

ANC1B Community Consultation
1250 U Street NW

EastBanc | Jamestown | shalom baranes associates | Landscape Architecture Bureau

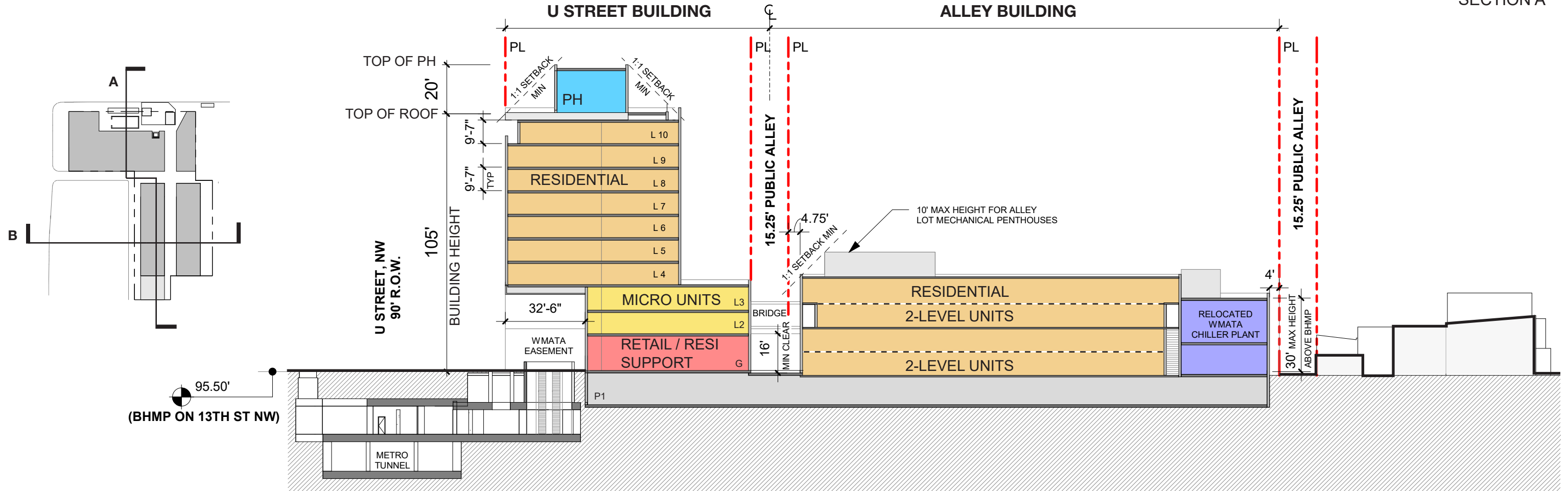
June 14, 2021

U Street Building



U STREET BUILDING

SITE DIAGRAMS

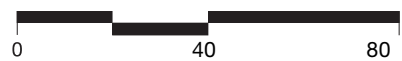
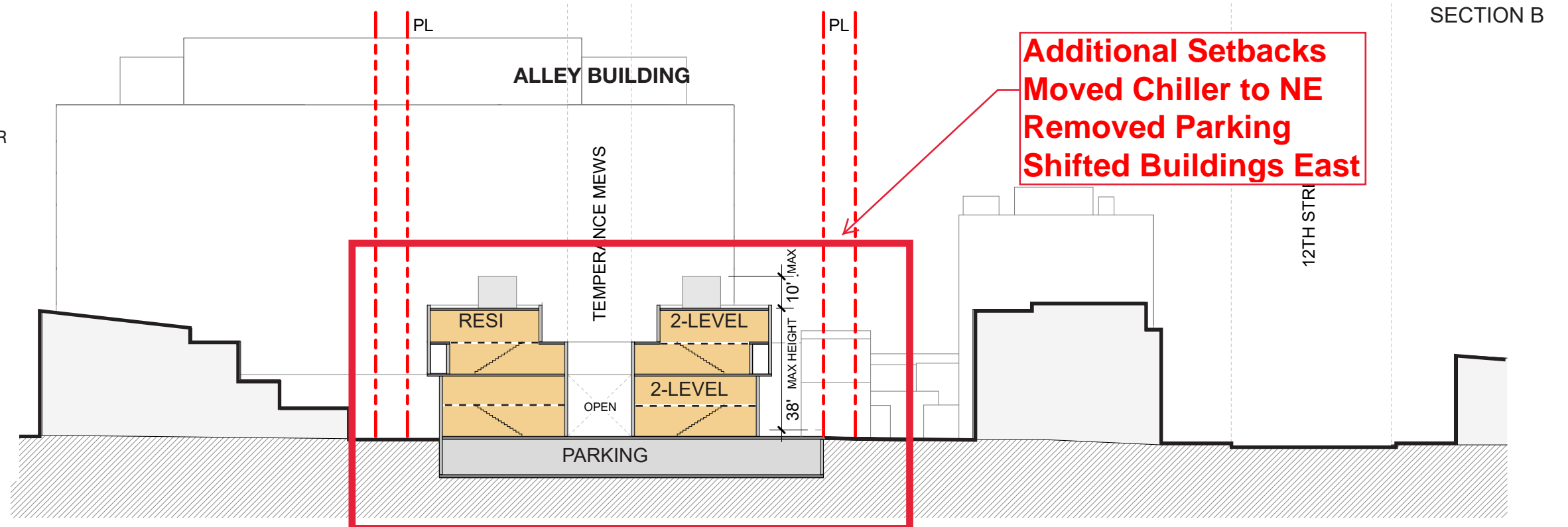


SUMMARY OF CHANGES:

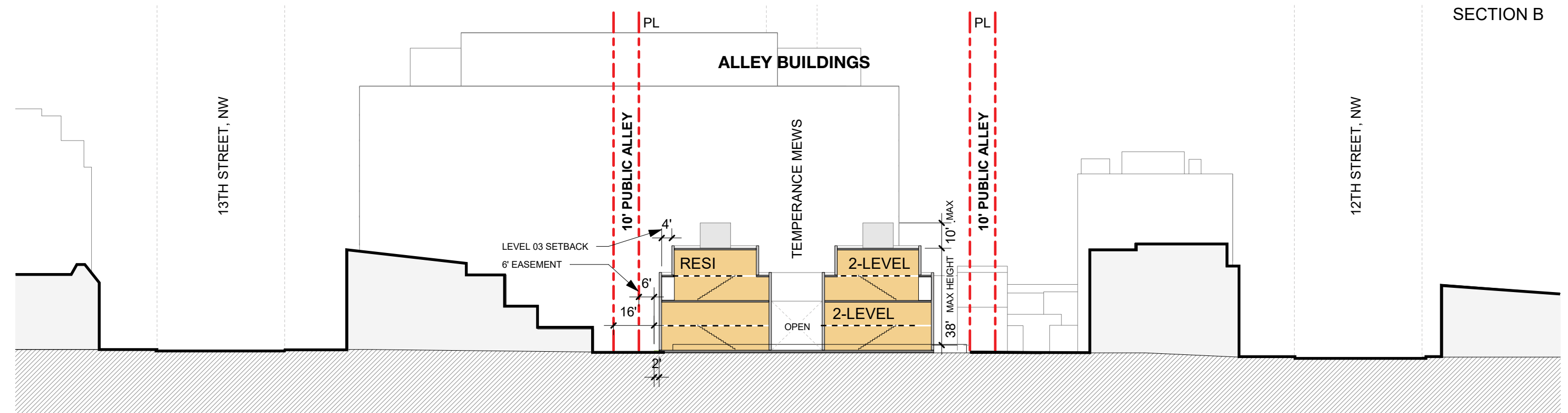
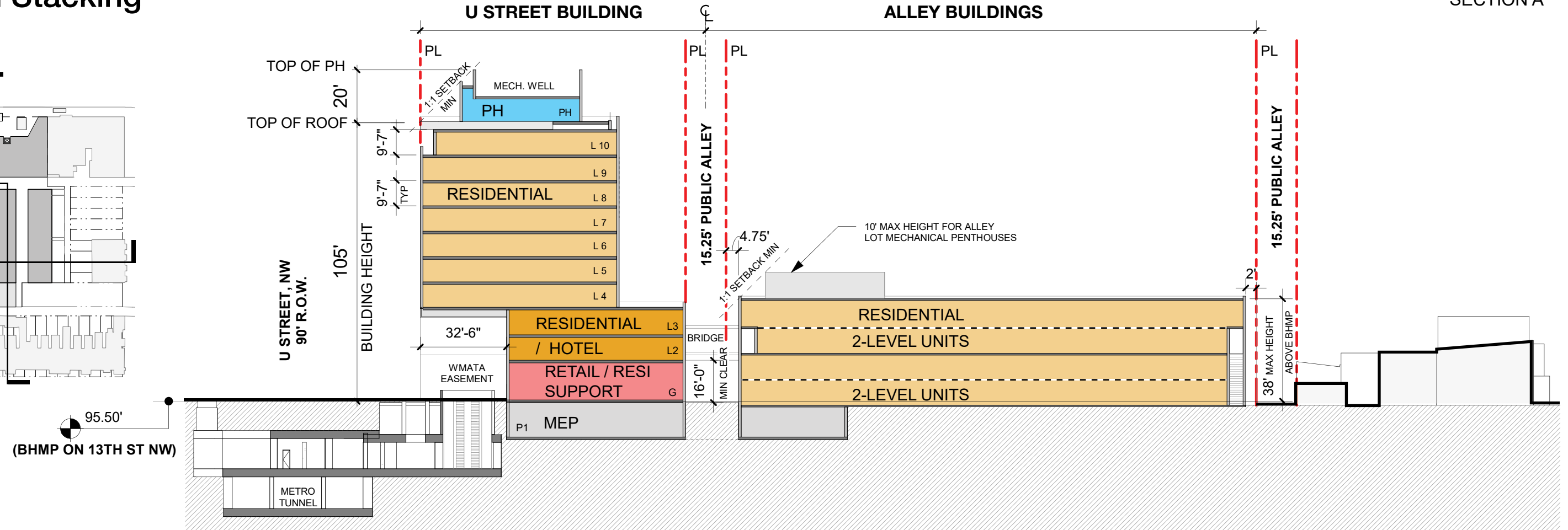
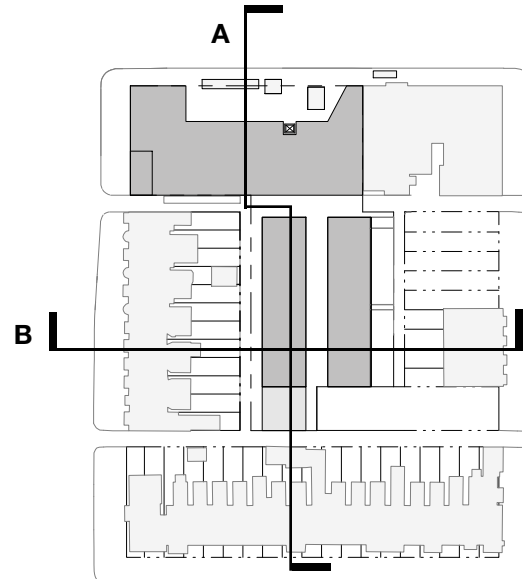
- REDUCED HEIGHT OF ALLEY BUILDINGS
- ADDITION OF FLOOR ON U STREET IN SAME BUILDING ENVELOPE
- SWITCH TO MICRO UNITS FROM HOTEL ROOMS FOR LEASING FLEXIBILITY
- ENCLOSURE OF THE MEWS BETWEEN U STREET AND THE ALLEY

- 222 UNITS TOTAL

U STREET BUILDING MIX:	ALLEY BUILDING MIX:
- MICRO UNITS: 44	- 2 BR LARGE: 36
- STUDIOS: 21	
- 1 BR: 107	
- 2 BR: 14	
TOTAL: 186	TOTAL: 36

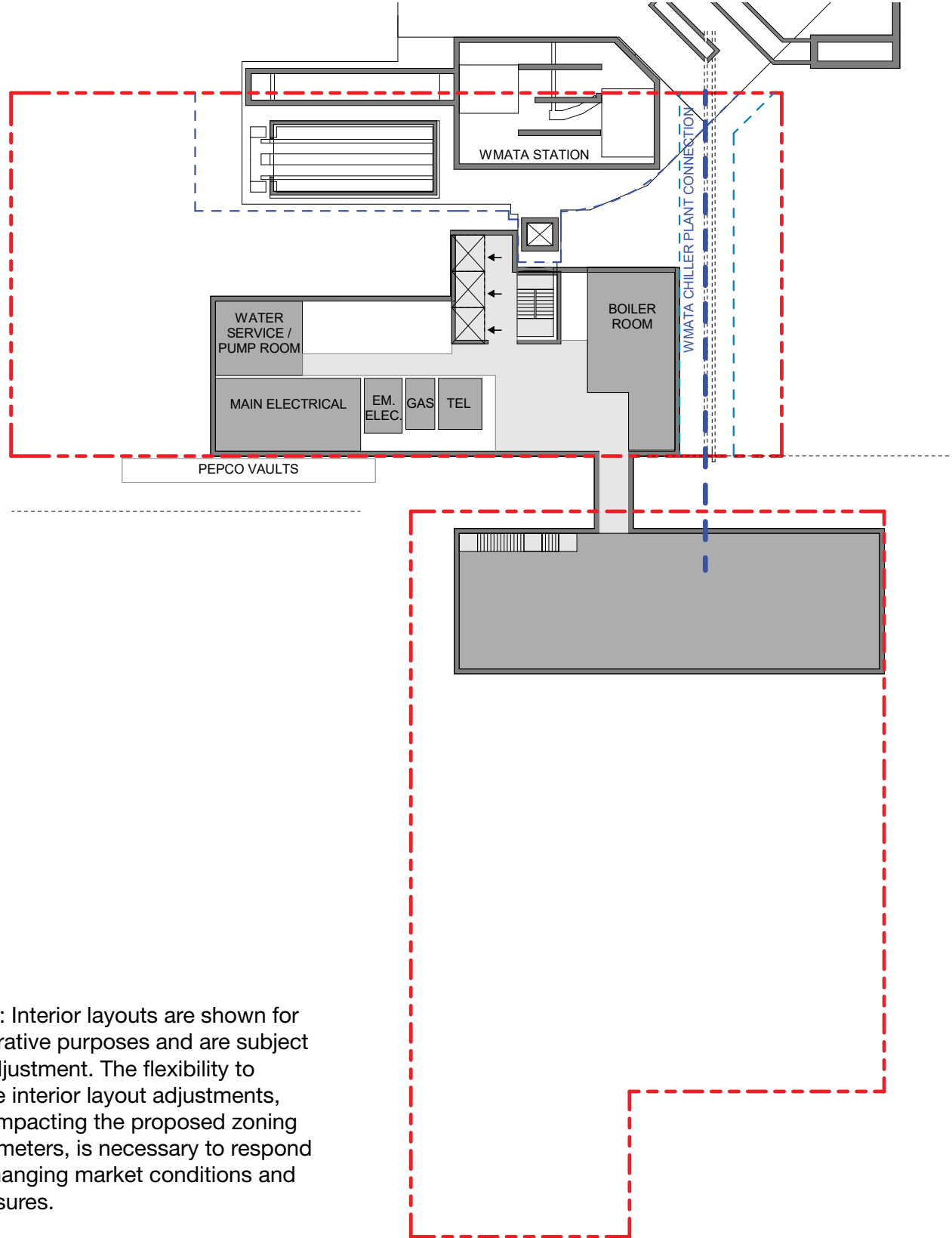


Program Stacking



Floor Plans

LEVEL P1



Note: Interior layouts are shown for illustrative purposes and are subject to adjustment. The flexibility to make interior layout adjustments, not impacting the proposed zoning parameters, is necessary to respond to changing market conditions and pressures.

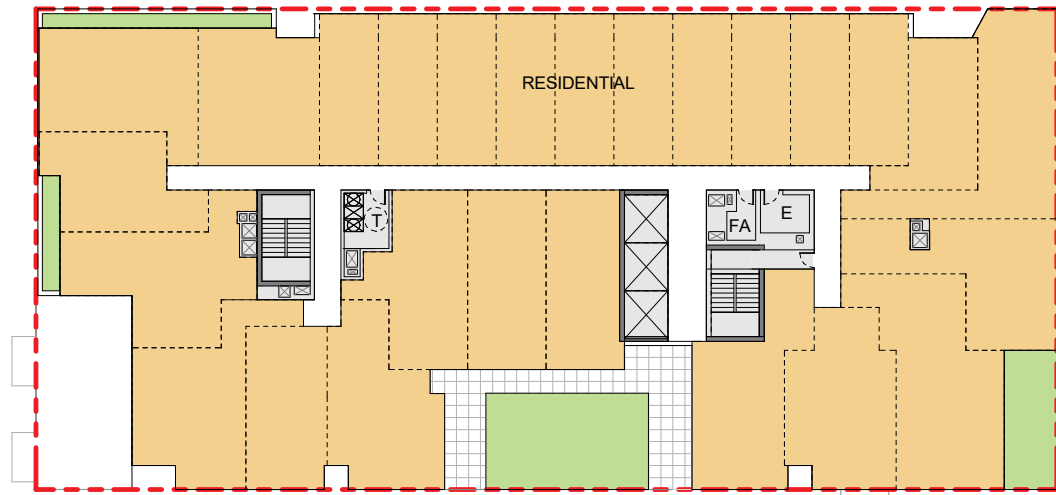


GROUND LEVEL

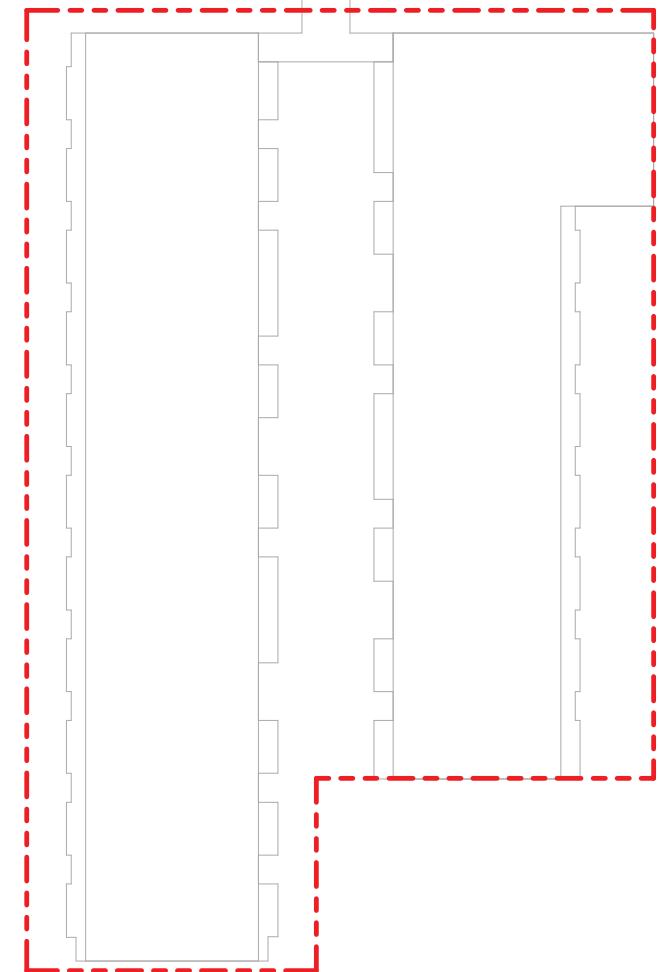
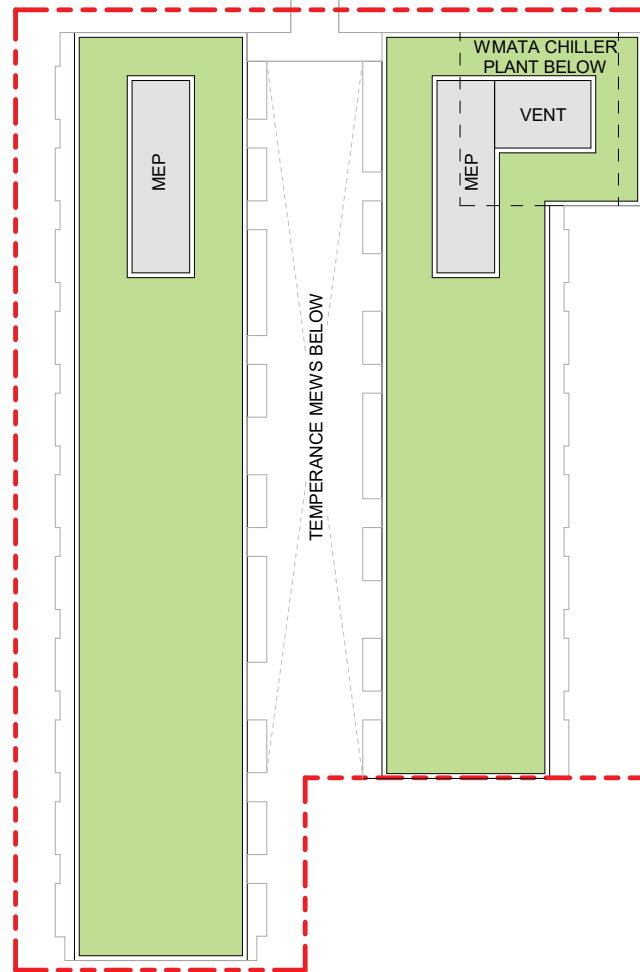
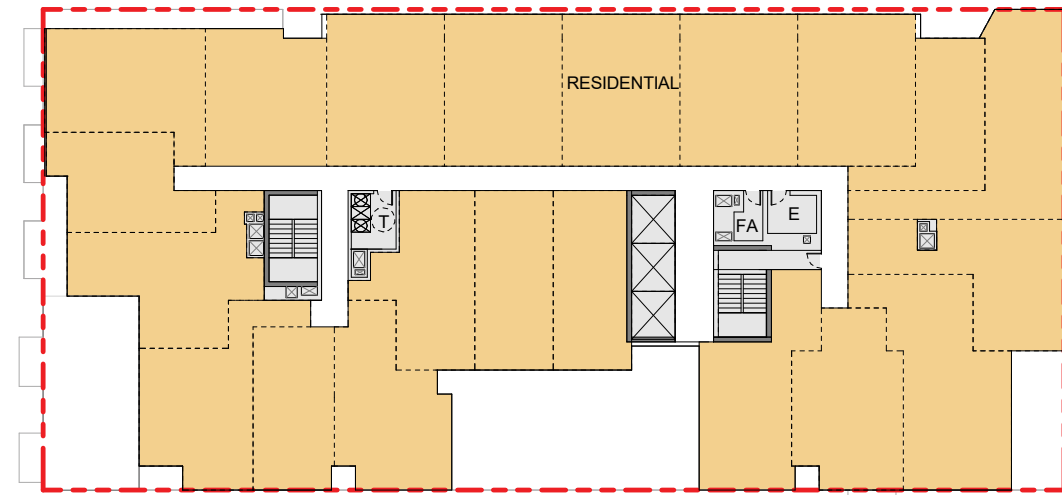


Floor Plans

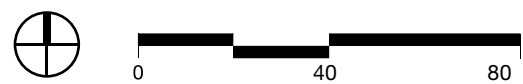
LEVEL 04



LEVEL 05-09

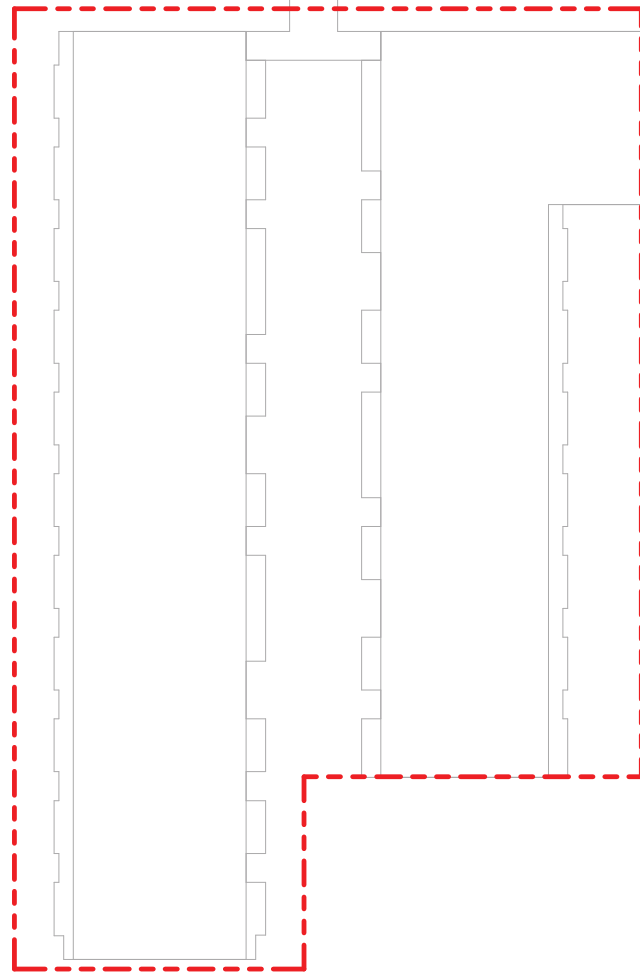
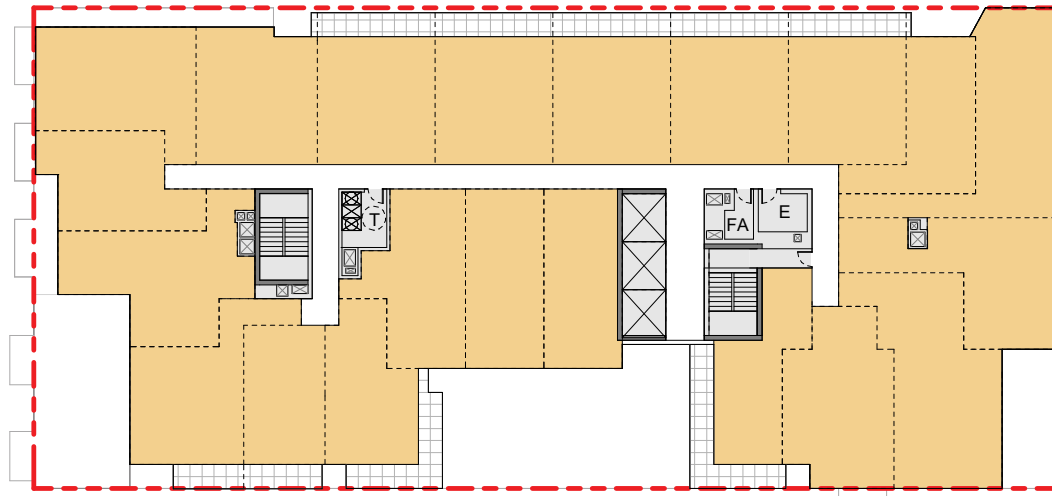


Note: Interior layouts are shown for illustrative purposes and are subject to adjustment. The flexibility to make interior layout adjustments, not impacting the proposed zoning parameters, is necessary to respond to changing market conditions and pressures.



Floor Plans

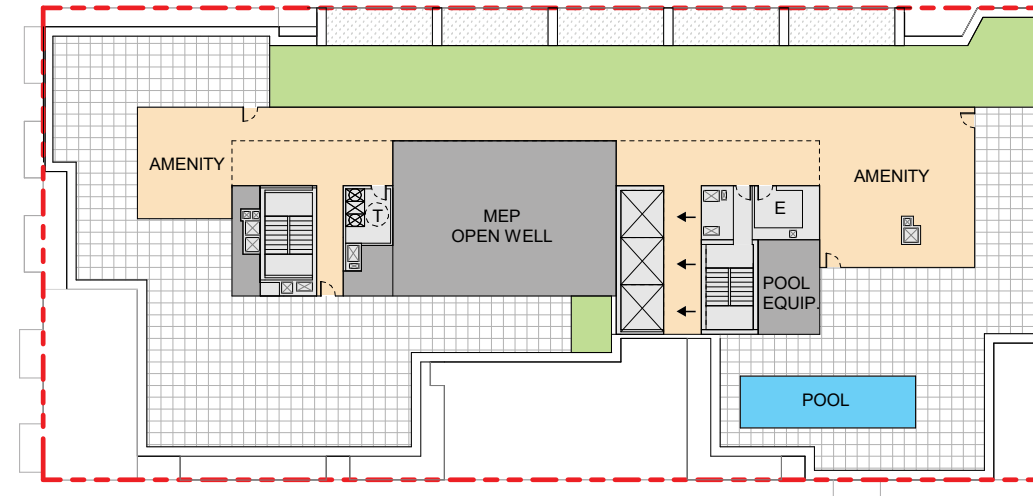
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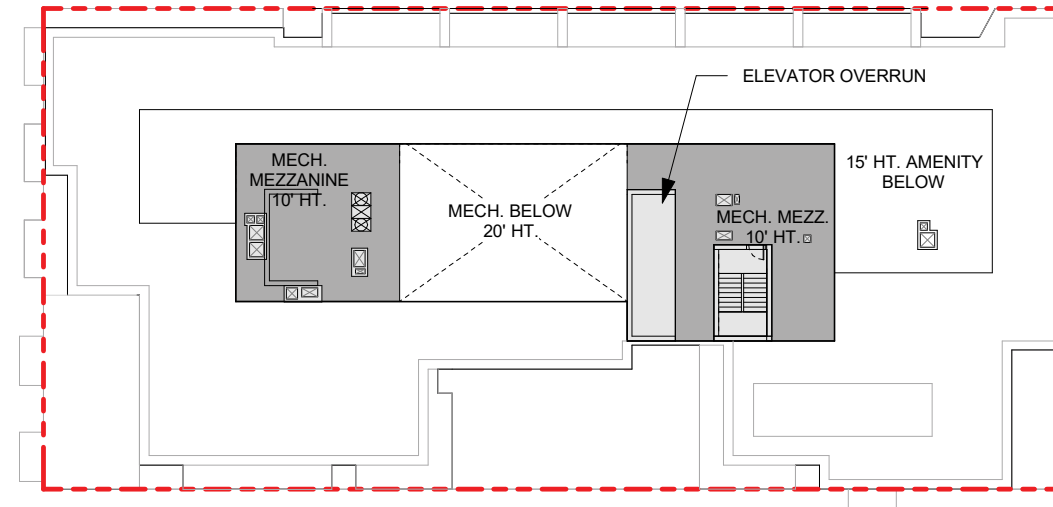
Note: Interior layouts are shown for illustrative purposes and are subject to adjustment. The flexibility to make interior layout adjustments, not impacting the proposed zoning parameters, is necessary to respond to changing market conditions and pressures.



PENTHOUSE LEVEL



PENTHOUSE MEZZANINE LEVEL



Temperance Mews Landscape



ALLEY BUILDINGS

Alley Buildings View

Aerial Looking Northeast



- MULTIPLE HOUSES IN A ROW
- REPETITIVE INCREMENTS
- BAY PROJECTIONS
- VERTICAL EMPHASIS

ALLEY BUILDINGS

Alley Buildings View

Looking NE on West Public Alley



- MULTIPLE HOUSES IN A ROW
- REPETITIVE INCREMENTS
- BAY PROJECTIONS
- VERTICAL EMPHASIS

ALLEY BUILDINGS

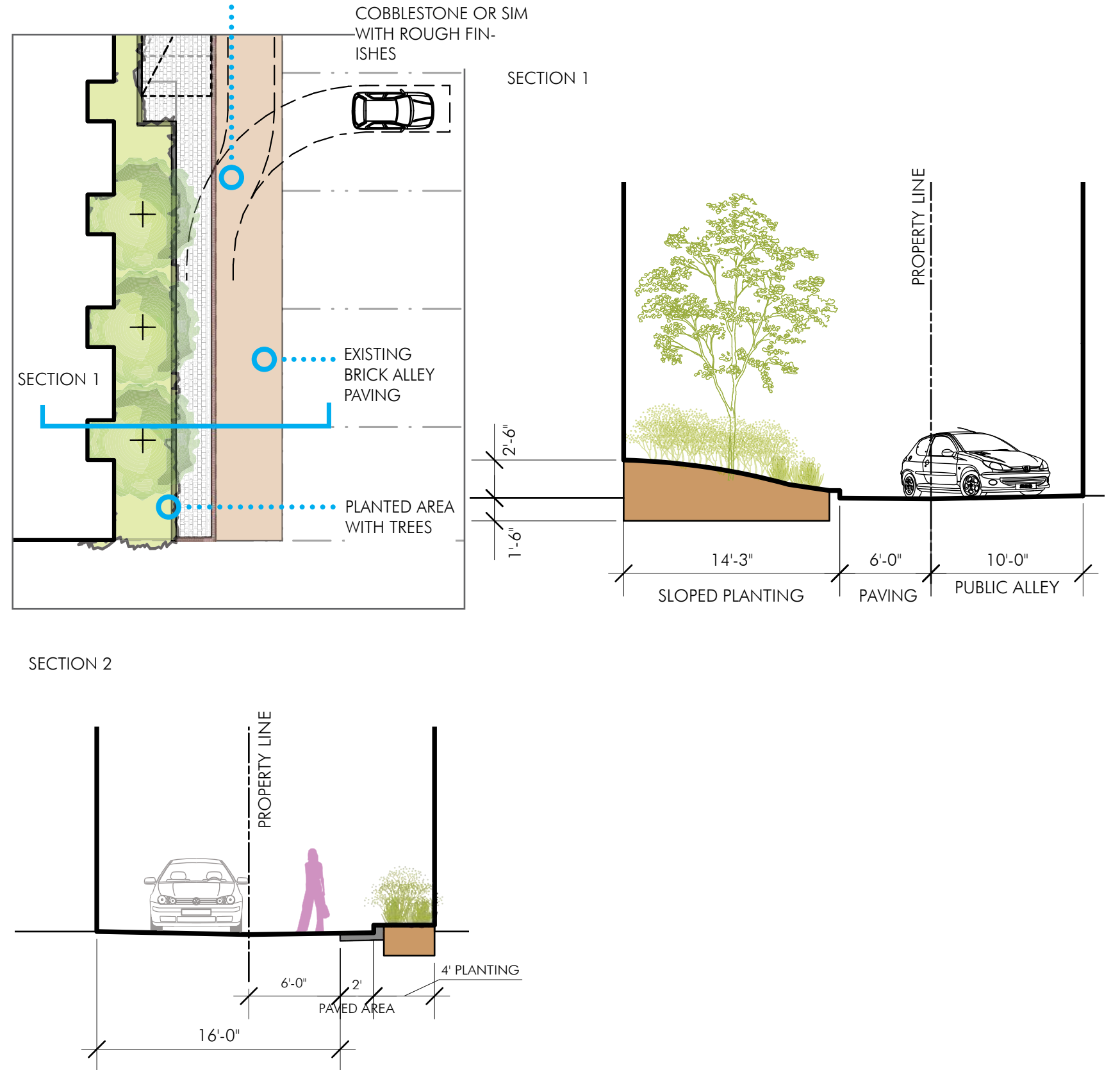
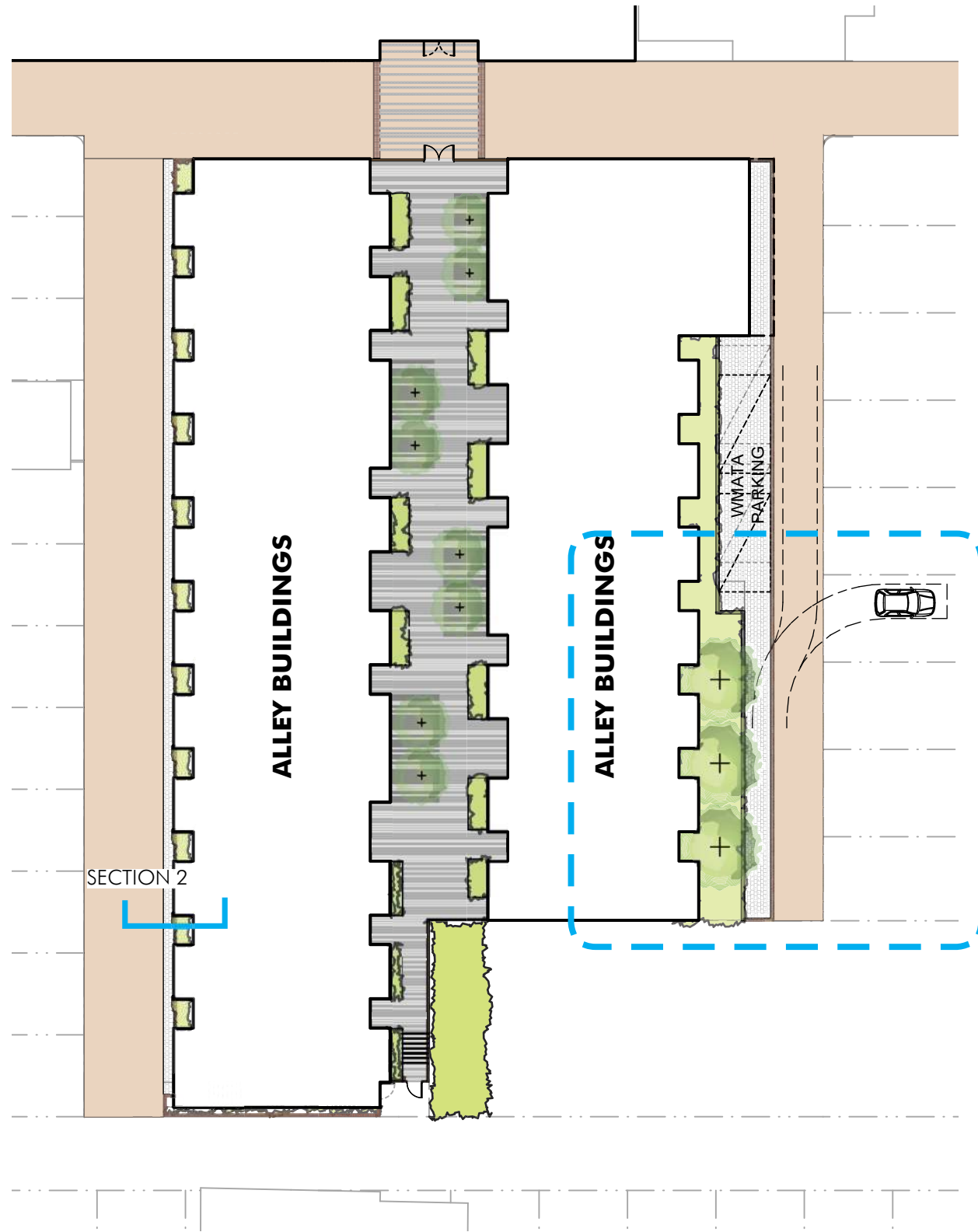
Temperance Mews Landscape - South Entrance



ALLEY BUILDINGS

Alley Buildings Landscape

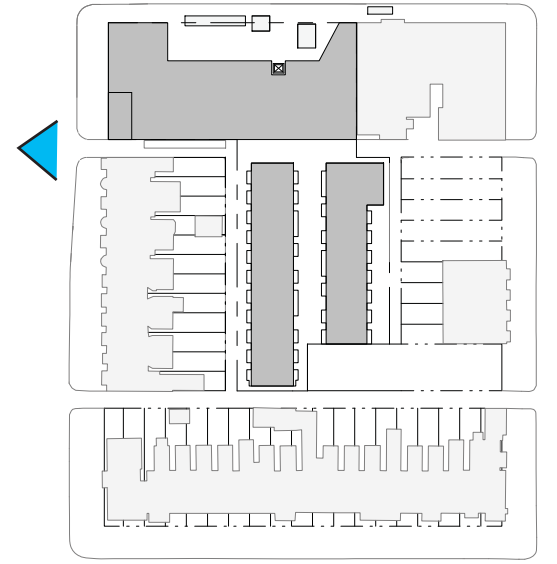
DRAFT



ALLEY BUILDINGS

MASSING VIEWS

VIEW FROM 13TH STREET LOOKING EAST DOWN NORTHERN E-W ALLEY



Note: Simplified massing without architectural details, street trees, and planted areas shown for illustrative purposes.

MASSING VIEWS

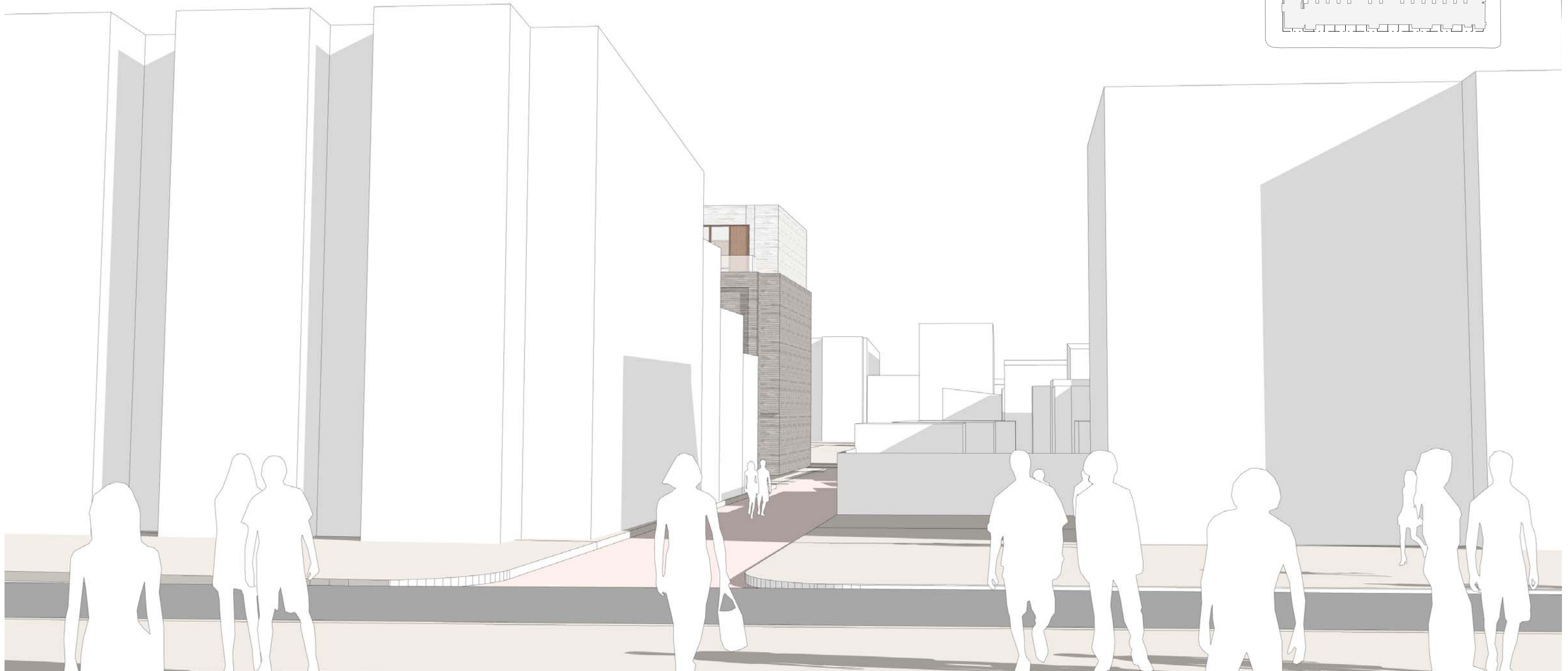
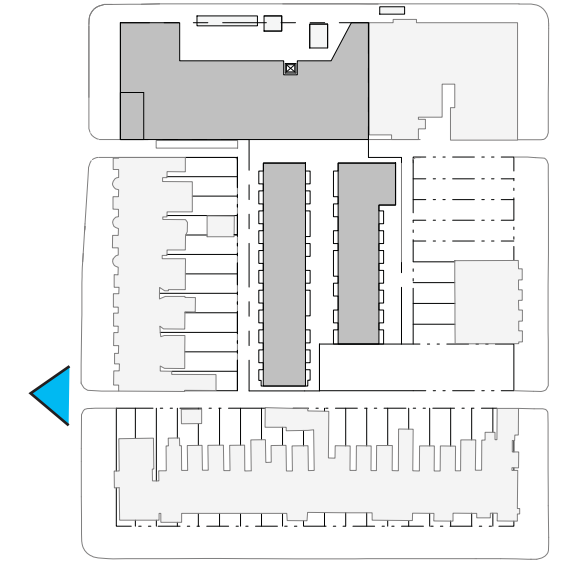
VIEW FROM 13TH STREET LOOKING EAST DOWN NORTHERN E-W ALLEY



Note: This image is representative of the Google Street View at a similar location overlaid on the project massing view.

MASSING VIEWS

VIEW FROM 13TH STREET LOOKING EAST DOWN SOUTHERN E-W ALLEY



Note: Simplified massing without architectural details, street trees, and planted areas shown for illustrative purposes.

MASSING VIEWS

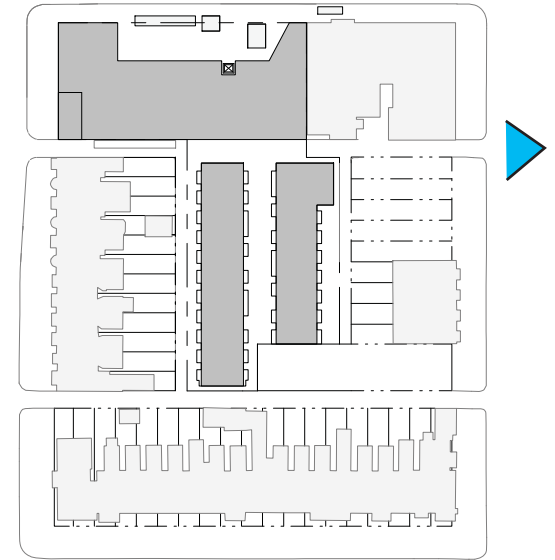
VIEW FROM 13TH STREET LOOKING EAST DOWN SOUTHERN E-W ALLEY



Note: This image is representative of the Google Street View at a similar location overlaid on the project massing view.

MASSING VIEWS

VIEW FROM 12TH STREET LOOKING WEST DOWN NORTHERN E-W ALLEY



Note: Simplified massing without architectural details, street trees, and planted areas shown for illustrative purposes.

MASSING VIEWS

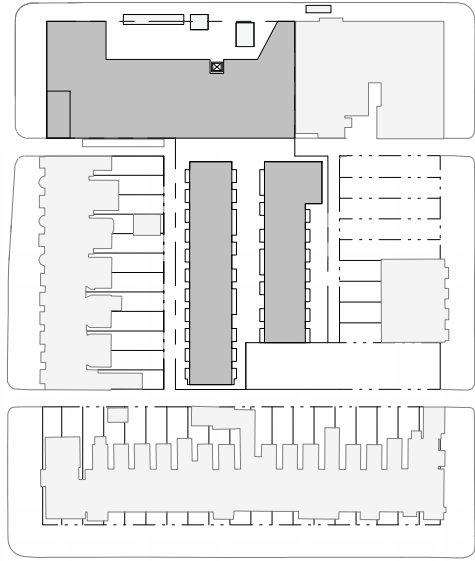
VIEW FROM 12TH STREET LOOKING WEST DOWN NORTHERN E-W ALLEY



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MASSING VIEWS

VIEW FROM 12TH STREET LOOKING WEST DOWN SOUTHERN E-W ALLEY



Note: Simplified massing without architectural details, street trees, and planted areas shown for illustrative purposes.

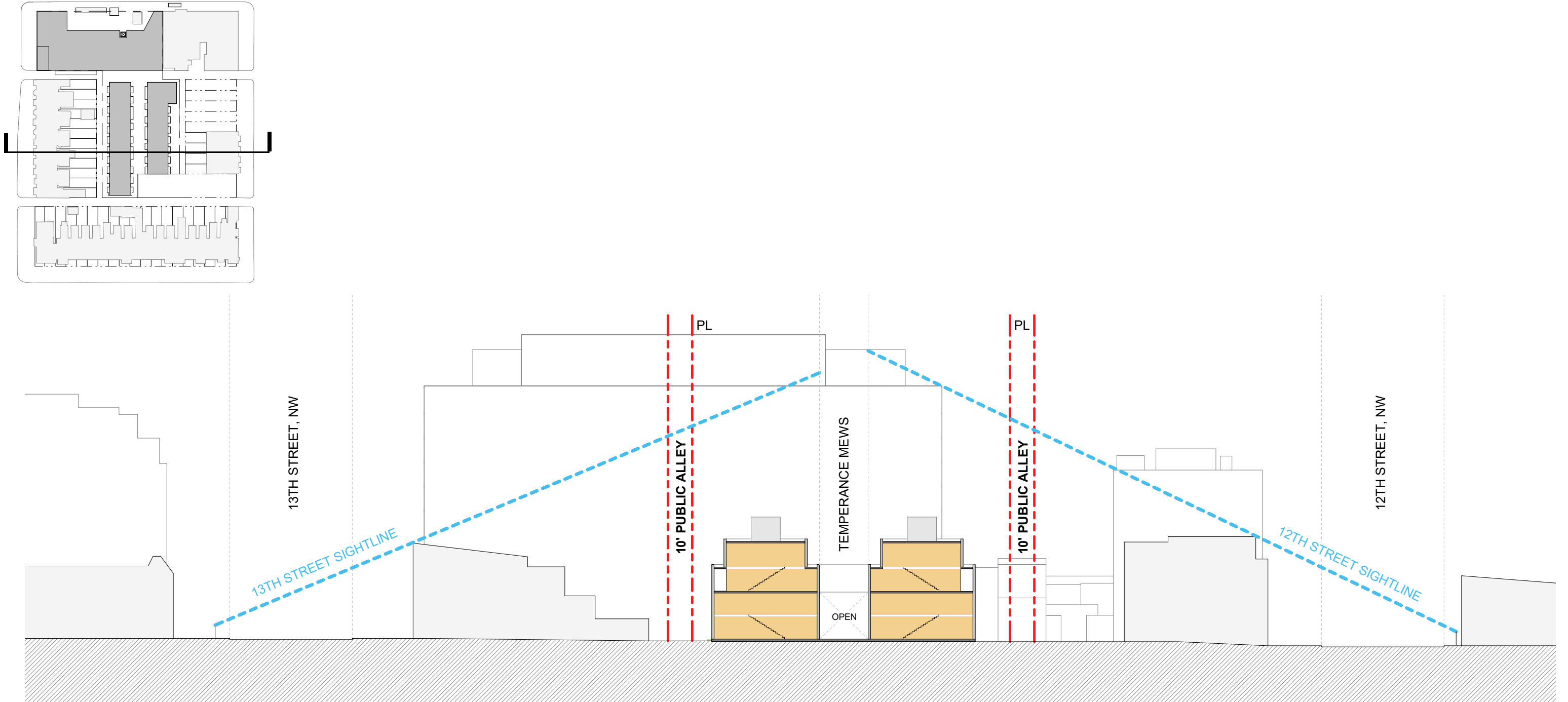
MASSING VIEWS

VIEW FROM 12TH STREET LOOKING WEST DOWN SOUTHERN E-W ALLEY



Note: This image is representative of the Google Street View at a similar location overlaid on the project massing view.

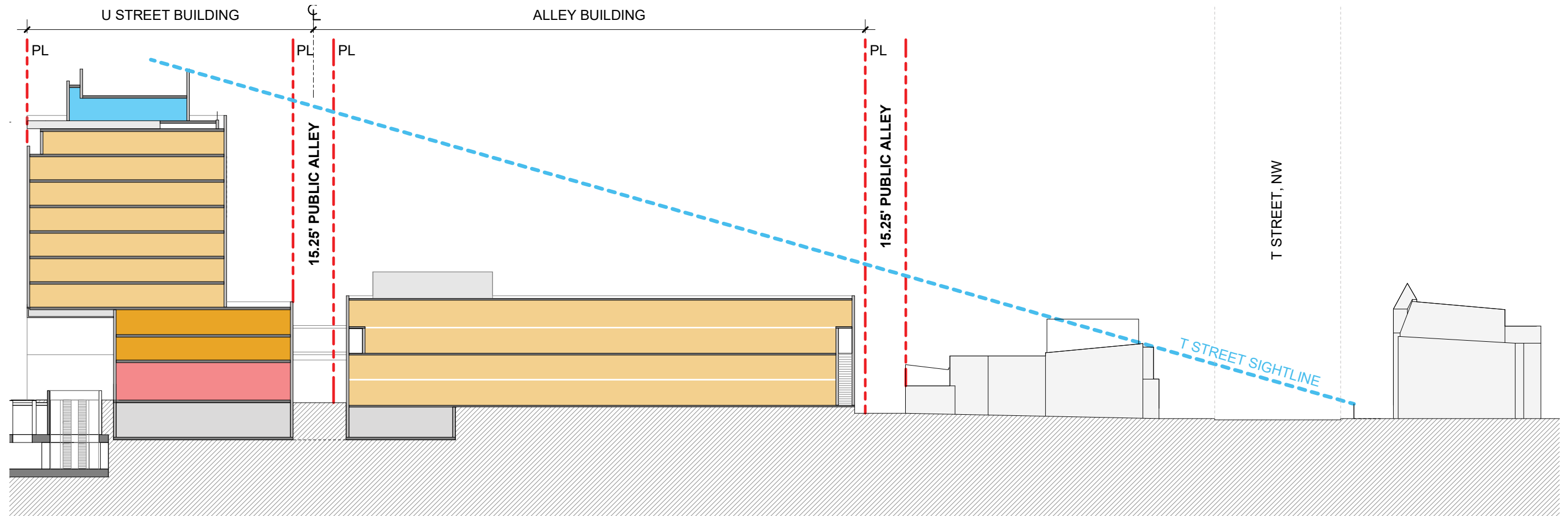
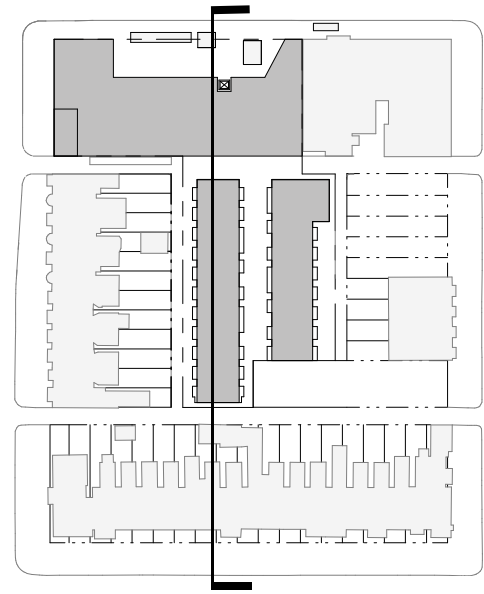
Alley Buildings Sightlines - E-W Section



Note: The roof heights for the 13th Street NW and 12th Street NW townhouses were taken from the DC LiDAR point cloud (<https://opendata.dc.gov/pages/dc-from-above>).



Alley Buildings Sightlines - N-S Section



Note: The roof heights for the T Street NW townhouses were taken from the DC LiDAR point cloud (<https://opendata.dc.gov/pages/dc-from-above>).



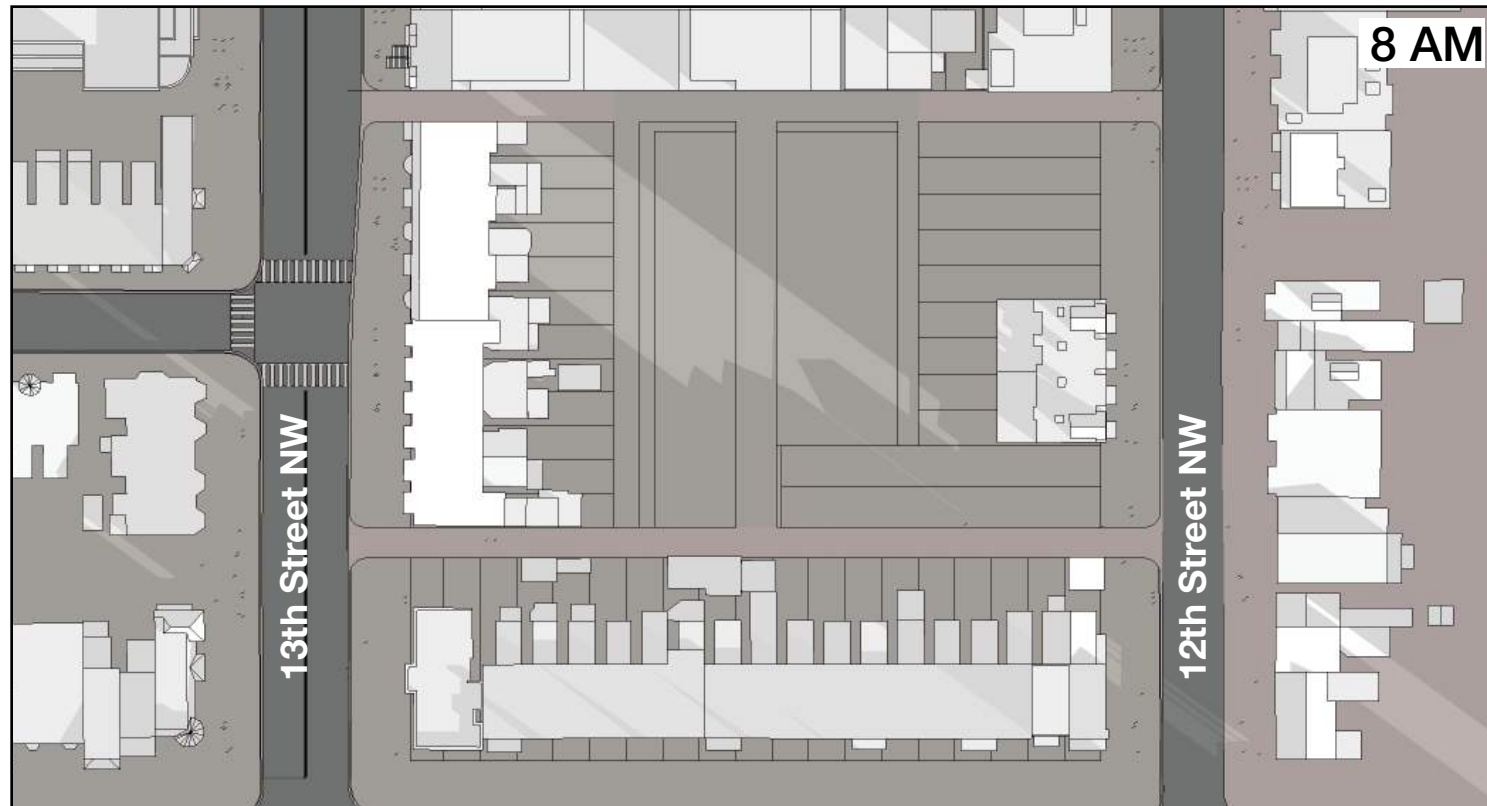
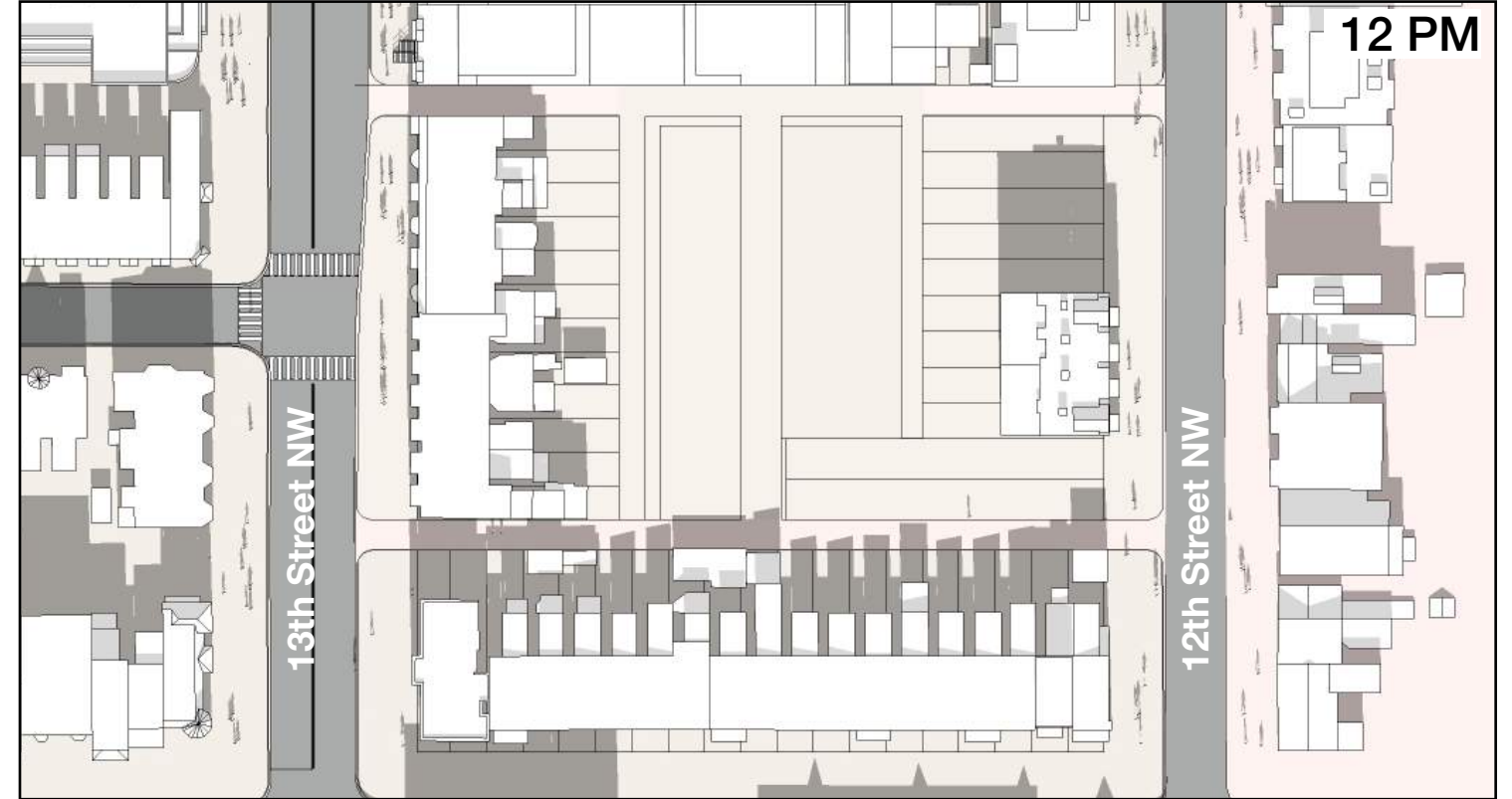
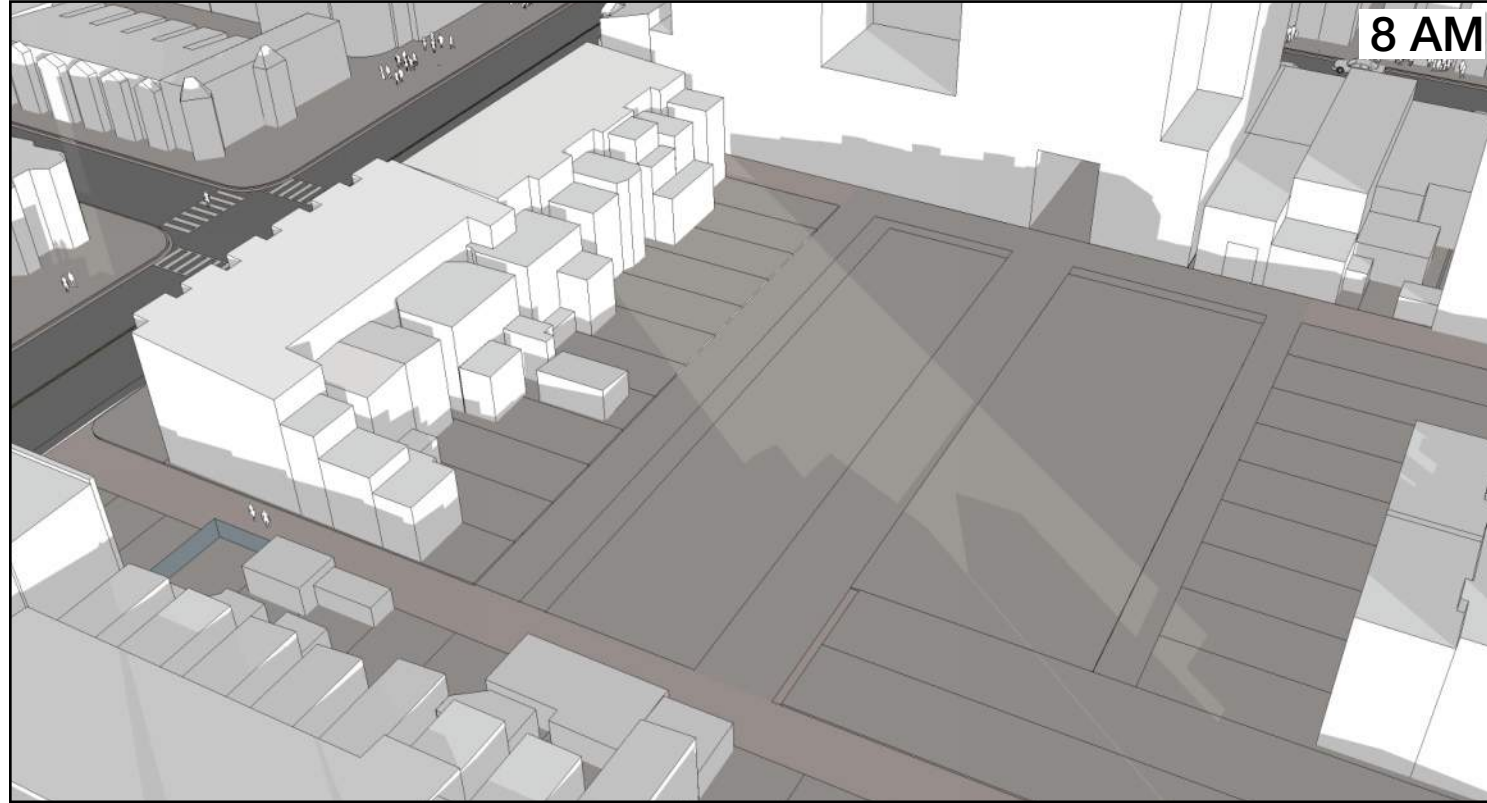
Solar Studies - Alley Buildings

Winter Solstice | December 21st



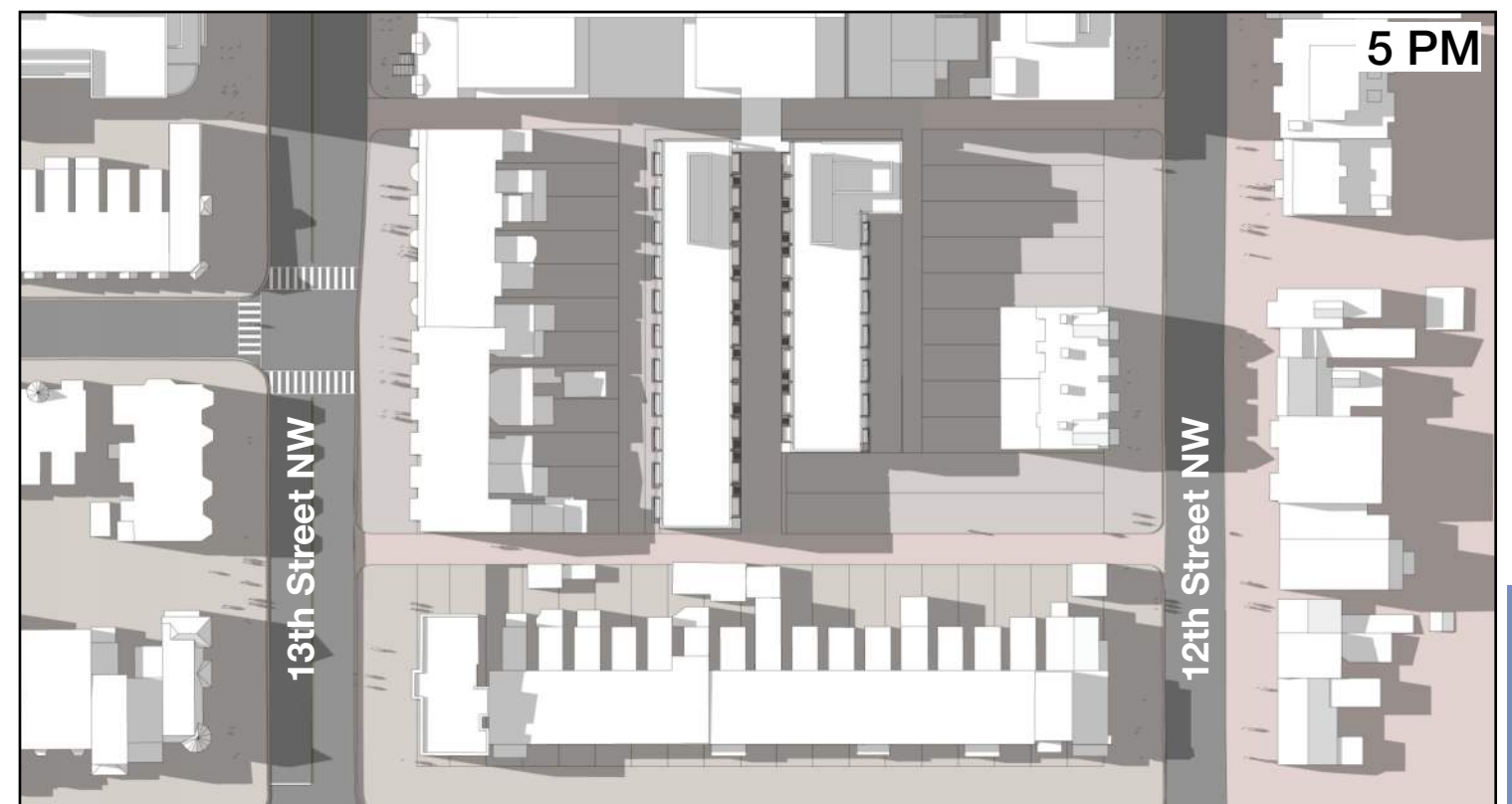
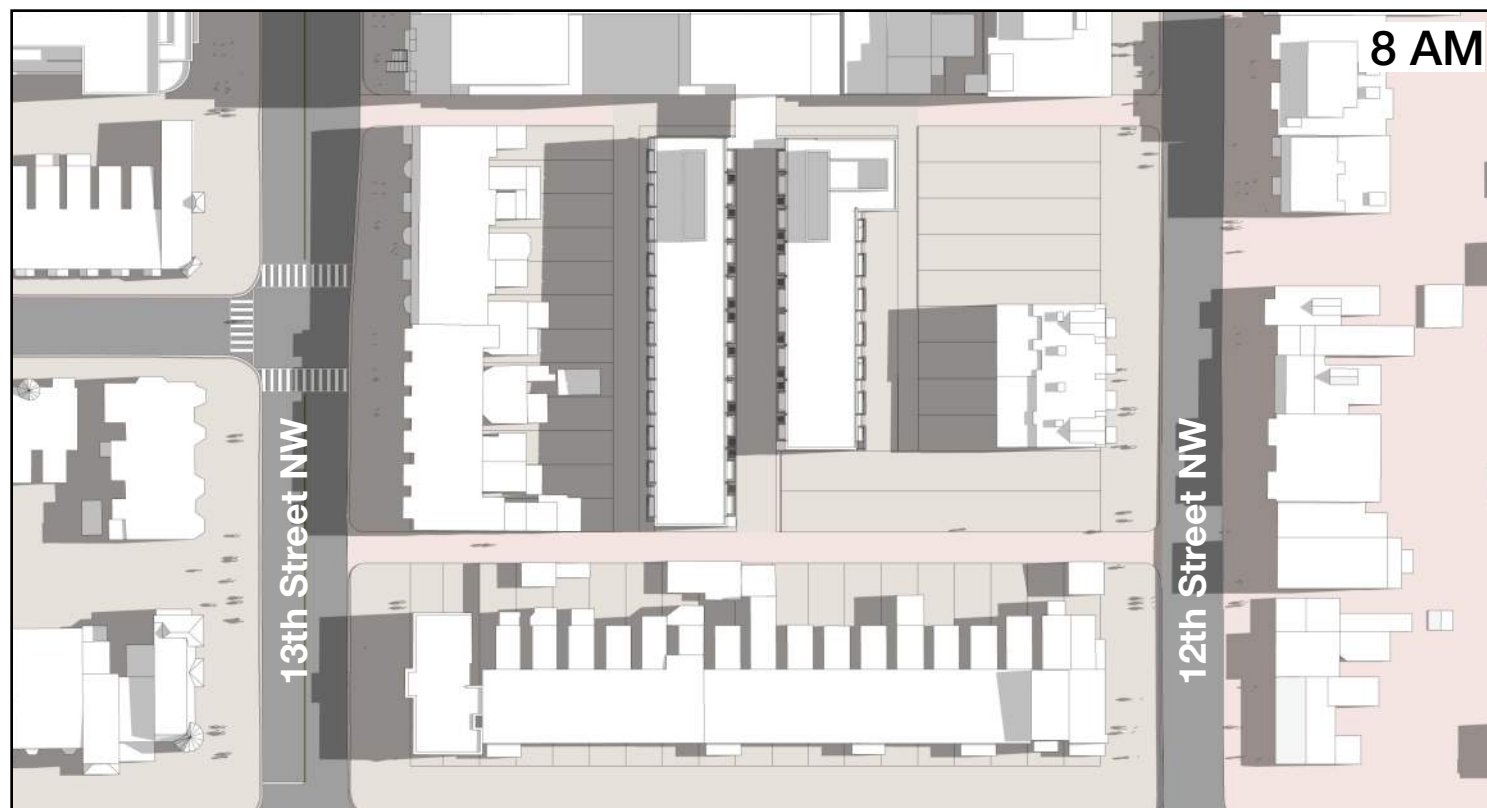
Solar Studies - Without Alley Buildings

Winter Solstice | December 21st



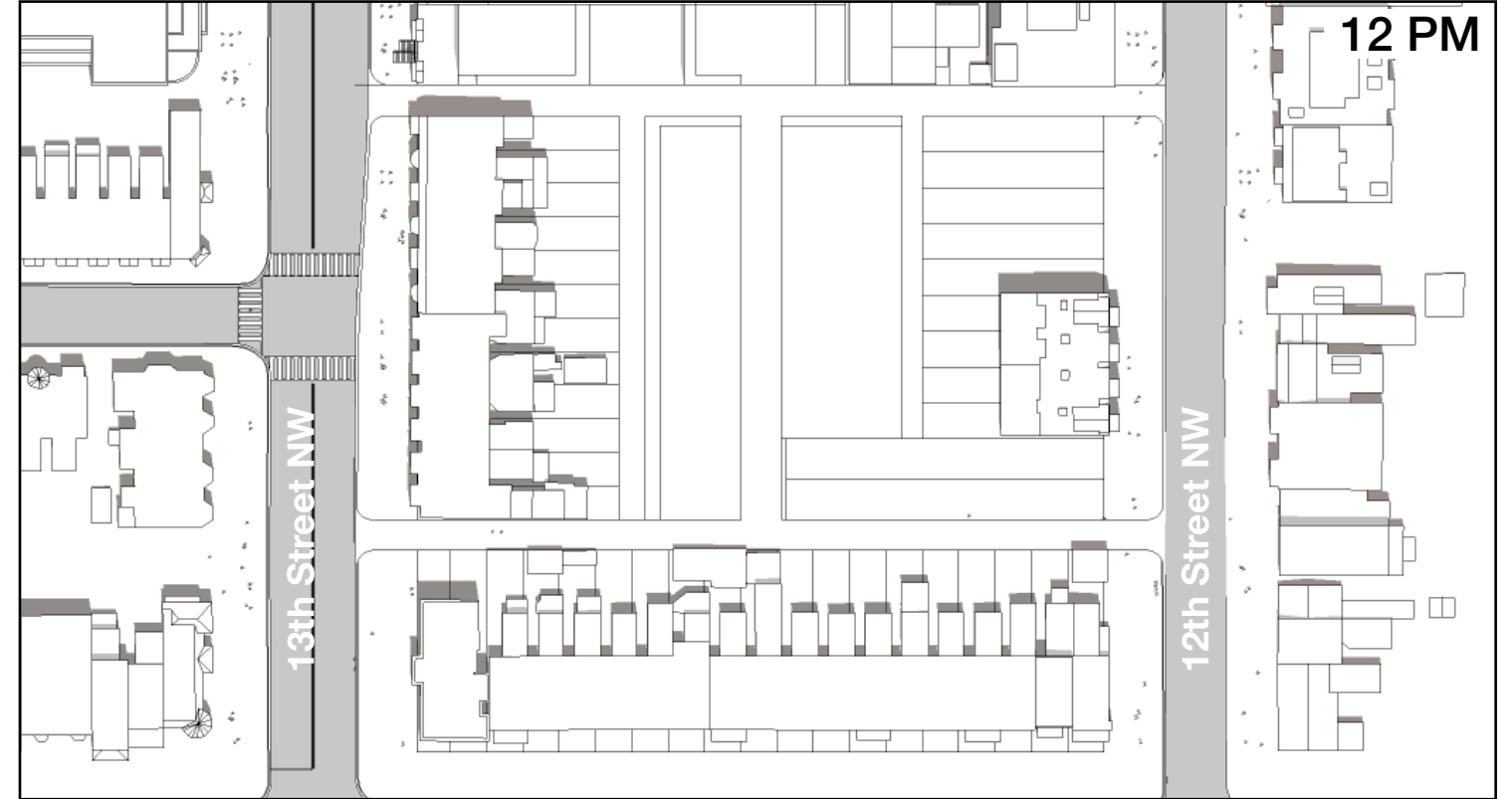
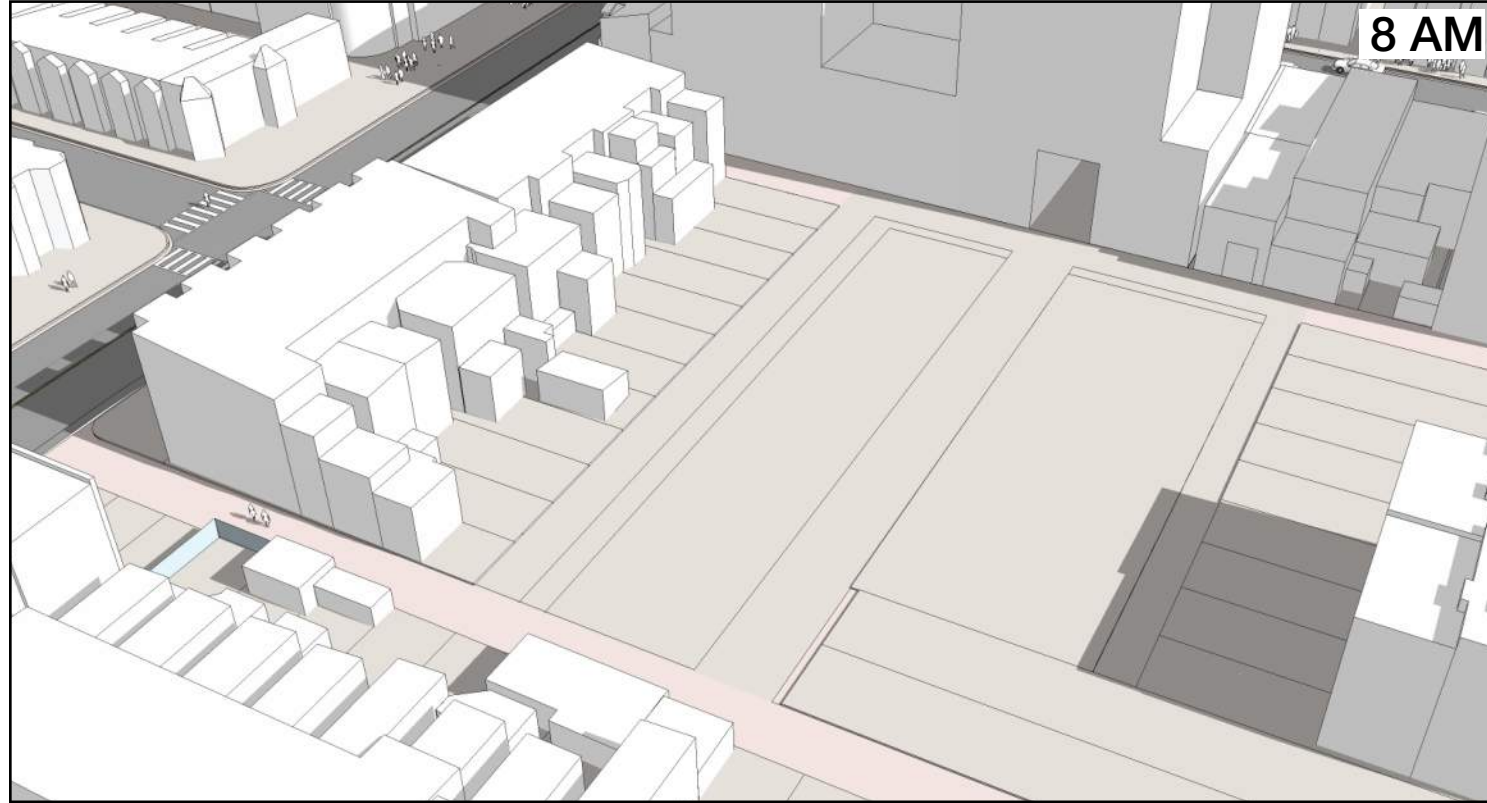
Solar Studies - Alley Buildings

Summer Solstice | June 21st



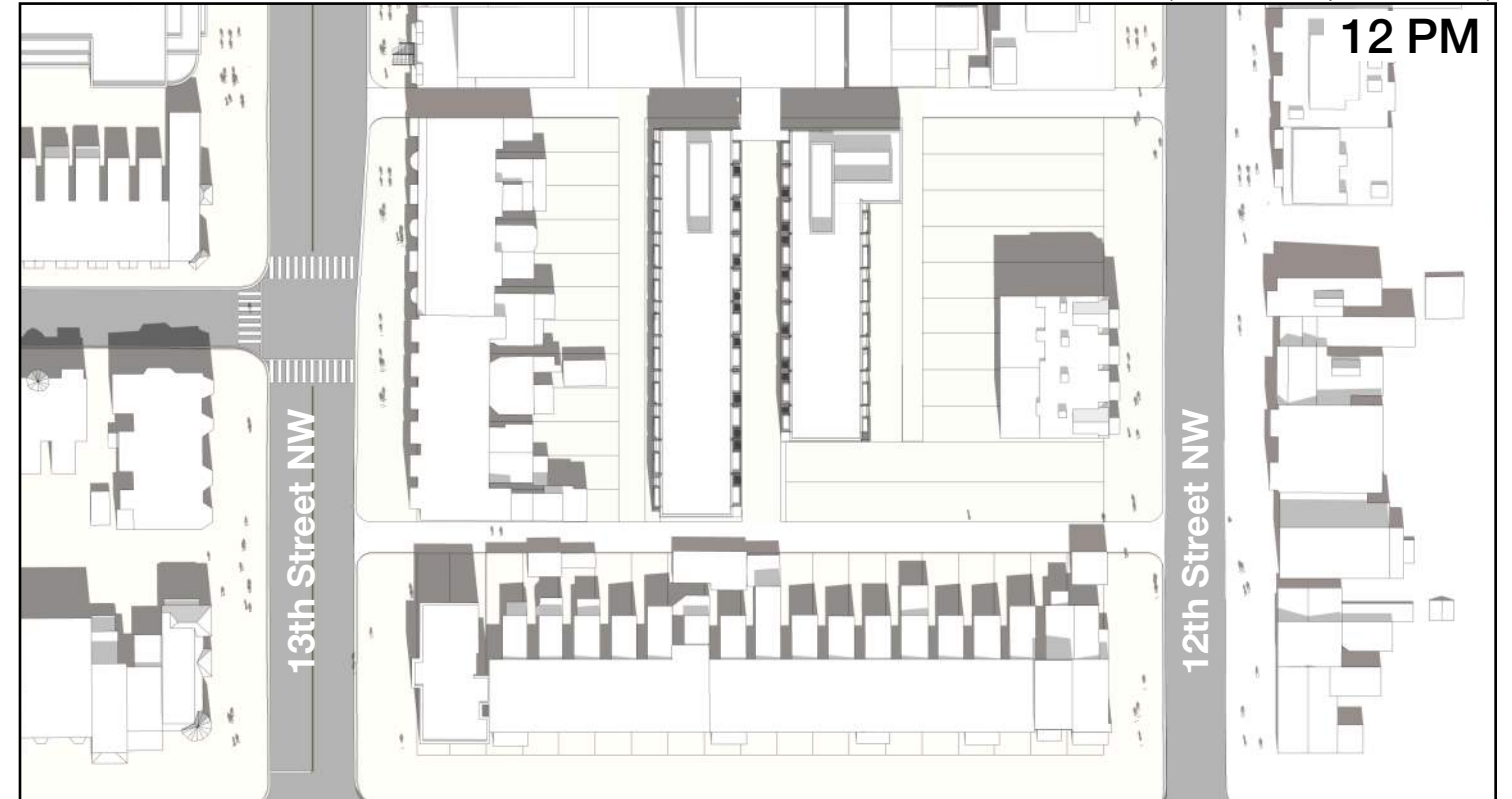
Solar Studies - Without Alley Buildings

Summer Solstice | June 21st



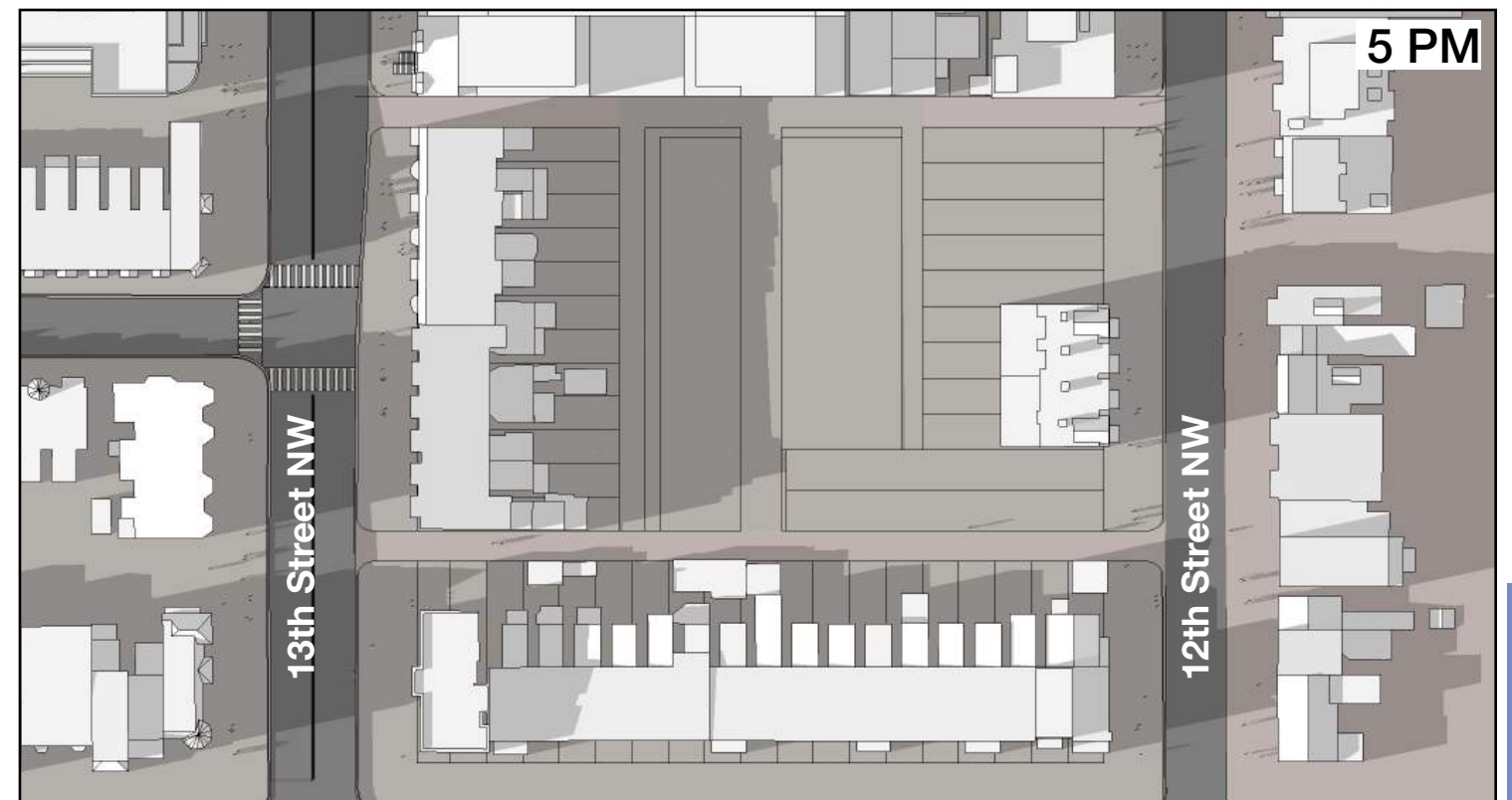
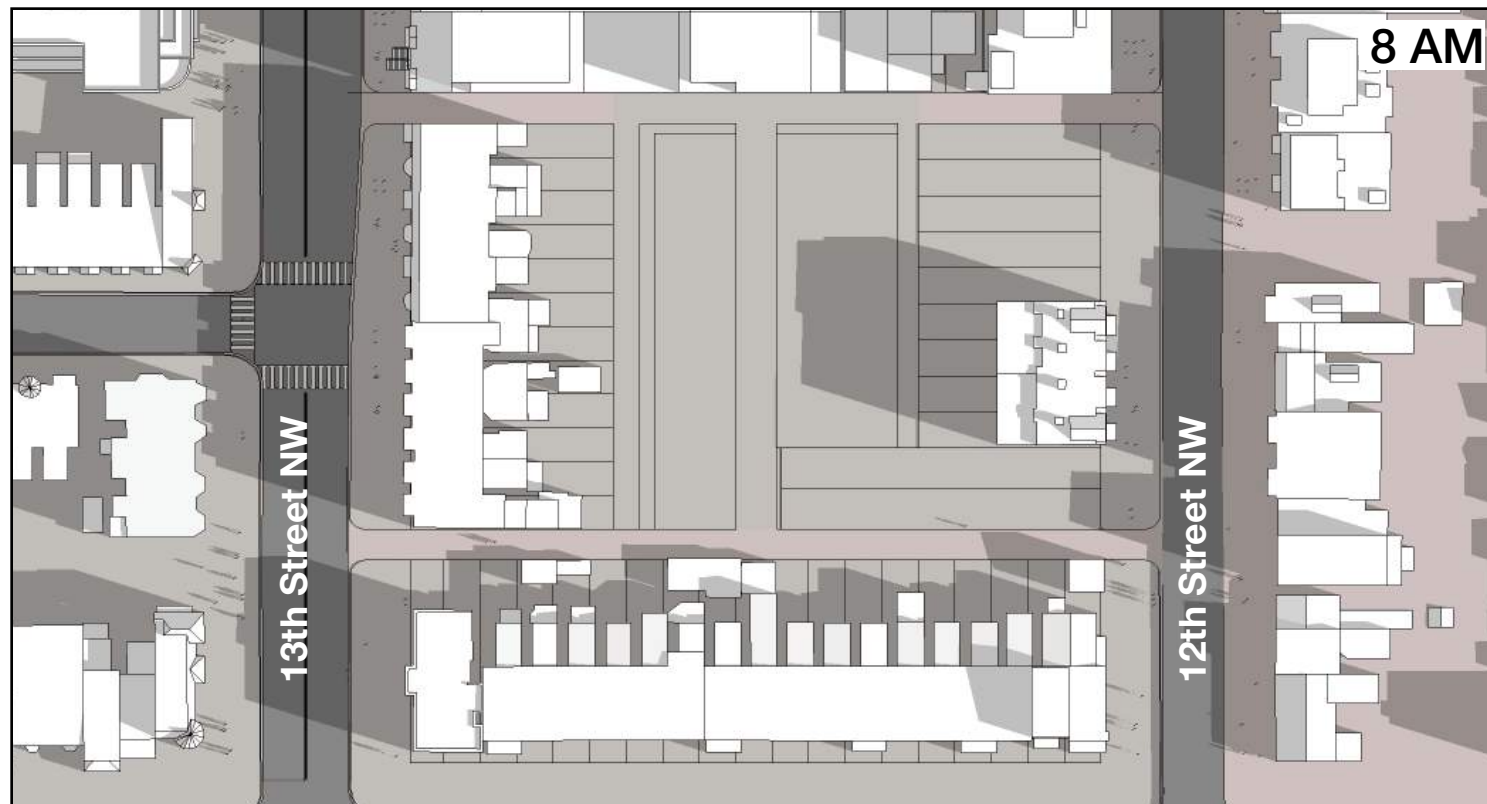
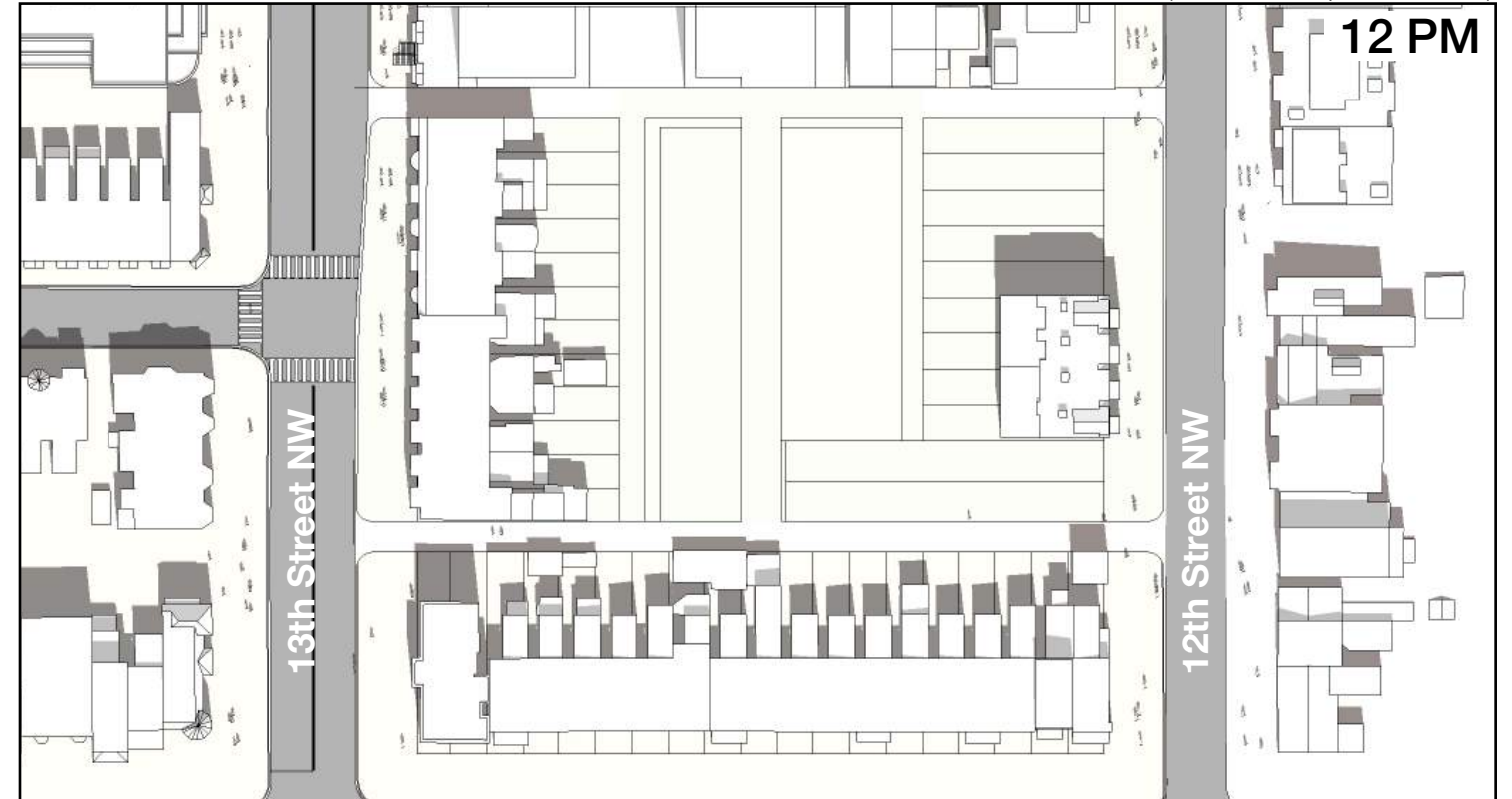
Solar Studies - Alley Buildings

Vernal Equinox | March 20th
(Autumnal Equinox similar)



Solar Studies - Without Alley Buildings

Vernal Equinox | March 20th
(Autumnal Equinox similar)



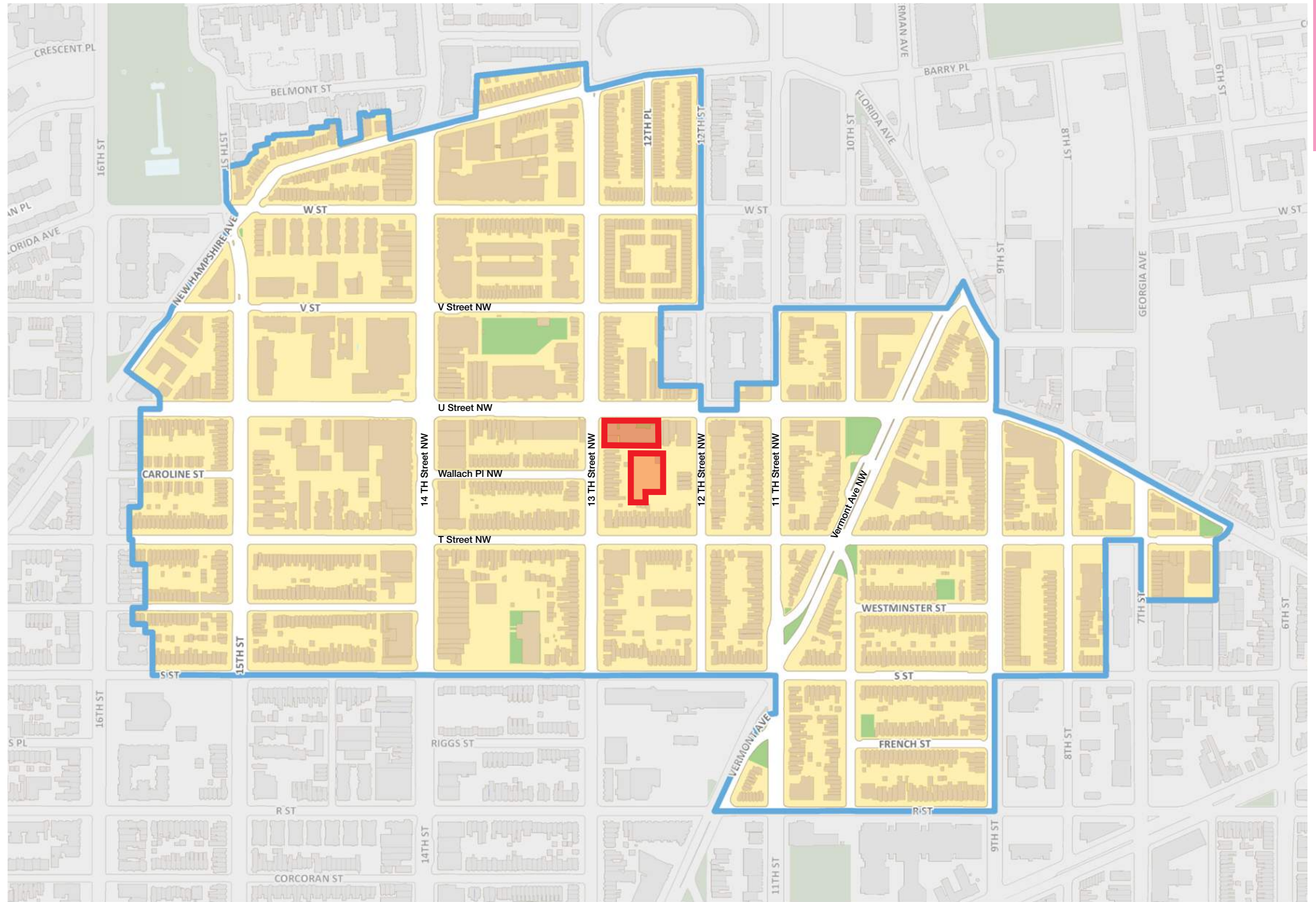
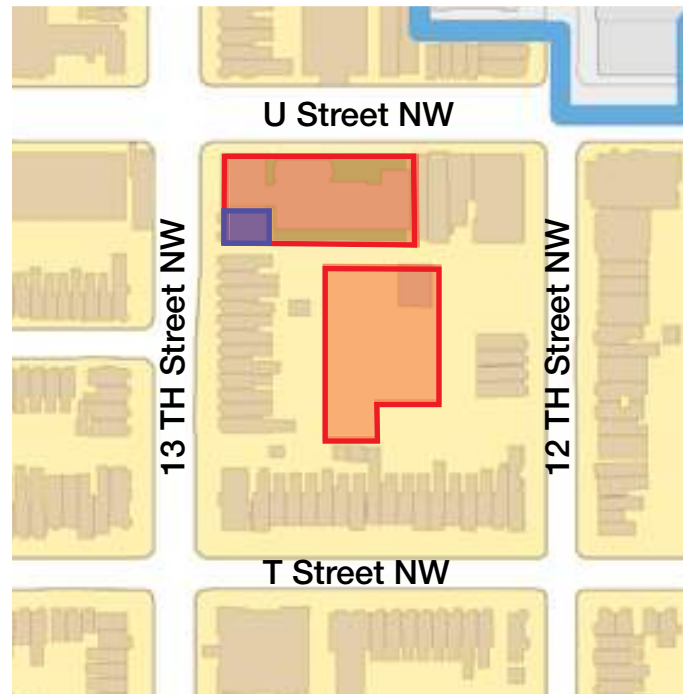
APPENDIX

Historic District Map

Greater U Street

The Greater U Street Historic District, listed in the National Register of Historic Places in 1998, extends roughly from 16th Street on the west to 7th Street on the east and from S Street on the south to Florida Avenue on the north, and includes over 1500 historic buildings.

 Contributing Buildings



Credit: Government of the District of Columbia, Office of Planning



Site Images

DRAFT

1. Existing Building North & West Facade - U Street, NW



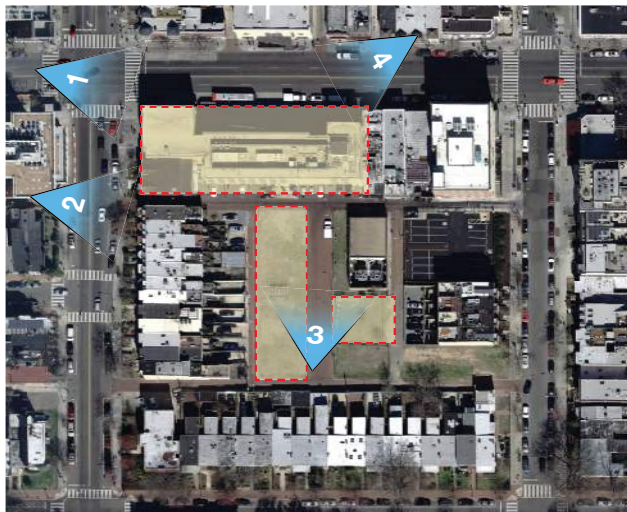
3. Existing Building South Facade - Temperance Ave, NW



2. Existing Townhouses - 13th Street, NW



4. Existing Metro Plaza - U Street, NW




PROJECT OVERVIEW


Site Aerial

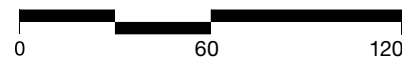
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PROJECT OVERVIEW



 Existing: Three parcels separated by Public Alleys

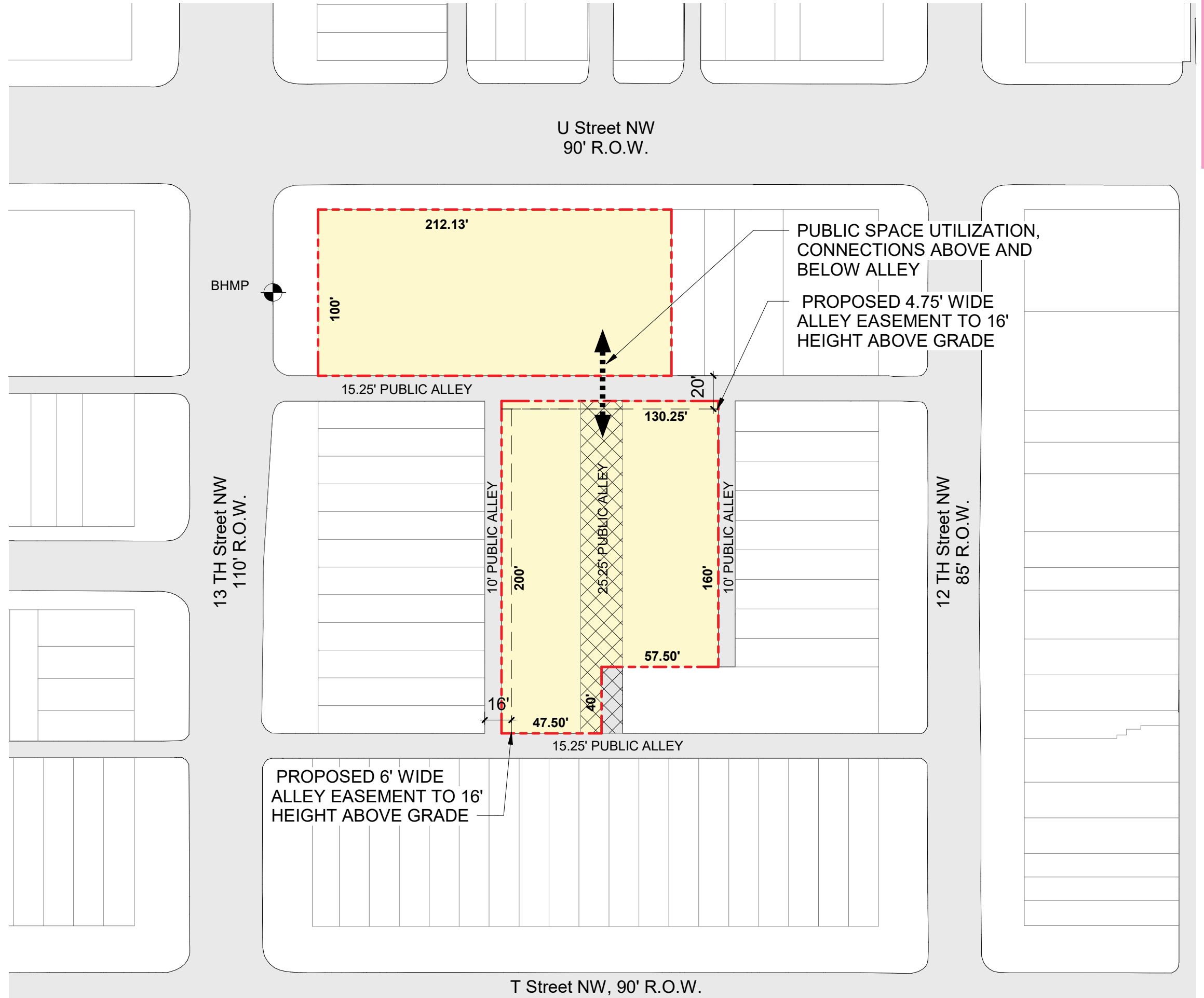
 The Developer is negotiating with WMATA to include their chiller plant property within the site assembly



Alley Closing + Site Consolidation

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PROJECT OVERVIEW




 Proposed: Two parcels connected above and below the Public Alley

 Alley To Be Closed

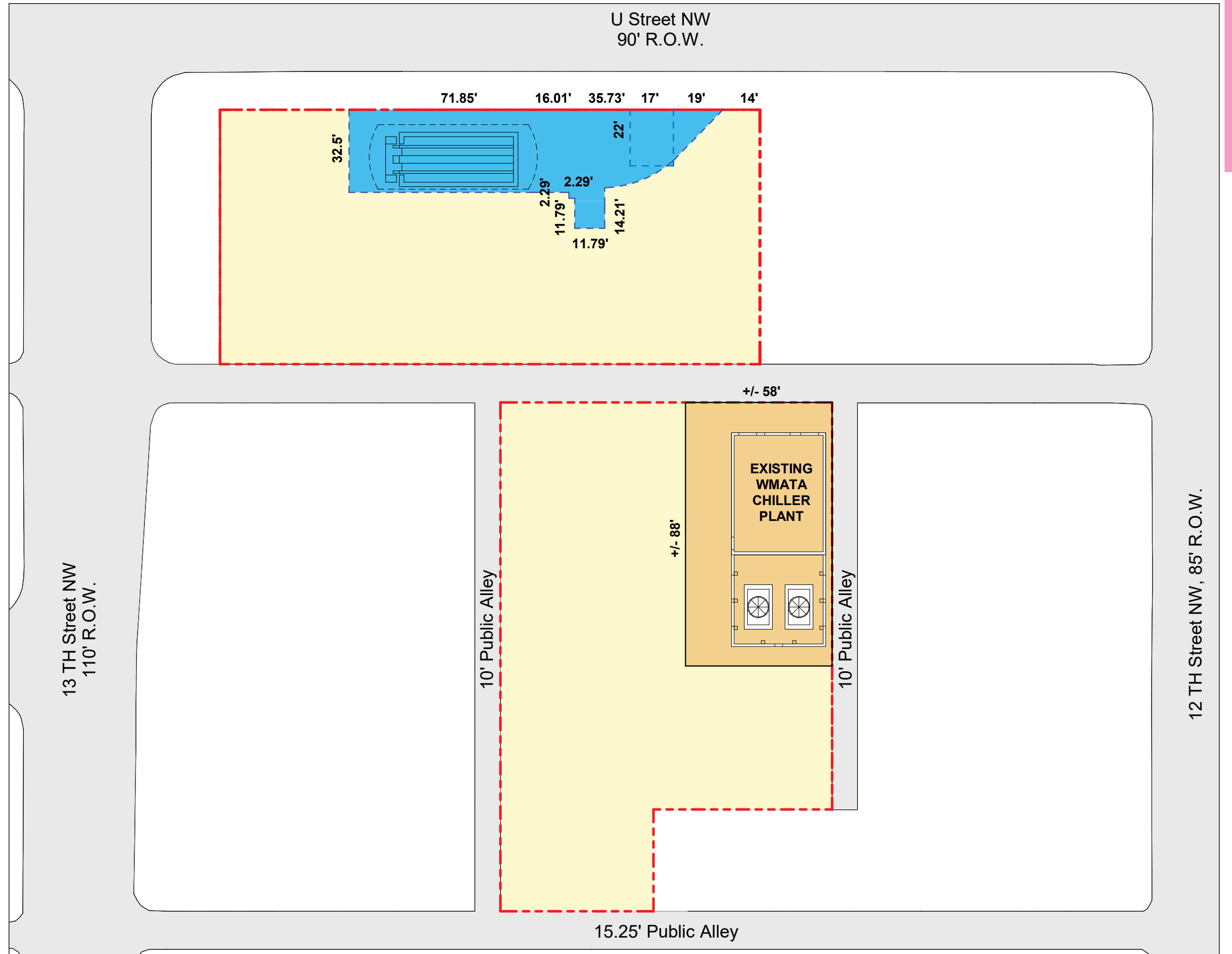


WMATA Easements

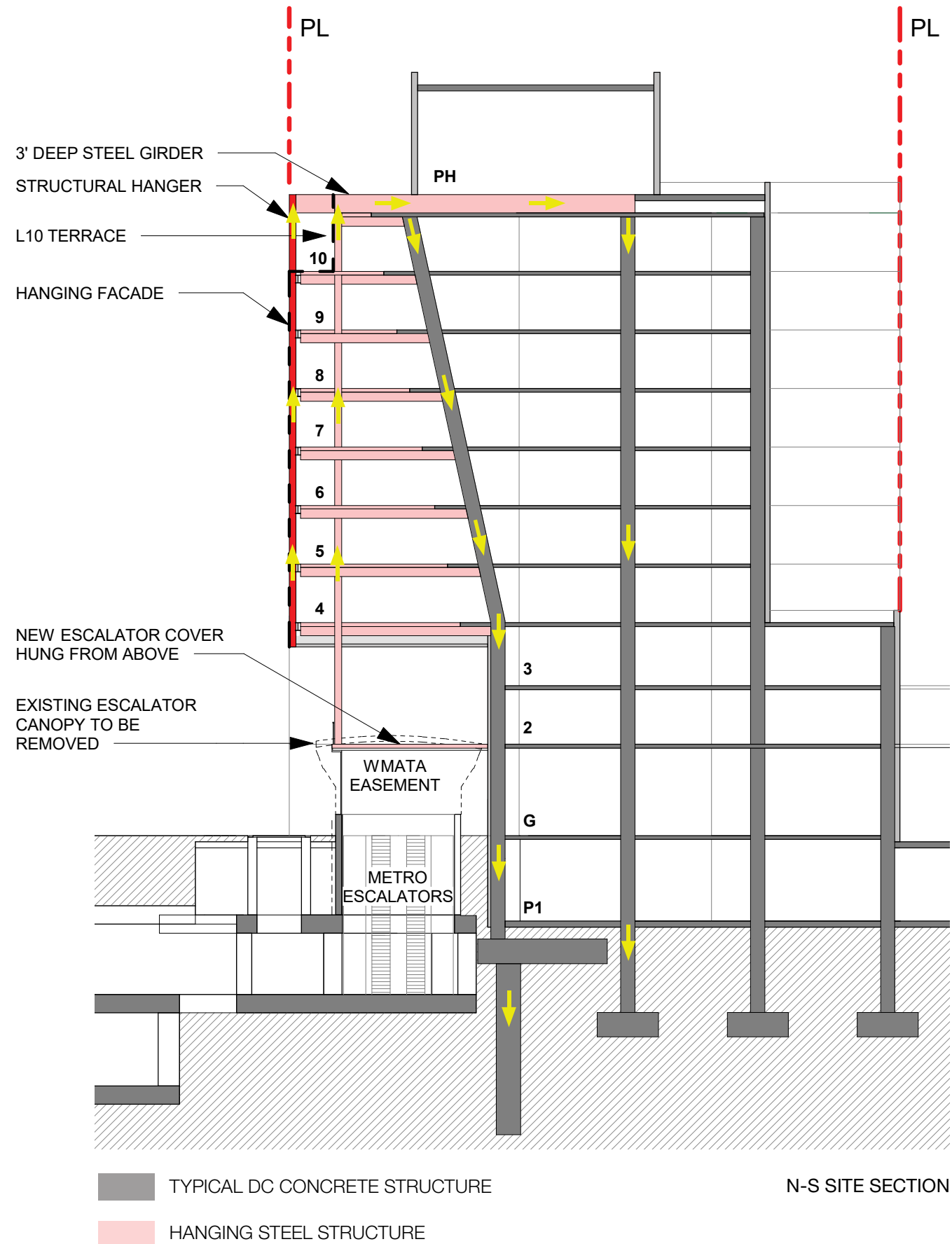
Above Grade

 No Build Area in WMATA Easement

 WMATA Owned Chiller Plant Property



Structural Strategy - Hung Structure Above WMATA Easement



U STREET BUILDING

