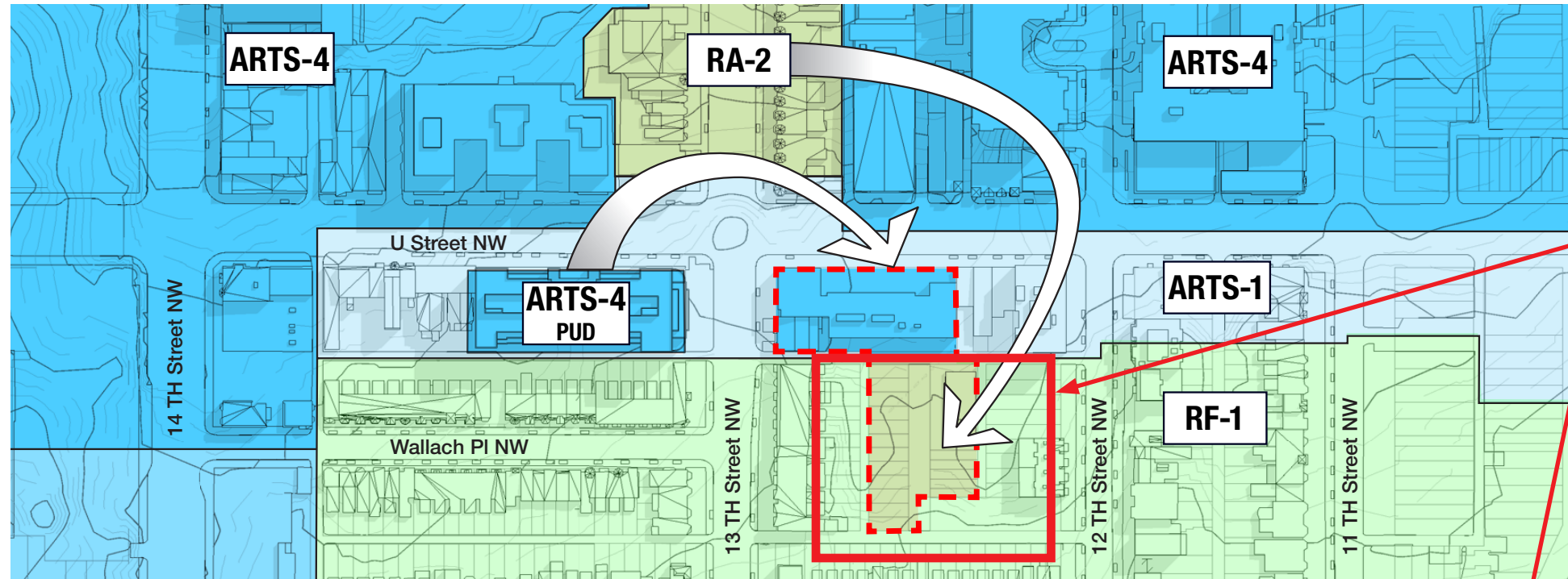


ANC1B ZPD Committee Consultation  
**1250 U Street NW**

EastBanc | Jamestown | shalom baranes associates | Landscape Architecture Bureau

March 15, 2020

# Zoning Summary



MAP AMENDMENT TO RA-2 IS NO LONGER PROPOSED.

## EXISTING ZONING

### ARTS-1

DENSITY	HEIGHT
2.5 MAX. FAR	50' MAX. HEIGHT
3.0 (IZ) MAX. FAR BONUS	50' (IZ) MAX. HEIGHT
1.5 MAX FAR (NON-RESIDENTIAL)	PENTHOUSE: 12'-15'

### RF-1

DENSITY	HEIGHT
N/A MAX. FAR	35' MAX. HEIGHT

## PROPOSED ZONING

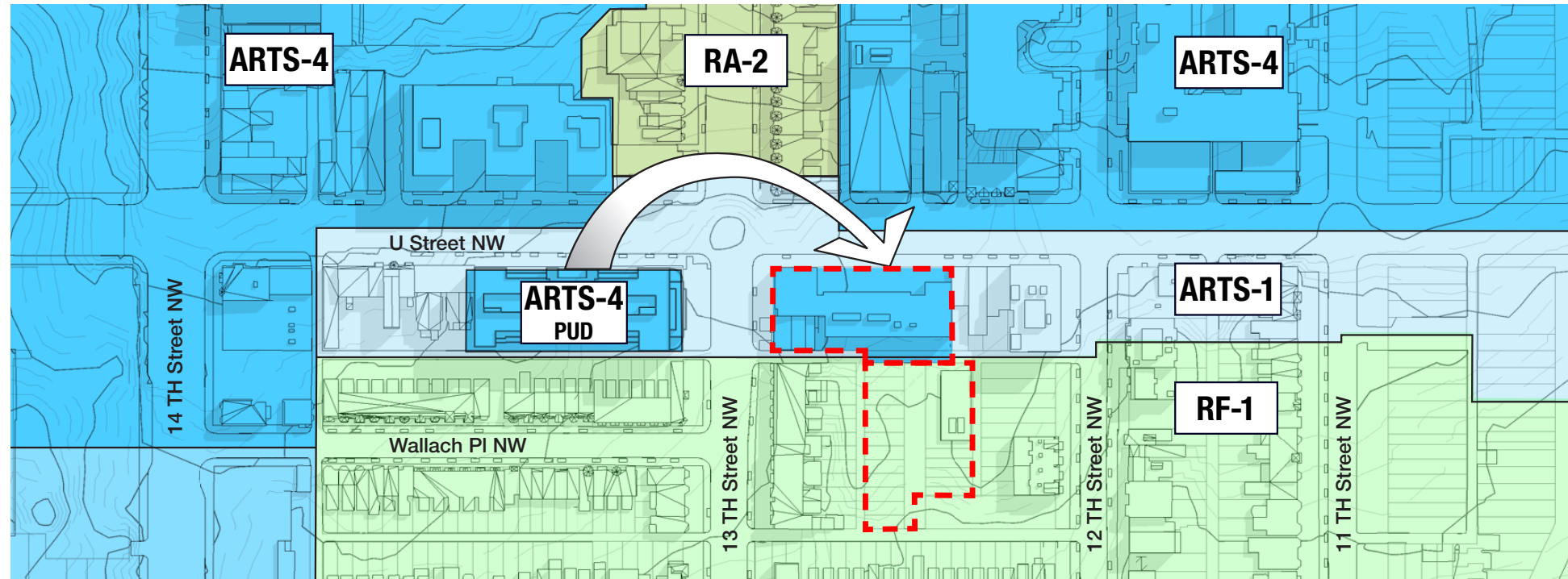
### ARTS-4 PUD

DENSITY	HEIGHT
8.64 MAX. FAR	100' + 5' MAX. HEIGHT WITH ZONING COMMISSION APPROVAL
	PENTHOUSE: 20'

### RA-2

DENSITY	HEIGHT
2.59 MAX. FAR	60' MAX. HEIGHT

# Zoning Summary



## EXISTING ZONING

### ARTS-1

DENSITY	HEIGHT
2.5 MAX. FAR	50' MAX. HEIGHT
3.0 (IZ) MAX. FAR BONUS	50' (IZ) MAX. HEIGHT
1.5 MAX FAR (NON-RESIDENTIAL)	PENTHOUSE: 12'-15'

### RF-1

DENSITY	HEIGHT
N/A MAX. FAR	40' MAX. HEIGHT WITH SPECIAL EXCEPTION

## PROPOSED ZONING

### ARTS-4 PUD

DENSITY	HEIGHT
8.64 MAX. FAR	100' + 5' MAX. HEIGHT WITH ZONING COMMISSION APPROVAL
	PENTHOUSE: 20'

### RF-1 PUD

DENSITY	HEIGHT
N/A MAX. FAR	40' MAX. HEIGHT WITH SPECIAL EXCEPTION

# Zoning Summary

Square: 274  
 Lots : 133 & 138, 804-820, 57-61, and 134  
 Total Site Area: 44,453

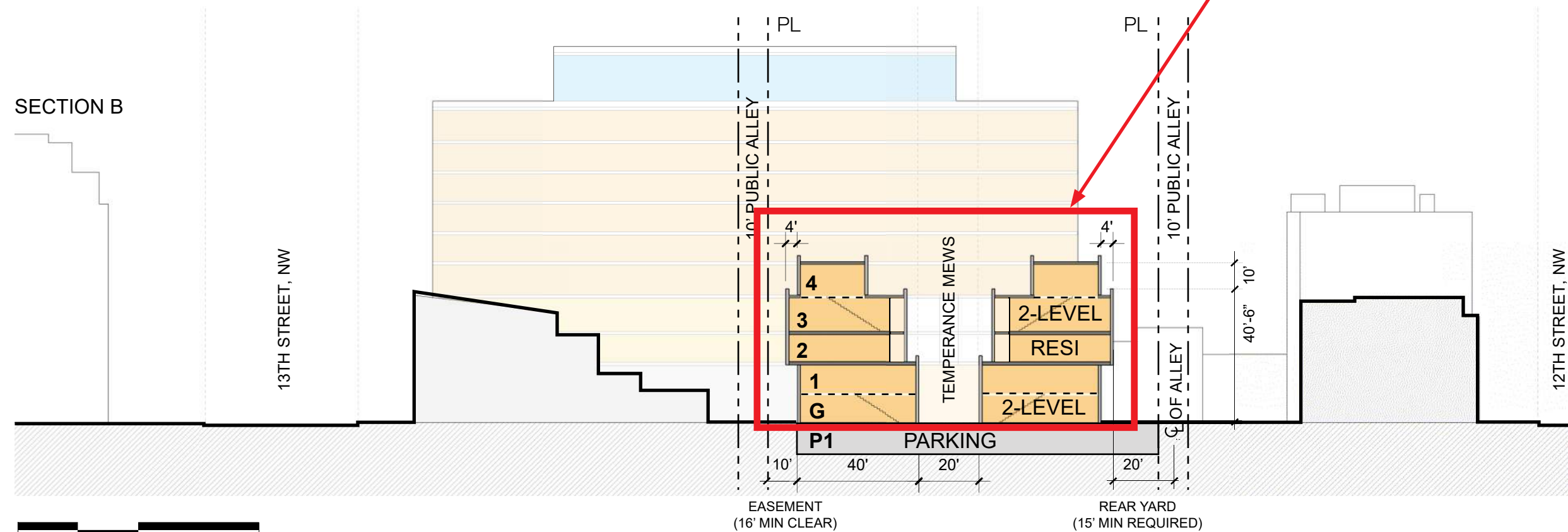
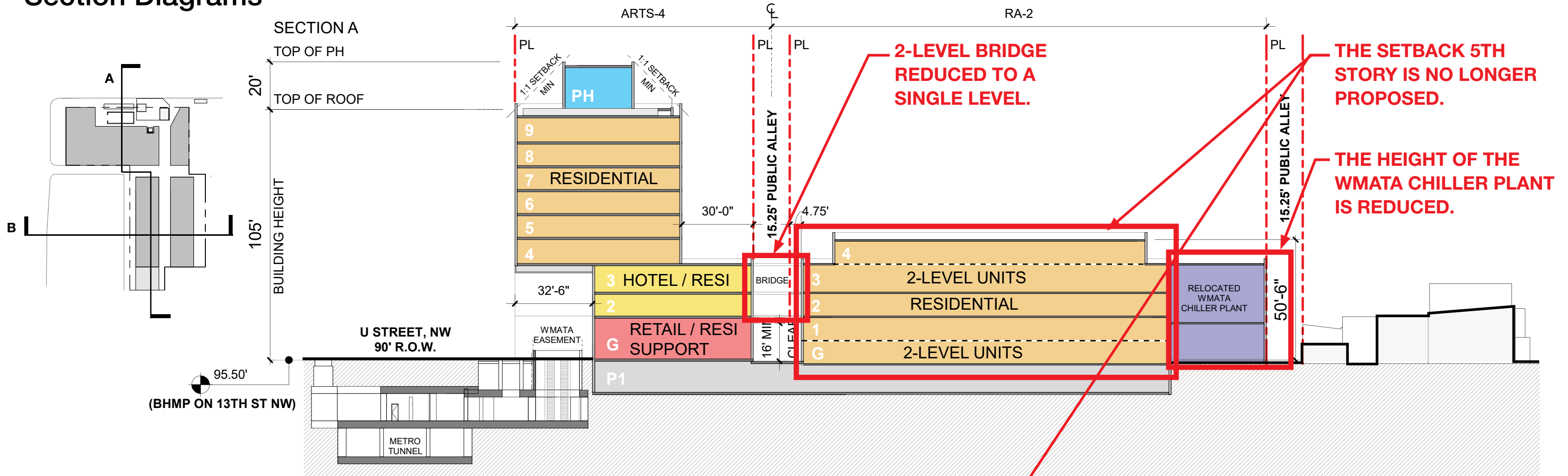
Zone District:  
 Zone District Type:

	Map Amendment w/ Planned Unit Development Flexibility				Proposed		Notes
	ARTS-4/PUD		RF-1/PUD		ARTS-4/PUD	RF-1/PUD	
	Mixed-Use Uptown Arts; Medium to High Density		Residential Flats		Mixed-Use Uptown Arts; Medium to High Density	Residential Flats	
	Permitted/ Allowed	Subtitle/ § Reference	Permitted/ Allowed	Subtitle/ § Reference			
<b>Floor Area Ratio (FAR)/ Density</b>							
Total with Inclusionary Zoning (IZ)	20% = 8.64	X/§303 & K/§801.1	18' width (16' with special exception) 1,500 SF min	E/§201.2	>7.4 and <8.0	2.35 max. 17' width 1,100 SF	4.76 to 5.5 Blended Relief is requested for lot min width and area
<b>Building Height</b>							
Maximum	90' + 5% = 94.5' if approved by ZC	X/§303.10 & K/§803.1	35'/3 Stories 40' if approved by ZC	E/§303.1		40' max/4 Stories	Relief is requested for number of stories (4) in RF-1
Maximum with Inclusionary Zoning (IZ)	100' + 5% = 105' if approved by ZC	X/§303.10 & K/§803.1	N/A		100' + 5% = 105' if approved by ZC		3' girders necessary to hang bldg above WMATA access easements
Setback adjacent to RF above 65' at the zone district boundary, including the penthouse	45 degrees	K/§803.4	N/A		43.5% of that portion of the building wall facing adjacent RF-1 zoned properties to the south complies; relief requested in some areas		38.6% of the entire building wall, including the proposed RF-1 properties that are part of the proposed project, comply
<b>Penthouse Height</b>							
Habitable Space	20'	K/§803.5	12'	E/§303.7	20' max	None provided	
Mechanical Space	20'	K/§803.5	12'	E/§303.7	20' max	10' max	
					Less than 1:1 along the south, alley-facing exposure; relief requested	1:1 setback min	All street-facing facades comply with the 1:1 min requirement
<b>Lot Occupancy</b>							
Residential	75%	K/§804.1	60%	E/§304.1		68%; relief requested	WMATA Chiller in RF-1 = 6.5%
Residential with Inclusionary Zoning	80%	K/§804.1	N/A		100% at Ground level; 85% at Resi levels; relief requested		WMATA easements and Temperance passthrough in ARTS-4 = 28%
<b>Rear Yard</b>						20' min	Single rear yard for the proposed 7000 lot located to the east side of the alley lots

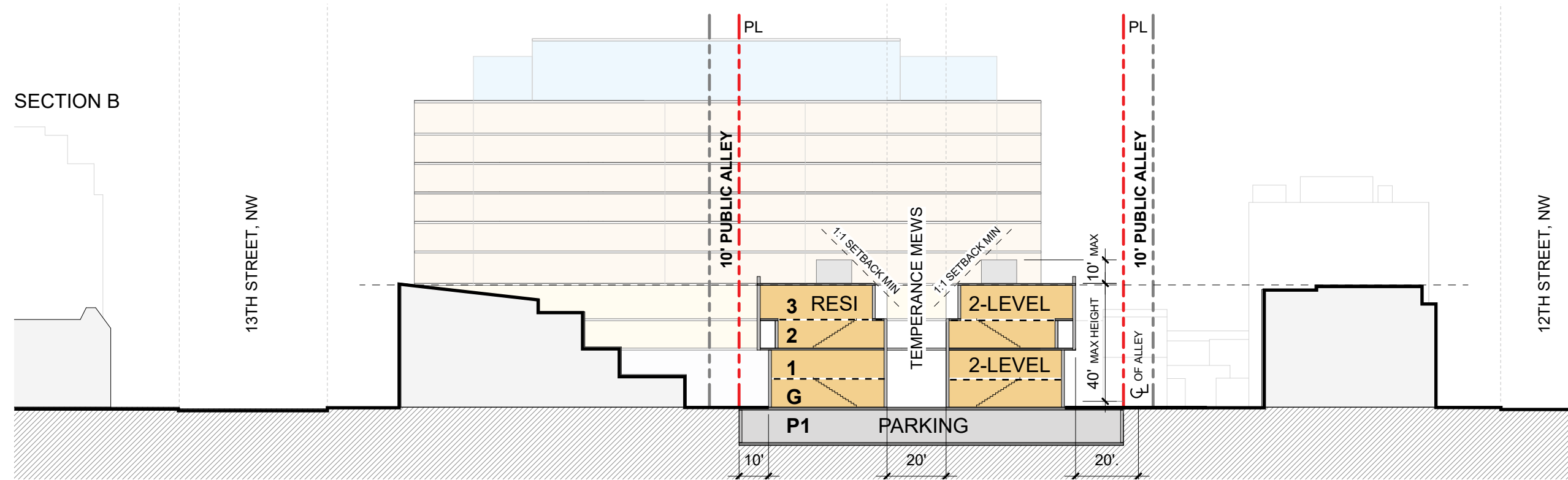
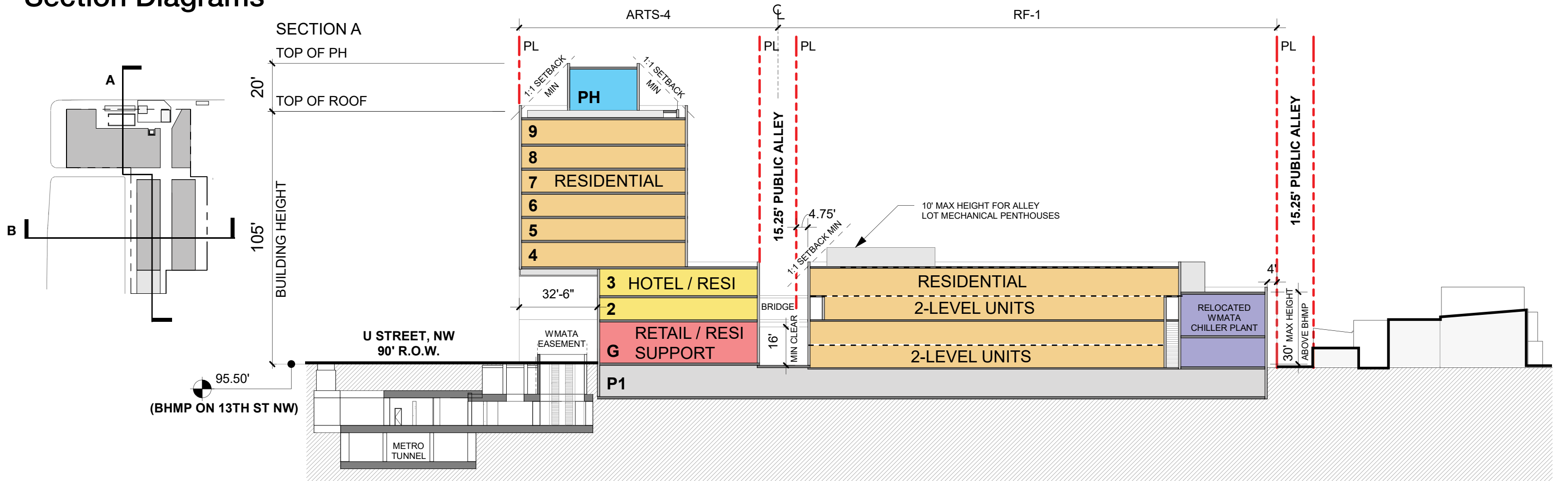
NOTES:   Areas requiring relief



# Section Diagrams

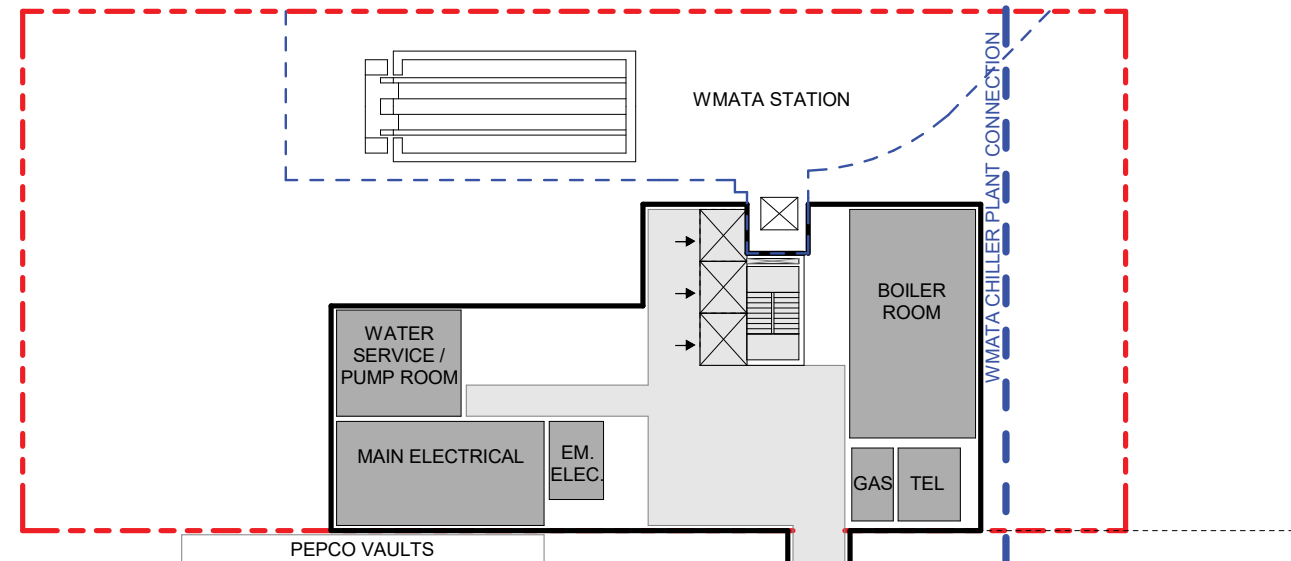


# Section Diagrams



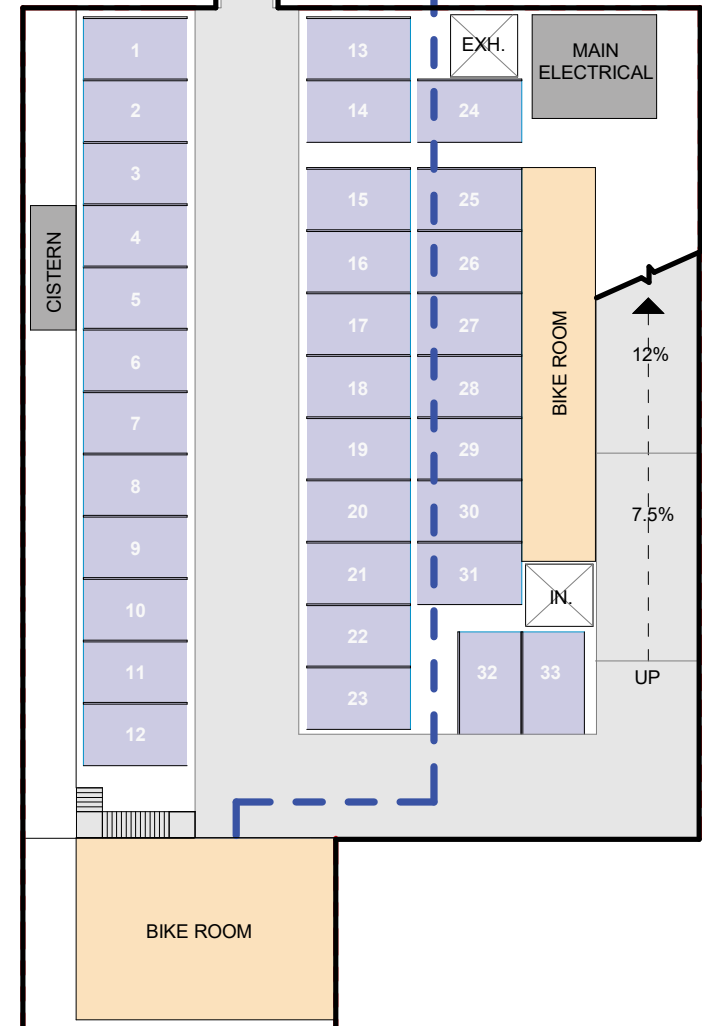
# Floor Plans

## LEVEL P1



TOTAL PARKING SPACES: 33

BIKE PARKING WILL BE OFFERED IN EXCESS OF WHAT IS REQUIRED.



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.



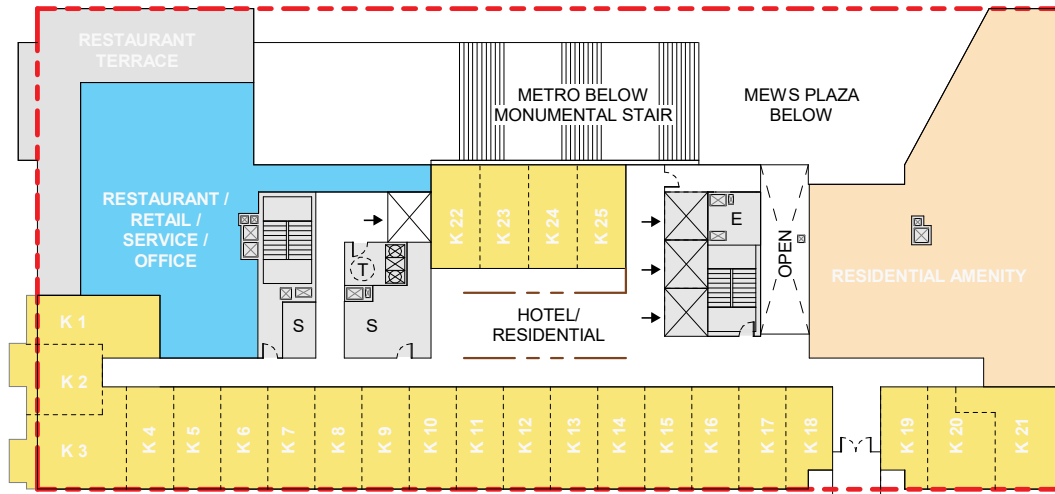
## GROUND LEVEL





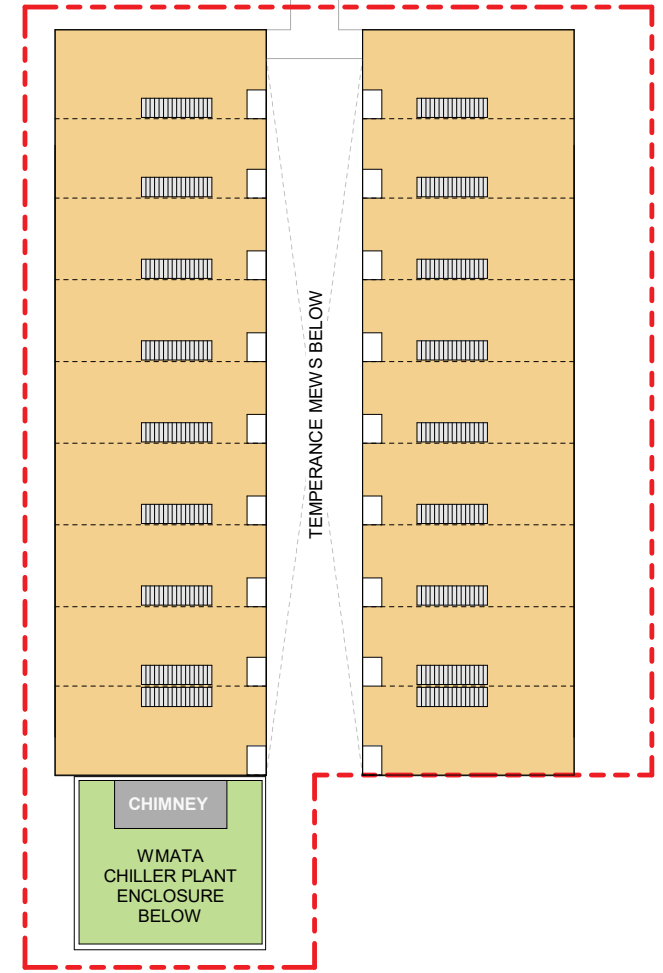
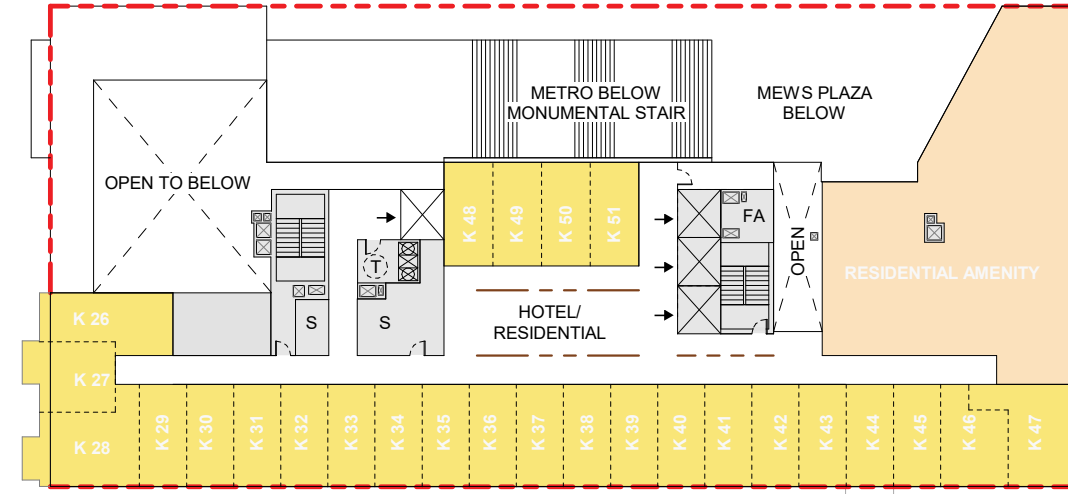
# Floor Plans

## LEVEL 02



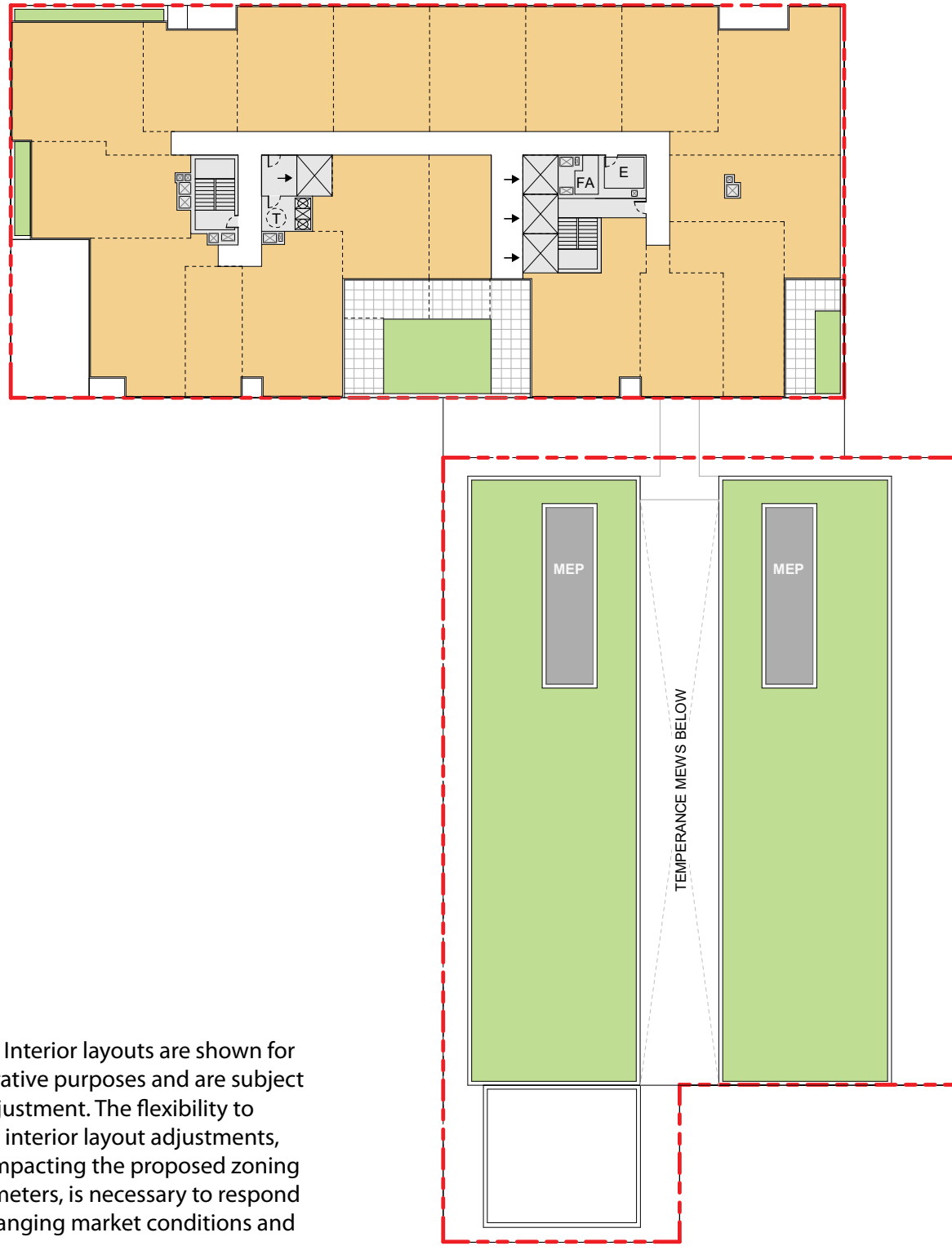
Note: Interior layouts are shown for illustrative purposes and are subject to adjustment. The flexibility to make interior layout adjustments, not impacting the proposed zoning parameters, is necessary to respond to changing market conditions and pressures.

## LEVEL 03

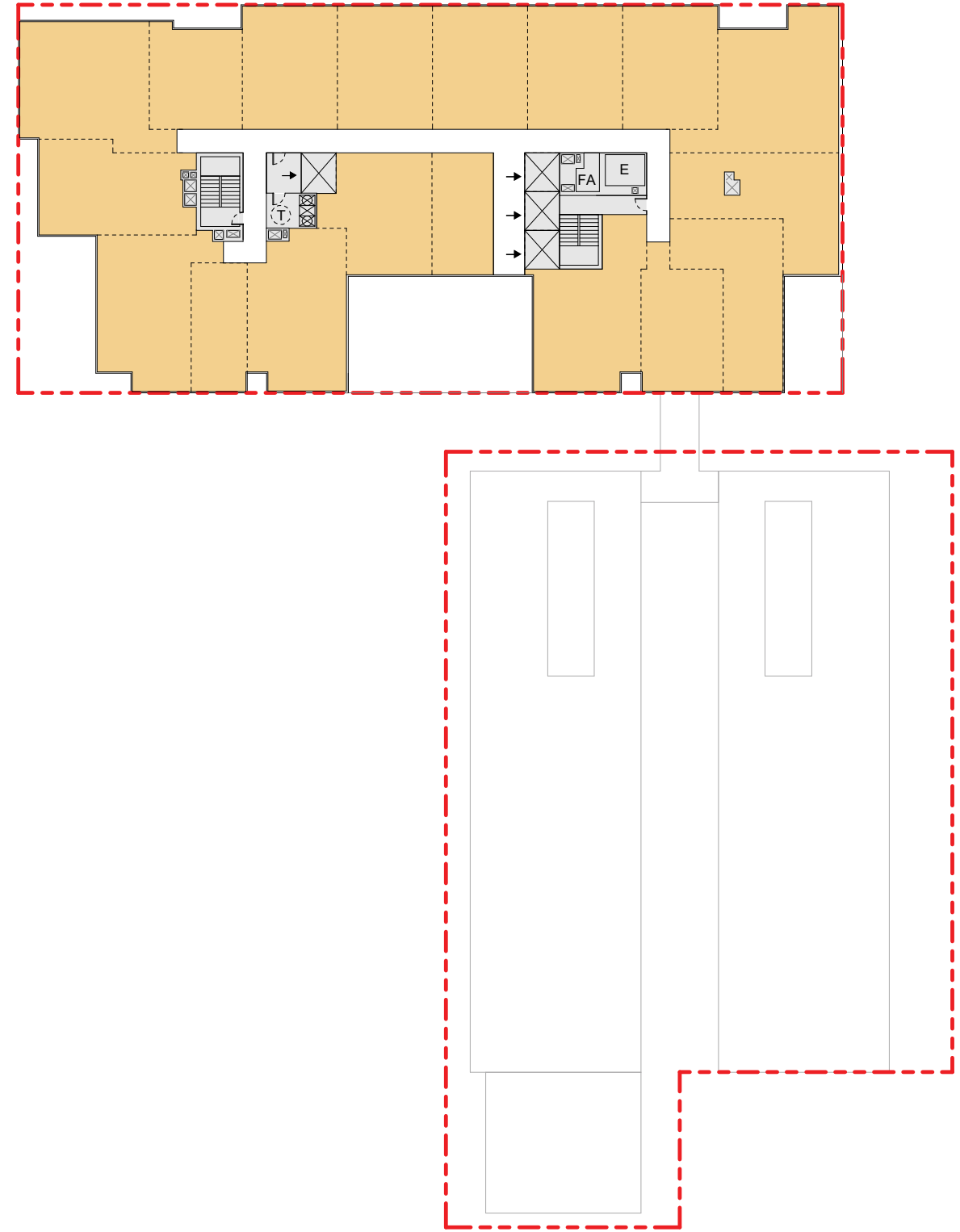


# Floor Plans

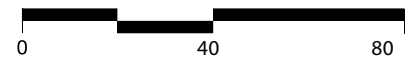
LEVEL 04



LEVEL 05-08

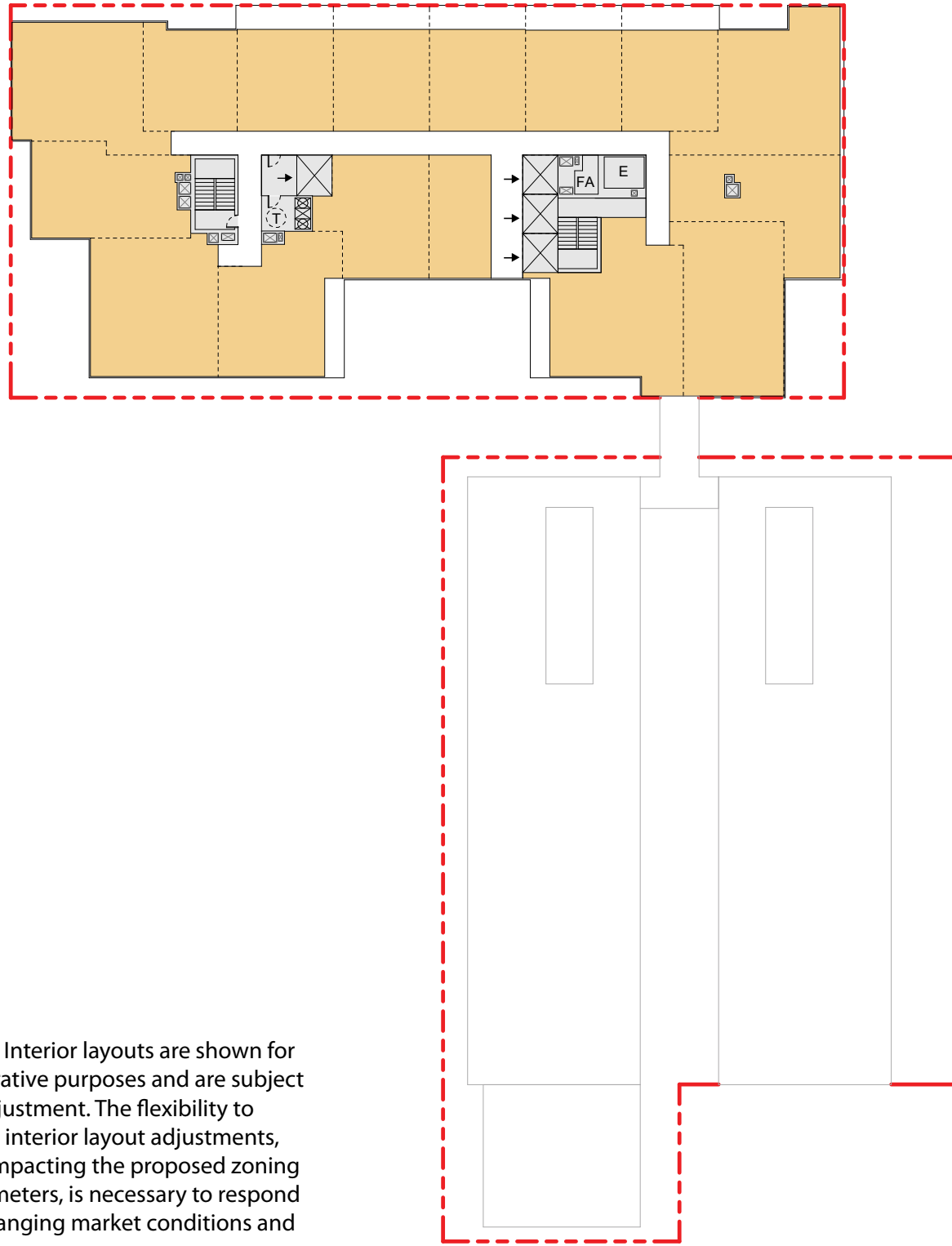


Note: Interior layouts are shown for illustrative purposes and are subject to adjustment. The flexibility to make interior layout adjustments, not impacting the proposed zoning parameters, is necessary to respond to changing market conditions and pressures.



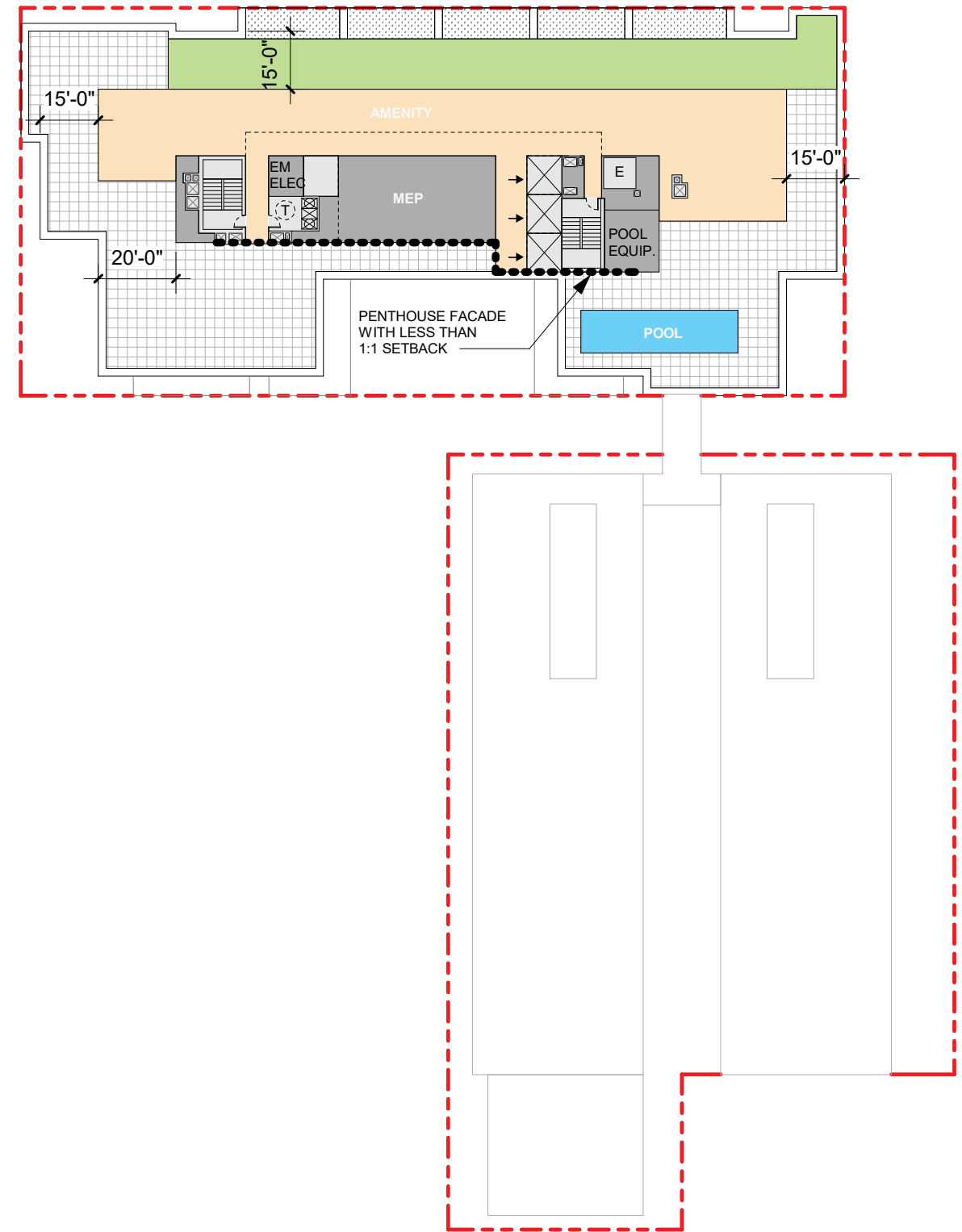
# Floor Plans

## LEVEL 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.

## PENTHOUSE LEVEL



## Row Houses in the Historic District

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

1. 13th Street, NW



3. T Street, NW



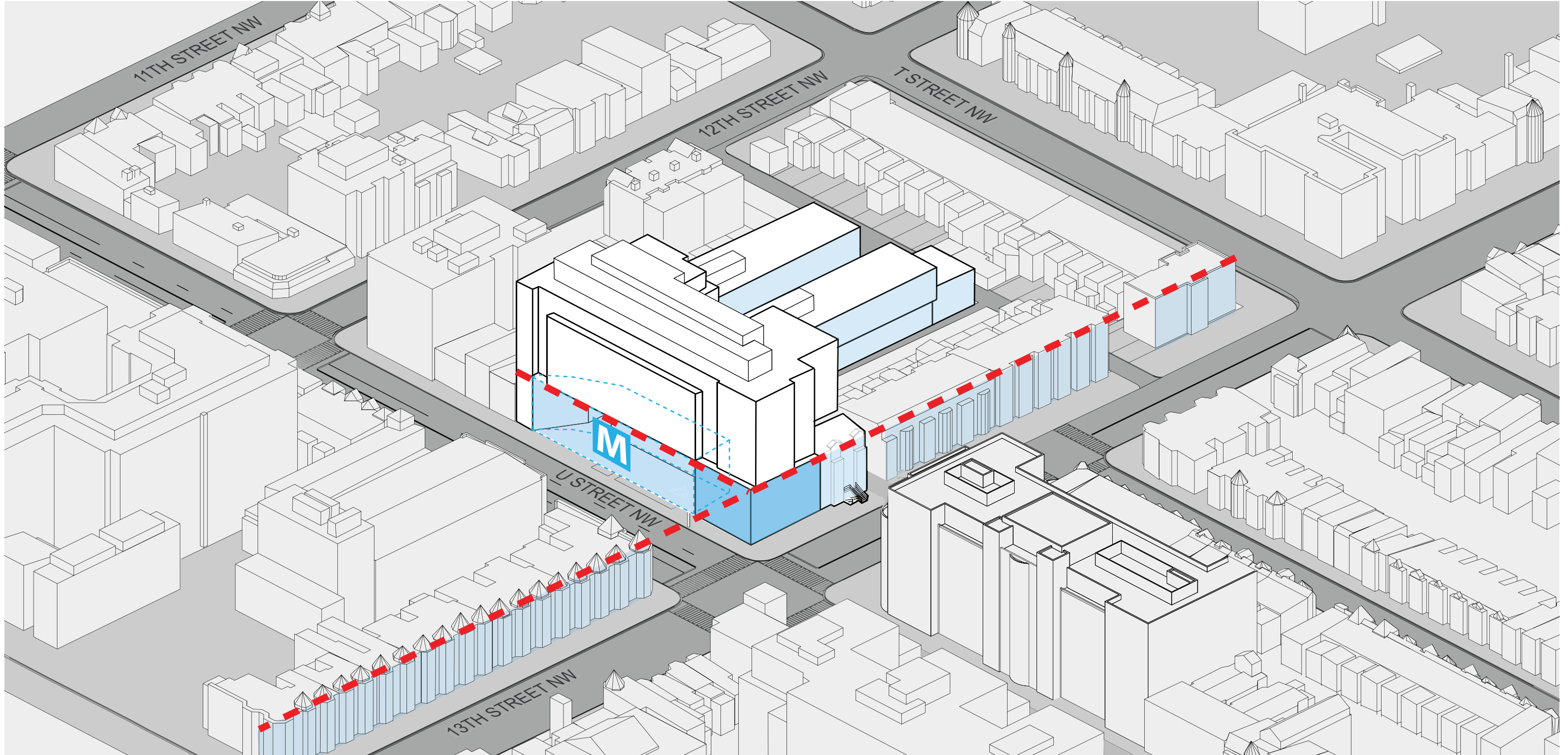
2. 13th Street, NW



4. 12th Street, NW



# Massing Datum



# Alley Building Views

13th St NW & U St NW



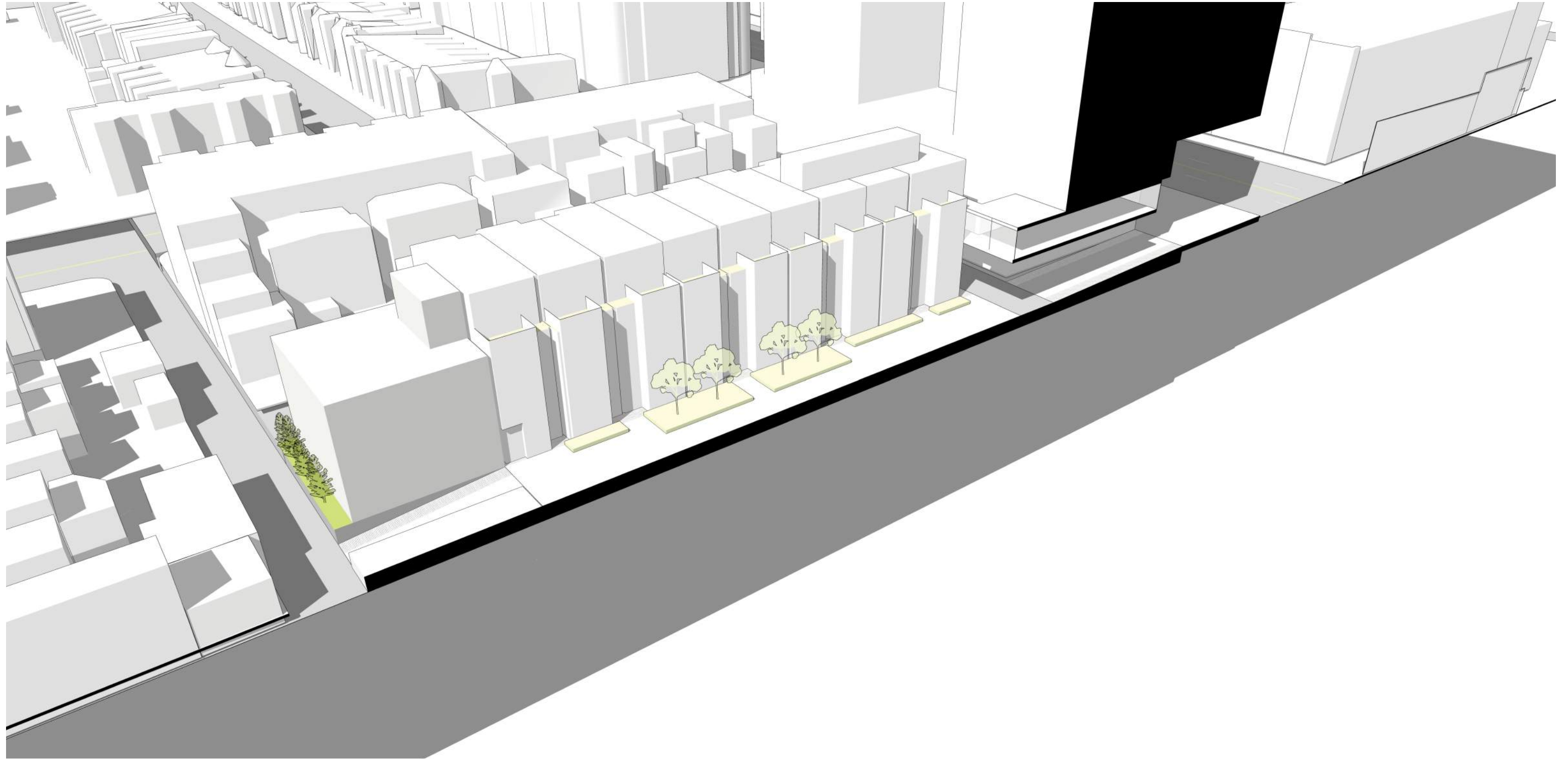
# Alley Building Views

Aerial Looking Northeast



# Alley Building Views

Section Looking West on Temperance Mews



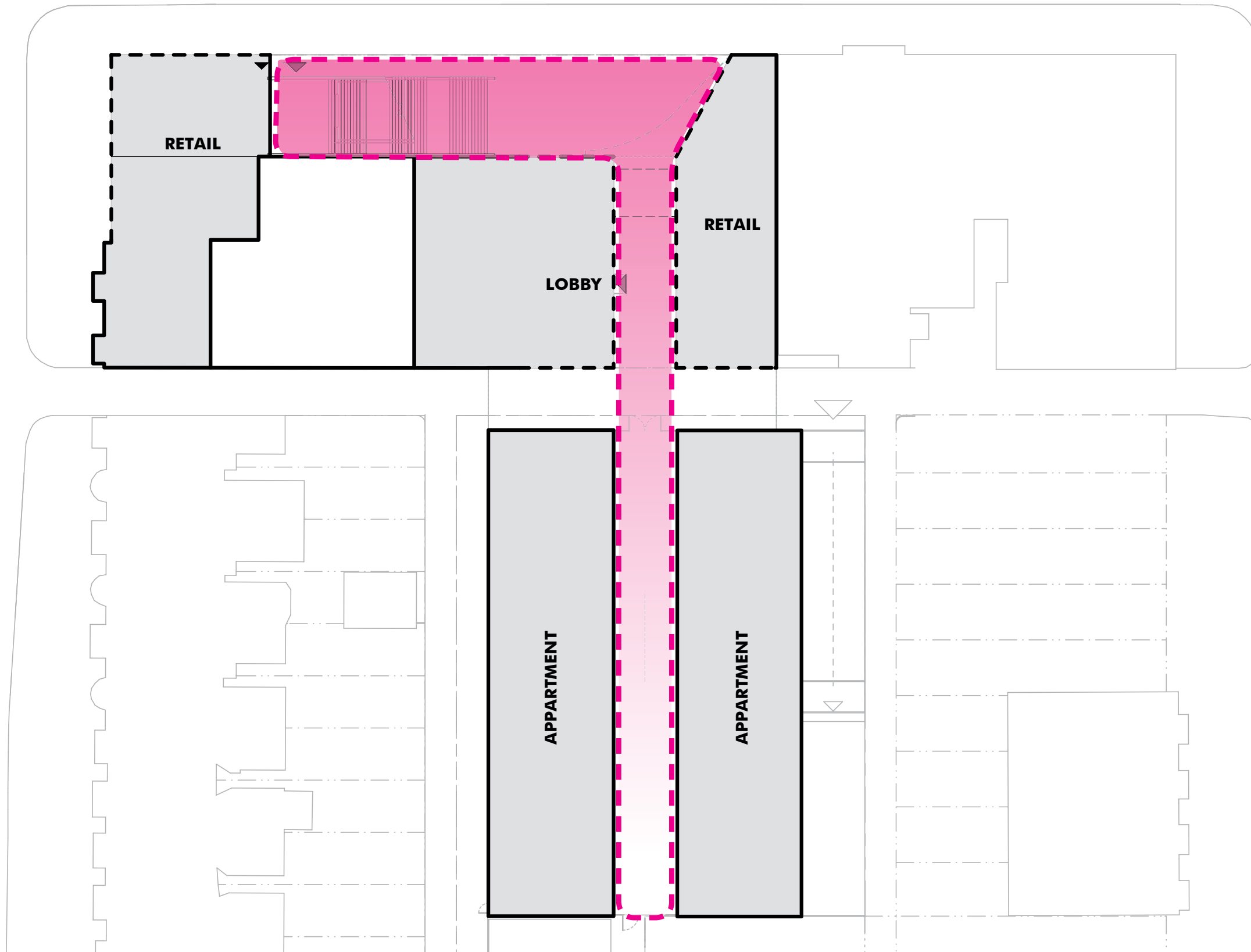


# Alley Building Views

Looking West on Temperance Mews



# Landscape Strategy Site Diagram

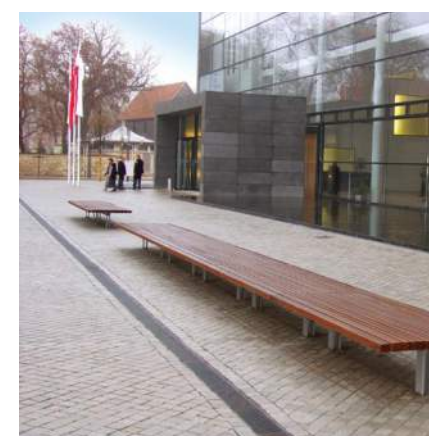
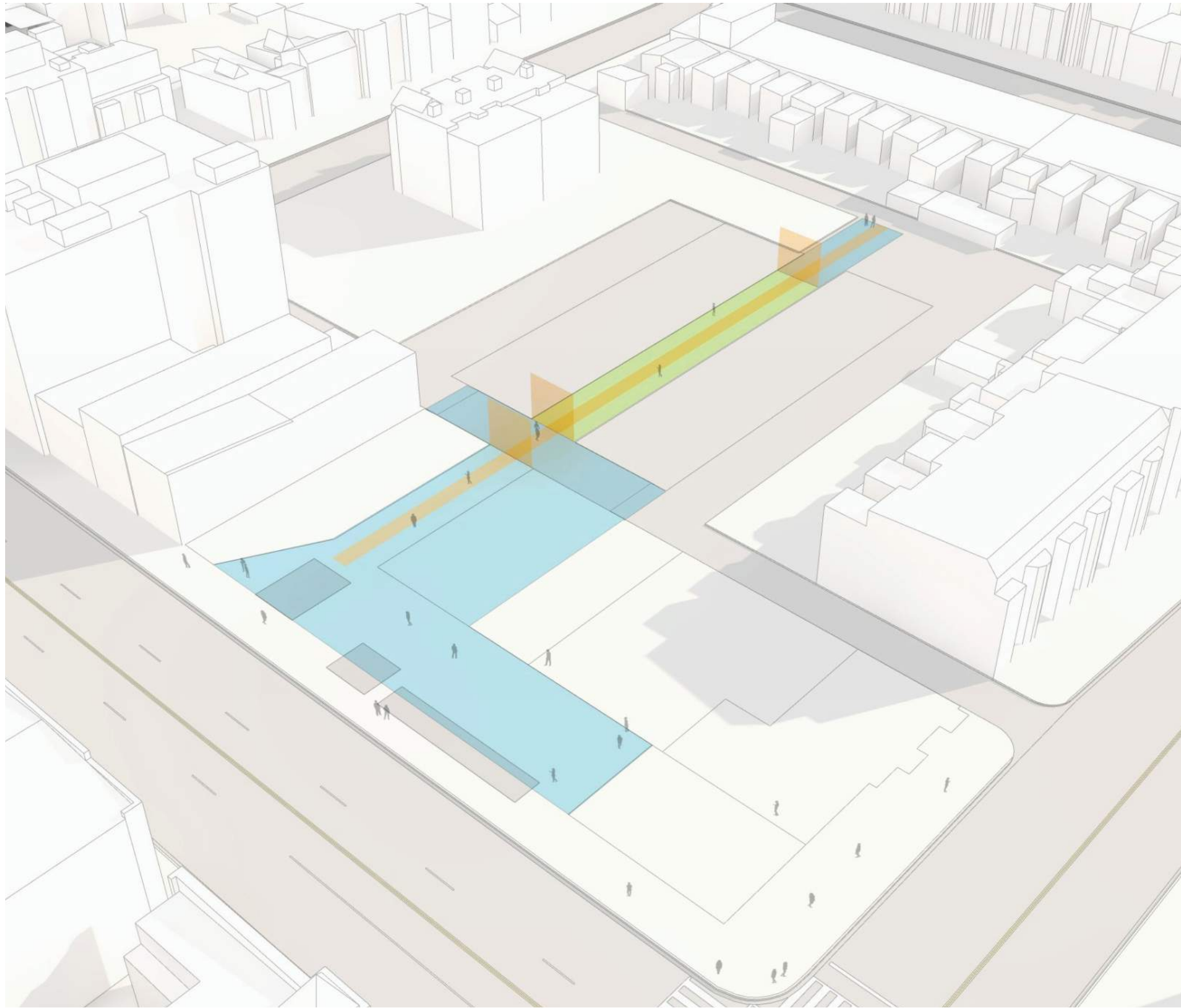


**URBAN**

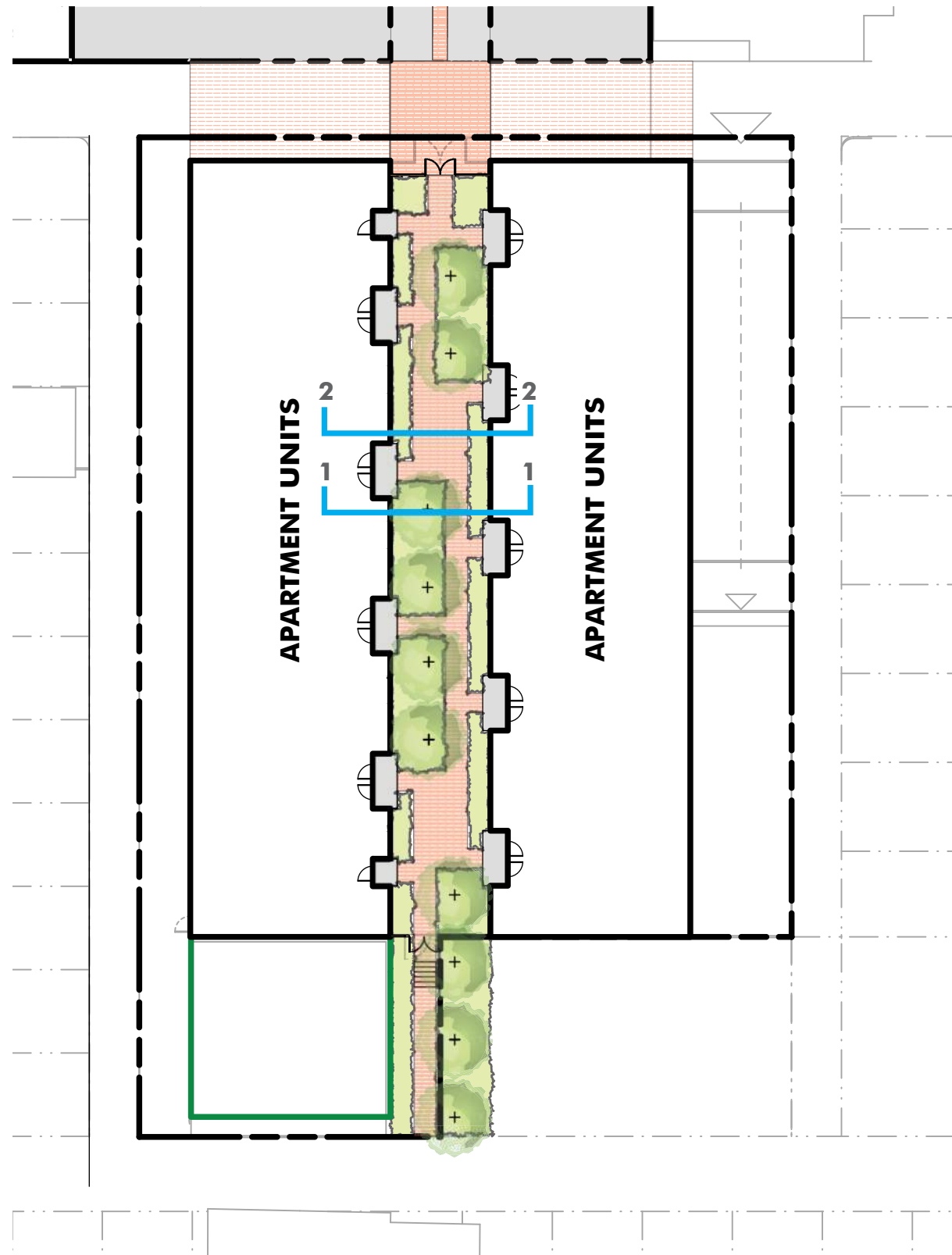


**RESIDENTIAL**

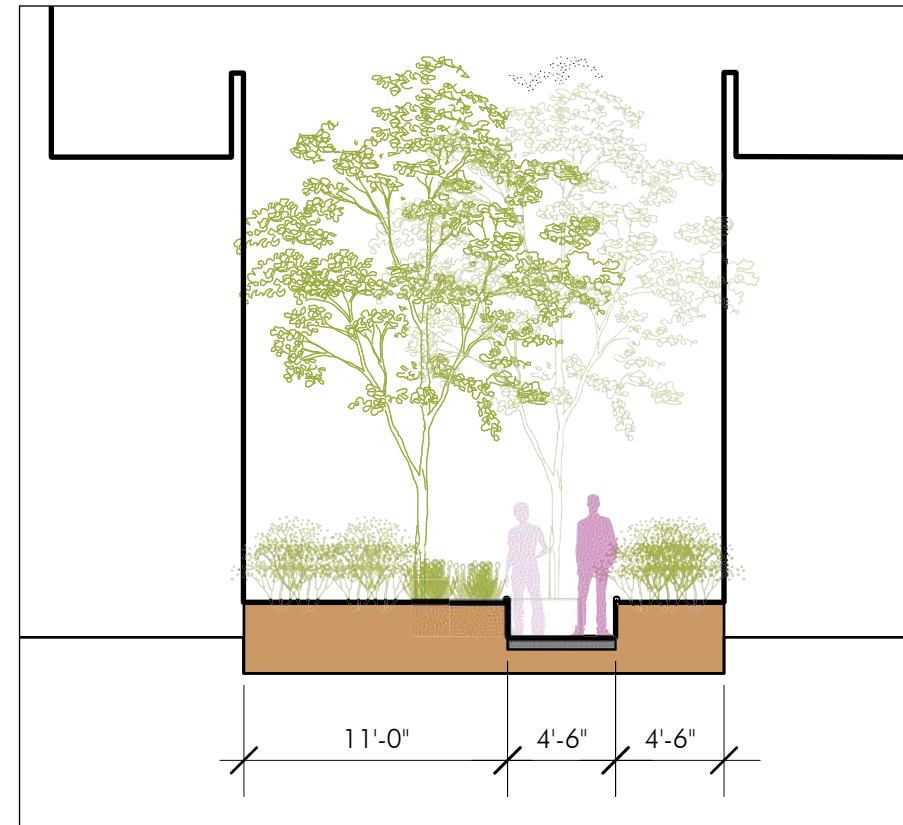
# U Street Metro Plaza Landscape



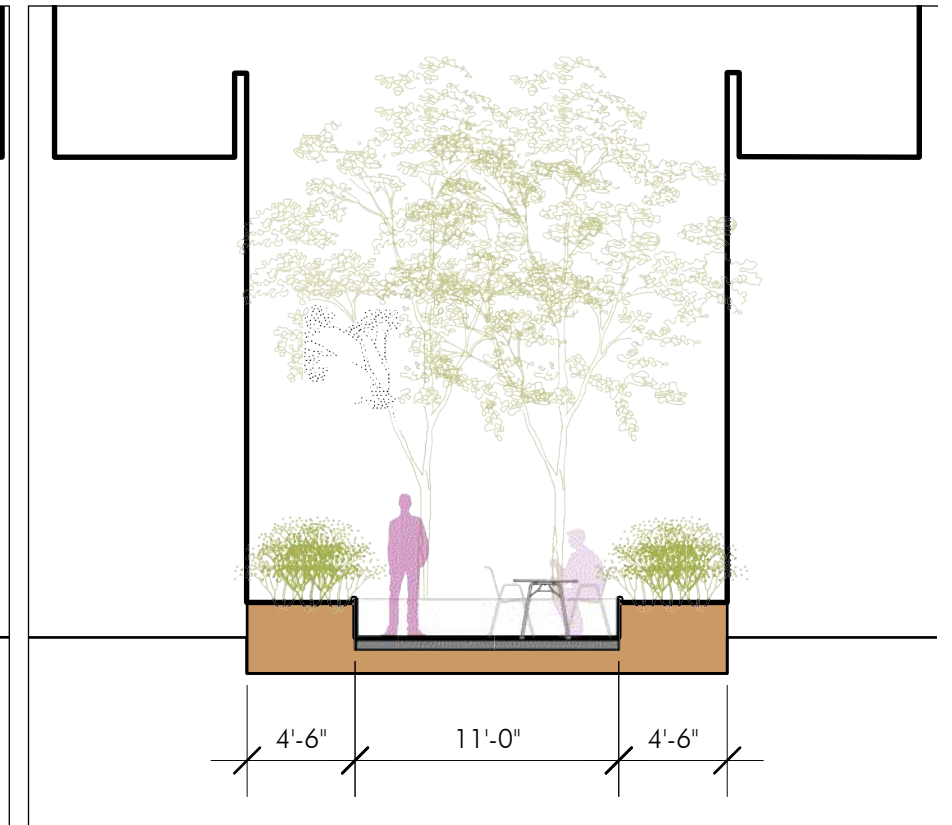
# Alley Building Mews Landscape



SECTION 1



SECTION 2



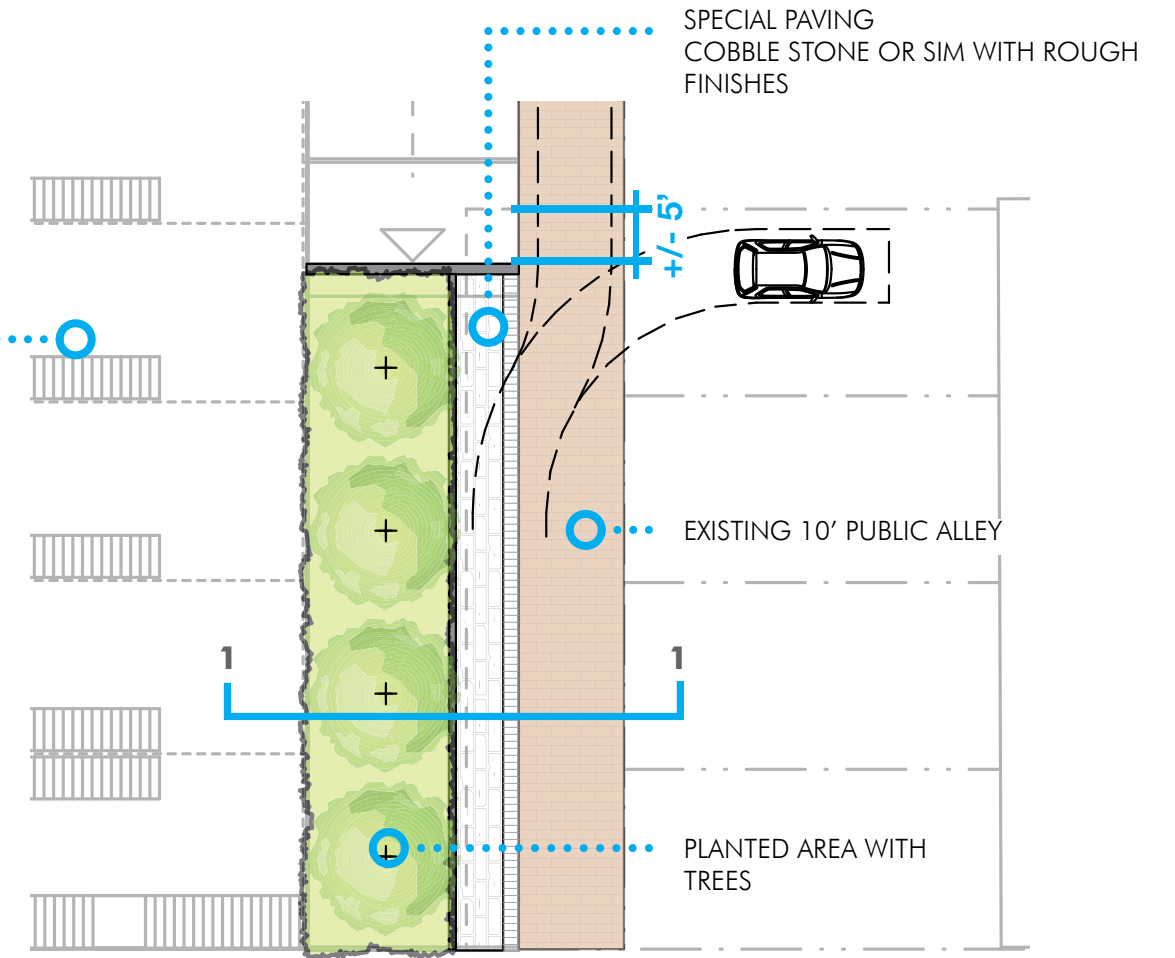
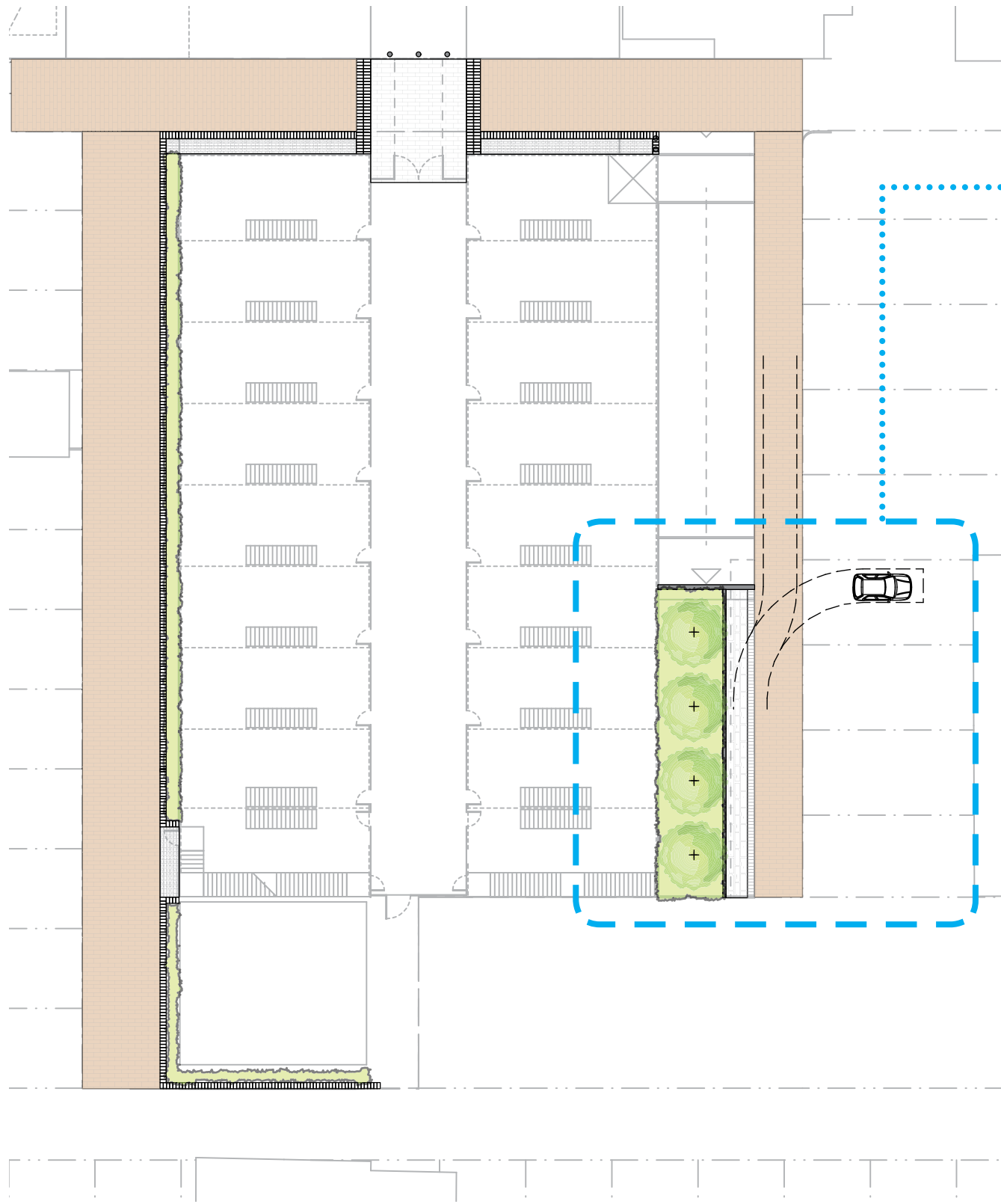
GARDEN WALK PRECEDENTS



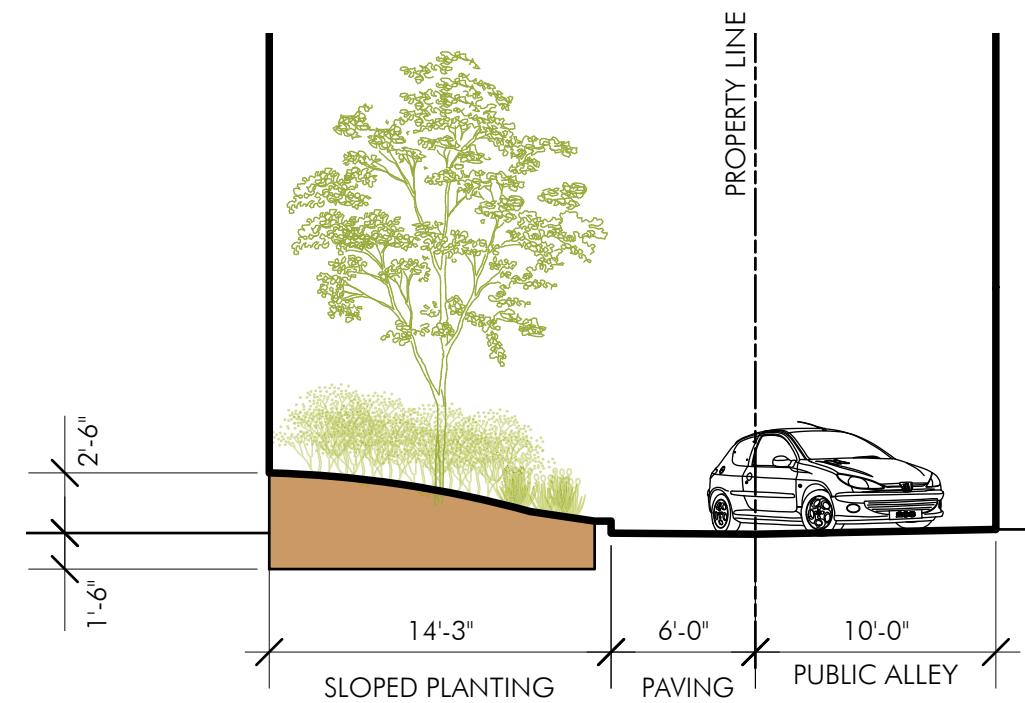
# Alley Building Mews Landscape



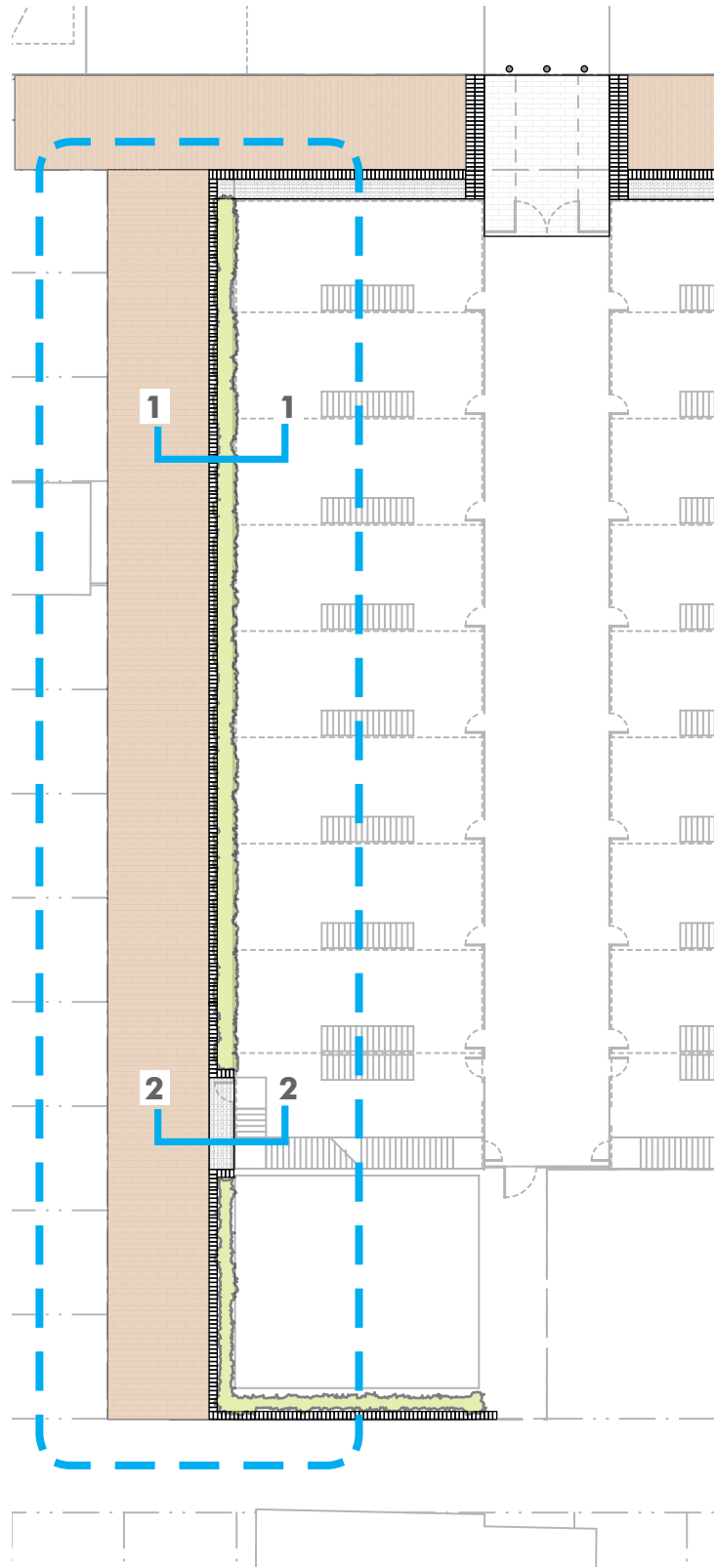
# SE Alley Landscape



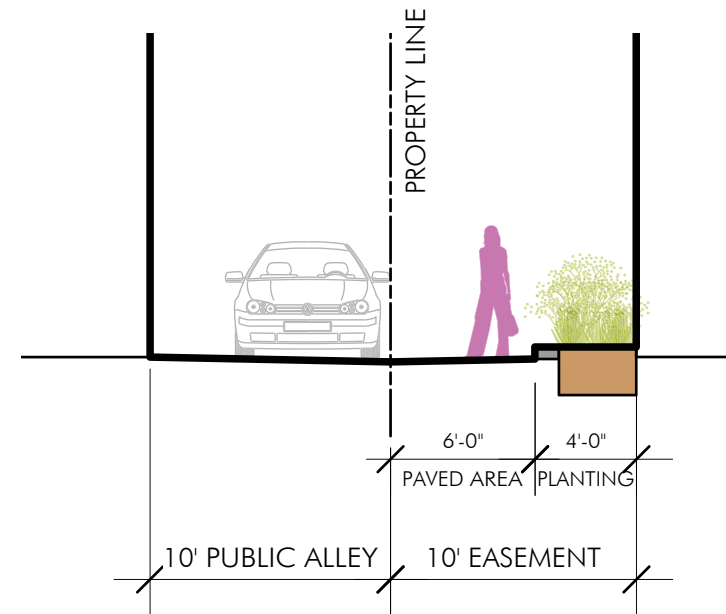
## SECTION 1



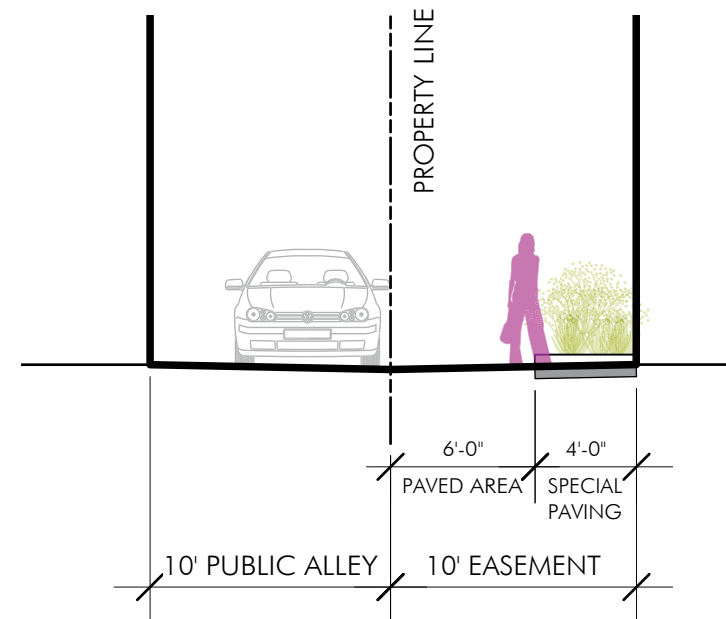
# SW Alley Landscape



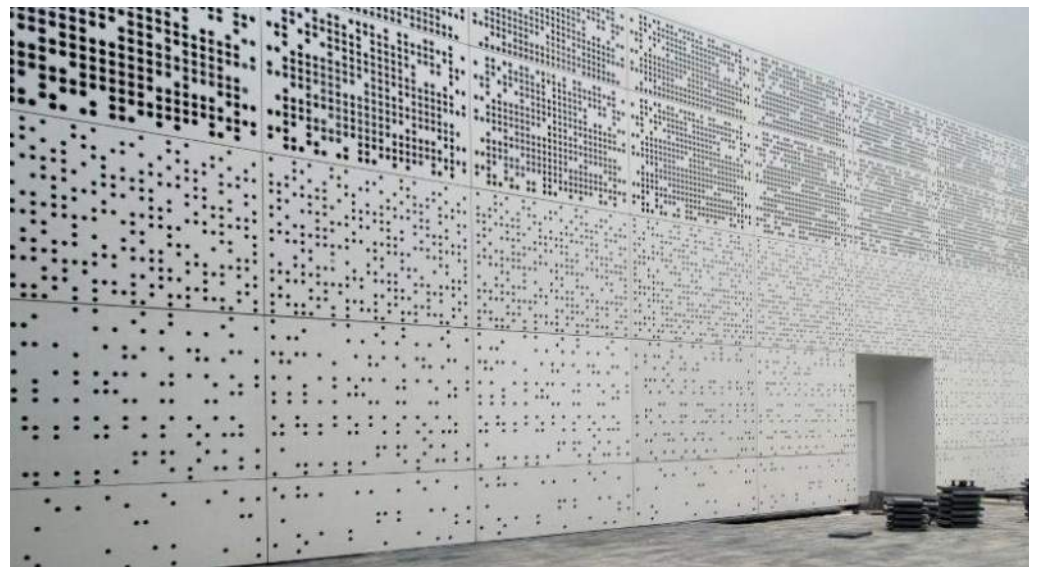
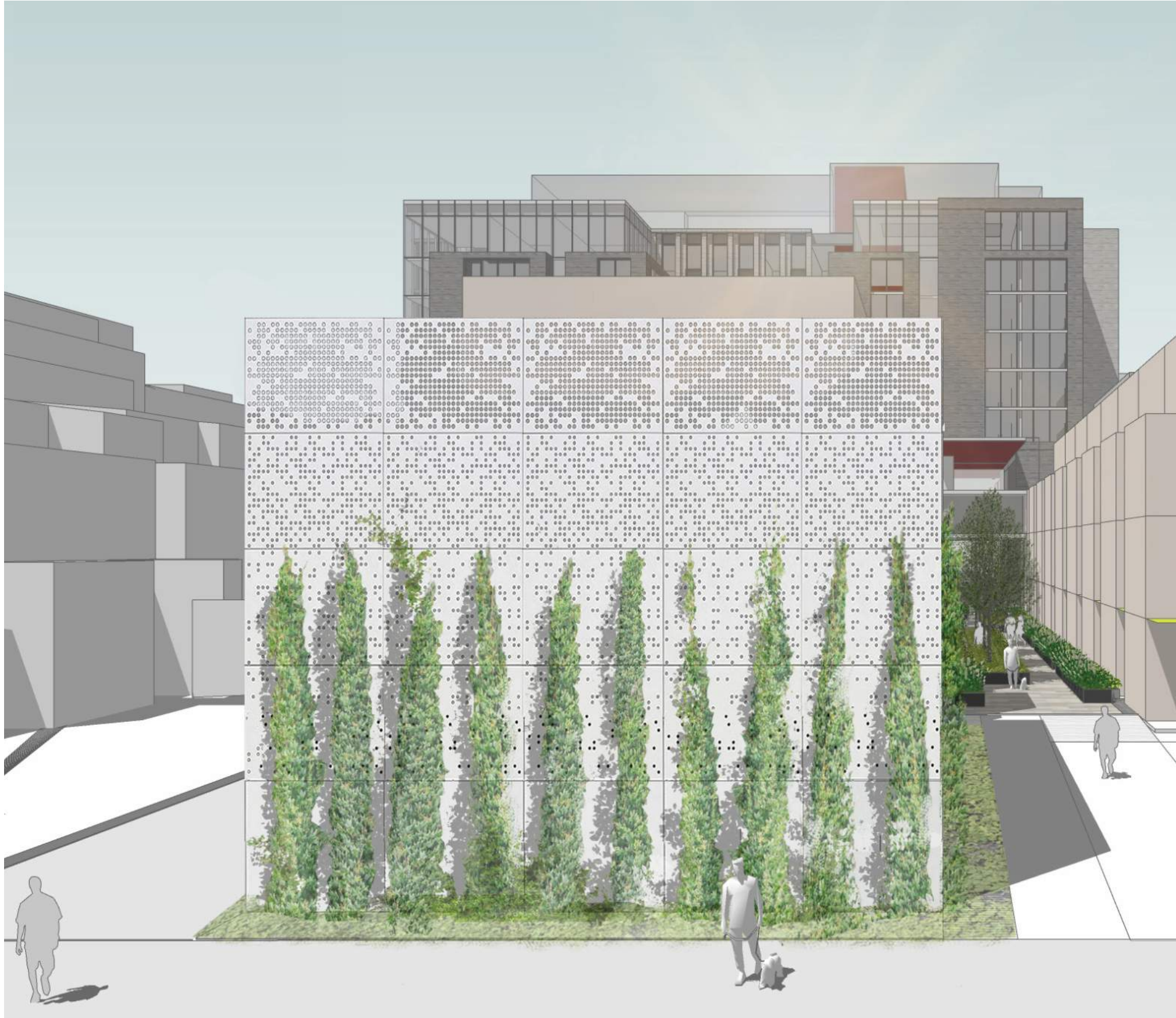
**SECTION 1**



**SECTION 2**



# Chiller Plant Landscape

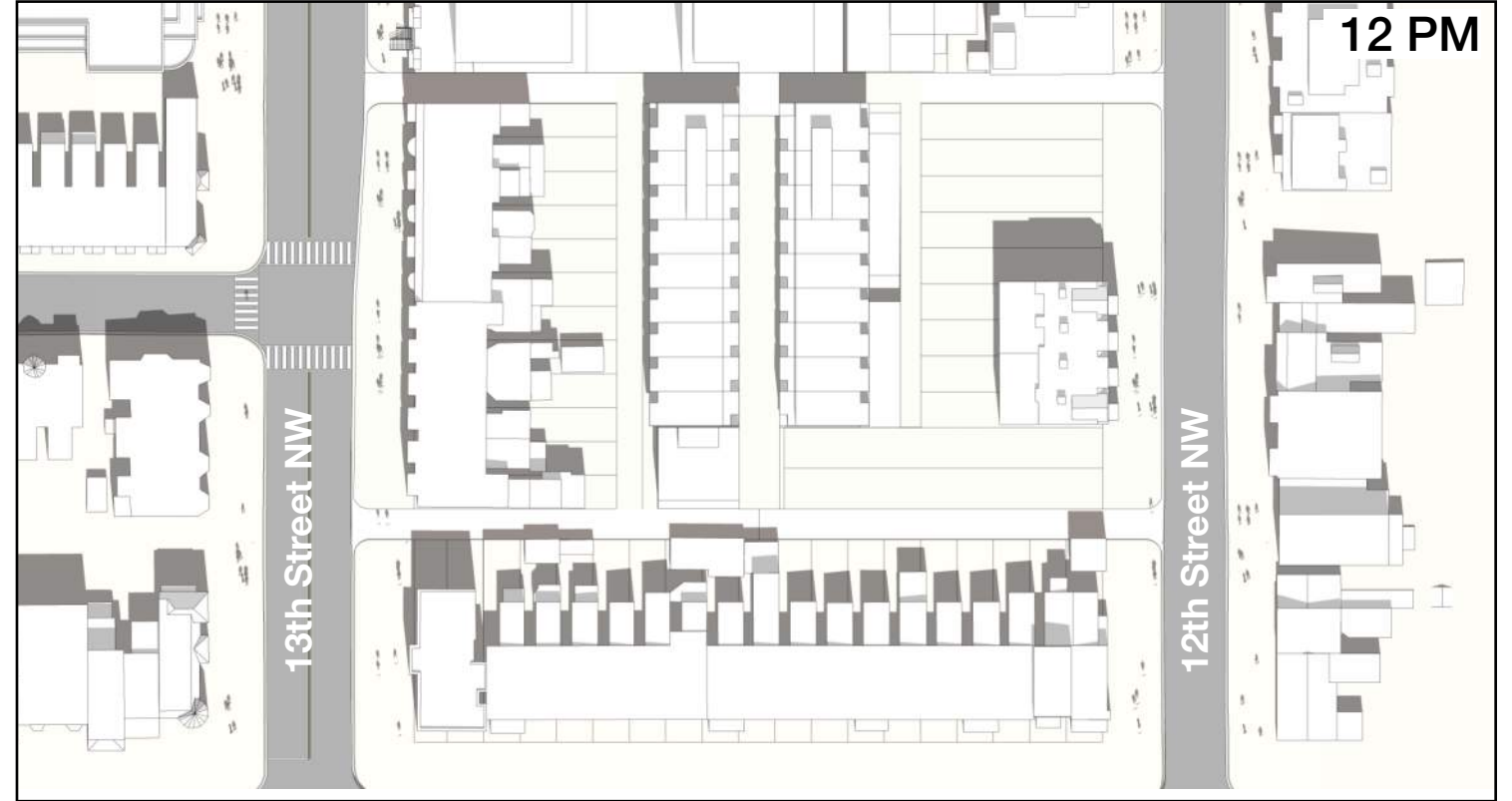




# Solar Study

Proposed Scheme without 5th Story

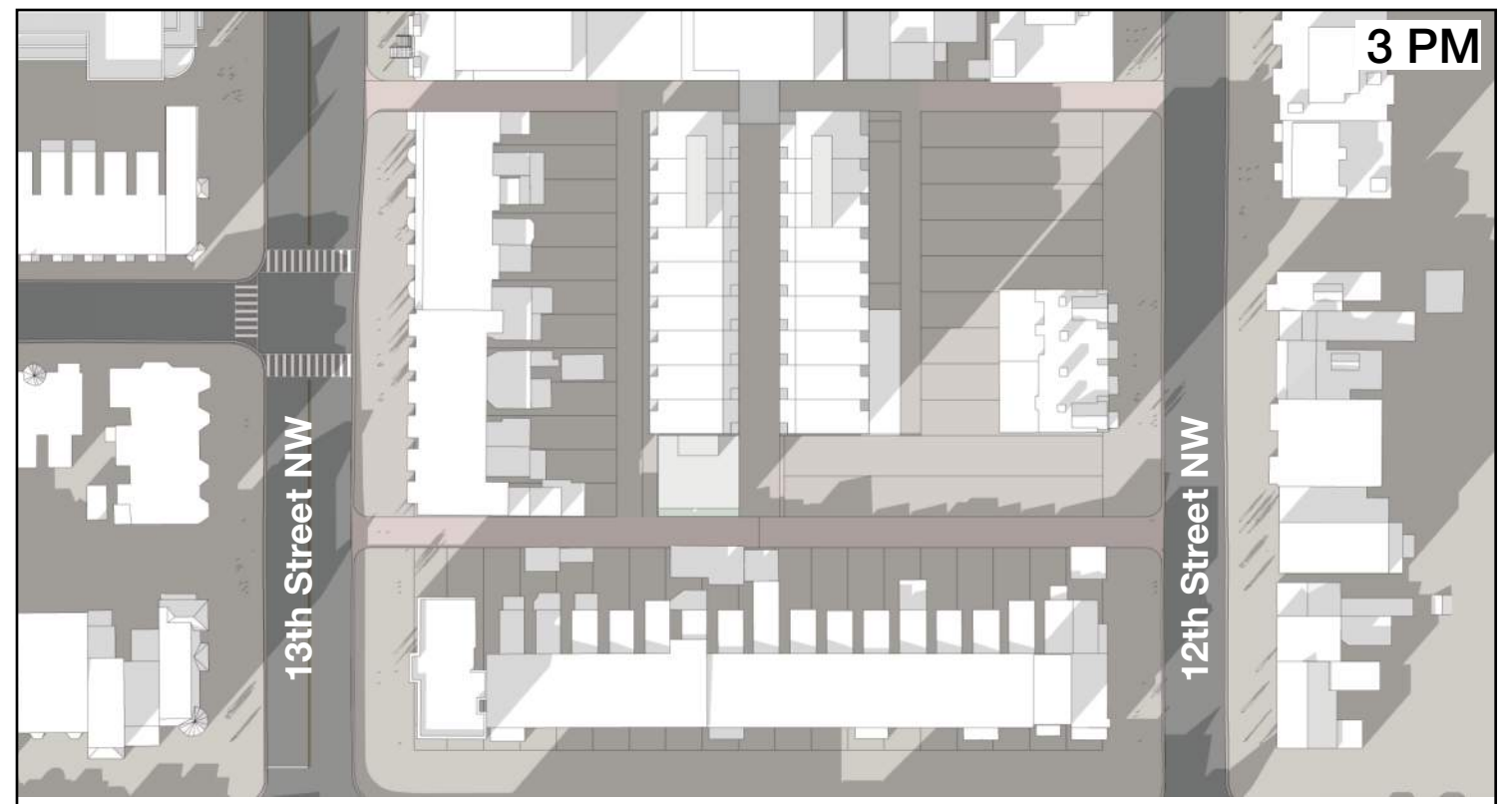
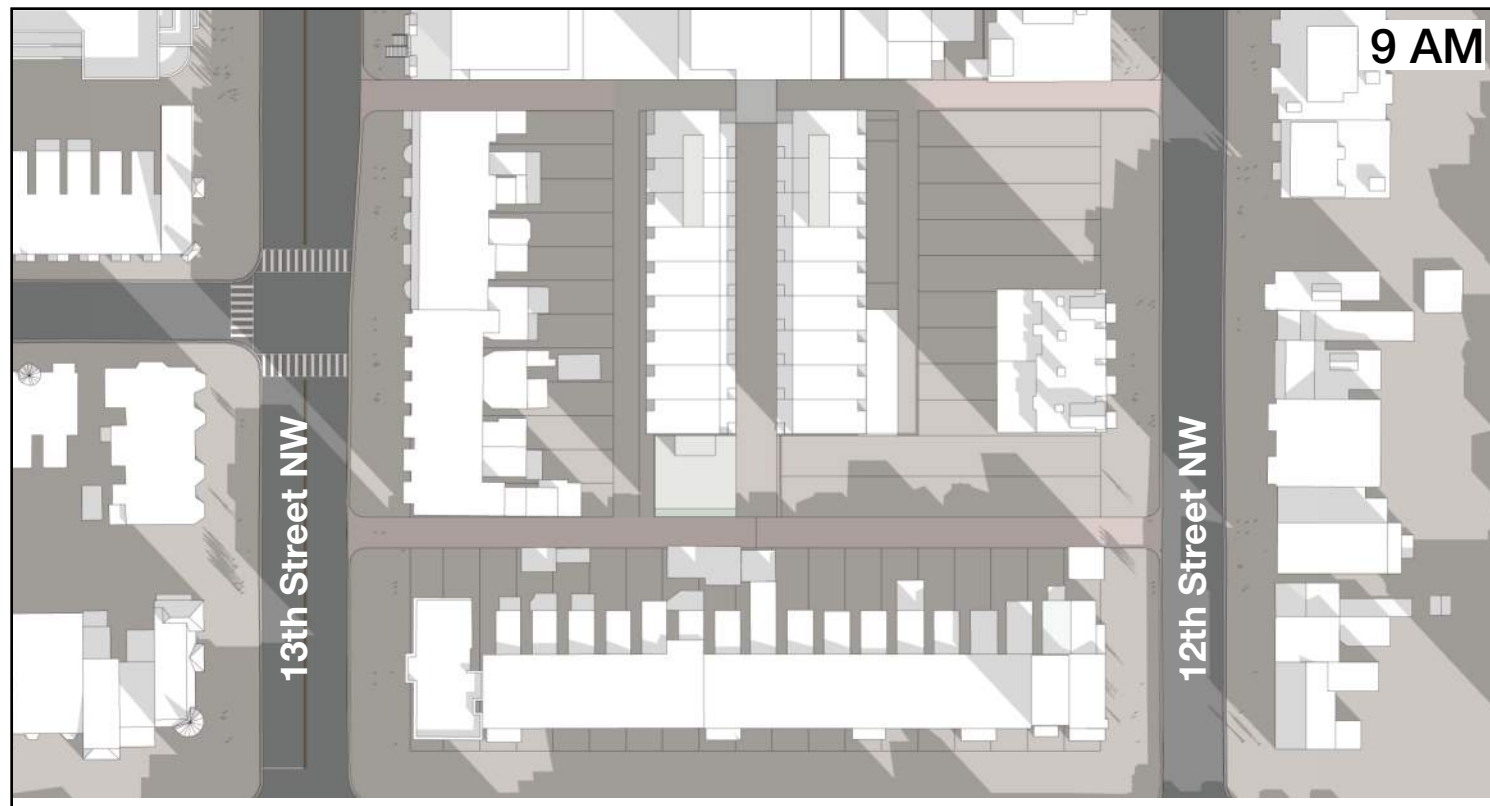
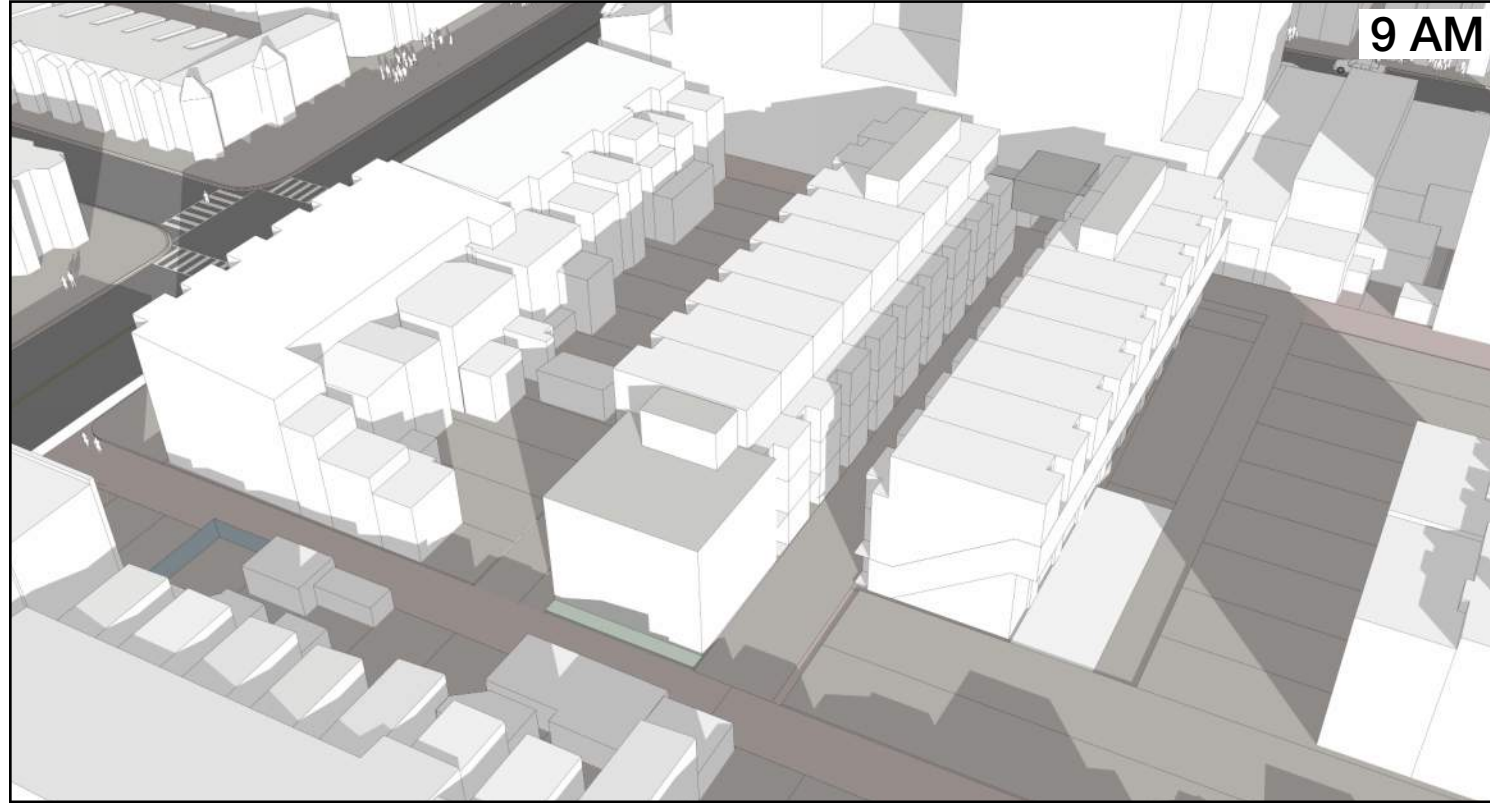
Vernal Equinox | March 20th  
(Autumnal Equinox similar)



# Solar Study

Proposed Scheme without 5th Story

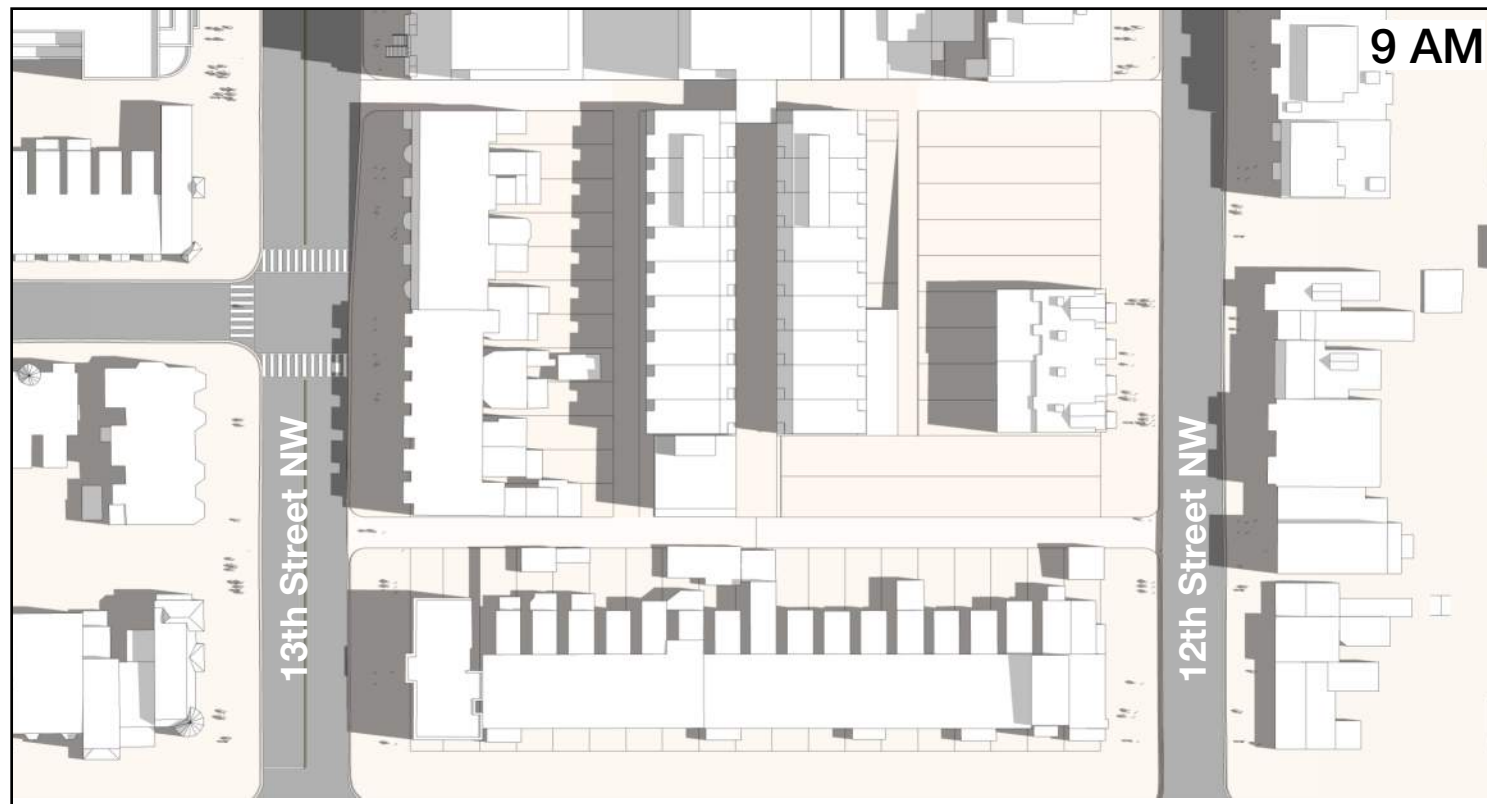
Winter Solstice | December 21st



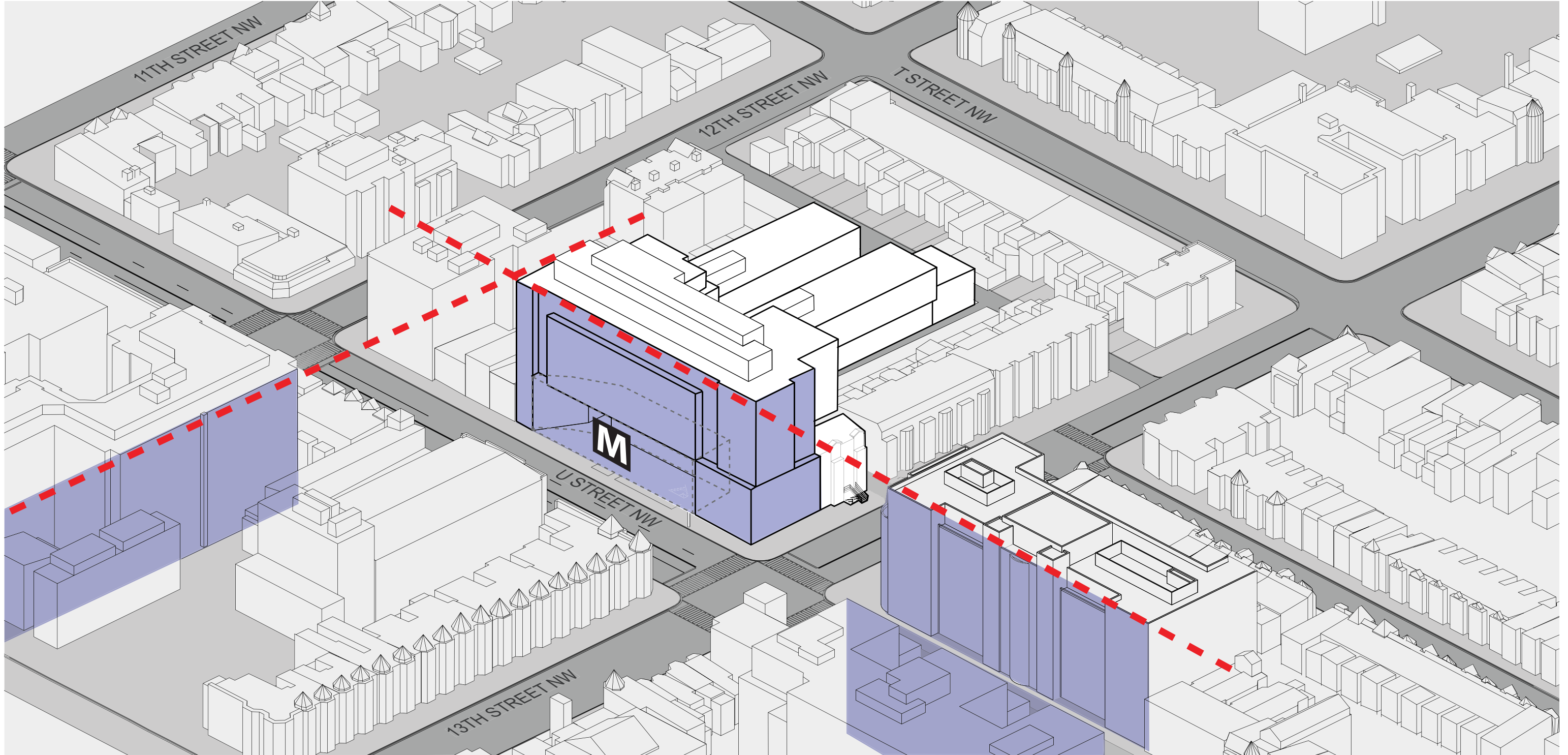
# Solar Study

Proposed Scheme without 5th Story

Summer Solstice | June 21st



# Massing Datum



## Recent Buildings in the Historic District

- VERTICAL EMPHASIS
- BUILDING BASE
- BRICK CLADDING
- PUNCHED WIDOWS
- STRONG CORNERS
- PERGOLA / TRELLIS

1. Union Row - 14th Street, NW



3. 13 | U Building - U Street, NW



2. The Ellington - U Street, NW

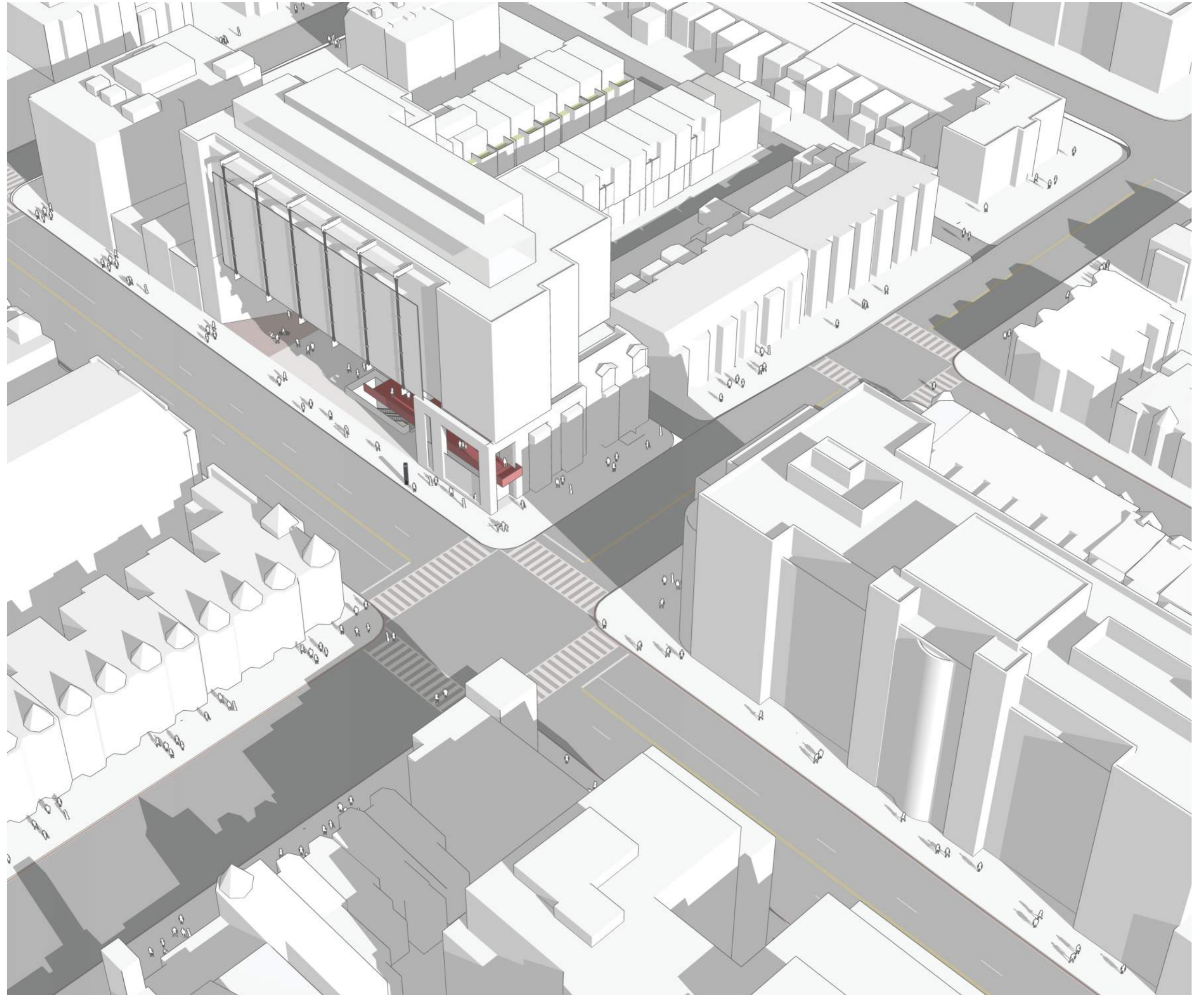


4. The Louis - 14th Street, NW



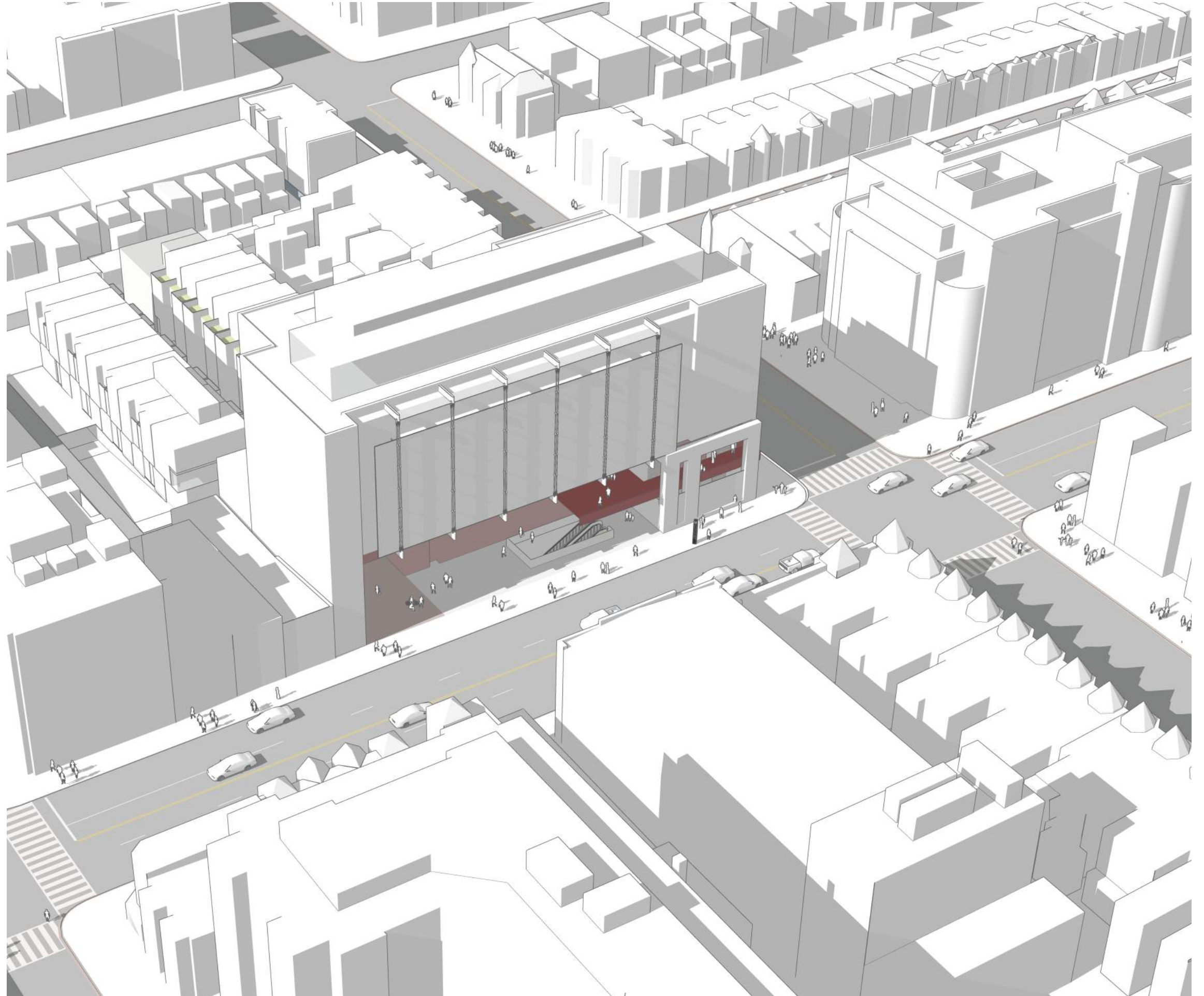
# U Street Building Views

NW Aerial View - U St NW & 13th St NW



# U Street Building Views

U St NW & 12th St NW



# Street View

U St NW & 13th St NW





# Street Views

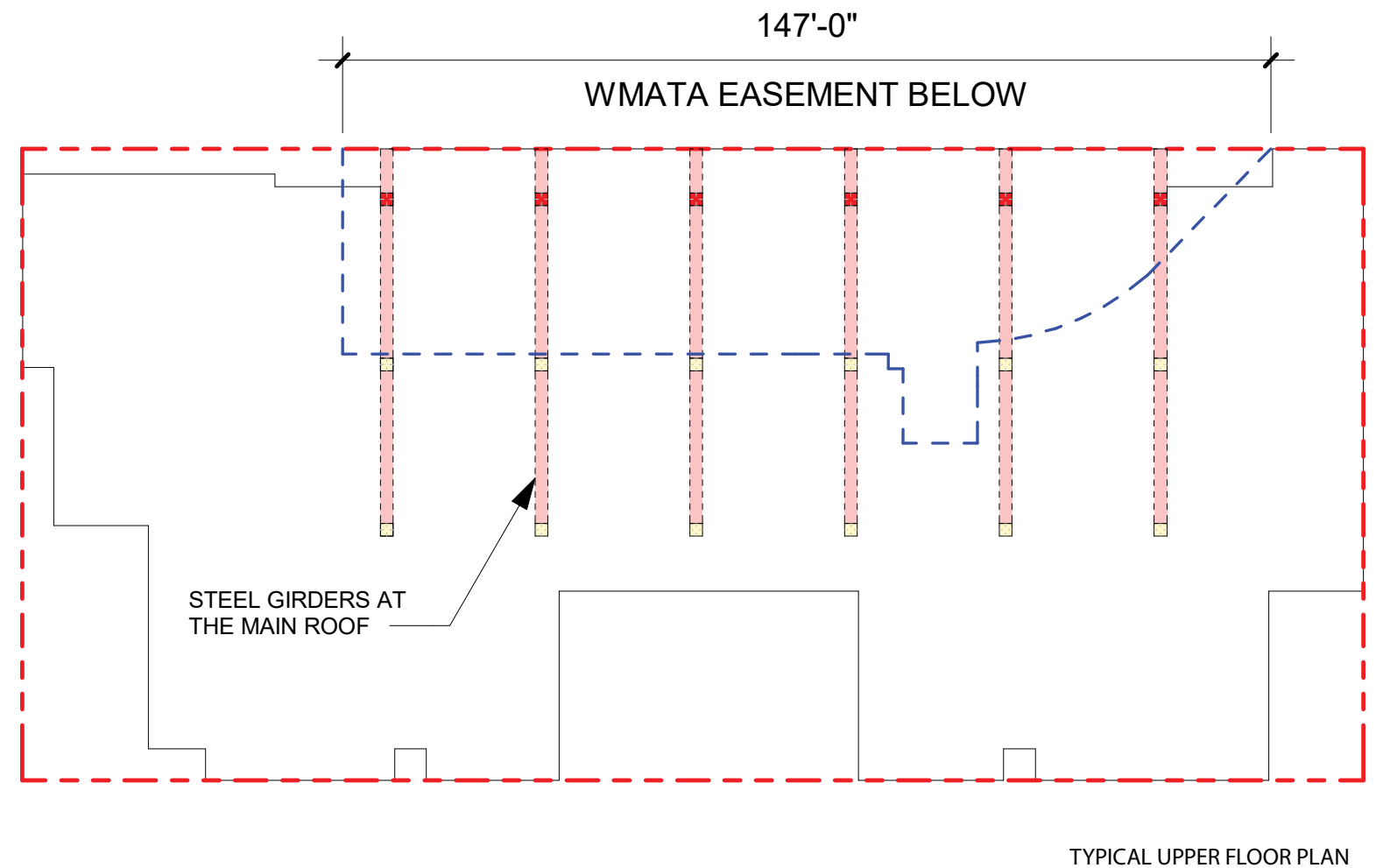
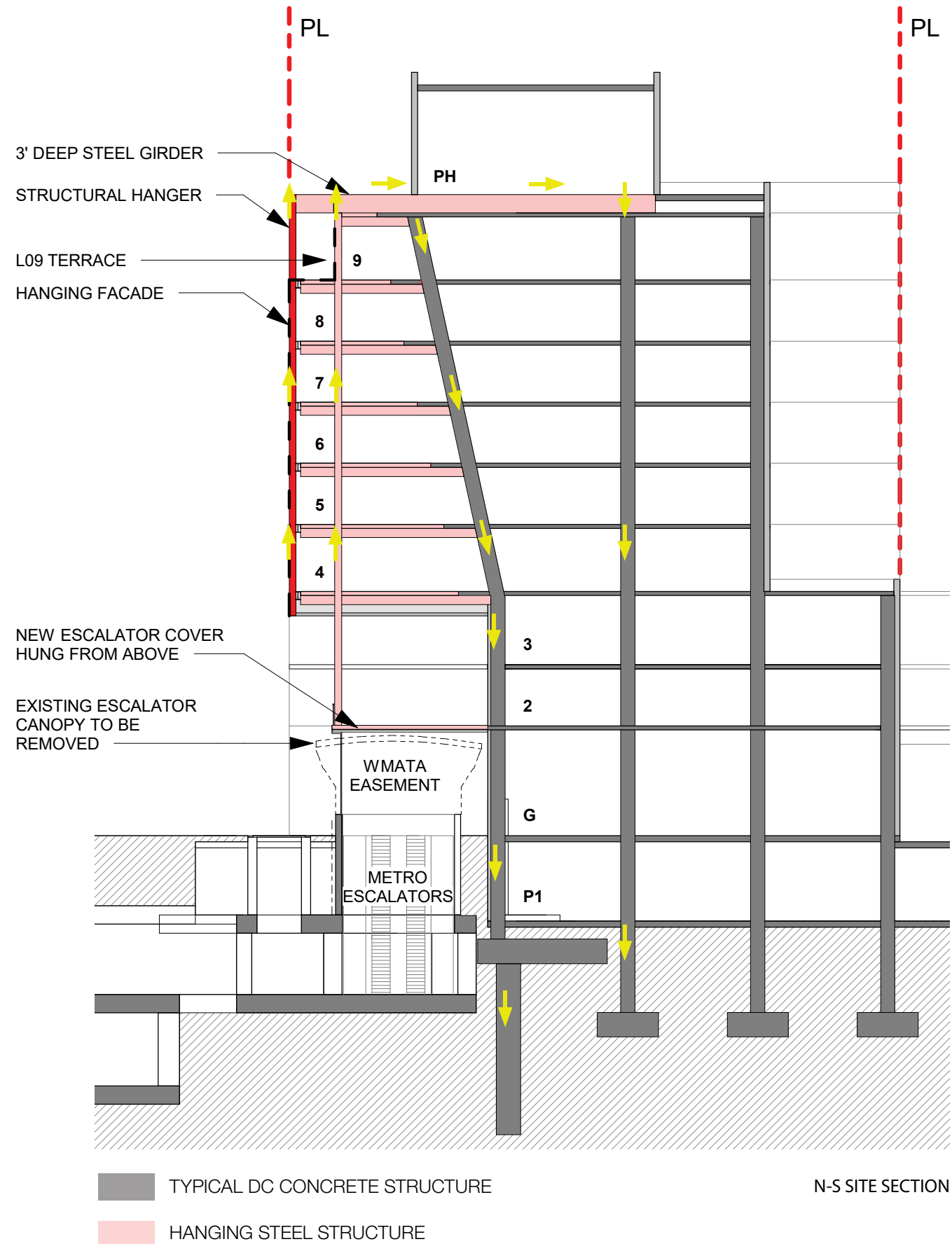
U St NW & 12th St NW



# Street and Aerial Views

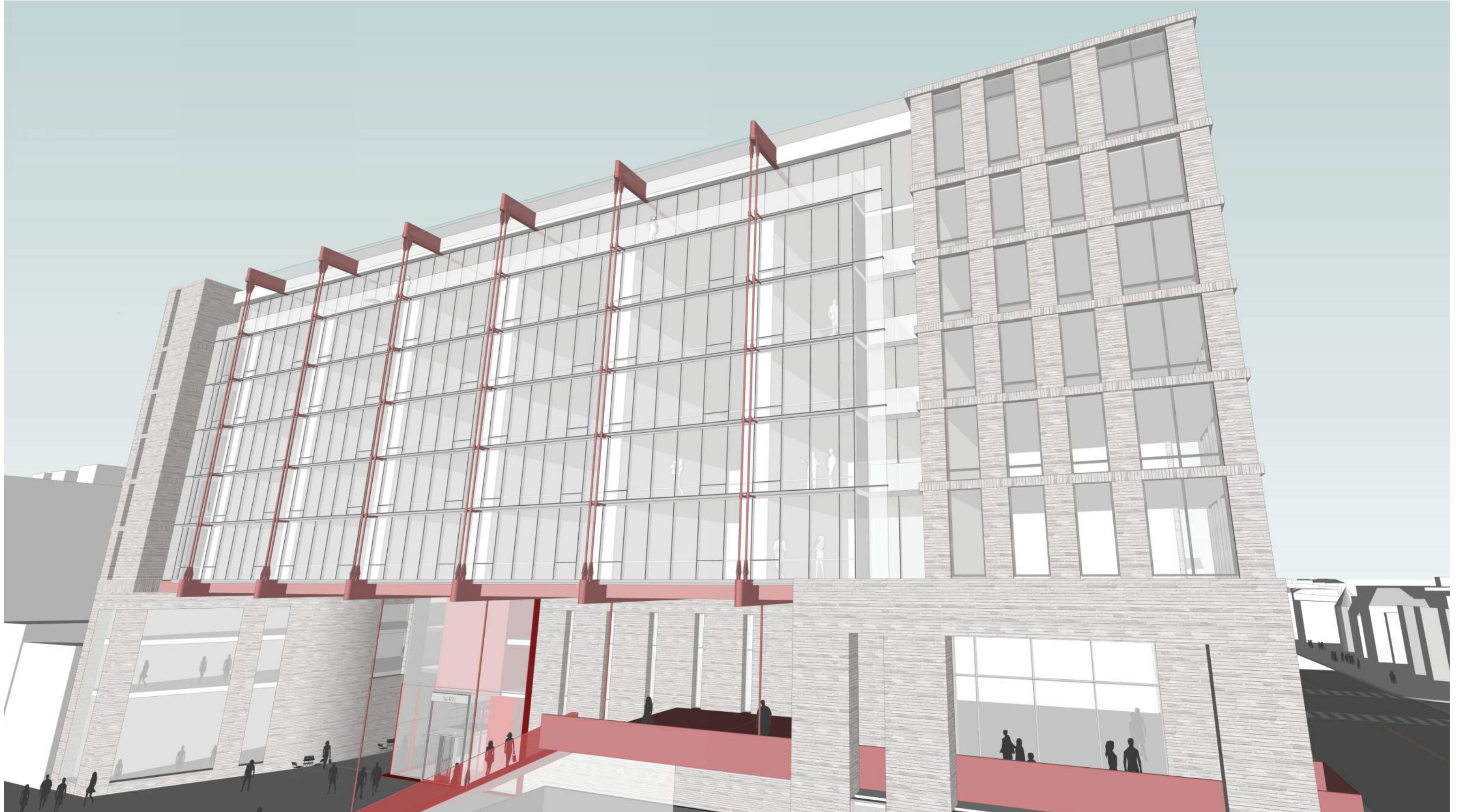


# Structural Strategy - Hung Structure Above WMATA Easement



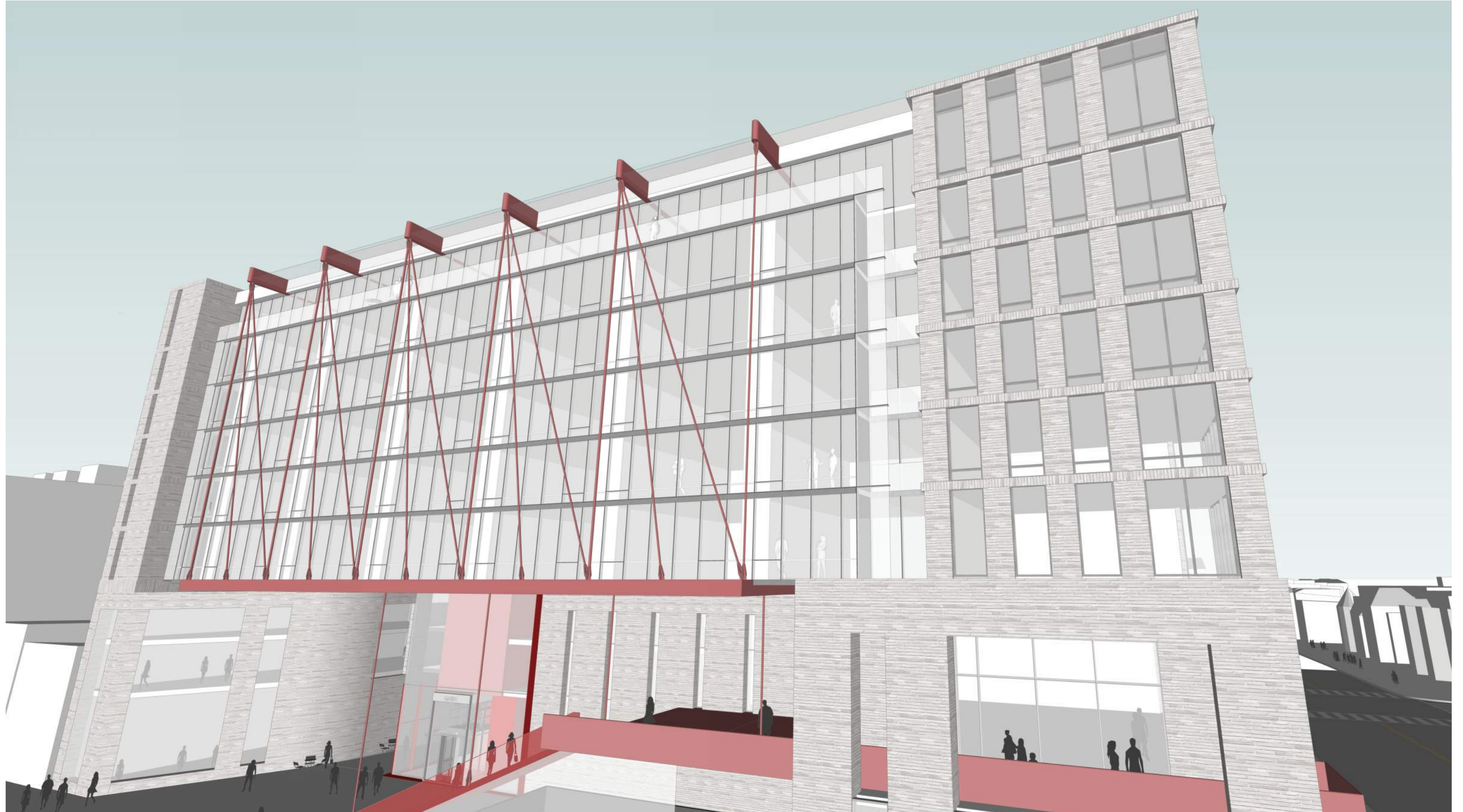
# Preferred Structural Facade

Option 1



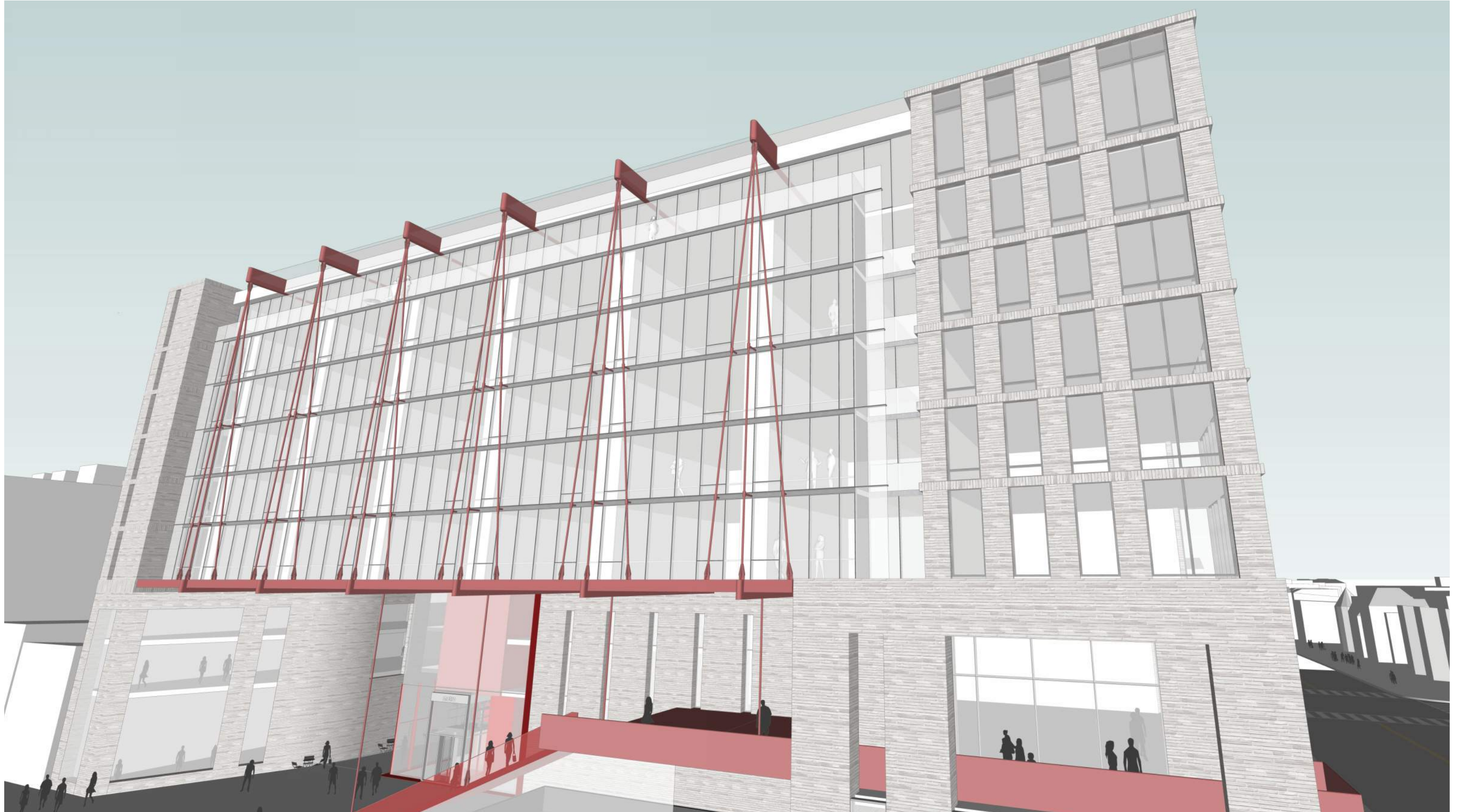
# Alternate Structural Facade

Option 2



# Alternate Structural Facade

Option 3



# Preferred Option Detail View



# Preferred Option Detail View



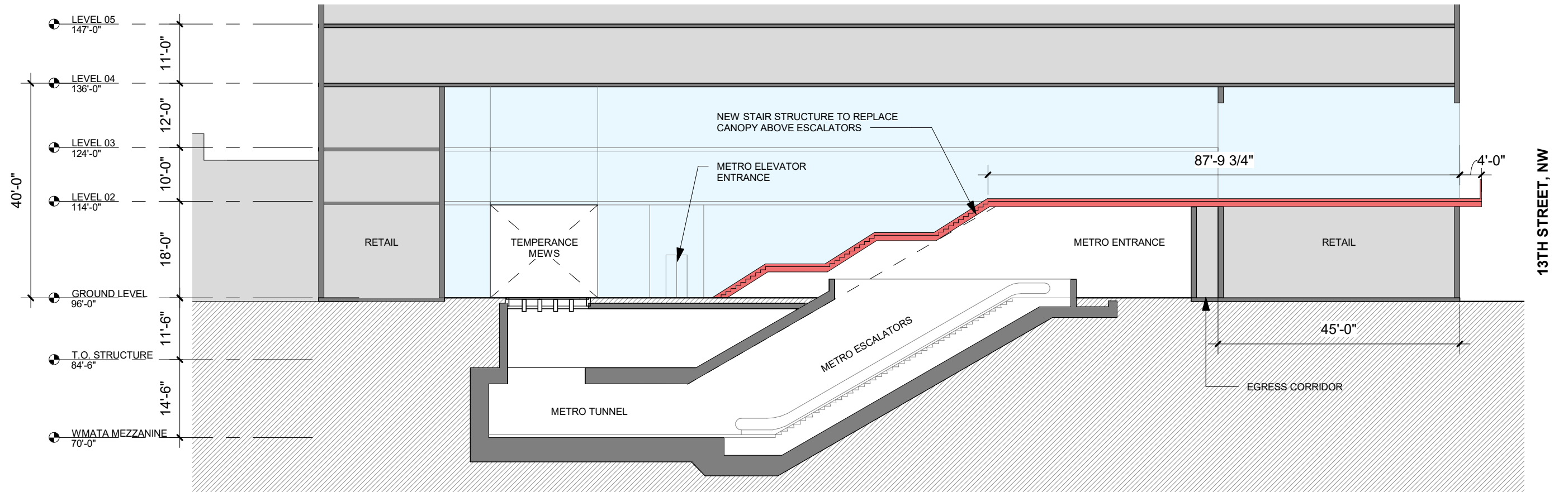
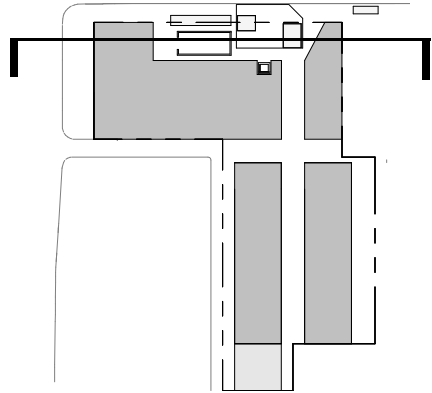


# Preferred Option Detail View



# Section Diagram

E-W Section at WMATA Metro Escalators



# Theater Buildings in the Historic District

- CENTER BAY EMPHASIS
- FLANKING FACADES
- COVERED OR RECESSED ENTRANCES

1. Republic Theater - U Street, NW (Demolished)



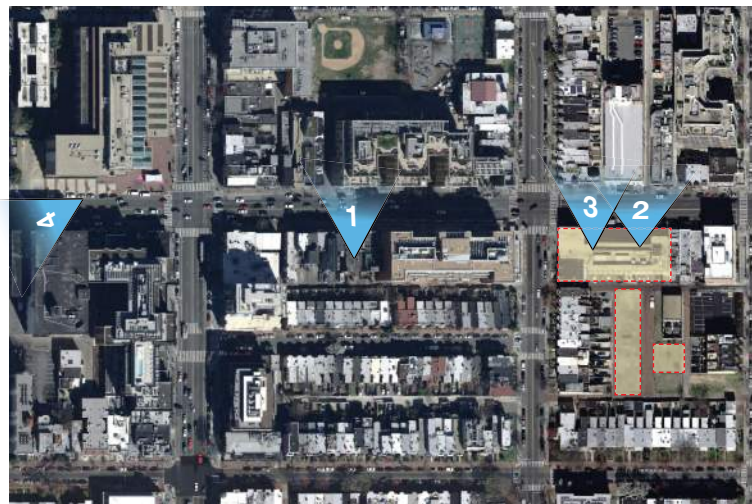
3. Lincoln Theatre - U Street, NW



2. Minnehaha Theater- U Street, NW



4. Booker T Theater - U Street, NW (Demolished)



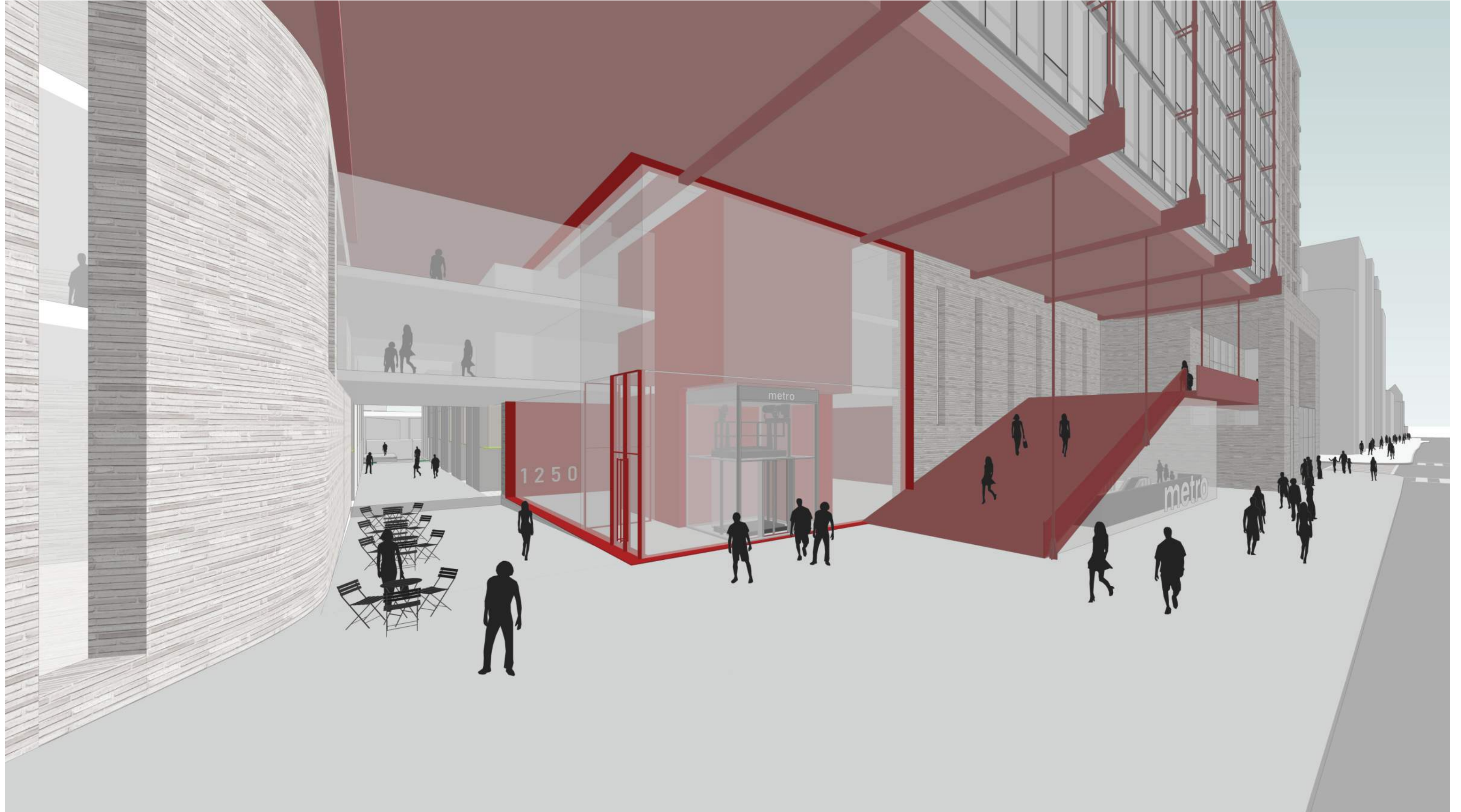
# U Street Metro Plaza Views

U St NW & 13th St NW



# U Street Metro Plaza Views

Temperance Mews and Metro Canopy



# Union Row

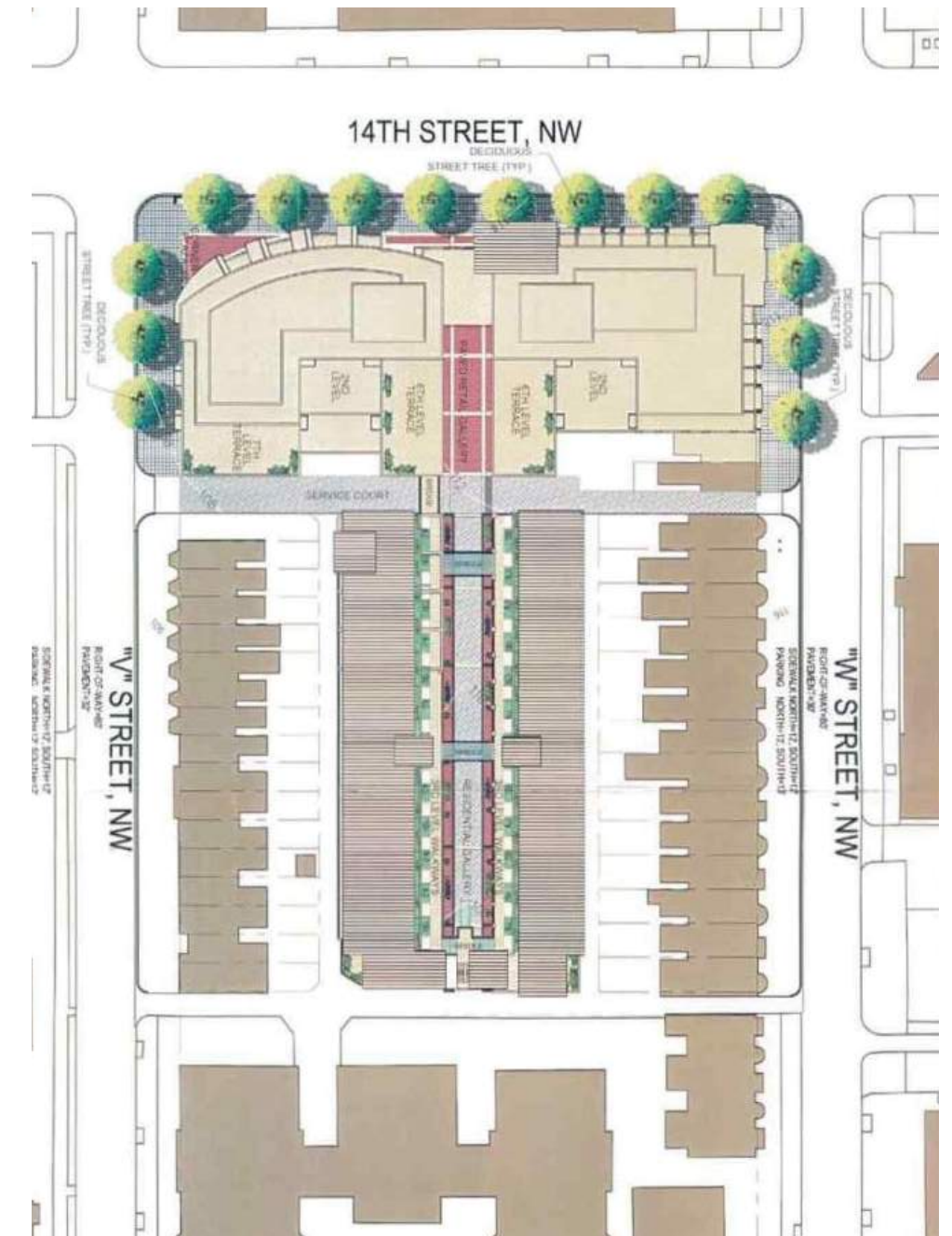
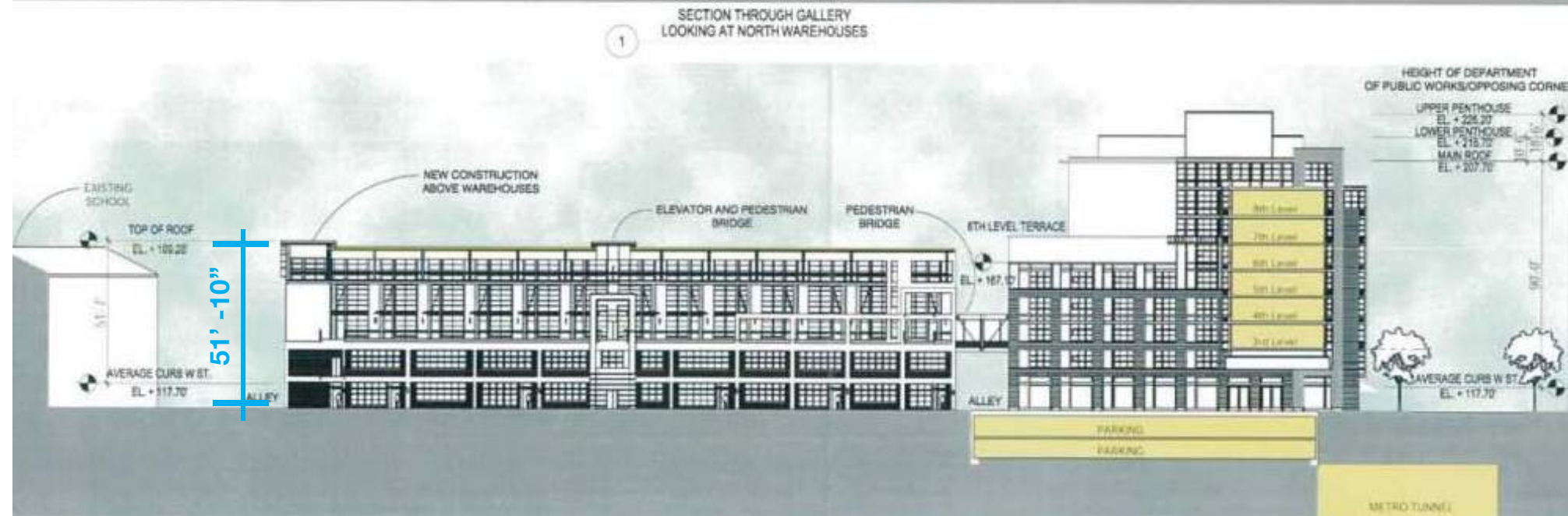
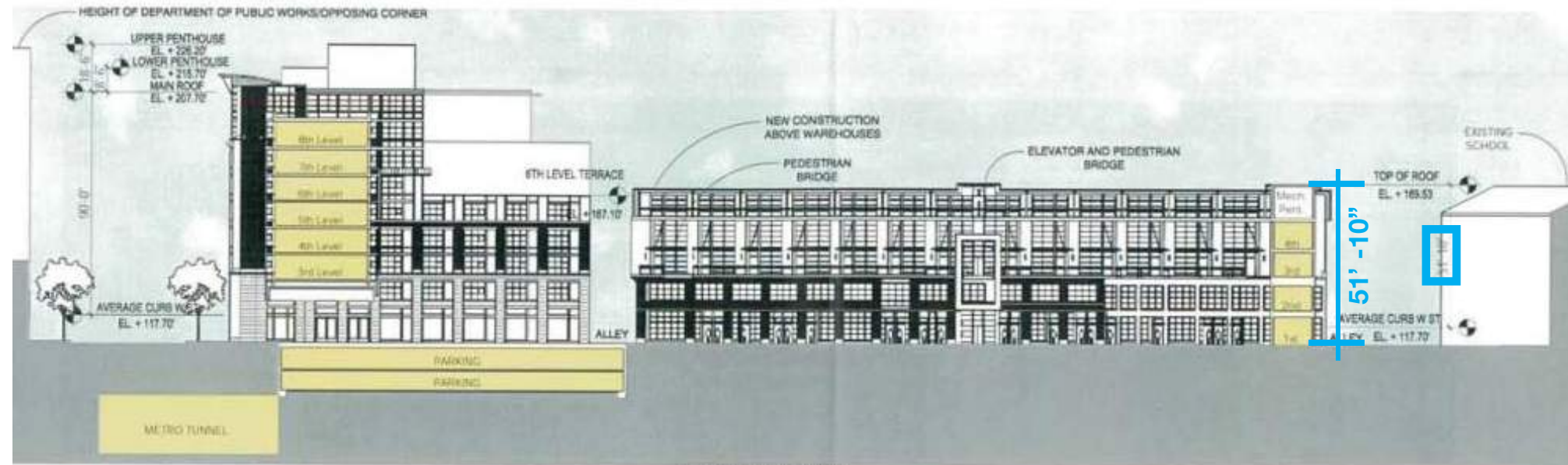
## Union Row on 14th Street by Hoffman. 2125 14th Street, NW

- ZC Case No. 03-26 (2004)
- Consolidated PUD (no map amendment). Split zoned Arts/C-3-A and R-5-B
- FLUM: Mixed use medium density commercial/medium density residential
- Greater U Street Historic District

PN HOFFMAN CONSTRUCTION DEVELOPMENT



## 51'-10" HEIGHT AT TOWNHOUSES



# The Apollo

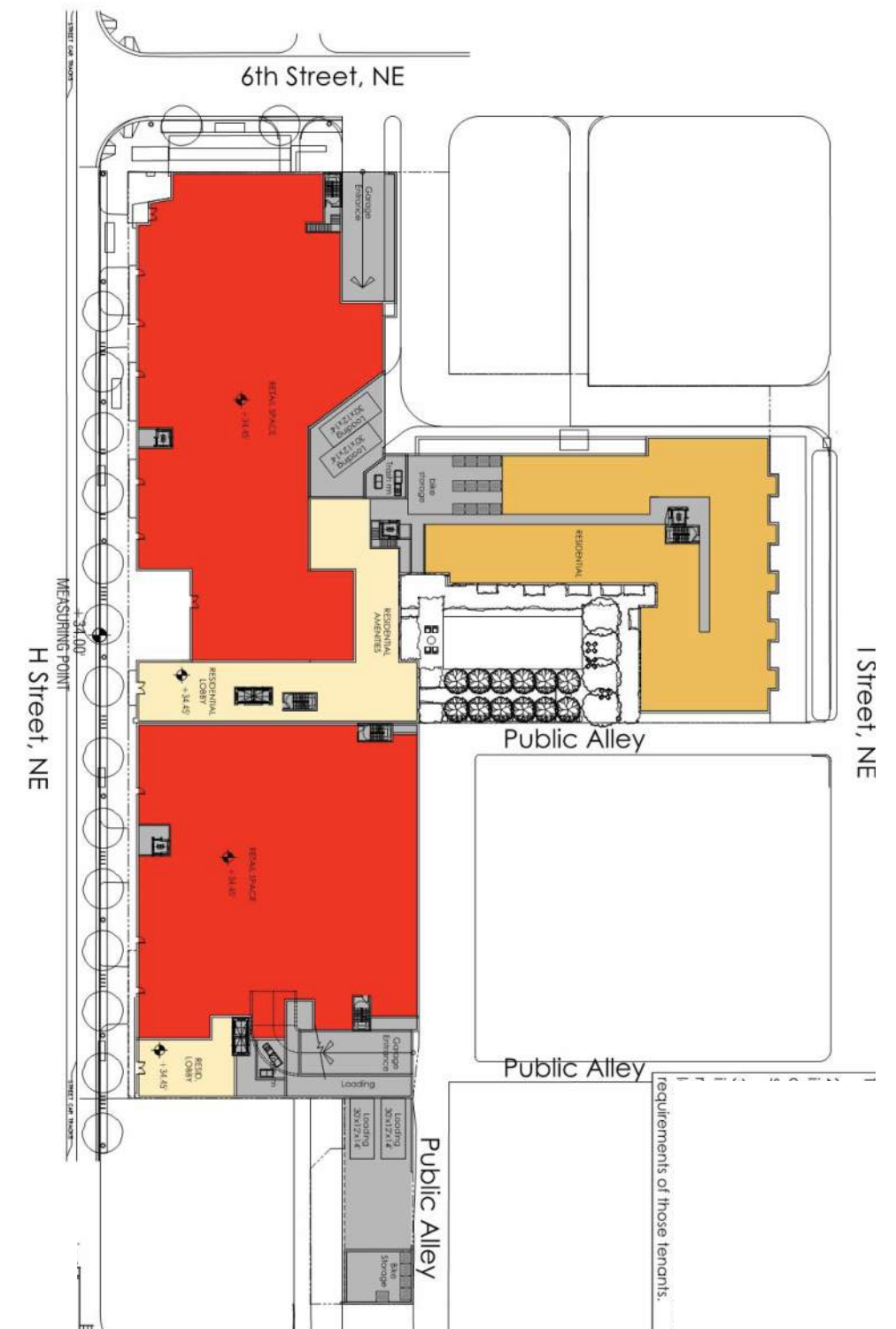
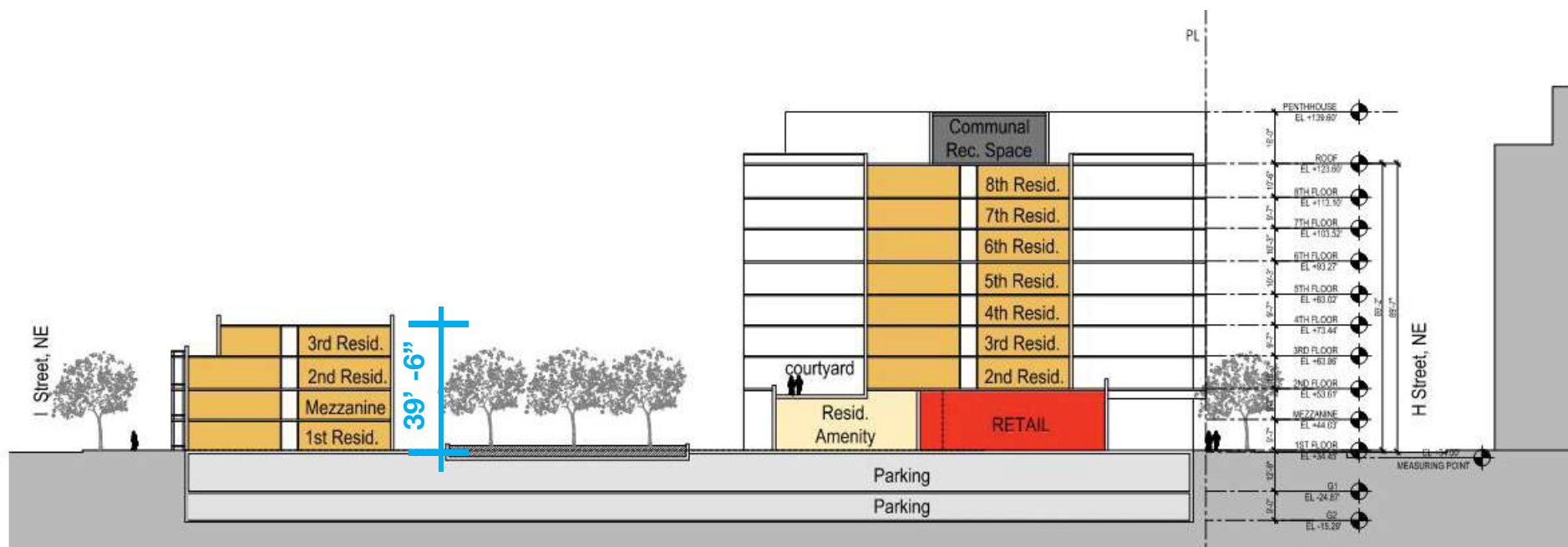
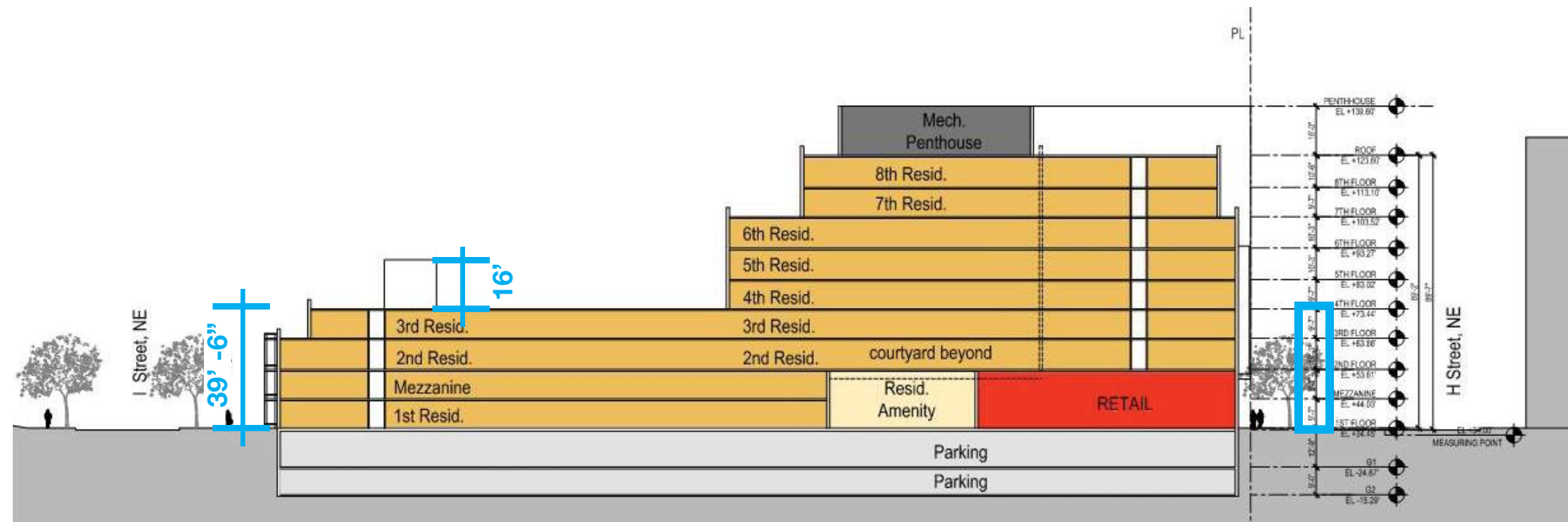
## Apollo at 600 H Street NE:

- ZC Case No. 12-18 (2013)
- Consolidated PUD and Zoning Map amendment from C-2-B and R-4 to R-5-B and HS/C-2-B
- FLUM: Mixed-use medium-density commercial/medium-density residential (H Street side of site) moderate-density residential (I Street side of site)
- No historic district
- ZC Case No. 12-18A (2015) and ZC Case No. 12-18B (2016) – Approved minor modifications to approved PUD

**INSIGHT Property Group LLC**



## APPROX. 39'-6" HEIGHT AT TOWNHOUSES



# 3rd and H Street NE

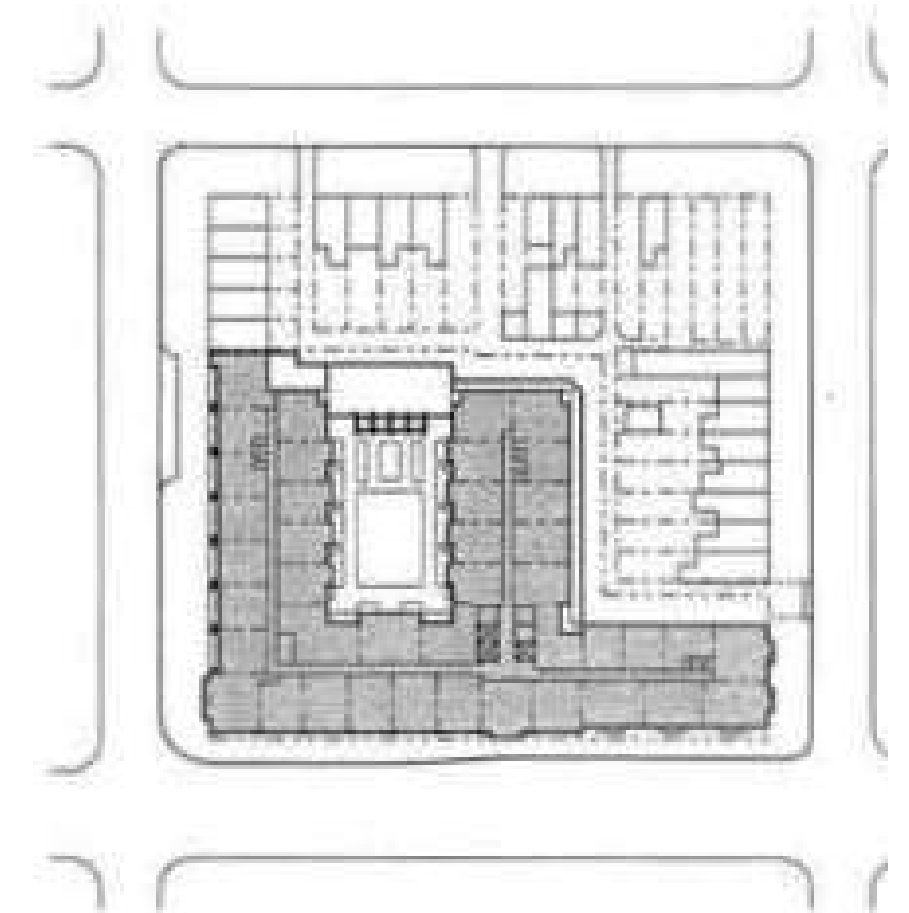
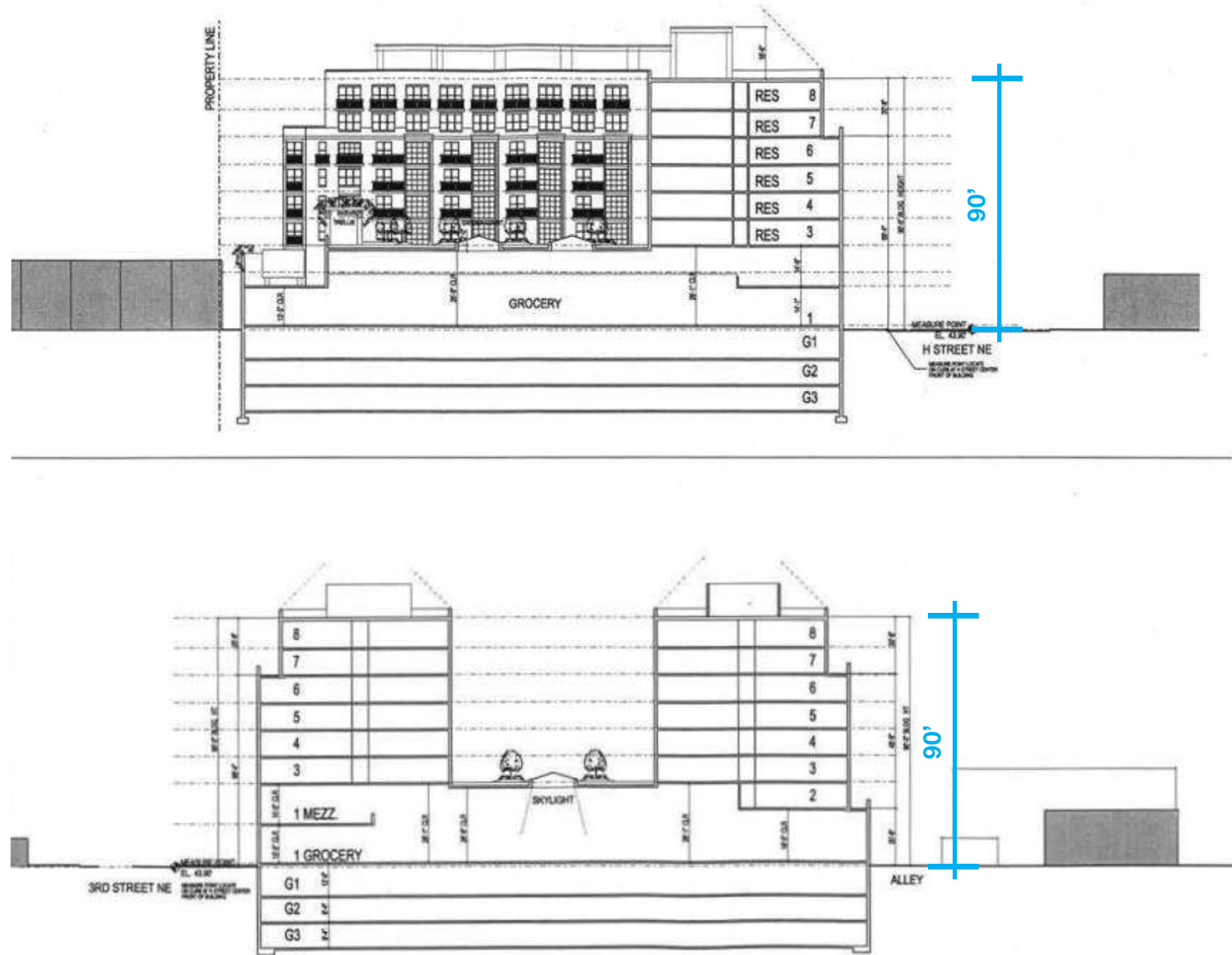
## Stueart's project at 3rd and H Street NE. 360 H Street, NW

- ZC Case No. 06-01 (2006)
- Consolidated PUD and Zoning Map amendment from C-2-A to C-2-B for a portion of the site
- FLUM: Mixed-use moderate density residential/low density commercial
- No historic district
- ZC Case No. 06-01A and 06-01B (2010) – Approved time extension and modification

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STUART INVESTMENT COMPANY  
TORTI GALLAS AND PARTNERS, INC.

## 90' PUD BUILDING HEIGHT



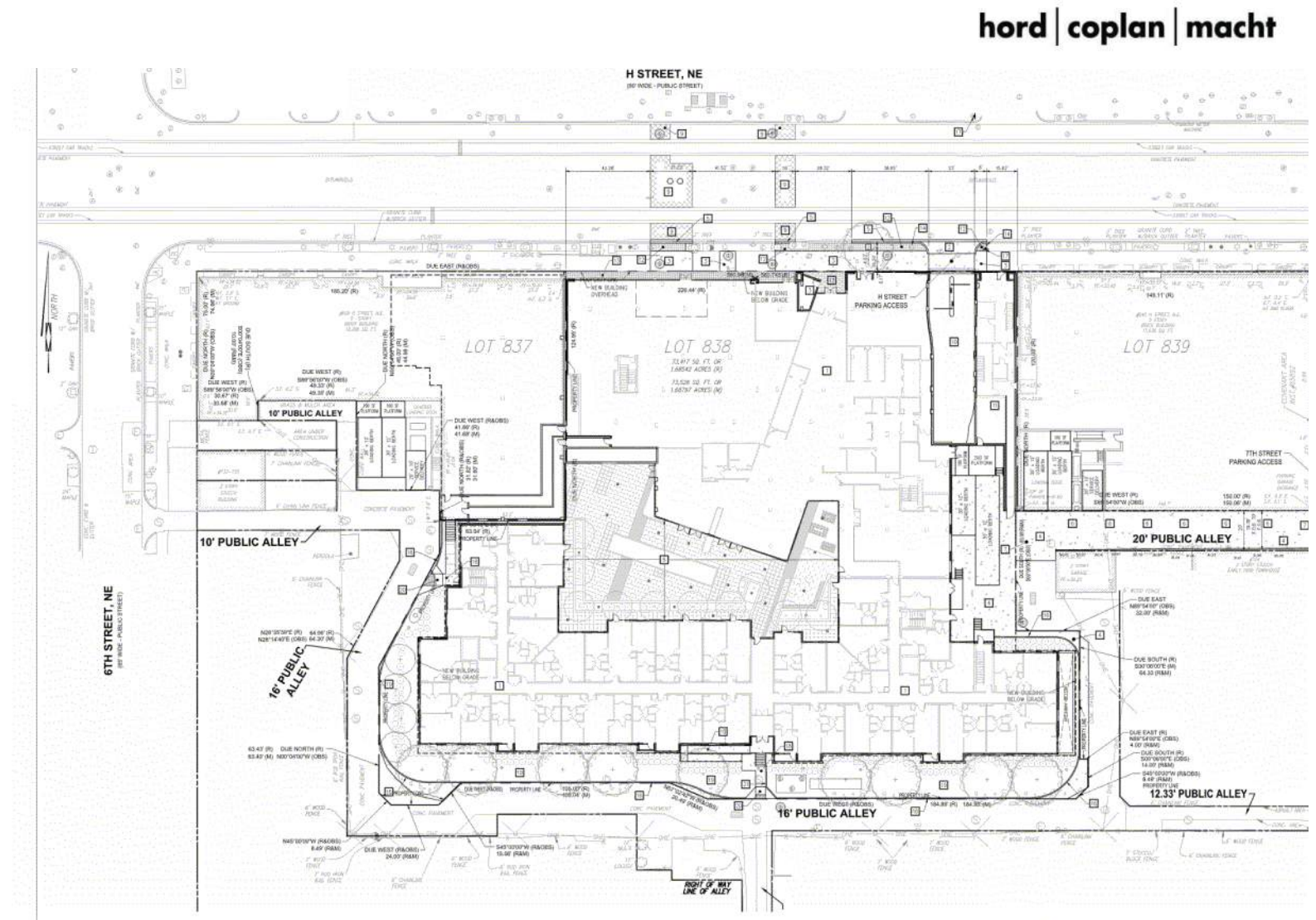
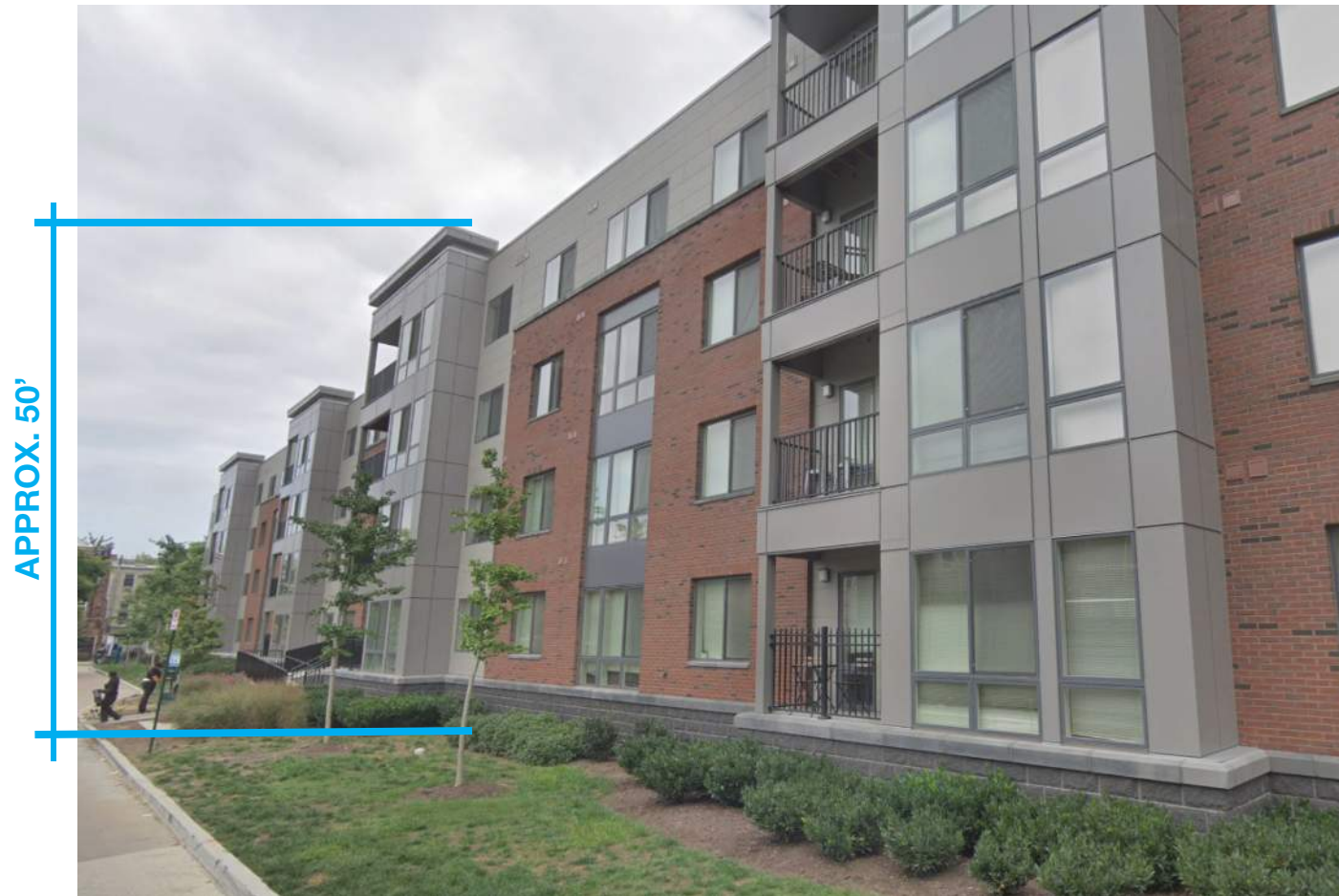


# Jair Lynch

## Jair Lynch, Anthology on the 625 H Street, NE

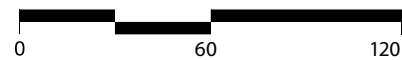
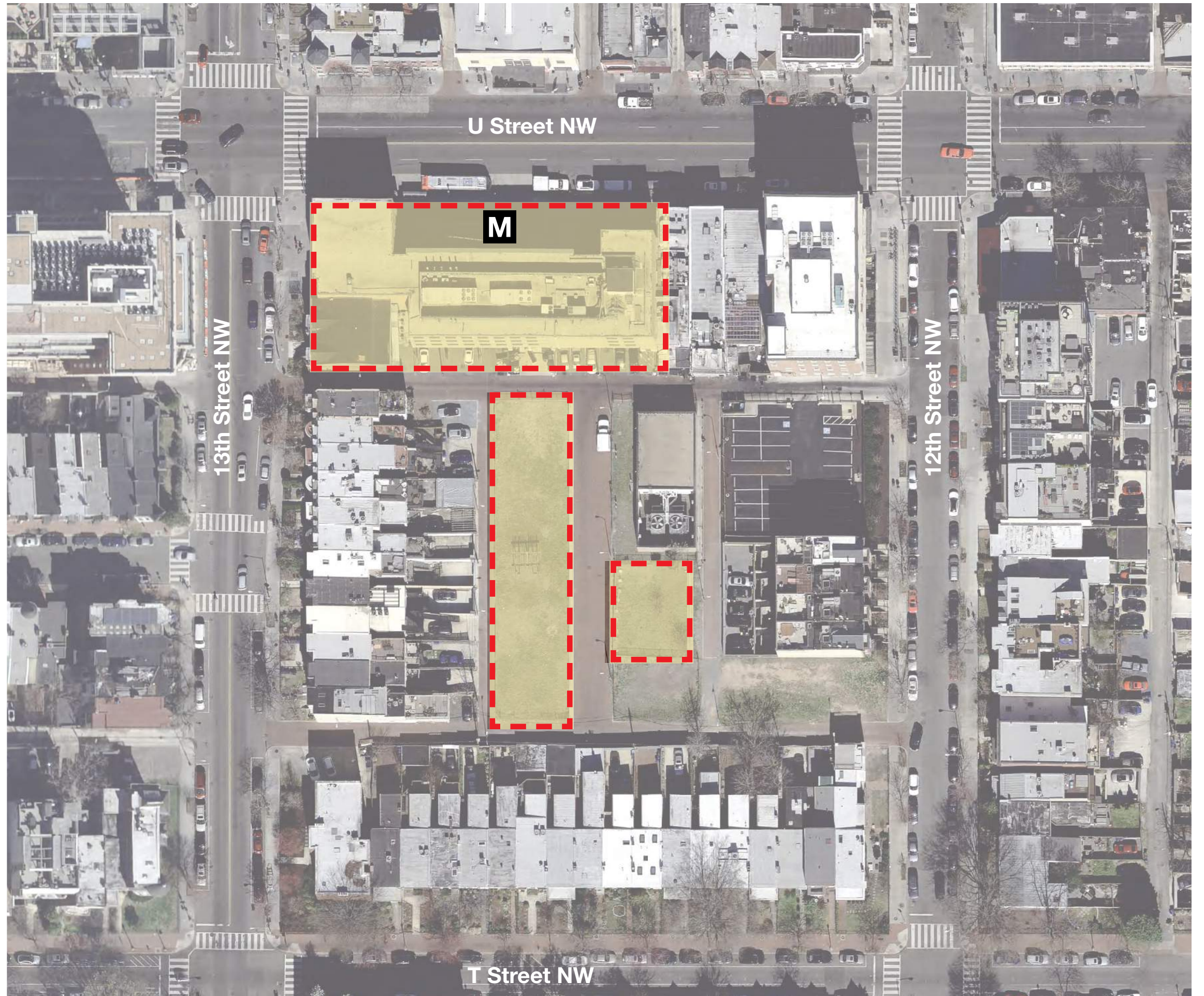
- BZA Case No. 17521 (2007)
- Variance and special exception relief granted
- Zoned HS/C-2-A and HS/C-2-C
- No historic district

## APPROX. 50' HEIGHT AT TOWNHOUSES



**APPENDIX**

# Site Aerial



# Alley Closing + Site Consolidation

Square 274

## U STREET LOTS

LOTS: 133 & 112 & 113

AREA: **21,213 SF**

## ALLEY LOTS

LOT: 134

AREA: **5,915 SF**

LOTS: 804 - 820


AREA: **9,495 SF**


LOTS: 57- 61

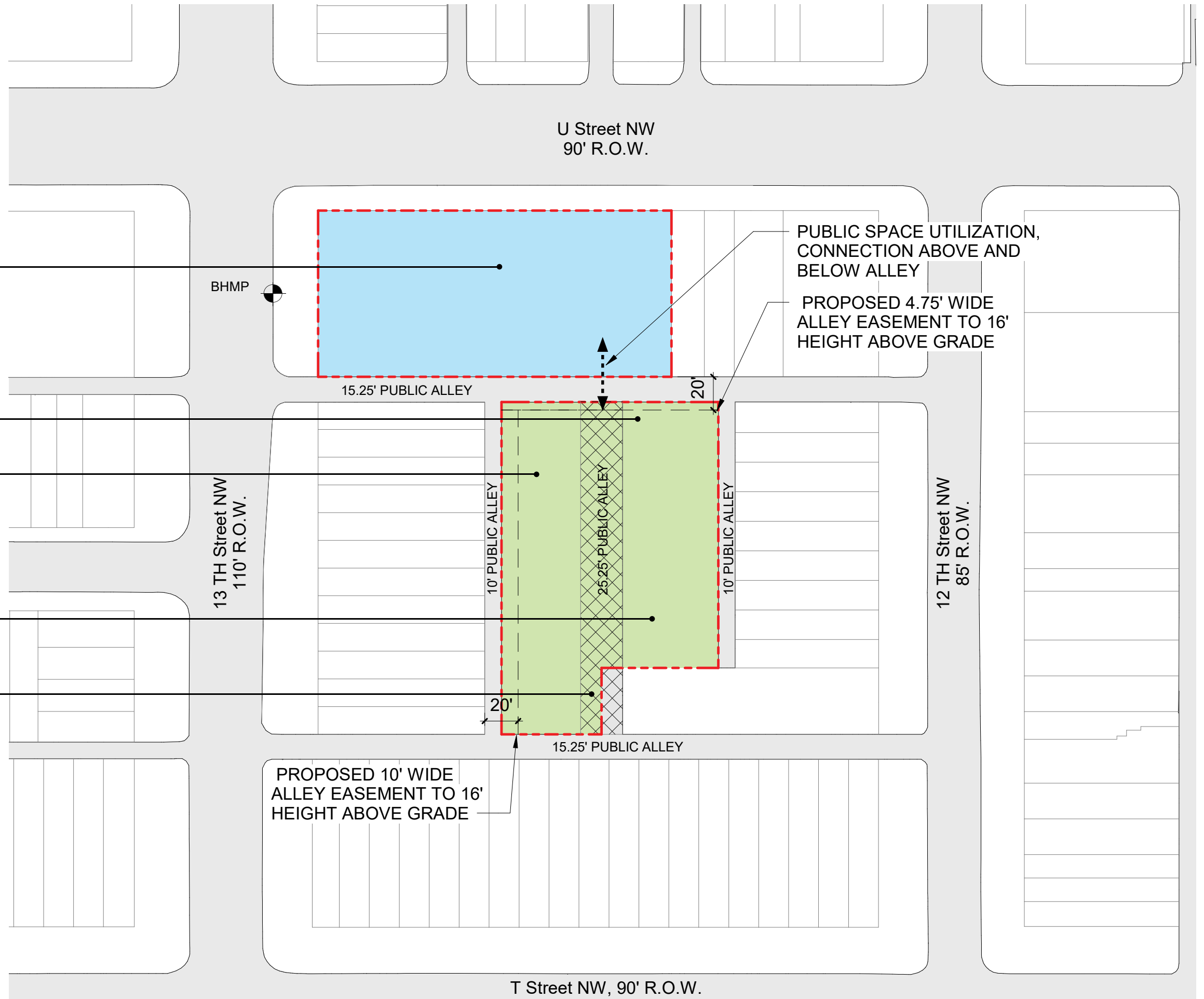
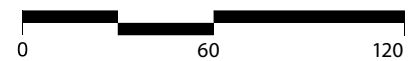
AREA: **3,285 SF**

ALLEY

AREA: **4,545 SF**

 Alley To Be Closed

 Easement Setback

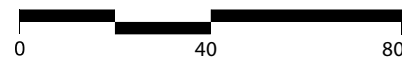
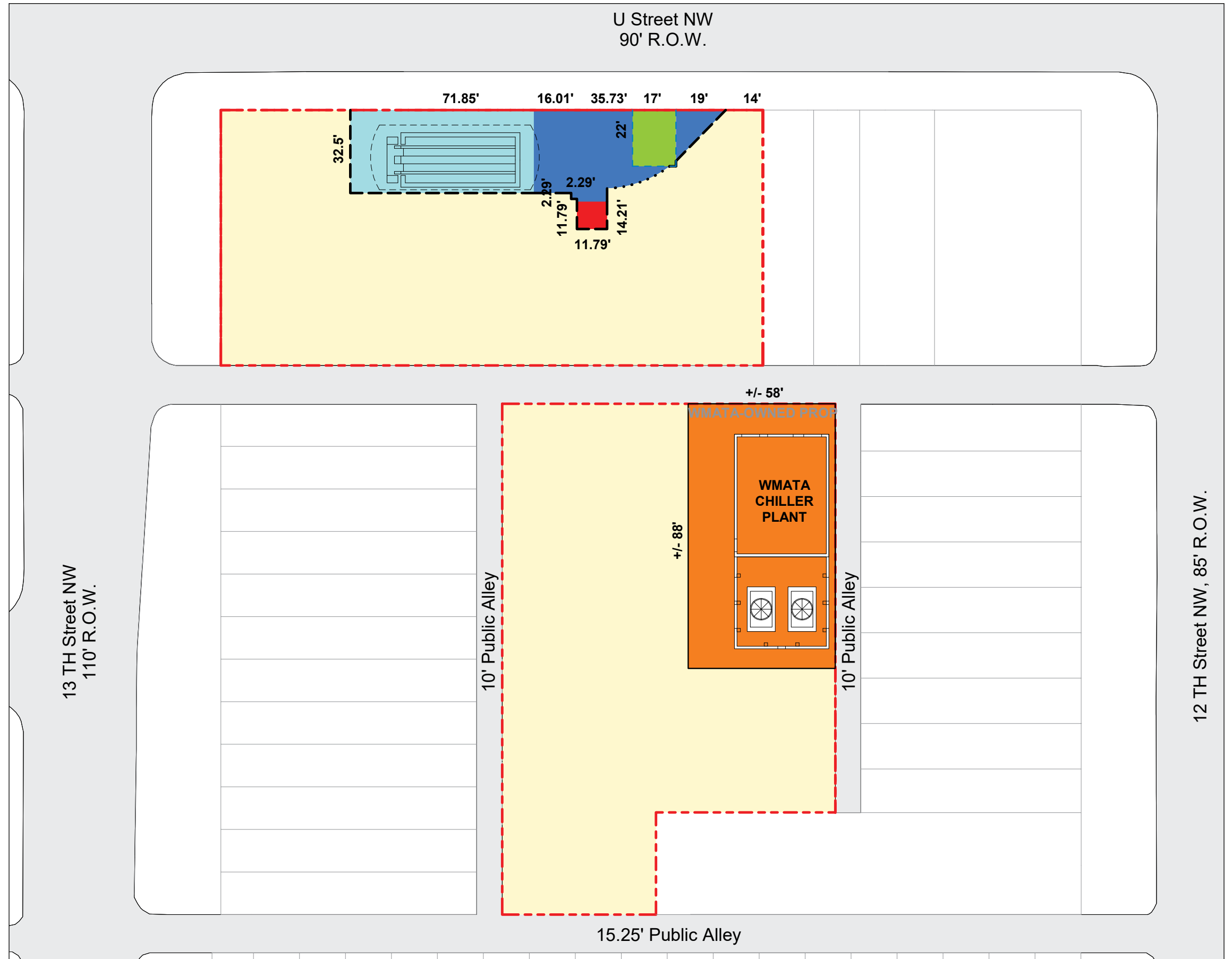
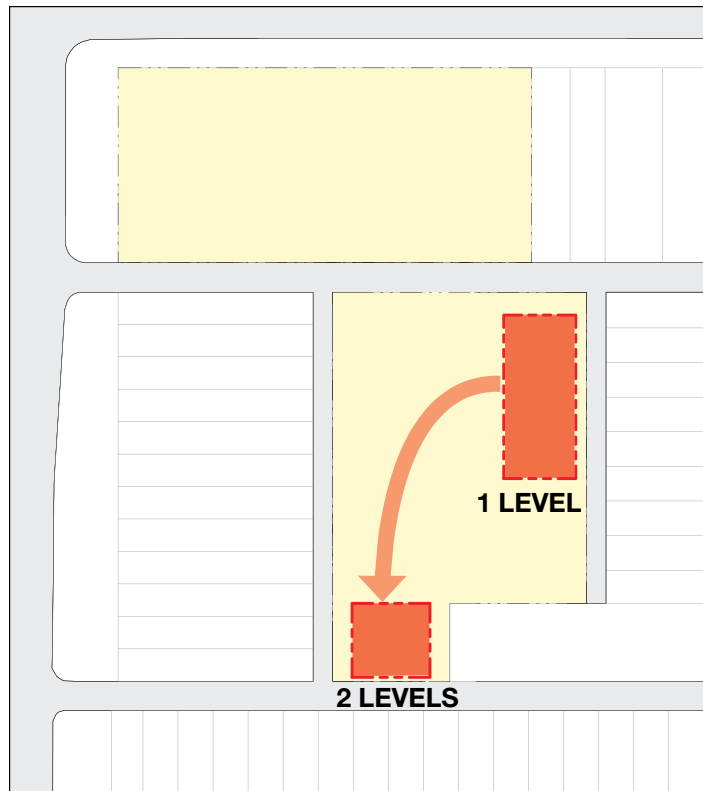


# WMATA Easements

## Above Grade

- Exclusive Escalator and Vent Easement
- Non-Exclusive Escalator and Vent Easement
- Exclusive Elevator Easement To 12'- 4" ABV Grade Landing
- Exclusive Vent Easement
- WMATA Owned Chiller Plant Property

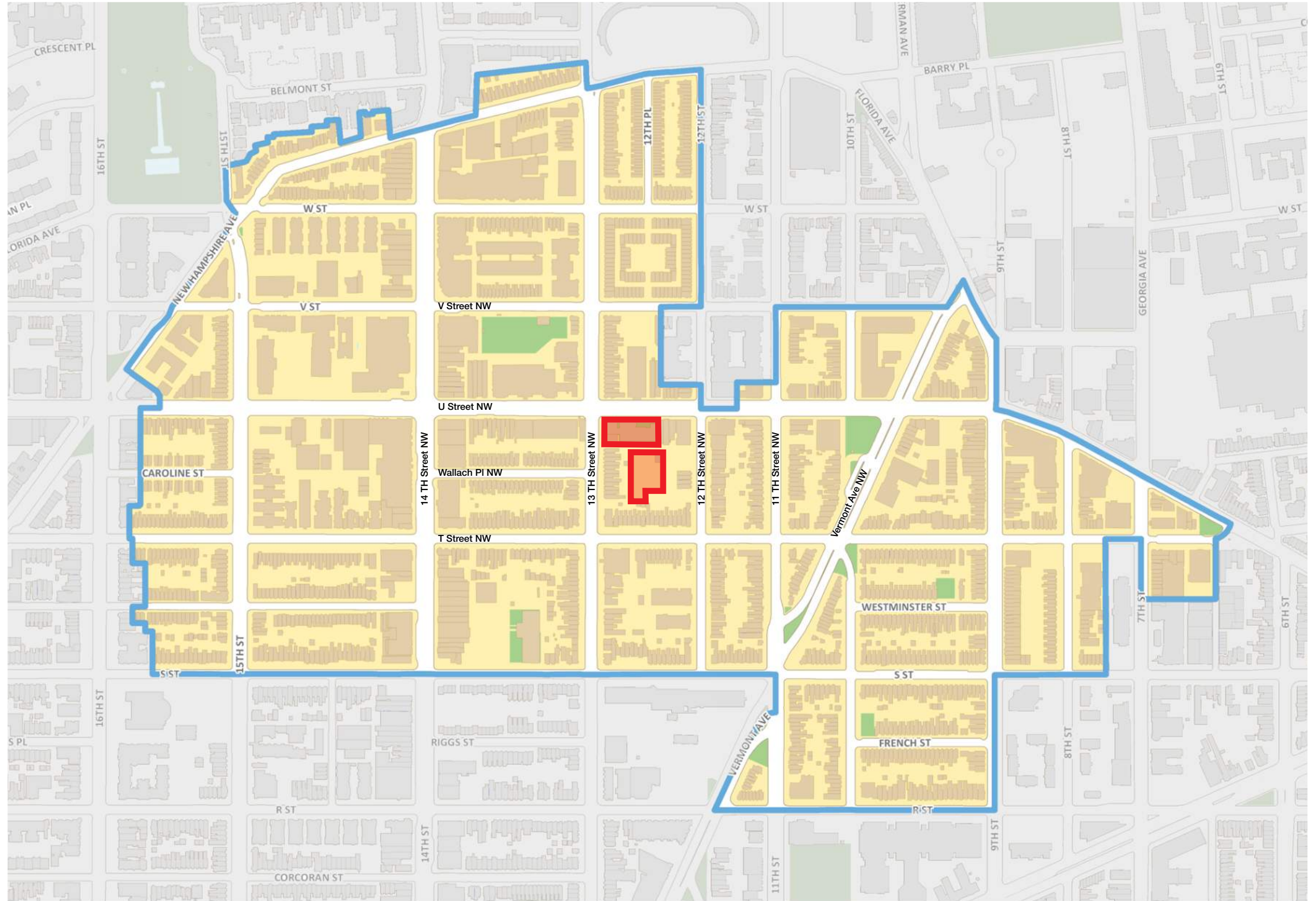
## Proposed Chiller Plant Relocation



# Historic District Map

## Greater U Street

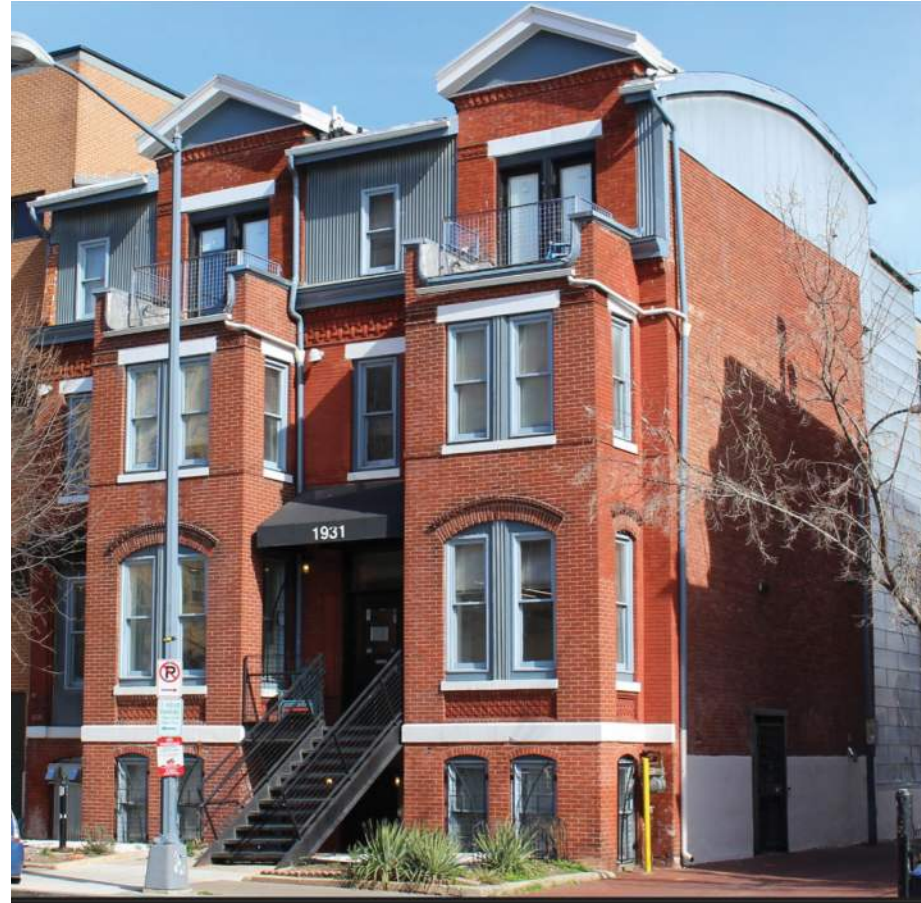
The Greater U Street Historic District, listed in the National Register of Historic Places in 1998, extends roughly from 16th Street on the west to 7th Street on the east and from S Street on the south to Florida Avenue on the north, and includes over 1500 historic buildings.



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

# Existing Townhomes

1931-1933 13th Street, NW



Front of Townhomes Following Renovations

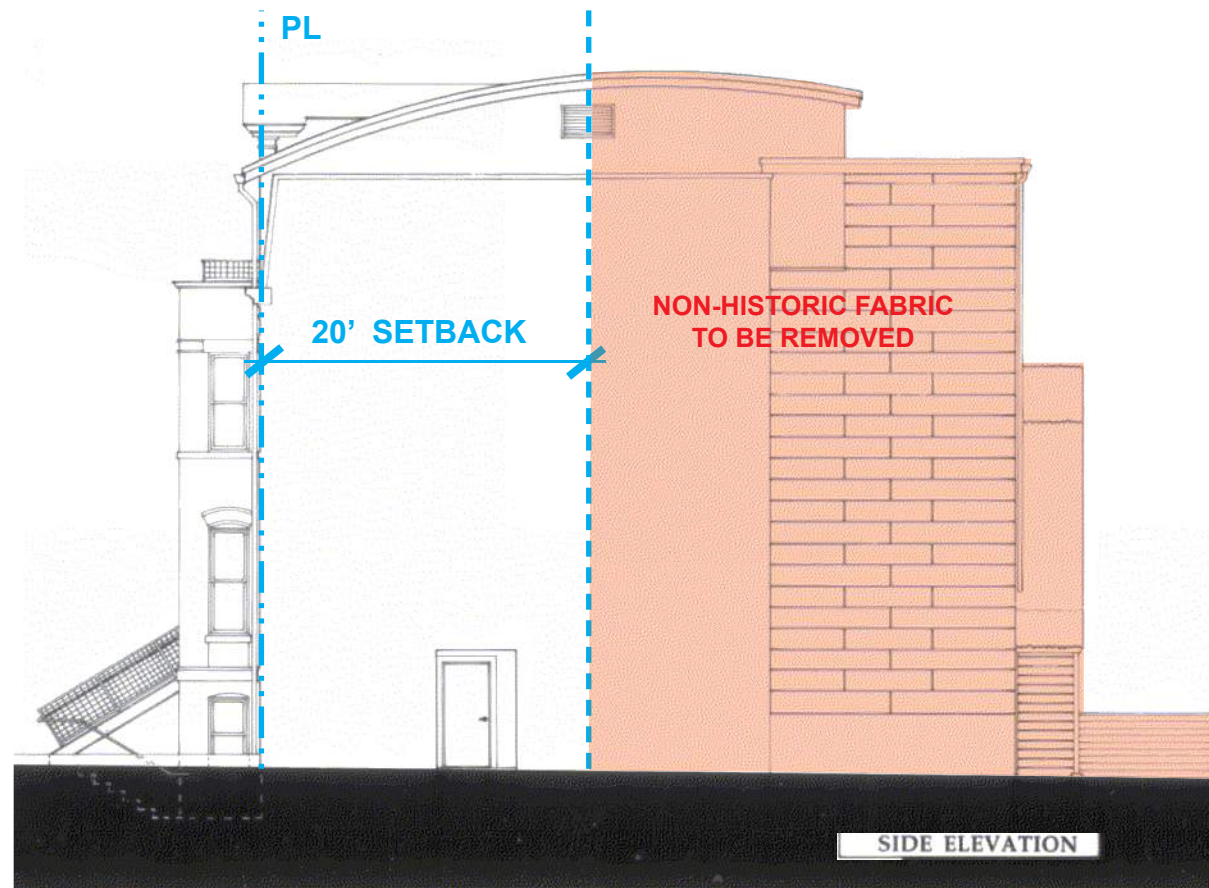


Rear of Townhomes Following Renovations

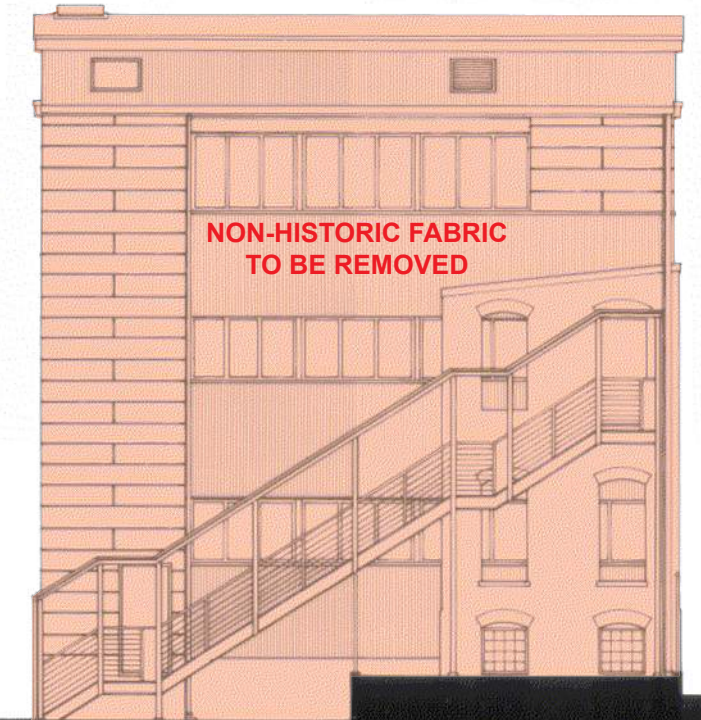
\*Townhomes Architectural Drawings by CORE Architects



13TH STREET ELEVATION



SIDE ELEVATION



REAR ELEVATION

# Site Images

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



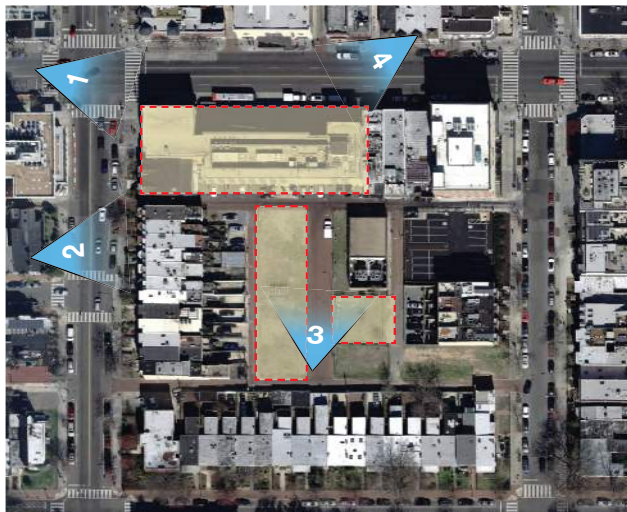
3. Existing Building South Facade - Temperance Ave, NW



2. Existing Townhouses - 13th Street, NW



4. Existing Metro Plaza - U Street, NW





# Comp Plan

## Future Land Use Map

The Future Land Use Map accompanies DC's amended Comprehensive Plan, adopted in December of 2012. It provides a generalized view of how land use in the District is intended to be used.

The Square 274, Lot 133 & 138 properties are mapped as 'Medium Density Commercial'. Lots 804 & 820, 57-61 & 134 are mapped as 'Moderate Density Residential'.

### ARTS-1

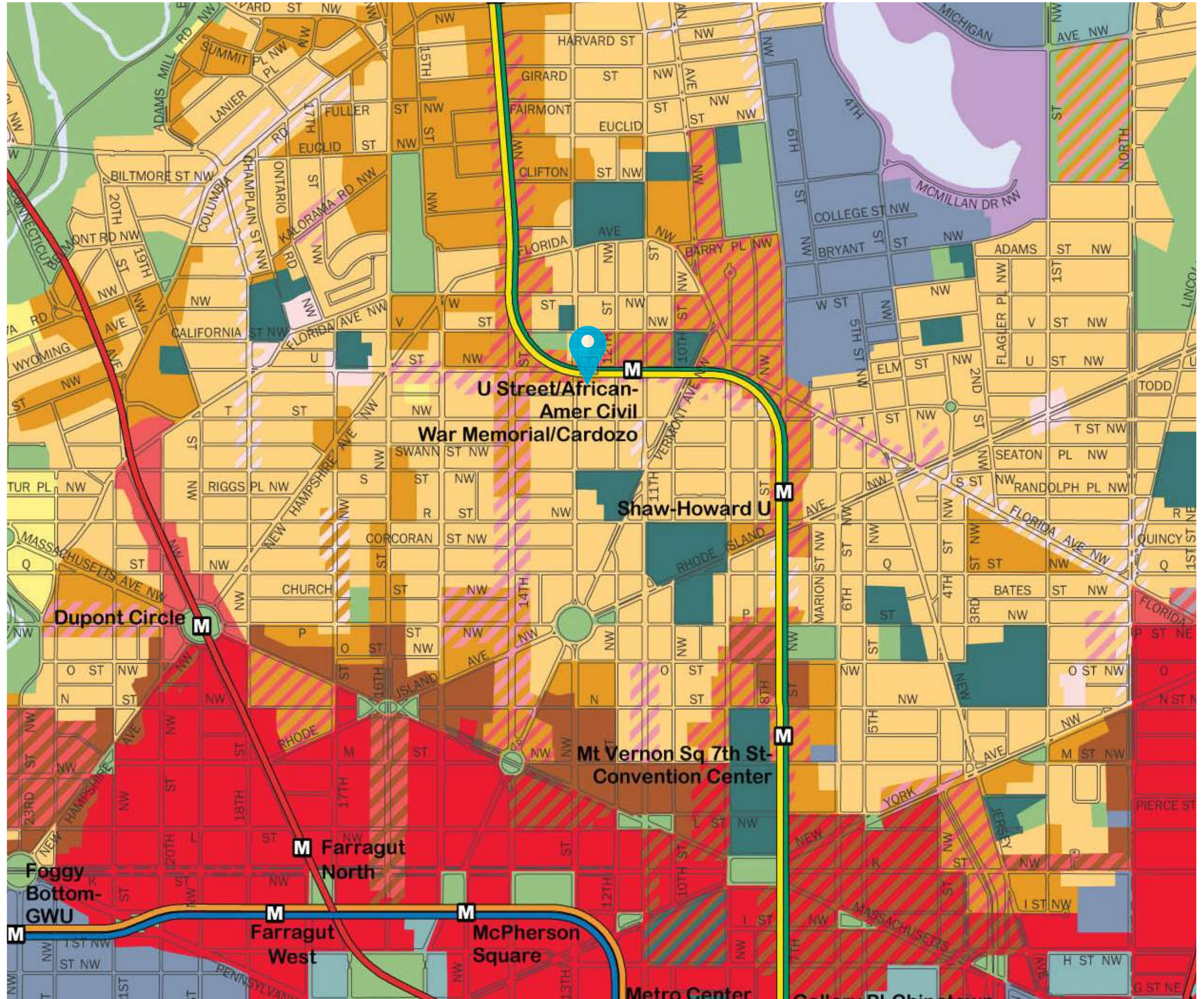
- Medium Density Residential
- Medium Density Commercial

### RF-1

- Moderate Density Residential



Site



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



# Comp Plan

## Generalized Policy Map

The Generalized Policy Map accompanies DC's amended Comprehensive Plan, adopted in December of 2012. It categorizes how different parts of the District may change between now and 2025.

The Square 274, Lot 133 & 138 properties are mapped as "Main Street Mixed Use Corridors". Lots 804 & 820, 57-61 & 134 are in the 'Neighborhood Conservation Area'.

### ARTS-1

 Main Street Mixed Use Corridors

### RF-1

 Neighborhood Conservation Areas



Site



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



# Temperance Avenue

Historic U Street Alley

## PROHIBITION IN WASHINGTON, D.C.

### TEMPERANCE AVENUE

As prosperous as U Street was for middle-class African Americans, there was a deep undercurrent of poverty literally just a block away on an alley known as Temperance Avenue, just north of T Street between Twelfth and Thirteenth Streets, Northwest. It was midway between the Twelfth Street YMCA and the True Reformer Building, the neighborhood landmarks.

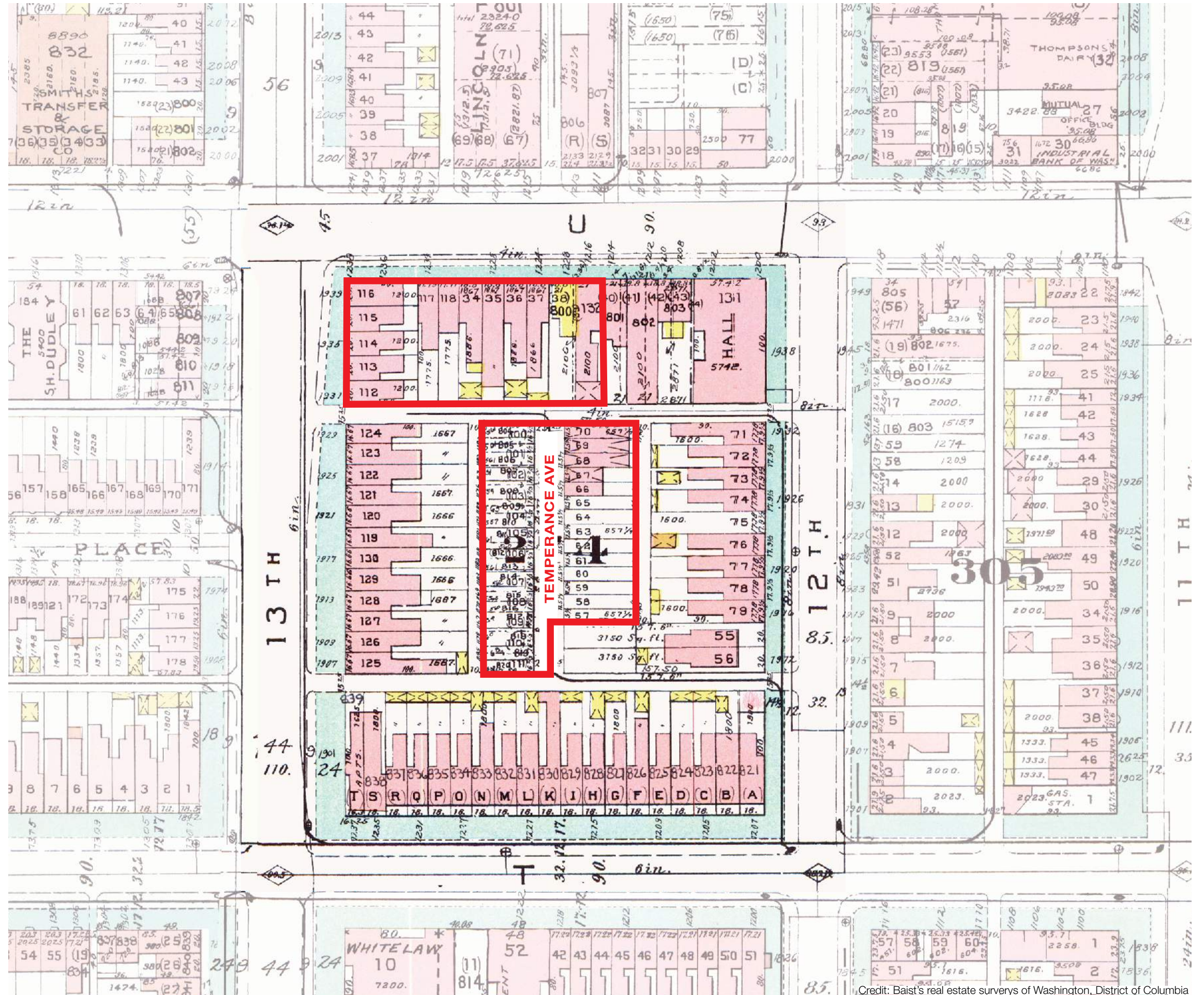
Cities swelled with new black residents during the Great Migration. New York had the largest number of black people, followed by Washington. Those from the countryside found themselves on the bottom rung of society, the poorest of the poor. Alleys became homes for many.

Many Washington row houses had alleys behind them. Residents realized that they could turn this into revenue by converting part of their backyards or stables along the alleys into rental units or by selling the property adjacent to the alley. Thus were born the alley dwellings. They first started developing during the Civil War when escaped slaves fled to the city and needed a place to live. An 1892 law required that alley dwellings only be built in alleys at least thirty feet wide and hooked up to sewage and water. Landlords rented to poor people, often to African Americans but also to working-class whites. In some cases, multiple families rented a single shack, effectively making them tenements. The alleys became slums, often with no heating, electricity or plumbing.



Many poor African Americans lived in alley dwellings, which were often just shacks without plumbing. This photo was taken in 1935 near the Cannon House Office Building. Prints and Photographs Division, Library of Congress.

A 1912 report by the National Civic Federation revealed that there were sixteen thousand people living in alleys in the district. The conditions were notoriously unsanitary,



Credit: Baist's real estate surveys of Washington, District of Columbia



# WMATA Chiller Plant Relocation

- COMPACT PLAN FOOTPRINT
- NEW, ENERGY EFFICIENT AND QUIETER EQUIPMENT
- ROOF OVER ALL EQUIPMENT WITH ACOUSTICAL LOUVERS
- POTENTIAL TO BEAUTIFY STRUCTURE
- POSSIBLE LOCATION FOR SOLAR PANELS ON ROOF

