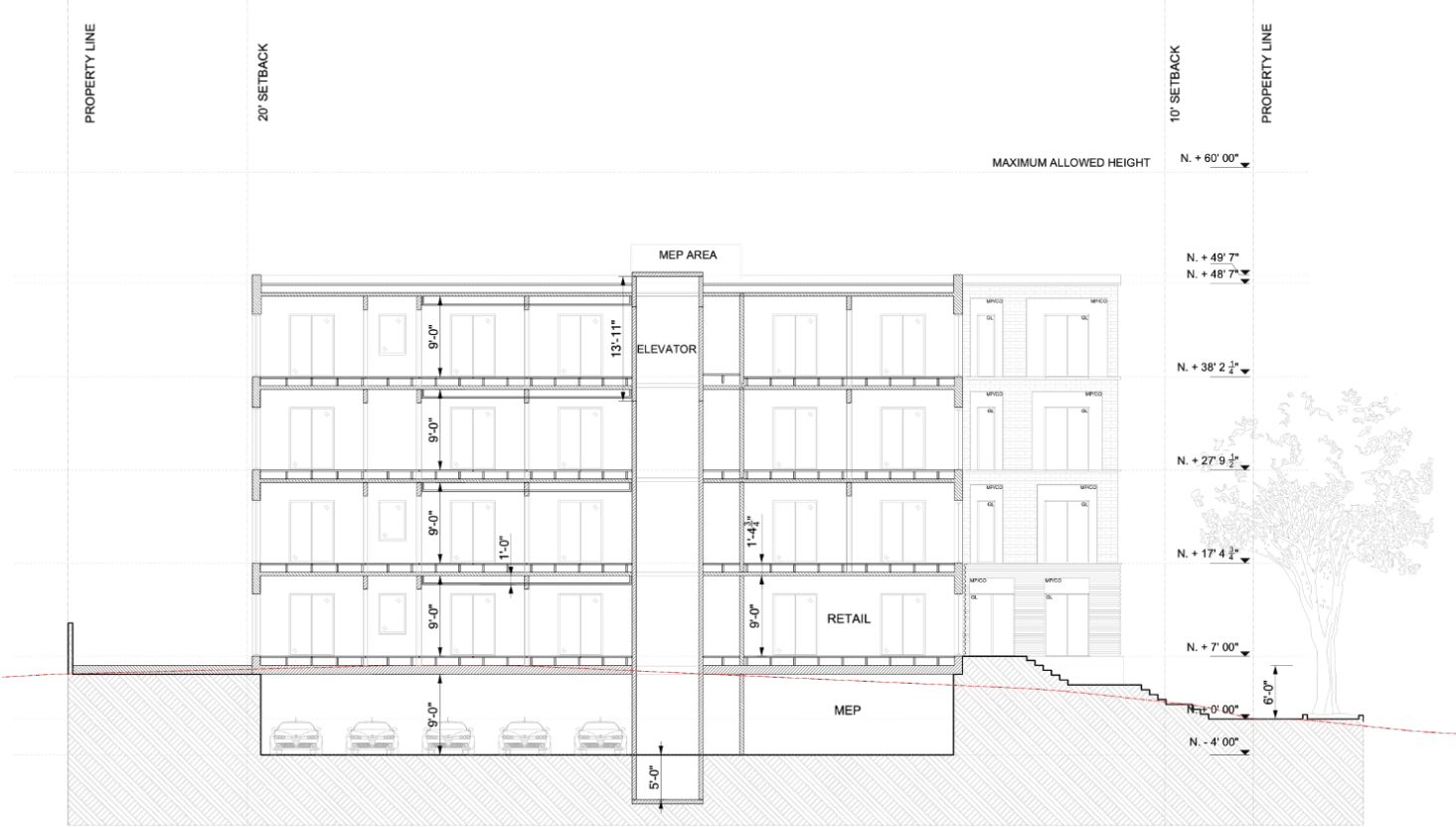
Accessory retail

The building also provides and accessory retail space on the ground floor (864 sq ft).

And an open space (~1,000 sq ft)



Section



Neighborhood context



01 511 West Main Street



02 521 West Main Street



03 Renaissance Apartments



04 507 West Main Street



05 518 West Main Street



06 530 West Main Street



07 Bedford Court Condominiums



08 Bedford Court Condominiums



09 522 West Doty Street



10 518 West Doty Street

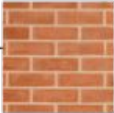


11 514 West Doty Street



12 508 West Main Street

Elevation & Materials (W Main Street front)



Brick



Anodized Aluminium

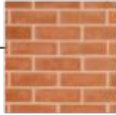


Wood Panels



Glass

Elevation & Materials (Northwest)



Brick

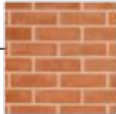


Wood Panels



Glass

Elevation & Materials (Southeast)



Brick



Wood Panels



Glass

Elevation & Materials (Backyard)



Brick



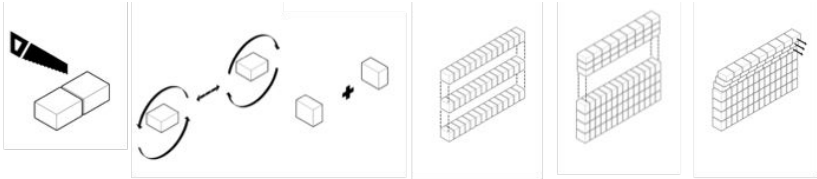
Wood Panels



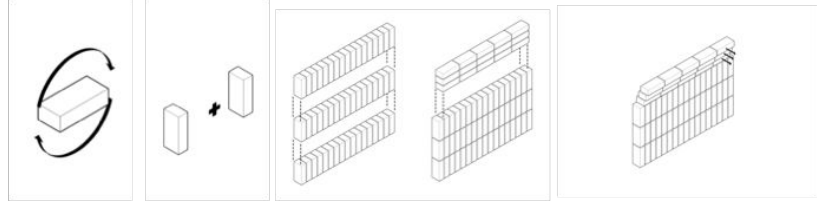
Glass

Masonry approach

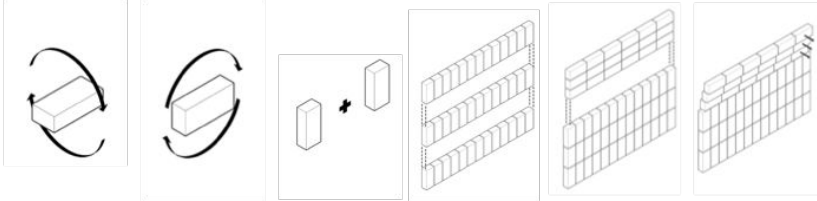
FOURTH FLOOR



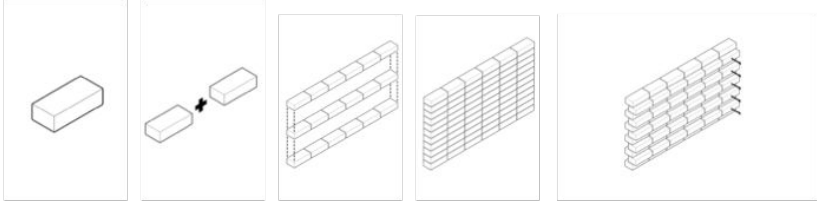
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



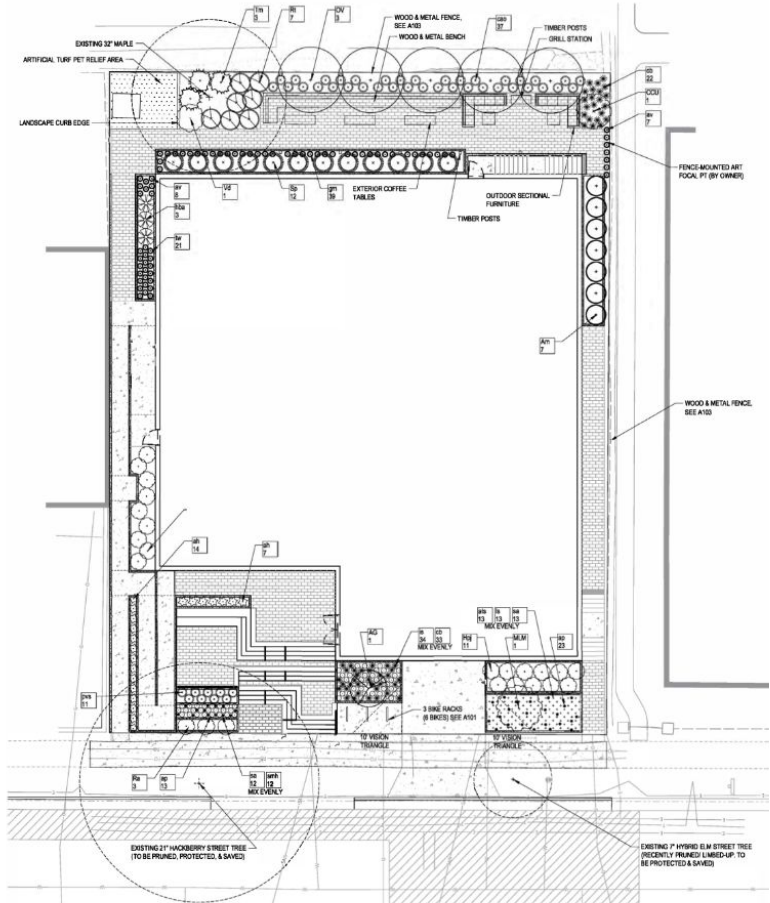
Facade visualization



Landscape plan



Backyard visualization



Garage gate study



Original W: 16' 4", H: 16'



Update W: 12' H: 12'

Open space study



Original



Update

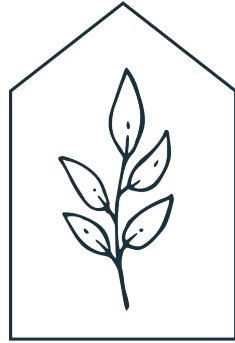
Open space study



Original



Update



THE
NEUTRAL
PROJECT

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