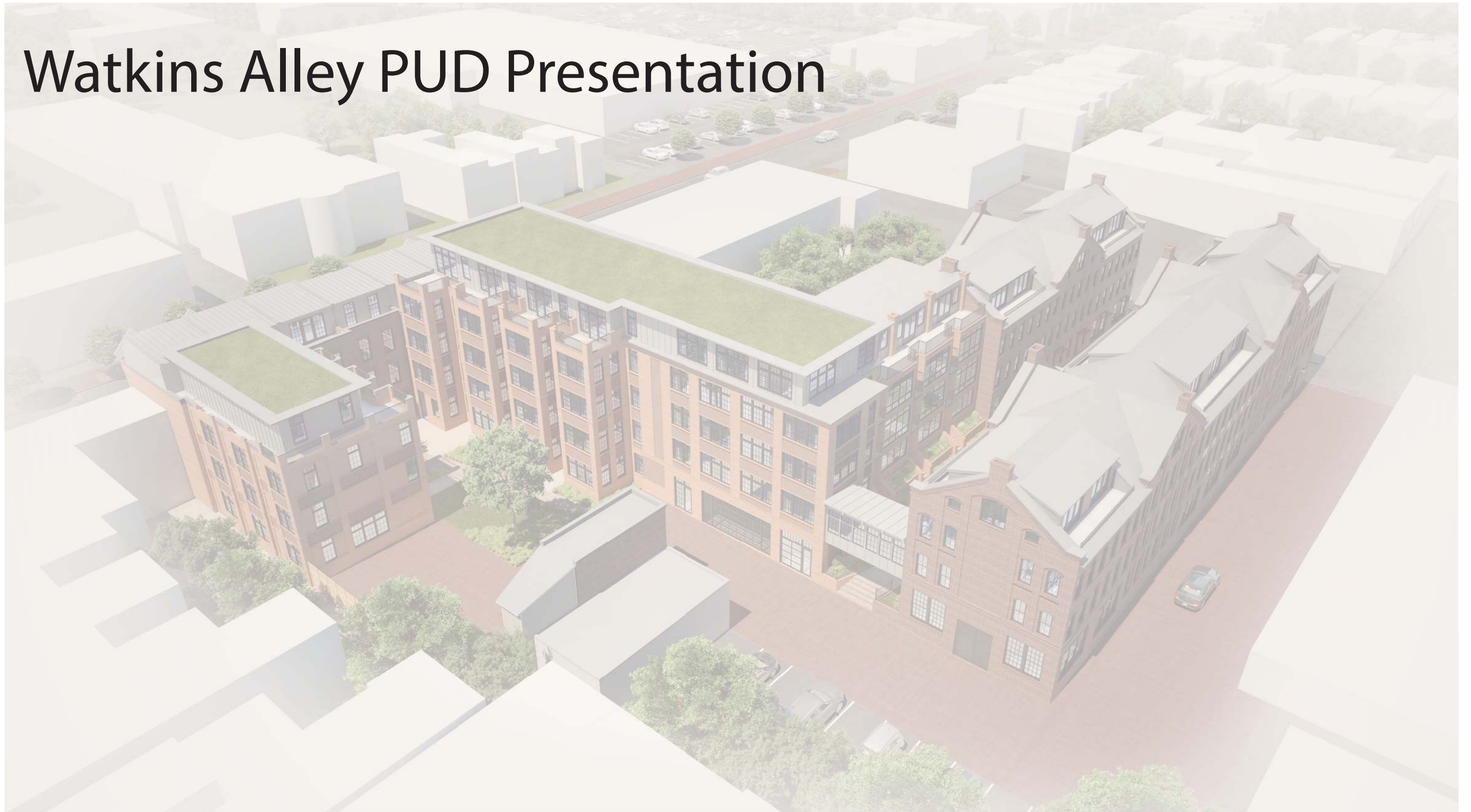


# Watkins Alley PUD Presentation



Zoning Commission

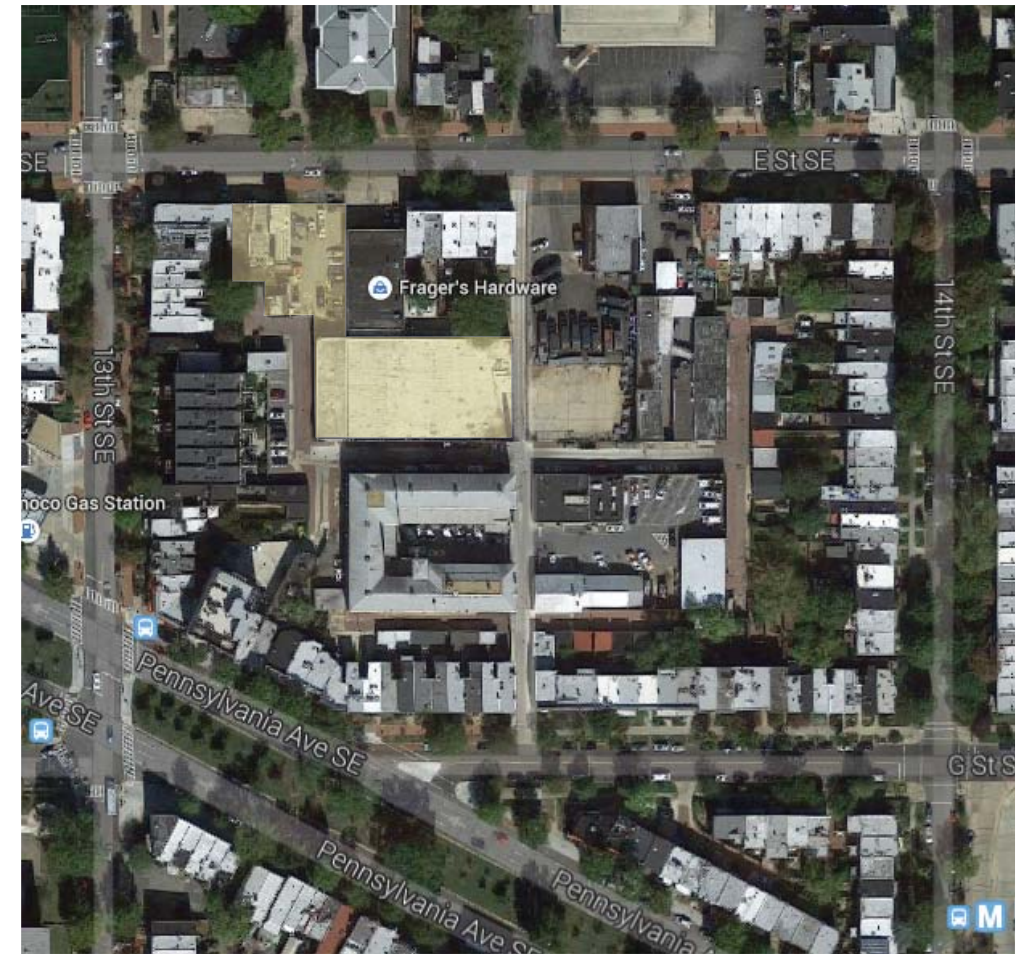
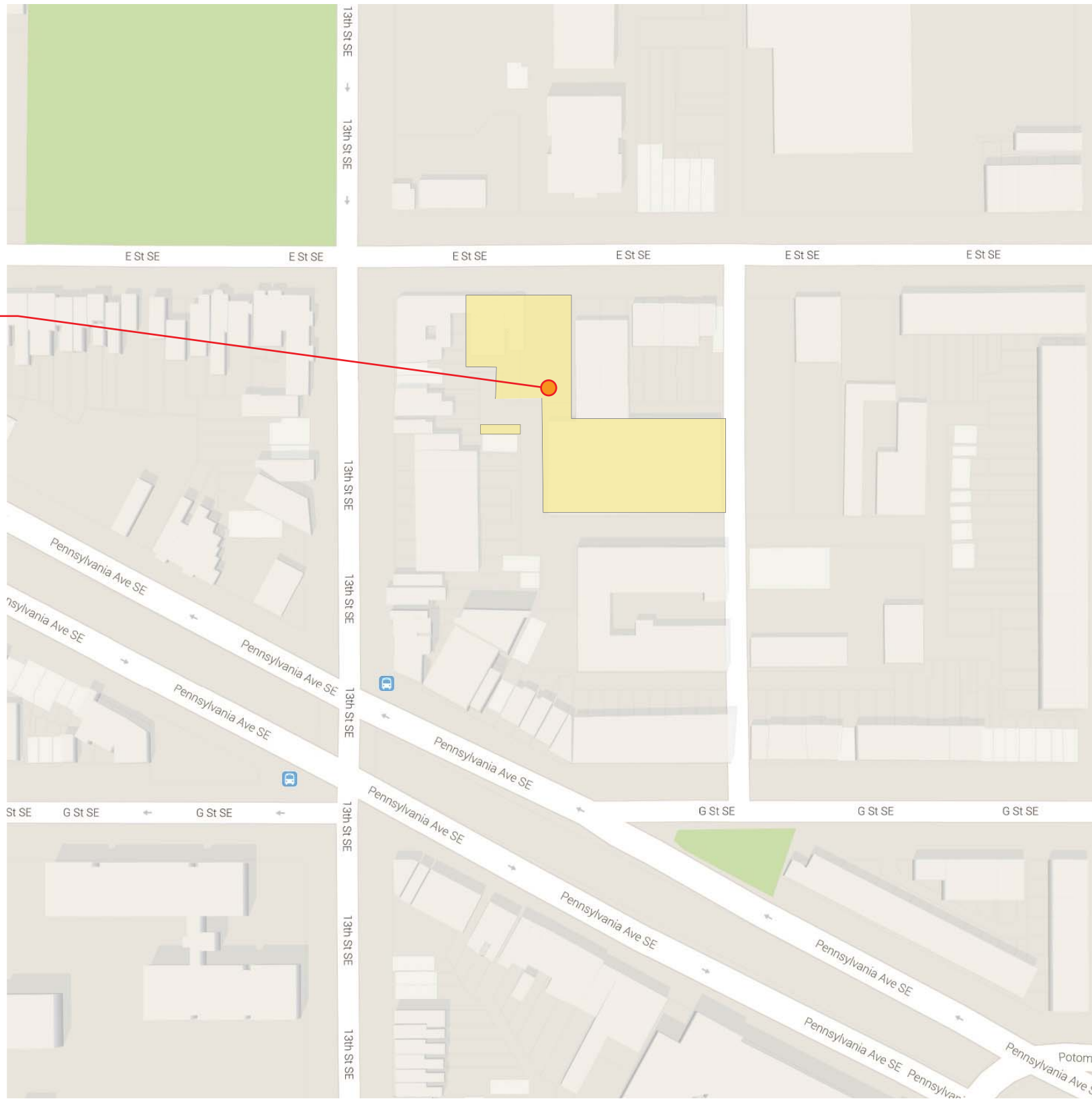
1311 E Street, SE Washington DC 20003



4 April 2016

**Cover**  
ZONING COMMISSION  
District of Columbia  
CASE NO.15-13  
EXHIBIT NO.35A1

Site Location



Site Map

1311 E Street, SE Washington DC 20003



29 February 2016

Site



13TH STREET

E STREET

existing adjacent building

three and a half story building

five story building within site

existing adjacent building

four story building

two story carriage house

property line  
30,067 square feet combined

Site Plan

1311 E Street, SE Washington DC 20003



12 October 2015

A . 18





A.20-A.24: INTERIOR CONFIGURATIONS OF BUILDING ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.



Floor Plans - First Floor

1311 E Street, SE Washington DC 20003

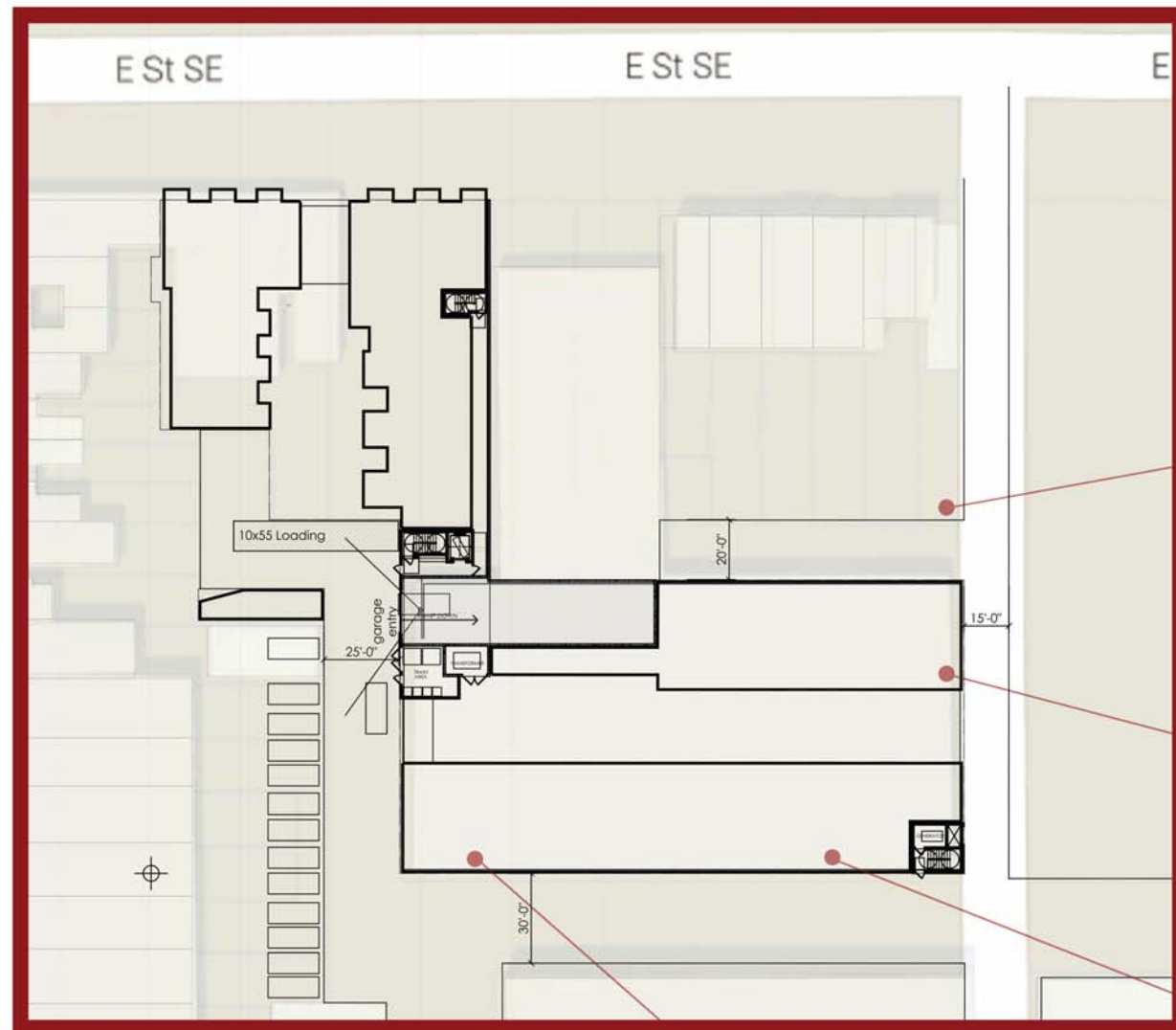


12 October 2015

Entry as proposed -

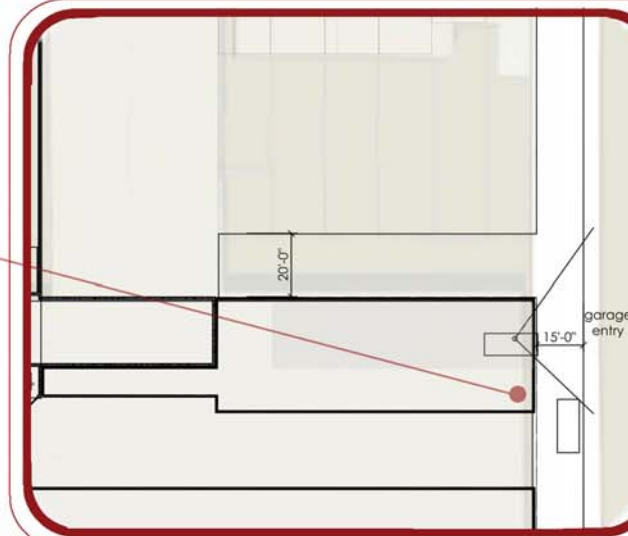
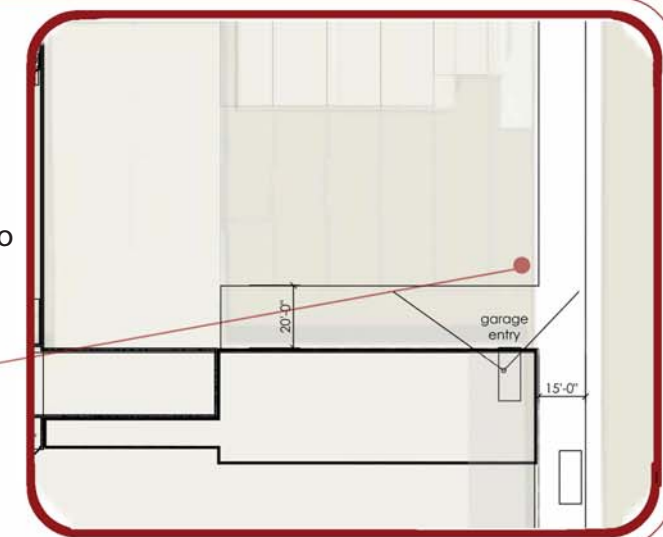
Pros:

- wide alley access
- no traffic beyond this garage
- high pedestrian visibility
- unloads with direct light blocked by our project and existing garage
- traffic limited to this project provides for safer bicycle maneuverability



Entry on Secondary Alley-  
Cons:

- Narrower Alley
- unloads with direct light into neighboring property
- limited sight trying to turn onto 15' Alley
- ramp clearance negates ability to provide open courtyard



Entry on 15' Alley-

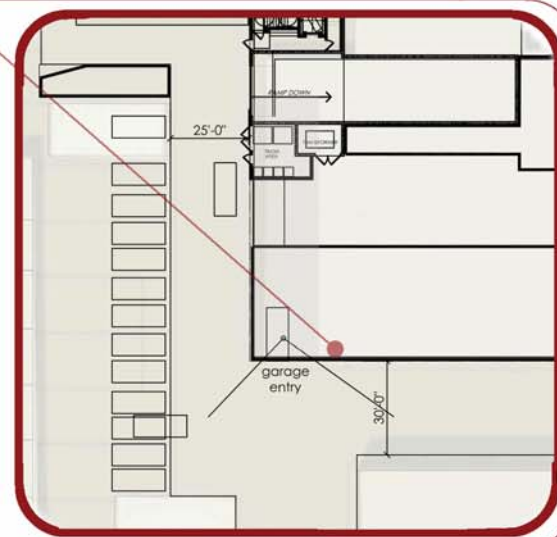
Cons:

- Much narrower Alley
- inability to easily enter or exit
- severely limited sight at exit
- dangerous for pedestrians on small alley
- two way traffic running on existing alley

Entry on 30' Alley (west end) -

Cons:

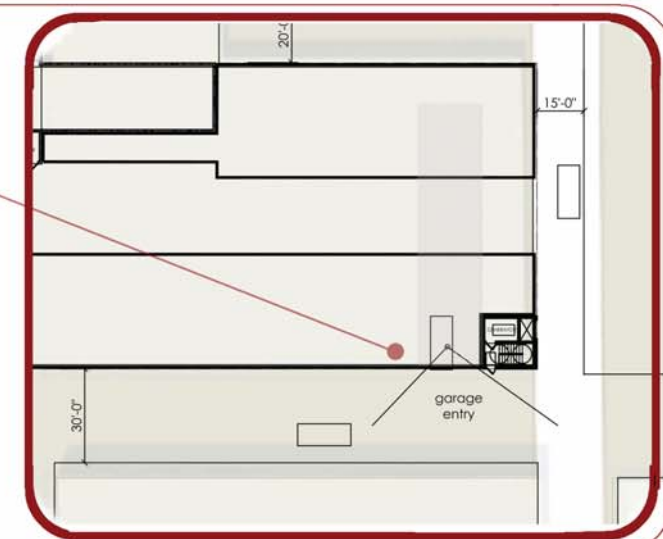
- two way traffic on existing alley
- ramp clearance negates ability to provide open courtyard

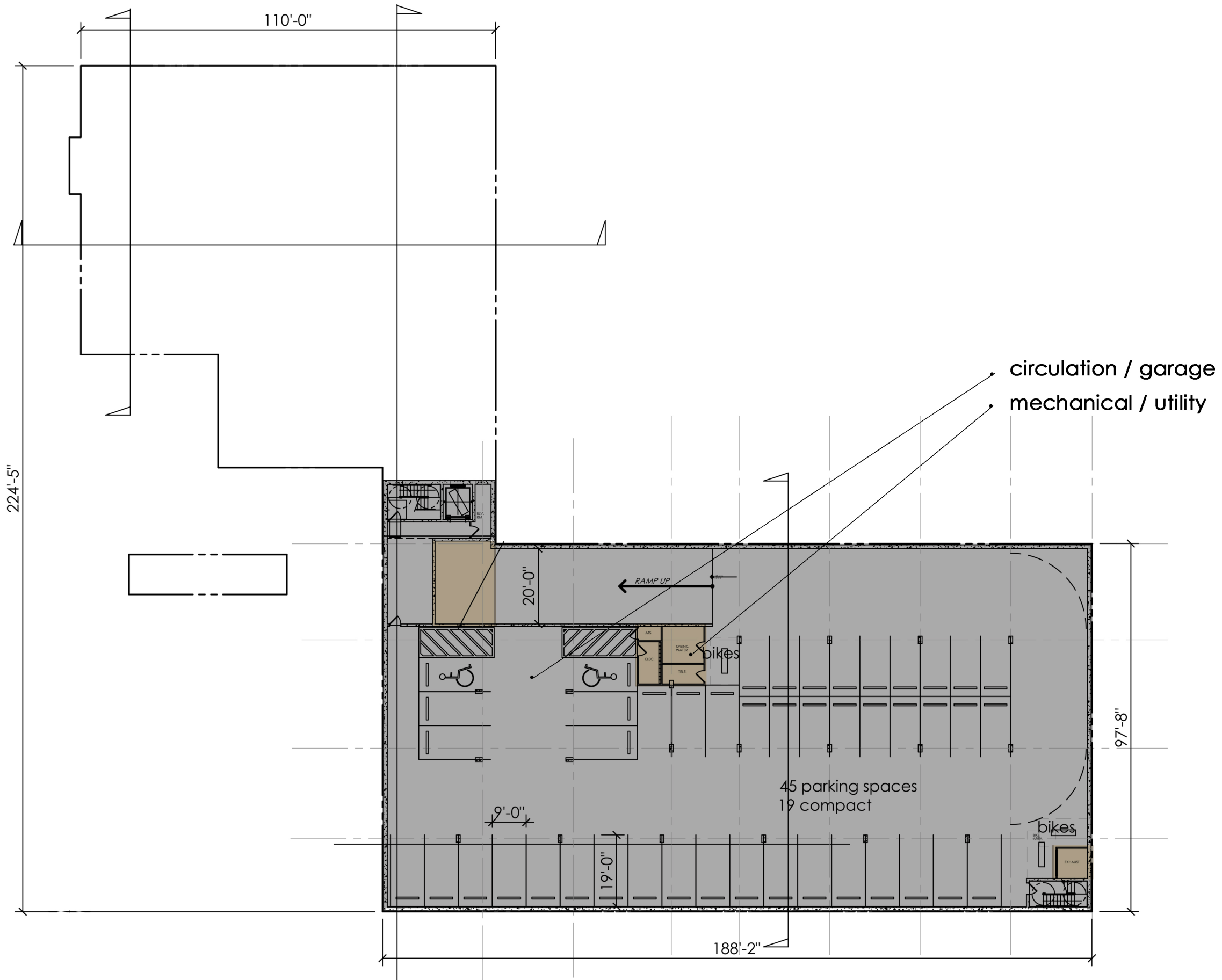


Entry on 30' Alley (east end) -

Cons:

- two way traffic on existing alley
- tight maneuvering out and immediately onto 15' alley
- ramp clearance negates ability to provide open courtyard





110'-0"

224'-5"

circulation / garage  
mechanical / utility

20'-0"

RAMP UP

bikes

45 parking spaces  
19 compact

9'-0"

19'-0"

97'-8"

bikes

188'-2"

