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 Torti Gallas and partners
Architects of Sustainable Community

Lessons from the Implementation of
Outlier vs. CBD TOD's in Washington DC

WASHINGTON D.C. OUTLIER VS. CBD TOD'S:

- Respond to lessons of the Masterclass
- Respond to Paul: Ridiculous “safety” factors
- Responding to Stef: How we do architectures that respond regionally and globally
- Responding to Alannah MacTiernan, Stephen, Evan and Les Stein regarding over-regulation and better governmental guidance

Opportunity in Outlier and CBD TOD's:

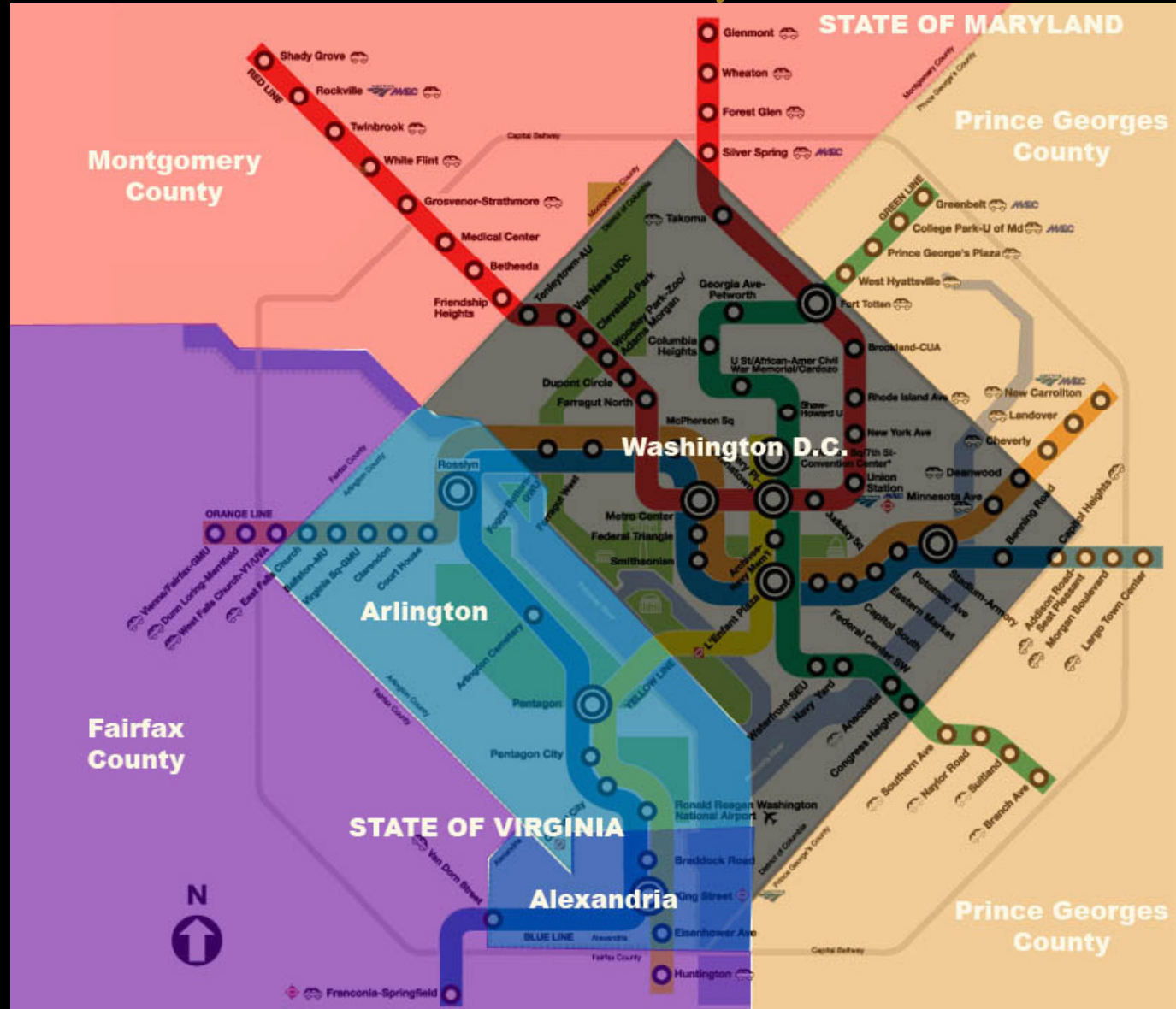
- Increase the value of commercial property across the United States and Australia by 15-20%.
- Lower the cost of urban housing here in Australia by 30%.
- Decrease the average cost of development in the U.S. and Australia by 10-25%,
30% in urban areas.

Do this through the making of better, urbane and humane sensitive, careful, pedestrian-oriented urbanization, and fixing the rules that are in the way.

- Decrease Building Costs
- Improve Urban Realm Architecture



Differing Local Jurisdictions offer Different Policy

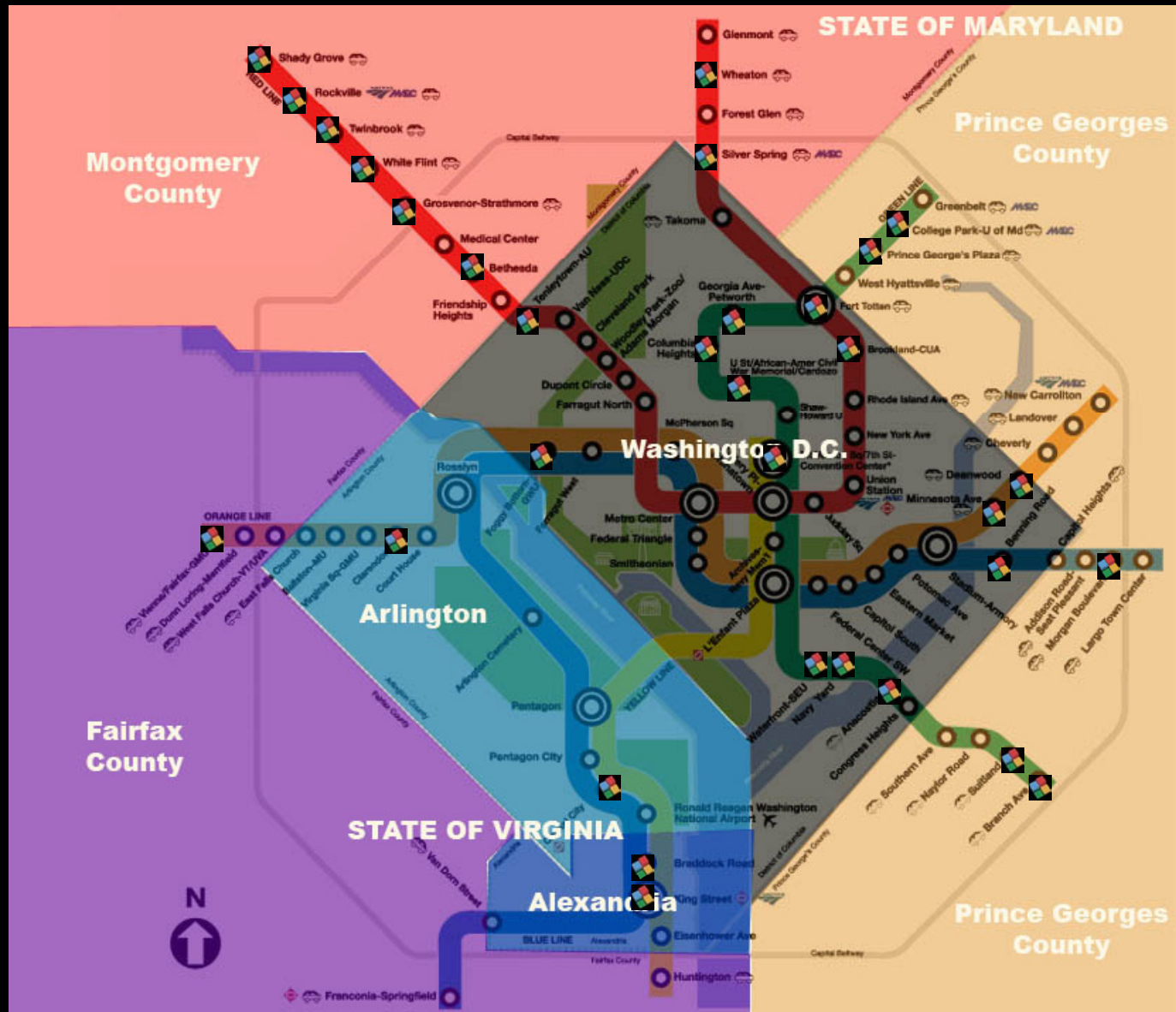


MC: MPDU's and Inclusive Zoning; DC: Parking Decks Cost toward FAR and Incentive Zoning



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TOD/CBD Buildings of Type 1 (concrete) construction



Lions Gate, Bethesda, MD



Kenyon Square, DC



Highland Park, DC



Columbia Heights Triangle, DC



Logan Circle, DC

- Concrete
- Parking Underground
- PUD process attains higher Quality architecture



City Vista, Washington DC

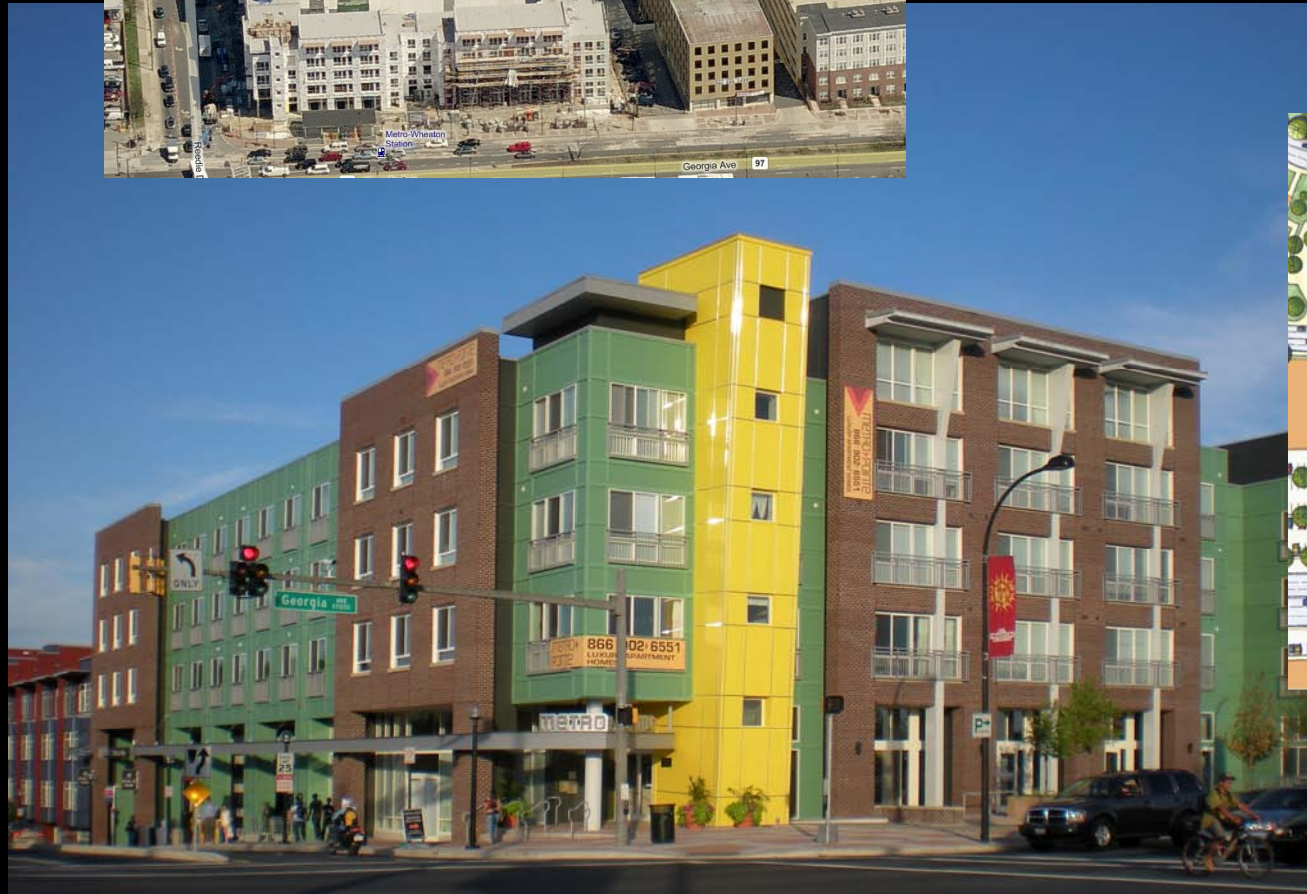
In Washington, above ground parking cost toward available FAR



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Outlier TOD Buildings of Type 5A (wood) construction



MetroPointe at Wheaton Metro Station, Wheaton, MD



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Outlier TOD Buildings of Type 5A (wood) construction



Centergate Plaza at King Farm, Rockville, MD Shady Grove Station – Red Line



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Outlier TOD Buildings of Type 5A (wood) construction



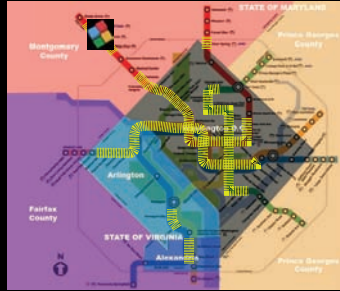
Monument Place, Fairfax, VA – Orange Line



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Outlier TOD Buildings of Type 5A (wood) construction



The Crest at Congressional Plaza, Rockville, MD (Twinbrook Station)



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Outlier TOD Buildings of Type 5A (wood) construction (above grade station)



Avalon at Grosvenor Station, North Bethesda, MD – Wood wrapped deck



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Places where developers/investors are willing to invest in Type 1 (concrete) construction:

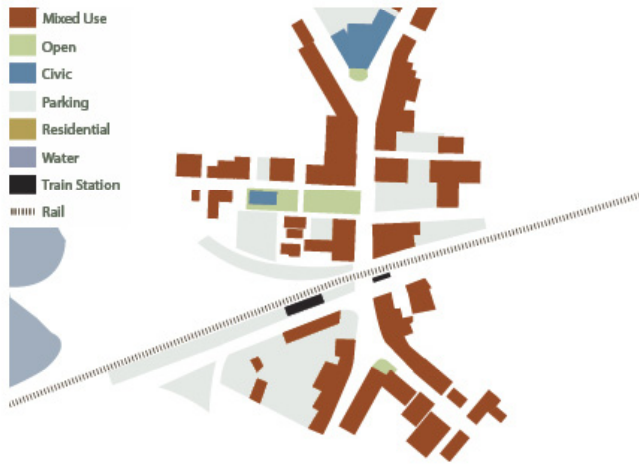


Three reasons: Existing CBD, Pre-Metro Commercial Center, Metro Line constructed underground

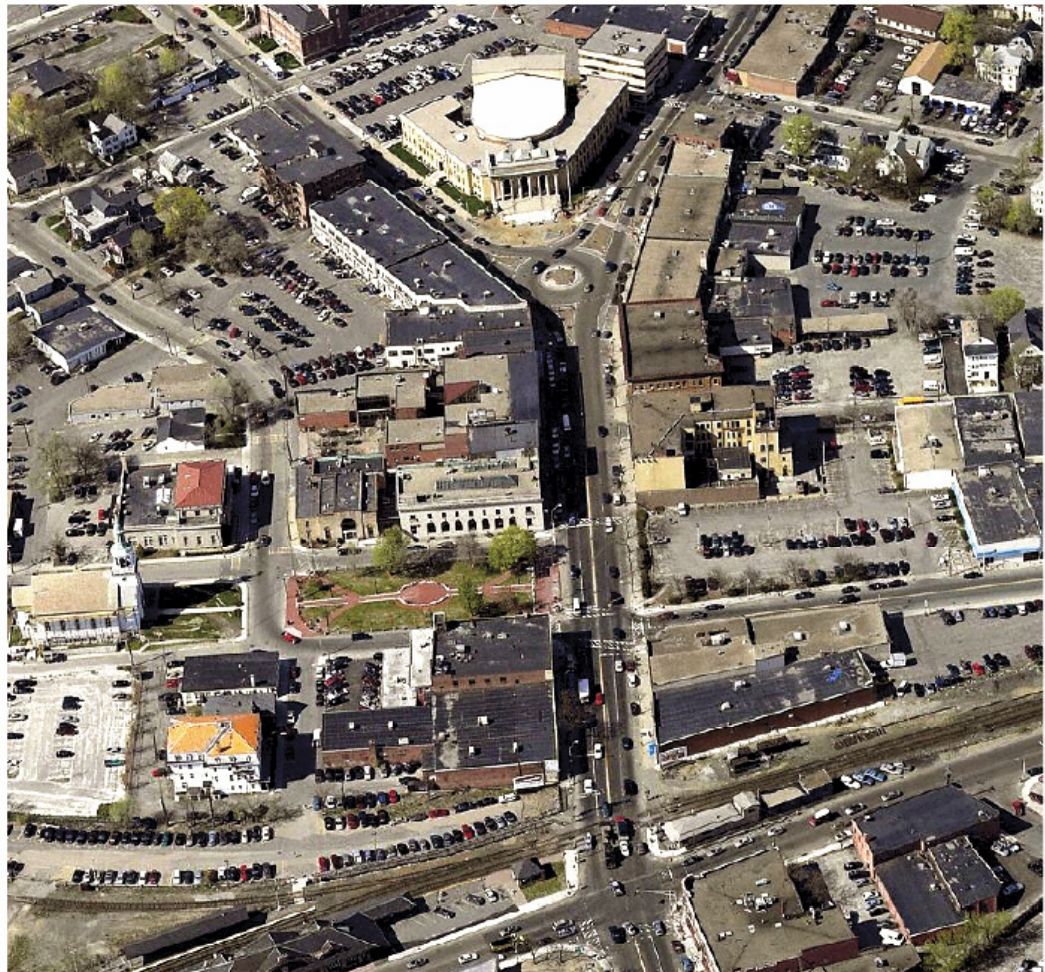


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Framingham, MA

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TYPOLOGICAL STUDIES
TRANSIT ORIENTED DEVELOPMENT



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Lessons from the Implementation of
Outlier vs. CBD TOD's in Washington DC

- Mixed Use
- Open
- Civic
- Parking
- Residential
- Water
- Train Station
- Rail



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Lake Forest, IL

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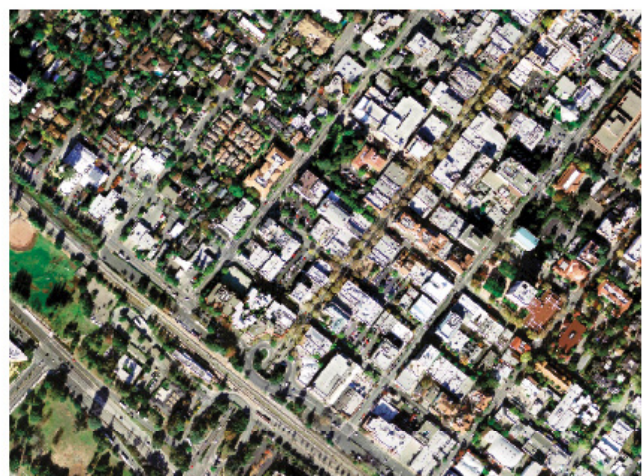


TYPOTOLOGICAL STUDIES
 TRANSIT ORIENTED DEVELOPMENT



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Palo Alto, CA

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Rio Vista Station, San Diego, CA

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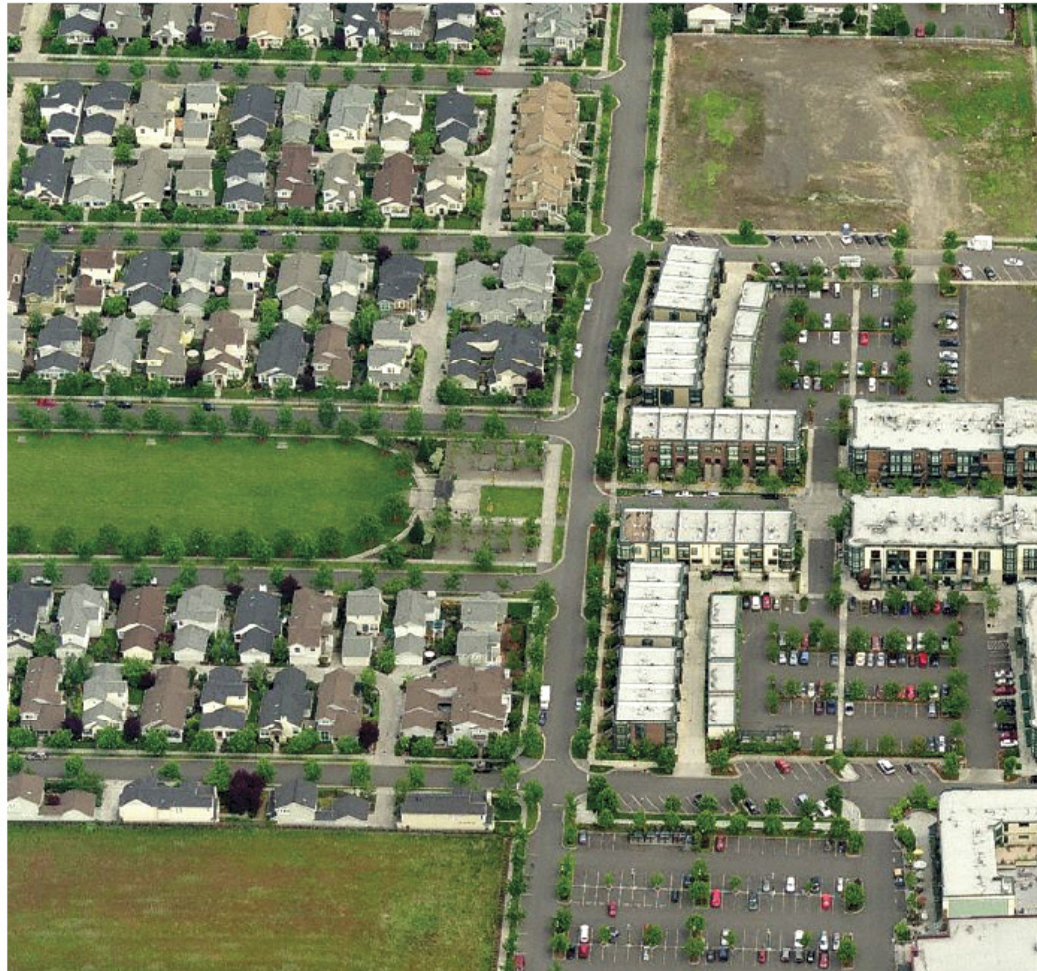


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Orenco Station, Hillsboro, OR

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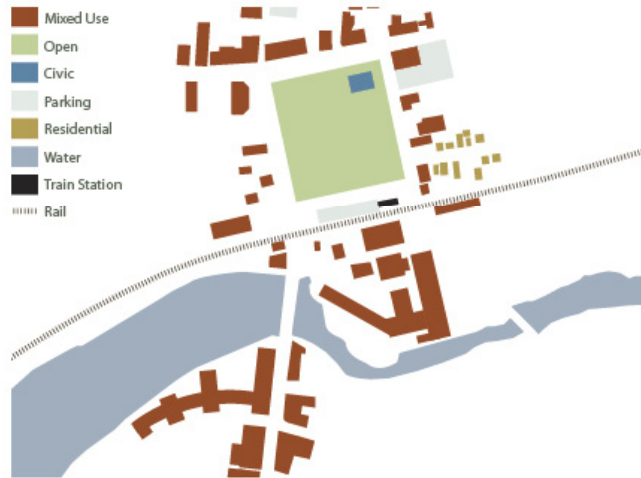


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Waltham, MA

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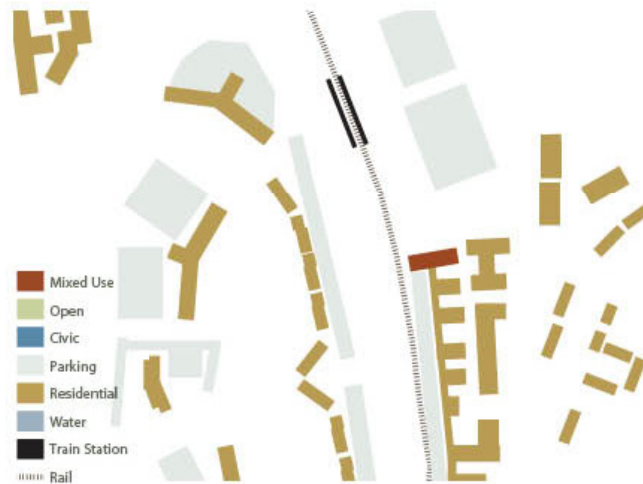


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Grosvenor Station, Montgomery County, MD

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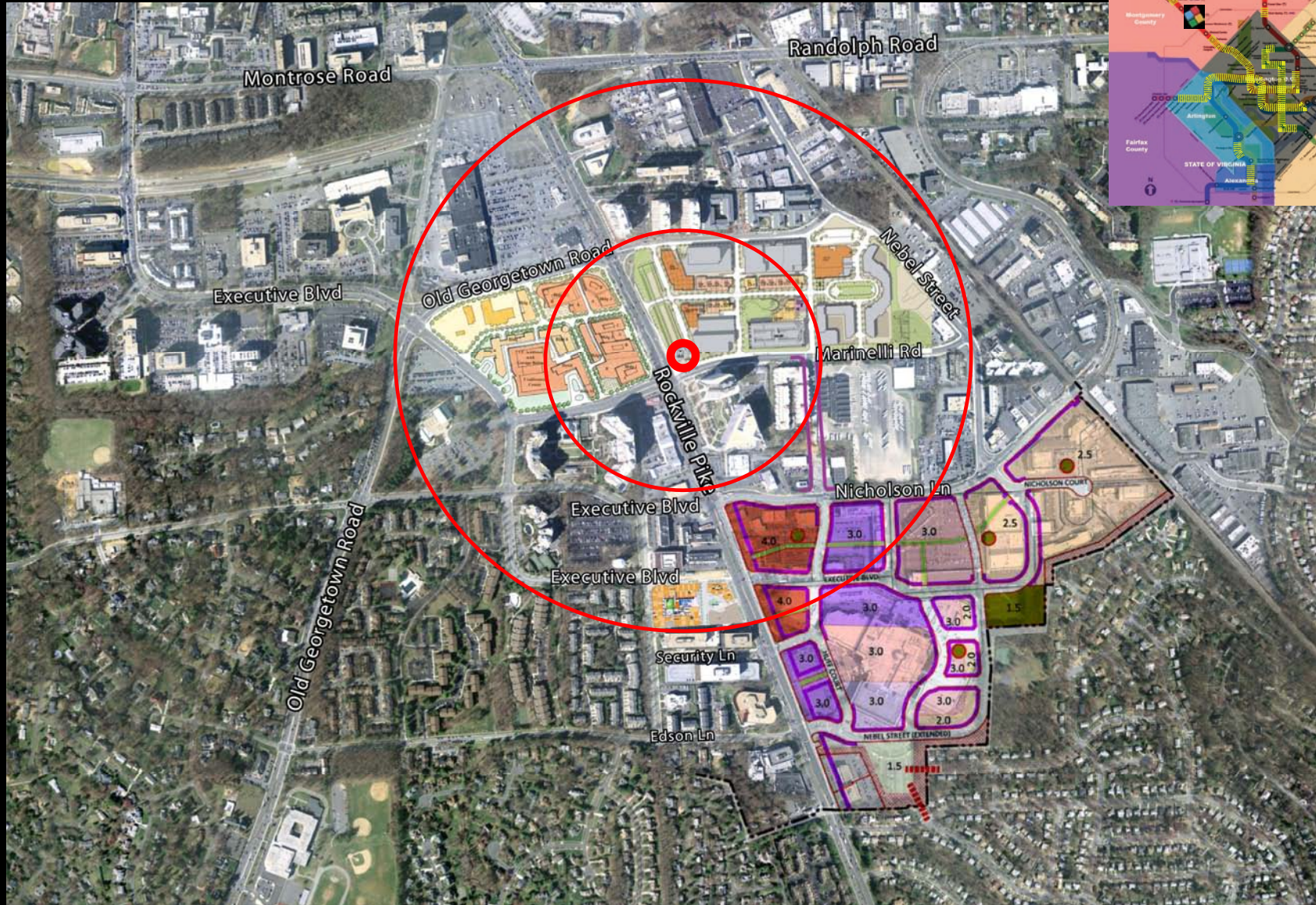
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Below Grade Metro Line further out – More Urbane Possibilities



Metro Line constructed underground – Very interesting incentive zoning here



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Below Grade Heavy Rail Metro Line – More Urbane Possibilities



“Rockville Pike”

Existing Edge
Structure



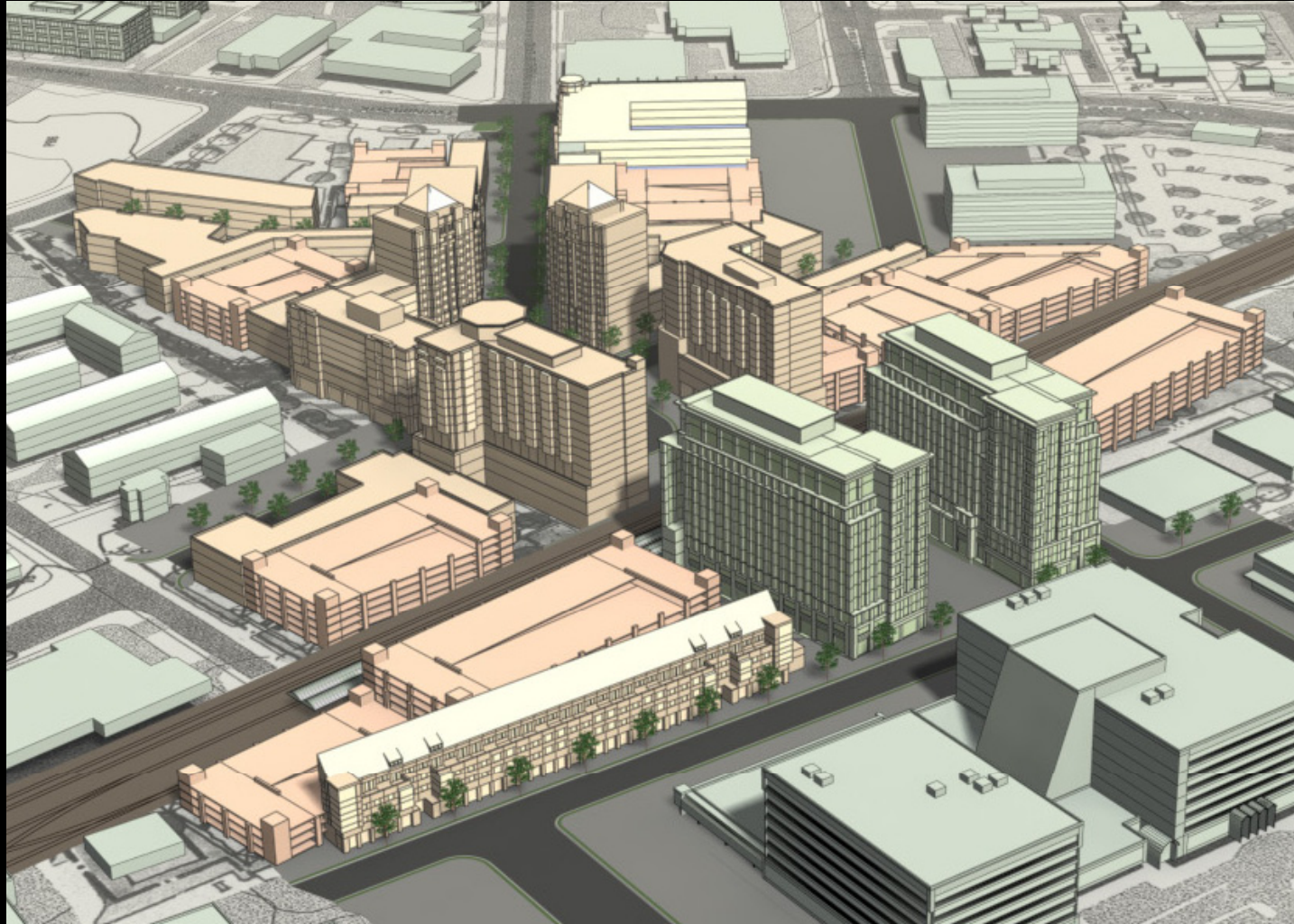
“Wisconsin Avenue”

Proposed Edge
Structure



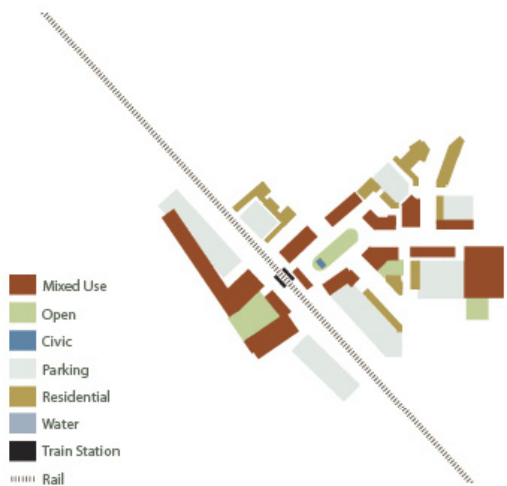
Making an Attachable Fragment of Urbanism at TOD's

After all of the masterplanning goals are met; we created an armature for architecture - Managed construction cost; construction type; screened decks office; res, retail; created distinct public realms



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Twinbrook Commons, Rockville, MD

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Rental Buildings: Commodified Machines for Profit: +/- 200 units



Big Rental Companies w/newly minted MBA's running the projects and percentage material req's



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Embracing Traditional Architectural Identities – North American Comfort Food?



The Greene, Dayton (Beavercreek), OH



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Outlier vs. CBD TOD's in Washington DC

Embracing Traditional Architectural Identities – North American Comfort Food?



The Greene, Dayton (Beavercreek), OH

\$1200/m²



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The Greene, Beavercreek (Dayton), Ohio

\$1200/m²



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COMMUNITY SPONSORED
FREE CONCERTS

Example: 6,000 people attend
Mandy Moore concert, pictured



The Greene, Dayton (Beavercreek), OH

\$1200/m²



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Mid-rise living can be amenitized and desirable



The Greene, Dayton (Beavercreek), OH

\$1200/m²

Most Expensive Rents in the market



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Embracing Culturally Traditional Architectural Identities – Not Just America



Umm Al Quwain Central District



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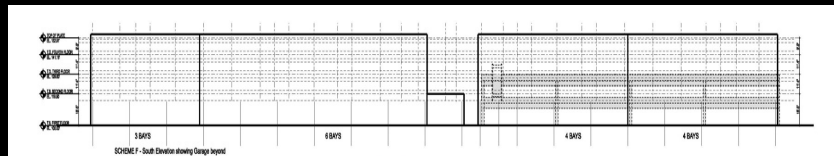
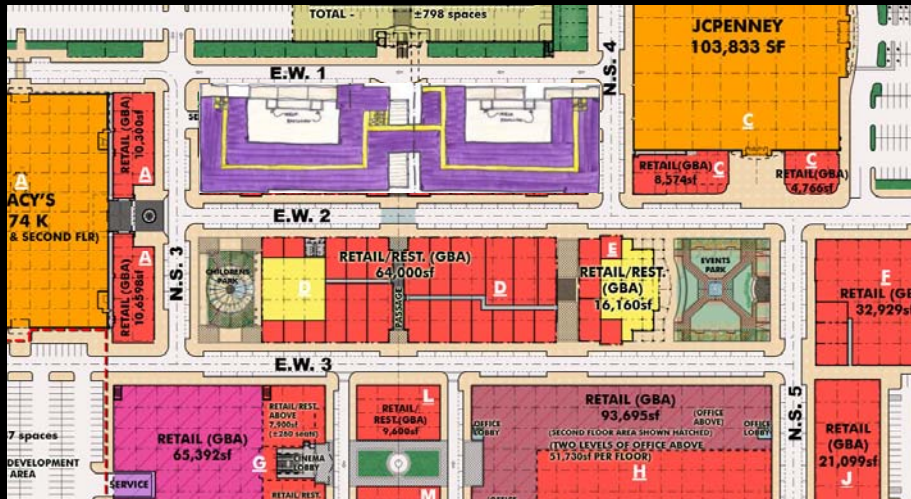
Al Wasl Neighborhood Center, Saudi Arabia



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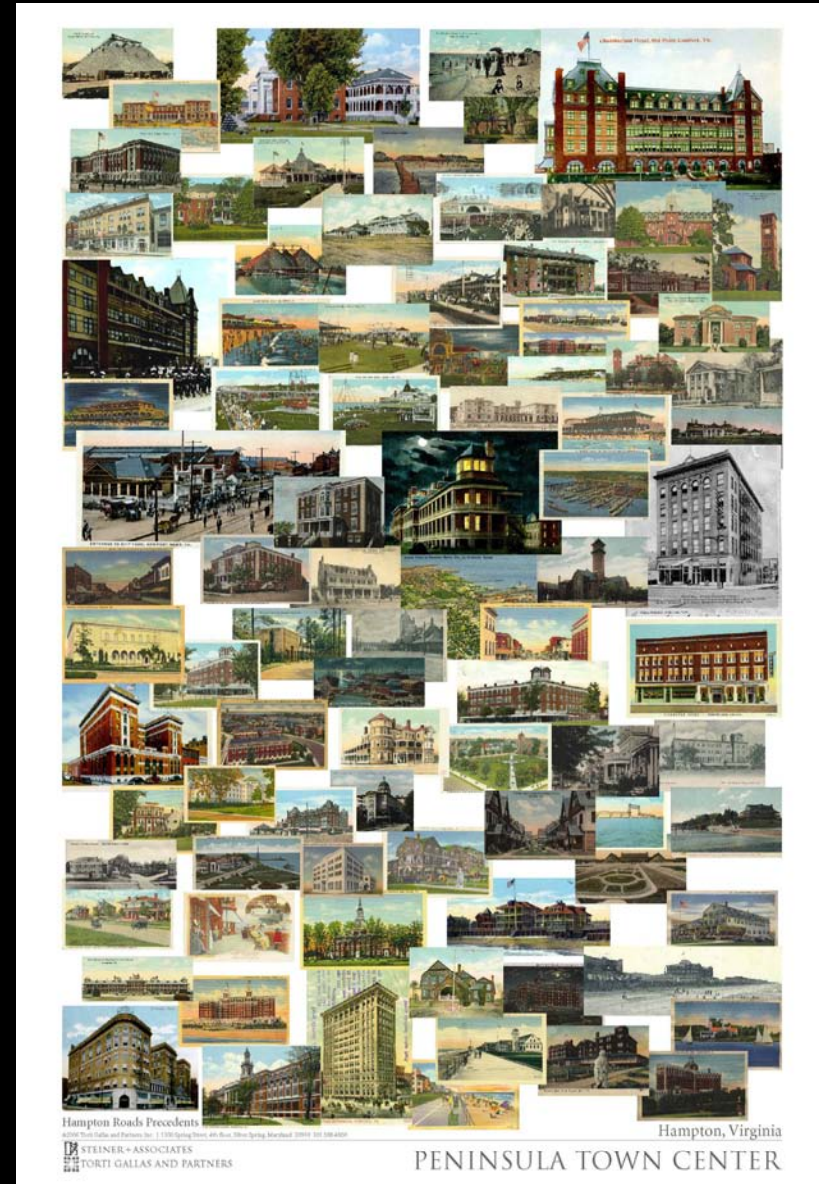
Embracing Traditional Architectural Identities – Replacing community’s lost soul



Peninsula Town Center, Hampton, VA



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Lessons from the Implementation of Outlier vs. CBD TOD's in Washington DC

Embracing Traditional Architectural Identities – Replacing community’s lost soul



Peninsula Town Center, Hampton, VA



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Outlier vs. CBD TOD's in Washington DC



Peninsula Town Center, Hampton, VA



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Peninsula Town Center, Hampton, VA



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Lessons from the Implementation of
Outlier vs. Peninsula town center

\$1250/m²



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Lessons from the Implementation of
Outlier vs. CBD TOD's in Washington DC

Even in TOD's where real estate value supports Type 1 Density



Lions Gate, Bethesda, MD



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Lessons from the Implementation of
Outlier vs. CBD TOD's in Washington DC

We can make wonderful places of wood/light gauge construction



1st Floor Plan



Upper Floor Plan

Bethesda Row Arlington East, Bethesda, MD



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Outlier vs. CBD TOD's in Washington DC



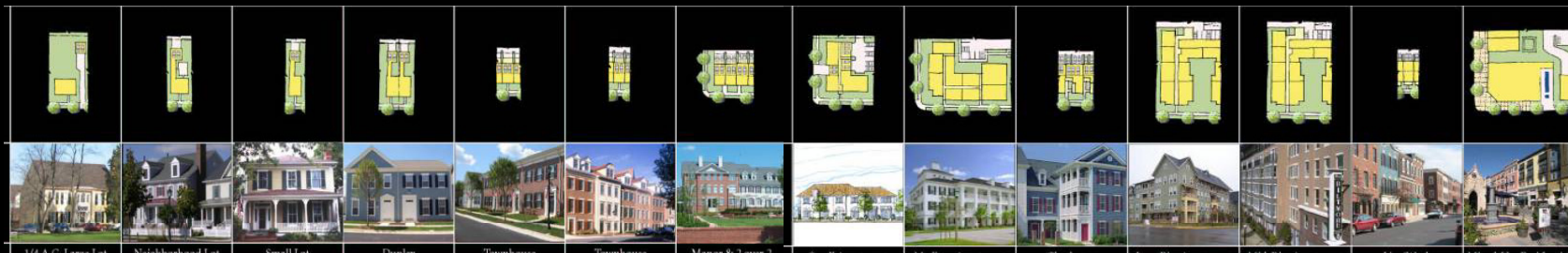
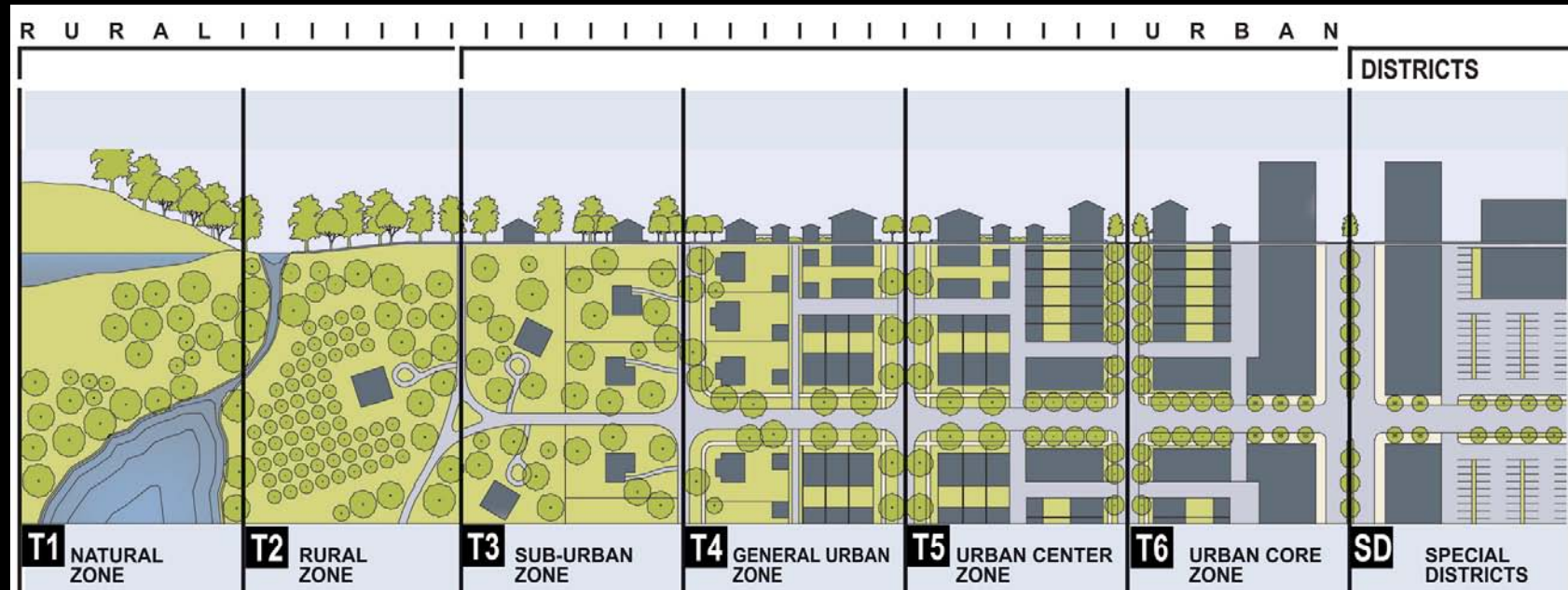
Bethesda Row Arlington East, Bethesda, MD



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Outlier vs. CBD TOD's in Washington DC

The Costs of Construction in the USA



\$590/m²

\$750/m²

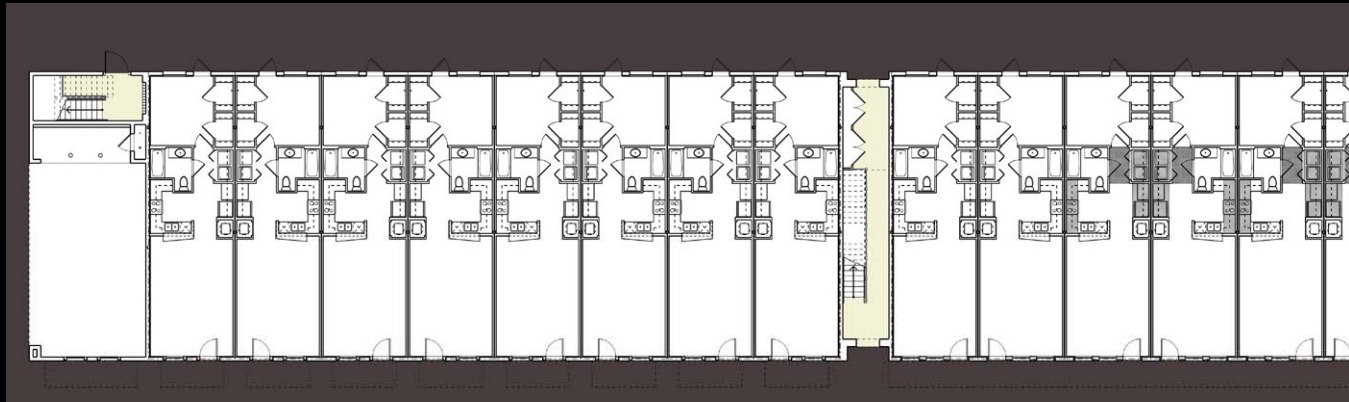
\$900/m²

\$1270/m²

\$1880/m²



Implementation: A viable product for Australia given existing building/fire codes



Baldwin Park Town Center, Orlando, FL

\$900/m²



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Problem: Over conservative parking requirements, worldwide create a vast misallocation of economic resources.



In the suburbs, the majority of parking are intentionally oversized by 15-20% to allow for space searches Peak Design; in retail designing for December means that more than half the year lots are half full.

Donald Shoup “The High Cost of Free Parking”

Mary Smith, author of “2nd edition of Shared Parking” – the only statistically reliable numbers for parking are suburban office buildings and regional shopping centers w/o transit **America’s asphalt acne.**



Surface - Asphalt:
\$3,000 - \$5,000 / space



Unadorned deck:
\$14,000 - \$20,000 / space



Exposed and decorated garage:
\$18,000 - 25,000 / space



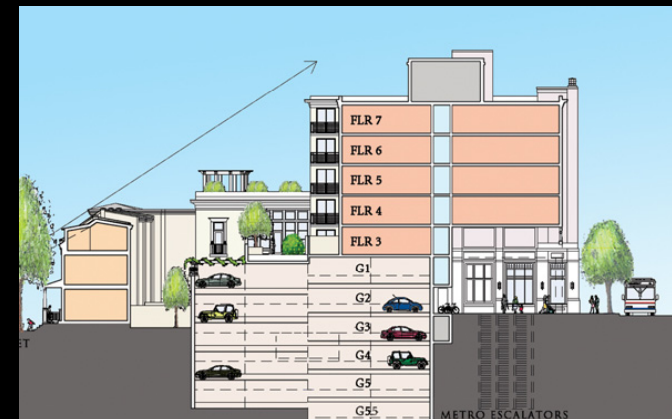
Surface - Pavers:
\$10,000 / space



Wrapped garage:
\$14,000 - 20,000 / space
(assumes precast)



Underground garage:
\$30,000 to \$45,000 / space



For a unit of housing: A bathroom costs \$7K. A kitchen \$12K. 2 spaces of Required Parking \$60K.



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Retail was parked at 3/100sq m. Code Required 4/100sq m. Actual use is 1.25/100sq m




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We were told "you gotta have 1 space per unit" Residential was parked at .75 - Actual use is .45/unit



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LACK OF STATISTICAL DATA RELATED TO TOD PARKING IS A PROBLEM

No definitive understandings exist of market rate parking (almost all info is on suburban free parking)

Lenders tend to require conventional Parking Ratios in TOD's

Developers tend to build TOD's with conventional parking ratios

This causes higher development costs.

At Columbia Heights 750 excess underground spaces were built, using public funds)

750 spaces*\$35,000/space = \$26.2M dollars wasted

\$26.2M dollars – 200 units housing

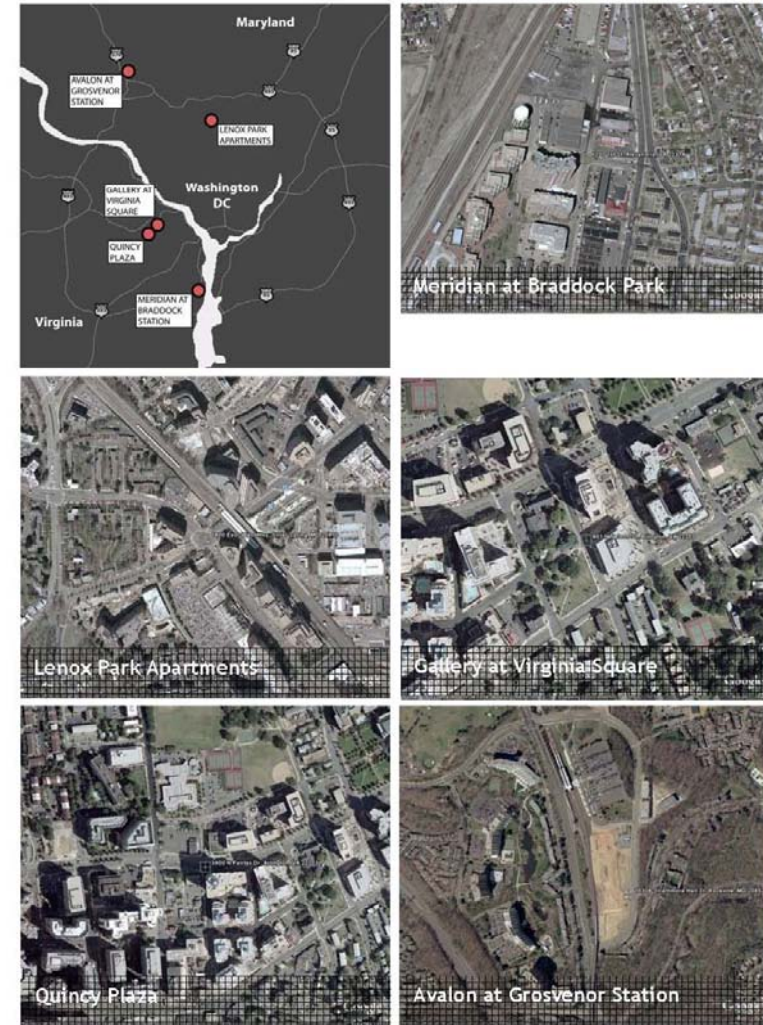


Problem: Little understanding of Market-rate or TOD parking.

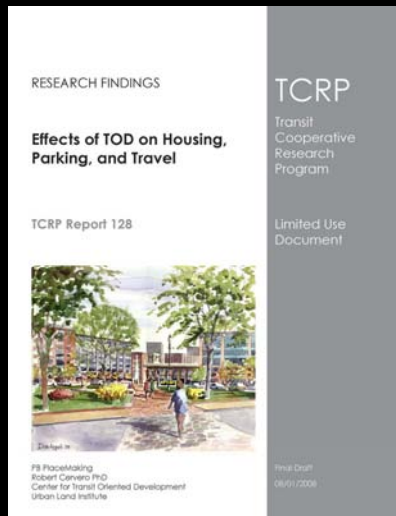
Map 1. Case Study Metropolitan Areas



Map 3. Locations of Study Sites in Metropolitan Washington, D.C.: Avalon; Virginia Square; Meridian; Quincy Plaza; Lenox Park



c/o GB Arrington



Developers of the studied TOD's who thought they parked their projects aggressively had actually overparked by a factor of 2

Res CBD Free bundled parking = 0.5/100 sq. meter



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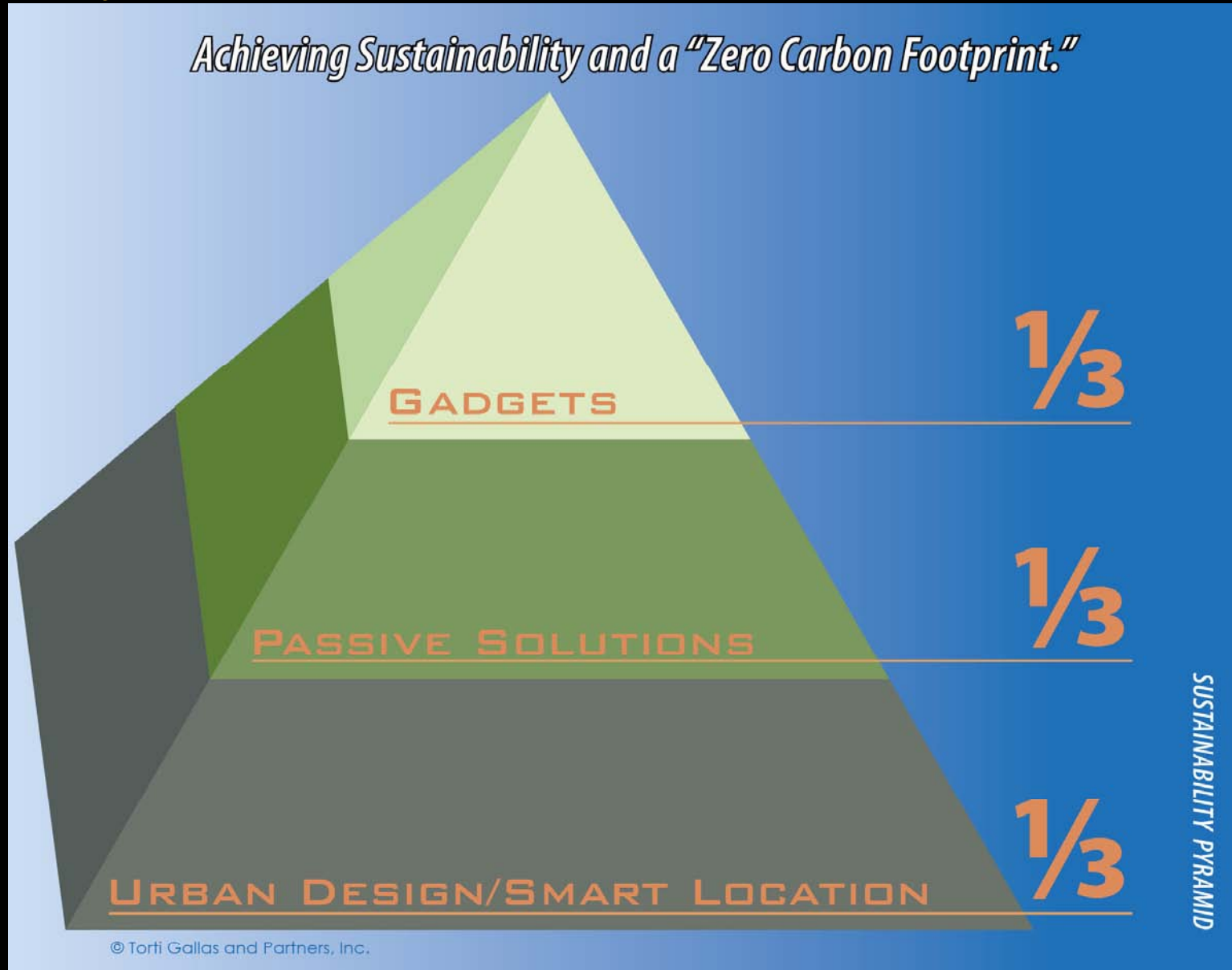
Clarendon Center, Arlington, VA
LEED Silver Candidate




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Cost Analysis of Sustainable choices



Cost Analysis of Sustainable choices





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The cost of mixed-use tod

From Outlier to CBD TOD

Moving across the TOD Transect



\$115/SF



\$120/SF



\$135/SF



\$160/SF



\$175/SF



\$200/SF



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The cost of mixed-use tod

From Outlier to CBD TOD

Moving across the TOD Transect



\$115/SF

\$120/SF


\$135/SF

\$160/SF

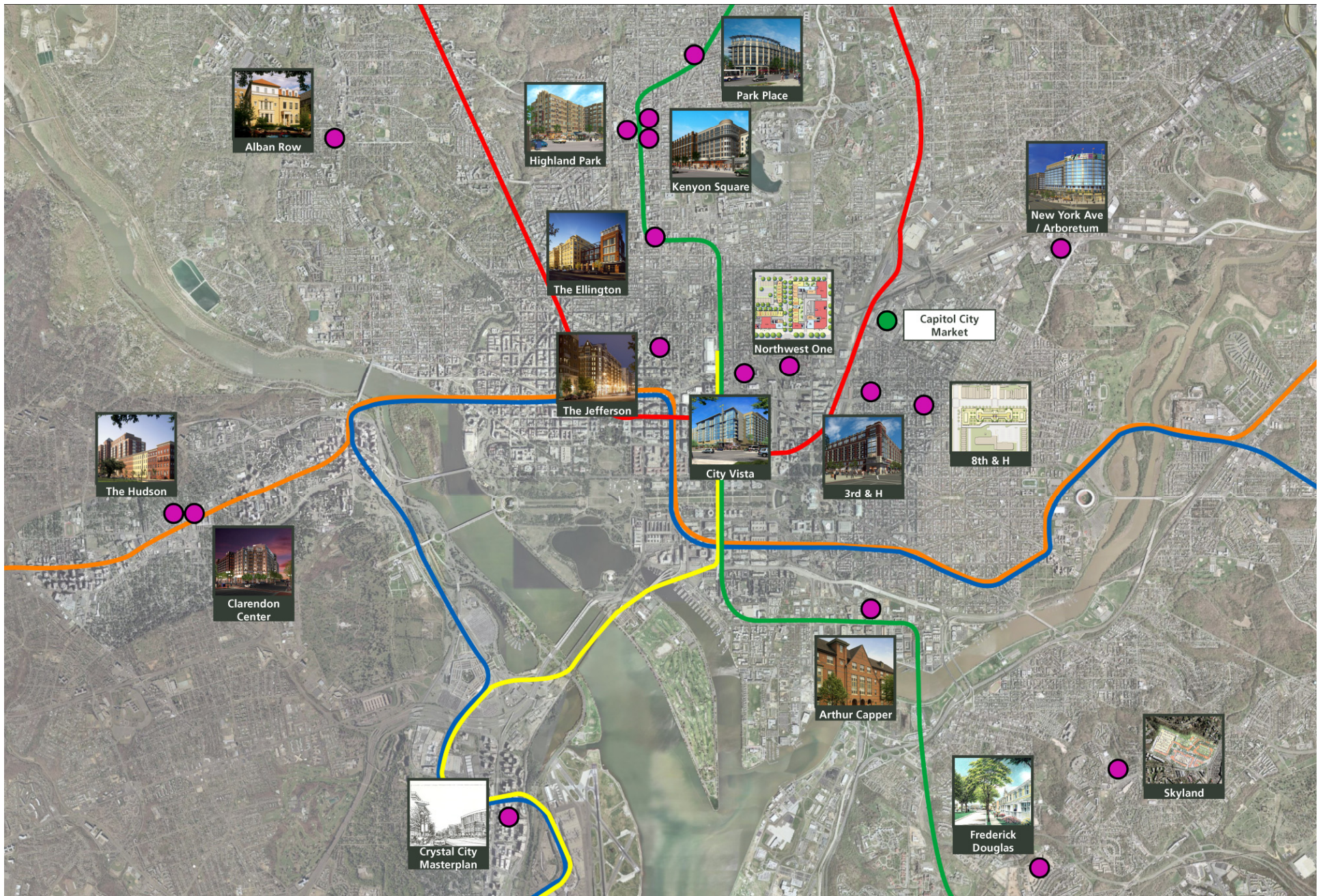
\$175/SF

\$200/SF



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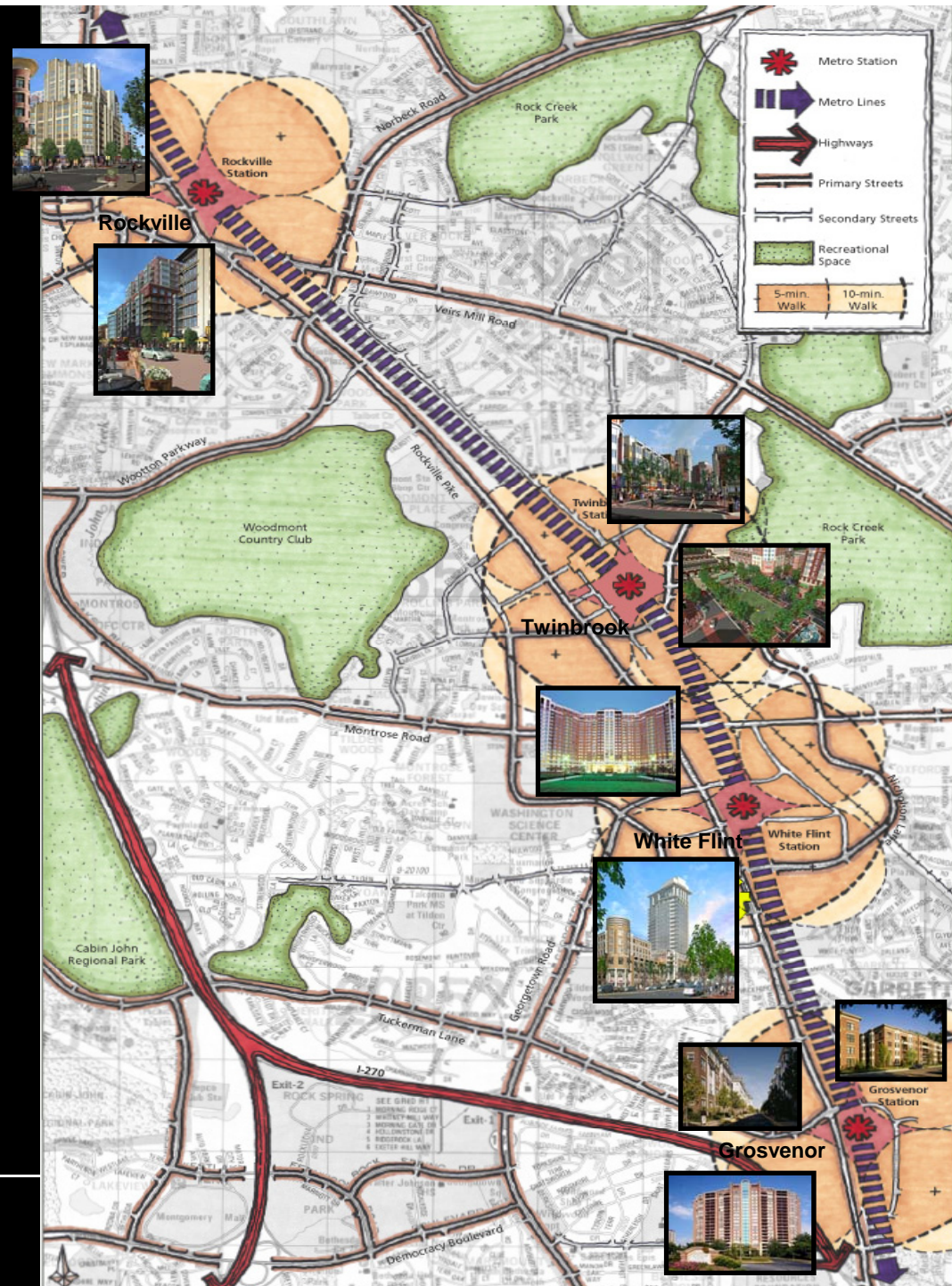
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Transit-Oriented projects along the Montgomery County, Maryland Metro Red Line



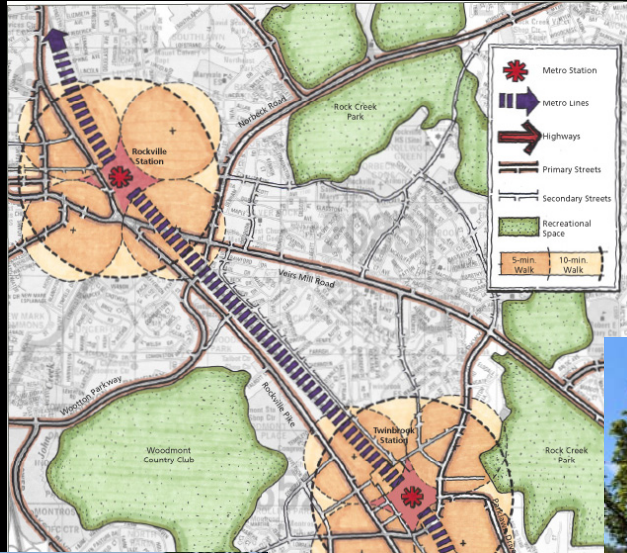
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ROCKVILLE



WHITE FLINT



TWINBROOK



GROSVENOR

TRANSIT PROJECTS in Montgomery County, MD



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Creating Quality Mass Transit Places People want to be!
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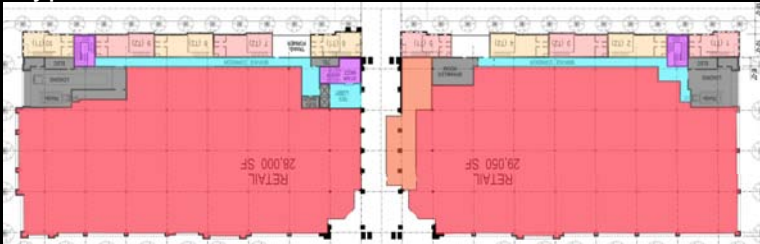

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Dayton, OH – built



Typical Floor Plan



Ground Floor Plan

KENYON SQ. – built



Typical Floor Plan



Ground Floor Plan

Philadelphia – in design



Typical Floor Plan

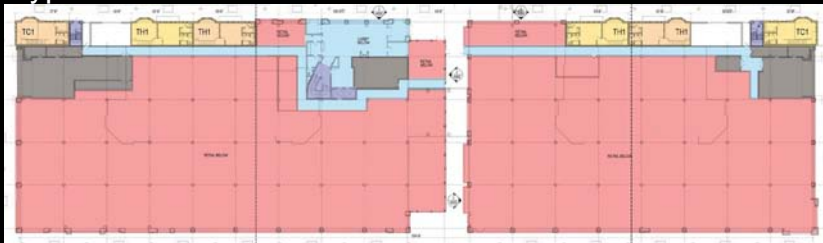


Ground Floor Plan

Hampton, VA – built



Typical Floor Plan



Ground Floor Plan

Milwaukee, WI – built.

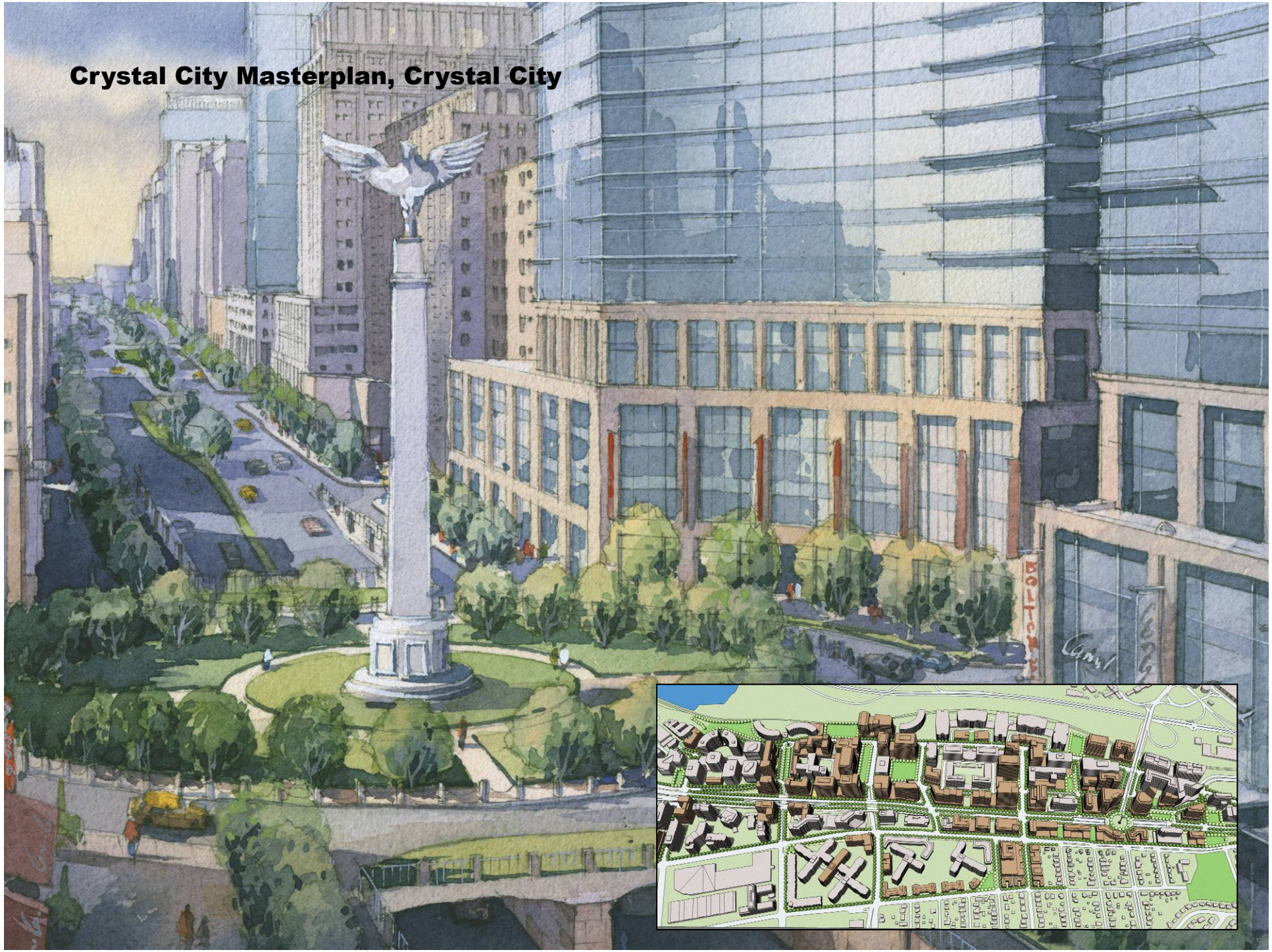


Typical Floor Plan

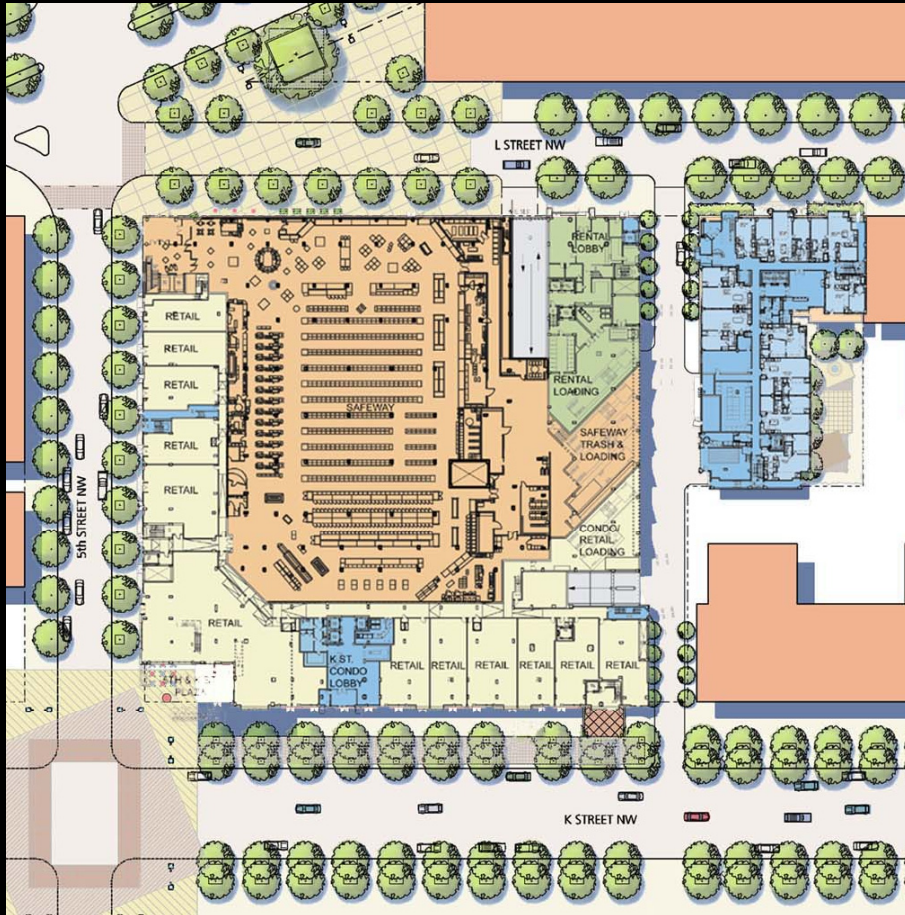


Ground Floor Plan

Crystal City Masterplan, Crystal City



City Vista, Washington DC



Ground Floor



Typical Residential Floor



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