

1250 U Street PUD Application

August 15, 2022

Project Overview



1250 U Street, NW is a proposed mixed-use development situated along the main east-west commercial corridor in the U Street Historic District. The primary building use is residential, with retail and lodging components also proposed. The project incorporates the west entrance to the U Street/African American Civil War Memorial/Cordozo Metrorail station.



Development Diagram

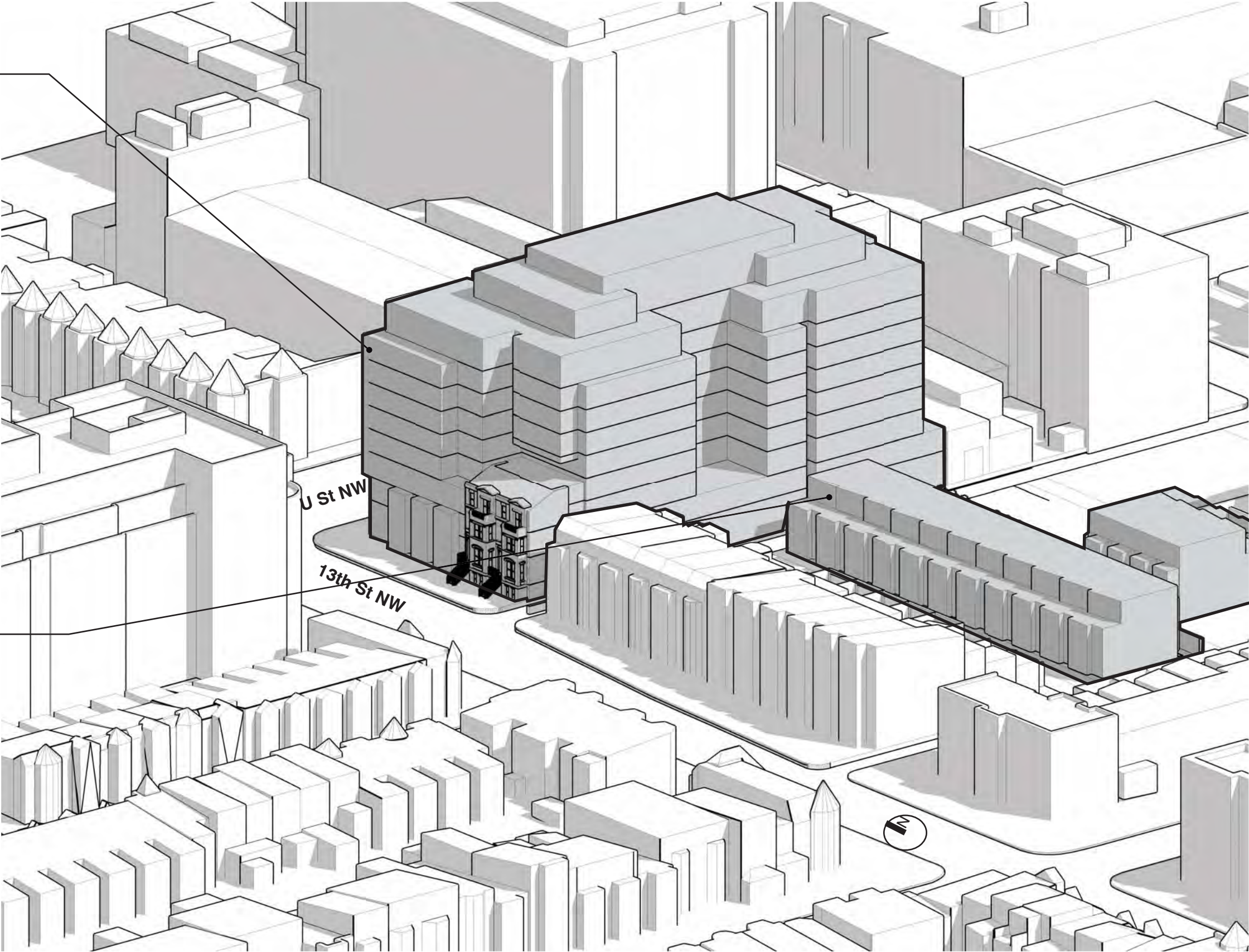
U Street Building

9 Story/ 96.8' HT
Use: Retail/Apartments/Lodging
Units: Lodging:(55-67), Apartments (117-143)



Temperance Ave Townhouses

3 Story/ 30' HT
Townhouses: 15



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Site Aerial & Photographs



Existing Office Building Demolished



Portions of Historic Townhouses Retained



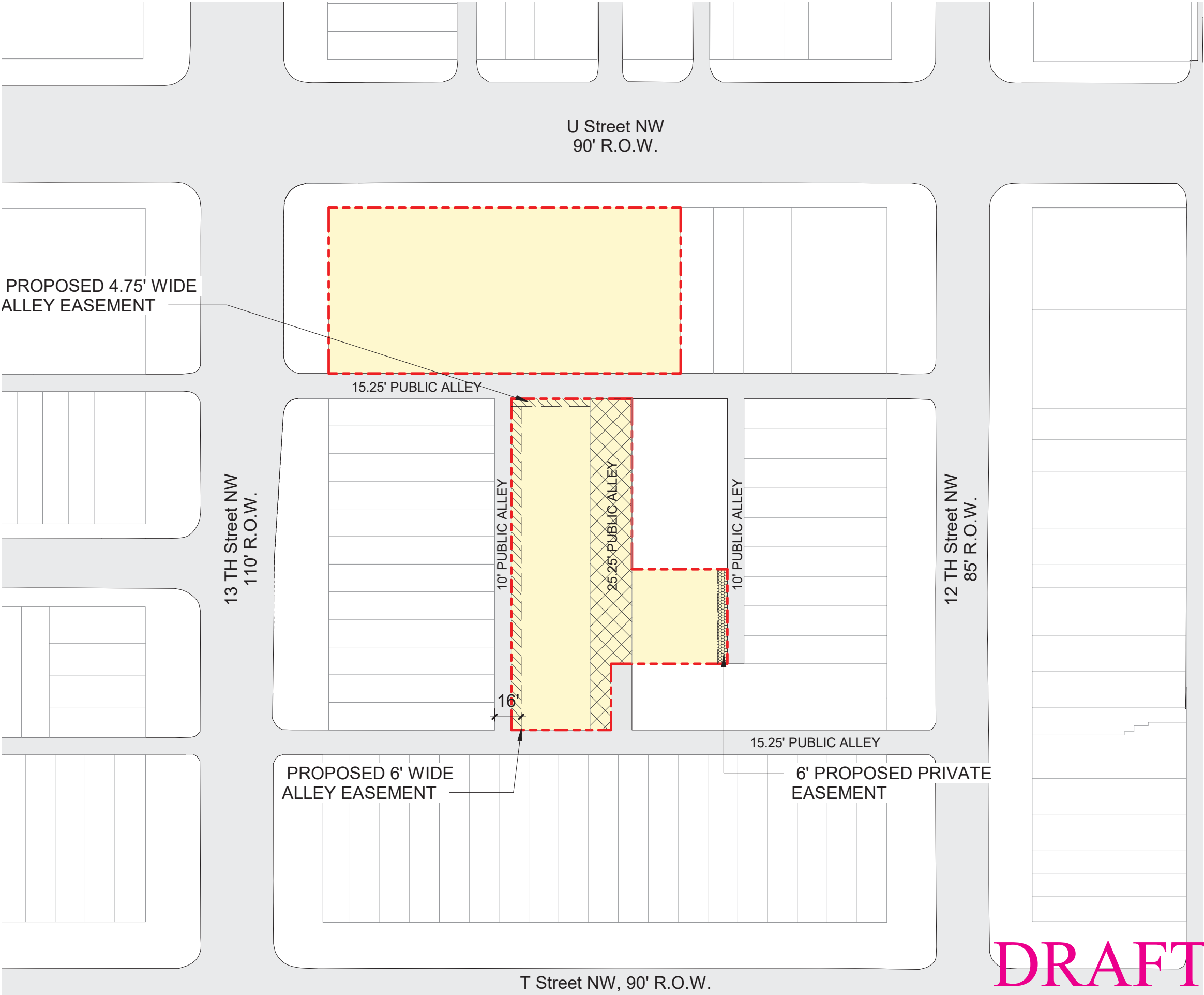
Vacant Lots Infilled



Existing Site

Proposed Alley Closing and Easements
S.O. 2106612

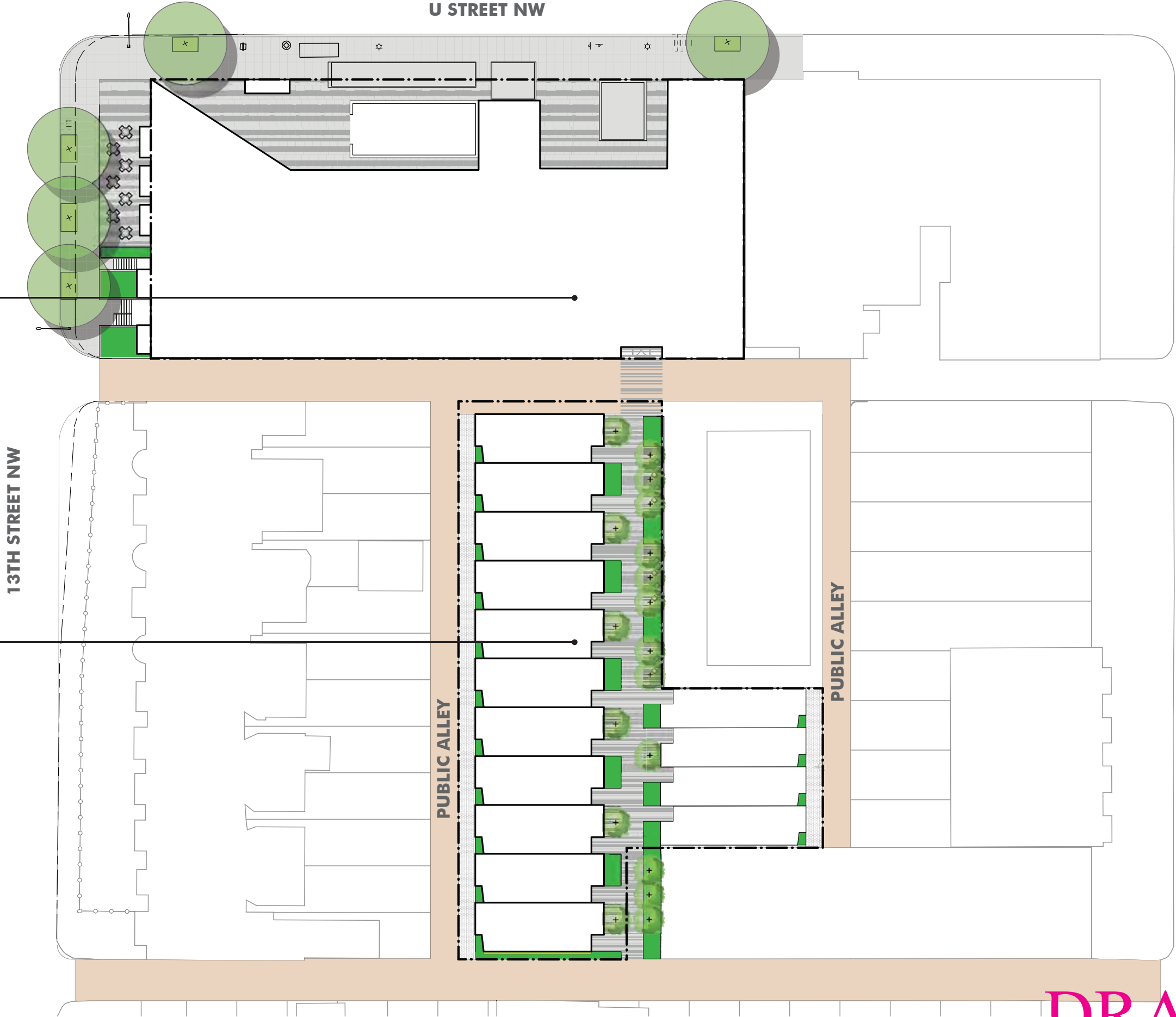
- Existing Site
- Alley To Be Closed: S.O. 2106612
- Proposed Public Easement
- Proposed Private Easement



Site Landscape Plan

Refer to the U Street Building
Section for Enlarged Landscape
Drawings

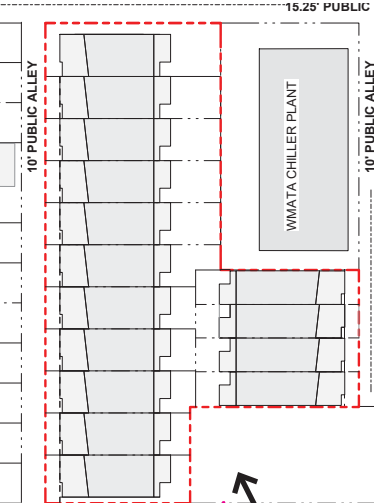
Refer to the Temperance
Ave Townhouse Section for
Enlarged Landscape Drawings



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Temperance Ave Townhouses

Aerial View Looking North

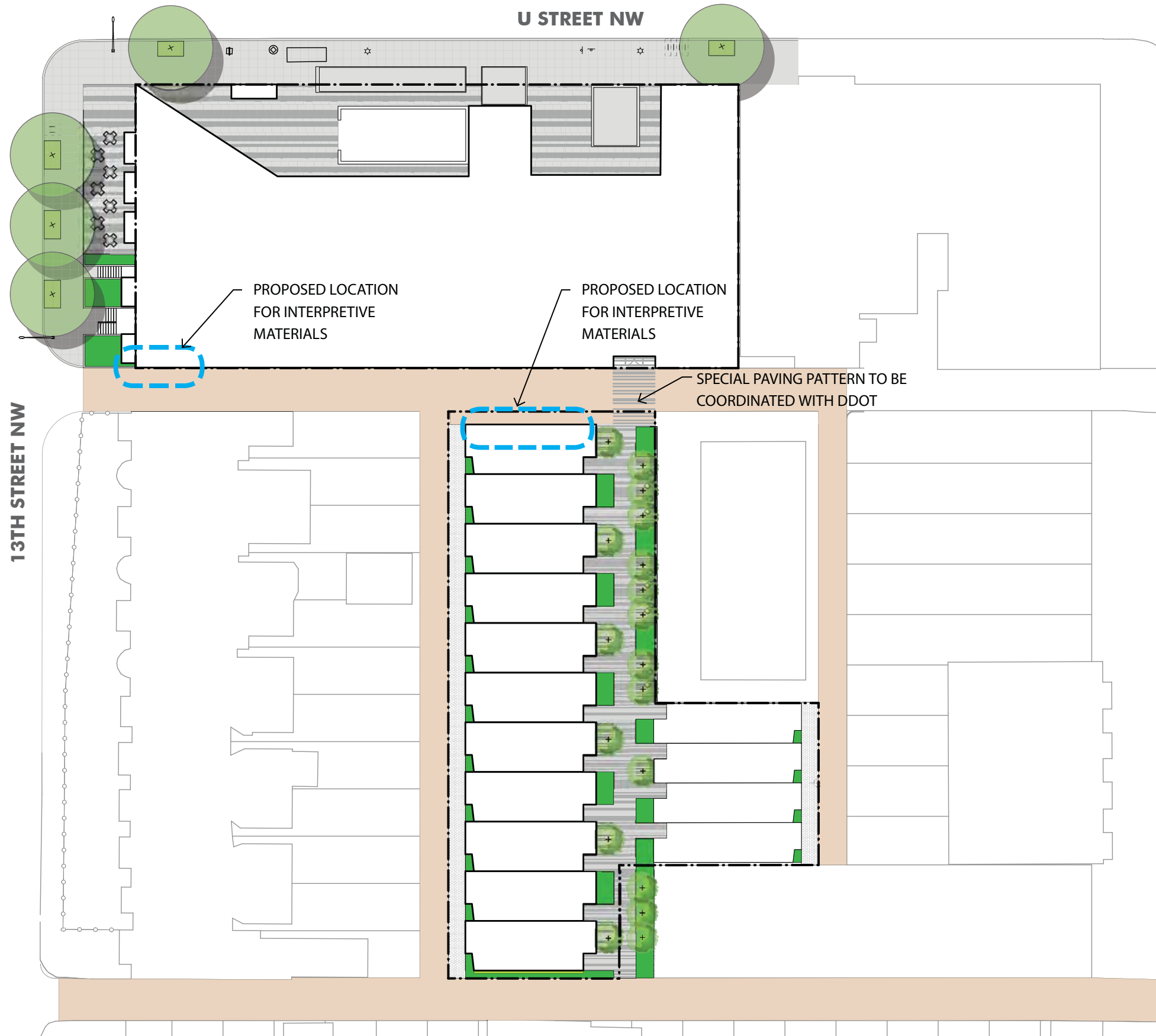


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TEMPERANCE AVE
TOWNHOUSES

Interpretive Education on the History of DC Alley Dwellings

Concept Developments and Implementation in Consultation with HPO

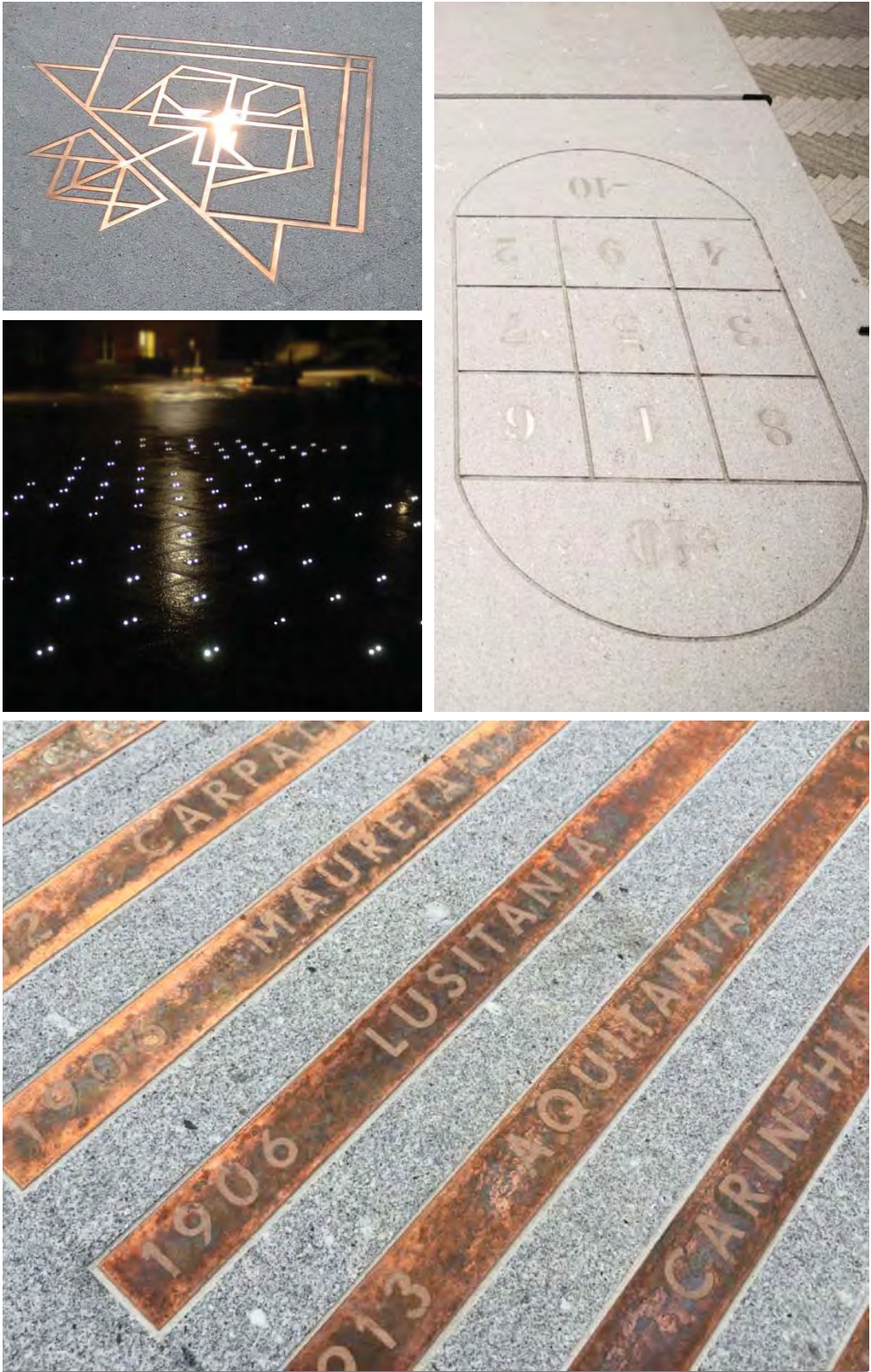
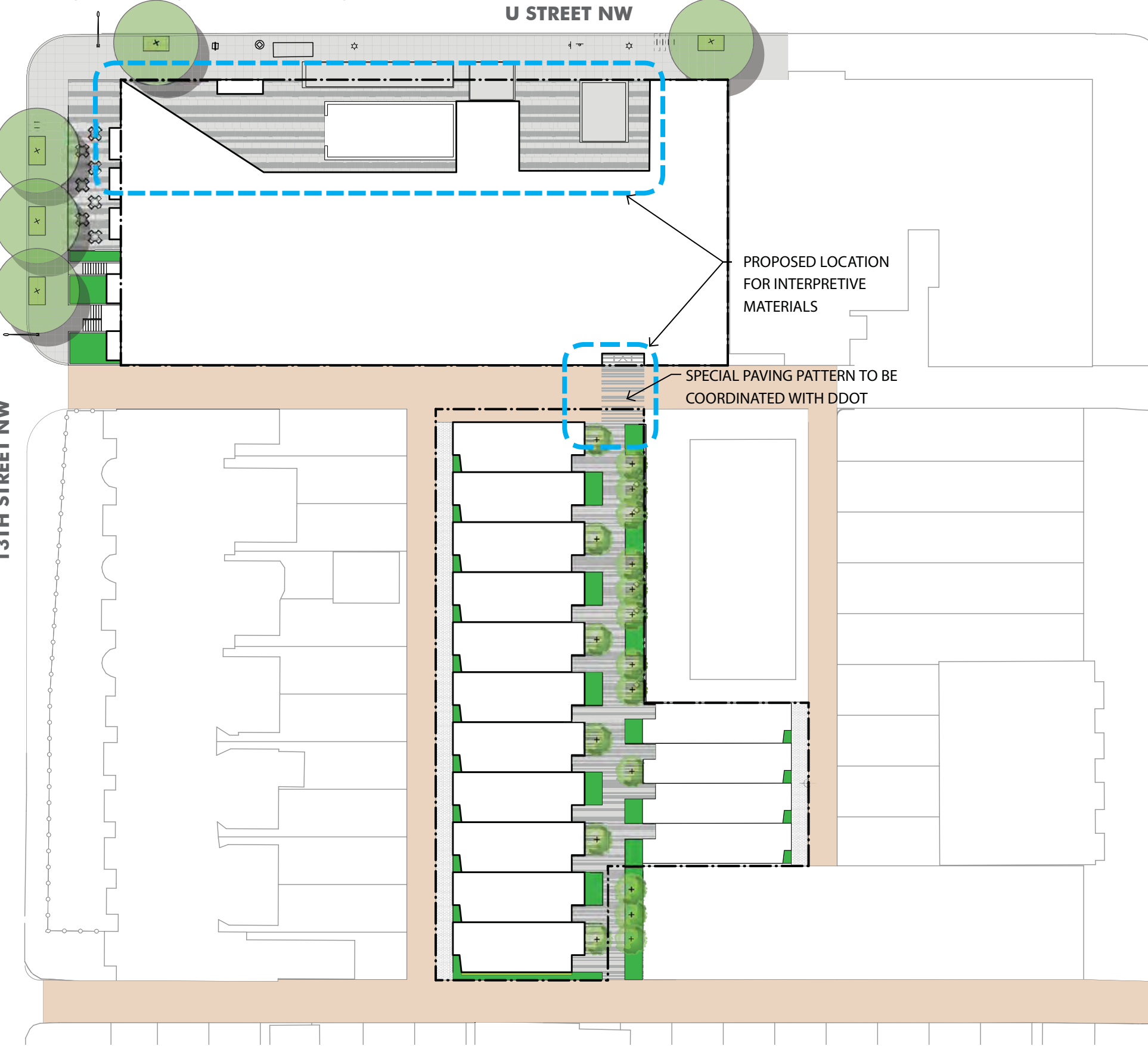


OPTION 1 | WALL SURFACES

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Interpretive Education on the History of Temperance Ave Dwellings

Concept Developments and Implementation in Consultation with HPO



OPTION 2 | IN PAVING

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TEMPERANCE AVE
TOWNHOUSES

Requested Zoning Relief (ARTS-4/PUD)

U Street Building

Lot Occupancy (K/804.1)

Maximum Allowed w/ IZ: 80%
Provided: 100%

Setback Abutting RF Zone (K/803.4)

Required: 1:1 Setback Above 65’
Provided: Varies

Rear Yard (K/805.1)

Minimum Required: 20.7’ (99.4’X2.5”= 20.7’)
Provided: 7.625’

Closed Court (K/807.1)

Minimum Width & Area Required: See Court Diagrams
Minimum Width & Area Provided: See Court Diagrams

U Street Frontage Requirements (K/810.1)

Minimum Required Streetwall: 75%
Provided: 12.8% (27.3’)

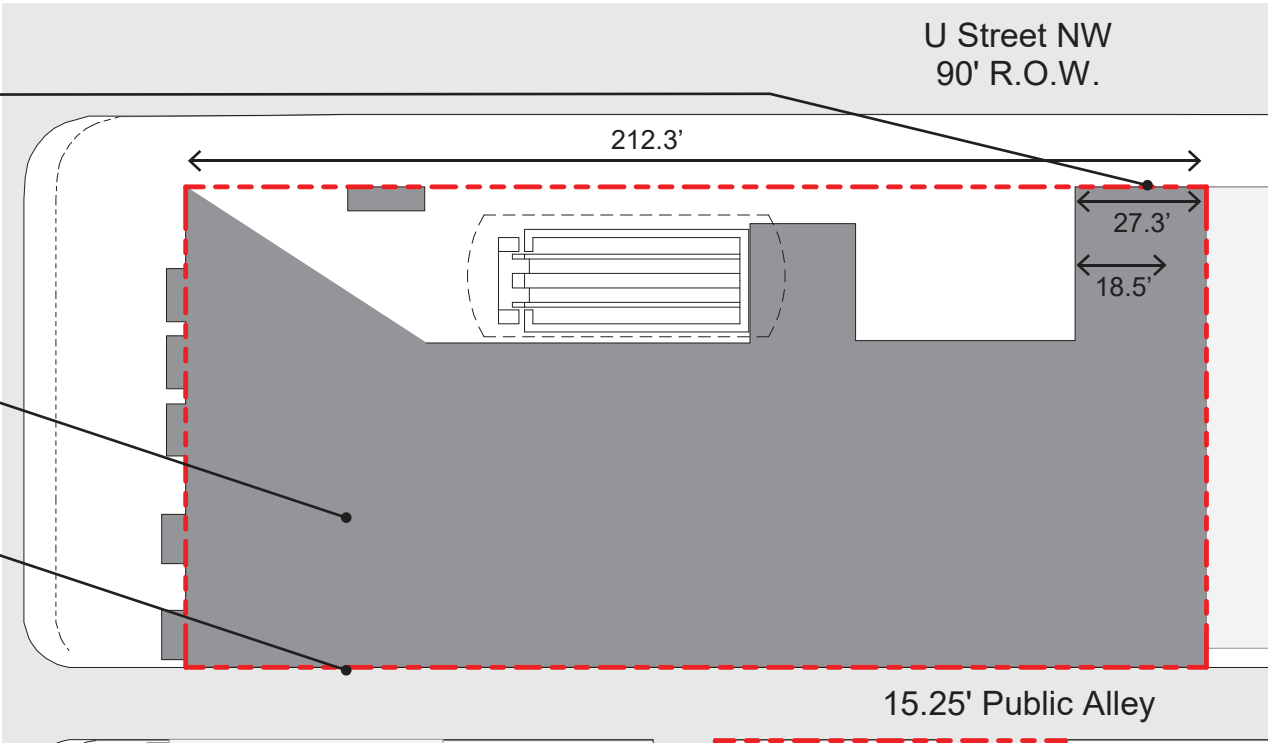
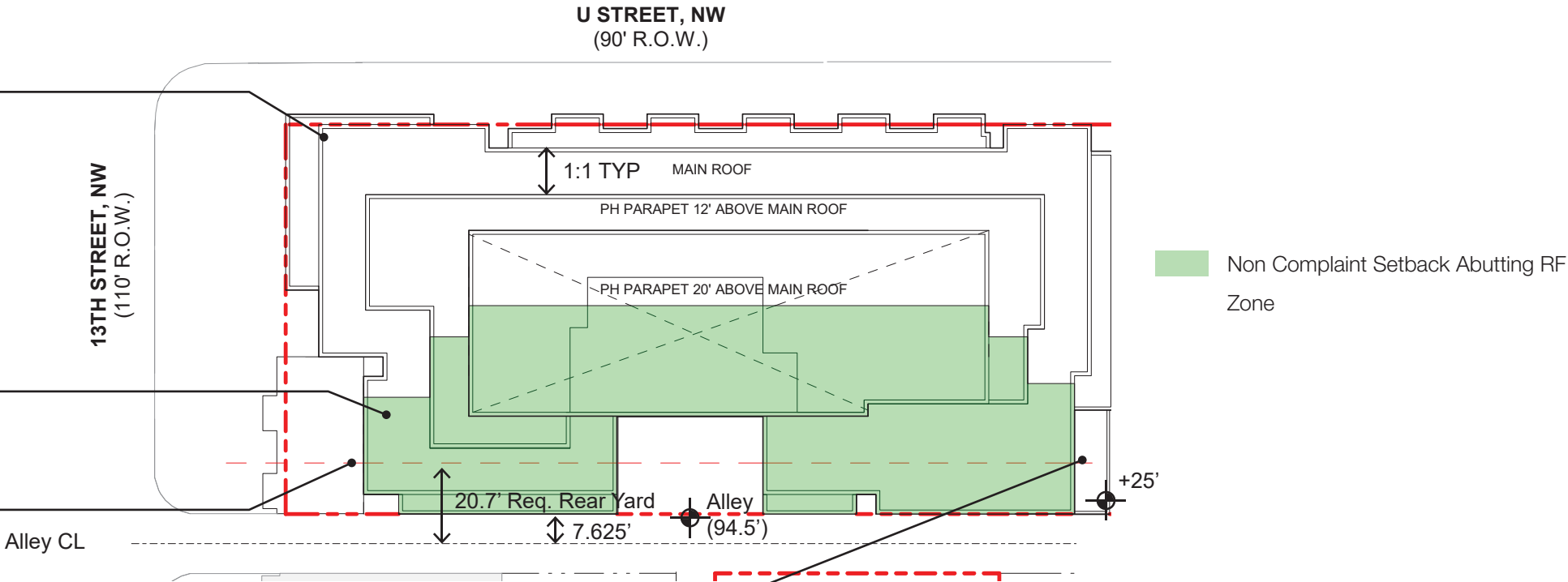
Minimum Required Storefront/Commercial Entrances: 50%
Provided: 8.7% (18.5’)

Eating and Drinking Establishment Limitations (K/811.9)

Max Ground Floor Linear Frontage on U St Within Square: 50%
Provided: Greater than 50%

Parking (C/701.5)

Minimum Required: 33
Provided: None

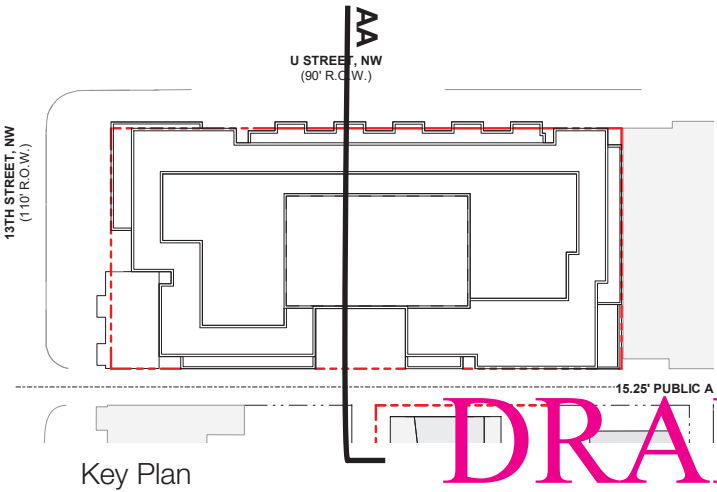
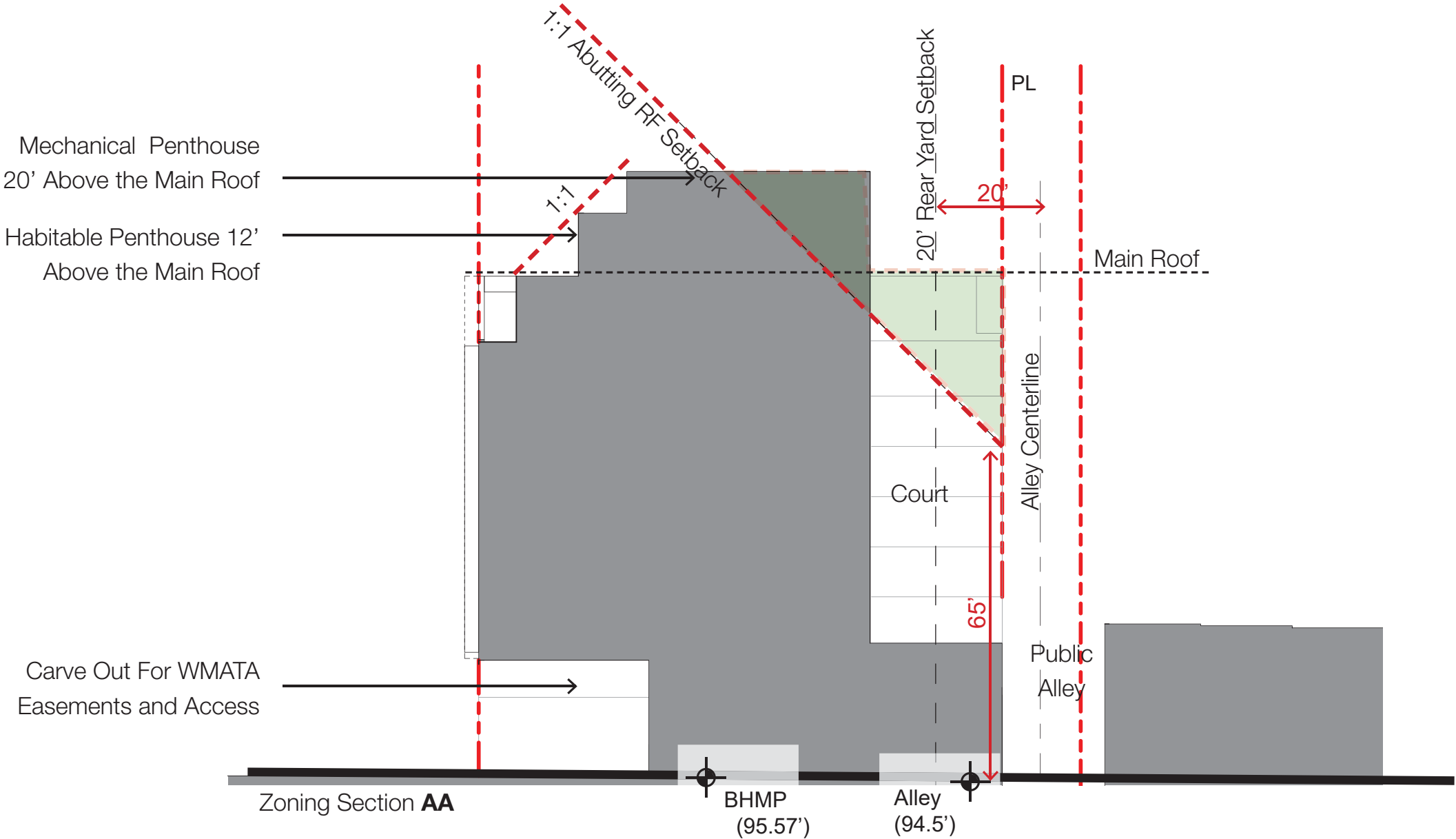


ZONING INFO & TABULATIONS

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Requested Zoning Relief (ARTS-4/PUD)

U Street Building



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Requested Zoning Relief (RF-1/PUD)

Temperance Ave Townhouses

Side Yard (E/207)

Required (if Provided):5’
Provided: 4.75’ On North (Lot A), 2.5’ On South (Lot G)

Parking (C/701.5)

Required: 1 space/unit
Provided: None

Lot Occupancy (E/304)

Maximum Required:60%
Provided: 47% - 72.4% (See next page)

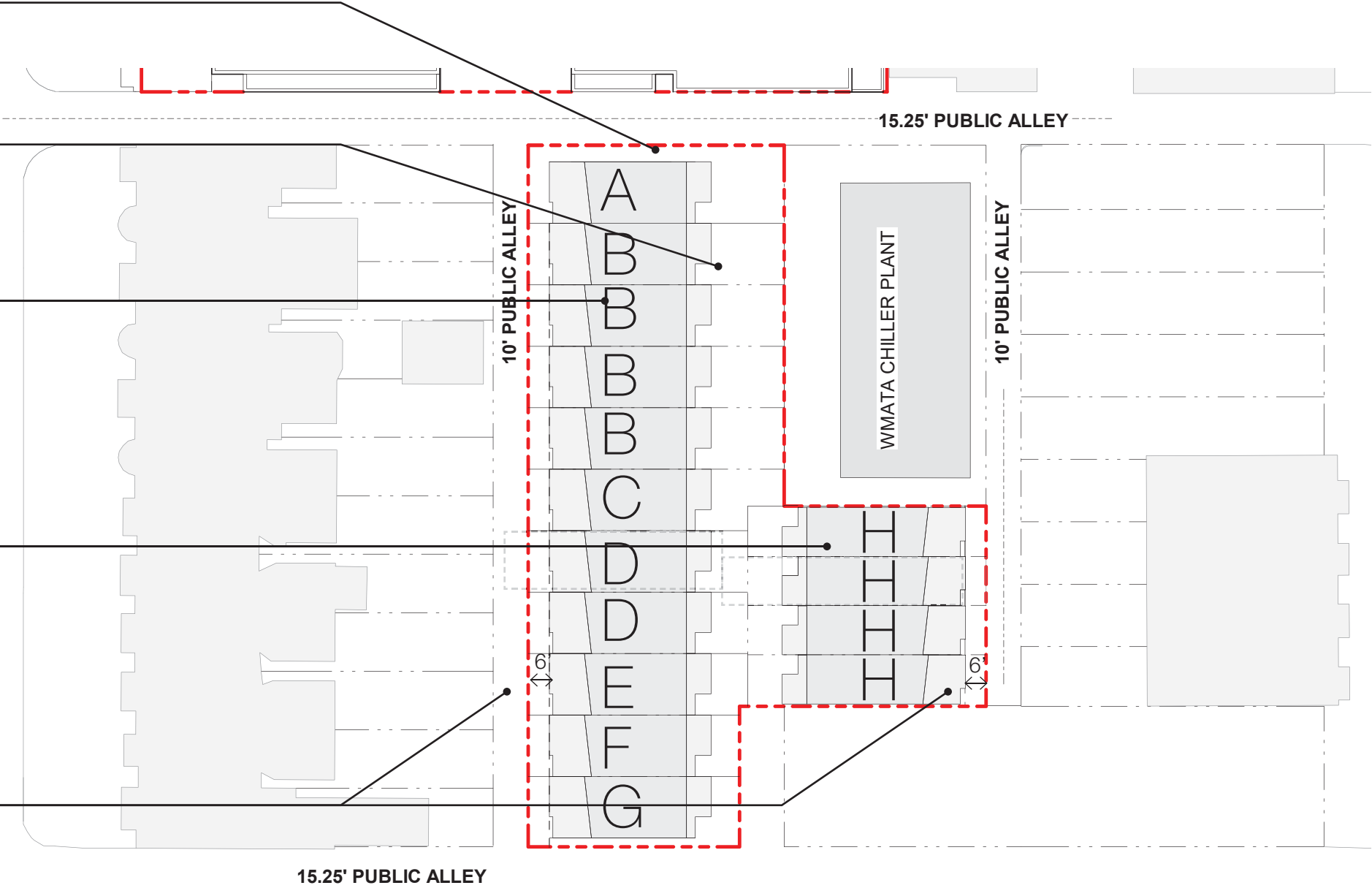
Density - Lot Dimensions (E/201)

Minimum Lot Width:18’ (16’ w. special exception) for row dwellings; 30’ for semi-detached dwellings
Provided: 14.3’ - 22.3’

Minimum Lot Area: 1,500 sf W/ IZ for row dwellings, 3,000sf for semi-detached dwellings

Rear Yard (E/306)

Required: 20’
Provided: 6’



ZONING INFO & TABULATIONS

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Lot Configurations

Temperance Ave Townhouses

Required:

Lot Occupancy (E/304): Maximum Required:60%

Density - Lot Dimensions (E/201): Minimum Lot Width:18' (16' w. special exception) for row dwellings;
30' for semi-detached dwellings
Minimum Lot Area: 1,500 sf W/ IZ for row dwellings, 3,000 for semi detached

Lot Type A - Semi Detached Dwelling

Width: 22.3'
Area: 1,626 sf
Lot Occupancy: 47%

Lot Type B - Row Dwelling

Width: 17.5'
Area: 1,276 sf
Lot Occupancy: 59.8%

Lot Type C - Row Dwelling

Width: 17.5'
Area: 1,203 sf
Lot Occupancy: 63.4%

Lot Type D - Row Dwelling

Width: 17.5'
Area: 1,093 sf
Lot Occupancy: 69.8%

Lot Type E - Row Dwelling

Width: 17.5'
Area: 1,088 sf
Lot Occupancy: 70.1%

Lot Type F - Row Dwelling

Width: 17.5'
Area: 1,053 sf
Lot Occupancy: 72.4%

Lot Type G - Semi Detached Dwelling

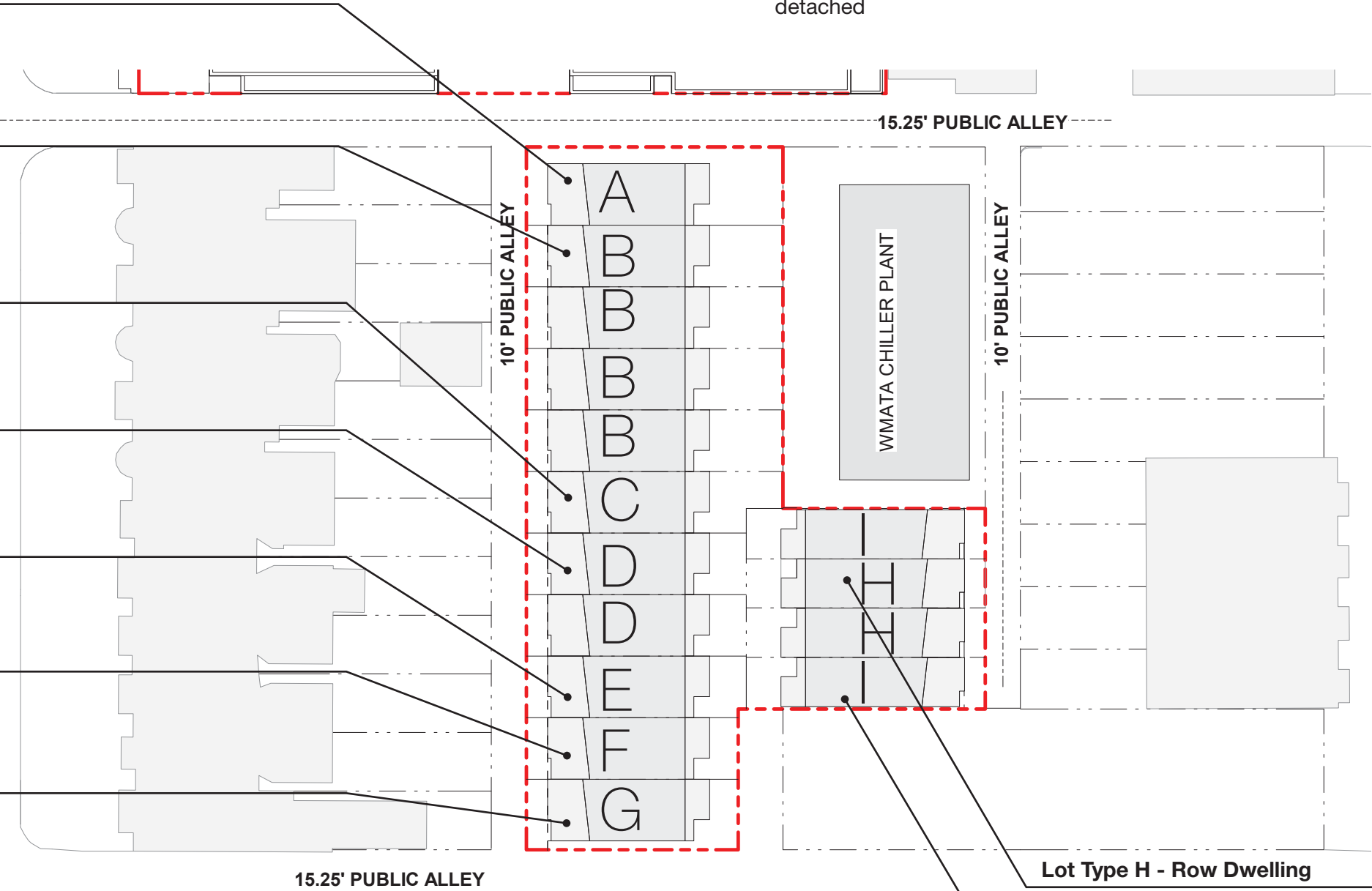
Width: 20'
Area: 1,204 sf
Lot Occupancy: 63.2%

Lot Type H - Row Dwelling

Width: 14.3'
Area: 971 sf
Lot Occupancy: 70.9%

Lot Type I - Semi-detached Dwelling

Width: 14.3'
Area: 971 sf
Lot Occupancy: 70.9%

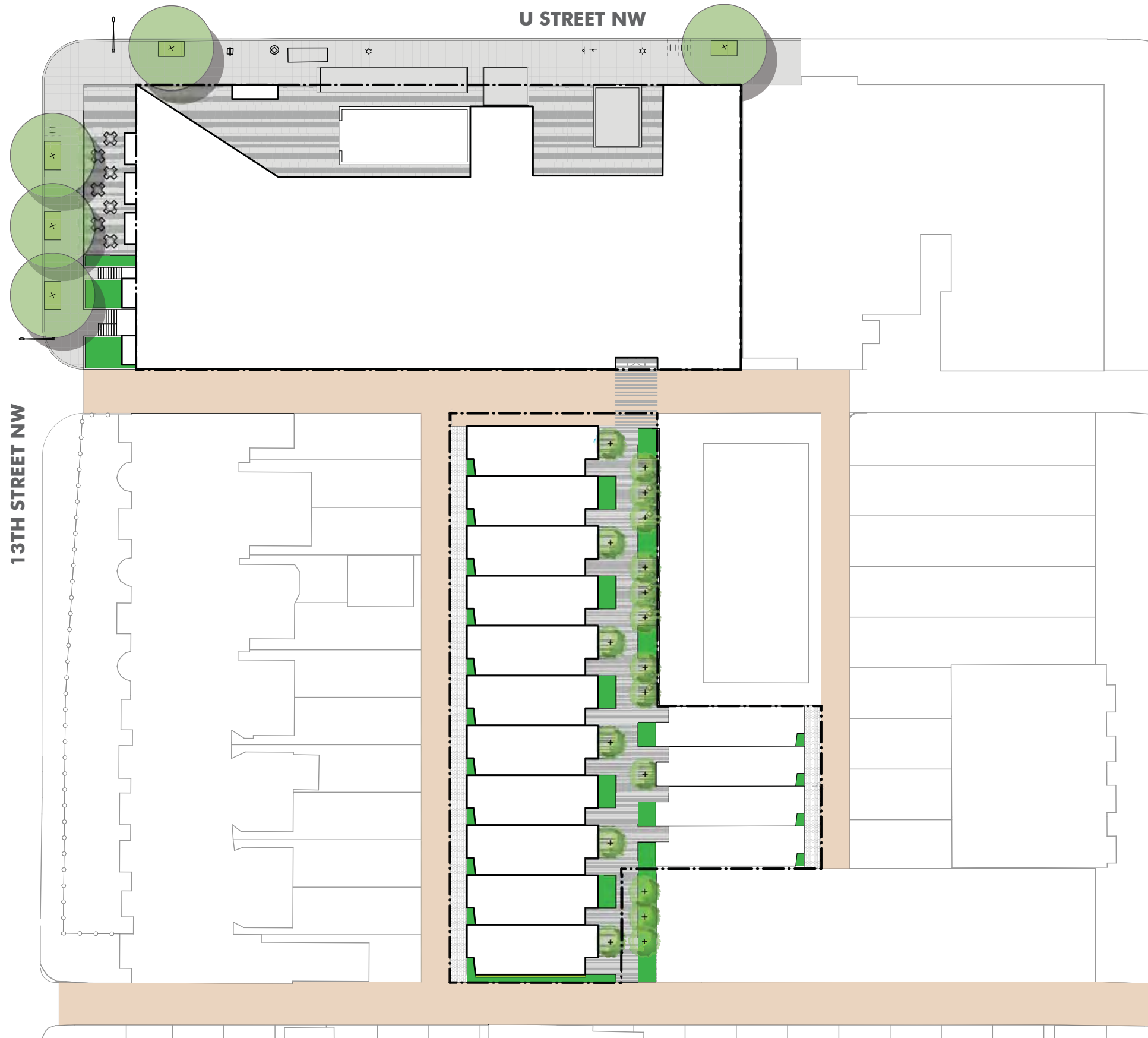


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Superior Urban Design And Architecture

- The Project will aesthetically enhance a prominent intersection and Metrorail station entrance along the U Street corridor.
- The building design includes elegant proportions, high quality materials and creative structural solutions over the Metro Plaza.



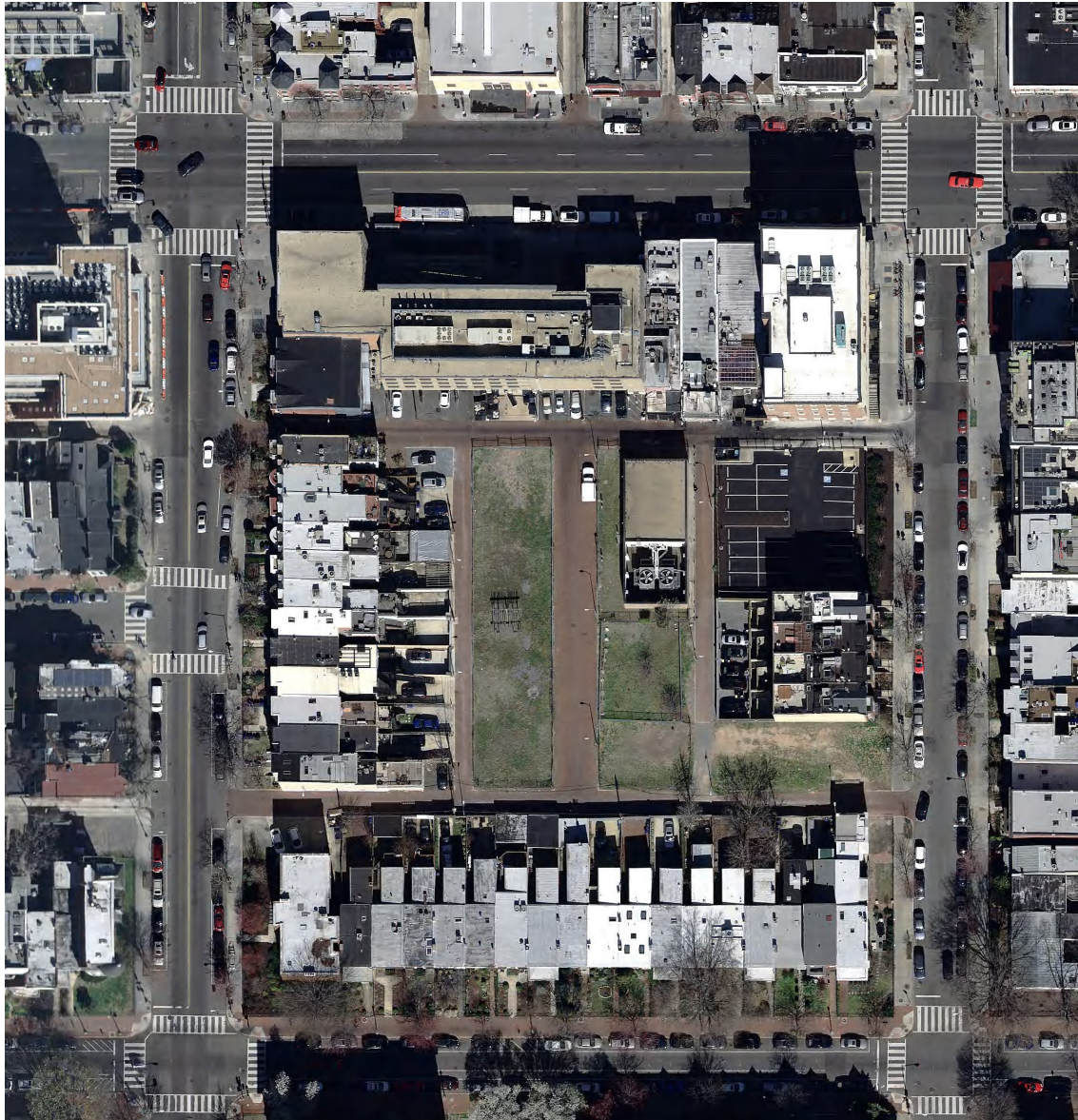


Superior Landscaping and Creation Of Open Spaces

- The Project's landscape design fosters a pedestrian-friendly and welcoming environment within and surrounding the PUD site.
- The landscape design along 13th and U Streets and within Temperance Avenue includes new trees, planters, benches, plantings, and special paving design.

Site Planning And Efficient And Economical Land Utilization

- Transform a severely underutilized and transit-oriented site with significant new residential, retail, and lodging uses.

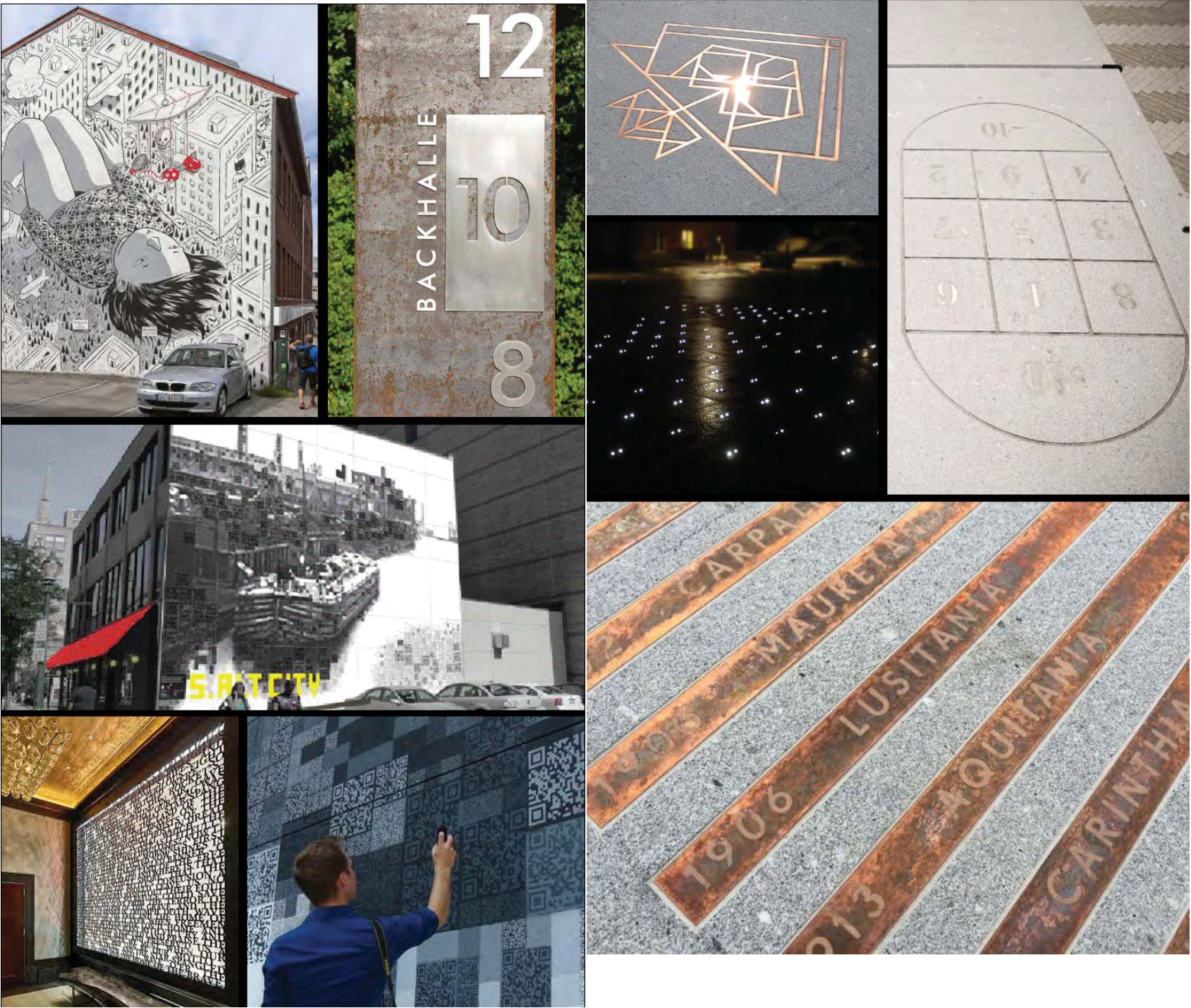


Existing Site



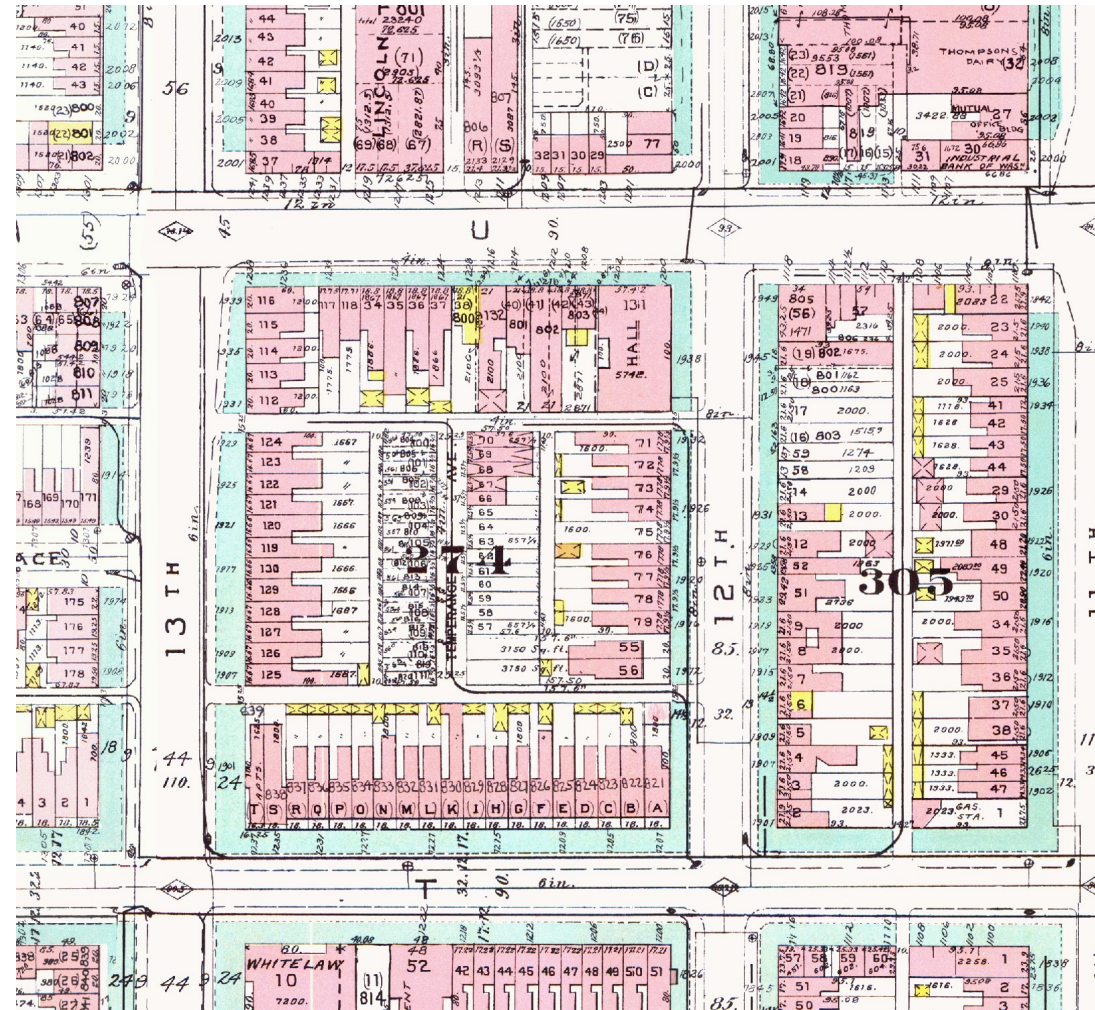
Commemorative Works or Public Art

- Commitment to storytelling of the history of Temperance Ave
- Public art to enhance the public space around the Metro Plaza.



Historic Preservation

- Restoration of the existing townhouses along 13th St and re-introduction of Temperance Ave as residential.



Housing

- Exceeds the amount that would have been required through matter-of-right development under existing zoning.
- Provides units with three (3) or more bedrooms



Affordable Housing

Exceeds what would have been required through matter-of-right development under existing zoning

- 15% of residential GFA in U Street Building @ 60% MFI
- 12% of penthouse GFA at 50% MFI
- 2 of 15 for sale townhomes @ 80% MFI



Employment And Training Opportunities

- The Project incorporates a variety of retail, service, and hotel uses, which will generate immediate employment and training opportunities for District residents following construction.
- First Source employment agreement.



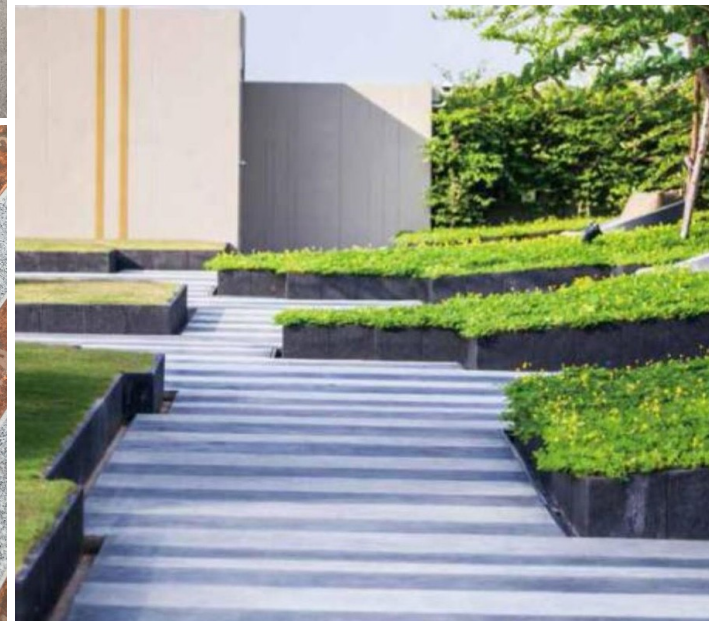
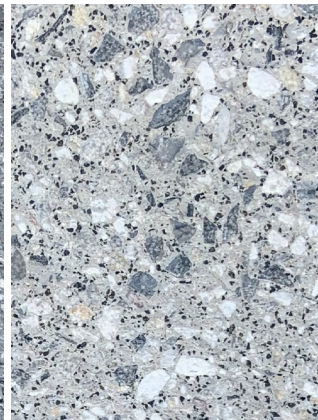
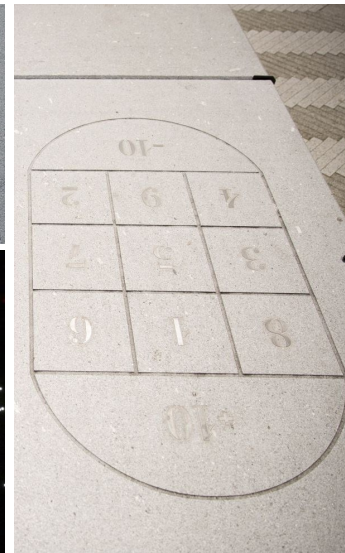
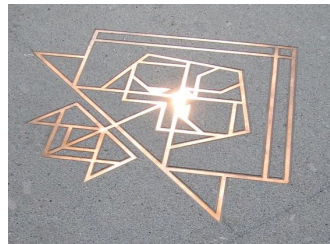
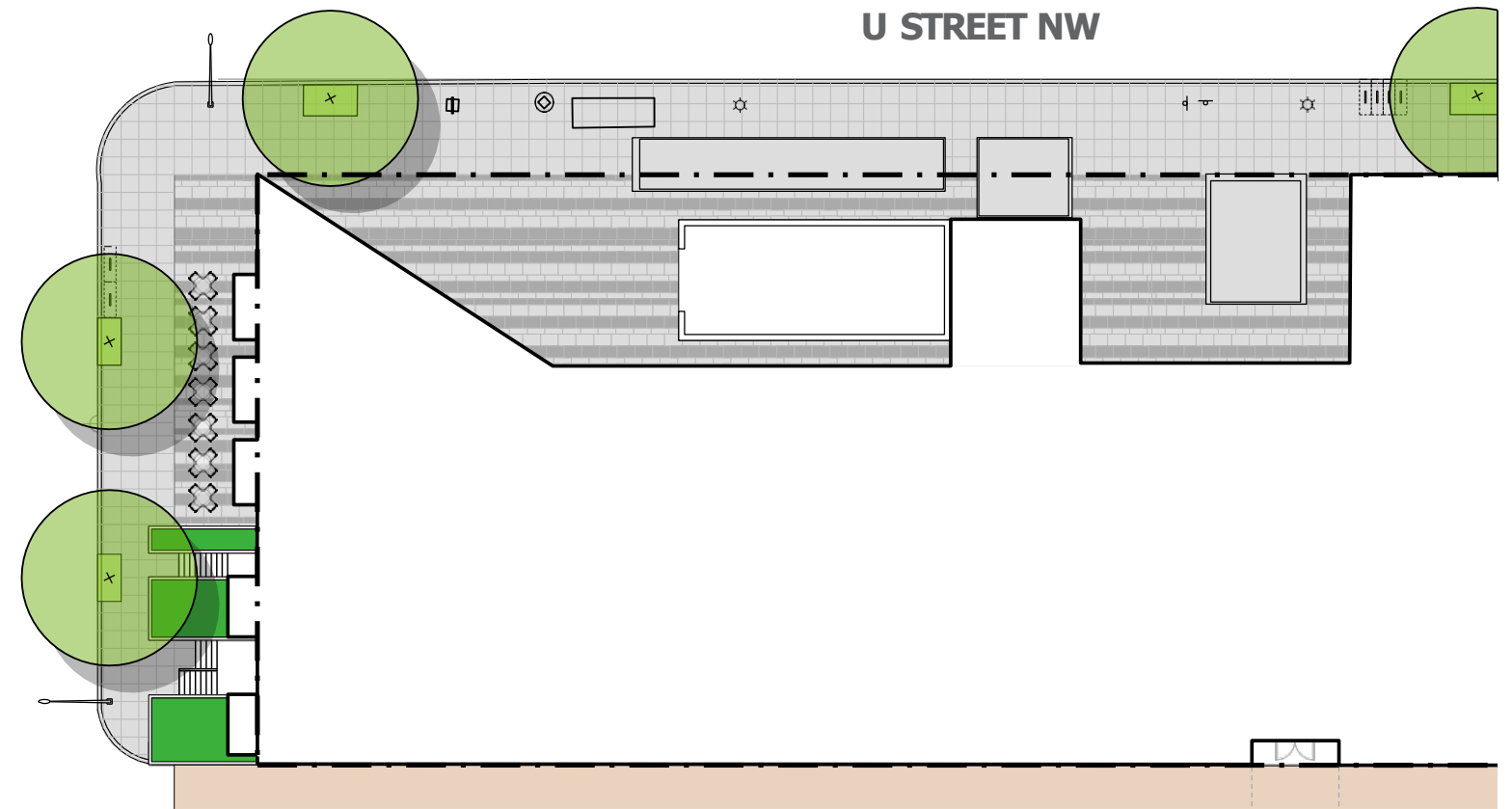
Environmental And Sustainable Benefits

- The Project will be designed to achieve LEED Gold
- The Project will also incorporate additional environmental and sustainable features that do not count toward LEED certification. Possibilities include:
 1. Urban site sitting over multi-modal transportation
 2. Green Roofs
 3. EV Bicycle facilities
 4. Bicycle facilities
 5. No parking
 6. Heat island reduction
 7. Water efficiency
 8. High performance mechanical system
 9. Low emitting materials
 10. High performance glass
 11. Durable, high quality materials



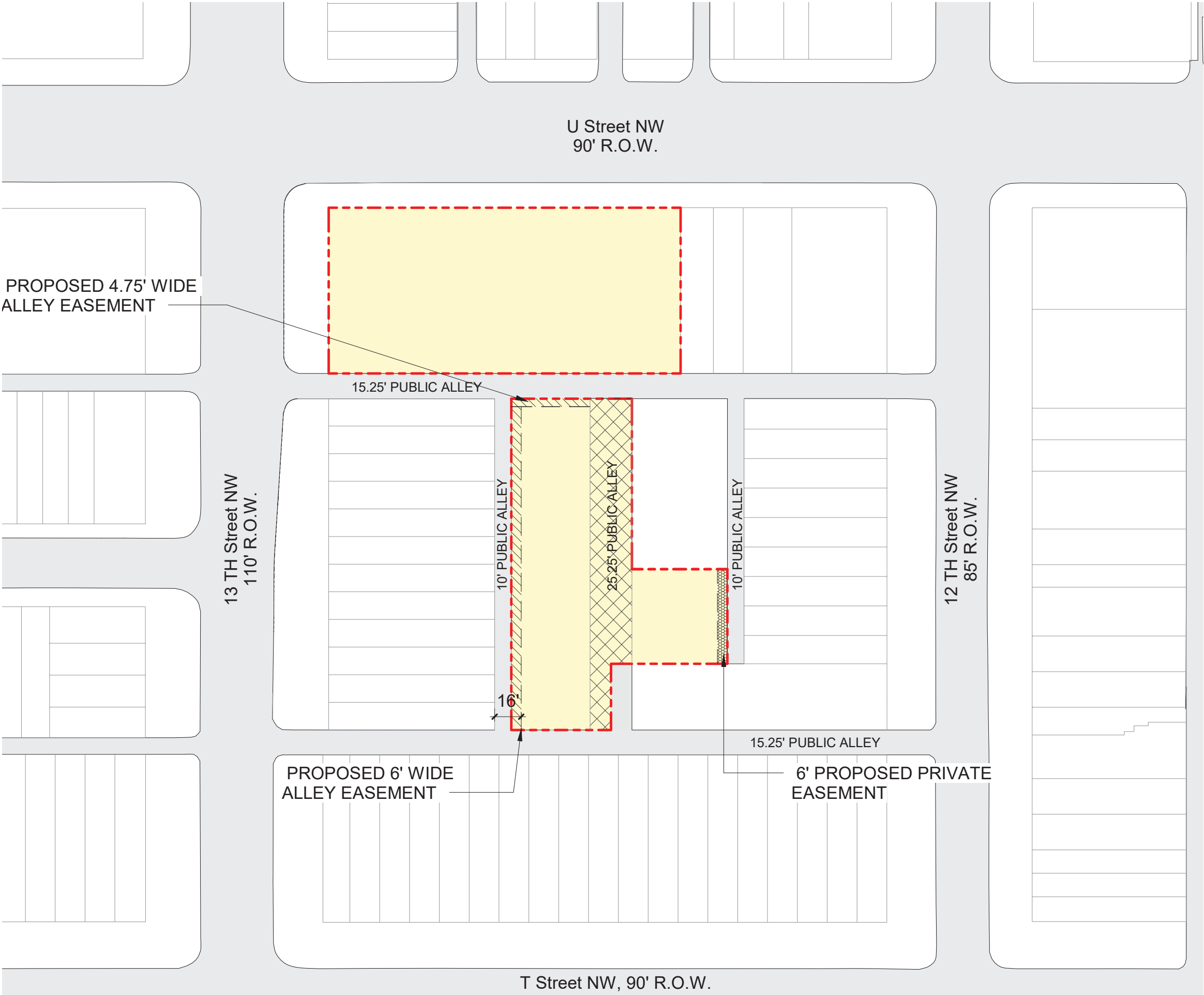
Enhanced Streetscape

- Pedestrian-friendly streetscape
- Enhanced and open Metro Plaza
- Special paving
- Bike Racks
- Improved lighting



Transportation Infrastructure

- Establish two non-exclusive public alley easements that will effectively expand the practical width of the alleys.



Mass Transit Improvements

- The Applicant will redesign and rebuild the U Street Metro entrance
- Accommodating possible expansion of Metro elevator



Uses of Special Value

- Improvements to WMATA Chiller Plant
- Discussion with community

Implementation of Duke Plan

- Make the plaza more pedestrian friendly and safe;
- Use public art and a distinctive Metro escalator canopy to enhance the public space in front of the Metro station and new office building; and
- Encourage use of the public space for a farmers market, pushcarts, or other activity to enliven the area.

