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

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

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

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Torti gallas and partners

STATE OF MARYLAND
Prince Georges County

Montgomery County

WASHINGTON, D.C.

STATE OF VIRGINIA

Fairfax County

Alexandria

Arlington

STATE OF MARYLAND
Prince Georges County
TOD/CBD Buildings of Type 1 (concrete) construction

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

Kenyon Square, DC

Lions Gate, Bethesda, MD

Highland Park, DC

Columbia Heights Triangle, DC

Logan Circle, DC

City Vista, Washington DC

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Outlier TOD Buildings of Type 5A (wood) construction

MetroPointe at Wheaton Metro Station, Wheaton, MD

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Outlier TOD Buildings of Type 5A (wood) construction

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

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Outlier TOD Buildings of Type 5A (wood) construction

Monument Place, Fairfax, VA – Orange Line

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Outlier TOD Buildings of Type 5A (wood) construction

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

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Outlier TOD Buildings of Type 5A (wood) construction (above grade station)

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

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
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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Lake Forest, IL

Typological Studies

STREET ORIENTED DEVELOPMENT

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Orenco Station, Hillsboro, OR

Typological Studies
TRANSIT ORIENTED DEVELOPMENT

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Grosvenor Station, Montgomery County, MD

TYPOLOGICAL STUDIES
Transport Oriented Development

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Below Grade Metro Line further out – More Urbane Possibilities

Metro Line constructed underground – Very interesting incentive zoning here

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Below Grade Heavy Rail Metro Line – More Urbane Possibilities

“Rockville Pike”
Existing Edge Structure

“Wisconsin Avenue”
Proposed Edge Structure

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

Typological Studies
Transit Oriented Development
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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The Greene, Beavercreek (Dayton), Ohio

$1200/m²
Embracing Traditional Architectural Identities – North American Comfort Food?

COMMUNITY SPONSORED
FREE CONCERTS
Example: 6,000 people attend
Mandy Moore concert, pictured

The Greene, Dayton (Beavercreek), OH
$1200/m²

Lessons from the Implementation of
Outlier vs. CBD TOD’s in Washington DC
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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Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Embracing Culturally Traditional Architectural Identities – Not Just America

Umm Al Quwain Central District

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Embracing Culturally Traditional Architectural Identities – Not Just America

Al Wasl Neighborhood Center, Saudi Arabia

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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

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

Peninsula Town Center, Hampton, VA

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Embracing Traditional Architectural Identities – Replacing community’s lost soul

Peninsula Town Center, Hampton, VA

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Peninsula Town Center, Hampton, VA

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

Lions Gate, Bethesda, MD

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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Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
The Costs of Construction in the USA

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

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Cost Effective Construction – Americans and Canadians are not burning up for the sake of New Urbanism

$750/m²  $590/m²  $900/m²  $1270/m²  $1880/m²

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Implementation: A viable product for Australia given existing building/fire codes

Baldwin Park Town Center, Orlando, FL

$900/m²

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
**Problem:** Over conservative parking requirements, worldwide create a vast misallocation of economic resources.

In the suburbs, the majority of parking are intentionally overdesigned 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.

Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC
Retail was parked at 3/100sq m. Code Required 4/100sq m. Actual use is 1.25/100sq m
We were told “you gotta have 1 space per unit” Residential was parked at .75 - Actual use is .45/unit

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

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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.

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
Lessons from the Implementation of Outlier vs. CBD TOD's in Washington DC
Cost Analysis of Sustainable choices

Achieving Sustainability and a “Zero Carbon Footprint.”

Gadgets

1/3

Passive Solutions

1/3

Urban Design/Smart Location

1/3

Sustainability Pyramid

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

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Cost Analysis of Sustainable choices

Sustainability Pyramid

- Photovoltaic Solar
- Solar Hot Water Heater
- Tankless Water Heater
- Geothermal
- Vertical Farming/Living Wall
- Central Cooling Plant
- Purple Pipe System
- Wind Turbines
- Greywater Reuse
- Smart House Technology

Gadgets

- Solar Orientation
- Material Sourcing
- Building Massing Walls
- Minimize Site Disturbance
- Solar Shading
- Rain Barrels
- Native Landscape
- Permeable Paving
- Cisterns/Rainbarrels
- Bio-Swales
- Low Flow Fixtures
- Efficient Appliances

Passive Solutions

- Mixed-Use Development
- Walkability
- Transit
- Pedestrian Oriented
- Bike-Friendly
- Community Gardens
- Compact Development
- Infill
- Resource Conservation

Urban Design/Smart Location

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The cost of mixed-use tod
From Outlier to CBD TOD
Moving across the TOD Transect
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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Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC

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

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TRANSIT PROJECTS in Montgomery County, MD

ROCKVILLE

WHITE FLINT

TWINBROOK

GROSVENOR
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

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Crystal City Masterplan, Crystal City
Lessons from the Implementation of Outlier vs. CBD TOD’s in Washington DC