



# 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.



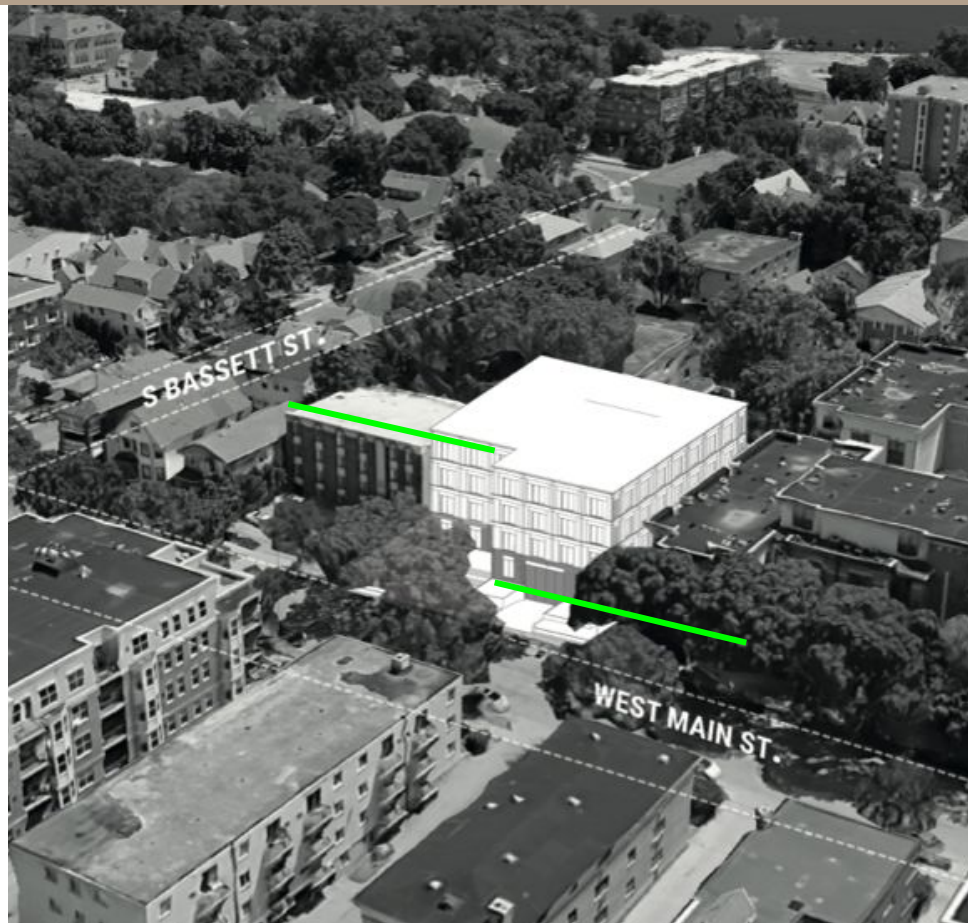
# Proposed Development Massing

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 street.

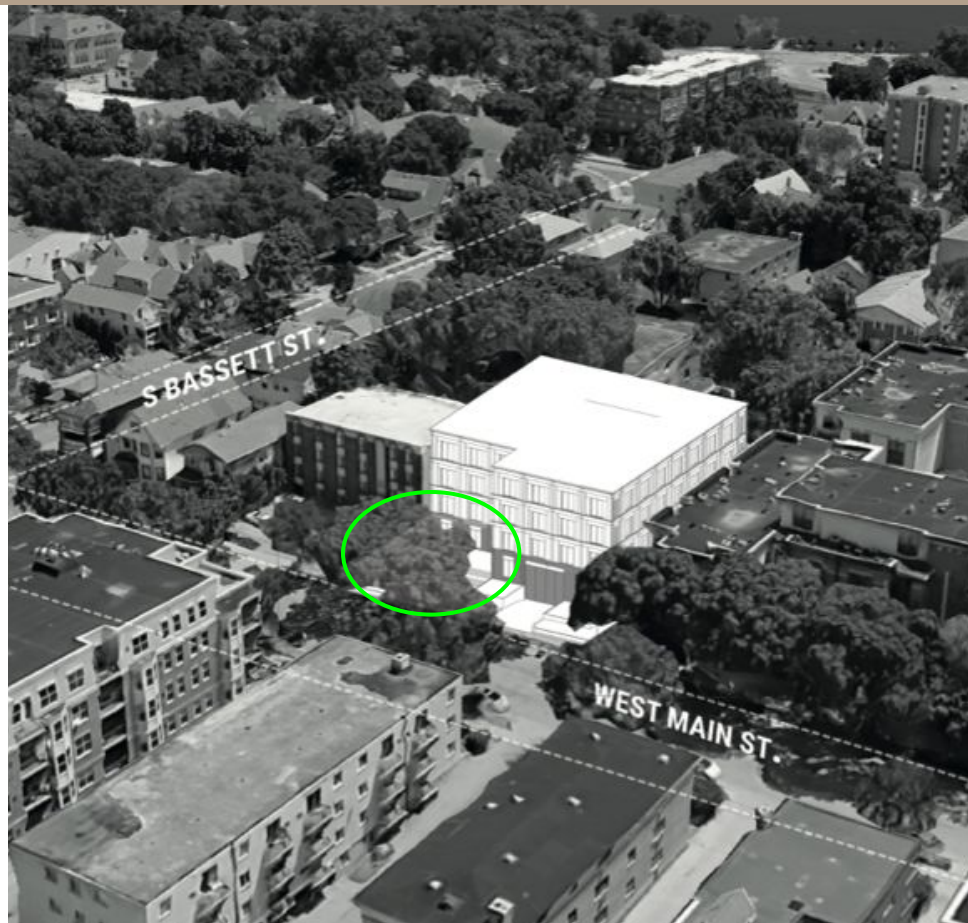




# Proposed Development Massing

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

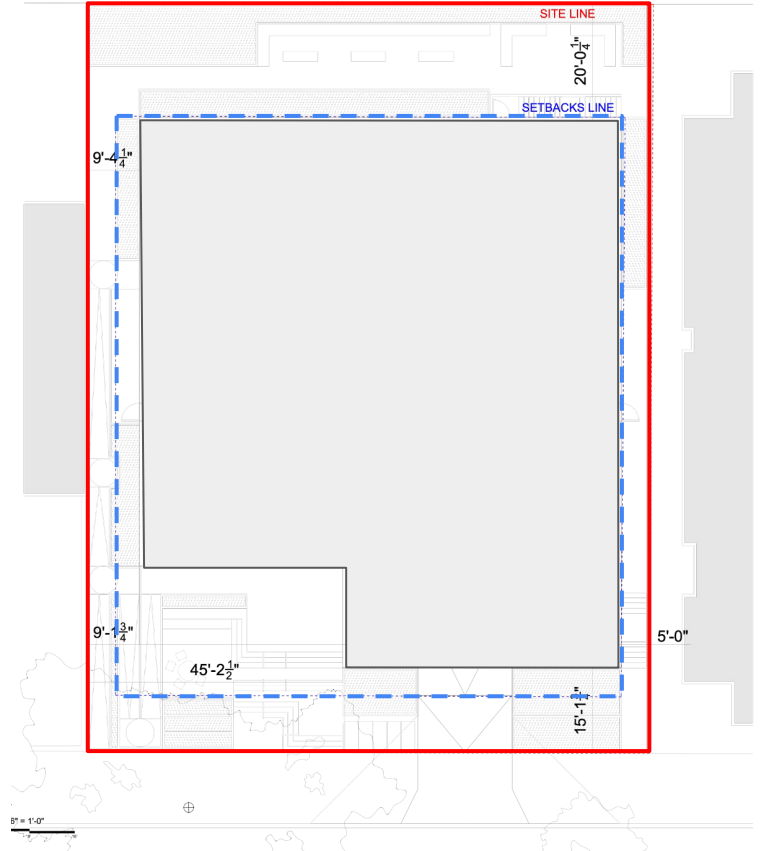
As well as, create a new open space for residents and neighbors alike.





# Proposed Development Massing

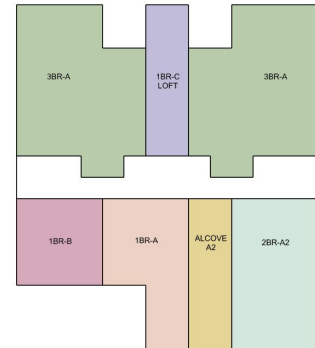
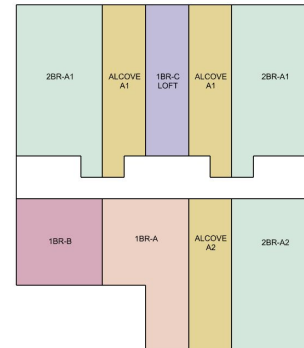
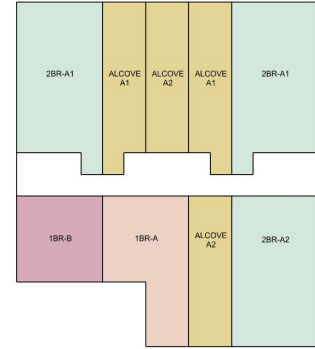
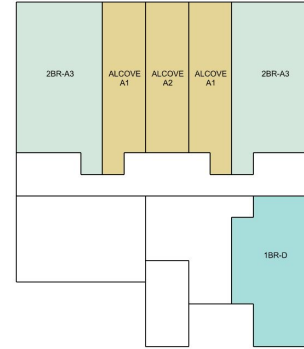
The building is offset from two setbacks to allow for an equal distance to neighboring buildings.



# 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

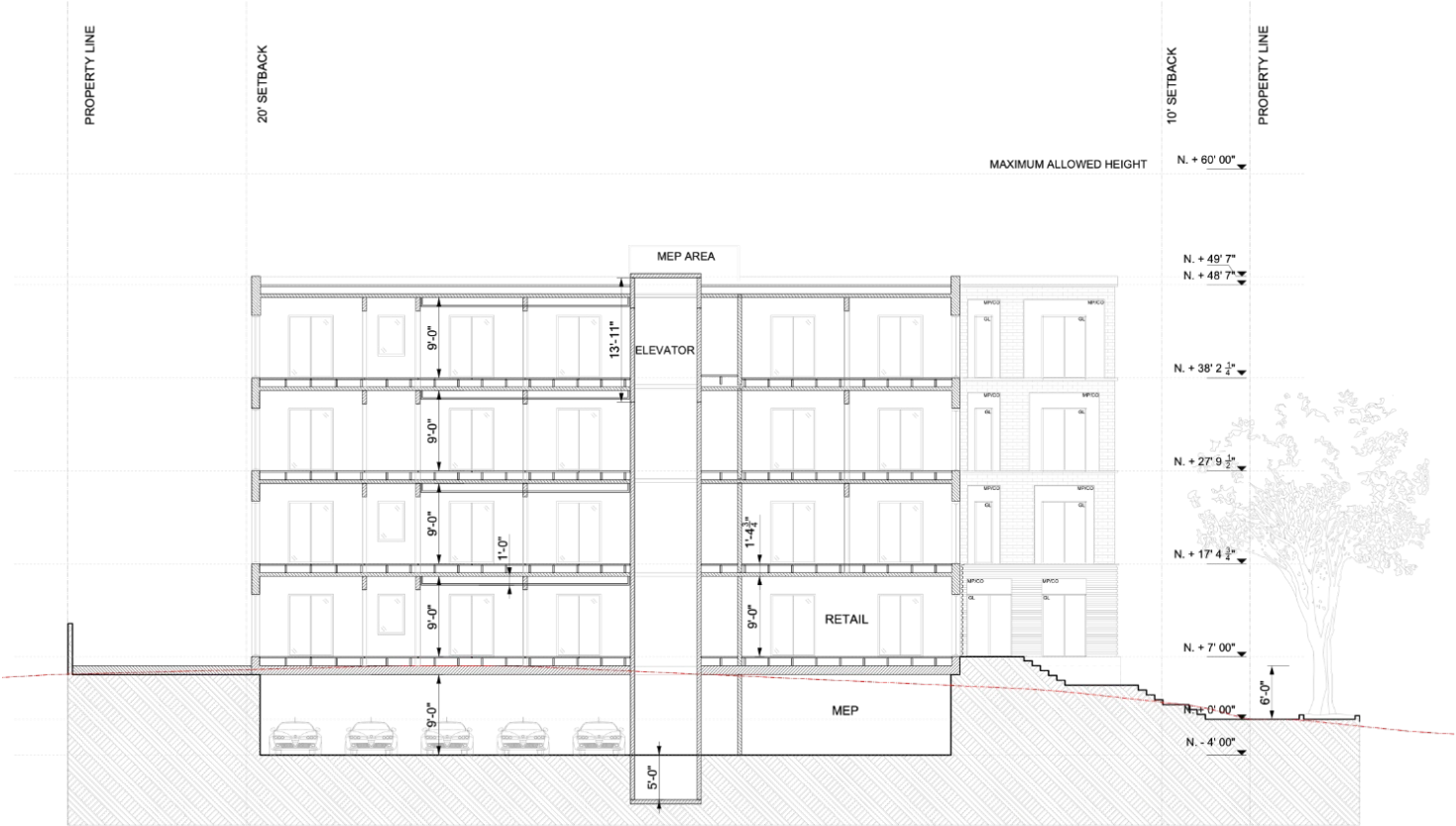
The building also provides and accessory retail space on the ground floor (864 sq ft).

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

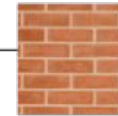
514 West Doty Street



12

508 West Main Street

# Elevation & Materials (W Main Street front)



Brick



Anodized Aluminium



Wood Panels



Glass



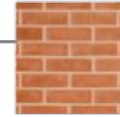
# Elevation & Materials (Northwest)



# Elevation & Materials (Southeast)



# Elevation & Materials (Backyard)



Brick



Wood Panels

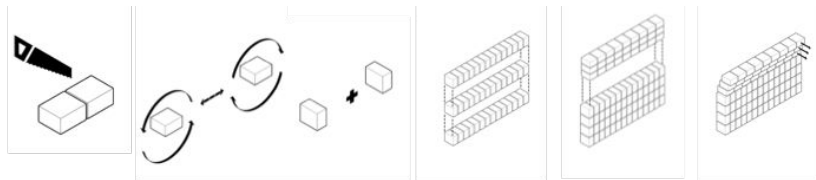


Glass

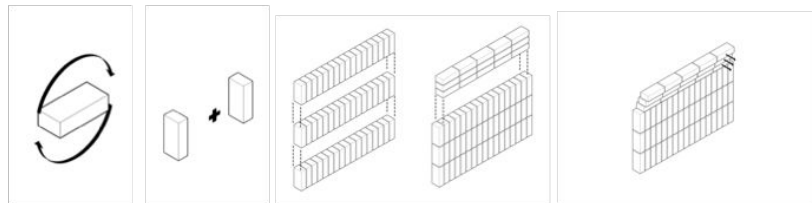


# Masonry approach

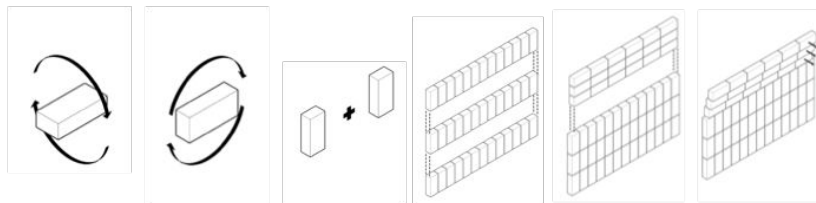
FOURTH FLOOR



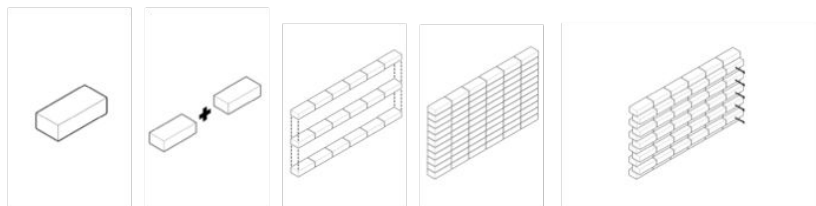
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



# Facade visualization

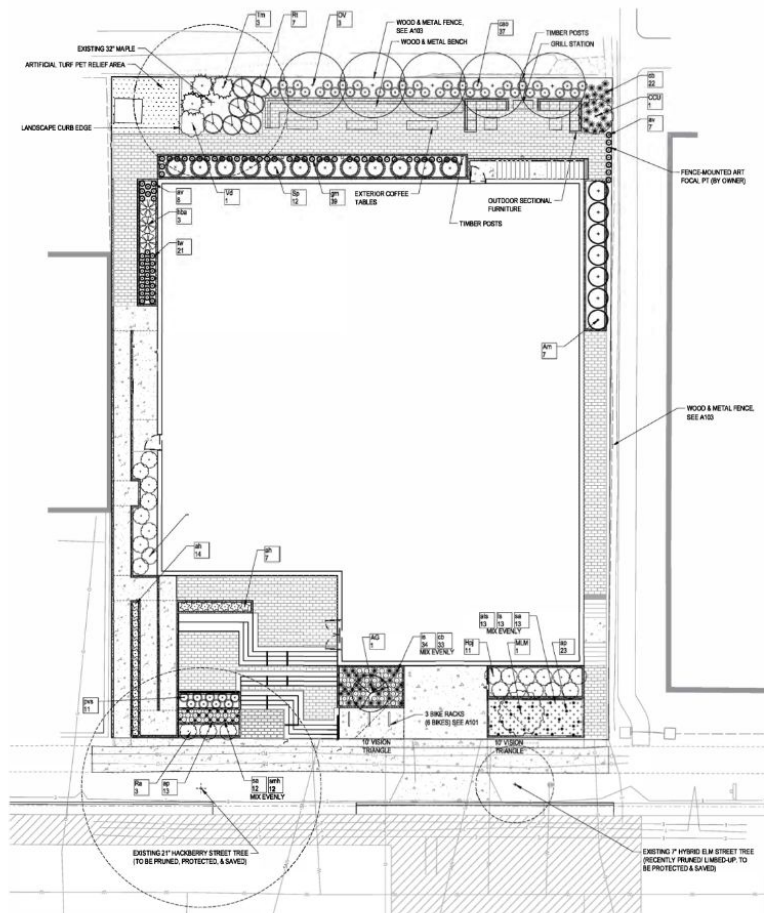




# Landscape plan



Backyard visualization



# Garage gate study



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



**Update** W: 12' H: 12'



# Open space study



Original



Update

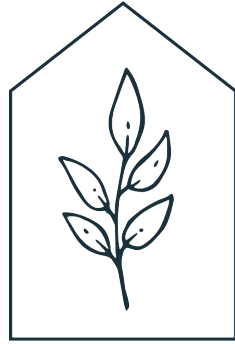
# Open space study



Original



Update



THE  
NEUTRAL  
PROJECT

Sustainable Development | Sustainable Investment | Sustainable Community