

# MEMO / URBANWORKS

TO

FROM

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DATE

May 13, 2020

PROJECT

Mid Town Center

#

19-0028

## RE: **PLANNING COMMISSION RESUBMITTAL – DESIGN CHANGES**

The purpose of this memo is to provide a summary of how the proposed project at Mid Town Center has progressed since last being in front of the Planning Commission on April 13<sup>th</sup>, 2020.

Based on the feedback received from commissioners during that meeting, we have evaluated ways to improve the proposed design of Building B, focusing predominantly on:

- Building program & lack of commercial space
- West elevation design & blank wall conditions

We have since presented these proposed changes to the Urban Design Commission and received unanimous final approval. The changes were well-received with the caveat of a single request to add a total of two punched openings to a particular location above the retail further minimizing any potential blank wall conditions, and we are happy to comply. This change has not been incorporated into any of the drawings you have seen but we intend to make note of them during our presentation on May 18<sup>th</sup>.

Proposed plan & program changes:

- Sub-level 1:
  - o Retail: We are now showing approximately 4,000-square-feet of commercial space at the corner of Waldorf Boulevard & the development entrance drive – the same amount & location previously shared at the neighborhood meeting. Due to the grade of the overall site, this particular area allows for accessible access by all patrons, as well as adjacent parking located off the through-street, allowing for minimized traffic impact along Waldorf Boulevard. The retail space features a wrap-around patio that connects to Waldorf Boulevard via stair. We are showing large expanses of glass, activating the corner and allowing for increased visibility and activity to be prominent throughout the community. There are two covered entries proposed into the commercial space – one on both the northern & western facades – allowing for versatility in leasing, providing the potential for multiple retailers if needed.

- Sub-level 2:
  - o Bike Café: We have introduced a new program feature that is intended to be available to the public, consisting of a bike café. In order to do so we have expanded the excavation area of our lower level & shifted our resident bike storage further north to allow for this space to be featured along Waldorf Boulevard. We have maintained our private resident entrance on Mid Town, but have also incorporated an additional entry off Waldorf directly into the bike café, directly adjacent to the metro transit stop. It is our intention that, due to the direct adjacency to the bus line, this would be a great amenity to be available to the public, featuring areas for storage, fix-it stations, hydration stations & the like.

Proposed exterior design changes:

- West Elevation (along Waldorf Boulevard):
  - o Removal of green wall: In place of the green wall we are now showing 2-story glass volumes within the formliner. These are daylighting into resident circulation space on the upper level & the bike areas on the level below.
  - o Bike Café: We are showing a new exterior entrance along with signifying canopy piece to bring attention and activation to the bike café. The volumes of glass mentioned above allow for high visibility of the interior functions, creating activated street frontage & embracing the public transit stop, a shift that has provided significant improvement to the pedestrian environment.
  - o Raised planter: We have lowered the height of the raised planter along this wall to be +/- 2' in height (depending on location & grade), allowing the plantings to be located at much more of a human scale. The extents of the planter have been pulled back to terminate at the new bike café entry, allowing for an enhanced entry experience.
  - o Retail: We have increased the amount of two-story glass, allowing for high visibility and activation at the corner. There is a covered recessed entrance that connects via patio both the parking as well as the sidewalk along Waldorf down a set of stairs.
- North Elevation (along entrance drive):
  - o Retail: Further increase in quantity of glass, additional covered recessed entrance and adjacent patio & public parking.

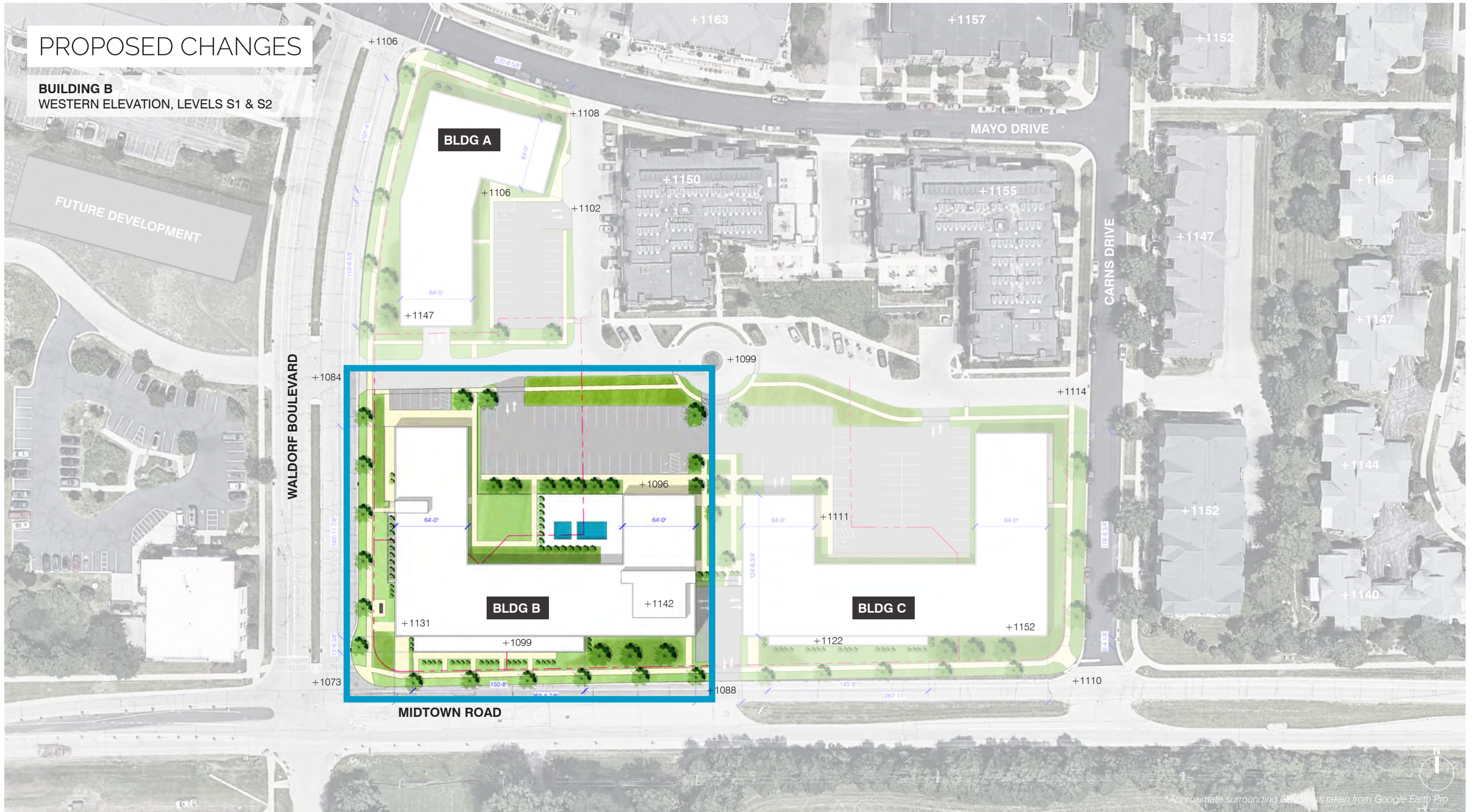
Please see attached for comparative drawings illustrating these changes further. It is our hope that by expanding the previous bike storage area to include a work room that is available to the public we are improving and activating the street frontage – both regarding the exterior design as well as by providing a programmed amenity for the entire community. Due the significant grade change across the site, this area would be difficult to access by private transportation and is an ideal location for connection to pedestrian activities.

We hope that you'll find we are responding appropriately to some of the main concerns that came out of the April 13<sup>th</sup> Planning Commission meeting, regarding (1) the lack of commercial space, and (2) blank wall conditions along the western elevation.

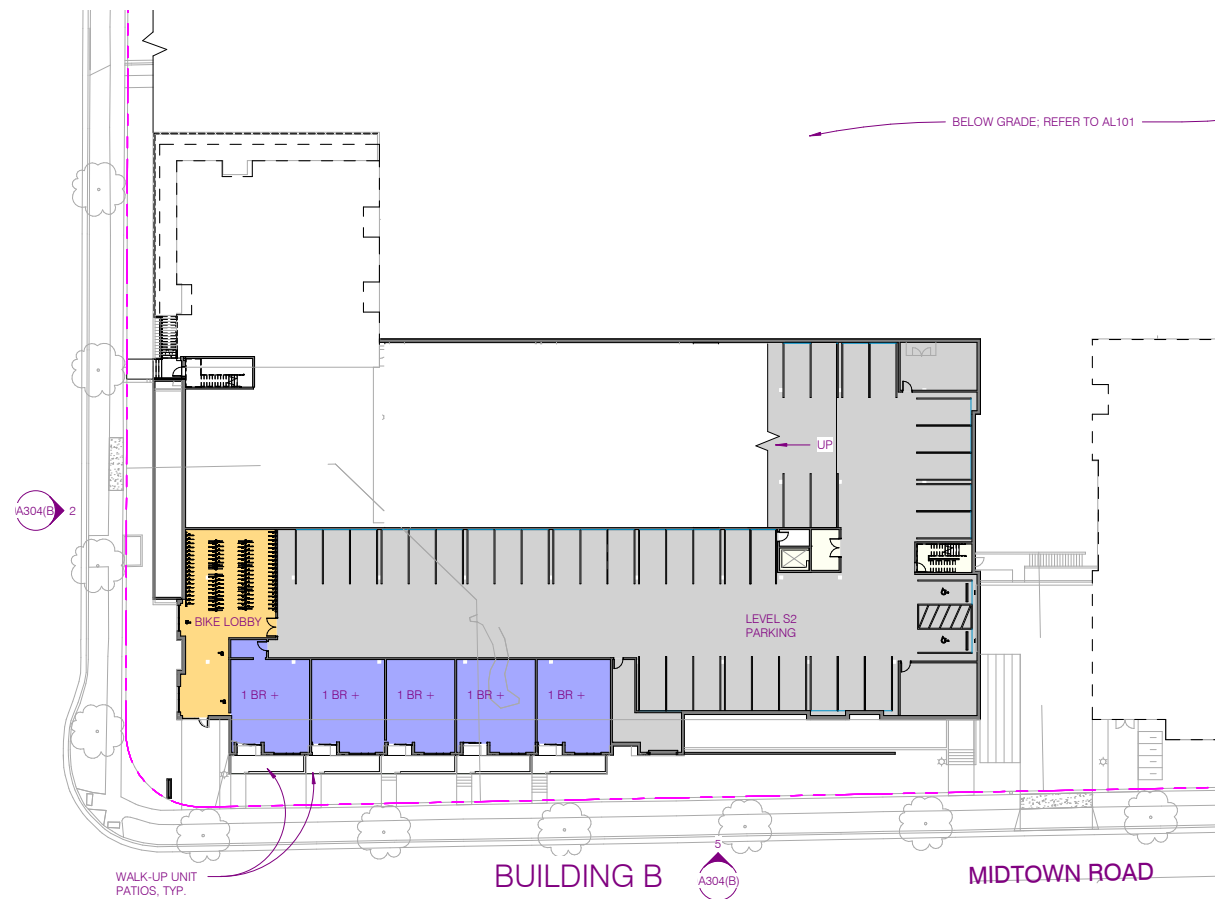
END OF MEMO

# PROPOSED CHANGES

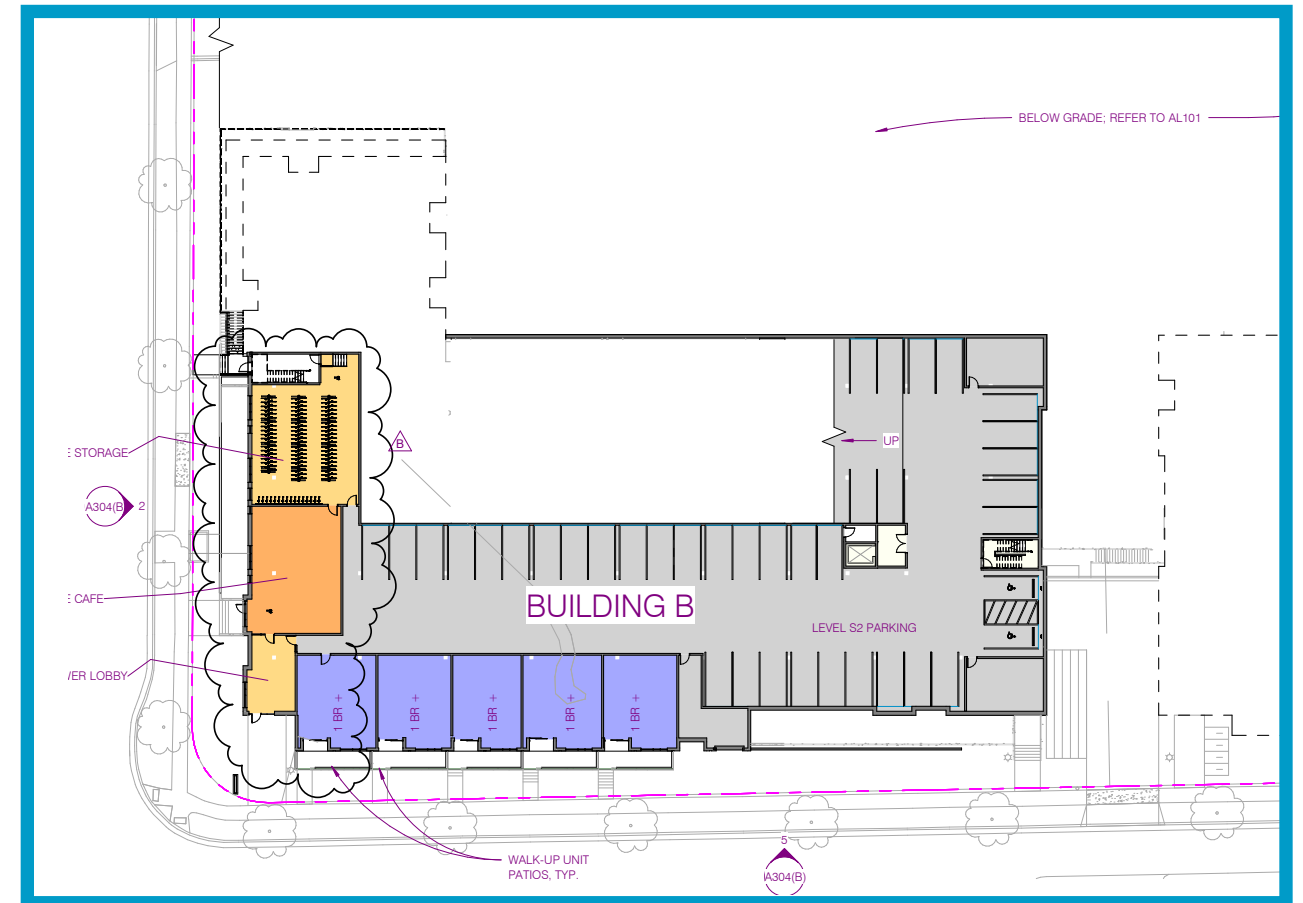
**BUILDING B**  
WESTERN ELEVATION, LEVELS S1 & S2



# PROPOSED CHANGES



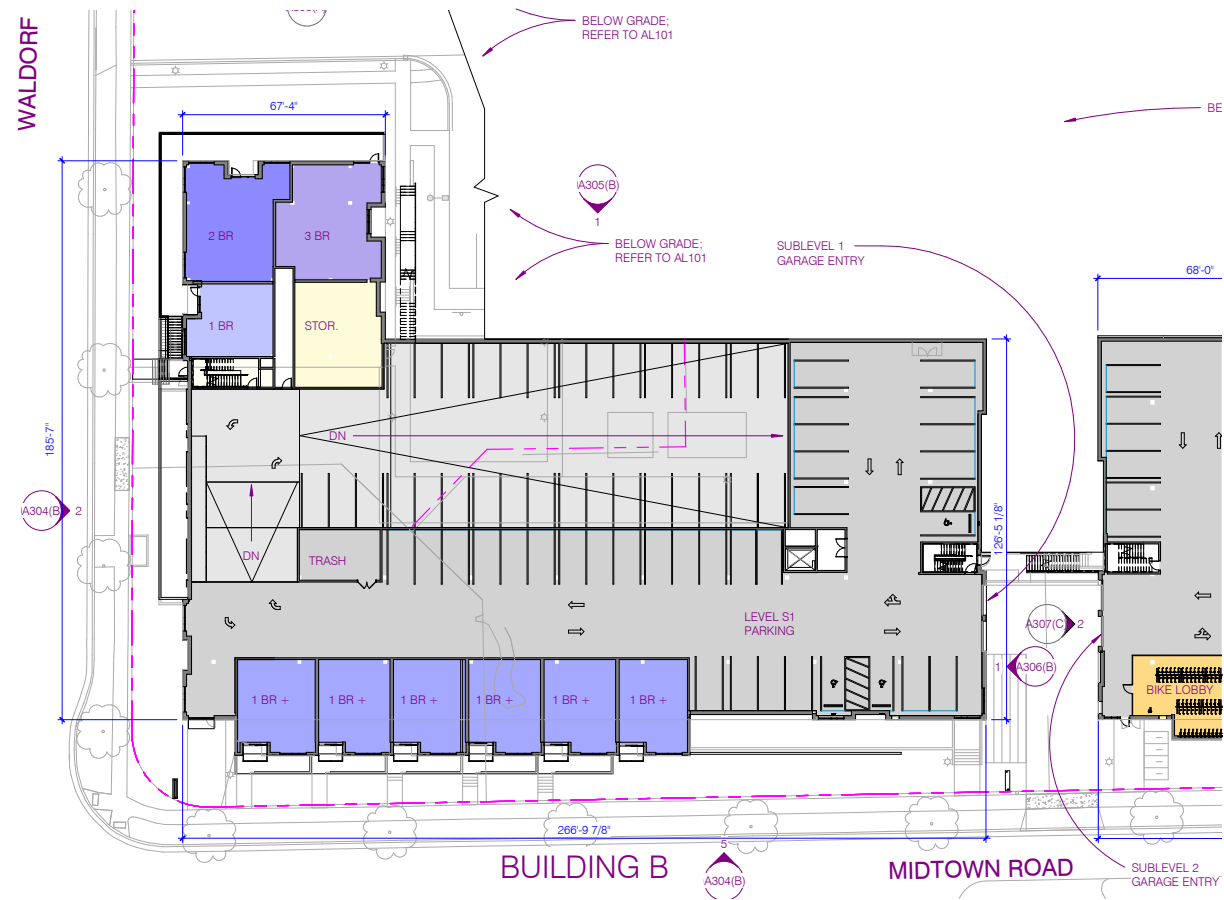
**LEVEL S2  
PREVIOUS**



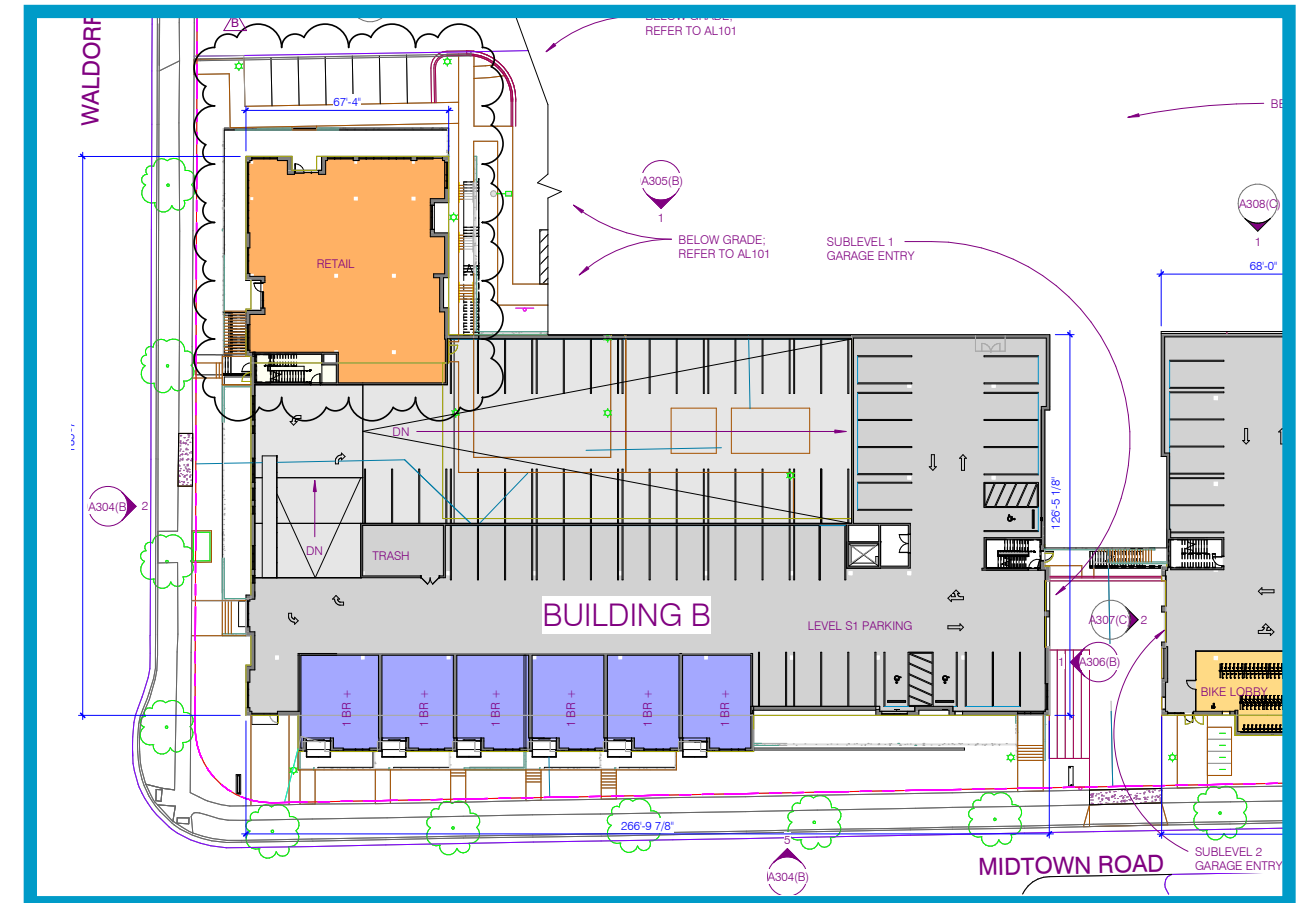
**LEVEL S2  
PROPOSED**

- Expansion of excavation area to include bike cafe which will be open to the public in addition to resident bike storage
- New entrance directly into bike cafe, adjacent to metro transit stop
- Maintained lobby entrance off Mid Town for residents

# PROPOSED CHANGES



**LEVEL S1  
PREVIOUS**



**LEVEL S1  
PROPOSED**

- 4,000 sf accessible commercial / retail space at corner of Waldorf & entrance drive
- Expansive outdoor patio on 2 sides with pedestrian connections to both streets across significant grade change
- Adjacent retail parking perpendicular to entrance drive

# PROPOSED CHANGES



WEST ELEVATION  
PREVIOUS

- 4,000 SF commercial space fronting Waldorf & entrance drive
- Increased glass at corner retail space allowing for high visibility & activation
- Previous green wall replaced with 2-story glass volumes
- New entry with signifying canopy into bike cafe, adjacent to bus stop
- Raised planter lowered to +/- 2' depending on grade, providing enhanced landscaping features & enhanced entry experiences at both ends.



WEST ELEVATION  
PROPOSED

# PROPOSED CHANGES



NORTH ELEVATION

PREVIOUS

- 4,000 SF commercial space fronting Waldorf & entrance drive
- Increased glass at corner retail space allowing for high visibility & activation
- Parking provided off entrance drive



NORTH ELEVATION

PROPOSED

# PROPOSED CHANGES



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