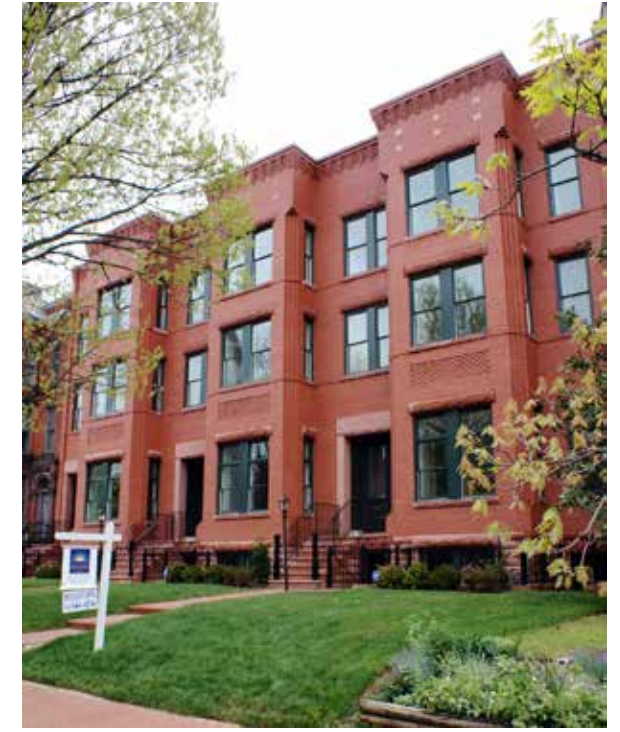


# **WALKABLE LAUREL**

**NEW LEGACY PARTNERS**

JULY, 2020

# REFERENCE PROJECTS - NEW LEGACY PARTNERS





# REFERENCE PROJECTS - ISA





# REFERENCE PROJECTS - LANDSCAPE ARCHITECTURE BUREAU





# PROJECT OVERVIEW

## MULTI-FAMILY W/ ELEVATOR

BLDG #	UNIT TYPE	QTY	AREA
01	LOFT	6	6,260 GSF
	FLAT	30	26,020 GSF
	AMENITY	-	1,990 GSF

## MULTI-FAMILY WALK UP

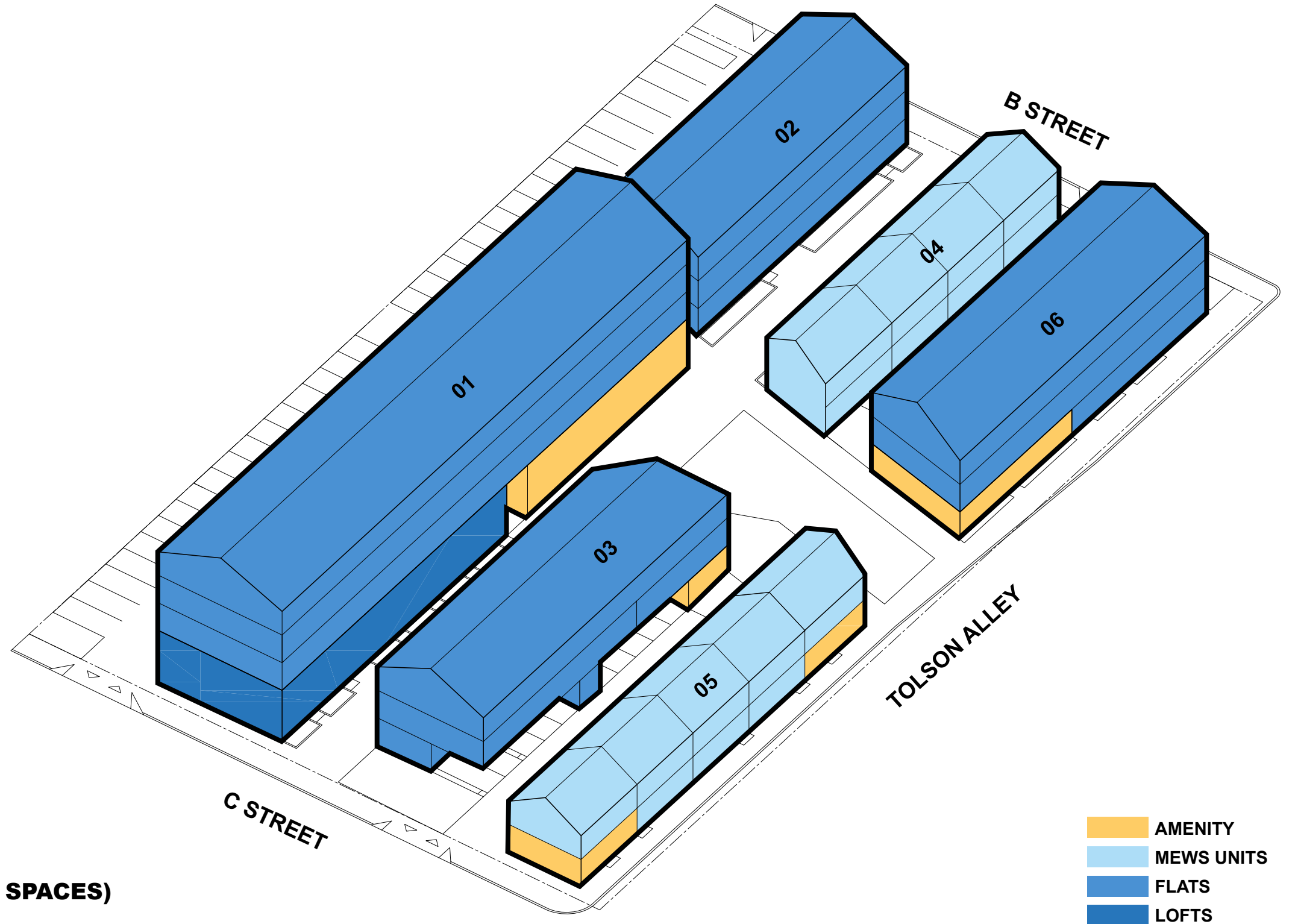
BLDG #	UNIT TYPE	QTY	AREA
02	FLAT	10	9,230 GSF
03	FLAT	9	9,590 GSF
	AMENITY	-	1,310 GSF
06	FLAT	9	9,760 GSF
	AMENITY	-	1,530 GSF

## MEWS UNITS

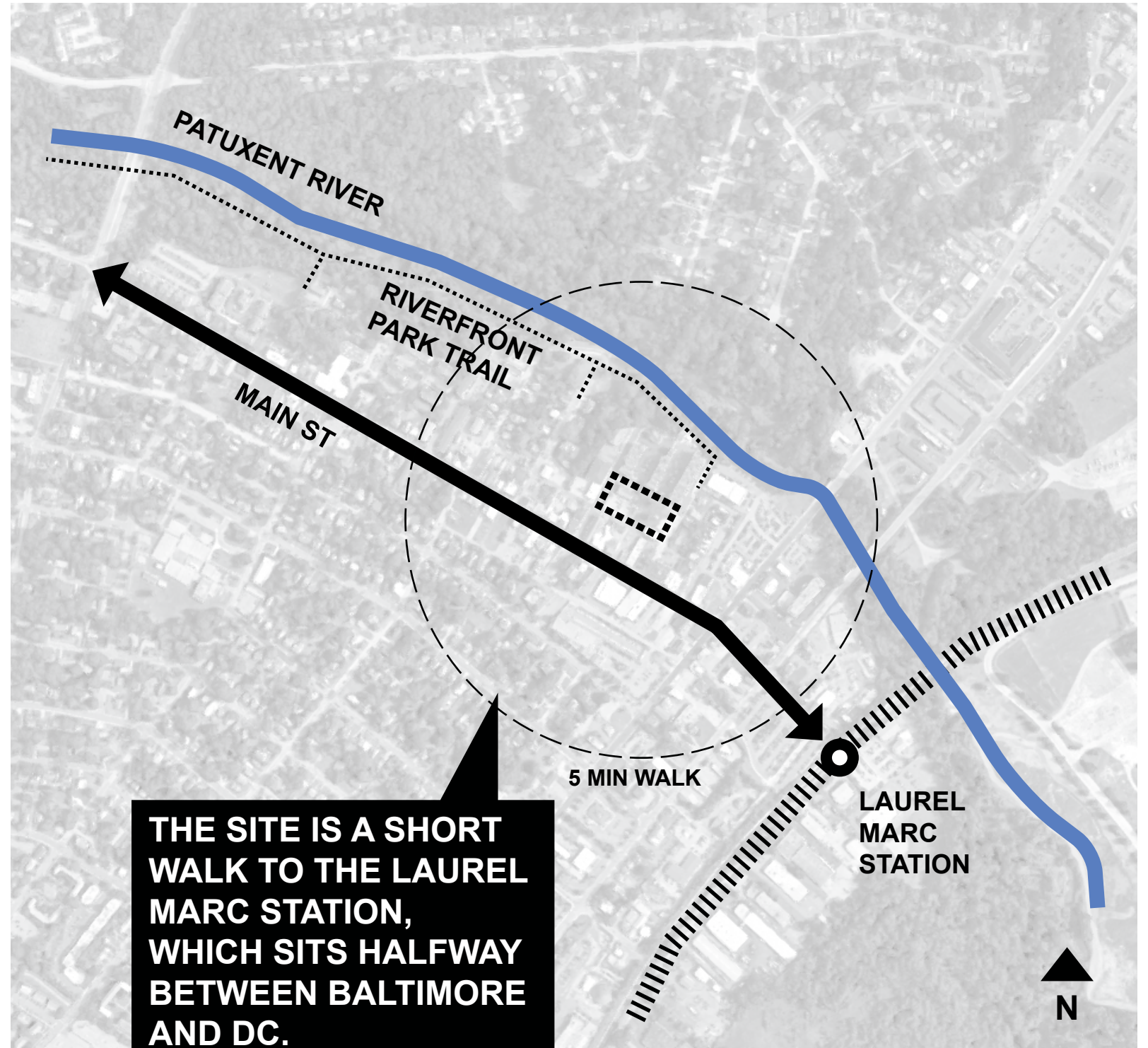
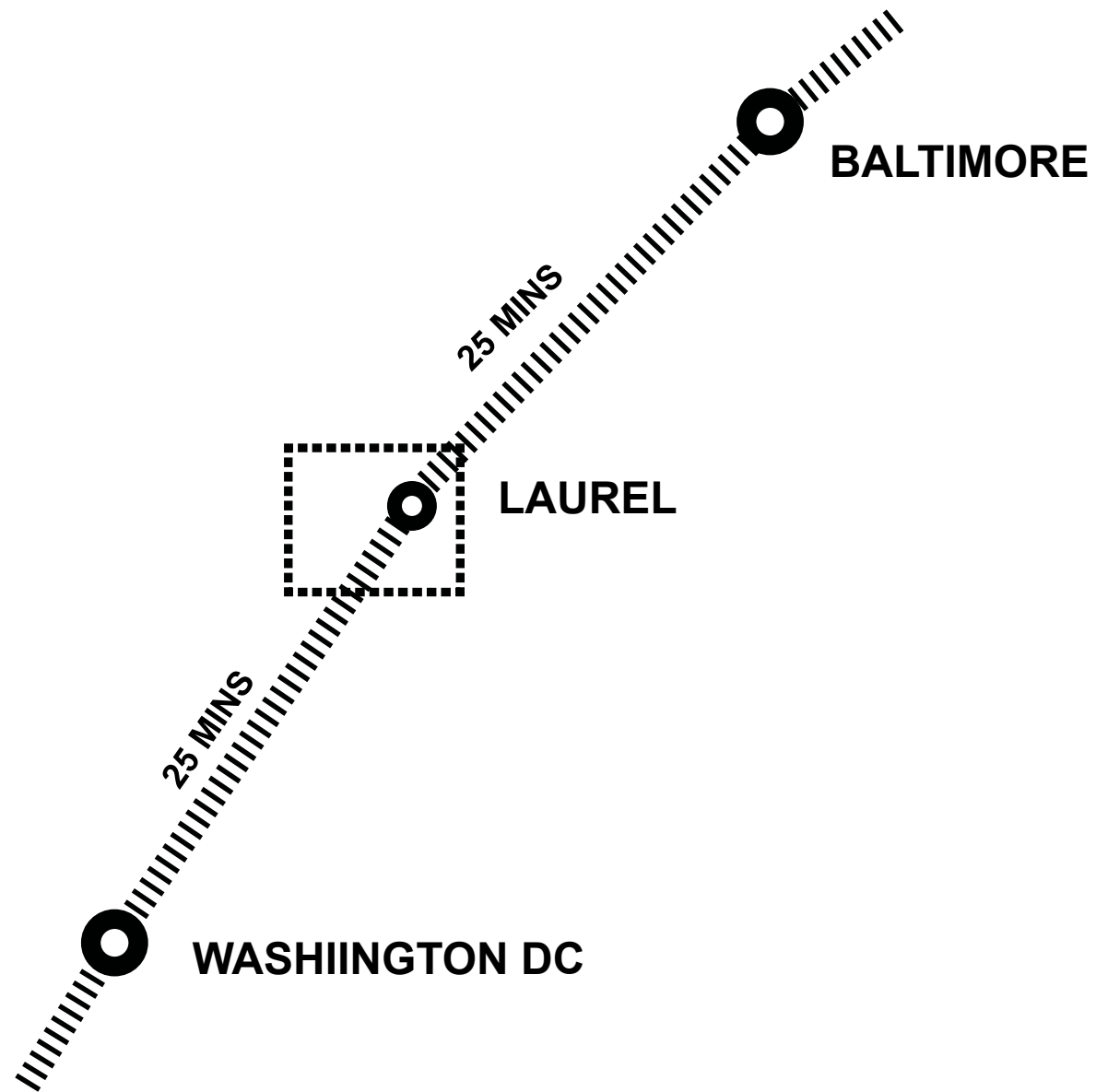
BLDG #	UNIT TYPE	QTY	AREA
04	MEWS/GARAGE	4	5,500 GSF
05	MEWS/GARAGE	5	7,010 GSF

**TOTAL 73 UNITS 78,200 GSF**

**PARKING 76 SPACES (INCLUDES ADA SPACES)**



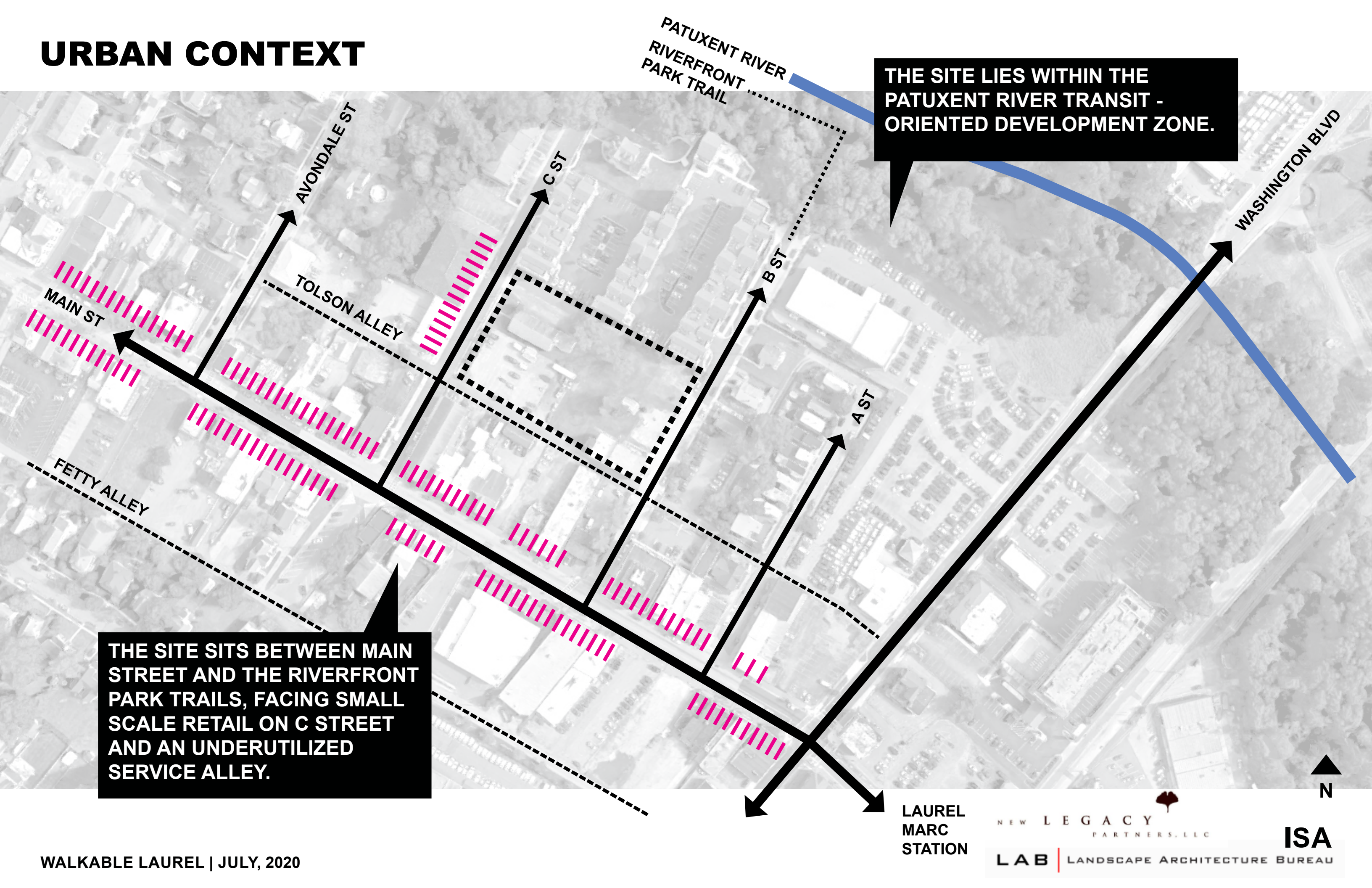
# REGIONAL CONTEXT



**THE SITE IS A SHORT WALK TO THE LAUREL MARC STATION, WHICH SITS HALFWAY BETWEEN BALTIMORE AND DC.**



# URBAN CONTEXT



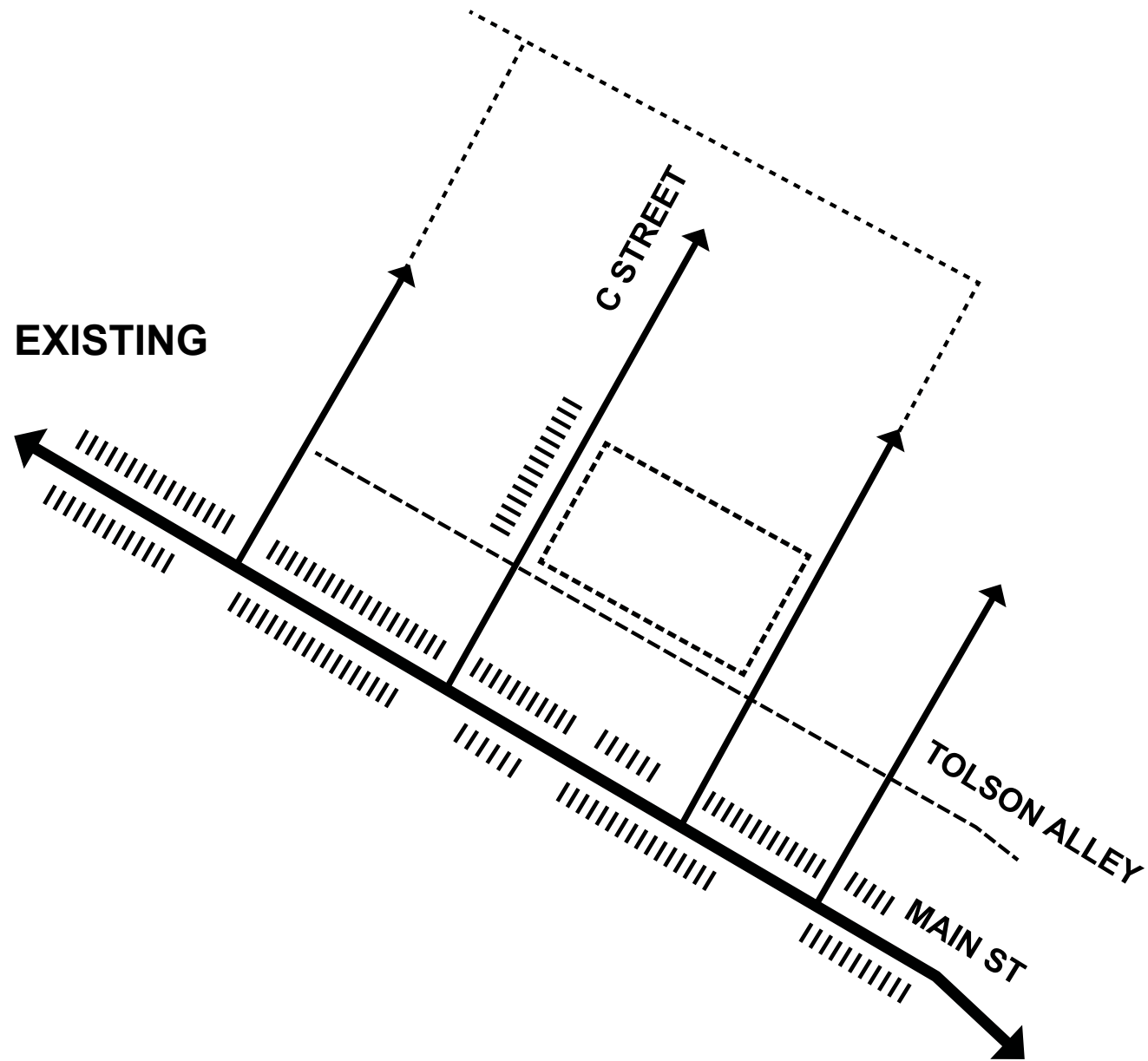
**THE SITE LIES WITHIN THE PATUXENT RIVER TRANSIT - ORIENTED DEVELOPMENT ZONE.**

**THE SITE SITS BETWEEN MAIN STREET AND THE RIVERFRONT PARK TRAILS, FACING SMALL SCALE RETAIL ON C STREET AND AN UNDERUTILIZED SERVICE ALLEY.**

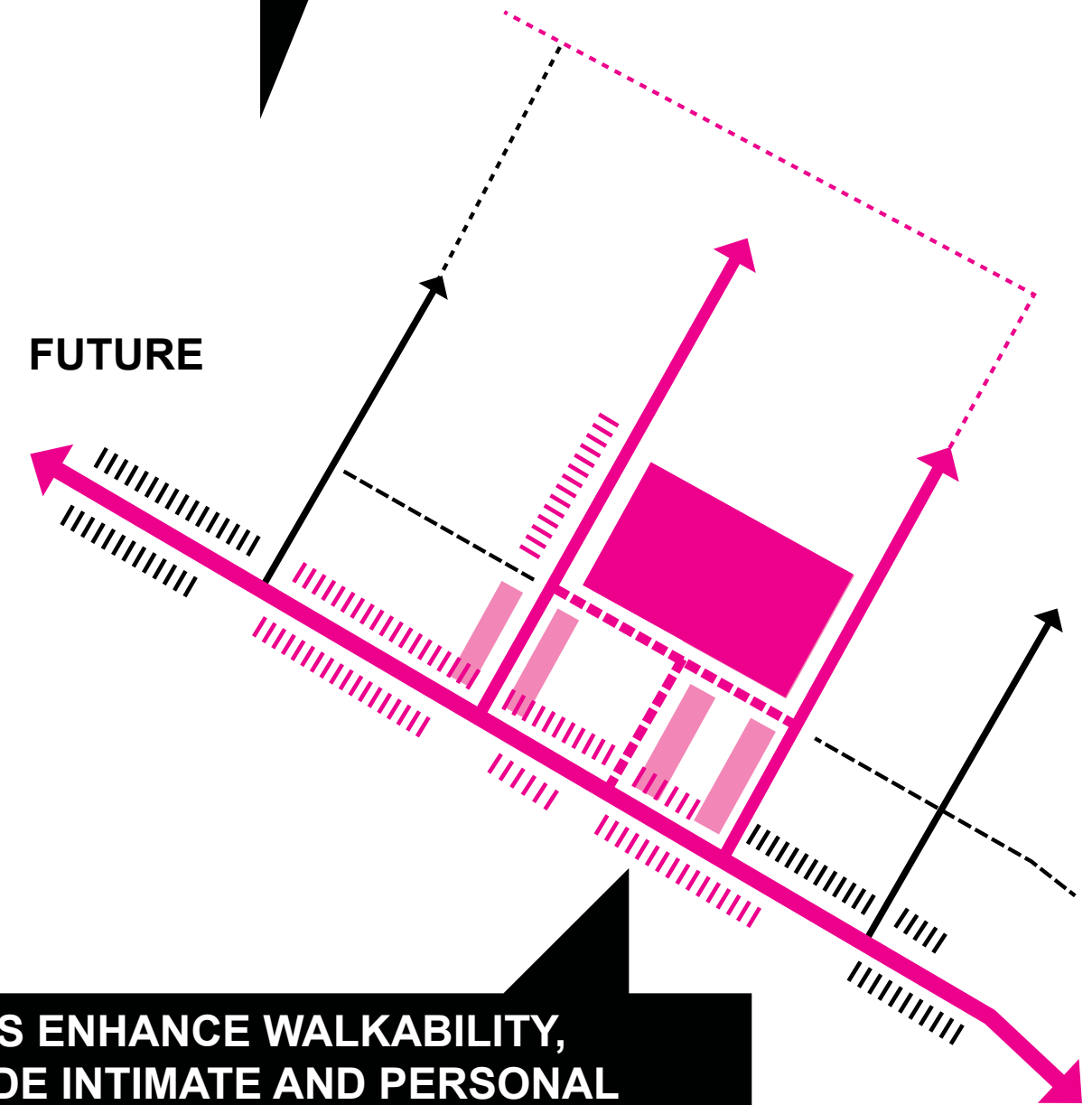




# URBAN CONNECTIONS



THE SITE COULD BECOME A CONNECTOR, ACTIVATING TOLSON ALLEY AND C STREET AND PROVIDING A PEDESTRIAN LINK TO THE RIVERFRONT PARK TRAILS.



ALLEYS ENHANCE WALKABILITY, PROVIDE INTIMATE AND PERSONAL SPACES REMOVED FROM TRAFFIC, CREATE ADDITIONAL STOREFRONT SPACES, AND ARE GREAT SITES FOR FESTIVALS AND CULTURAL ACTIVITIES.



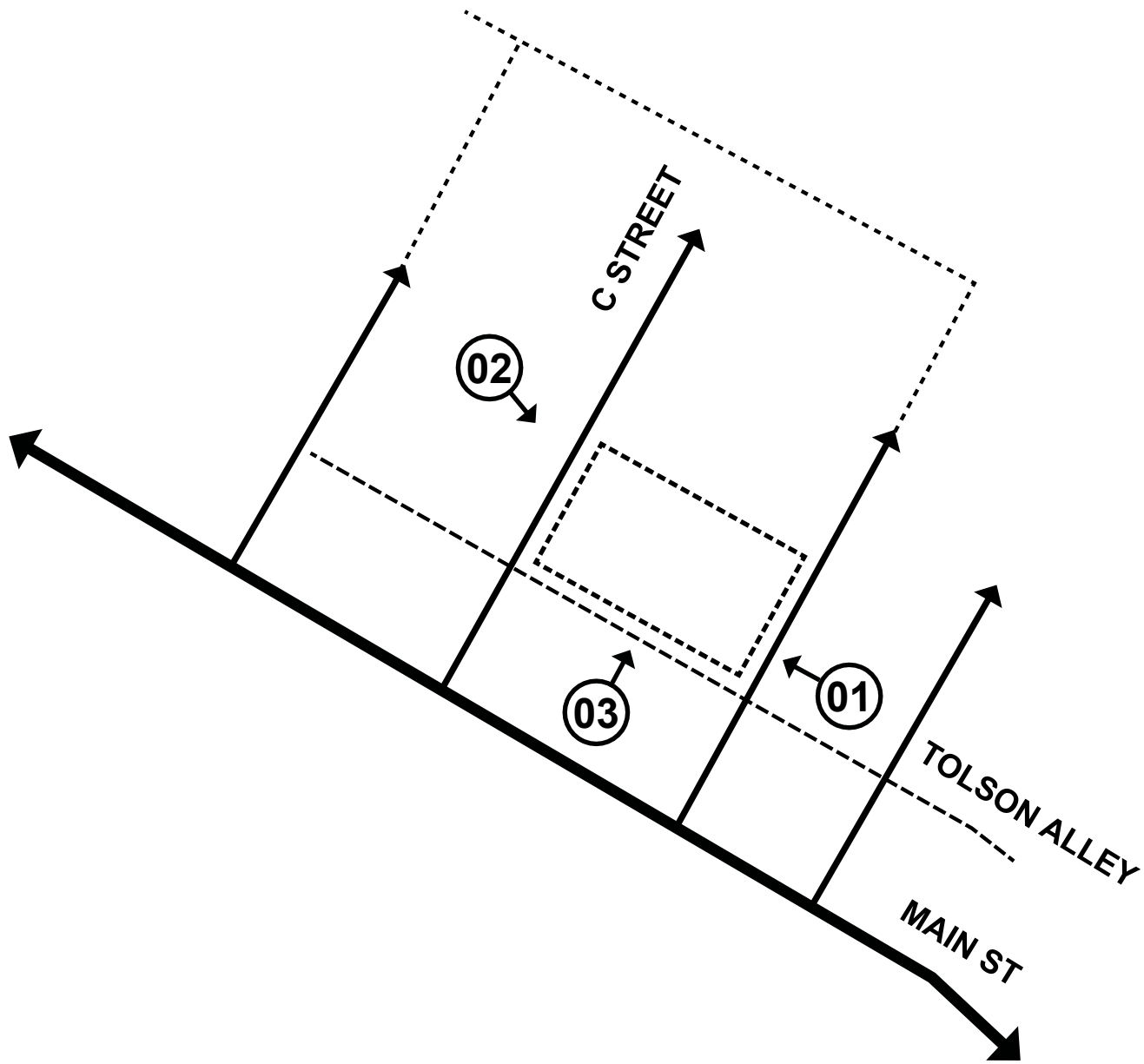


# TOLSON ALLEY | APPROACH FROM MAIN STREET



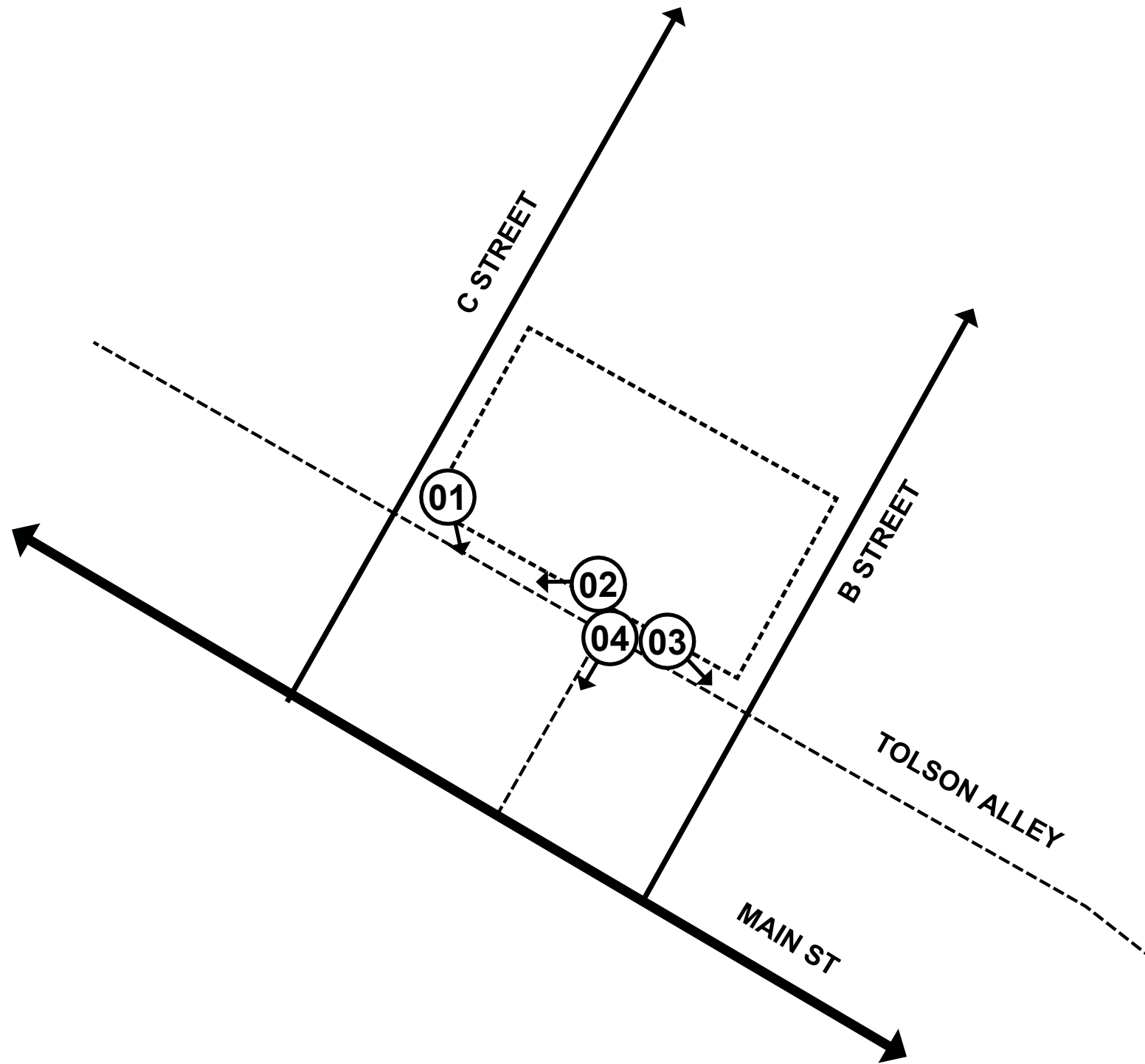


# SITE PHOTOS



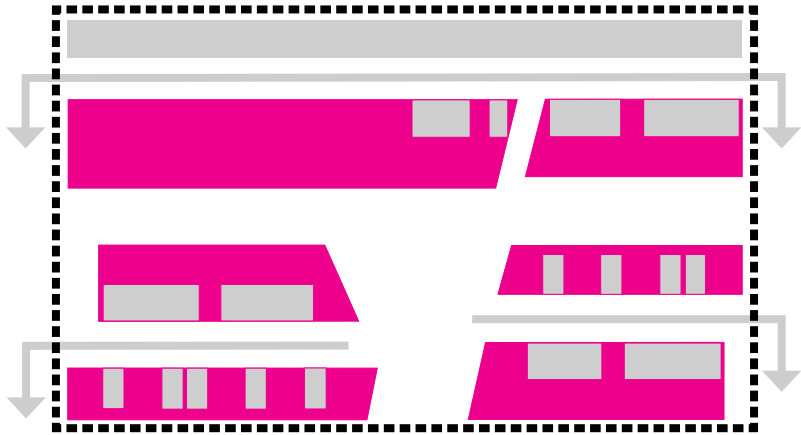
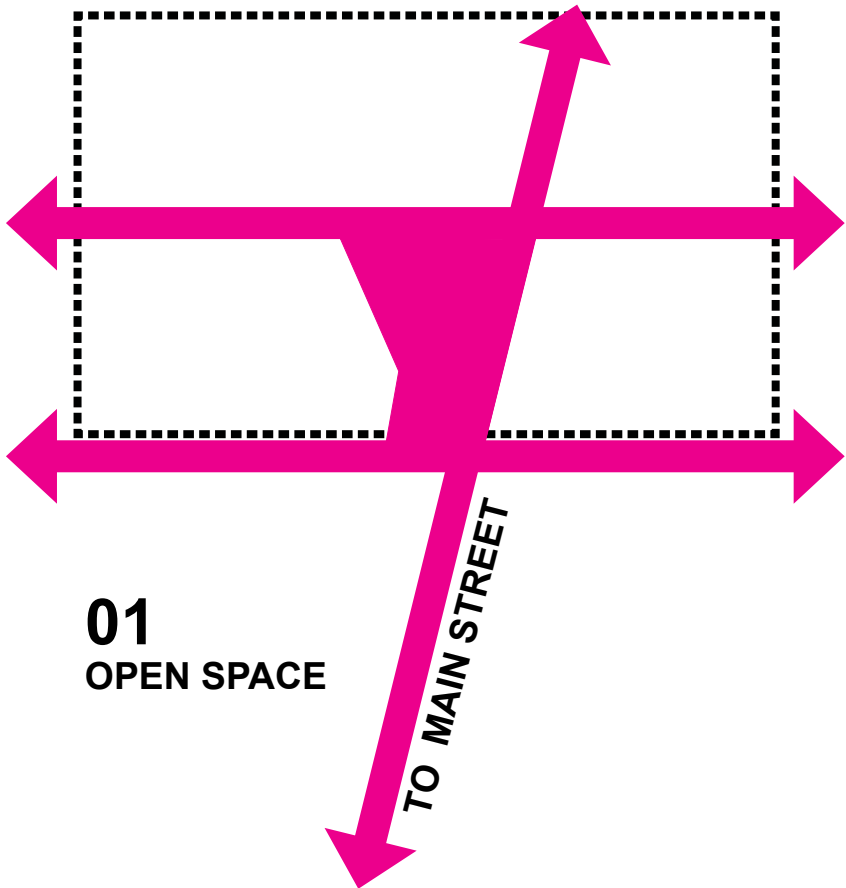


# ALLEY PHOTOS





# SITE STRATEGY





# SITE PLAN



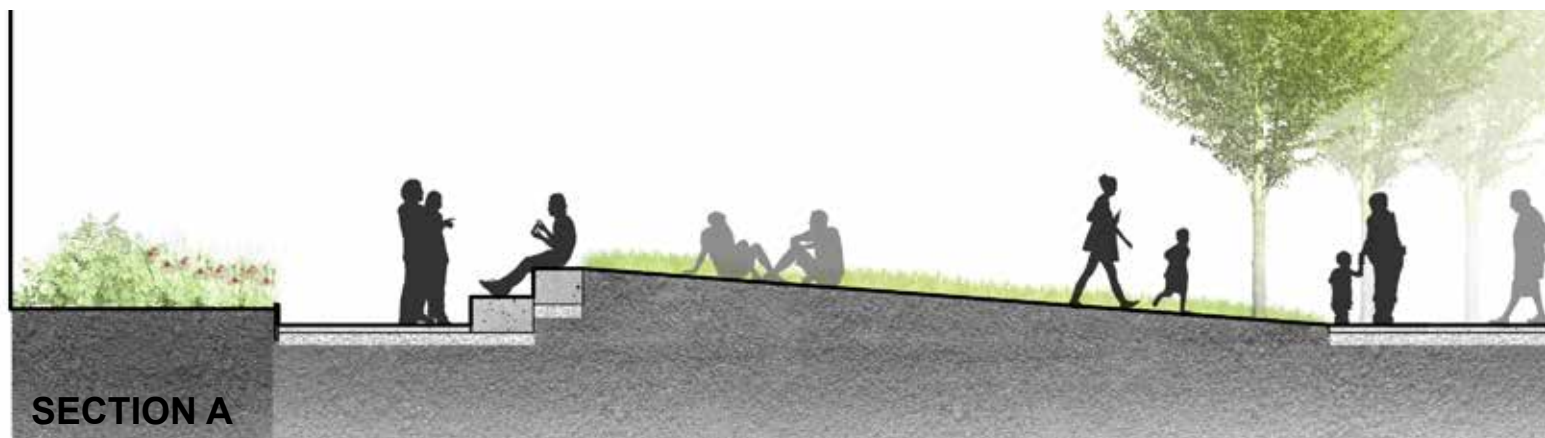
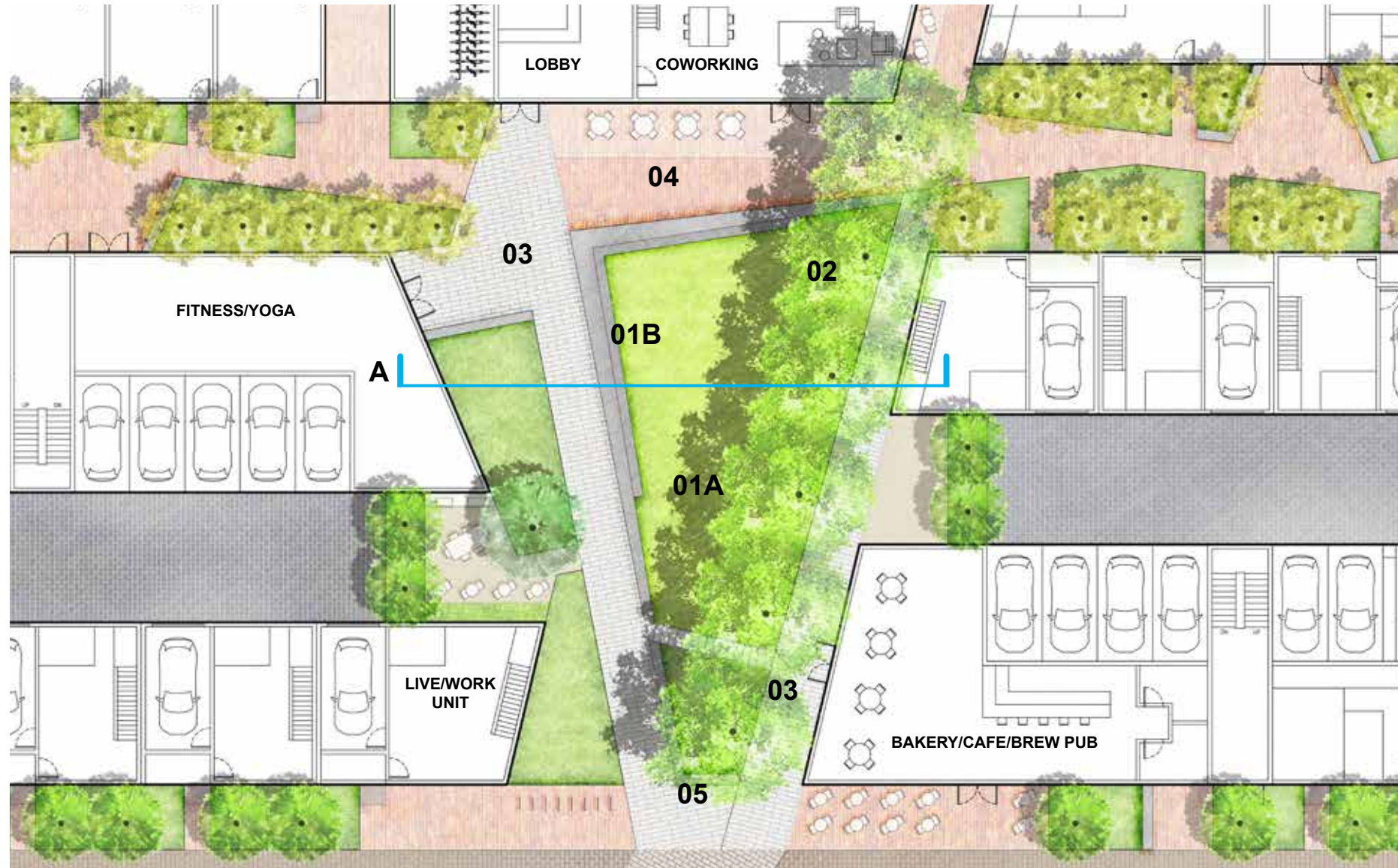


# TOLSON ALLEY | APPROACH FROM MAIN STREET

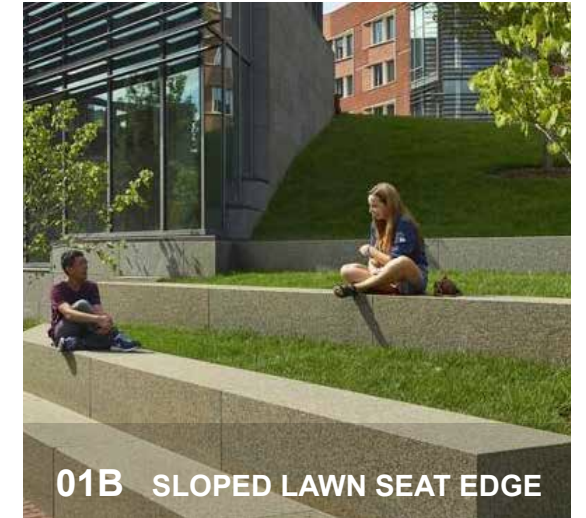




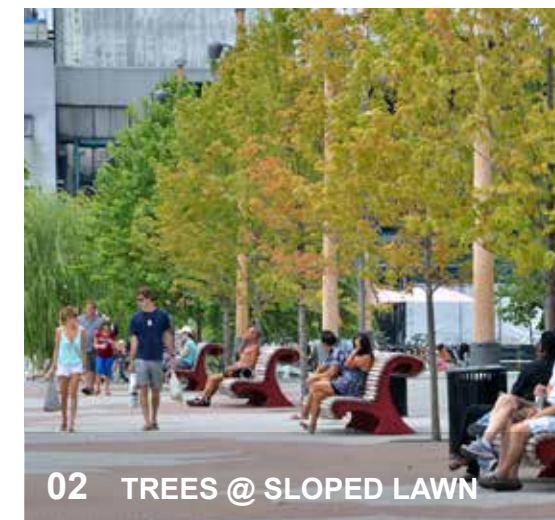
# COURTYARD



01A SLOPED LAWN



01B SLOPED LAWN SEAT EDGE



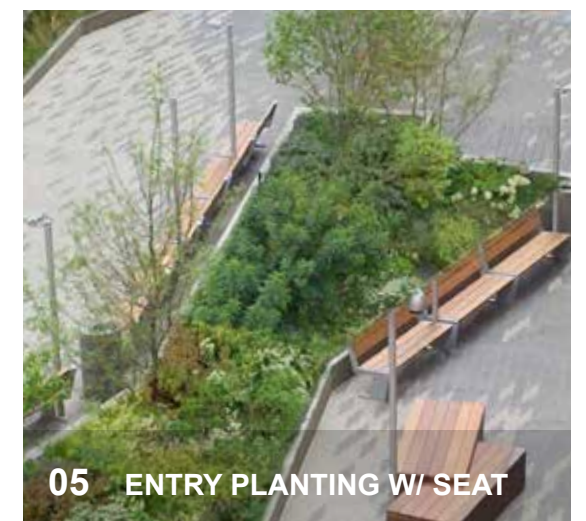
02 TREES @ SLOPED LAWN



03 MAIN CIRCULATION PAVING



04 FLEXIBLE SEATING AREA



05 ENTRY PLANTING W/ SEAT



# COURTYARD

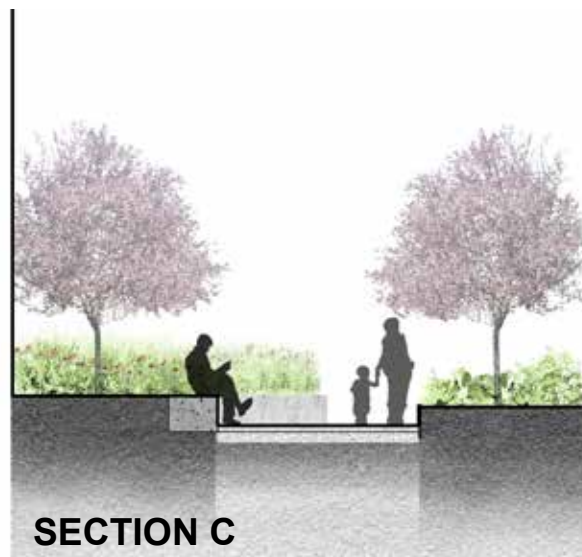




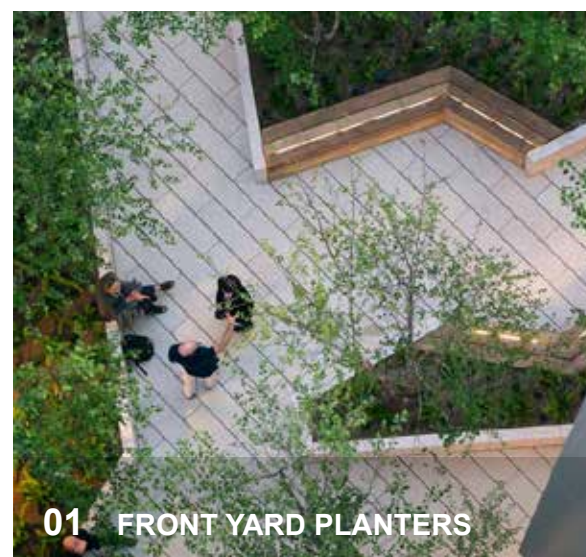
# PEDESTRIAN WALKWAY



SECTION B



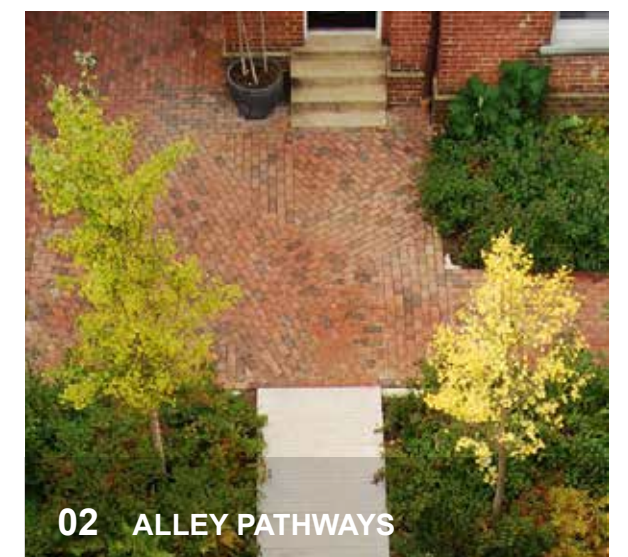
SECTION C



01 FRONT YARD PLANTERS



01 FRONT YARD PLANTERS



02 ALLEY PATHWAYS

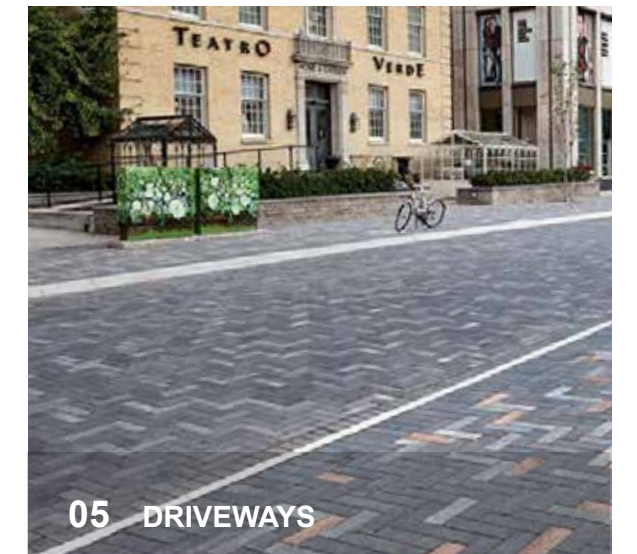
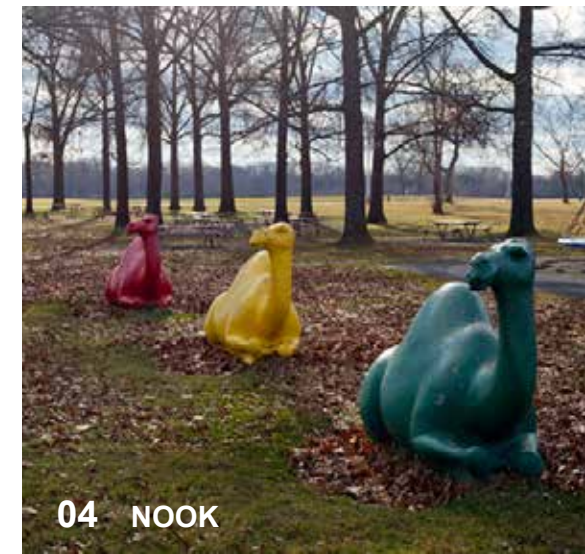
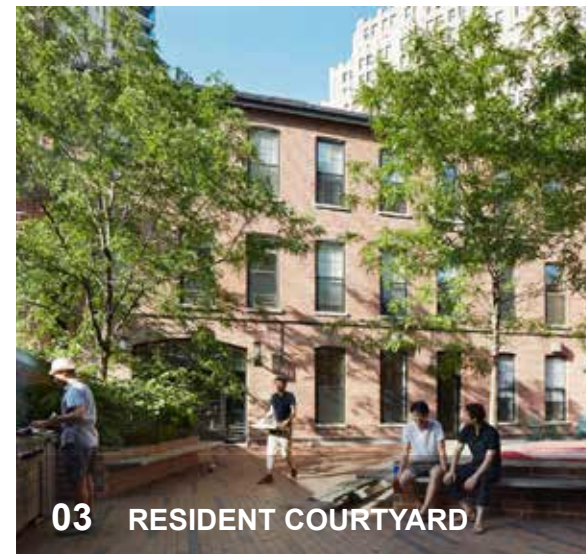
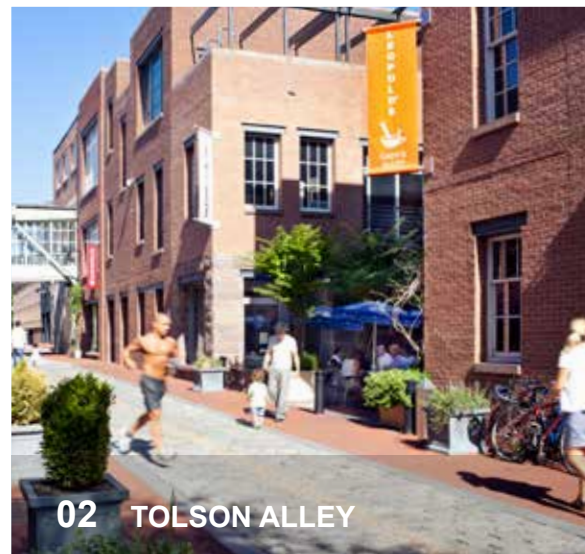
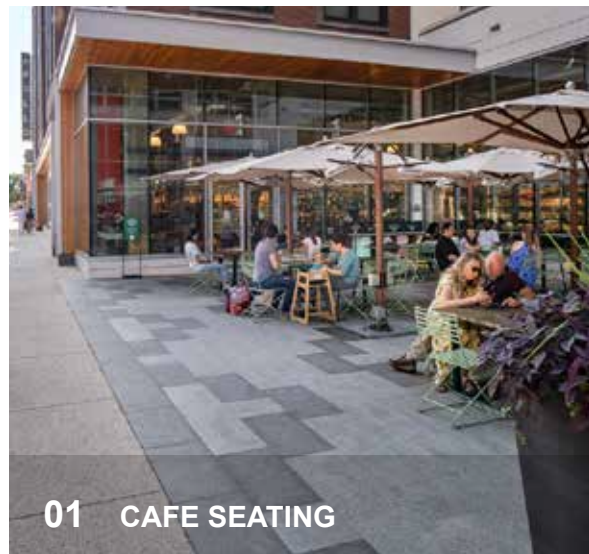
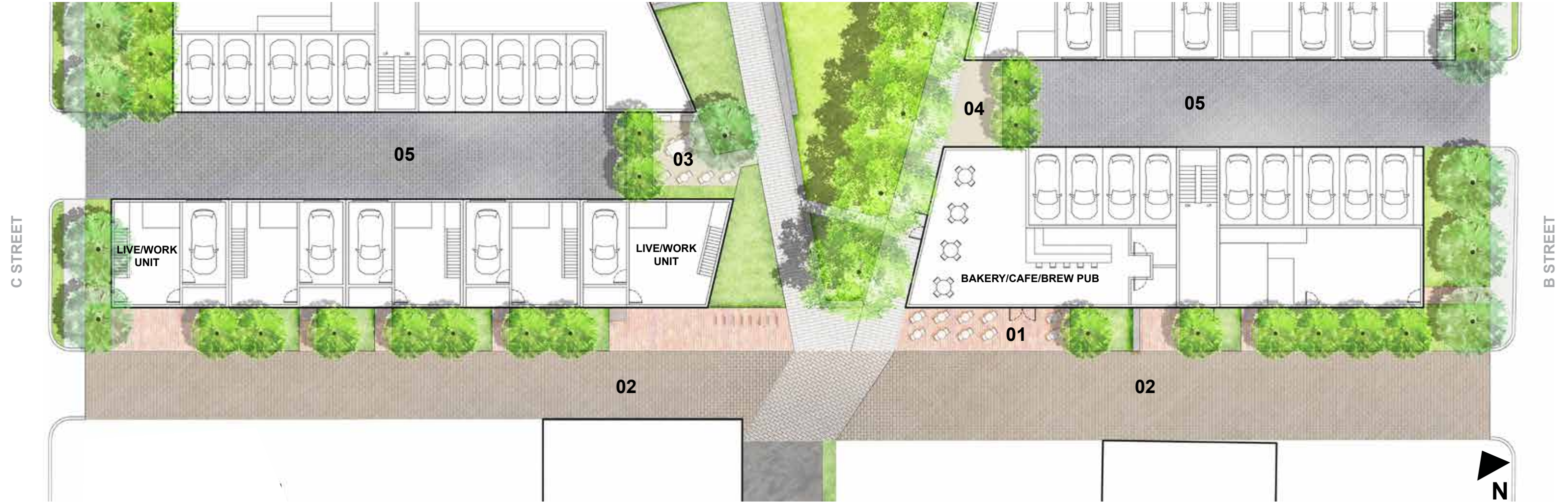


# PEDESTRIAN WALKWAY





# TOLSON ALLEY





# TOLSON ALLEY & C STREET



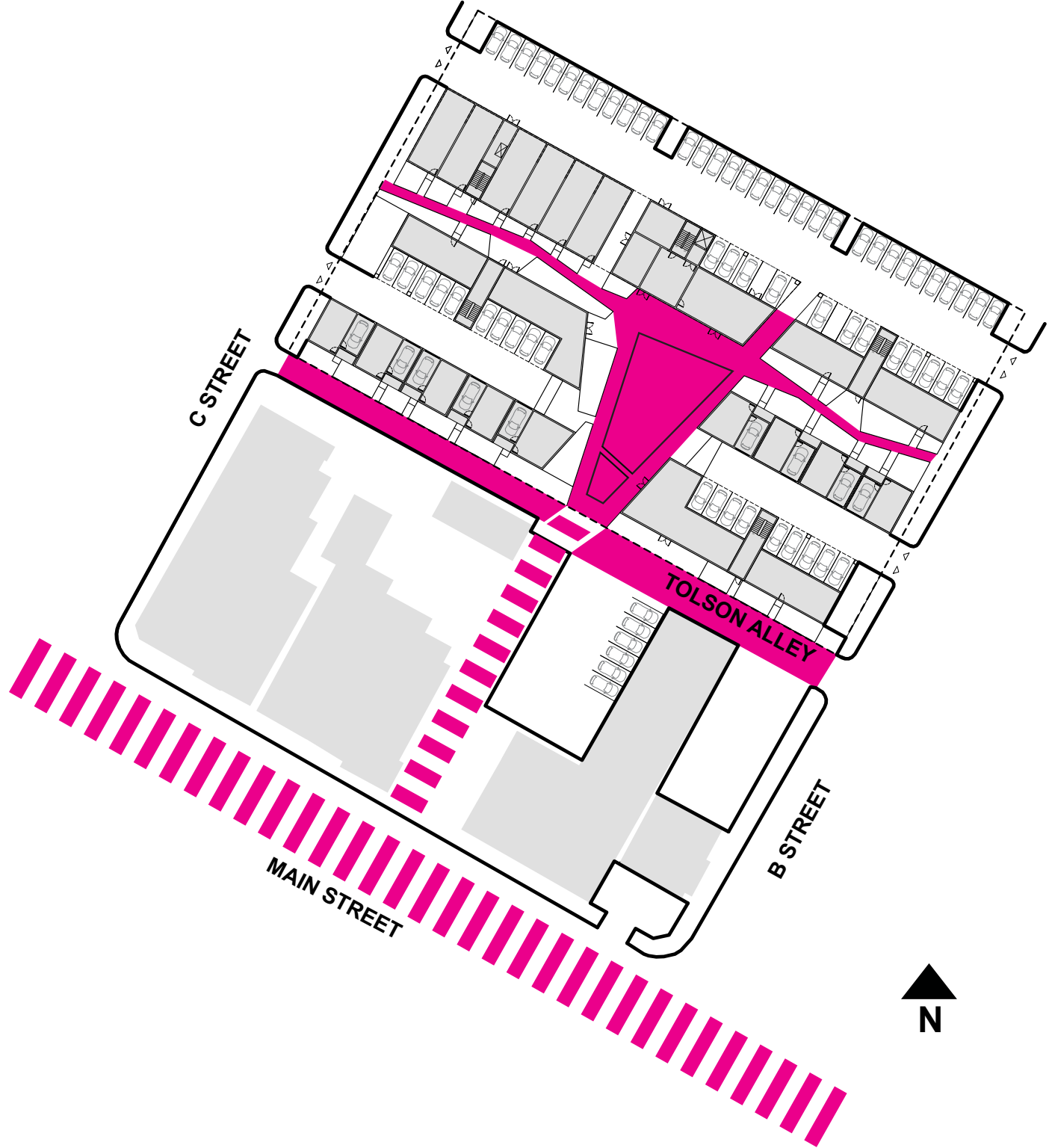


# SITE PLAN





# THE MAIN STREET CONNECTION









# ZONING

**ZONE** C-V (RO-6 OVERLAY)

**LOT AREA** 64,000 SF

**ZONE REQUIREMENTS (SEC 20-7.11.)**

**HEIGHT** 35'  
**OPEN AREA** 70% INTER.  
**REAR SETBACK** 15' FROM RES ZONE, 5' FROM NON RES ZONE  
**FRONT SETBACK** 10' FROM STREET RIGHT OF WAY  
**SIDE SETBACK** 15' FROM RES ZONE; 5' FROM NON RES ZONE

**PARKING REQUIREMENTS (SEC 20-16.5.)**

**STUDIO & 1 BEDROOM** 1.75  
**2 BEDROOM** 2.5  
**SINGLE-FAMILY DWELLING** 3.0  
**UNIT IN COMM BLDG** 2.0  
**COMMERCIAL** BY TYPE AND SF

**30% MAX LOT COVERAGE AND  
 PARKING RATIO REQUIREMENTS  
 LIMIT DENSITY.**

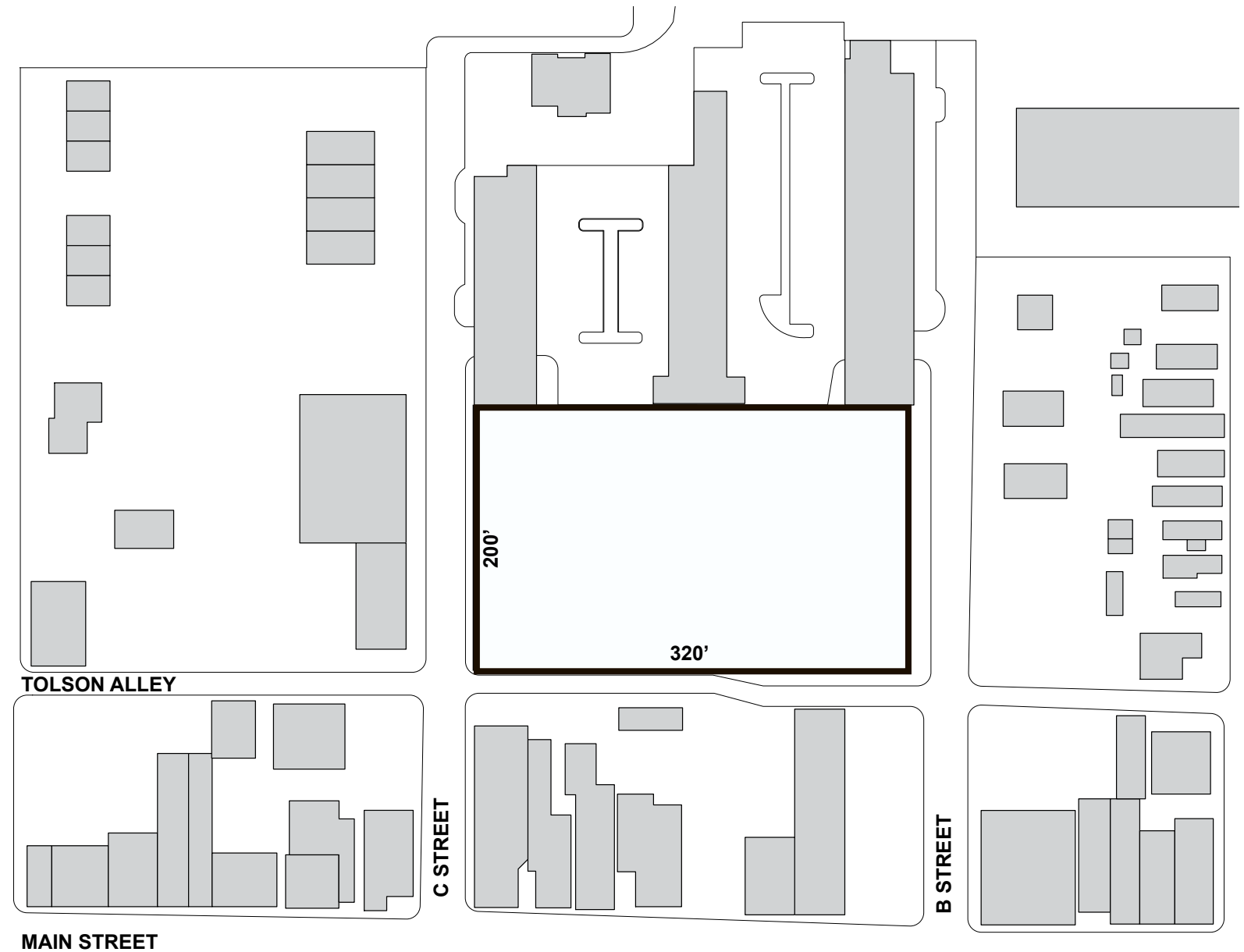
**Opportunities for Parking Reductions**

1. **Overlay Zones:** opportunity to make a case for densification and alternate parking strategies if they meet the goals of the stated overlay.
1. **Parking Modification Zones:** Offers Parking reductions of up to 100% for restaurants, 50% for various other commercial uses and 1 space per dwelling unit.
2. **Reduction of parking allowed** when parking areas are located within 500 feet of lot.
3. **Shared parking:** The parking for each use sharing a lot may be reduced up to 20% when each use requires no more than 20 spaces.

**Patuxent River Transit-Oriented Development Overlay - RO-6**

Goals stated by City of Laurel Master Plan:

1. Create redevelopment opportunities, which serve to reconnect the Main Street business community with its Patuxent River origins.
2. Allow mixed-use development to exploit the increased use of the Riverfront Park without any environmental effects of new development.
3. Explore the potential for additional restaurant development along the river.
4. Develop additional business and housing opportunities to reinforce Main Street business development and increased business expansion which compliments the Main Street community.

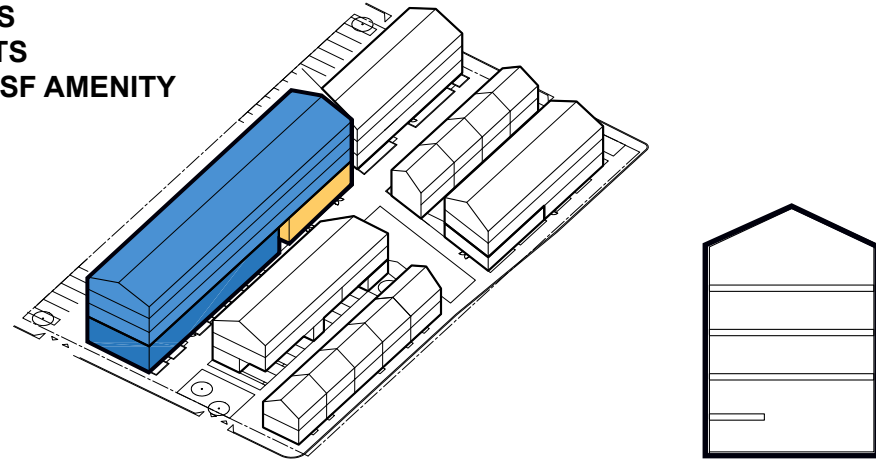




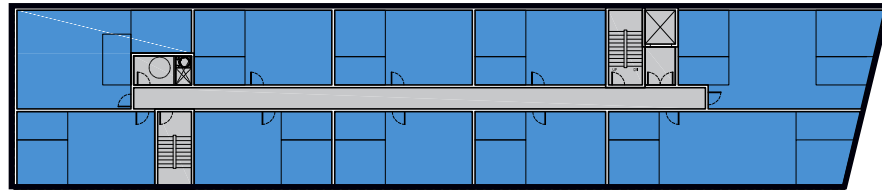
# BUILDING TYPES

## MULTI-FAMILY ELEVATOR

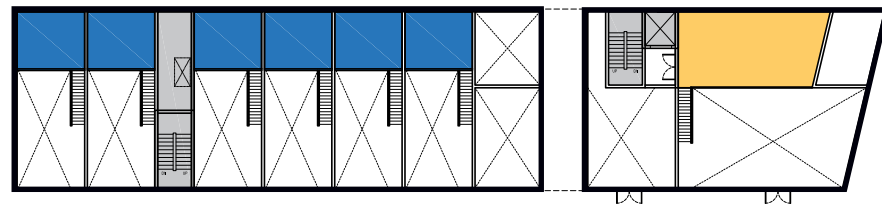
6 LOFTS  
30 FLATS  
2,880 GSF AMENITY



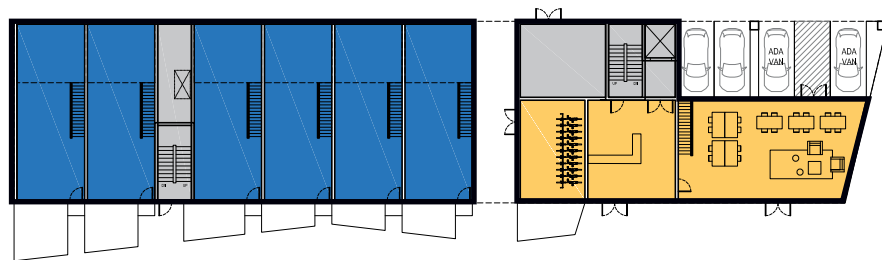
TYP



M

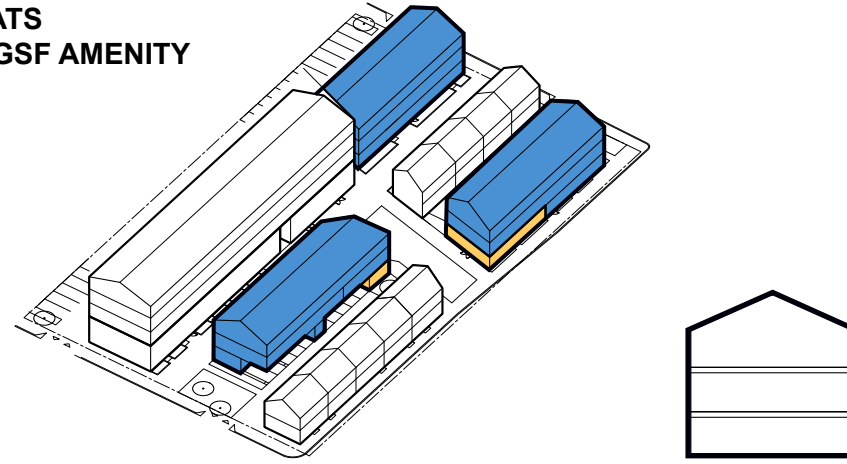


L1

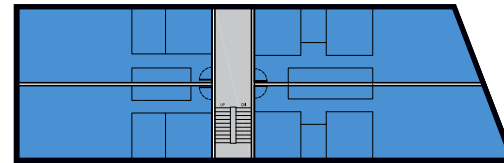


## MULTI-FAMILY WALK-UP

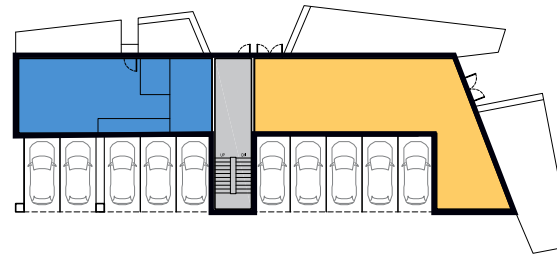
28 FLATS  
2,470 GSF AMENITY



TYP

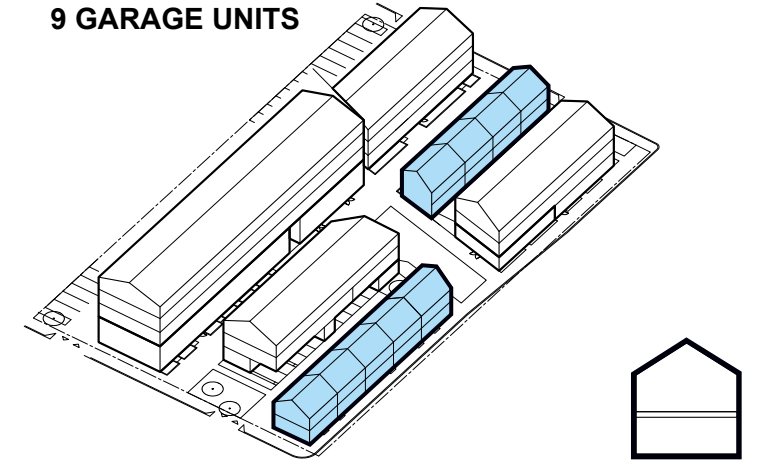


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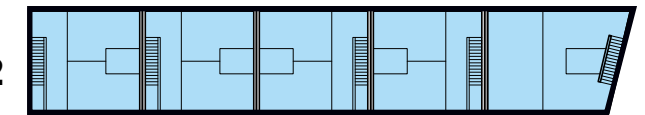


## MEWS UNITS

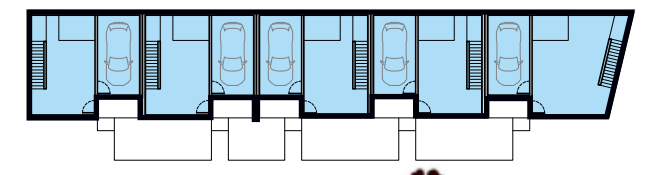
9 GARAGE UNITS



L2



L1





# SITE PLAN



**PARKING NOTES:**

- 76 PARKING SPACES ARE PROVIDED FOR RESIDENTIAL USE PER SEC. 20-16.6, REGULATIONS FOR PARKING IN A PARKING MODIFICATION ZONE (1 SPACE PER DWELLING UNIT).
- ZERO PARKING SPACES ARE PROVIDED FOR RESTAURANT USE PER SEC. 20-16.6, REGULATIONS FOR PARKING IN A PARKING MODIFICATION ZONE (100% REDUCTION).
- (4) ACCESSIBLE SPACES ARE PROVIDED, ONE OF WHICH IS FOR VAN PARKING, PER SEC. 20-16.4e.
- (29) COMPACT CAR SPACES ARE PROVIDED, NOT EXCEEDING 40% OF THE TOTAL PARKING SPACES PER SEC. 20-16.3f.
- REFER TO SITE PLAN FOR PARKING SPACE DIMENSIONS.

**LOT + BUILDING NOTES:**

- LOT AREA = 64,000 SF
- PROPOSED LOT COVERAGE = 26,938 SF (42%)
- BUILDING 01:** (4) STORY MULTI-FAMILY BUILDING W/ ELEVATOR
  - USE: RESIDENTIAL (STORAGE AND COWORKING SPACE ARE ACCESSORIES TO RESIDENTIAL USE)
  - RESIDENTIAL AREA: 35,580 GSF / 36 UNITS
- BUILDING 02:** (3) STORY MULTI-FAMILY WALK-UP
  - USE: RESIDENTIAL
  - RESIDENTIAL AREA: 9,190 GSF / 10 UNITS
- BUILDING 03:** (3) STORY MULTI-FAMILY WALK-UP
  - USE: RESIDENTIAL (FITNESS AMENITY IS AN ACCESSORY TO RESIDENTIAL USE)
  - RESIDENTIAL AREA: 10,940 GSF / 9 UNITS
- BUILDING 04:** (2) STORY MEWS BUILDING W/ GARAGE
  - USE: RESIDENTIAL
  - RESIDENTIAL AREA: 5,500 GSF / 4 UNITS
- BUILDING 05:** (2) STORY MEWS BUILDING W/ GARAGE
  - USE: RESIDENTIAL (COWORKING SPACES ARE ACCESSORY TO THE RESIDENTIAL USE)
  - RESIDENTIAL AREA: 7,010 GSF / 5 UNITS
- BUILDING 06:** (3) STORY MULTI-FAMILY WALK-UP + RESTAURANT AMENITY
  - USES: RESIDENTIAL & RESTAURANT
  - RESIDENTIAL AREA: 9,760 GSF / 9 UNITS
  - AMENITY AREA: 1,460 GSF



# STORM WATER MANAGEMENT CONCEPT PLAN

