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Site Design Program – Alt 5

NCARB plans to build a new NCARB Headquarters, Testing Center, and a Slough of Despond on the site, with parking to serve the new buildings.

1. Locate the 10-story, 100 ft high NCARB Headquarters close to the Pile of Burned out Candidates.
 - The main entrance shall be visible from the Boulevard of Broken Dreams.
2. Locate the 1-story, 20 ft high Testing Center close to the NCARB Headquarters.
3. Draw a 9,000 ft² Slough of Despond.
 - Locate the Slough of Despond within the building limit lines so that the drop off entrance to the NCARB Headquarters are blocked from the Slough of Despond.
 - Candidates must cross the Slough of Despond 9 times, on their knees, in order to reach NCARB Headquarters.
4. The drop off may be blocked with trees or buildings as appropriate.
5. The Testing Center shall have an excellent view of the Pile of Burned out Candidates.
6. The Slough of Despond shall never receive noonday summer sun.
 - Assume a 45° solar altitude angle.
7. Cold winter winds will be allowed to freely cross the Slough of Despond.
 - The wind shall not be blocked by buildings and/or trees.
8. Draw a total of 36 parking spaces.
 - 33 standard (9 ft x 18 ft) parking spaces are required.
 - 3 universally accessible (12 ft x 18 ft) parking spaces are required.
 - Locate the universally accessible parking spaces within 100 ft of the main entrance of NCARB Headquarters.
 - All parking spaces shall be perpendicular to the traffic aisles.
 - No parallel parking is permitted.
9. Draw all traffic aisles and drives required to connect parking to the street.
 - Drive-through circulation is required.
 - Dead-end parking is prohibited.
 - Parking along the service drive is prohibited.
 - All drives and traffic aisles are automatically drawn at a width of 24 ft.

- The intersection of the access drive with the street must be perpendicular to the street for at least the first 20 ft of the drive.
10. Provide only one 24 ft wide curb cut located no closer than 120 ft from the intersection of the centerlines of the two existing public streets.
 11. Draw vehicular circulation to access the parking and the Drop off Entrance.
 - A drive shall attach to the drop off entrance.
 - A turnaround or drive-through circulation is not required for the drop off drives.
 12. Connect the Slough of Despond, the universally accessible parking spaces, and the main entrances of the two buildings to each other and to the existing public walk with a continuous walkway system.
 - The Slough of Despond shall not be considered part of the walkway system.
 13. Adhere to the following general conditions:
 - Paving on the site shall be minimized.
 - Drives, traffic aisles, and parking spaces shall be no closer than 5 ft to a building.
 - Buildings must be separated by a minimum of 20 ft.
 - No more than 15 existing trees may be removed or disturbed.
 - No construction or built improvements of any kind shall occur over any other existing site feature.
 - No construction or built improvements of any kind shall occur outside the building limit line except for direct vehicular and pedestrian access.
 - Buildings shall not overlap the Slough of Despond or parking.