1250 U Street PUD Application

August 15, 2022
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
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
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
Temperance Ave Townhouses
Aerial View Looking North
Interpretive Education on the History of DC Alley Dwellings

Concept Developments and Implementation in Consultation with HPO

Proposed location for interpretive materials

Special paving pattern to be coordinated with DDOT

Proposed location for interpretive materials

1250 U Street NW Redevelopment Project | Washington
Interpretive Education on the History of Temperance Ave Dwellings

Concept Developments and Implementation in Consultation with HPO

- Proposed location for interpretive materials
- Special paving pattern to be coordinated with DDOT

OPTION 2 | IN PAVING

13TH STREET NW

EastBanc | Jamestown | shalom baranes associates | Landscape Architecture Bureau
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’ x 2.5” = 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
Requested Zoning Relief (ARTS-4/PUD)

U Street Building
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’
Lot Configurations
Temperance Ave Townhouses

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%
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.