

# 1355-1357 U STREET NW

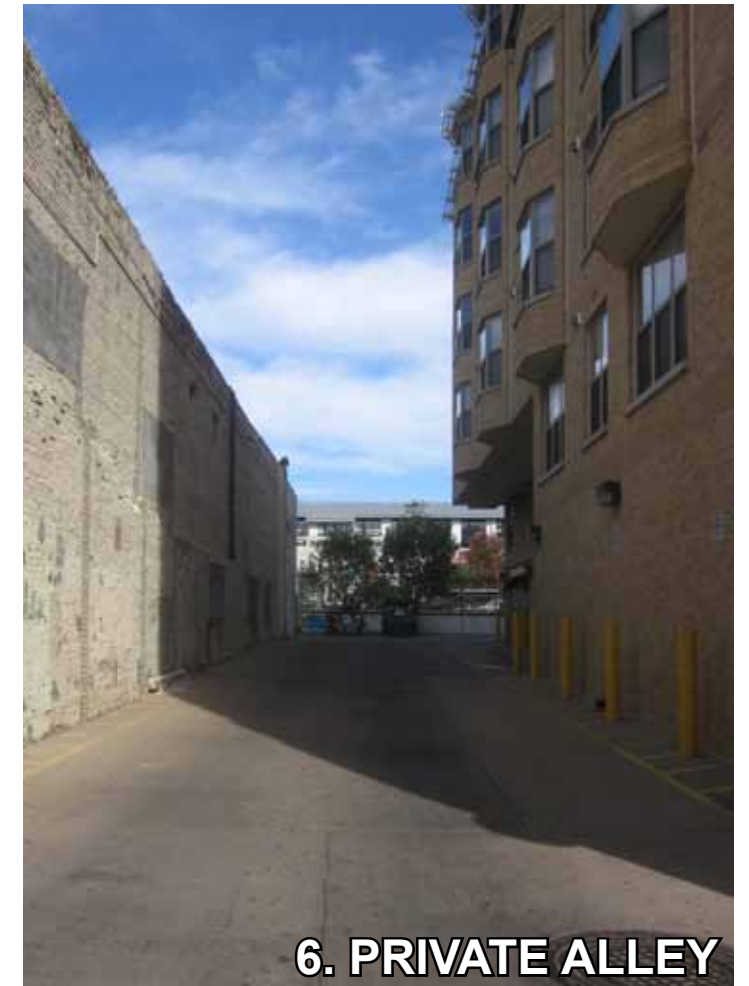
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4. SOUTH FACADE



5. WEST PUBLIC ALLEY



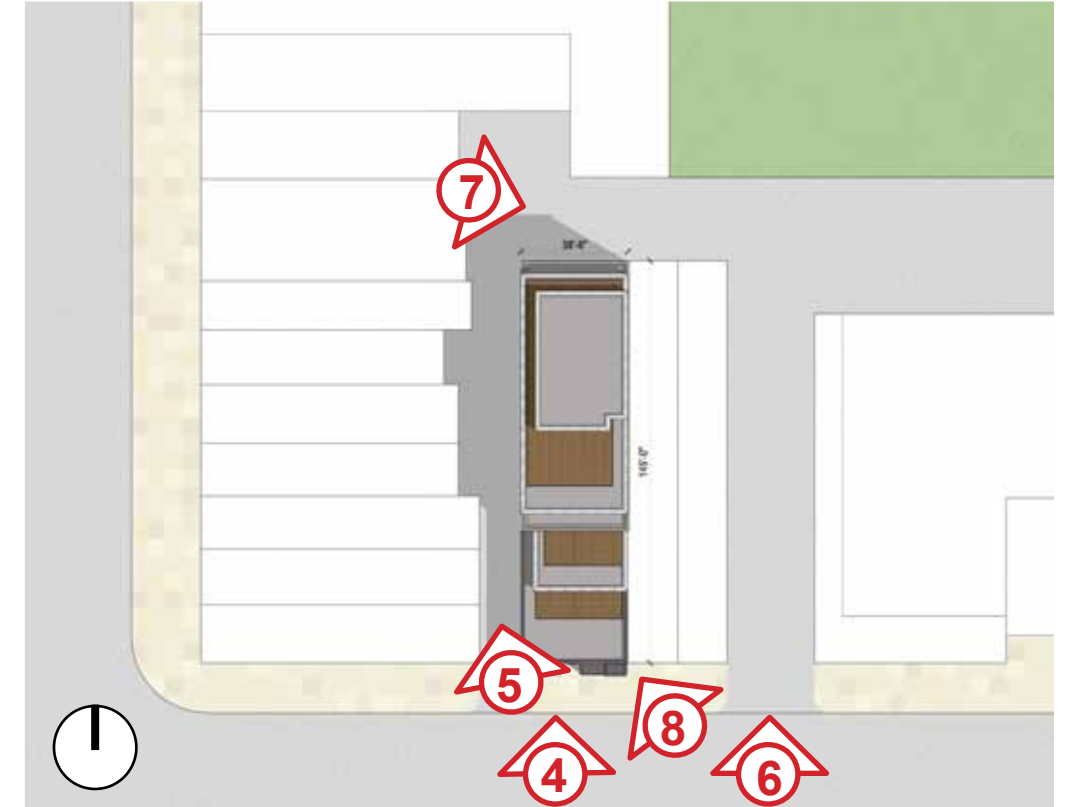
6. PRIVATE ALLEY



7. REAR PUBLIC ALLEY



8. EXISTING STOOP



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## Existing Site Photographs

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9. WEST FACADE



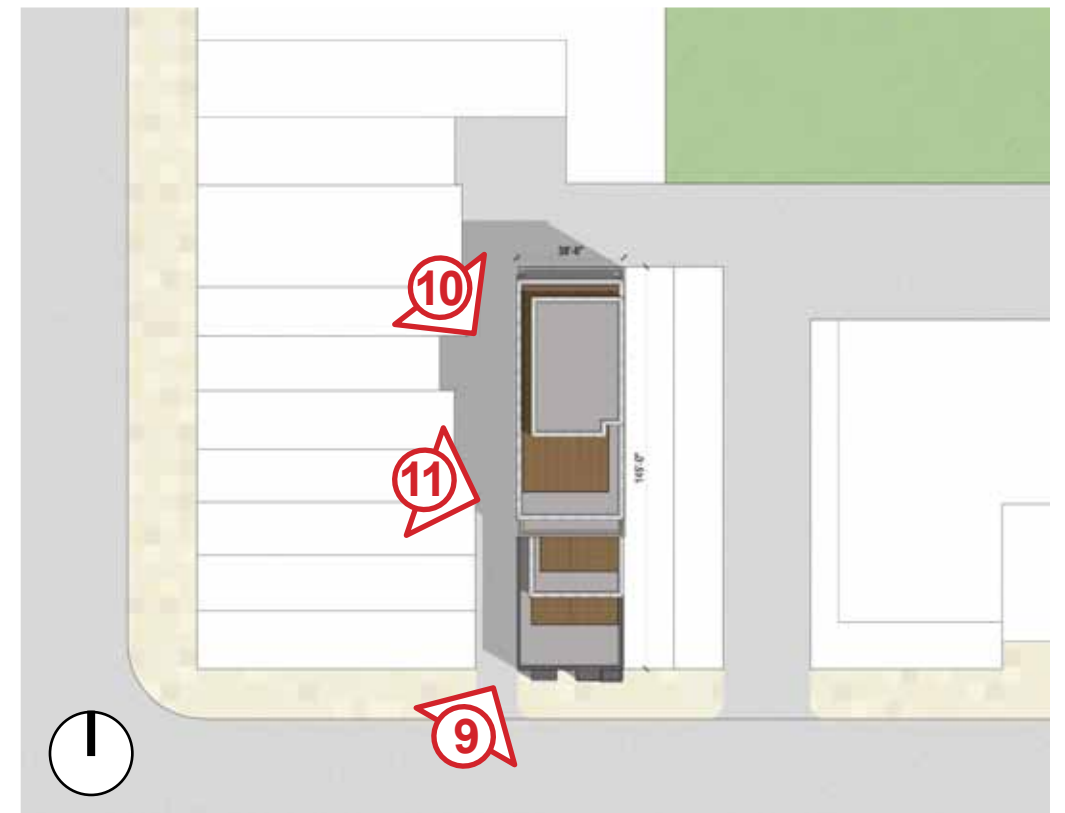
10. WEST FACADE



11a. WEST FACADE



11b. WEST FACADE



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Existing Site Photographs

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LANGSTON LOFTS

14TH ST, NW

12. AERIAL VIEW LOOKING NORTH

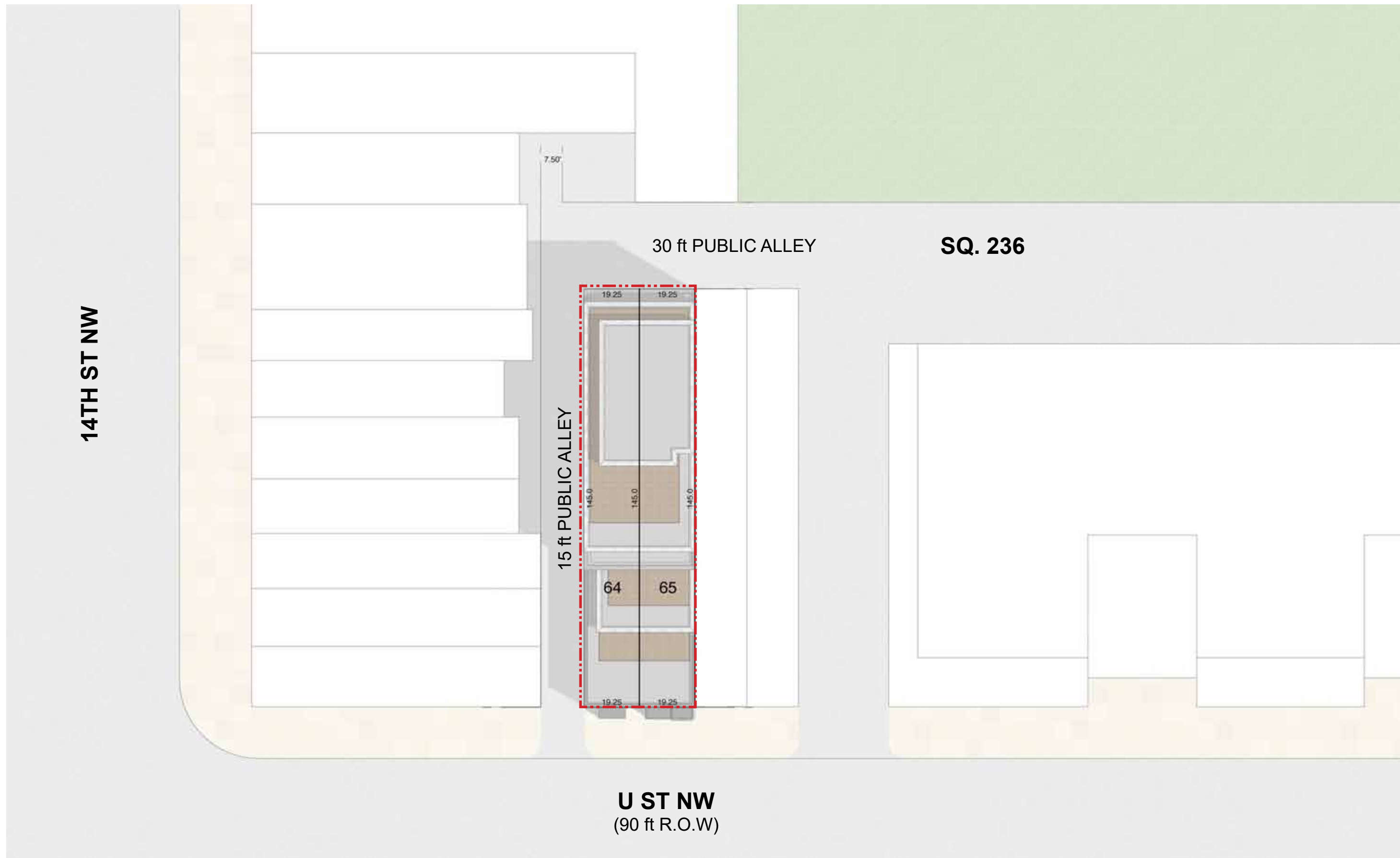


13. ALLEY VIEW OF LANGSTON LOFTS



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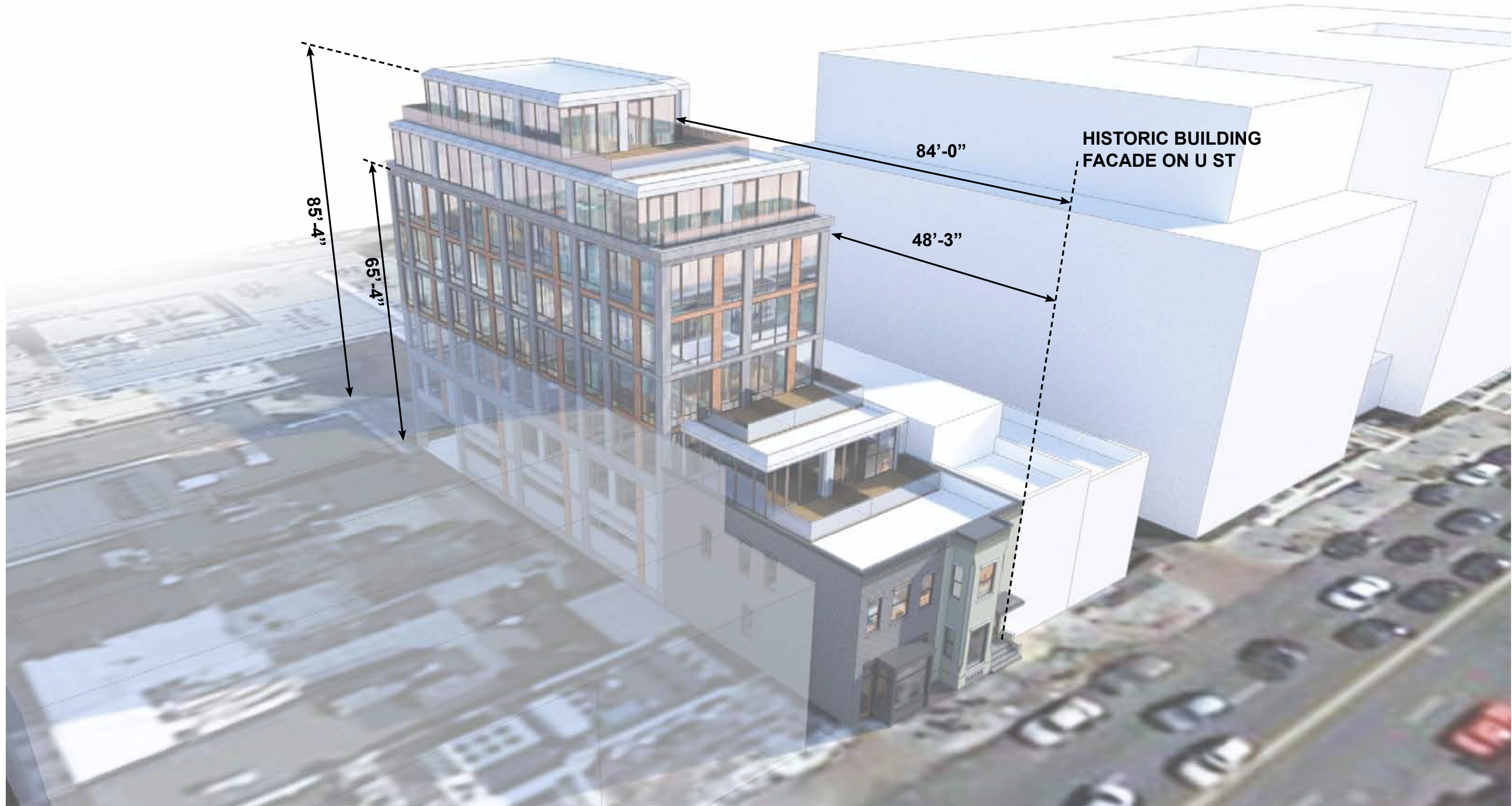
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Proposed Site Plan

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Overall View w/ Key Dimensions

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Overall View

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FROM 14TH & U ST



FROM U ST

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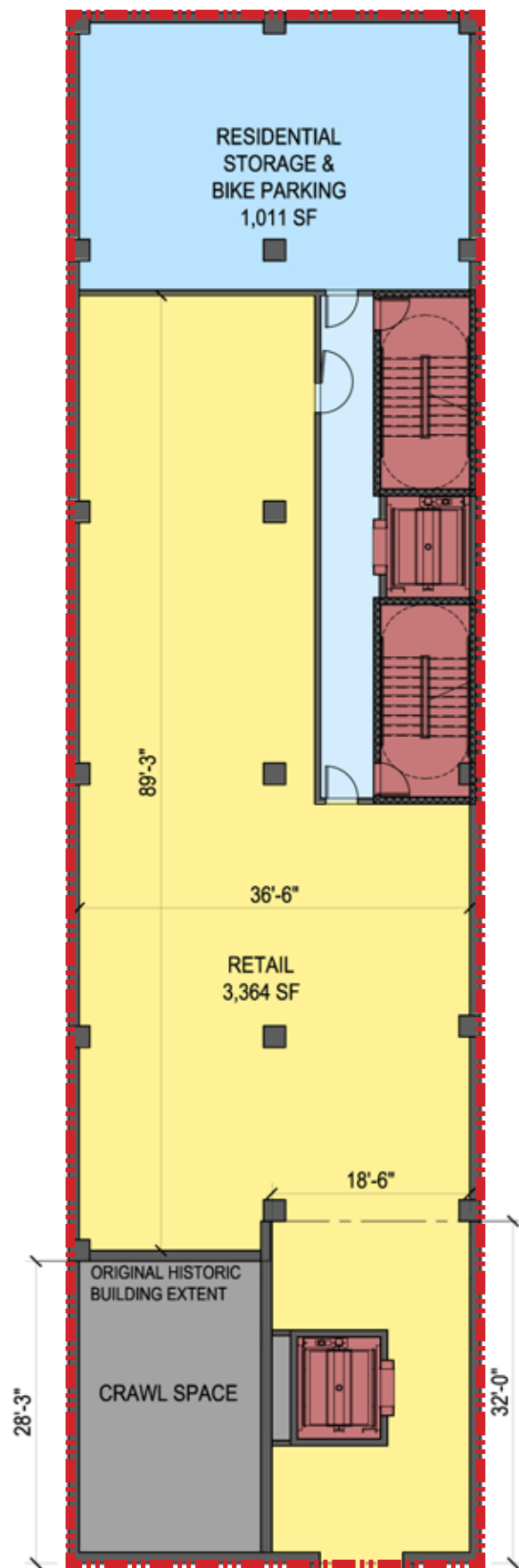


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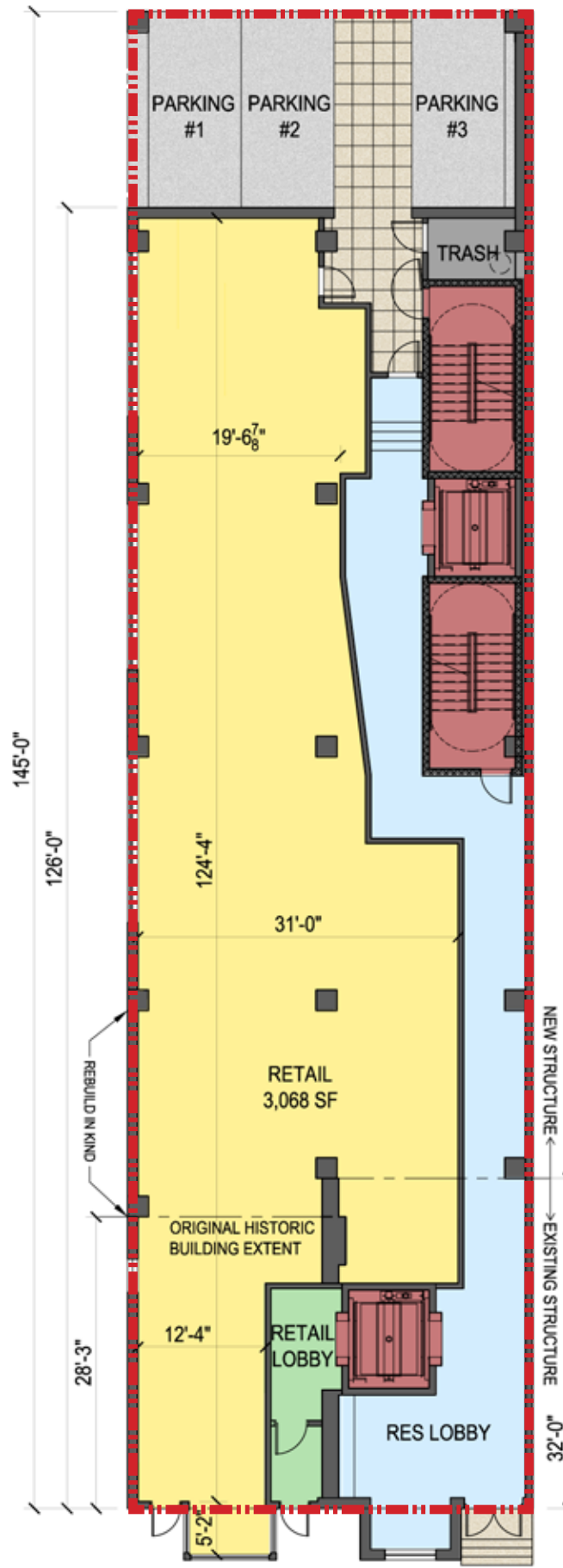
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Street View from U Street

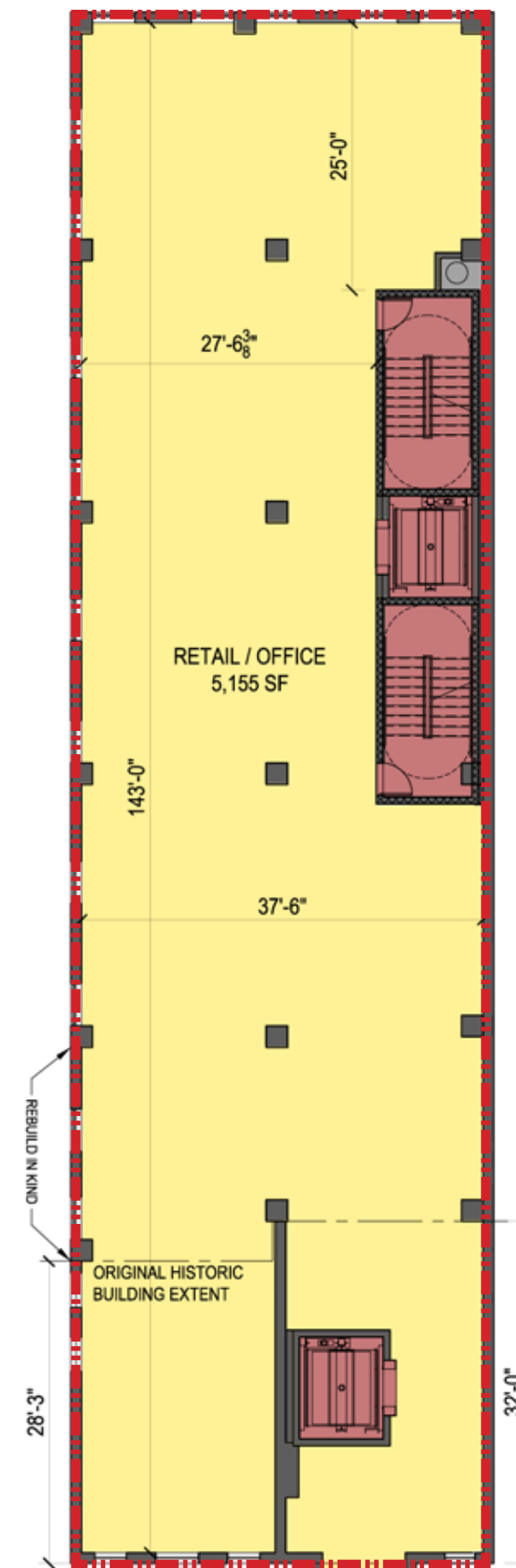
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CELLAR FLOOR PLAN



GROUND FLOOR PLAN

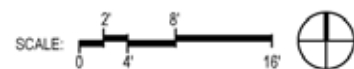


2ND FLOOR PLAN

- LEGEND**
- RETAIL
  - RESIDENTIAL
  - SHARED
  - PROPERTY LINE

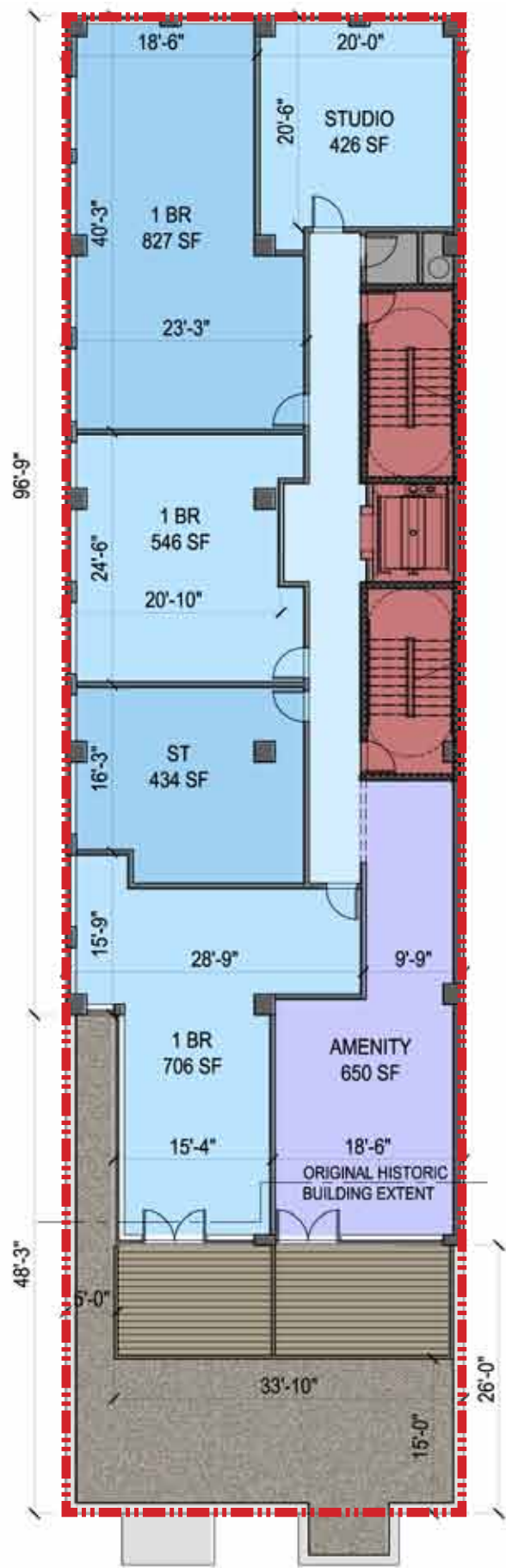
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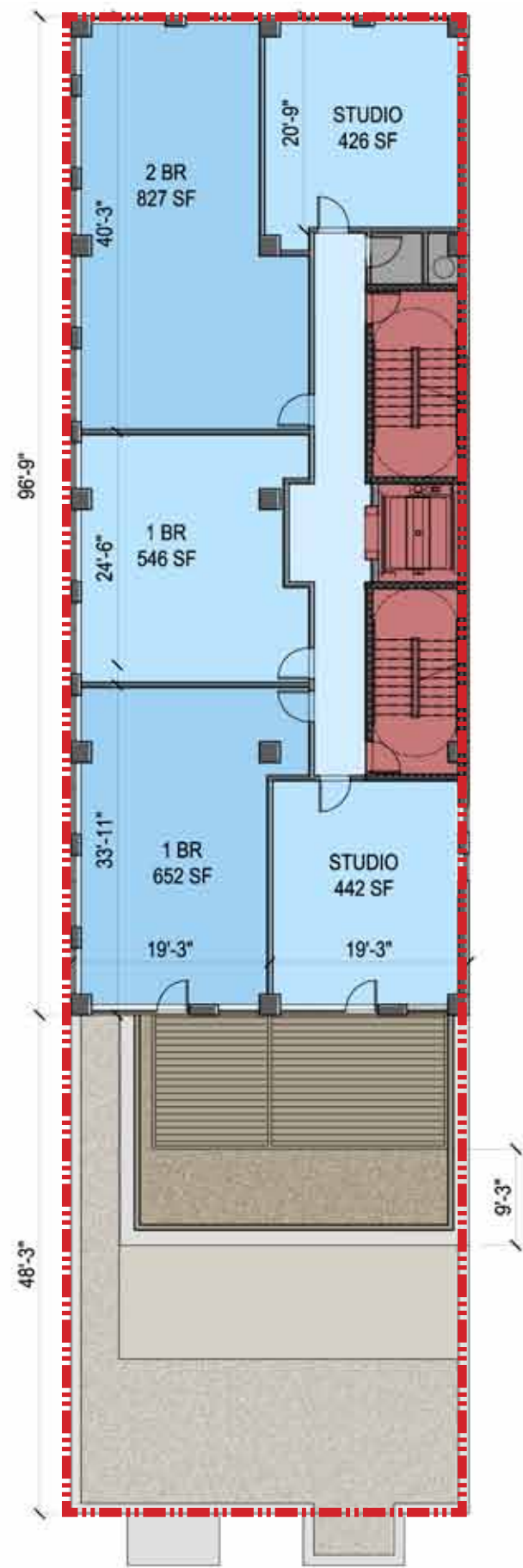


## Floor Plans - Cellar through 2nd

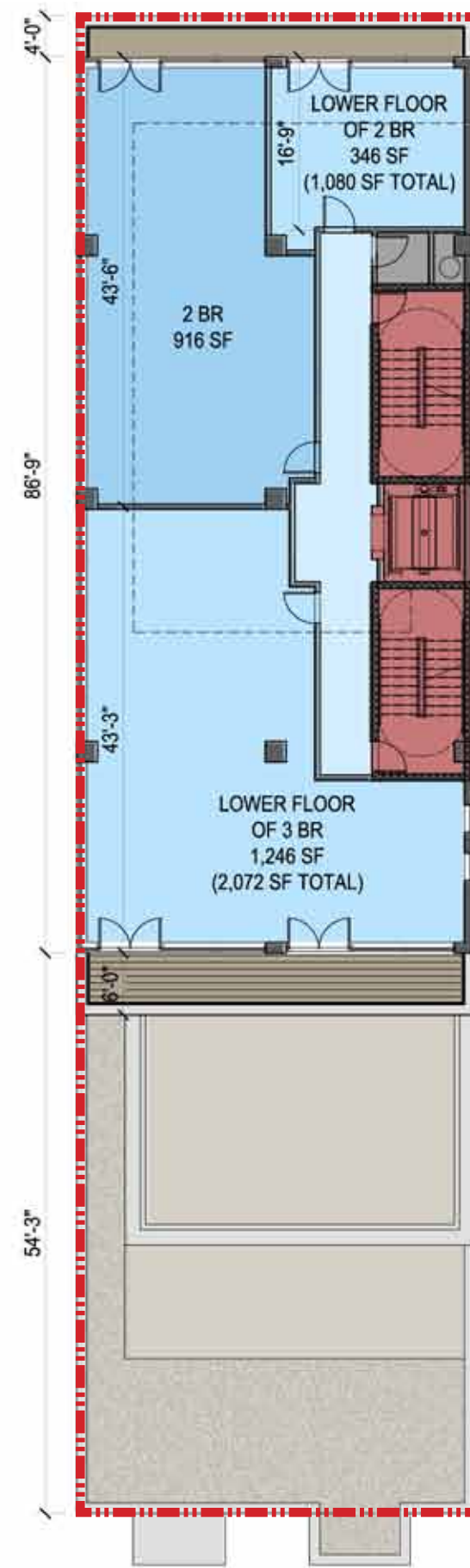
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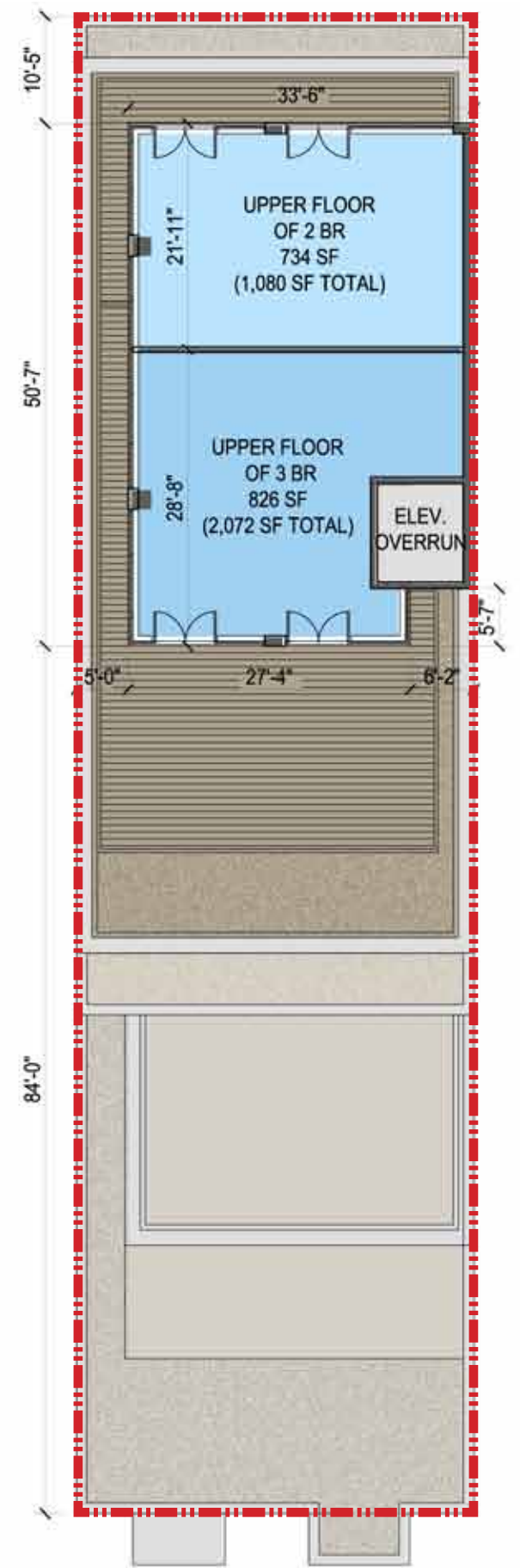
3RD FLOOR PLAN



4TH - 6TH (TYP.) FLOOR PLAN



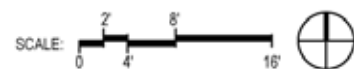
7TH FLOOR PLAN



8TH FLOOR PLAN

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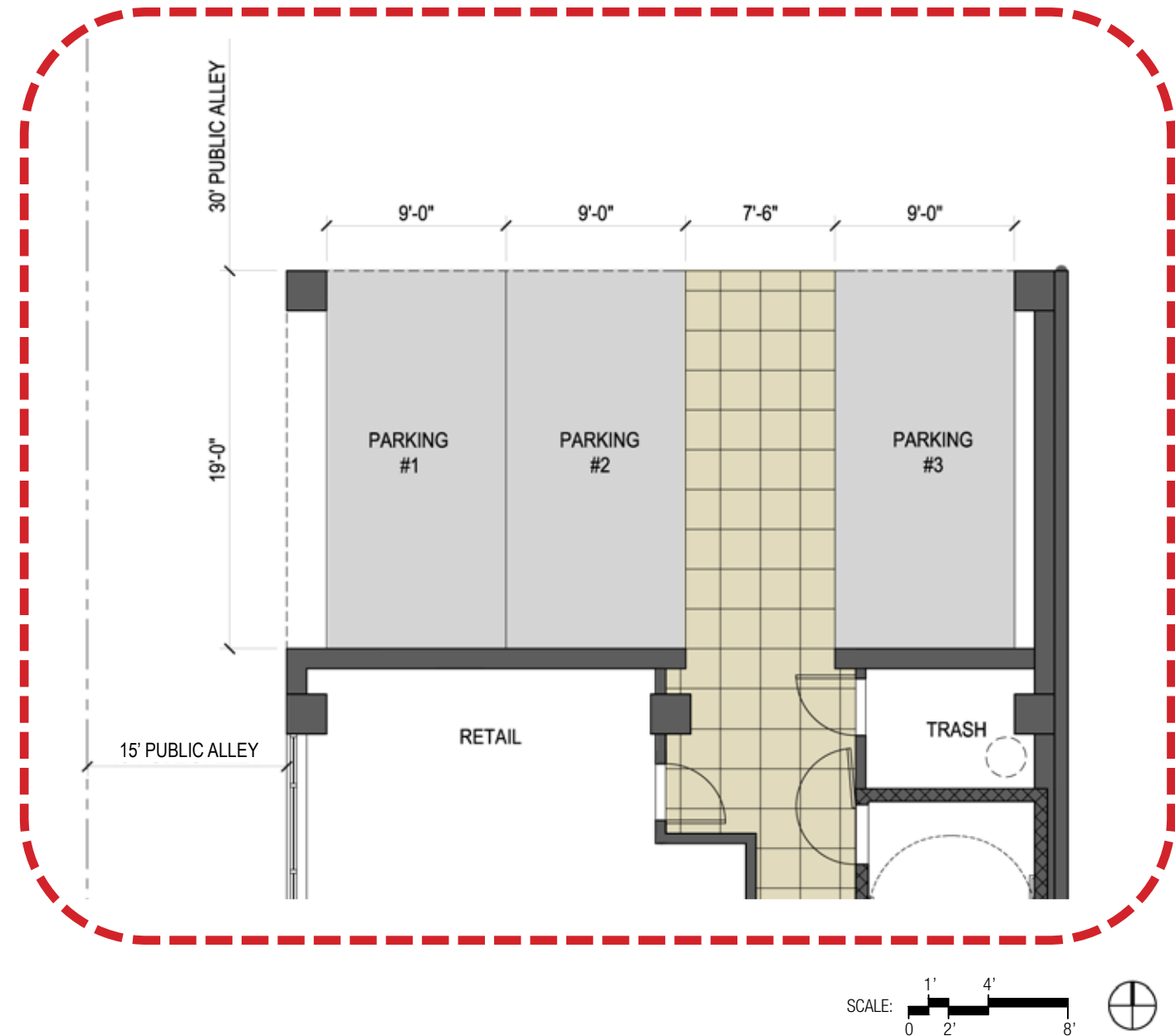
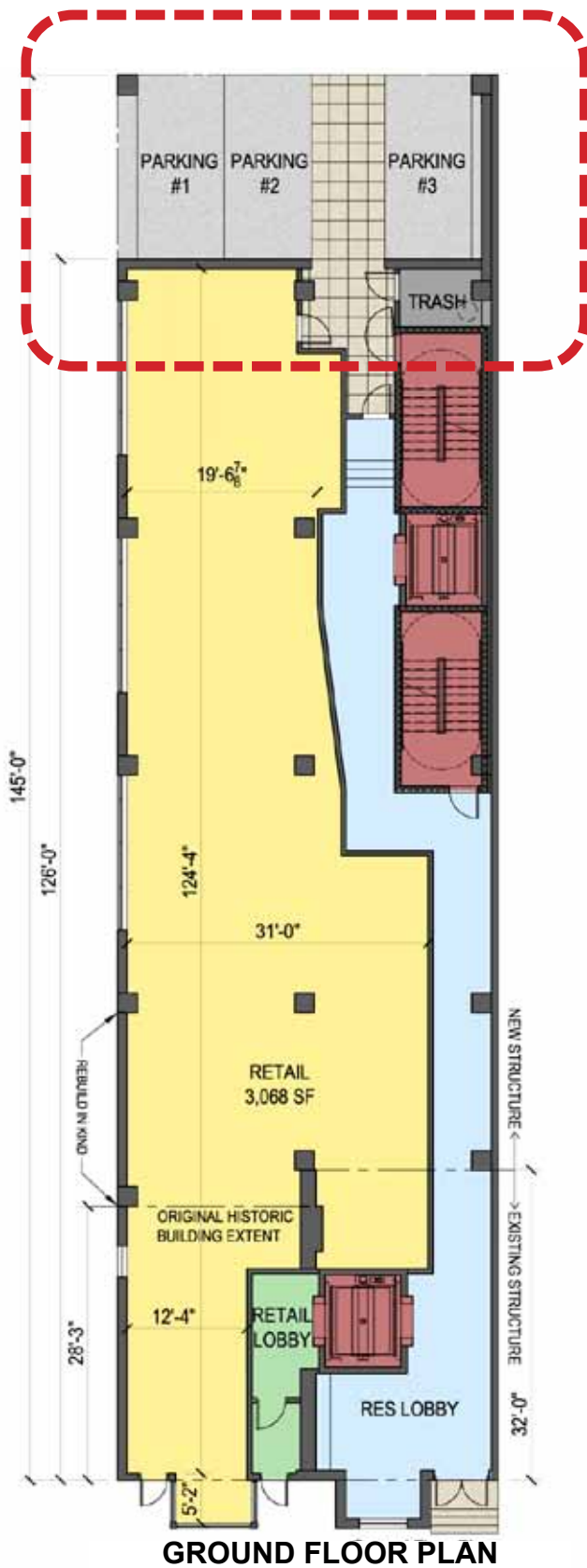


## LEGEND

- RETAIL
- RESIDENTIAL
- SHARED
- PROPERTY LINE

## Floor Plans - 3rd through 8th

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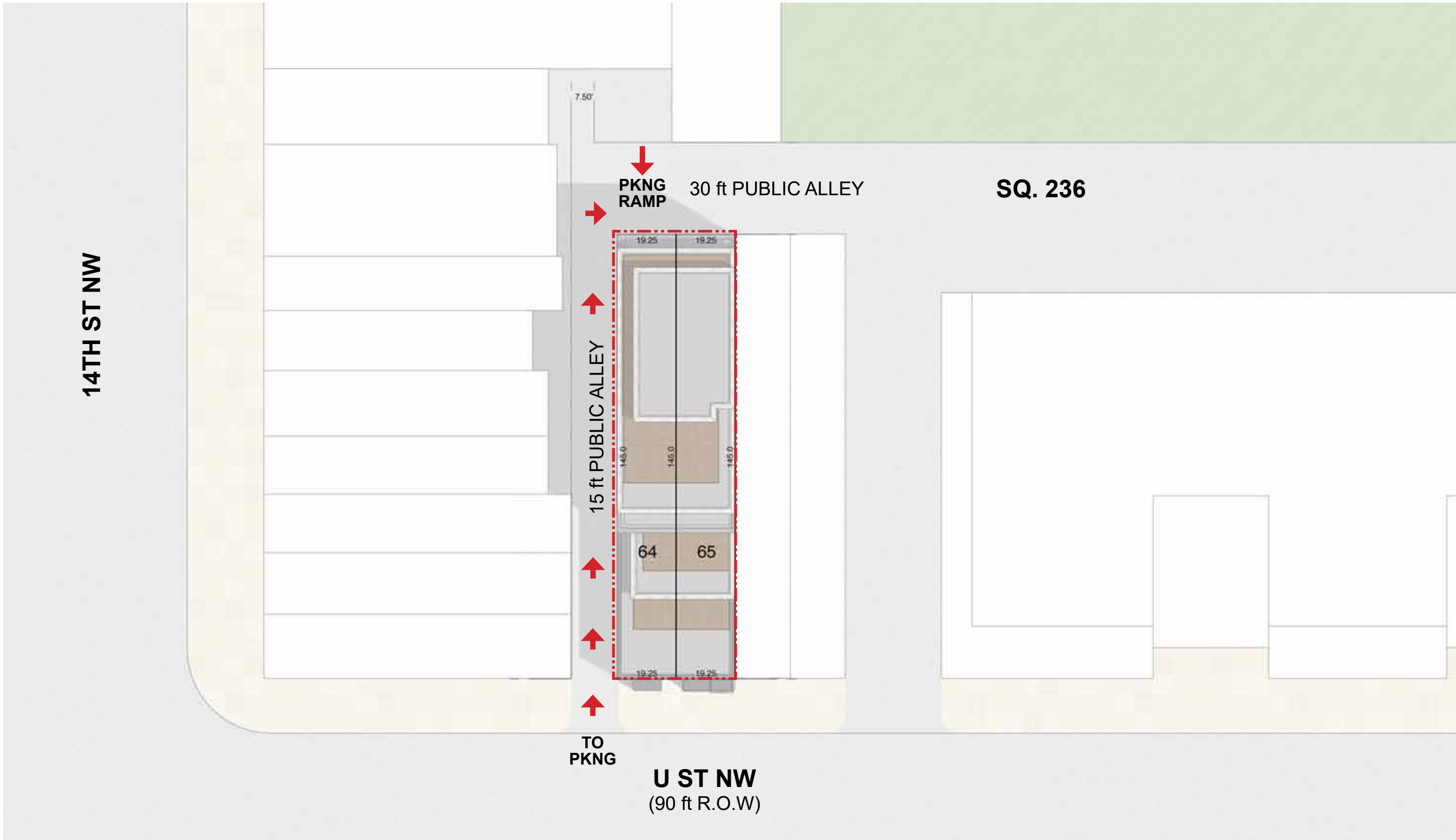


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Enlarged Parking Plan

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APPENDIX A

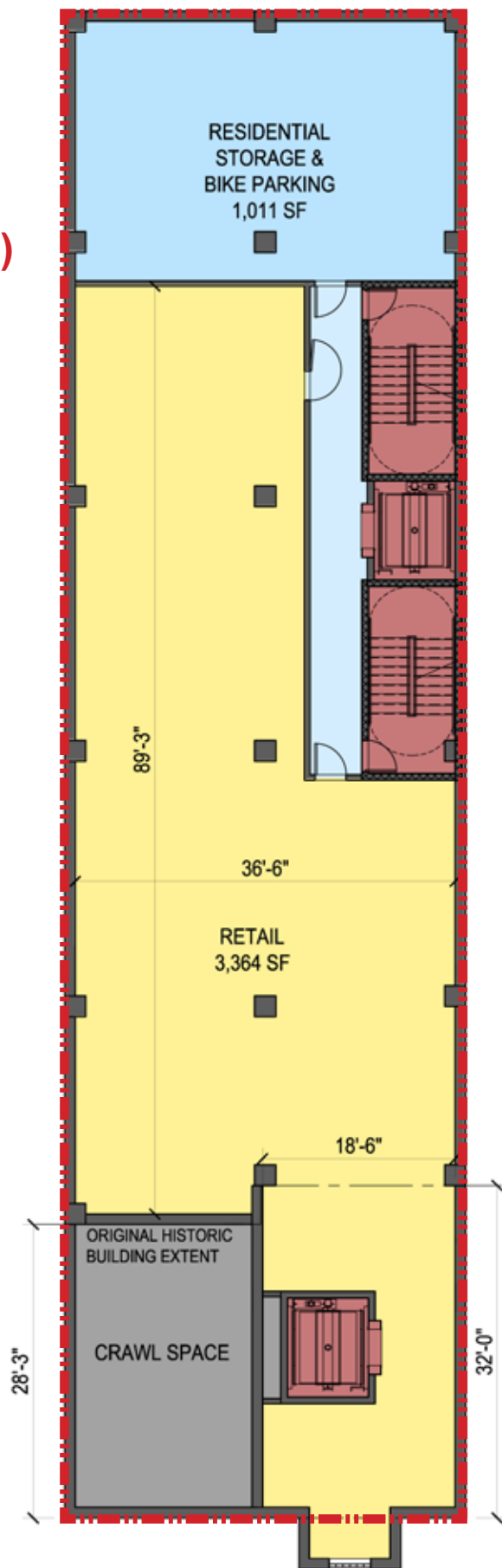
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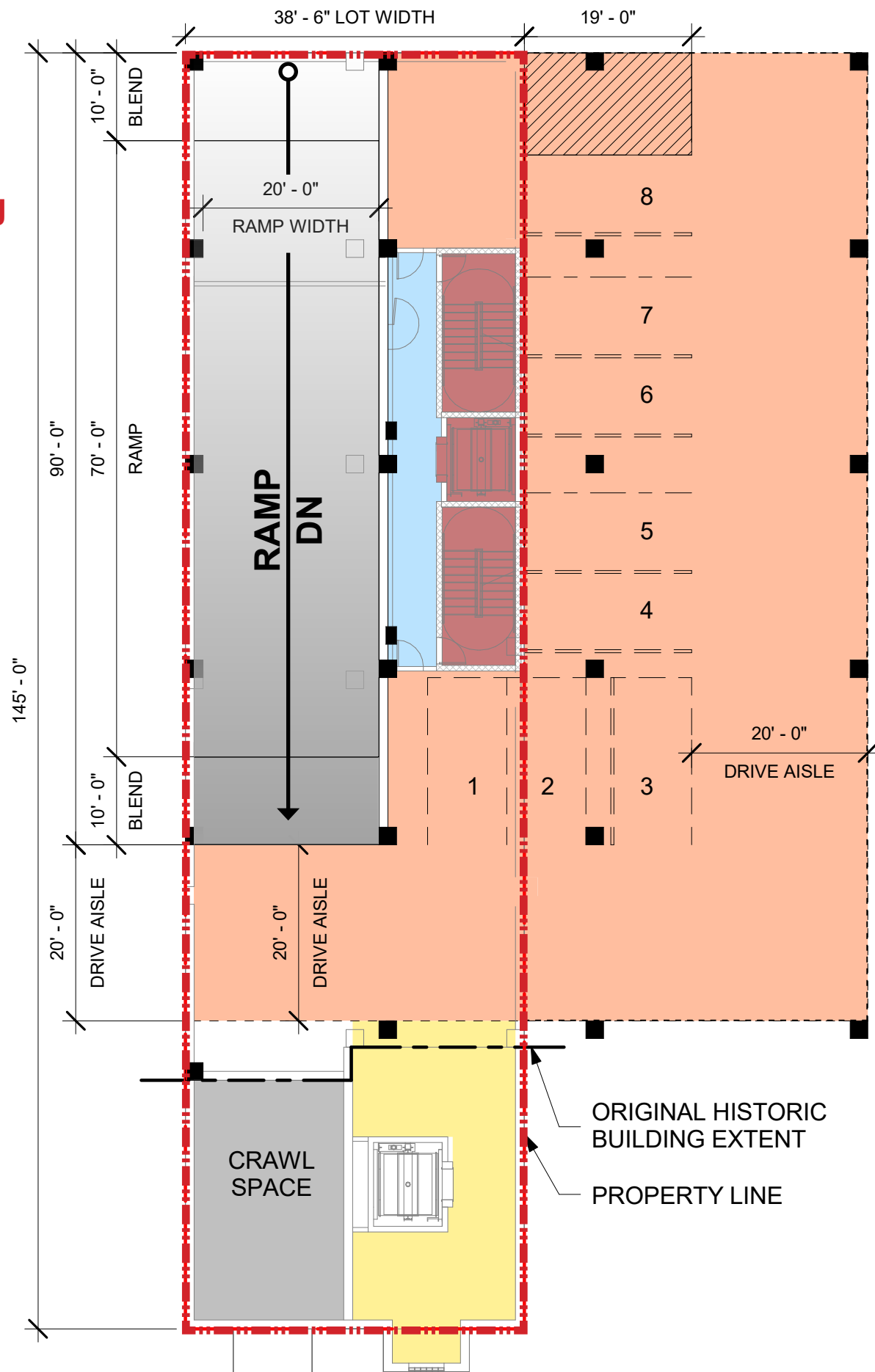
Proposed Site Plan

September 27, 2016

**CELLAR FLOOR PLAN**  
(current proposed)



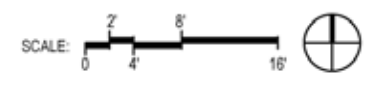
**CELLAR FLOOR PLAN**  
(with parking ramp)



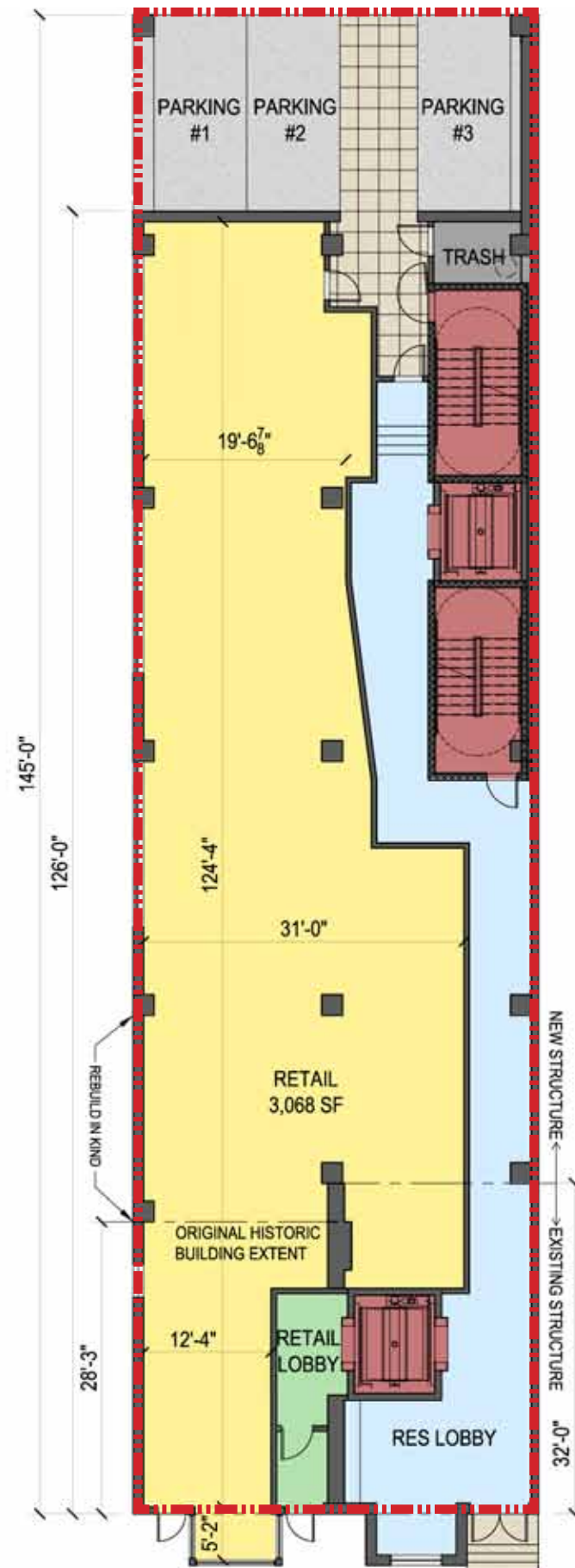
- LEGEND**
- RETAIL
  - RESIDENTIAL
  - SHARED
  - DRIVE AISLE

**1355-1357 U STREET NW**

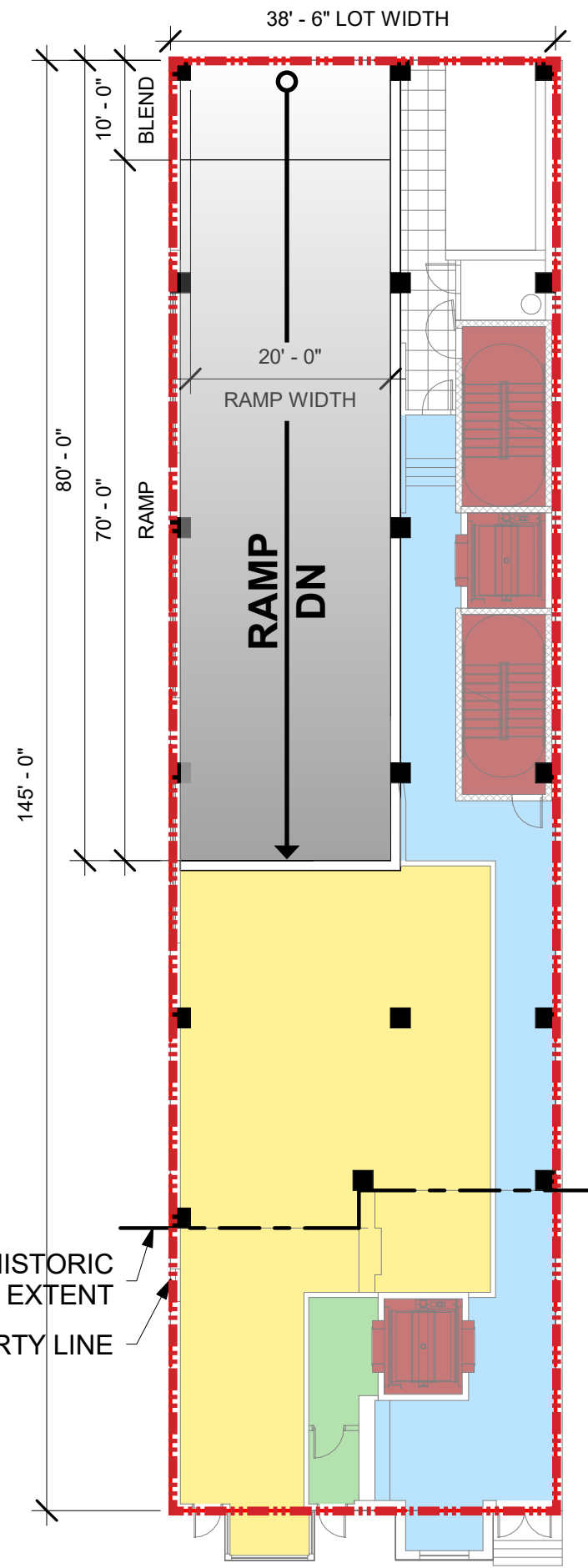
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**GROUND FLOOR PLAN**  
(current proposed)



**GROUND FLOOR PLAN**  
(with parking ramp)

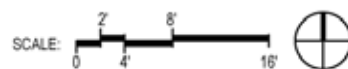


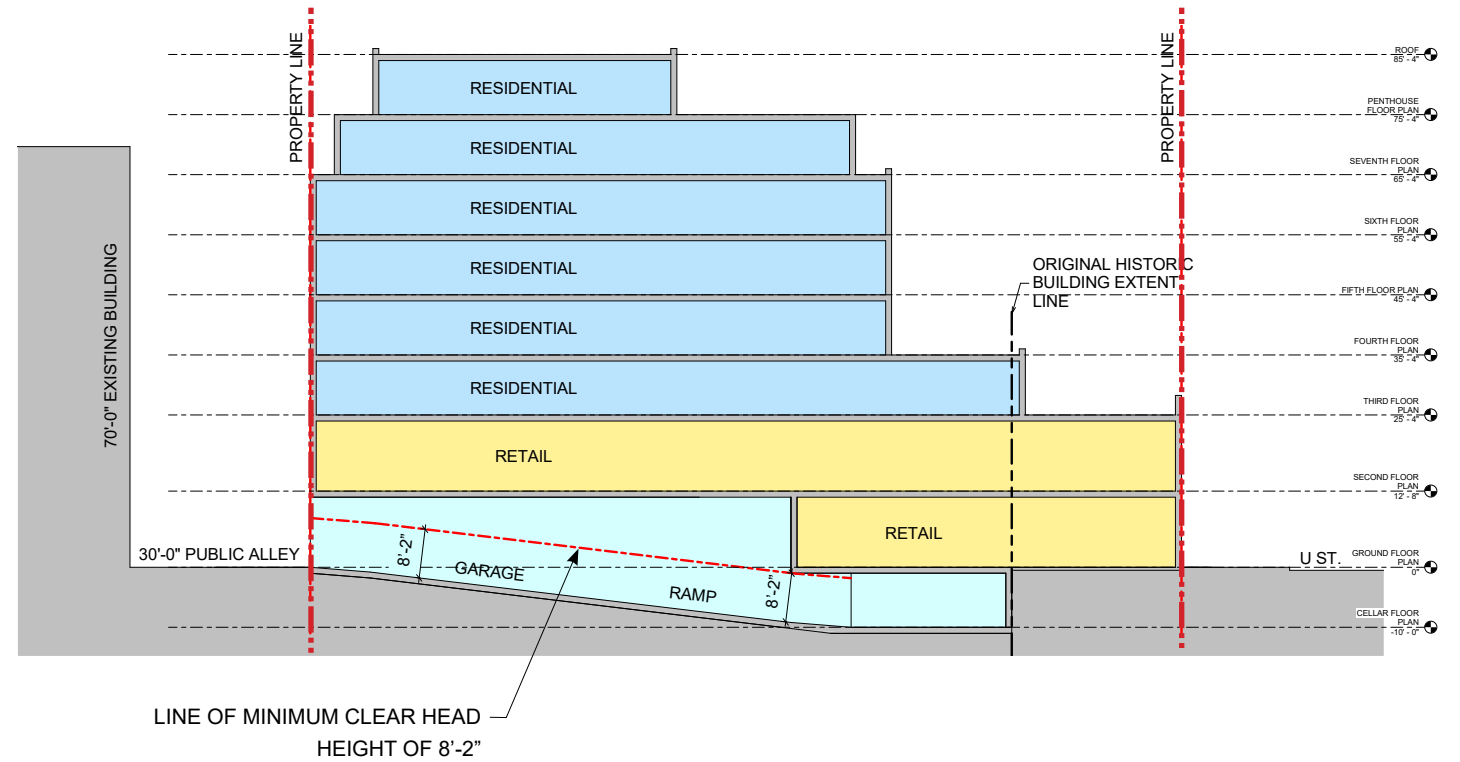
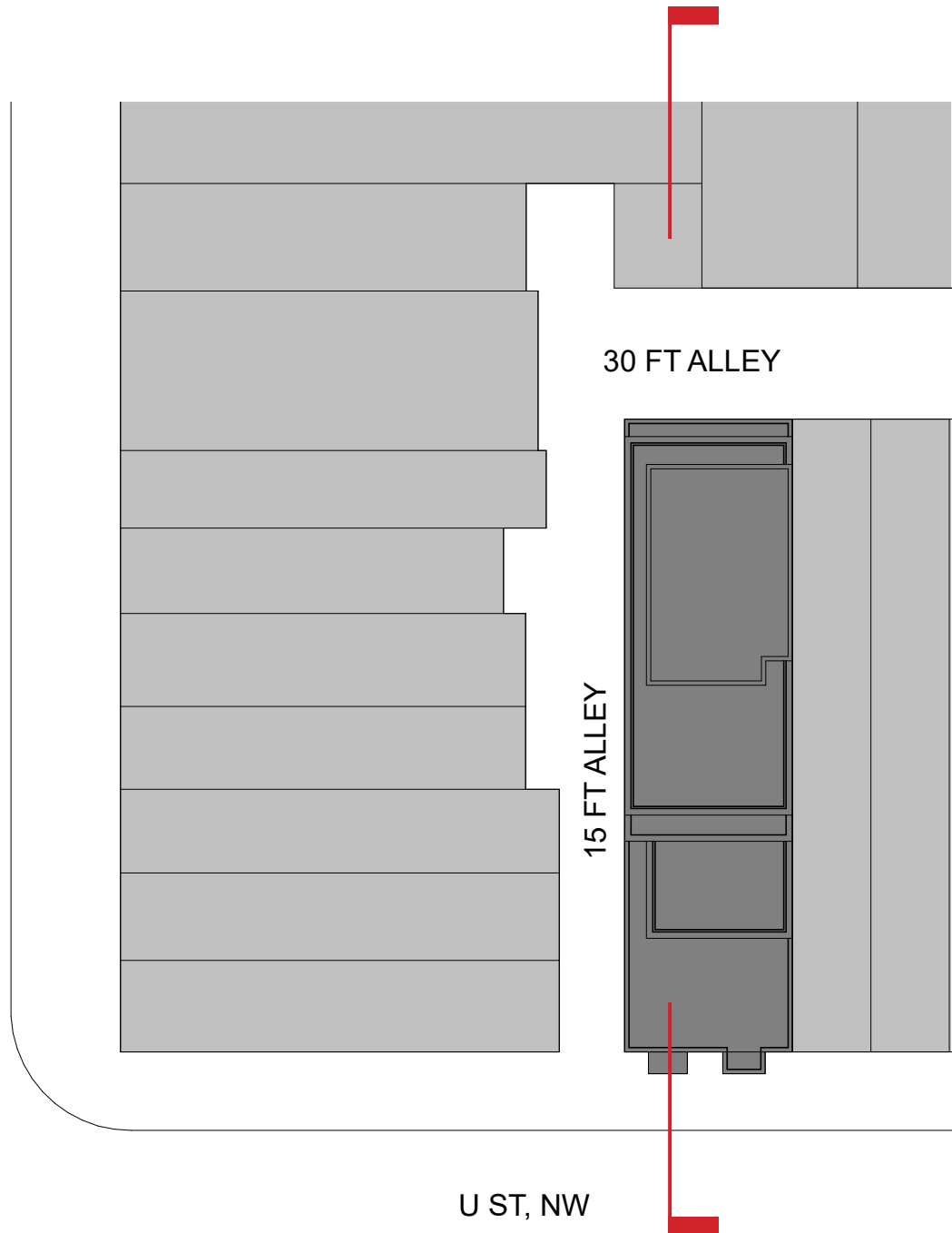
ORIGINAL HISTORIC BUILDING EXTENT  
PROPERTY LINE

- LEGEND**
- RETAIL
  - RESIDENTIAL
  - SHARED
  - DRIVE AISLE

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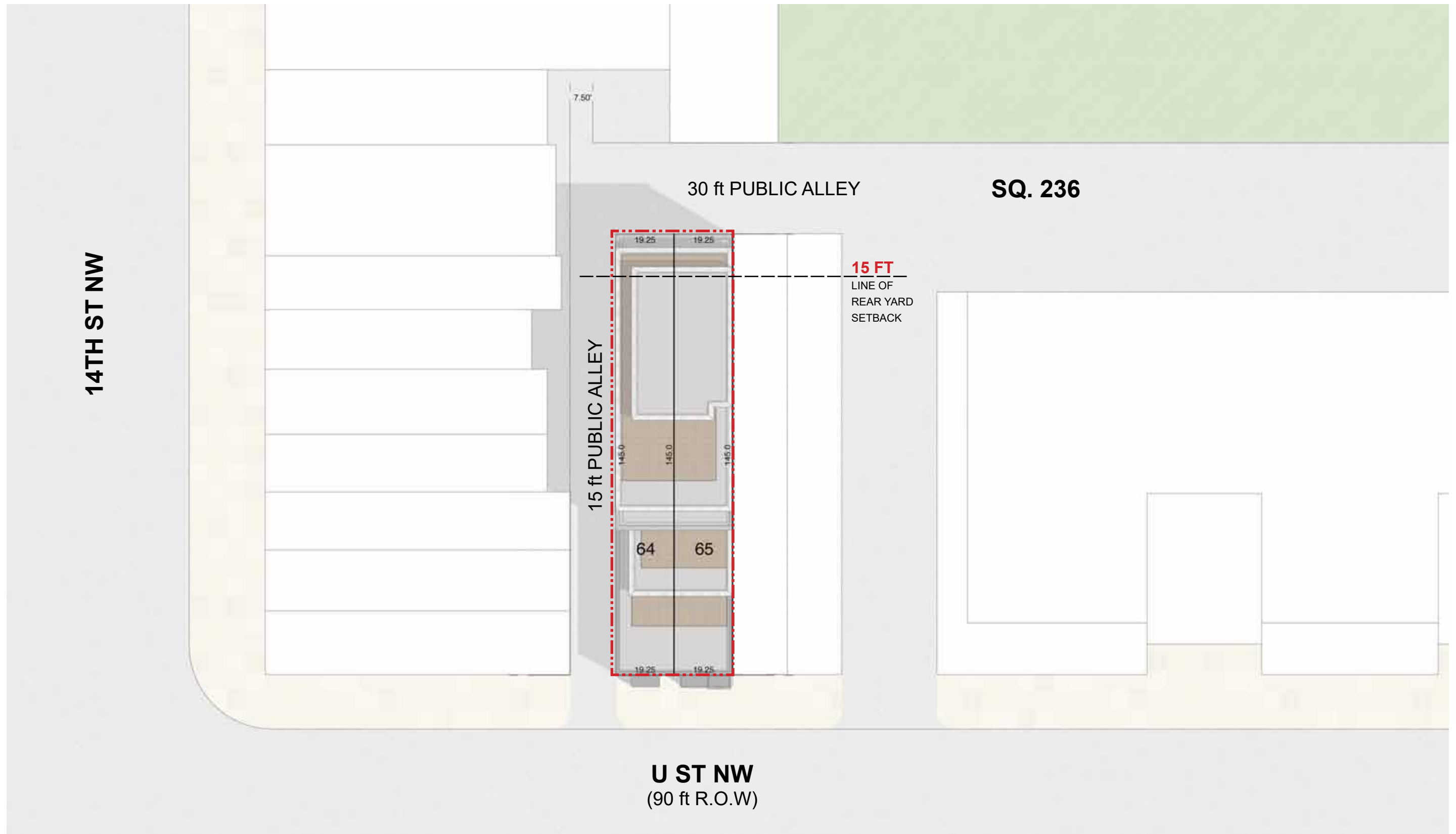




- LEGEND**
- RETAIL
  - RESIDENTIAL
  - RAMP TO GARAGE
  - PROPERTY LINE

# 1355-1357 U STREET NW

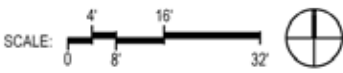




APPENDIX B

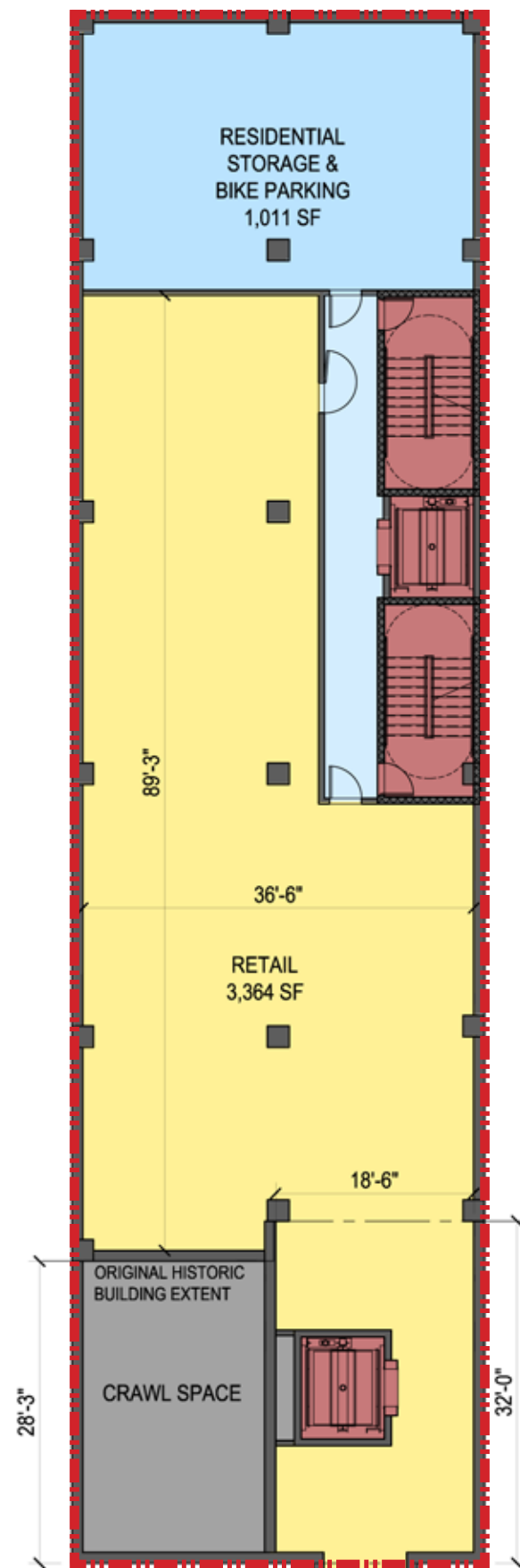
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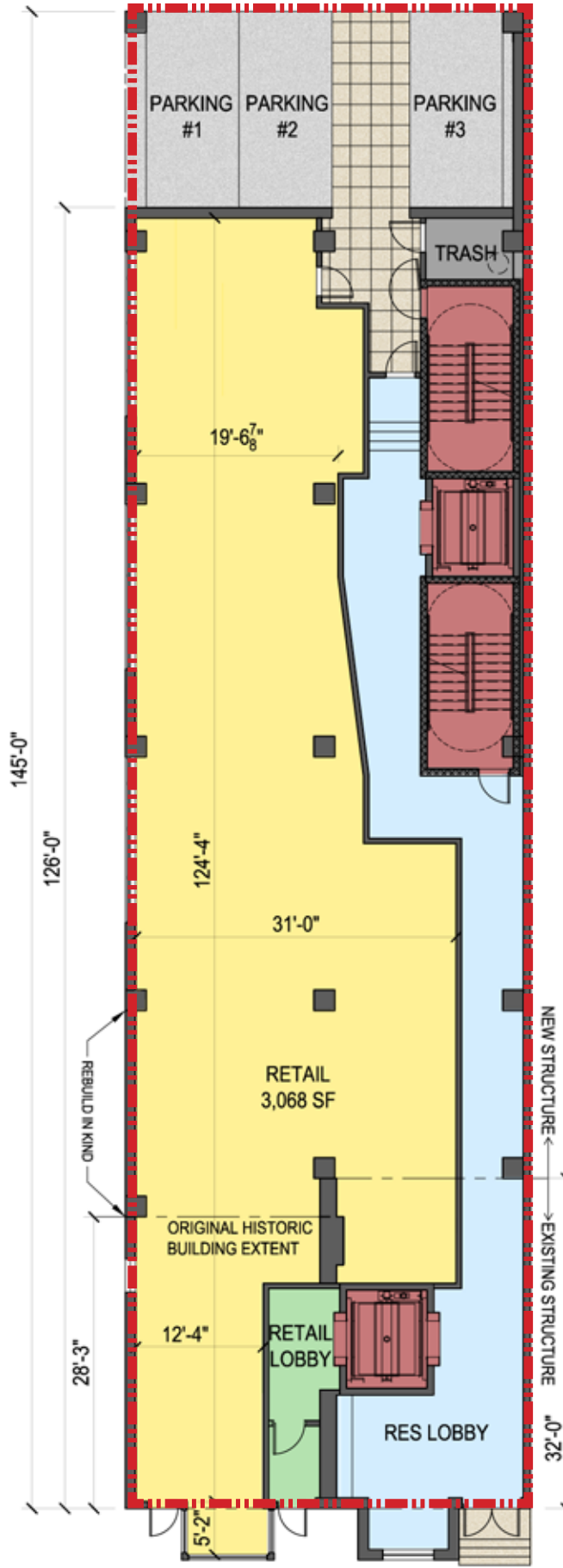


Proposed Site Plan

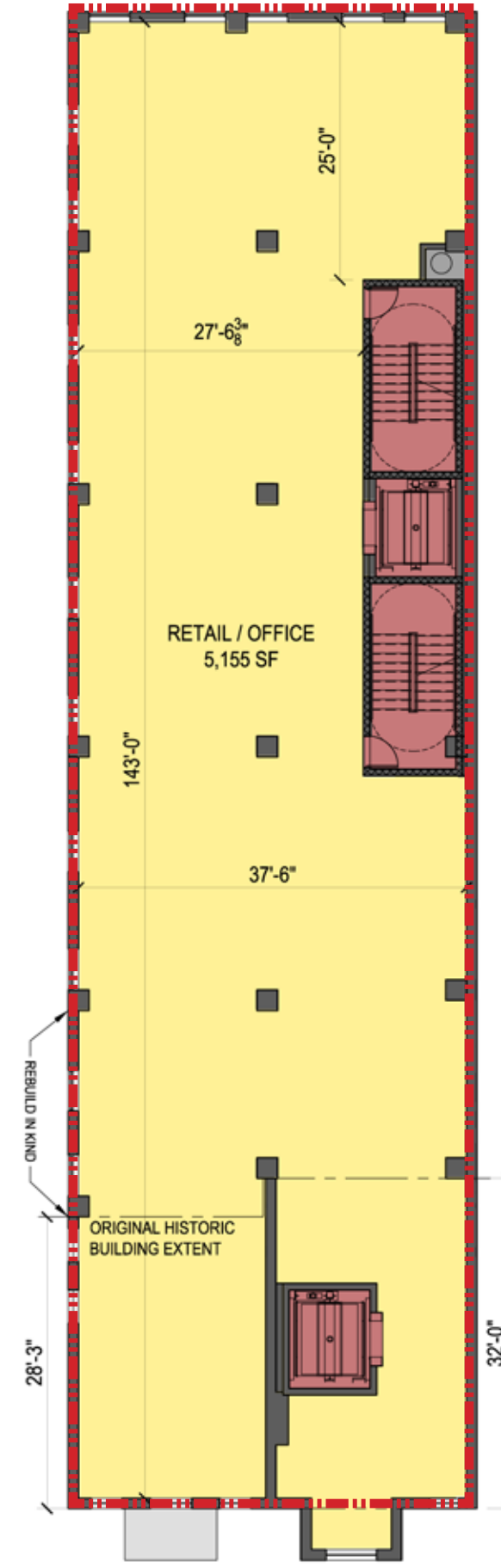
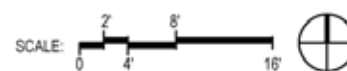
September 27, 2016



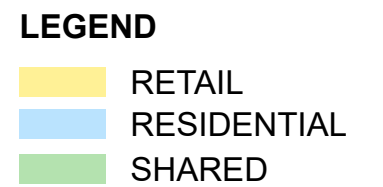
CELLAR FLOOR PLAN



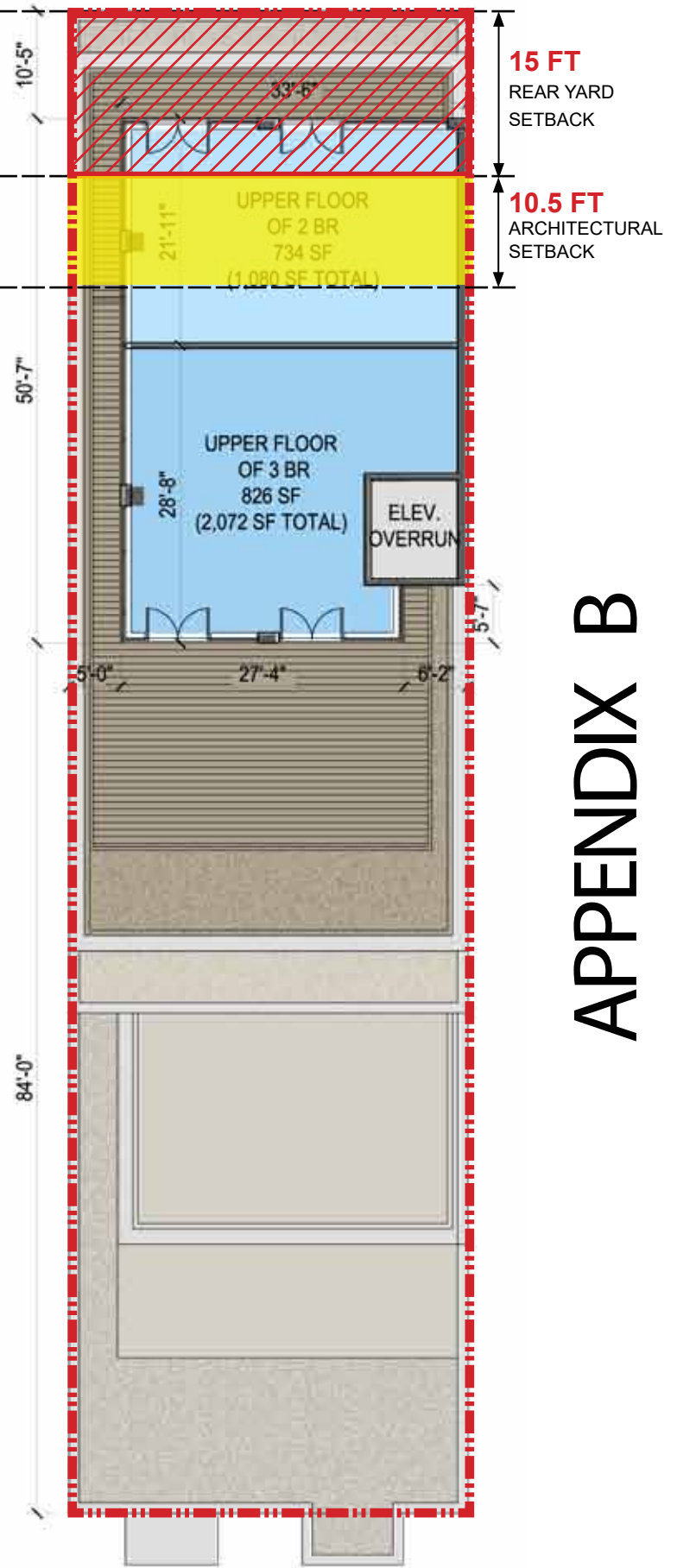
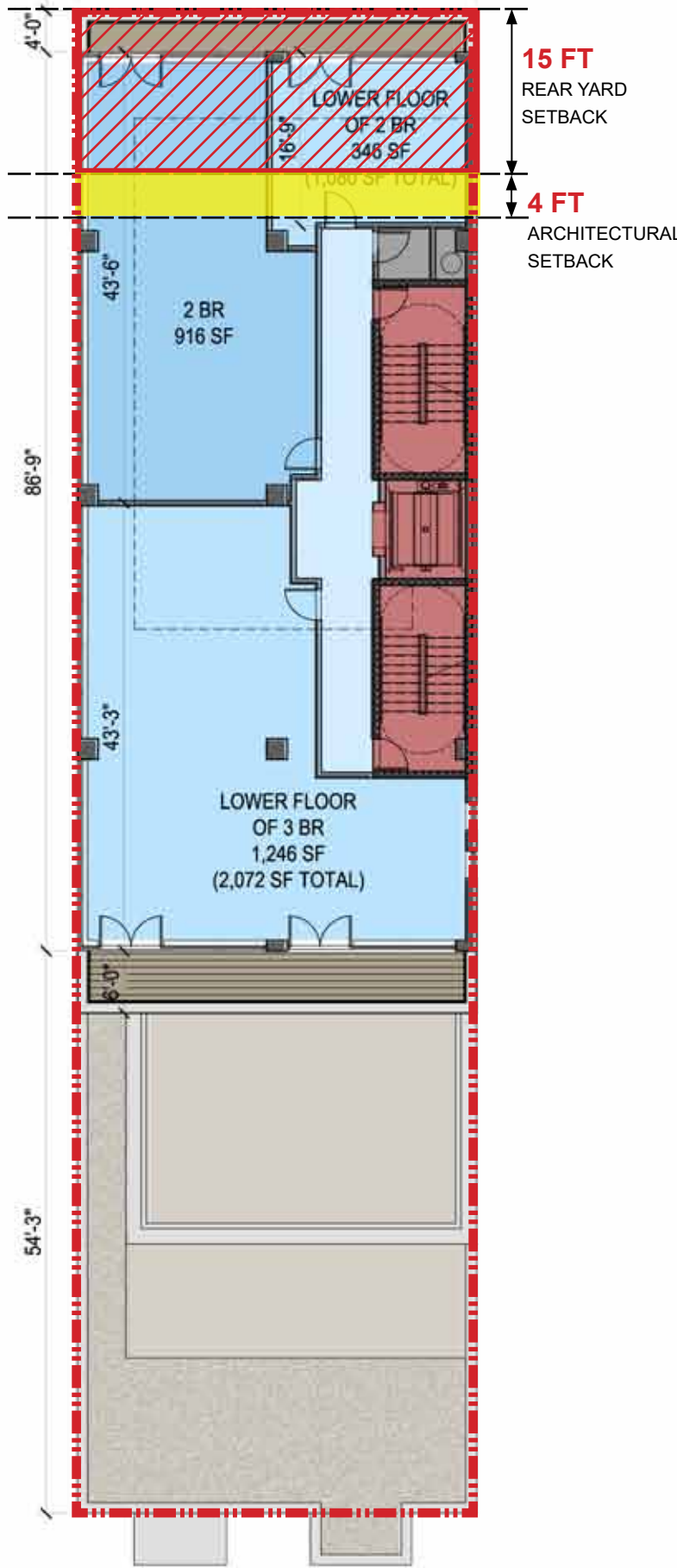
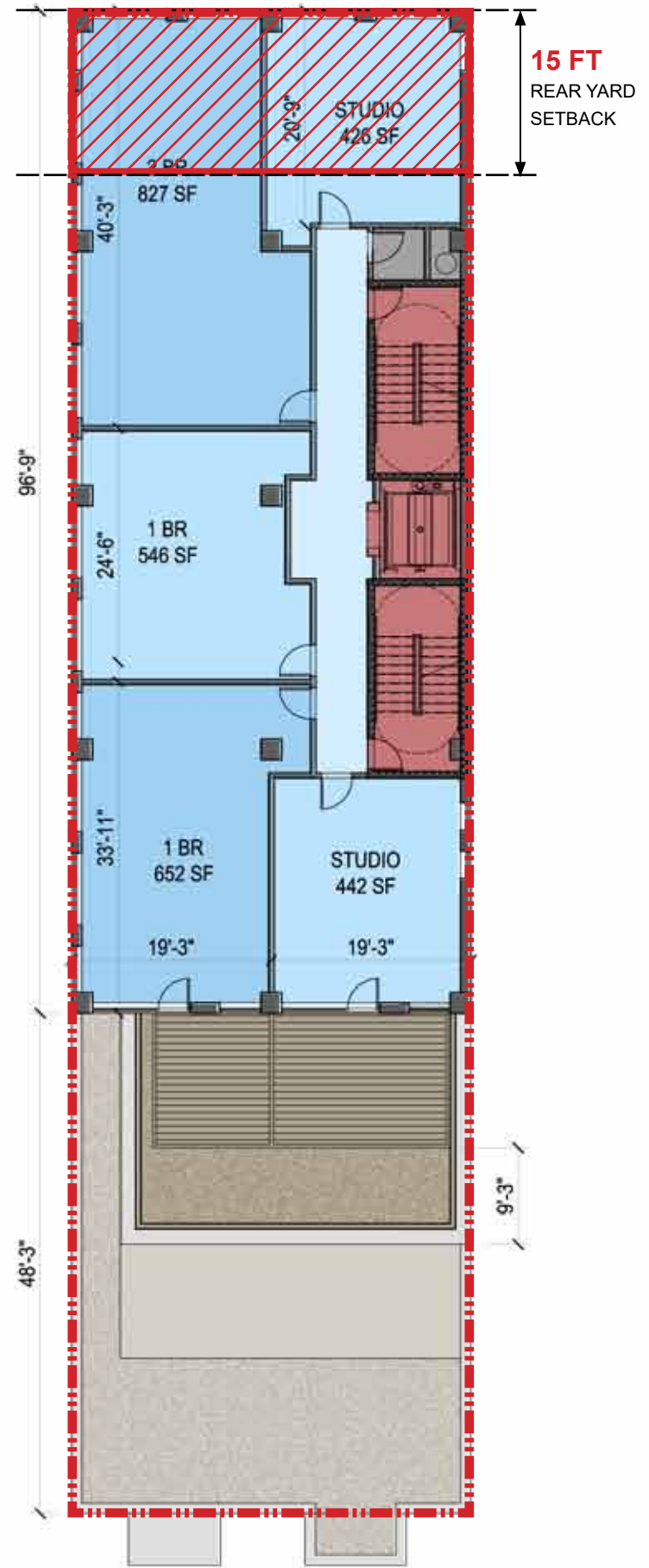
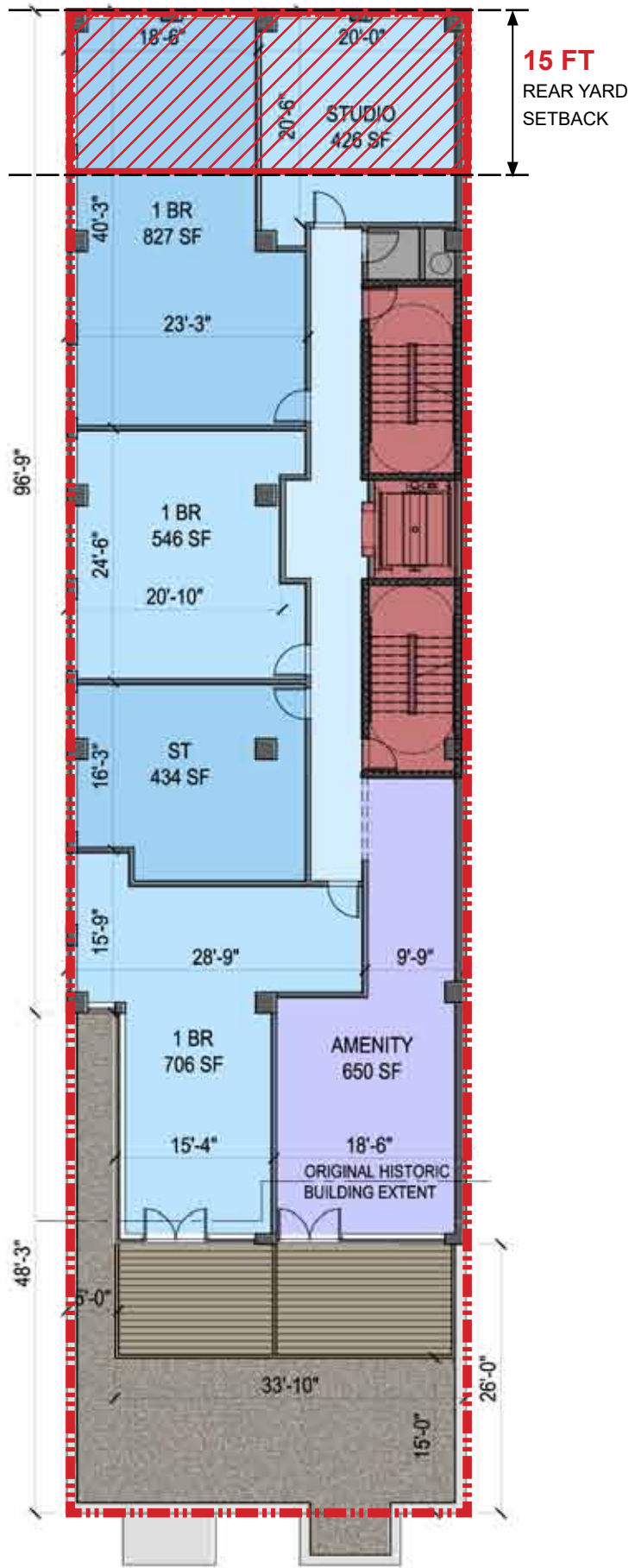
GROUND FLOOR PLAN



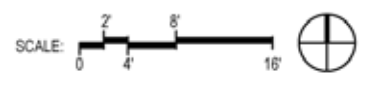
2ND FLOOR PLAN

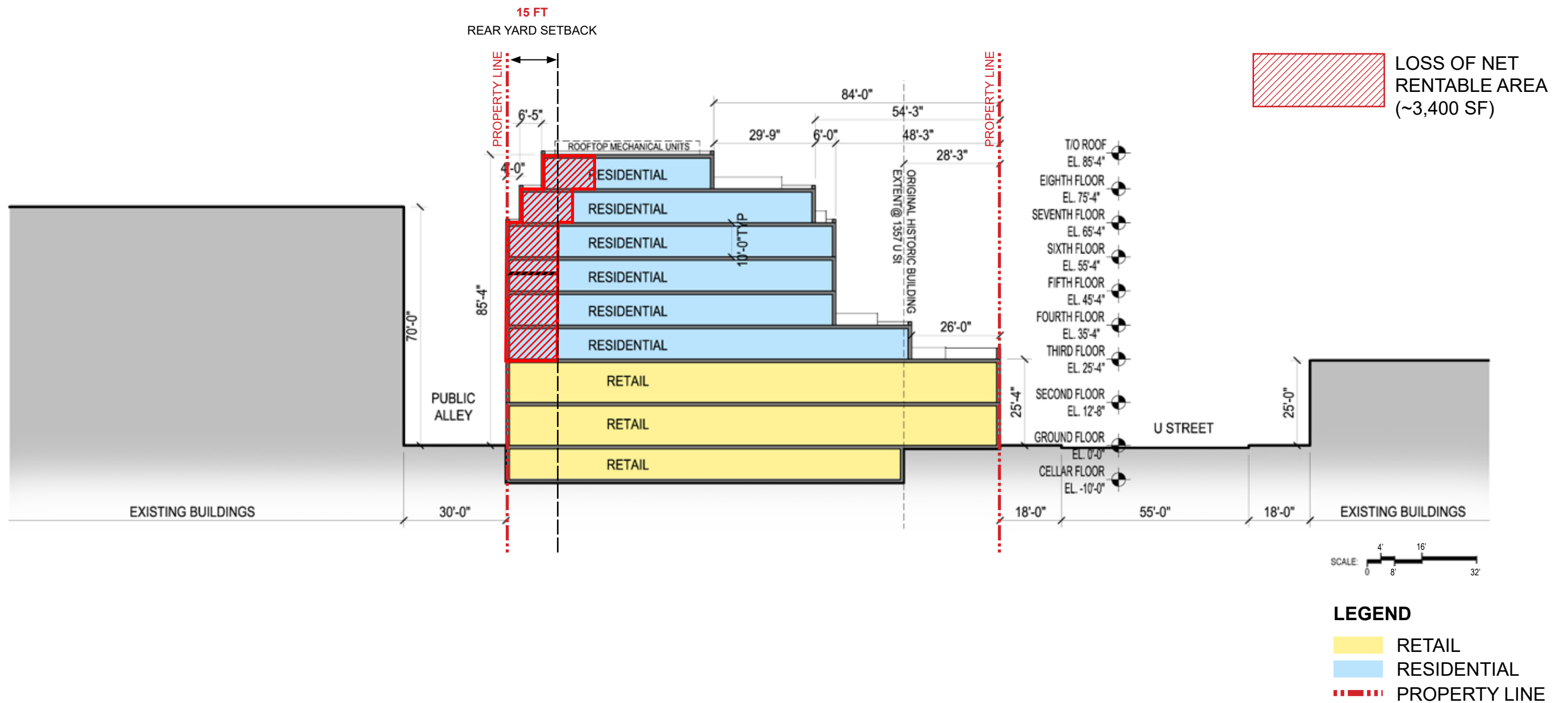


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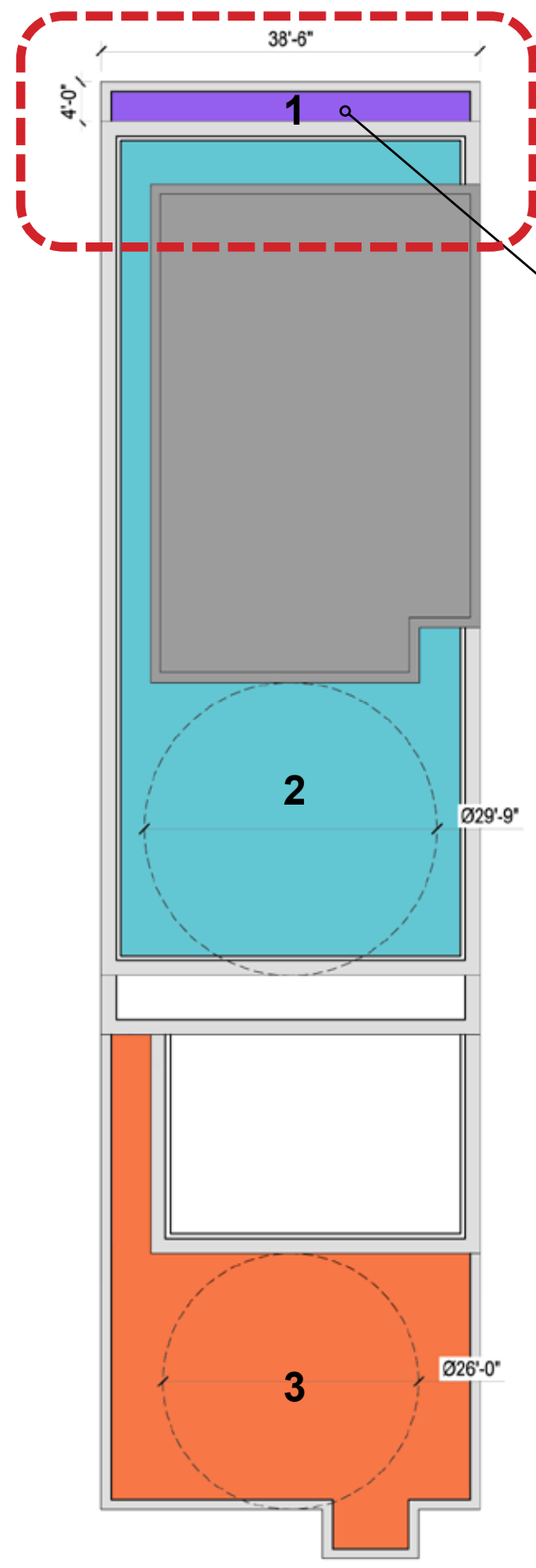
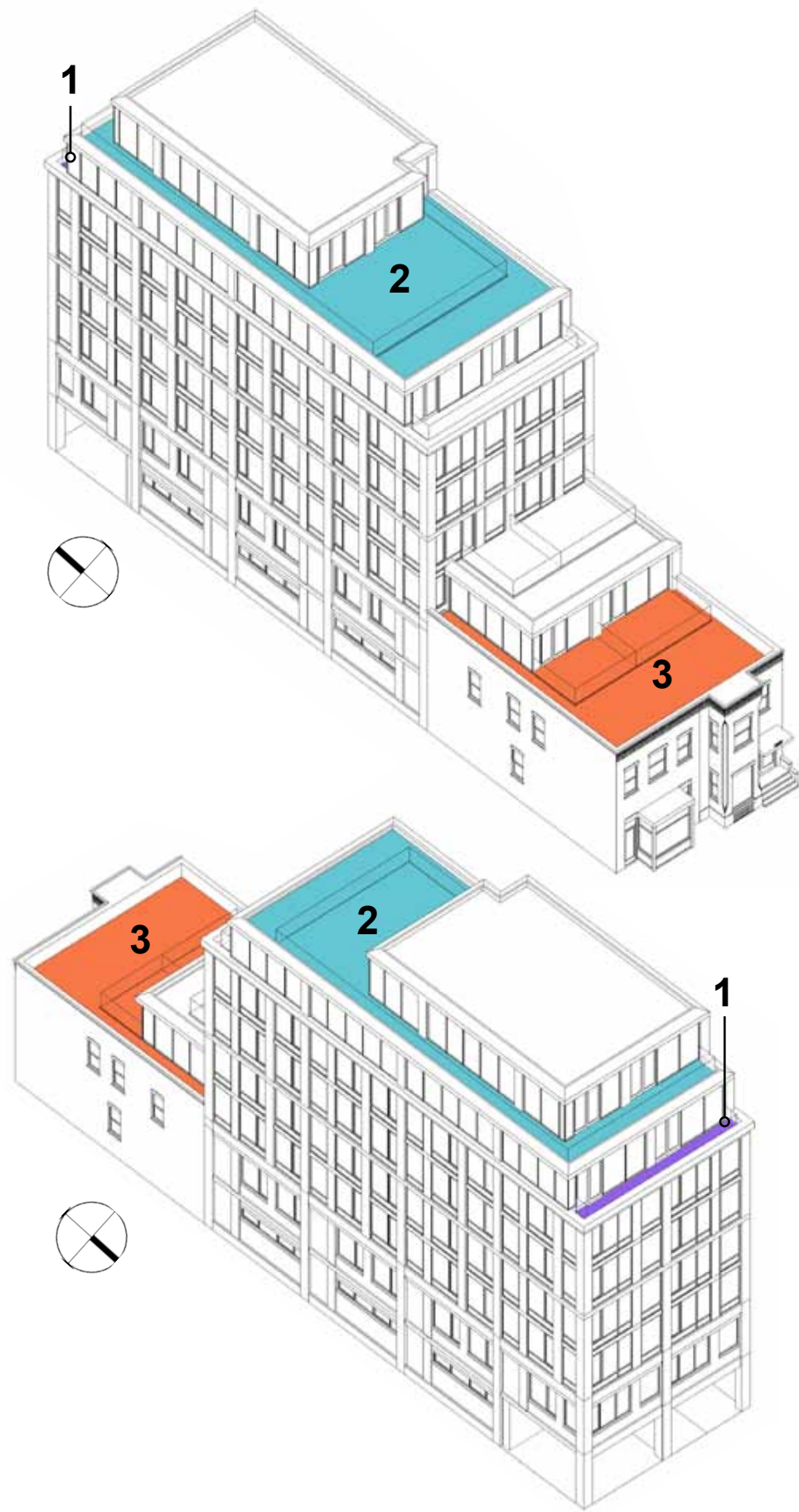


# 1355-1357 U STREET NW

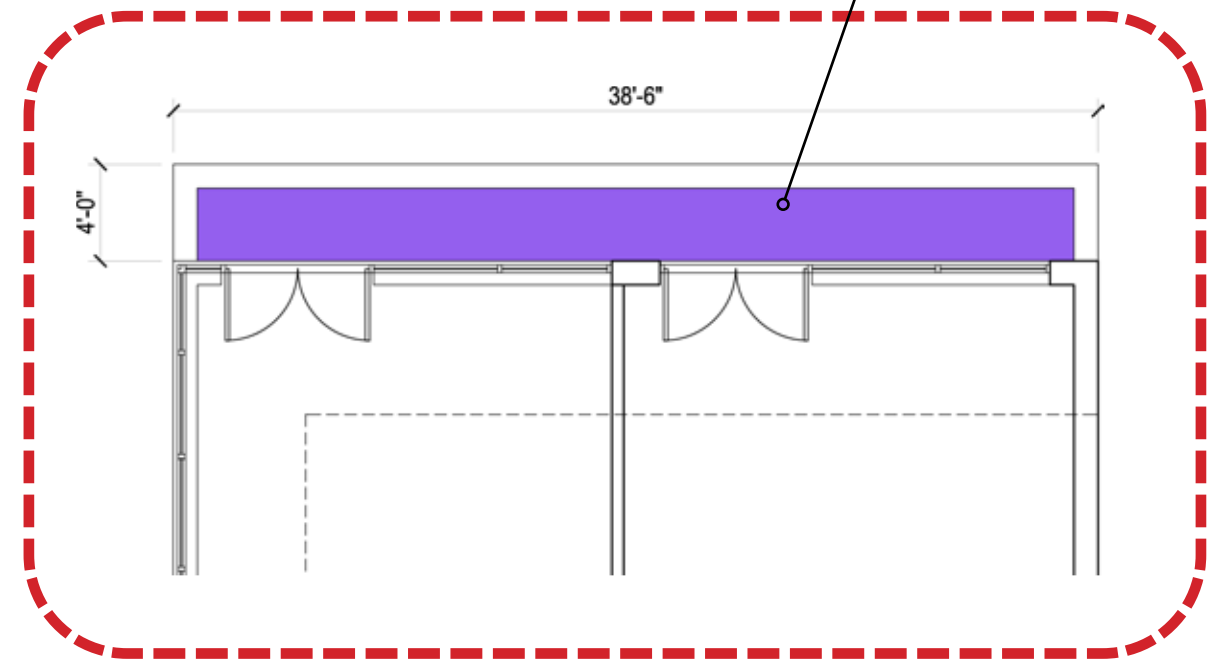




# 1355-1357 U STREET NW



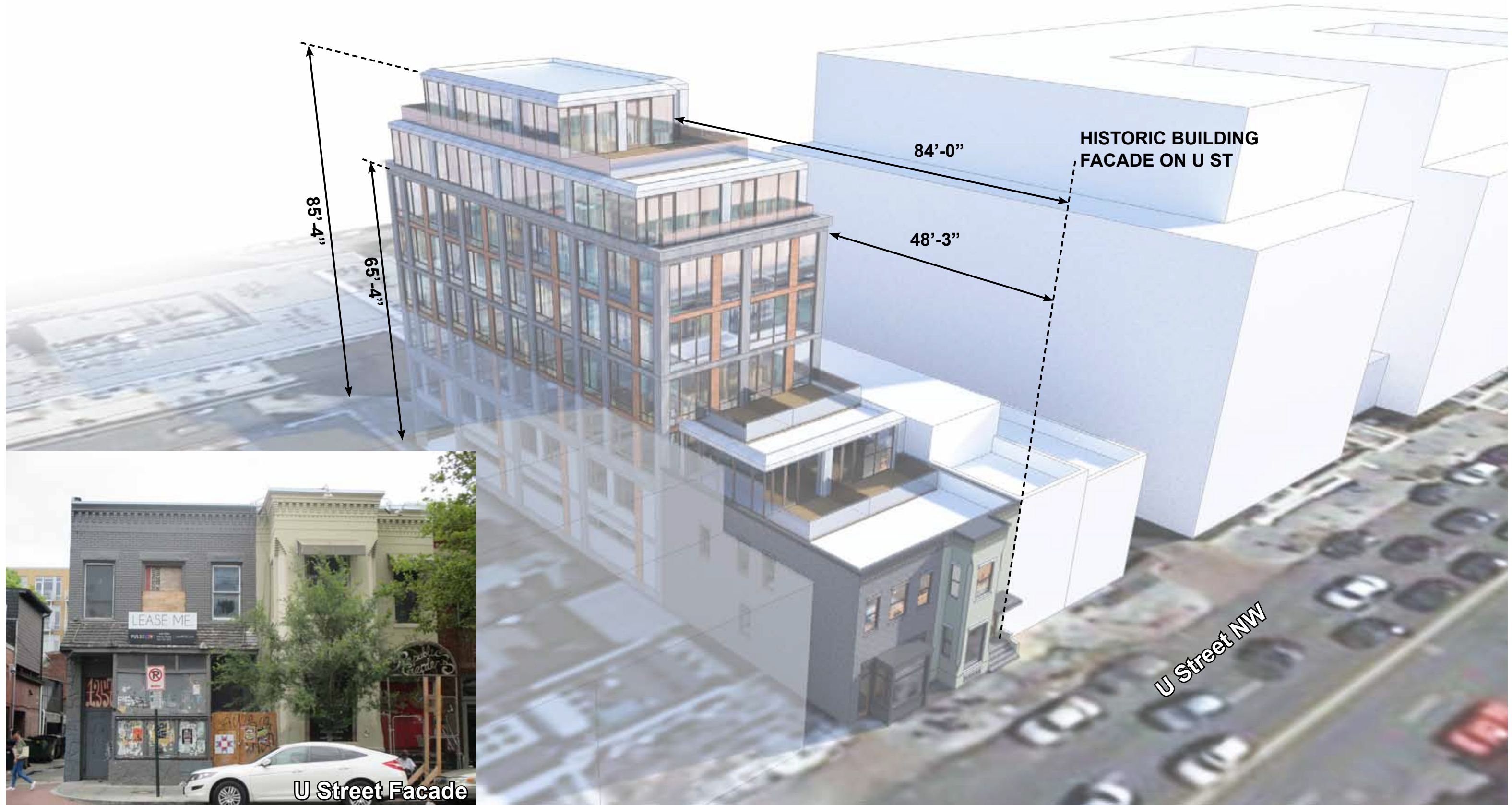
NONCONFORMING OPEN COURT



ENLARGED 7TH FLOOR PLAN

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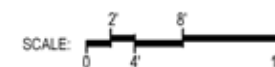
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U Street Elevation w/ Context

September 27, 2016



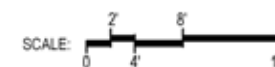
**SOUTH ELEVATION**



**EAST ELEVATION**

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**Building Elevations**

September 27, 2016





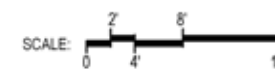
**NORTH ELEVATION**



**WEST ELEVATION**

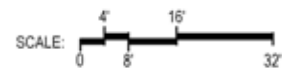
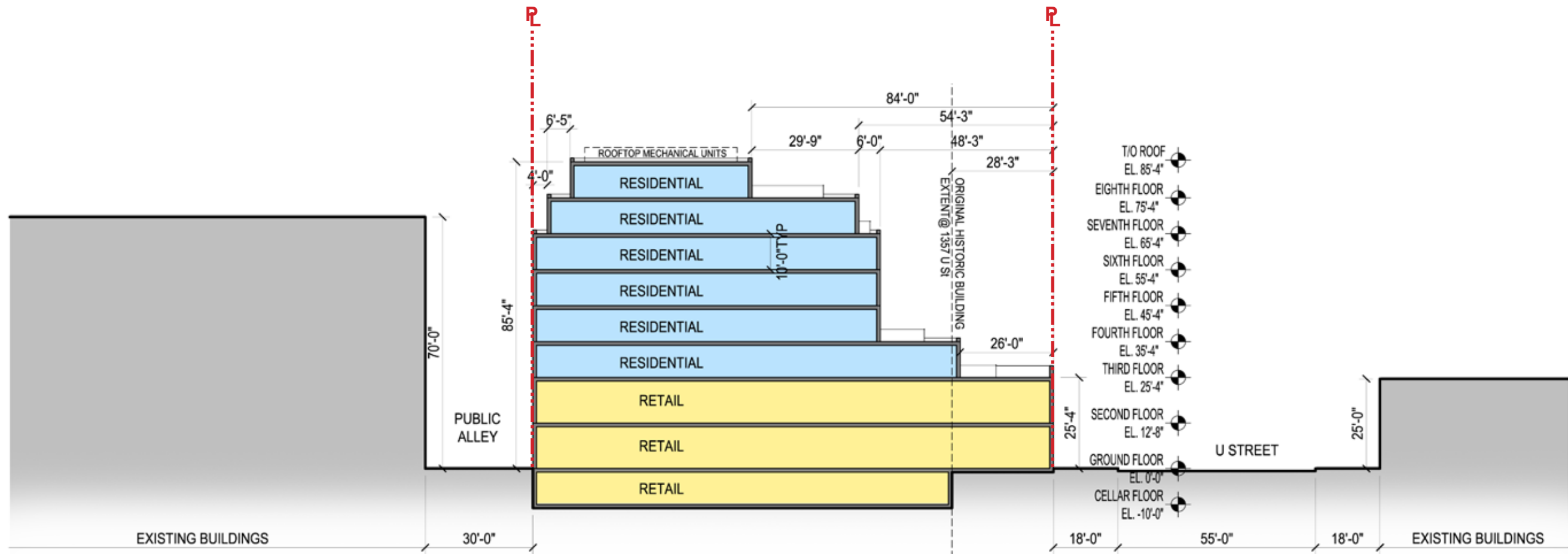
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**Building Elevations**

September 27, 2016



**LEGEND**

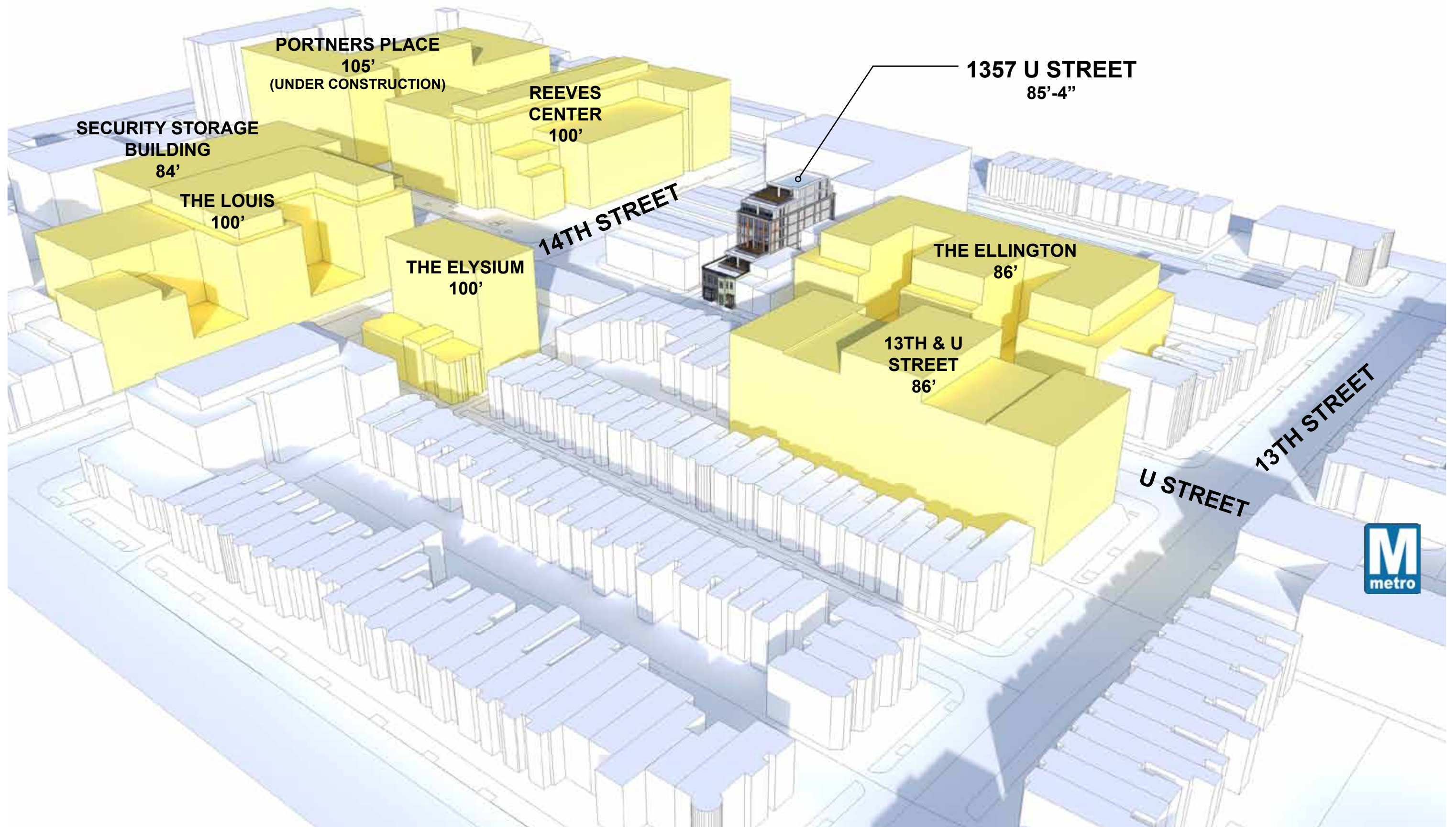
- RETAIL
- RESIDENTIAL
- PROPERTY LINE

FAR				
SITE AREA (SF):		5,582		
FLR	RESIDENTIAL		OTHER USES (RETAIL, ETC.)	TOTAL GSF TOWARDS FAR
	UNITS	AREA (SF)		
CELLAR				
1			5,582	5,582
2			5,582	5,582
3	5	4,470		4,470
4	5	3,725		3,725
5	5	3,725		3,725
6	5	3,725		3,725
7	3	3,340		3,340
8		1,660		1,660
PH				
<b>TOT:</b>	<b>23</b>	<b>20,645</b>	<b>11,164</b>	<b>31,809</b>
<b>FAR - PROVIDED:</b>		<b>3.70</b>	<b>2.00</b>	<b>5.70</b>
<b>FAR - ALLOWED:</b>		7.2	3.6	7.2

**NOTES:**

1. Finished ceiling of cellar level is lower than 4 ft above adjacent grade. Cellar level area is excluded from FAR calculations.
2. 7th floor level is proposed to have two duplex units.
3. Existing bay projections over the property line are excluded from FAR calculations.

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# 1355-1357 U STREET NW

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Context Massing

September 27, 2016



9 AM



12 PM



3 PM



6 PM

**EQUINOX**



9 AM



12 PM



3 PM



6 PM

**SUMMER SOLSTICE**



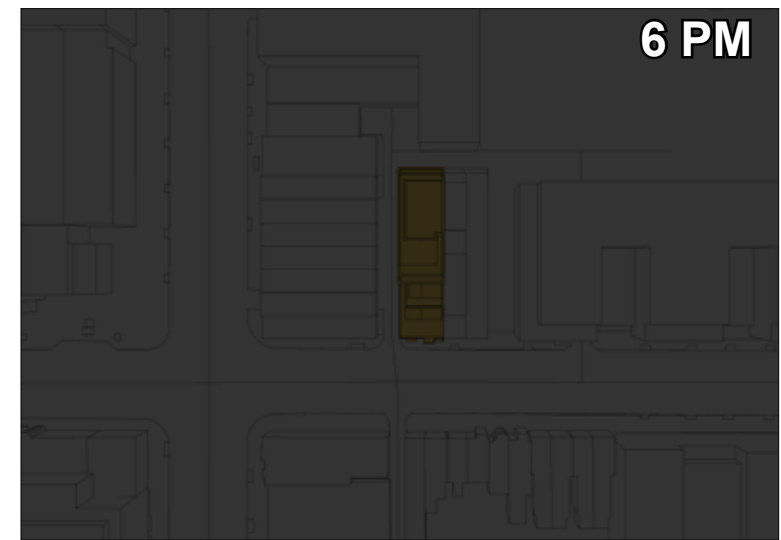
9 AM



12 PM



3 PM



6 PM

**WINTER SOLSTICE**

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Shadow Study

September 27, 2016



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# **1355-1357 U Street, NW**

TRANSPORTATION PRESENTATION

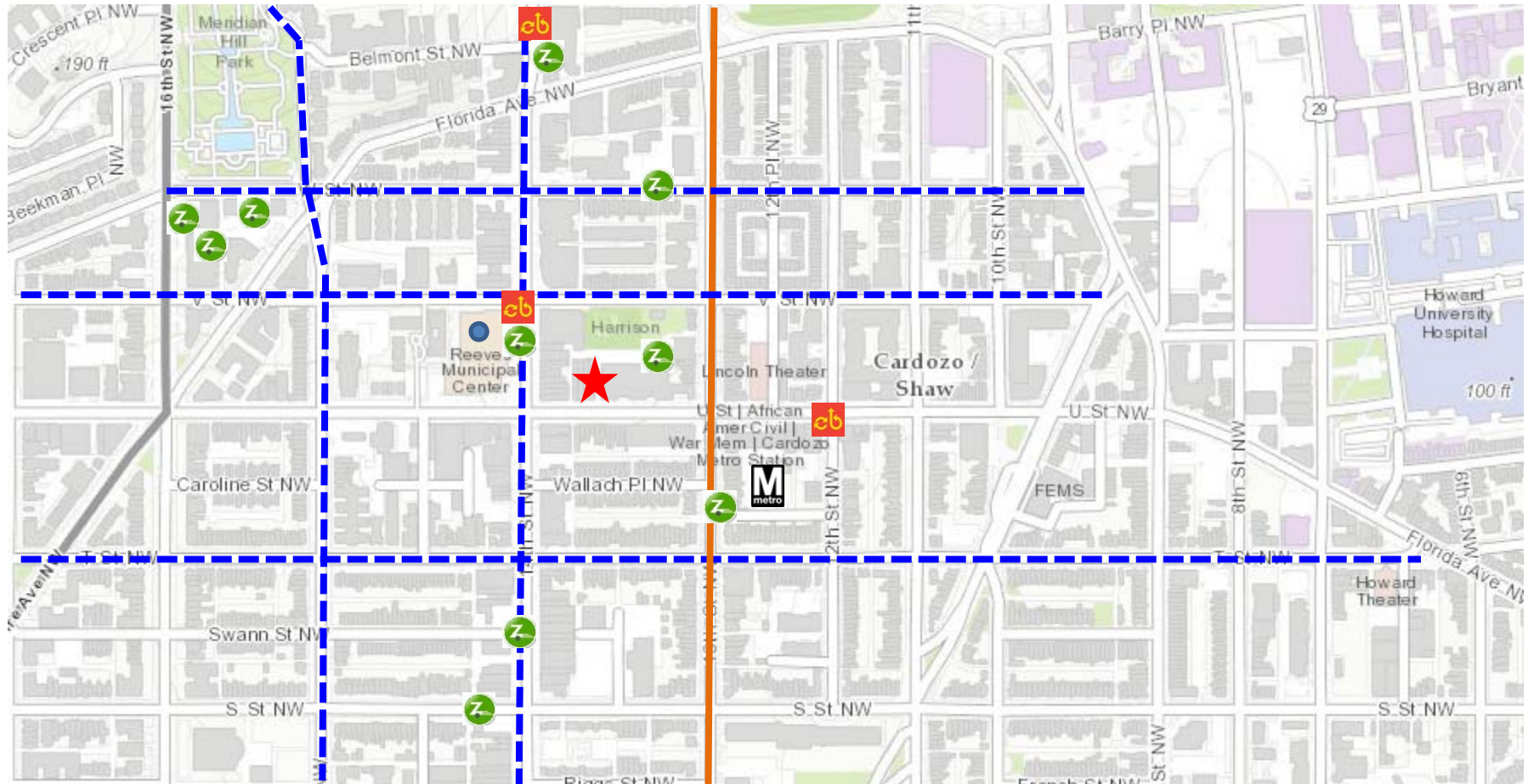
NICOLE WHITE, P.E., PTOE







# Existing Site



1355-1357 U Street, NW

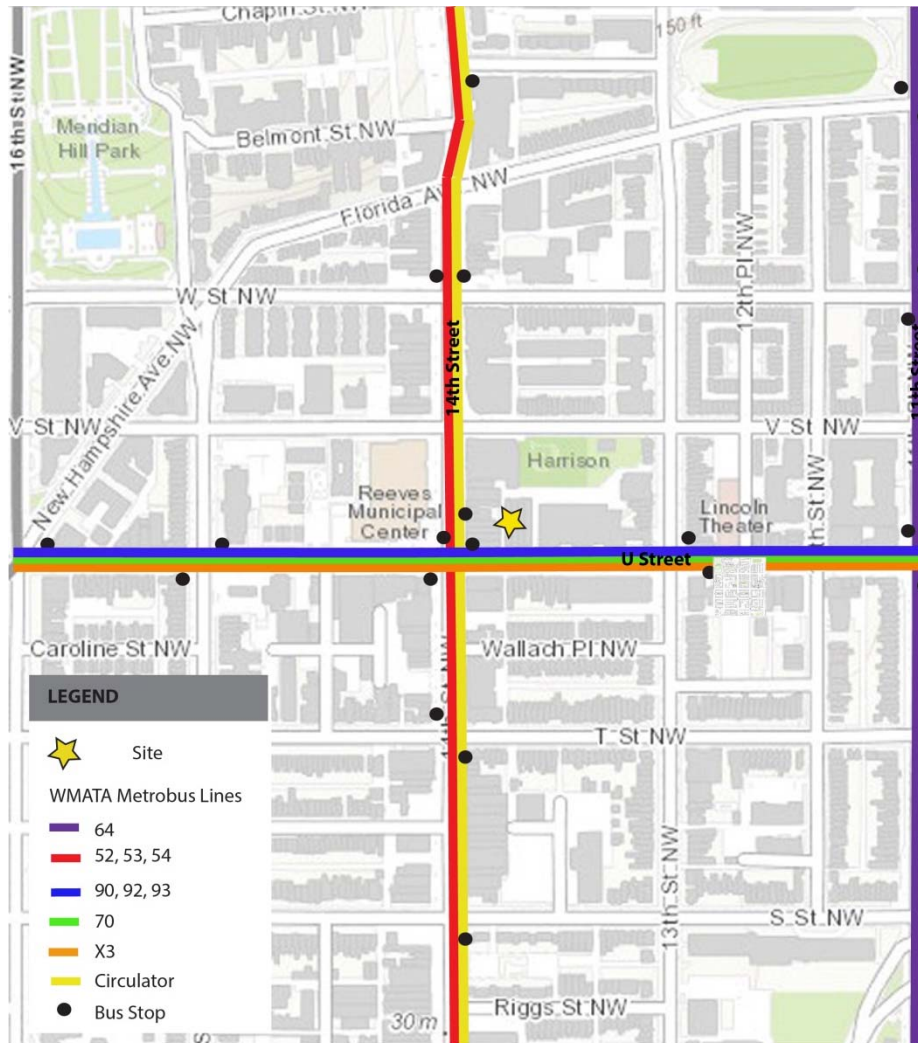
# Multi-Modal Transportation



-  Site
-  Bike Lane
-  Daily Parking Garage
-  On-Street Route
-  Capital Bikeshare
-  ZipCar

1355-1357 U Street, NW

# Bus Stops

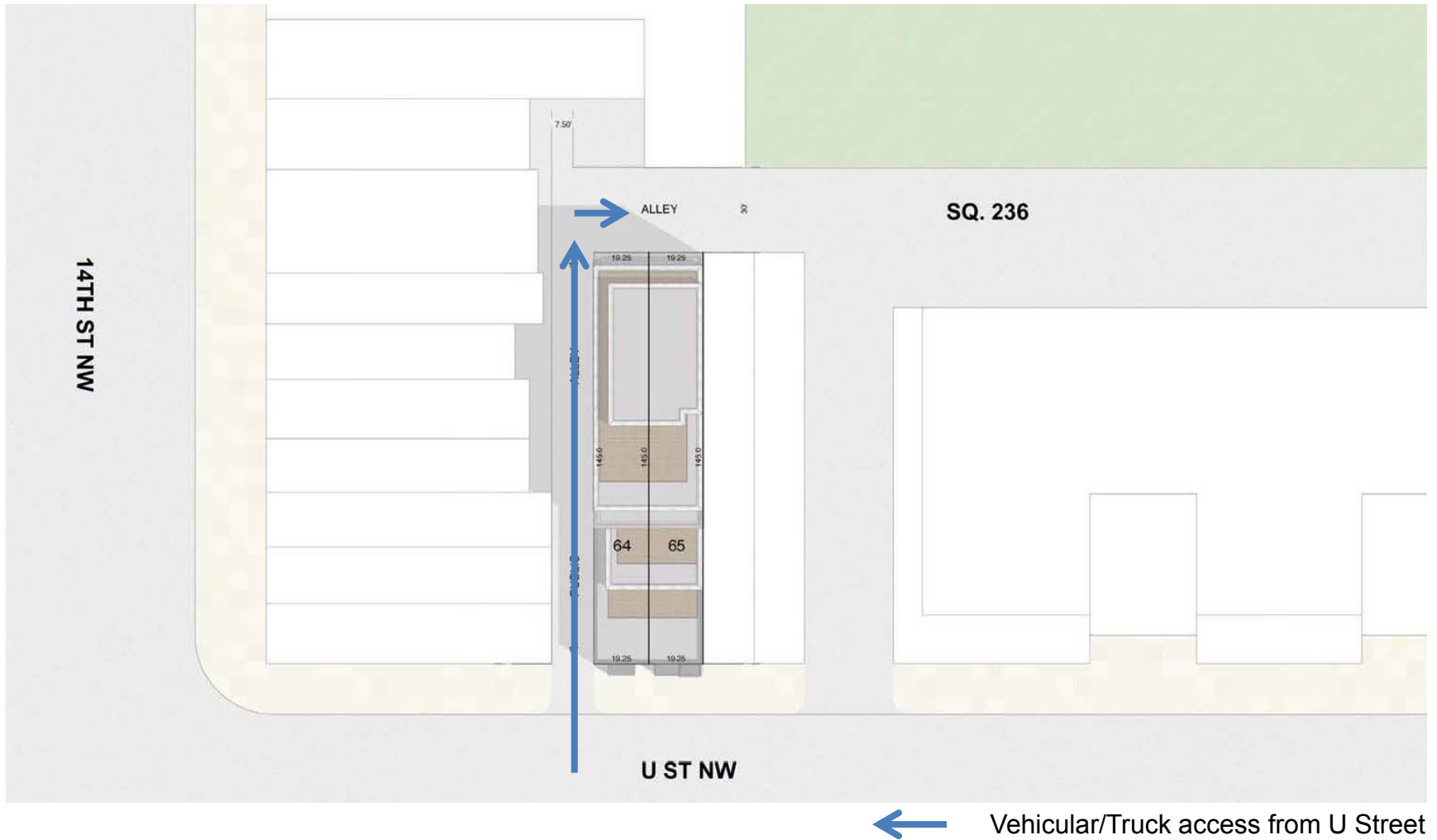


- **Bus stops are serviced by**
  - WMATA bus routes
    - 14<sup>th</sup> Street Line
    - U Street-Garfield Line
    - East Capitol Street-Cardozo Line
    - Benning Road Line
    - Fort Totten-Petworth Line
  - Circulator route
    - Woodley Park-Adams Morgan-McPherson Square

1355-1357 U Street, NW



# Site Circulation



1355-1357 U Street, NW

# Site Plan

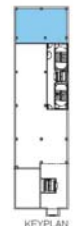
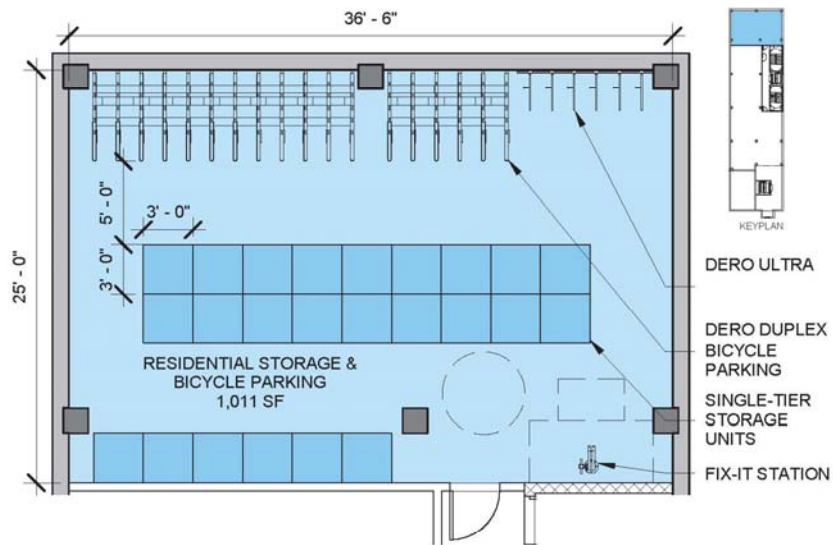


- LEGEND**
- RETAIL
  - RESIDENTIAL
  - SHARED

- 3 on-site parking spaces
- Indoor and outdoor bicycle parking
- Trash Pick-up in rear of property in the public alley

1355-1357 U Street, NW

# Bicycle Storage (Long Term)



- DERO ULTRA
- DERO DUPLEX BICYCLE PARKING
- SINGLE-TIER STORAGE UNITS
- FIX-IT STATION



DERO DUPLEX



DERO ULTRA SPACE SAVER



3' X 3' - SINGLE-TIER STORAGE UNIT

**STARTER**  
1 Single tier door  
2 Side panels  
36" W x 36" H x 36" D  
single tier starter unit shown with optional top and back



DERO FIX-IT STATION

BICYCLE PARKING		
PARKING	REQUIRED	PROVIDED
BICYCLE - LONG TERM	29	42
BICYCLE - SHORT TERM	6	6
TOTAL	35	48

STORAGE UNITS (3' X 3')	
STORAGE	QTY
STORAGE - 3' X 3'	24
TOTAL	24

## 1355-1357 U STREET NW

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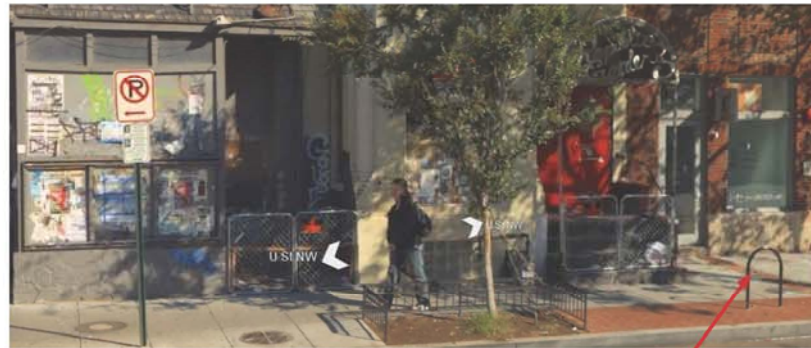
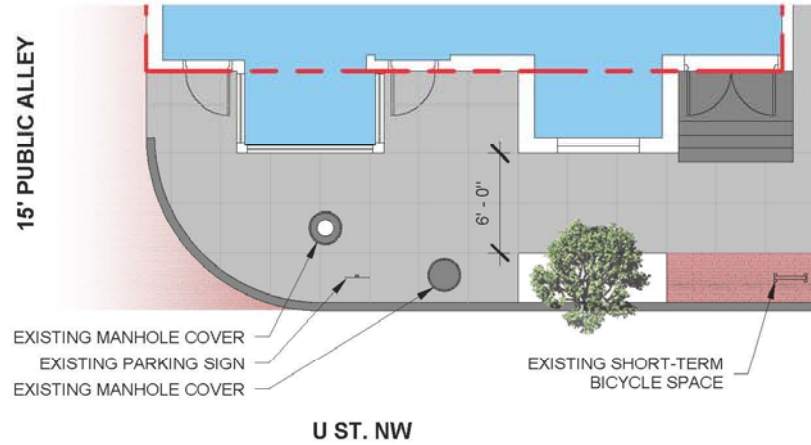
Residential Storage & Bicycle Parking

September 20, 2016

A2

1355-1357 U Street, NW

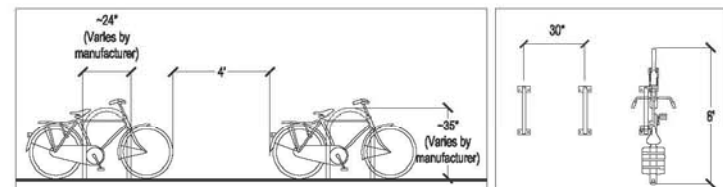
# Short Term Bicycle Parking



EXISTING SHORT-TERM BICYCLE SPACE

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BICYCLE RACK DESIGN AND PLACEMENT GUIDELINES

## Bicycle Parking - Public Space

September 23, 2016

1355-1357 U Street, NW

**symmetra** design  
September 2016



## Proffered Measures

- Issuance of Annual Capital Bikeshare and Car share membership to for a period of five years with a cap of \$12,650
- Provide Transit Screen
- Provide at least 29 long term and 6 short term bicycle parking spaces.
- Provide bike repair station within the indoor bicycle storage room
- Reserve one of the three on-site parking spaces for zipcar
- Provide at least two shopping carts with wheels for residents
- Identify a member of the buildings management as site's TDM coordinator



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# THANK YOU

1355-1357 U Street, NW

**symmetra** design  
September 2016