

ECKINGTON YARDS

1611-1625 ECKINGTON PLACE + 1500 HARRY THOMAS WAY, NE WASHINGTON DC 20002
PUD | ZONING COMMISSION HEARING

<http://www.boundaryco.com/>

5/12/2016



"ECKINGTON YARDS WEST"
1611-1625 ECKINGTON PLACE, NE
SQUARE: 3576 LOT: 0805 (2001-2008)

"ECKINGTON YARDS EAST"
1500 HARRY THOMAS WAY, NE
SQUARE: 3576 LOTS: 0814

OWNER/APPLICANT:
JBG/Boundary 1500 Harry Thomas Way, LLC
JBG/Boundary Eckington Place, LLC
Joint Ventures between
The Boundary Companies
The JBG Companies

LAND USE COUNSEL:
Goulston & Storrs PC

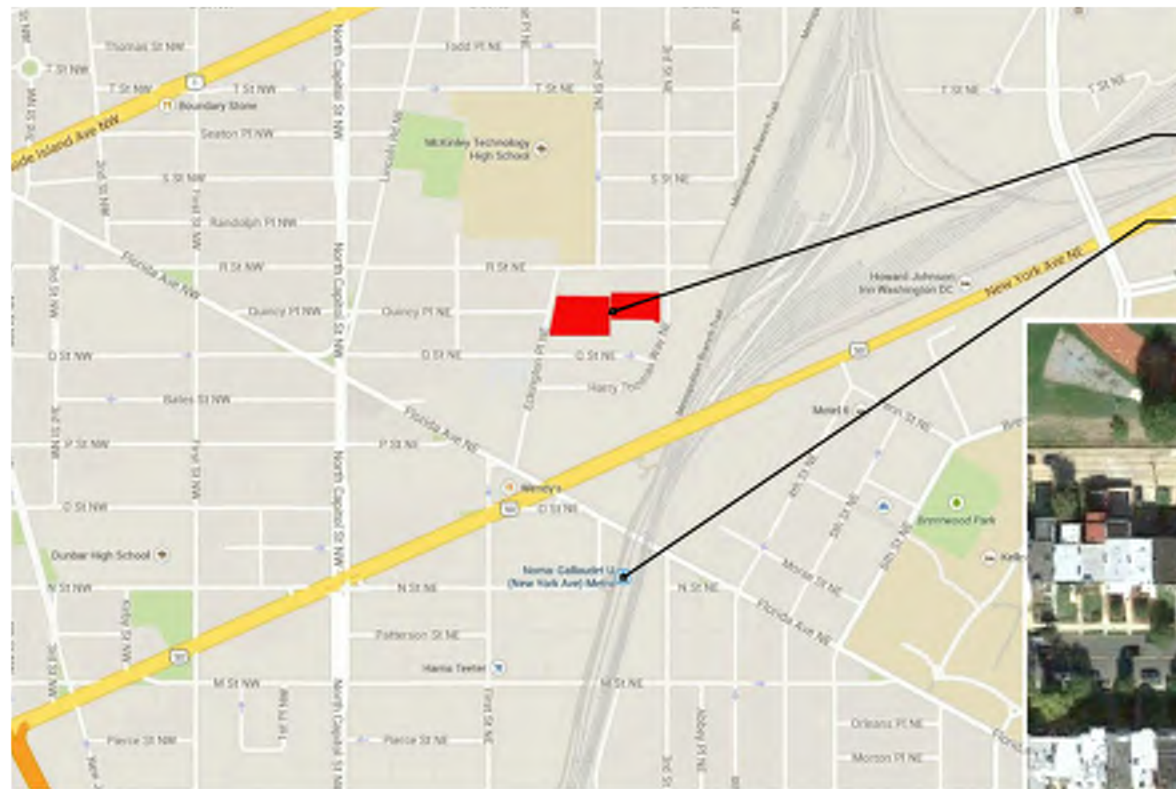
ARCHITECT:
Eric Colbert & Associates

LANDSCAPE ARCHITECT:
LandDesign

CIVIL ENGINEER:
Bowman Consulting

TRAFFIC CONSULTANT:
Gorove/Slade Associates

LEED CONSULTANT:
Sustainable Design Consulting



PROJECT SITE

METRO STATION
0.4 MILES (9 MIN. WALK)





View of site from Quincy PI



Intersection of Eckington PI & R St facing site



Existing building on site (Washington Flower Center)



Apartments building across Eckington PI



Adjacent building to site (Trilogy NoMA)



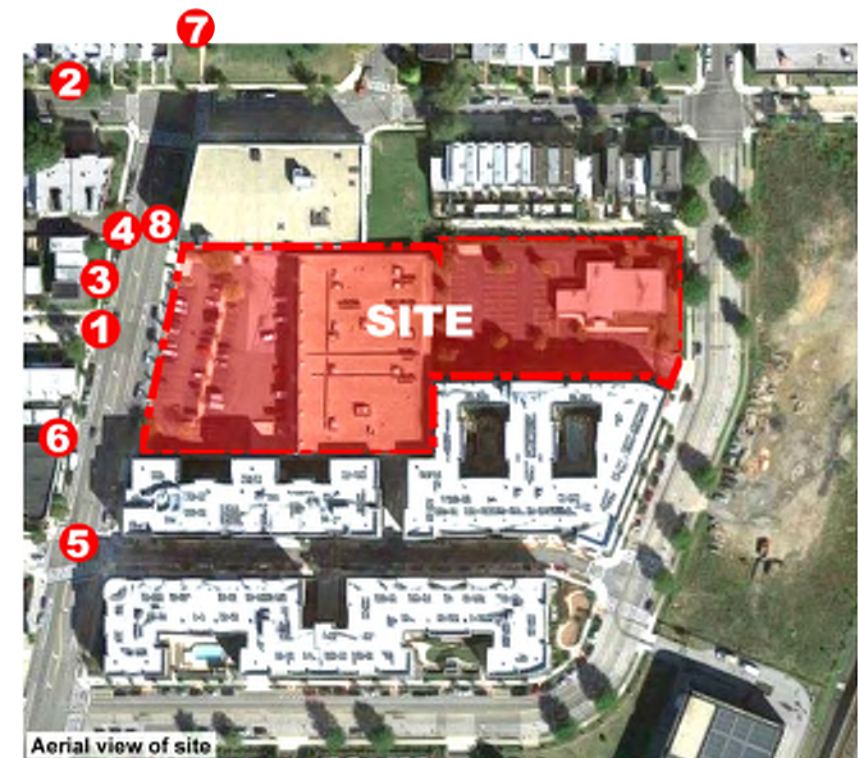
Existing building (Washington Flower Center) on site



Eckington PI facing south



Eckington PI facing north



Aerial view of site

ECKINGTON YARDS WEST | CONTEXT PHOTOGRAPHS



PEPCO utility substation

1



Harry Thomas Way facing north towards R St

2



Harry Thomas Way facing south from R St

3



Gale buildings facing Harry Thomas Way

4



Gale buildings facing Harry Thomas Way

5



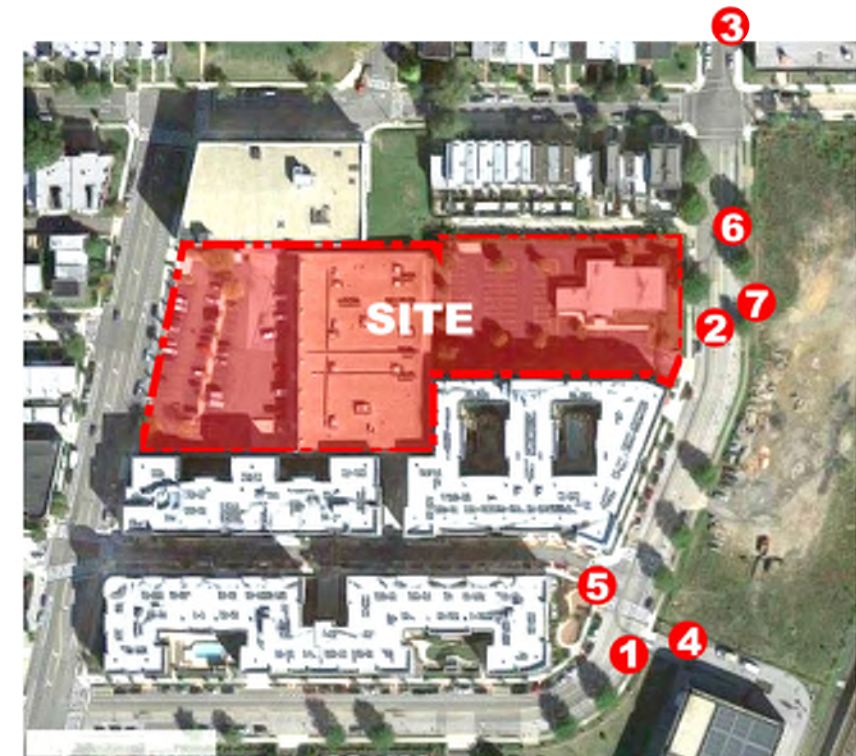
Alley way north of site

6



Future site of "NoMa Green" park along Harry Thomas Way, NE

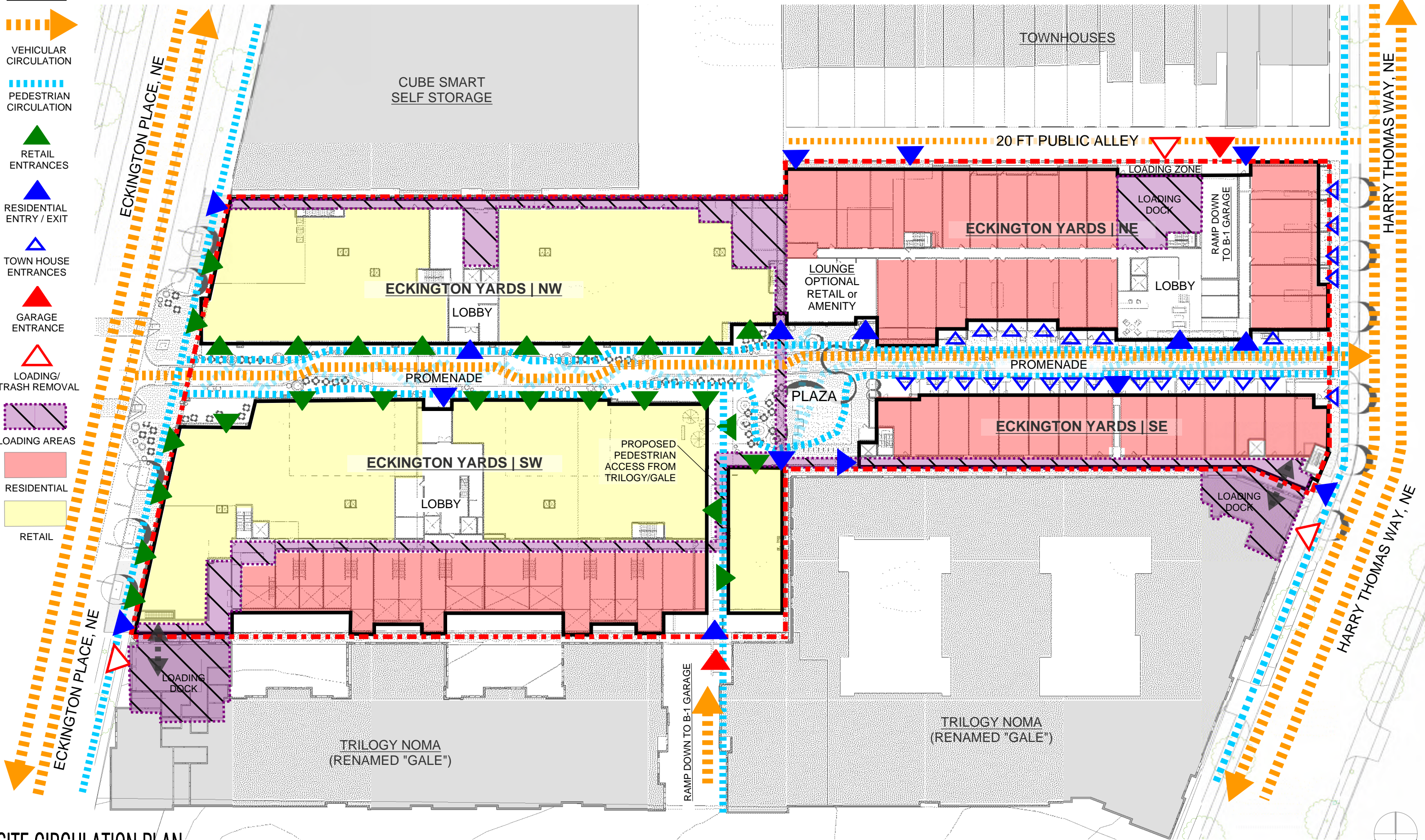
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ECKINGTON YARDS EAST | CONTEXT PHOTOGRAPHS

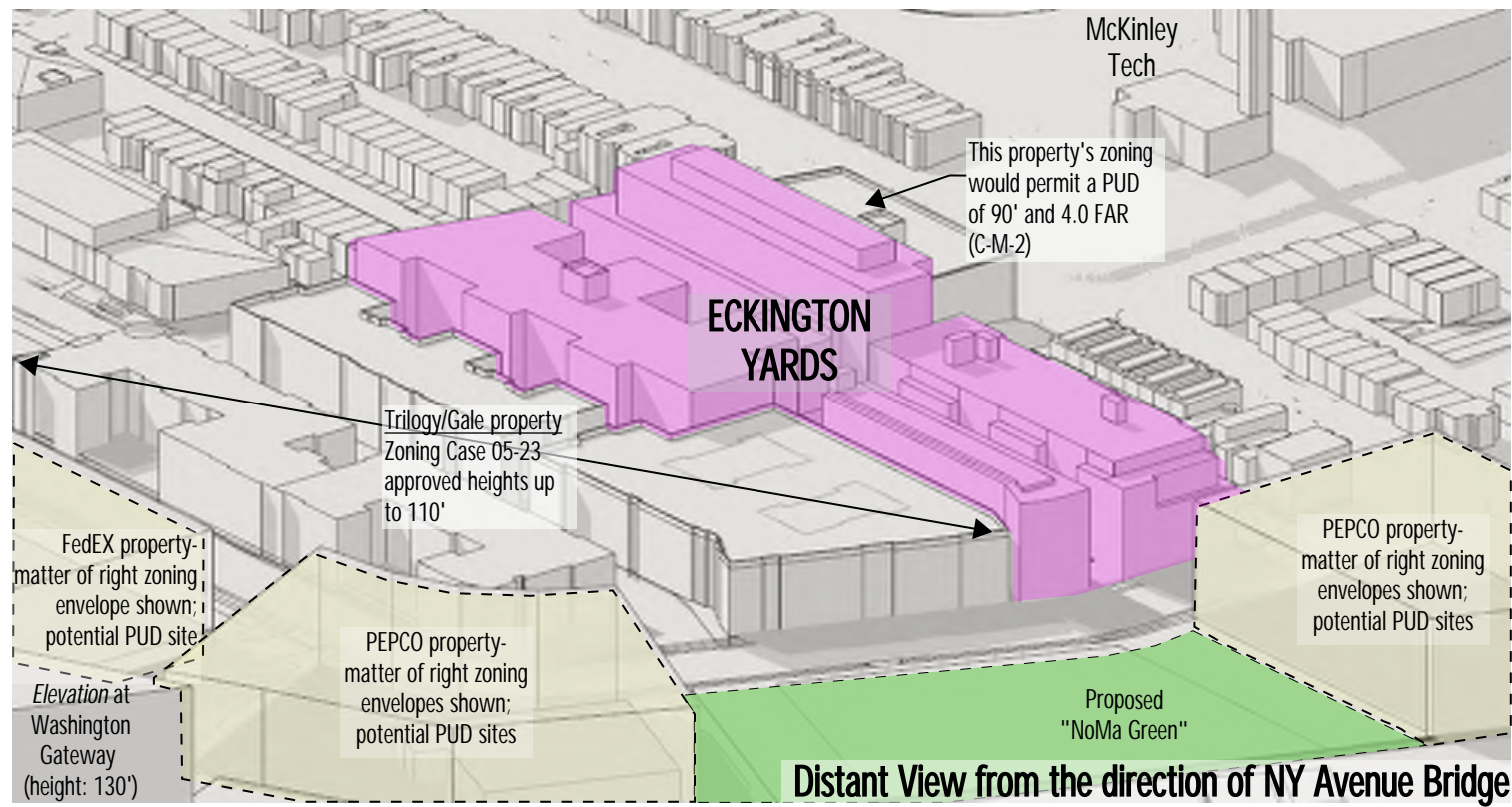
LEGEND

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  RETAIL ENTRANCES
-  RESIDENTIAL ENTRY / EXIT
-  TOWN HOUSE ENTRANCES
-  GARAGE ENTRANCE
-  LOADING/ TRASH REMOVAL
-  LOADING AREAS
-  RESIDENTIAL
-  RETAIL

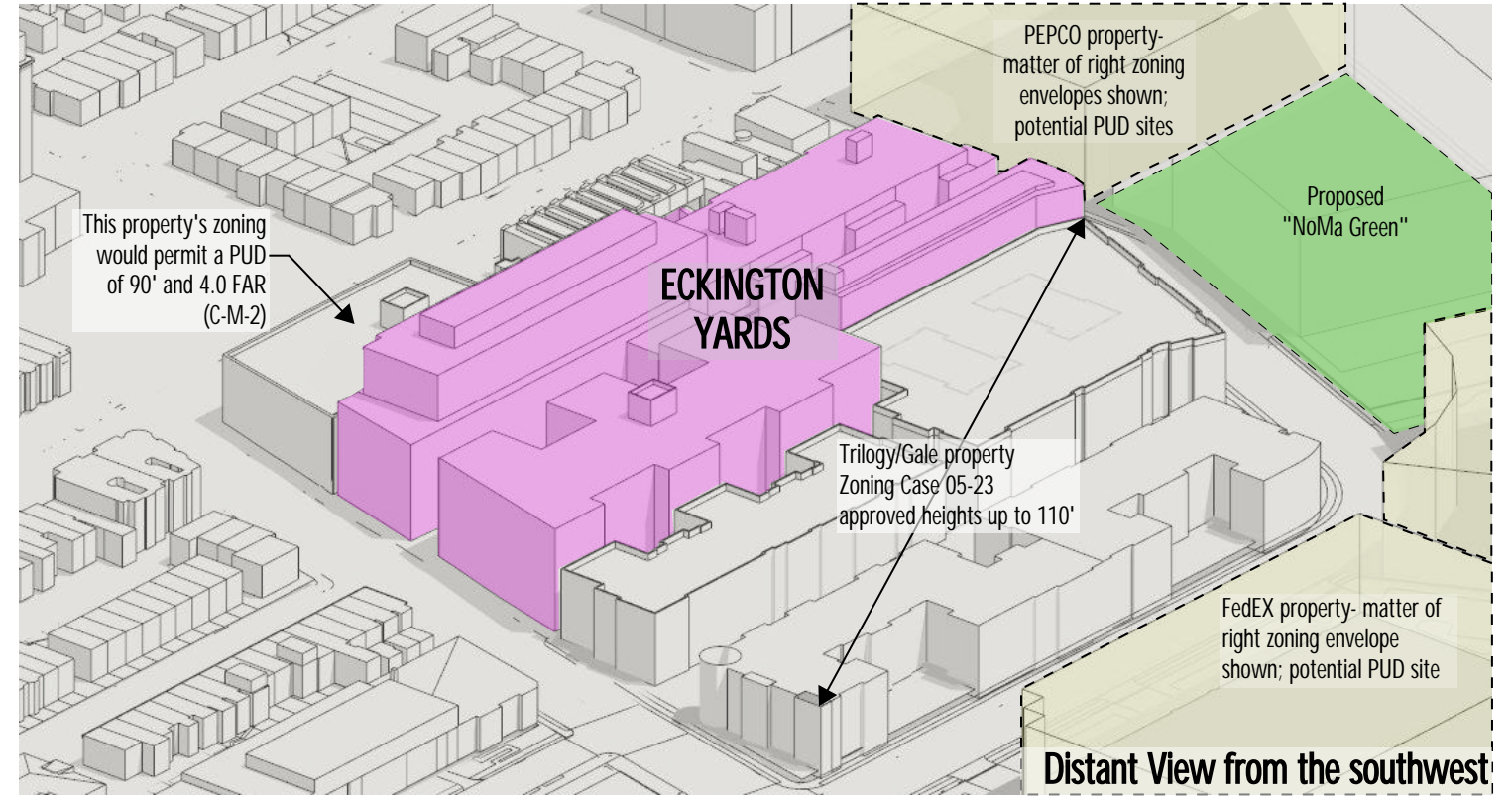


SITE CIRCULATION PLAN

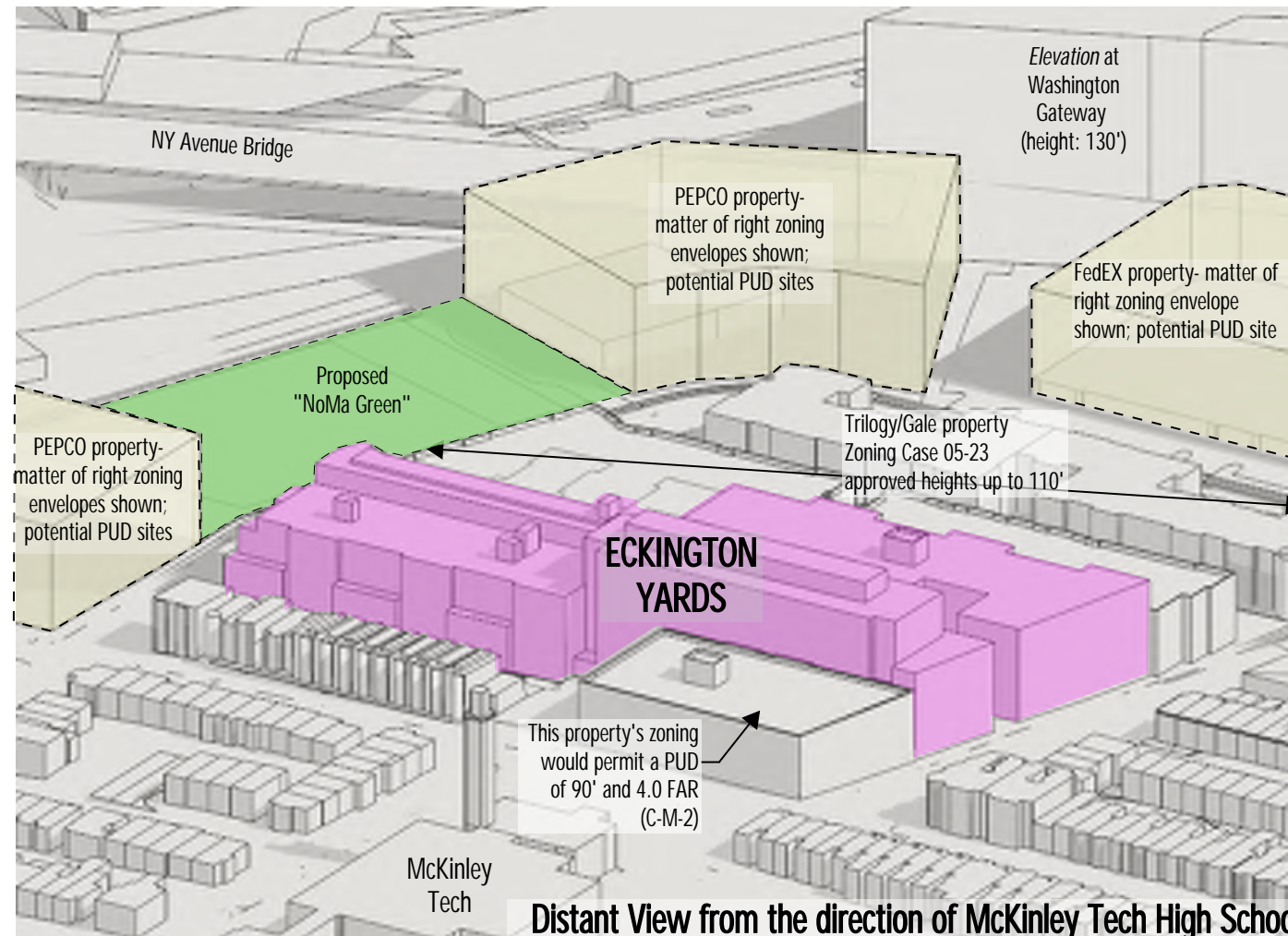




Distant View from the direction of NY Avenue Bridge



Distant View from the southwest



Distant View from the direction of McKinley Tech High School

DISTANT VIEWS OF PROJECT MASSING



http://www.shorpy.com/node/17482?size=_original#caption

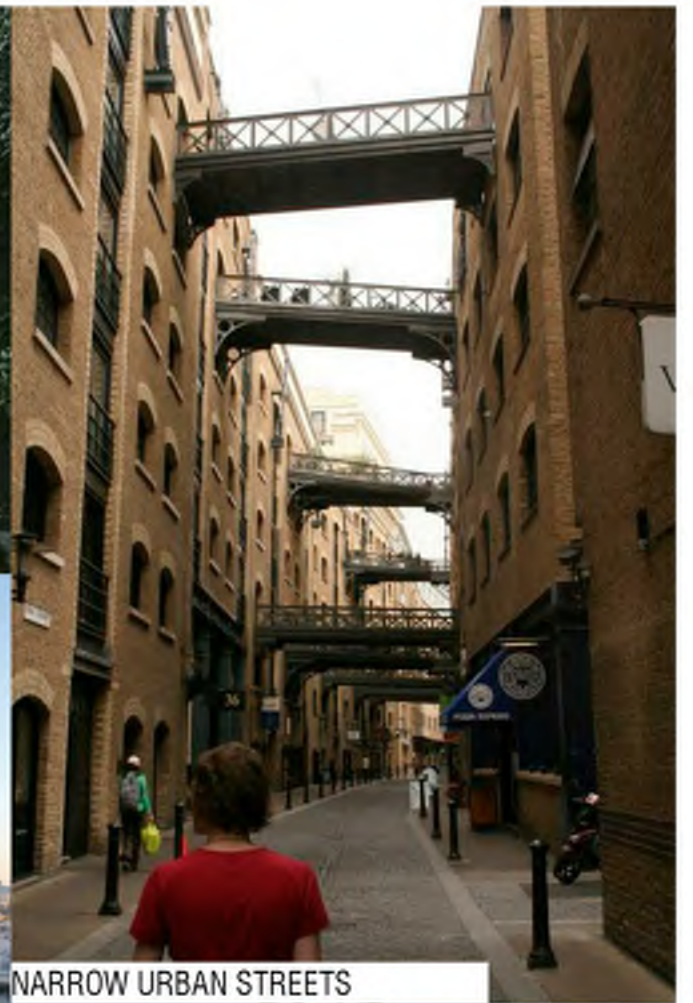
HISTORIC SITE PRECEDENT



MEATPACKING DISTRICT, NY



ESHERICK HOUSE, PHILADELPHIA



NARROW URBAN STREETS



205 WATER ST, NY



CUBE, MIAMI, FL



215 SULLIVAN ST, NY



THE HARLOWE, TORONTO

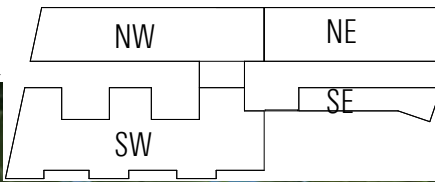


NEW MEXICO HIGHLANDS UNIVERSITY



ART STABLE, SEATTLE

ARCHITECTURAL PRECEDENTS



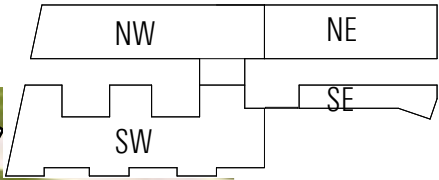
ECKINGTON YARDS WEST | PERSPECTIVE @ ECKINGTON PLACE, NE

A2.01 | PRE-HEARING SUBMISSION
02 / 05 / 2016

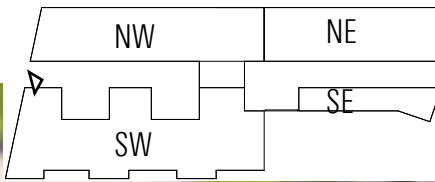
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BOUNDARY COMPANIES + J B G
4445 WILLARD AVENUE, SUITE 400 BETHESDA MD 20815

ERIC COLBERT & ASSOCIATES, P.C.
717 5TH STREET, NW WASHINGTON, DC 20001



ECKINGTON YARDS WEST | AERIAL VIEW @ ECKINGTON PLACE, NE



ECKINGTON YARDS WEST | AERIAL VIEW

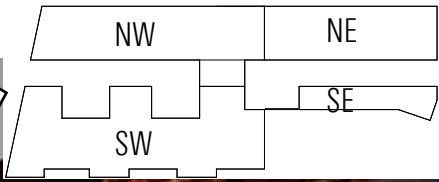
A2.03 | PRE-HEARING SUBMISSION
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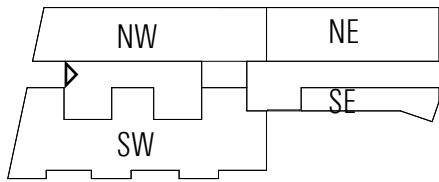
LANDDESIGN, INC.
200 S. PEYTON STREET ALEXANDRIA, VA 22314

ERIC COLBERT & ASSOCIATES, P.C.
717 5TH STREET. NW WASHINGTON, DC 20001

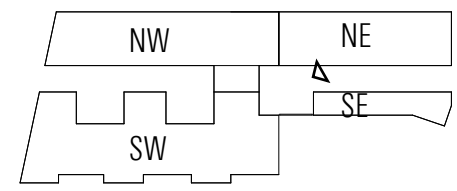


SHEET REVISED 05/12/2016

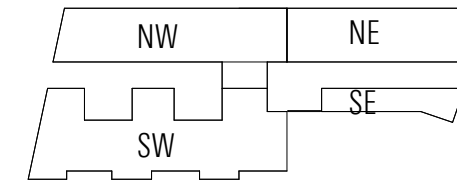
ECKINGTON YARDS WEST | STREET VIEW @ ECKINGTON PLACE, NE



ECKINGTON YARDS WEST | PERSPECTIVE @ RETAIL PROMENADE



ECKINGTON YARDS WEST | VIEW OF PLAZA



ECKINGTON YARDS WEST | PERSPECTIVE @ HARRY THOMAS WAY, NE

A2.11 | PRE-HEARING SUBMISSION
02 / 05 / 2016

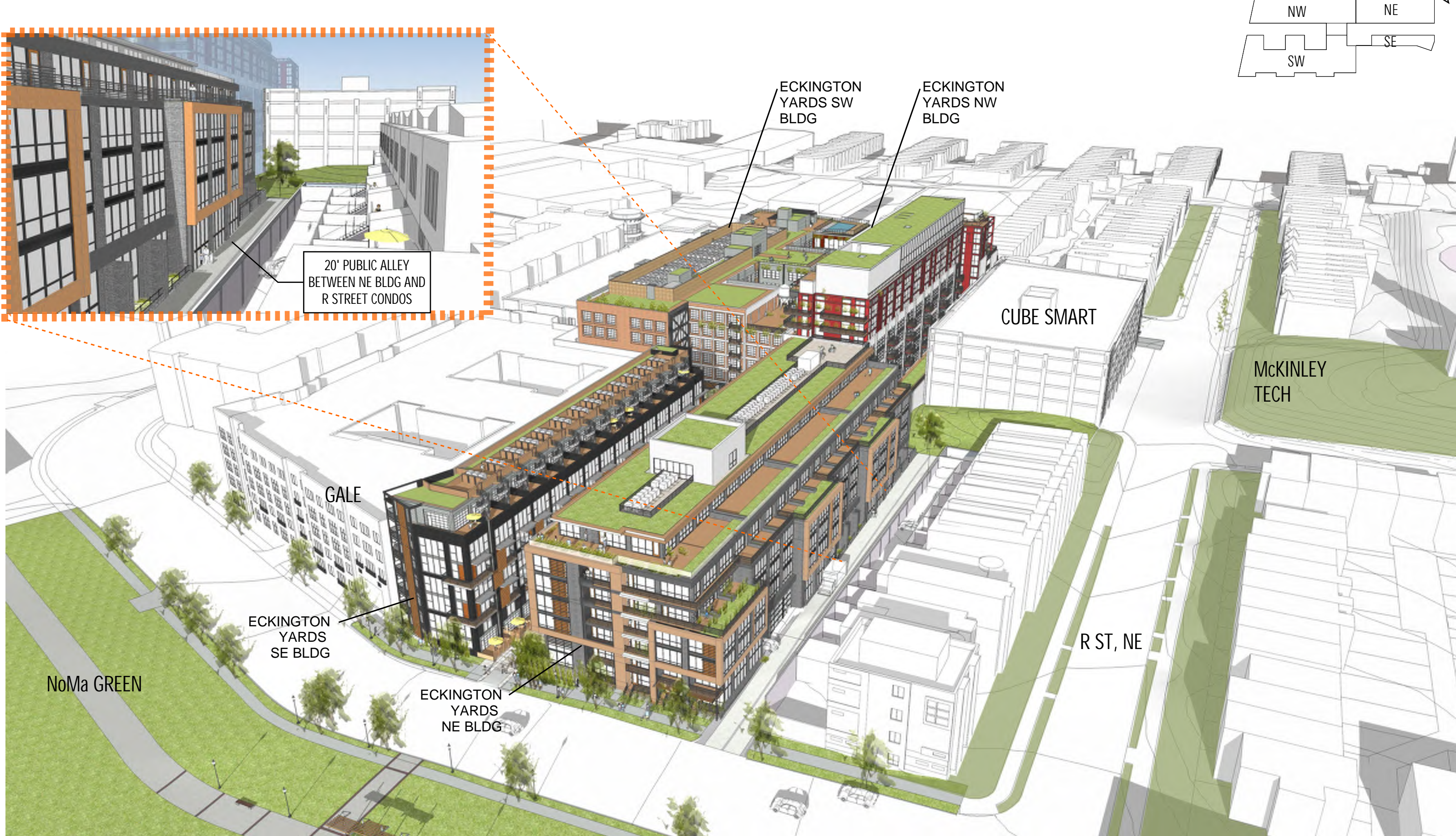
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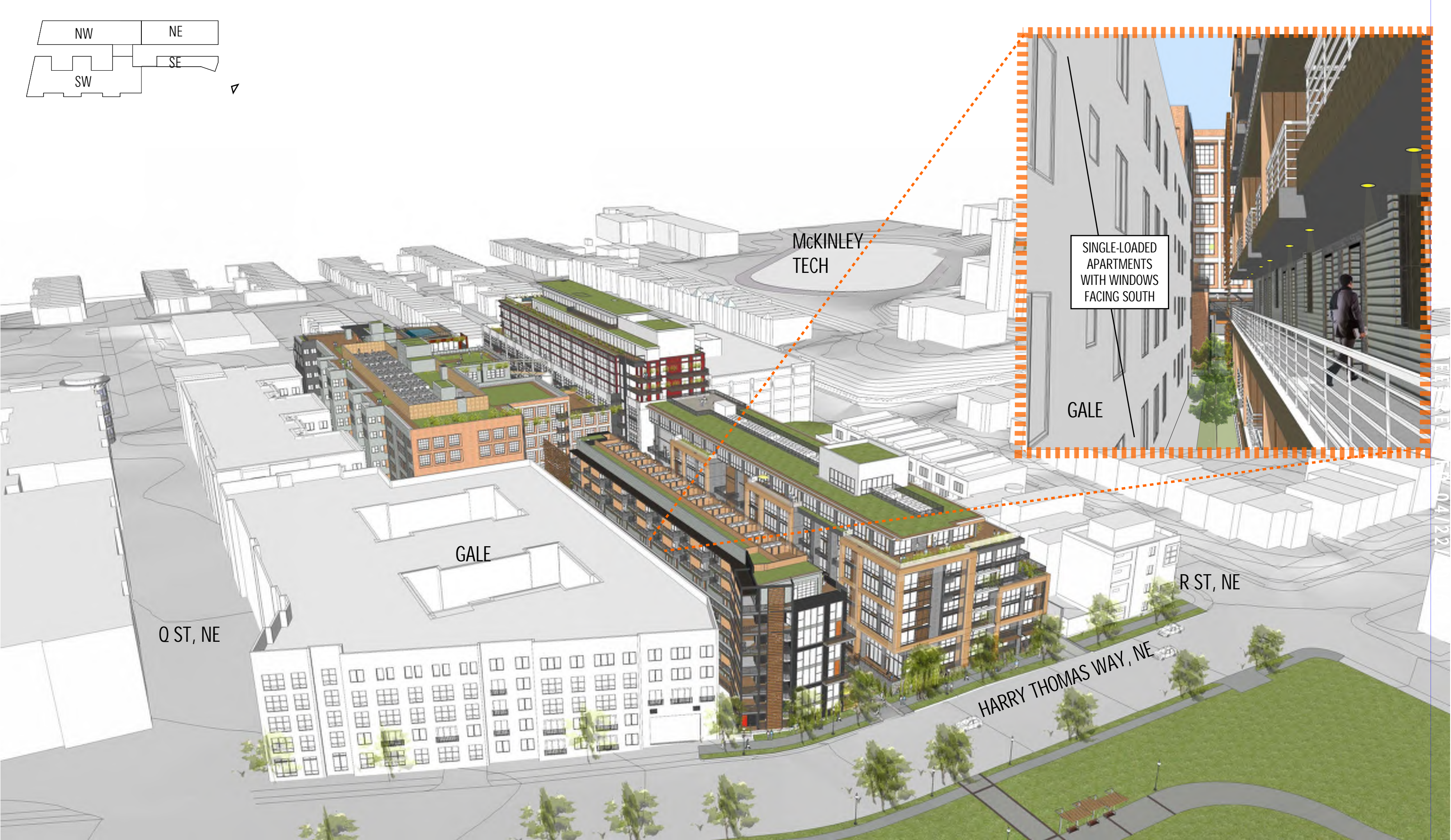
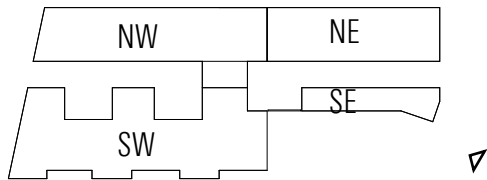
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ECKINGTON YARDS EAST | PERSPECTIVE @ 20' PUBLIC ALLEY

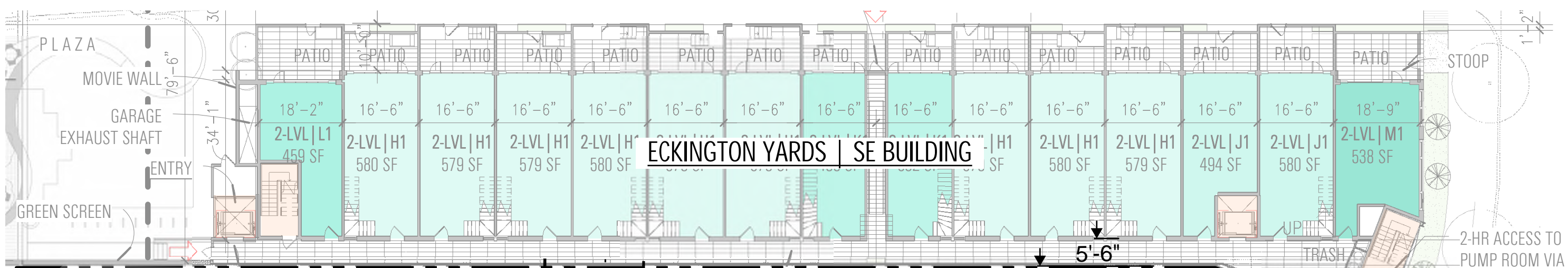


ECKINGTON YARDS EAST | MASSING VIEWS @ NEIGHBORING BUILDING (R STREET CONDOS)

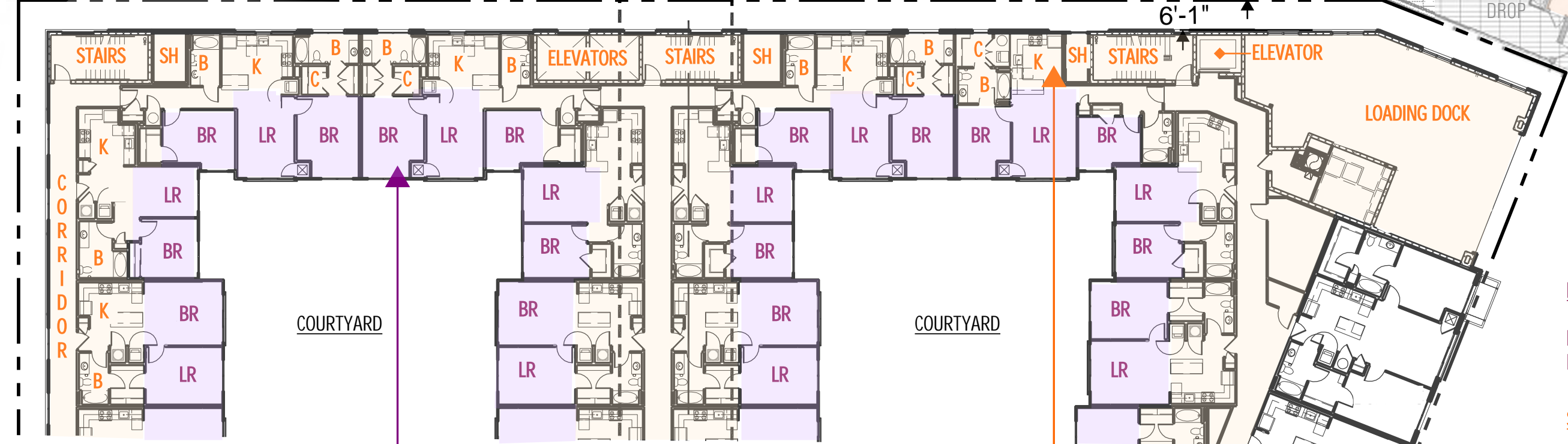


ECKINGTON YARDS EAST | MASSING VIEWS @ NEIGHBORING BUILDING (GALE APARTMENTS)

THIS DIAGRAM MAKES IT CLEAR THAT THE ARCHITECTS OF THE TRILOGY/GALE APARTMENT COMPLEX PLANNED FOR THE FUTURE DEVELOPMENT OF THE ECKINGTON YARDS PROJECT SITE.



ECKINGTON YARDS | SE BUILDING



GALE APARTMENTS | NE BUILDING

ALL PRIMARY HABITABLE SPACES ARE ORIENTED TOWARD THE COURTYARD. THEY ARE GIVEN GENEROUS WINDOW OPENINGS.

ALL SECONDARY/SUPPORT SPACES ARE ORIENTED TOWARD THE PROPERTY LINE. THERE ARE FEW WINDOWS, AND THE OPENINGS ARE SMALL.

PRIMARY SPACE LEGEND
 LR - LIVING ROOM
 BR - BEDROOM

SECONDARY SPACE LEGEND
 B - BATHROOM
 C - CLOSET
 K - KITCHEN
 SH- SHAFT
 STAIRS
 ELEVATORS
 LOADING DOCK
 CORRIDOR

GALE APARTMENTS | UNIT PLAN DIAGRAM